



5.24 The Quays

Townscape Composition

The Quays is an area which lies in the centre of the masterplan. It has a direct relation with the Wharf towards the east, and it sits on the south side of Thameside Crescent towards the water.

Both The Quays and Victoria Wharf contain blocks that respond to their waterfront setting and to the local environment.

Victoria Wharf lies next to The Quays character area, but has such a unique set of characteristics that earn it its very own designation as a character area within the masterplan.

Townscape Composition

1. Establish Primary Routes:

The Quays buildings are serviced via Thameside Crescent, which provides a direct route from the DLR station via Thames Way. Private access for residents into blocks N and M, is possible directly from the Thameside Crescent road.

The podiums of The Quays blocks serve a variety of functions that open to the river walk and river vistas.

These functions are served from a route that connects to Thameside Crescent and descends to the waterfront through the Dock Gardens that sit between buildings N and M and in the form of the Victoria Wharf which marks the end of Thameside Crescent.

2. Building Setting and Hierarchy.

The Quays building blocks accompany the riverside geometry, as they are set radially, south of the Thameside Crescent road, accompanying the direction set by the DLR tracks, and the bend in the river Thames. The radial disposition helps maximise views towards the river and Greenwich Peninsula.

The Quays is a transitional zone between the Riverside Quarter and the Wharf. It has a lower scale than the Riverside Quarter area and The Wharf, which helps to provide more sunlight for the Crescent buildings that sit behind it along this central area of the spine.

The scale is intended to promote a neighbourhood feel giving the Quays a managed sense of enclosure. The radially oriented buildings open up views towards the river. Their staggered form assists in maximising views to all the units.

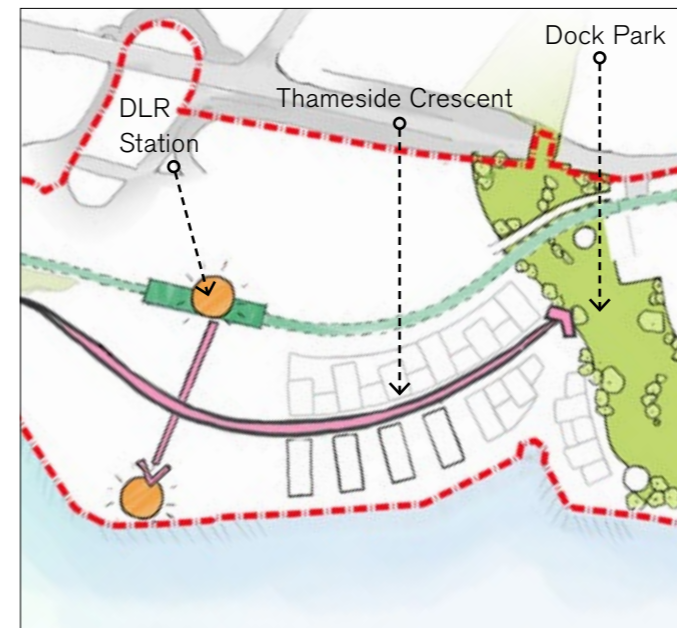
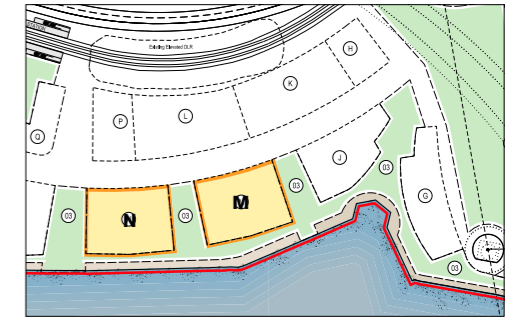
3. Public Open Space.

A series of private and public spaces open the scheme onto the river along the length of the spine road. Breakout spaces between blocks are used to filter navigation towards the Riverwalk, and help aid Pedestrians with way finding, offering a constant point of reference whilst strengthening a sense of place.

Community functions including cafes, gyms and supporting services occupy the river walk and ensure animation for the created public routes, encouraging pedestrians to explore the full depth of the masterplan.

Restaurants are located on the riverfront to maximise both daytime and evening sun, whilst a series of additional commercial units for local residents will line Thameside Walk and Station Plaza.

The Quays features the Dock Gardens and Trade Gardens that run along the riverfront. These spaces can house anything from cafes, and pop up stores, to artisan fairs and public events.



1. Establish Primary Routes.



2. Building Setting and Hierarchy



3. Public Open Spaces



4. Key Plan

5.25 The Quays

Public Realm

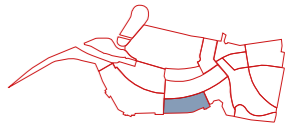
Beyond Thameside Crescent, The Quays public realm is defined by a series of connecting spaces and moments on the journey.

Connecting the street to the River Thames, the Dock Gardens are a collection of publicly accessible tapering spaces giving access to the river, residential cores and residential podium parking. The Gardens are primarily hard landscaped, with tree and shrub planting in raised beds.

Along the riverfront walkway, a series of smaller Trade Gardens punctuate the route between each Dock Garden, providing sculptural planting and seating.



- 1 Riverside walk
- 2 Inlet
- 3 Jetties
- 4 Trade gardens



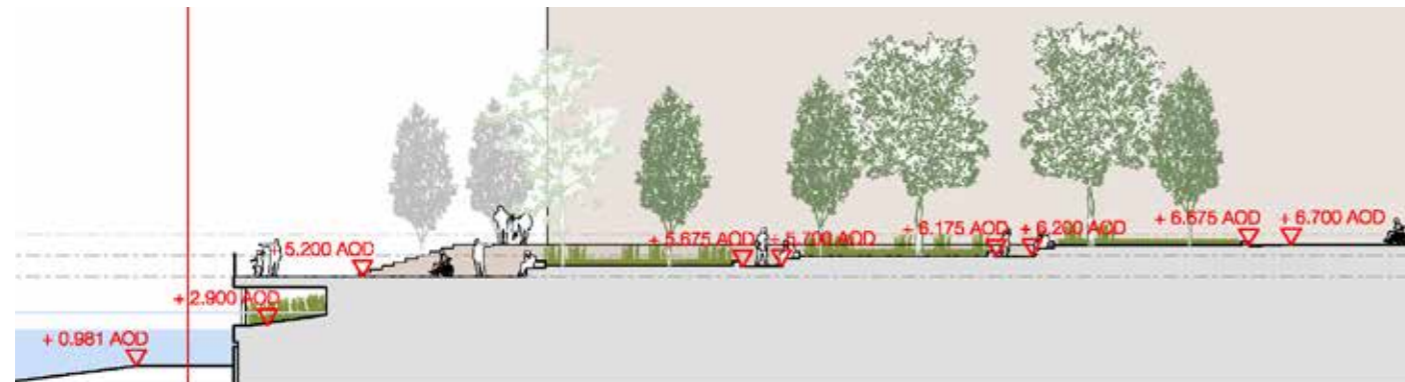
Dock Garden 2 extends from Thames Way on a major axial route from the northern entrance to the site. Giving access to residential car parking below the podiums of adjoining residential plots, as well as emergency and maintenance access to the waterfront, the primarily hard-paved space has blocks of directional linear planting leading to a broad jetty over the Thames.

Dock Garden 3 is a pedestrianised space with large blocks of planting and rain gardens extending from the swales in Thameside Crescent. Falling down towards the river walk with steps and ramps, the garden brings the Thames deeper into the site by creating an inlet with stairs leading down to the waterline. Intertidal planting along the banks folds into the site creating a natural moment on the river wall.

Dock Garden 4 provides vehicle servicing access to parking and plant areas in adjoining plots, with vehicle access ways buffered by planting and paths. The majority of the landscape is decked, with rounded planters referencing Thames barges, and a metal / timber-led materiality throughout. A timber jetty sits above the overflow outfall leading from the Royal Docks, preserving the drainage functionality but opening up the riverfront with amenity space and down river views.

Between the wings of the building plots, local riverside Trade gardens mix soft planting and hardscape in linear blocks to provide informal seating areas. A range of world planting including "Stow-away species" will give each Trade garden a theme based on the countries served by the steamship docks and Great Eastern Railway tracks which once reached the quayside.

River Thames Jetty Seating steps Dock Gardens



Sculptured planters



Raised planters and seating



Integrated seating and level change



Raised planters and seating



Timber materiality



Planting beds and seasonal variety



Jetty



Intertidal reed bed planting



Jetty



Access to Intertidal reed bed planting



Jetty

5.26 The Quays

Ground Floor Uses

Key

- Residential
- Residential Entrances
- Residential Amenities
- Retail
- Back of House Areas



Upper Ground - L02

Ground Floor Uses.

The Quays plays an important role in animating the riverfront walk.

Residential facilities are located at ground level, with open riverfront views. The river front accommodation houses functions such as gyms, residents' lounges and crèches. These spaces overlook Trade Gardens.

The Wharf's Dock Gardens provide the setting for events, pop-ups, socialising and relaxing with the ground floor functions complementing the public realm offering.

Residential access to the Quays occurs at ground level, directly from Thameside Crescent. Car park access occurs at the sides of building blocks M and N, along Dock Gardens.

Similarly to the Thameside Crescent character area, duplex homes line the Crescent, animating the street with multiple residential front floors. Back of house functions such as waste stores, residential car parks are concealed from the street and hidden with the podiums .

First Floor Uses

Along with ground level residential access, there are also dedicated cycle lifts provided to take cyclists directly to cycle storage located on the first floor level mezzanine.

Amenity areas of blocks M and N in the form of lobbies and gyms are awarded generous double height spaces.



Ground Floor (L01)



5.27 The Quays

Building Typology

Building Typology

The Quays building typology is a massing of two residential towers which come straight to the ground with a shorter component linking them at the hip. All tower components are then linked with a podium at the base. These varying elements help to break the massing within the overall masterplan, creating increased daylight across the site. The taller components lie at the outer edges of the plot, with the shorter facades proving views towards the River Thames.

The main entrances and lobbies are located on the ground floor with access to bicycle storage.

Residential Terrace Typology - M, N

These blocks are characterised as Residential Terraces and are set lower than the other illustrative typologies. The rhythm and pairing of these blocks create breaks along the streetscape creating rich and varied oblique views for both residents and pedestrians. The porous nature of this typology helps draw pedestrians to the waterfront.

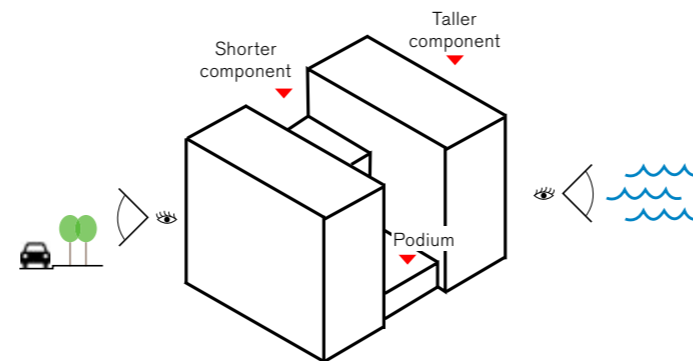
Building Entrances and Frontages

The main communal residential entrance should be located on the north facade facing onto Thameside Crescent. All ground floor residential frontages should have a 2m privacy zone directly in front.

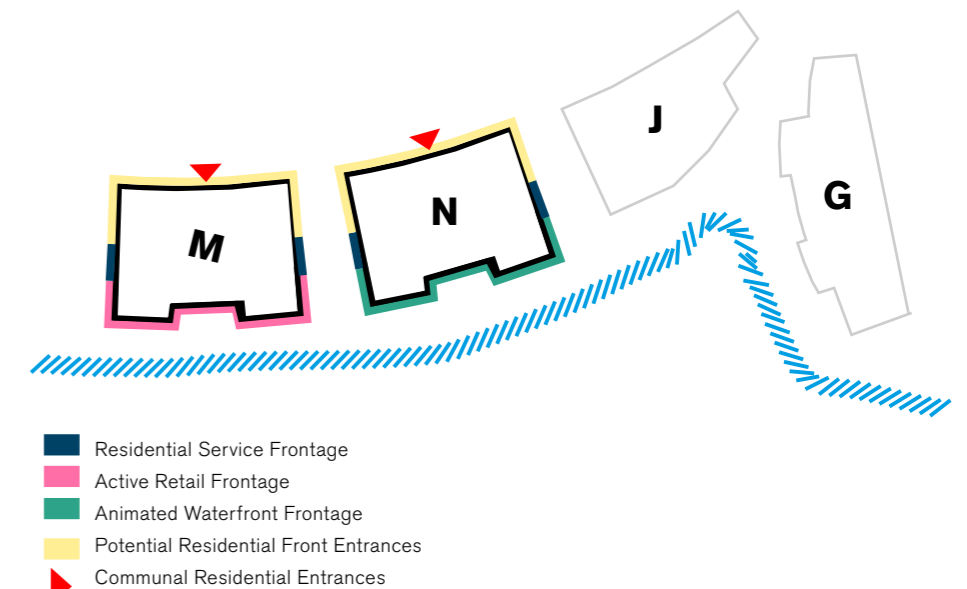
Vehicular access to the ground level parking is via the vehicle entrance on the east facade off of Dock Garden (DG4.) and residential service frontage limited to facades facing the Dock Garden lanes.

Frontages facing the river should remain as active and animated with no residential positioned at River walk level. Access to these spaces should be limited to +6.20 AOD Riverwall level.

Overall Building Form - 3D View

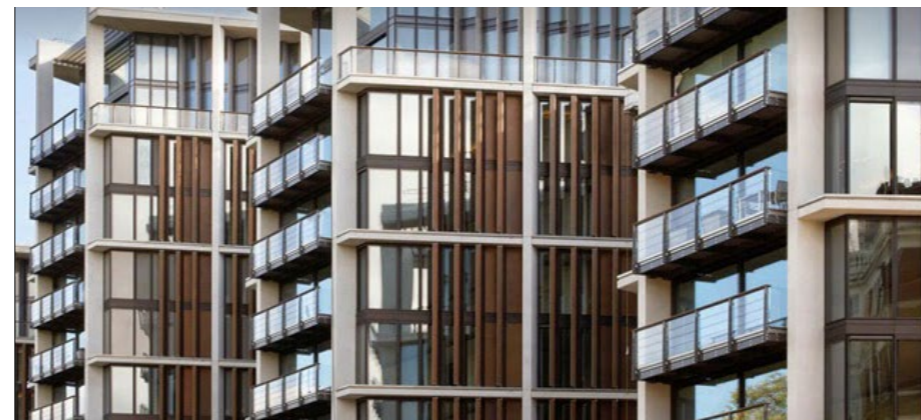


Residential Entrances and Frontage Typologies



- Residential Service Frontage
- Active Retail Frontage
- Animated Waterfront Frontage
- Potential Residential Front Entrances
- ▲ Communal Residential Entrances

Please note frontage styles are indicative only. Please refer to parameter plans A-SL-011-xx-09 for principal uses at entry level.



Animated Riverside Frontage



Residential Service Frontage



Animated Riverside Frontage



Residential Front Entrances