
BLACKWALL REACH REGENERATION PROJECT

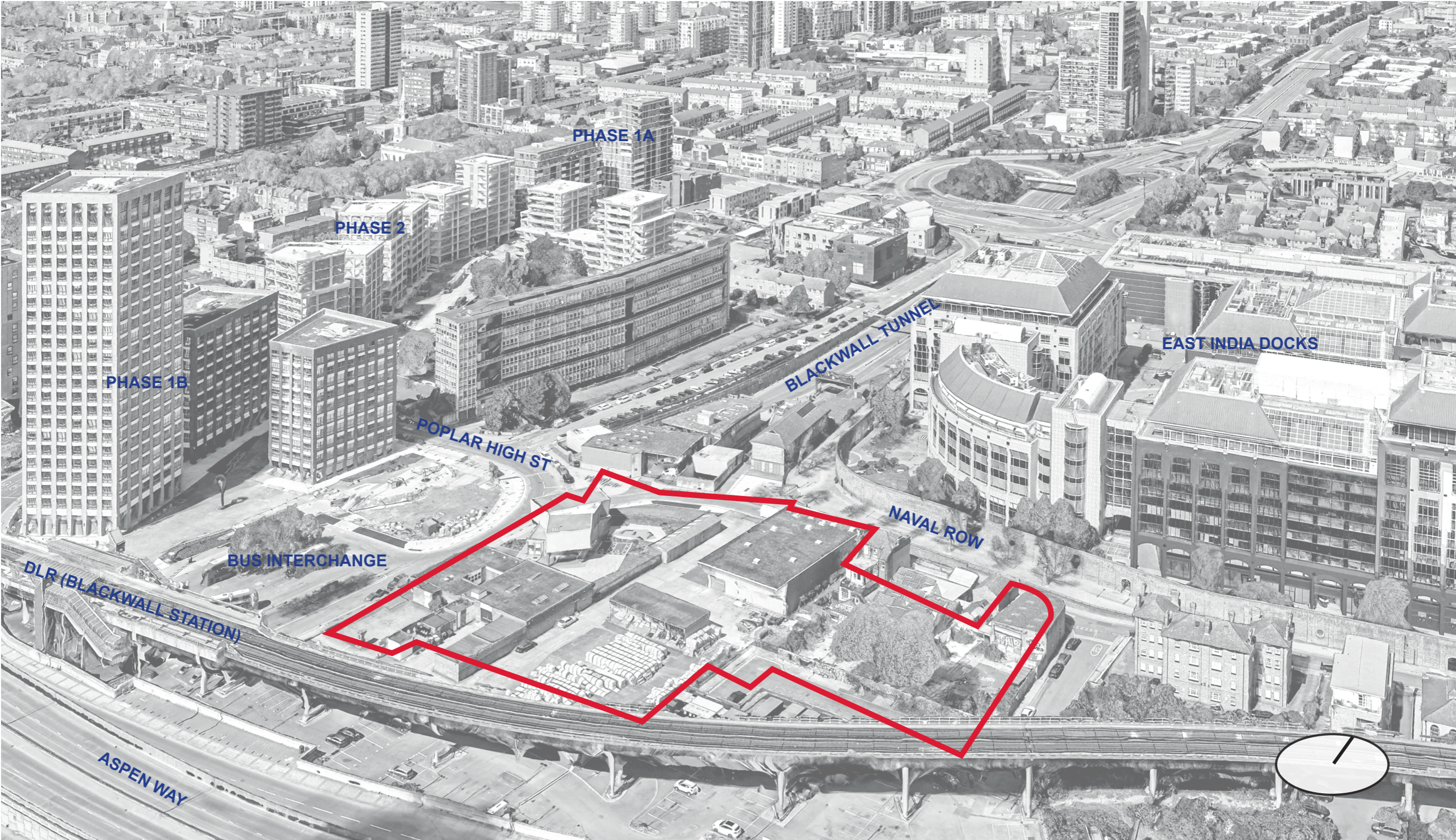
PHASE 4A

PRESTAGE PLACE

PUBLIC CONSULTATION - 6th & 12th DECEMBER 2023

SITE ANALYSIS

SITE LOCATION



SITE ANALYSIS

AS EXISTING



VIEW OF THE SITE FROM BLACKWALL DLR STATION



VIEW LOOKING TOWARDS THE NAVAL ROW & QUIXLEY ST CORNER



VIEW LOOKING ALONG NAVAL ROW



VIEW OF THE SOUTHEAST CORNER OF THE SITE

SITE ANALYSIS

HERITAGE ASSETS



EAST INDIA DOCK HOUSE



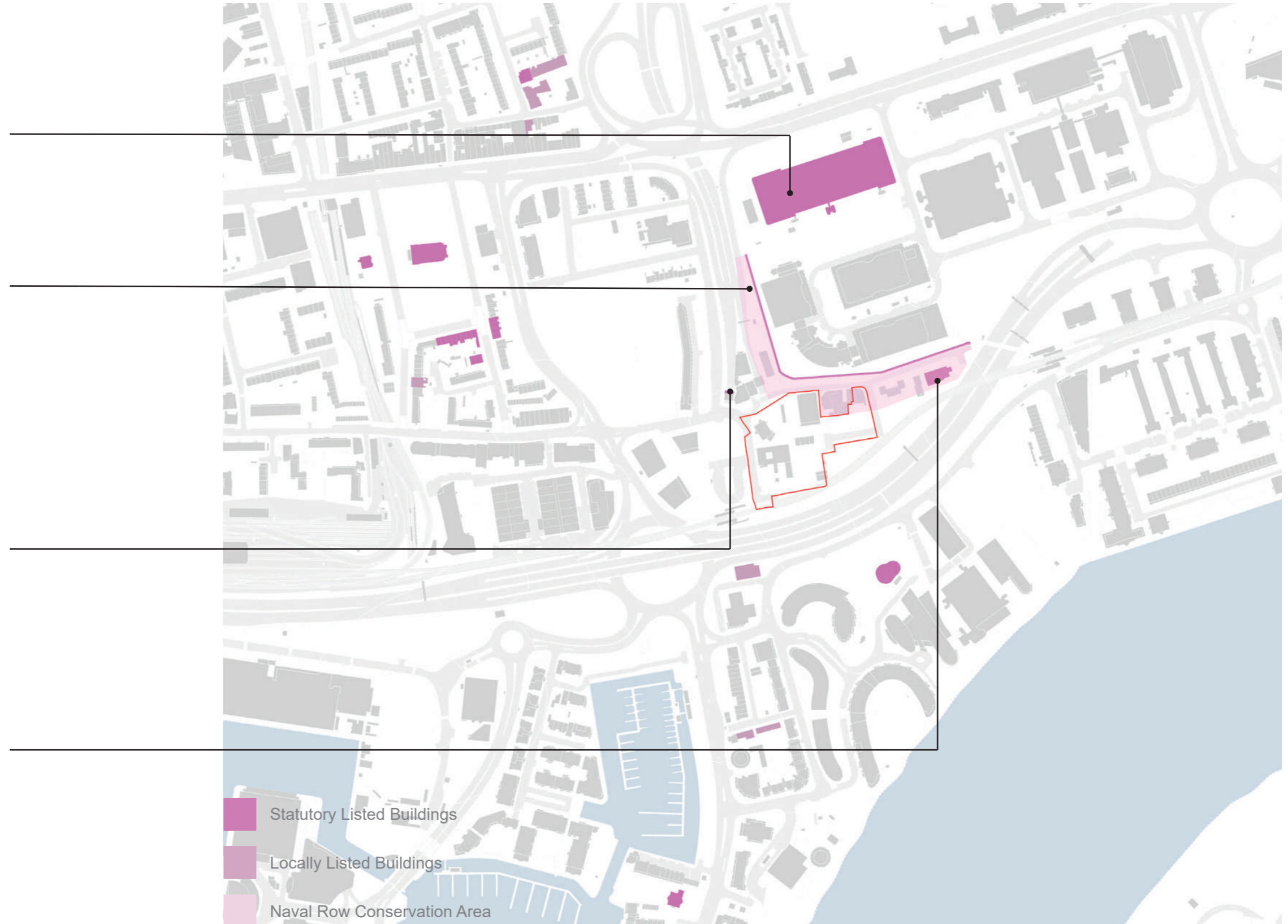
NAVAL ROW WALL



NORTHERN TUNNEL PORTAL PARAPET



PUMP HOUSE



SITE ANALYSIS

SCALE & MASSING

- PLANNING PERMISSION APPROVED
- UNDER CONSTRUCTION
- RECENTLY COMPLETED
- APPLICATION SITE

- CHARRINGTON TOWER - 136m
- CONSENTED MASS - 125m
- PHASE 1B - 81m
- ONE CANADA SQUARE - 235m
- LANDMARK PINNACLE - 233m
- NEWFOUNDLAND TOWER - 220m



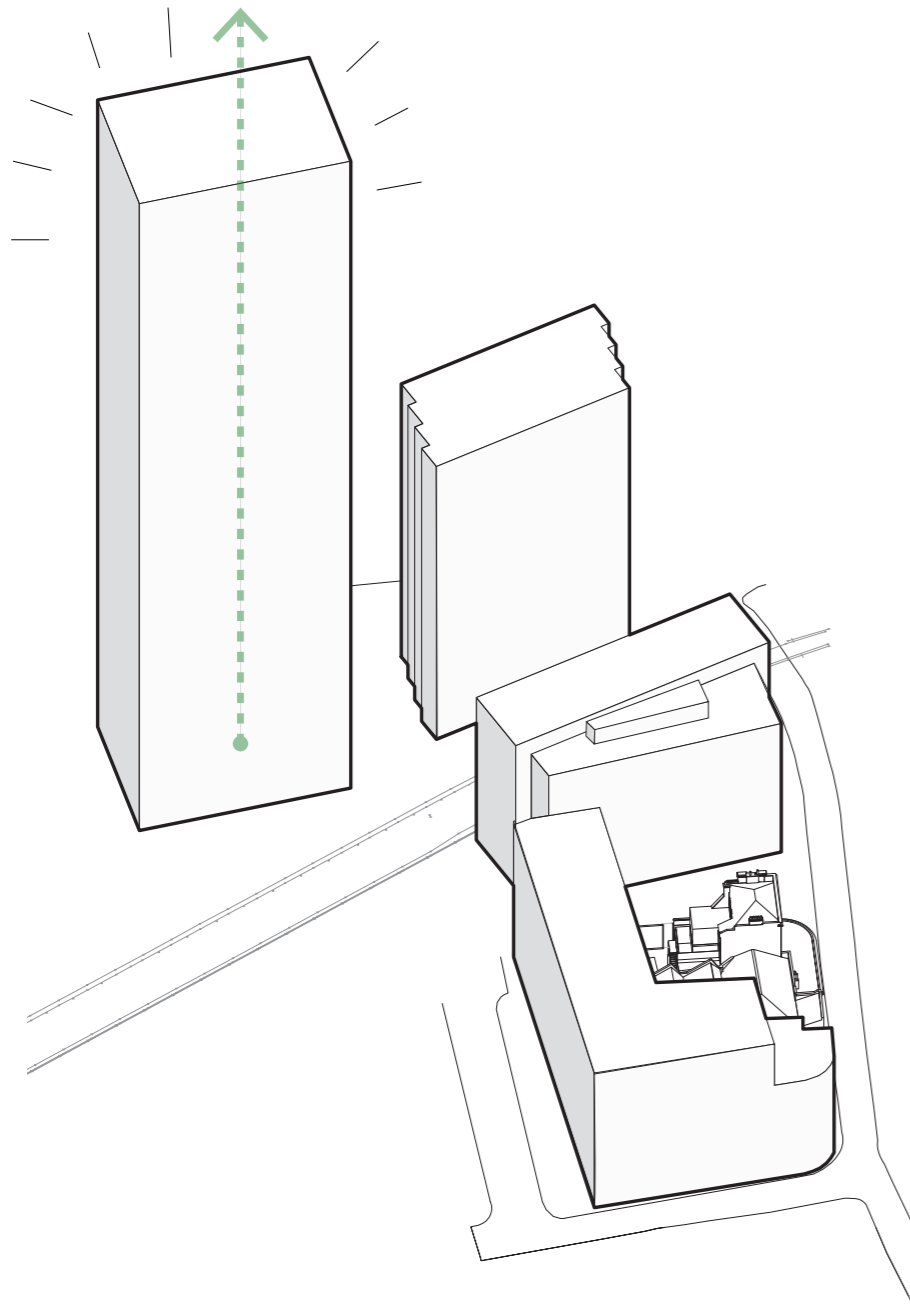
DESIGN PROPOSAL



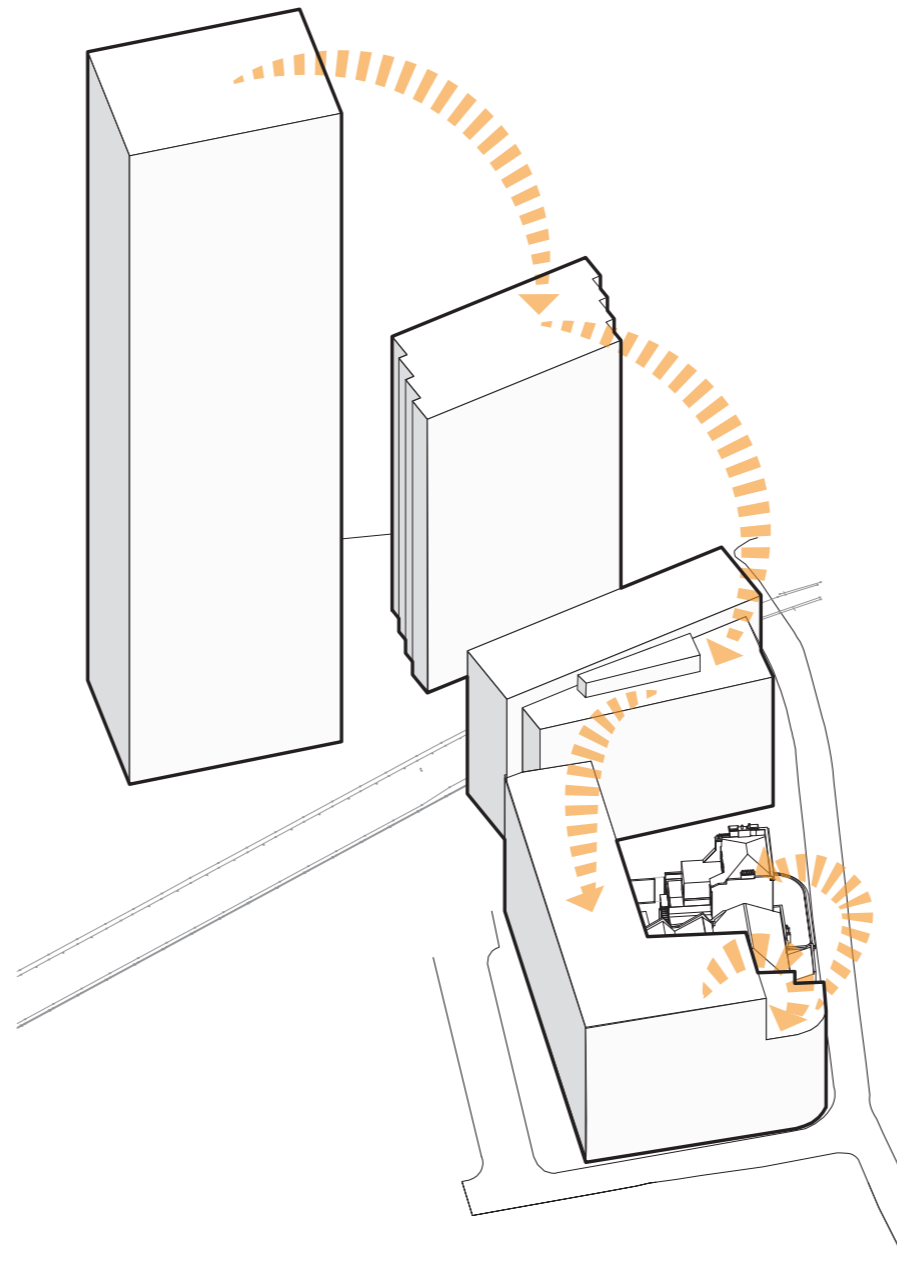
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- An architectural rendering of a city regeneration project. The central focus is a tall, slender skyscraper with a glass facade and vertical lines, standing prominently among other buildings. To its right, there are several shorter, more traditional-looking buildings with varied rooflines and window patterns. The surrounding area is filled with a dense urban fabric of various building heights and styles. In the foreground, there are green spaces with trees and a curved road or walkway. The overall scene is a mix of modern and existing urban architecture.
- **The proposal is for 452 no. homes arranged over four blocks, providing shared, rented and private tenures.**
 - **This includes a mix of one, two, three and four bed affordable homes, which equates to a 50% affordable provision (based on HAB rooms).**
 - **Approx. 83% of the socially rented homes are 3 Bed + (based on HAB rooms).**
 - **The development will regenerate an under utilised brownfield site.**
 - **The phase forms the strategic gateway to Blackwall Reach and wider afield, with excellent links to London's public transport infrastructure.**
 - **The development will create a striking landmark for the whole regeneration area.**

THE PROPOSAL

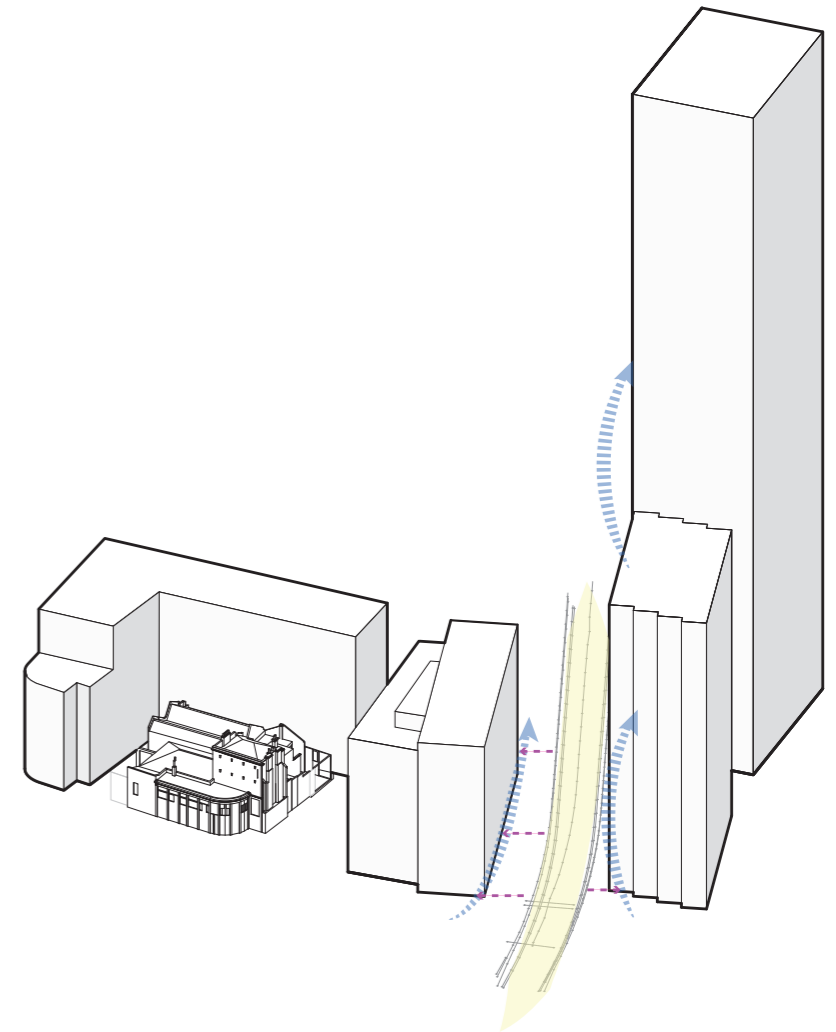
PRINCIPLES OF SCALE, FORM AND MASS



LANDMARK BUILDING



SCALE HIERARCHY

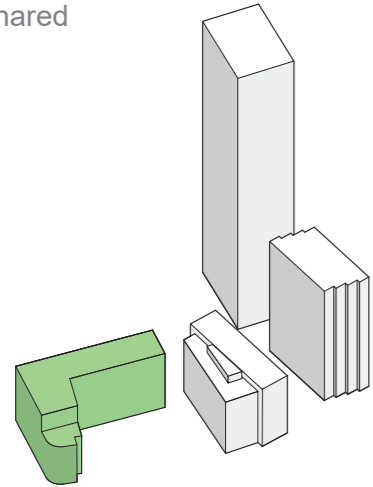


EXCLUSION ZONE FROM TUNNEL

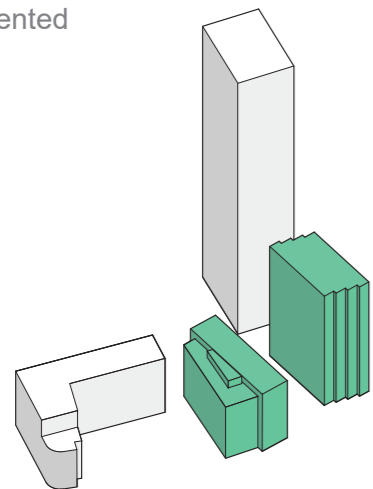
THE PROPOSAL

SITE LAYOUT

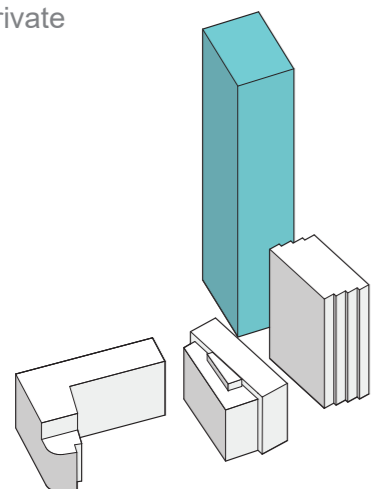
Shared



Rented

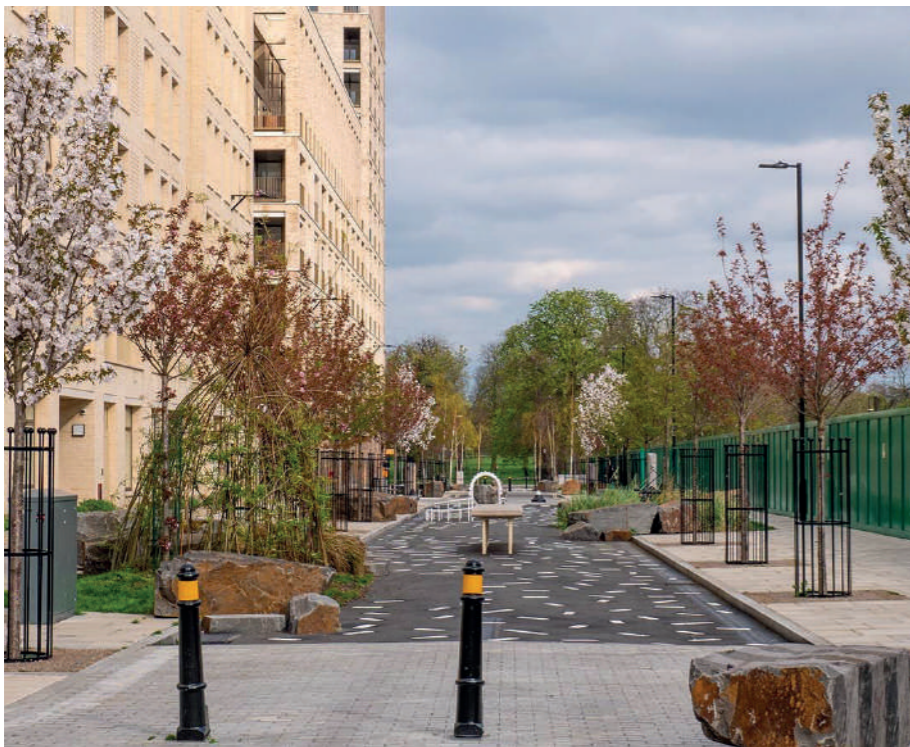


Private



THE PROPOSAL

PERMEABILITY

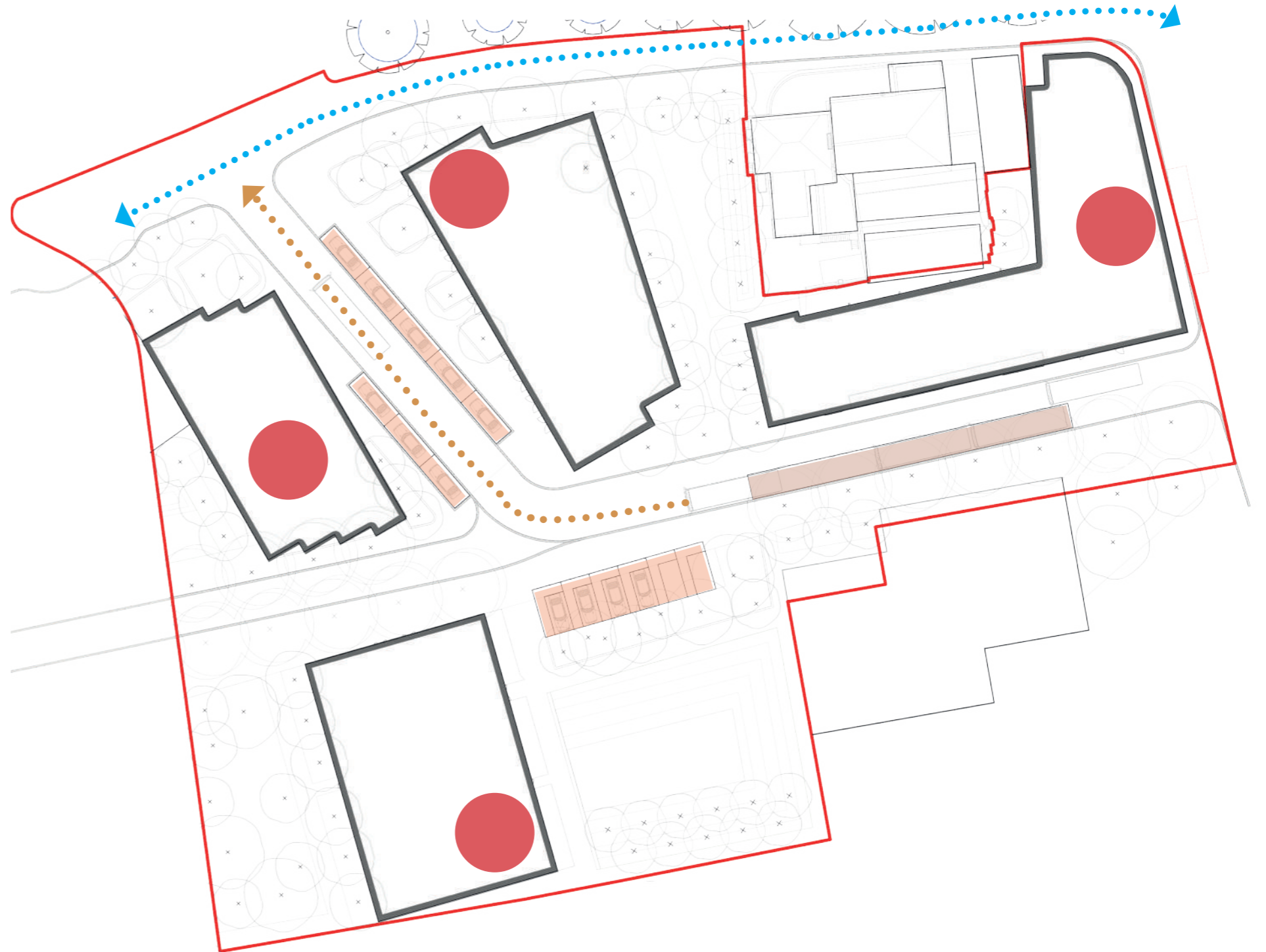







- Primary Pedestrian Route
- - - Secondary Pedestrian Route



THE PROPOSAL

PARKING & SERVICING STRATEGY



-  Disabled Car Parking Space
-  Bus Standing
-  Bus Route
-  Cycle Store
-  Cycle Route



THE PROPOSAL

LANDSCAPE



1. PLAY MOUND
2. NATURE PLAY AREA & LANDSCAPE SUDS
3. SUDS & BIOPHILIC GREEN AREA
4. DISABLED PARKING
5. SHARED ROAD
6. PEDESTRIAN PRIORITISED TREE BOULEVARD
7. INTIMATE POCKET GARDEN WITH PLAY MOUND & TUBE
8. TREE LINED STREET
9. RAISED PLANTING BEDS WITH TREE AND ORNAMENTAL PLANTING
10. TREES IN HARD LANDSCAPE
11. NATURE PLAY & FLEXIBLE LAWN AREA SCREENED BY BIODIVERSE PLANTING
12. COURTYARD



THE PROPOSAL

SUSTAINABILITY



-  SuDS
-  PVs
-  DHN FROM PHASE 1B



THE PROPOSAL

VIEW FROM SOUTH EAST TOWARDS THE SCHEME



THE PROPOSAL

VIEW FROM NORTH WEST TOWARDS THE SCHEME



THE PROPOSAL

VIEW LOOKING DOWN NAVAL ROW & THE NEW PRESTAGE WAY



THE PROPOSAL

VIEW OF BLOCK N FROM THE NORTH EAST



THE PROPOSAL

VIEW OF THE NAVAL ROW & QUIXLEY STREET CORNER



THE PROPOSAL

VIEW ALONG THE RE-ALIGNED SCOULER STREET





