

# THE GALLIONS QUARTER

**GALLIONS EAST**

FORMERLY EDWARDS WASTE SITE

## PRE-APPLICATION DOCUMENT

OCTOBER 2021

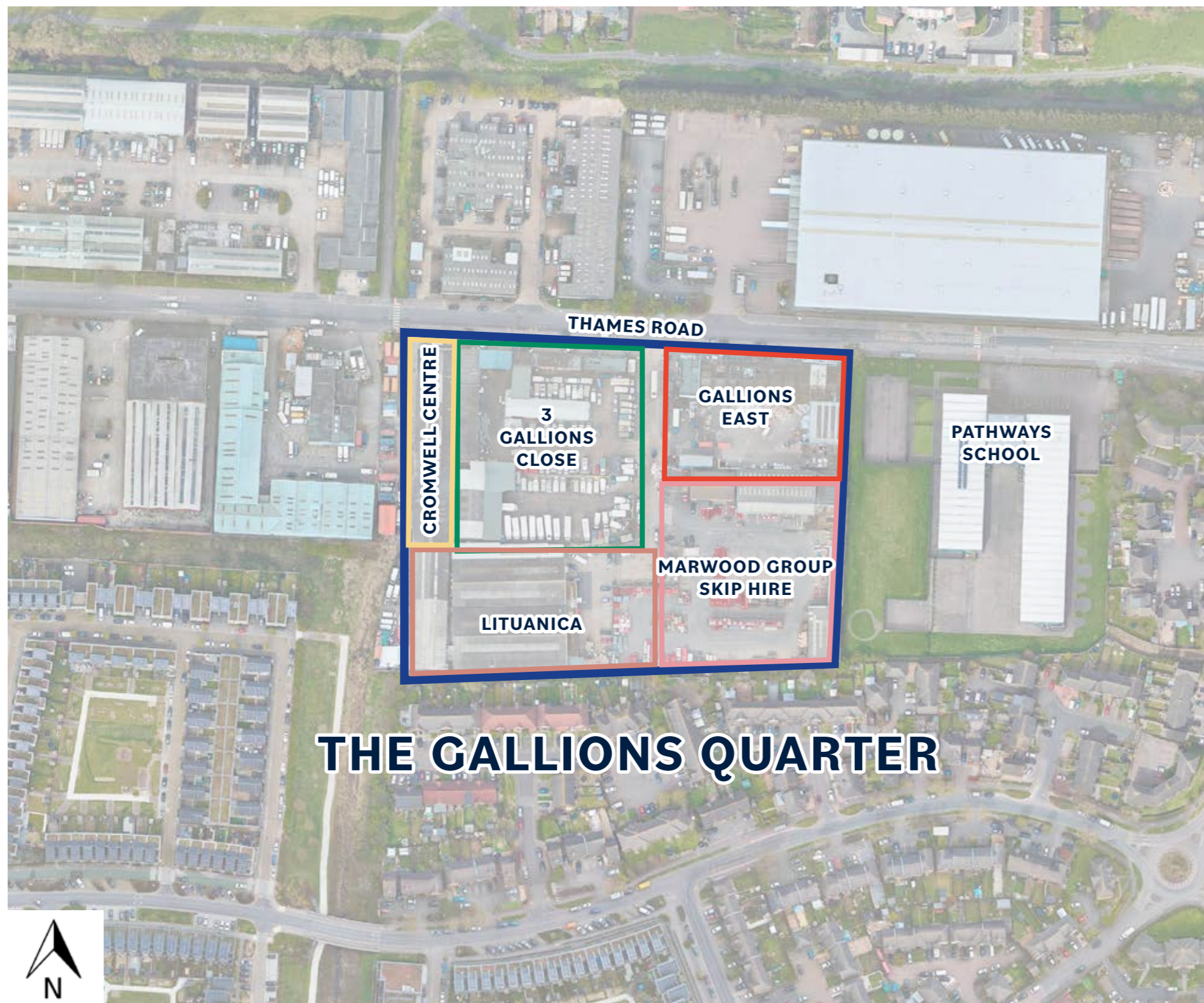
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# THE SITE & OVERVIEW



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## THE GALLIONS QUARTER

The Gallions East Site, formerly known as “Edwards Waste”, is designated Strategic Industrial Land (SIL) proposed for managed release within London Borough of Barking and Dagenham’s emerging Local Plan (Regulation 19 version, September 2020). The development of Thames Road is at the heart of Local Plan’s spatial planning strategy, intensifying industrial land to create new communities and workspaces.

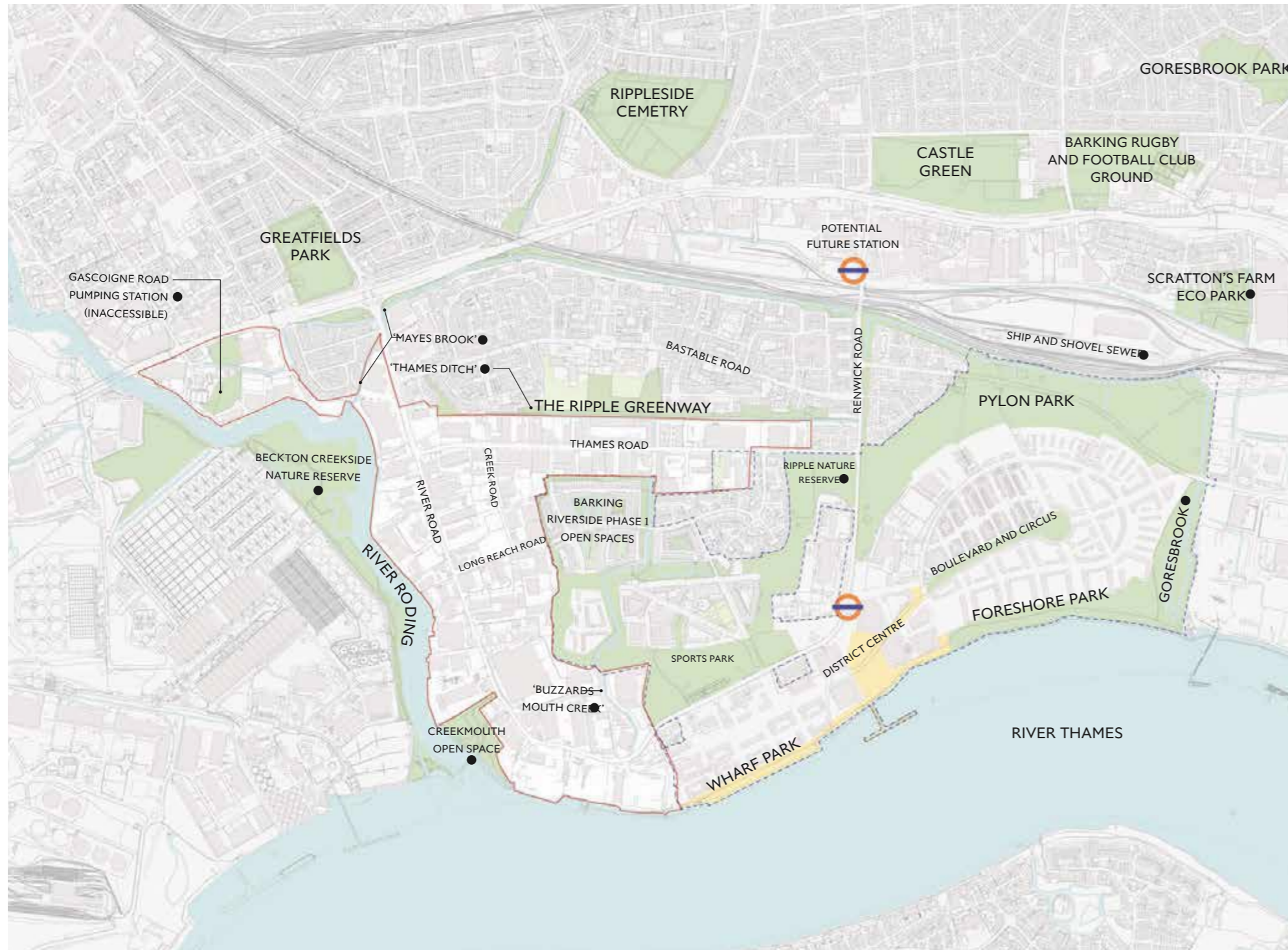
The draft River Road Employment Area Supplementary Planning Document (RREA SPD) seeks to manage development in the area and presents a vision, based on 3 land zones. The Site is within the residential zone and therefore has a draft allocation within the wider masterplan for residential development and limited commercial floorspace to meet local retail needs.

The proposed scheme for the Gallions East Site has been developed within the parameters of the draft RREA SPD, and sits within the Gallions Quarter. The Gallions East Site has an area of 0.4 Ha. The Gallions Quarter comprises of 5 plots: 3 Gallions Close, Lituanica, Marwoods Group Skip Hire, Cromwell Gardens and Gallions East.

3 Gallions Close has been submitted for planning and proposes 233 new homes.

The Gallions East Site is a key part of the Gallions Quarter and this document seeks to propose a comprehensive vision to kick-start the transformation of Thames Road.

# WIDER CONTEXT - GREEN SPACES



## KEY

- Redline Boundary
- Barking Riverside Ongoing Developments
- Publicly Accessible Green Space
- Public Realm / Civic space
- School playing field/playground
- Denotes Site of Importance for Nature Conservation (SINC) of at least Borough wide Importance Grade II

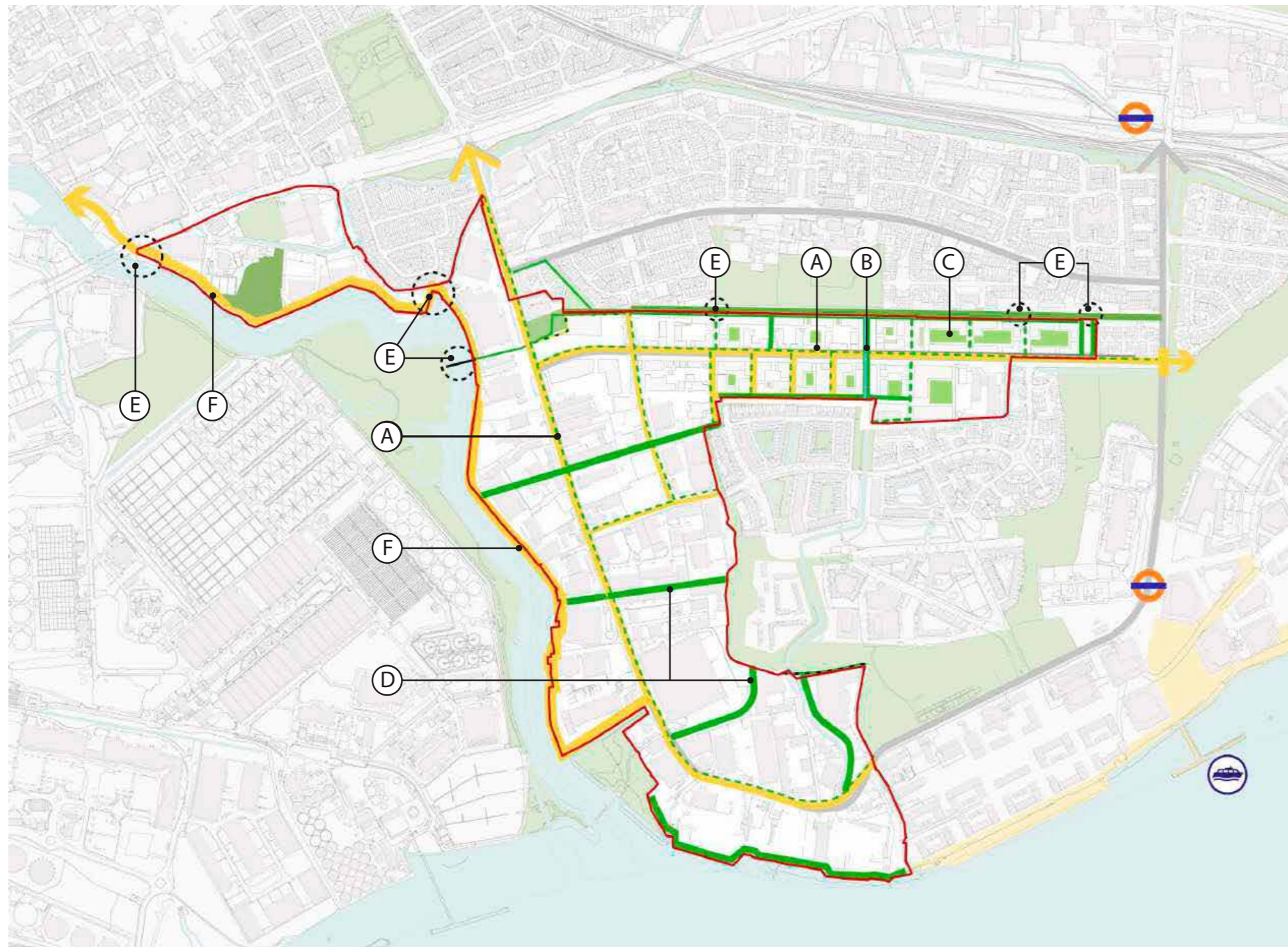
## GREEN SPACES

- A wide network of green spaces is proposed.
- The Site has access to the north to The Ripple Green way and south to the Ripple Nature Reserve.

FIGURE 29: OPEN SPACE: EXISTING CONTEXT (INCLUDES BARKING RIVERSIDE PROPOSALS)

LDĀDESIGN

# WIDER CONTEXT - GREEN LINKS



## KEY

- Redline Boundary
- Streets / River Walk
- Green Links
- Footbridge / water crossing

## GREEN LINKS

- A green link is proposed to run along Gallions close.
- No green link is proposed to be located on the Gallions East Site.

FIGURE 68: LANDSCAPE INFRASTRUCTURE VISION PLAN

LDĀDESIGN

# THE FUTURE OF THAMES ROAD - ROUTES + FRONTAGES



FIGURE 76: ACTIVE FRONTAGES AND KEY ROUTES DIAGRAM

## ROUTES + FRONTAGE

- Active frontage is proposed onto Thames Road.
- A pedestrian and cycle route is proposed to cross the school land.

# THE FUTURE OF THAMES ROAD - ACCESS + SERVICING



FIGURE 77: ACCESS AND SERVICING DIAGRAM

KEY

Redline Boundary

Existing:

- Primary Road
- Secondary road forming part of key movement framework
- Shared foot/cycle route (cycling not designated)
- Designated cycle route
- Route with cycle enhancements proposed as part of TFL 'Ilford to Barking' link
- TFL works as part of 'Ilford to Barking' cycle improvements link
- Existing road bridge over 'Thames View Ditch' waterway. Cycle / pedestrian access only (vehicular through-route restricted by bollards)
- Existing foot/cycle bridge over Thames View Ditch / Ripple Greenway

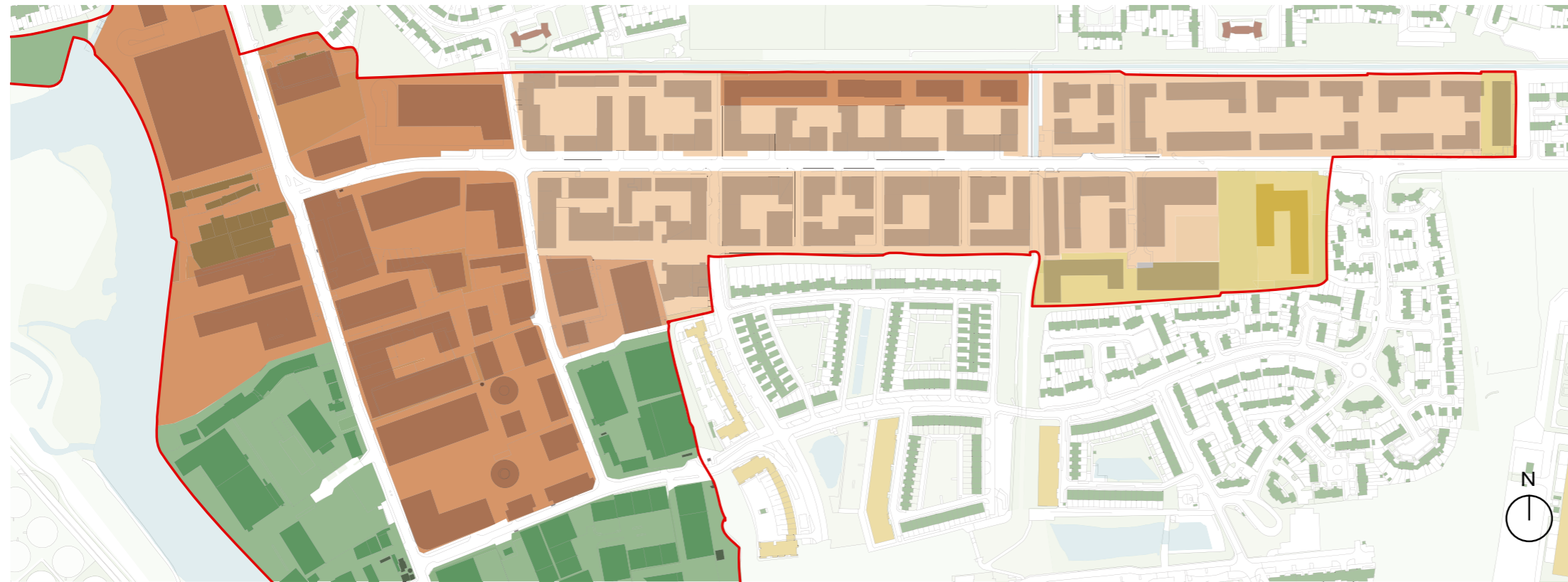
Proposed:

- Designated cycle route
- Proposed improvements to facilitate safer cycling where no designated cycle route. To potentially include:
  - Removed, reduced or re-designed on-street parking
  - Improvements to junctions
  - Traffic calming
  - Improved surfacing
- Raised table / improved pedestrian crossing to junction of Thames Road / Renwick Road / Pylon Road
- Industrial traffic loop
- Proposed Secondary road - Pedestrian and cycling access permitted (cycling not designated)
- Shared foot/cycle way with Vehicular service access for refuse/maintenance to be accommodated as required (pedestrian-priority)
- Foot/cycle bridge

## ACCESS + SERVICING

- The Primary road is Thames Road.
- Gallions Close is a secondary road forming part of the key network.

# THE FUTURE OF THAMES ROAD - HEIGHTS + MASSING



KEY  
Building Height Zone:

	Predominantly 2-3 Storey
	Predominantly 3-5 Storey
	Predominantly 5-6 Storey with taller elements
	Predominantly 7-9 Storey

FIGURE 116: ILLUSTRATIVE PROPOSED HEIGHTS PLAN

Controlling heights and massing along Thames Road is considered less critical than improving the public realm, streetscape and ground plane, given that a reasonable degree of density is desirable to generate residential unit numbers and activity within the new district, and that good massing will to some extent follow naturally as a consequence of design parameters and constraints being applied individual plots by design teams as the area develops over time. The following massing design guidelines are proposed within the Thames Road area, shown as an example final condition on the illustrative massing plan. It is envisaged that the result of these rules being applied is a gradual increase in height and density in the area over time, that may be uneven or piecemeal. Once fully developed, Thames Road should display a fairly consistent datum height, but is likely to contain moments of considerable variety in height, form and appearance between adjacent blocks, in the manner of the precedent areas such as Clerkenwell illustrated in section 3.6.

- General height datum of 6-7 storeys is appropriate and generally blocks should aim for this as a maximum height. However there is scope for well-designed taller elements within plots of 10-14 storeys, to support commercial viability & increase density, where this can be justified in townscape terms such as to mark significant corners, on key north south cross routes, nearer to taller industrial plots at west end of road
- The northern edges of central plots north of Thames Road should address, overlook & provide positive frontage to Ripple Green space. Heights of 7-9 are storeys appropriate here
- Where perimeters of plots meets existing 2-4 storey residential buildings, stepped massing and set backs should be incorporated in plot design to avoid 'cliff edges'
- Frontages on Thames road should be set back 3-4m from the rear edge of pavement to generate a typical façade to facade distance across Thames road of around 22-23m.
- The north face of buildings on central plots to north of Thames road, opposite the open Ripple Green space, should be set back min 7-8m from plot boundary to allow public pedestrian & cycle access route, and scope for servicing vehicles, along this edge adjacent to the Ripple waterway.
- The south face of buildings on central plots to south of Thames road, be set back min 7-8m from plot boundary to allow public pedestrian & cycle access route, and scope for servicing vehicles, along this edge adjacent to the green corridor/embankment
- Applying an average height of 5 storeys to all buildings in this illustrative block layout generates approx 200,000sqm GIA of residential floorspace. This equates to approx 3000 new residential units, using net:gross of 0.75 and assuming average unit size 80sqm NLA. This equates to an overall mean average residential density for the co-location and residential zones of approximately 160 units/ha

## HEIGHTS + MASSING

- The diagram refers to the Gallions East site as being predominately 5-6 storeys with taller elements.
- The text refers to a general height datum of 6-7 storeys.



# THE FUTURE OF THAMES ROAD - MASTERPLAN

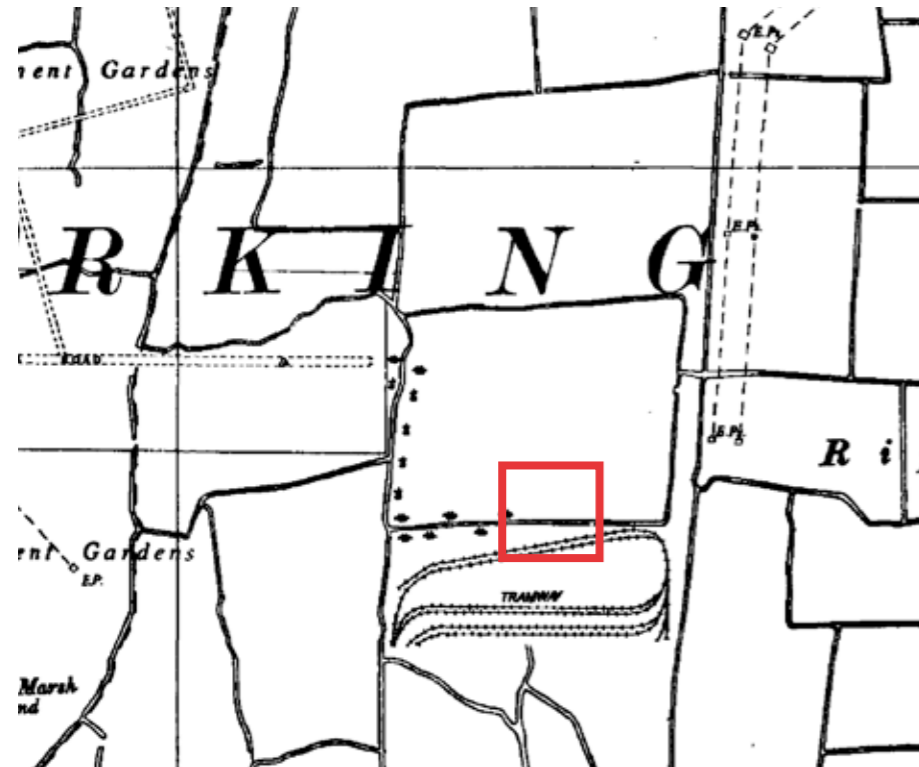


**THE  
MASTERPLAN**

- The masterplan shows a L shaped building on the site.
- This building crosses the site ownership boundary.
- To the rear is a communal garden facing south east.

# HISTORIC MAPS

### Marsh Landscape



**1950**

Up until 1950 the area around the site remained as marshland of Eastbury Levels.

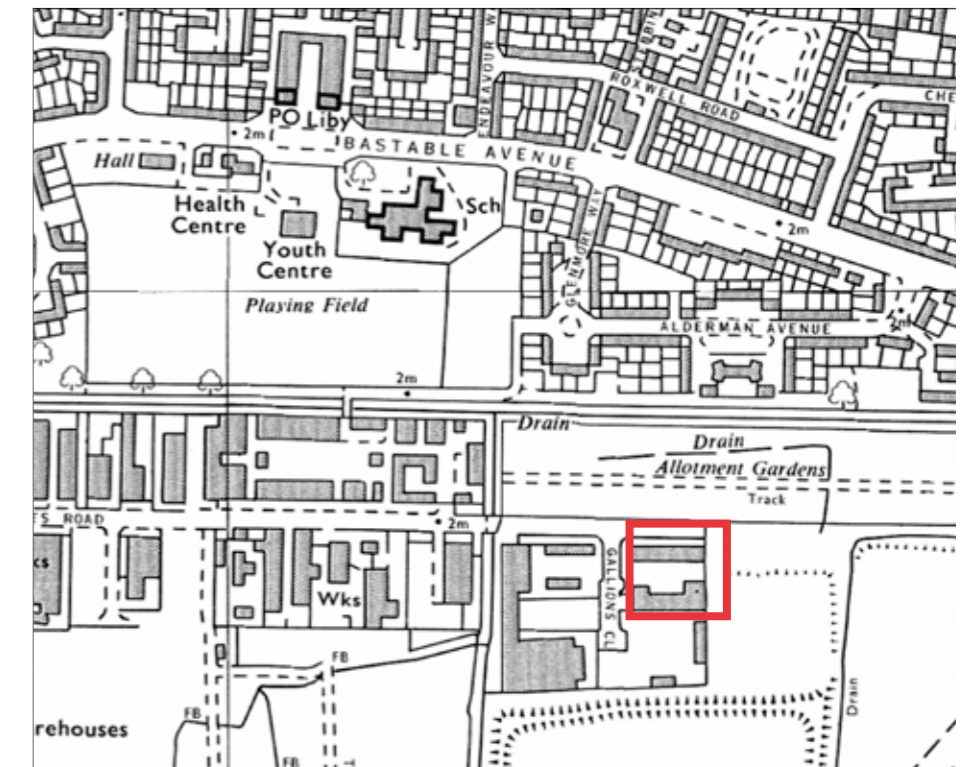
### Industry and Housing arrive



**1962-1963**

In the mid 1950s Barking Borough began building new council housing to the north and reclaimed marshland began being used for industry to the south.

### Gallions Close appears



**1975**

In the mid 1970s we can see more industry lining Thames Road and Gallions Close appears. Allotments sit to the north.

Discovery Report  
**THE SITE TODAY**



**01** The Ripple Green way north south link



**02** The Cromwell Centre corner onto the green link



**03** Site Corner onto Gallions Close



**04** View through to Seagull Close



**05** Existing Site Entrance

# THE SITE TODAY



01 The Ripples Greenway Water Course



02 Shearwater Close to the south of Thames Road



03 Seagull Close Apartment Buildings

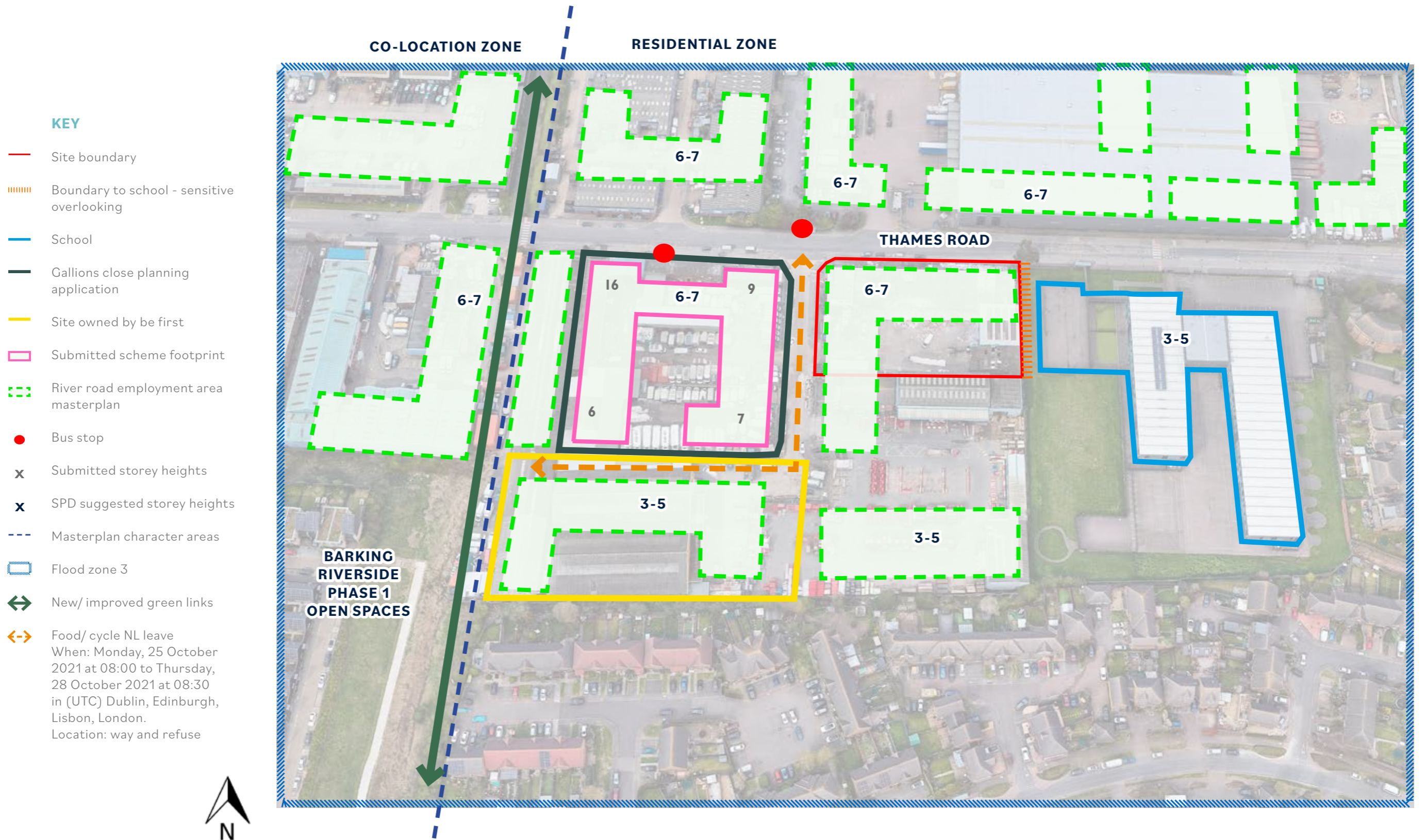


04 The green link running north south



05 Barking Riverside new homes

# CONSTRAINTS & OPPORTUNITIES



# VISION STATEMENT

**The Gallions East site is a key part of the Gallions Quarter, the pioneering residential section of Thames Road.**

**The parcels within the Gallions Quarter are designed to work together to deliver a comprehensive place which becomes a great place to live.**



# EMERGING THEMES

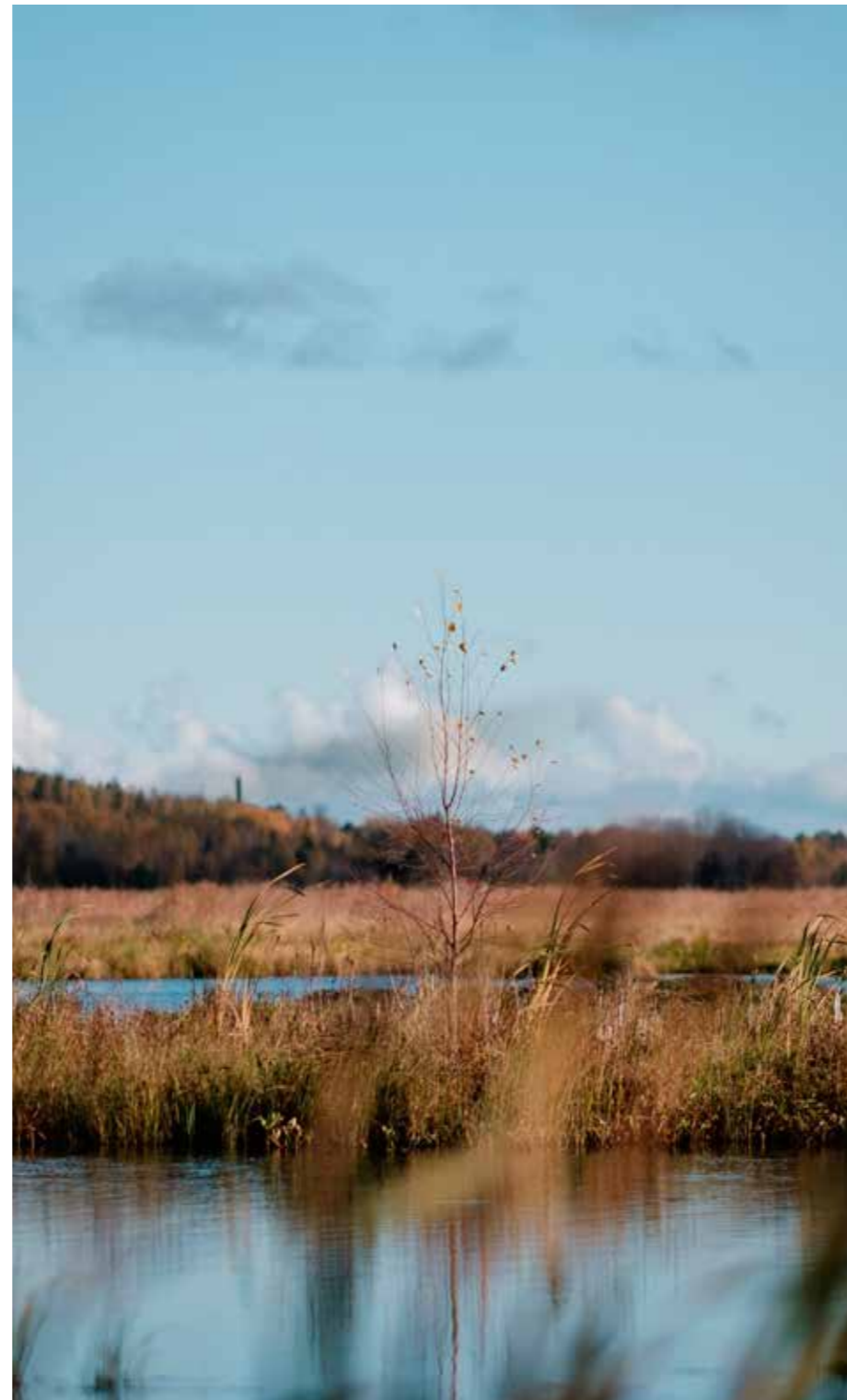


**ENTREPRENEURSHIP & INNOVATION**



**A NEW NEIGHBOURHOOD**

## MARSH LANDSCAPES



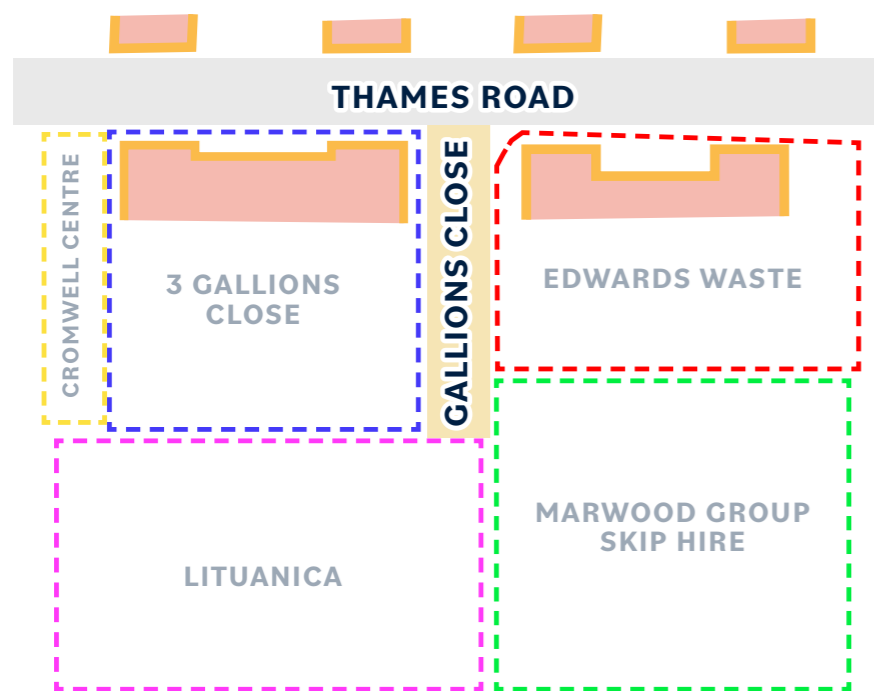
The River Road Employment Area presents an opportunity for this area of East London to be transformed into a vibrant new mixed- use neighbourhood. The vision, as set out in the River Road Employment Area Supplementary Planning Document, aspires to create an exciting mix of employment, residential and community uses set in a new green and connected landscape.

The new community will link to the existing community in Thames View and London's largest development site at Barking Riverside. Alongside this it will connect into Barking Town Centre and Renwick Road.

What is currently a predominately industrial place will be transformed to create a new neighbourhood where innovation and entrepreneurship can thrive embedded in a new community which is set in a green landscape.

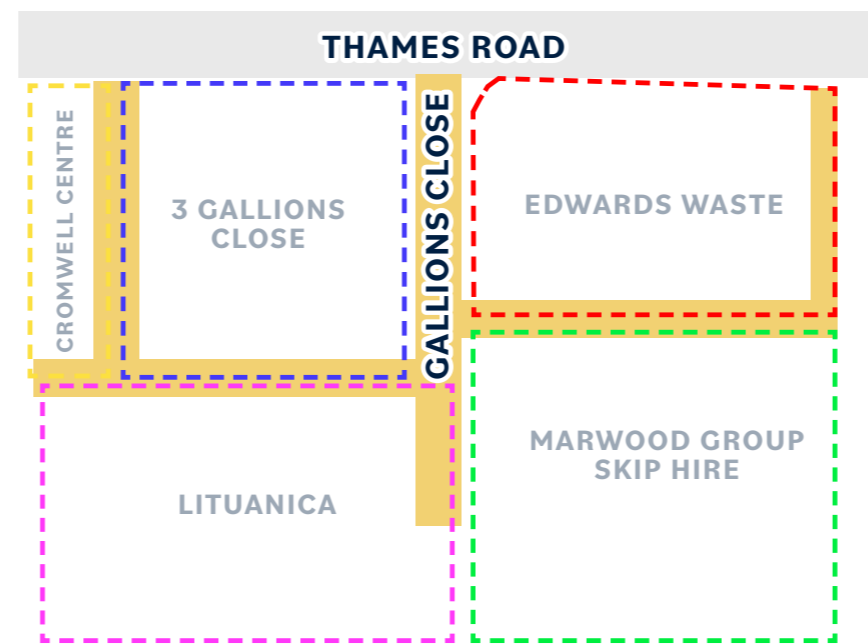
The Gallions East site is a key piece in the jigsaw and will look to bring together the emerging themes to contribute to the exciting vision for Thames Road.

# MASTERPLAN PRINCIPLES - CREATING A NEW QUARTER



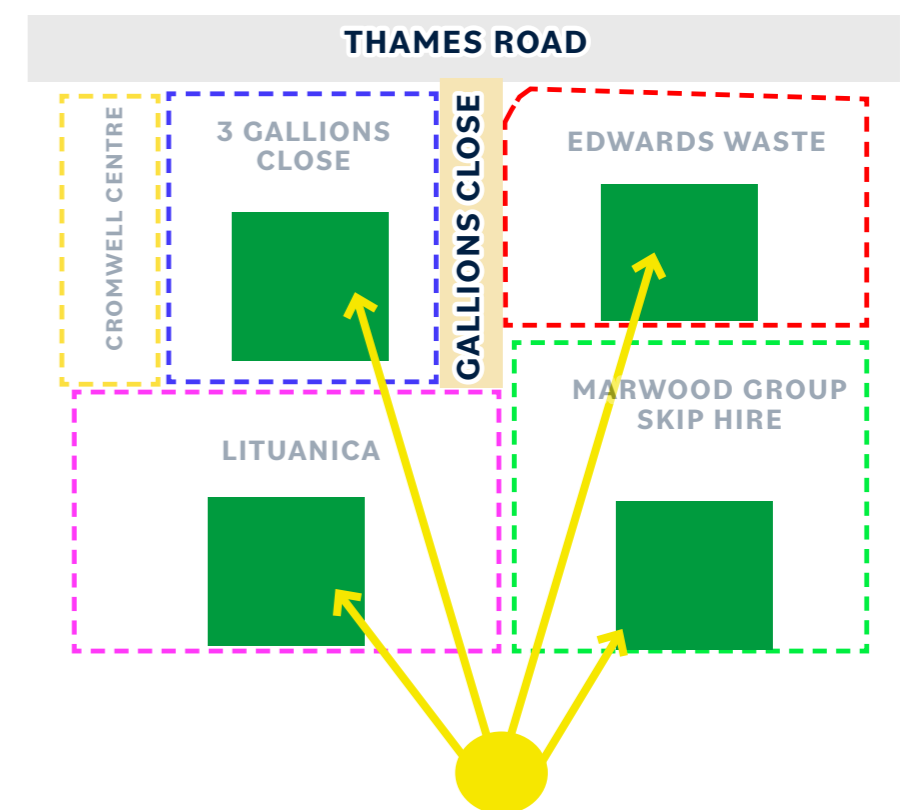
## 1. FRONTAGE

Strong active frontage along Thames Road with repeated bays to create a rhythm.



## 2. ACCESS

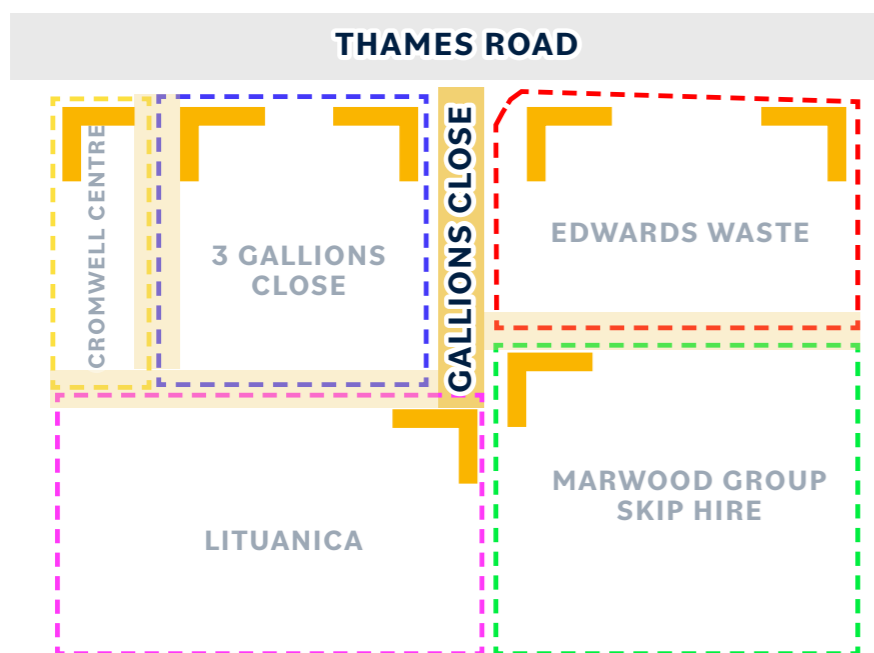
All parcels are accessed from Gallions close. East West Links allow pedestrian links between the parcels



## 3. POCKET PARKS

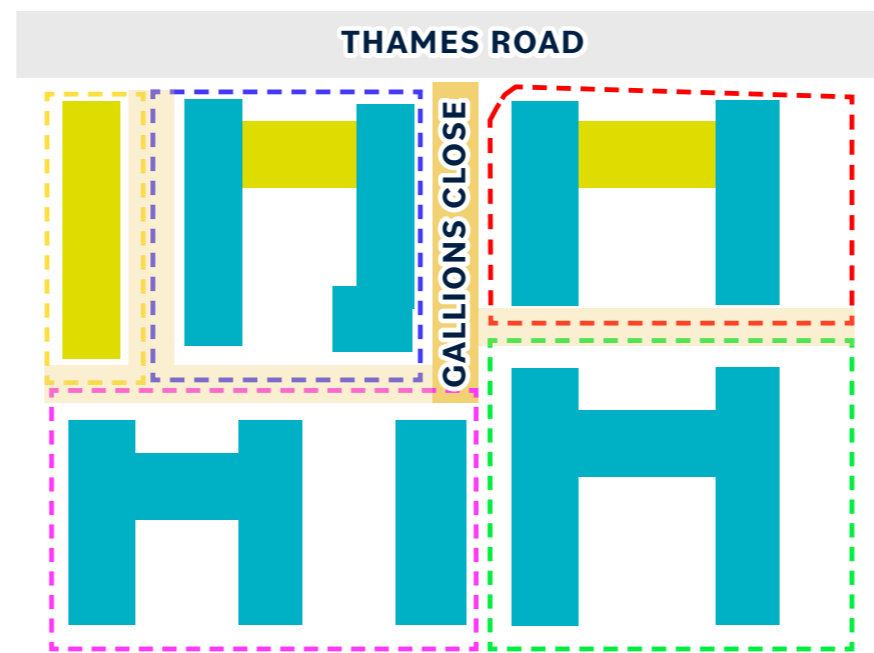
All buildings are arranged to create pocket parks which are south facing to optimise sunlight.





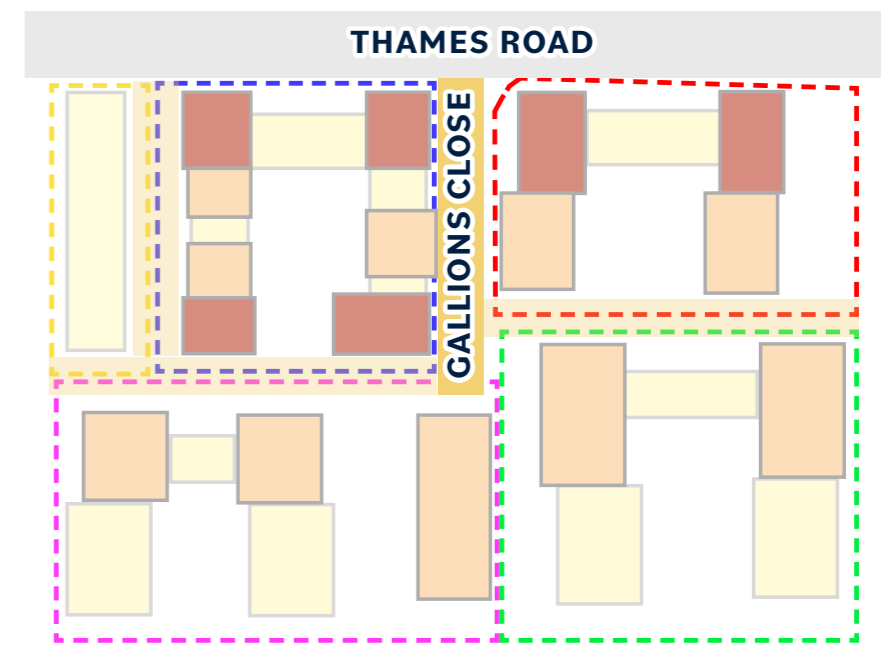
#### 4. KEY CORNERS

Key Corners along Thames Road and within the Gallions Quarter to terminate routes. These are opportunities for greater height. However the greater height is on Thames road and decreased as you move south.



#### 5. COMMERCIAL

Opportunities for small commercial areas onto Thames Road. The Cromwell Centre could provide a series of live/ work units. All other ground floor uses are residential.



#### 6. FINE GRAIN

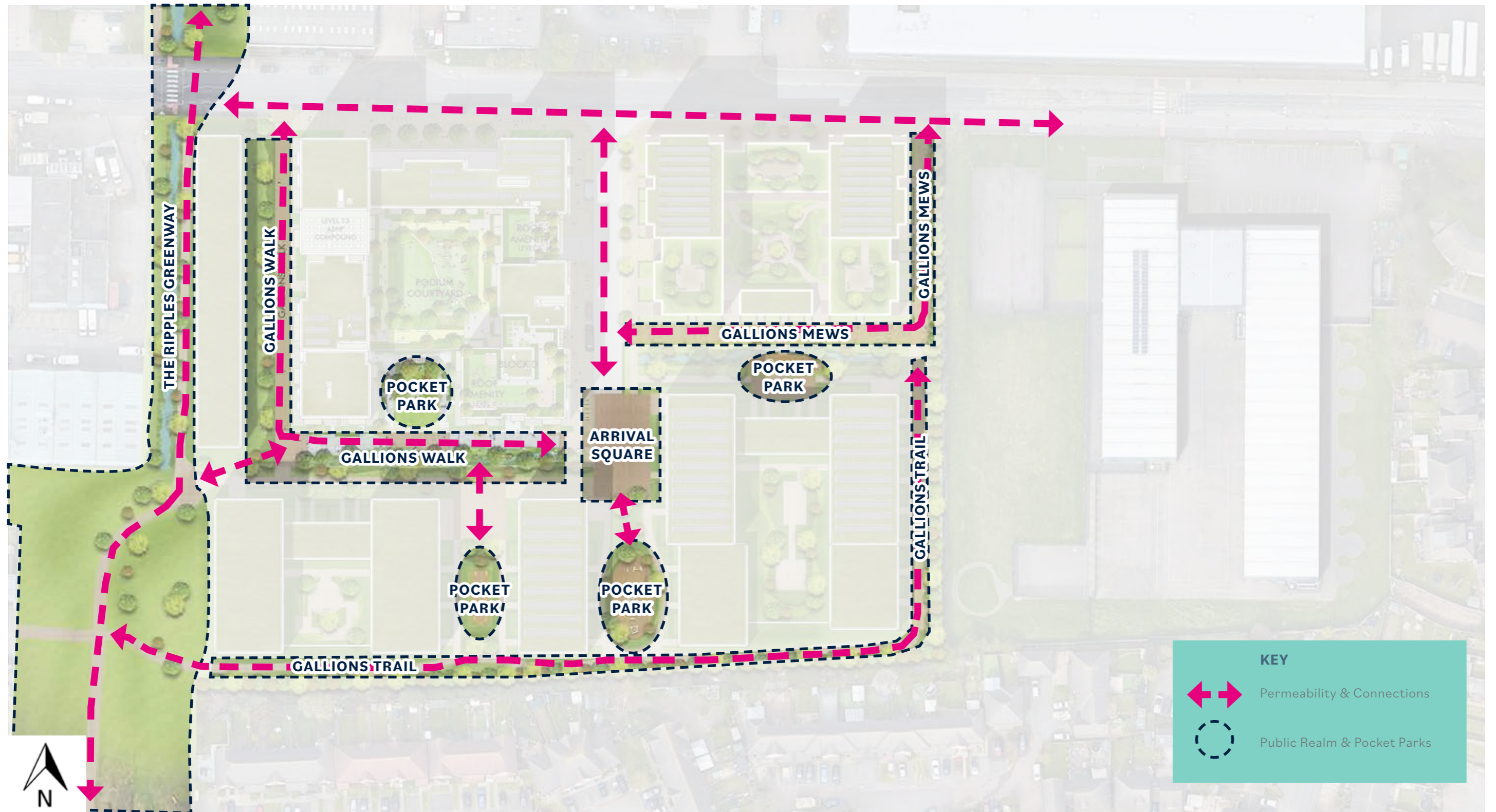
The courtyard form used on all parcels are expressed with varied brick tones and heights to create a finer grain.

3 Gallions Close has established a palette of 3 brick tones. The number of brick tones reduces to 2 as you move south and the heights reduce. The darkest brick tone creates a rhythm along Thames Road.

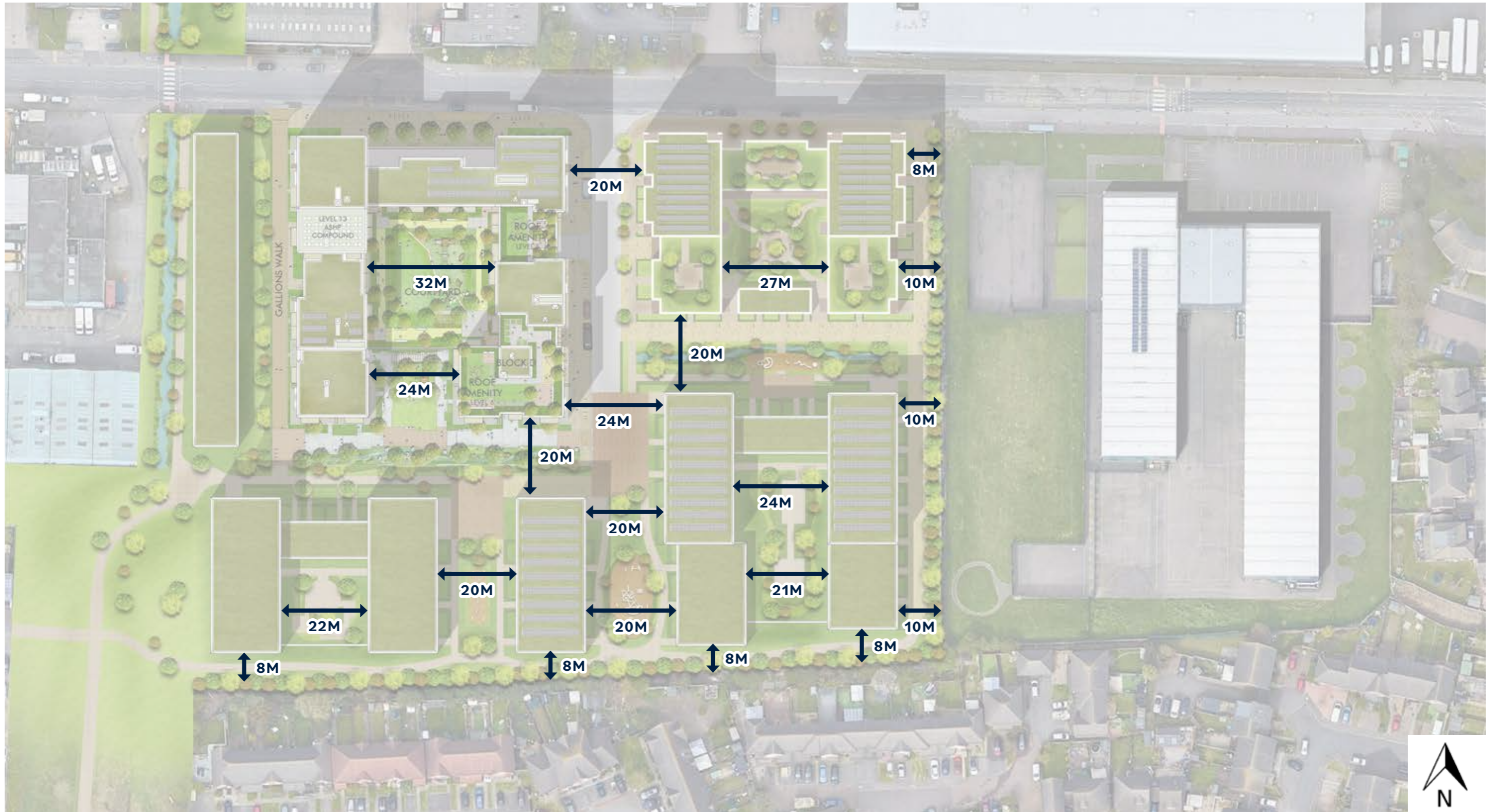
# THE GALLIONS QUARTER



# PUBLIC REALM & CONNECTIONS



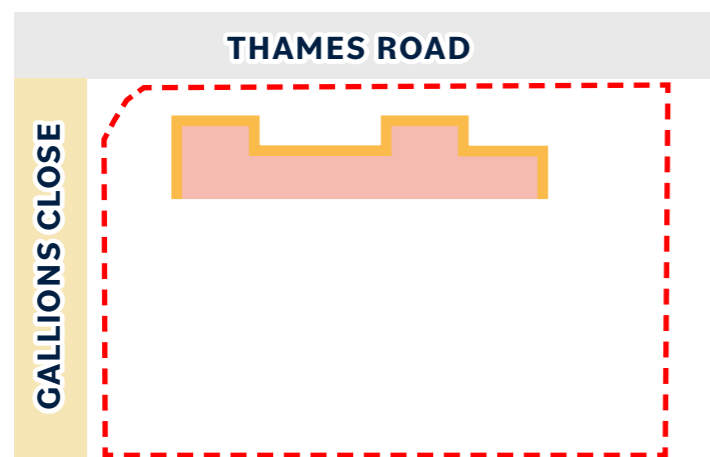
# SEPARATION DISTANCES



# THE GALLIONS QUARTER

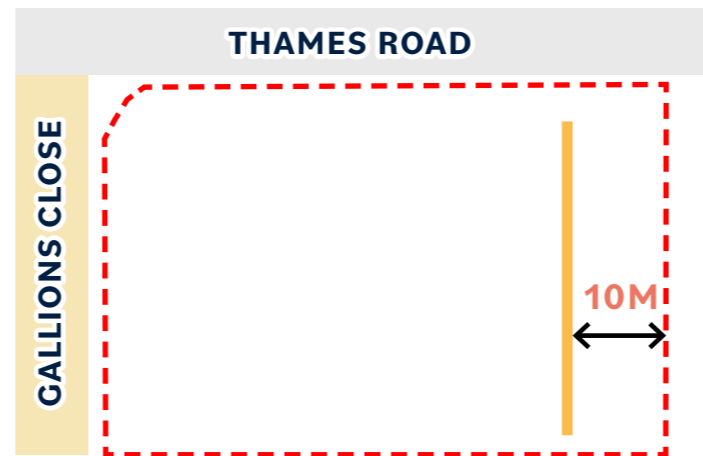


# URBAN DESIGN PRINCIPLES



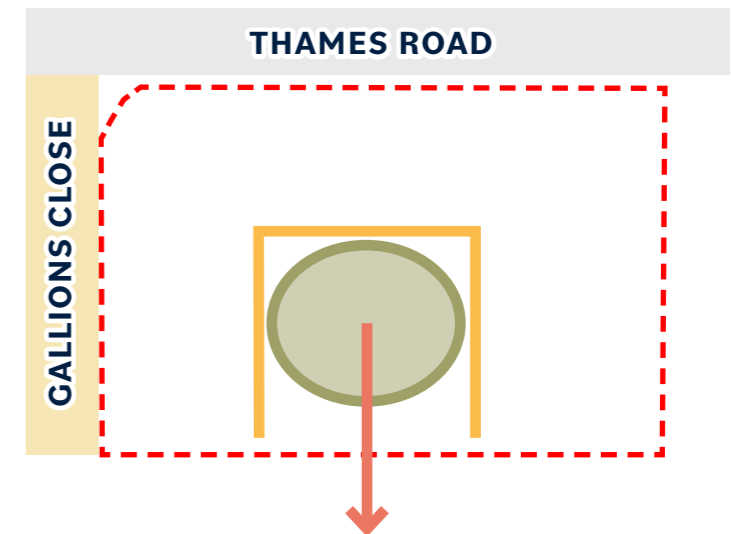
## 1. FRONTAGE

Strong active frontage along Thames Road with repeated bays to create a rhythm.



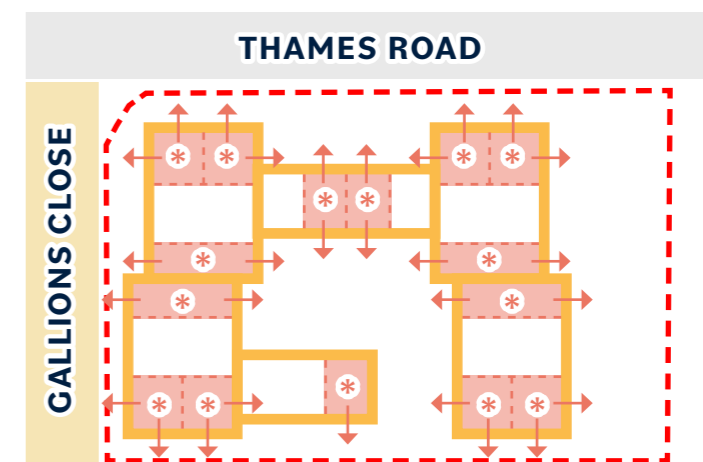
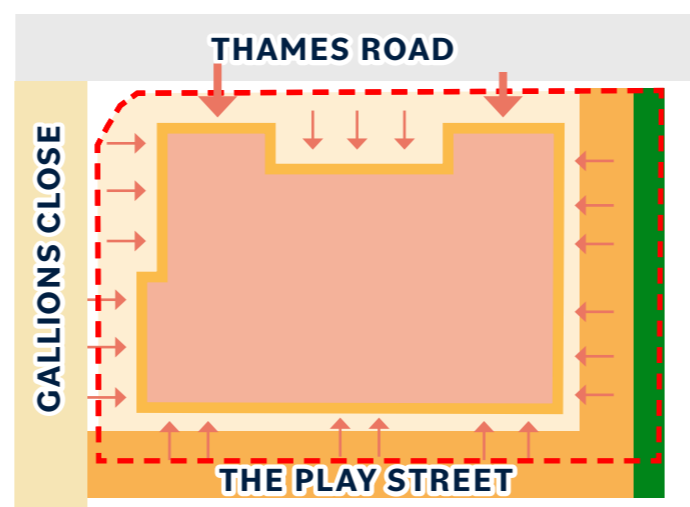
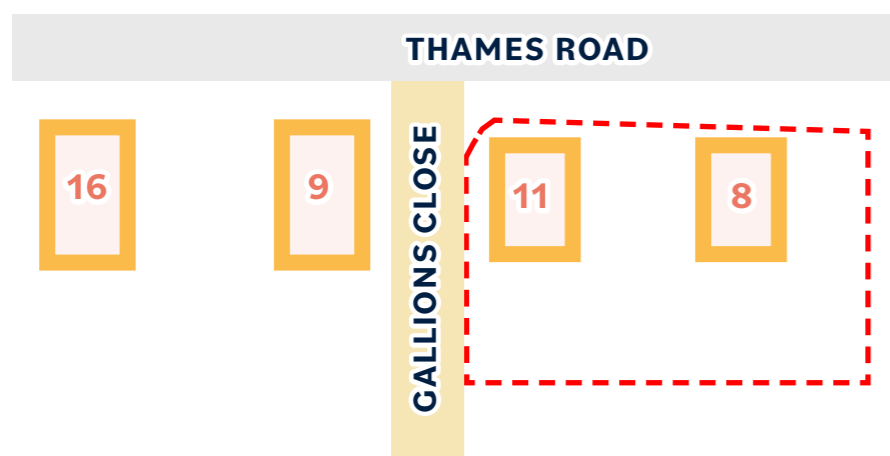
## 2. SENSITIVE EDGE

Protecting privacy and limiting overlooking towards adjacent School.



## 3. POCKET PARKS

Creating a south-facing pocket park shielded from the main road.



#### 4. STEPPING FORMS

Articulating the built form to step down from adjoining scheme towards the school.

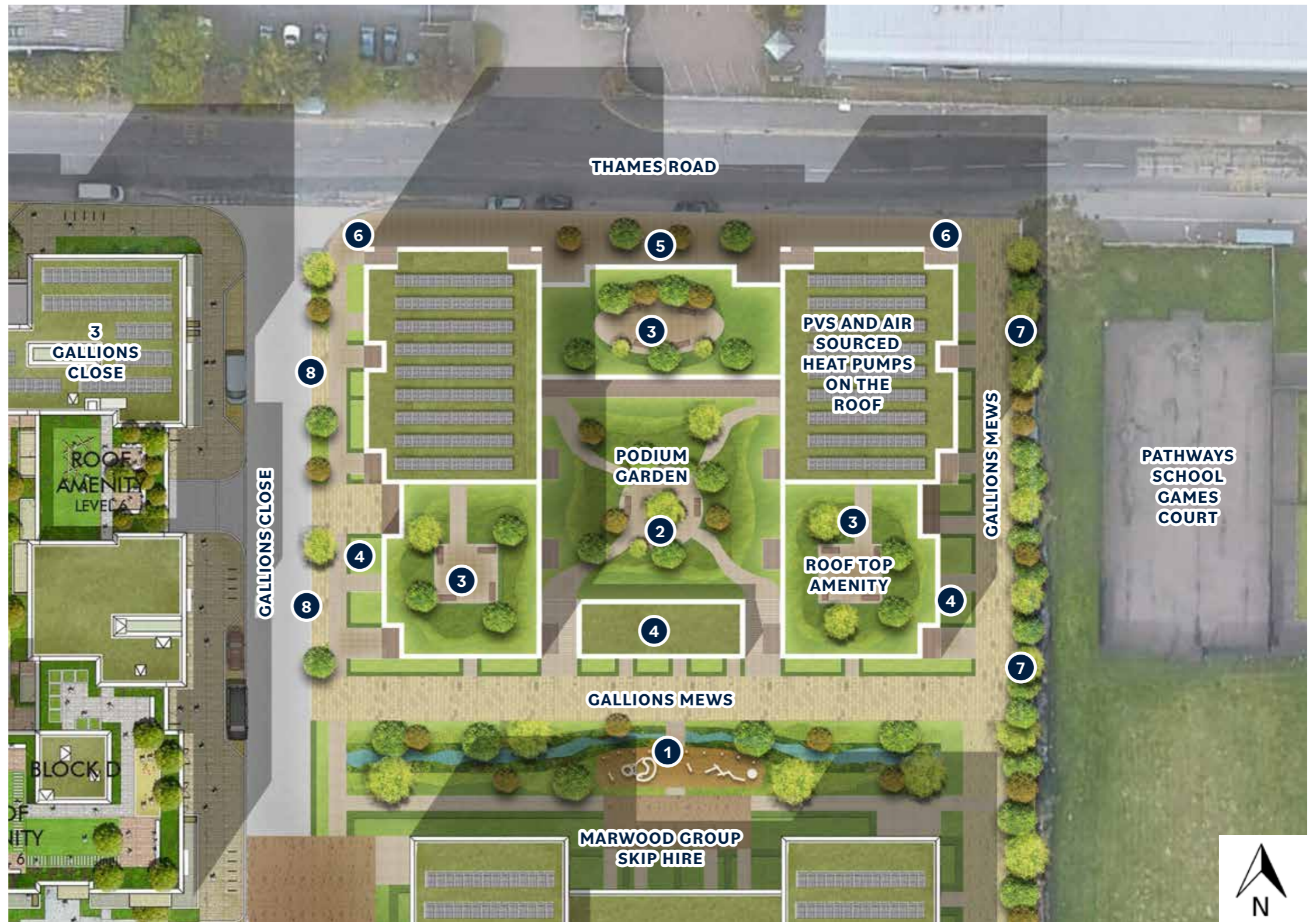
#### 5. VIBRANT STREETS

Establishing a vibrant ground floor experience through front doors on street and new public realm.

#### 6. QUALITY HOMES

Maximising the number of dual aspect homes to deliver high quality homes.

# GALLIONS EAST

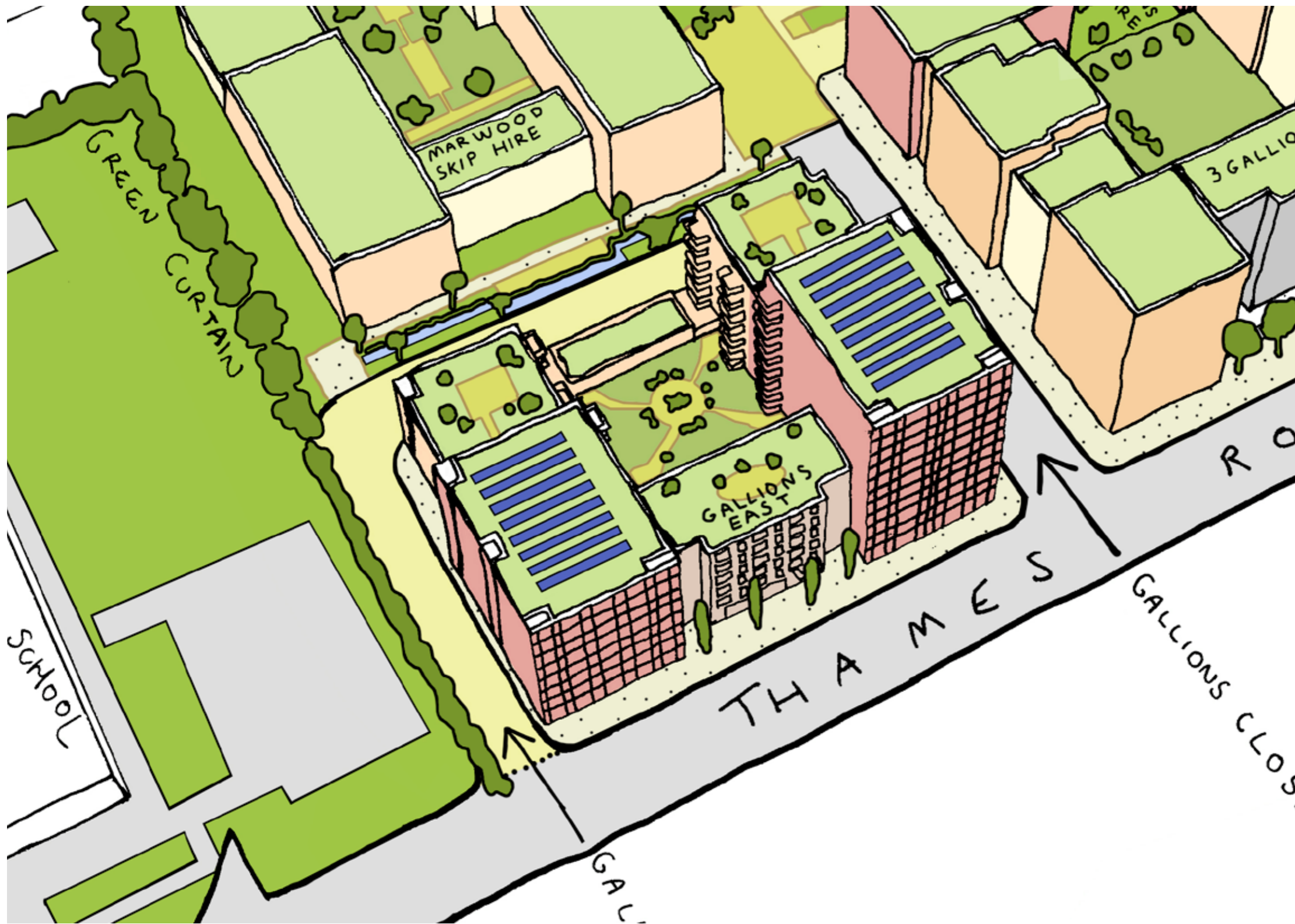


**KEY**

- 1 Informal Play Street - Gallions Mews
- 2 Residential Podium Garden
- 3 Residential Roof Garden
- 4 2 Storey Residential Duplex's
- 5 Commercial Frontage
- 6 Residential Entrances
- 7 Tree Screen / Buffer
- 8 Loading Bay / Servicing



Emerging Proposals  
**GALLIONS EAST**



# A VIBRANT GROUND FLOOR



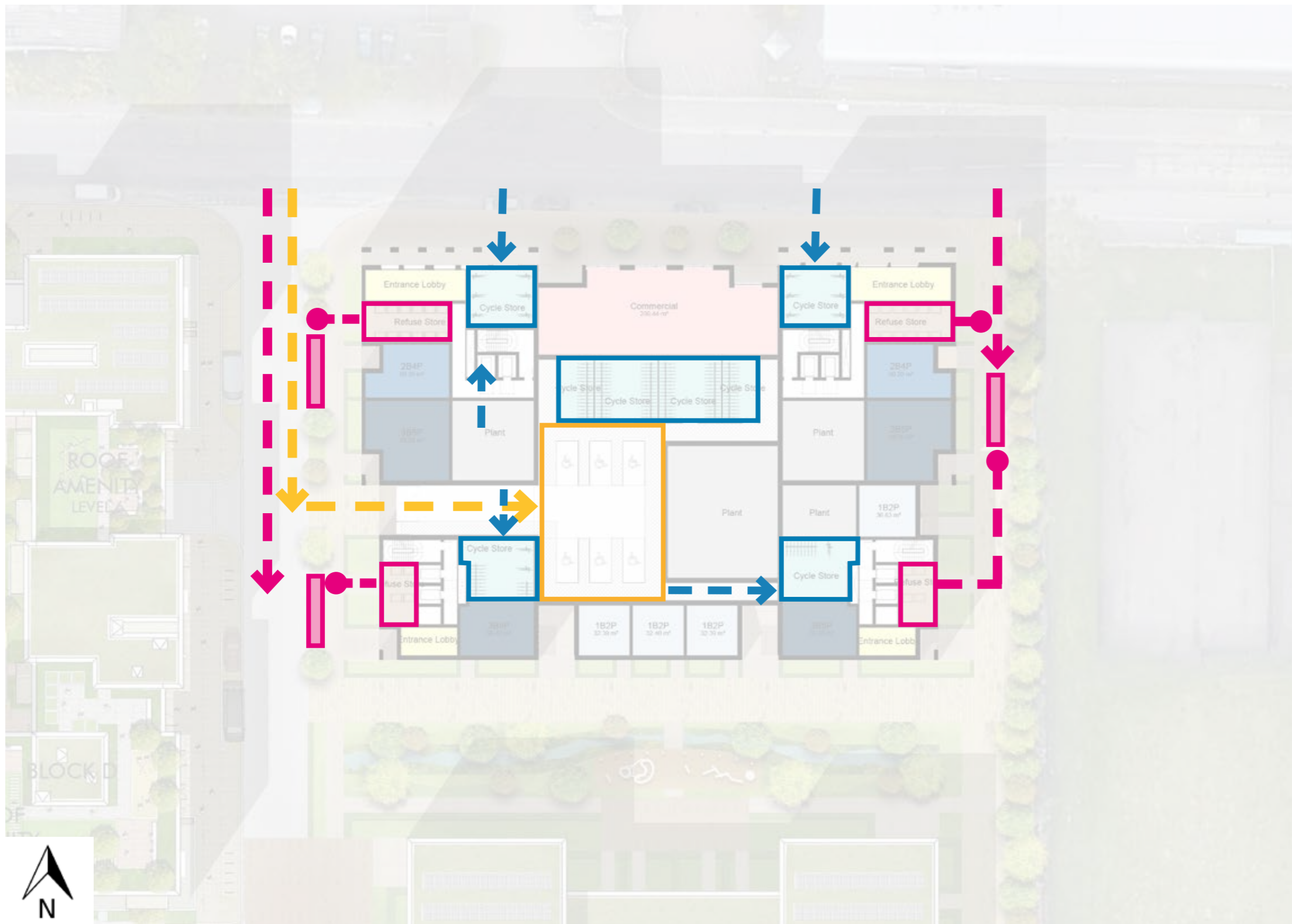
**70%** Active Frontage

**KEY**

- Commercial
- Cycle Stores
- Residential Entrances
- Refuse Stores
- 2B4P
- 3B5P
- Plant



# PARKING & ACCESS



- Car parking and access route.
- Cycle parking and access route.
- Refuse Stores and access route.

# A GREAT PLACE TO LIVE



**100%**  
Of new homes  
have private  
amenity space






## Prioritise

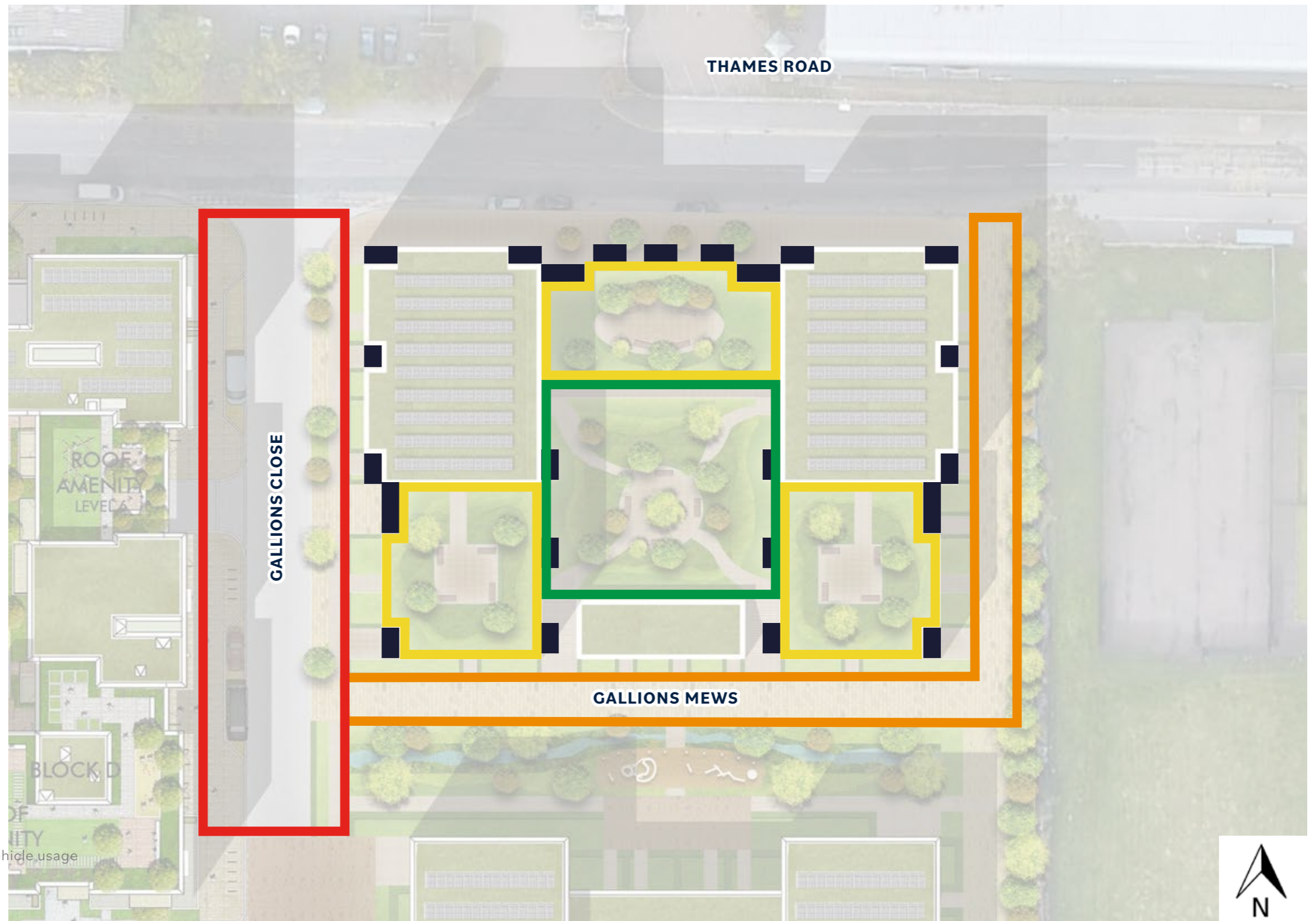
Delivery of  
public realm and  
communal amenity  
space



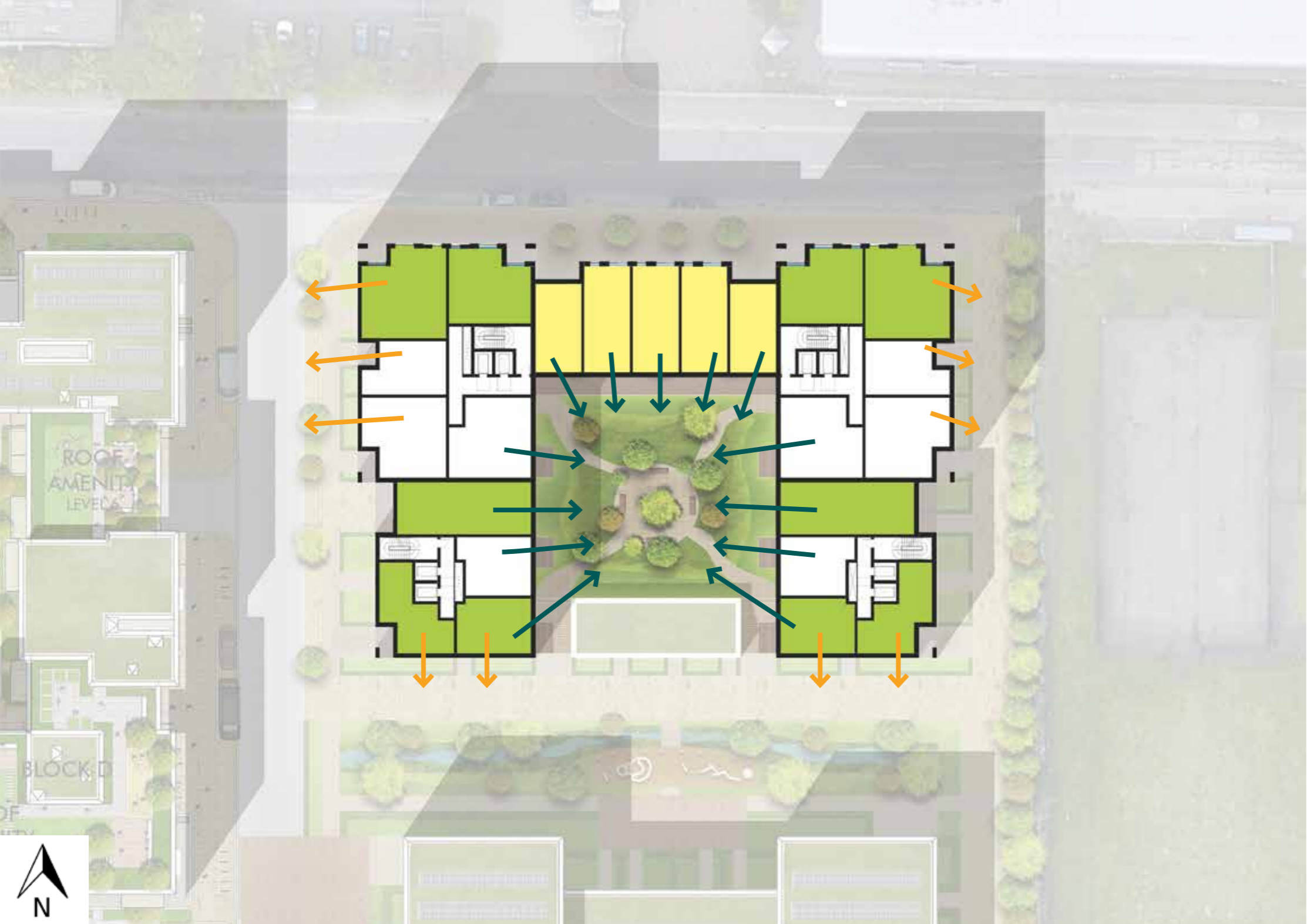
**Maximise**  
biodiversity on site

### KEY

-  Residential private amenity - Balconies
-  Communal amenity - Podium
-  Communal amenity - Roof
-  Mews Street - The play street with reduced vehicle usage
-  Gallions Close - Main access route



Emerging Proposals  
**RESIDENTIAL QUALITY**



**60%** Dual Aspect

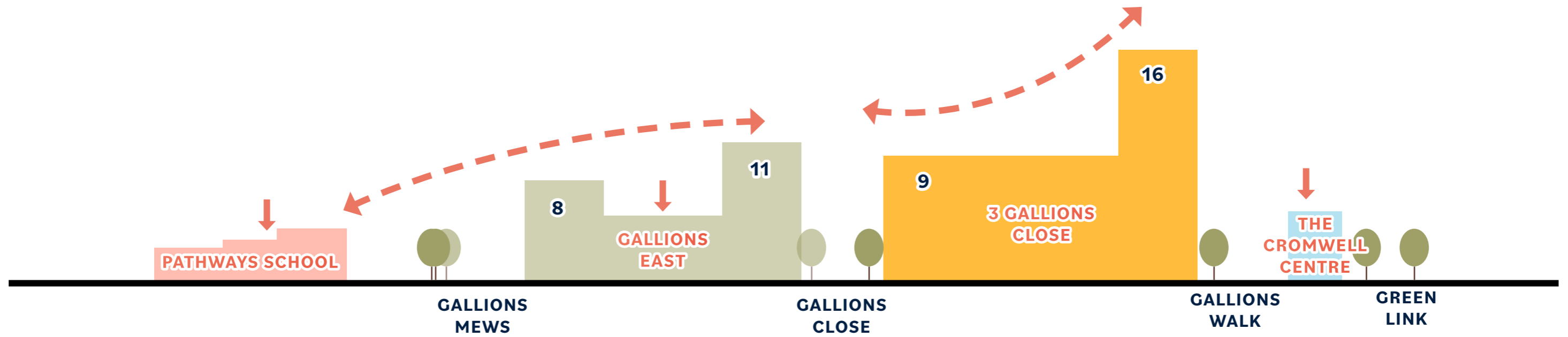


**52%** Of new homes have views to landscape amenity

**KEY**

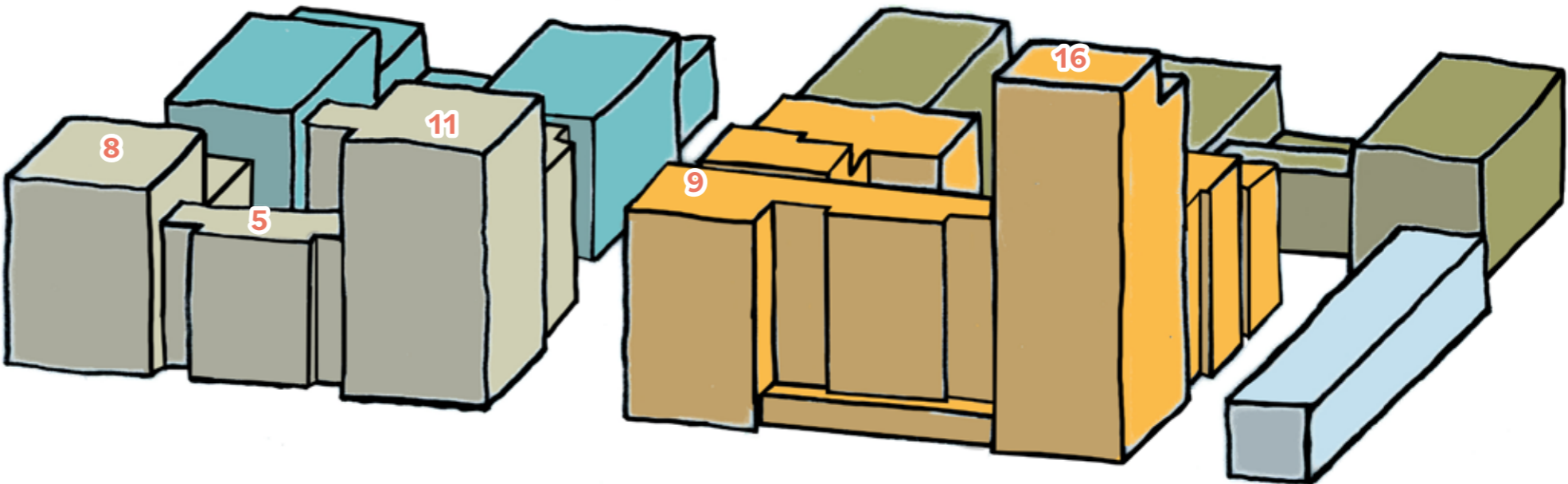
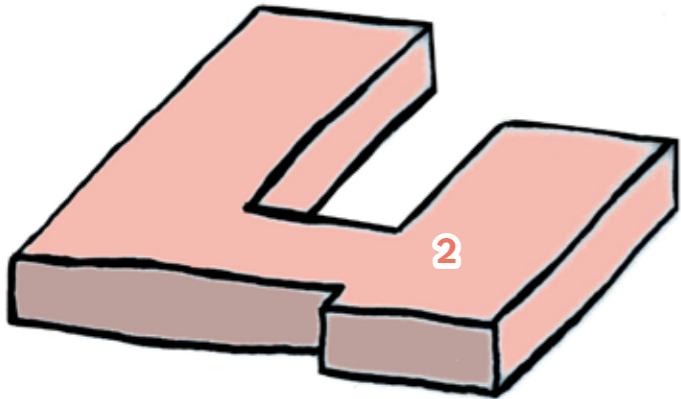
- Dual Aspect
- Deck Access to allow cross ventilation
- Views of landscape
- Views of residential streets

# THAMES ROAD FRONTAGE



- KEY**
- Pathways School
  - Gallions East
  - 3 Gallions Close
  - The Cromwell Centre

# GALLIONS QUARTER FORM



**KEY**

- Pathways School
- Gallions East (158 homes)
- 3 Gallions Close (233 homes)
- Marwood Group Skip Hire (135 homes)
- Lituania Site (125 homes)
- The Cromwell Centre (Live- work units)

**Total 651 homes**

# Scale & Massing

## HEIGHTS

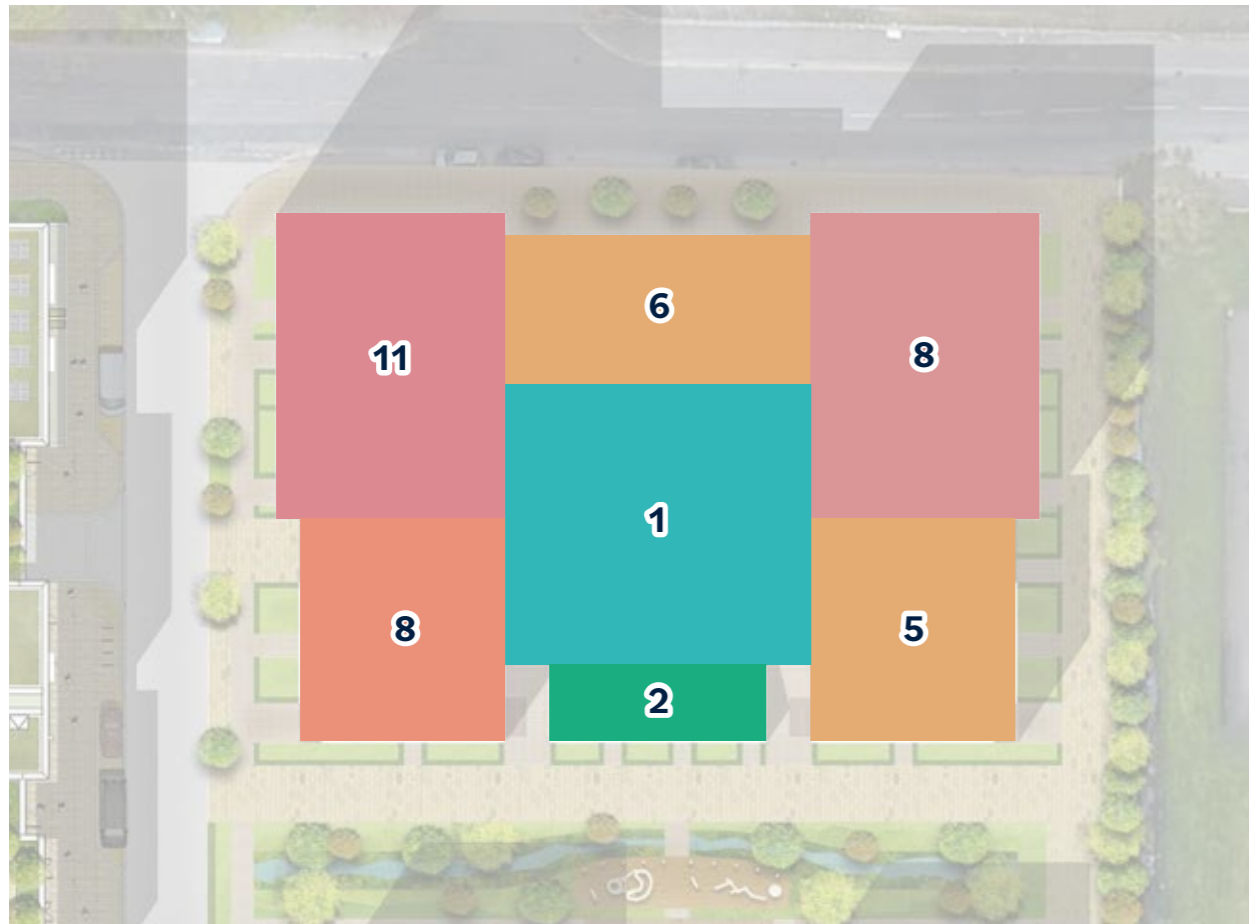
Site	Homes
Gallions Close	233
Gallions East	158
Lituanica	125
Marwood Group	135
<b>Total Homes</b>	<b>651</b>





# Scale & Massing

## SCHEDULE



- KEY**
- 1 storey
  - 2 storeys
  - 5 storeys
  - 6 storeys
  - 8 storeys
  - 11 storeys

Type	Total	%	Total	%
1B1P	0	0%	61	39%
1B2P	61	39%		
2B3P	32	20%	66	41%
2B4P	34	21%		
3B5P	31	20%	31	20%
	158	100%	158	100%

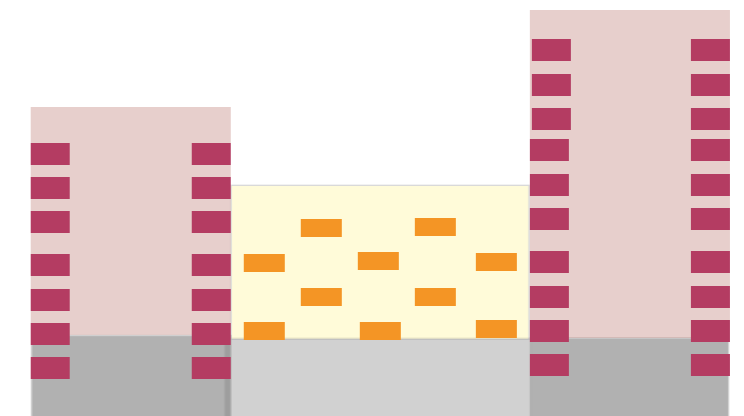
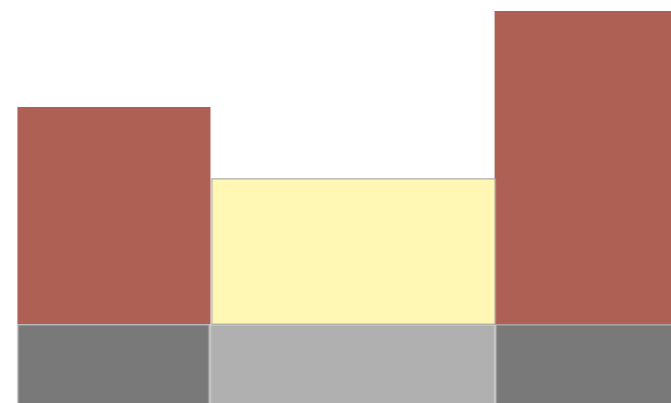
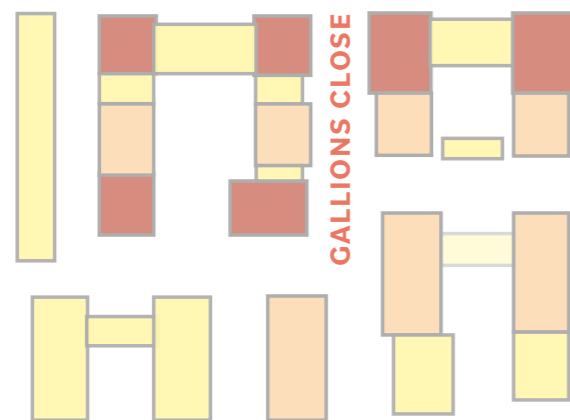
**158** New Homes

**20%** 3 Bedroom

**10%** Wheelchair Adaptable




# DESIGN PRINCIPLES

## What is the Vision for Thames Road Streetscape?



### 1. MATERIALITY

3 Gallions Close has established a palette of 3 brick tones. Red brick is used to express key corners and rhythm along Thames Road. The number of brick tones reduces to 2 as you move south and the heights reduce.

-  Red brick on key corners
-  Buff brick on secondary corners
-  Grey brick on link pieces



### 2. THE BASE

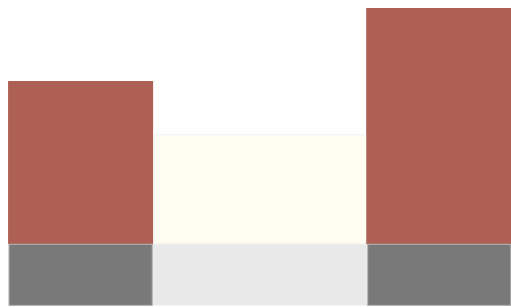
Each building is brought to the ground with a 2 storey base which is expressed with a subtle change in brick work.

-  2 storey base

### 3. BALCONIES

Inset Balconies are used to wrap key corners on taller elements. These are formal and linear in their design. Projecting balconies are placed onto lower link pieces and on courtyard facing elevations. These are more playful elevations.

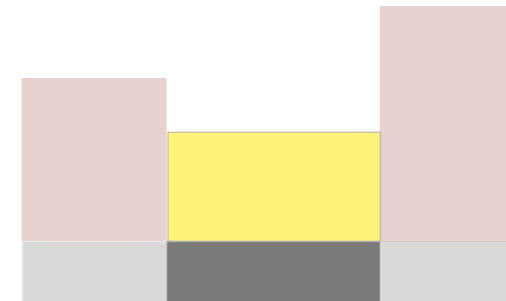
-  Inset Balconies
-  Projecting Balconies



#### 4. CORNER BUILDINGS

Key Design Features

- Formal stacking windows and balconies.
- Red brick with lighter detailing.
- Vertical Emphasis with brick piers.
- 2 storey base expressed with subtly different brick tone.



#### 5. LINK BUILDINGS

Key Design Features

- Playful use of projecting balconies.
- Light grey brick tone.
- 2 storey base expressed with coloured brick.

Architectural Character  
**STREET SCENE**







THE GALLIONS QUARTER

THE  
GALLIONS  
QUARTER

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A great place to live

