

NEWHAM LOCAL PLAN REPRESENTATIONS

LIMMO PENINSULA

FEBRUARY 2023



INTRODUCTION

INTRODUCTION

The draft Regulation 18 Newham Local Plan identifies new Tall Building Zones (TBZs), including recommended heights for each area in metres / storeys. No evidence base or rationale to support the proposed heights is provided.

Our client, Transport Trading Limited Properties Limited (TTLP), has been involved in pre-application discussions relating to the Limmo Peninsula with officers at the London Borough of Newham. The Limmo Peninsula is identified by the draft Local Plan as a TBZ, with heights at Limmo Peninsula of up to 50m or 60m.

Development of up to 30 storeys has been discussed in principle during pre-application meetings, but discussions are at an early stage and no formal agreement has been reached between the parties. The 30-storey height is reflective of the maximum to stay below the aviation height restrictions associated with London City Airport, and the current and emerging heights of neighbouring buildings.

This report has been prepared to outline the requirement for an evidence base to inform the identification of appropriate heights at Limmo Peninsula. This evidence base is required to ensure the Local Plan conforms with the tests of soundness outlined in the 2021 National Planning Policy Framework. The report comprises preliminary visual analysis for the Limmo Peninsula that outlines heights of 30-storeys may be achieved and would, in fact, be beneficial to the area.

LOCAL PLAN EVIDENCE BASE

The draft Local Plan does not include an updated Tall Building Study as part of its Evidence Base. The adopted Newham Tall Building Study (2018) provides useful guidance on the appropriateness of tall buildings in the Borough on a site-by-site basis. We acknowledge that the Tall Building Study is out of date; however, the draft Local Plan is not supported by an updated evidence base to identify the appropriate heights for tall buildings within the identified TBZs.

The draft Local Plan appears to rely on the Newham Characterisation Study 2022 as the basis as identifying locations for tall buildings. We make the following observation arising from the Newham Characterisation Study:

- The site is correctly characterised as ‘brownfield’ and ‘unbuilt or under construction’;
- We note, and agree that the site is identified as ‘not sensitive to change’;
- We note, and agree, that the site is identified as being of ‘not sensitive character’, although would question the ‘2018 Local Plan Tall Building Zone’ that highlights only the northern portion of the site;
- We note, and agree, that the site is identified as a ‘High opportunity for growth’; and
- The Study concludes at p151 that the site be identified as a ‘Transform’ site with the ability to substantially increase density.

The Study identifies the whole of the Site in a TBZ for up to 50m and the northern part of the site up to 60m. While we agree that the characteristics of the site make it suitable as a location for tall buildings, as set out above, the TBZ strategy should encompass the whole site to enable a comprehensive masterplan to be developed. Nevertheless, having identified areas where tall buildings may be suitable, the heights identified are without justification and are over prescriptive. Guidance provided generally around building heights is without justification or based on an empirical and appropriate evidence base.

LIMMO PENINSULA ANALYSIS

The visual analysis set out in this report has been prepared in the ‘cumulative’ context e.g. including all consented and under construction development. This is important, mindful of the scale of change in the surrounding area, such as that at Silvertown and City Island. The draft Local Plan refers to a “skyline saturation point”, although this is not reinforced by an evidence base and, to the contrary, this report demonstrates why additional height at Limmo Peninsula would not give rise to adverse heritage, townscape or visual effects.

VuCity software has been used for the visual analysis. It is a highly accurate digital model of the whole of London. The visual analysis includes the preparation of a zone of theoretical visibility (ZTV) to identify the locations

from which a building of up to 30 residential storeys may be visible. The ZTV is based on a hypothetical 30-storey (103.5m) extrusion across the whole Limmo Peninsula e.g. every part of the Peninsula developed to 30-storeys. The hypothetical development allow us to understand where you may be able to see a scheme of 30-storey located anywhere on the Peninsula.

Using the ZTV, the analysis then identifies viewpoint locations which have then been modelled within VuCity. A rationale for their selection is provided. This approach follows the same principles as the 2012 London View Management Framework.

The view selection draws upon existing policy and guidance within the LB Newham, including that of the draft Local Plan and Characterisation Study along with the surrounding boroughs of Tower Hamlets and Greenwich, mindful of the site proximity to the waterfront.

It has also been important to outline potentially sensitive viewpoints bespoke to the site, based on an understanding of surrounding receptors, including heritage assets. The site is not located in a conservation area and there are no statutorily listed buildings within the plot boundaries. There are, however, both designated and non-designated heritage assets in the surrounding area and any proposal has the potential to impact the setting of some assets, both positively and negatively.

Modelling the hypothetical extrusion allowed us to prepare views that demonstrate what a ‘blanket’ 30-storey height across the Peninsula looks like; however, it is clear that a 30-storey extrusion of the whole Peninsula is not a reasonable development proposal. Accordingly, a hypothetical development of three 30-storey tall buildings was modelled to understand its visual impact. The hypothetical scheme would have a much smaller intensity of impact and, in our judgement, could be wholly acceptable and beneficial.

DISCUSSION

While we welcome the recognition that taller buildings could rise above a specified shoulder height subject to an assessment of their impact, there is no justification for the blanket prevailing building height, nor the other heights identified across the TBZ.

The only justification offered is the explanation at page 165 as to the ‘saturation’ of a tall building cluster in Canning Town. While the use of the word ‘saturated’ could be interpreted as a pejorative, there is no explanation as to why the previous existence of tall buildings (delivered in accordance with the spatial strategy set out in the adopted development plan) should preclude subsequent buildings of a certain height nor why there is an implied potential cumulative impact from additional appropriately located and designed tall buildings.

Identified appropriate heights should be based on a site-specific appraisal. On that basis we strongly disagree that building heights should be limited to isolated heights of 50m and 60m across the entire site, as that does not provide helpful guidance as to the locations of tall buildings and will inhibit the comprehensive planning of tall buildings at Canning Town.

The emerging draft Local Plan identifies Canning Town as a strategic location for intensification through development, including a managed shift away for traditional manufacturing, employment growth generally and housing delivery. For the reasons identified in the Characterisation Study, the site is suitable for tall buildings, but the heights proposed fail to optimise the delivery of these strategic objectives.

In terms of the suitability of the site for tall buildings, the applicant has undertaken extensive analysis of the site as part of the pre-application process. In our view, the site is capable of accommodating buildings in excess of the prescriptive limits expressed in the draft Local Plan and is specifically a location that can accommodate tall buildings up to 30 storeys / 100m as part of a development containing a variety of building heights.

The development of the site for tall buildings has the potential to make a positive contribution to the skyline from various distances and viewing angles. A tiered development can provide a focus to the development with the tallest elements up to 100m tall. An appropriately planned development of a variety of heights will break down the mass with sky gaps and provide an interesting and legible form.

Across long range views, the development would often be occluded by interposing development in the foreground. Where visible, the proposed

variation of building forms and heights within the site would read as an important piece of the wider formation of the tall building cluster and in the context of other tall buildings such as City Island and Silvertown developments. A taller building in this location would appear as a new element on the skyline in these longer-range views, but will contribute positively to the developing skyline, and provide a wayfinding function for the Peninsula generally. The placement of the buildings and composition would be important in creating an attractive undulating form. Carefully designed proposals would not give rise to adverse heritage, townscape or visual effects.

CONCLUSION

Transport Trading Limited Properties Limited are generally supportive of the draft Local Plan, although firmly believe that further modifications are required in order for it to be found sound in terms of being Positively Prepared; Justified, Effective and Consistent with the 2021 National Planning Policy Framework (the Framework).

The 2021 London Plan approach to tall buildings in Policy D9 (Tall Buildings) is broadly to:

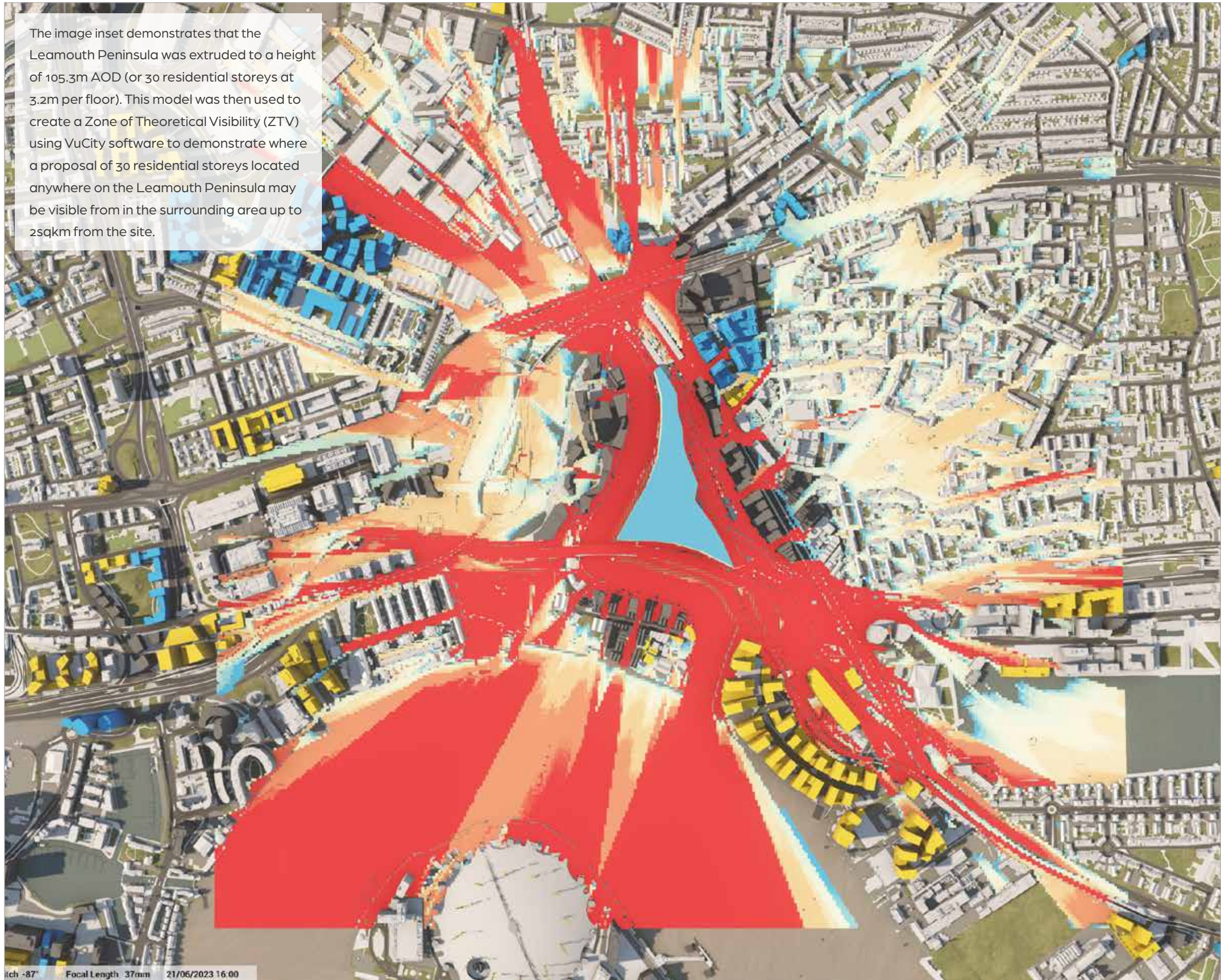
- seek Local Plan positive designation of areas appropriate for tall buildings and appropriate tall building heights;
- allow proposals where they pass the D9(C) filters (confirmed in the Master Brewer case – *R (London Borough of Hillingdon) v Mayor of London* [2021] EWHC 3387 (Admin))

The 2004 Planning and Compulsory Purchase Act requires general conformity with this overarching spatial strategy, which is intended to achieve housing supply in a housing market suffering extreme stress through optimisation of site capacity. The Framework approach equally promotes the effective use of land in urban areas (Paras 8, 11(a), 119) and criteria-based approach to design excellence and placemaking. We recognise this approach as being a means of achieving good place-making and increasing housing supply / optimising capacity.

The draft Local Plan as proposed would be far more restrictive than the policy approach in the London Plan and would depart from the Framework, because it seeks to prohibit tall buildings over a set height in specific locations without an evidence base, which is as a result not Justified. It also does not make allowance for application of the London Plan D9(C) filters,

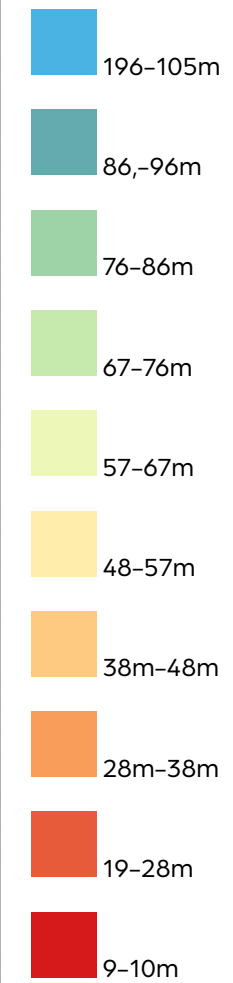
which as a result is not in conformity with the London Plan or consistent with the Framework approach to see effective use of land in urban areas and criteria-based approach to design excellence noted above.

The image inset demonstrates that the Leamouth Peninsula was extruded to a height of 105.3m AOD (or 30 residential storeys at 3.2m per floor). This model was then used to create a Zone of Theoretical Visibility (ZTV) using VuCity software to demonstrate where a proposal of 30 residential storeys located anywhere on the Leamouth Peninsula may be visible from in the surrounding area up to 25qkm from the site.



ZONE OF THEORETICAL VISIBILITY (ZTV) VUCITY (WINTER CONDITION, NO LEAVES)

Key (AOD)



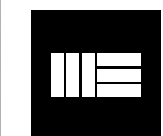
**Note the ZTV has been undertaken within a Cumulative Scenario which includes a number of Under Constructed (blue) and Consented (yellow) schemes.*

LOCATION:
Leamouth Peninsula

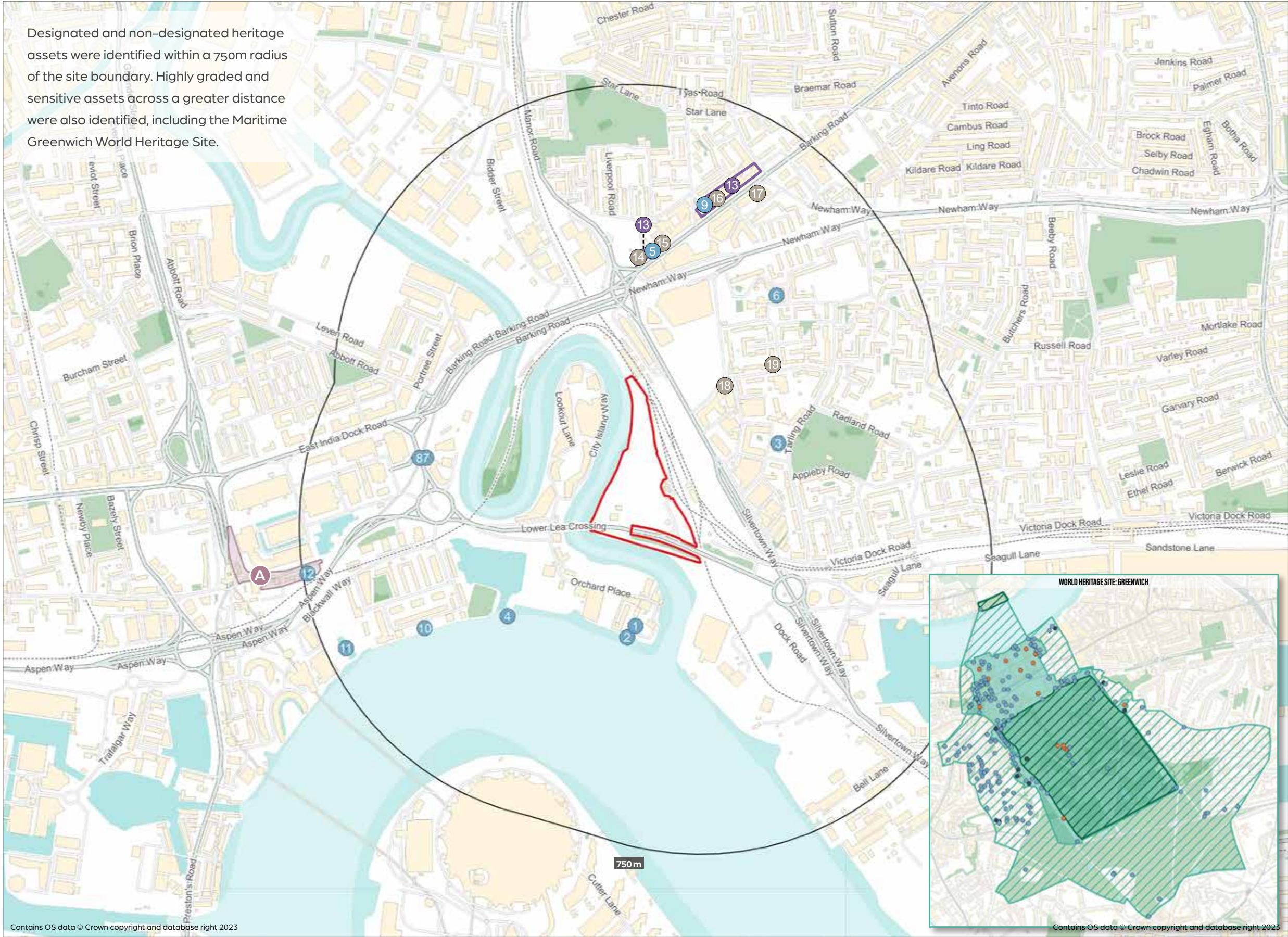
DATE:
January 2023

FIGURE:

▲ NORTH



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HERITAGE ASSET PLAN

Application Site (indicative)

World Heritage Site

- Greenwich WHS
- Greenwich WHS Buffer
- Registered Park and Gardens
 - i) Greenwich Park (Grade I)
 - ii) Island Gardens (Grade II)

Listed Buildings

- Grade I
- Grade II*
- Grade II

Conservation Areas

- A. Naval Row CA (Tower Hamlets)

Listed Buildings

Grade II

- Trinity House Chain Locker and Lighthouse Block
- Trinity House Buoy Wharf Quay and Orchard Dry Dock
- Church of St Luke
- Blackwall Pier and entrance lock to Former East India Dock Basin
- Royal Oak Public House
- Chapel of St George and St Helena at former Dockland Settlement No.1
- Entrance Gateway
- East India Dock Wall and Gateway
- Former Public Hall and Library, Canning Town
- Virginia Quay Settlers Monument
- Dry Dock at Blackwall Engineering
- East India Dock Pumping Station

Non-Designated Heritage Assets

Area of Townscape Value

- Canning Town (ATV7)

Local Listed Buildings

- Former Natwest, 51-53 Barking Road
- St Magarets Church, Barking Road
- Community Links, 105 Barking Road
- 144 Barking Road
- The Glass Room (formally the Hallsville Tavern PH), Hallsville Road
- Former New Shakespear's Public House, Ruscoe Road

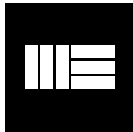
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Townscape character areas within a 750m radius of the site boundary were also identified.

The map displays a circular area defined by a 750m radius, centered on a specific site. This area is divided into eight distinct townscape character zones, each color-coded and numbered 1 through 8. Zone 1 is a central, irregularly shaped area in light purple. Zone 2 is a grey area to the east of Zone 1. Zone 3 is a large orange area to the south of Zone 1. Zone 4 is a dark brown area at the southern edge. Zone 5 is a yellow area to the north. Zone 6 is a blue area to the west. Zone 7 is a green area to the north and east. Zone 8 is a dark blue area to the south-east. The map includes numerous street names such as Chester Road, Sutton Road, Braemar Road, Avenor Road, Jenkins Road, Palmer Road, Tinto Road, Cambus Road, Ling Road, Kildare Road, Newham Way, Barking Road, Lever Road, Bidder Street, Star Lane, Liverpool Road, Newham Way, Burcham Street, Bazel Street, Newby Place, Chip Street, Aspen Way, Blackwall Way, Richard Place, Dock Road, Silvertown Way, Seagull Lane, Victoria Dock Road, Sandstone Lane, Evelyn Road, Boxley Street, Fort Street, Mill Road, Knights Road, and Bradfield Road. A scale bar at the bottom indicates a 750m distance. The map also shows a river or canal to the west and south of the central area.

Application Site (indicative)

1. Leamouth Peninsula
2. Canning Town
3. Emerging Riverside Development
4. Greenwich Peninsula
5. Light Industry
6. Office Development
7. Mixed Residential
8. Royal Victoria

▲ NORTH





FIGURE GROUND PLAN

- Application Site (indicative)
- Areas of intensification including several large and tall developments*

**GIS Data dates from April 2022 and is subject to later development and construction*

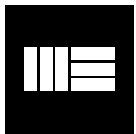
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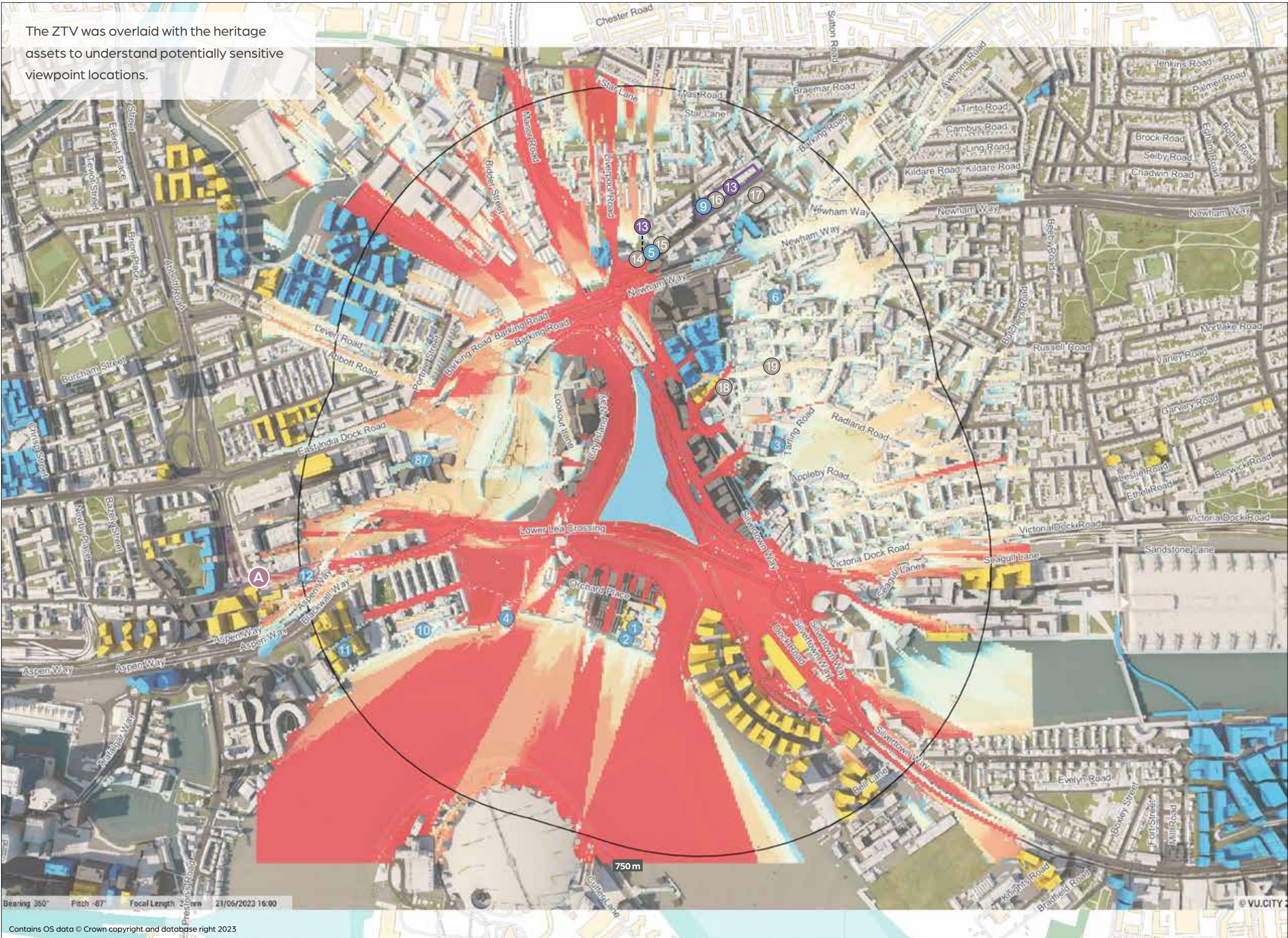
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HERITAGE ASSET PLAN & ZTV OVERLAY

Application Site (indicative)

Conservation Areas

A. Naval Row CA (Tower Hamlets)

Listed Buildings

Grade II

1. Trinity House Chain Locker and Lighthouse Block
2. Trinity House Buoy Wharf Quay and Orchard Dry Dock
3. Church of St Luke
4. Blackwall Pier and entrance lock to Former East India Dock Basin
5. Royal Oak Public House
6. Chapel of St George and St Helena at former Dockland Settlement No.1
7. Entrance Gateway
8. East India Dock Wall and Gateway
9. Former Public Hall and Library, Canning Town
10. Virginia Quay Settlers Monument
11. Dry Dock at Blackwall Engineering
12. East India Dock Pumping Station

Non-Designated Heritage Assets

Area of Townscape Value

13. Canning Town (ATV7)

Local Listed Buildings

14. Former Natwest, 51-53 Barking Road
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16. Community Links, 105 Barking Road
17. 144 Barking Road
18. The Glass Room (formally the Hallsville Tavern PH), Hallsville Road
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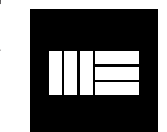
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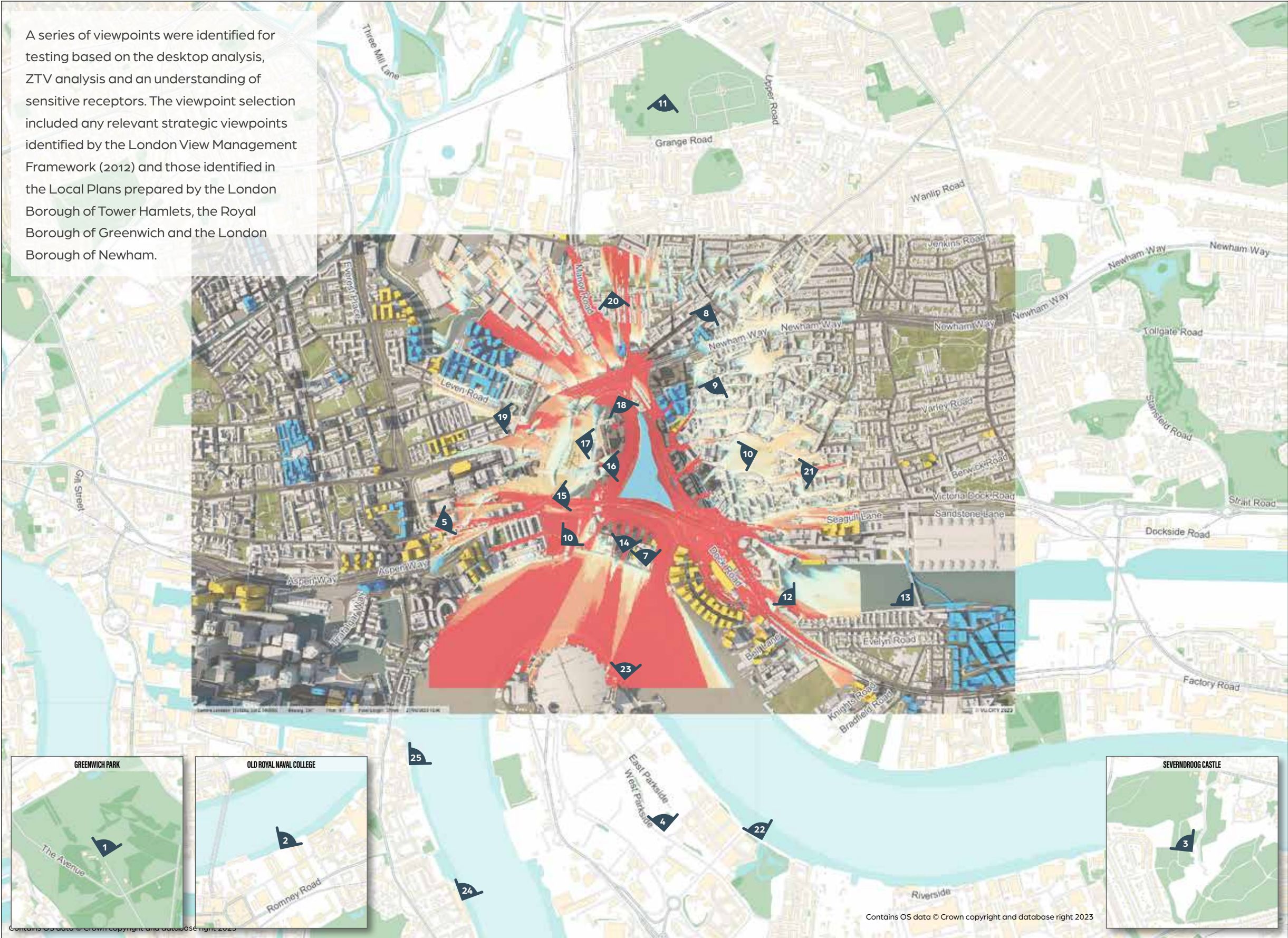


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A series of viewpoints were identified for testing based on the desktop analysis, ZTV analysis and an understanding of sensitive receptors. The viewpoint selection included any relevant strategic viewpoints identified by the London View Management Framework (2012) and those identified in the Local Plans prepared by the London Borough of Tower Hamlets, the Royal Borough of Greenwich and the London Borough of Newham.

VIEW LOCATION PLAN & ZTV OVERLAY

- Application Site (indicative)
1. LVMF 5A.1 Greenwich Park: the General Wolfe statue
 2. Old Royal Naval College
 3. Severndroog Castle (Greenwich Local Views in Policy DH(g))
 4. Central Park (Greenwich Local Views in Policy DH(g))
 5. Naval Row
 6. Blackwall Pier
 7. Trinity Buoy
 8. Barking Road
 9. Vincent Street
 10. Keir Hardie Recreation Ground
 11. Memorial Recreation Ground
 12. Royal Victoria Dock (1)
 13. Royal Victoria Dock (2)
 14. Orchard Dockyard East
 15. Orchard Place Footpath
 16. Botanic Square Garden
 17. Limmo Peninsula Ecological Park
 18. Silvertown Way
 19. Abbott Road
 20. Junction of Avondale and Percy Road
 21. Boreham Avenue
 22. Thames Path (1)
 23. Thames Path (2)
 24. Thames Path (3)
 25. Thames Path (4)



LOCATION:
Leamouth Peninsula

DATE:
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SCALE:
1:18,000 @ A3

FIGURE:

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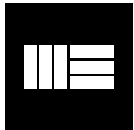
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VIEW RATIONALE TABLE

NO	NAME	EASTINGS	NORTHINGS	AOD	VIEW SELECTION RATIONALE
1	LVMF 5A.1 Greenwich Park: the General Wolfe statue	538922.5	177335.2	48.27	LVMF View.
2	Old Royal Naval College	538534.8	178004	7.019732	From Greenwich World Heritage Site.
3	Severndroog Castle (Greenwich Local Views in Policy DH(g))	543184.8	176200.5	143.662	Greenwich Local Plan View.
4	Central Park (Greenwich Local Views in Policy DH(g))	539570.8	179437.1	6.471889	Greenwich Local Plan View.
5	Naval Row	538547.5	180811.8	5.812158	Located within Naval Row Conservation Area.
6	Blackwall Pier	539106.3	180745.4	6.947922	From the Grade II listed Blackwall Pier.
7	Trinity Buoy	539490.3	180637.3	7.385506	From the Grade II listed Trinity House Complex.
8	Barking Road	539787.6	181843.2	3.630388	The road includes a number of designated and non-designated heritage assets.
9	Vincent Street	539828.9	181508.8	2.960121	From the Grade II listed Chapel of St George and St Helena.
10	Keir Hardie Recreation Ground	539995.2	181170.9	3.30679	Open space affording long views and Grade II listed Church of St Luke.
11	Memorial Recreation Ground	539571.4	182801.5	3.174068	Open space affording long views.
12	Royal Victoria Dock (1)	540163.5	180473.6	8.015793	Dockside path afford long views.
13	Royal Victoria Dock (2)	540696.1	180462.8	7.971025	Dockside path afford long views.
14	Orchard Dockyard East	539388.7	180711	6.890805	Proximity to the site/neighbouring development.
15	Orchard Place Footpath	539066.3	180954.8	7.061443	Approach towards the site.
16	Botanic Square Garden	539287.8	181094.9	8.292635	Proximity to the site/neighbouring development.
17	Limmo Peninsula Ecological Park	539167	181208.8	8.306376	Proximity to the site.
18	Silvertown Way	539366.2	181417.3	6.820262	Riverside approach to the site.
19	Abbott Road	538779	181327.3	3.924261	Alignment of road to site.
20	Junction of Avondale and Percy Road	539333.1	181912.3	3.200407	Alignment of road to site.
21	Boreham Avenue	540306.1	181080.2	3.579464	Alignment of road to site.
22	Thames Path (1)	540024.4	179369.1	7.675104	Riverside path affording long views.
23	Thames Path (2)	539401.3	180096.1	7.760839	Riverside path affording long views.
24	Thames Path (3)	538644	179079.2	6.98631	Riverside path affording long views.
25	Thames Path (4)	538397.4	179718.4	6.607453	Riverside path affording long views.

BASELINE

Under Construction, Consented Development & Recently Completed



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (103.5M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



Each viewpoint has been modelled using VuCity software and is provided in the proceeding pages of this document. the 30-storey extrusion of the Leamouth Peninsula is provided for reference only. The principal views consider a hypothetical scheme of three tall buildings each of up to 103.5m AOD. The image inset demonstrates the massing of the hypothetical development.

VIEW 1 - LVMF 5A.1 GREENWICH PARK: THE GENERAL WOLFE STATUE

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal occluded by interposing development. No visibility.

LOCATION KEY:



VIEW 2 - OLD ROYAL NAVAL COLLEGE

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal occluded by interposing development. No visibility.

LOCATION KEY:



VIEW 3 - SEVERNDROOG CASTLE (GREENWICH LOCAL VIEWS IN POLICY DH(G))

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition.

LOCATION KEY:



VIEW 4 - CENTRAL PARK (GREENWICH LOCAL VIEWS IN POLICY DH(G))

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal occluded by interposing development. No visibility.

LOCATION KEY:



VIEW 5 - NAVAL ROW

BASELINE CUMULATIVE MODEL SHOT



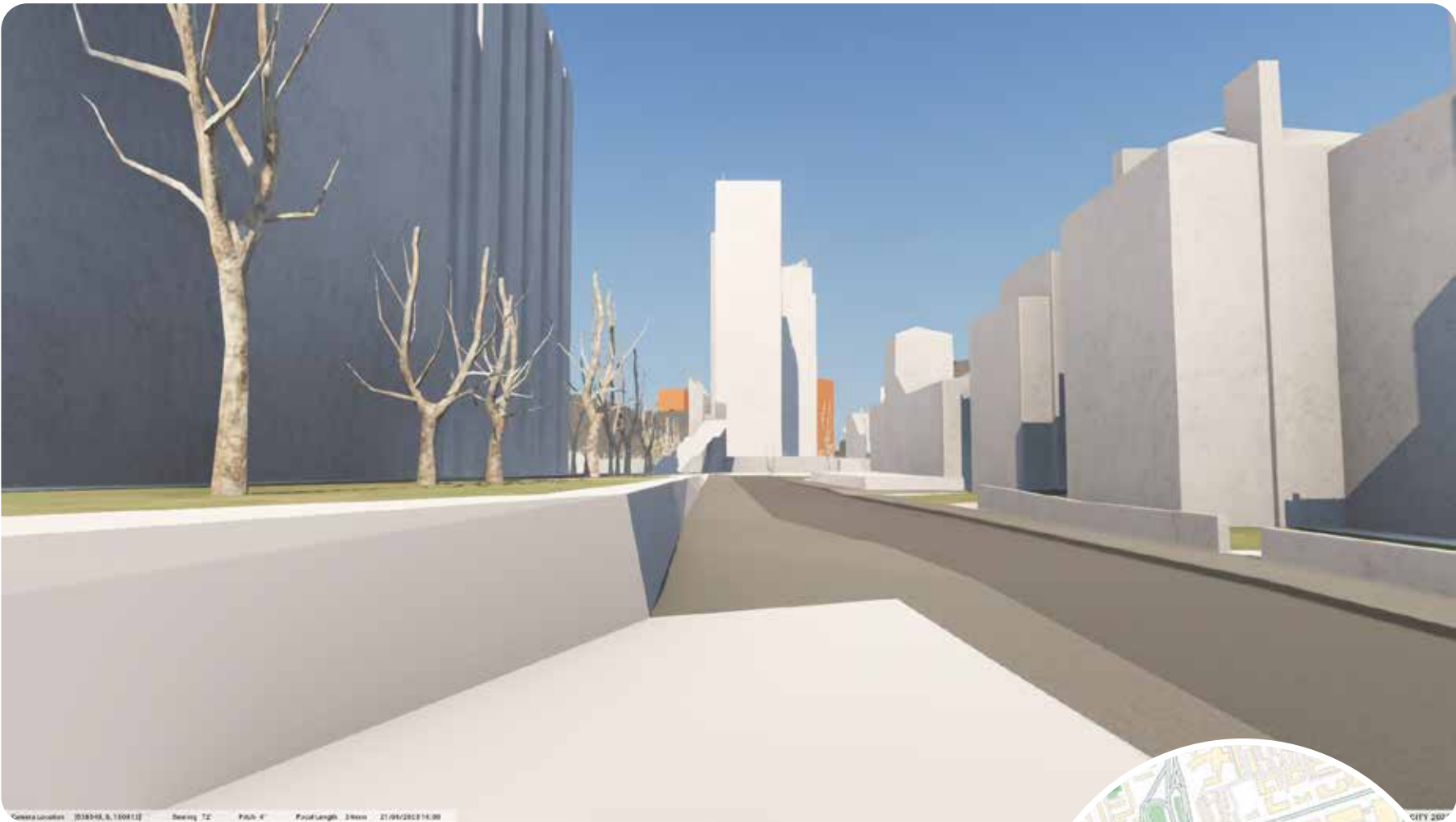
EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition.

LOCATION KEY:



VIEW 6 - BLACKWALL PIER

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



VIEW 7 - TRINITY BUOY

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition.

LOCATION KEY:



VIEW 8 - BARKING ROAD

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal occluded by interposing development. No visibility.

LOCATION KEY:



VIEW 9 - VINCENT STREET

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with no material impact to skyline.

LOCATION KEY:



VIEW 10 - KEIR HARDIE RECREATION GROUND

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

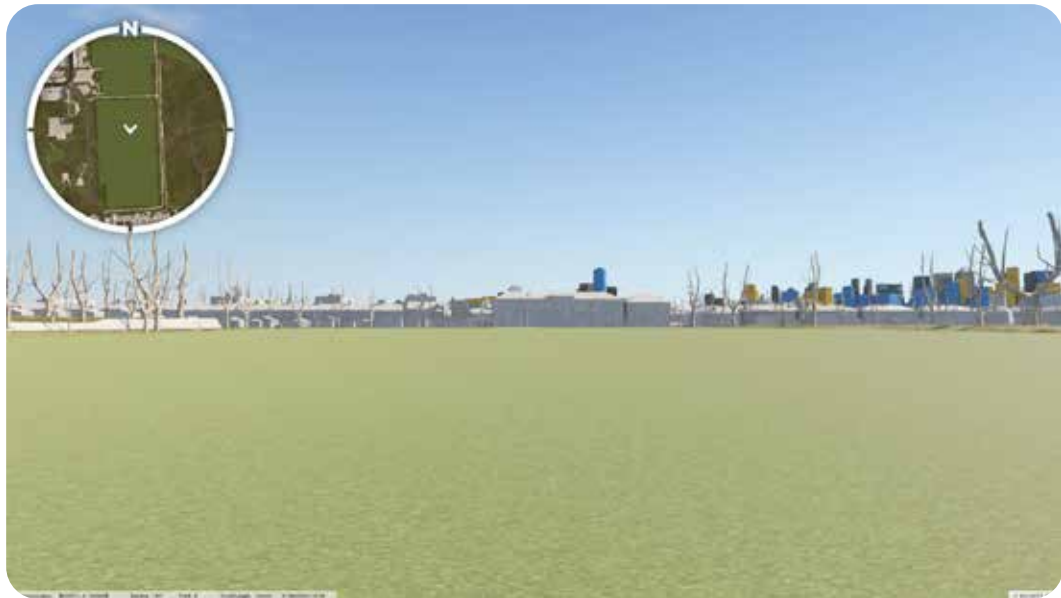
Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



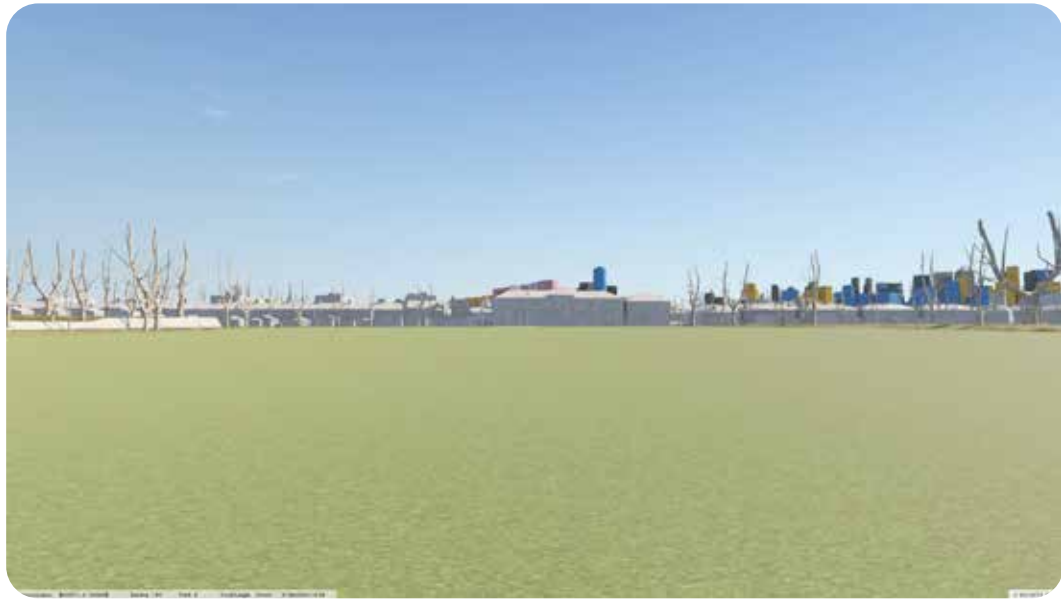
VIEW 11 - MEMORIAL RECREATION GROUND

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition.

LOCATION KEY:



VIEW 12 - ROYAL VICTORIA DOCK (1)

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



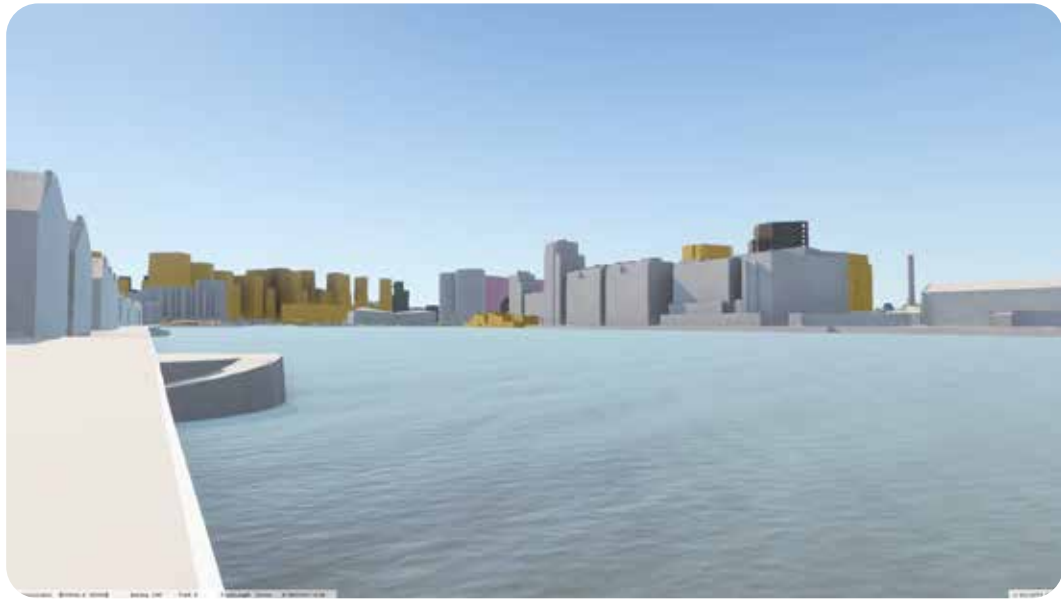
VIEW 13 - ROYAL VICTORIA DOCK (2)

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal occluded by interposing development. No visibility.

LOCATION KEY:



VIEW 14 - ORCHARD DOCKYARD EAST

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

LOCATION KEY:



VIEW COMMENTARY:

Proposal visible, with sense of depth readily perceptible subject to position and orientation of buildings.

VIEW 15 - ORCHARD PLACE FOOTPATH

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

LOCATION KEY:



VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline subject to position and orientation of buildings.

VIEW 16 - BOTANIC SQUARE GARDEN

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with no material impact to skyline.

LOCATION KEY:



VIEW 17 - LIMMO PENINSULA ECOLOGICAL PARK

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

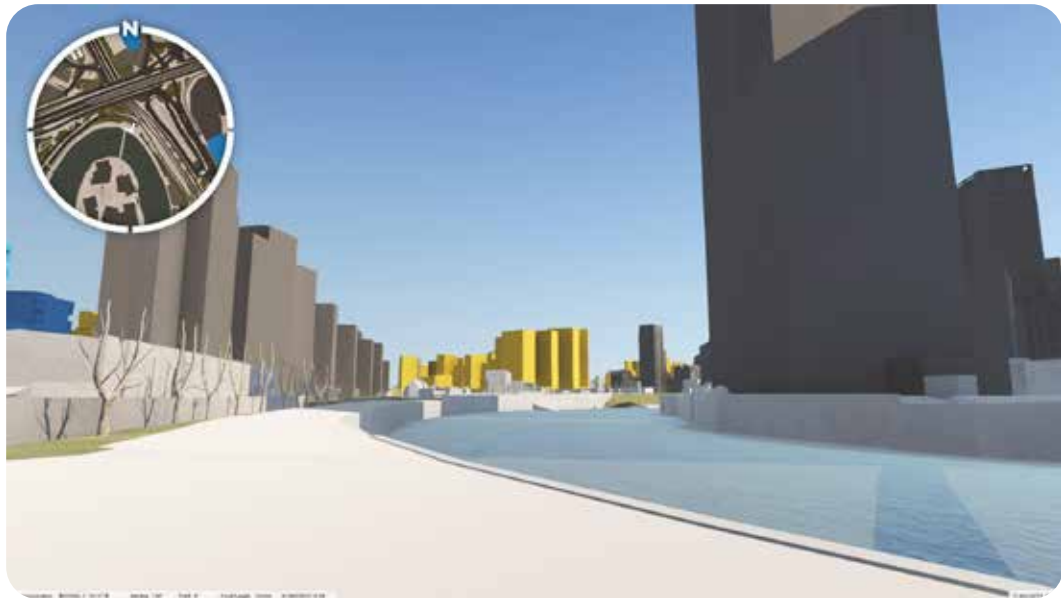
Proposal occluded by interposing development. No visibility.

LOCATION KEY:



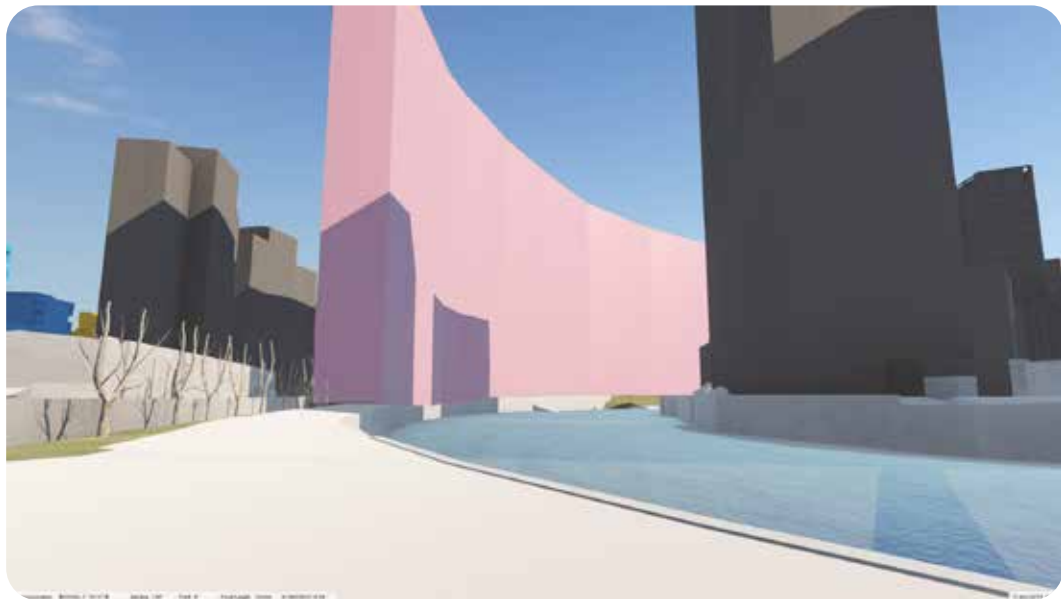
VIEW 18 - SILVERTOWN WAY

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



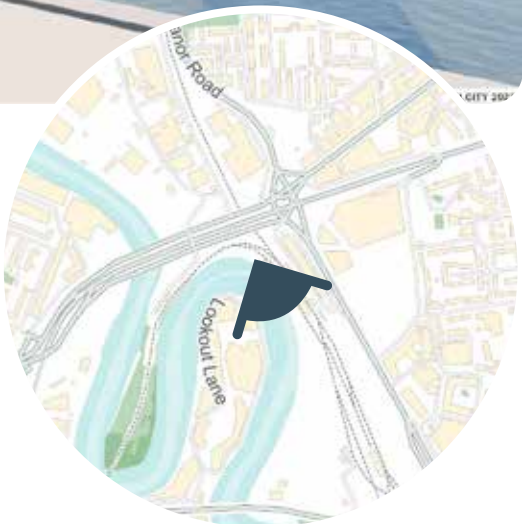
GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



VIEW 19 - ABBOTT ROAD

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline subject to position and orientation of buildings.

LOCATION KEY:



VIEW 20 - JUNCTION OF AVONDALE AND PERCY ROAD

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD), FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition.

LOCATION KEY:



VIEW 21 - BOREHAM AVENUE

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



VIEW 22 - THAMES PATH (1)

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition

LOCATION KEY:



VIEW 23 - THAMES PATH (2)

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



VIEW 24 - THAMES PATH (2)

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal glimpsed, with no material change to skyline composition.

LOCATION KEY:



VIEW 25 - THAMES PATH (4)

BASELINE CUMULATIVE MODEL SHOT



EXTRUSION OF LEAMOUTH PENINSULA TO 30 RESIDENTIAL STOREYS (105.3M AOD). FOR REFERENCE ONLY.

Site Extrusion



HYPOTHETICAL DEVELOPMENT OF THREE 30-STOREY TALL BUILDINGS (103.5M AOD).

Proposed 30 storey towers



GENERAL KEY:

- Under Construction
- Consented Development
- Recently Completed

VIEW COMMENTARY:

Proposal visible, with potential to enhance the skyline.

LOCATION KEY:



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