Red Door Ventures welcomes you to this public exhibition for the development of the Triangle site to the west of Royal Docks.

This is our first round of consultation for the scheme, with another round of consultation planned for later this year.

The emerging plans will create a high quality mixed-use development where people can live, work and play. Before we progress the scheme further we want to share our initial proposals for the site, answer your questions and hear your feedback.

If you have any questions please feel free to speak to a member of the project team.

THE TEAM

Developer: Red Door Ventures
Architect: dRMM
Landscape Architect: BD Landscape
Planning Consultant: DP9
Consultation: Your Shout
Located to the west of Royal Docks opposite the Siemens Crystal, the site is bordered by Silvertown Way, Tidal Basin Road and Siemens Brothers Way. The Hoola and Pump Tower developments are to the north of the site.

The site covers an area of approximately 0.42 hectares.

The site is within a three minute walk to Victoria Dock DLR Station, and a similar distance from the proposed Thames Wharf DLR station to the west.

The site is currently vacant, having most recently been used as a site office for a building contractor.

The site is in a designated strategic site which is identified for its potential to deliver a high density mixed use development.
LOCAL CONTEXT

THE TRIANGLE

1937
CRICKET GROUND + HOUSES

1950 - 1980
PAINTWORKS COMPLEX

PRESENT DAY
VACANT SITE

1872
ROYAL VICTORIA DOCK PRIOR TO THE EXPANSION OF THE DOCKS

1950s
AERIAL VIEW LOOKING SOUTH EAST

WIDER DEVELOPMENT CONTEXT
EMERGING PROPOSALS
THE TRIANGLE

KEY ELEMENTS OF THE PROPOSALS INCLUDE:

- Revitalisation of a vacant brownfield site;
- Increase in employment space;
- Range of commercial uses including retail, cafe and gym;
- Approximately 244 new homes for rent; with 35% affordable housing provided on site (subject to viability);
- Shared amenity spaces for residents;
- Improved pedestrian connections from Tidal Basin Road across the site and along the slip road, with potential to connect with the proposed creative workshops below the Silvertown Way Flyover.
EMERGING PROPOSALS
THE TRIANGLE

SECTION LOOKING NORTHEAST THROUGH THE RESIDENTS TERRACE TO THE EAST

SECTION LOOKING SOUTH ALONG THE NORTHERN BOUNDARY

PODIUM OVERVIEW FROM SIEMENS BROTHERS WAY

PODIUM OVERVIEW FROM SILVERTOWN WAY

THE TERRACE ALONG TIDAL BASIN ROAD LOOKING EAST

VIEW OF SILVERTOWN WAY SLIP ROAD LOOKING SOUTH
EMERGING PROPOSALS
THE TRIANGLE

RESIDENTIAL

TYPICAL RESIDENTIAL FLOOR PLAN

LANDSCAPE STRATEGY

LANDSCAPE MASTERPLAN

SECTION A

1. Improved wind mitigation
2. New flight paths for birds, bats and flying insects
3. Cool shading
4. Clear-stem trees to retain views through site
5. 'Defensive' street furniture to allow filtered movement of pedestrians and restrict vehicles
6. 'Defensive' street furniture to shared surface
7. Maximise level planes for more flexibility and use spill-out spaces

SECTION B

• 1 BED
• 2 BED
• 3 BED

NUMBER OF HOMES
TARGET AFFORDABLE HOUSING
ROOFTOP COMMUNAL TERRACES
ACCESSIBLE PODIUM GARDENS

244
35%
2
2
0

BALCONIES / WINTER GARDENS
NORTH FACING SINGLE ASPECT HOMES

AOD 16,475
AOD 18,875

LAnDscaPe STRaTegY

ReSiDenTiaL

TypiCal ResiDenTial FLooR PLan
We would like to know what you think and would be grateful if you could take the time to fill in a feedback form. Feedback will be given careful consideration and a report will be prepared detailing the issues raised and the responses from the project team.

If you have any questions please feel free to speak to a member of the project team.

ESTIMATED TIMELINE

- Second round of consultation: Autumn 2017
- Submission of planning application: Spring 2018
- Target planning decision: Spring 2019
- Anticipated start on site: Autumn 2019

NEXT STEPS

Thank you for attending the exhibition today.

We would like to know what you think and would be grateful if you could take the time to fill in a feedback form. Feedback will be given careful consideration and a report will be prepared detailing the issues raised and the responses from the project team.

If you have any questions please feel free to speak to a member of the project team.

SHARE YOUR THOUGHTS

Write to:
FREEPOST RTXU-JGSR-KHLE
Your Shout, 107 Southbank House, Black Prince Road, London, SE1 7SJ

Fill in a feedback form
Call Your Shout on 0800 458 6976
E-mail thetriangle@yourshout.org
Visit thetriangleconsultation.co.uk