



# CONTENTS

A	INTRODUCTION.....	3
1	INTRODUCTION .....	4
1.1	Why are we adding this document? .....	4
B	BASELINE ANALYSIS .....	7
2	TALL BUILDING CONTEXT .....	8
2.1	What is a tall building? .....	8
2.2	Existing Building Heights .....	10
2.3	Emerging Building Heights .....	14
2.4	Existing tall building assessment .....	18
2.5	Borough edge condition .....	20
2.6	Townscape assessment .....	24
C	TALL BUILDING ZONES .....	27
3	SENSITIVITY AND SUITABILITY .....	28
3.1	Sensitivity to tall buildings .....	30
3.2	Suitability to tall buildings .....	44
4	PROPOSED TALL BUILDING ZONES .....	60
D	TOWNSCAPE ASSESSMENT .....	66



# INTRODUCTION

# 1 INTRODUCTION

## 1.1 What is the purpose of this document?

The Newham Tall Buildings Annex has been prepared to provide a more detailed explanation of the sieving exercise undertaken to determine where tall buildings might be an appropriate form of development in the borough and which informed the Tall Building Zone designations within the draft submission Local Plan.

As required by the Characterisation and Growth Strategy LPG (2023), this draws on an analysis of the character of the borough and its opportunity to grow, which was initially undertaken in the Newham Characterisation Study (2022) and informed the Regulation 18 Local Plan. This has now been updated in parts and the Newham Characterisation Study (2024) has been used to inform this annex.

This document focuses on the sensitivity screening assessment and suitability scoping exercise undertaken as part of the Newham Characterisation Study. It also includes the townscape assessment for each area of the borough, which were produced to inform the Characterisation Study (2022) but which were not previously published, and can be found in section D of the document.

The Tall Buildings Annex also considers additional relevant evidence including further documents produced to support the production of the draft submission Local Plan, in particular up to date open space and town centre locations and designations.

This document should be read in conjunction with the Newham Characterisation Study (2024) and other relevant evidence base documents.







# BASELINE ANALYSIS

## 2 TALL BUILDINGS CONTEXT

### 21 What is a tall building?

#### Definition of tall building in Newham

The London Plan Policy D9 (Tall Buildings) requires Local Authorities to define what is considered a tall building for their area based on an analysis of building heights across the borough. The London Plan states that tall building “should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey”.

Based on this definition and on the existing building heights analysis, tall buildings in Newham are defined as those at or over 21m, measured from the ground to the top of the highest storey of the building (excluding parapets, roof plants, equipment and other elements).

Recognising that using storeys provides a simple way to illustrate height, the diagram on this page illustrates an indicative estimation of number of storeys which could be achieved with the assumption of a typical floor-to-floor level of 3m.

It is recognised that storey heights vary between land uses and construction methods. Therefore, the diagram is provided for explanatory purposes only.

The definition of tall buildings in Newham covers all buildings of 21m, irrespective of use and related floor-to-floor heights.

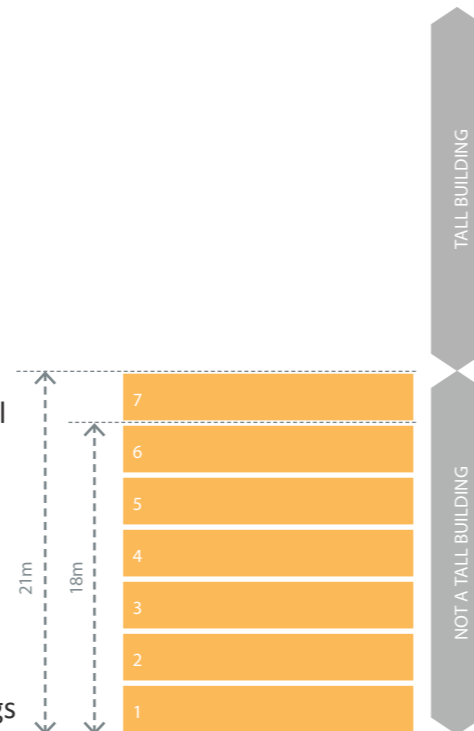


Fig 1 Scattered tall buildings along Stratford High Street



Fig 2 Cluster of tall buildings in Canning Town stepping down to the south



22 Existing building heights

This map shows existing building heights in Newham.

Newham is a growing borough and building heights across the borough reflect the contrast between the consolidated urban form and the emerging context.

The majority of the borough is characterised by terraced houses or semi-detached houses with a prevailing height up to 10 m (ca. 3 storeys). A few parts of the borough have buildings ranging between 10-21m (ca. 4-6 storeys).

Recently, residential development with buildings between 21-32 m (ca. 7-10 storeys) have emerged around the Olympic Legacy Opportunity Area and Royal Docks and Beckton Riverside Opportunity Area, establishing a new height datum in the regenerated areas.

A cluster of tall buildings between 60m and 100m has emerged around Canning Town complementing the tall building cluster of City Island in the neighbouring borough of Tower Hamlets.

Highly significant is the presence of tall buildings which have emerged in the Stratford and Maryland neighbourhood, with the tallest building - Manhattan Loft Gardens - 143m (43 storeys) tall, marking Stratford International Station and a series of scattered tall buildings along Stratford High Street.

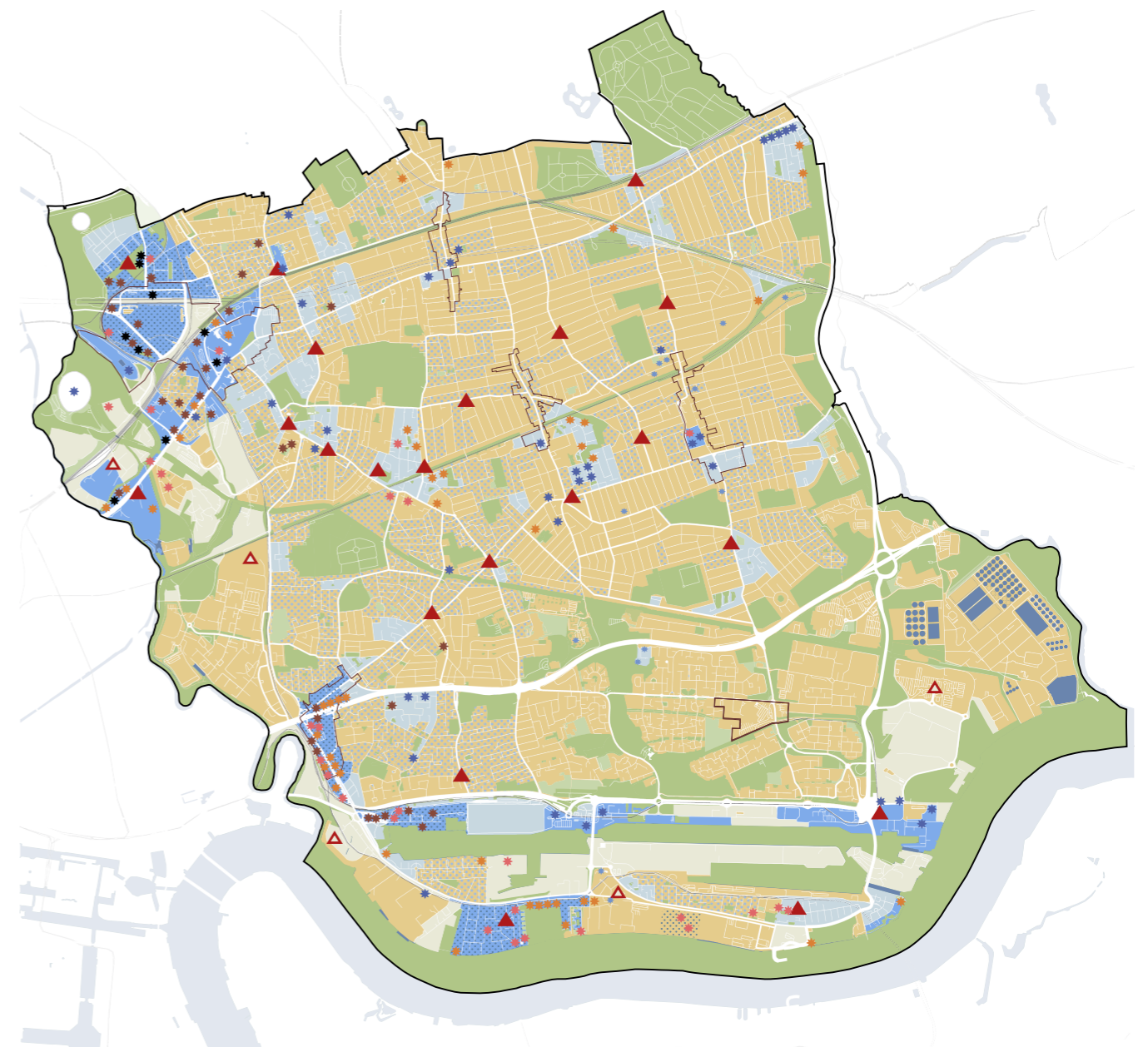
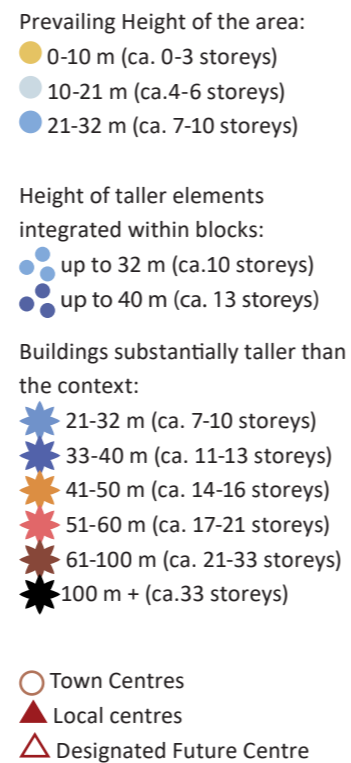


Fig 3 Newham existing building heights





Fig 4 Typical terraced houses context



Fig 5 Low rise context



Fig 8 Medium rise context in Sugar House Island



Fig 9 Tall building in East Ham



Fig 6 Emerging context at Royal Wharf

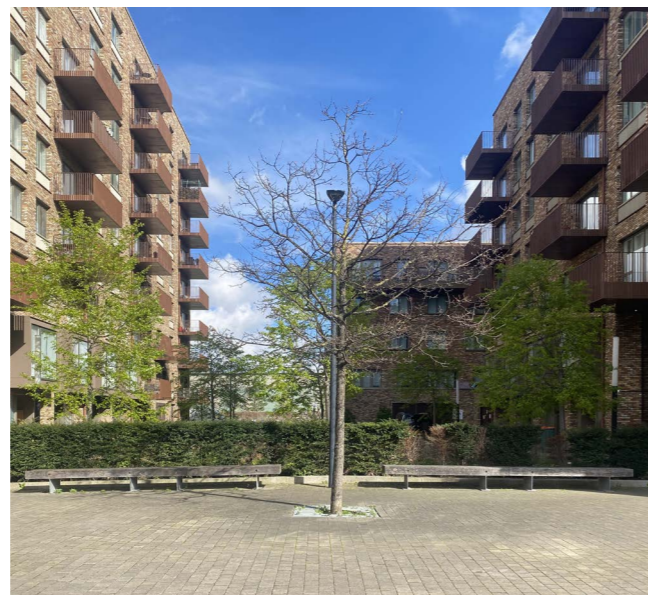


Fig 7 Emerging context at Royal Albert Wharf



Fig 10 Emerging context at Halsville Quarter, Canning Town



Fig 11 Emerging context at Canning Town



## Emerging building heights

This map shows tall buildings under construction in Newham.

The map shows the emerging tall building cluster in the area where the London Legacy Development Stratford (LLDC) is currently the Local Planning Authority, with schemes like Cherry Park, Stratford Waterfront North and Waterfront South and Stratford International.

Tall buildings are also emerging around public transport nodes, like West Ham Station, Canning Town Station, East Ham and Upton Park.

Isolated tall buildings and residential developments with taller elements integrated within blocks are also emerging across the Borough with the highest concentration in the Royal Docks and Beckton Riverside Opportunity Area.

Locations and proposed heights of emerging developments have been reviewed to identify suitable locations and maximum heights for tall building developments in the emerging Local Plan.

- Height of taller elements integrated within blocks:
- up to 32 m (ca. 10 storeys)
  - up to 40 m (ca. 13 storeys)
  - up to 50 m (ca. 16 storeys)
  - up to 60 m (ca. 21 storeys)
  - up to 100 m (ca. 33 storeys)

Buildings substantially taller than the context:

- 21-32 m (ca. 7-10 storeys)
- 33-40 m (ca. 11-13 storeys)
- 41-50 m (ca. 14-16 storeys)
- 51-60 m (ca. 17-21 storeys)
- 61-100 m (ca. 21-33 storeys)
- 100 m + (ca. 33 storeys)

State of application:

- under construction



Fig 12 Newham emerging building heights





Fig 13 Emerging tall buildings in Stratford



Fig 17 Custom House and Canning Town emerging context



Fig 14 Emerging scheme in North Woolwich



Fig 15 Emerging scheme at West Ham



Fig 16 Emerging context in Sugar House Island



Fig 18 Emerging context in Forest Gate



## Existing tall buildings assessment

This map shows existing tall buildings that don't respond to the immediate context and character of the areas and that appear as isolated point blocks. The highlighted tall buildings fall in an areas of consistent building height below 21m, characterised by low-rise and mid-rise buildings. Most of these buildings are post-war residential council estate tower blocks or isolated blocks scattered in the borough.

As such, the presence of these tall buildings do not create a context or character where tall buildings would be considered suitable. Their presence is not considered to be a justification for the area being appropriate for tall buildings or for an existing tall building to be redeveloped as a tall building.



Fig 19 Isolated tall building impacting Plaistow High Street character



Fig 20 Newham's isolated tall buildings



## Borough edge conditions

Newham abuts 6 different boroughs: Hackney, Waltham Forest, Redbridge, Barking and Dagenham, Greenwich and Tower Hamlets, creating different edge conditions and different level of sensitivities to tall buildings.

The north east edge of the borough, neighbouring inner suburban low rise residential areas in Redbridge, Waltham Forest and industrial areas in Barking and Dagenham, is quite sensitive to tall buildings.

The southern part of the Borough is delimited by the Thames and is facing Greenwich. The southern riverfront of the Thames has a mixed character with some employment uses and residential uses. Greenwich has identified a few tall building zones in the Greenwich peninsula and along the Thames.

The western part of the borough, abutting Tower Hamlets, is a less sensitive edge for tall buildings. The Leamouth Tall Building Zone, which includes City Island and Brow Creek development, fronting Canning Town on the western side of the River Lea should be taken into consideration in identifying suitable areas for tall buildings in Newham.

Newham tall building strategy will consider the established clusters of tall buildings along the riverfront. Therefore, to recognise the distinct identity and the townscape and skyline of the Leamouth Peninsula and Greenwich Peninsula and to avoid creating a continuous sprawl and saturation of the skyline at the riverside where the rivers Thames and Lea meet, tall buildings in Newham will be subservient to the maximum height parameter established in the neighbouring boroughs.



Fig 21 View of City Island and Canada Water clusters from Brunel Street Work, Canning Town



Fig 22 View of the western edge of the borough



**Neighbouring Borough - edge sensitivity**

This map highlights the tall building zones defined by neighbouring boroughs along the edges bordering Newham and identifies which edges are more sensitive to tall building developments, taking into account the proximity to neighbouring low rise context and open space.

**Royal Borough of Greenwich Tall Building Zones:**

- 1: East Creekside
- 2: Greenwich Peninsula West
- 3: Greenwich Peninsula
- 4: Charlton Riverside
- 5: Woolwich Town Centre
- 6: Tamesis Point in Thamesmead
- 7: Thamesmead Town Centre
- 8: Abbey Wood Station Area

**London Borough of Tower Hamlets Tall Building Zones:**

- E: Leamouth
- D: Blackwall
- B: Canary Wharf
- C: Marsh Wall and Millwall Inner Dock

- - Sensitive edge
- Not sensitive edge

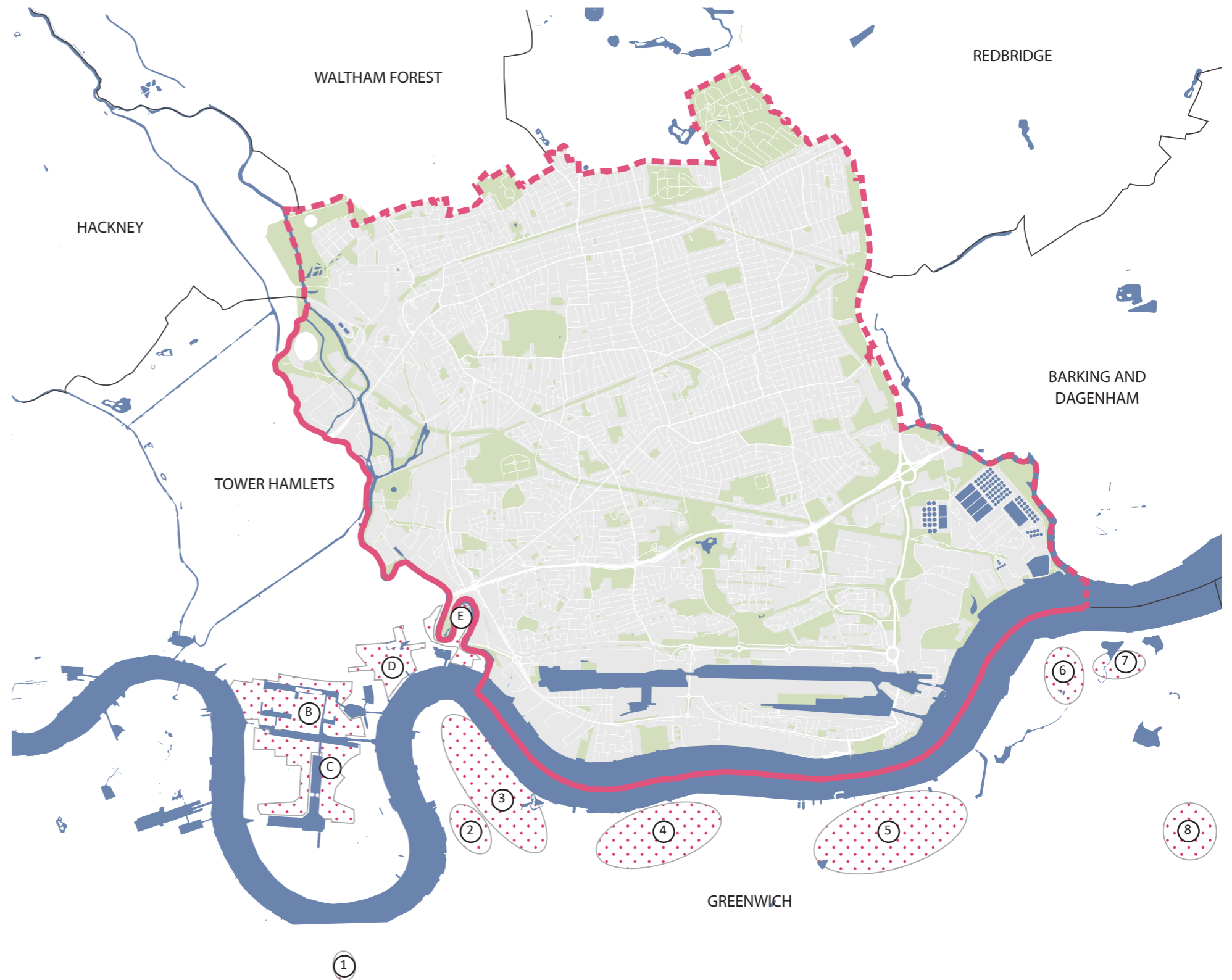


Fig 23 Edges sensitivity to height map

## Townscape assessment

Maccreeanor Lavington with New Practice, Avison Young and GHPA, undertook a character assessment and evaluation process to identify sensitivity to, and opportunity for, change in the borough.

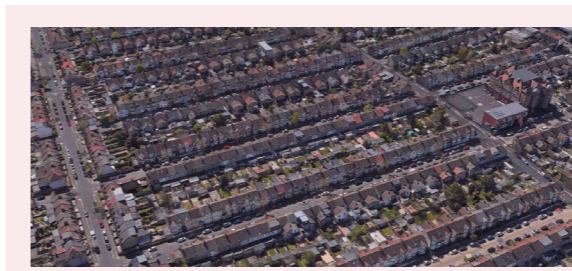
For each area of the borough the character assessment evaluated architecture and urban design quality, using the following criteria: Context, Identity, Built form, Movement, Nature, Public realm, Uses, Homes and Buildings, Resources.

The Newham Characterisation Study (2024), contains a summary and synthesis of this assessment and the evaluation process. This can be found in the Urban Form Quality and Character Analysis in the Chapter 7 - Opportunity for Change, page 143-144, also shown on this page.

The character assessment and evaluation process also informed the sensitivity to change and opportunity to growth maps shown in the Newham Characterisation Study (2024).

The baseline analysis has also informed a sensitivity screening assessment and a suitability scoping assessment to identify areas suitable for tall buildings as show in the next pages.

To offer a comprehensive analysis, the full townscape assessment for each area of the borough has been attached in section D of this document. Please note, the neighbourhood boundaries and neighbourhood names don't reflect the boundaries created following feedback received during the Regulation 18 consultation.



Context	Fitting into the context	1
Identity	Recognisable strong	1
Built form	Clear and legible	1
Movement	Easy to navigate grid	1
Nature	Scarce beyond gardens	0.5
Public realm	Limited	0
Uses	Largely residential	0
Homes & buildings	Good quality homes	1
Resources	Low energy efficiency	0
Total		5.5

Example of Built form quality and character evaluation

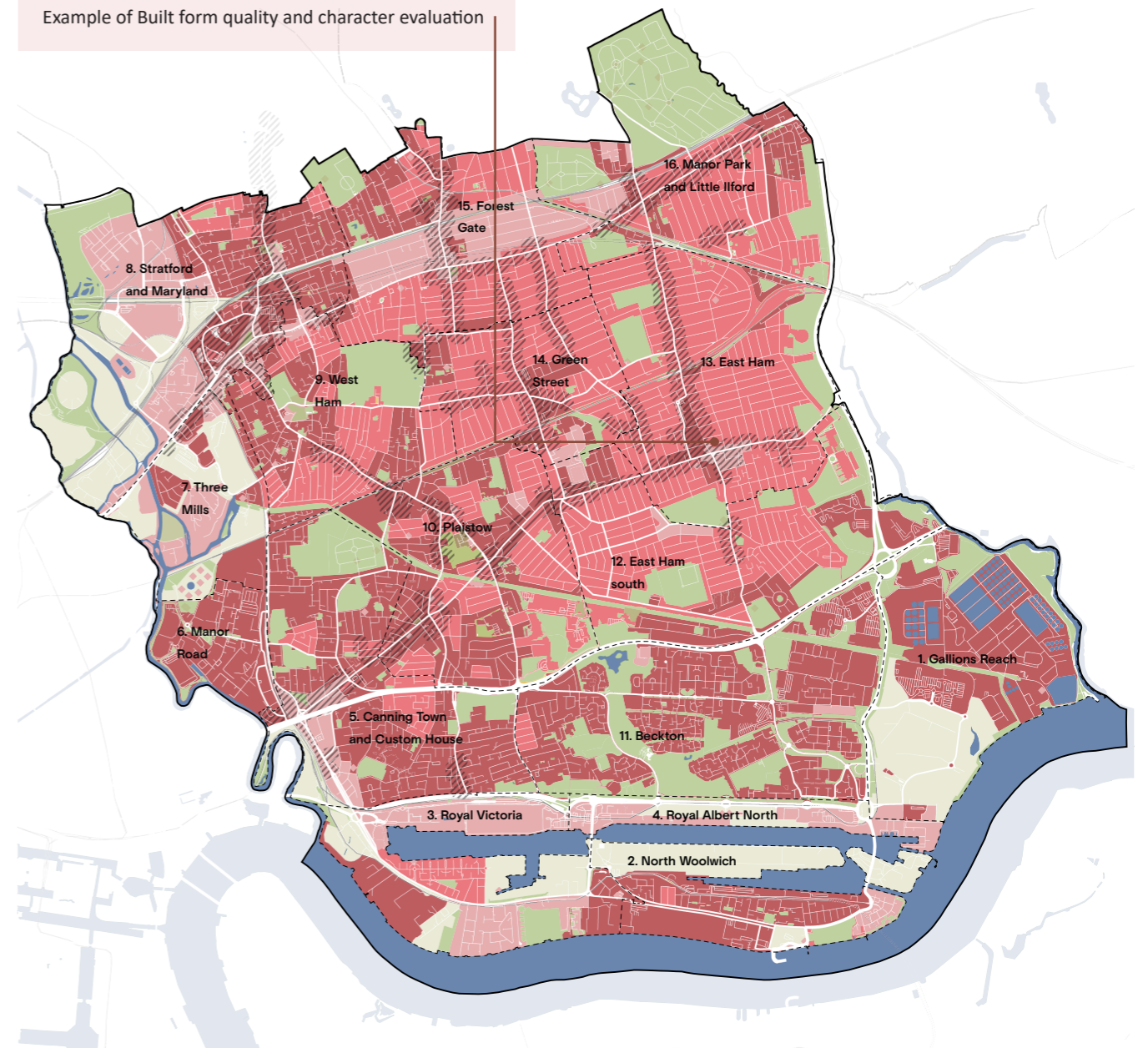


Fig 24 Evaluation: built form quality and character map

# TALL BUILDING ZONES





### 3 SENSITIVITY AND SUITABILITY

The tall building strategy has been informed by the baseline analysis of the borough, as outlined in the Newham Characterisation Study (2024), and which included an assessment of urban morphology, historic development, functional character and emerging context.

The findings of that analysis have informed our understanding of the urban form quality and character of the borough, helped identify potential areas for growth and informed the sieving exercise undertaken to identify suitable locations for tall buildings in the borough.

In particular, locations for tall buildings have been identified by reviewing areas that have an opportunity to change: site allocations, opportunity areas, areas identified as transform in the Characterisation Study, areas that have a town centre designation and those with a high level of accessibility to public transport.

This section of the document illustrates the sieving process undertaken through:

- A sensitivity screening assessment to identify and discard locations that are sensitive and that are therefore not considered appropriate for tall building development, and
- A suitability scoping exercise to identify locations that are suitable for tall buildings.



Fig 25 Tall buildings in Stratford



## Sensitivity Screening Assessment

This section sets out a high-level assessment of sensitivity to tall buildings using the sensitivity to tall building development criteria outlined in the Characterisation and Growth Strategy LPG (2023).

These are:

- Areas that do not have any buildings that exceed the area's tall building definition
- Areas within or near Areas of Special Local Character
- Areas within a Conservation Area or likely to affect the setting of a Conservation Area
- Locations which would affect a protected viewing corridor or its Wider Setting Consultation Area and the extended background
- Areas within Green Belt or Metropolitan Open Land (MOL)
- Areas within green open spaces and nature reserves
- Areas within the Thames Policy Area
- Areas physically affecting or within the setting of any designated heritage assets; this may apply to some non-designated assets too
- Areas with a poor level of public transport accessibility (for example, PTAL score 0-3)
- Areas within the setting of a World Heritage Site
- Areas within a Civil Aviation Authority Public Safety Zone

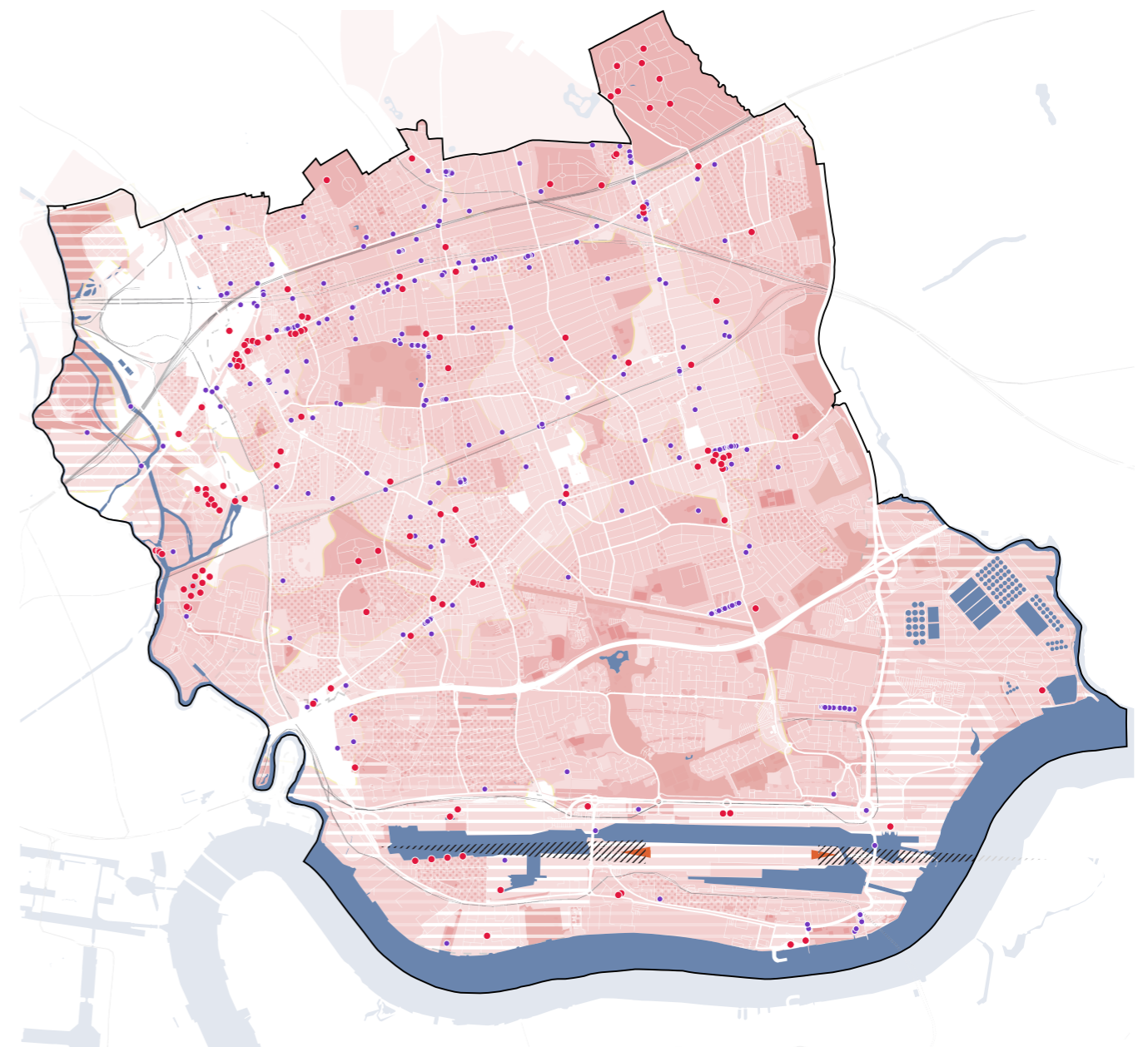


Fig 26 Combined sensitivity map

### Areas with buildings below tall building threshold

This map shows areas of Newham with a consistent building height below 21m.

The majority of the borough is characterised by low-rise and mid-rise buildings with a prevalence of terraced houses or semi-detached houses, therefore these areas are considered sensitive to tall building developments.

The map also shows areas of low rise buildings where sporadic taller elements up to 32m are integrated in the low rise urban blocks.

Buildings significantly taller than the established context height risk harming the coherence of the low rise areas, disrupting the urban form.

Buildings significantly taller than the established context could also create problems of overshadowing and overlooking.

Areas with a consistent building height below 21m, including larger low rise areas with a few taller elements, are also therefore considered sensitive to tall buildings.

Height of taller elements  
integrated in low rise urban  
blocks:

- up to 32 m (ca.10 storeys)

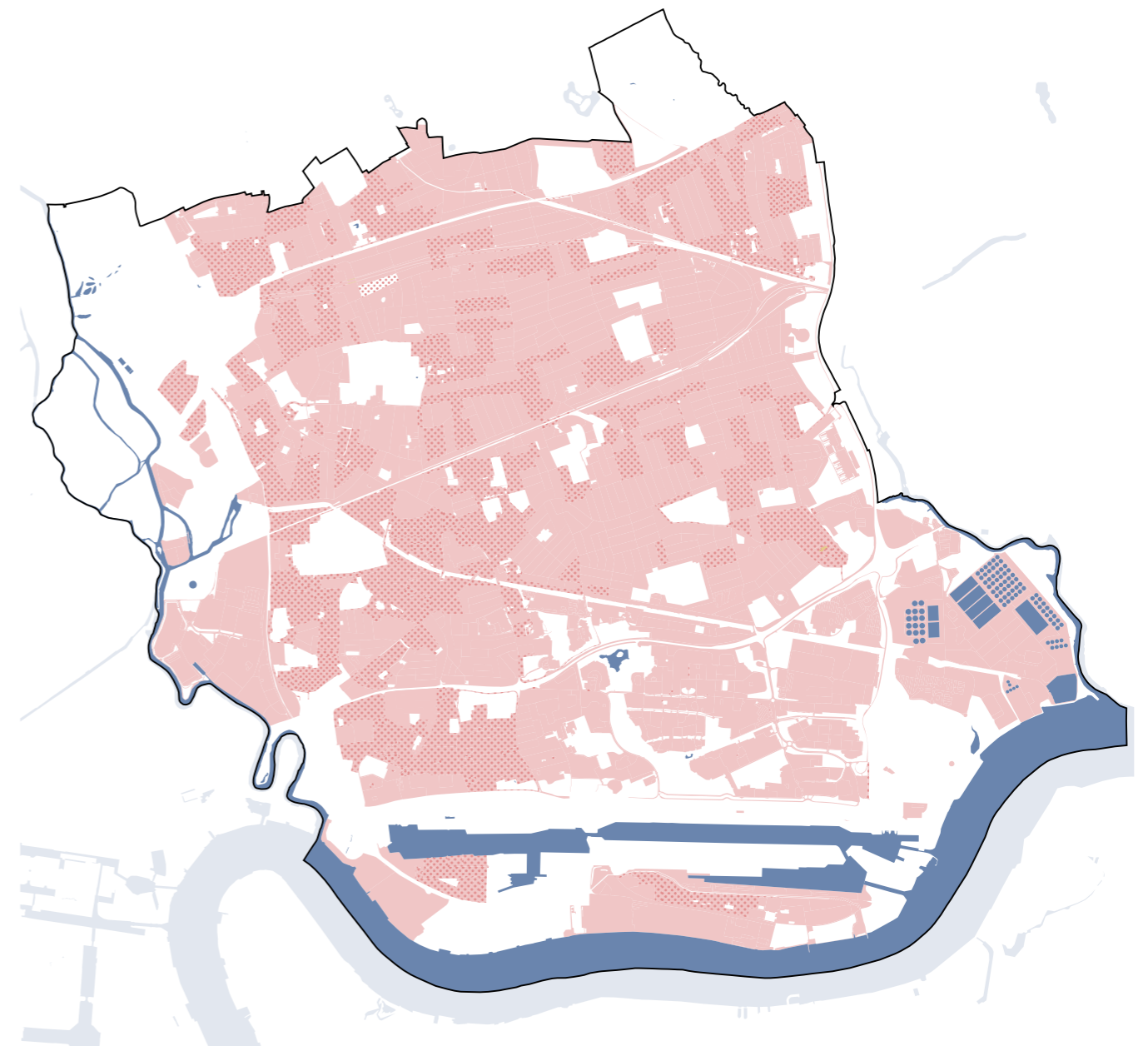


Fig 27 Areas of consistent building height below 21m

### Conservation Area, Listed Buildings and Areas of Townscape Value

#### Designated heritage assets:

There are nine conservation areas in Newham.

Newham has over 100 listed buildings, ranging from the 15th century Spotted Dog pub to the 19th century Abbey Mills Pump Station.

#### Non designated heritage assets:

There are nine identified Areas of Townscape Value.

Newham also contains a rich heritage of buildings of architectural merit or which are considered to be of historic interest that are locally listed. The quality of the buildings and the contribution they make to the townscape reinforce the local identity of the Borough.

Conservation areas, listed buildings and non-designated heritage assets are particularly sensitive to tall buildings as their height and mass could undermine the significance of the historic asset.

In order to protect the significance of these historic assets, where the suitability analysis, undertaken in the next section, identifies suitable locations for tall buildings - in areas of poor urban character and high levels of accessibility - within or in close proximity to conservation areas, these will be designated at the lower permissible heights.

Development with tall buildings should also be subject to a detailed townscape analysis during the pre-application process.

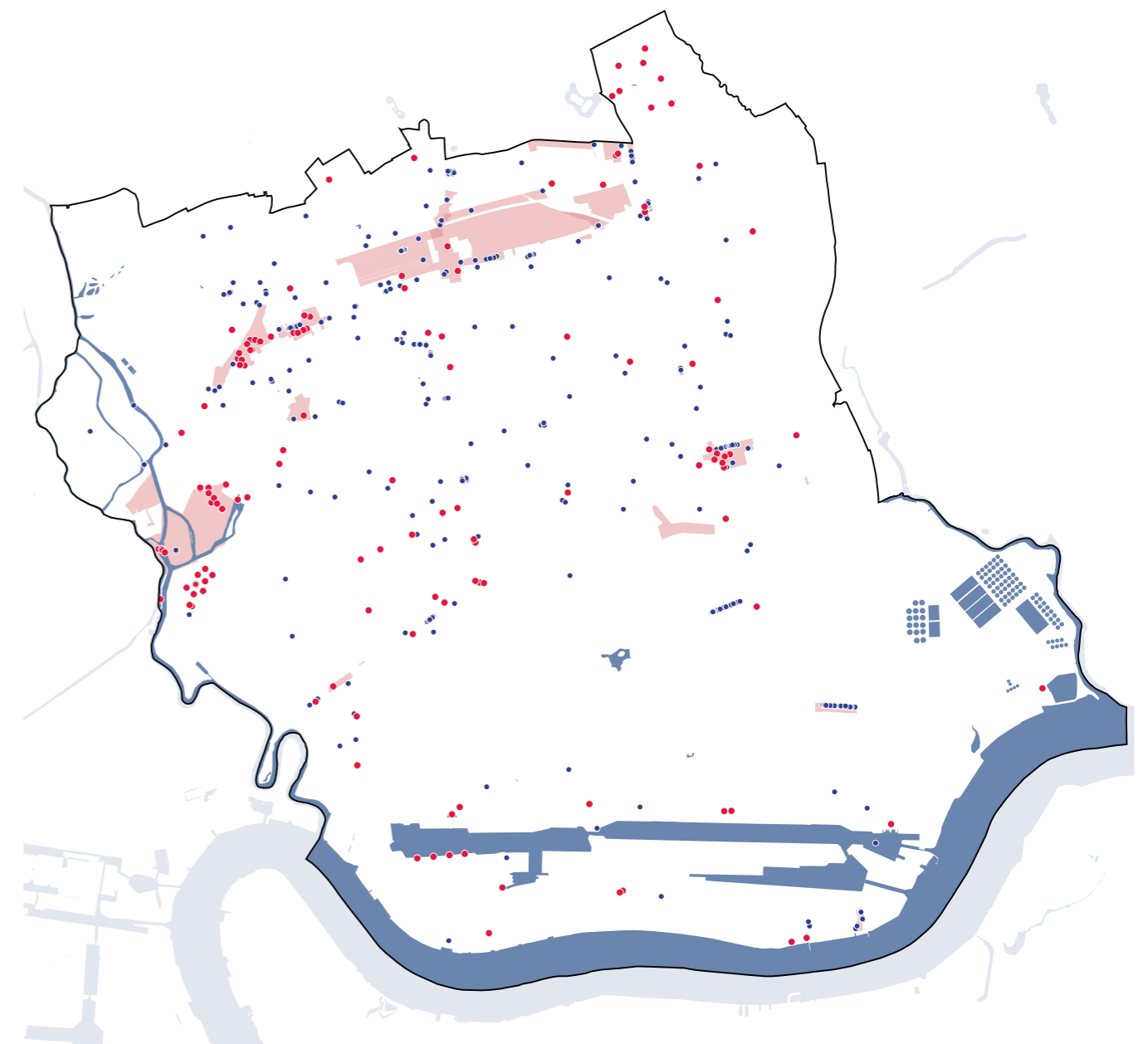


Fig 28 Conservation areas, listed buildings and areas of townscape value



**Views**

**London View Management Framework**

The London View Management Framework (LVMF) set out designated viewing corridors that protect views and landmarks across London. Newham, and in particular the Stratford area, is in the background of a protected linear view: King Henry VIII’s Mound, Richmond to St Paul’s Cathedral (9A).

The Linear view 9A from the King Henry VIII’s Mound offers a long distance view of St Paul’s Cathedral and tall buildings could appear in the background and negatively impact the silhouette of the Grade I listed building.

**Local views**

Newham doesn’t have any locally designated views but key views and local landmarks are identified in the Conservation Area Appraisals and Management Plans for each conservation area.

The impact of development within these protected areas should demonstrate that conserve and enhance the local views and the role of local landmarks in the conservation area.

Where the suitability analysis undertaken in the next section, identifies suitable locations for tall buildings in close proximity to conservation area, these will be designated at the lower permissible heights.

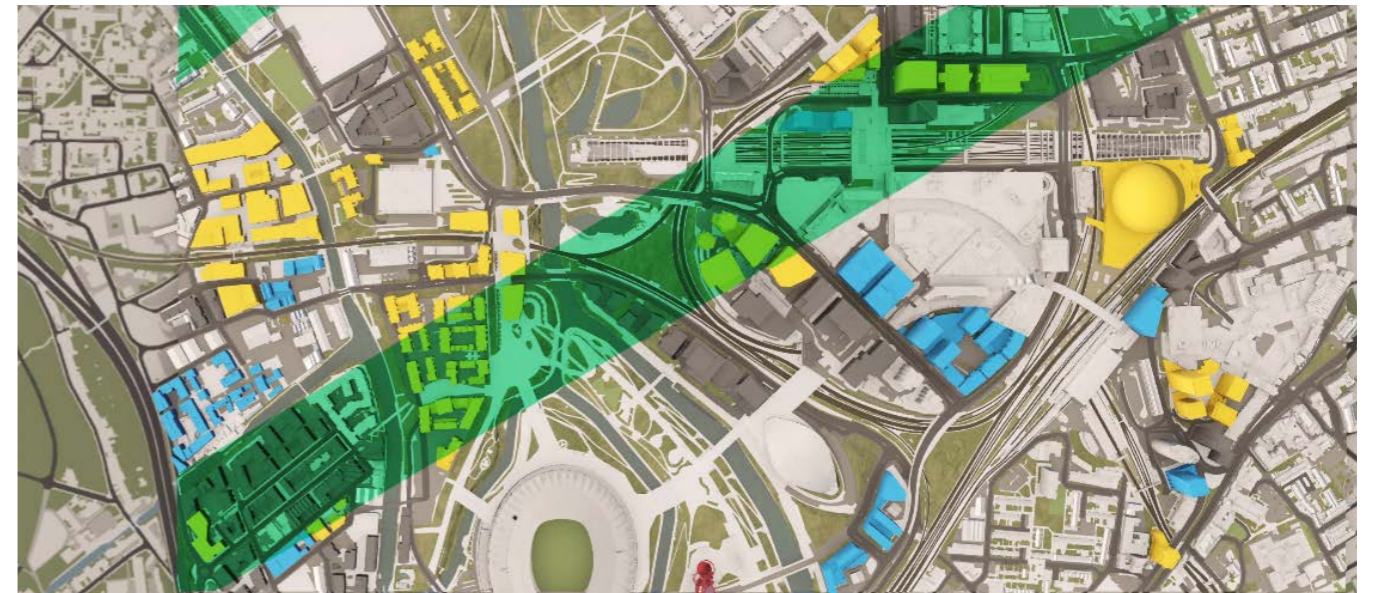
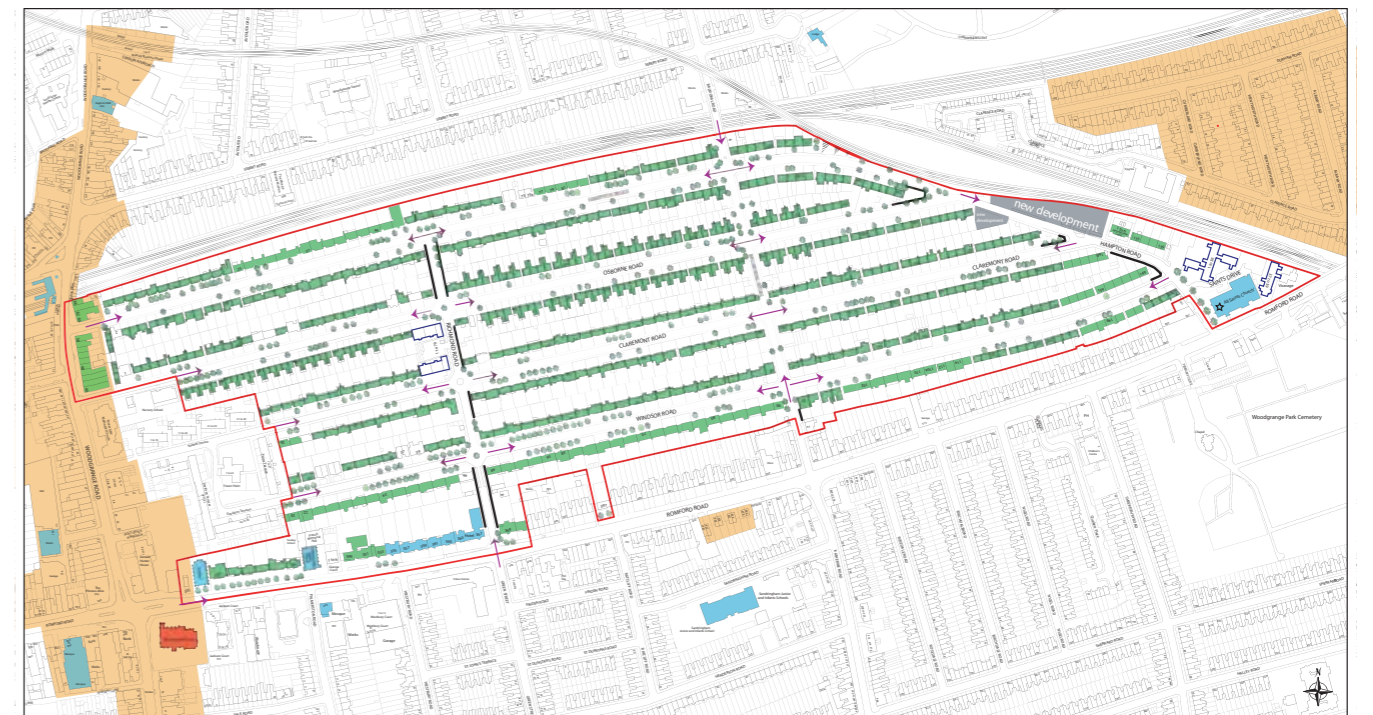


Fig 29 LVMF 9A extended view affecting the northern part of Stratford



**Woodgrange Estate Conservation Area**

Conservation Area	Adjacent Conservation Area	Key views
Listed Building	Buildings of Local Interest	Significant boundary walls
Positive Building	Significant Trees	Focal buildings
Negative Building	Embankment	

Fig 30 Example of Townscape Appraisal Map, Woodgrange Estate Conservation Area (2006)



## Green and water spaces

Newham benefits from an important network of green and water spaces, including the historic Royal Docks. Newham also borders the three largest rivers in London, with the Thames to the south, the River Lea in the west and, to the east, the River Roding.

Green spaces in Newham include Green Belt, Sites of Importance for Nature Conservation (SINCs) and Metropolitan Open Land (MOL). These infrastructure provides large benefit for the health and wellbeing of the community. Green and water spaces in Newham are precious, but scarce resources and are therefore considered sensitive to tall building developments. Green and water spaces in Newham need to be protected and enhanced to support biodiversity, improve the quality of lives and contribute to tackling the climate emergency.

Tall buildings in close proximity to green and water space can cause overshadowing, which can impact plant growth and reduce the quality of open spaces. Tall buildings in close proximity to green and water spaces should therefore avoid overshadowing existing and proposed open spaces, including watercourses.

Where the suitability analysis undertaken in the next section, identifies suitable locations for tall buildings in close proximity to green spaces, these will be designated wherever possible at the lower permissible heights, unless a higher parameter is necessary to establish a borough-wide spatial hierarchy. In those particular circumstances, the location of tall buildings should be carefully considered and the height should step down to avoid overshadowing impact on existing and proposed open spaces, including watercourses.

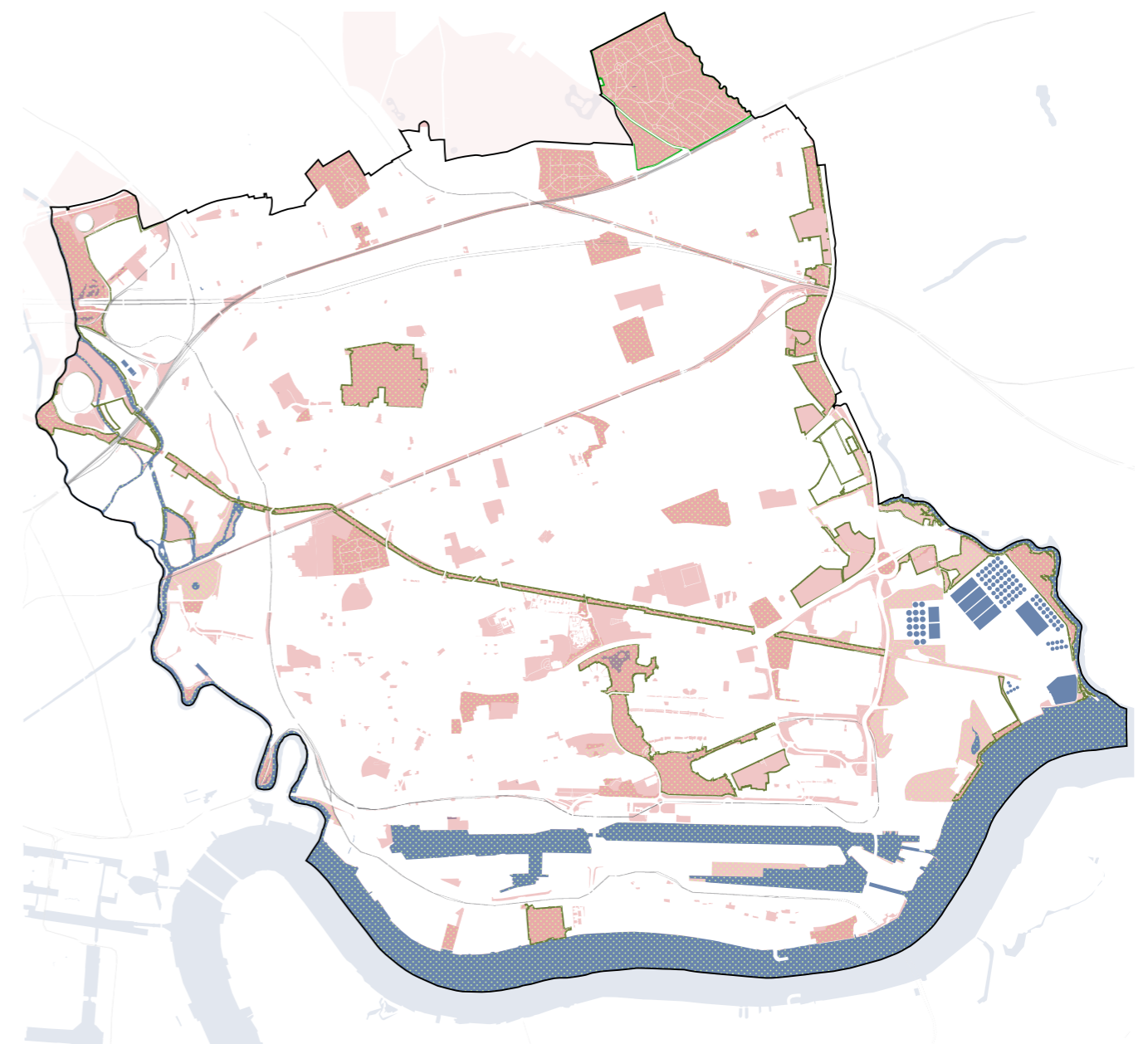
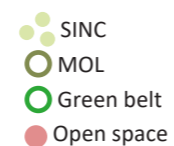



Fig 31 Green Space, SINC, MOL and Green belt map

### Poor levels of public transport accessibility

Areas of poor levels of public transport accessibility (PTAL score 0-3) can represent a barrier to higher levels of growth. However, the designated Royal Docks and Beckton Riverside Opportunity Area, which currently has a low Public Transport Level (PTLA) is also one of the biggest regeneration areas in the Borough identified by the London Plan (2021) as a key location for new homes, jobs and infrastructures. In addition, improving connectivity, including the extension of the DLR to Thamesmead via Beckton Riverside, is envisaged to support the growth.

Areas with a low PTAL are generally considered not suitable for tall buildings, but areas of low PTAL within Olympic Legacy and Royal Docks and Beckton Riverside Opportunity Areas will be carried forward as suitable locations for tall building developments, with appropriate capacity improvements to transport connections considered as part of future planning applications.

The maximum height permissible in each area will respond to the transport context.

Opportunity areas:  
 areas carried forward as suitable locations for tall buildings

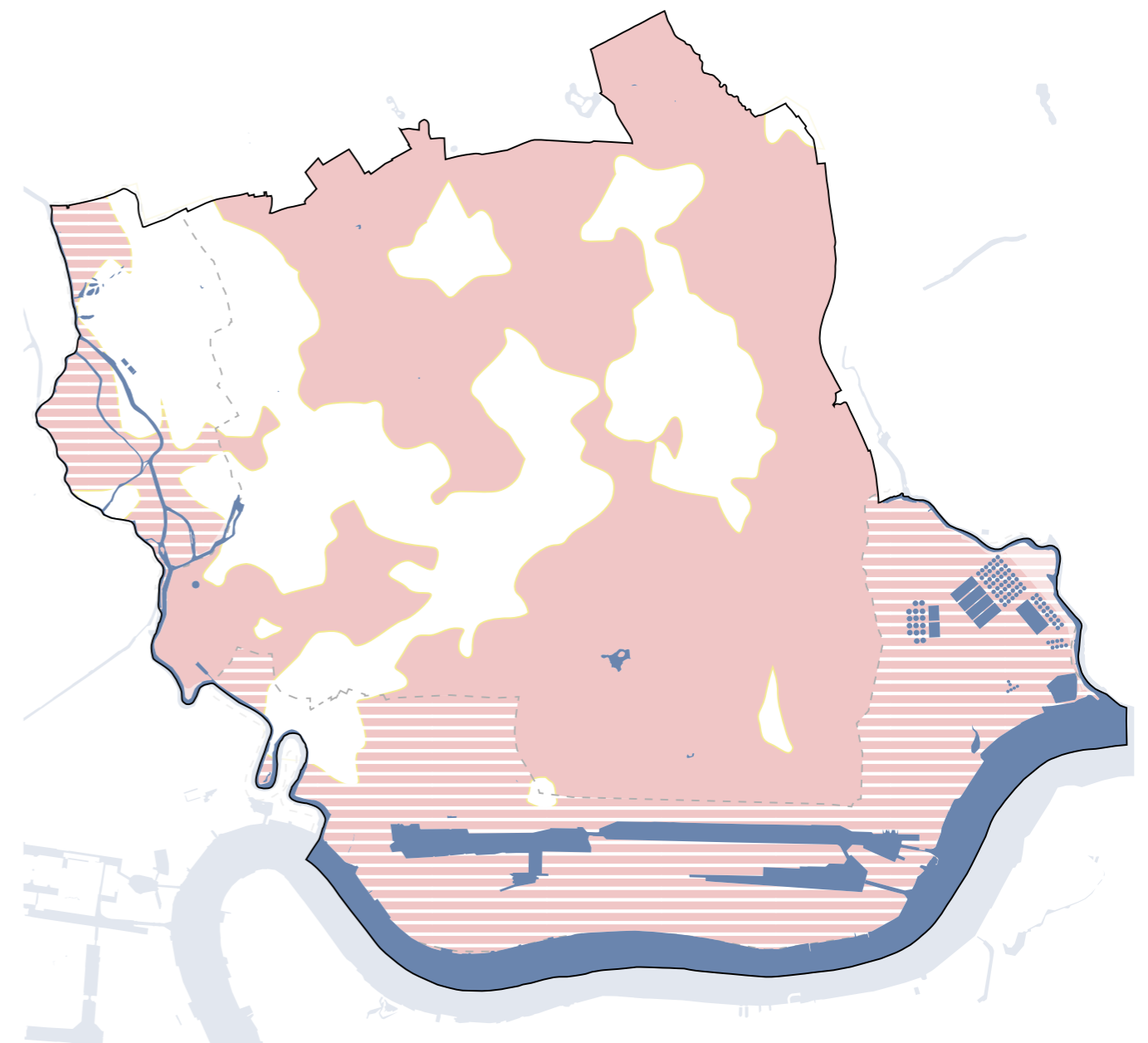


Fig 32 Newham PTAL score 0-3



## Airport Exclusion Zone

### London City Airport

Newham is home of London City Airport, which is located in the Royal Docks at the southern edge of the borough.

Development within the designated Public Safety Zone and in the Aerodrome Safeguarding Area is extremely restricted due to the impact they can have on the airport operation and on the impact of noise level on residential uses.

Areas in close proximity to the airport exclusion zone are considered sensitive to tall buildings.

Where the suitability analysis undertaken in the next section, identifies suitable locations for tall buildings within airport exclusion zones, these will be designated at the lower permissible heights.

Development with tall buildings in close proximity to London City Airport and above specific heights outlined in the Aerodrome Safeguarding Map will be referred to London City Airport for consultation.

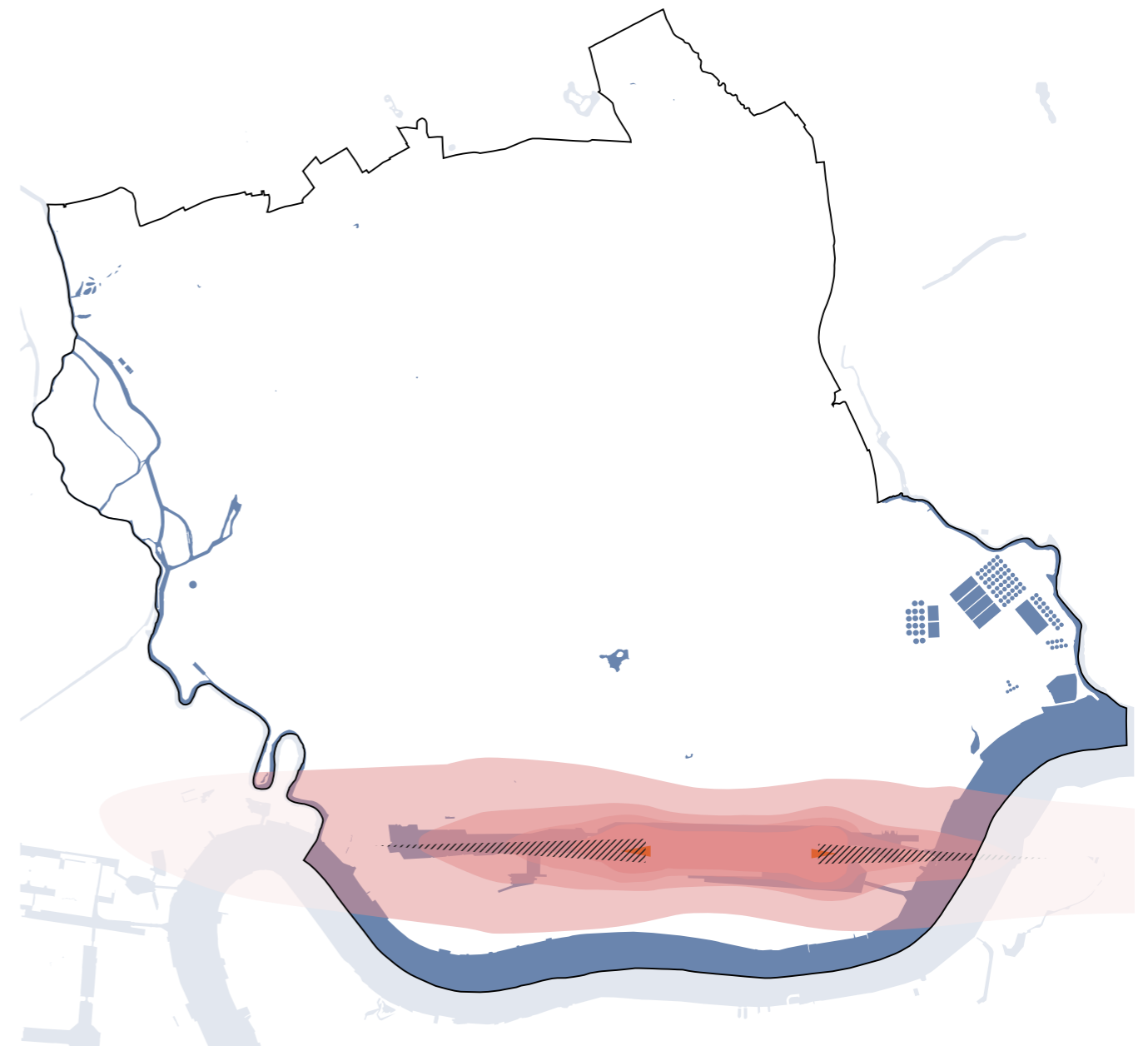


Fig 33 London City Airport Public Safety Zone and Noise Contours

## Suitability Scoping Assessment

This section sets out a high-level assessment of the suitability for tall building development criteria, which have been assessed in the Characterisation Study base analysis. These are:

- Areas of consistently tall buildings (21m or more)
- Low sensitivity to change areas
- Transform areas
- Site allocations
- Opportunity Areas (OAs)
- Areas identified for tall buildings in the adopted Local Plan
- High Public Transport Accessibility Level (PTAL 4-6b)
- Town and local centres

While these areas are considered suitable for tall buildings in principle, each criterion should be read in conjunction with each other as well as with sensitivity to tall building development criteria in order to identify which area should be taken forward as a tall building location.

The maximum height permissible in each area will be considered on the basis of the local centre hierarchy, the level of accessibility and the prevailing height of the context.

Different height parameters will allow the establishment of a borough wide spatial hierarchy and to create a gradual and sensitive transition to the surrounding context.

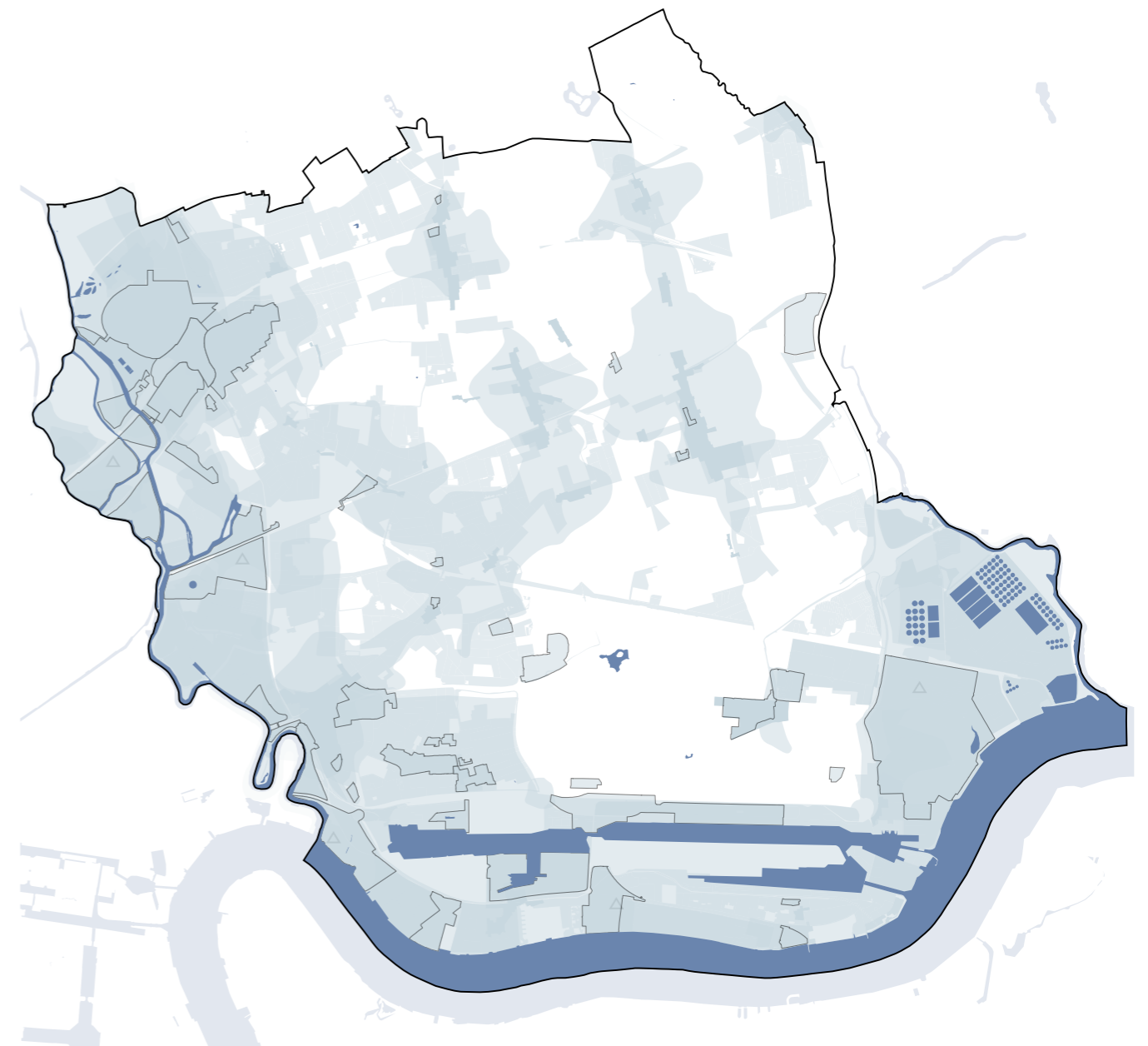


Fig 34 Combined suitability map



### Areas with buildings consistently above the tall building threshold

Although the majority of the borough is characterised by terraced houses or semi-detached houses, the borough has been the centre of many regeneration projects in the Olympic Legacy Opportunity Area and the Royal Docks and Beckton Riverside Opportunity Area. In those areas residential development with buildings between 21-32 m (ca. 7-10 storeys) have emerged, establishing a new height datum.

Areas of consistent building heights over 21m are considered in principle suitable for tall building developments.

However further analysis is required in each location to establish suitable heights and to ensure a coherent townscape and skyline.



Fig 35 Areas of consistent building heights of over 21m

### Low sensitivity to change areas

Areas considered to be of low sensitivity to change include areas of fragmented character where buildings from multiple periods and following different styles and urban principles are present.

The map also includes industrial and brownfield areas.

The character of those areas is not likely to be impacted by changes, therefore these areas are identified in the Characterisation Study and are considered in principle suitable for tall building developments.

However, low sensitivity to change areas, with a low level of public transport accessibility, with no town centre designation and outside of an opportunity area, will not be taken forward as tall building locations.



Fig 36 Low sensitivity to change areas



## Transform areas and strategic sites

The Newham Characterisation Study (2024) identifies areas to be conserved, enhanced and transformed.

Transform areas are areas with a fragmented urban grain and low quality character where new development can establish a new character.

Transform areas in Newham are concentrated in the designated opportunity areas: the Olympic Legacy Opportunity Area, the Royal Docks and Beckton Riverside Opportunity Area and the Poplar Riverside Opportunity Area and includes the majority of the site allocations and the Strategic Industrial Locations (SIL).

Transform areas and strategic sites are considered in principle suitable for tall building developments.

However, where a strategic site or transform area is sited in an area sensitive to change or with a low level of accessibility or with no town centre designation or outside of an opportunity area, will not be taken forward as a tall building location.

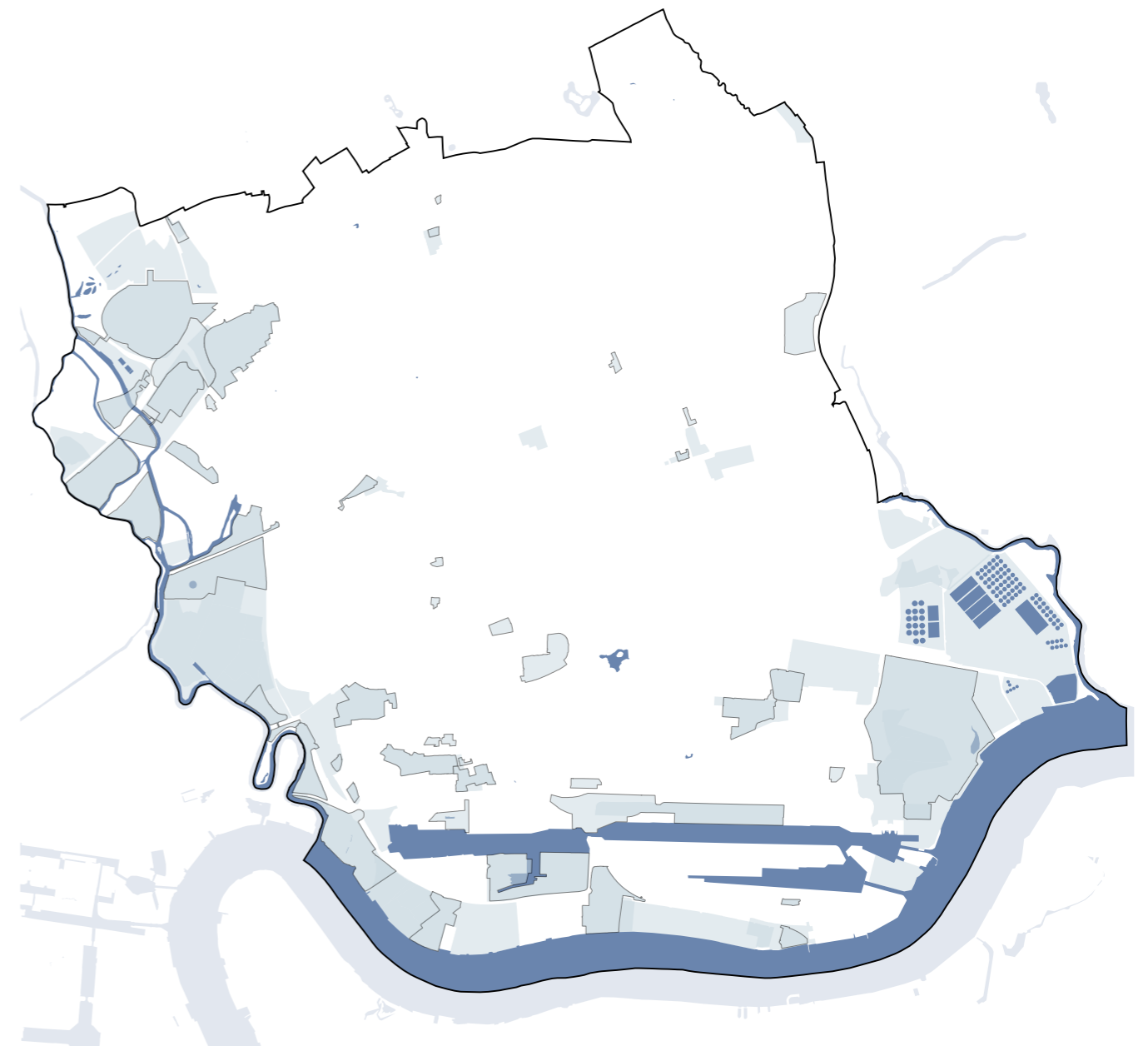


Fig 37 Transform areas (including SIL) and site allocations map

## Opportunity Areas

Opportunity Areas (OAs) are identified in the London Plan as key locations capable to accommodate new homes, jobs and infrastructures.

There are three designated OAs in Newham:

- Olympic Legacy Opportunity Area
- Royal Docks and Beckton Riverside Opportunity Area
- Poplar Riverside Opportunity Area

The Olympic Legacy OA was designated in 2004 as a key location for large scale development and public transport improvement as part of the Elizabeth Line East Growth Corridor.

Royal Docks and Beckton Riverside OA is one of the largest regeneration areas in London and is the focus of an adopted Planning Framework that sets out planning and design guidance to shape this area of the Borough. The Royal Docks and Beckton Riverside OA includes the regeneration of many site allocations, including Silvertown

Quays, and public transport improvements like the North Woolwich Corridor Scheme.

Poplar Riverside OA is identified as a key location for a large number of new homes and jobs as part of the Thames Estuary Growth Corridor.

The three OAs include the majority of the site allocations and will be the main focus of the regeneration and growth in the borough, and are in principle considered suitable for tall building developments.

However, tall building developments within OAs cannot all be developed at the maximum height but should reflect the borough wide spatial hierarchy which establishes suitable heights for each area in relation to context, level of accessibility to public transport and town centre designation.

- 1 - Olympic Legacy Opportunity Area
- 2 - Royal Docks and Beckton Riverside Opportunity Area
- 3 - Poplar Riverside Opportunity Area

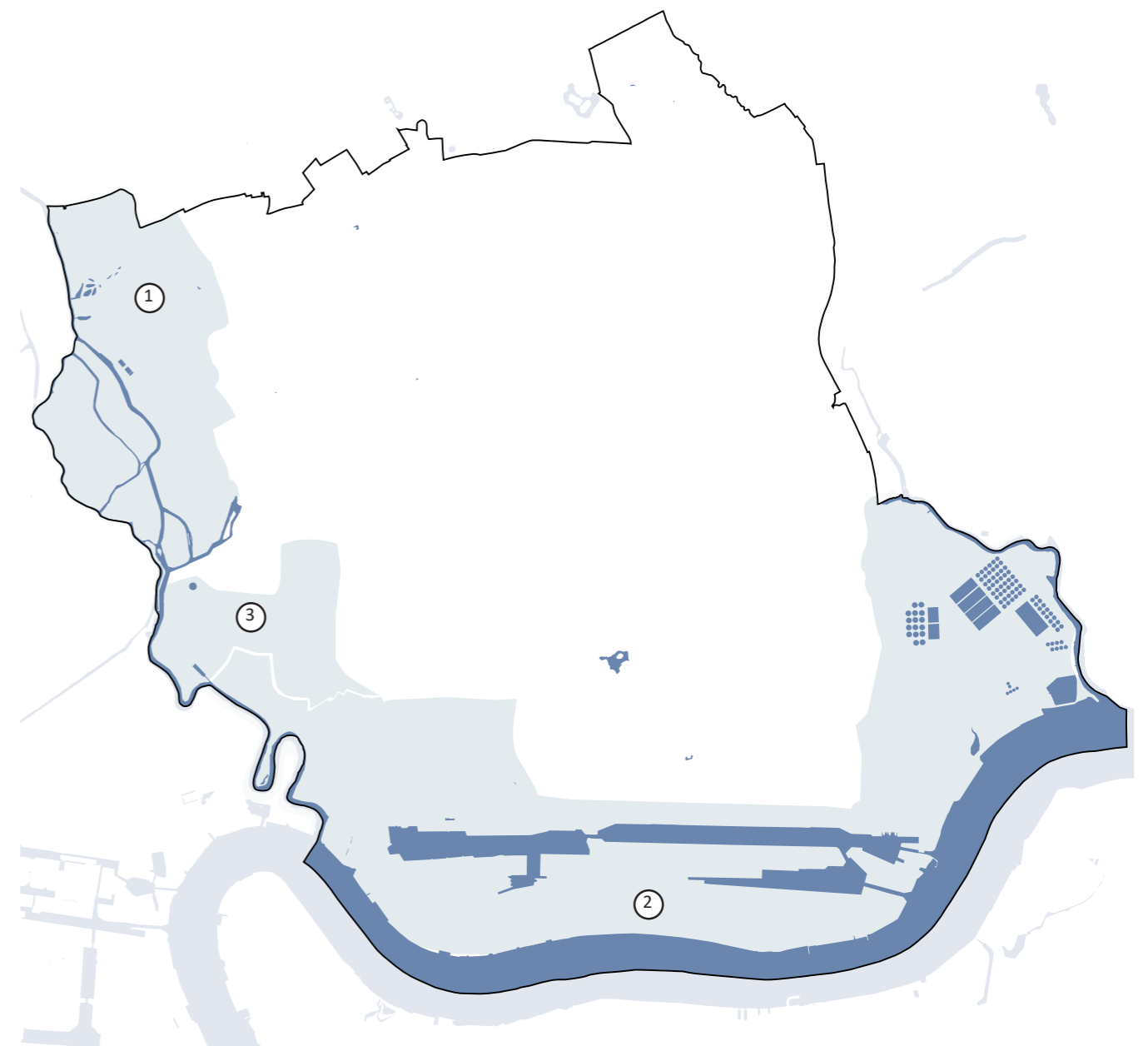


Fig 38 Opportunity Areas within Newham's boundary



### Tall Building Areas in Newham's adopted Local Plan (2018)

The adopted Newham Local Plan (2018) under policy SP4 Tall Buildings identifies two key locations suitable for tall buildings:

- Stratford Tall Building Area
- Canning Town Tall Building Area

Since 2018 Stratford and Canning Town have indeed been the focus of tall building developments.

Considering the heights of the emerging context in those locations and the designation of Stratford as a Metropolitan Centre and Canning Town as a District Centre, those locations are considered suitable for tall building developments.

However, due to the extent of tall buildings already built in those areas, proposed tall buildings in Stratford and Canning Town should be lower than established heights to preserve a borough wide spatial hierarchy. In addition, tall buildings should be developed in clusters to avoid the scattered composition developed in the past years, especially around Stratford.

- 1 - Stratford tall building zone
- 2 - Canning Town tall building zone



Fig 39 Tall building zones adopted in Newham Local Plan 2018

### High level of public transport accessibility

Areas of high levels of public transport accessibility (PTAL score 4-6b) are identified in the London Plan as suitable locations for higher levels of growth and are therefore considered in principle suitable for tall buildings.

While high density development is not necessarily achieved by high rise buildings, tall buildings could represent the right typology to optimise site capacity.

However, areas with a high level of public transport accessibility but characterised by buildings below the tall building threshold or in sensitive to change areas, will not be taken forward as a tall building location.



Fig 40 PTAL score 4-6b



## Town centres

Newham has six town centres and a new town centre is to be created at Beckton Riverside. The emerging Local Plan also recognises the importance of twenty-one local centres, four future local centres and two local centre extensions within Newham's town centre network.

Town centres and local centres play a vital role in the economic and community life in the borough and they provide easy accessibility to services and amenities. Town centres are identified in the London Plan as suitable locations to accommodate residential development at higher densities.

Therefore, areas designated as town centres are considered suitable for tall building developments. In addition, local centres, where in opportunity areas and/or areas with high levels of public transport accessibility have also been considered suitable.

While high density development is not necessarily achieved by high rise buildings, tall buildings could represent the right typology to optimise site capacity.

The maximum height permissible in each area will be considered on the basis of the town centre hierarchy.

△ Designated Future Centre



Fig 41 Town centres and local centres

## 4 PROPOSED TALL BUILDING ZONES

### 4.1 Tall Building Strategy

The Tall Building Map identifies 22 locations where tall buildings might be an appropriate form of development.

The Tall Building Zone Map identifies the maximum permissible heights and where the prevailing height of new developments could be up to between 9m and 21m and where the prevailing height can exceed 21m, but should be below 32m.

Prevailing heights are the heights most buildings should be within the Tall Building Zones. Prevailing heights, expressed as a range of heights (between 9m and 21m or between 21m and 32m) will help establish a consistent character in line with the existing and emerging surrounding context, from which taller building elements could emerge.

The varying heights within Tall Building Zones allow for the establishment of a borough-wide spatial hierarchy, transitioning heights to the surrounding context and sensitive areas and creating a coherent townscape and skyline.

- Tall Building Zone up to 32 m
- Tall Building Zone up to 40 m
- Tall Building Zone up to 50 m
- Tall Building Zone up to 60 m
- Tall Building Zone up to 100 m
- ▨ Main building datum above 9m but below 21 m (ca. 4-6 storeys)
- ▨ Main building datum above 21m but below 32 m (ca. 7-10 storeys)

- Sensitive context
- Non sensitive context
- ▨ Sensitive edge
- ▲ Town centre
- △ Designated Future Centre

- TBZ1: Forest Gate
- TBZ2: Green Street
- TBZ3: East Ham
- TBZ4: Beckton
- TBZ5: Gallions Reach
- TBZ6: Albert Island
- TBZ7: King George V/Pier Parade
- TBZ8: Store Road/Pier Road
- TBZ9: Royal Albert North
- TBZ10: North Woolwich Road
- TBZ11: Lyle Park West
- TBZ12: Custom House
- TBZ13: Canning Town
- TBZ14: Manor Road
- TBZ15: West Ham Station
- TBZ16: Abbey Mills
- TBZ17: Plaistow Station
- TBZ18: Stratford High Street
- TBZ19: Stratford Central
- TBZ20: Chobham Manor / East Village
- TBZ21: Excel West
- TBZ22: Thameside East

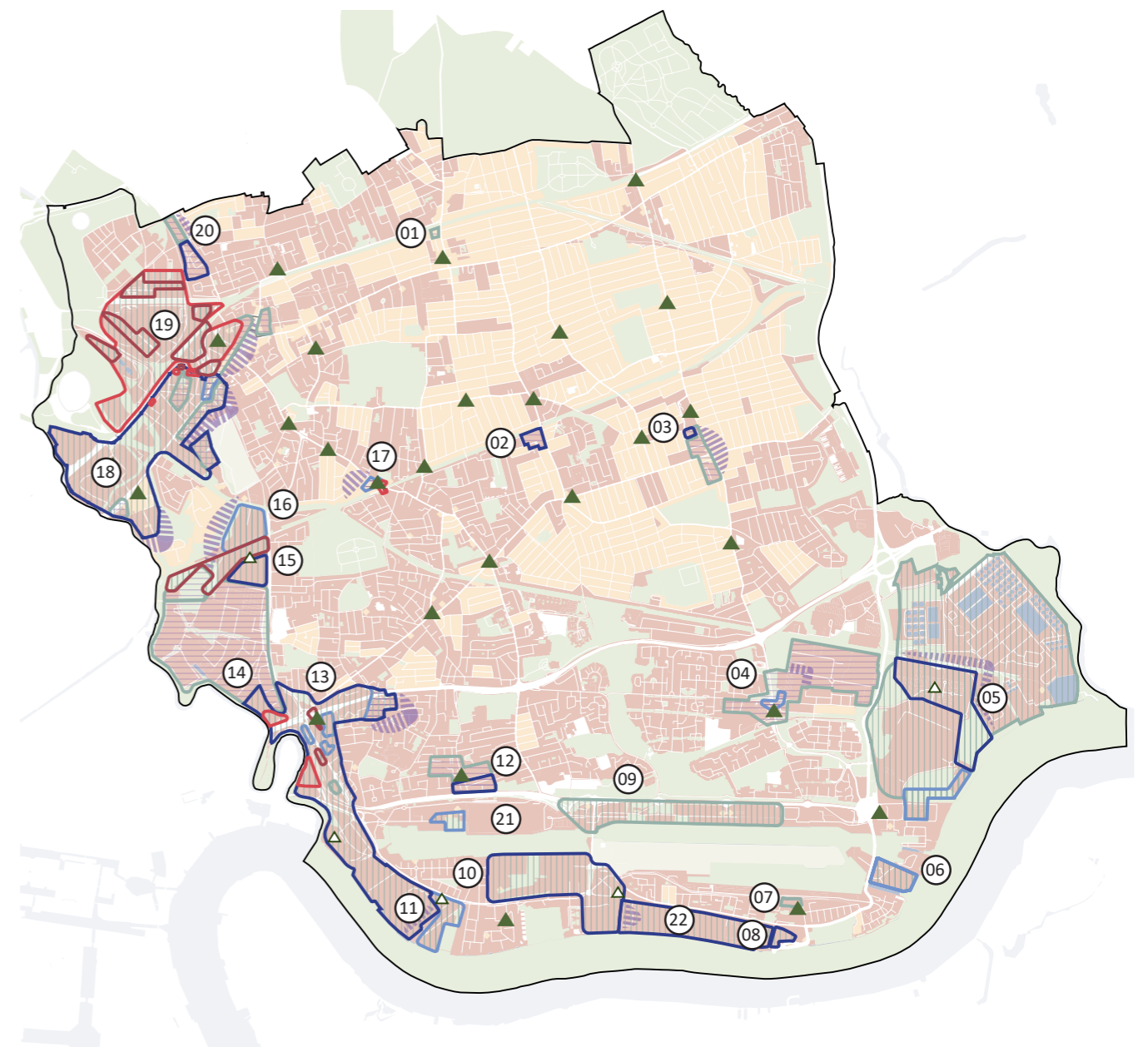


Fig 42 Tall Building Zones map



42 **Tall building spatial hierarchy**

Following the identification of tall building zones, the criteria identified in the previous section and the various opportunities and constraints they identify, have been used to establish suitable heights for each of the identified zones.

The resulting borough-wide spatial strategy and hierarchy is as follows:

- Transform areas within Opportunity Areas with the highest PTAL and/or within Metropolitan, District or Local Centre designations are where the tallest buildings are considered suitable. These are comprised of clusters of tall buildings up to 50m (ca. 16 storeys), 60m (ca. 20 storeys) and 100m (ca. 30 storeys) in the following Tall Building Zones: TBZ13: Canning Town, TBZ15: West Ham Station, TBZ18: Stratford High Street and TBZ19: Stratford Central.
- Other larger areas within Opportunity Areas with high PTAL and within or in close proximity to Metropolitan and District Centre designations are considered suitable for tall building elements up to 50m. This will ensure a sensitive transition from the highest clusters to the lower context of the surrounding areas. This comprises the following tall building zones: TBZ18: Stratford High Street, TBZ13: Canning Town, TBZ15: West Ham Station, TBZ20: Chobham Manor/ East Village.
- Larger masterplan areas within the Royal Docks and Beckton Riverside Opportunity Area, that have opportunities for

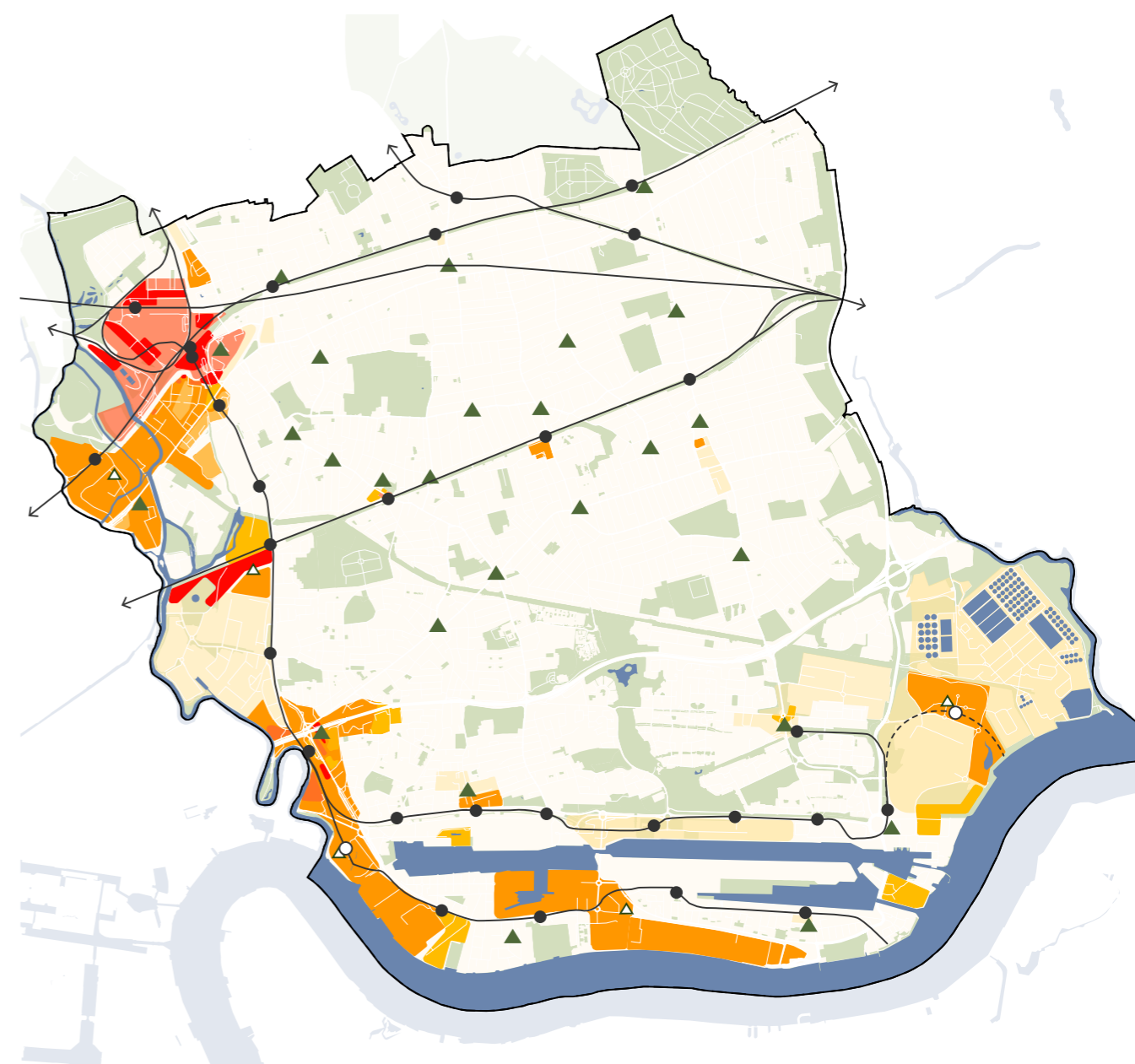
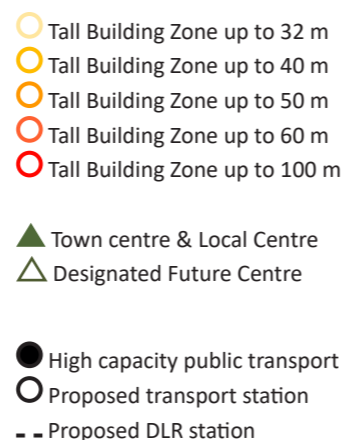


Fig 43 Heat heights map



densification but currently fall within a low PTAL area but provide opportunities to improve connectivity are considered suitable for tall building elements up to 40m (ca. 13 storeys) and 50m (ca. 16 storeys). This comprises the following tall building zones: TBZ5: Gallions Reach, TBZ10: North Woolwich Road, TBZ11: Lyle Park West.

- Development areas within Opportunity Areas but in locations affected by the airport constraints or in close proximity to low rise context are considered suitable for tall buildings up to 32m (ca. 10 storeys) or 40m (ca.13 storeys) depending on the prevailing height of the context. This comprises the following tall building zones: TBZ6: Albert Island, TBZ7: King George V/Pier Parade, TBZ8: Store Road/Pier Road, TBZ9: Royal Albert North, TBZ14: Manor Road, TBZ16: Abbey Mills, TBZ21: Excel West.
- Tall building elements in key locations to mark areas with local or town centre designations and high accessibility to public transport. The proposed maximum heights vary between 32m (ca.10 storeys), 40m (ca. 16 storeys), 50m (ca. 16 storeys) and 60m (ca. 20 storeys) depending on the context. This comprise the following tall building zones: TBZ1: Forest Gate, TBZ2: Green Street, TBZ3: East Ham, TBZ4: Beckton, TBZ12: Custom House, TBZ17: Plaistow Station.
- Development areas in SILs to support industrial intensification are considered suitable for tall buildings between 32 (ca. 10 storeys) in a low rise context and 50m (ca. 16 storeys) where a similar building height is already established. This comprises the following tall building zones: TBZ4: Beckton, TBZ5: Gallions Reach, TBZ22: Thameside West.

