

Barking Riverside Masterplan Stage 2 South Boulevard SFP Plots 210c and 303a

722 homes across 13 buildings,
4 - 10 storeys in height.

30% 1-Beds
47% 2-Beds
23% 3-Beds

Affordable Provision:

40% Affordable by Hab Room

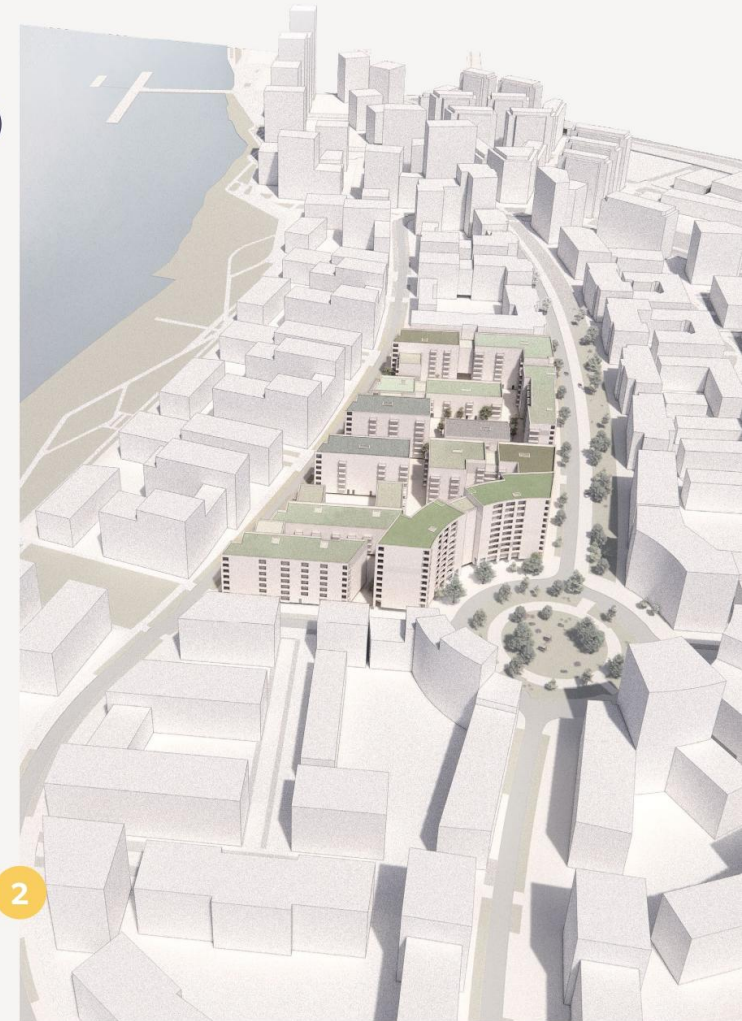
Split of 65% Social Rent and 35%
Shared Ownership.

Planning Submission Target

January 2026: with a Planning
Committee Target March 2026



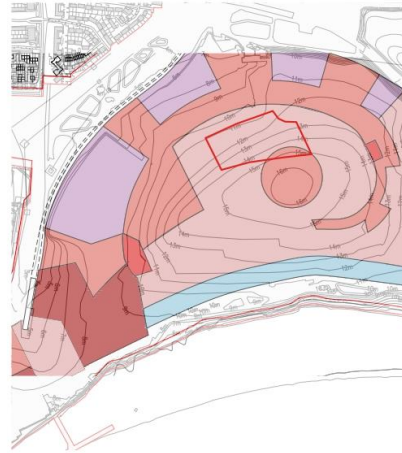
1. Aerial View of the site
2. Proposed Scheme



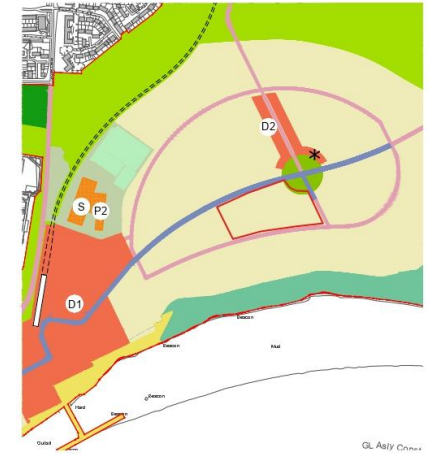
Barking Riverside Masterplan OPP Parameters for Plots 210c and 303a in SFP Stage 2 South Boulevard



1. Extract from Sub Framework Plan Design Code July 2023 - Barking Riverside Illustrative Masterplan - 2016 (Fig.3 - Page 11)
2. Extract from Sub Framework Plan Design Code July 2023 - Context Plan (Fig.17 - Page 22)



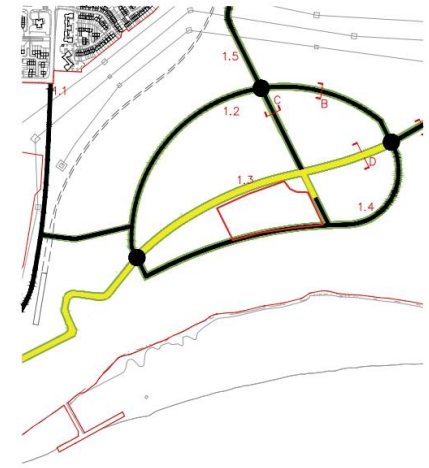
Maximum Building Heights



Framework Plan



Average Housing Density



Road Infrastructure Diagram

The Proposal

- **722 homes across 13 buildings**
- **40% affordable homes** with a split of **65% Social Rent** and **35% Shared Ownership**.
- 30% of 1 Beds, 47% of 2 Beds, and 23% of 3 Beds
- **37% of all social rent homes** are family size, 3Bedroom
- The development ranges from **4-10 storeys**



"722 new homes with 40% affordable homes"



306A



Roof Plan

Ground Floor Layout

- **Active Frontage and Accessibility**
- **Generous Courtyards**
- **Residential Amenity and Commercial Space**
- **Parking provided on plot**



“Layout creates a strong neighbourhood consistent with the established SFP”

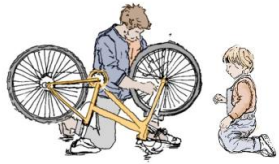
Landscape Proposal



“Generous communal private amenity spaces with access from all blocks with 5,100sqm of amenity space and 1,450sqm of public realm and local play.”



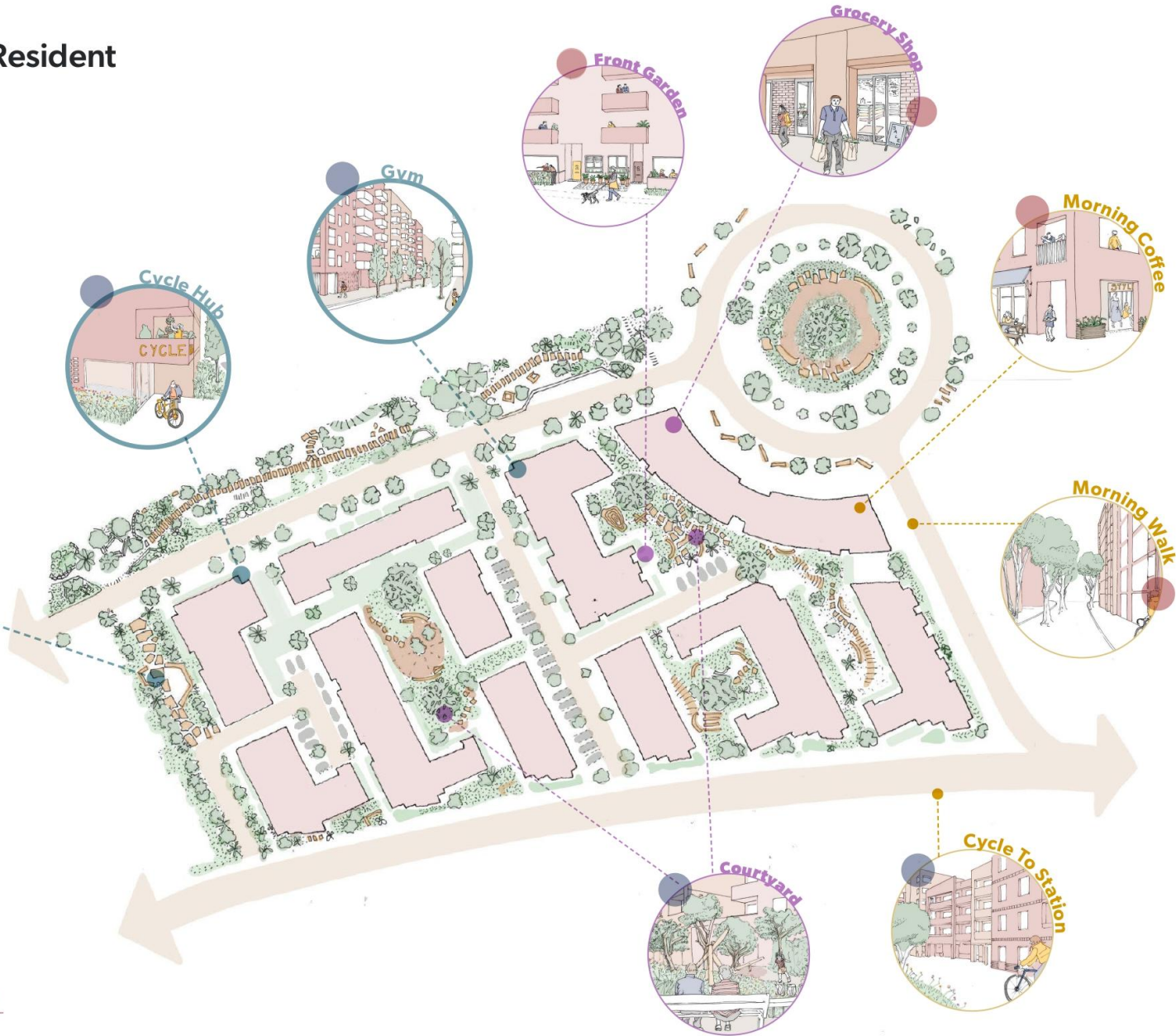
A Day in the Life of a Resident



● Greg and Son



● Kumar and Pratima

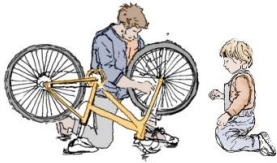


A Day in the Life of a Resident

After picking up his son walks through Park Street.

They visit the Cycle Hub on their way home.

He goes to the Gym later in the evening.



Greg & Son



15:00



16:00



19:00

On a typical day, have tea in their front garden facing the shared communal garden.

Enjoy the shared courtyard.

Get some groceries from the Circus Supermarket.



Kumar and Pratima



10:00



15:00



16:30

Typical Floor Layout

- **90%** of homes in compliance with M4(2) and 10% in compliance with M4(3), in line with London Plan requirements.
- **37%** of all social rent homes as family homes (3 bedrooms)
- **60%** dual aspect homes, encouraged by the block plans with 100% of the family homes being dual aspect.
- The scheme has developed with Fire Consultant to comply with the current fire regulations.



“Considering the impacts of climate change by minimising carbon emissions with efficient form and orientation established in early Passivhaus principles.”



The Proposal



- Heights range from **4–10 storeys**, stepping down from north-west to south-east.
- Taller, landmark building (Block K) at the Circus acts as a visual marker, aligning with OPP Parameter Plans and marking the junction to station and foreshore links.
- The Boulevard maintains a consistent height, while Road 14 varies to create a less formal character.
- Lower buildings are arranged to provide well-lit courtyards and amenity spaces.

The Proposal



The Circus



Road 14



The Boulevard



Summary

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722 homes across 13 buildings,
ranging from 4 - 10 storeys in height.

30% 1-Beds

47% 2-Beds

23% 3-Beds

Affordable Provision:

40% Affordable

Split of 65% Social Rent and 35%
Shared Ownership.

High provision of family homes in Social Rent:

37% of Social Rent homes are family
size, 3-bedroom homes.

Planning Submission Target

January 2026: with a Planning
Committee Target March 2026