



CHARLTON
RIVERSIDE
P H A S E O N E

ENVIRONMENTAL STATEMENT ADDENDUM
VOLUME IIA: TOWNSCAPE, VISUAL AND HERITAGE IMPACT ASSESSMENT

Rockwell

1 TOWNSCAPE, VISUAL and HERITAGE IMPACT ASSESSMENT

Introduction

- 8.1 This Volume of the 2018 ES addendum assesses the potential impacts and likely effects of the amended proposed development on townscape, views and above-ground heritage at the application site. The assessment examines whether the amended proposed development would result in different conclusions to those of the Townscape, Visual and Heritage Impact Assessment (TVHIA) set out in the 2017 ES. The assessment concludes that the design amendments would not result in any change to the assessment of the potential impacts and likely effects of the amended proposed development with respect to townscape, visual and heritage impacts with the exception of the newly introduced heritage assets which have been considered within this Volume.
- 8.2 This chapter should be read in conjunction with the 2017 ES Volume 2 and the Technical Appendix 1.1 which accompanies this Volume 2A.

Legislation and Policy Context

- 8.3 In respect of national legislation relevant to townscape, views and heritage, changes since the 2017 ES have been limited to the release of the 2018 NPPF¹, which was published and became immediately effective on 24 July 2018. None of the changes in the 2018 NPPF affect the townscape, visual and heritage assessment contained within the 2017 ES.
- 8.4 In respect of Regional policy, the draft London Plan has since undergone consultation, finishing in March 2018. In August 2018, the Mayor of London issued a further draft version of the new London Plan with minor suggested changes. It is anticipated that it will be subject to an Examination in Public (EiP) in January 2019. Although emerging policies demonstrate the direction of travel of the emerging framework for London, the policies have not been tested formally and can only be afforded limited weight at this stage and the current 2016 Plan² remains the adopted Development Plan. The draft policies most relevant to townscape, visual impact and the historic environment are broadly similar to those in the current London Plan.
- 8.5 In respect of Local policy, there have been no updates or new policies relevant to the TVHIA since the 2017 ES.
- 8.6 In respect of other guidance, an updated version of the Historic England publication "*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*"³ has been published since the 2017 ES. The updated guidance does not affect the assessment carried out in 2017 (which considered a previous version of this guidance, issued in 2015).
- 8.7 None of the updates summarised above affect the scope or assessment methodology for the TVIA of the amended proposed development.

¹ Ministry of Housing, Communities and Local Government, 2018. The National Planning Policy Framework, Department for Communities and Local Government, July 2018.

² Greater London Authority, 2016. The London Plan Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011. London. GLA

Consultation Feedback

- 8.8 Following submission of the 2017 ES, comments raised by the Greater London Authority (GLA) were not specific to townscape, views and heritage and as a result, the issues addressed within this chapter follow from routine inspection/assessment of proposed design changes.

Assessment Methodology

- 8.9 The assessment methodology (inclusive of the study area, method of baseline characterisation, method of assessment, significance criteria and assumptions and limitations) set out in the 2017 ES remains valid for the amended proposed development.

Baseline Conditions

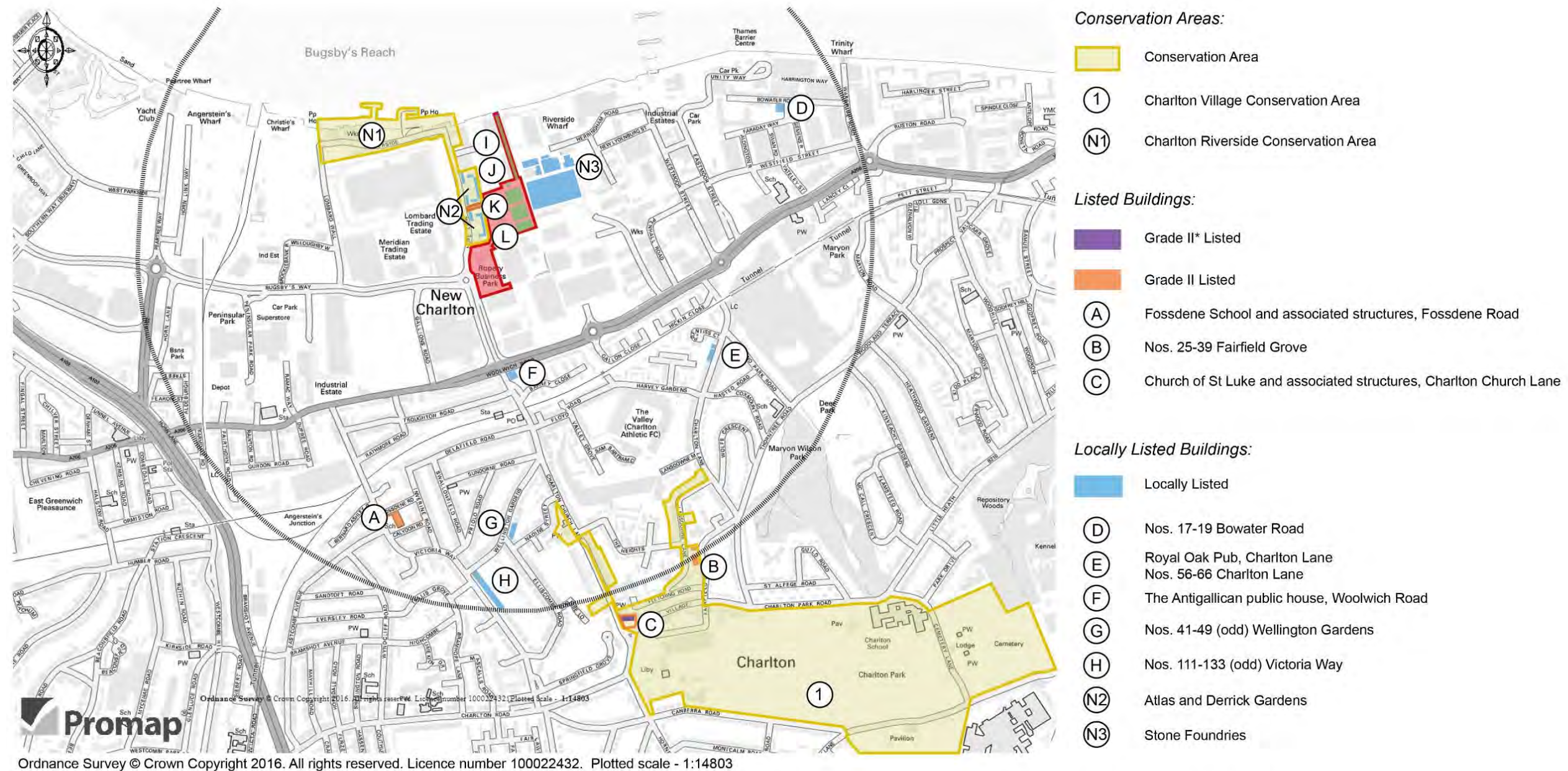
- 8.10 The baseline conditions set out in the 2017 ES largely remain valid for the amended proposed development, with the exception of newly identified heritage assets (HAs), as set out below.
- 8.11 Since the submission of the 2017 ES, the Charlton Riverside Conservation Area has been designated by RBG. An additional baseline assessment of this new Conservation Area (part of which covers Atlas and Derrick Gardens adjacent to the application site, and the closed off access route between them within the application site) has therefore been provided below.
- 8.12 A further Conservation Area, the Thames Barrier and Bowater Road Conservation Area, has also been designated since the 2017 ES; this is located approximately 480 m to the east of the centre of the application site. It is considered clear from inspection of the 2017 ES that the amended proposed development would not have a significant effect on the setting of this Conservation Area at this distance (informed by general consideration of the effect of the amended proposed development, and specifically views 16 and 17 in the 2017 ES, which are from the Conservation Area and demonstrated no effect and a minor effect respectively). The Thames Barrier and Bowater Conservation Area has therefore been scoped out of further assessment in this ES Addendum.
- 8.13 A number of additions have been made to the Local Heritage List of Buildings of Local Architectural and Historic Interest ('locally listed buildings') since the submission of the 2017 ES, including Atlas and Derrick Gardens (jointly listed), and the Stone Foundries. As these two additions are on sites adjacent to that of the amended proposed development, baseline assessments of these non-designated heritage assets are provided below.
- 8.14 The next nearest new additions to the local list are the Anchor and Hope Pub and the Cory's Barge Works, both located more than 300 m from the centre of the application site, with large modern warehouse development set in-between. It is considered clear from inspection of the 2017 ES that the amended proposed development would not have a significant effect on non-designated heritage assets at this

³ Historic England (2017): Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (second edition). Historic England, UK.

distance from the application site, and so further assessment of newly identified locally listed buildings is restricted to the aforementioned neighbouring sites.

- 8.15** An updated map of heritage assets is provided below (Figure 2A.1), with the newly identified HAs considered in this ES Addendum **marked with a 'N' prefix** (HAs scoped out of further consideration are not shown).
- 8.16** Statements of the heritage significance of each newly identified HA are set out below. As required by the NPPF, the following assessments of heritage significance are proportionate both to the importance of the asset and to the nature and extent of the Proposed Development. They are sufficient to understand the potential impact of the Proposed Development on heritage interest.
- 8.17** The application site in its existing state is not considered to contribute to the heritage significance of any of the HAs below.

Figure 2.1 – Map of Heritage Assets Considered (note: does not include scoped-out HAs)



Notes:

Approximate site boundary marked in red for indicative purposes only.

Conservation areas are marked out in yellow and listed in the key to the right.

Listed buildings and locally listed buildings have been identified on the map using the key to the right.

Ⓝ = newly identified heritage assets

Charlton Riverside Conservation Area

- 8.18 The Charlton Riverside Conservation Area was designated in March 2018. It covers land along Anchor and Hope Lane and Riverside, including Cory's Wharf, Vaizey's Wharf, Durham's Wharf and Jetty, a zone of foreshore archaeology, the Hope and Anchor Pub, and Atlas Gardens and Derrick Gardens. A small part of the application site covering the closed-off access route between Atlas and Derrick Gardens falls within the Conservation Area boundary.
- 8.19 The Conservation Area can be considered as two linked sub-areas - the riverfront area (north and south of the street known as Riverside and the river walkway); and Atlas and Derrick Gardens, which lie a short distance south, to the east of Anchor and Hope Lane.
- 8.20 There is no Conservation Area appraisal available at the time of writing in October 2018. Consultation on the proposed designation noted that the riverfront area was considered to be an important contribution to the Conservation Area for its *"wealth of surviving historic and archaeological features, the historic barge works which are still in operation and the area's relative seclusion."* Atlas and Derrick Gardens were noted as of interest as *"a good example of model worker housing from the early 20th century and due to their association with the riverfront barge works"*. It also referred to the Charlton Riverside Employment and Heritage Study (CREHS) as setting out the reasons behind the proposals.
- 8.21 The historic barge works referred to by the consultation are Cory's Barge Works, also locally listed. This was established in 1873 and remains operational. The Local Heritage List states that it comprises a row of nine boat and buildings repair sheds, all over 100 years old, with associated jetties and mooring. The nearby Anchor and Hope Pub along the riverside, built in 1899 and featuring a distinctive corner dome, is also locally listed as well as being within the Conservation Area.
- 8.22 The CREHS states that there are historical links between the Cory's Barge Works and Atlas and Derrick Gardens, and the Local Heritage List states that Atlas and Derrick Gardens were built by Cory and Sons to accommodate its workers c. 1908.
- 8.23 Atlas and Derrick Gardens comprise early 20th century houses arranged in a 'U' shaped layout. They are located a short distance from the Riverside area and separated from it by modern developments, and their historic links with the industrial uses on the river are not obvious from visual inspection alone. The closed-off access route between them, within the application site boundary, is occupied by hardstanding and currently used for vehicle parking, and does not contribute to the heritage significance of the Conservation Area.
- 8.24 The immediate and local context surrounding the Conservation Area is varied, but dominated by modern retail, warehouse and light industrial buildings, some of large scale. Plot A of the application site lies immediately adjacent to the part of the Conservation Area occupied by Atlas Gardens and Derrick Gardens, to its east, with Plot B to the south.
- 8.25 This Conservation Area is of heritage significance due primarily to the buildings related to historic, and in some cases, continuing industrial uses focused on the river, and the housing at Atlas Gardens and Derrick Gardens with which these uses were historically linked. It is of low to medium sensitivity to change in respect of development on the application site.
- Atlas Gardens/ Derrick Gardens
- 8.26 Atlas and Derrick Gardens comprise early 20th century houses arranged in a 'U' shaped layout. The local heritage list issued by RBG notes that the houses were constructed c. 1908 by Cory and Sons for their workers in the riverside Barge Works, and are in domestic revival style, with red brick gabled door-cases, white painted keystones, and full height canted bays. They are summarised as qualifying for inclusion in the local list due to historic interest, and architectural interest *"...as a substantially intact, evocative example and environmental significance due to its intact planned layout and group value with Cory's Barge Works."*

- 8.27 Plot A of the application site lies east of Atlas and Derrick Gardens, with Plot B to their south, and the application site is not part of the associated riverside industrial uses with historic links to the housing, and now covered by the Charlton Riverside Conservation Area. Atlas and Derrick Gardens form a HA of low sensitivity to change in respect of development on the application site.

Stone Foundries

- 8.28 The local heritage list issued by RBG notes that the Foundries were constructed in 1916 to produce propellers and alloys, and later acted as a shipyard. It notes that the main factory shed is built mainly of modern materials and is not of architectural interest. A three storey brick block in Modern style which fronts the shed to its east, and a row of supporting brick buildings in similar style to the north of the main shed, are noted as being of architectural interest. A pair of dilapidated brick sheds to the north-west of the main shed are also noted as potentially being part of the Jubilee Foundry of 1935. The local heritage list notes the historic interest of the site, particularly in respect of its importance to the Royal Navy during the 20th century, and as a site of employment heritage.
- 8.29 The immediate and wider context around Stone Foundries is varied and fragmentary, with modern retail, warehouse and light industrial buildings dominating. The application site in its existing state, which lies immediately west of Stone Foundries, is typical of this varied context. This HA is of low sensitivity to change in respect of development on the application site.

Potential Effects

Changes to Potential Effects due to Amended Design

- 8.30 A selection of six of the 21 views provided in the 2017 ES have been updated to reflect the amended design. These are the views in which it is considered that the changes to the design of the amended proposed development have the potential to be most visible. These views are provided in the document **"Updated Selection of Verified Views"** which accompanies this ES Addendum in Technical Appendix 1.1.
- 8.31 While the changes to the design of the amended proposed development - most notably the reduction in the maximum height of Buildings G and H by two storeys and the further stepping back of the top storey of Building G; the reduction in the height of Building J by two storeys; the increase in the height of Buildings C and D by one storey; and the increase in the height of Buildings E and F by one to two storeys (from 6, 7 and 9 storeys, to 8, 9 and 10 storeys) would change the appearance of the amended proposed development in some views, this would not be to such an extent as to alter any of the assessments of the magnitude of change that were previously provided in the 2017 ES, and consequently the significance of effects. Similarly, the qualitative nature of the effects would remain unchanged as a result of the design amendments. Nonetheless, the visual impact in views from Atlas and Derrick Gardens would be noticeably reduced by the changes to the amended proposed development's massing.
- 8.32 The potential impacts and likely effects arising from demolition and construction activity and associated embedded mitigation measures set out in the 2017 ES remain valid for the amended proposed development.
- 8.33 The potential impacts and likely effects related to the completed development set out in the 2017 ES remain valid for the amended proposed development.

Changes to Potential Effects due to Changes within the Study Area

8.34 Since the submission of the 2017 ES, and as noted previously, the Charlton Riverside Conservation Area has been designated by RBG, and Atlas Gardens and Derrick Gardens, and Stone Foundries, have been identified as locally listed buildings. Additional assessments of the effect of the amended proposed development on these HAs have therefore been provided below.

Demolition and Construction

8.35 The effect on the Charlton Riverside Conservation Area, Atlas Gardens and Derrick Gardens, and Stone Foundries would be no more than 'minor to moderate' in significance, and 'adverse' in nature, due to the detrimental appearance of construction activities. The effect would be temporary in all cases. While the effects would be adverse, this is a temporary and unavoidable aspect of building activity. It is commonplace in London, would be seen as part of the wider urban townscape, and any harm caused to heritage significance would be temporary and less than substantial in NPPF terms.

Completed Development

Charlton Riverside Conservation Area

8.36 The amended proposed development would add to the varied urban environment around the Conservation Area, which is generally fragmentary and of low visual quality, with a coherent development of high visual quality. Its largely residential use would be more sympathetic to the experiential setting of Atlas Gardens and Derrick Gardens.

8.37 There would be a direct effect on the Conservation Area due to the re-landscaping of the closed-off access route between Atlas and Derrick Gardens, which would have a positive effect on its visual quality compared to the existing situation.

8.38 In respect of indirect effects on setting, the amended proposed development would be seen to a limited extent from the riverside part of the Conservation Area, beyond modern large warehouses, and with no significant effect on appreciation of this part of the Conservation Area.

8.39 While there would be a contrast in scale between the amended proposed development and the part of the Conservation Area covering Atlas Gardens and Derrick Gardens, the manner in which the lowest buildings within the amended proposed development (Buildings G and H) would be located adjacent to Atlas and Derrick Gardens would ensure that the contrast would be limited in extent. The relatively simple brick facades of Buildings G and H would relate well to the appearance of these houses. The amended proposed development would enhance the visual quality of the immediate area around the Conservation Area and would leave its heritage significance unchanged.

8.40 This would be a change of moderate magnitude to a HA of low to medium sensitivity. The significance would be moderate. The effect would be neutral.

Atlas Gardens/ Derrick Gardens – Locally Listed Buildings

8.41 The amended proposed development would add to the varied urban environment around Atlas and Derrick Gardens, which is generally fragmentary and of low visual quality, with a coherent development of high visual quality. Its largely residential use would be more sympathetic to the experiential setting of Atlas Gardens and Derrick Gardens.

8.42 While there would be a contrast in scale between the amended proposed development and Atlas Gardens and Derrick Gardens, the manner in which the lowest buildings within the amended proposed development (Buildings G and H) would be located adjacent to them would ensure that the contrast would be limited in extent. The relatively simple brick facades of Buildings G and H would relate well to the appearance of these houses. The layout of the houses, their individual architectural interest, and the

historic links they have with other sites would be unaffected by the amended proposed development. The loss of the existing buildings on the application site and replacement with the amended proposed development would not affect the heritage significance of these houses.

8.43 This would be a change of moderate magnitude overall to the setting of buildings and structures of low sensitivity. The significance would be minor to moderate. The effect would be neutral.

Stone Foundries – Locally Listed Building

8.44 The historic and architectural interest of the Stone Foundries site would be unaffected by the loss of the existing buildings on the application site and replacement with the amended proposed development. The amended proposed development would form a new addition to the already varied context around the Stone Foundries, albeit one of much higher visual quality than most buildings within that existing context.

8.45 This would be a change of minor to moderate magnitude overall to the setting of an HA of low sensitivity. The significance would be minor to moderate. The effect would be neutral.

Mitigation and Residual Effects

8.46 The mitigation and residual effects set out in the 2017 ES remains valid for the amended proposed development. No mitigation measures are required in respect of the newly identified HAs assessed above.

Summary of Mitigation and Residual Effects

8.47 The mitigation and residual effects set out in the 2017 ES remains valid for the amended proposed development, with the addition of the three new assessments set out above. A summary of the residual effects is provided below.

Residual Effects – Townscape and Visual Impact		
Receptor	Effect significance	Nature of effect
Construction		
Views	No more than 'Moderate'	Adverse, temporary
TCAs	Moderate – TCA A	Adverse, temporary
	Minor to moderate – TCA B	Adverse, temporary
	Negligible – TCA C	Adverse, temporary
Completed and Occupied Development		
Views		
1 – Gallions Road/ Bugsby's Way	Minor to Moderate	Beneficial
2 – Atlas Gardens	Moderate	Beneficial
3 – Derrick Gardens	Minor to moderate (summer)	Beneficial
	Moderate (winter)	
4 – Woolwich Road roundabout	Minor	Neutral
5 – Herringham Road	Minor to Moderate	Beneficial
6 – Stone Lake Industrial Park	Moderate	Beneficial
7 – Anchor and Hope Lane (spur road)	Minor to Moderate	Beneficial

Residual Effects – Townscape and Visual Impact		
Receptor	Effect significance	Nature of effect
8 – Charlton Church Lane/ Woolwich Road	Minor to Moderate	Beneficial
9 – Charlton Train Station	Minor to Moderate	Beneficial
10 – Charlton Church Lane/ Nadine Street	Minor	Neutral
11 – Warren Court/ Church Lane	No effect	No effect
12 – Harvey Gardens/ The Valley	No effect (summer) and negligible (winter)	No effect (summer), neutral (winter)
13 – Charlton Lane/ Fairfield Grove/ Thorntree Road	No effect	Neutral
14 – Victoria Way/ Eastcombe Avenue	No effect	No effect
15 – Maryon Park outlook	Minor	Beneficial
16 – Woolwich Church Street/ Woolwich Road roundabout	No effect	No effect
17 – Westfield Street	Minor	Beneficial
18 – Thames Barrier Park	Minor to Moderate	Beneficial
19 – Lyle Park	Minor to Moderate	Beneficial
20 – Riverside walkway, adjacent to Greenwich Peninsula Emirates Air Line Station	Minor	Neutral
21 – Coxmount Road	Minor	Neutral
TCAs		
TCA A – Charlton Riverside	Moderate	Beneficial
TCA B – Residential Charlton	Minor to Moderate	Beneficial
TCA C – Charlton Village	Negligible	Neutral

Residual Effects - Heritage		
Heritage Asset	Effect significance	Nature of effect
Demolition and Construction		
Direct effects		
NDHAs on application site	Minor to moderate	Adverse
Charlton Riverside Conservation Area	Minor to moderate	Adverse
Indirect effects		
Atlas and Derrick Gardens, Stone Foundries	'Minor to moderate'	Adverse

Residual Effects - Heritage		
Heritage Asset	Effect significance	Nature of effect
HAs beyond the Site	No more than 'Minor'	Adverse or Neutral
Completed Development		
Direct effects		
NDHAs on application site	Minor to moderate	Adverse
Charlton Riverside Conservation Area	Moderate	Neutral
Indirect effects		
Listed buildings		
Fossdene School with associated school keeper's house, handcraft block and boundary wall and gates	Negligible	Neutral
Nos. 25-29 Fairfield Grove	Negligible	Neutral
Nos. 31 and 33 Fairfield Grove	Negligible	Neutral
Nos. 35 and 37 Fairfield Grove	Negligible	Neutral
No. 39 Fairfield Grove	Negligible	Neutral
The Church of St. Luke, Churchyard walls, gate piers and gate to St. Luke's Church	Negligible	Neutral
Conservation areas		
Charlton Village	Negligible	Neutral
Locally listed buildings		
The Antigallican Public House	Minor	Neutral
Nos. 17-19 Bowater Road	Negligible to minor	Neutral
The Royal Oak Public House	Negligible	Neutral
Nos. 55-66 Charlton Lane	Negligible	Neutral
Nos. 111-125 (odd) Victoria Way	Negligible	Neutral
Nos. 127-133 (odd) Victoria Way	Negligible	Neutral
Nos. 41-49 Wellington Gardens	Negligible	Neutral
Atlas and Derrick Gardens	Minor to moderate	Neutral
Stone Foundries	Minor to moderate	Neutral

Cumulative Effects

8.1 Since the 2017 ES there are additional cumulative schemes as follows:

- 18/0732/F – Flint Glass Wharf, 3 Herringham Road;
- 17/1795/F – 40 Victoria Way;

- 18/1318/R – Greenwich Millennium Village - Plots 302/303/304;
 - 17/1631/R – Greenwich Millennium Village - Plots 204/205; and
 - 18/0825/R – Greenwich Millennium Village - Plot 201.
- 8.2 Of these cumulative schemes, only the Flint Glass Wharf scheme would alter the effect of the amended proposed development given its proximity to the application site; this would occur in View 5 from Herringham Road, as shown in the 2017 ES, in which visibility of the amended proposed development would be reduced by Flint Glass Wharf appearing in the foreground. As a result, the magnitude of change arising from the amended proposed development **would be reduced to 'minor' in this view in the cumulative scenario, and the significance of effect would also be reduced to 'minor', remaining 'beneficial'** in effect.
- 8.3 More generally, in longer distance views such as those from the other side of the River Thames, the Flint Glass Wharf scheme would add to the changing character of the Charlton Riverside, and together with the amended proposed development would consolidate the appearance of a regeneration area. It would thus reinforce the beneficial effect previously assessed in such cases.

Summary

- 8.4 In summary, the proposed design amendments would not result in any change to the assessments of the potential impacts and likely effects of the amended proposed development with respect to townscape, views and heritage as presented in the 2017 ES.
- 8.5 Changes to the baseline situation – i.e. the designation of the Charlton Riverside Conservation Area, and identification of Atlas and Derrick Gardens and Stone Foundries as locally listed buildings - have necessitated new assessments of effect in respect of these HAs. The amended proposed development in its completed form would have a neutral effect on these HAs, leaving their heritage significance unchanged.
- 8.6 It is therefore considered that there would be no significant change to the conclusions reached within the 2017 ES with regard to individual receptors; the overall conclusions in the 2017 ES on townscape, views and heritage remain valid for the amended proposed development; and the effect on newly identified HAs would be neutral in nature.

TECHNICAL APPENDIX 1.1

Updated Selection of Verified Views

Charlton Riverside

November 2018

This document contains images from six viewpoints showing the amended Proposed Development for Charlton Riverside. The images have been updated to reflect changes to the design of the Proposed Development since the submission of an Environmental Statement (ES) in 2017. They were selected from a total of 21 previously provided views on the basis that the changes to the design are likely to be most visible from these locations. For each viewpoint, three images are provided - an 'existing' view, showing current conditions; a 'proposed' view, showing the amended Proposed Development in place; and a 'cumulative' view, showing the amended Proposed Development together with other proposed and consented schemes. Assessment text on the effect of the amended Proposed Development on townscape, views and heritage assets is contained in a separate ES Addendum.

View 01

From Gallions Road / Bugsby S Way Roundabout

Baseline



Proposed



Cumulative



View 02
From Atlas Gardens

Baseline



Proposed



Cumulative



View 03
From Derrick Gardens

Baseline



Proposed



Cumulative



View 06

From Stone Lake Industrial Park

Baseline



Proposed



Cumulative



View 08

From Charlton Church Lane / Woolwich Road

Baseline



Proposed



Cumulative



View 11

From Warren Court / Church Lane

Baseline



Proposed



Cumulative



