



CHARLTON
RIVERSIDE
P H A S E O N E

LANDSCAPE AND BIODIVERSITY DAS ADDENDUM

DECEMBER 2018

Rockwell

EXTERIOR ARCHITECTURE

CHARLTON RIVERSIDE PHASE 1

DESIGN & ACCESS STATEMENT ADDENDUM

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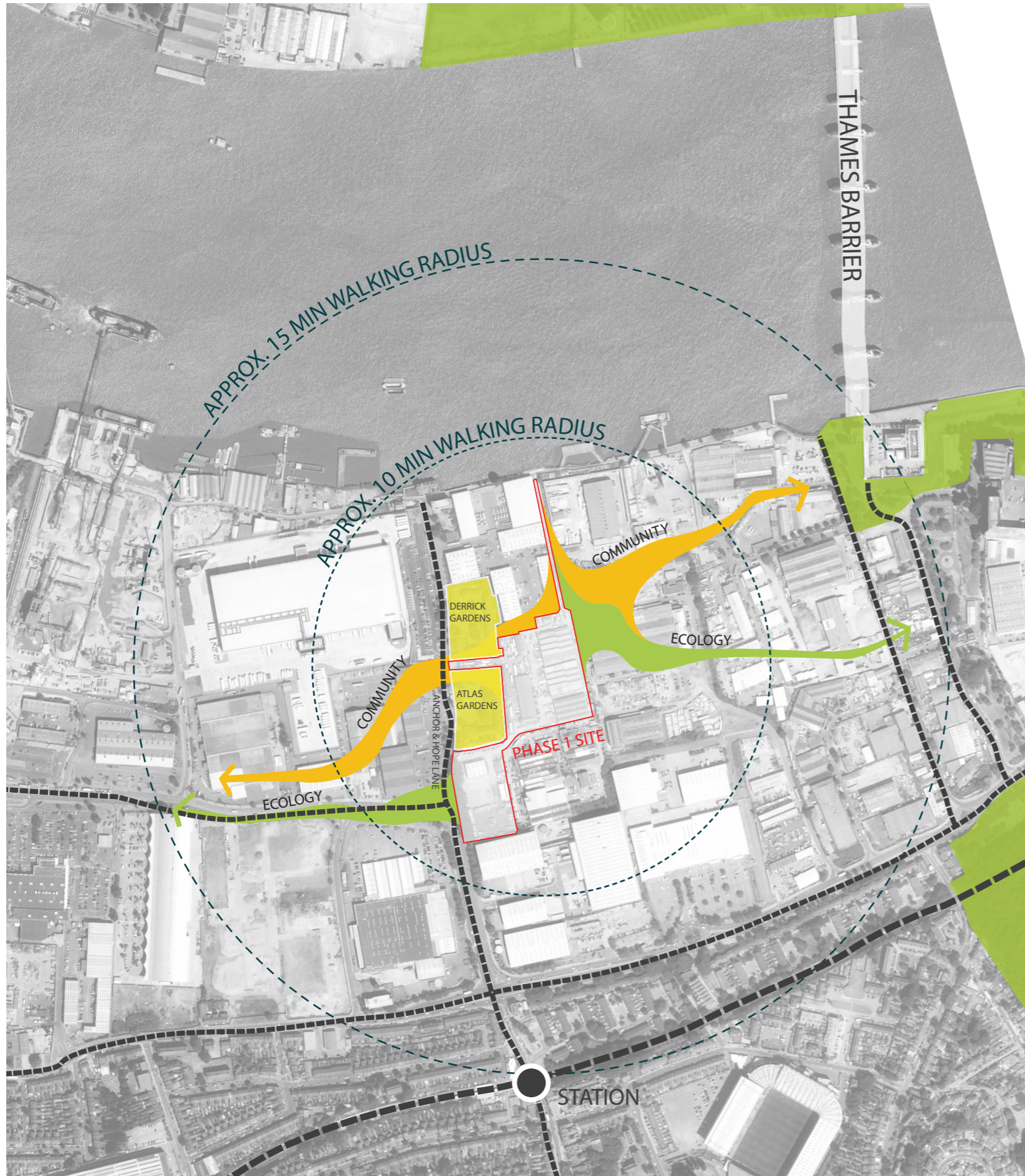
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1.1 APPROACH AND VISION



1.1.1 EXPLANATION TO ADDENDUM

The following chapter and its illustrations and drawings have been prepared in association with the Client group, and Design Team members, and support the submitted planning application 16/4008/F.

This document acts to supplement the Landscape & Biodiversity chapter of the Design & Access Statement submitted in December 2017 and to explain the rationale behind amendments made to the original application post submission.

This supplementary Landscape Design & Access Statement Addendum. (1) illustrates the considered landscape response to Architectural amendments and the review of civils infrastructure.

These amendments are also reflected in the substituted drawings submitted for approval.(2)

1.1.2 LANDSCAPE CONTEXT

The site is located part way along Anchor and Hope Lane within Charlton, Greenwich. The site consists of two development plots within an area comprising of light industrial units and housing. The area currently relies on cars and large vehicles for servicing to the exclusion of any meaningful pedestrian experience.

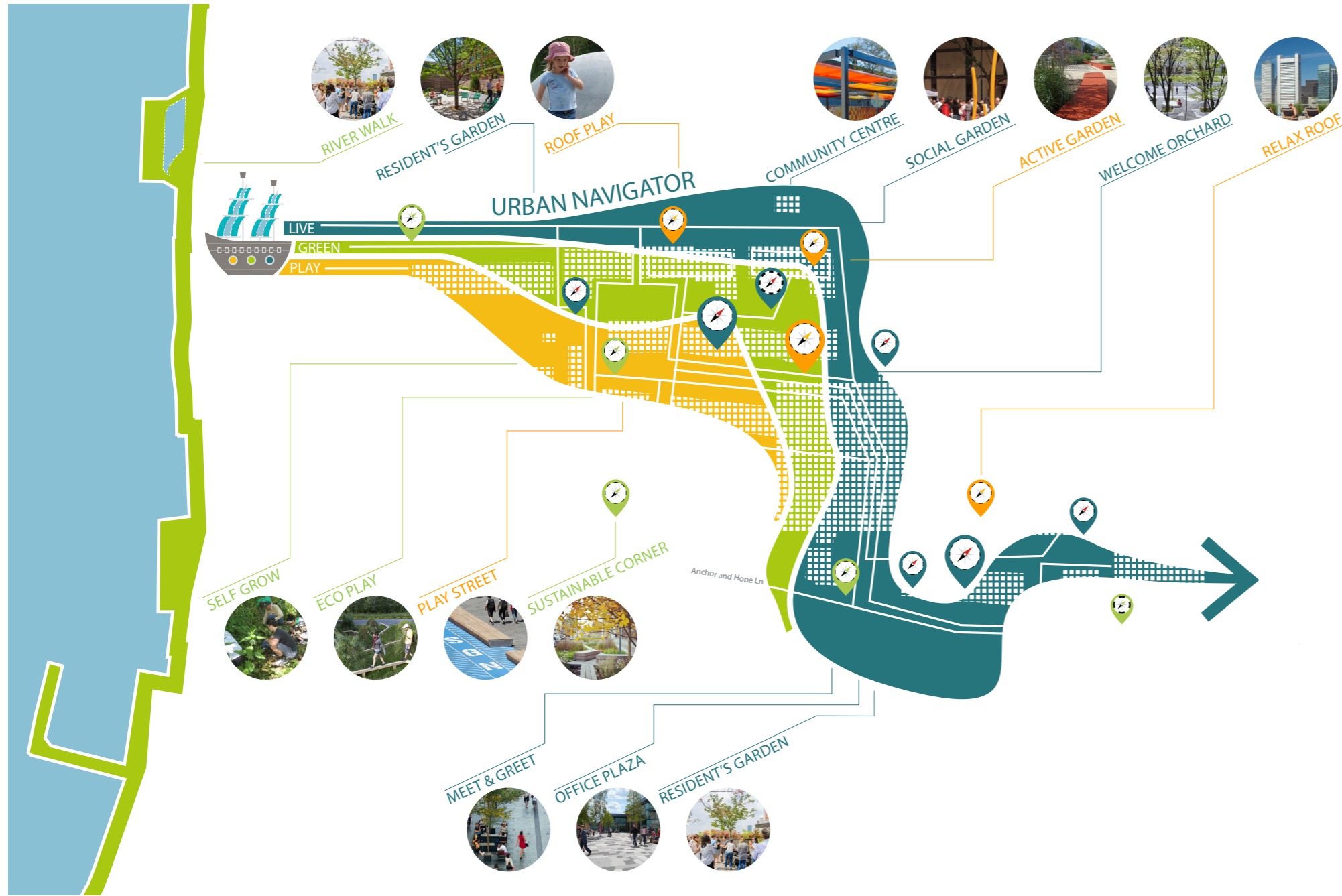
The site is largely exempt of green space and is limited for wider area connections to amenity space.

The site is located within the Charlton Riverside Opportunity Area and as sites are developed improved permeability and connectivity will be a key focus, along with building social and ecological value.

1. To be read in conjunction with Charlton Riverside Phase 1 Revised Submission 10046 Design & Access Addendum by Simpson Haugh & Partners & the Transport Assessment Addendum by TPP Consultants

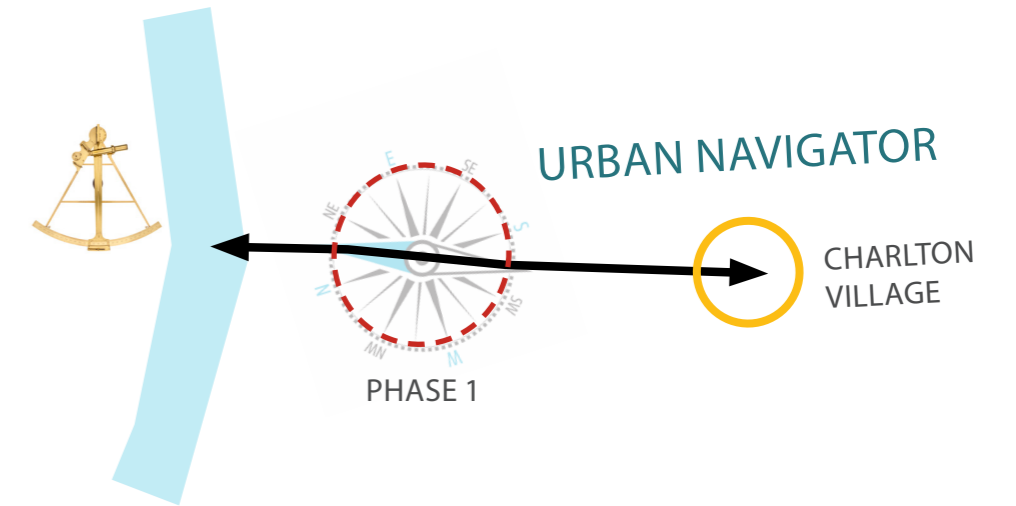
2. Revised drawings: EXA_1752_001, EXA_1752_100,101,121,122, EXA_1752_200,201,221,222

1.1 APPROACH AND VISION



1.1.3 LANDSCAPE VISION

The Charlton Phase 1 site presents a fantastic opportunity to form a platform to reinforce the link between Charlton Village and the River Thames.



The landscape vision for the site draws inspiration from three themes that have been used to guide and inspire a landscape response to the site. The site will act as a sequence of navigation experiences connecting Charlton to The Thames.

The three pillars that the Landscape Vision for Charlton Phase 1 are built on are:



COMMUNITY

Significant redefinition of the streets and landscape space in and around Charlton Phase 1 is integral to the scheme. Improved pedestrian connectivity will be enabled by a shared space ethos which switches priority from vehicular movement.

Embedding a homezone principle into the secondary streets will promote opportunities for doorstep play and foster neighbourhood and community sense of place into Charlton Phase 1.



PLAY

Key to the proposals at Charlton Phase 1 is activating the landscape spaces in order to engage people with the public realm.

Creating a network of open spaces, from communal to public offers a range of diverse places which can encourage activity in the local community.

Play opportunities are presented for all ages, and at multiple scales. These include a variety of play opportunities both in public space as well as smaller 'door step' play.



ECOLOGY

The landscape proposals for Charlton Phase 1 pivot around significant new tree planting and tree species selection is closely linked to the function of the newly defined public and communal spaces. Size, scale and careful selection means that the species chosen can define spaces, create thresholds, complement hard landscaping and create distinct character areas, as well as providing interest throughout the seasons. Species and mixes have been selected in order to bring an increased biodiversity and species diversity to the area.

The proposal enhances the overall green infrastructure network by contributing a series of interconnected green spaces, planting beds and comprehensive street tree strategy that offers a range of habitats.

Supporting this, an extensive sustainable urban drainage strategy is used across the site with rain gardens and permeable paving where appropriate.

1.2 LANDSCAPE CONCEPT

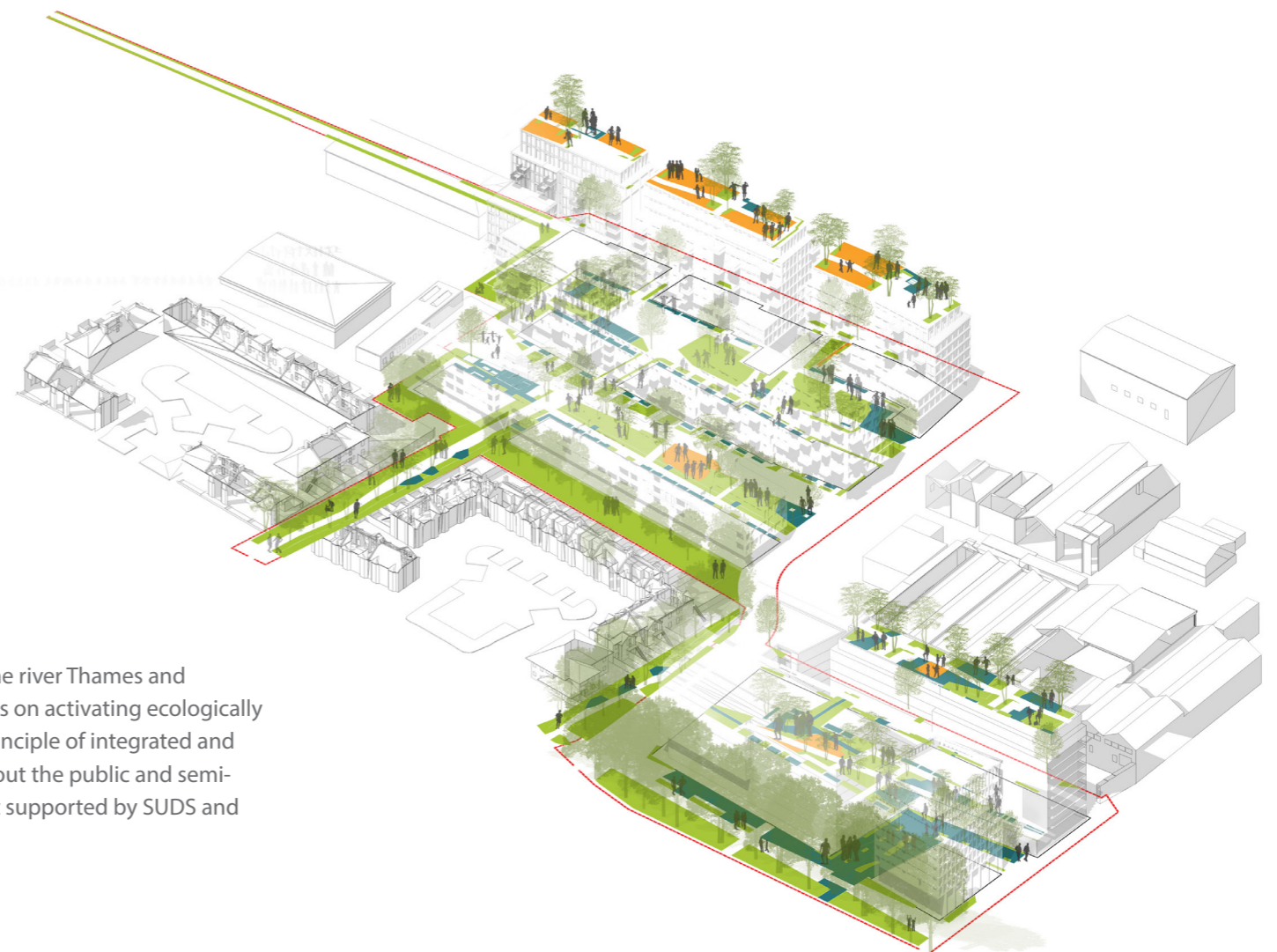
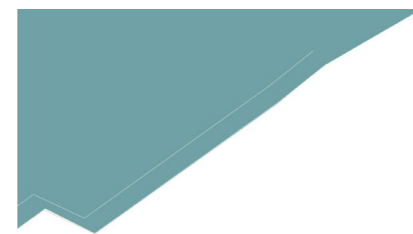
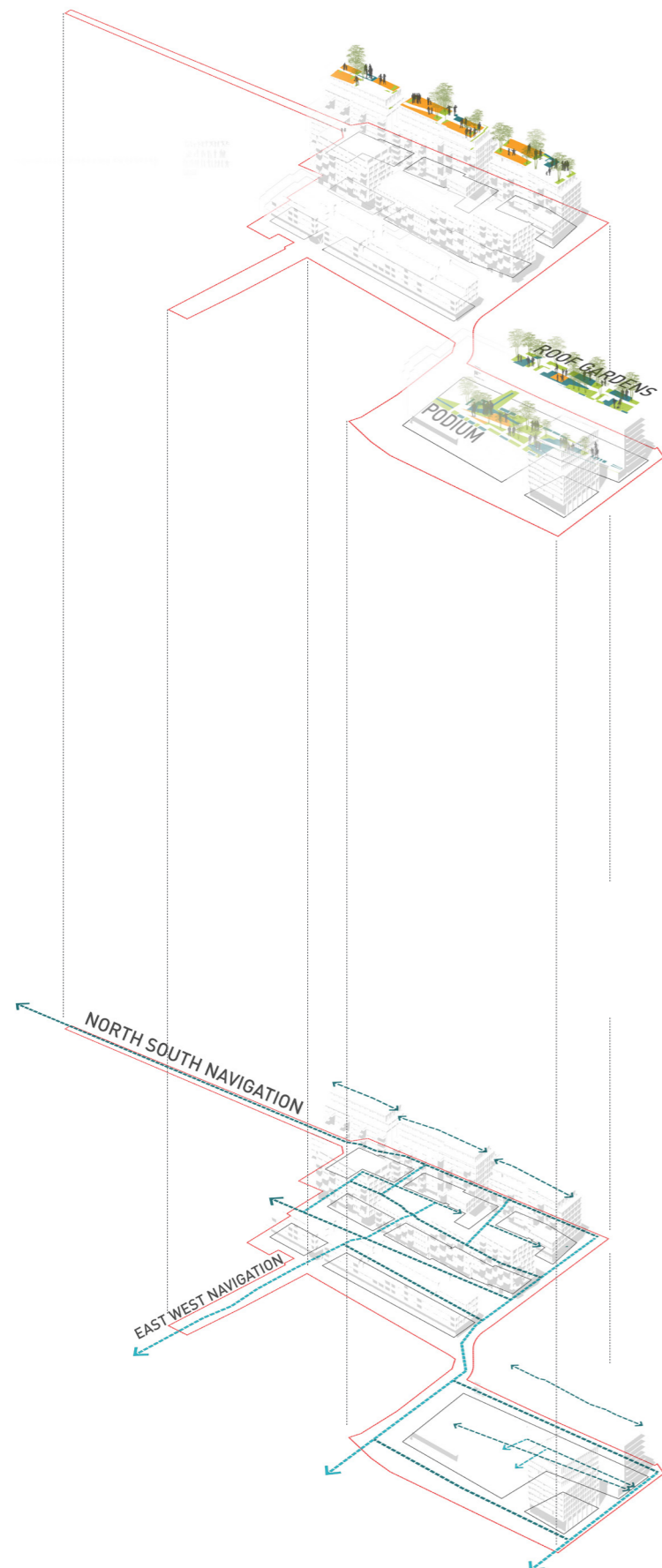
1.2.1 LANDSCAPE CONCEPT

Due to the site's location and the emerging master plan there is an opportunity to draw on Greenwich's heritage of navigation and create a stronger connection between Charlton town centre and the Thames. This will be achieved by prioritising pedestrian and cycling movement and navigation ahead of vehicles. Through the use of legible and coherent materials for paving, simple signage, robust planting and supported by a safe and subtle lighting strategy the precedent will set for all future pedestrian movement throughout the emerging Charlton Riverside master plan.

A secondary north-south footpath running parallel with Anchor & Hope Lane brings people into the commercial part of the site and provides relief from the vehicles on Anchor & Hope Lane. This connects to the commercial courtyard that links the buildings in Plot A and continues to the new east-west route into the site.

An additional east-west route called the Eco-walk runs between the houses of Atlas and Derrick Gardens and provides a pedestrian and cycle connection between Anchor & Hope Lane and Plot A. The Eco-walk intersects with the Public Spine which runs north-south between the town houses and apartments and extends further into the site where it meets the Community Centre. The River Walk extends along the eastern boundary connecting the site to the River Thames.

These key north-south and east-west networks are further articulated through layers of planting, tree positioning and SUDS features. The key spines of the site are activated through incorporation of a range of activities and zones for community, including play, social areas, open park space and commercial spill out areas.



The site will act as a navigator to the river Thames and Charlton Village. The design focuses on activating ecologically diverse spaces with people. The principle of integrated and varied usability is echoed throughout the public and semi-public realm areas of development supported by SUDS and planting and the provision of play.

1.3 LANDSCAPE MASTERPLAN - SUBMITTED SCHEME FOR PLANNING IN DECEMBER 2017



1.3.1 SCHEME SUBMITTED FOR PLANNING IN DECEMBER 2017
The landscape masterplan adjacent represents the proposals submitted for planning in December 2017.

1.3 LANDSCAPE MASTERPLAN - DESIGN CHANGES NOVEMBER 2018



1.3.2 DESIGN CHANGES NOVEMBER 2018

The Royal Borough of Greenwich made a decision to refuse the planning application 16/4008/F. The Mayor of London subsequently called in the scheme. In preparing the submission for the Mayor of London a number of changes have been recommended by the GLA officers.

Those that have an impact on the landscape are outlined below:

- RELOCATE CAR PARK ENTRANCE
- ACTIVATE STREET FRONTAGE ALONG THE FUTURE EAST WEST LINK
- SET BACK CORNER OF BUILDING M
- PROVIDE BIKE STORAGE ACCORDING TO THE DRAFT NEW LONDON PLAN

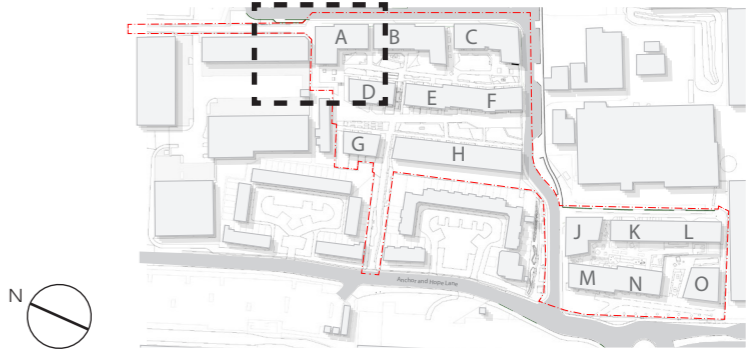
1.4 DESIGN CHANGES DETAILED

1.4.1 DESIGN CHANGES NOVEMBER 2018

PLOT A RELOCATE CAR PARK ENTRANCE

The layout of Building A was amended to include a basement carpark entrance. This has resulted in changes to the landscape as follows:

- 1 New planters to the basement carpark entrance
- 2 The road on the eastern boundary has been widened to accommodate two-way traffic into the basement carpark in building A.
- 3 A new planter replaces the private amenity terrace on the north western corner of the building. The building slab has been raised locally to accommodate the length of the carpark ramp below.



1.4 DESIGN CHANGES DETAILED

1.4.2 DESIGN CHANGES NOVEMBER 2018

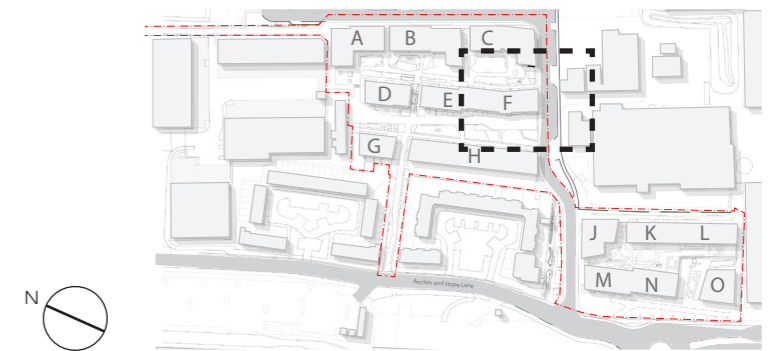
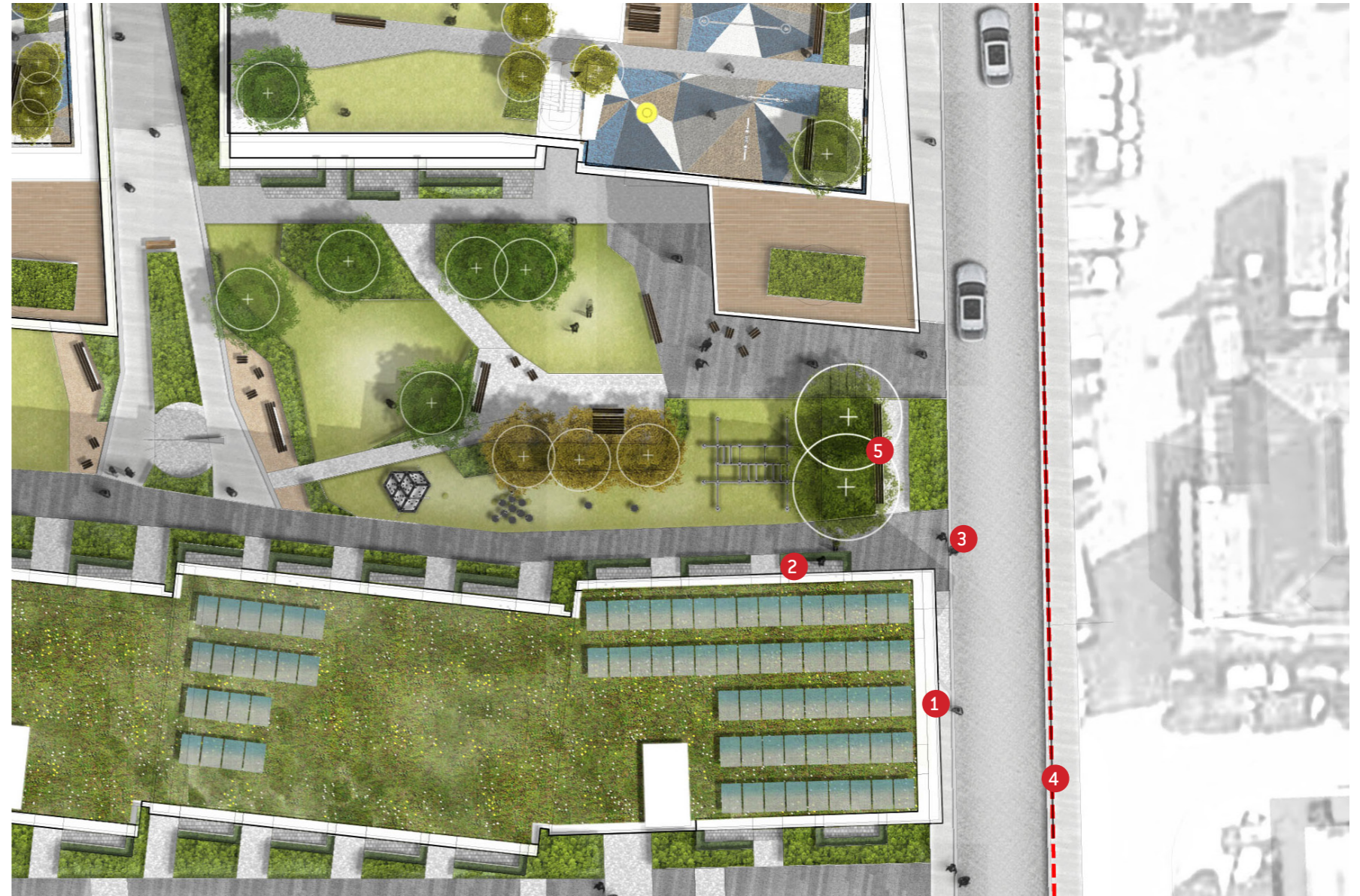
PLOT A

ACTIVATE STREET FRONTAGE ALONG THE FUTURE EAST WEST LINK

The car park entrance has been relocated from Building F and replaced with apartments to encourage activation along the east-west link.

This has resulted in changes to the landscape as follows:

- 1 The carpark entrance to Building F has been replaced with 3x apartments. Entrances for two of these is directly off the footpath of the east west route to encourage activation of the street frontage. The finished floor levels of the apartments are 'stepped' to work with the road levels.
- 2 3x private amenity spaces have been added to the proposed additional 3x apartments.
- 3 The east west route has been slightly realigned following the removal of the basement carpark entrance
 - Levels have been reviewed and revised along this road and now represent a more gradual incline over a longer distance. Refer to drawings ExA_1752_301 & 302
- 4 A vehicle restraint barrier has been added to the southern red line boundary adjacent to the east west route to respond to the level change between existing and proposed levels.
- 5 The seating area in front of the Community Centre space has been set back further from the road to accommodate road realignment and revised levels.



1.4 DESIGN CHANGES DETAILED

1.4.3 DESIGN CHANGES NOVEMBER 2018

PLOT B

SET BACK CORNER OF BUILDING M

Building M has been set back and curved on the northern side to allow for the roundabout and associated cycle path on the future road plan.

This has resulted in minor changes to the landscape as follows:

- 1 Amendments to the planting on the northern edge of Building M at ground floor
- 2 Adjustments to 2x of the private amenity spaces at podium level

PROVIDE BIKE STORAGE ACCORDING TO THE DRAFT NEW LONDON PLAN

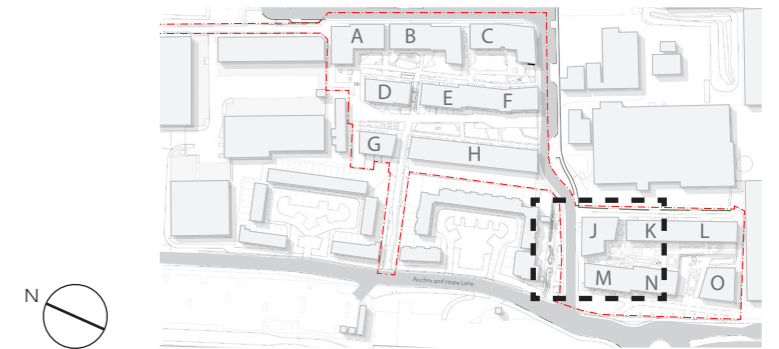
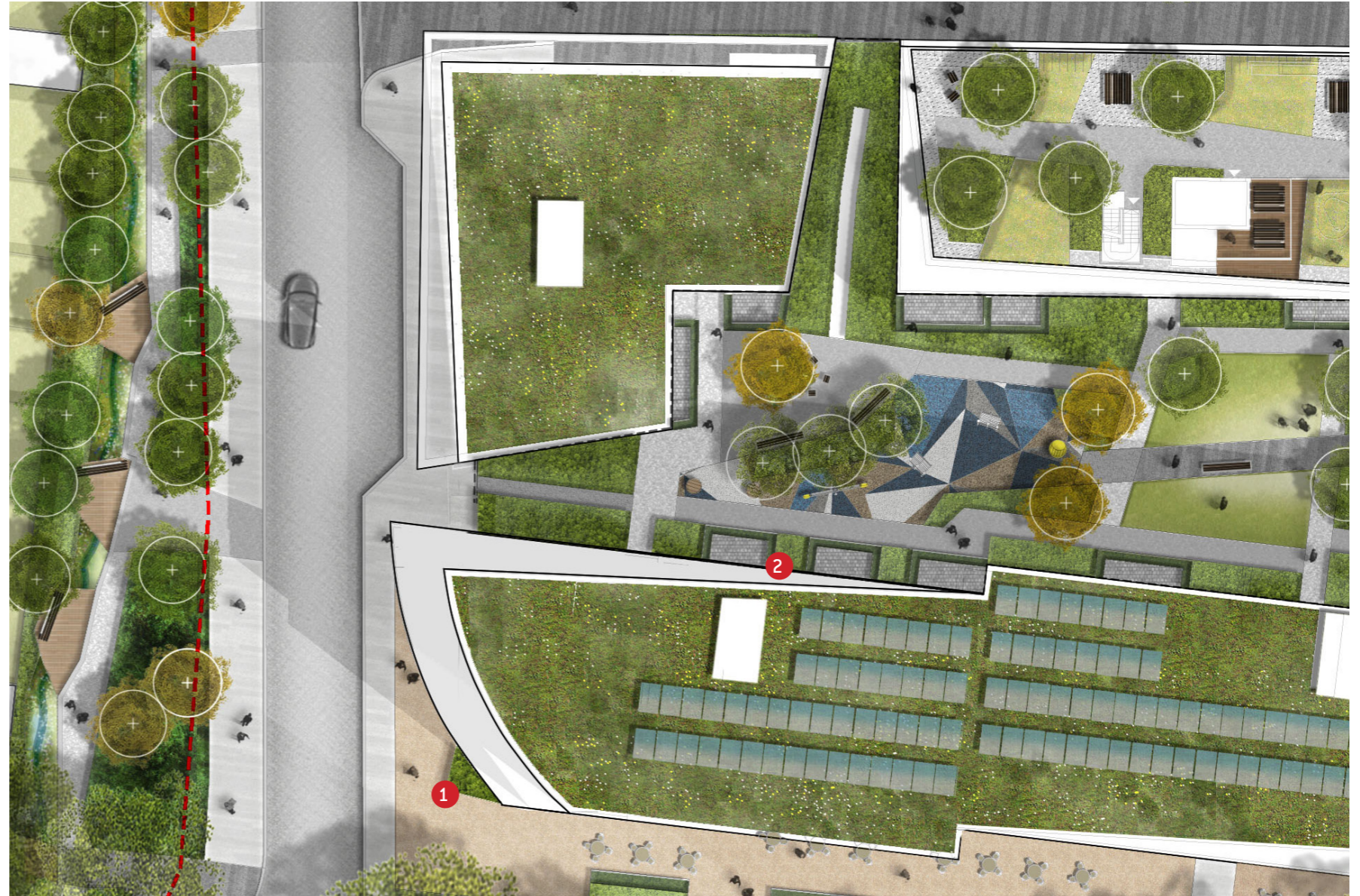
Following updates to the residential apartment mix; the cycle parking provision requirements have been updated and amended.

Plot A non residential cycle provision

Previously 18 cycle spaces were provided on plot A within the public realm. Following updates to the scheme the Draft New London Plan has a minimum requirement for 18 spaces. The updated scheme now shows a provision of 20 spaces within the public realm on Plot A.

Plot B non residential cycle provision

Previously 29 cycle spaces were provided on plot B within the public realm. Following updates to the scheme the Draft New London Plan has a minimum requirement of 27 spaces for plot B. The updated scheme shows a provision for 28 spaces within the public realm on Plot B.



1.4 DESIGN CHANGES DETAILED



1.4 PLAY PROVISION

A range of sport and recreational opportunities take place within the development, including the provision of play areas, lawn areas for non-prescriptive play, doorstep play spaces and an informative natural trail.

The creation of a suite of complimentary play spaces will ensure there is close access for all residents living within the development as well as the existing surrounding community. Play space will involve a range of natural and imaginative provision aligned with more traditional prescriptive play preparations.

Play facilities are strategically positioned across Plots A and B so all residents have easy access to play provisions. The play strategy meets all play quantities required by the London Plan (see figures below).

Play spaces across the site have been given themes and are outlined below:

Nautical Play (0-5, 6-11 year olds)

- Water and sand elements, telescope and timber play boat in meadow landscape.

Exploration Play (6-11 year olds)

- Rope pyramid, play nets, wet pour mounding with climbing grips and slide, lookout tower.

Natural Play (6-11 year olds)

- Timber and rope elements integrated within the eco walk.

Active Play Area (11+ years)

- Sculptural stainless steel elements for strength and agility.

Natural Roof Play on podium (0-5 and 6-11 year olds)

- Timber and steel elements set amongst amenity planting.

Sculptural Roof Play (0-5 and 6-11 year olds)

- Family of colourful play pieces set within areas of grass mounding and planting.

The requirement for play has increased as a result of the increase in affordable housing. However, the additional play provision is easily accommodated within the landscape proposals as the scheme was previously overproviding on play provision.

- 0-5 years play area
- 5-11 years play area
- 12+ play area
- 10 minute walking radius
- 5 minute walking radius

Plot A

Required play areas (Total = 2310 m2)

0 - 5 years old = 993 m2

6 - 11 years old = 808 m2

12 + years old = 509 m2

Proposed play areas (Total = 2554 m2 over providing by 10.5%)

0 - 5 years old = 1185 m2

6 - 11 years old = 858 m2

12 + years old = 511 m2

Plot B

Required play areas (Total = 168 m2)

0 - 5 years old = 107 m2

6 - 11 years old = 30 m2

12 + years old = 31 m2

Proposed play areas (Total = 232 m2 over providing by 38%)

0 - 5 years old = 147 m2

6 - 11 years old = 49 m2

12 + years old = 36 m2

