



Landscape & public space design

Rich in variety and open to all

One of the most important aspects of the scheme is to create a vibrant and attractive new public space that can foster community within a natural environment.

It incorporates over 60% publicly accessible space (shown in the diagram below), as well as a range of private gardens and roof terraces for residents.

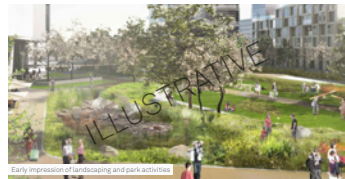
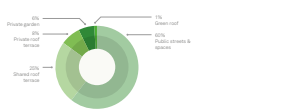
The landscape approach aims to maximise the usable green space in the area; using water in a sustainable and visible way, reflecting the area's riverside location.

Type & size of green space

AREA COMPARISON - WOOLWICH SQUARE ARSENAL



APPROX. PROPORTIONS OF TYPES OF GREEN SPACE



Public landscape character areas



1. A NEW NEIGHBOURHOOD PARK

This is the largest open-area in the scheme and incorporates a mix of lawn areas, seating, natural play and shallow ponds traversed with wooden-foot bridges.

Planting includes a rich mix of evergreen and native shrubs, as well as a clusters of specimen trees and perennial planting to attract birds, bees and other wildlife.

2. WETLANDS, SUSTAINABLE DRAINAGE & NATURAL PLAY

Water is an important part of the landscape design and is intended to be accessible for people to enjoy and interact with.

The main park area includes shallow bodies of water combined with a rich mix of wetland planting such as reeds, dogwood and willow trees.

Water is used for both aesthetic and environmental purposes. Sustainable drainage in the form of shallow swales will capture rain runoff from the surrounding buildings allowing it to be released naturally. The swales and planting will provide a soft edge to new spaces.

3. GREEN LINKS

The proposals include two new pedestrian / cycle links: north-south creating a new access route to the river's edge; and east-west linking Anchor & Hope Lane. These are 'green' routes that continue the planting scheme of the main park area.

4. RAISED PODIUM GARDEN

The podium garden is a fully accessible area that is raised by approximately 4m (1 storey). It includes activity from potential community spaces and shops at the edges. The landscaping combines a mix of multi stem trees, shrubs, grasses and perennials. A lawn area will provide a space in which people can sit and children can play.

Architectural identity

Building design and character

The design of the buildings is focused on maximising public space, as well as creating new homes. The approach includes:

- A range of building types to provide variety and respond to the site context.
- Buildings form the edges of the park areas, and provide acoustic protection. Yet have double-height spaces, active uses and open-access at ground level.
- Materiality combines brick and warm 'textured' materials at lower levels to work with the green surroundings; and lighter / reflective materials at higher levels.

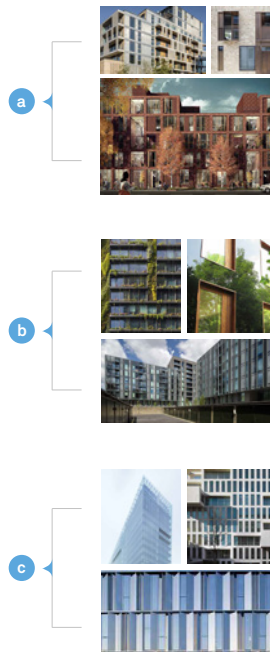
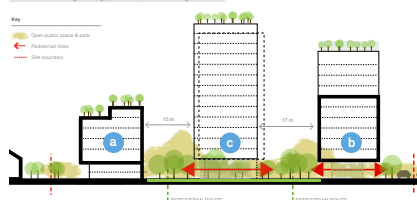
Distribution of height

- Building heights are predominantly lower at the edges, near to existing or future neighbours, rising to slender tall buildings at the centre of the scheme.
- An exception to this is the landmark building marking the site gateway on Anchor & Hope Lane / Bugsby's Way.
- Buildings are oriented north-south and there are generous distances between buildings to maximise light that can pass into and through the site.

3D sketch showing building types and heights.



Section N-E showing building types and open access at ground level



1. TOWN HOUSES & LOW-RISE APARTMENTS

The low-rise terraced buildings will include a combination of both townhouses and apartments that have access to private and shared roof gardens as well as front and back gardens. The character of the buildings will provide a transition between the existing townhouses and the new buildings.

2. MID-RISE APARTMENTS

The mid-rise buildings will be faceted (made of a series of different-angled surfaces), with a sense of 'floating' above ground floor spaces - which will include shops and community space. Buildings will have look over the park and include shared roof terrace.

3. PARK BUILDINGS / TALL BUILDINGS

The park buildings are designed as slender objects that sit within the park landscape. They have smooth and light surfaces to reflect the sky, green spaces and materiality of surrounding buildings.


09


Artist impressions



Artists impression of entrances to low-rise buildings (left) and park area. Park building in background.



Artists impression of low-rise buildings (left) and ground floor uses opening onto the parkland wetlands area. Park building in background.


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Getting involved & next steps

Share your views

Your input is needed to help make sure the team know the views and ideas of the local community. The project team will use your feedback to help inform the final plans for the Anchor & Hope Lane sites.

This is the beginning of an ongoing process that will discuss each of the different phases as designs for each develop.

Rockwell have appointed community engagement specialists Soundings to help facilitate discussions and dialogue. Ensuring that local views are listened to and considered as the plans develop.

All feedback received will be recorded, analysed and combined to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final plans.


Project timeline & consultation process

2016	Anchor & Hope Lane sites
<ul style="list-style-type: none"> Anchor & Hope Lane sites are the focus of this exhibition and a planning application for these is expected to be submitted in late 2016. 	One-to-one community meetings Draft proposals consultation Sharing the final plans Easy access to the planning documents
2017	Subsequent sites
<ul style="list-style-type: none"> Phase 2. Details and the exact location of Phase 2 sites are currently under discussion and being co-ordinated with the Royal Borough of Greenwich. More detail will be available during further consultation in 2017. 	Continued one to one meetings Testing ideas and concepts as the sites come forward Draft proposals consultation Sharing the final plans Easy access to the planning documents

Working with local business

Given the strategic location of the area between Greenwich and Woolwich, existing and emerging policy is looking to provide a more balanced mix of uses than currently exists.


We recognise that these changes in the areas will impact existing business and we are holding a dedicated event and individual meetings as required to engage on-site and adjacent businesses with specific regard to the Anchor & Hope Lane sites.



Finding you

The map shows some of the organisations we've found in the area that might be interested in getting involved. Whether you are an individual or a group, want to be involved or can help add anyone to the mapping below, please let us know.

INTERESTED INDIVIDUALS/ORGANISATIONS <ul style="list-style-type: none"> Charlton Cemetery Residents' Association The Charlton Society Charlton Riverside Action Group Wiles Gardens Tenants & Residents Association Derrick Gardens Tenants & Residents Association 	LOCAL AMENITIES/PLACES <ul style="list-style-type: none"> Second Floor Art Studios Charlton Park Margon Park Mayson Wilson Animal Park Change grows Live Charity Anchor and Hope Pub The Investigation Pub Charlton Barrow - Environmental Agency Warner Animal Care Clinic Charlton House Community Centre The Vase Cafe and Information Centre The Greenwich Yacht Club New Charlton Community Centre 	PLACES OF WORSHIP <ul style="list-style-type: none"> Uxanston Christian Church St Luke's Church St Thomas Church St Richard Church Centre New Testament Church of God - Charlton Rainham 	SUPPORT A GROUP <ul style="list-style-type: none"> Charlton Athletic Football Club South London Special Group The Reach Climbing Club Charlton Park Rugby Club Chinese Performing Arts Centre
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Safeguarded wharf on the Riverside