

5.1 Design objectives and brief

5.2 Constraints

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The proposed development aims to respond to and exploit the specific constraints and opportunities associated with the site and deliver a scheme of the highest quality which is fully integrated into the potential surrounding context.

A series of key objectives were established at inception stage and these objectives have evolved throughout the extensive design development and consultation process.

This section summarises the key objectives that have driven the development of the design.

Context

The development must be appropriate to its context in terms of:

- The proposed use and amount of development on the site.
- Integration with its current surroundings and response to the aims and aspirations of the Charlton Riverside Masterplan area
- Establishing an appropriate form of development on the site in townscape and urban design terms to accommodate the required quantum of development.
- Appearance at both short, mid and long range and relationship to key views within the area and wider Charlton.
- Delivery of a high quality and inviting streetscape and public realm to provide improved connections and linkages to the surrounding area.
- Creating a significant green space
- Establishing a sense of place and destination within the wider context.

Site

A series of specific site issues and associated impacts were identified which needed to be addressed within the design of the development, including:

- Daylight- Separation between blocks
- Orientation – Maximise natural daylight
- Wind microclimate – Public and private realm zones

- Flood Levels - Entrance levels, accommodation

Accessibility

The following key aspects had to be considered in terms of designing for access:

The development is accessible to all both internally and externally. Provision of appropriate landscaped spaces that can be used throughout the day and evening, seven days a week, contributing to a safe and secure environment to ensure that the development is inclusive of the wider Charlton Riverside area. Building design and layout must make provision for, and be flexible and adaptable to the needs of all users.

Brief

The brief has been developed and informed by the extensive design evolution and consultation process however a number of objectives have remained constant throughout this process:

- To provide development that realizes the full potential of the site.
- Ensure that the development makes a valuable addition to the area and integrates with and locks into the aims and aspirations of the Charlton Riverside Masterplan
- Creation of high quality buildings and spaces.
- The overall mix should reflect the minimum requirement for 3-bed and larger units with the remaining units being split equally between 1 and 2-bed units
- Maximum Number of Residential units
- 20 % 1 bed, 67% 2 bed and 13 % 3 bedroom apartments
- Maximise dual aspect apartments and minimise north facing apartments
- Maximum daylighting
- Apartment sizes to aspire to the minimum overall areas given in the London Housing Design Guide standards of minimum 50m² for 1 bed, 61m² for 2 bed and 74m² for 3 bedroom apartment
- Residential facilities providing swimming pool, gym and multi use space
- Ground floor retail space

- Public realm and recreation zone
- Provide affordable Housing percentage and mix of units as per the existing planning policy requirement
- The proposals should consider efficient construction methods, costs and programme
- Consider construction phasing
- The scheme design and layout should respond to the following site constraints:
 - » A gas main on the northern boundary
 - » An electricity sub-station by the western access strip
 - » An access strip on the eastern boundary
 - » An access strip to Imex House
- The landscape strategy should meet the requirements of the Master Plan and contribute positively to the scheme
- The proposals should allow for a commercially viable phasing strategy
- The proposals should be capable of integrating with the expected development on the surrounding site
- Development on the site must respond to the current surrounding context whilst allowing the building and it's uses to adapt to changes in the area as the Masterplan vision is delivered.

Aims and Aspirations

The site offers an exciting opportunity to deliver an exemplar residential led scheme which will act as a catalyst for the regeneration of the wider area which includes retail and employment space.

The combination of project brief requirements and the sites strategic location provide a unique opportunity to create a scheme that will enhance and improve the area. The proposals aim to improve connectivity and create a marker, and a benchmark of quality for further development and regeneration in the area.

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5.2 Constraints

Analysis of the existing site identified a series of factors and constraints that had to be taken into account when considering development on the site. The scheme design and layout should respond to the following site constraints:

Topography

The topography of the area is generally flat however a retaining wall and level change of approximately 1m to the eastern boundary of the northern plot has an impact on the integration and connection of the site with the wider Masterplan.

Flood plain

With the floodplain at 6.20 m AOD the development of the ground floor uses are restricted. Within the development no bedrooms spaces can be located on the Ground floor. Basement and associated plant areas need to be considered carefully.










Existing Trees

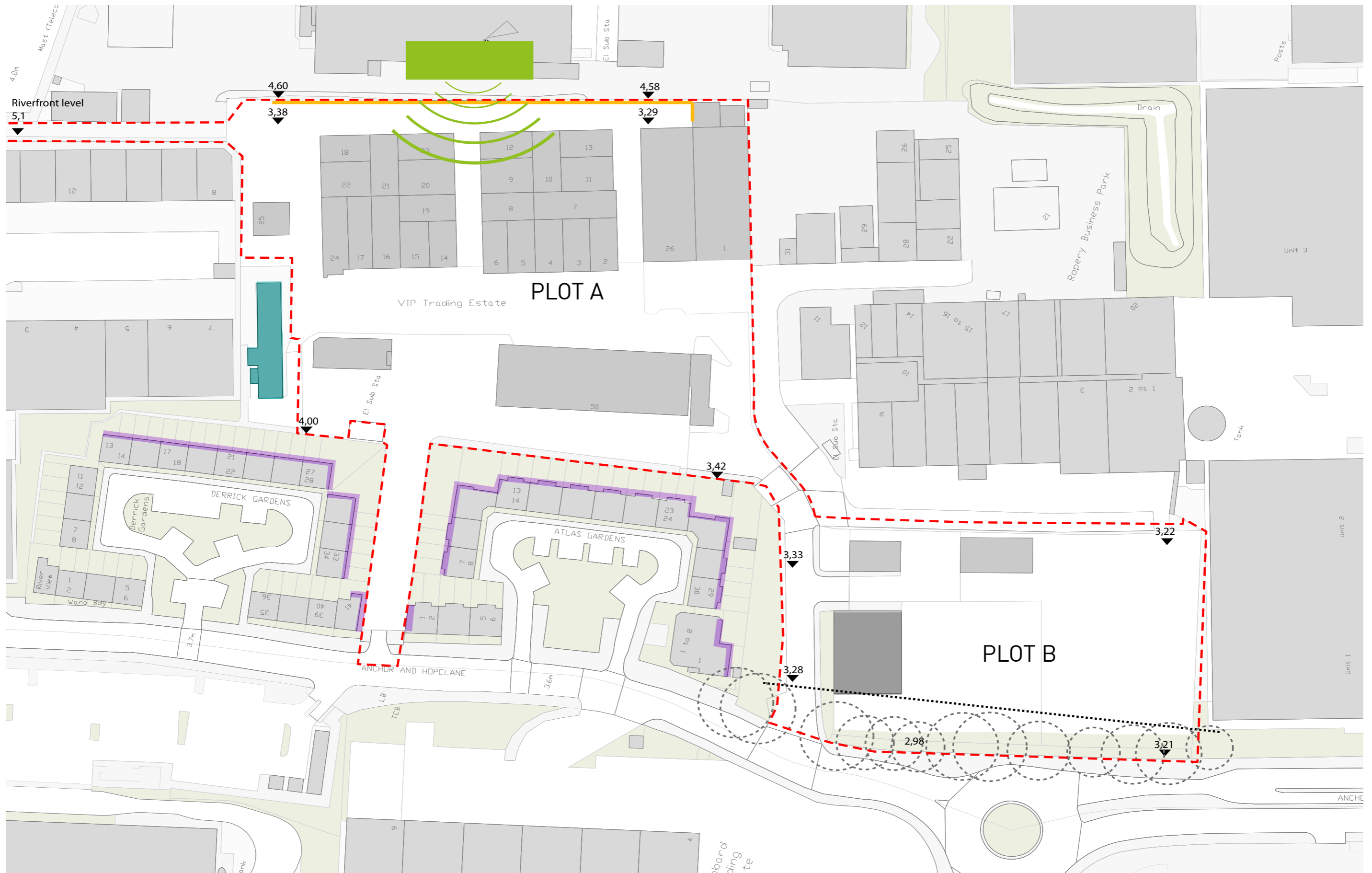
Mature trees located to the Western boundary along Anchor and Hope Lane to be maintained

Acoustics

The Stone Foundry factory facility directly east of the northern site generates noise impacts and the eastern facade had to be developed to address the current external environment and mitigate these issues.

CONSTRAINTS

-  EXISTING
-  PROTECTED TREES
-  RETAINING WALL
-  SITE BOUNDARY
-  EXISTING TOWNHOUSES
-  ASSUMED BUILDING LINE
-  EXISTING BUILDING PLOT B
-  EXISTING ROAD
-  NOISY PLANT



Constraints plan

