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**CHARLTON RIVERSIDE - PHASE 1**  
DESIGN AND ACCESS STATEMENT | DECEMBER 2016



CHARLTON  
RIVERSIDE PHASE1

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## 1.0 Introduction

1.1 Purpose of the document

1.2 The applicant and the architect

## 1.1 Purpose of the document

This Design and Access Statement has been prepared by SimpsonHaugh and Partners, with input from others, on behalf of Leopard Guernsey Anchor Propco Ltd. and accompanies a planning application for detailed planning permission at the site known as VIP Trading Estate and the VIP Industrial Estate Anchor and Hope Lane, London SE7 7TE .

The statement explains the design development process and describes the final proposals relating to the proposed development. This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.

### The Process

In developing the proposals the applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to the application proposals. The proposals have been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the site but also delivers key policy objectives and statutory requirements. Full details of the project team are listed in Chapter 14 of this document.

The proposed development has been subject to an extensive pre-application exercise with the Greater London Authority, Royal Borough of Greenwich, CABE, statutory consultees, and local stakeholders

The involvement of statutory consultees at the pre-application stage has informed the design of the Development, and changes to the scheme have been included where appropriate.

### The Project

The proposed description of developments is:

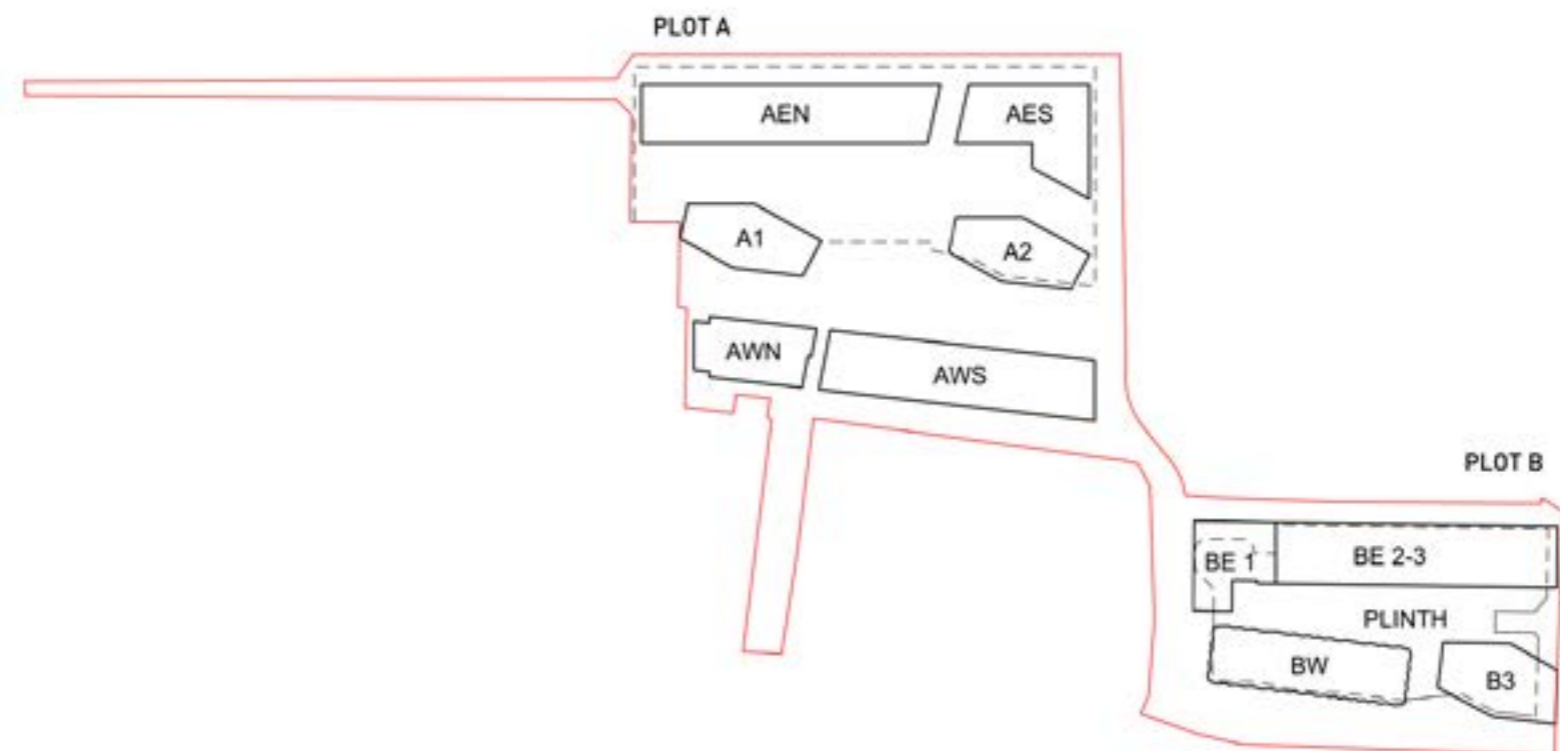
*Demolition of existing buildings and erection of 9 buildings ranging from 2 to 28 storeys in height for Class C3 residential use, with Class B1 employment space and flexible uses comprising Class A1 (retail), Class A3 (Café/Restaurant), Class D1 (Community Use) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Hope and Anchor Lane and the riverside, creation of new areas of open space and landscaping together with the*

*provision of associated car parking, cycle space, refuse and recycling storage, plant and all other associated works.*

The proposed development comprises 975 residential units provided within 9 buildings ranging in height from 2 to 28 storeys, including extensive private gardens and roof terraces. The buildings are located on two adjacent sites which are referred to as Plot A (northern plot) and Plot B (southern plot). Commercial and community spaces are located on ground floor parallel to current access roads and potential future routes. Parking and Plant spaces are zones are located in the half basement on plot A and on grade within the plinth on Plot B.

The buildings are located on two adjacent plots and are described in the document as:

- PLOT A**
- Building AEN: Residential, commercial at ground floor
  - Building AES: Residential, commercial at ground and first floor
  - Building A1: Residential , amenities at ground floor
  - Building A2: Residential , amenities at ground floor
  - Building AWN: Residential
  - Building AWS: Residential
  - Basement: Parking and plant
- PLOT B**
- Building B3 : Residential
  - Building BW: Residential, amenities, commercial at ground and first floor
  - Building BE: Residential
  - Plinth : Amenities, commercial, parking and plant



Proposed Building Key



Aerial of site

## 1.2 The applicant and the architect

### Rockwell

Rockwell acting on behalf of Leopard Guernsey Anchor Propco Ltd. is a leading mixed use developer working to enhance, grow and build thriving communities for long term sustainable living.

They put innovative thinking at the heart of what we do and our integrated approach means that great ideas move efficiently and sensitively from vision to reality. The team has worked on landmark schemes across London and the UK for over 25 years.

### Vision

Irrespective of use, Rockwells attention to design detail, quality and services aim to create 'best in class' developments by creating vibrant environments with a strong sense of place.

For this project the vision is to apply Rockwell's expertise to create a development which will drive forward and add value to the Charlton Riverside Area and Greenwich as a whole.

### SimpsonHaugh and Partners

SimpsonHaugh and Partners was founded by Ian Simpson and Rachel Haugh in 1987 and has since compiled an impressive and diverse portfolio of award winning projects.

The practice originated from a shared belief in the power of high quality design to lead the regeneration of post-industrial cities and initiate new contemporary architectural identities. As the practice has grown, these original values have matured and been reinforced such that they remain the practice's guiding principles.

The underlying themes of urban renewal, sustainability and design excellence unite an otherwise diverse range of building functions and solutions. Similarly, the completed work demonstrates that the practice's regeneration objectives are equally valid whether applied to new buildings or to existing historic structures.

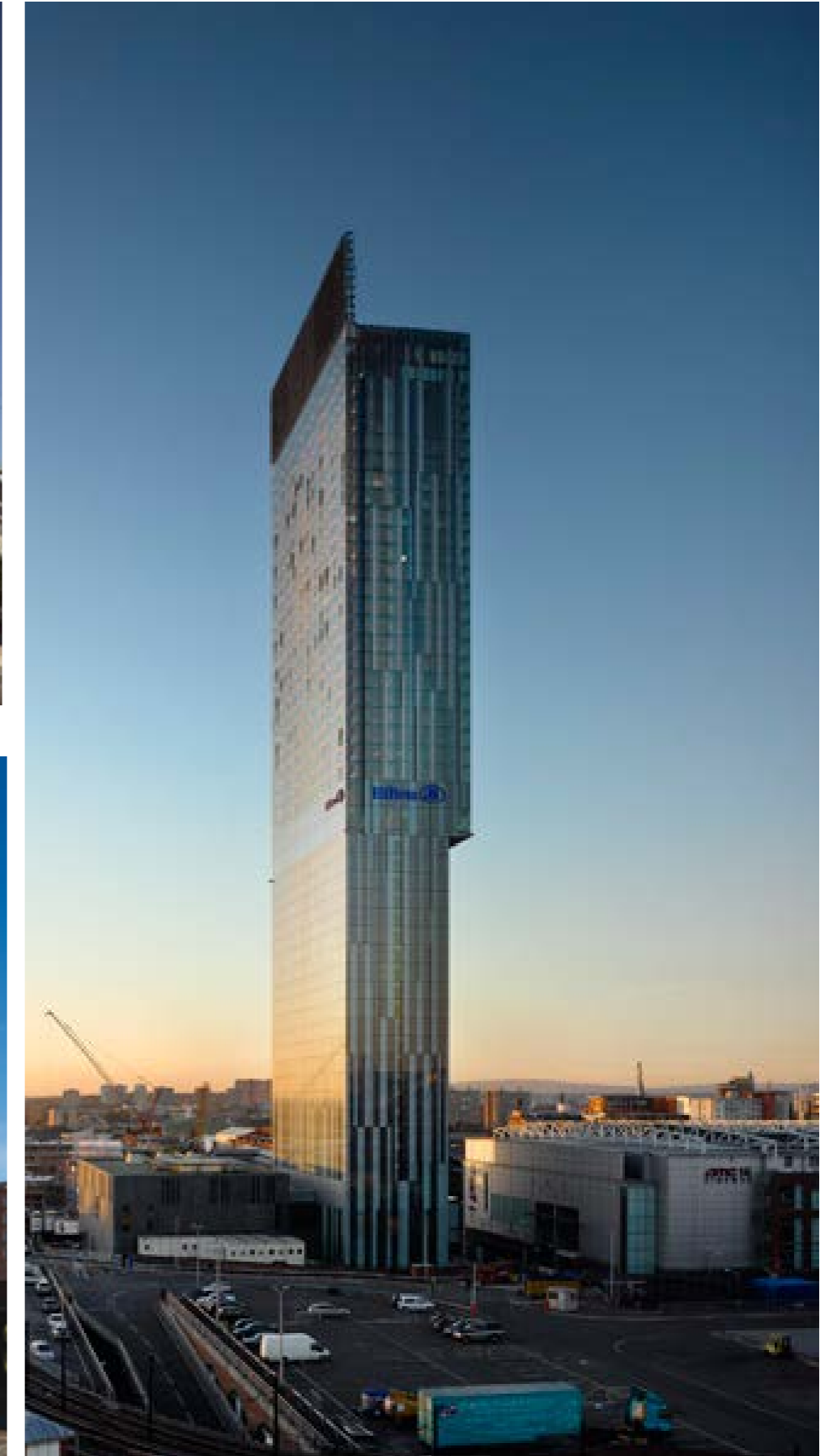
A recurring challenge of the practice's work has been the need to confront appropriate forms for emerging typologies. Its innovative solutions for public galleries, leisure facilities and high density living have both challenged normative design responses and contributed positive new precedents.



Queen's Park Place, London



Tariff Street, Manchester



Beetham Tower, Manchester



ONE Blackfriars Tower, London



Dollar Bay, London



Dollar Bay (Wintergarden), London



St John's Quarter, Manchester



Chambers Wharf, London

