

Stage 2 exhibition boards



Introduction

About

Following consultation in September 2016, this exhibition shares the final proposals for the Anchor and Hope Lane sites before they are submitted for planning. The exhibition includes responses to key questions raised.

Please complete a feedback form to let us know your views on the proposals and thoughts on the next steps.

There are three sections of the exhibition you can see:

1. INTRODUCTION
3 boards summarising the project context.

2. MODEL & HEADLINES
A 1:500 model, landscape plan, views and key facts to give a good scheme overview.

3. KEY TOPIC BOARDS
10 key topic boards provide more in-depth information responding to key questions and areas of interest.

Project context

Charlton Conversations is a process to discuss a number of development sites that are being brought forward by Rockwell Residential. The first to come forward are the Anchor & Hope Lane sites which aim to create a place for families with a new neighbourhood park, new homes and supporting facilities. The Anchor and Hope lane sites are:

- 2.75 ha brownfield sites (equivalent to about 4 international football pitches)
- Approximately 6 minutes walk to Charlton train station
- The site is currently used for light industrial and low density employment

The sites are in the Charlton Riverside Opportunity Area which is identified by the London Mayor and Royal Borough of Greenwich (RBG) as an area to help meet London-wide needs and Borough targets for new homes supported by a balanced mix of uses.

Next steps

The planning application will be submitted in due course to the Royal Borough of Greenwich (RBG). Following this there will be a further round of Statutory Consultation, lead by RBG who will publicise all the final application documents, which will be available on line and in hard copy.





Summary of feedback

Consultation to date

The September and October 2016 consultation events aimed to raise awareness about the project and share the Draft Proposals for feedback. Many thanks to everyone who took the time to share your thoughts and ideas. Activities included:

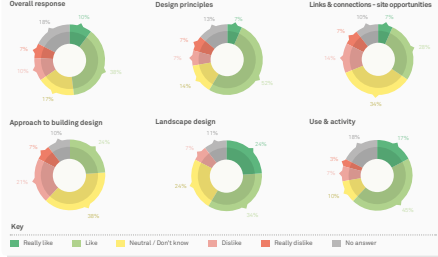
- 7500 Leaflets delivered
- Exhibitions over 3 days
- Online survey
- 2 'Walk & Talks'
- Dedicated neighbours engagement; workshop and door-to-door
- Business drop-in sessions
- One-to-one meetings
- Stakeholder mapping
- Project website

Rockwell Residential, the developer, and the project team used the feedback received to help inform the proposals before you now. This exhibition includes responses from Rockwell and the design team to key questions raised in the previous consultation.

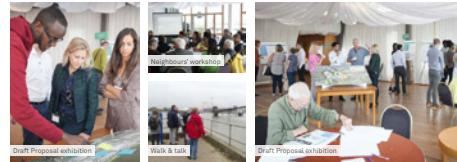
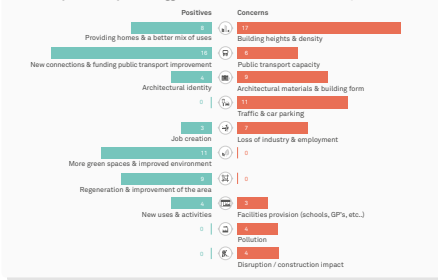
Overview of findings

This board provides a snapshot of the feedback received in the last stage of consultation. Including diagrams showing responses to some of the key questions on the feedback form and an overview of some of the main areas of discussion and feedback received throughout previous consultation. Please see the report for the full findings

Q: Please rate the Draft Proposals across the following topic areas (feedback form question)



Q: Please tell us more about your thoughts in response to the Draft Proposals; what do you like and do you have any ideas, suggestions or concerns? (feedback form question)



Key themes headlines

Design principles & local ambition

Local views ranged, depending on perspectives. From neighbouring residents who's focus was naturally the immediate impact to wider interest groups looking to ensure a joined-up approach with the wider regeneration area.

Design principles were generally well received, citing opportunity to improve the area. Key concerns linked to potential impacts of density.

There was a desire to ensure sufficient physical and social infrastructure to enable positive and active communities, in a place people want to be, including affordable homes and UK sales first.

Impact & a joined-up approach

The potential impact of density, most notably on transport, air quality, height and social infrastructure (schools and GPs) was raised as a key concern.

Desire to understand how proposals will fit into a joined-up strategy for the area. Questions were raised on how the scheme relates to the revised masterplan for the wider area.

Building form & architecture

The principle of stepping building heights down to the site boundaries was positive. Concerns remained about the height, particularly potential impact on adjacent neighbours and the height of the tallest building.

Varied materials and use of brick were well received, although there were some calls for a 'softer' palette.

High quality design was seen as important, including relevance to local heritage. Lessons should be learned from less successful local developments.

Public space & activities

New green-links and open space were very well received. As were active ground floor uses, especially the nursery and cafe. It was questioned if leisure and meeting spaces could be used by site neighbours.

There were questions about incorporating wildlife habitats and ensuring spaces are active and well used.

Improvements to Anchor and Hope Lane and the greenspace at Atlas and Derrick Gardens were also welcomed. Ongoing resident involvement was requested.

Employment & business

Loss of skilled industries and useful services in the wider area was raised as a concern. There was a request to look at how existing key businesses could be incorporated across different development phases.

Construction impact

The impact of construction was a particular concern for neighbouring residents. Ongoing liaison, a 24 hour hotline, minimising disruption/ dirt and monitoring for any structural impact were top priorities.



A joined-up approach

About

The Anchor and Hope Lane sites are one part of a wider area for regeneration, which has been designated by the Greater London Authority (GLA) and the Royal Borough of Greenwich (RBG).

Ensuring the proposals for the Anchor & Hope Lane sites are joined-up with RBG's emerging framework for the wider area has been one of the key areas of discussion in the previous stage of consultation.

This board sets out the relationship of the Rockwell development sites to planning policy; and how Rockwell are considering these proposals in the context of wider development.

Responding to key issues

Q: How will the cumulative impact of all developments in the wider regeneration area be assessed, and a strategy put in place?

Response from Rockwell: The Environmental Statement which will be submitted with the Anchor and Hope Lane sites planning application assesses the cumulative impact of the proposed development in conjunction with other permitted developments within the area across all assessment criteria such as transport, socio-economics, flood risk and drainage, ecology and air quality to name a few. Mitigation is then proposed where it is required.

In future, the expectation is that other developments within the masterplan will be accompanied by similar assessments, so the cumulative effect of all existing and permitted developments are taken into account and mitigated appropriately.

Planning context - summary

Planning policy from RBG & GLA designates the wider Charlton Riverside area as a strategic location to provide substantial housing to meet London-wide needs, employment and a mixed, intensive use of land. A summary of key planning policy targets includes:

Greater London Authority - London Plan

- Minimum 3,500 homes and 1,000 employment capacity.
- Three safeguarded wharves (Angerstein, Murphy's and Riverside Wharves).

Royal Borough of Greenwich - Core Strategy & Charlton Riverside SPD

- 3,500 - 5,000 new homes (as part of RBG's minimum target for 26,850 new homes in 10 years).
- A mixed use urban quarter including community, education, small businesses, creative industries and employment.
- Improvements to Charlton Rail Station.

Ongoing SPD revision

The Charlton Riverside SPD was adopted in 2012. Ancom were instructed by RBG to prepare an updated masterplan earlier this year, however nothing has yet been published for consultation. Rockwell and the design team have had several meetings with RBG, GLA, CABE and TfL to ensure the proposals can best-link with the existing and emerging policy.

Timescales for the SPD are currently unknown and there is a need to begin to bring forward development and contribute to London housing targets in the near future. There is a policy imperative for development and a low-density scheme for the site isn't a realistic option or one that optimises the potential for new homes.




A potential masterplan scenario

Given the importance of ensuring a co-ordinated approach to the area, the project team have been looking further at how the Rockwell sites could integrate into a wider plan. Below is a number of strategy diagrams and a potential masterplan scenario to consider how this might happen - this looks to follow principles in the existing and emerging SPD. The key difference, to date, is that development parcels align with ownership boundaries to help ensure a deliverable approach.

It should be made clear that this has no formal status, however we have presented it here to demonstrate the wider thinking that is happening in conjunction with the development of the Anchor and Hope Lane sites.





KEY TOPIC
01

Design evolution


About

In the early design process a range of potential block forms and layouts have been considered and tested. The key options explored and the pros and cons of each are shown below. These have led to the proposed scheme and informed the key considerations and a set of principles which are listed to the right.

Key principles


- A rich variety of residential typologies and characterful mix of public spaces, informed by view and orientation.
- A 'structured informality' with the potential for future connections to the evolving Charlton Riverside masterplan area.
- A green place - maximising opportunities.
- A place people want to live in.
- Clear hierarchy in terms of massing and height, and relationship to existing and future context and routes.
- High quality, residential-led.
- An exemplar for development of the wider masterplan area.
- A density that responds to the site's urban location, suitable to establish the initial phase of this important new place.

1




- Initial proposals were based on a series of streets running on a north-south orientation.
- Building heights ranged from 4 to 26 storeys, lowest at the west near existing homes and rising to the east furthest away from these.
- However, there were concerns that the tall buildings to the east of the site may compromise future neighbouring development sites. As well as a need to see more activity at ground level.

2



- The second iteration increased the amount of public space and routes through the site, aiming to better integrate it into the existing and future neighbourhood.
- It also saw the introduction of a nursery and a range of active ground floor uses, including business space. As well as a focus on family homes and the inclusion of town houses.
- Building heights were redistributed to lower buildings at the edges of the site, locating the tall buildings in the centre of the scheme.

3



- In the third iteration, building heights were reduced in the centre of the scheme and redistributed to one landmark building at the south of the site.
- A pedestrian route cutting east-west through the site was also added to increase permeability and access to the park area.
- This option is the basis of the final proposals, which have since gone through a range of development, testing and consultation.



KEY TOPIC
02

Scale & density

Responding to key issues

SEE RIGHT FOR FLIP BOOK CONTENT

Distribution of height




Principles


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

Key views

As part of preparing the planning application, the team assess the visual impact of the proposals from a range of local and strategic views. Below are a selection of wire-frame or rendered views from a range of locations, including those highlighted in the consultation.





Key — Wireframe outline of proposals * Image includes rendered proposals

Shadow path

Transient overshadowing studies show how shadow moves throughout the day at different times of the year. 21 March and 21 June are key for the planning application and shown below.

Summer solstice



Equinox



Responding to key issues 'flip-up' content

Q. Why is density higher than the 2012 SPD (Supplementary Planning Document)? Can building heights be reduced?

Response from Rockwell: A design-led approach has been taken to arrive at the amount of development proposed on the Anchor and Hope Lane sites. This is underpinned by the objective to optimise housing potential, whilst carefully addressing a number of key considerations including: location of site in relation to public transport, need to achieve high quality design; overall contribution to place-making; daylight/sunlight; space standards (including size, layout, open space); and social infrastructure amongst other considerations.


The scheme has been rigorously tested to ensure that it does not result in any significantly adverse impacts with regards to townscape, environmental or infrastructure capacities.

Q. What will the impact on views and daylight be for neighbouring residents? Also from 'Charlton Hill'?

Response from Rockwell: This board includes a series of thumbnail images showing the shadow path at intervals throughout the day. Throughout the exhibition we have also incorporated a number of local views to help indicate the how the buildings may appear from ground level, as well as views from the surrounding area.

The buildings have been deliberately stepped down towards existing neighbouring homes to retain light and outlook to residents, although it is anticipated that there will be impact to some existing neighbours who immediately back onto the site. The team will be happy to discuss this individually with any impacted neighbours upon request.

The planning application will be accompanied by an independent daylight/sunlight assessment. This will include measures of light levels and any impacts on a window by window basis, compared to the existing scenario. These are monitored by a set of guidelines that set acceptable levels of impact.



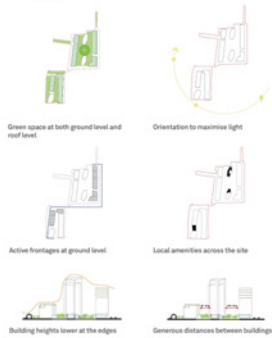
KEY TOPIC
03

Design & identity


Responding to key issues

SEE RIGHT FOR
FLIP BOOK CONTENT

Design principles



Variety of materials & building type



Terraced buildings & low-rise	Mid-rise apartments	Park buildings / tall buildings
<p>Design principles</p> <ul style="list-style-type: none"> Solid materials / masonry Grounded Link to green space and planting Amenity spaces identified Link to existing buildings 	<p>Design principles</p> <ul style="list-style-type: none"> Horizontal bands Faceted blocks of a series of different angles (surfaces) Rhythm of solid and transparent materials 	<p>Design principles</p> <ul style="list-style-type: none"> Lighter / reflective materials to reflect the sky, landscape and materials of surrounding buildings Vertical emphasis Use of louvers for internal shading
Materials palette	Materials palette	Materials palette



KEY TOPIC
04

Streets, spaces & landscape

Responding to key issues

SEE RIGHT FOR
FLIP BOOK CONTENT

Character areas



The flip-book below provides a more in depth overview of the main public spaces in and around the sites.

The large-scale landscape plan may also be a good reference.

More information on the private gardens, residents' green spaces in and around the sites can be found on board 08.

Area by area overview

SEE OVER FOR
FLIP BOOK CONTENT

Play

Play spaces are proposed across the scheme, tailored to suit different age ranges. These need to be designed in detail, but each will include items using rope and the bold forms seen in the landscape and architectural design.



Key

- Downstep play (0-5 years old)
- Local Play (5-11 years old)
- Neighbourhood Play (12+ years)

Precedent images

Type & size of green space



Key

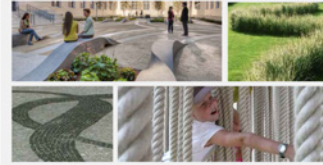
- Anchor & Hope Lane sites
- Woolwich Square (1.5 acres)
- Public streets & spaces
- Shared roof terraces
- Private roof terraces
- Private garden
- Green roof

Responding to key issues 'flip-up' content

Q. Can the proposals respond more to local heritage?

Response from Rockwell: Research shows the site may have once been used for the production of ropes for ships and boats. The scheme includes a historic route to the river, which was likely used for transporting ropes and rigging to boats at the waters edge.

This interesting historical context has provided the inspiration for the landscape concept, using form and geometry that reflect its rope making past. As the design becomes more refined subtle detailing can help define a unique sense of place. Examples include: street furniture, lighting and signage; paving patterns and geometry of paths and planting; sculpture and public art; and water and play features.



Q. Can there be a 'softer' materials palette that uses less glass / metal cladding?

Response from Rockwell: The design team have included the use of brick and warm 'textured' materials at lower levels of the scheme. These are the areas where people will spend most time and be in close proximity to the buildings. At higher levels, the team feel the use of reflective materials is important to reflect the sky and landscape to minimise the visual impact of the taller buildings overall - giving a 'lighter' feel.

However, it is understood that there is a natural association with glass buildings and corporate environments. The team have drawn from some examples of glass used in residential areas, illustrating that cast glass and opaque glass mixed with usual glazing can provide very different design approach that creates more intimate environments.



Responding to key issues 'flip-up' content

Q. Will you be making any improvements to the wider area?

Response from Rockwell: Improvements to the landscaping at Atlas and Derrick Gardens and Anchor and Hope Lane have been discussed in principle with local residents. This is something that Rockwell are seeking to discuss in further detail with adjacent residents to look at how these areas could be best improved and agree the scope of works.

As the space is owned and managed by the highways authority, a feasibility study and the necessary approvals will be required for any additional tree planting and key changes. Some early thoughts on these improvements are outlined to the right.

Q. How can we be reassured that the public spaces will be active and usable (not a 'token' manicured space)?

Response from Rockwell: The extent of landscaped spaces proposed is a real positive and distinctive feature of the proposed development. How the landscape best serves the new and existing community has been a key consideration from the outset. The application proposes the concept of 'Living Streets', which is a design methodology specifically for urban areas. It places the emphasis on the pedestrian experience and creates more intimate spaces which connect at a personal scale. By having uses and amenities that will be used everyday at ground level, this aims to create a space that is actively inhabited by people, providing an opportunity for interactions and 'meeting the neighbours'.

The scheme uses a semi natural style of planting, with areas of wetland, wildflower and woodland edge planting. These subtle variations in landscape style aim to create a strong sense of place and distinctive character areas to explore.