

# Stage 1 Introductory letters



**Date**  
8 September 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Local business update and  
drop-in session invitation

**Page**  
01/02

Dear Sir/Madam,

As a land owner of a number of sites in Charlton we thought it would be helpful to provide an update on the status of the Anchor & Hope Lane sites (please see the map overleaf).

As you may be aware, the Charlton Riverside area is a strategic part of London - identified in the Mayor's and Council's planning policy as an area that can be transformed to help meet London-wide needs for new homes whilst providing a mix of uses and supporting infrastructure.

The Anchor and Hope Lane sites are part of this transformation and as an adjacent site owner we want to ensure you are kept fully up to date on what's happening and that you will have opportunities to ask any questions and seek clarification while the scheme is being developed.

It is currently anticipated that a planning application for the sites will be submitted to Greenwich Council in late 2016.

In advance of this we will be carrying out community consultation in a process known as 'Charlton Conversations' led by Soundings an independent consultation specialist. For your reference, a flyer with details of the Draft Masterplan public exhibitions is enclosed.

We are also holding an invited drop-in session on Wednesday 28 September specifically for site owners, tenants and/or occupiers. Where we, the site developers, together with key design team members and Soundings will be available to discuss the project and any questions you may have. The full event details are below:

Wednesday 28 September  
11.30am - 6.30pm  
At Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW

Should you be unavailable on this date, please feel free to send through any questions directly to Soundings using the details below, and we will do our best to answer you.

Yours sincerely,

Alistair Christie,  
Planning Director  
Rockwell

**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1706  
**Email:**  
hello@charltonconversations.com

**Date**  
8 September 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Introduction and meeting  
invitation

**Page**  
02/02

Anchor & Hope Lane sites - location map



**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1706  
**Email:**  
hello@charltonconversations.com

Stage 1 Local business update letter

Stage 1 Introduction and meeting invitation letter



**Date**  
8 September 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Introduction and meeting  
invitation

**Page**  
01/02

Dear [name of contact],

I'm writing to introduce the Charlton Conversations process to you. This is an ongoing process to discuss a number of development sites that sit within the wider Charlton Riverside regeneration area.

**Context**

As you may well be aware the Charlton Riverside area is a strategic part of London - identified in planning policy to help meet London-wide needs for new homes; whilst providing a mix of uses and supporting infrastructure to create a balanced place to live, work and enjoy.

Rockwell are the development manager for a number of sites within this area and are in a position to realise some of these aspirations in the near future. The first area to come forward is the Anchor & Hope Lane sites; which aim to create a place for families with a new public park, new homes and supporting facilities.

**Local involvement**

Rockwell has appointed community engagement specialists Soundings to help facilitate discussions, ensuring that local views are listened to and considered as the plans develop.

Starting in September 2016 we will be carrying out consultation on the emerging plans for the Anchor & Hope Lane sites. We have enclosed a leaflet with details of the Draft Masterplan exhibition which we hope you will be able to attend.

**Meeting you**

Further to the Draft Masterplan events, we recognise that your organisation has an important local role and that you may have a number of questions. We would appreciate the opportunity to meet with yourself and/or members of your organisation for an informal meeting to understand better your priorities for the Anchor & Hope Lane sites and introduce you more fully to the project.

Please get in touch with myself or my colleague Iain Glover, using the details below and we'd be happy to arrange a suitable time to meet.

Yours sincerely

Amanda Walker  
Senior Associate  
Soundings

**E** [helli@charltonconversations.com](mailto:helli@charltonconversations.com)  
**T** 020 7729 1705  
**W** [www.charltonconversations.com](http://www.charltonconversations.com)

**Soundings**

148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705

**Email.** [helli@charltonconversations.com](mailto:helli@charltonconversations.com)

**Website.** [www.charltonconversations.com](http://www.charltonconversations.com)

**Upcoming events**

Please come along to the drop-in exhibitions. They are open to all and will share the emerging ideas for the Anchor & Hope Lane sites. Give your feedback and let us know what's heading in the right direction and what are the key issues to consider.

**Date & times**

Saturday 24th September 10am - 4pm  
Wednesday 28th September 4pm - 8pm  
Thursday 29th September 5pm - 9pm

**Address**

Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW

**Anchor & Hope Lane sites - location map**



**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** [helli@charltonconversations.com](mailto:helli@charltonconversations.com)  
**Website.** [www.charltonconversations.com](http://www.charltonconversations.com)



**Date**  
8 September 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Invitation to Exhibition  
Preview

**Page**  
01/02

Dear [name of contact],

Invitation to Exhibition Preview of the emerging Draft Masterplan for the Anchor & Hope Lane sites in Charlton Riverside on Thursday 22 September 2016, 6-8 pm.

As Leader of the Council, we wanted to invite you to a preview event to find out more about emerging plans for the Anchor & Hope Lane sites (please see the map overleaf).

As you will be aware, the Charlton Riverside area is a strategic part of London - identified in the a Strategic Development Location in the Council's Core Strategy and one of the London Mayor's Opportunity Areas.

Developer, Rockwell Residential is looking to bring forward a number of development sites in this area to help unlock the area's potential and enable new homes to be delivered in the next few years, contributing to London-wide and Borough housing targets. The Anchor and Hope Lane sites are in a key 'gateway' location and are the first of the Rockwell sites to be designed.

Soundings has been appointed to facilitate community consultation and in September 2016 we will be holding public exhibitions on the emerging draft plans. Please find a flyer attached for your reference.

We hope you will be able to drop in to a preview session to view the exhibition ahead of general opening and discuss any questions you may have with the project team, Rockwell, SimpsonLaugh and Partners (Masterplan Architects) and ourselves, Soundings, will all be available to discuss the project and consultation process with you. Full details of the event are given below:

Thursday 22 September  
6pm - 8pm  
Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW

We would be delighted to see you at this event. Please feel free to get in touch with me or my colleague Amanda Walker, using the details below, to let us know if you can attend or if you have any questions.

Yours sincerely

Steve McAdam  
Director  
Soundings

**E** [helli@charltonconversations.com](mailto:helli@charltonconversations.com)  
**T** 020 7729 1705  
**W** [www.charltonconversations.com](http://www.charltonconversations.com)

**Soundings**

148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705

**Email.** [helli@charltonconversations.com](mailto:helli@charltonconversations.com)

**Website.** [www.charltonconversations.com](http://www.charltonconversations.com)

**Anchor & Hope Lane sites - location map**



**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** [helli@charltonconversations.com](mailto:helli@charltonconversations.com)  
**Website.** [www.charltonconversations.com](http://www.charltonconversations.com)



# Stage 2 letters



**CHARLTON CONVERSATIONS**  
ANCHOR & HOPE LANE

**Date**  
11 November 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Final proposals exhibition

**Page**  
01/02

Dear [name of contact],

I am writing to invite you to an exhibition of the proposals for the Anchor and Hope Lane development sites, please see location map overleaf.

**Project context**

As you may well be aware, the Charlton Riverside area is a strategic part of London - identified in the Mayor's and Council's planning policy as an area that can help to meet London-wide needs for new homes, whilst providing a mix of uses and supporting infrastructure to create a balanced place to live, work and enjoy.

Back in September we presented draft proposals for community feedback to understand if the Anchor & Hope Lane proposals were heading in the right direction. The feedback we received has been discussed directly with the Developer, Rockwell Residential, and the design team in order to help inform the final proposals. We are pleased share the consultation report for community review, to download the report please visit the 'consultation materials' section of the website at [www.charltonconversations.com](http://www.charltonconversations.com)

**Upcoming events**

It is currently anticipated that a planning application for the sites will be submitted to Greenwich Council in late 2016. Before submitting this planning application we would like to share the final proposals with you. Please come along to the drop-in exhibitions to see the plans and discuss responses to key questions raised in the last stage of consultation. Events will be held at the Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW on the following dates:

Wednesday 23rd November	4.00pm - 8.00pm
Thursday 24th November	6.30pm - 9.00pm
Sunday 27th November	10.00am - 4.00pm

In our previous letter we offered a one to one meeting to discuss the proposals and we'd like to extend this again. Please do let us know if this is of interest and we'd be happy to arrange a time to meet.

If you have any questions, or to arrange a meeting please feel free to contact myself or my colleague Iain Glover using the details below.

Yours sincerely

Amanda Walker  
Senior Associate  
Soundings

E [hello@charltonconversations.com](mailto:hello@charltonconversations.com)  
T 020 7729 1705  
W [www.charltonconversations.com](http://www.charltonconversations.com)

**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** [hello@charltonconversations.com](mailto:hello@charltonconversations.com)  
**Website.** [www.charltonconversations.com](http://www.charltonconversations.com)

**Date**  
11 November 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Final proposals exhibition

**Page**  
02/02

**Upcoming events**

Please come along to the drop-in exhibitions. They are open to all and will share the final proposals for the Anchor & Hope Lane sites and they will also be an opportunity to discuss any questions directly with the team.

**Date & times**

Wednesday 23rd November	4.00pm - 8.00pm
Thursday 24th November	6.30pm - 9.00pm
Sunday 27th November	10.00am - 4.00pm

**Address**

Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW

Anchor & Hope Lane sites - location map



**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** [hello@charltonconversations.com](mailto:hello@charltonconversations.com)  
**Website.** [www.charltonconversations.com](http://www.charltonconversations.com)

Stage 2 Local business update letter



**Date**  
11 November 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane

Second local business update and final proposals exhibition

**Page**  
01/02

Dear [name of contact],

Further to our previous letter in September we thought it would be helpful to provide an update on the status of the Anchor & Hope Lane proposals (location map overlaid).

As you may be aware, the Charlton Riverside area is a strategic part of London - identified in the Mayor's and Council's planning policy as an area that can be transformed to help meet London-wide needs for new homes whilst providing a mix of uses and supporting infrastructure.

The Anchor and Hope Lane sites are part of this transformation and as a key site owner / occupier / tenant we want to ensure you are fully up to date with the proposals.

Back in September we presented draft proposals for the sites on Anchor & Hope Lane. The feedback received is helping to inform the plans and it is currently anticipated that a planning application for the sites will be submitted to Greenwich Council in late 2016.

Before submitting this planning application we would like to share the final proposals with you. As in September, a dedicated session has been scheduled for local owners, occupiers and tenants in order to share the timeline, view the final proposals and ask any questions you may have. Please drop in at any time during the session, the details are below:

**Thursday 24 November**  
4pm – 6.30pm  
Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW.

Alternatively a public exhibition will also be open during the week and at the weekend - dates of which are included on the flyer enclosed.

Soundings are facilitating the community consultation process, if you have any questions ahead of the events please feel free to get in touch with Amanda or Iain at Soundings using the details below.

Yours sincerely,

Alistair Christie  
Director  
Rockwell

**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** hello@charltonconversations.com  
**Website.** www.charltonconversations.com

**Date**  
11 November 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane

Final proposals exhibition

**Page**  
02/02

**Upcoming events**  
Please come along to the drop-in exhibitions. They are open to all and will share the final proposals for the Anchor & Hope Lane sites and they will also be an opportunity to discuss any questions directly with the team.

**Date & times**  
Wednesday 23rd November 4.00pm - 8.00pm  
Thursday 24th November 6.30pm – 9.00pm  
Sunday 27th November 10.00am – 4.00pm

**Address**  
Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW

Anchor & Hope Lane sites - location map



**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** hello@charltonconversations.com  
**Website.** www.charltonconversations.com



**Date**  
10 November 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane

Invitation to Exhibition Preview

**Page**  
01/02

Dear [name of contact],

Invitation to an exhibition preview of the proposals for the Anchor & Hope Lane sites in Charlton Riverside - Monday 21 November 2016, 6 - 8 pm.

In September this year, we sent you an invitation to a preview of the draft proposals exhibition for the Anchor and Hope Lane sites. In the below letter, we would like to update you on the consultation process and invite you to a preview of the next exhibition.

**Project context**  
The Anchor and Hope Lane sites are located to the east of Anchor and Hope Lane at Charlton Riverside. This site just within Woolwich Riverside Ward and borders onto Peninsula Ward - a map of the sites can be found overlaid.

As you will be aware, the wider Charlton Riverside area is a strategic part of London - identified as a Strategic Development Location in the Council's Core Strategy and one of the London Mayor's Opportunity Areas. The developer, Rockwell Residential, is looking to bring forward a number of development sites within this area to help unlock the local potential and enable new homes to be delivered in the next few years, contributing to London-wide and Borough housing targets.

The Anchor and Hope Lane sites are in a key 'gateway' location and are the first of the Rockwell sites to be designed.

**Consultation to date**  
Through September and October 2016, we have carried out a wide range of community consultation activities to introduce the project, discuss key issues and understand if the proposals are heading in the right direction. This includes the draft proposals exhibition, online survey, business drop-in, one-to-one meetings, dedicated neighbours engagement and 'Walk & Talk' events. We have also delivered over 7500 leaflets door-to-door in the local area and set up a dedicated project website.

We are pleased to share the report from this first stage of consultation, detailing what happened and the feedback received. This has been discussed directly with Rockwell and the design team to inform their thinking. Combined with a record of the upcoming events, this will form the basis of a Statement of Community Involvement to record community feedback and its impact on the final proposals.

To download the report, please visit the 'consultation materials' section of the website [www.charltonconversations.com](http://www.charltonconversations.com)

**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** hello@charltonconversations.com  
**Website.** www.charltonconversations.com

Please turn over

**Date**  
10 November 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane

Invitation to Exhibition Preview

**Page**  
02/02

**Upcoming events & preview invitation**  
From 23 to 27 November 2016 we will be sharing the plans for the Anchor & Hope Lane sites with the wider public before they are submitted for planning. Rockwell and the project team will be available at all the events and we will have responses to key questions raised in the previous stage of consultation.

We would be delighted if you could join us for a preview of the exhibition ahead of the main events. Rockwell, SimpsonHaugh and Partners (Masterplan Architects) and ourselves, Soundings, will all be available to discuss the project and consultation process with you. Full details are given below:

**Date:** Monday 21 November 2016  
**Time:** 6pm - 8pm  
**Venue:** Greenwich Yacht Club, Pear Tree Wharf, Pear Tree Way, SE10 0BW

We have also attached / enclosed a flyer that includes details of all the public exhibitions. Please feel free to get in touch with me or my colleague Amanda Walker, using the details below, to let us know if you can attend or if you have any questions.

Yours sincerely

Steve McAdam  
Director  
Soundings

**E** | hello@charltonconversations.com  
**T** | 020 7729 1705  
**W** | www.charltonconversations.com


Anchor & Hope Lane sites - location map



**Soundings**  
148 Curtain Road  
London EC2A 3AT

**Tel.** +44 (0)20 7729 1705  
**Email.** hello@charltonconversations.com  
**Website.** www.charltonconversations.com

# Walk & Talk worksheet



**CHARLTON CONVERSATIONS**  
ANCHOR & HOPE LANE

WALK & TALK

Name: _____	Email: _____
Address/Postcode: _____	Telephone: _____
	Organisation: _____

**What are the lessons that can be learned from the existing area?**  
Please put a number on the map and write your description below.

**GOOD REFERENCE** - what are positive examples of design or use?

Number: \_\_\_\_\_ Description and Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BAD REFERENCE** - what are negative examples of design or use?

\_\_\_\_\_

\_\_\_\_\_

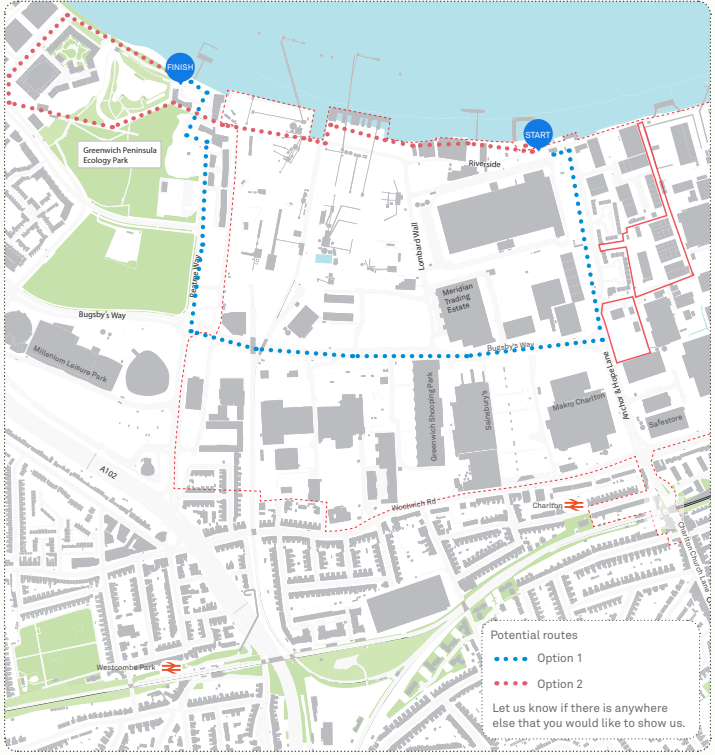
\_\_\_\_\_

**LOCAL ASSETS** - what are the things that are valued locally and how could the proposals respond to these?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Potential routes

- Option 1
- Option 2

Let us know if there is anywhere else that you would like to show us.

Please feel free to use the reverse side of this map for notes. Photos will be taken at this event. If you do not wish to have your photo taken please let a member of the Soundings team know.

# Stage 1 Feedback form



CHARLTON  
CONVERSATIONS  
ANCHOR & HOPE LANE

## YOUR FEEDBACK

Please let us know your thoughts on the Draft Proposals.

All feedback will be compiled and analysed in a public report that we'll share back with you. The project team will use the feedback to help inform final plans for the Anchor & Hope Lane sites before they are submitted for planning.

Please ask a member of the Soundings team if you have any questions.

## YOUR DETAILS

Name: \_\_\_\_\_ Postcode: \_\_\_\_\_

If you would like to be kept informed about the project, please complete the relevant details below:

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

## PART 1 | QUICK RESPONSE ACROSS TOPICS

Please rate the Draft Proposals across the following topic areas.

On the following pages we will ask you to elaborate further on your top priorities and there is also space for further comments.

### a | Design principles

SEE BOARD 05

Rate it: please circle

- really like
- like
- neutral / don't know
- dislike
- really dislike

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### b | Use & activity

SEE BOARD 06

Rate it: please circle

- really like
- like
- neutral / don't know
- dislike
- really dislike

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### c | Approach to landscape design

SEE BOARD 07

Rate it: please circle

- really like
- like
- neutral / don't know
- dislike
- really dislike

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### d | Approach to building design

SEE BOARD 08

Rate it: please circle

- really like
- like
- neutral / don't know
- dislike
- really dislike

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### e | Links & connections - site opportunities

SEE BOARD 04

Rate it: please circle

- really like
- like
- neutral / don't know
- dislike
- really dislike

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### f | Overall response

Rate it: please circle

- really like
- like
- neutral / don't know
- dislike
- really dislike

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART 2 | YOUR PRIORITIES**

Please tell us a bit more about your thoughts in response to the Draft Proposals; what do you like and do you have any ideas, suggestions or concerns?

**Top 3 positive aspects of the proposals**

**Top 3 concerns about the proposals**

POSITIVE 1: \_\_\_\_\_  
Please elaborate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONCERN 1: \_\_\_\_\_  
Please elaborate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

POSITIVE 2: \_\_\_\_\_  
Please elaborate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONCERN 2: \_\_\_\_\_  
Please elaborate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

POSITIVE 3: \_\_\_\_\_  
Please elaborate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONCERN 3: \_\_\_\_\_  
Please elaborate  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART 3 | FURTHER QUESTIONS & COMMENTS**

a | What outcome(s) would make you consider the Anchor & Hope Lane sites a success?  
"A place where..."

b | What type of community facilities and services are lacking in the area?

Is this something that you feel would be well-placed in the Anchor & Hope Lane sites? If not, what would be?

c | Please let us know your views on the emerging identity of the proposed buildings and landscape. Do you have any good (or bad) examples to reference?

d | Do you have any other questions or comments for the project team?

e | Have you found this event useful?

Yes  No  Partially

Please say why:

**THANK YOU FOR YOUR TIME**  
Please return this form to a member of staff or place in the box provided.

If you have a specific question or issue you would like to discuss then please speak to a member of the project team.

# Stage 2 Feedback form



CHARLTON  
CONVERSATIONS  
ANCHOR & HOPELANE

## YOUR FEEDBACK

Please let us know your thoughts on the proposals, all feedback received will contribute to a record of community feedback.

Please ask a member of the Soundings team if you have any questions.

### YOUR DETAILS

Name: \_\_\_\_\_ Postcode: \_\_\_\_\_

Have you been involved in the project to date?

Yes  No If so how? \_\_\_\_\_

If you would like to be kept informed about the project, please complete the relevant details below:

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

November 2016 | Feedback Form

## PART 1 | QUICK RESPONSE ACROSS TOPICS

Please rate the Final Proposals across the following topic areas.

### BUILDING DESIGN

#### 1a | Scale & density

SEE BOARD 1 & 2

really like like neutral dislike really dislike

#### 1b | Design & identity

SEE BOARD 3

really like like neutral dislike really dislike

### LANDSCAPE & ENVIRONMENT

#### 2a | Streets, spaces & lanscape

SEE BOARD 4

really like like neutral dislike really dislike

#### 2b | Environment & ecology

SEE BOARD 5

really like like neutral dislike really dislike

### USE & ACTIVITY

#### 3a | Activities, facilities & social infrastructure

SEE BOARD 7

really like like neutral dislike really dislike

#### 3b | A place to live

SEE BOARD 8

really like like neutral dislike really dislike

### GETTING AROUND

#### 4 | Getting around

SEE BOARD 6

really like like neutral dislike really dislike

### PLANNING, CONSTRUCTION & BEYOND

#### 5 | Planning, construction & beyond

SEE BOARD 9

really like like neutral dislike really dislike

November 2016 | Feedback Form

**PART 2 | OVERALL RESPONSE**

Please rate your overall response to the Final Proposals and explain why.

really like like neutral / don't know dislike really dislike

What areas of the scheme do you think are successful?

.....  
.....  
.....  
.....  
.....

Do you have areas of concern, if so can you describe below?

.....  
.....  
.....  
.....  
.....

(Please ask a member of the team if you would like additional paper)

November 2016 | Feedback Form

**PART 3 | FURTHER QUESTIONS & COMMENTS**

A | If you have expressed concerns previously, have they been satisfactorily responded to? Please tell us more.

.....  
.....  
.....

B | Do you have any questions for Rockwell, or the design team?

.....  
.....  
.....

**PART 4 | KEEPING IN TOUCH**

A | Are you interested in continuing to be involved? If so, please mark all the relevant boxes below and tell us a bit more:

- I'd like to be kept up to date and informed of ongoing activities.
- I'm part of a local organisation and would like to be involved in any future discussions.  
I live nearby and would be interested in being part of:
  - any construction discussions
  - discussions about landscape improvements to Anchor and Hope Lane / Atlas and Derrick Gardens

B | Have you found this event useful?

- Yes  No  Partially

Please say why: .....

Is there anything that could be improved? .....

**THANK YOU FOR YOUR TIME**  
Please return this form to a member of staff or place in the box provided.  
If you have a specific question or issue you would like to discuss then please speak to a member of the project team.





**Date**  
8 September 2016

**Re**  
Charlton Conversations:  
Anchor & Hope Lane  
Resident workshop

**Location**  
Greenwich Yacht Club  
Pear Tree Way  
SE10 0BW London

**Meeting Chair**  
Steve McAdam

**Notes prepared**  
by Soundings

**RECORD NOTES**

**Invitees**  
• Atlas and Derrick Gardens residents

**Present**

Name	Initial	Organisation
Steve McAdam	(SM)	Soundings
Alistair Christie	(AC)	Rockwell
Ben Green	(BG)	Rockwell
Elle Milimuka	(EM)	GVA
Philip Connolly	(PC)	Atlas & Derrick Gardens RA
Lindsay Barnett	(LB)	Atlas & Derrick Gardens RA
Kinga Kobiela		Soundings
Adrian Alexandrescu		Soundings
30 attendees		

<b>1.0</b>	<b>Welcoming &amp; presenting the agenda</b>
1.1	SM welcomed all participants and introduced Rockwell, GVA and the Soundings team.
1.2.	PC prefaced the workshop with a statement both welcoming it but expressing a degree of caution. He is very keen that the opportunity the scheme offers of enhancing the environmental aspects of the Charlton area are exploited.
<b>2.0</b>	<b>Scheme Presentation</b>
2.1	SM introduced the scheme and the proposal. This included a description of the planning context, information about the Anchor & Hope Lane site and the main aims of the proposal. During the presentation a number of participants (who were not from Derrick and Atlas Gardens) began to ask a range of general questions, which SM answered.
2.2	A Councillor made an announcement that participants should not fill in worksheets, as this would support the scheme. SM pointed out that they were genuine and open questions.

<p><b>Date</b> 8 September 2016</p> <p><b>Re</b> Charlton Conversations: Anchor &amp; Hope Lane Resident workshop</p> <p><b>Location</b> Greenwich Yacht Club Pear Tree Way SE10 0BW London</p> <p><b>Meeting Chair</b> Steve McAdam</p> <p><b>Notes prepared</b> by Soundings</p> <p><b>Page</b> 02/04</p>	<table border="1"> <tr> <td style="background-color: #e0f2f1;"><b>3.0</b></td> <td><b>Discussion</b></td> </tr> <tr> <td>3.1</td> <td>A number of general questions and comments were raised ranging from what had become of Aecom's SPD to comments on height. These were answered by SM and various members of the team</td> </tr> <tr> <td>3.2</td> <td>Res. expressed some doubts on the worksheets' questions suggesting that they are pointing in a particular direction. Res. expressed a willingness to share genuine thoughts about housing, design aspects and local environment. SM welcomed this, and later read excerpts from some of the questions to show they were fair and balanced. He also pointed out that one of the sheets represented questions that PC (The TRA Chair) had particularly wanted to address at the workshop.</td> </tr> <tr> <td>3.3</td> <td>Chair of Charlton Society proposed speaking about the design principles.</td> </tr> <tr> <td>3.4</td> <td>Chair of Charlton Central Residents Association expressed concern on existing congestion and lack of affordable housing. She thought that these issues are ignored in the plans. SM pointed out that the scheme will contain affordable housing though exact numbers are not yet known.</td> </tr> <tr> <td>3.5</td> <td>Res. and res. also highlighted issues with transport capacity, and presented an example of morning journeys from Charlton station to Central London, and bus journeys from Charlton to North Greenwich. The residents worry that increased density will affect transport capacity.</td> </tr> <tr> <td>3.6</td> <td>AC from Rockwell presented what action has been taken in relation to transport planning. He said that the TfL is engaged with the transport planning process, but that specific actions will be started when the exact numbers of new commuters is known.</td> </tr> <tr> <td>3.7</td> <td>Res. referred to AC's response. She also shared her concern on Greenwich Council plans to narrow Woolwich Rd and reduce the transport capacity. She highlighted that at the moment there are only trains to London Bridge, where commuters need to change and the train to Charring Cross is no longer available.</td> </tr> <tr> <td>3.8</td> <td>Res. Added that there's too many pinch points in the area, which affect congestion and traffic.</td> </tr> <tr> <td>3.9</td> <td>Res. also expressed concern that if the density levels in the proposal will be meet, the congestion and traffic will be unacceptable. A question about the potential density was asked.</td> </tr> <tr> <td>3.10</td> <td>EM from GVA answered that the specific figure is not known at the moment, as the exact numbers of units are not fixed. As GLA cannot proceed with technical testing yet, they have presented a density range, which is being tested at the moment.</td> </tr> </table>	<b>3.0</b>	<b>Discussion</b>	3.1	A number of general questions and comments were raised ranging from what had become of Aecom's SPD to comments on height. These were answered by SM and various members of the team	3.2	Res. expressed some doubts on the worksheets' questions suggesting that they are pointing in a particular direction. Res. expressed a willingness to share genuine thoughts about housing, design aspects and local environment. SM welcomed this, and later read excerpts from some of the questions to show they were fair and balanced. He also pointed out that one of the sheets represented questions that PC (The TRA Chair) had particularly wanted to address at the workshop.	3.3	Chair of Charlton Society proposed speaking about the design principles.	3.4	Chair of Charlton Central Residents Association expressed concern on existing congestion and lack of affordable housing. She thought that these issues are ignored in the plans. SM pointed out that the scheme will contain affordable housing though exact numbers are not yet known.	3.5	Res. and res. also highlighted issues with transport capacity, and presented an example of morning journeys from Charlton station to Central London, and bus journeys from Charlton to North Greenwich. The residents worry that increased density will affect transport capacity.	3.6	AC from Rockwell presented what action has been taken in relation to transport planning. He said that the TfL is engaged with the transport planning process, but that specific actions will be started when the exact numbers of new commuters is known.	3.7	Res. referred to AC's response. She also shared her concern on Greenwich Council plans to narrow Woolwich Rd and reduce the transport capacity. She highlighted that at the moment there are only trains to London Bridge, where commuters need to change and the train to Charring Cross is no longer available.	3.8	Res. Added that there's too many pinch points in the area, which affect congestion and traffic.	3.9	Res. also expressed concern that if the density levels in the proposal will be meet, the congestion and traffic will be unacceptable. A question about the potential density was asked.	3.10	EM from GVA answered that the specific figure is not known at the moment, as the exact numbers of units are not fixed. As GLA cannot proceed with technical testing yet, they have presented a density range, which is being tested at the moment.
<b>3.0</b>	<b>Discussion</b>																						
3.1	A number of general questions and comments were raised ranging from what had become of Aecom's SPD to comments on height. These were answered by SM and various members of the team																						
3.2	Res. expressed some doubts on the worksheets' questions suggesting that they are pointing in a particular direction. Res. expressed a willingness to share genuine thoughts about housing, design aspects and local environment. SM welcomed this, and later read excerpts from some of the questions to show they were fair and balanced. He also pointed out that one of the sheets represented questions that PC (The TRA Chair) had particularly wanted to address at the workshop.																						
3.3	Chair of Charlton Society proposed speaking about the design principles.																						
3.4	Chair of Charlton Central Residents Association expressed concern on existing congestion and lack of affordable housing. She thought that these issues are ignored in the plans. SM pointed out that the scheme will contain affordable housing though exact numbers are not yet known.																						
3.5	Res. and res. also highlighted issues with transport capacity, and presented an example of morning journeys from Charlton station to Central London, and bus journeys from Charlton to North Greenwich. The residents worry that increased density will affect transport capacity.																						
3.6	AC from Rockwell presented what action has been taken in relation to transport planning. He said that the TfL is engaged with the transport planning process, but that specific actions will be started when the exact numbers of new commuters is known.																						
3.7	Res. referred to AC's response. She also shared her concern on Greenwich Council plans to narrow Woolwich Rd and reduce the transport capacity. She highlighted that at the moment there are only trains to London Bridge, where commuters need to change and the train to Charring Cross is no longer available.																						
3.8	Res. Added that there's too many pinch points in the area, which affect congestion and traffic.																						
3.9	Res. also expressed concern that if the density levels in the proposal will be meet, the congestion and traffic will be unacceptable. A question about the potential density was asked.																						
3.10	EM from GVA answered that the specific figure is not known at the moment, as the exact numbers of units are not fixed. As GLA cannot proceed with technical testing yet, they have presented a density range, which is being tested at the moment.																						

<p><b>Date</b> 8 September 2016</p> <p><b>Re</b> Charlton Conversations: Anchor &amp; Hope Lane Resident workshop</p> <p><b>Location</b> Greenwich Yacht Club Pear Tree Way SE10 0BW London</p> <p><b>Meeting Chair</b> Steve McAdam</p> <p><b>Notes prepared</b> by Soundings</p> <p><b>Page</b> 03/04</p>	<p>3.11 Res. proposed that Rockwell could give the estimated density for the 26 storey building. Also, she highlighted that with population increase; the area would need to cope with more pollution, traffic, and lack of schools, doctors and hospitals provision. Without provision for this the community would insist on lowering the density of the proposal.</p> <p>3.12 LB, the secretary of Atlas &amp; Derrick Gardens RA asked if Rockwell could guarantee that different landowners would not build similar schemes around area.</p> <p>3.13 AC responded that their design doesn't prejudice any subsequent development.</p> <p>3.14 Res. was concerned that with one high-rise project, any other developer can come to the area and build a similar scheme. He highlighted that Atlas &amp; Derrick Gardens residents are existing residents, who are saying that they don't like the high rise being close to them. He suggested to go back to design stage and bring a new proposal.</p> <p>3.15 PC suggested that the consultation should start from the question to residents, whether they like this development per se, or not. SM stated that at the exhibition, the feedback had been quite positive about the scheme. This was agreed by a number of attendees.</p> <p>3.16 SM explained that Charlton has been designated an Opportunity Area in London Plan and it has to meet housing numbers and density figures, so high-rise development is inevitable. The thing which residents can have an impact on is whether the development will be good quality and well designed. He also mentioned that the lowest buildings in the proposal are arranged nearest to the Derrick and Atlas Gardens houses.</p> <p>3.17 Res. suggested that Rockwell should go back to a masterplan approach, and design the proposal for minimal density. She also suggested building a model, which would present how the area would be spaced out and take into the account the topography of the site and see what affect this might have on the configuration of the scheme. She highlighted that the discussion that took place at the workshop, was not a failure and was very constructive.</p> <p>3.18 Res. said that he is supportive to the scheme and he is very happy that new houses are going to be developed. He suggested, that the social responsibility aspect needs to be higher in the agenda.</p> <p>3.19 SM suggested a 'walk &amp; talk session', when local people could share their thoughts about the existing area, what they like and dislike around the Charlton neighbourhood. He also asked what's good in the proposal.</p> <p>3.20 People answered that they like new housing, and streets in the proposal.</p>
---	---

**Date**

8 September 2016

**Re**

Charlton Conversations:  
Anchor & Hope Lane

Resident workshop

**Location**

Greenwich Yacht Club  
Pear Tree Way  
SE10 0BW London

**Meeting Chair**

Steve McAdam

**Notes prepared**

by Soundings

**Page**

04/04

3.21	Res. shared her concern about overshadowing of her building. She highlighted that not only 6 storeys block of flats will cut off the light, but also the view will be highly affected. She said that she doesn't oppose the proposal, but the high-rise situated just behind Atlas & Derrick Gardens.
3.22	Res. repeated that the community agree on the development, but not with such a high density. They agree on building townhouses and similar houses to these, which are already in the area. She wants the community to stay positive, inclusive and that houses within the area will be kept well maintained.
3.23	PC proposed a joint meeting with other developers, to see how the area would look in the future, and see the situation as a whole.
3.24	Res. suggested that such meeting should also include all groups in Charlton; councillors; planning department officers and AECOM, to look at the development in the context of the overall masterplan. She also mentioned that at the moment the community is trying to influence the IKEA project, which is supposed to come to Charlton. The community is opposing it because of fears over traffic congestion and pollution problems.
3.25	Res. also highlighted the need of car parking provision. She expressed her concern on insufficient car parking spaces for new residents. SM explained that the GLA would seek to limit the number of parking spaces and would focus on public transport and on cycling and walking wherever possible. These are good for the environment and help to keep pollution down. He also gave the example of totally car free developments. Res. was not convinced. She suggested that residents of the area need more parking space, but at the same time, sees an opportunity in the proposal to expand their parking,
4.0	<b>Close</b>
4.1	SM thanked everyone for coming. He confirmed that Soundings will share their minutes with Atlas & Derrick Gardens secretary Lindsay Barnet and would send a copy of these to all attendees who had left their email contact details. He said Soundings will be in touch about the 'walk and talks' soon.



**CHARLTON  
CONVERSATIONS**  
ANCHOR & HOPE LANE

This consultation report has been produced by:  
Soundings  
148 Curtain Road  
London EC2A 3AT

Any queries should be referred to  
the Charlton Conversations consultation team as  
follows:

✉ [hello@charltonconversations.com](mailto:hello@charltonconversations.com)

☎ 020 7729 1705

🌐 [www.charltonconversations.com](http://www.charltonconversations.com)