



CHARLTON  
CONVERSATIONS  
ANCHOR & HOPE LANE

# Charlton Riverside

## Anchor and Hope Lane

Addendum Statement of Community Involvement



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## Introduction

In February 2018, Rockwell Property held a public exhibition event in response to feedback from local community groups and the Royal Borough of Greenwich on the changes made to the scheme in December 2017. This follows earlier engagement in 2016 which included two public exhibitions and a workshop for residents. The scheme has since evolved and Rockwell Property has carried out three more engagement activities in 2017/18. These activities are detailed in the following pages.

## Charlton Riverside Stakeholder Forum November 2017

The project team attended the Charlton Riverside Stakeholder Forum on 28th November 2017 and presented an update of the proposals to those in attendance. Attendees included local community groups, such as the Atlas and Derrick Gardens Residents Association and the Charlton Parkside Community Hub, as well as local councillors and council officers.

The project team presented to the Forum for 10 minutes and then took questions from the floor. Questions from the floor focused predominantly on building heights, level of affordable housing and parking and infrastructure.

## Atlas and Derrick Gardens Door-to-Door Engagement January 2018

Following the Stakeholder Forum meeting, we became aware that some residents who had wanted to attend had not been able to, as the meeting had been rescheduled by the Forum organisers and residents felt they had not been given enough notice. Mindful that the proposals would directly affect residents of Atlas and Derrick Gardens, the decision was taken to carry out two door-to-door engagement sessions over two days from 22nd-23rd January. A letter was sent out to residents the week before letting them know which dates we would be in the area.

On each day, two members of the team knocked on every door of Atlas and Derrick Gardens to speak with residents directly about their concerns and comments on the proposal. The timing of the two sessions were staggered and the order in which resident's doors were knocked on changed on the second day, to give us the best chance of speaking with most people.

Over the two days, we managed to speak with 20 households. Broadly, the main concerns that came out of the door-to-door activity were:

- Concerns about heights, particularly those of building H immediately behind Atlas Gardens
- Overlooking, particularly building H
- Impact on daylight/sunlight
- Impact of construction
- Concerns about traffic and local roads

These concerns mirrored much that was raised during the Stakeholder Forum. The project team took this feedback and reviewed the scheme looking at ways to make improvements. After several evolutions, the project team had reworked the scheme to address the concerns raised.

An update letter outlining the revisions to the scheme and answering some of the questions raised on the doorstep was hand-delivered to every household on Atlas and Derrick Gardens at the start of February 2018.

## Public Exhibition March 2018

Following feedback from local residents and the Royal Borough of Greenwich, Rockwell Property held a two-day public exhibition on Friday 2nd March from 3pm - 7pm, and Saturday 3rd March from 10am - 2pm at Charlton Athletic Football Club. Leaflets providing full details of the events were delivered to over 7300 homes and businesses in the Charlton area.



*Exhibition leaflet delivery area*

A total of 60 people attended across the two days, with 18 people attending the Friday session, and 42 people attending the session on Saturday. As well as speaking with local residents, the project team also spoke with local councillors, businesses, Matthew Pennycook MP and community stakeholders such as representatives from St Luke's Church and the Wellington Mews Environmental Group.



*Public Exhibition 2nd March*

## Atlas and Derrick Garden's Residents Association Meeting Public Exhibition

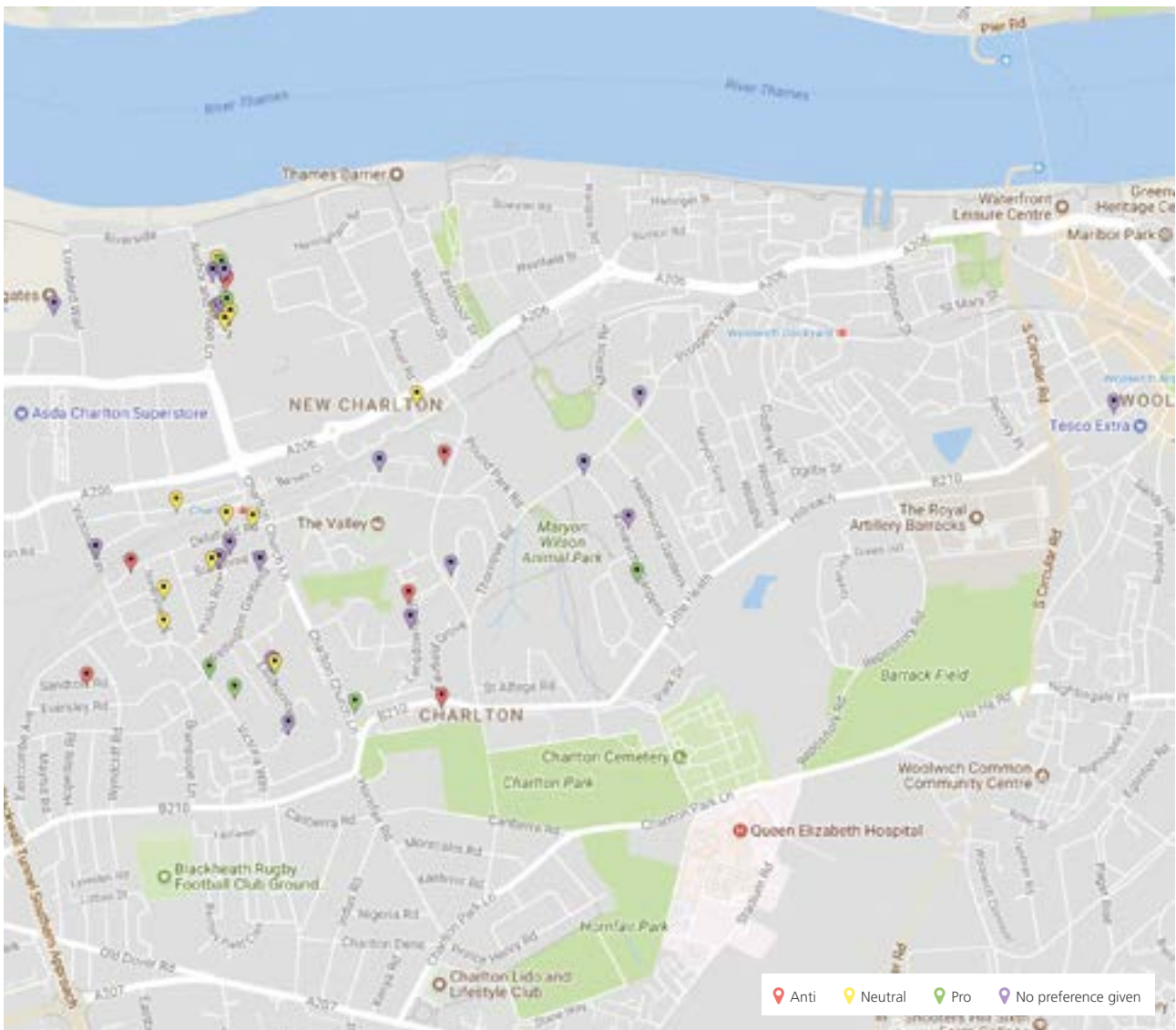
At the end of the public exhibition event, the Atlas and Derrick Garden's Residents Association accompanied by Matthew Pennycook MP, asked to meet with the project team about some issues they were concerned about.

Four members of the project team sat down with residents to listen to their concerns and clarify Rockwell Property's position.

Rockwell Property also responded formally to their concerns in writing, and this response was delivered to residents via Royal Mail on Friday 16th March.

## Feedback from Public Exhibition

A total of 35 feedback forms were submitted over the 2-day event. A map showing the geographical distribution of residents who submitted feedback can be viewed below.



*Geographical distribution of feedback*

Each feedback form was reviewed, and the 5 most recurring comments were as follows:

- 10 Comments expressed by residents indicated they either liked the scheme or thought that it had improved significantly from the previously submitted scheme.
- 9 Comments raised concerns about the heights of buildings, although a number of residents comments also welcomed the reductions in heights that had already been made.
- 7 Comments raised concerns about transport links including the location of bus stops and bus routes, and the desire for a Thames Clipper stop nearby.
- 5 Comments raised concerns about parking and the same percentile also raised concerns about traffic, which is perceived to be an existing problem.
- 5 Comments were general points about additional facilities or public realm improvements that could be made and included the desire for a gym, landscaping work to the green areas outside Atlas and Derrick Gardens, and the provision of allotment space.

## Appendix 1 - Stakeholder Forum Presentation



PHASE 1



Site and Location

- 2.5 ha
- Purchased by Rockwell in 2015
- Located on Anchor and Hope Lane
- 5 minutes walk from Charlton Train Station
- Brownfield site
- Adjacent to existing residential homes on Derrick and Atlas Gardens

Land use and existing buildings

- Current tenants include commercial vehicle scrappers, commercial welders and vehicle repair garages
- The current floor area of the light industrial space is circa 180,000 SQFT and is subdivided into awkwardly shaped and sized units, which prove inefficient for tenants.

Opportunity

- Charlton Riverside Opportunity Area which is designated by the London Plan
- Residential led mixed use development
- Increased employment
- Improved connectivity and transport links
- Significant improvement in provision of green and recreation areas
- Transformation of the Charlton Riverside area

2016 SUBMITTED SCHEME



Summary

- 975 homes
- building heights range from 2-28 storeys
- 1.5 ha landscaped neighbourhood park and public realm areas
- 1 560 m<sup>2</sup> / 16 792sqf workspace
- residential facilities and community space
- 2 acres of shared and private roof terraces and gardens
- affordability across tenures
- active street frontage by providing employment space with flexible retail/restaurant/café & leisure uses
- Improved transport links and pedestrian connections
- Designed to London Plan and 2012 Masterplan SPD

Feedback

- REMOVE TALL BUILDINGS
- REVIEW CLADDING MATERIALS
- PROVIDE ENCLOSED NEIGHBOURHOOD GARDENS
- SUPPORT FOR THE HIGH QUANTUM OF OUTDOOR GREEN SPACES



View 1 - Anchor and Hope Lane



View 2 - Hope Lane

### RESPONSE TO FEEDBACK

**BEFORE**

28 STOREYS

**AFTER**

MAXIMUM 10 STOREYS

**2014 SUBMITTED SCHEME**

SINGULAR LARGE TRANSIENT OPEN GREEN SPACE

**2017 REVISED PROPOSAL**

SMALLER SHELTERED RESIDENTIAL GARDENS

**REFLECTIVE GLASSY MATERIALITY**

**WARMER BRICK MATERIALITY**

**REMOVE TALL BUILDING AND REDUCE HEIGHT**

**PROVISION OF ENCLOSED NEIGHBOURHOOD GARDENS**

**CHANGE OF MATERIALITY**

4 | Page 11 | CONSULTATION RESPONSE REPORT

### A WIDER VISION PHASES 1 & 2

**Alignment with Charlton Riverside SPD 2017**

- High quality new homes
- New workspaces
- Contribute to the new neighbourhood centre with restaurants, cafes, shops, creche and community facilities and a new public realm
- Extensive private and public green spaces
- A place for families
- Develop an employment hub and creative community to help drive local regeneration
- New pedestrian links to the River Thames and the wider masterplan area
- Deliver 20% of the proposed East-west Route in Phase 1 and another 20% in Phase 2
- Improve transport links and infrastructure through a 104 contributions
- Act as a catalyst for the regeneration of the Charlton Riverside area

5 | Page 12 | CONSULTATION RESPONSE REPORT

A NEW VISION FOR PHASE 1



PLAY STREET CGI

4 | 14.11.17 | CONSULTATION RESPONSES

A NEW VISION FOR PHASE 1



RESIDENTS GARDEN CGI

5 | 14.11.17 | CONSULTATION RESPONSES

### PHASE 1 DESIGN PRINCIPLES

#### Design Principles

- High quality homes
- Employment space
- Green space
- Creating a destination

#### Concept Design

- East-west orientation of buildings
- No north facing single aspect homes
- Permeability at ground level
- Pedestrian routes through the site
- Connection to the river
- Creating distinctive garden spaces and play areas at ground level and on roof levels
- Creating an active street edge
- Extensive Commercial space along Anchor and Hope Lane
- Gateway building within neighbourhood centre
- Building height vary between 2-10 storeys
- Tall buildings removed

**NO SINGLE ASPECT NORTH-FACING UNITS**

**ROUTES AND RHYTHM**

**GARDENS AND GREEN SPACE**

**WORKING EATING SHOPPING**

© 2017 | 10 | CONSULTATION DOCUMENT (Phase 1)

### PHASE 1 PLOT A

#### Ground floor Residential

- The ground floor on plot A is predominantly residential
- Provision of community centre and Creche
- Two storey townhouses next to existing Derrick and Atlas Gardens
- Duplex apartments on ground floor
- Play street is proposed providing green space for the residents and play space for the children
- Generous gardens for residents are located to the Eastern part of the site

#### Massing concept

- Modest scale reflecting context and aspirations of master plan
- Respecting existing residential buildings
- Creating residents gardens
- Creating a play street
- Creating pedestrian routes
- Creating roof gardens
- Creating a street edge

**RESIDENTS GARDENS**

**PLAYSTREET**

**TOWNHOUSES**

**CRECHE**

**COMMUNITY CENTRE**

**DUPLEX APARTMENTS**

**ECOWALK**

**TO THE RIVER**

**FUTURE ROAD CONNECTION**

**PLAT A**

**PLAT B**

© 2017 | 11 | CONSULTATION DOCUMENT (Phase 1)

PHASE 1 PLOT A



RESIDENTS GARDENS / CRECHE CGI

10 | 14.11.17 | CONSULTATION DOCUMENT (REVISED)

PHASE 1 PLOT A



PLAY STREET CGI

11 | 14.11.17 | CONSULTATION DOCUMENT (REVISED)

PHASE 1 PLOT A



PRIVATE ROOF TERRACES

12 | Part 11 | CONSULTATION MATERIAL

PHASE 1 PLOT B

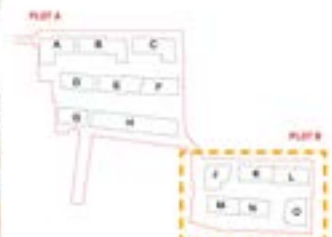


Ground Floor work Space

- Delivery of 35,000sqft of modern and high quality commercial space that will create a work space hub for local start-up and third sector businesses
- The large open plan floor plates can be subdivided to accommodate multiple small tenants
- The space has been designed to ensure it is well lit by natural light and highly sustainable for future tenants, to keep future energy costs down
- The work space will be delivered as part of the Neighbourhood Centre, which is called for in the adopted Charlton Riverside SPD

Massing Concept

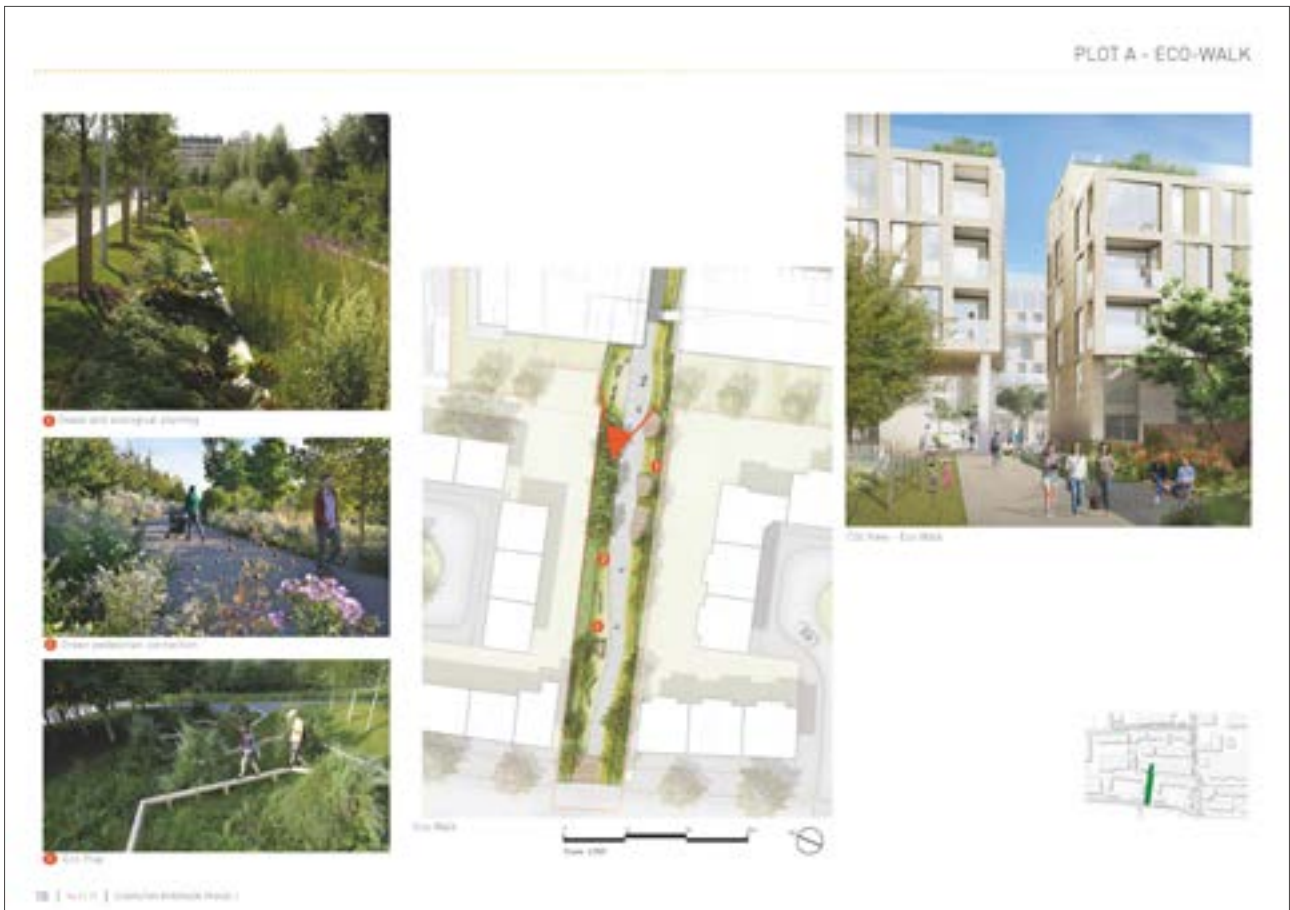
- Gateway building /destination
- Creating an active street edge
- Creating public realm
- Protected courtyard



13 | Part 11 | CONSULTATION MATERIAL







WORKING WITH OUR NEIGHBOURS



We believe that this is an exciting opportunity to consult with our new neighbours in Derrick and Atlas Gardens to understand what they might like to see in their communal garden areas.

The proposed Eco-walk between them could then extend into the street and communal garden areas. Or perhaps there might be a desire for some allotments or perhaps play equipment.

All of which are things we feel worth exploring with you. We look forward to working with you on realising the potential of these spaces and creating vibrant and bio diverse landscaped areas.



PHASE 1 PLOT A&B BENEFITS

NEW HOMES AND JOBS

- Delivery of High Quality new homes
- Delivery of new Social and Affordable homes
- Providing a new Crèche for the local community
- Providing a new Community Centre for residents
- The delivery of a new 35,000sqft work space hub for Charlton Riverside will create more jobs for the area

SOCIAL SUSTAINABILITY AND INVESTMENT

- A living, working neighbourhood
- Creating a place for families
- Significant public realm improvements along Anchor & Hope Lane
- Delivering a key part of the masterplan East-West link
- Catalyst/ first step to delivering the masterplan
- S. 104 contributions will fund improvements to local transport links and local infrastructure

PUBLIC REALM AND GREEN SPACES

- Delivery of 3.3 acres of high quality landscaped gardens and public realm
- 40,000sqft of landscaped roof terraces
- Generous ground floor gardens
- Pedestrian routes and connections with the wider masterplan area
- Create a new access route to the river
- Improvements to the street edge along Anchor & Hope Lane
- Potential for improvements to neighbouring greenspaces

WIDER VISION FOR CHARLTON RIVERSIDE PHASE 2

- Willingness to work with RSG in order to deliver large sections of the masterplan
- Desire to create a legacy in Charlton for the future



## Appendix 2 - Door-to door letter to residents

**Charlton Riverside**

Monday, 22<sup>nd</sup> January 2018

Dear Resident,

**Re: Charlton Riverside Updated Proposals**

You may be aware that at the end of 2016, Rockwell submitted proposals for a new development on Anchor & Hope Lane. Since then, they have been engaging with the Royal Borough of Greenwich and local residents to ensure that they bring forward the best proposals possible.

The Rockwell project team called today to speak to you about their updated proposals for the Charlton Riverside scheme, but there was no answer. They want to make sure that residents are aware of the revised proposals, and to seek your views.

Although we weren't able to speak to you today, we will be returning tomorrow, Tuesday 23<sup>rd</sup> January, to ensure we are able to speak to as many of you in person as we can. We look forward to talking to you then, or alternatively you can call us on 020 8629 7205 or email [mstanworth@cratus.co.uk](mailto:mstanworth@cratus.co.uk). In the meantime, if you would like to have a look at the updated proposals, you can find these on the Council's planning portal at <https://planning.royalgreenwich.gov.uk/online-applications>, the application number is 16/4008/F. These proposals have been submitted to the council and there will be a statutory consultation where you can also share your views on the new scheme.

I hope this information is helpful and I look forward to speaking with you.

Yours faithfully,



**Michael Stanworth**

## Appendix 3 - Door-to-door follow up letter to residents

Charlton Riverside



Thursdays, 8<sup>th</sup> February 2018

Dear Resident,

Re: Charlton Riverside development, Anchor and Hope Lane

A couple of weeks ago, we spoke with many of you about the development proposals for some of the neighbouring sites here in Charlton. Many of you raised specific points with us and we wanted to get back in touch with the answers to the points you and your neighbours raised with us.

### Building Heights

We were pleased to confirm that Rockwell, who is developing the site, has reduced the heights of the proposed buildings from 28 storeys to no more than 10. This is in line with the Masterplan prepared by Greenwich Council for the site.

The buildings to the rear and east of Derrick and Atlas Gardens are now proposed to range in height from 2 to 10 storeys.

### Distance between Derrick and Atlas Gardens and the proposed development

A minimum distance of 18 metres is generally considered to be required to provide appropriate spacing between buildings. Rockwell's plans ensure a minimum separation distance of 20 metres. In places, this increases to 24 metres, and up to 30 metres, in certain parts of the scheme.

### Streetscape

Several people asked about the layout of the new streetscape within the proposals. The new development will include an Eco-walk and a Playstreet which have been designed to benefit both children and older residents and will help to create a real community space and provide a secure development.

### Daylight and Sunlight

Some residents raised questions about the impact of the proposals on the daylight and sunlight into their property.

The buildings have been designed in a staggered formation to address this issue and to maximise the opportunity for light flow. As part of the application, Rockwell has carried out a range of testing on the impacts on daylight and the testing has shown that light is only impacted in the early morning, with almost no impact on homes or gardens by 10am.

You can view the daylight/sunlight reports on the council's website.

### Traffic and Parking

Some questions were raised about the impact of the new proposals on existing parking provision and the potential for an increase in traffic levels locally.

If this planning application were to be approved, Rockwell would contribute a £3.57m Community Infrastructure Levy (CIL) payment and a Section 106 planning payment of £6m to Greenwich Council to improve local infrastructure. It will be for Greenwich Council to decide how this £9.57m is spent but with the Council's agreement it could be used to resolve or alleviate the parking and traffic issues on local roads.

### General Maintenance

We spoke with residents who were concerned about the state of the industrial alleyway between Derrick and Atlas Gardens. The alley is now owned by Rockwell. Following the representations which were made to us, a team has been sent in to clear the area facing onto Anchor and Hope Lane, and we do hope residents have noticed an improvement.

We have provided some photos of the work for your information.

### Community Space

Part of the proposals include a community space, the use of which has not yet been designated. Rockwell Property is considering options for this space. One option under consideration is the creation of a health and fitness suite or gym which would be for the exclusive use of local residents.

We would be interested to hear your thoughts on this. Whatever the eventual use, it would be Rockwell's intention to extend membership or use to you, our neighbours in Atlas and Derrick Gardens.

### Planning Portal

If you would like to access the documents that form part of this application, doing so is easy. Simply visit <https://planning.royalgreenwich.gov.uk/online-applications/> and search for application number 16/4008/F and then click on the "Documents" tab. All the documents are available to read or download.

We hope this update has been helpful in answering some of the most common questions and queries that were raised with us last month. Members of the project team will be returning to Derrick and Atlas Gardens in the coming days to speak to residents again about any further issues. We will also be holding a public exhibition in March and further details will be provided in the coming weeks.

In the meantime, if you have any feedback please do get in touch with me using the contact information below.

Yours sincerely,



Michael Stanworth

Please see below photos taken showing the alleyway between Derrick and Atlas Gardens which Rockwell has tidied up following feedback from residents.



## Appendix 4 - Exhibition leaflet



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### Charlton Riverside Anchor and Hope Lane - Revised Proposals Exhibition

In 2016, Rockwell presented proposals to the local community, sharing its vision for its site at Anchor and Hope Lane. This site is one of a number of development sites within the Charlton Riverside regeneration area.

The 2016 scheme received significant feedback from the local community and council officers on its proposals, and since then, the scheme has gone through significant change.

We wish to invite residents to attend a public exhibition to show the evolution the scheme has gone through, and to seek the community's views on the latest proposals.



## Anchor and Hope Lane Proposals Public Exhibition

Rockwell will be hosting two public exhibition events at the beginning of March at Charlton Athletic Football Club at the time and dates shown below. Key members of the project team will be on hand to answer any questions and feedback forms will also be provided for residents to share their feedback.

<b>Date</b>	<b>Time</b>
Friday, 2nd March 2018	3.00pm - 7.00pm
Saturday, 3rd March 2018	10.00am - 2.00pm


**Address**  
The Millennium Suite,  
Charlton Athletic Football Club,  
Floyd Road, London, SE7 8BL

If you require any further information please visit:


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



## Appendix 5 - Exhibition boards



# Welcome



### Anchor and Hope Lane, Charlton

Thank you for attending today's public exhibition outlining Rockwell Property's proposals to re-develop industrial land on Anchor and Hope Lane and deliver much needed new homes, alongside new employment and community space.

The information presented details how the proposals have evolved from those initially submitted to the Royal Borough of Greenwich in December 2016, and the significant amendments that were made to the application in December 2017. It also sets out further changes that have been made in direct response to the feedback we received when speaking to our neighbours in February 2018.

Rockwell Property believes the latest proposals match the aspirations of the Royal Borough of Greenwich for the development of Charlton, as set out in the Charlton Riverside Masterplan Supplementary Planning Document (SPD) which was approved by the Council in June 2017.

Members of the project team are here to answer any questions you may have about the proposals, and comment forms are available so that you can share your thoughts on the updated proposals. You can also find more information about the scheme on our website at [www.charltonconversations.com](http://www.charltonconversations.com)

**INITIAL PROPOSALS SUBMITTED**  
DECEMBER 2016

**REVISED PROPOSALS**  
DECEMBER 2017

**UPDATED SCHEME**  
FEBRUARY 2018



## A Shared Vision

In addition to the site at Anchor and Hope Lane, Rockwell Property has acquired further significant land holdings in the Charlton Riverside SPD area. In alignment with the Charlton Riverside SPD, the proposed plans seek to bring a range of benefits to the area. Rockwell Property has a long-term commitment to Charlton and wants to help the Royal Borough deliver its aspirations for the area. It will assist in delivering:

- high quality new homes
- new workspaces and job opportunities
- extensive public and private green space
- child play spaces
- 40% of the East to West route will be delivered: 20% in Phase 1, 20% in Phase 2
- new and improved pedestrian links

Rockwell Property wants to help build a positive long-lasting legacy for Charlton.



### Surrounding Area





## The 2016 Submitted Scheme

The land at Anchor and Hope Lane is currently used for light industrial and low-density employment. Rockwell Property shares the Council's vision that there is a real opportunity to deliver much needed new homes, an employment hub and community space.

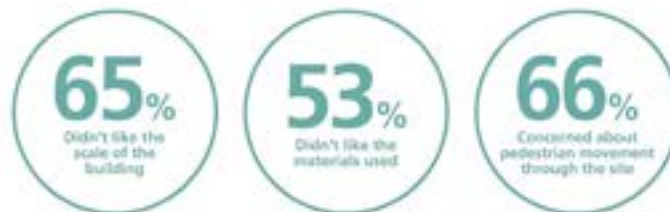
In the autumn of 2016, Rockwell Property held public exhibitions at the Greenwich Yacht Club to share with local residents its plans for developing the land at Anchor and Hope Lane.

A planning application was submitted in December 2016 that provided:

- 975 new homes
- Buildings ranging from 2-28 storeys
- Extensive landscaped neighbourhood park and public realm space
- 15% affordable housing
- 16,792 sq ft of workspace for businesses, including start-ups
- Active frontages with employment space to benefit the local economy
- Designed in line with the London Plan and the 2012 Masterplan

### Community Feedback

After the drop-in exhibitions in Autumn 2016, residents shared their feedback with us:





## 2017 Revised Proposals

### Overview

In response to community feedback and ongoing discussions with planning officers at the Royal Borough of Greenwich, Rockwell Property made a range of changes to its planning application in December 2017. These changes responded to local residents' comments, where possible. The revisions also responded to key policies within the Council's Supplementary Planning Document, which was adopted in June 2017.



The main changes made to the Anchor and Hope Lane scheme in December 2017 were:

- 
28-storey tower completely removed from the scheme
- 
Buildings designed in a staggered formation to break up the form
- 
Building heights in the 2017 proposals range from 2-10 storeys
- 
Materials reviewed to reflect existing residential buildings nearby

The changes seek to respond to community comments whilst at the same time ensuring the delivery of an active and thriving neighbourhood. The level of employment space provided in the 2017 revisions is more than double the 2016 scheme. They also provide extensive private and public green space that is accessible to both new and existing residents.





## 2017 Revised Proposals

### Design and Massing Concept

To ensure the proposals sit sympathetically within the surrounding area and connect with nearby streets and homes, Rockwell Property's 2017 revisions focused on the following set of principles which formed the basis of their updated designs.

#### Design Concepts

- Provision of high-quality new homes
- An active employment hub
- Good pedestrian access through the site
- New connections to the river
- Creating a destination
- Materials that are sympathetic to surrounding residential buildings

#### Massing Concepts

- Reduced scale responding to the aspirations of the SPD
- Respectful of existing residential buildings
- An interactive play street
- Creation of landscaped residents' gardens
- New roof gardens to give residents outdoor space



### Materiality

Rockwell Property completely revised its use of materials and the prominence of glass in its original proposals. Drawing influence from buildings nearby, the designs now focus on elements of brick and stone to give a more natural feel.





# Landscape Vision

The Landscape Vision for Phase 1 is based on three pillars:



## Community

- Improving pedestrian access through the site
- Opportunities for place making and community space
- Redefining streets and landscape



## Play

- Activating the landscape to engage people with public realm space
- A range of play spaces
- Creating a network of diverse open spaces



## Ecology

- Interconnecting green spaces, planting beds and trees
- Creating new habitats and introducing new species
- Sustainable urban drainage with rain gardens



The proposals seek to maximise landscaped outdoor space for residents to enjoy, prioritising pedestrian movement. Within the play space, Eco walk and podium gardens, new plant species will be introduced to create new habitats.



Podium garden (proposal 1)



Podium garden (proposal 2)



Eco walk (proposal 1)



Eco walk (proposal 2)





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## Community Feedback

In November 2017, Rockwell Property presented their proposed changes to the Charlton Stakeholder Forum. Following this meeting, the changes were formally submitted to the Royal Borough of Greenwich.

In addition to this, Rockwell Property undertook a neighbourhood consultation with local residents in Derrick and Atlas Gardens in January 2018.

During the discussions with local residents and subsequently with the Council, it was clear that residents still had a number of remaining concerns about the 2017 revised scheme.

The main concerns raised were:

- Some residents were concerned about the heights of the buildings immediately behind properties on Derrick and Atlas Gardens.
- Residents asked about the potential impacts of the new development on local traffic levels.
- Residents wanted to see a higher level of on-site affordable housing.

In light of this feedback, Rockwell Property has made further changes so that the scheme responds to the issues that have been raised.



Building  
Massing



Affordable  
Housing



Impact on  
Traffic and  
Parking





## Current Scheme

### Building Massing

Residents were worried that the height of the building closest to their homes would impact on privacy levels. In response to residents' comments and feedback from planning officers, Rockwell Property has reduced the height of building H by two storeys.



The area in front of buildings G and H will be landscaped and will include the planting of mature trees to screen the building from the homes opposite.

The distances between the new buildings and existing properties on Demick and Atlas Gardens was raised with us by residents.

A minimum distance of 18 metres is considered to be industry best practice as identified in the London Plan Housing SPG 2016. Rockwell Property plans to ensure a minimum separation distance of 20 metres between homes on Demick and Atlas Gardens and the new buildings. In places, this increases to 24 metres, and up to 30 metres in certain parts of the scheme.

### Affordable Housing

Rockwell Property has been in discussions with the Royal Borough of Greenwich regarding the provision of social and affordable housing and have **offered to increase the on-site provision to 25%**.





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## Current Scheme

### Traffic and Pedestrian Route Improvements

Some concerns were raised about the impact of the new proposals on existing parking provision and the potential for an increase in traffic levels locally. Rockwell Property is confident that their plans deliver a transport strategy that improves the local traffic situation whilst also improving pedestrian movement through the site. The proposals deliver:

- Reduction in HGV vehicle movements
- 20% of the East to West route
- New pedestrian routes and improved access to the river
- The potential for new pedestrian crossings

If this revised planning application were to be approved, Rockwell Property will contribute a significant Community Infrastructure Levy (CIL) payment and a Section 106 planning payment to the Council for improvements to local infrastructure.

Councils ultimately decide how this money is spent, but Rockwell Property has committed to fund the implementation of a residents parking scheme for Derrick and Atlas Gardens, if this is something residents would like.

Studies on our development show that there would be no noticeable change in car traffic and would result in a reduction of HGV movements.

**210**  
Off-street parking spaces

**1276**  
Cycle parking spaces





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## Current Scheme

### Investment in Charlton's Future

In line with the Council's Charlton Riverside SPD for the area, our plans will deliver a modern workspace hub. This will be based at ground and mezzanine level in buildings M, N and O, and has many local benefits including:

- Large open floor plates which can be sub-divided to accommodate multiple small tenants
- Contributes to a net increase of approximately 200 full-time jobs
- The scheme will also deliver 259 construction jobs
- A modern workspace hub for local third sector and start-up companies
- Delivery of public realm along Anchor and Hope Lane
- The workspace hub will be delivered as part of the Neighbourhood Centre, as outlined in the adopted Charlton Riverside SPD



As part of its strategy for delivering a vibrant and functional employment space, Rockwell Property is also engaging with local advisors to ensure the employment space provides for the needs of the local community.

Rockwell Property also wants to engage with local educational groups and schools to ensure a joined-up approach between local employment opportunities and nearby schools. Rockwell Property is keen to engage students on a range of projects both during and after construction to foster links between the private sector and local higher education.





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## Current Scheme

### Community Space

One of the key focuses of the Charlton Riverside SPD is to ensure that new developments help to create a community and deliver better connectivity within the local area. Rockwell Property's plans provide for a dedicated community space and focus on establishing pedestrian friendly environments, creating places where residents can come together and socialise.



Page 8 Architectural Courtyard - 100% SPD garden

The proposals seek to provide a real community feel for the area, establishing a hub of activity. They will include:

- Provision of a flexible community space
- Cafés and restaurants with generous outdoor space
- A place for families
- Dedicated space for a new nursery
- A play street and play space for children of all ages
- Generous public gardens
- Potential for a new fitness suite for local residents



100% SPD garden - 100% SPD garden



## Current Scheme

### Summary of Scheme

#### Benefits

Rockwell Property is committed to delivering a scheme that seeks to respond to the Council's Masterplan, improves the area for local residents and fits sympathetically into the surrounding context.

The key benefits of the final 2018 scheme are:

- 771 high quality new homes
- 25% on-site affordable housing provision to include social housing for rent
- Off-street parking provision for new residents
- Total investment of approximately £260m
- Approximately 200 full-time jobs
- 259 jobs during construction
- Flagship development in the masterplan area
- New species of plants introduced to create new habitats
- Improved pedestrian access throughout the site and better access to the Thames Path
- Maximising green space and ensuring pedestrian friendly environments
- Increased cycle parking provision
- Mayoral CL, approximately £1.8m
- Borough CL, approximately £3.5m

#### Changes

The main changes from the 2016 submission and the 2017 amended scheme are:

- Building heights reduced from 28 storeys to a maximum of 10 storeys
- A new palette of materials to more closely reflect existing local buildings
- Heights redistributed away from Derrick and Atlas Gardens
- 60 additional off-street parking spaces
- 21% reduction in the total number of units
- Affordable housing offer increased to 25%



Image 10 - Atlas Gardens



Image 11 - Atlas Gardens (New Day South)



Image 12 - Atlas Gardens



Image 13 - Atlas Gardens (New Day South)



## Next Steps

### Thank you

Thank you for taking the time to attend today's event. Please take the time to fill out the comment forms supplied.

You can also view the application and all the associated documentation on the Royal Borough of Greenwich website using application reference 16/02068.



### Get in Touch

If you have any further questions or concerns, please contact Jo Bradford using the details below:



020 8629 7196



[jbradford@cratus.co.uk](mailto:jbradford@cratus.co.uk)



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## Appendix 6 - Letter to DAGRA residents following meeting

# Rockwell

23 King Street  
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+44 (0)20 3705 5110  
info@rockwellproperty.co.uk  
rockwellproperty.co.uk

Dear Residents,

### Introduction

Rockwell is committed to creating homes for Londoners and to ensure that the affordable housing element is genuinely affordable for local people. We have used the Council's own definition of affordability and weighted this offer towards three bedroomed family homes at social rent levels.

The public exhibition was held in the context of revisions to previous schemes which has seen heights of buildings reduced from 28 storeys at the highest level to a scheme where no building is now above the Council's masterplan recommendation of 10 storeys. This has led to approximately 200 homes being removed from the scheme which inevitably impacts upon the overall scheme viability.

Nevertheless, Rockwell is proposing a level of affordable housing which is five times that which the viability assessment implies.

Our aspiration is to create a family friendly neighbourhood. The management of traffic is crucial to this and we have proposed to the Council that we would support the implementation of a parking management scheme to include Derrick and Atlas Gardens if that is what local people wish to see. Rockwell has therefore kept parking for this phase of the development to a minimum.

TfL's proposal for a four-lane carriage way running east-west through the site could compromise the neighbourhoods style and aspiration, which we are committed to delivering. We are, however, working with the council to meet the aspirations of TfL in this regard.

### Public Exhibition

In terms of our recent public exhibition, letters were delivered to over **7,300** homes and businesses in the Charlton area giving details of the event. A total of **60** people attended the exhibition across both sessions and **we received comment forms from 35 residents**. The following table shows the different issues raised on the comment forms submitted to us.

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Comment/issue	Number of times raised
Improved scheme	10
Heights	9
Transport	7
Parking	5
Traffic	5
Suggestions for public realm	5
Density	4
Design comments	4
Daylight/sunlight	4
Construction	4
Affordable housing provision	3
Subsidence	3
Would like more trees	3
Pollution	2
Infrastructure (GPs, schools)	2
Access	2
Separation distances	2
Overlooking	2
More family units	2
Staff/exhibition good	2
Like landscaping elements	2
Affordability	1
Wanted more employment space	1
Increase in population	1
Wanted more open space	1
Use of materials	1
Employment space	1
Maintenance of green space	1

Following a meeting with the Derrick and Atlas Gardens Residents Association (DAGRA), we have considered the concerns they raised with us after the exhibition and our stance on each is set out in the following pages.

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## Separation Distances

DAGRA asked about the separation distances between existing homes on Atlas Gardens and Building H. Rockwell explained that the current separation distance of 20m was above the minimum 18m guidelines outlined in the London Plan Housing Supplementary Planning Guidance 2016.

Increasing the separation distance would have a detrimental impact on the access rights required by Imex House and would reduce the separation distances for the new residential buildings proposed. As a result, there are no plans to increase the separation distances.

## Building M

Having looked into the background of the facility at 1 Anchor and Hope Lane, we understand it is supported housing for young single people and we ensured the centre received a copy of our update letter outlining the key changes to the scheme. Currently, Building M is 30m from the supported housing centre, which is significantly above the minimum separation guidance.

In terms of the height of Building M, DAGRA's request was to consider reducing the height of the building. Reducing the height by 5 storeys would result in the need to redistribute approximately 40 units elsewhere on site, to ensure the scheme remained viable. The design team does not feel that the units (which would require increases in height elsewhere) can be redistributed within the scheme without having a knock-on impact on residents.

## Daylight/Sunlight

DAGRA raised questions about the impact of the proposals on the daylight and sunlight into their properties. The impact of the scheme on daylight/sunlight has been considered fully as part of the application process and has been reassessed as the scheme has evolved.

For properties on Derrick Gardens, the primary daylight assessment considers the impact on light to be largely unnoticeable. One property would see an impact that would be marginally beyond the levels considered to be noticeable. The assessment of overshadowing to gardens has also been deemed not likely to be noticeable by occupants.

The primary daylight assessment for properties on Atlas Gardens determined that reductions in daylight would be considered negligible. The secondary daylight assessment indicated that just 3 rooms would be considered moderately affected due to the fact that their windows are currently unobstructed as they face an open car park. The amount of light that will be received by those rooms would still be good in an urban context such as this. The amount of sunlight received by gardens serving these properties has also been assessed and concluded that the change would not be noticeable.

In summary, the scheme has been designed considerately and avoids creating any instances

# Rockwell

where there would be unacceptable losses of daylight and is therefore compliant with relevant planning policy guidance.

## **Subsidence and Structural Concerns**

DAGRA residents were concerned about the impact of construction on their properties. Rockwell has confirmed that it will be paying to have structural surveys undertaken for homes in Derrick and Atlas Gardens and will ensure any damage caused by the work is rectified. Surveys will take place before and after any future construction work.

## **Affordability**

The majority of residents we spoke with welcomed the increase in affordable housing provision to 25%. A small number of residents wanted this figure to be increased further, however Rockwell explained that the offer put forward is already 5 times more than the viability assessment determined was possible to deliver. Rockwell recognises that the definition of affordability has become very controversial. Rockwell's affordable offer is based on the same definition of affordability that is used by the Royal Borough of Greenwich. The proportion of affordable homes is therefore heavily weighted towards three-bedroom family homes for social rent.

To increase the affordable housing provision beyond 25%, the number of units on the scheme would need to be increased and heights would also need to be raised to accommodate this. For this reason, Rockwell will not be progressing this option.

## **Homes for Local People**

Concerns were raised by residents about foreign investors buying properties off-plan. Rockwell confirmed that sale of the new units would be launched in the UK and would include an on-site marketing suite.

## **Infrastructure**

It was recognised that residents felt that there were already traffic issues around the site, including the use of Anchor and Hope Lane for free parking. The proposed development will help to deliver 40% of the East-West route identified in the Charlton Riverside Masterplan. On top of this, Rockwell is happy to fund the implementation of a residents parking scheme to include Anchor and Hope Lane.

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## **Public Realm/Community Improvements**

During the public exhibition, Rockwell has also agreed to:

- Arrange for Derrick and Atlas Gardens residents gardens to be 'spruced up' and assist with the planting of trees to act as screening for those residents who want it.
- Offered to improve the green spaces outside Derrick and Atlas Gardens as part of their commitment to be a good neighbour. This is particularly focused on the larger green space on Atlas Gardens.
- After some requests for a new gym facility, Rockwell has agreed to provide free access to Derrick and Atlas Gardens residents to a new gym which complements its vision for a scheme that encourages local people to live a health and active lifestyle.
- Agreed to work with the leader of St Luke's Church to enable them to run events in the future community space delivered within the scheme.

We hope this is helpful in addressing the concerns raised and demonstrates our willingness to work with residents and the local community where we can.

Yours sincerely,

**Ben Green**

**Senior Development Manager  
Rockwell**