

Jillian Holford  
Planning Division  
Royal Borough of Greenwich  
Wellington Street  
Woolwich  
SE18 6HQ

Dear Jillian

**AMENDMENTS TO THE PROPOSED CHARLTON RIVERSIDE SCHEME  
SUBMITTED UNDER FULL PLANNING APPLICATION 16/4008/F –  
IMPLICATIONS FOR ENVIROMENTAL IMPACT ASSESSMENT**

Date 13/04/2018

We write to you on behalf of our client, Leopard Guernsey Anchor Propco Limited (hereafter referred to as the 'Applicant'), with regards to proposed amendments to the Charlton Riverside Scheme at Anchor and Hope Lane, Charlton (the 'application site') (hereafter referred to as the 'February 2018 application'). A full planning application (Ref: 16/4008/F) was first submitted to the Royal Borough of Greenwich (RBG) (the 'local planning authority') in December 2016. Subsequent design evolution occurred, and these alterations were submitted to the RBG in December 2017 under the same planning application (hereafter referred to as the 'December 2017 proposed development'). The application is currently yet to be determined by the RBG.

Ramboll  
Artillery House  
11-19 Artillery Row  
London  
SW1P 1RT  
United Kingdom

T +44 20 7808 1420  
www.ramboll.co.uk

Ref L17000001114-02

The December 2016 was subject to a full Environmental Impact Assessment (EIA). An updated Environmental Statement (hereafter referred to as the 'December 2017 ES') was subsequently produced to reflect the design evolution of the scheme, and accompanied the revised application in December 2017.

Rockwell is seeking to make minor amendments to Plot B from the December 2017 proposed development (hereafter referred to as the 'April 2018 amendments'); however, the April 2018 amendments do not alter the conclusions of the December 2017 ES. Therefore, this letter together with the December 2017 ES should be treated as the "...*relevant environmental information*" when determining the April 2018 amendments.

## **1. Background**

The revised application, which was accompanied by the December 2017 ES, sought approval for the residential-led, mixed use redevelopment of the application site. This would involve the demolition of existing buildings and the erection of eleven buildings (up to ten storeys in height), providing residential units, as well as flexible business, retail, restaurant, community and leisure

Ramboll Environment and Health UK Limited  
Registered in England  
Company No: 2331163  
Registered Office:  
Artillery House  
11-19 Artillery Row  
London  
SW1P 1RT

space at the ground and first floor levels. Provisions for pedestrian access, open space and landscaping, associated car and cycle parking, refuse and recycling storage, plant and all other associated works, were also set forward as part of the December 2017 proposed development.

The quantum of the proposed land uses for the December 2017 proposed development comprises (with areas stated in Gross Internal Area (GIA)):

- 771 residential units;
- 3,236 m<sup>2</sup> of flexible business/retail/restaurant/café/leisure use;
- 496 m<sup>2</sup> of flexible community/leisure use;
- 337 m<sup>2</sup> of community space for use as a creche;
- Up to 1,323 residential and commercial cycle spaces; and
- Two basements, providing up to 210 car parking spaces.

The outcomes of the EIA were reported in the December 2017 ES.

## **2. Purpose of this Letter**

This letter serves to provide information on the environmental implications of the April 2018 amendments by reference to the December 2017 ES. The information is based on updated qualitative assessments that have been undertaken by the EIA team to report on the environmental effects of the December 2017 proposed development, as amended by the April 2018 amendments (hereafter referred to as the 'April 2018 amended proposed development'). The information serves to confirm whether any new or amended environmental effects would arise. Accordingly, reference has been made throughout this letter to the conclusions of the December 2017 ES which should be read in conjunction with this letter.

## **3. Proposed Amendments**

The Applicant proposes to make amendments to the December 2017 proposed development prior to its determination by the RBG. The proposed amendments sought are in respect of Plot B, in particular to Buildings M and J, and comprise the following changes:

- Ground floor commercial space:
  - The façade line below Building J and Building M facing north has been amended and the commercial space reduced by 30 m<sup>2</sup>.
  - Bike spaces relocated from within the plinth to eastern core.
  - Lobby and concierge relocated from the centre of the north façade to eastern corner of the north façade.
- Building J:
  - Balcony amendments (positioning and size) for apartment No. J206, J406 and J606 – all balconies will use the same materials and glazing as previously stated, and minimum size requirements maintained for all.
- Building M:
  - North façade design and massing amended and cut back on all floors; façade treatment changed from brick to glass with terracotta fins for entire north façade.

- Layout of apartment No. MN101, MN102, MN201, MN202, MN301, MN302, MN401, MN402, MN501, MN502, MN601, MN602, MN701 and MN702 have been updated.
- Apartment mix has changed for apartment No. MN112, MN212, MN312, MN412, MN512, MN612 and MN 712 has been changed from 2 bed 3person to a 1 bed 2 person layout – note that the number of residential units remain unchanged.

### **3.1 Servicing, Drainage, Ventilation, Energy and Waste**

Given the limited nature of the changes proposed, the servicing, drainage, ventilation, energy and waste strategies for the April 2018 amended proposed development remain the same as for the December 2017 proposed development. Due to the reduction in population for the scheme, the existing servicing strategy would be able to accommodate the April 2018 amended proposed development.

### **3.2 Demolition and Construction**

With respect to the proposed amendments, the demolition and construction stage, the programme, methods of construction and overall phasing would not be altered for the April 2018 amended proposed development when compared against the December 2017 proposed development. Demolition and construction effects have therefore not been considered further for the April 2018 amended proposed development and this letter.

### **3.3 Cumulative Schemes**

No additional cumulative schemes have been brought forward since the production of the December 2017 ES. Consequently, inter-project cumulative effects have therefore not been considered further for the April 2018 amended proposed development and this letter.

## **4. Policy and Assessment Methodology Context**

No additional or updated policies or methodologies have been brought forward since December 2017 on either a national or local level which would have an implication on the December 2017 ES. Therefore, policy and assessment methodology have not been considered further for the April 2018 amended proposed development and this letter

## **5. Baseline Conditions**

Baseline conditions at the application site have not changed since the December 2017 ES. As a result, the baseline considered in the December 2017 ES, is considered to remain valid for the purposes of the April 2018 amended proposed development.

## **6. Summary and Analysis of Environmental Effects**

Given the limited nature of the proposed amendments, Ramboll have considered the likely significant effects of the April 2018 amended proposed development by reference to the December 2017 ES, to identify whether any of the results would now be different.

The EIA specialists have confirmed that there would be no material implications for the environmental topics considered within the December 2017 ES as a result of this April 2018 amendments. The conclusions of our review are summarised below by topic.

### **6.1 Socio-Economics**

The proposed amendments to commercial space (i.e. reduction by 30 m<sup>2</sup>) and residential unit mix (i.e. change from 2 bed 3 person to 1 bed 2 person apartments for seven units in Building M) would not lead to any material change in socio-economic impacts identified in the December 2017 ES.

The estimated total population of the April 2018 amended proposed development would decrease to 1,808, compared to 1,815 as stated in the December 2017 ES, presenting a minimal reduction in residents. This change would not materially affect the conclusions stated in the December 2017 ES regarding provision of open space, playspace for existing and future neighbourhood and Borough residents. Likewise, the residual effects of future resident demand for educational and healthcare facilities and generation of operational employment of the April 2018 amended proposed development would remain negligible, as per the December 2017 ES.

Therefore, the socio-economics impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

## **6.2 Transport**

The proposed amendments to commercial space and residential unit mix would not lead to any material change in transport trips identified in the December 2017 ES for the operational development. Furthermore, the April 2018 amended proposed development does not include proposals to amend the car or cycle space provision.

Therefore, the transport (and related air quality or noise and vibration) impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

## **6.3 Air Quality**

Amendments to the building heights, fenestration and balconies are not considered to have material implications on the conclusions of the air quality chapter of the December 2017 ES.

In addition, as both trip generation and building emissions would remain unchanged from the values stated in the December 2017 ES, these would continue to fall within the Benchmark values for the April 2018 amended proposed development and can be considered Air Quality Neutral. Likewise, given the small nature of the 2018 proposed amendments, the April 2018 amended proposed development would still be considered as suitable for its proposed intended uses in respect of air quality.

Therefore, the air quality impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

## **6.4 Noise and Vibration**

The April 2018 amended proposed development does not include any changes to the ventilation or energy strategies previously proposed. Amendments to the building heights, fenestration and balconies, are not considered to have material implications on the conclusions of the noise and vibration chapter of the December 2017 ES. Likewise, given the small nature of the proposed amendments, the April 2018 amended proposed development would still be considered as suitable for its proposed intended uses in respect of noise and vibration.

Therefore, the noise and vibration impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

## **6.5 Archaeology**

No changes are proposed to below ground works for the April 2018 amended proposed development and as such the archaeology impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

## **6.6 Daylight, Sunlight, Overshadowing & Solar Glare**

The 2018 proposed amendments to Buildings J and M are relatively minor in terms of the quantum of massing and as such are unlikely to cause a material change to the level of daylight, sunlight and overshadowing impacts to the neighbouring properties.

In terms of solar glare, the new curved façade element at the north of Building M is not located within 10° the focal point of any of the selected views and as such would not cause any significant instances reflected solar glare effects. In addition to this, the non-reflective terracotta fins on the curved façade would serve to break up any reflections in this area.

Therefore, the daylight, sunlight, overshadowing and solar glare impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

### **6.7 Wind Microclimate**

The April 2018 amendments include the narrowing of the space between Buildings J and M and minor adjustments to the balconies. The conditions presented in the December 2017 ES show that these areas were calm and suitable for sitting. However, as a result of the April 2018 amendments, wind channelling conditions may increase around the amended parts of Buildings J and M. Therefore, the following mitigation measures would be included to sustain sitting conditions for the outside seating area:

- Relocate the seating area further south;
- Increase the planting height and density within the seating area; and
- The balustrade of the terrace above the seating area to be increased to at least 1.5m and partitioning to be incorporated to create sitting conditions.

With the implementation of these measures, the wind conditions for the April 2018 amended proposed development would not be materially different from those stated in the conclusions of the December 2017 ES. On this basis, the wind impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

### **6.8 Townscape, Visual and Heritage**

The April 2018 amendments are relatively minor in visual terms and in the context of the April 2018 amended proposed development overall. It is considered that, while the visibility and appearance of the April 2018 amended proposed development would alter in some views, there would be no change to the overall effect of the April 2018 amended proposed development in those views. Similarly, there would be no change to the overall assessment of effects in respect of townscape character areas and heritage assets. There would therefore be no material implications that would arise in respect of townscape, visual and heritage.

Therefore, the townscape, visual and heritage impacts presented in the December 2017 ES remain unchanged for the April 2018 amended proposed development.

### **6.9 Intra-Project Cumulative Effects Assessment**

As there have been no changes to the conclusions of the environmental effects for each of the environmental topics discussed above, the intra-cumulative effects of the April 2018 amended proposed development would remain as presented in the December 2017 ES.

## **7. Residual Effects**

The residual effects, conclusions and summary of the December 2017 ES would remain valid for the April 2018 amended proposed development. Consequently, no further assessment needs to be carried

out or mitigation measures recommended beyond that stated for wind mitigation (refer to section 6.7 of this letter).

### **8. ES Non-Technical Summary**

In line with the conclusions stated within each environmental topic, there would be no changes to the residual effects or assessments undertaken as part of the December 2017 ES and therefore the Non-Technical Summary of the December 2017 ES would remain unchanged for the April 2018 amended proposed development.

### **9. Conclusion**

Given the small scale and nature of the amendments proposed for the April 2018 amended proposed development, when compared against the December 2017 proposed development, it is not predicted that the assessment of environmental topics considered as part of the December 2017 ES would be materially altered and shown to give rise to new or amended significant environmental effects (other than for wind, which can be mitigated against through landscaping design amendments). Therefore, the December 2017 ES remains valid for the April 2018 amended proposed development and further assessment is not required for the proposed amendments relating to the April 2018 amended proposed development.

Yours sincerely



### **Sheenagh Mann**

Senior Consultant  
Environment Planning Practice

D +44 (0)207 808 1451  
smann@ramboll.com