

## 5.0 Assessment of effects

### Effects during demolition and construction

- 5.1 Demolition and construction impacts are covered in Chapter 5: Demolition and Construction of Environmental Statement Volume I. This section considers the visual impact of the demolition and construction process.
- 5.2 There are no special visual impacts that are generated as a result of the demolition and construction process outside of those that are inherent in constructing buildings of the type proposed.
- 5.3 The most significant visual effect associated with the demolition process would be the use of vehicles and machinery such as demolition excavators in combination with the appearance of buildings at various stages of being demolished.
- 5.4 The most significant medium and long range visual impact associated with the construction process would be the presence of tower cranes. Their presence is inevitable in connection with construction of the type and scale envisaged.
- 5.5 The top of a tower crane is likely to be higher than the top of the building, so it would be more visible than the finished building. This temporary state of affairs is common as a consequence of building activity in London and there is no practical way of avoiding it. In terms of mitigation, during construction the perimeter of the Site would be surrounded by hoarding in the conventional manner.
- 5.6 While any assessment of the visual effect of demolition and construction activities in aesthetic terms would tend to find the effect adverse rather than beneficial, few people think of such activities in this way, considering their effects rather as a fact of life which while not fleeting, is clearly understood to be temporary.
- 5.7 In terms of views, the significance of effect as a result of the demolition and construction process would be no more than 'moderate' in any case, and the effect would be adverse and temporary in all cases.
- 5.8 In terms of townscape character areas the significance of effect as a result of the demolition and construction process would be 'moderate' for TCA A, 'minor to moderate' for TCA B, and 'negligible' for TCA C. The effect would be adverse and temporary in each case.
- 5.9 In terms of heritage assets, the significance of effect as a result of the demolition and construction process would be no more than 'minor' for any heritage asset, and the effect would be adverse and temporary in all cases.

### Effects once the Proposed Development is Complete and Occupied

- 5.10 In order to undertake a thorough assessment of the townscape and visual impact of the Proposed Development, an assessment of the quality of the existing buildings on the Site and of the design of the Proposed Development has been undertaken.

#### *The existing buildings and Site*

- 5.11 As noted previously, the Site is largely occupied by light industrial/ warehouse buildings and areas of hard standing. It is of low visual quality overall, provides little or no definition to Anchor and Hope Lane, and is an impediment to movement across the wider area.

#### *The Proposed Development*

- 5.12 The Proposed Development is for a residential scheme incorporating a number of buildings ranging in height from two to six storeys (Building A West) to 28 storeys (Building B3). Plot A would be occupied by two taller buildings in the middle of the plot (Buildings A1 and A2), with linear buildings located to the east and west of them (Building A East and Building A West). The Plot B buildings would include two linear blocks on the eastern and western sides of the plot (Building B East and Building B West) and a tall building, Building B3 located at the south-western corner of the plot. All the buildings within the Proposed Development would have their long axes aligned, broadly speaking, north-south.
- 5.13 The plots would be accessed via Mirfield Street, which would run east-west to the north of Plot B and the south of Plot A, before turning north to run along Plot A's eastern edge. A pedestrian path, known as Rope Path, would continue north to the riverside walkway.
- 5.14 A pedestrian route known as Marsh Mews would run north from Mirfield Street, between Building A West and Buildings A1 and A2, and a pedestrian route known as Anchor and Hope Path would run west from Marsh Mews to Anchor and Hope Lane, between different parts of Building A West and, further west, between Atlas Gardens and Derrick Gardens.
- 5.15 A public space is proposed at ground level in the space between Building A East (North and South) and Building A West (North and South) on Plot A (below which parking would be located, accessed via a vehicular entrance at ground level of Building A2). This space would include hard and soft landscaping and substantial play areas. A semi-private landscape area for residents is proposed at the podium level of Plot B. Landscaped areas would be located along the part of Plot B along Anchor and Hope Lane, and the northern and southern edges of the plots facing Mirfield Street.

#### Plot A

##### *Building A West*

- 5.16 The western building on Plot A, Building A West, would be composed of two parts (Building A West South and Building A West North). It would be two to six storeys tall and would provide residential accommodation. Building A West North would be located to the north of Anchor and Hope Path, and Building A West South to the south of this route.
- 5.17 The ground and first floors of Building A West would be occupied by townhouses, with private gardens located to their west (backing onto the gardens of properties on Atlas Gardens and Derrick Gardens). The plans of the floors above these levels would be organised around central circulation corridors.
- 5.18 The ground and first floor levels of Building A West North would be slipped in relation to the floors above, such that they would extend further north but not as far south, and they would also be slightly recessed from the eastern and western building lines of the floors above. The building line would step back again from the northern edge of the building on the 4<sup>th</sup> floor, and at the south-west corner of the plan on the fifth floor.
- 5.19 The ground and first floors of Building A West South would be slightly recessed from the eastern and western building lines of the floors above. The upper floors would be recessed at various points along the buildings, typically in increments half a floor wide, thus creating a varied stepped profile. The tallest elements would be mostly on the eastern half of the



buildings, on the fifth floor.

- 5.20 Building A West would be clad in brick which would form a frame around the elevations, within which windows and metal panels or recessed balconies would be arranged in a regular manner. The glazing and metal panels would be generally angled in relation to the brick 'frame' within which they would be set. The ground and first floors would have double height areas of brick between glazed areas.

#### *Building A East*

- 5.21 The eastern building on Plot A, Building A East, would be composed of two parts, Building A East North which would be located to the north of an east-west route, and Building A East South which would be located to the south of the route.
- 5.22 Building A East North would be linear in plan, with an angled southern edge. It would step up progressively in height towards the north, from 9 storeys to 13 storeys in height, with roof terraces created in the open areas created by this stepped arrangement. Glazing would enclose the roof terraces, forming an angled top to the building. There would also be smaller set-backs from the northern edge of the building as it rises in height. The ground and first floors would be significantly recessed compared to the floors above, particularly in the southern part of Building East North. 'V' shaped external columns would come to ground at the lower levels of the building.
- 5.23 Building A East-South would follow the linear form of Building A East-North before turning the corner to the west, to form an inverted 'L' shape in plan. The ground and first floors would be recessed compared to the floors above, and upper floors would be progressively set back from the northern and eastern edges of the building with roof terraces created in the open areas created by this stepped arrangement. It would rise from 9 to 16 storeys in height.
- 5.24 Building A East-North and Building A East-South would be occupied by office accommodation at ground floor, and at first floor level in the latter case, as well as residential lobbies. The other floors would be occupied by residential accommodation.
- 5.25 The elevations of Building A East would be extensively glazed, with solid panels of artificial stone and concrete external columns at lower levels. The plan would have frequent angled indentations around the perimeter of the building line, such that it would have a faceted, 'sawtooth' appearance in elevation.

#### *Buildings A1 and A2*

- 5.26 The plan of Buildings A1 and A2 would resemble a modified lozenge shape (with the ends of the 'lozenge' squared off). The plan of each building would be arranged around a central core. The ground floor and half of the first floor (the southern half in Building A1 and the northern half in Building A2) would be set back from the building line of the floors above, with external columns coming to ground in these parts of the buildings.
- 5.27 Building A1 would be occupied by a community facility (intended for a crèche) and residential lobby at ground floor level and residential accommodation above. Building A2 would be occupied by a residential lobby and amenity space for residents at ground floor level, with residential accommodation above. Winter gardens would be provided at the northern and southern ends of the plan, and towards the centre of the plan, in each building.

- 5.28 The elevations of the buildings would be extensively glazed. Clear glazing would be used for the winter gardens, with horizontal louvres on the northern and southern elevations. The remainder of the eastern and western frontages would include rainscreen cladding of fritted opaque panels and windows. There would be glazing around the top of each of the pavilion buildings (enclosing a roof garden), angled upwards towards the north in both buildings. External columns would be in concrete.

#### *Plot B*

- 5.29 There would be three buildings on Plot B, which would be linked at raised ground floor level by a podium. This would accommodate parking within the interior of the Site, and other uses around the perimeter, including retail and leisure.

#### *Building B3*

- 5.30 The plan of Building B3 would be based around a central core. It would be 28 storeys tall. At its lower levels, the plan would take the form of an irregular, slightly elongated hexagon, cranked around a central point, and with its long axis aligned north-south. The building line extends further north and south with each floor above Floor 2, such that the plan becomes progressively elongated, and increasingly resembles a modified lozenge with its ends squared off at an angle. The full extent of the plan is reached at level 12, and remains constant thereafter. Winter gardens would be provided at the northern and southern ends of the plan, and within the angles of the centre points of the long eastern and western frontages. At the top of the building, glazing angled upwards towards the south would surround a roof garden.
- 5.31 The ground floor residential lobby within Building B3 would be accessed from Anchor and Hope Lane. A retail unit would be located on the ground and first floors. The floors above would be occupied by residential accommodation.
- 5.32 The elevations of Building B3 would be extensively glazed. Clear glazing would be used for the winter gardens, with horizontal louvres on the northern and southern elevations. The remainder of the eastern and western frontages would include rainscreen cladding of fritted opaque panels and windows. There would be glazing around the top of the buildings, rising towards the south and enclosing a roof garden.

#### *Building B West*

- 5.33 Building B West would have a broadly rectangular plan, with frequent angled indentations around the perimeter of the building line. It would be 9 storeys tall. The top floor would be recessed from the building line of the floors below, and the edges of this floor would be straight. Building B West would be occupied by a number of uses on the ground and first floors (some extending over both floors), including flexible café/restaurant/retail space facing Anchor and Hope Lane, and a gym and pool for residents. There would be some residential accommodation on the first floor, and it would completely occupy floors above. Entrances to the residential accommodation would be located on Anchor and Hope Lane, and the circulation cores would provide access to the semi-private external space on level 1.
- 5.34 The elevations of the ground and first floors (forming part of the Plot B podium) would be extensively glazed. The floors above would be clad with glazing panels and solid panels of



artificial stone; the frequent angled indentations around the perimeter of the building line would be such that these elevations would have a faceted, 'sawtooth' appearance. The top floor would have smooth glazed cladding.

#### *Building B East*

- 5.35 Building B East would have a rectangular plan, with a small extension to the west at its northern end on floors 2-5. It would be six to 12 storeys tall. The width of the ground and first floors throughout the building would be considerably less than that on floors above, allowing for the provision of car parking spaces at ground level to the west (within the overall podium level) and gardens at first floor level (on top of the podium). At the northern end of the plan, the ground and first floors would have an irregular shape with rounded corners; this part of the plan would be occupied by retail space and a residential lobby.
- 5.36 The floors would be grouped and the building lines of the grouped floors would project or recess in relation to each other, in various directions through the height of the building, such that the overall appearance of the building would be that of being composed of groups of 'stacked boxes', off-set in relation to each other. The top two floors would be recessed from the main building line on all sides of the building.
- 5.37 The elevations would reflect the grouped arrangement of the floors, with strongly expressed floor edges at the top and bottom of each floor grouping, and vertical areas of artificial stone panels running continuously through the full height of each grouping. Windows and balconies would be located in-between these areas of solid panels.

#### *Illustrative Masterplan*

- 5.38 The Proposed Development has been brought forward in the context of a wider illustrative masterplan devised by the architects of the Proposed Development, which has taken the Charlton Riverside SPD masterplan as its starting point. Mirfield Street would form part of a longer east-west route through Charlton Riverside in the masterplan, and pedestrian north-south routes through the open space of Plot A are envisaged as continuing through plots to the north and south of the Site, forming part of longer routes stretching from Woolwich Road to the riverside walkway.

#### *Assessment*

- 5.39 The Proposed Development would redevelop a Site which is currently closed-off and occupied by low quality buildings and areas of hard-standing, with a coherent development including high quality buildings, new routes and considerable open space.
- 5.40 The distribution of height and massing across the Proposed Development would be responsive to the different conditions surrounding the Site. The lowest building – Building A West – would be located on the part of the Site closest to existing two storey housing at Atlas Gardens and Derrick Gardens, and would help to separate this housing from the larger scale buildings of A1, A2 and A East. Building B West and Building B East would form an intermediate scale of development between Atlas Gardens and the tallest building within the Proposed Development, Building B3.
- 5.41 The location of Building B3 at the south-west corner of the Site is such that it would be highly visible from the south along Anchor and Hope Lane and Charlton Church Lane,

including from the entrance and exit to Charlton Railway Station, and in views from the west along Bugsby's Way, a major approach route to Charlton from Greenwich Peninsula. This would allow it to act as a marker for the Site and its regeneration, and that planned for the wider area.

- 5.42 The overall scale of the Proposed Development, including the height of Building B3, would be considerably greater than that currently existing in the Charlton Riverside area. This increase in scale would take place in the context of Charlton Riverside's designation as an Opportunity Area in the London Plan and as a Strategic Development Location in the RBG Core Strategy, and in the context of Policy DH2 of the RBG Core Strategy, which states that tall buildings may be appropriate in the Charlton Riverside area.
- 5.43 The proposed scale of the Proposed Development would be comparable with that found in other similar former industrial areas which are at a more advanced stage of regeneration, such as the Royal Docks and Canning Town, and would be sufficient to create a visual 'critical mass' which would allow the Proposed Development to be seen as a new place in its own right (including in any period before other similar development in the area takes place), in line with Policy 3.7 of the London Plan. The distinctive and striking form and architecture of many of the buildings (see below) would further contribute to the Proposed Development creating a character and sense of place of its own.
- 5.44 The architecture of the buildings within the Proposed Development would be of a high quality. Each building would display a clear sense of order, with an identifiable base, middle and top, and variations in elevational approach would reflect differences in the accommodation behind the facades in questions. A limited number of high quality materials would be used across the buildings.
- 5.45 In respect of the form and architecture of the Proposed Development, there would be a clear division between the linear buildings on the one hand, and Buildings A1/A2/B3 on the other. The latter buildings would be extensively glazed, with a light and reflective quality to their elevations, and would have a vertical emphasis in their proportions. The linear buildings would share a more horizontal expression, with different forms of a 'stacked box' approach evident, and their facades would feature solid materials set in a generally grid like manner. This would result in a visually interesting contrast between two broad types of building within the Proposed Development.
- 5.46 Differences in the form and elevational approach between individual buildings would ensure visual variety and interest across the Proposed Development as a whole. Building B3's modified hexagonal/lozenge plan, combined with the reduction in the size of the floorplate through the lower part of the building and the angled top of the building, would provide it with a distinctive sculptural form, befitting its appearance as a focal point in many views from the west and south along important roads that align on the Site.
- 5.47 Buildings A1 and A2 would have a similar sculptural form to Building B3, albeit without the reduction in floorplate size towards their bases. The use of clear glazing to winter gardens, and horizontal louvres in the northern and southern elevations, would help to provide these buildings with a clearly residential appearance.
- 5.48 The faceted elevations of Building A East and Building B West would provide these frontages with rhythm and visual interest. The manner in which Building A East North and Building A East South rise in height in opposite directions to each other would create a dramatic visual relationship between them.



- 5.49 The relatively simple architecture of Building A West and its use of brick would relate well to that of the neighbouring housing in Atlas and Derrick Gardens. Its articulated massing would break up its scale, and inset balconies and angled glazing would provide the facades of the building with depth and articulation.
- 5.50 There would be high quality public space within the Site, including the substantial area within Plot A. The proposed routes would provide good permeability across the Site, and Anchor and Hope Path and Rope Path would significantly enhance connections between Anchor and Hope Lane, the Site, and the riverside walkway. The routes within the Proposed Development could also facilitate wider connections in future; Mirfield Street could connect into one of the main east-west routes through the proposed masterplan area, and the Plot A public space could form part of longer north-south routes connecting Woolwich Road and the riverside walkway, subject to development on other sites.
- 5.51 Building B West and Building B3 (and the podium level linking them) would provide definition and animation to Anchor and Hope Lane, which is a significant route in the Charlton Riverside area. The visibility of Building B3 would allow it to act as a marker, aiding legibility in the wider area.