CGI Park

CGI Path

7.4 Ground floor

Active frontages

Considerable care has been taken to establish linkages and physical and visual permeability across the site and to maximise the area of internal and external space to which the public have access. The quality of the ground floor environment is seen as crucial to the success of the scheme and the proposed flexible business / retail / leisure uses provision is considered a vital part of the use mix within the site, contributing to the 'sense of place', creating activity and reflecting the sites strategic location within the Charlton Riverside opportunity area.

Flexible retail/ commercial space

Flexible retail space is located to the most eastern edge of the development providing space on ground floor to the north and over two floors to the south.

Further space is provided on the perimeter on the southern plot located in close proximity to Anchor and Hope Lane.

Residential amenities

A residential lounge is located within the southern park building for flexible use facing the garden. Gym and pool space are located within the ground and fist floor of Plot B.
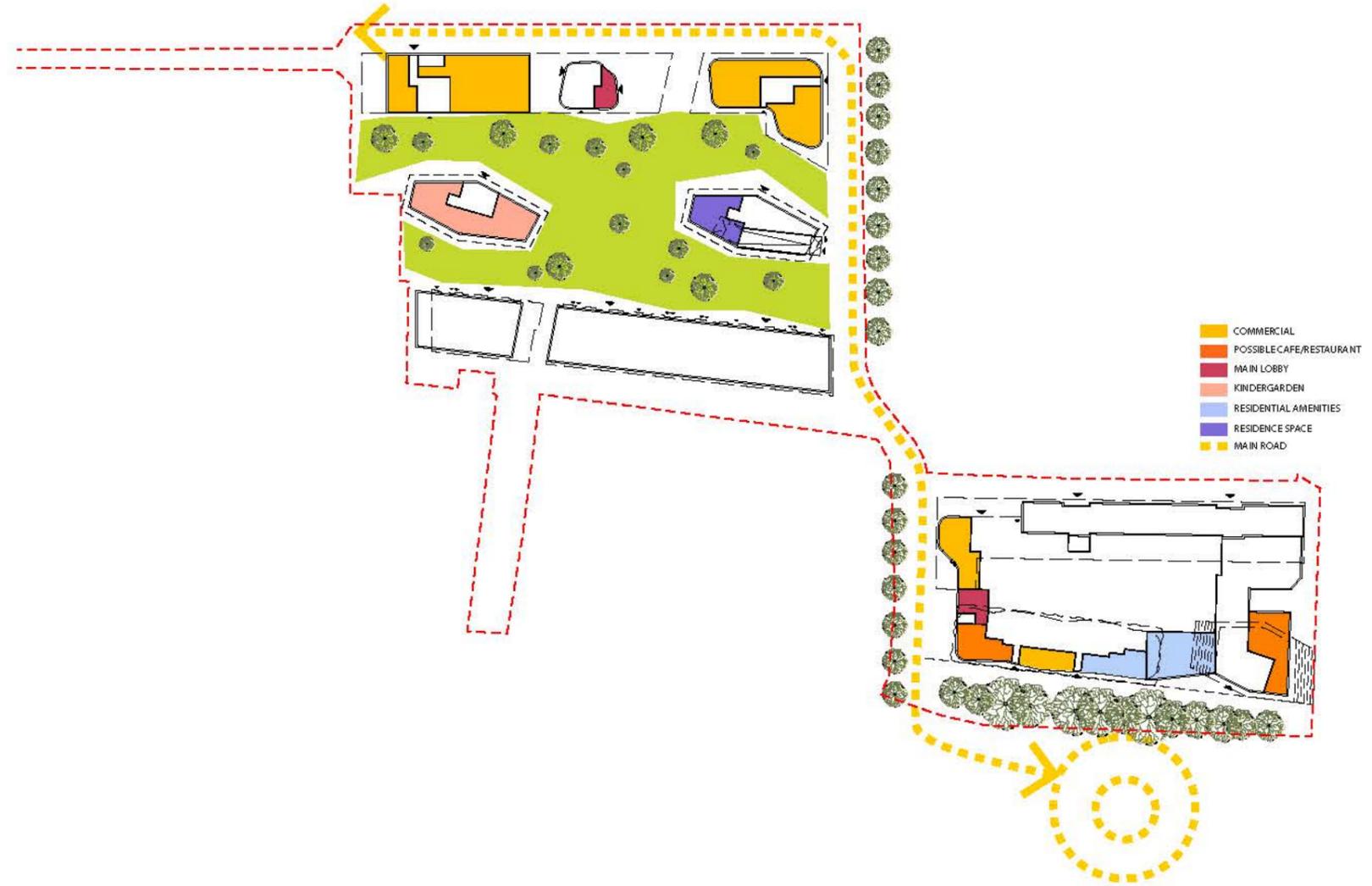
Crèche

A crèche is located within the park building on ground floor with an associated private garden

Concierge and Lobbies

Both plots provide a concierge area and associated drop off to service the buildings.

Entrances

The building entrances are located along the perimeter of the site along current and future roads. The only exception is the western block on plot B which is accessed via a private road within the site.

COMMERCIAL
POSSIBLE CAFE/RESTAURANT
MAIN LOBBY
KINDERGARDEN
RESIDENTIAL AMENITIES
RESIDENCE SPACE
MAIN ROAD

Landscape - A place for living

Residential Amenities

Commercial

Kindergarden

Parking

Covered car and cycle parking is provided on plot B accessed from the north east corner of the site.

Plant

The energy centre for the entire development is provided on ground floor of Plot B. Further plant space is located within the basement of Plot A

Townhouses

Townhouses are located backing onto the existing row of townhouses on Plot A to the western boundary and on Plot B the townhouses are located towards the eastern boundary with the gardens located on the Level 1 courtyard.

Public realm

Public realm and landscaped roof terraces and private gardens are described within the landscape section

7.5 A Place for Families

One of the main drivers for the design concept was to create a place for families and a neighbourhood to live with children.

The communities we choose to live in as we raise children are arguably the most important, as they tend to be some of the places we live the longest.

For a great place to raise kids we are looking to create a diverse community within our plot in addition to walkable connections to the wider Charlton area and larger populations of other kids to play with. Also important are the quality of local school and health care systems, and the opportunities for fun and recreation.

A series of key character areas make up the landscape concept which each contribute to a unique sense of identity and help establish a new sense of place .

Open areas in which to play feature within the centre of the plot and play provision has been woven into the landscape proposals from the ground floor up to the gardens and terraces.

Green pedestrian routes connect to the closely located river side walk and recreation zones of Barrier Park and Maryon Park.

An active groundfloor frontage with shops, eateries, creche and community centre within close proximity makes the development attractive for families.

The development offers a selection of two, three and four bedroom homes with generous private amenity space which are perfect for families.
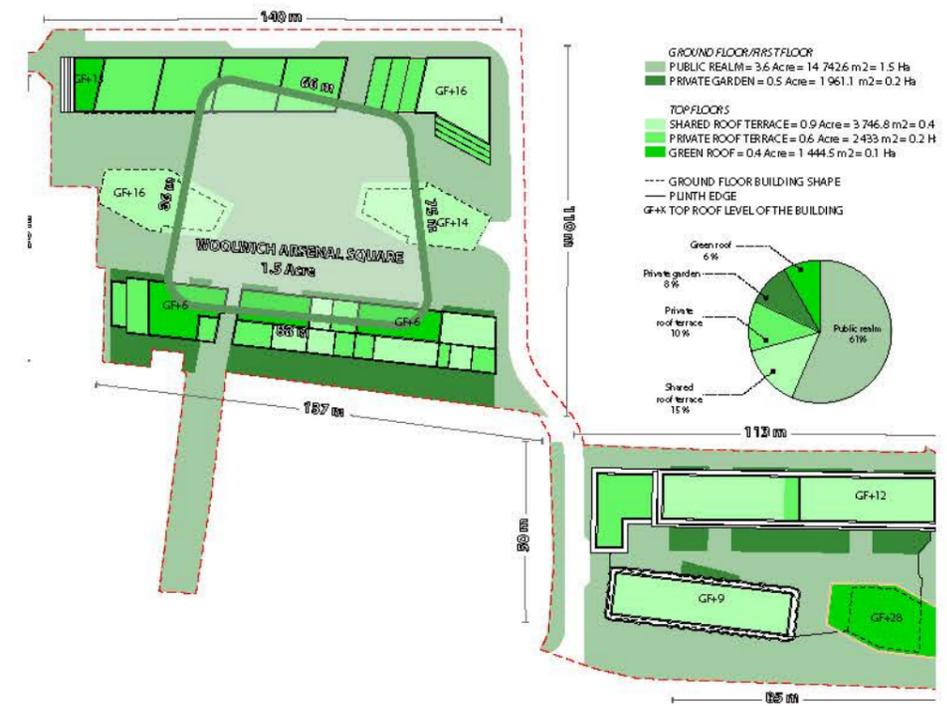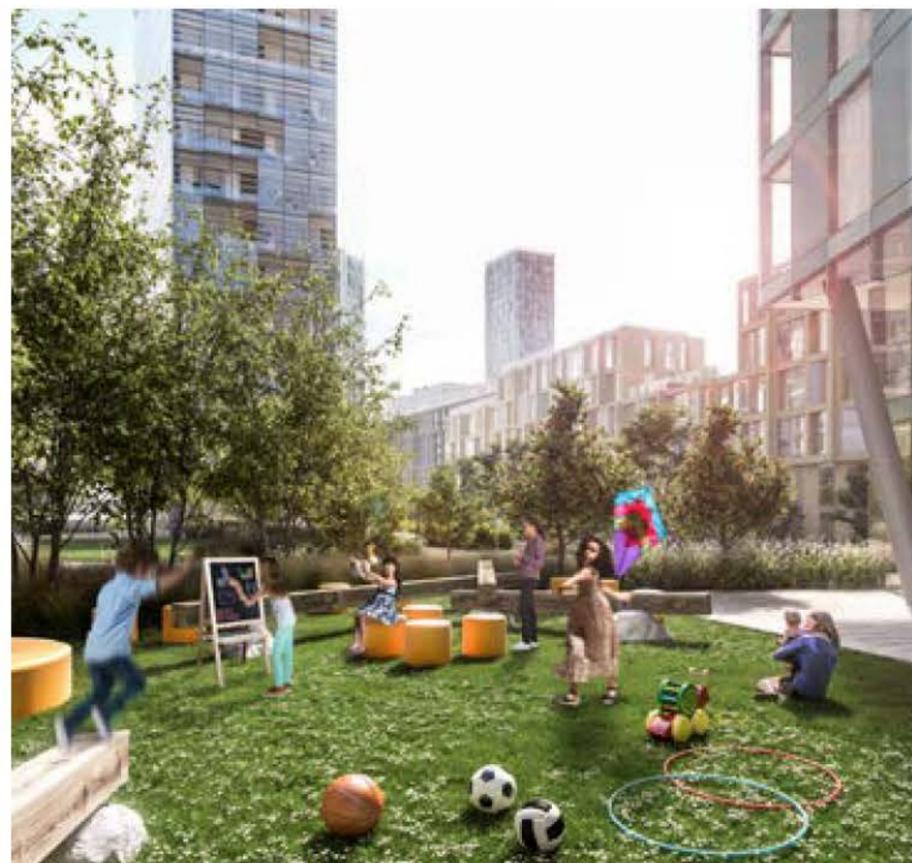

Ground floor Axonometry

Park

Townhouse Gardens

LEGEND:

● Doorstep play (0-5 years old)

● Local Play (5-11 years old)

● Neighborhood Play (12+ years)

N

Green space diagram

GROUND FLOOR/FIRST FLOOR
PUBLIC REALM = 3.6 Acre = 14 742.6 m2 = 1.5 Ha
PRIVATE GARDEN = 0.5 Acre = 1 961.1 m2 = 0.2 Ha

TOP FLOORS
SHARED ROOF TERRACE = 0.9 Acre = 3 746.8 m2 = 0.4
PRIVATE ROOF TERRACE = 0.6 Acre = 2433 m2 = 0.2 H
GREEN ROOF = 0.4 Acre = 1 444.5 m2 = 0.1 Ha

GROUND FLOOR BUILDING SHAPE
PLINTH EDGE
GF+X TOP ROOF LEVEL OF THE BUILDING
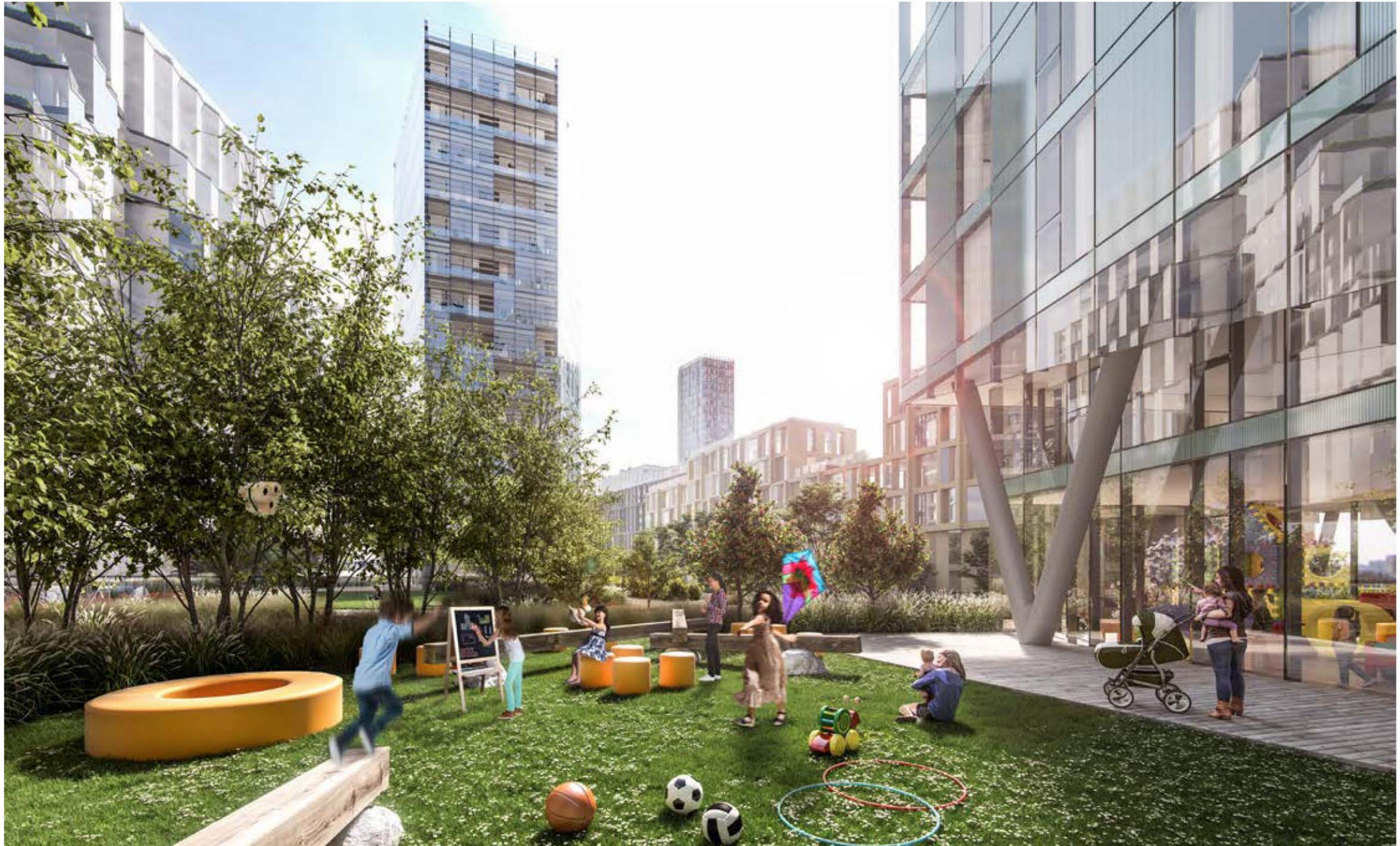
WOOLWICH ARSENAL SQUARE
1.5 Acre

Townhouse Path

Crèche Garden

Shared Roof Garden

CGI Roof Terraces

CGI Creche