

Feedback from CABA:

- Supportive of the design concept and consider that there is much to be commended about the emerging scheme, including the ambition to do something different
- Supportive of the landscape concept, permeability of spaces and buildings, active ground floor uses and family housing provision
- Consider that there is justification for a taller landmark building on the southern site (Plot B) to mark the site entrance but were not convinced of Plot A
- The proposed density should align with the potential for improved transport infrastructure
- The development should be inviting to residents and visitors and create a safe and secure environment
- The proposed road alignment and layout needs to be rationalised to deliver the Masterplan vision
- Positive response to the overall appearance of the emerging scheme

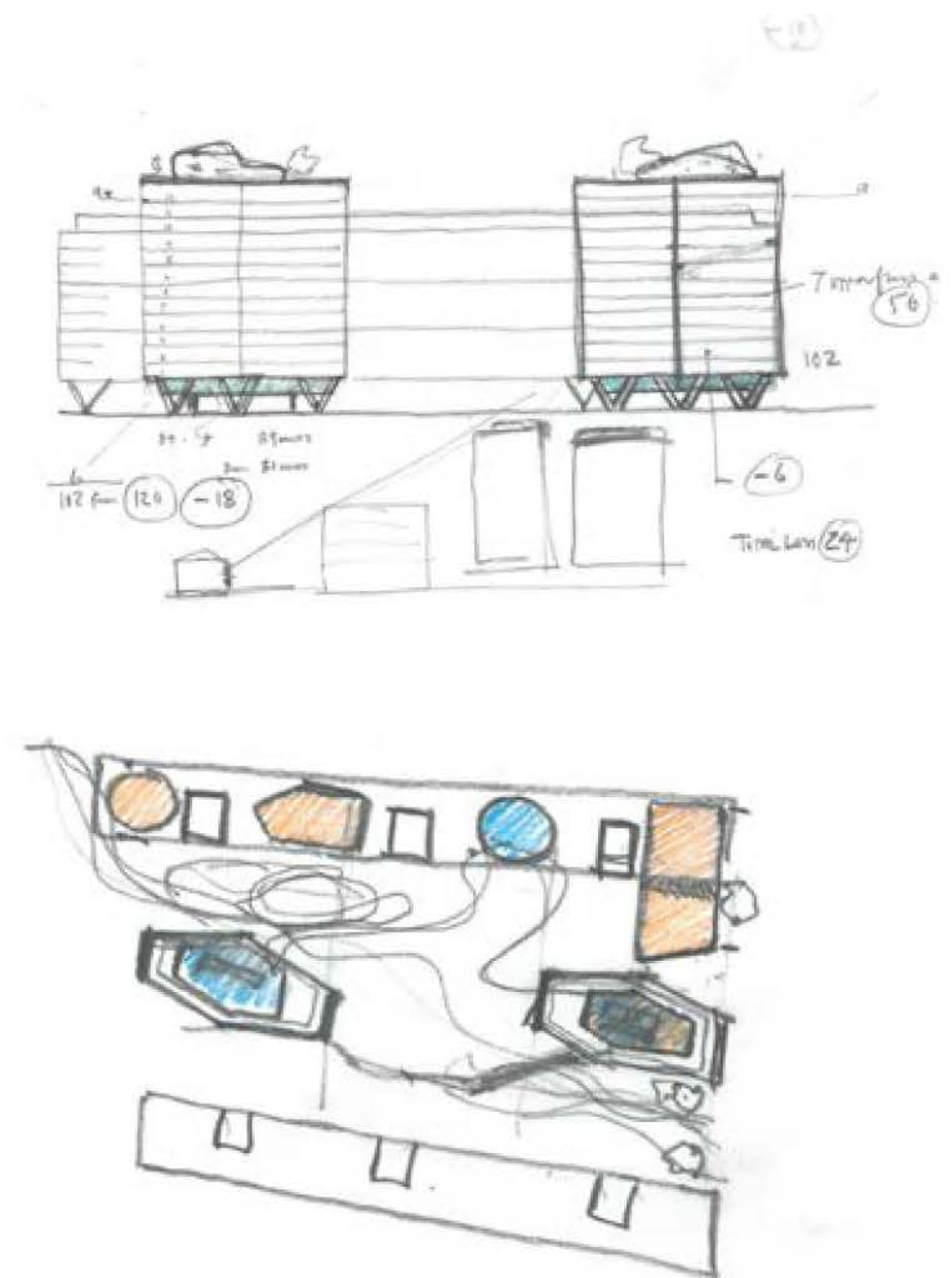
A further design iteration was developed having regard to comments raised by CABA, key changes were made:

- Reduced height of the pavilion buildings located in the park.
- Proposal for landscaped zone adjacent to existing townhouses as gateway to the site.
- Landmark building to south west corner of the site.
- Enhancing the landscape concept and zones for public realm and shared private gardens creating a safe and secure environment
- Permeability and ground floor uses and family housing provision
- Review of the proposed road alignment to deliver the Masterplan vision.

Comments raised by RBG:

Welcomed the response of lowering the height of the central buildings within the park

- Agreed that there was logic and townscape merit to increase the scale of the building on the southern corner of Plot B
- Agreed that the scheme is starting to mediate in scale between Greenwich and Woolwich
- Design quality needs to be exemplary in order for scale to be acceptable
- Supportive of overall landscape strategy to have a unifying central public realm within Plot A. Open space in Plot B requires more acoustic protection from the road
- Acknowledged the ownership constraints will need to be taken into account when preparing the masterplan
- The needs of families should be considered in the detailed design including additional storage space, larger balconies designed with children in mind
- Suggestion to provide communal facilities such as a room to hire for entertaining friends
- Affordable housing should have phased delivery with a focus on family accommodation
- Rope Road will require careful management for safety / security
- Older children's play needs to be located sensitively to avoid noise impacts



Concept sketches

Further design development undertaken to respond to comments included:

More detailed testing to refine the location and height of the buildings

Reduced height of pavilion buildings within the park

Further articulation of linear building to respect neighbouring buildings and incorporate stepped private roof terraces

Located linear building parallel to Anchor and Hope Lane to provide buffer to green space

Creating a place for families with child play provision within the public realm and shared private roof terraces and storage space

Affordable housing located on both plots to ensure phased delivery

Further consideration of residential amenity

More detailed consideration of public green spaces

Commercial/community uses at ground floor to create active frontages and support job growth

Introduction of more one bed one person apartments to provide greater choice and variety of accommodation which will be even more affordable to first time buyers

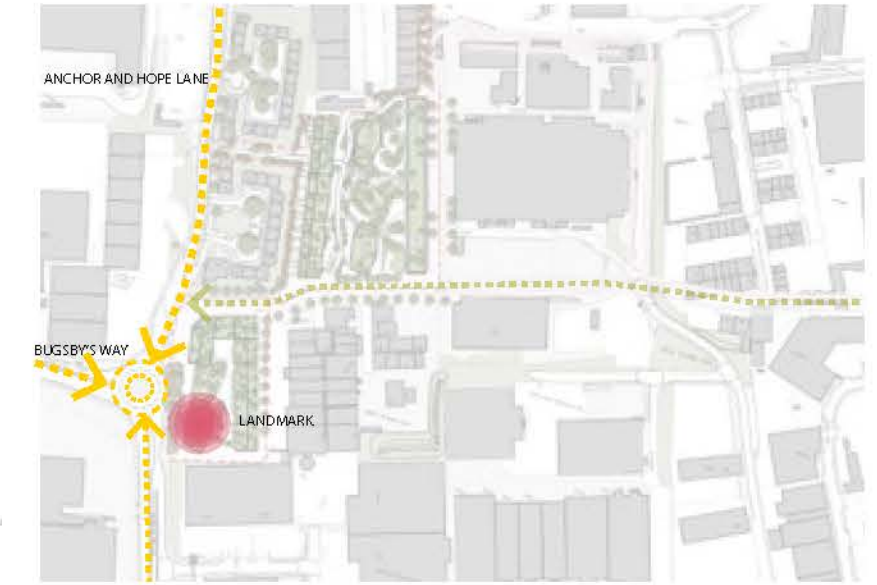
Increased height of linear block adjacent to the roundabout

Comments made by GLA:

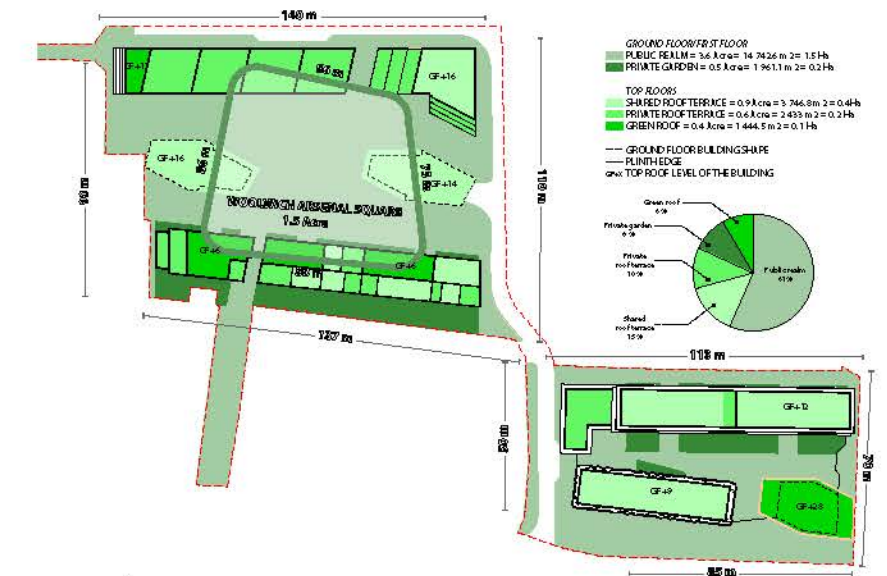
- Recommended that linear block on the eastern boundary of Plot A is broken down into two elements and the massing reduced and varied to create further physical and visual permeability.
- Continuation of an east-west route from Anchor & Hope Lane between the existing residential estate through the site with potential for an extended route through the wider Masterplan area
- Welcomed the town house typology to address the existing residential character
- Consider breaking the row of houses to allow improved visual and physical permeability through the site
- Reconsider the scale and location of the taller building in the principle open space in Plot A in order to contribute towards delivering a high quality green infrastructure to the Masterplan area.
- Include some active uses along the southern boundary of Plot B to address future developments on the site to the south and to activate a potential east-west link between the two boundaries

Comments raised by RBG

- Supportive of large public open spaces.
- Agreed that the scheme was moving in the right direction
- Commented that the western 'townhouse block' on Plot A should be lowered in height to create a better transition in scale from the existing residential properties to the west.
- Agreed that a greater commercial presence on the southern elevation of Plot B would be necessary given the current preferred road alignment of the emerging Masterplan.
- Considered that the dedicated provision for older children could be improved.
- Open to idea of reflective materials for the taller elements but cautioned that they should appear to have a residential identity rather than commercial
- Queried whether a better refuse collection strategy with a single collection point to reduce the number of vehicle movements.
- Questioned how units within the development would be suited for families.
- Would like to understand the potential relationship with the adjacent Masterplan sites.



Landmark



Greenspace diagram



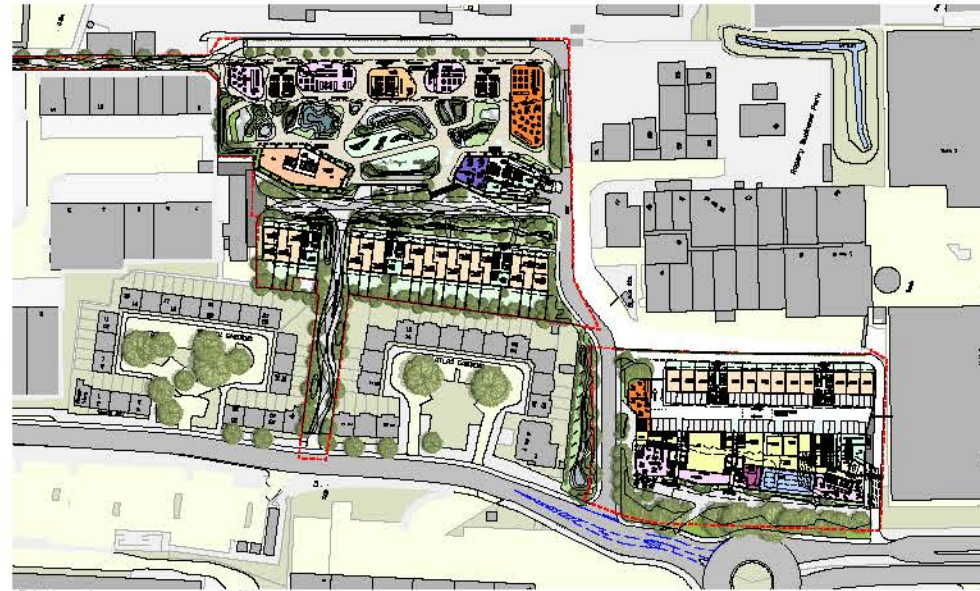
Park view



Park entrance view



Masterplan road to southern boundary as discussed with Aecom



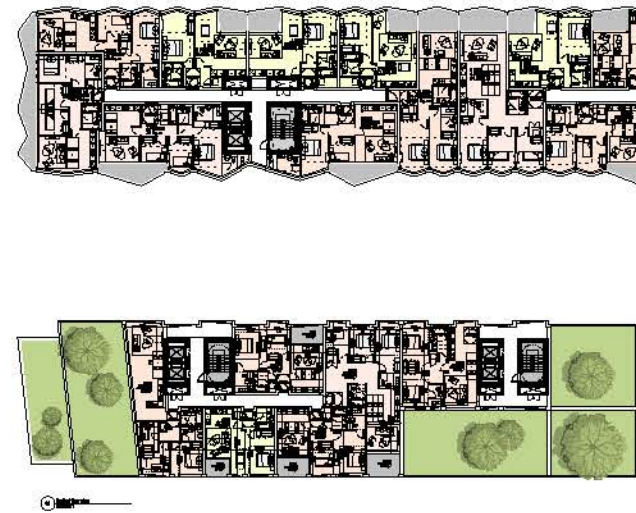
Site plan ground floor



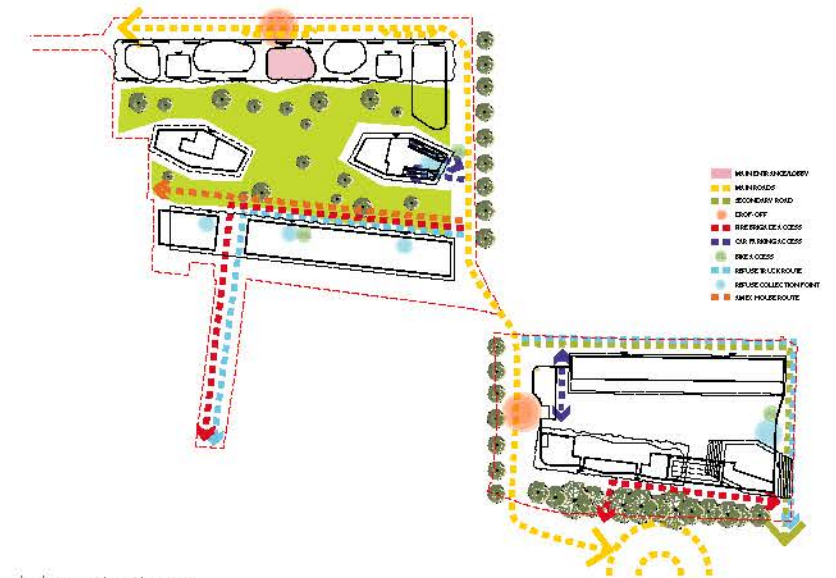
Site plan level 1



Height development



Typical layouts



Servicing strategy



Child play space



Elevation western block

Elevation eastern block



Elevation Anchor and Hope lane

Further design development undertaken to respond to comments and are reflected in submitted proposal

Key changes:

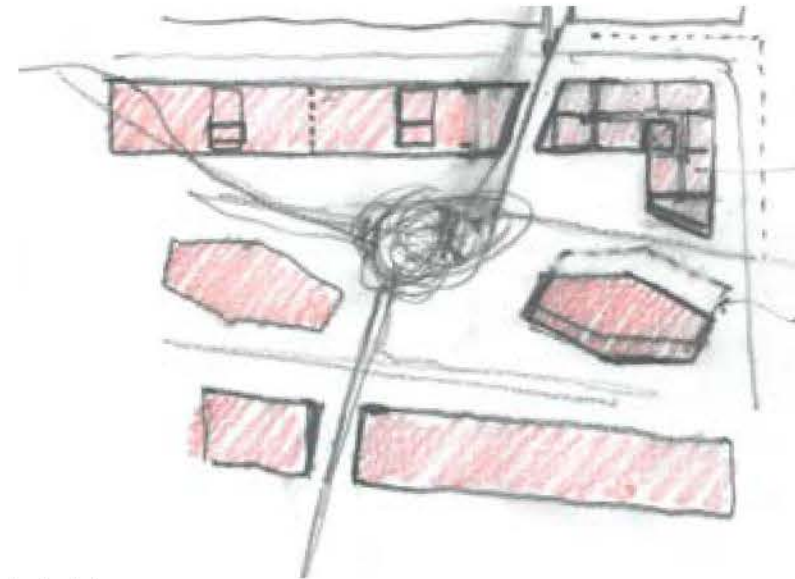
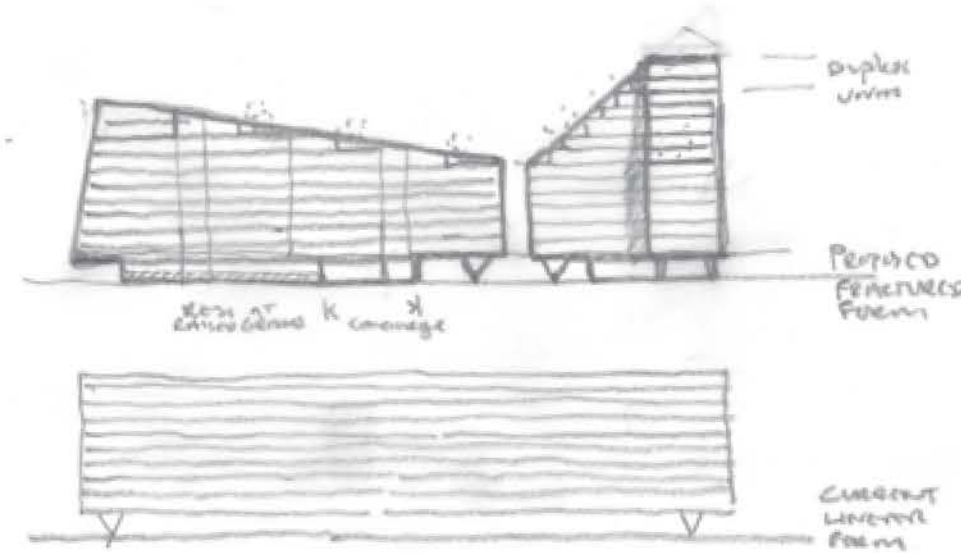
Fragmenting and breaking down the singular linear building to the eastern boundary and providing variation in scale

Fragmenting the form to the building to the western boundary

Creating a transition in height to the eastern boundary and existing residential development

Play for 12-old children incorporated in the overall landscape design concept

Access strategy has been reviewed and contained within the site with access points along the existing road only



Concept sketches



Rope path view



Masterplan context



Masterplan context site boundaries



Masterplan context green connections



Masterplan routes and landmarks



Pedestrian path plot A



Site elevation park buildings A1/A2



Landscape plan



Elevation western block Plot A



Green space plinth Plot B



Cross section Plot A

6.6 Public consultation

Overview

Between September and November 2016, Soundings carried out a process of community consultation to raise awareness and help inform the proposals.

This chapter provides a high level summary of the process and headline findings.

Please see the Statement of Community Involvement for a full record of the process, feedback received and developer responses to key issues.

Objectives

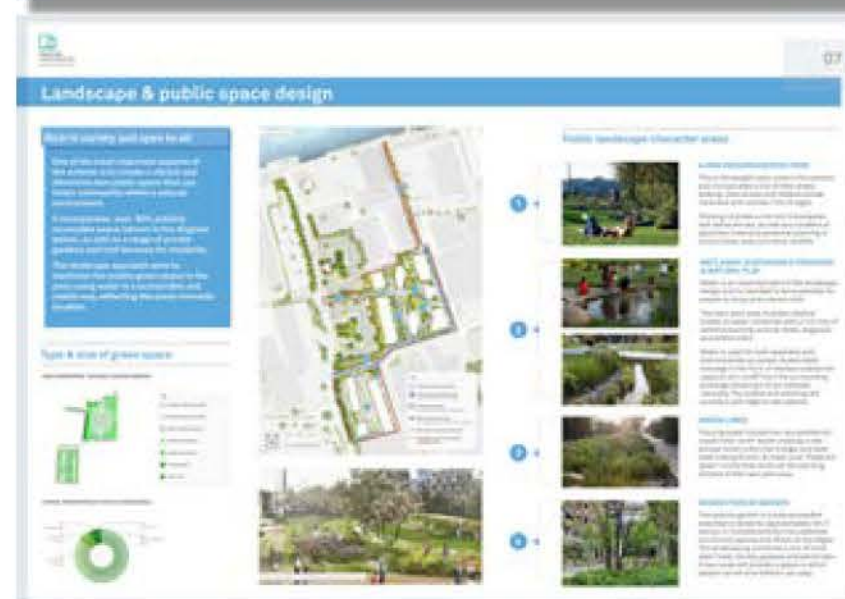
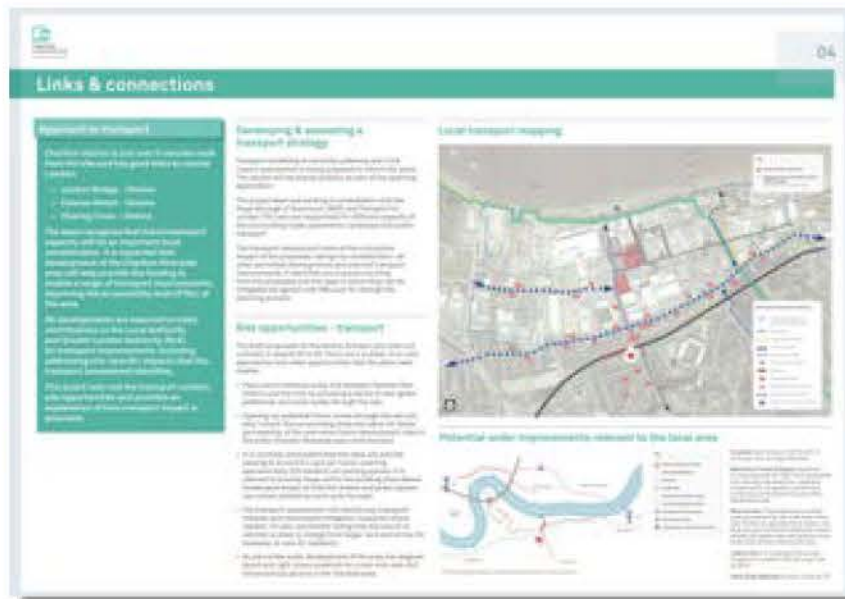
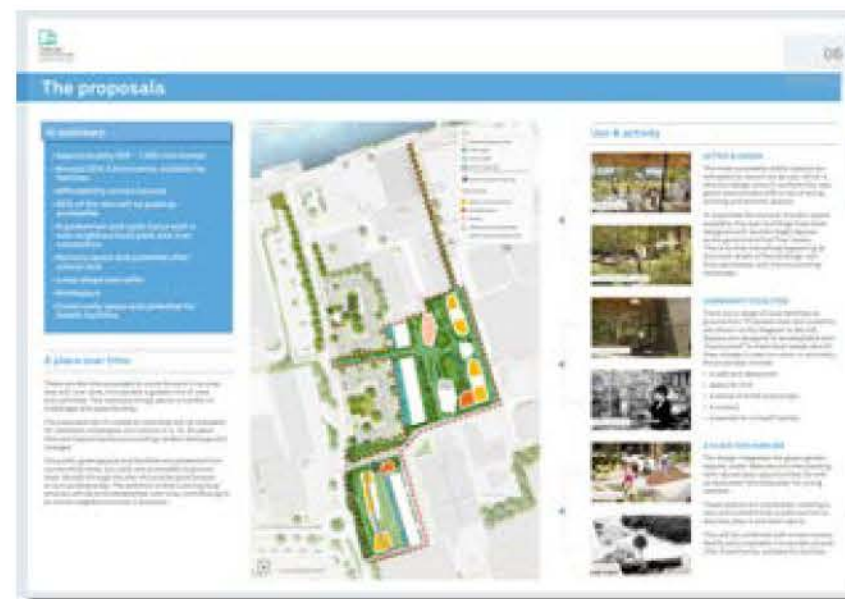
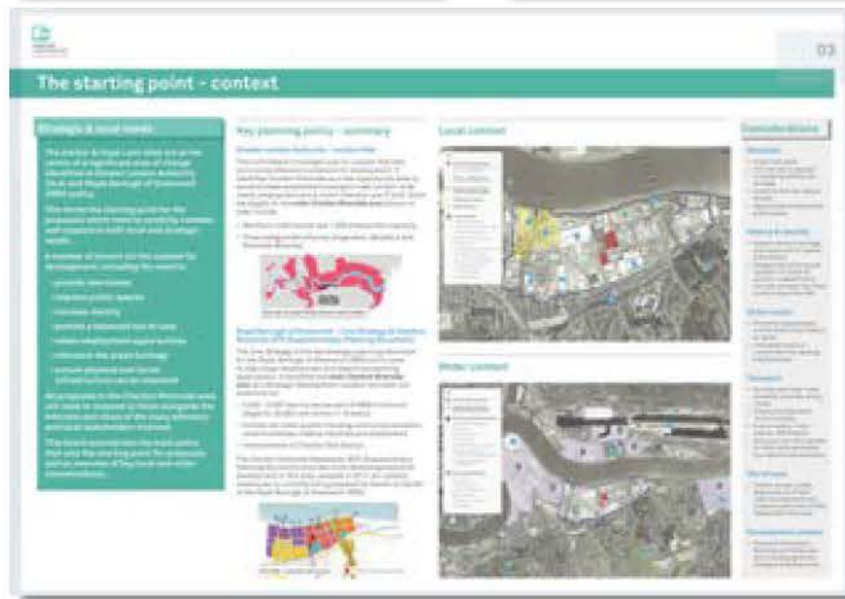
The aims of the consultation process were to:

- Raise awareness of the project and proposals with local residents, businesses and local stakeholder groups.
- Be transparent, accessible, inclusive and engaging.
- Offer a range of ways for people to get involved.
- Ensure residents living closest to the site have maximum opportunity to be involved.
- Record community feedback on the proposals and understand local priorities with regard to the future of the site.
- Clearly communicate the feedback from the community to the developer and design team.

Summary of Activities

- 7500 event leaflets delivered at each stage
- Draft Proposal exhibition over 3 days
- Final Proposal exhibition over 2 days
- Online survey
- 2 Business drop-in
- 2 'Walk & Talks'
- Dedicated neighbours engagement; workshop and door-to-door
- One-to-one meetings
- Project website
- Stakeholder mapping





Stage 1: Draft Masterplan

The first stage of consultation included a wide range of events to share the emerging Draft Proposals and gather feedback to understand if they were heading in the right direction. There were over 130 attendees across all stage 1 events. Headlines of the key themes emerging through feedback are summarised below:

Principles, impact & a joined-up approach

- The potential impact of density on transport, building height, social infrastructure and air quality was a key concern.
- Design principles were generally well received, citing opportunity to improve the area.
- Questions about how the scheme can be coordinated with an emerging Masterplan for the wider area.

Building form & architecture

- Stepping building heights down to the site boundaries was positive, but there were concerns about potential impacts on adjacent neighbours and wider views.
- Varied materials and use of brick were well received, with some requests to use less glass. As well as a number of lessons to learn from recent local developments and suggestions to further reference local heritage.

Public space & activities

- New green-links and open space with ground floor uses were very well received. Considered important that spaces are active and well used.
- Ongoing resident involvement in potential landscape improvements to Anchor and Hope Lane and Atlas and Derrick Gardens was welcomed.

Employment & business

- Loss of skilled industries and useful services in the wider area was raised as a concern. There was a request to look at how existing key businesses could be incorporated across different development phases.

Construction impact

- The impact of construction was a particular concern for neighbouring residents.

Stage 2: Draft Masterplan

The second stage of consultation presented the final proposals ahead of the planning submission. This included further detail and responses from Rockwell to key questions raised during the Draft Masterplan consultation. A headline overview of feedback following this additional input is below:

Overview

- Topics discussed were similar across the two stages of consultation. The impacts of height & density were a key concern and as heights remained similar in the final proposals, feedback was more focused on this in the second stage of consultation.
- Often, this was an overriding issue that negated other aspects, giving rise to objections across the scheme (e.g. environment and ecology, which are likely to see significant improvements).
- Neighbouring residents were naturally concerned about immediate impacts and proximity of buildings.
- Wider feedback suggested the need for a joined-up approach for the area, with requests to follow-on from a revised SPD. There were reservations about height / impact of density, balanced with positivity towards the provision of green public open space, new homes and facilities.
- As the first sites to come forward in the regeneration area, a range of wider and cumulative issues have been raised including: transport capacity, London-wide house prices, jobs and the retention of local, value added enterprises.

Key areas of positivity

- Inclusion of new public open greenspace.

Key areas of concern

- Key issues and objections most often related to the impacts of density and building heights. These included:
 - Cumulative impact of development (as part of the wider regeneration area) on traffic, transport and local facilities / services.
 - Impact on the low-rise character of Charlton and views of the river.
 - Impacts and proximity of buildings to site neighbours.
- Construction impact.
- Affordability and creation of community.



Introduction

Context
 The project is a major regeneration scheme for the area around the river in Charlton. It will create a new residential and commercial development, including a new school, a new primary school, a new community centre, a new health centre, a new library, a new leisure centre, a new sports ground, a new park, a new public realm, a new transport network, a new infrastructure, a new environment, a new quality of life, a new sense of place, a new sense of community, a new sense of belonging, a new sense of pride, a new sense of achievement, a new sense of hope, a new sense of possibility, a new sense of future.

Project context
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Summary of feedback

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 The project has received a wide range of feedback from the community, including residents, businesses, and local organisations. This feedback has been used to inform the design and development of the project, ensuring that it meets the needs and expectations of the community.

Key findings
 The key findings from the feedback are:

- Residents want a mix of housing types and tenures.
- Residents want a high-quality public realm and green spaces.
- Residents want a mix of uses and facilities.
- Residents want a strong sense of community and belonging.
- Residents want a high-quality environment and quality of life.



A joined-up approach

A joined-up approach
 The project is a joined-up approach, meaning that it is integrated with other regeneration schemes in the area. This approach ensures that the project is part of a larger, coordinated plan for the area, and that it works with other schemes to create a better overall environment for the community.

Planning context - summary
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Design evolution

Design evolution
 The design of the project has evolved through a series of stages, from initial concept to final design. This evolution has been informed by feedback from the community and by the needs of the project. The final design is a high-quality, integrated development that meets the needs and expectations of the community.



Design & Identity

Design & Identity
 The design of the project is a high-quality, integrated development that meets the needs and expectations of the community. It features a mix of housing types and tenures, a high-quality public realm and green spaces, a mix of uses and facilities, a strong sense of community and belonging, and a high-quality environment and quality of life.



Environment & ecology

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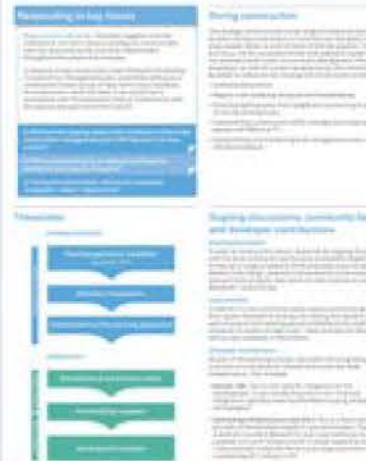
Activities, facilities & social infrastructure

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Planning, construction & beyond

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Artistic impressions

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