

Proposed with cumulative schemes

- 6.76 There would be no cumulative schemes visible in this view. The Proposed Development would continue to represent a change of moderate to major magnitude to a view of low sensitivity. The significance would be moderate. The effect would be beneficial.



View 10: Charlton Church Lane/ Nadine Street

Existing

- 6.77 This viewpoint is located at the junction of Charlton Church Lane and Nadine Street, further south along Charlton Church Lane than viewpoint 9, and the view is looking north in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.78 Charlton Church Lane can be seen to stretch northwards in the view, lined on both sides by two-three storey residential development. The rise in the level of the land to the south of Woolwich Road can be appreciated in this view.
- 6.79 A large supermarket warehouse located to the north-west of the Site appears above and behind the housing along Charlton Church Lane. Tall development around Royal Victoria Dock appears in the distance.
- 6.80 This is a view of low to medium sensitivity.

Proposed

- 6.81 Building B3 and Building B East would appear in the middle distance within the view. Building B3 would appear as a focal point in the view. It would present a relatively slender frontage in this view and the glazing and horizontal louvres to the winter gardens at the southern end of the building would provide it with a light and clearly residential appearance. The strongly expressed floor slabs would provide this frontage with a rhythmic quality. Building B East would appear at a much lower apparent height to the east of Building B3, with a distinctive 'stacked box' appearance.
- 6.82 Overall, the Proposed Development would form a distinct layer of townscape within the view, appearing beyond the housing in the foreground as a substantial 'place' in its own right and with a character of its own. It would help to mark the regeneration proposed for the wider Charlton Riverside area as part of planning policy.
- 6.83 This would be a change of moderate magnitude to a view of low to medium sensitivity. The significance is minor to moderate. The effect is beneficial.



Viewpoint: 10 - Existing.



Viewpoint: 10 - Proposed.

Proposed with cumulative schemes

- 6.84 There would be no cumulative schemes visible in this view. The Proposed Development would continue to represent a change of moderate magnitude to a view of low to medium sensitivity. The significance is minor to moderate. The effect is beneficial.



View 11: Warren Court/ Church Lane

Existing

- 6.85 This viewpoint is located at the junction of Charlton Church Lane and Warren Court, further south of view 10. It is likely that most people in this location would be local residents. The housing on the opposite side of the road to the viewpoint falls within the Charlton Village Conservation Area.
- 6.86 Charlton Church Lane can be seen to stretch northwards in the view. In the foreground, it is lined on its eastern side (right) by two-three storey housing. An open grassed area occupies the corner with Warren Court. Further in the distance, two-three storey housing continues along Charlton Church Lane. The rise in the level of the land southwards from Woolwich Road can be appreciated in this view.
- 6.87 In the distance, large warehouses in the Charlton Riverside area, industrial buildings on the north side of the River Thames, and tall residential buildings around the Royal Docks are visible.
- 6.88 This is a view of low to medium sensitivity.

Proposed

- 6.89 Part of Building B3 would be visible. It could be understood to lie in the distance, forming part of the background of the view, and distinct from the housing in the foreground and middle ground of the view. As such, it would not harm the appreciation of the part of the Charlton Village Conservation Area in the foreground of the view.
- 6.90 Building B3 would present a relatively slender frontage in this view, and its southern frontage would be occupied by winter gardens lending it a light and distinctly residential appearance. Building B3 would act as a marker for the regeneration of the Site, and the wider area as envisaged in planning policy.
- 6.91 This would be a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate. The effect would be beneficial.



Viewpoint: 11 - Existing.



Viewpoint: 11 - Proposed.

Proposed with cumulative schemes

- 6.92 There would be no cumulative schemes visible in this summer view, and while the Greenwich Millennium Village scheme may be visible in winter, it would be to a negligible extent. The Proposed Development would represent a change of minor to moderate magnitude to a view of low to medium sensitivity. The significance would be minor to moderate. The effect would be beneficial.



View 12: Harvey Gardens/ The Valley

Existing

- 6.93 This viewpoint is located on the southern side of Harvey Gardens, and the view is looking north-west in the direction of the Site. It is likely that most people in this location would be local residents, people visiting the Charlton FC shop and, on match days, attending Charlton FC matches (the stadium and shop are behind the viewer in this location).
- 6.94 The junction of Harvey Gardens/ Floyd Road and Ransom Road occupies the foreground of the view. Inter-war terraced housing on Harvey Gardens appears on the east side of the junction with Ransom Road (right side of the view) and more recent housing on the west side of the junction (left side of the view). A pedestrian route can be seen to lead from Ransom Road, under the railway bridge.
- 6.95 This is a view of low sensitivity.

Proposed

- 6.96 The top of Building B3 would appear in the middle distance. More of it, and other elements within Plot B and to a much lesser extent Plot A, would be visible in the winter months, albeit remaining significantly screened from views by trees.
- 6.97 Building B3 (and other buildings in winter) would form part of a background layer of townscape, distinct from the lower scale housing in the foreground of the view. Building B3 would appear as a distinctively sculptural building, and would signal the location of an area of regeneration.
- 6.98 This would be a change of minor to moderate magnitude (summer) or moderate magnitude (winter) to a view of low sensitivity. The significance would be minor to moderate (summer and winter). The effect would be beneficial.



Viewpoint: 12 - Existing.



Viewpoint: 12 - Proposed.

Proposed with cumulative schemes

- 6.99 There would be no cumulative schemes visible in this view. The Proposed Development would continue to represent a change of minor to moderate magnitude (summer) or moderate magnitude (winter) to a view of low sensitivity. The significance would be minor to moderate (summer and winter). The effect would be beneficial.



View 13: Charlton Lane/ Fairfield Grove / Thorntree Road

Existing

- 6.100 This viewpoint is located at the junction of Charlton Lane, Fairfield Grove and Thorntree Road, and the view is looking north in the direction of the Site. It is likely that most people in this location would be local residents.
- 6.101 The roundabout occupies the foreground of the view. Two storey housing along Thorntree Road and Charlton Lane, and a three storey post-war apartment block on the corner of Charlton Lane and Fairfield Grove, lie beyond. Trees and shrubs screen views further to a significant extent although, in the distance, tall development around the Royal Docks and Canning Town is visible, albeit to a minor degree. Overall, there is little coherence to the townscape within this view.
- 6.102 This is a view of low sensitivity.

Proposed

- 6.103 The Proposed Development would be completely obscured from view and would have no effect in this view when the trees are in leaf. In the winter months, it is likely that a small part of the Plot A buildings would be visible in the distance, albeit significantly screened by trees to the extent that they would be barely noticeable.
- 6.104 In the winter months, this would be a change of negligible magnitude to a view of low sensitivity. The significance would be negligible. The effect would be neutral.



Viewpoint: 13 - Existing.



Viewpoint: 13 - Proposed.

Proposed with cumulative schemes

6.105 There would be no cumulative schemes visible in this view. The Proposed Development would continue to have no effect in summer and to represent a change of negligible magnitude to a view of low sensitivity in winter. The significance would be negligible. The effect would be neutral.

