

8.0 Design Considerations

8.1 Windtunnel assessment

8.2 Rights of light /Daylighting

8.3 Townscape

8.4 Future connection with Masterplan

8.1 Windtunnel assessment

The objective of this study was to determine the ground, balcony and terrace level wind environment within and around the proposed development.

Three configurations were tested in the wind tunnel on a 1:300 model :

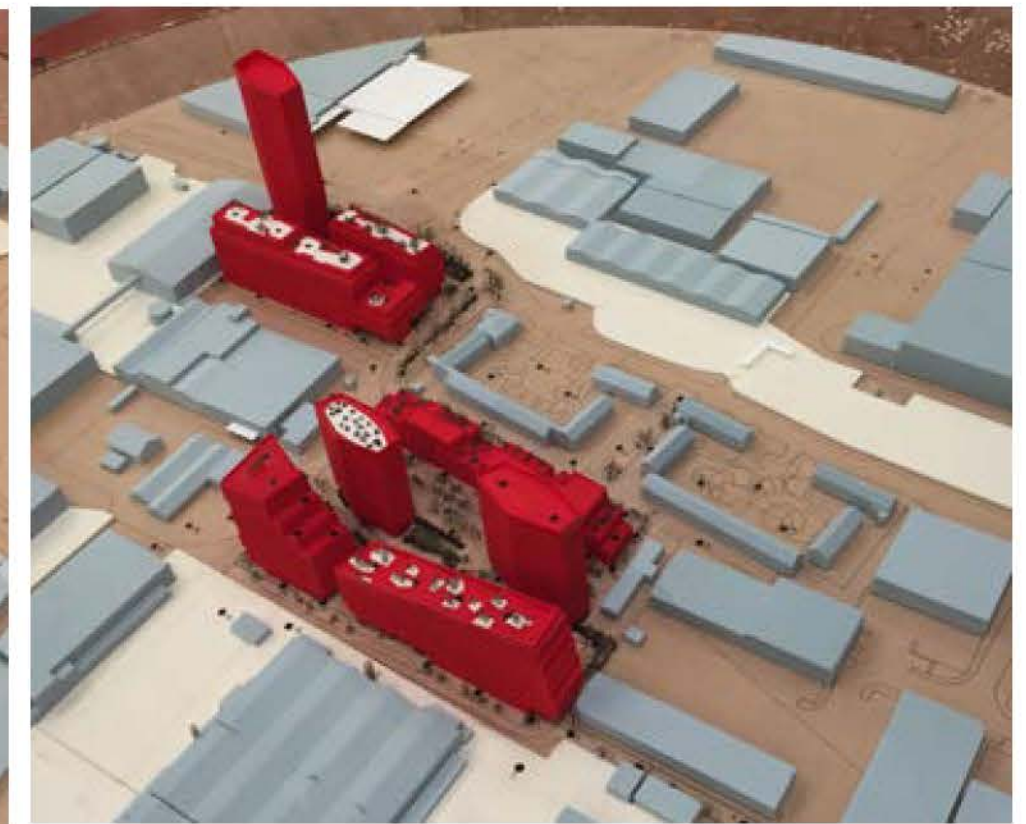
- › Baseline (conditions prior to construction);
- › Proposed Development with existing surrounding buildings; and
- › Proposed Development with existing surrounding buildings, with landscaping.

Measurements were taken at up to 171 locations for 36 directions at 10-degree intervals. These covered ground level locations along the building facades and at corners, within open amenity spaces and terrace locations and on pedestrian routes within and around the Site.






The Baseline scenario is acceptable for sitting to leisure walking use. This range of conditions is typical of a predominantly mid-high rise urban area such as London, with sheltered conditions in areas of medium and low-rise buildings.

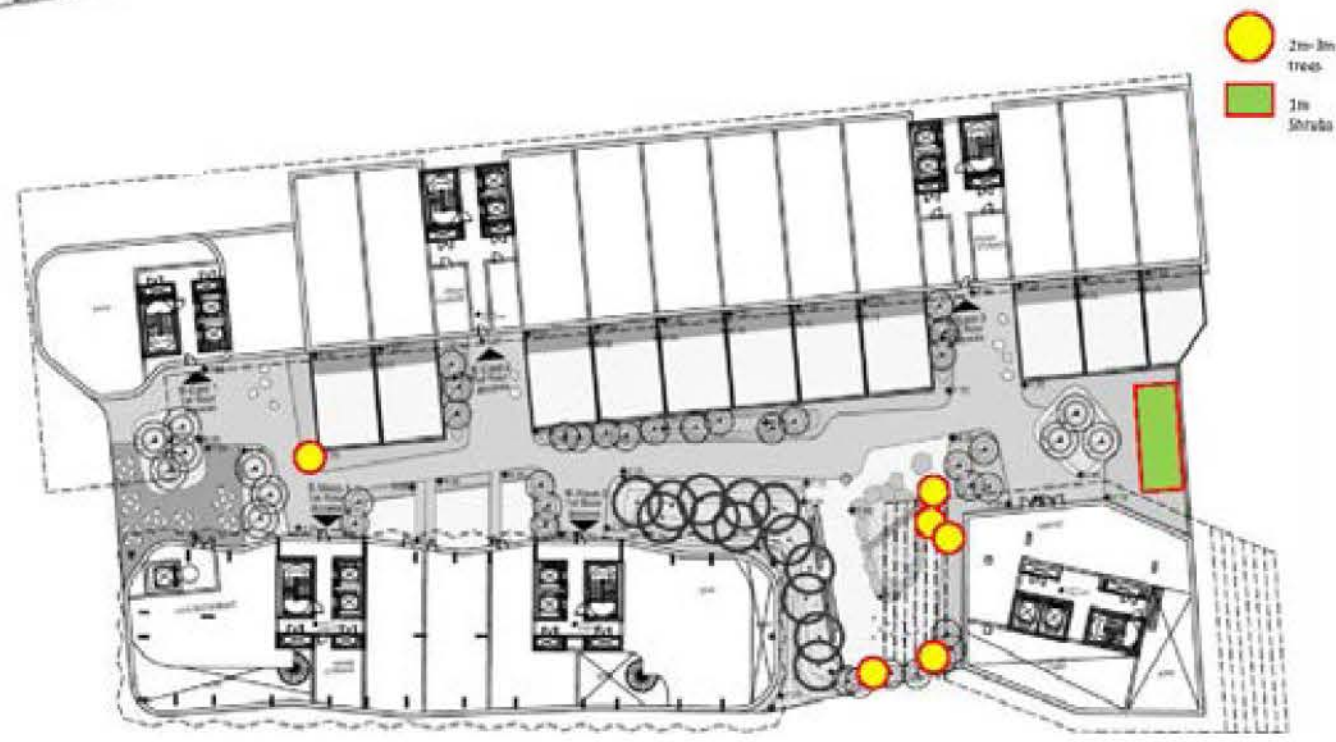
The Proposed Charlton Riverside Development with existing surrounding buildings scenario is acceptable for sitting to business walking use. Although many of the locations had suitable wind conditions for the intended use, some locations had adverse wind conditions which required mitigation.


Following a mitigation workshop an iterative method of wind tunnel testing was carried out in order to develop mitigating design features which are now incorporated into the final design. The conditions throughout the site are suitable for the proposed use. For further details see the Microclimate Assessment submitted.





-  2m-3m trees
-  2m Shrubs
-  Small Shrubs
-  Entrance recess 1.5m
-  1.5m balcony balustr
-  1.5m balustrades



-  2m-3m trees
-  2m Shrubs

8.2 Daylighting assessment

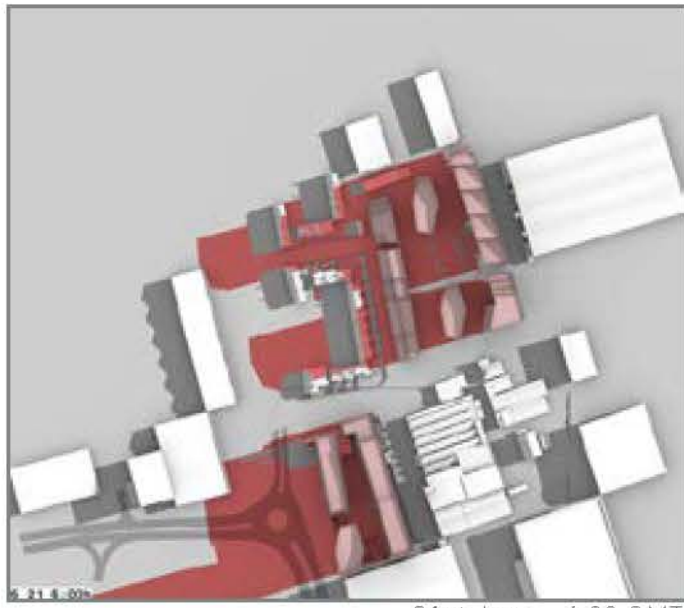
Daylight, Sunlight and overshadowing have been a key consideration throughout the design evolution. The massing of the proposed buildings respond to its neighbours by stepping back where necessary. The subsequent effects have been quantified by reference to the standards set out in the BRE guidance and are detailed in the daylight and sunlight chapter of the ES.

Daylight and sunlight within the proposed scheme has also been considered with design measures taken to ensure sufficient amenity for future residents. This is the case both within the proposed residential units and for future amenity spaces within the site.

The massing of building BWS and BWN has been designed in order to maximise daylighting for the neighbouring plot and the shape is carved based on required permeability and orientation of the sun.

The layout of the blocks has been developed to provide sufficient space between the buildings and to ensure that the northern aspect of the buildings are afforded sufficient outlook and daylight.

A detailed daylight and sunlight assessment is included within the Environmental Impact Assessment that accompanies this application.



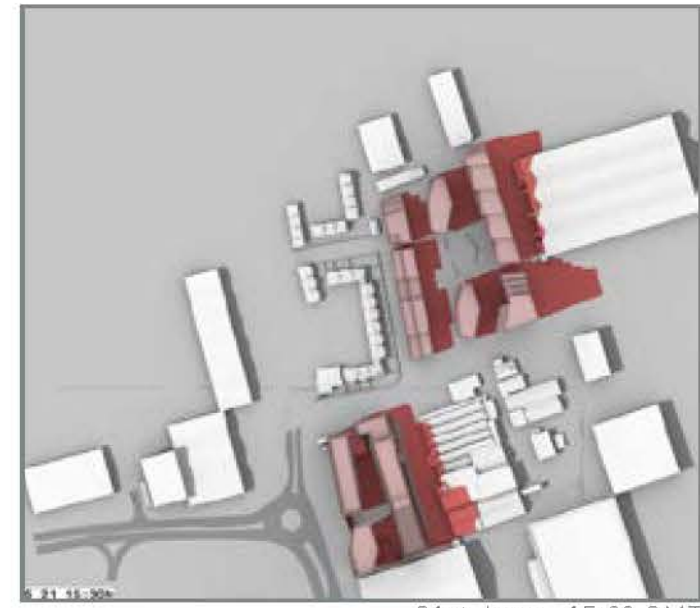
21st June - 6:00 GMT



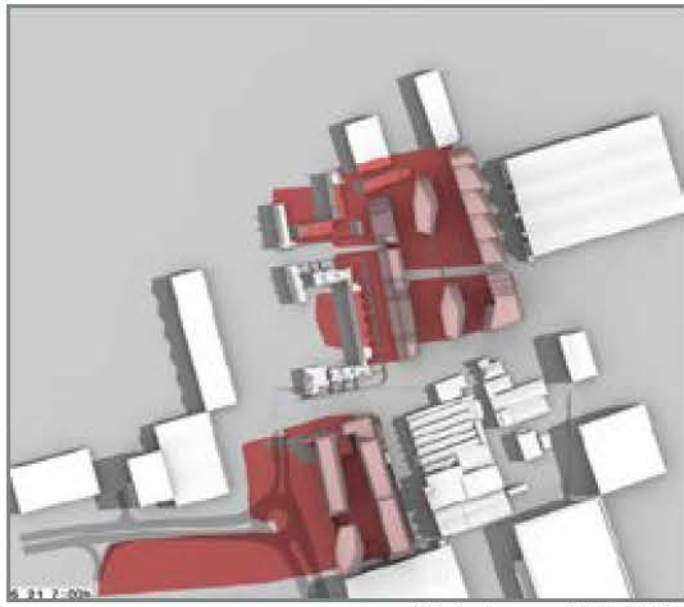
21st June - 9:00 GMT



21st June - 12:00 GMT



21st June - 15:00 GMT



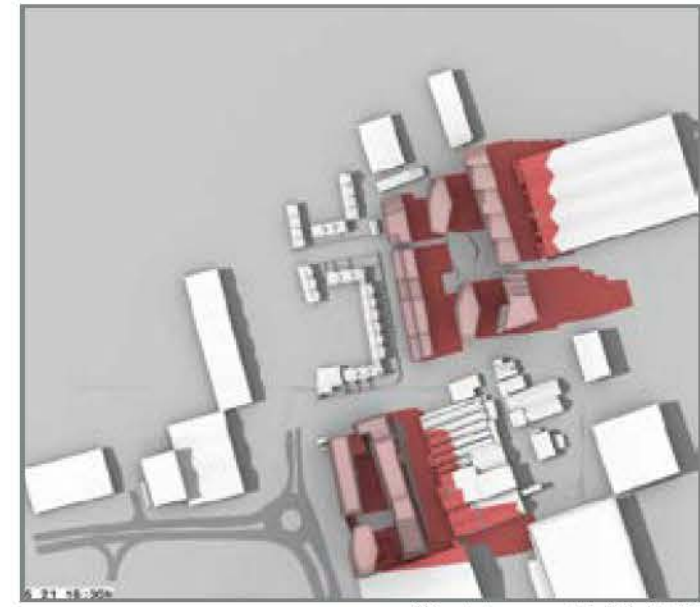
21st June - 7:00 GMT



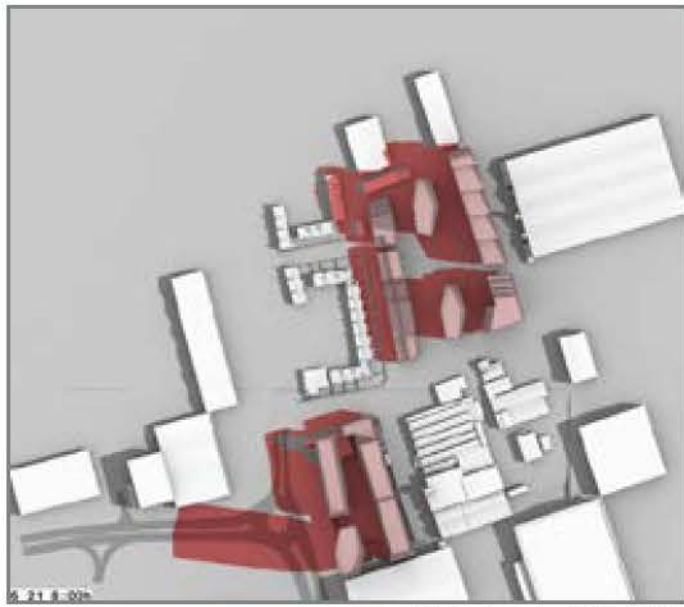
21st June - 10:00 GMT



21st June - 13:00 GMT



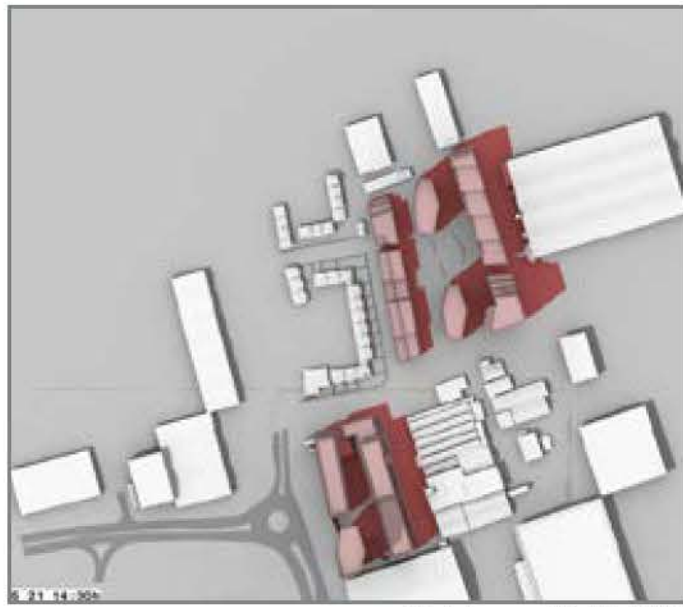
21st June - 16:00 GMT



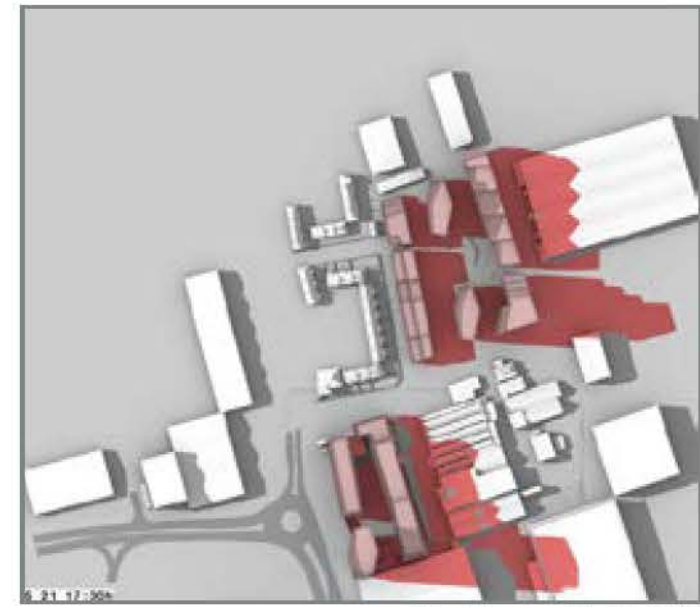
21st June - 8:00 GMT



21st June - 11:00 GMT



21st June - 14:00 GMT



21st June - 17:00 GMT

8.3 Townscape

A Townscape, Heritage and Visual Impact Assessment (THVIA) forms part of the Environmental Statement accompanying the planning application. The THVIA assesses the existing situation on and around the Site, and then considers the effect of the Proposed Development in a selection of short, medium and long range views, its effect in respect of local and wider townscape (considered as townscape character areas), and its effect on the townscape settings of heritage assets. A summary of the THVIA's conclusions is presented below.

In long range views from the northern side of the River Thames and Greenwich Peninsula, the Proposed Development would be seen in the distance as a new form of development for its area, of a scale and with an architectural ambition that would provide it with a sense of place in its own right. It would be a relatively minor addition where visible in most long range views from other directions.

In medium range views from the south and west, the tallest building, Building B3, would act as a distinctive marker for the regeneration of the Site. Building A East would be particularly visible in medium range views from the east, and the manner in which its two parts increase in height in opposite directions to each other would create a dramatic visual relationship between them in such views.

In shorter range views, the faceted facades of Building A East and Building B West would provide their elevations with depth and articulation. Buildings A1, A2 and B3 would appear as contrasting glazed buildings. The lower scale and relatively simple brick facades of Building A West would relate well to the existing housing on Atlas Gardens and Derrick Gardens. While the THVIA finds that there would be some adverse effects overall on Atlas Gardens and Derrick Gardens, due to the contrast in form and scale between the housing along them and the larger buildings within the Proposed Development, the high quality of the Proposed Development's architecture would be a positive and mitigating factor.

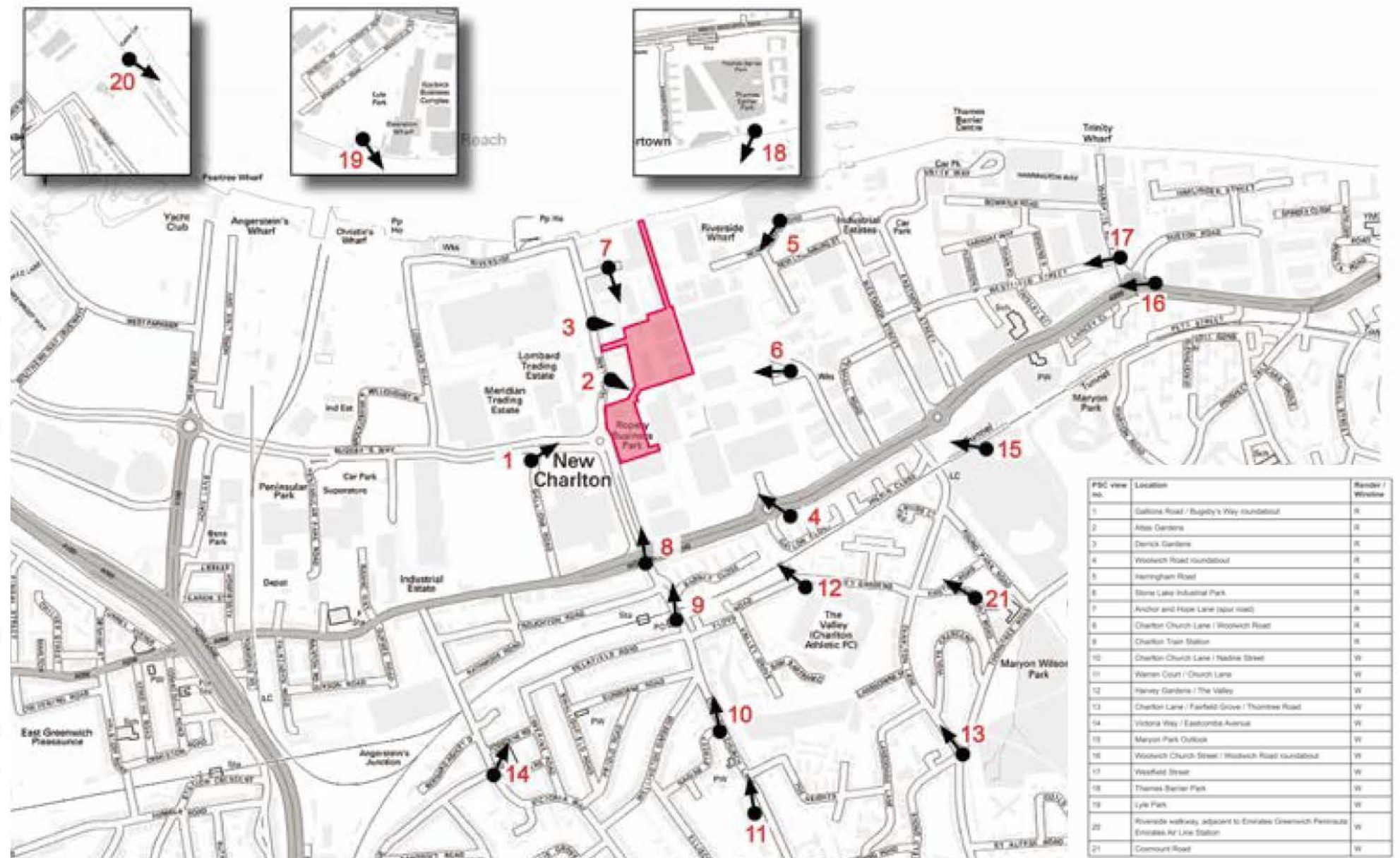
The high quality architecture and public realm of the Proposed Development would enhance the Charlton Riverside townscape character area, located to the north of Woolwich Road, within which the Site is located. The Proposed Development would form a distinct and high quality background element of townscape when seen from residential Charlton, the townscape character area located south of Woolwich Road. The Proposed Development would have

no significant effect on the townscape character area of Charlton Village, which is located in an elevated position approximately 1km from the Site.

In respect of heritage assets, there are none located on the Site or near it. Where visible in views towards heritage assets in the wider area, the Proposed Development would be understood as being distinct from the heritage assets in question, located in the middle distance or distance, and generally seen in an incidental manner.

The THVIA concludes that the Proposed Development would represent a new form of development for Charlton Riverside, an area which is earmarked in planning policy for comprehensive regeneration over the coming decades; as what is likely to be one of the first developments in this wider area, the

Proposed Development would set a high standard for future developments to match, and would enhance a range of views and the character of the local and wider townscape.





VP1



VP2



VP3



VP4



VP5



VP6



VP7



VP8



VP11



VP22



VP17



VP21

8.4 Future connection with Masterplan

Access to the two sites has been designed with potential future development in mind.

The strategic plan indicates improved east-west routes creating linkages across the wider masterplan site with the main route indicated in close proximity to the existing roundabout and current access route to Plot A.

The access routes have been established retaining and reusing the existing street infrastructure whilst respecting the existing site boundaries where possible.

A future scenario where the proposed access roads can be extended and provide a connection to the wider masterplan is shown in the drawing on this page.

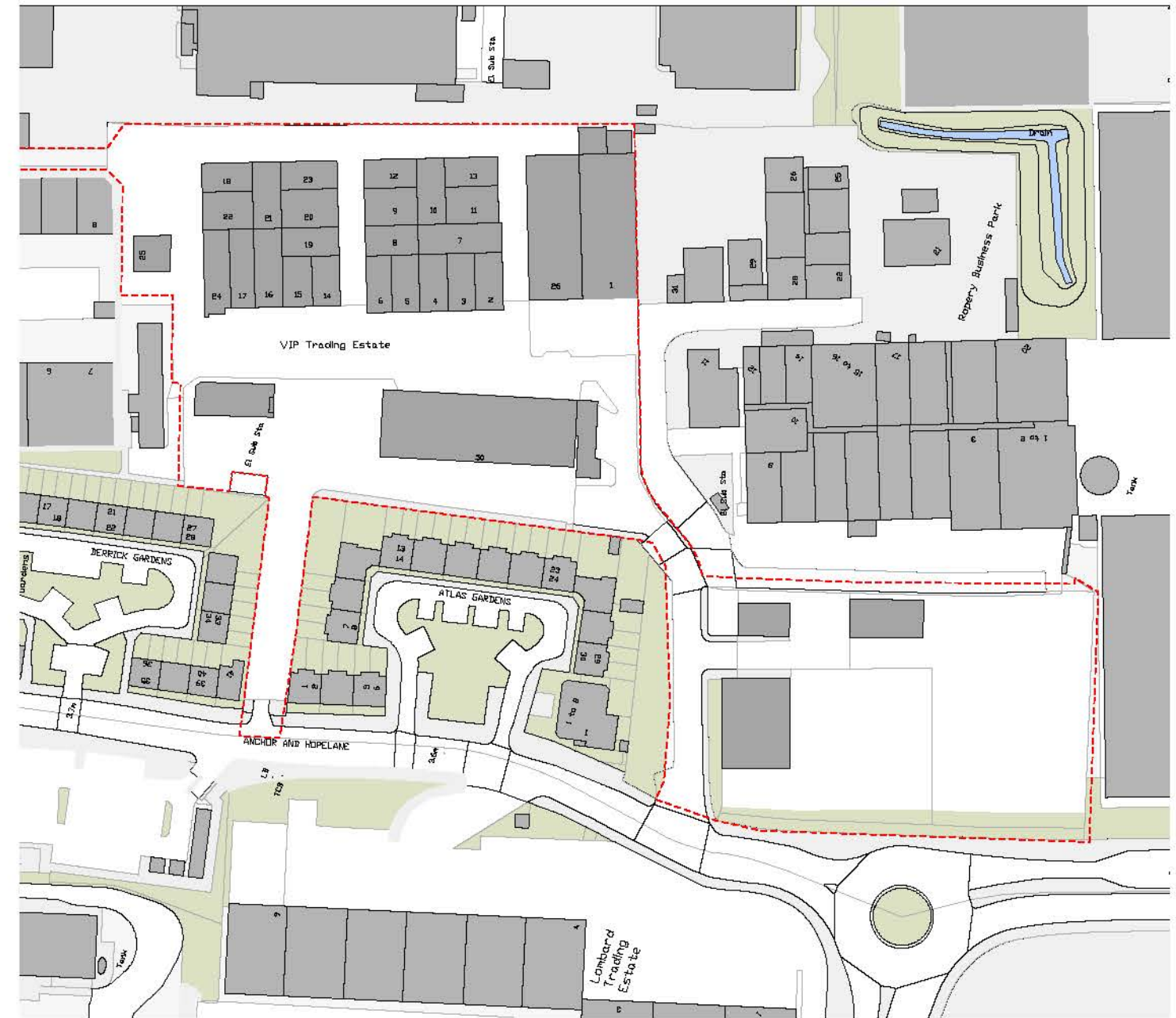
Please also refer to chapter 4.5 SHP Masterplan interpretation.



Indicative access roads Connections with wider Masterplan area



Access roads Proposal



Access roads Existing

