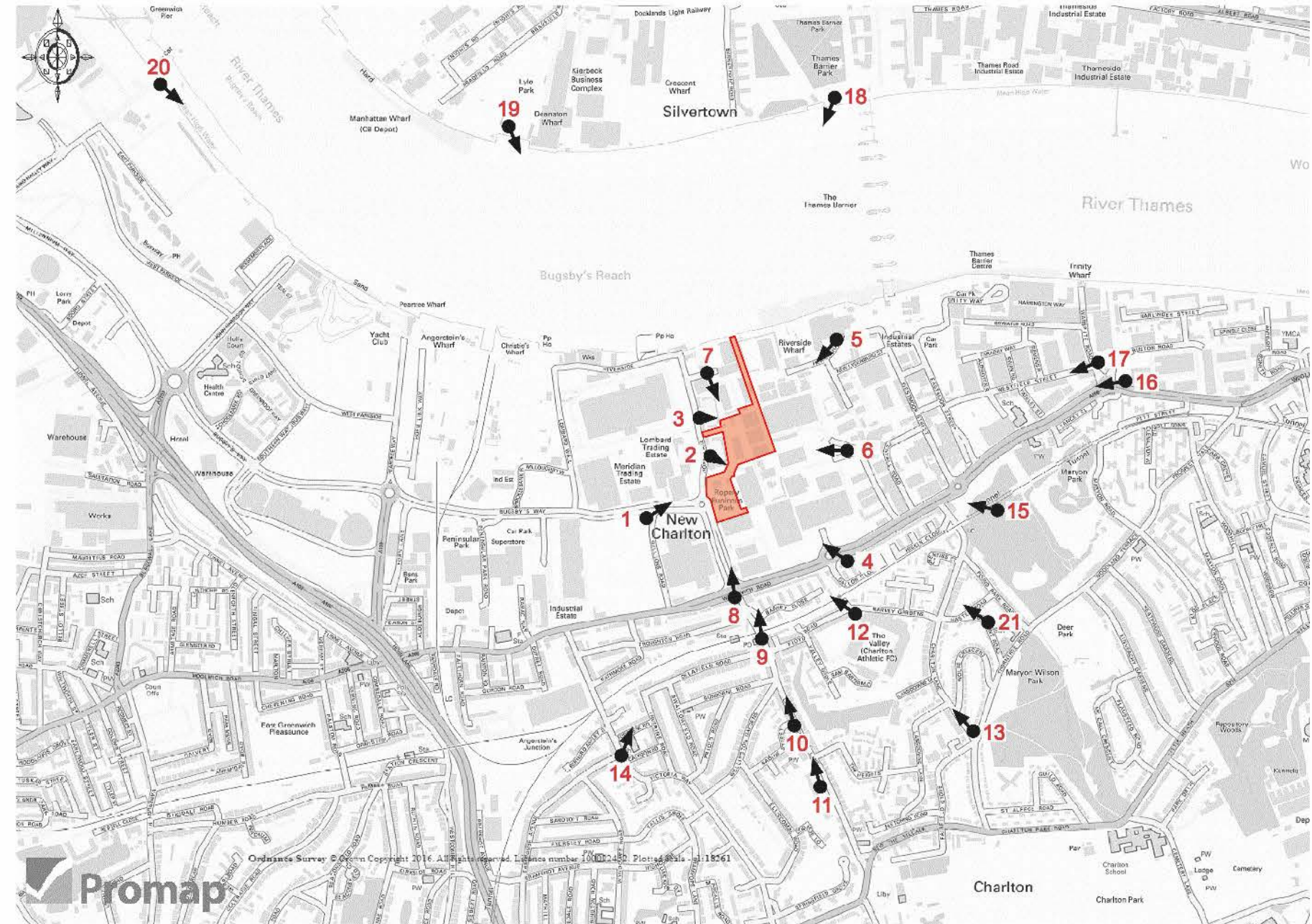


## 6.0 Views

PSC view no.	Location	Render / Wireline
1	Gallions Road / Bugsby's Way roundabout	R
2	Atlas Gardens	R
3	Derrick Gardens	R
4	Woolwich Road roundabout	R
5	Herringham Road	R
6	Stone Lake Industrial Park	R
7	Anchor and Hope Lane (spur road)	R
8	Charlton Church Lane / Woolwich Road	R
9	Charlton Train Station	R
10	Charlton Church Lane / Nadine Street	W
11	Warren Court / Church Lane	W
12	Harvey Gardens / The Valley	W
13	Charlton Lane / Fairfield Grove / Thorntree Road	W
14	Victoria Way / Eastcombe Avenue	W
15	Maryon Park Outlook	W
16	Woolwich Church Street / Woolwich Road roundabout	W
17	Westfield Street	W
18	Thames Barrier Park	W
19	Lyle Park	W
20	Riverside walkway, adjacent to Emirates Greenwich Peninsula Emirates Air Line Station	W
21	Coxmount Road	W



6.1 As noted in Section 3, for each of the identified views in the assessment which follows, there are images of the view as existing and as proposed, with the Proposed Development shown either as a blue 'wireline' outline or a rendered image in the 'as proposed' image. Where the Proposed Development is hidden by existing buildings and/or vegetation, a dotted wireline is shown to indicate its position.

6.2 In addition, an image of the view 'as proposed with cumulative schemes' is shown, with other proposed and consented 'cumulative' schemes represented by red wirelines. The cumulative schemes that have been considered as part of this assessment and illustrated where appropriate are as follows, with planning reference and status in brackets:

- Greenwich Millennium Village (Phases 3, 4 and 5) (12/0022/O – permission implemented)
- Parcel 2, sub-phase 1, Greenwich Millennium Village Phases 3, 4 and 5 (13/3281/R – permission implemented)

- Morris Walk Estate (North), north of Pett Street (14/0127/O – permission implemented)
- Morris Walk Estate, south of Maryon Road (14/0126/O – permission implemented)
- Sainsbury's and former comet stores (13/3285/O – approved)
- Brocklebank Industrial Estate (13/2086/F – approved, permission implemented)
- Valley House, 445 Woolwich Road (16/0132/F – resolution to grant)
- Former Matalan Site, 30 Bugsby Way (13/2016/F – approved, permission implemented)
- Land to north of Woolwich Road (11/0868/F – approved)
- Land to north of Woolwich Road (14/2550/F – approved)
- Maryon Road and Grove Estate (14/0117/O – permission implemented)

## View 1: Gallions Road/ Bugsby's Way

### Existing

- 6.3 This viewpoint is located on the corner of Bugsby's Way and Gallions Road, and the view is looking east in the direction of the Site. It is likely that most people in this location would be users of local businesses and shops, and local residents and workers.
- 6.4 The road junction occupies the foreground of the view. A grey-clad building in use for self-storage, and a lower brick building, appear on the northern side of Bugsby's Way (left in this view), while a car park for a retail store appears to the south of Bugsby's Way (right in this view).
- 6.5 Plot B and part of Plot A within the Site lie in the middle distance; the low scale buildings on the Site are barely discernible, and obscured to a large extent by trees along Anchor and Hope Lane.
- 6.6 Overall, this is a view with little visual quality or coherence. It is of low sensitivity.

### Proposed

- 6.7 The Proposed Development would appear in the middle distance.
- 6.8 Building B3 on Plot B would be the most prominent part of the Proposed Development, appearing as a striking focal point within the view. Its angled western frontage and distinctive tapered base would be readily apparent, and it would have a distinctive sculptural form overall.
- 6.9 Building B West would appear at a much lower height to the north of Building B3, at a similar apparent height to the self-storage building further in the foreground. Building B West and Building B3 (and the podium linking them) would help to define Anchor and Hope Lane and animate it at ground floor level. The faceted 'sawtooth' frontage of Building B West would provide it with depth and articulation.
- 6.10 A small part of Building B East would appear behind Building B West and Building B3, and would appear as a coherent part of the Proposed Development. A small part of buildings on Plot A would appear further in the distance, and the gap between them and the buildings on Plot B would suggest the location of a route through the Site.
- 6.11 Overall, the Proposed Development would appear as a visually interesting and high quality development within a view that is otherwise of low visual quality.
- 6.12 This would be a change of major magnitude to a view of low sensitivity. The significance is moderate. The effect is beneficial.



Viewpoint: 1 - Existing.



Viewpoint: 1 - Proposed.

## Proposed with cumulative schemes

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



## View 2: Atlas Gardens

### Existing

- 6.14 This viewpoint is located in Atlas Gardens and the view is looking south-east. It is likely that most people in this location would be local residents.
- 6.15 An open green space in the middle of Atlas Gardens occupies the foreground of the view. Two storey terraced housing forms a coherent streetscape beyond, and provides the view with a degree of enclosure. A modern two storey block is visible at the edge of the view.
- 6.16 This is a view of low to medium sensitivity.

### Proposed

- 6.17 Building A West and Building A2 would appear to the east of Atlas Gardens (left side of this image) and Building B West, B East and Building B3 would appear to the south of Atlas Gardens (right side of image). This viewpoint has been chosen as representative of the experience in Atlas Gardens; a person in this location would be able to move their eyes and head, and move around the viewpoint, to take in more of the proposed buildings than appears on the image. These buildings would appear as a background layer of townscape, distinct from the low scale housing in the foreground.
- 6.18 Building A West would appear at a slightly greater height than the Atlas Gardens housing, forming an intermediate scale between the Atlas Gardens housing and Building A2. The relatively simple architecture and use of brick in Building A West would relate well to the housing in the foreground, while its stepped form would provide it with a varied roofline. The predominantly glazed appearance of Building A2 would form a visually interesting contrast behind it.
- 6.19 The distinctive appearance of Buildings B West and East as being composed of 'stacked' groups of floors, arranged in a visually interesting off-set manner in the case of Building B East, would be apparent. The faceted, 'sawtooth' frontage of Building B West would provide it with depth and articulation. Building B3 would be separated from the housing of Atlas Gardens by Building B West, and would appear as a high quality taller element.
- 6.20 The high quality, visually interesting architecture of the buildings within the Proposed Development would enhance the view. The contrast in the scale and form of the Proposed Development compared to the consistent low scale, domestic architecture of the housing in the foreground, however, would be adverse. On balance, the overall effect would be slightly adverse.
- 6.21 This would be a change of major magnitude to a view of low to medium sensitivity. The significance would be moderate. The effect would be adverse.



Viewpoint: 2 - Existing.



Viewpoint: 2 - Proposed.

## Proposed with cumulative schemes

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



## View 3: Derrick Gardens

### Existing

- 6.23 This viewpoint is located in Derrick Gardens, and the view is looking south-east. It is likely that most people in this location would be local residents.
- 6.24 The road surface and open green space in the middle of Derrick Gardens occupy the foreground of the view. Two storey terraced housing forms a coherent streetscape beyond, and provides the view with a degree of enclosure. Large trees screen views out of the close to a significant extent.
- 6.25 This is a view of low to medium sensitivity.

### Proposed

- 6.26 Building B East, Building B3 and a small part of Building B West would appear to the south of Derrick Gardens (right side of image), and Building A West, the Building A1 and A2 and part of Building A East would appear to the east (left side of this image). This viewpoint has been chosen as representative of the experience in Atlas Gardens; a person in this location would be able to move their eyes and head, and move around the viewpoint, to take in more of the proposed buildings than appears on the image. These elements of the Proposed Development would appear as a background layer of townscape, and distinct from the low scale housing in the foreground.
- 6.27 The appearance of Building B East as being composed of 'stacked' groups of floors arranged in an off-set manner would be distinctive and visually interesting. Building B3 would appear further in the distance than Building B West and East, and would appear as a high quality taller element, with a distinctly residential appearance.
- 6.28 Buildings A West, A1, A2 and part of Building A East would be almost completely screened from view by trees. They would be more visible in winter, when Building A West would appear at an intermediate scale between the housing and Buildings A1, A2 and A East. The relatively simple architecture and use of brick in Building A West would relate well to the housing of Derrick Gardens in the foreground, while its stepped form would provide it with a varied roofline. The glazed appearance of the Buildings A1 and A2 would form a visually interesting contrast with Building A West.
- 6.29 The high quality, visually interesting architecture of the buildings within the Proposed Development would enhance the view. The scale of the Proposed Development and its different form compared to that of the housing in the foreground, however, would be adverse. On balance, the overall effect would be slightly adverse.
- 6.30 This would be a change of moderate magnitude (summer) and major magnitude (winter) to a view of low to medium sensitivity. The significance would be minor to moderate (summer) and moderate (winter). The effect would be adverse.



Viewpoint: 3 - Existing.



Viewpoint: 3 - Proposed.

## Proposed with cumulative schemes

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



## View 4: Woolwich Road roundabout

### Existing

- 6.32 This viewpoint is located at the south-east side of the Stone Lake Roundabout, 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 and others using local shops.
- 6.33 The road and roundabout would occupy the foreground of the view. The Stone Lake Retail Park would be visible beyond, set back behind car parking and screened from view to a significant extent by trees along Woolwich Road. A large warehouse building on the Charlton Gate business park is visible to the west (left in this view).
- 6.34 This is a view of low sensitivity overall.

### Proposed

- 6.35 Building B3 and Building B East would appear beyond the Charlton Gate warehouse.
- 6.36 The angled eastern frontage and top of Building B3 would provide it with a distinctive, sculptural form. The winter gardens in the centre and at the southern end of the building, the latter with horizontal louvres on the southern façade, would appear as a lighter element within the building and would help to provide the building with a distinctly residential appearance. The strongly expressed floor slabs would provide this frontage with a rhythmic quality. Building B East would appear as a high quality residential building, with an apparent scale slightly greater than that of the warehouse in front of it.
- 6.37 This would be a change of moderate to major magnitude to a view of low sensitivity. The significance is moderate. The effect is beneficial.



Viewpoint: 4 - Existing.



Viewpoint: 4 - Proposed.