

7.0 Mitigation measures

Mitigation and Monitoring during Construction

- 7.1 Hoardings will be used where possible around the Site as part of the standard construction process. No further mitigation is required.

Mitigation once the Proposed Development is complete

- 7.2 Chapter 3: Alternatives and Design Evolution describes the evolution of the design, which included the exploration of a number of options. The iterative design process for a complex project on a site such as the subject of this assessment is inherently one whereby visual impact is taken into account at each stage. Any unacceptable visual impacts are mitigated by the design team as an integral part of the design development iterations. The comments of the local authority's planning officers, based on detailed knowledge of the site and surroundings and of planning policies affecting them, are part of the input into this process.
- 7.3 Two adverse effects have been noted in respect of views from Atlas Gardens and Derrick Gardens. The high quality architecture of the Proposed Development, the provision of new open space and the urban design benefits of the Proposed Development would be significant mitigating factors, however, and overall these adverse visual effects are considered to be acceptable in the context of the considerable townscape and visual benefits of the Proposed Development overall.

8.0 Townscape and heritage effects

- 8.1 Informed by the views analysis, it is possible to assess the effect of the Proposed Development on each of the TCAs previously identified. This effect is not limited to visual impact; the assessment takes into account other aspects of urban design. As no mitigation is required, all the effects below are residual effects, and they would all be permanent.

Townscape character areas

TCA A – Charlton Riverside

- 8.2 This TCA is dominated by light industrial/ warehouse buildings and out-of-town style retail developments. Overall, it is of low visual quality. The urban grain is fractured, with little or no definition and animation of many roads through the TCA, and a large number of closed-off sites, leading to a low level of permeability. The Site in its current state is typical of the character of the TCA, and contributes nothing positive to views and townscape within this TCA.
- 8.3 The Proposed Development would redevelop the Site with high quality and distinctive buildings, and it would provide significant urban design and public realm benefits.
- 8.4 The urban design benefits of the Proposed Development would include enhanced definition and animation of Anchor and Hope Lane by the buildings on Plot B, and the provision of routes through the Site. These routes would be both east-west and north-south in direction, including a high quality landscaped route to the riverside walkway in the latter case. The routes would potentially form part of longer routes, as envisaged within the illustrative masterplan for the wider Charlton Riverside area produced by the architects of the Proposed Development. There would be substantial public space provided by the Proposed Development, particularly within Plot A, in an area currently lacking it.
- 8.5 The form, scale, use and appearance of the Proposed Development would be different to that of the largely light industrial and retail developments elsewhere within this TCA. It seems likely, however, that this TCA will be in a state of transition over coming years and decades, as envisaged within regional and local planning policy and as has already occurred, and is continuing, in the Royal Docks area of regeneration, north of Charlton Riverside on the opposite side of the River Thames. The Proposed Development's overall scale would provide it with sufficient visual 'critical mass' to establish a sense of place in any period before redevelopment within the rest of the TCA begins, and the distinctive form and architecture of the buildings would provide the Proposed Development with a strong character of its own.
- 8.6 In this context, the Proposed Development can be seen as forming one of the first in a series of likely large-scale, residential-led developments within the Charlton Riverside TCA; and in terms of its quality of architecture, public realm and urban design benefits, it would set a high standard for subsequent developments to follow.
- 8.7 The scale and appearance of the Proposed Development would form a contrast with the neighbouring housing in Atlas and Derrick Gardens, which is the principal exception to the overall light industrial and retail character of the TCA. While, considered in isolation, the townscape effect in relation to Atlas Gardens and Derrick Gardens would be adverse on balance, the high quality architecture of the Proposed Development and its urban design and public realm benefits would be significant mitigating factors. In the context of the TCA as a whole, the effect of the Proposed Development would be strongly beneficial.

- 8.8 This would be a change of major magnitude overall to a TCA of low sensitivity. The significance is moderate. The overall effect on the TCA is beneficial.

TCA B – Residential Charlton

- 8.9 The Proposed Development would appear in the background of some views from this TCA, particularly from open spaces and along roads that run northwards. It would typically form a background layer of townscape within such views, distinct from the low scale housing within this TCA. It would appear as a place in its own right, with distinctive and high quality buildings, including the singular tall building of Building B3. It would mark an area of regeneration.
- 8.10 The opening up of the Site with new and improved routes, and the enhanced definition and animation of Anchor and Hope Lane provided by the Proposed Development, would be of benefit to this TCA.
- 8.11 This would be a change of moderate magnitude overall to a TCA of medium sensitivity. The significance is moderate. The effect is beneficial.

TCA C – Charlton Village

- 8.12 The location of this TCA on elevated land approximately 1km from the Site, combined within the relatively self-contained quality of much of the TCA, is such that the Proposed Development would not be visible from most points within it. Where seen, it would appear in the distance, to a small extent, and in an incidental manner.
- 8.13 This would be a change of negligible magnitude overall to a TCA of medium sensitivity. The significance would be negligible to minor. The effect is neutral.

Heritage Assets

Conservation Areas

Charlton Village Conservation Area

- 8.14 There would be little or no visibility of the Proposed Development from most of this Conservation Area, including from the historic 'heart' of the Conservation Area along The Village and around the grade I listed Charlton House, and from the open spaces to the east and south. This would be as a result of the distance of these parts of the Conservation Area from the Site, their elevated position compared to the Site, and the density of development and vegetation between them and the Site. Where seen from these areas, the Proposed Development would appear in the distance, typically in a glimpsed and incidental manner, and often screened to a large extent by vegetation.
- 8.15 The Proposed Development would appear to a greater extent from some points within, or looking towards, the more open northern parts of the Conservation Area, including along Charlton Church Lane (e.g. view 11 in Section 6). Post-war and more modern development, such as the large scale buildings of the Springfield Grove Estate, is located close to these parts of the Conservation Area, and tall buildings are seen in the distance in some views from them. Where visible, the Proposed Development could be understood to lie

in the distance, forming part of the background of the view, and clearly distinct from the Conservation Area in the foreground.

- 8.16 This would be a change of minor magnitude overall to the townscape setting of a Conservation Area of medium sensitivity. The significance would be minor to moderate. The effect would be neutral.

Listed buildings

- 8.17 The Proposed Development would not be seen at all in most views towards the main frontage of **Fosdene School with associated schoolkeeper's house, handicraft block and boundary wall and gates** (such as view 14 in Section 6). Where it would be visible, the Proposed Development would be seen in the distance and in an incidental manner, in views which generally include tall buildings in the background at the moment.
- 8.18 This would be a change of negligible to minor magnitude overall to the townscape setting of a listed building of medium sensitivity. The significance is minor. The effect is neutral.
- 8.19 The listed buildings at **Nos. 25-29 Fairfield Grove; Nos. 31 and 33 Fairfield Grove; Nos. 35 and 37 Fairfield Grove; and No. 39 Fairfield Grove** are set within a street frontage, over 900m from the Site, and with considerable vegetation around them. The Proposed Development would not be visible to any significant extent in views towards the main frontages of these listed buildings, and in views where it would be seen from the area around them, its visibility would be limited and incidental in nature.
- 8.20 This would be a change of negligible magnitude overall to the townscape settings of listed buildings of medium sensitivity. The significance is negligible to minor. The effect is neutral.
- 8.21 The Proposed Development would be located approximately 1km from **The Church of St Luke and its walls, gate piers and gate**, and would not be seen at all or would be a barely noticeable presence in most views towards the Church and its walls. The Proposed Development would be visible to a greater extent from some points looking north along Charlton Church Lane, to the west of the Church; this is the most open aspect of the Church's townscape setting and it includes the existing post-war apartment blocks of Springfield Grove in close proximity, with other tall buildings seen in the background of some such views. The Proposed Development would be seen in the distance in such views, distinct from the Church (and its wall and gate) in the foreground, and with no effect on appreciation of them.
- 8.22 This would be a change of negligible to minor magnitude overall to the townscape settings of listed buildings of medium sensitivity. The significance would be minor. The effect would be neutral.

Locally listed buildings

- 8.23 The Proposed Development would be seen in some views towards the **Antigallican Public House**. It would be visible in the middle distance, beyond Woolwich Road and warehouse development, and would be clearly distinct from the Antigallican Public House in the foreground. It would form a new, high quality area of development in what is currently an

area of low quality townscape around the public house.

- 8.24 This would be a change of moderate to major magnitude to a townscape setting of low sensitivity. The significance would be moderate. The effect would be neutral.
- 8.25 The Proposed Development would be seen to a relatively minor extent in some views towards **Nos. 17-19 Bowater Road**. It would be seen in the distance, as a distinct area of high quality regeneration, separate from the immediate context of the locally listed building.
- 8.26 This would be a change of minor magnitude to a townscape setting of low sensitivity. The significance would be minor. The effect would be neutral.
- 8.27 **The Royal Oak Public House and Nos. 55-66 Charlton Lane** are located in a street frontage over 600m from the Site. The Proposed Development would not be a significant aspect of their townscape setting.
- 8.28 This would be a change of negligible magnitude to townscape settings of low sensitivity. The significance would be negligible. The effect would be neutral.
- 8.29 **Nos. 111-125 (odd) Victoria Way, Nos. 127-133 (odd) Victoria Way and Nos. 41-49 Wellington Gardens** are located in street frontages between 600m and 1km from the Site. The Proposed Development would not be a significant aspect of their townscape setting.
- 8.30 This would be a change of negligible magnitude to townscape settings of low sensitivity. The significance would be negligible. The effect would be neutral.

9.0 Cumulative Effects Assessment

9.1 In most of the short and medium range views assessed, there would be no cumulative schemes visible. In some longer range views, the Greenwich Millennium Village (Phases 3, 4 and 5) schemes and the Morris Walk Estate schemes, particularly Morris Walk Estate (North) which includes three towers, would be visible along with the Proposed Development. In these longer range views the Proposed Development and these schemes would appear as developments of a broadly comparable scale and form and, although the Site is located over 900m from these cumulative schemes, their visibility together with the Proposed Development would reinforce the impression of significant regeneration occurring on the southern side of the River Thames. Large scale regeneration has also occurred, is under construction and is proposed for sites on the northern bank of the River Thames, such that the character of both sides of this stretch of the River Thames is likely to be transformed in coming years. The presence of the cumulative schemes at Greenwich Millennium Village and the Morris Walk Estate would not alter the significance of the effect of the Proposed Development in these views.

9.2 Several cumulative schemes would fall within the same TCA as the Proposed Development, mostly for retail development located to the west of the Site and similar in nature to that already existing. The Valley House scheme on Woolwich Road, close to the junction with Anchor and Hope Lane, proposes the construction of primarily residential buildings up to seven storeys in height; it and the Proposed Development would both appear as a new form of residential-led development within the TCA, albeit the Proposed Development would be on a bigger scale.

Demolition and construction

9.3 If construction of the cumulative schemes were to occur simultaneously with that of the Proposed Development, the effect of the Proposed Development during demolition and construction in respect of views would be the same as that for the Proposed Development considered on its own i.e. no more than 'moderate' in any case, and the effect would be adverse and temporary in all cases.

9.4 In respect of TCAs, the significance of the effect of the Proposed Development as a result of the demolition and construction process in the cumulative scenario would be the same as that for the Proposed Development considered on its own i.e. 'moderate' for TCA A, 'minor to moderate' for TCA B and 'negligible' for TCA C. The effect would be adverse and temporary in each case.

9.5 In respect of heritage assets, the significance of the effect of the Proposed Development as a result of the demolition and construction process in the cumulative scenario would be the same as that for the Proposed Development considered on its own i.e. no more than 'minor', and adverse and temporary in each case.

Complete Proposed Development

9.6 In respect of views, the effect of the completed Proposed Development in the context of the cumulative schemes is set out under each of the views assessed in the 'Views and visual impact assessment' section.

9.7 In respect of TCAs, the effect of the Proposed Development in the context of the cumulative schemes would be the same as that for the Proposed Development considered on its own (i.e. an effect of 'Moderate' significance and 'Beneficial' in nature for both TCA A and TCA B, and 'Negligible to minor' significance and 'neutral' in nature for TCA C).

9.8 In respect of heritage assets, the significance of the effect of the Proposed Development in the context of cumulative schemes would be the same as that for the Proposed Development considered on its own i.e. no more than 'minor to moderate', and neutral in each case.

10.0 Conclusions and residual effects

- 10.1 The Site in its existing state, closed off to the public and largely occupied by light industrial buildings and areas of hard standing, offers nothing positive to local and wider views and townscape. The Proposed Development would comprehensively redevelop the Site with a series of high quality buildings and public realm, and would represent a substantial improvement on the existing state of the Site in townscape and visual terms.
- 10.2 The overall scale and massing of the Proposed Development, while a considerable increase on the prevalent scale of development in the area around the Site at the moment, would be brought forward in the context of regional and local planning policy which envisages comprehensive redevelopment of the Charlton Riverside area, including the potential for tall buildings. The scale of the proposed buildings would be comparable with that in regeneration areas such as the Royal Docks and, taken as a whole, would provide the Proposed Development with sufficient visual 'critical mass' to form an identifiable place in its own right.
- 10.3 The particular distribution of massing across the Site would be responsive to the different contexts surrounding it. The lowest of the buildings, Building A West, would be located adjacent to the existing housing on Atlas Gardens and Derrick Gardens, and would separate the latter from the larger scale Buildings A1, A2 and Building A East. The tallest building on the Site, Building B3, would be located at the south-west corner of the Site, on the principal approach to the Site along Anchor and Hope Lane, and separated from Atlas Gardens and Derrick Gardens by the medium scale Buildings B East and West.
- 10.4 The architecture of the Proposed Development would be of a high quality, with ordered elevations and high quality materials. The form and architectural approach of many of the buildings would be distinctive and striking; combined with the scale of the buildings, this would contribute to the Proposed Development creating a character and sense of place of its own.
- 10.5 There would be a clear distinction within the Proposed Development between the 'linear' buildings located against the edges of plots, which would have a horizontal expression with solid materials and regular, grid-like elevations, and the standalone buildings of A1, A2 and B3, which would be extensively glazed and vertically emphasised in their proportions. This would provide a visually interesting contrast across the Proposed Development.
- 10.6 Building B3 would be the most visible part of the Proposed Development. Its location at the south-western corner of the Site is such that it would form a focal point in views from the south and west in particular, along the important routes of Anchor and Hope Lane/ Charlton Church Lane and Bugsby's Way. Its modified hexagonal/rhomboid plan, the manner in which its floorplate decreases in size in the lower part of the building, and its angled top would combine to provide Building B3 with a distinctive profile and a sculptural quality. The winter gardens, with horizontal louvres on the northern and southern elevations, would provide it with a distinctly residential appearance.
- 10.7 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.
- 10.8 In medium range views from the south and west, 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 Building A East North and South increase in height in opposite directions to each other would create a dramatic visual relationship between them in such views.
- 10.9 In shorter range views, Building A East and Building B West would define the eastern and western edges of the Site respectively, and their faceted facades would provide their elevations with depth and articulation. Buildings A1, A2 and B3 would appear as contrasting glazed buildings.
- 10.10 The relatively simple brick facades of Building A West would relate well to the existing housing on Atlas Gardens and Derrick Gardens. While 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.
- 10.11 Overall, the Proposed Development would enhance the Charlton Riverside TCA within which it is located through its high quality architecture and public realm. It would form a distinct and high quality background element of townscape when seen from TCA B, residential Charlton. The increased permeability offered by the Proposed Development, and provision of open space, would also be of benefit to this TCA. It would have no significant effect on TCA C, Charlton Village, which is located in an elevated position approximately 1km from the Site.
- 10.12 The Proposed Development would provide significant new public space. It would result in urban design benefits including increased permeability, with new routes enhancing connections between Anchor and Hope Lane, the Site, and the riverside walkway, and improved definition and animation of Anchor and Hope Lane by the buildings on Plot B. The routes within the Proposed Development could also facilitate wider connections in future, forming part of longer routes envisaged within the illustrative masterplan produced by the architects of the scheme.
- 10.13 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.
- 10.14 The Proposed Development would be in line with national, regional and local planning policy and guidance in respect of its high quality of architecture and urban design. The inclusion of a tall building in the form of Building 3 would be consistent with Policy DH2 of the Core Strategy, and in line with this policy Building 3 would be a well designed tall building which would create a 'landmark' for the area and help to provide a catalyst for regeneration. The location of the Proposed Development is such that it would not be relevant to the Local Views identified by RBG in its Core Strategy as an "important element in the character of Royal Greenwich".
- 10.15 In conclusion, the Proposed Development would coherently redevelop a closed-off Site of low visual quality with a scheme comprising buildings of high architectural quality, set within a network of landscaped routes and spaces. It would enhance a range of short, medium and long range views, and the character of the TCA in which it is located. The Proposed Development would represent a new form of development for Charlton Riverside; it is likely to be one of the first redevelopment projects in this wider area, which is earmarked for comprehensive regeneration over the coming decades, and as such it would set a high standard for future developments to match.

Table 2: Residual Effects Table

Receptor	Effect significance	Nature of effect
Construction		
<i>Views</i>	No more than 'Moderate'	Adverse, temporary
<i>TCA's</i>	Moderate – TCA A Minor to moderate – TCA B Negligible – TCA C	Adverse, temporary
<i>Heritage Assets</i>	No more than 'minor'	Adverse, temporary
Completed and Occupied Development		
<i>Views</i>		
1 – Gallions Road/ Bugsby's Way	Moderate	Beneficial
2 – Atlas Gardens	Moderate	Adverse
3 – Derrick Gardens	Minor to moderate (summer) Moderate (winter)	Adverse
4 – Woolwich Road roundabout	Moderate	Beneficial
5 – Herringham Road	Moderate	Beneficial
6 – Stone Lake Industrial Park	Moderate	Beneficial
7 – Anchor and Hope Lane (spur road)	Moderate	Beneficial
8 – Charlton Church Lane/ Woolwich Road	Moderate	Beneficial
9 – Charlton Train Station	Moderate	Beneficial
10 – Charlton Church Lane/ Nadine Street	Minor to moderate	Beneficial
11 – Warren Court/ Church Lane	Minor to moderate	Beneficial
12 – Harvey Gardens/ The Valley	Minor to moderate (summer and winter)	Beneficial
13 – Charlton Lane/ Fairfield Grove/ Thorntree Road	No effect (summer) Negligible (winter)	Neutral
14 – Victoria Way/ Eastcombe Avenue	No effect	No effect
15 – Maryon Park outlook	Moderate	Beneficial
16 – Woolwich Church Street/ Woolwich Road roundabout	Minor	Neutral
17 – Westfield Street	Minor	Beneficial
18 – Thames Barrier Park	Moderate	Beneficial
19 – Lyle Park	Moderate	Beneficial
20 – Riverside walkway, adjacent to Greenwich Peninsula Emirates Air Line Station	Moderate	Beneficial
21 – Coxmount Road	Minor to moderate	Beneficial
<i>TCA's</i>		
TCA A – Charlton Riverside	Moderate	Beneficial
TCA B – Residential Charlton	Moderate	Beneficial
TCA C – Charlton Village	Negligible to minor	Neutral
<i>Heritage assets</i>		
Charlton Village Conservation Area	Minor to moderate	Neutral
Fossdene School with associated schoolkeeper's house, handicraft block and boundary wall and gates	Minor	Neutral
Nos. 25-29, Nos. 31 and 33, Nos. 35 and 37; and No. 39 Fairfield Grove	Negligible to Minor	Neutral
The Church of St. Luke and its walls, gate piers and gate	Minor	Neutral
The Antigallican Public House	Moderate	Neutral
Nos. 17-19 Bowater Road	Minor	Neutral
The Royal Oak Public House	Negligible	Neutral
Nos. 55-66 Charlton Lane	Negligible	Neutral
Nos. 111-125, 127-133 Victoria Way	Negligible	Neutral
Nos. 41-49 Wellington Gardens	Negligible	Neutral