

10.5 Landscape Character Areas

GROUND FLOOR CHARACTER AREA: ANCHOR & HOPE LANE AND ATLAS & DERRICK GARDENS IMPROVEMENTS

Potential improvements to Atlas and Derrick Gardens have been discussed with local residents. The extent and scope of these works is yet to be agreed. The client will need to confirm to what the improvements in these areas will include.

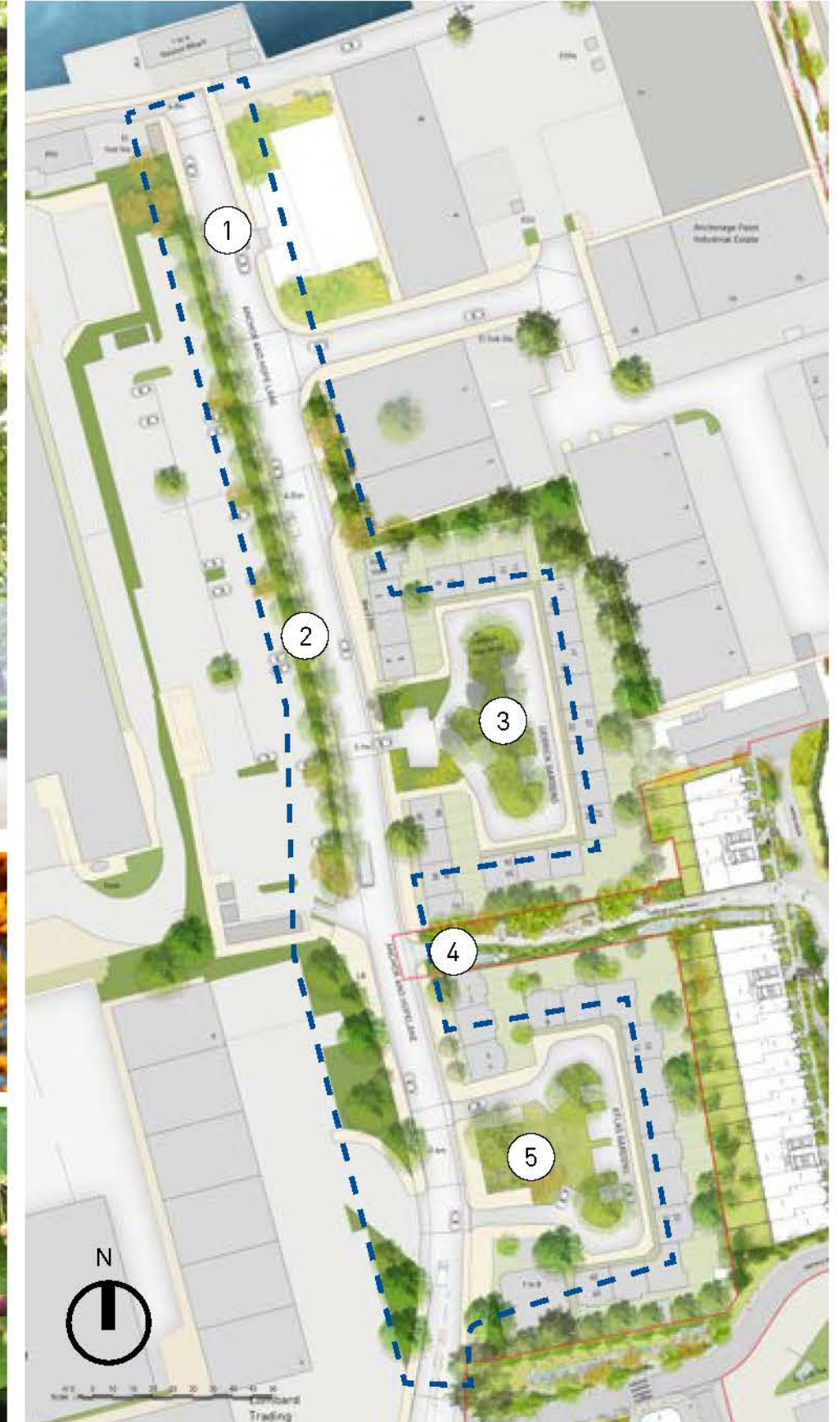
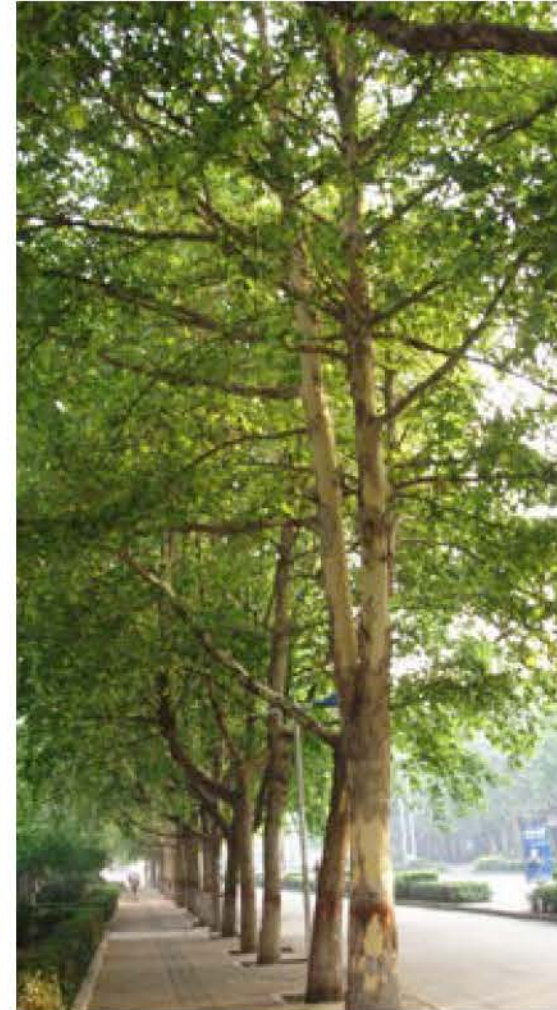
The idea is to improve the existing environment / streetscape along Anchor & Hope Lane towards the river, and also where possible include new planting in the centre of Atlas and Derrick Gardens.

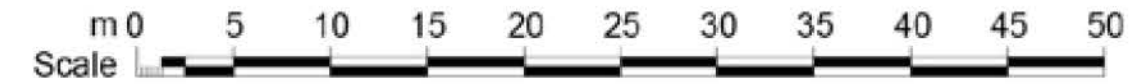
Through the public consultation events it became clear how a strong and established community already exists in this area. These social connections are valuable and vital if a new community is to establish in the local area. The improvement works which take place in these spaces will aim to galvanise existing community relationships and encourage new ones to form. One idea is to showcase contemporary methods in urban food production within the heart of Atlas & Derrick Gardens. This may be achieved through the use of pocket parks and urban orchards. However any interventions will need to be discussed and agreed with the local residents, and does not form part of the formal application proposals at this stage,

A suggestion of the improvements which could be considered are listed below and notionally represented on the adjacent plan extract.

The blue dotted line denotes a notional area / extent of streetscape and public realm improvements. The final extent is to be agreed with the client, The London Borough of Greenwich and the residents in due course.

1. Anchor & Hope Lane : North / South Pedestrian Link.
2. New street tree planting to green the footways as you approach the river front.
3. Derrick Garden improvements could include new footway materials and planting.
4. Entrance to Anchor & Hope Path, details of which are included on the following pages.
5. Atlas Garden improvements could include new footway materials and planting.





GROUND FLOOR CHARACTER AREA: ANCHOR & HOPE PATH

This page outlines the proposals along the new Anchor & Hope Path, which connects Plot A with Anchor & Hope Lane. This key pedestrian route passes between Atlas and Derrick Gardens and provides a significant opportunity for SUD systems, rain gardens and carefully selected play equipment.

It is important that space remains inviting to visitors to discourage anti social behaviour. This can be achieved through recreational features and clear sight lines through the space.

This route leads directly into the heart of the development and forms part of a series of safe and inspiring public spaces which residents will want to use and enjoy on a daily basis.

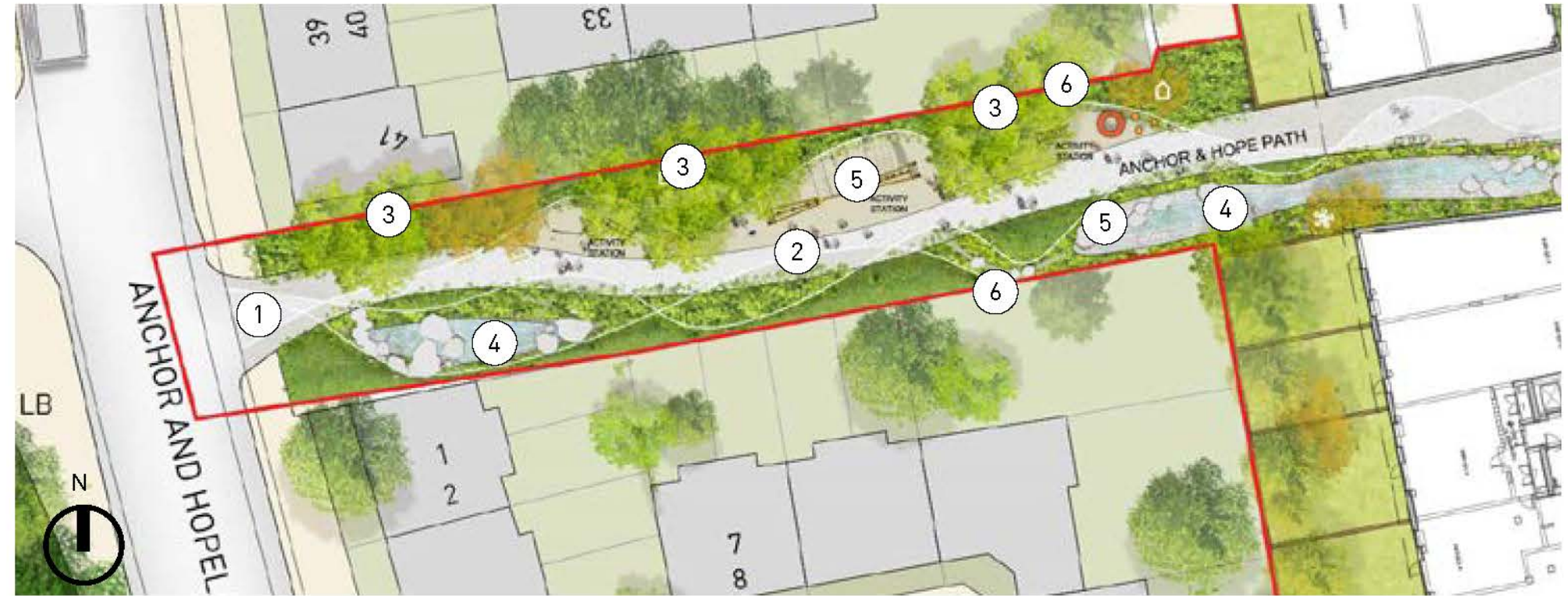
It is hope the semi natural planting, rain gardens and ecological enhancements will be of interest to adults and children alike, and encourage them to take an interest in the natural environment.

The space is approximately 12m wide and over 80m in length, which is a generous amount of space which can accommodate a range of interventions.

A summary of the key features in this space is given below:

1. Anchor & Hope Lane entrance to East / West Pedestrian Link. Prominent location for new way finding markers and signage.
2. Ribbons of paving flow through the space with a series of play / exercise features dotted along the route. The ribbons in the paving echo the rope building industry which once stood on the site.
3. Swathes of lush planting line each side of the route, interspersed with a continuous rhythm of clear stem tree planting.
4. Balancing ponds / rain gardens connect with contemporary SUD systems which channel surface water and attenuate the flow in underground tanks.
5. Activity / play areas along the Lane, details of which are included later in this report.
6. Improvements to the fencing along the route could include a new skin / timber fence running along the length of the space.

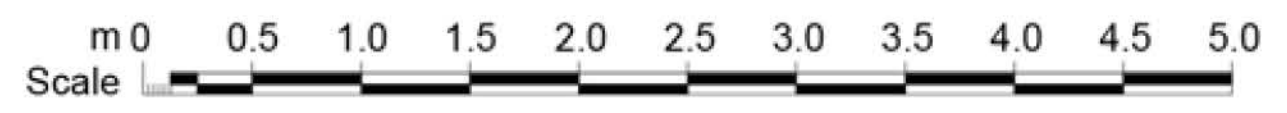
A typical cross section has been included overleaf illustrating the relative width of the space.



GROUND FLOOR CHARACTER AREA: ANCHOR & HOPE PATH



2 Section 2
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GROUND FLOOR CHARACTER AREA: ROPE LANE

This page demonstrates the proposals for the north south connection from Plot A to the River Thames. This is a significant pedestrian route through the scheme and could form a new vehicular link as part of the future masterplan.

The route was used historically for transporting ropes and sails to boats from the workshops in the area. This interesting historical industry could influence the detailing of the landscape features.

Rope like structures, linear patterning, and flowing planting could be used to reference the areas historical past. It is features such as this which are currently proposed along this route.

Safety is also a primary concern as the space is relatively narrow with limited exit points along its length. This type of environment could be subject to anti social behaviour if not appropriately managed and designed.

The proposals will include lockable gates at each end of the route, which can be closed at night preventing access. CCTV could be positioned to record movement and activities in the space, along with considered planting which maintains sight lines and restricts opportunities for people to hide.

Other characteristic features of the space are summarised below:

1. Clear stem tree planting at regular centres provide a green canopy and structure in the space.
2. Low level planting set out in bold swathes moves in sinuous patterns along the length of the route.
3. Simple hardwood seats sit nestled amongst the planting, providing opportunities for less ambient people to rest on route to or from the river.
4. A mix of native, semi native and ornamental planting will be adopted to boost local levels of bio-diversity and encourage wildlife such as birds and invertebrates into the site.
5. If necessary we can specify lockable gates in this location, which could reflect the architectural metalwork seen in the building. These gates would be positioned at either end of the route to provide security and restrict access out of hours.



GROUND FLOOR CHARACTER AREA: MARSH MEWS

The area in front of the Plot 'A' West North and South buildings includes a series of swales, rain gardens and dry river bed elements. These semi natural systems provide opportunities for Sustainable Urban Drainage systems and improved bio-diversity. Water purification and attenuation are the over arching goals, which will need specialist input from an ecologist, hydrologist and engineer to maximise the potential of these landscape features. Safety is a primary concern so changes in level, planting and a controlled water level will need to be developed as part of the detail design process.

These buildings have been referred to as the Town Houses throughout the development of the scheme, and will require a family friendly approach to the landscape design. With this in mind the space includes a series of timber bridges spanning the rain gardens, and variety of planting types offering variations in colour, texture and aroma. These design techniques are intended to stimulate the senses of those who live here, encourage new flora and fauna into the area, and provide an educational resource tool for the families who move to the area.

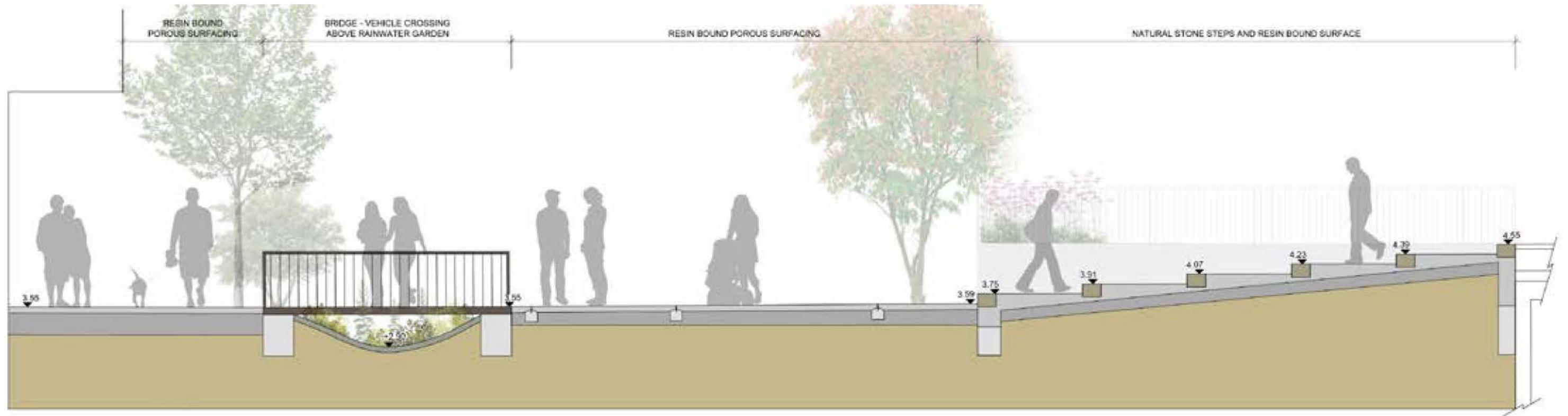
The layout of the space is designed to echo the style and principles seen within the Plot A central park / garden, with a succession of routes communicating public, semi public and private domains.

This is achieved through a variation of footway widths, buffer planting and the use of the rain gardens as a moat to physically and visually protect the entrances to the building.

This location of the scheme also facilitates vehicular access to Amex house to the north, and provides a route for servicing and emergency access. Details of the servicing and circulation can be seen within the appropriate chapter of this report. The intention is to provide a shared space environment, which puts emphasis with pedestrian experience but can accommodate vehicular movement when required.

1. Entrance from Anchor & Hope Path
2. Balancing pond and terminus to linear rain garden installations.
3. Seating which is encased by lush planting at various positions along the route.
4. SUD installations, rain gardens, dry river beds and swales, with strategically placed timber bridges surrounded by and wetland planting.
5. A series of specimen trees appear at regular intervals along the route.
6. Connection to Plot A Central Park / Garden by means of a slope and stepped access.



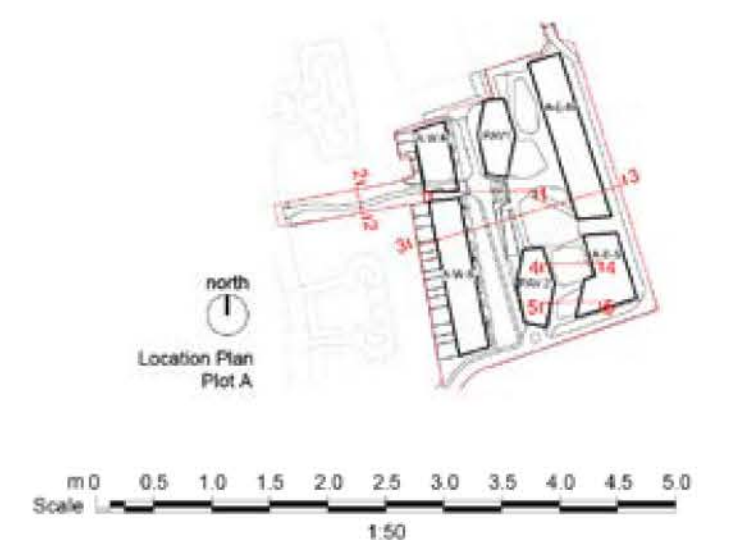


1 Section 1
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1 Section 3
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The section to the left is a partial view of Section 3, and highlights the treatment particularly within this Character Area. The section continues through the Central Podium Garden / Park, see associated Character Area for more information.



GROUND FLOOR CHARACTER AREA: PLOT A CENTRAL PODIUM GARDEN/PARK

The Plot A Central Podium Garden / Park will be a public space which sits at the heart of the development, providing a green oasis which aims to serve the new and existing communities.

This generous landscape space sits above the basement car parking, and provides a variety of landscape types including:

- Play areas.
- Amenity lawn areas.
- SUD systems, rain gardens and dry river beds.
- Wild / native planting for ecological enhancement.
- A dedicated nursery play area.
- Sheltered seating areas.
- Opportunities for external cafe or restaurant seating.

This open space will encourage people to socialise and interact, helping cement existing and forge new community relationships. Residents will have the flexibility to use the space how they wish, which it is hoped will establish a sense of pride and ownership over the space.

The semi natural style of the planting aims to define the development, creating a unique identity for the scheme and contributing to a sense of place for the residents and wider community.

Play spaces and family gathering areas ensure new residents of all ages can enjoy the space, with ongoing maintenance and management ensuring the garden / park is safe and welcoming at all times.

As seen in other areas of the scheme native planting and careful habitat creation aims to establish an ecologically rich environment which will benefit the local people and the environment.

It is important that people feel welcome and are encouraged to use the space. The idea that 'people attract people' is true in spaces such as this, so to encourage this behaviour measures such as active frontages to the buildings, activity zones and play areas have all been included. It is hoped that this range of uses will ensure a wide variety of people and user groups use and engage with the space, which in turn will help create the sense of community which as mentioned is a key design principle and aim for the scheme.

A series of precedent images and initial idea sketches have been included to help demonstrate the aspirations and vision for the Plot A Central Podium Garden / Park.

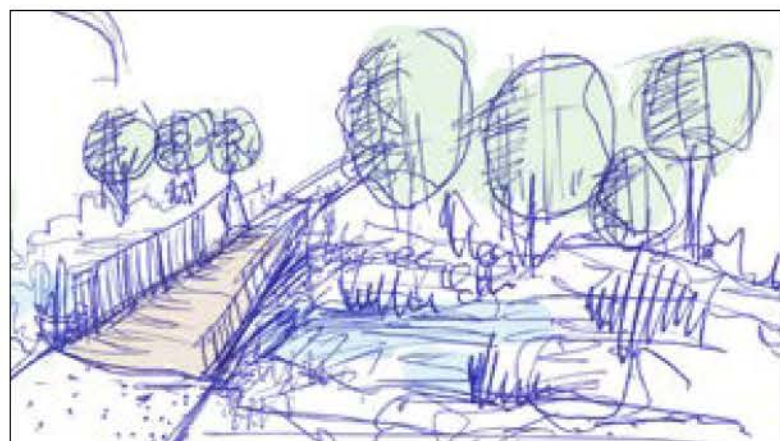




These ideas have help shape the design and highlight particular considerations which have been addressed in the proposals.

This space needs to perform a variety of roles, it needs to be welcoming to families, promote the ecological aspirations of the development, establish a sense of community, and create a high quality bench mark for the wider Charlton Riverside Masterplan. To achieve these roles the space includes a series of key features and designated areas, details of which are listed below:

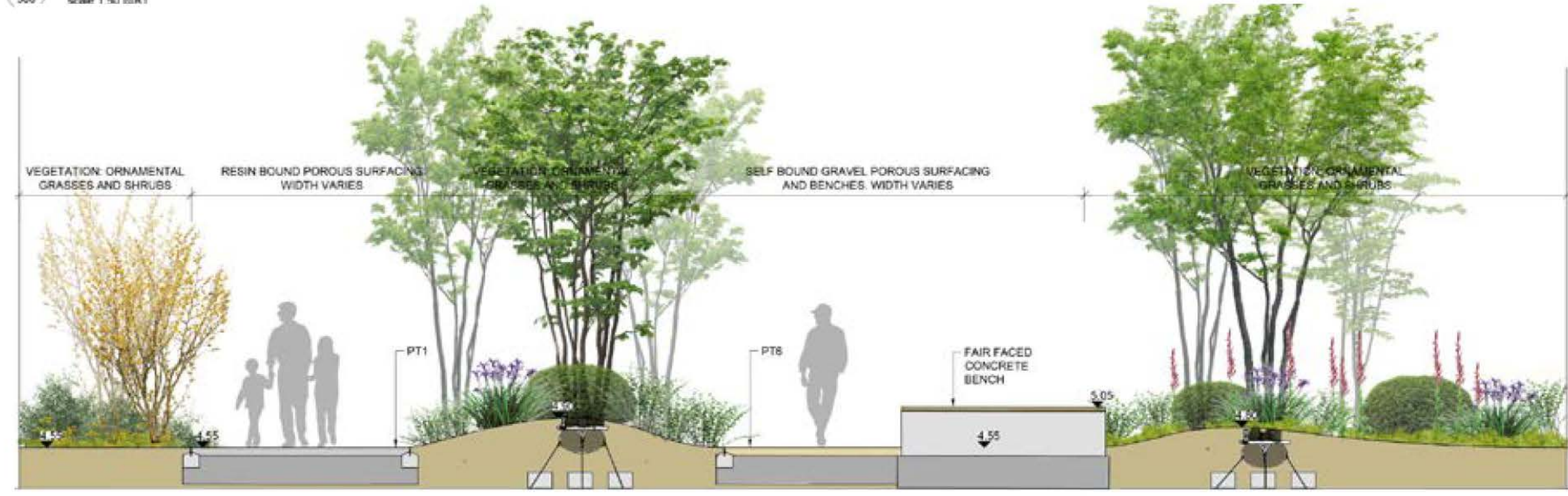
1. SUD systems, dry river bed and rain garden.
2. Nursery play area
3. Activity area with table tennis, play equipment and sculptural seating.
4. Petanque / boule court.
5. Flexible play / activity area on amenity lawn and open space
6. Wooden bridge on main axis through the scheme connecting to the wider masterplan.
7. Sculptural seating and social space.
8. Entrance area with ornamental planting.
9. Commercial frontage with clear stem street tree planting.
10. Entrance slope up to the podium garden.
11. Stepped access from Anchor & Hope Path up to the central garden / park.
12. Pedestrian link to the River Thames / Rope Lane.



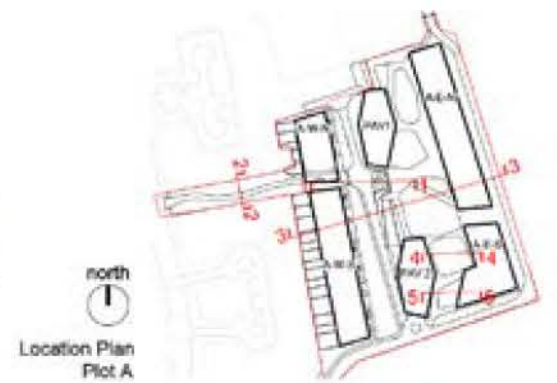
GROUND FLOOR CHARACTER AREA: PLOT A CENTRAL PODIUM GARDEN/PARK



4 Section 4
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3 Section 5
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Visualisation of Building A East North shared roof terrace.

