

## View 18: Thames Barrier Park

### Existing

- 6.131 This viewpoint is located within the Thames Barrier Park, on the northern side of River Thames. It is likely that most people in this location would be here in their leisure time.
- 6.132 The River Thames occupies the foreground and middle ground of the view, such that they have an open quality. The Thames Barrier is the most prominent man-made element within the view, east of the viewpoint (left in this view). Development on the other side of the river is typically low in height, and much of it consists of light industrial or warehouse buildings, including the Anchorage Point business park (grey and blue buildings, right side of view) and a large supermarket warehouse, which is located to the north-west of the Site. Development further south of the river edge is predominantly residential, including some tall post-war apartment blocks.
- 6.133 This is a view of low to medium sensitivity.

### Proposed

- 6.134 The Proposed Development, primarily the buildings on Plot A and the top of Building B3, would appear in the middle distance, on the southern side of the river.
- 6.135 The Proposed Development, in the form, scale and appearance of its buildings, would represent a change in character for the southern side of the river bank; it would signal the location of an area of regeneration, in line with planning policy for the wider area in which it is located, and would be substantial enough in scale and distinctive enough in its form and architecture to appear as a 'place' in its own right.
- 6.136 The linear forms and relatively solid elevations of Building A East and Building A West would form a visually interesting contrast with the extensive glazing on Buildings A1, A2 and B3. The latter building would appear as a singular tall element, with a distinctively sculptural form and appearance. The most visible part would be the northern frontage, which is occupied by winter gardens, and which would have a light and distinctly residential appearance.
- 6.137 This would be a change of moderate magnitude to a view of low to medium sensitivity. The significance would be moderate. The effect would be beneficial.



Viewpoint: 18 - Existing.



Viewpoint: 18 - Proposed.

## Proposed with cumulative schemes

6.138 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 would be moderate. The effect would be beneficial.



## View 19: Lyle Park

### Existing

- 6.139 This viewpoint is located in Lyle Park, on the northern side of the River Thames. It is likely that most people in this location would be here in their leisure time.
- 6.140 A warehouse on a neighbouring site can be seen on the left edge of this image. Otherwise, the foreground and middle ground are largely occupied by the River Thames and have an open character. Development on the other side of the river is typically large in footprint and low in height, and much of it consists of light industrial or warehouse buildings, including the Anchorage Point business park (grey and blue buildings, towards the centre of the image) and a large supermarket warehouse, to the north-west of the Site. Development further south of the river edge is predominantly residential, including some tall post-war apartment blocks.
- 6.141 This is a view of low to medium sensitivity.

### Proposed

- 6.142 The Proposed Development would appear in the middle distance, on the southern side of the river. The buildings of Plot A and Building B3 would be the most visible elements of the Proposed Development, appearing as part of a background layer of townscape in the view.
- 6.143 The Proposed Development, in the form, scale and appearance of its buildings, would represent a change in character for the southern side of the river bank; it would signal the location of an area of regeneration, in line with planning policy for the wider area in which it is located, and would be substantial enough in scale and distinctive enough in form and architecture to appear as a 'place' in its own right.
- 6.144 The linear forms and relatively solid elevations of Building A East, Building A West and Building B East would form a visually interesting contrast with the extensive glazing on Buildings A1, A2 and B3. The latter building would appear as a singular tall element, with a distinctively sculptural form and appearance. The northern frontage and the centre of the western frontage would be occupied by winter gardens, which would lend Building B3 a distinctly residential appearance.
- 6.145 This would be a change of moderate magnitude to a view of low to medium sensitivity. The significance would be moderate. The effect would be beneficial.



Viewpoint: 19 - Existing.



Viewpoint: 19 - Proposed.

## Proposed with cumulative schemes

6.146 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 would be moderate. The effect would be beneficial.



## View 20: Riverside walkway, adjacent to Greenwich Peninsula Emirates Air Line Station

### Existing

- 6.147 This viewpoint is located on the riverside walkway on the Greenwich Peninsula, and the view is looking south-east. It is likely that most people in this location would be here in their leisure time.
- 6.148 The riverside walkway can be seen to head south, on the right side of this image, with large scale and tall residential development on the Peninsula seen to its west. The River Thames can be seen stretching south-east from the viewpoint, providing the foreground and middle ground of the view with an open aspect.
- 6.149 Development on the northern side of the river is a mix of industrial sites and residential developments, including some under construction. On the southern side of the river, development is typically low in height, and much of it consists of light industrial or warehouse buildings. A large supermarket warehouse, which is located to the north-west of the Site, is particularly visible. Development further in the distance is predominantly residential, including some tall post-war apartment blocks.
- 6.150 This is a view of low to medium sensitivity.

### Proposed

- 6.151 The Proposed Development would appear in the distance. The buildings of Plot A and Building B3 would be the most visible elements of the Proposed Development, appearing as a background layer of townscape in the view, in a similar manner to, and at a similar apparent height to, the existing and under-construction buildings in the Royal Docks area on the other side of the river.
- 6.152 While the Proposed Development would represent a change in character for the part of the view in which it is located, it could be appreciated to be broadly similar in character to the Royal Docks development, and that in the foreground of the view, on Greenwich Peninsula. It would signal the location of an area of regeneration in Charlton Riverside, in line with planning policy for this wider area.
- 6.153 The linear forms and relatively solid elevations of Building A East, Building A West and Building B East would form a visually interesting contrast with the extensive glazing on Buildings A1, A2 and B3. The latter building would appear as a singular tall element, with a distinctively sculptural form and appearance. The southern and northern frontages, and the centre of the western frontage, would be occupied by winter gardens, which would lend Building 3 a distinctly residential appearance.
- 6.154 This would be a change of moderate magnitude to a view of low to medium sensitivity. The significance would be moderate. The effect would be beneficial.



Viewpoint: 20 - Existing.



Viewpoint: 20 - Proposed.

## Proposed with cumulative schemes

- 6.155 The Greenwich Millennium Village (Phases 3, 4 and 5) scheme would be visible on the right side of the view, closer to viewpoint than the Proposed Development and at a larger apparent scale. The Morris Walk Estate (North) scheme would be visible further in the distance. These schemes and the Proposed Development would appear broadly comparable with each other in overall scale and would give the impression of widespread regeneration occurring on the southern bank 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, in the Royal Docks area, such that the character of both sides of this stretch of the River Thames is likely to be transformed in coming years.
- 6.156 Taking into account these cumulative schemes, the Proposed Development would continue to represent a change of moderate magnitude to a view of low to medium sensitivity. The significance would be moderate. The effect would be beneficial.



## View 21: Coxmount Road

### Existing

- 6.157 This viewpoint is located on Coxmount Road, and the view is looking north-west. It is likely that most people in this location would be local residents.
- 6.158 Both sides of the road are lined by walls and fences of generally low quality. The land can be seen to drop in level towards the north, and the roofs of houses can be seen beyond vegetation. The top of the Charlton football stadium is notable on the left side of the image. Warehouses in the Charlton Riverside area are visible, albeit not very noticeable, in the middle distance, in a gap between trees. The tall buildings of Canary Wharf appear in the distance.
- 6.159 This is a view of low sensitivity overall.

### Proposed

- 6.160 Building B3 and part of Building B East would appear in the middle distance (more of Building B East would be visible in winter, although still screened from view by trees to some extent, and it would not be visible to a sufficient extent to change the assessment of magnitude of change set out below).
- 6.161 The Proposed Development would appear as part of an intermediate layer of townscape within the view, distinct from the houses in the foreground and the buildings of Canary Wharf in the background, in a similar manner to the football stadium.
- 6.162 Building B3 would appear as a distinctive, sculptural tall building. Its southern frontage, occupied by winter gardens, would appear as a light element within the building and would help to provide it with a distinctly residential appearance. To the limited extent it would be seen, Building B East would appear as a high quality residential building.
- 6.163 This would be a change of minor to moderate magnitude to a view of low sensitivity. The significance would be minor to moderate. The effect would be beneficial.



Viewpoint: 21 - Existing.



Viewpoint: 21 - Proposed.

## Proposed with cumulative schemes

- 6.164 The Greenwich Millennium Village (Phases 3, 4 and 5) scheme would appear beyond the Proposed Development. A small part of it only would be visible, but to the extent it is seen it would consolidate the appearance of an intermediate layer of townscape within the view.
- 6.165 Taking into account cumulative schemes, the Proposed Development would continue to represent a change of minor to moderate magnitude to a view of low sensitivity. The significance would be minor to moderate. The effect would be beneficial.





