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10.1 Landscape Introduction:

LANDSCAPE INTRODUCTION

Quality landscape and public realm spaces are a key and defining part of the development, and this section of the Design & Access Statement outlines the landscape proposals for the scheme.

The site covers an area of 2.52ha, which comprises of high quality architecture, public and private gardens, areas of new public realm, and extensive roof gardens and terraces. The sheer extent of landscaped spaces is a real positive and distinctive feature of the proposed development.

The landscape and external spaces provide significant opportunities for existing and future communities in the area. How the landscape best serves the new and existing community has been a key consideration from the outset. Finding a balance between the needs of people whilst being sympathetic to the sites environmental context has been a challenge. However this challenge has provided an opportunity to do something really special, which we believe sets a high benchmark for the wider Charlton Riverside masterplan.

LIVING STREETS

We have adopted the concept of 'Living Streets', which is a design methodology specifically for urban areas. It aims to reduce the speed of motorized traffic, making the spaces more attractive to pedestrians.

By placing the emphasis with the pedestrian we can create more intimate spaces which connect at a personal scale. These spaces have the capacity to establish more healthy lifestyles by encouraging people to walk and cycle instead of using the car. This in turn will result in more people using the open spaces which animates the space, and helps build personal relationships between people in the community.

Encouraging this social interaction is a key driver behind the landscape proposals, and aims to help build a new community in what is primarily an industrial area at present.

A WORKING LANDSCAPE

A 'Working Landscape' is an idea which looks to maximise the potential of external spaces within a scheme. The

Anchor & Hope Lane Sites both sit adjacent to the river Thames. This significant location requires careful thought about protecting the existing environment and making enhancements wherever possible.

Achieving a 'Working Landscape' requires foresight, and should be considered from the outset. The working landscape can be developed to not only provide open amenity space, but can also provide the following functions and services:

- Purification of the site and decontamination.
- Attenuate surface run off
- Boost local bio-diversity
- Educate the local community about nature and environment.
- Provide shelter from unfavourable weather conditions
- Help reduce the heat island effect in our cities
- Absorb pollution and improve air quality
- Provide opportunities for improved wellbeing through fitness programmes, facilities and high quality public space

All of these functions have been considered in the development of the landscape proposal for this scheme, and have been achieved through interventions such as:

- Sustainable Urban Drainage (SUD) proposals
- Specialist planting palettes
- Sustainable material choices
- Considered landscape design

CHARLTON RIVERSIDE SPD

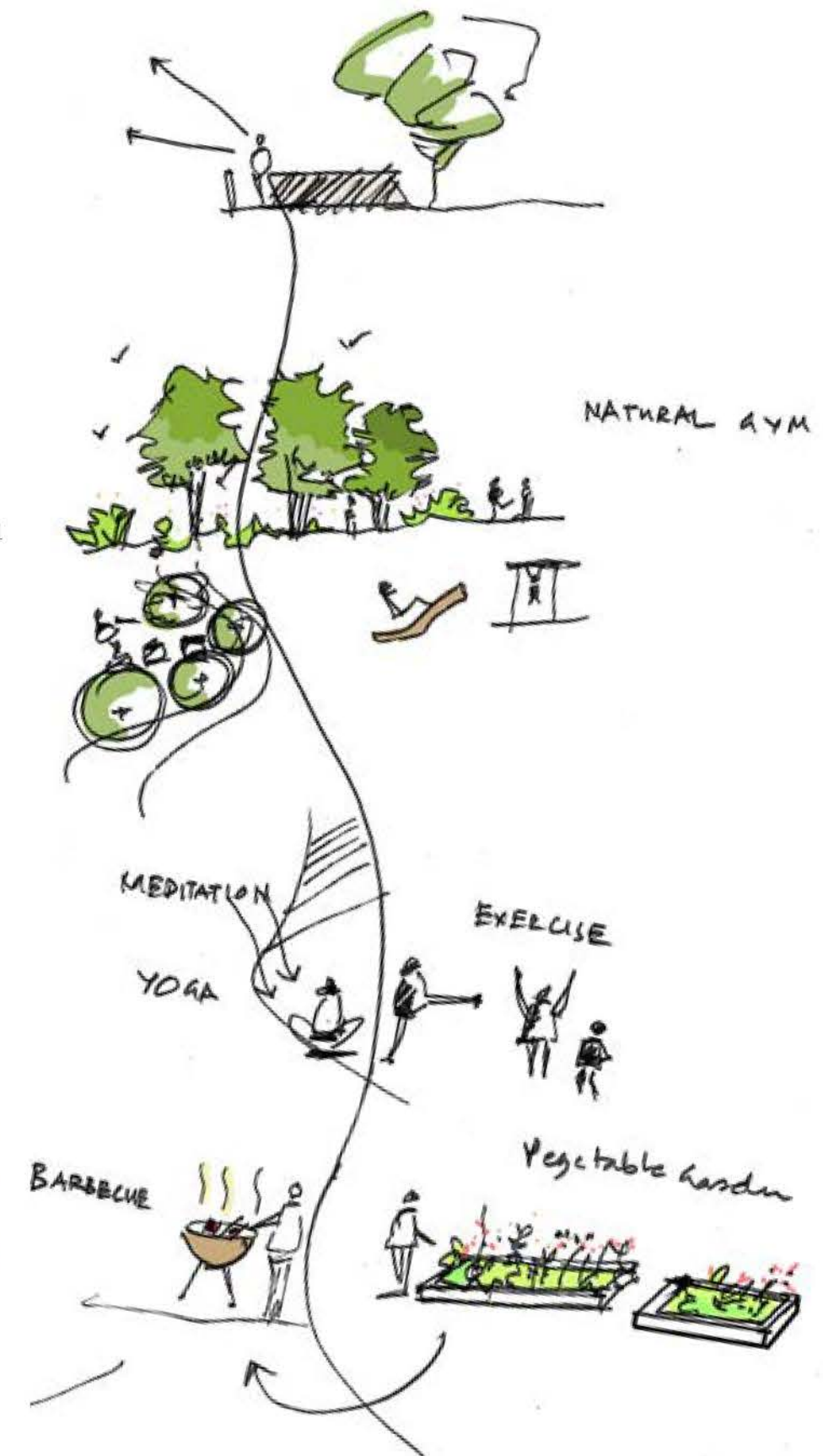
The current Charlton Riverside SPD identified a series of opportunities in the local area which need to be considered and encompassed into the masterplan proposals. These aims and objectives have been

considered as part of the Anchor & Hope Lane Sites proposals, and have informed the design and evolution of the landscape scheme.

The Charlton Riverside Masterplan intention is to transform the site and surrounding area into a new urban quarter by 2027. The key objectives which have a direct bearing on the landscape proposals for the Anchor & Hope Lane Sites include:

- Improved transport links / infrastructure
- To unlock the commercial and leisure opportunities afforded by the sites close proximity to the river
- Rationalise land use locations
- Develop a creative community to help drive local regeneration

The ideas and aims outlined on this page have helped formulate a series of overarching objectives and design principles. These principles have served as a framework and informed the development of the landscape proposals which are explained in more detail throughout this section of the report.

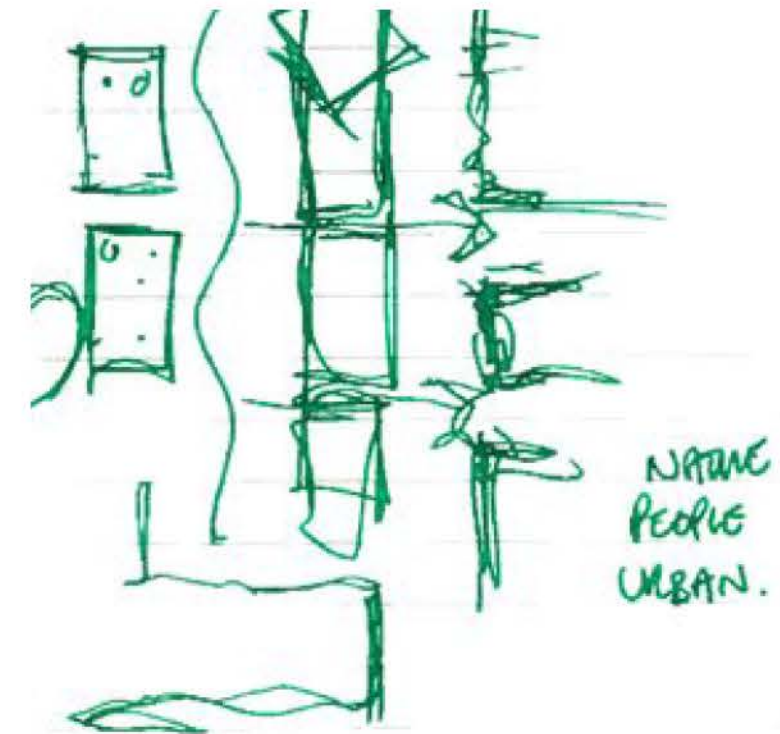


OVERARCHING AIMS, OBJECTIVES AND DESIGN PRINCIPLES:

- › Embed the new and unite the existing communities.
- › Create pedestrian friendly environments and adopt a 'Living Streets' approach.
- › Create a 'Working Landscape' environment.
- › Align the proposals with those intentions set out in the Charlton Riverside SPD.
- › Consider family living and their associated requirements in the landscape proposals.
- › Showcase innovative approaches to landscape, architecture and ecology.
- › Establish a new green and ecologically minded community.
- › Develop a local economy which feeds from and reinforces the green / sustainable ambition of the new development.
- › Provide flexible spaces which can be adjusted to accommodate a range of uses and functions.
- › To use landscape as a means to embed new businesses within the development, and create public spaces which people can live, work and relax in.
- › To include high quality play spaces for local children to enjoy, interact within and learn about the natural environment.



INITIAL IDEA / CONCEPT SKETCH:



GREEN SPACE STRATEGY

- ECOLOGY STRATEGY - SPECIES SPECIFIC.
- NATIVE SPECIES
 - WATER RESOURCES
 - AND ATTRACTAN.
 - STORAGE OF WATER
 - IRRIGATION

- SOCIAL STRATEGY - PLAY / CHOICE
- WELL BEING + FITNESS
 - COMMUNITY GARDENS
 - ALLIEMENTS
 - SPORTS.

10.2 Landscape Analysis:

GREEN SPACE NETWORK:

This diagram identifies the existing green spaces which surrounds the development site, and gives an approximate indication of the walking distances to reach these spaces.

- a** Derrick Gardens
- b** Atlas Garden
- c** Thames Barrier
- d** Maryon Park, Charlton

Key

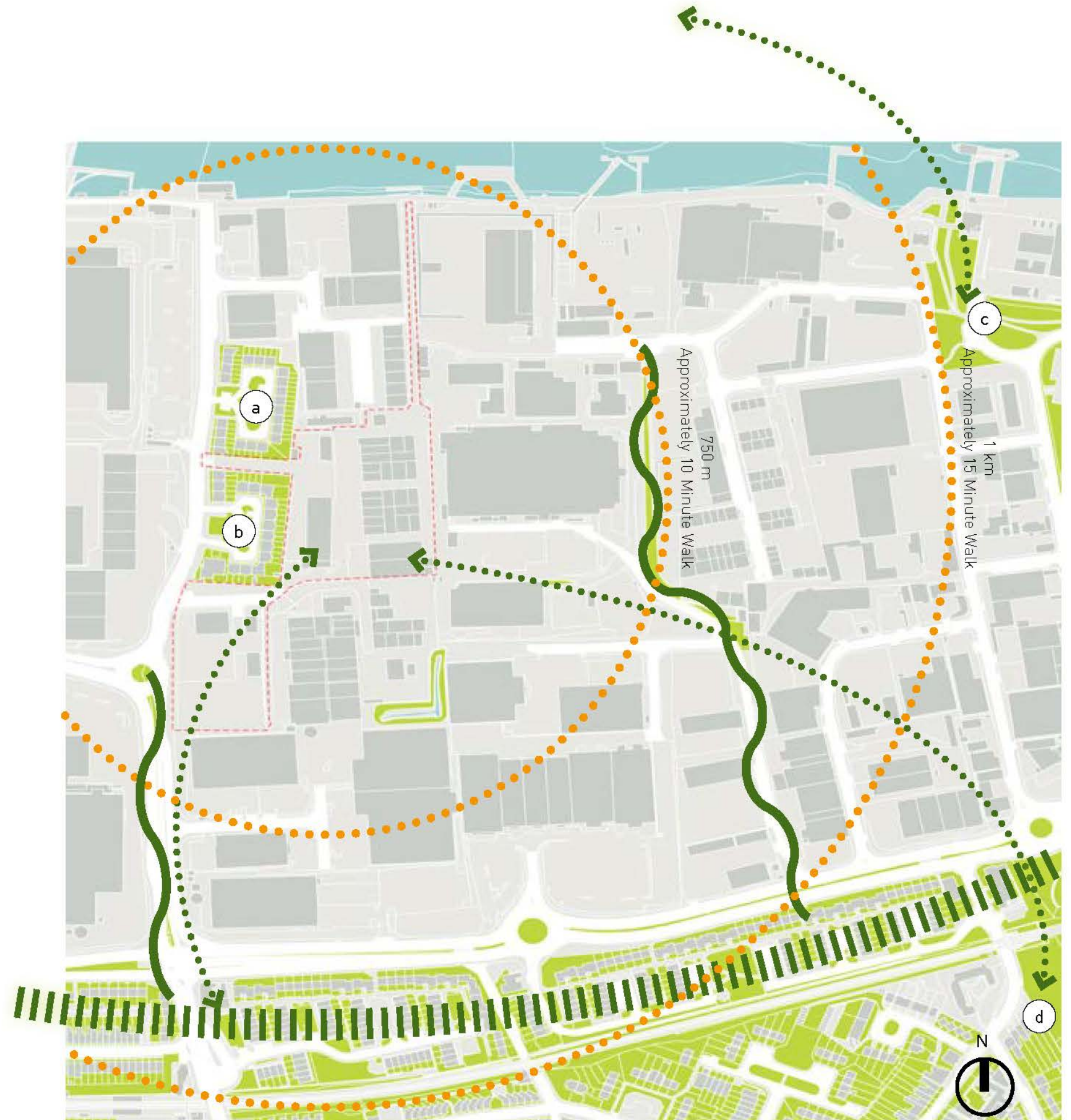
-  Walking radius
-  Existing green spaces within local proximity of the site
-  Aspiration to make new green space on route to the river.

A small area of green exists in the Derrick and Atlas Garden housing developments, however the centre of the site is largely barren in terms of green space, with only small fringes between plots offering any respite from the hard concrete, industrial environment.

It is clear from this diagram that green space within the wider Riverside Masterplan is limited, and highlights the need for high quality amenity space in the immediate local area.

The connections between the Thames Barrier and Maryon Park are important, but softening the heart of what is currently an industrial area is a key ambition of the development.

The existing Green Network provides connectivity from the Thames Barrier right up to Shooters Hill in the South. This can be further extended from east to west, linking the Charlton Riverside Masterplan to the Peninsula in the West.



ANALYSIS OF MOVEMENT: PEDESTRIAN

This diagram illustrates the available routes for pedestrians and cyclist around the site, indicates bus stop positions and the orientation of Charlton station.






This graphic demonstrates a limited number of pedestrian routes, particularly to the east of the Anchor & Hope Lane development sites. It is envisaged as the wider Charlton Riverside Masterplan emerges improved connectivity will be achieved, not only from east to west but also north to south, helping to maximise the opportunities the site's location brings.

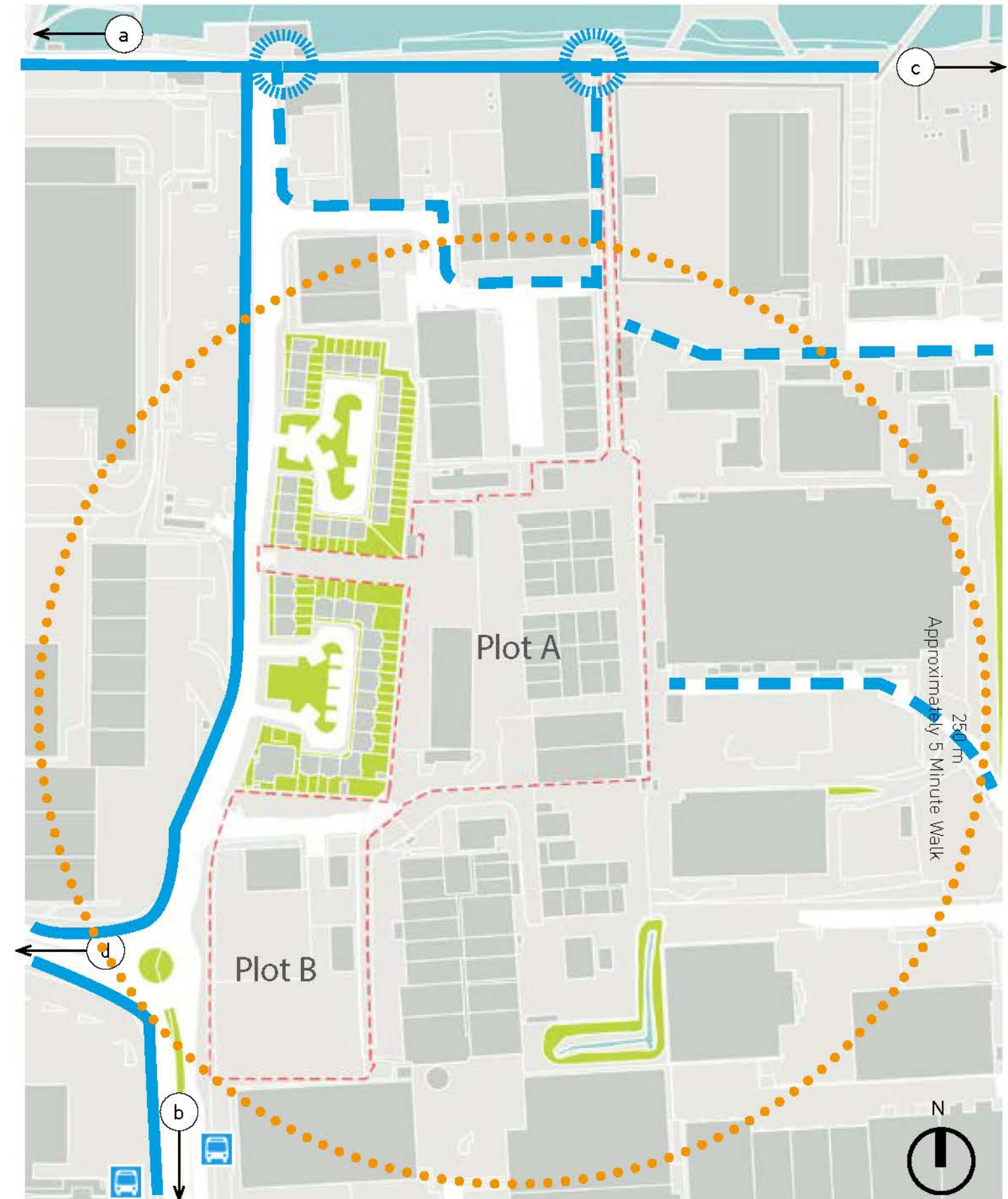
The inclusion of the a new Thames Clipper Pier on the river would also have an impact on footfall moving across the site. Improved wayfinding and signage strategies could also be developed to maximise the efficiency of the existing pedestrian and cycle network.

Directions:

- a** The Greenwich Peninsula and the O2
- b** Charlton Station
- c** Thames Barrier
- d** Charlton Asda store

Key

-  Wider development / improvements boundary.
-  Primary pedestrian & cycle pathway
-  Secondary pedestrian & cycle pathway
-  Major junction with pedestrian crossings.
-  5 minutes walking radius
-  Bus stop



APPRAISAL OF OPPORTUNITIES:

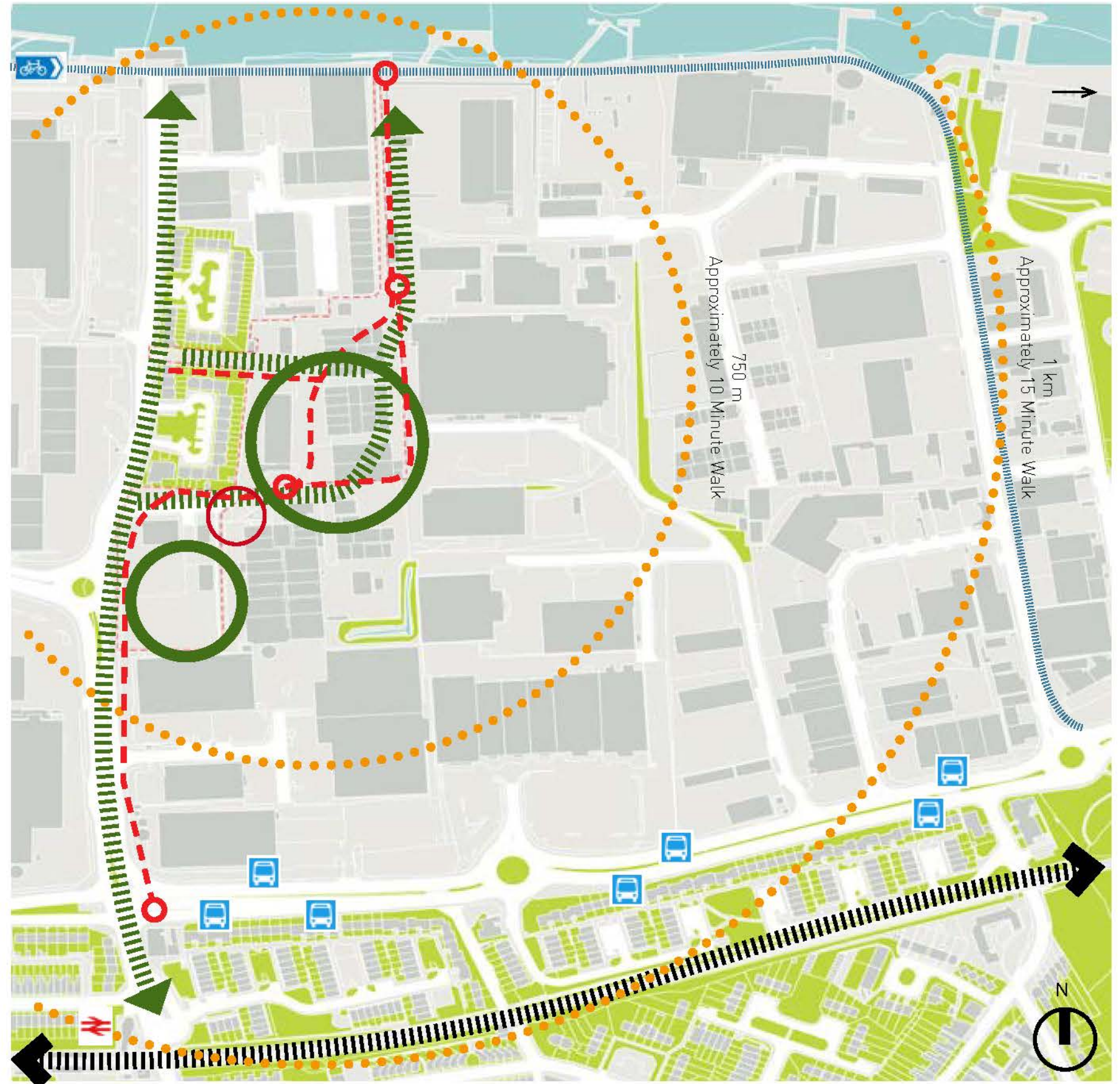
The opportunities in terms of landscape design offered by the development are significant. Public and private spaces in which people can work, live and play can be designed to a high standard serving as a benchmark for future developments within the masterplan.

The landscape and public realm designs can facilitate and realise the potential of the site through maximising the following opportunities:

- Improvements to the routes between existing transport links.
- Build on the existing cycle routes surrounding the site, and include the potential for new north to south routes.
- Maximise views to and from the River Thames.
- Improve connectivity between the river and the station to the south.
- Increase the amount of green space within the centre of the masterplan area, which can ultimately connect to the wider green network.
- Improve public realm experience along Anchor & Hope Lane.
- Capitalise on the river front context, boost leisure and recreation opportunities, develop river related industries, and draw people through the masterplan to river's edge.
- Utilise contemporary drainage systems to reduce surface run off, and create new habitats for local wildlife.
- Create a new sense of community and strengthen existing relationships.
- Provide new high quality amenity space for new and existing residents.
- Set a new high quality benchmark for future developments within the masterplan.

Key

- ▬▬▬▬▬▬ Improved ecological connection
- ▬▬▬▬▬▬ New ecological area and wildlife habitat
- - - - - New linkage through the proposed public realm
- New linkage through the proposed public realm
- 🚲 Existing cycle route.



10.3 Landscape Design Development

SITE ORIENTATION DIAGRAM

This diagram is designed to convey how the two plots are arranged, and to highlight the relative of key locations within the proposed development masterplan.

The places and spaces shown here will feature throughout this report.

The architectural massing shown here is notional only and not a direct representation of the architectural proposals. See architecture section for more information.

Those elements depicted in green relate to specific landscape interventions which are covered in more detail within the 'Character Areas' section of this report.



LANDSCAPE CONCEPT:

The landscape and public realm approach for the Charlton Masterplan is informed by the sites immediate context and the need for new high quality housing and amenity space.

A series of key character areas make up the landscape proposals which each contribute to a unique sense of identity for the development, and help establish a new sense of place for what is primarily an heavily industrial area.

The broad concept is to use the sites context to inform the detail within the design, and create a framework which sets the development apart from any other. This will be achieved through green, ecologically sound principles which will benefit the residents and the wider environment.

ROPE MAKING & THE RIVER.

Form and geometry within the landscape proposals will stem from a simple reflection of the sites location and unique cultural heritage.

The site is positioned on the south bank of the River Thames in what was, and is still a heavily industrial area of the city.

Historical investigations have shown the site may have once been used for the production of ropes for ships and boats. The scheme also includes a historic link / route leading to the banks of the river, which was likely used for transporting ropes and rigging to boats and barges waiting at the waters edge.

This interesting historical context has provided the inspiration for the landscape concept.

The idea is to replicate and echo the sites relationship to the river and its rope making past in the forms seen in the landscape. Examples of how this can be achieved include:

- > Street furniture. Seats, bins, bollards etc...
- > The lighting equipment and effects.
- > Signage and way finding.
- > Branding and commercial marketing material.
- > Paving patterns.
- > Sculpture and public art.
- > Geometry of the pathways, roads and planting areas.
- > Water features.
- > Play features.

Evidence of the site's historical past can be seen throughout the landscape proposals, and as the design becomes more refined subtle detailing can be included. This adds an additional layer to the landscape proposals and helps define a unique sense of place for the development.

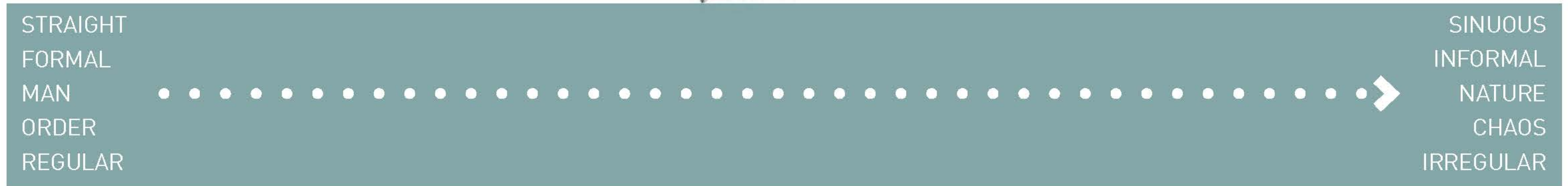
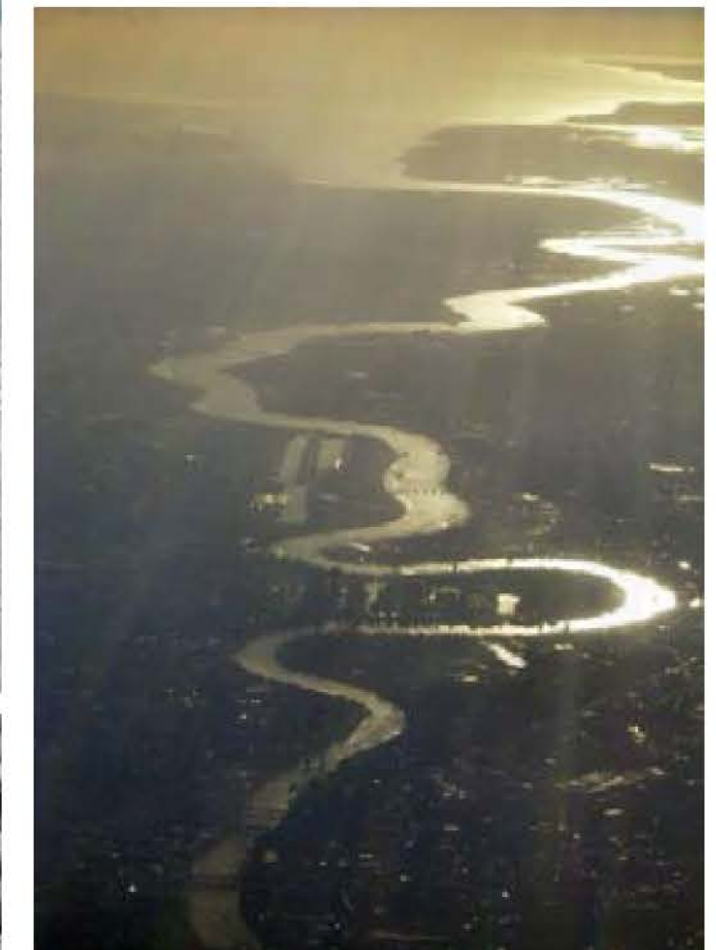
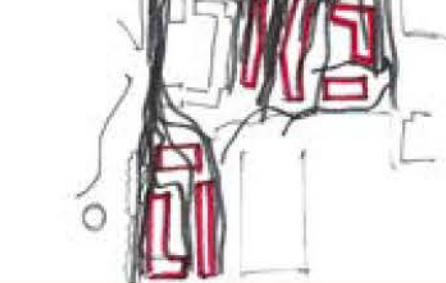
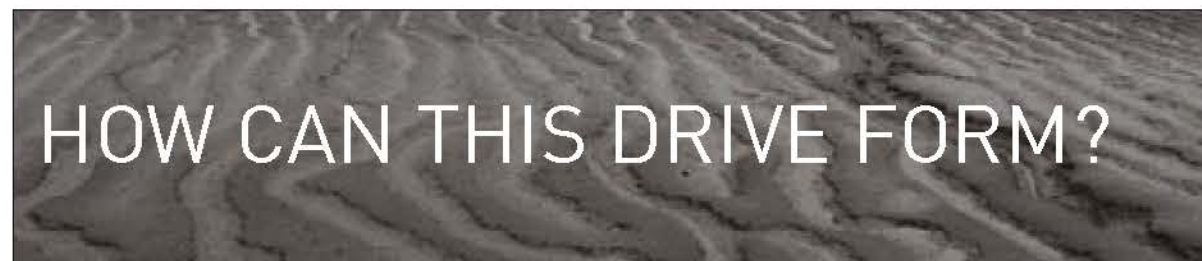
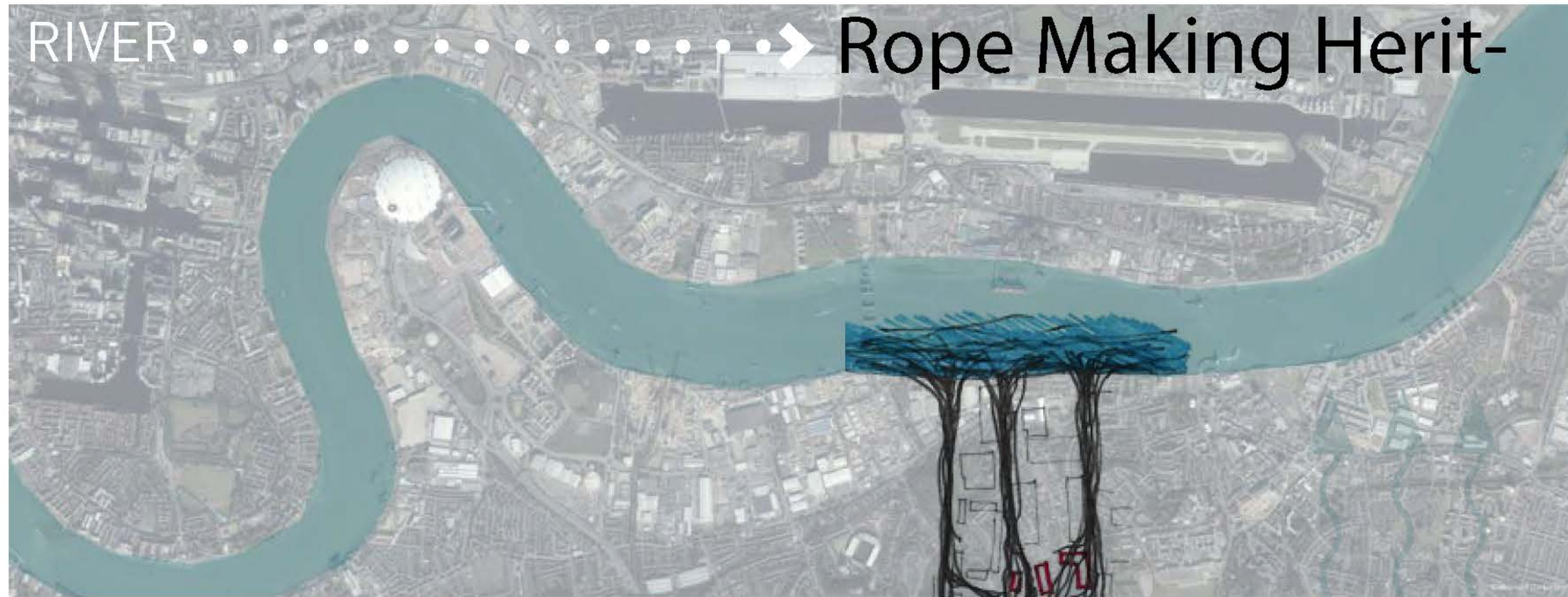


Historical Mapping C1748



These are just some of the ways the landscape concept can inform and drive the design going forward. Ultimately the cultural richness and place making come in the detail, however by adopting this approach from the initial stages we can ensure the idea is embedded from the very beginning.

LANDSCAPE CONCEPT:



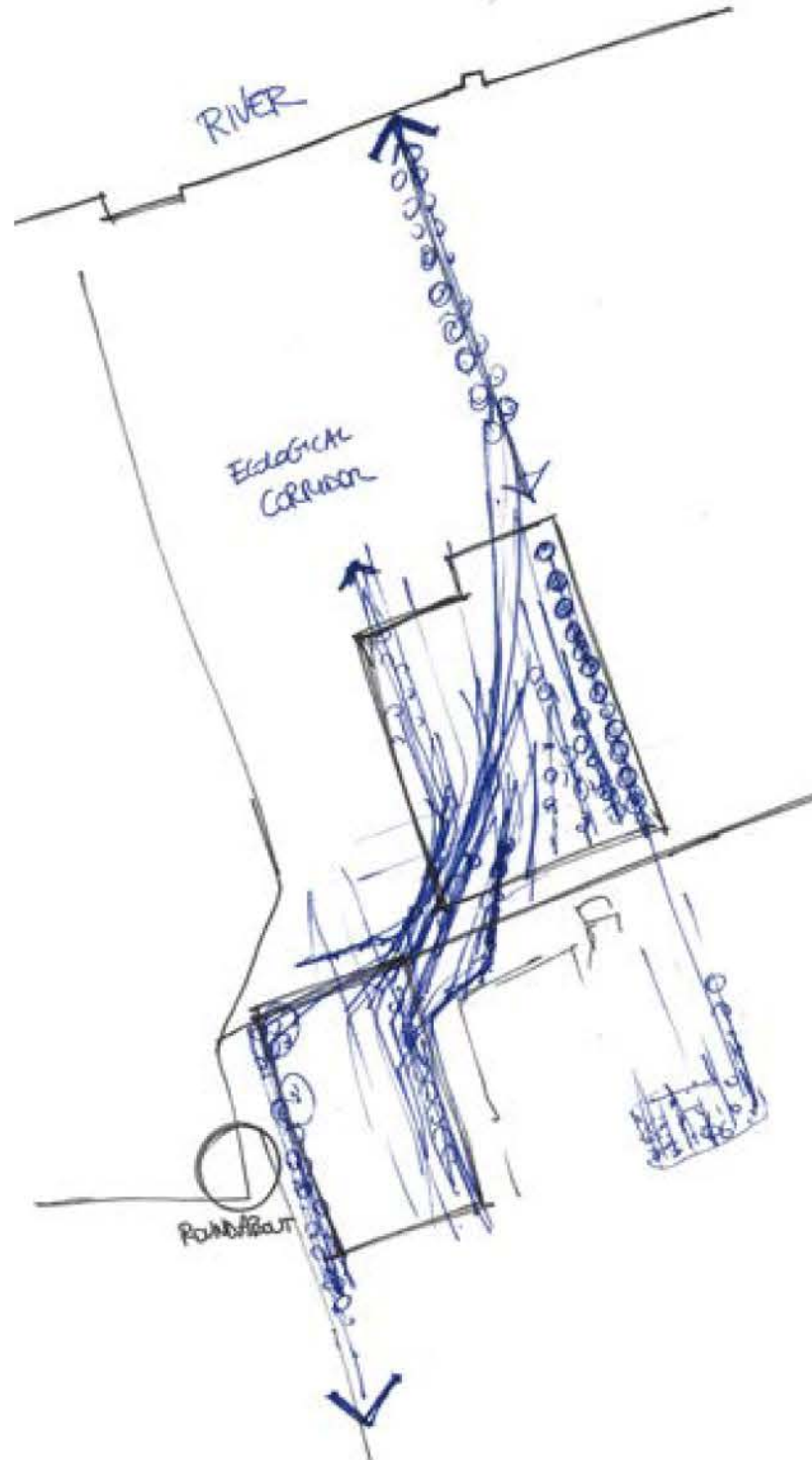
SKETCH DESIGN DEVELOPMENT

This page includes a few examples of how the scheme has evolved and changed over time. Each image is a snap shot of the ideas and concepts adopted in the landscape. Changes to the building massing, road network and circulation have occurred, with each iteration improving on the last.

The current scheme is born from these early experiments with space, mass, void and planting

Some elements of the design have remained including the a central green space in plot A, and the use of tree planting to green the landscape.

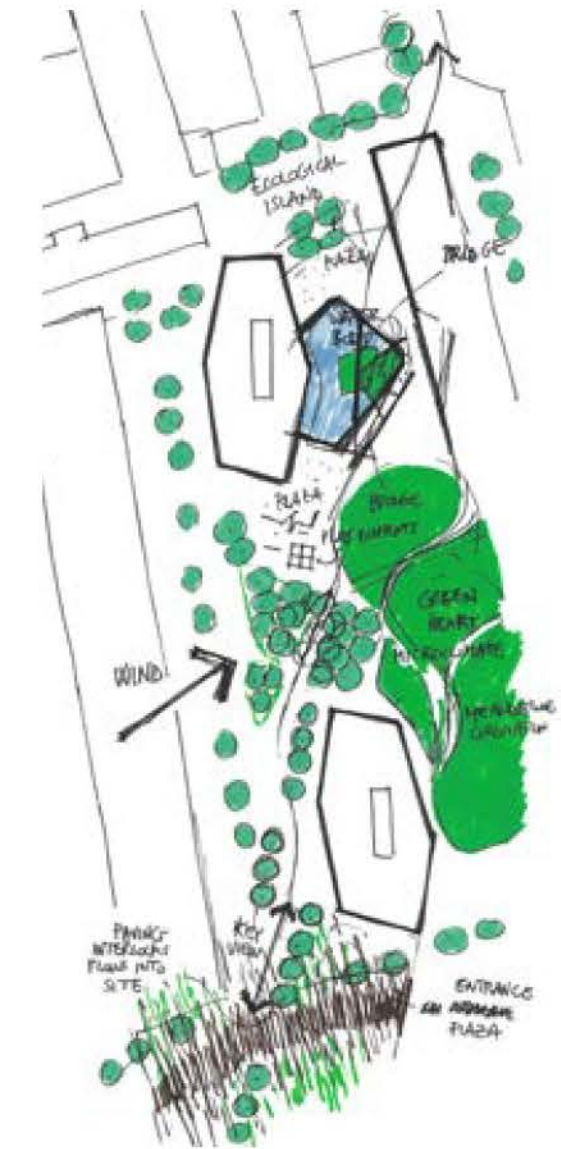
The emphasis has always been on improving connectivity, utilising external space, and creating environments in which people can live and work.



October 2015



January 2016



January 2016



February 2016



March 2016



September 2016



October 2016

10.4 Landscape Masterplan

GROUND LEVEL:

This image depicts the current ground floor colour masterplan, and identifies key spaces within the masterplan at this level.

Specific details regarding the proposals are included under the 'Character Areas' section of this report.

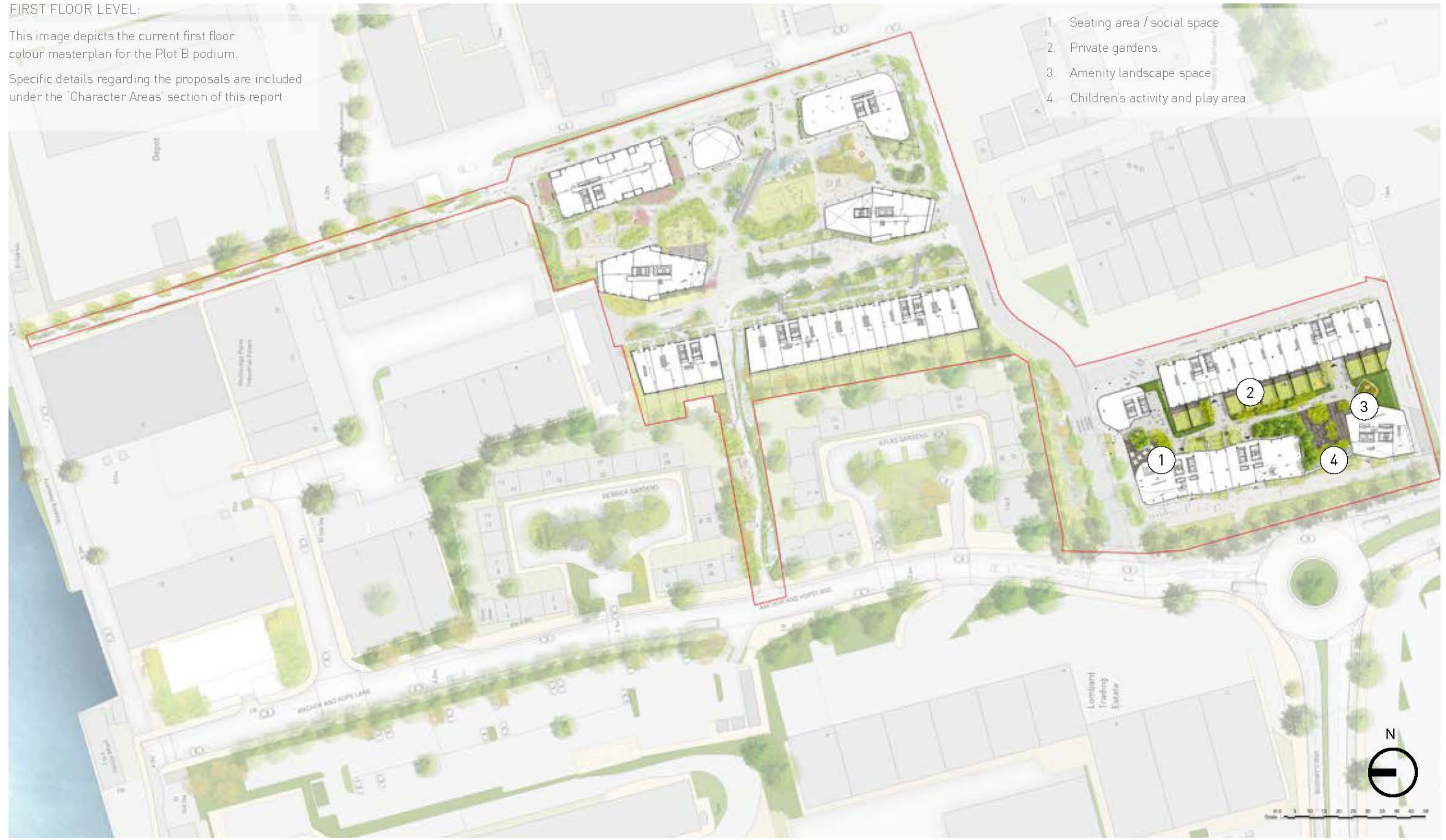


FIRST FLOOR LEVEL:

This image depicts the current first floor colour masterplan for the Plot B podium.

Specific details regarding the proposals are included under the 'Character Areas' section of this report.

- 1. Seating area / social space.
- 2. Private gardens.
- 3. Amenity landscape space.
- 4. Children's activity and play area.



UPPER LEVELS:

This image depicts the current upper level masterplan, and identifies key spaces within the masterplan at this level.

Specific details regarding the proposals are included under the 'Character Areas' section of this report.



1. Building A East North Bio-diverse roof.*
2. Building A East North private terraces.
3. Building A East South private terraces.
4. Building A East South resident roof terrace.
5. Building A West North private terraces.
6. Building A West North Bio-diverse roof.*
7. Building A West South Bio-diverse roof.*
8. Building A West South resident & private roof terraces.
9. Building A1 resident roof garden.
10. Building A2 resident roof garden.
11. Building B East private roof terrace.
12. Building B East resident roof terrace.
13. Building B West resident roof terrace.
14. Building 3 Bio-diverse roof.*

* Non accessible space.

Visualisation of the central open space in Plot A looking south.

