

7.0 Design Proposal Overview

7.1 Concept

7.2 Accommodation

7.3 Scale and massing

7.4 Ground floor

7.5 A Place for families

7.1 Concept

Composition

The location of the buildings on the two plots was developed to create an extensive green space in the centre of each plot as the heart of the scheme.

Pedestrian links connect to the river and provide east west routes connecting to the wider Masterplan area.

Residential blocks are situated along the eastern and western boundaries orientated on a north south axis in order to minimise north facing units and maximising daylighting.

To the northern and southern boundary of plot A two buildings have been carefully placed to provide both a street edge and the necessary permeability on ground floor maintaining the pedestrian route through the site and sufficient daylight penetration to the central park area.

The buildings have been set out to correspond with the perimeter blocks and cores have been placed to minimise overlooking.

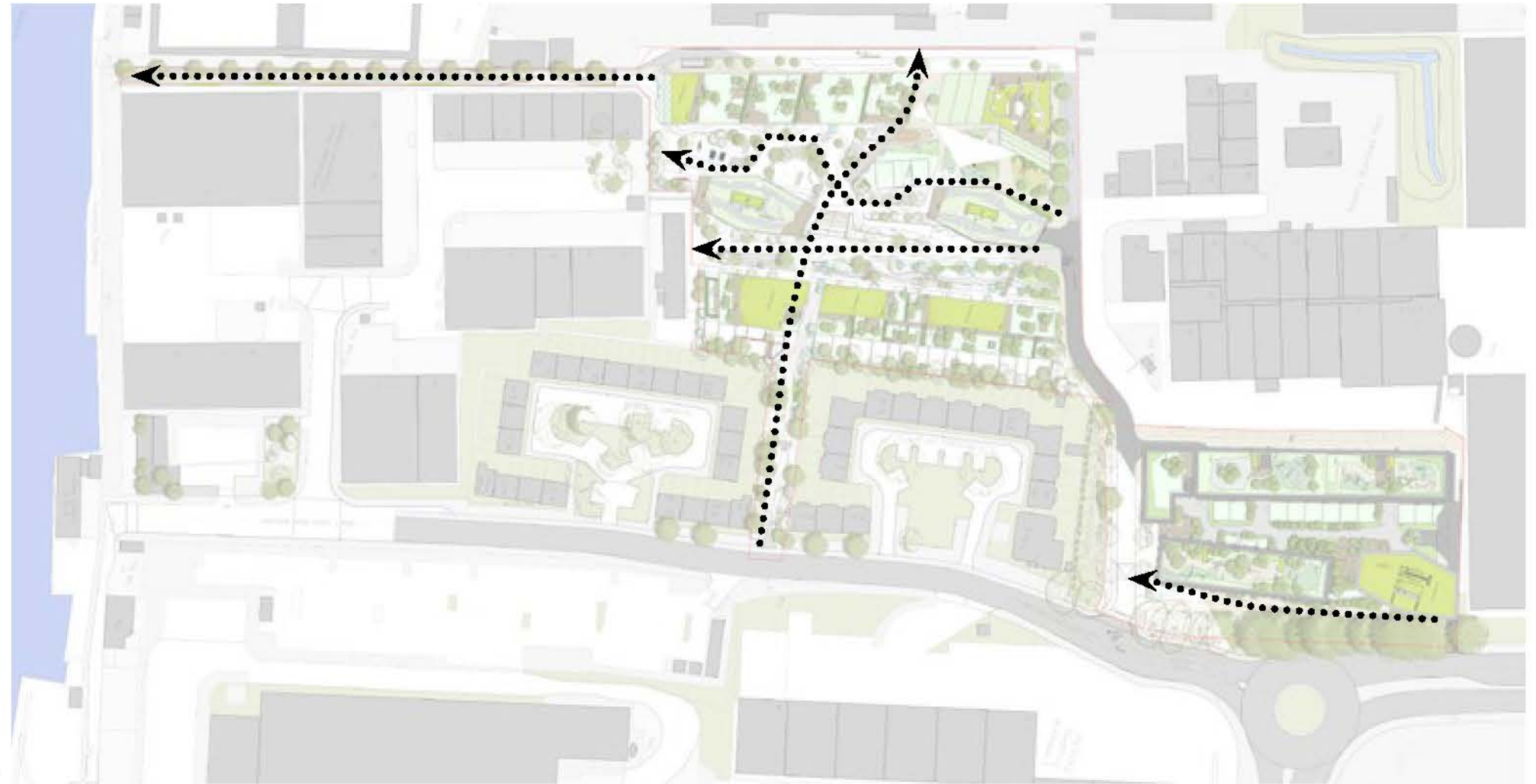
The southern end of the southern plot located close to the Charlton train station and at the end of Bugsby Way arriving from the Backwall tunnel provides a strategic provision for a taller element marking the entrance to the Masterplan.

Access

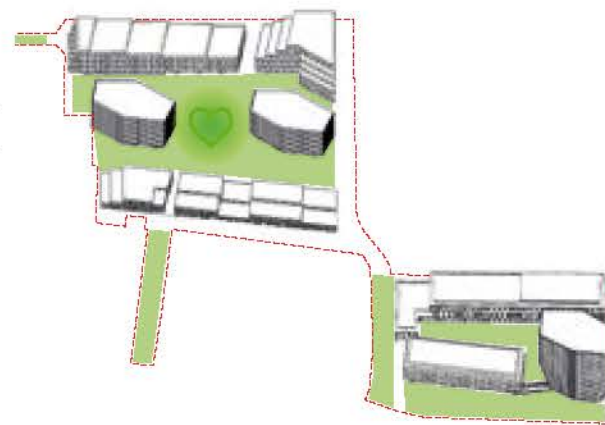
Both plots are accessed via an existing road from Anchor and Hope Lane which also provides access to the car parking areas in the basement on Plot A and within the plinth on Plot B.

Building lines have been pulled back from the site boundaries to allow for sufficient distance between the site and neighbouring plots and to allow for new routes within the site boundaries. This includes new access routes along the southern and eastern boundaries of both plots.

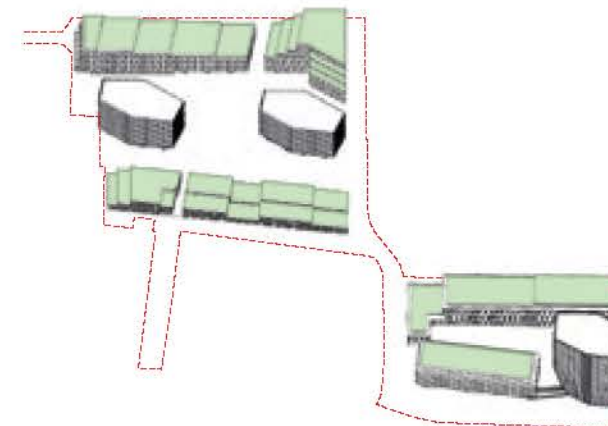
The routes along the eastern boundary has been developed to facilitate future connections to the major east - west and north- south links as the surrounding area is developed.



Public realm routes and Green space



Heart



Green roof terraces



Greenspace areas



Access and connections

Service access is provided within Plot A along the western blocks .

In the long term, and in response to the anticipated future context, areas on the street facing edges of the site are intended for public use .

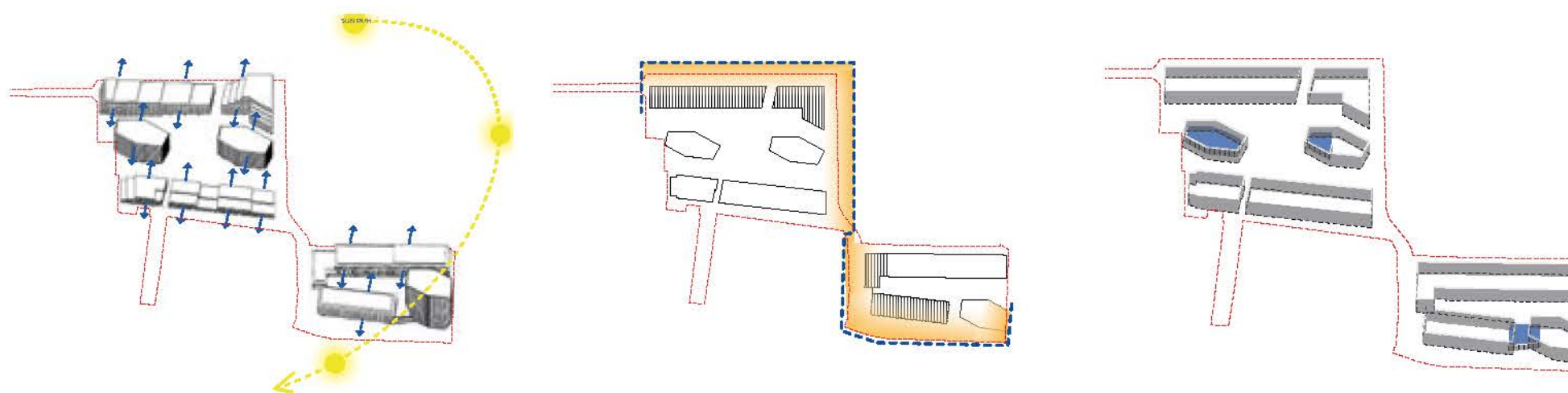
The layout ensures that the site will provide a suitable level of activity, both on the perimeter of the site and within the central park, as other surrounding sites are developed.

Public Realm and Pedestrian routes

The site layout includes significant and distinct areas of clearly defined landscaped spaces on the ground floor of Plot A. The park landscape is provided for residents of the development and also encourages to be used by the surrounding developments or pedestrians passing through on the way to the river. The semi-private landscaped area on Plot B sits elevated on the first floor providing a buffer between the busy Bugsby Way and Anchor and Hope Lane. The garden space provides a more private area for residents. Access is via the concierge area and business units.

There are two main pedestrian routes crossing the sites delivering the first point for a network green spaces within the wider Masterplan area. The primary south north route runs from tree lined edge of Anchor and Hope Lane, along the landscaped areas and between the freestanding buildings within the park. The other major route runs from Anchor and Hope Lane between the townhouses through the centre of the park to the eastern boundary of the site.

Further green spaces and amenity spaces are provided on the roof terraces of the perimeter buildings, and are designed for residents.



East west orientation

Active frontage

Amenities

7.2 Accommodation

The proposed development comprises 975 residential units provided within 9 buildings ranging in height from 2 to 28 storeys, including extensive public realm area, private gardens and roof terraces.

The buildings are located on two adjacent sites which are referred to as Plot A (northern plot) and Plot B (southern plot) and are described in the document as:

PLOT A Building AEN: Residential, commercial at ground floor

Building AES: Residential, commercial at ground and first floor

Building A1: Residential, amenities at ground floor

Building A2: Residential, amenities at ground floor

Building AWN: Residential

Building AWS: Residential

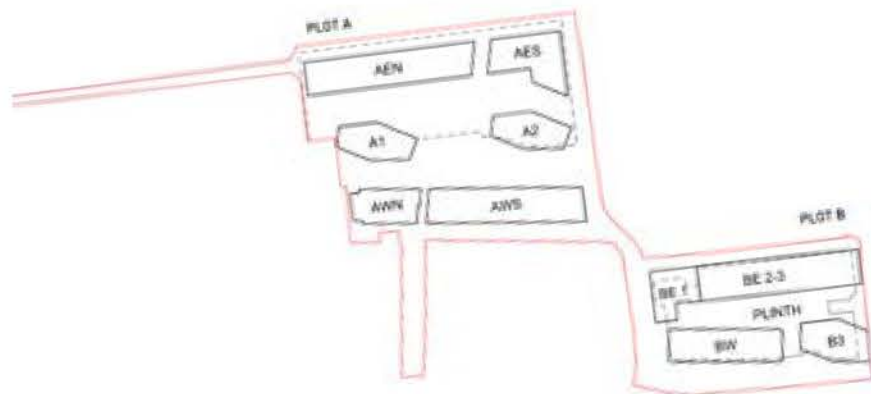
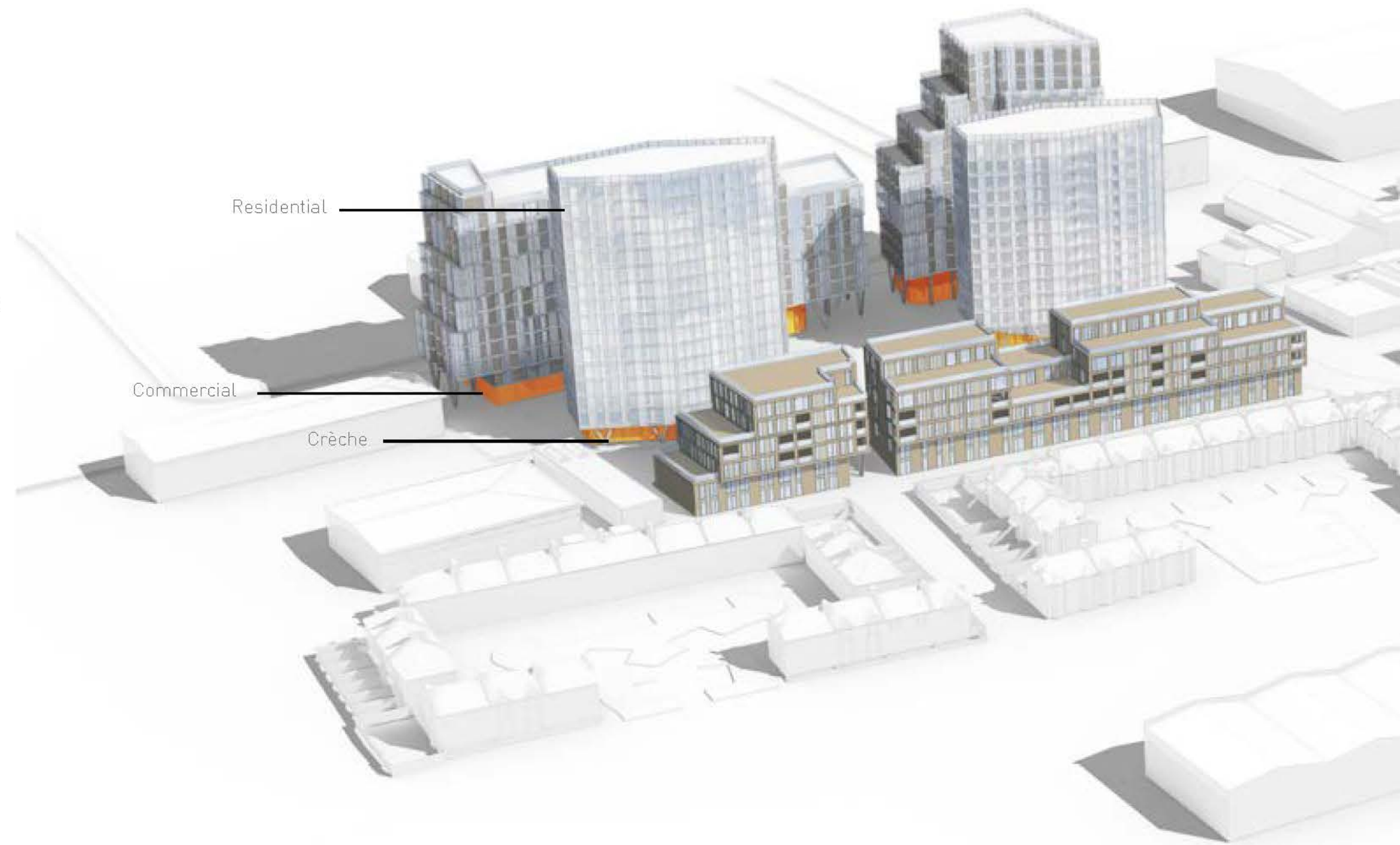
Basement: Parking and plant

PLOT B Building B3 : Residential

Building BW: Residential, amenities, commercial at ground and first floor

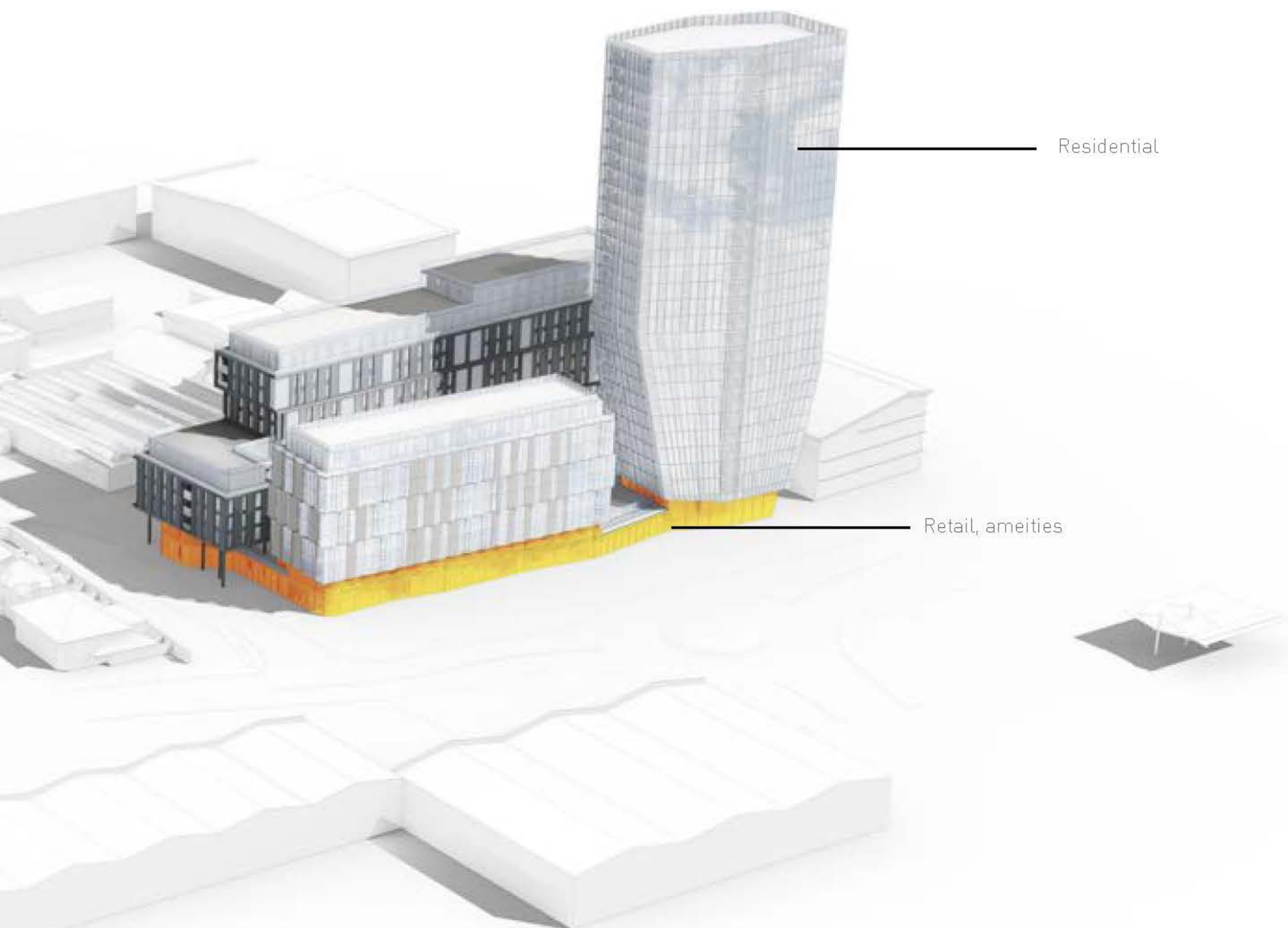
Building BE: Residential

Plinth : Amenities, commercial, parking and plant



Buildings diagram

3D view site



Plot A residential blocks

The buildings to the western boundary AWN and AWS provide 2 storey 3 bedroom townhouses with private gardens on the ground floor and a variety of 1/2/3 bedroom apartments and studios on the upper floors. All are provided with either a private wintergarden, loggia space or private roof terrace.

Buildings A1 and A2 provide community and residential facilities on the ground floor and a mix of 1/2/3 bedroom apartments and studios on the upper floors. All apartments are provided with wintergardens.

Buildings AEN and AES also provide commercial space on the ground floor and a mix of 1/2/3 bedroom apartments and studios on the upper floors.

Plot B residential blocks

The buildings to the eastern boundary BW provide 2 storey 4 bedroom townhouses with private gardens on the ground floor and a variety of 1/2/3 bedroom apartments and studios on the upper floors. All are provided with either a private wintergarden, loggia space or private roof terrace.

Buildings B3 and BW provide residential facilities and commercial space on the lower two floors and a mix of 1/2/3 bedroom apartments and studios on the upper floors. All apartments are provided with wintergardens or loggias.

Ground Level

The ground level includes areas of active frontage across the two sites located at the perimeter along current and future access roads providing space for retail, cafe, restaurant, leisure and community use together with significant areas of public realm and some private secure gardens associated with the townhouses. Some of the spaces extend over two floors with access to the garden on plinth level on Plot B.

Basement Level

The basement level on Plot B accommodates parking, cycle parking, refuse stores and local plant space and takes up approximately half of the site. The half basement creates a transition between the current levels of the application site and the approximately 1m higher adjacent site to the east.

Building layouts across the development are described in more detail in Chapter 9 and 10 of this document.

7.3 Scale and massing

Height

The buildings on Plot A are formally arranged along the eastern and western site perimeter leaving an extensive open park landscape.

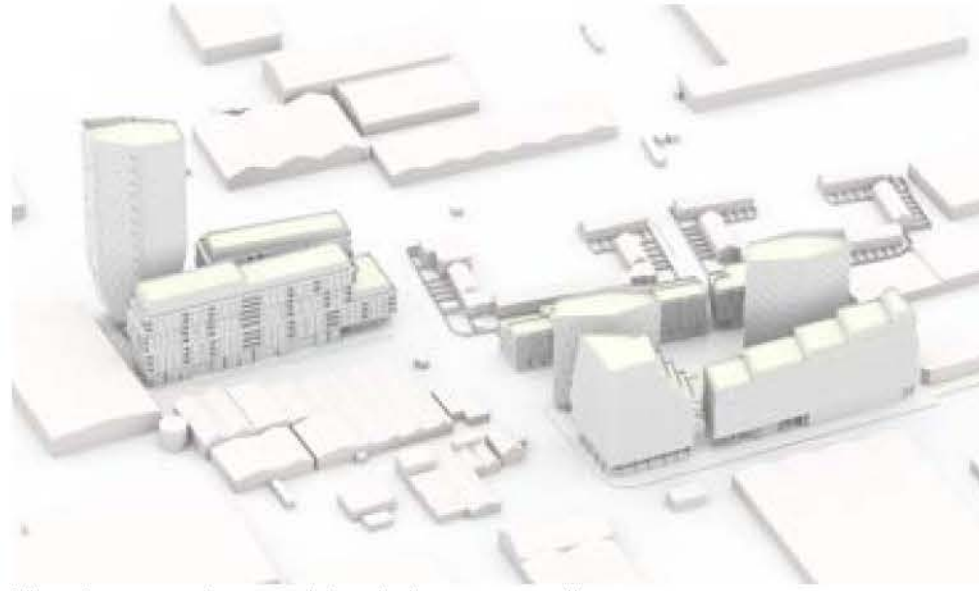
The buildings predominantly step in height from the perimeter to the centre providing the lower blocks along the site boundaries.

The terraced and more grounded building to the western boundary has been developed with the consultant team to maximise day lighting and steps in height from the adjacent townhouses towards the centre of the site. A variety of external spaces and layouts has been provided within this building.

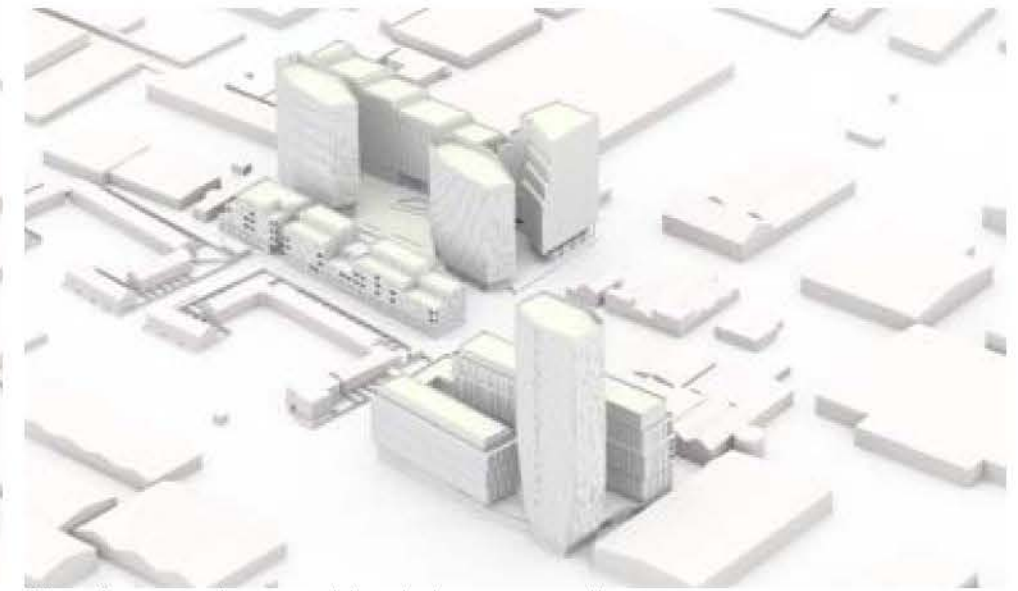
The two buildings towards the eastern boundary are stepped in height providing a dynamic shape whilst breaking up the form and indicating the entrance to the site. The massing allows for extensive private and shared roof terraces.

The free standing buildings in the park step down in height towards the southern boundary maximising day lighting penetrating the open space. The shape, massing and location of the buildings is carefully set out in conjunction to core locations and distances between buildings as shown in figure 1.

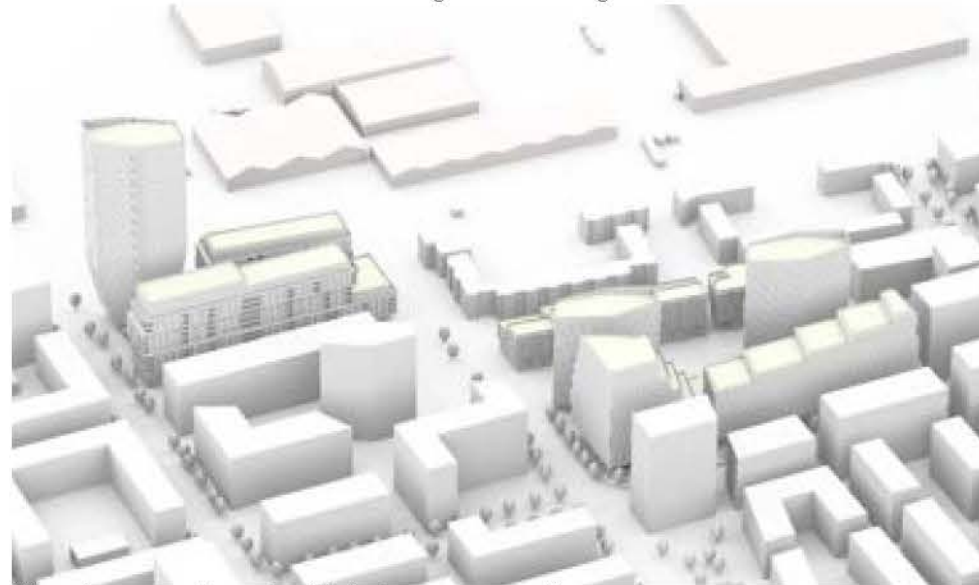
Plot B provides the lowest building within the composition parallel to Anchor and Hope creating a buffer to the greens space behind. The top floor of the building is set back to create a transition in height. The block to the east steps in height from the location closest to the townhouses towards the southern edge providing roof terraces. This building is split into five horizontal elements which are slightly shifted providing a dynamic form.



View from north east with existing surrounding



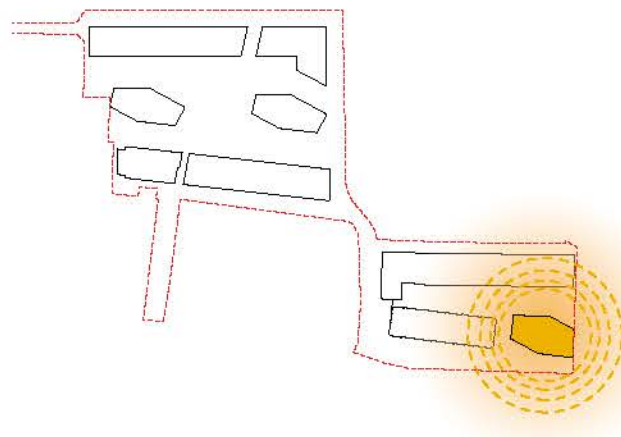
View from north west with existing surrounding



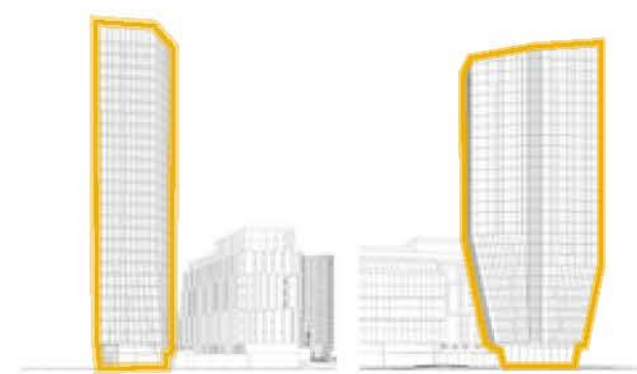
View from north east with future surrounding



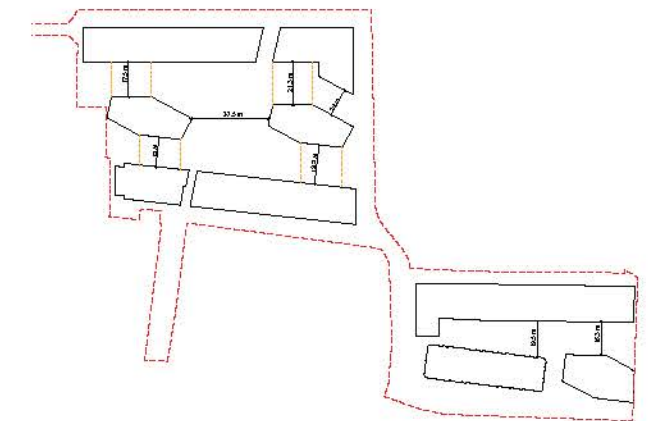
View from north west with future surrounding



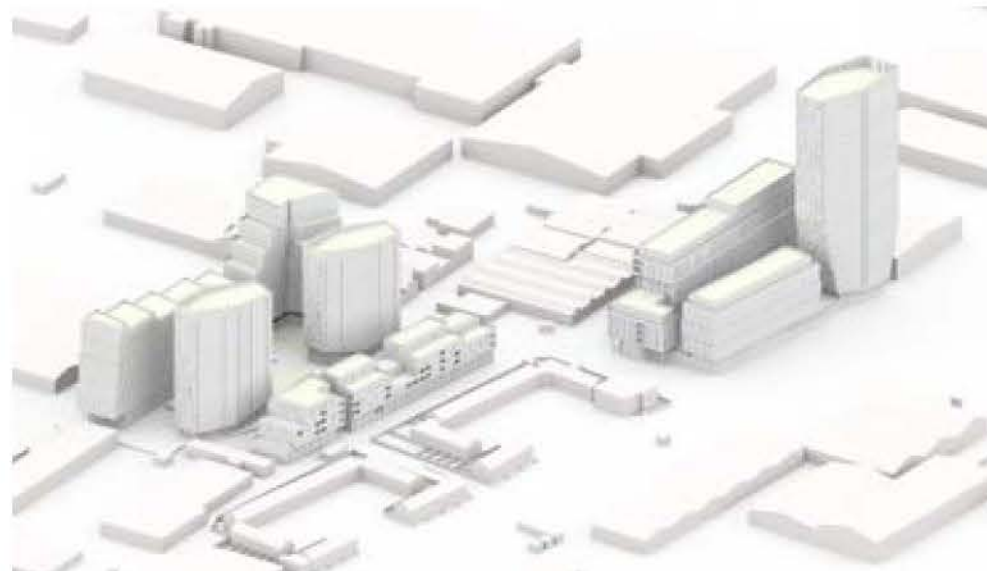
Landmark



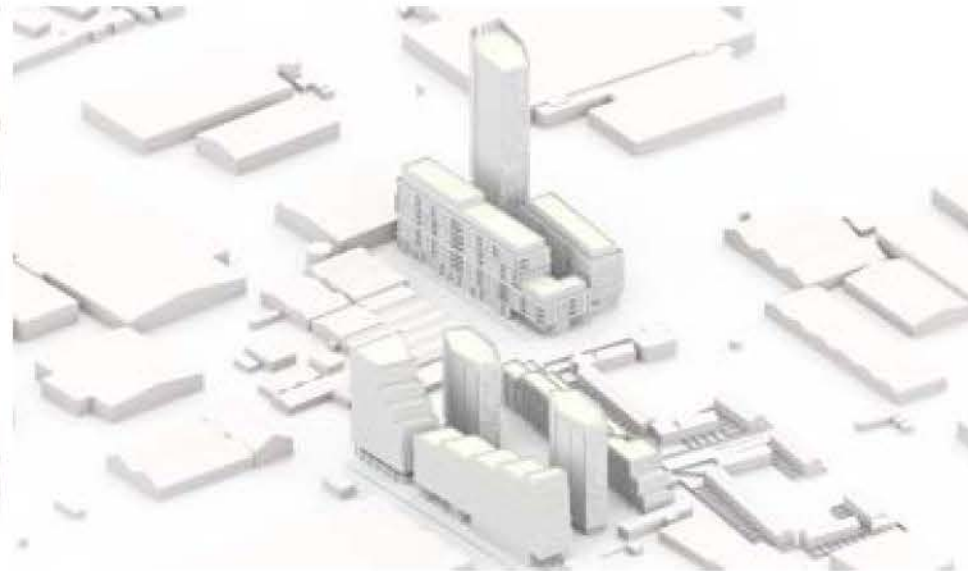
Landmark view



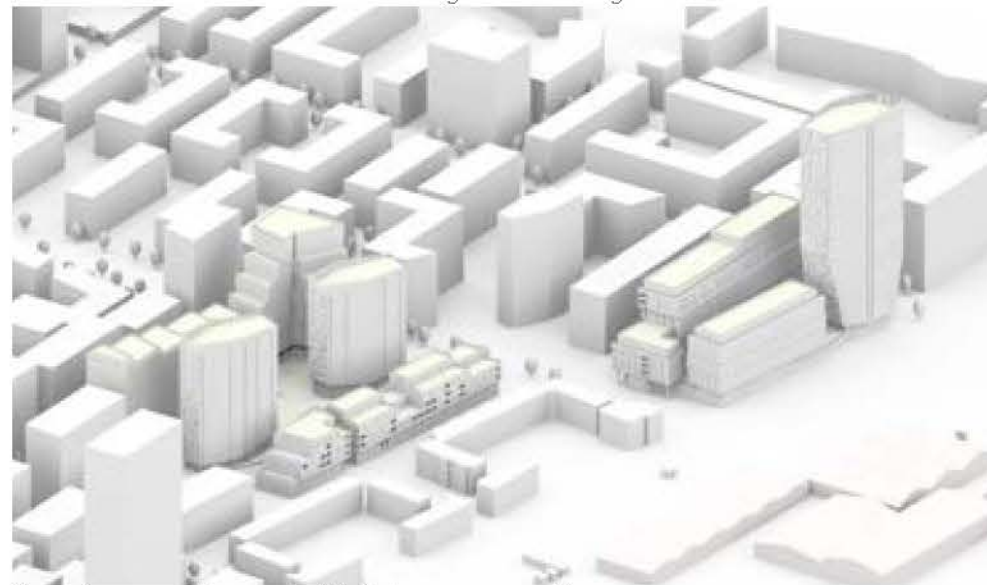
Setting out park buildings



View from south west with existing surrounding



View from south east with existing surrounding



View from south west with future surrounding



View from south east with future surrounding

The location of the taller element to the south western boundary of the southern site responds to the close location to Charlton train station and acts as landmark for the overall development.

Collectively the buildings are expressed as a cohesive sculptural grouping and across all the buildings care has been taken to conceal 'roof top' plant and lift overruns within building envelopes to maintain integrity of form and ensure that clean lines are maintained across the skyline.

The individual building elements add further articulation to the overall composition. Gaps between the buildings, the stepped roofs and the folded elevations of the buildings break down the overall scale of the development and reinforce the sense of movement.

The relative storey heights of the buildings within the proposed scheme are as follows:

PLOT A

Building AEN: 9-11 storeys

Building AES: 9-16 storeys

Building A1: 16 storeys

Building A2: 16 storeys

Building AWN: 2-6 storeys

Building AWS: 3-6 storeys

Basement: 1 storey

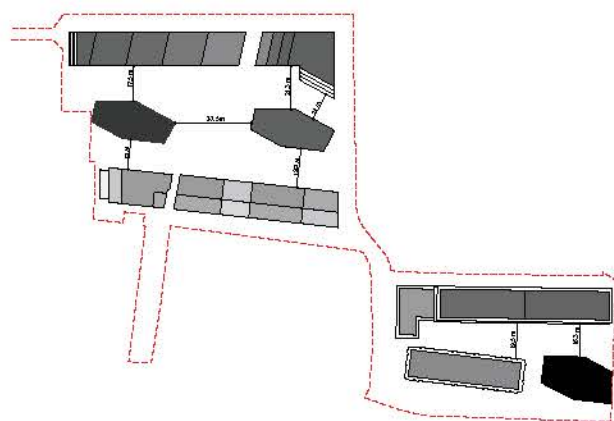
PLOT B

Building B3: 28 storeys

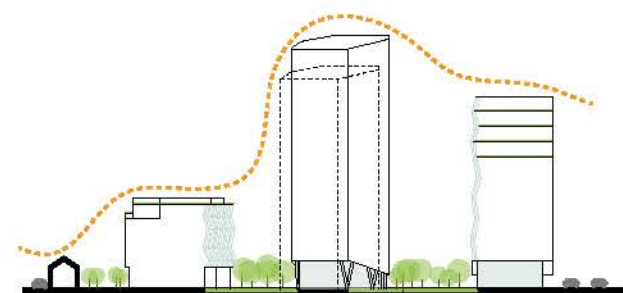
Building BW: 9-11 storeys

Building BE: 6-12 storeys

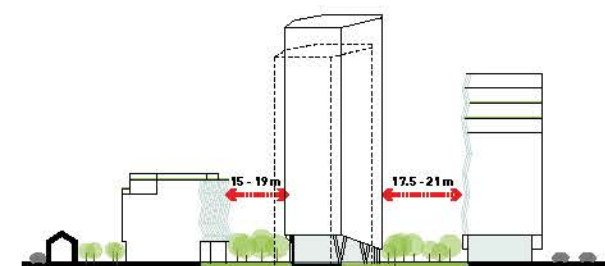
Plinth: 1 storey



Height Development



Section height development



Section distances

Permeability

Careful consideration has been given to the impact that the proposed scheme has with regard to sunlight and daylight access and shadowing both within the site itself and through to the surrounding area.

The layout of the blocks has been developed to provide sufficient space between the buildings and to ensure that the northern aspect of the buildings are afforded sufficient outlook and daylight.

The eastern and western perimeter block massing on plot B have been broken with gaps, introduced to afford views both into and out of the central green space. This creates a strong visual and physical connection with the immediate surrounding context.

Variation in height within the western blocks AWS and AWN between 2 and 6 stories and a set back on the last floor have been introduced to respond to neighbouring residential properties.

All internal layouts have been developed to address privacy issues associated with block separation and to mitigate overlooking issues and maintain a sense of privacy.

Townscape

The architectural composition takes account of the impact of the buildings at both local level and within the context of the wider area and also takes into account both the current and emerging future context. A detailed analysis is discussed in the Townscape and Visual Impact Assessment section of the EA.



Proposed Masterplan model



Proposed development model photos