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6.1 Design process

The design development of the scheme has been a complex process and a variety of options have been generated to analyse key issues associated with the site and its surroundings and the scale, massing and permeability of the proposed development and its relationship to both the current surrounding context and the long term context associated with delivery of the Charlton Riverside opportunity area.

This chapter provides an overview and account of the ideas and options that have been considered by the project team since Autumn 2015.

A wide range of specialist consultants provided input into the evolving scheme and detailed consultation with other stakeholders also served to inform the design process and assist the team in arriving at an appropriate solution. All design iterations were assessed by the design team from a number of differing aspects, from both an aesthetic point of view and the ability to match the project brief.

The proposal is the result of a considerable iterative process of analysis, design, dialogue, refinement and consultation. This process precluded any assumption that the first idea was the correct one and has been instrumental in developing a refined and well considered architectural response which the applicant and design team believe is appropriate for the site.

6.2 Stakeholder engagement

At all stages throughout the design development process the applicant and design team sought to undertake early consultation and looked to integrate the ideas and aspirations of key stakeholders to ensure that a positive design response to this important site was developed.

The design for the proposed development evolved through extensive consultation with the London Borough of Greenwich (RBG) and the Greater London Authority (GLA). A wide range of other stakeholders have also been consulted including CABI, TFL and Metropolitan Police.

Greater London Authority and Royal Borough of Greenwich, as the planning authorities, were consulted in relation to a range of design and planning issues throughout the evolution of the design and these and other pre application consultations have had a positive effect on the design development process.

In total 6 pre application meetings and 2 meetings with the masterplanning team have been held with the Royal Borough of Greenwich, 4 meetings with the Greater London Authorities, 1 meeting with CABI, 1 meeting with the RBG council leaders a 1 meeting with Transport for London and 1 meeting with the Metropolitan police.

Community consultation took place between September and November 2016 and incorporated a wide range of events over two stages. The first aimed to understand local priorities and share the emerging Draft Proposals for feedback to inform the project team. The second to share the Final Proposals ahead of the planning submission. Please see the Statement of Community Involvement for a full record of community consultation and feedback.

Throughout the design development process options were assessed against criteria arising from the consultation process and ongoing site analysis with input from the specialist consultant team.

Key Stakeholders consulted include:

- Royal Borough of Greenwich RBG
- Royal Borough of Greenwich masterplanning team
- Greater London Authorities GLA
- CABI
- Metropolitan Police
- TFL
- Local residents, businesses, stakeholder groups, facilities and organizations. Including Atlas and Derrick Garden Residents.

6.3 Design evolution overview

Various design options have been considered and discussed with the Council and the GLA.

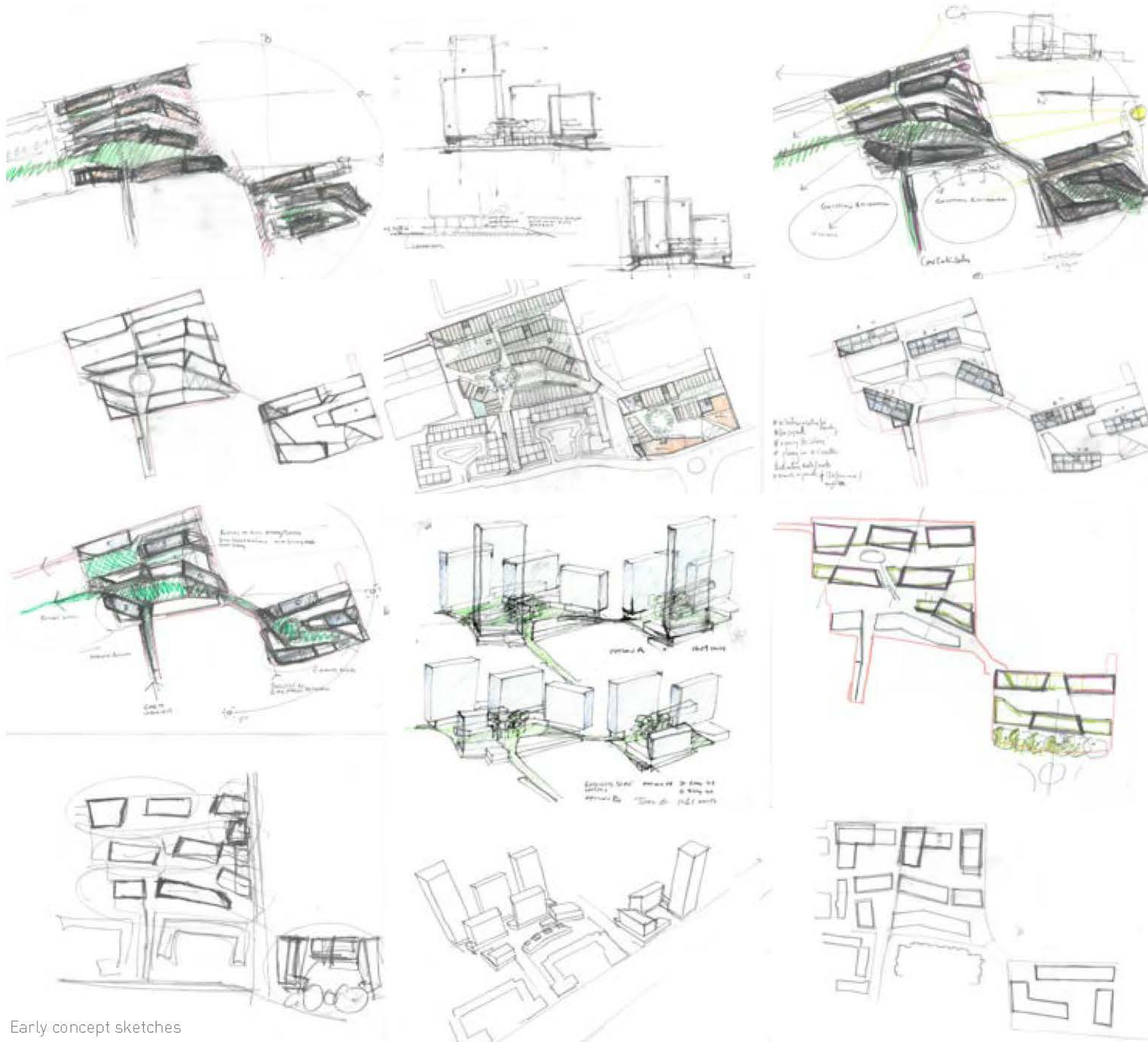
Early proposals for the site focused on generating a variety of design ideas and options that would deliver optimal quantum of residential development and maximize open space at ground level.

Design evolution during this period was developed within the context of the 2012 approved Charlton Riverside SPD.

A number of potential block forms and layouts were examined, prior to discussion with key stakeholders, and the development of these initial options allowed the applicant and design team to formulate a shared understanding of the key design issues, opportunities and constraints associated with the site.

Key principles:

- A rich variety of residential typologies, together with a characterful mix of public spaces, well informed by view and orientation
- A 'structured informality' to enhance future connections to the evolving Charlton Riverside quarter
- A green place - maximising opportunities for private and shared garden spaces
- A place where people want to live
- An urban design strategy with a clear hierarchy in terms of massing and height, and relationship to existing and future urban context, routes and spaces
- High quality, residential-led development
- An exemplar and a catalyst for the development of the wider Masterplan
- A density that responds to the site's urban location, suitable to establish the initial phase of this important new place
- Creation of streets



Early concept sketches

6.4 September 2015 - April 2016

Meeting with GLA in December 2015 and RBG in January 2016

The initial proposal comprised eleven residential blocks varying in height.

A diagrammatic layout was established to create a framework for the detailed development of key routes and spaces, and to inform key urban design principles. The layout of the built form respond to the existing context, particularly adjacent housing, and create frontages to the key public spaces. The building heights respond to existing contextual 2 storey houses and the hierarchy of building heights steps up from west from 4 storeys adjacent to the existing properties at Atlas and Derrick Gardens to 26 storeys and relates to key existing and future routes. The disposition of building heights maximised sunlight penetration to key public spaces. Existing and future routes were considered to allow flexibility for connection to future Masterplan phases.

A variety of garden spaces at ground level and at building roof levels were proposed, comprising green pedestrian streets, pocket squares, small green courtyard spaces, urban SUDS, river walkway, and landscaped edge conditions to Anchor and Hope Lane. The diversity of character and typology of gardens, streets and squares was supposed to create spaces at a human scale that reflects the wider Masterplan principles and objectives to establish a safe environment for people to live, work and play and inspire and educate the new local community.

Comments made by GLA on proposal presented in December 2015

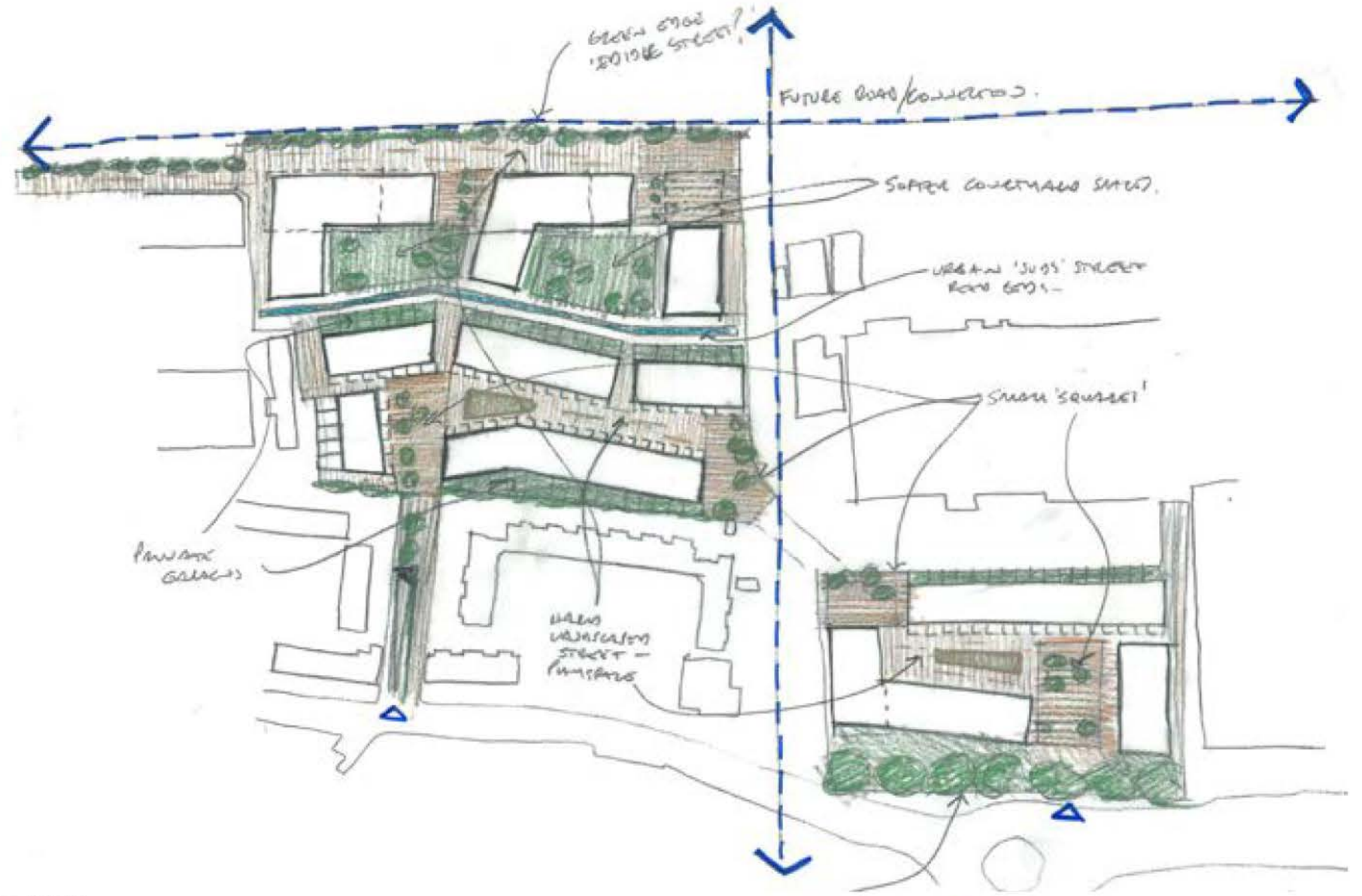
Introduce element of commercial floor space to support job growth.

Encourage engagement with RBG to explore sites relationship with wider Masterplan area.

Request for more detailed consideration of height and relationship with surrounding context.

The proposals should seek to improve overall permeability, reduce severance and deliver safe and accessible crossing points.

Consideration should be given to the proportion of dual aspect units, the number of units sharing the same landing and the unit sizes.



Site plan sketch



Section



Height development



Site plan ground floor



Site plan typical upper floor



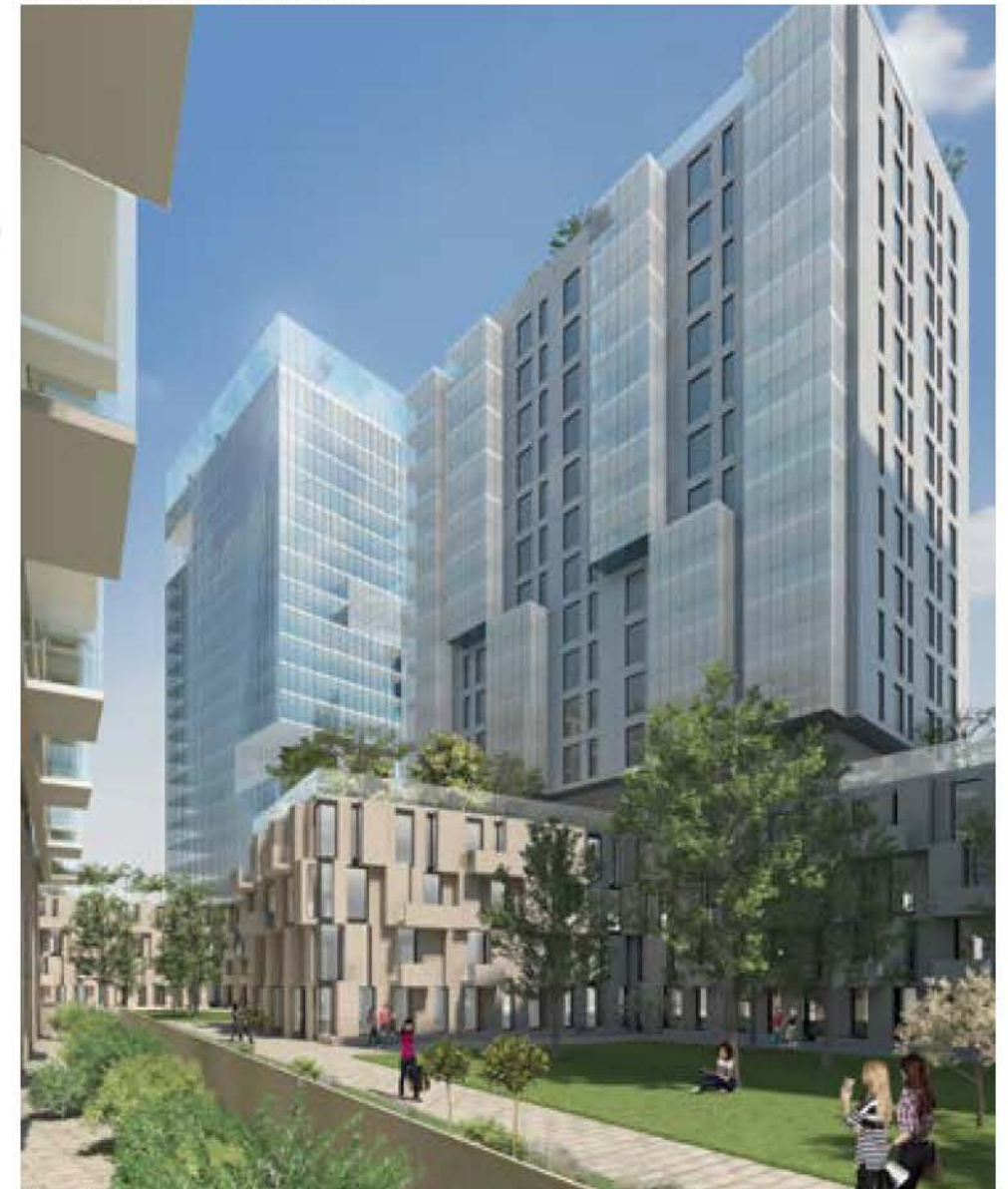
View from townhouse street



Landscape plan



Green spaces



View from courtyard



Elevation tower



Elevation mid rise



Elevation low rise

Further developed proposals were presented to the GLA or RBG, incorporating their comments:

Summary of changes:

Commercial spaces and active frontage integrated within the design along main routes and roads.

Ground floor apartments reviewed and duplex apartments and townhouses introduced due to flood plain levels. Bedrooms located above 6.00m AOD.

Long mid rise blocks broken down in scale and varied in height to for a more human scale.

Plinth introduced on Plot B to accommodate on-grade parking. The plinth on level 1 provides semi private shared garden space.

Review of facade treatment and facade materials introducing brick as a material for the mid rise blocks and a GRC grid pattern for the taller elements.

Basement on the northern plot reduced in size. The half basement over the half creating a natural step which has been integrated in the landscape design.

Introduction crèche to activate within the park.

Introducing further permeability and different landscaped pockets and squares relating to the internal green spaces and future routes.

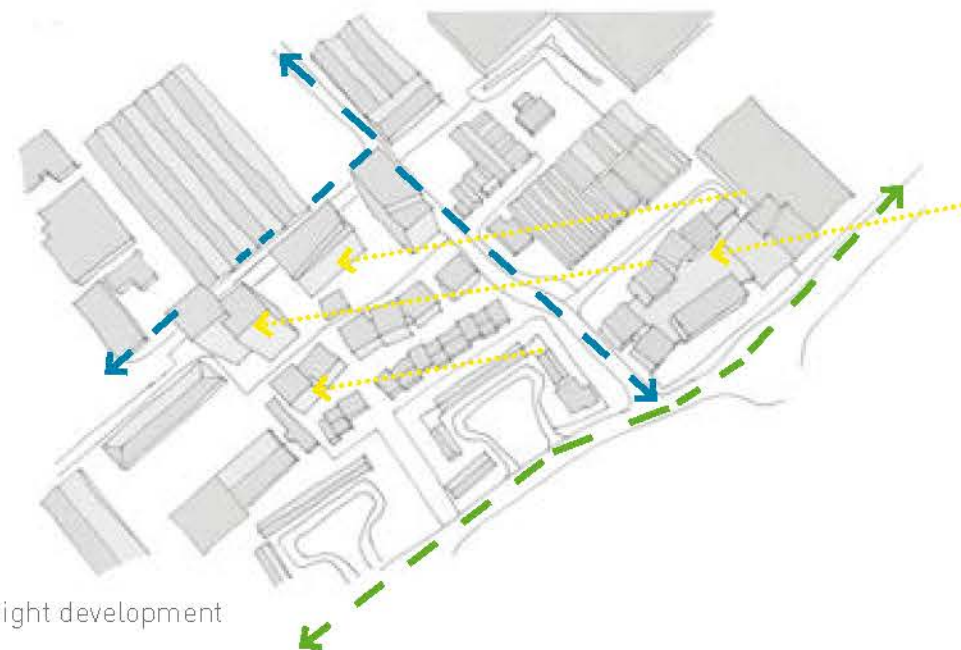
Provision of residents amenities with pool and gym towards Anchor and Hope Lane.

Comments raised by RBG:

- Justify the overall height and siting of tall buildings
- Ensure development at site boundaries does not compromise reasonable development potential of neighbouring sites
- Provide a high proportion of family sized units
- Provide high quality public spaces
- Concept of commercial spaces along main routes acknowledged



Site plan sketch



Height development



Green spaces



Site plan level 1



Site plan typical upper floor

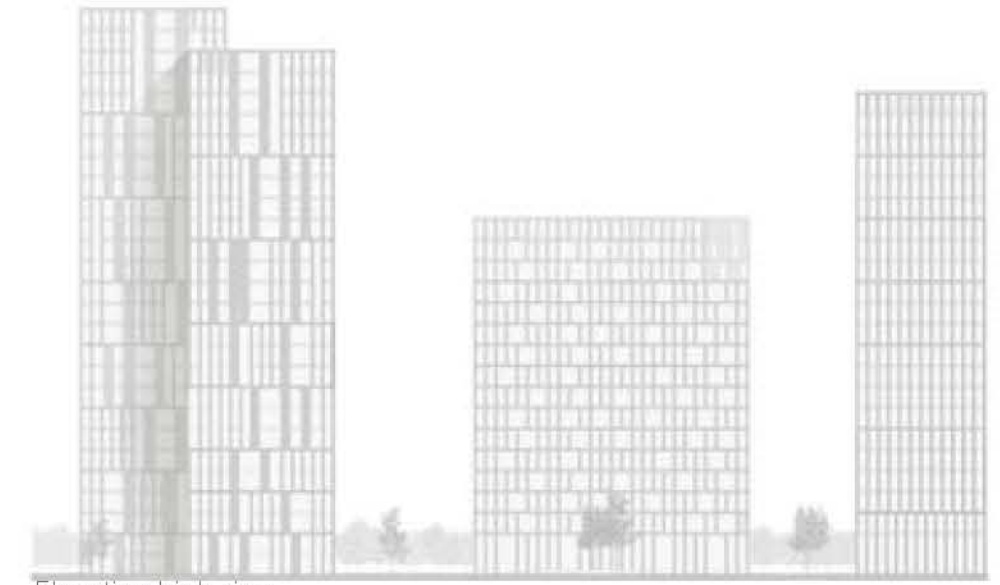


View from townhouse street

Site plan ground floor



Landscape plan



Elevation high rise



Elevation mid rise



Elevation low rise

6.5 May 2016 - October 2016

Meeting with Royal Borough of Greenwich and GLA and RBG masterplanning team in June 2016

Following the considerable period of time spent on design development, based on the feedback received from key stakeholders, a new approach and concept was established which include the following key design development objectives:

- Creating a place for families
- Creating an identity
- High quality green spaces
- Future proofing and permeability
- Place making

Summary of changes:

- Overall building heights to the perimeter have been reduced
- Building at eastern boundary of site has been reduced from 26 - 12 floors
- Taller buildings are located at the centre of the site away from edges of site
- Sufficient set backs of buildings to adjacent sites
- Ground floor townhouses correspond with adjacent existing development
- Permeability on ground floor maintained throughout the site
- Vertical garden to inner facades
- Ground floor double height pavilions creating public space and a sense of community adjacent to the park
- Disposition of building heights maximises sunlight penetration to key public spaces.
- Boundary buildings creating a park with sculptural buildings inside.
- Innovative use of green spaces on roof terraces.
- Delivering the first phase of the Masterplan with a unique high quality design which will create a sense of place.

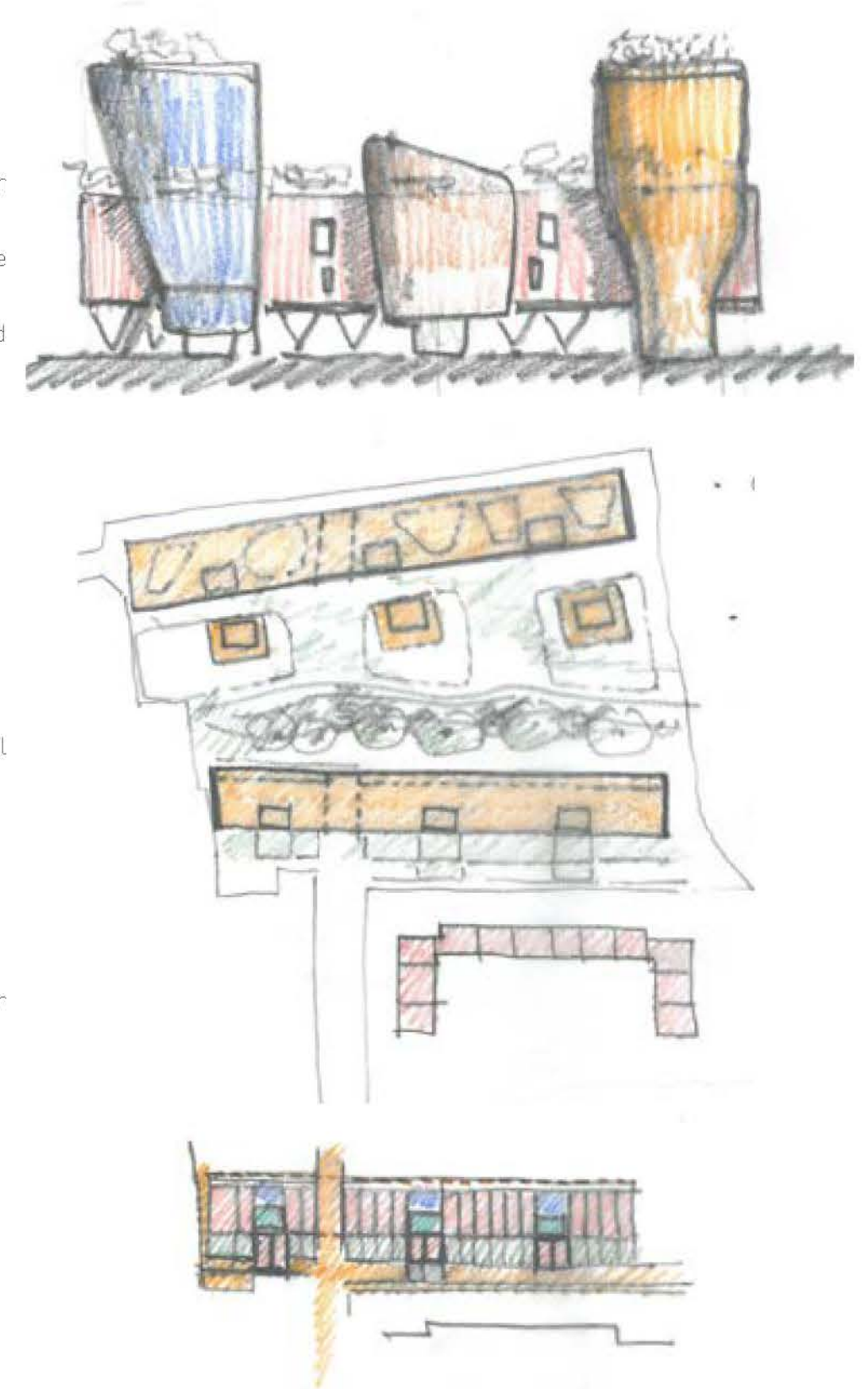
Benefits

- Redistribution of overall height and siting of tall buildings

- Providing almost a third of family sized units
- Double height high quality public space across majority of the site area
- Maintaining acceptable sunlight and day lighting to adjoining buildings
- All units are designed to part M
- Commercial spaces are located along main access roads
- Providing excessive internal and external private amenity space for residents
- Innovative incorporation of green spaces including roof terraces, private terraces, vertical gardens and edible streets.
- A high quality, unique design which will promote local distinctiveness and be a benchmark for future proposals
- Creation of attractive and well manageable spaces within the site
- Integrated within existing access routes and circulation networks
- Using high quality materials and finishes
- Maximising permeability at street level

Comments raised by RBG:

- Supportive of reduction in height but still have concerns.
- Supportive of family housing. Detailed design should include additional storage space, larger balconies designed with children in mind
- Principle of east - west route within the Charlton Masterplan agreed
- Replace back to back duplex apartments with dual aspect townhouses
- Explain public realm concept in more detail
- Provide more detail on commercial spaces and possible uses and car parking



Concept sketches



Site plan level 1



Site plan typical lower floors



Site plan typical upper floors



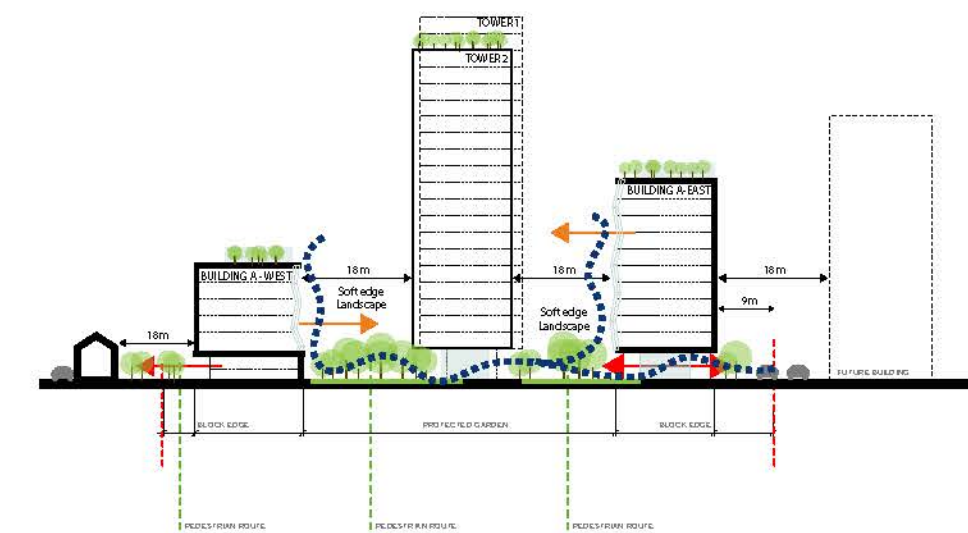
Landscape plan



Landscape diagram



Green space



Section diagram



Park view



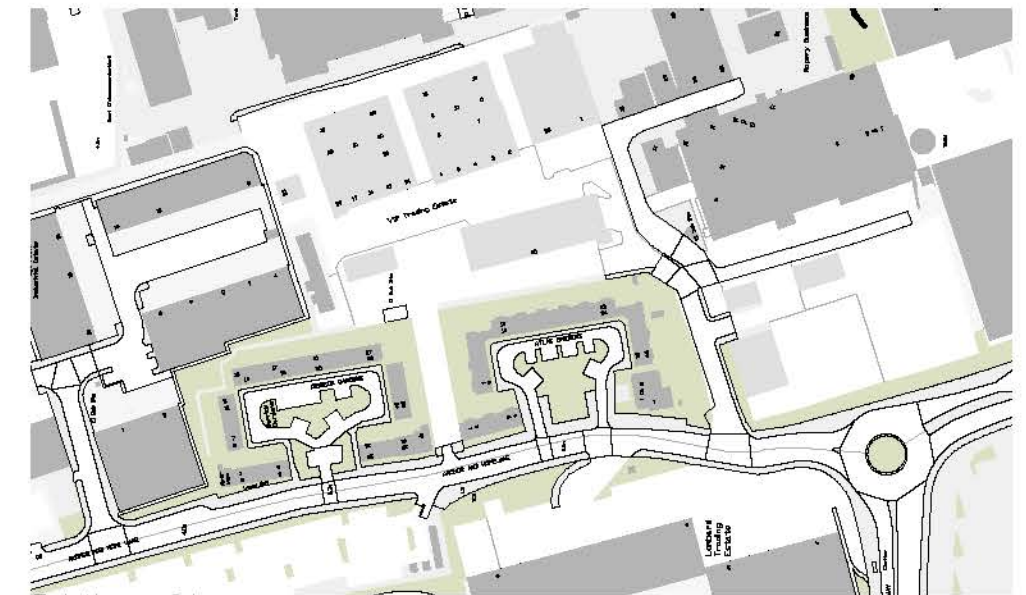
Park entrance view

A further iteration of the design was developed and presented to RBG and CABE in July 2016. The main changes made were:

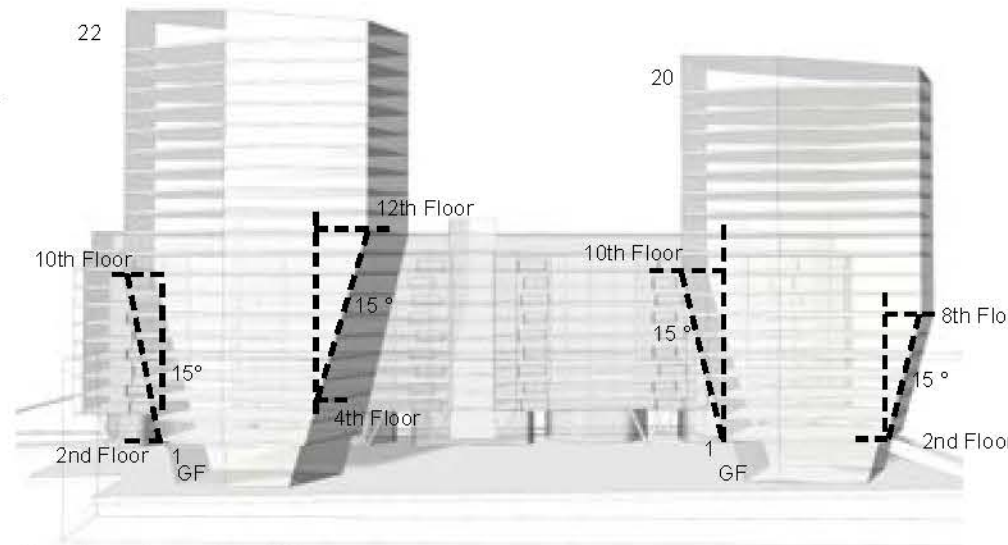
- Improved massing of linear building by incorporating stepped private roof terraces
- Improved massing of taller buildings to maximise day lighting on the ground and adjacent buildings
- Creating a place for families with child play provision within the public realm and shared private roof terraces
- Providing a crèche on ground floor with outdoor playspace adjacent to the park
- More detailed consideration of public green spaces
- Commercial/community uses at ground floor to create active frontages and support job growth
- Introducing townhouses on ground floor adjacent to existing residential development
- Further development of facade treatment
- Location and setting out of towers in the centre of the site has been developed to maximise day lighting
- Minimum distances of 18 m between buildings are maintained
- The sculptural tower shape derives from the setting out of living room spaces of adjacent buildings chamfered to maximise sunlight penetration.
- Vertical gardens, bringing greenery up from the ground level across the sides of all buildings
- Disposition of building heights maximises sunlight penetration to key public spaces



Masterplan design principles from Aecom



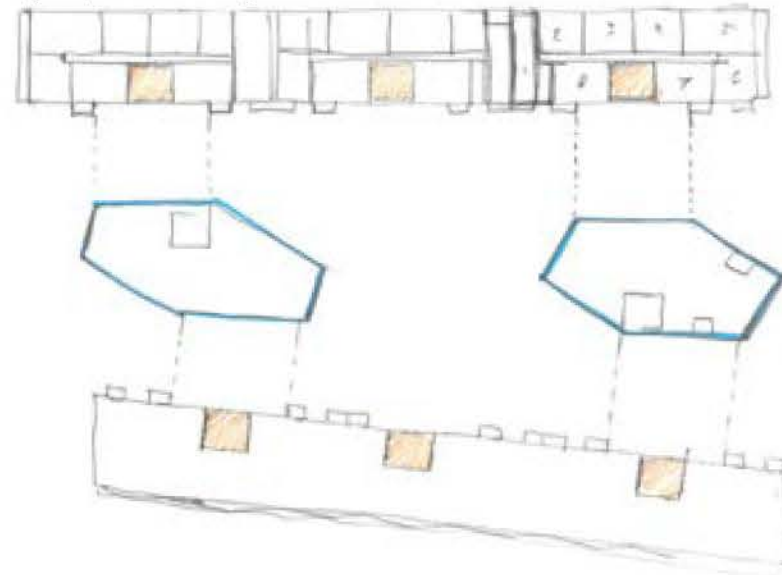
Existing road access



Shaping of park buildings



Road access with proposal



Setting out park buildings



Road connection to future Masterplan



Site plan level 1



Site plan typical lower floors



Site plan typical upper floors



Park view



Landscape plan



Green space



View from rope path



Park view



Park entrance view