

4.1 Opportunity Area

4.2 Charlton Riverside SPD

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4.1 Opportunity area

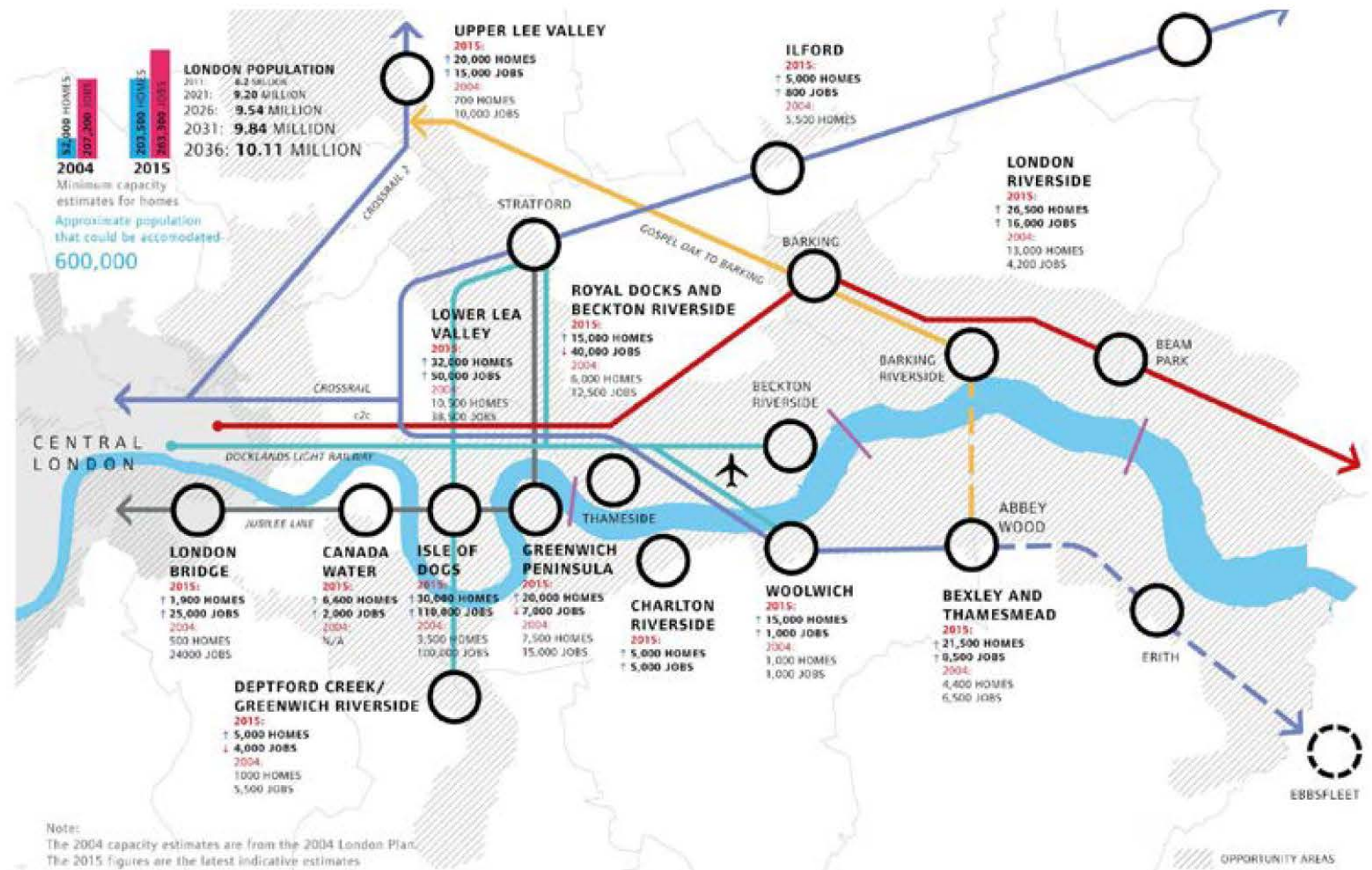
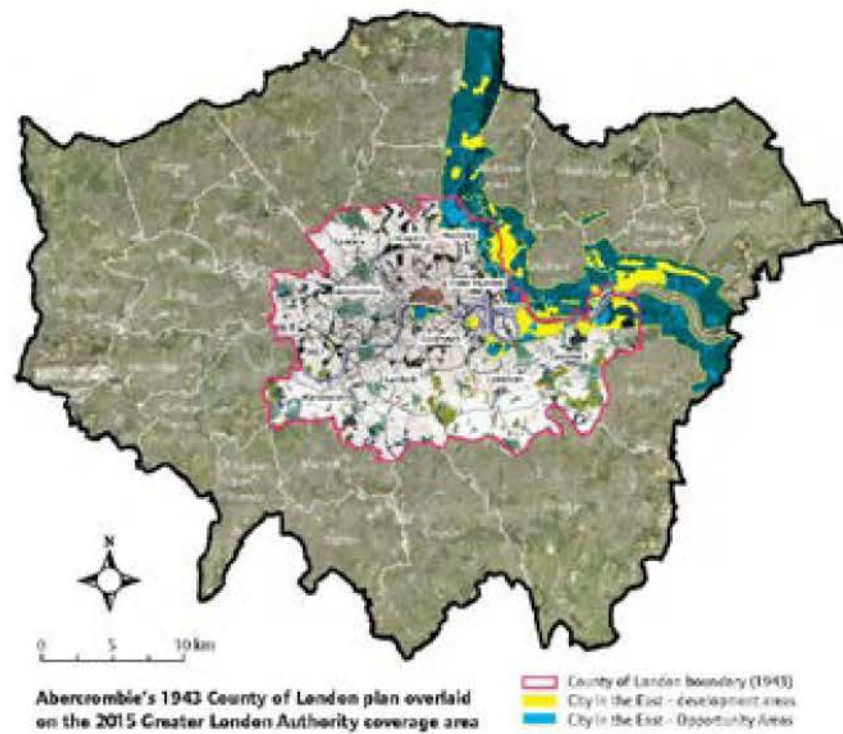
The site sits within the Charlton Riverside Opportunity Area (as defined within the London Plan) The Charlton Riverside Masterplan Supplementary Planning Document (SPD), April 2012 provides guidance to inform proposals within this area. The SPD Masterplan is currently undergoing a review by RBG. However no documents have been published for consultation. The site also falls within the City in the East opportunity area.

City in the East

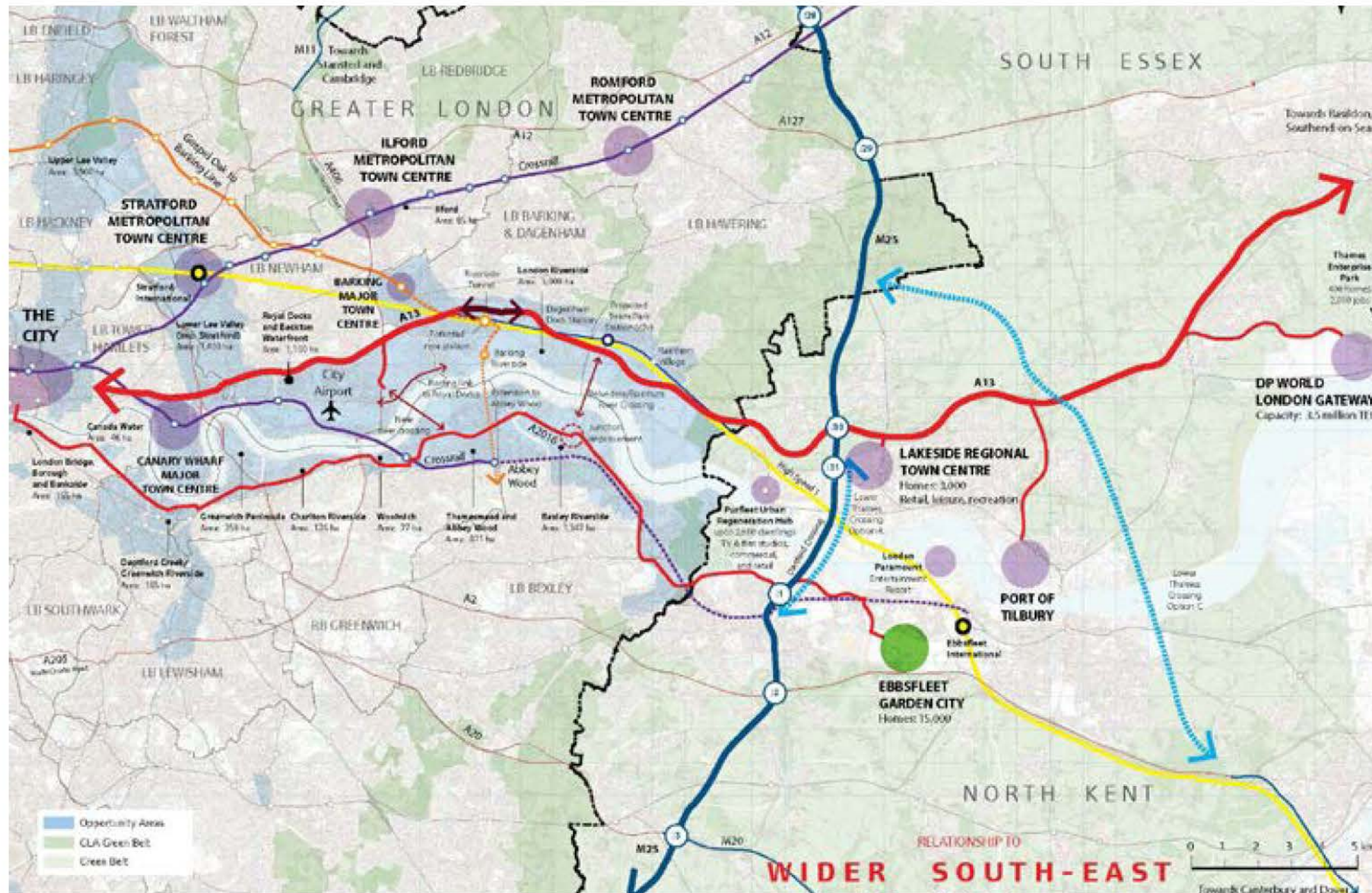
The City in the East plan promotes the development of the east of London as an integrated part of the capital.

It is estimated that this region has the potential to provide at least 200,000 new homes and 280,000 jobs.

In addition to Charlton Riverside it includes the Opportunity Areas along the River Thames and the Lee River Valleys such as London Bridge, Canada Water, Deptford Creek/Greenwich Riverside and Isle of Dogs.



City in the East - Numbers



City in the East - wider SouthEast

Charlton Riverside Opportunity Area

The Charlton Riverside Opportunity Area (4) promotes optimising the use of previously developed land for residential and nonresidential outputs in order to contribute towards meeting and exceeding the minimum guidelines for housing (3,500 homes) and employment (1,000 jobs) for the area. It states that intensification should be promoted in line with existing and proposed improvements in public transport accessibility.

Charlton Riverside Strategic Development Location

The Charlton Riverside Strategic Development Location (SDL) is allocated by the core strategy. It is a key regeneration area that provides a significant opportunity for new high quality riverfront development. The area will be transformed into an attractive and vibrant mixed use urban quarter providing 3,500 - 5,000 new homes.



London Plan Charlton Riverside Opportunity area

4.2 Charlton Riverside SPD

The Charlton Riverside SPD, was adopted by RBG in 2012 and sets out a series of principles to guide redevlopment and regeneration of the Opportunity Area. By 2027 the area will be transformed into a new urban quarter sitting within the existing communities within Charlton and the Greenwich Peninsula.

The overall aim is to create a sustainable mix of residential and business space, with an emphasis on high quality living environments.

The SPD sets out a series of opportunities as summarised below:

- Improved transport links / infrastructure.
- To unlock the commercial and leisure opportunities afforded by the site's close proximity to the river.
- Strengthen and enhance Charlton's community.
- Rationalise land use locations.
- To create an educational hub which will strengthen the local social infrastructure.
- Develop a creative community to help drive local regeneration.
- To create a green link from the Thames Barrier Park through to Maryon Park.

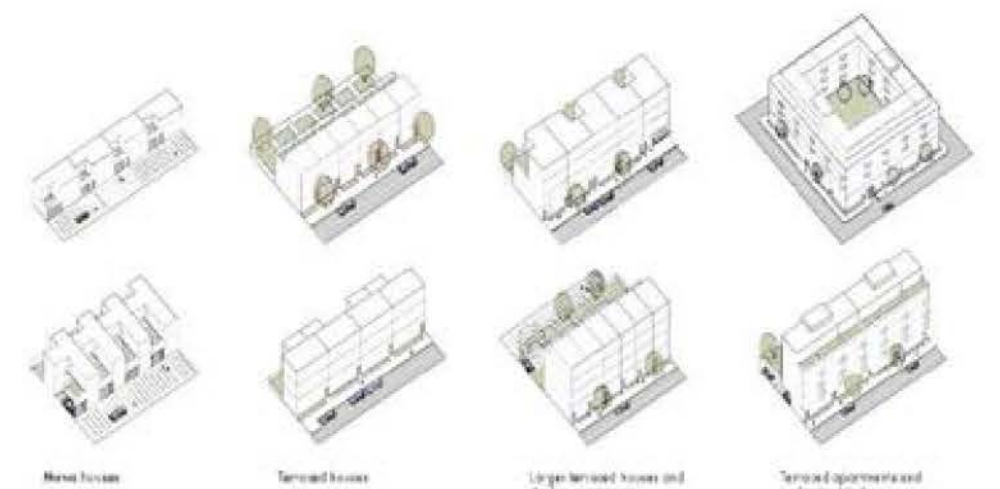
The site is located primarily within the zone allocated for residential development.



Charlton Riverside SPD 2012 Plan



Charlton Riverside SPD 2012 Plan uses



Charlton Riverside SPD 2012 Typology



Emerging Masterplan design principles Routes

Charlton Riverside Masterplan framework development

A updated Masterplan is currently being prepared by Aecom, but has not yet been published for public consultation.

Several meetings with RBG have taken place to ensure the proposals align with the key design principles.

Two meetings have been held with RBG and the Masterplan team and the following key principles were discussed.

- Improved transport links / infrastructure.
- East - West and North - South routes to connect Charlton with the river and increase permeability across the Masterplan area.
- Distribution of uses throughout the Masterplan area
- Network of public realm and green spaces
- Green link from the Thames Barrier Park through to Maryon Park.

The proposals have been tailored to align with and deliver key principles and objectives of the emerging Masterplan.



Emerging Masterplan design principles Green space



Emerging Masterplan design principles Development areas

4.3 SHP Review of Charlton Riverside SPD

The Masterplan proposals have been reviewed during the design process in order to achieve the key principles and objectives of the existing and emerging SPD.

Deliverability, site access, density and connectivity with the wider Masterplan has been studied from the outset to inform the design of the proposal.

Residential Typology and Density

The 2012 SPD refers to a vision for a contemporary Georgian terraced neighbourhood and new major east-west and north-south routes.

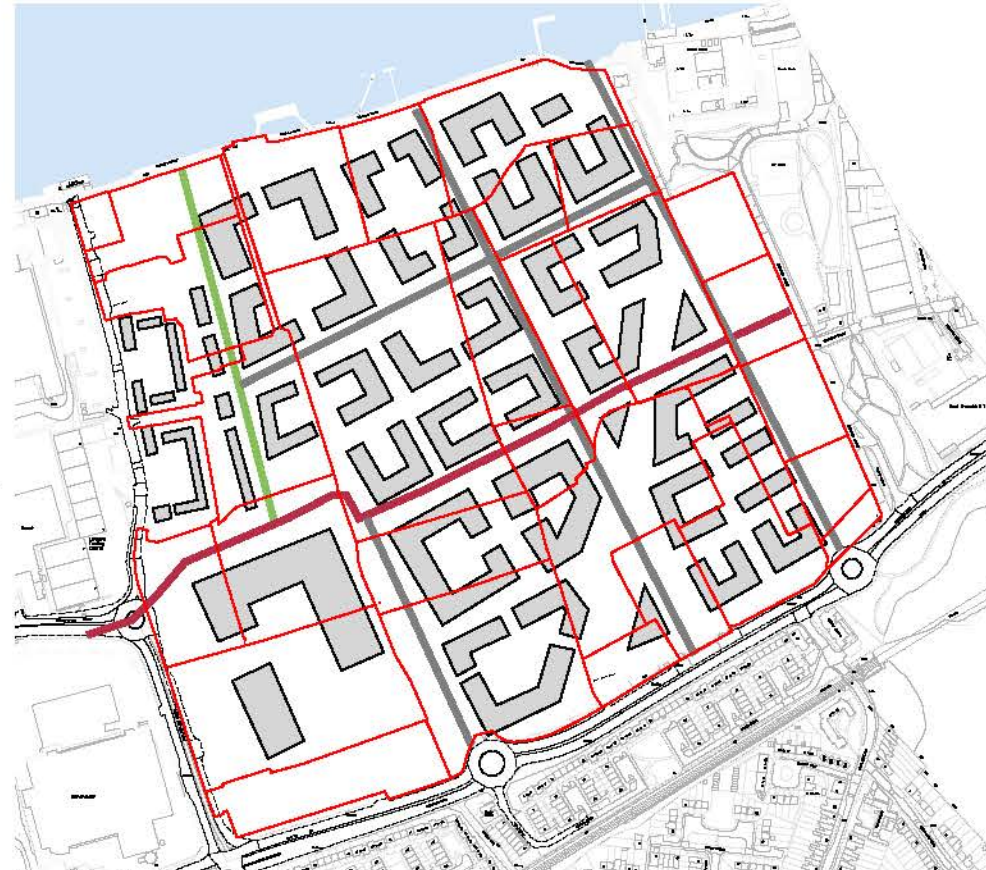
When overlaid with the site ownership boundaries the Masterplan vision is not feasible or deliverable as buildings and roads are cited across multiple land ownerships.

An illustrative Masterplan drawing is included which shows very large, approximately 25m square, courtyard blocks much wider than typical residential blocks.

Furthermore the residential typologies and density indicated do not fully utilise the opportunity areas's development potential. It is also not clear how the proposed Georgian character is derived from the existing local context.

Deliverability

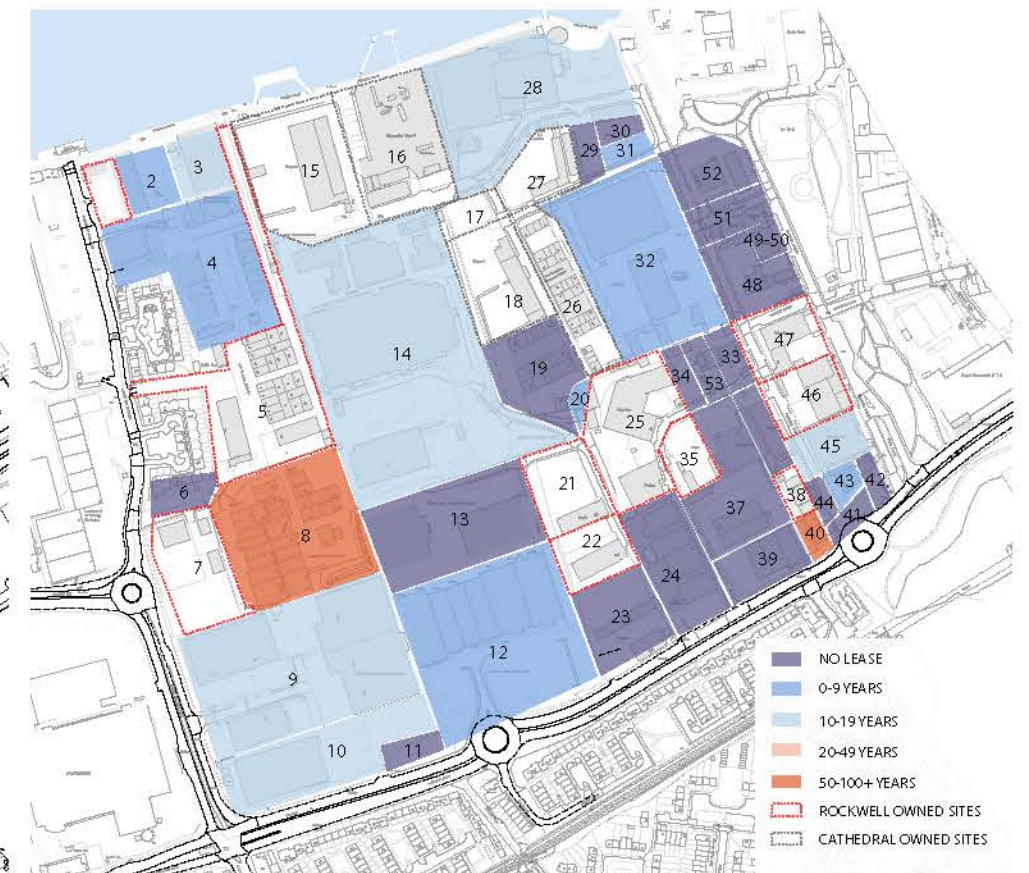
Current ownership boundaries (figure 1) and lease plans (figure 2) of the sites have been studied to understand where routes could be located in order to ensure the deliverability of the wider Masterplan.



Ownership boundaries overlay SPD



Ownership Boundaries (figure 1)



Lease Plans (figure 2)



Highway network (figure 3)



Pedestrian routes and public spaces



Public transport and PTAL

Road network and public transport

The strategic plan indicates improved east-west routes creating linkages across the wider Masterplan site with the main route indicated in close proximity to the existing roundabout and current access route to Plot A.

Based on the studies of site ownership lines and deliverability has been established retaining and reusing the existing street infrastructure whilst respecting the existing site boundaries where possible.

Enhancements to bus and river services are envisaged to support the overall Masterplan proposals.

Green space and parks

The Thames is increasingly becoming an important 'front' and public space for the city. Charlton Riverside provides a rich opportunity to promote and develop the river, its foreshore and banks as a public amenity, with walking, cycling and other leisure opportunities.

Connecting Charlton with the river through the provision of green spaces is a clear priority.

An extension of Maryon Park can form green connection to a new Barrier Park and a green routes with an additional cycle lane could provide an east-west route connecting to the new Barrier Park.

Secondary north-south pedestrian routes connecting public green spaces would create permeability throughout the Masterplan area.

PTAL

The site has currently an average PTAL rating of 4 indicating good accessibility. Local improvements to the site's public transport network have the potential to improve the site's PTAL rating to an estimated maximum of PTAL 5, including 2 extra bus services with bus stops within the Masterplan area and the provision of the Thames clipper at the end of anchor and Hope Lane.