



Commercial space and public realm



Residents garden and public realm



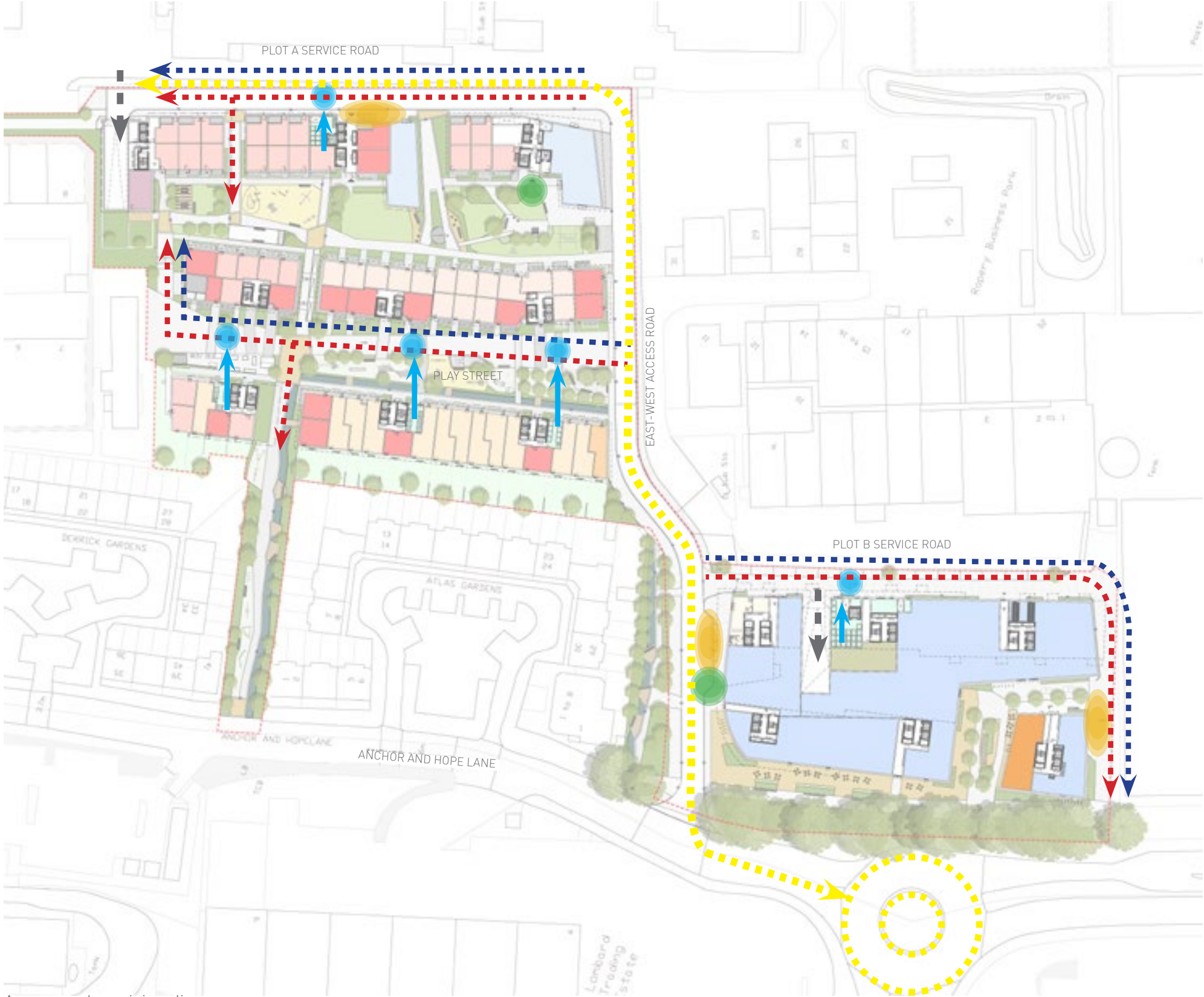
Gateway building

3.4 Access and servicing strategy

The access and servicing strategy remains the same in principle.

In order to activate the street frontage on the southern side of plot A the car park entrance has been moved to the eastern edge of plot A and is now located in building A with access from the eastern road.

The proposed cycle parking has been reviewed and amended according to the new draft of the London Plan. In total 1,298 long stay cycle parking spaces are provided within the development. 5 percent of this will be sheffield stands for larger bikes. An additional provision for 20 short stay cycle parking for residential visitors and 25 for commercial visitors will be provided in a convenient location outside the building entrances. As the none residential elements of the scheme are “shell and core” long stay commercial cycle parking will be provided within the demise of the commercial spaces.



Access and servicing diagram

- KEY:
- FIRE BRIGADE ACCESS
 - REFUSE TRUCK ROUTE
 - MAIN ROADS
 - BIKE ACCESS
 - REFUSE COLLECTION POINT
 - DROP-OFF/ SERVICE
 - CAR PARK ENTRANCE

3.4.1 Imex house access

The adjacent diagrams show that the access for a 13.5 m long tour bus intended to be used by the Imex house owner is maintained.

The team have worked with this requirement during the entire design process.

The proposed access road to the property and allowance for turning circles exceeds the area allocated within the title rights .





4.0 Masterplan Alignment

4.1 Masterplan context

4.2 Future connection with Masterplan

4.1 Masterplan Context

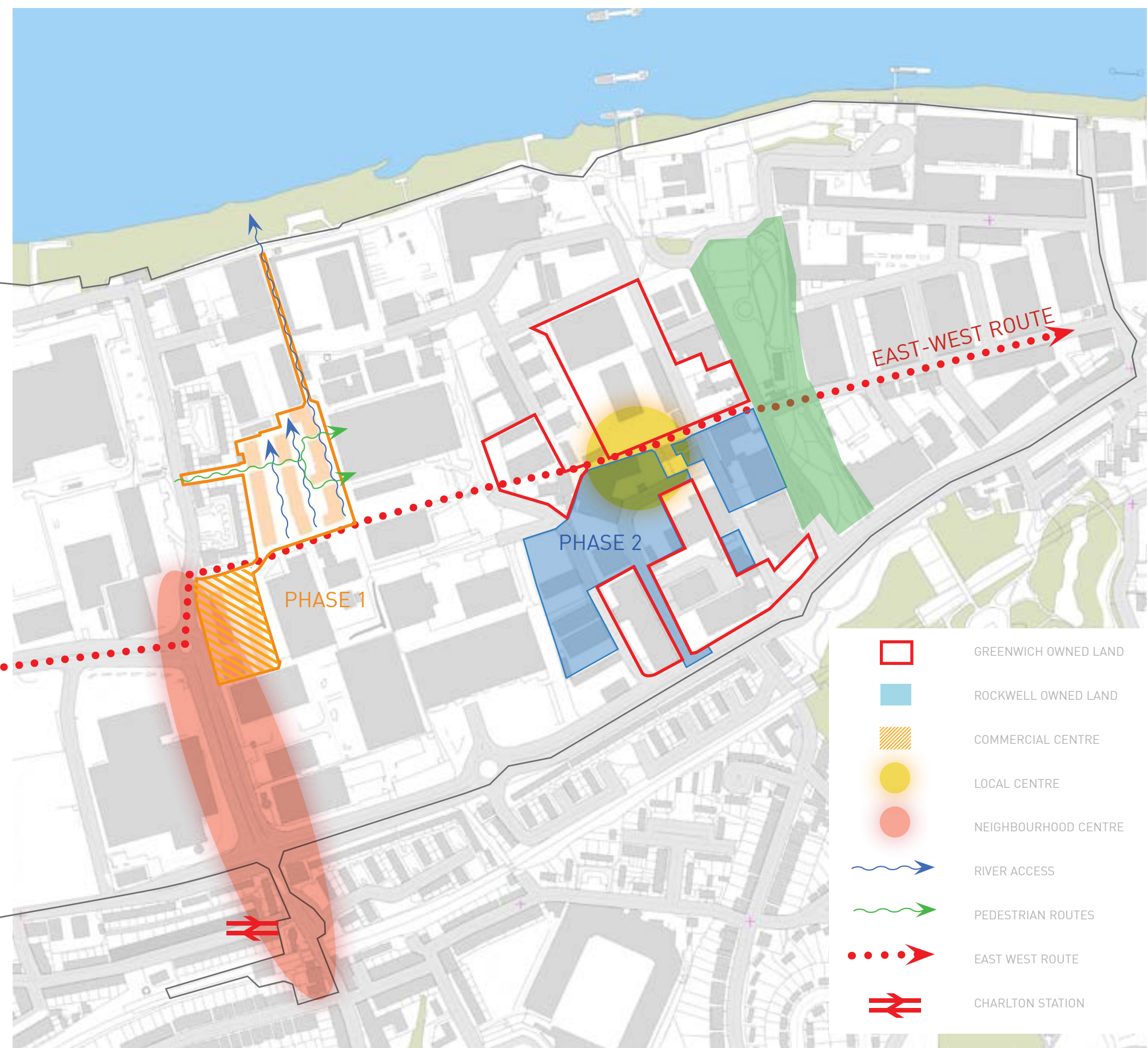
The Charlton Riverside SPD (adopted in June 2017) seeks to unlock Charlton's development potential to help support the regeneration of the surrounding areas by offering new homes, (including affordable housing), new workspaces, new/enhanced transport links and high quality open spaces.

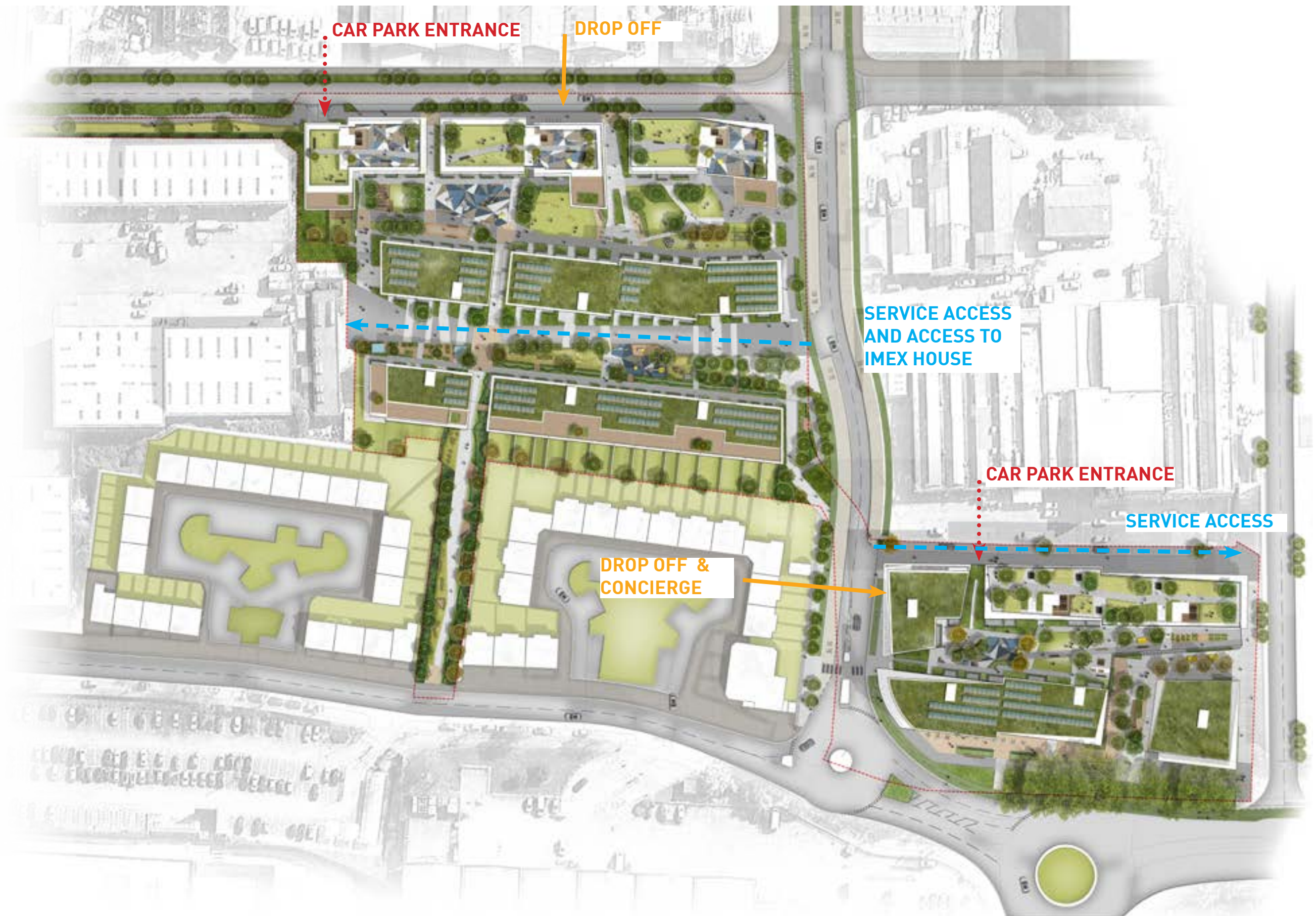
The SPD calls for the delivery of up to 7,500 new homes.

In alignment with the Charlton Riverside SPD the proposed plans seek to bring a range of new assets to the area and include the following ambitions:

- HIGH QUALITY NEW HOMES
- NEW WORKSPACES
- CONTRIBUTE TO THE NEW NEIGHBOURHOOD CENTRE WITH RESTAURANTS, CAFES, SHOPS, CRECHE AND COMMUNITY CENTRE AND A NEW PUBLIC REALM
- EXTENSIVE PRIVATE AND PUBLIC GREEN SPACES
- A PLACE FOR FAMILIES
- DEVELOP AN EMPLOYMENT HUB AND CREATIVE COMMUNITY TO HELP DRIVE LOCAL REGENERATION
- NEW PEDESTRIAN LINKS TO THE RIVER THAMES AND THE WIDER MASTERPLAN AREA
- DELIVER 20% OF THE PROPOSED EAST-WEST ROUTE IN PHASE 1 AND ANOTHER 20% IN PHASE 2 .
- IMPROVE TRANSPORT LINKS AND INFRASTRUCTURE INCLUDING NEW BUSES DELIVERED THROUGH S.106 CONTRIBUTIONS
- ACT AS A CATALYST FOR THE REGENERATION OF THE CHARLTON RIVERSIDE AREA

Rockwell are continuing to invest in the Charlton Riverside masterplan area in order to consolidate landholdings, a strategy that aims to deliver key parts of the masterplan.





Futre road plan



