

## Annex (6 pages)

### Planning Application 16/4008/F – Rockwell – 771 units off Anchor and Hope Lane SE7

#### Evidence from Charlton Riverside Masterplan

##### Summary (NB This is the Short Annex see also Long Annex for more evidence)

The following evidence shows how seriously this application undermines the fundamental purpose and vision of the Council's Supplementary Planning Document for the redevelopment of Charlton Riverside.

The height, massing and design, if approved, will effectively make this masterplan redundant. We therefore urge the Council to revisit this application in its entirety, as in its current form it seriously violates the Council's plans, as expressed both in the SPD, and in its Core Strategy.

We also ask the Council to acknowledge the serious investment it has made in agreeing the SPD between 2012 to 2017, seeking buy in from the local community, employers and developers, including two major public consultations. We note that the revised SPD, agreed by the Council Cabinet on 21 June 2017, already reflects the considered views of developers, and the agreed need for greater housing density.

The supporting evidence in the plan, to require the Council to ask for a complete re-design is overwhelming. The evidence presented below is in three sections:

- **Masterplan written evidence with Rockwell's latest responses included - p1-3**
- **Masterplan pictures showing the Council's vision - p4**
- **Rockwell pictures showing the major difference in vision that still remains - p5-6**

Ref.	Page	SPD Theme	Policy (text directly quoted from Council SPD)
2.1	8	Vision	Incoming residential development will be characterised by medium-rise housing and family homes. A network of streets and open spaces will reflect the historical pattern of paths and boundaries, creating a healthy environment that encourages walking over using a car, where children can play outside and residents can enjoy a varied and attractive selection of leisure, recreation and social activities.
A7	146	Vision	<b>A low-to-medium rise high density form of development (typically 3-6 storeys) is proposed.</b>
12.3	137	Vision	Given the character and composition of nearby developments at Greenwich Peninsula and Woolwich Arsenal, the Royal Borough is keen to see a different model of development, one that is focused more on larger, family dwellings set within a different type of urban environment. For that reason, the Royal Borough is promoting low to medium rise, high density development at Charlton Riverside.
A2	140	Vision	Is of a scale that acts as a counterweight to the international waterfront, high-rise apartment developments that have, historically, not delivered the right type of housing for families in London, generally, and the Royal Borough of Greenwich, in particular. In that context, the Royal Borough's Vision of Charlton Riverside as a residentially diverse neighbourhood, with high proportion of family homes, is a reasonable response to a very pressing problem.

**Rockwell statement published on Council website 26/2/18**

Incoming residential development will be characterised **by medium-rise housing** and family homes. – Integration with its current surroundings and response to the **aims and aspirations of the Charlton Riverside Masterplan area**. Delivery of a high quality and inviting streetscape and public realm to provide improved connections and linkages to the surrounding area. Creating a significant green space

The overall mix should reflect a requirement for 3-bed and larger units with the remaining units but deliver a majority of 1 and 2-bed units. Development on the site must respond to the current surrounding context whilst allowing the building to adapt to changes in the area as the **Masterplan vision is delivered. Aims and Aspirations:** The site offers an exciting opportunity to deliver an exemplar residential led scheme which will act as a catalyst for the regeneration of the wider area which includes retail and employment space.

A6	144	Family Housing	Charlton Riverside is considered by the Royal Borough as an ideal location for the delivery of significant numbers of family housing.
2.3	12	Family Housing	Medium-rise Family Housing Residential development at Charlton Riverside will include at least 50% family housing (3+ bedrooms), in line with the provisions of the Core Strategy (Policy H2).
6.1	59	Family Housing	The Royal Borough is committed to a minimum of 50% of units built being provided for family housing. This is evidenced in policy H2 of the Core Strategy (2014)
6.2	59	Affordable Housing	The Royal Borough also requires 35% affordable housing, and subject to the test of viability. Affordable housing will be split as follows: 70% affordable rent and 30% intermediate tenure.

**Rockwell Affordable Housing statement published on Council website 26/2/18:**

Our analysis shows that if sales growth of 15% (a rate of £700.35 per sq ft) is achieved across the whole scheme, and build costs remain level, the benchmark return on GDV of 18% could be achieved on a scheme incorporating 25% affordable housing.

2.1	8	Density	An additional 5,000 - 7,500 homes (based on a more detailed assessment of the site's capacity); 50% family housing and 35% affordable housing.
2.2	9	Density	The aim is to achieve high-density development at a human scale, creating a strong sense of place. This can be achieved through medium rise, rather than tower blocks. Paris and Madrid are characterised by mid-rise development and yet achieve almost double the density of London's densest boroughs. Examples in London include Edgware Green, (81 homes/ha) and Kensington and Chelsea(122 homes/ha)
3.3	28	Density	The site is currently not well served by public transport. It is served, primarily, by limited bus services. This reduces the potential for very high-density development.
A6	144	Height	There is an emerging consensus that it is not appropriate for family housing to be delivered in taller buildings. One of the principal reasons for this is children's safe access to outdoor space and adults' ability to monitor that space.
2.2.2	10	Height	Housing will be provided at a human scale (typically varying between 3
12.3	135		to 6 storeys).

3.3	25	Height	There are important views into and across Charlton Riverside from both the north and the south, and these have been important considerations in framing the masterplan proposals. These views will need to be addressed by detailed development proposals.
6.3	61	Height and design	Typically, building heights will vary between 3 and 6 storeys (although there is scope of buildings up to 10 storeys in certain locations).
6.3	62	Height	It should be noted that a notional maximum building height in any given location does not mean that all buildings in that location should seek to achieve that height.

**Rockwell's latest position on height and massing – from planning application letter dated 19/2/18:**

In response to Council concerns, **reduction** in height of Building H adjacent to Atlas Gardens by two storeys to ensure a maximum height of three storeys with a fourth storey set-back  
**Increase** in height to Buildings C, E and F by one storey (to 9/10)

Although the proposed amendments may **slightly alter the daylight**, sunlight and overshadowing assessment within the December 2017 ES, **this change is not considered likely to propose a significant effect.**

11.4	128	Infrastructure	It is essential that the east-west route is planned and delivered early in the overall development programme. More detailed consideration of funding and delivery will be undertaken as part of a separate SPD-wide delivery study. <b><i>(East west route goes right by north end of Rockwell development)</i></b>
C11	192	Infrastructure	There are also opportunities to downgrade Woolwich Road to reduce the amount of traffic it carries and therefore reduce pollutants, and new residential development will be separated from the safeguarded wharves by means of buffers provided by new workspace.
9.9	100	Design	Residential development parcels – low to medium rise squares enclosing semi-public land.
9.9	101	Design	Following on from the Royal Borough's objective to deliver 50% family homes at Charlton Riverside, it is clear that a <b>significant proportion of any new housing built will be in the form of individual family houses.</b> Individual family homes should take the form of three storey town houses, typically providing a minimum of three bedrooms.

**Rockwell response to RBG Comments on Master Plan Road Infrastructure date 19/1/18:**

RBG have requested that it should be demonstrated that the East-West route through between the two plots (a 20m road corridor) can be delivered at a later stage when the wider Charlton Riverside masterplan is implemented. Response: The development proposals for the site have always been cognisant of the wider Charlton Riverside Masterplan and have been developed around a general framework of highway infrastructure. **As neither RBG nor their appointed masterplan team have prepared a sufficiently detailed drawing the applicant has prepared such a plan** to enable the preparation of development schemes on their plots. TPP Drawing Numbered 30821/AC/217 indicates the provision of a 20m highway corridor in the vicinity of the application site. ***(The Council needs urgently to confirm its own plans rather than sign off those of the developer)***

## DESIGN PRINCIPLES FROM SPD

Low rise, high density development in London (Maida Vale)



Family housing with shared priority public realm

Modern mid-rise apartment block



Town houses with apartments above (Coin Street)

## From p61 of SPD

Figure 6.2 provides guidance on typical maximum heights, to inform design thinking. Variations in height within and between individual development blocks will help to give character to development, break up individual massing and allow light penetration into the interior of blocks.



Townhouses



Townhouses with apartments above

From p102 of SPD: Typically, residential development will take the form of townhouses, apartments and maisonettes, in single and dual aspect form. Individual family homes **should take the form of three storey town houses**, typically providing a minimum of three bedrooms.

CCRA notes: Again the lower height is evident, and the use of pitched roofing in the suggested designs, and suggests that the modern mid-rise apartment block 4-5 storey norm.

**HEIGHT MAP FROM SPD. ALL 6 FLOOR MAX EXCEPT FIVE SITES IN BLACK.**

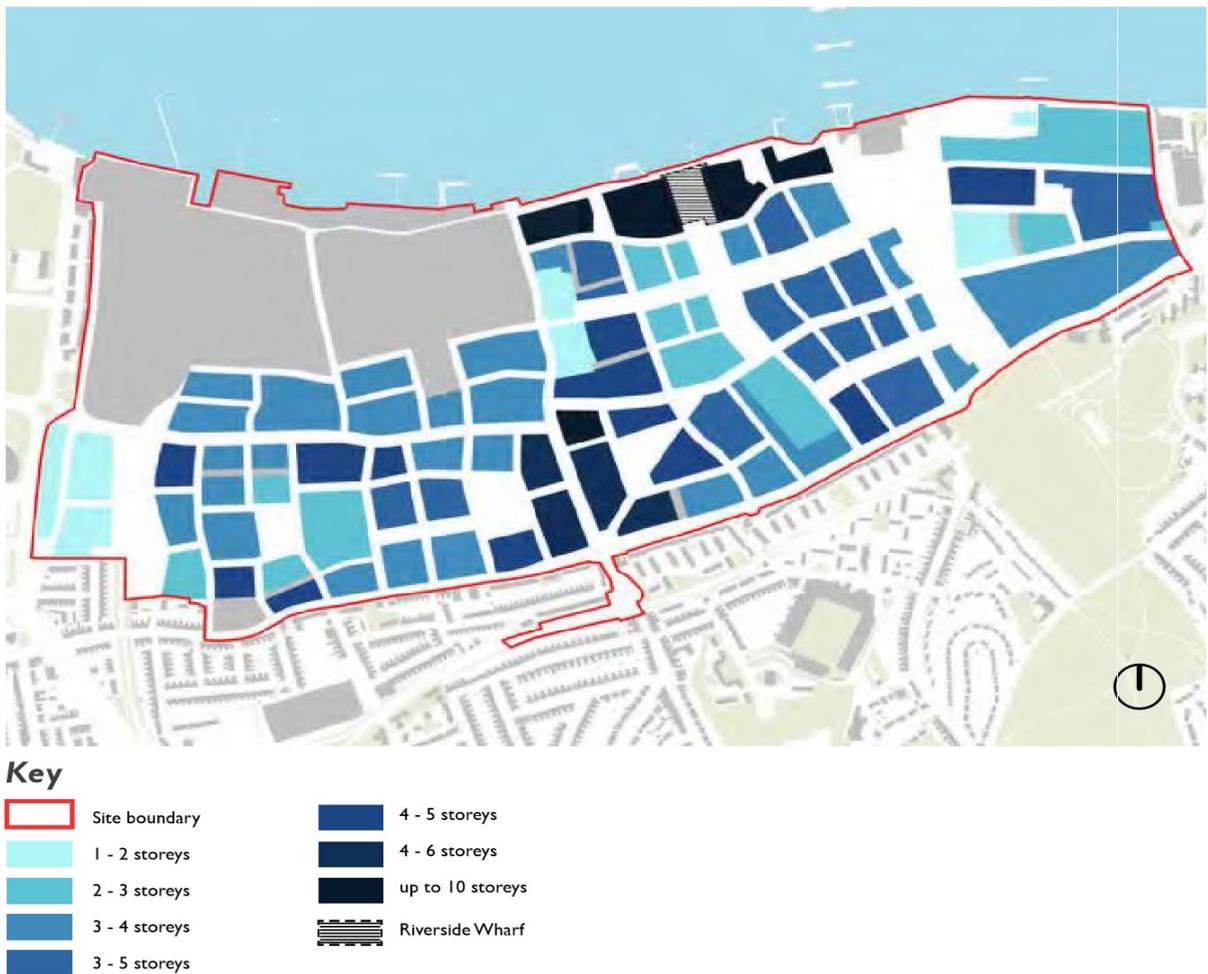


Figure 6.2: Building heights

ROCKWELL'S REVISED PLANS AS PUBLISHED ON COUNCIL WEBSITE 26/2/18



Revised Rockwell Aerial view (Published 26/2/18)



Revised Rockwell elevations published 26/2/18