

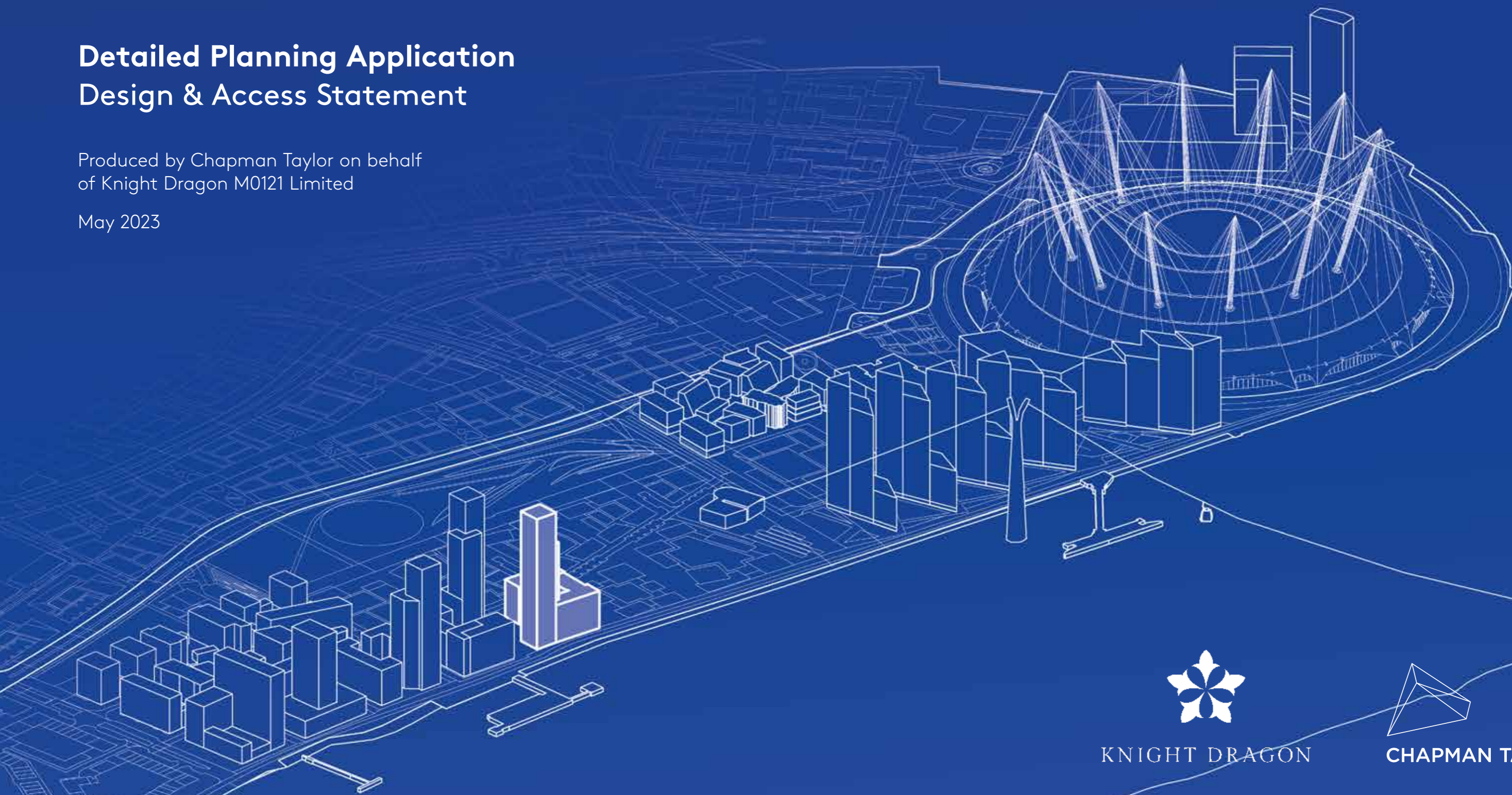
Greenwich Peninsula

Plot M0121

Detailed Planning Application Design & Access Statement

Produced by Chapman Taylor on behalf
of Knight Dragon M0121 Limited

May 2023



KNIGHT DRAGON



CHAPMAN TAYLOR

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Development Description

'Residential development on Plot M0121, including provision of private and communal amenity space, car parking and cycle parking, servicing and access, public realm, hard and soft landscaping.'

The proposed development has been designed for a C3 Use Class (dwellinghouses), with residential accommodation suitable for either Build to Rent or Build to Sell tenures.

The flexibility of the design is such that the specific requirements of the Build-to-Rent sector can be accommodated. All apartments have been designed to deliver high quality residential accommodation within the apartments, with access to communal internal and external amenity spaces, suitable for a development of this scale, context and location.



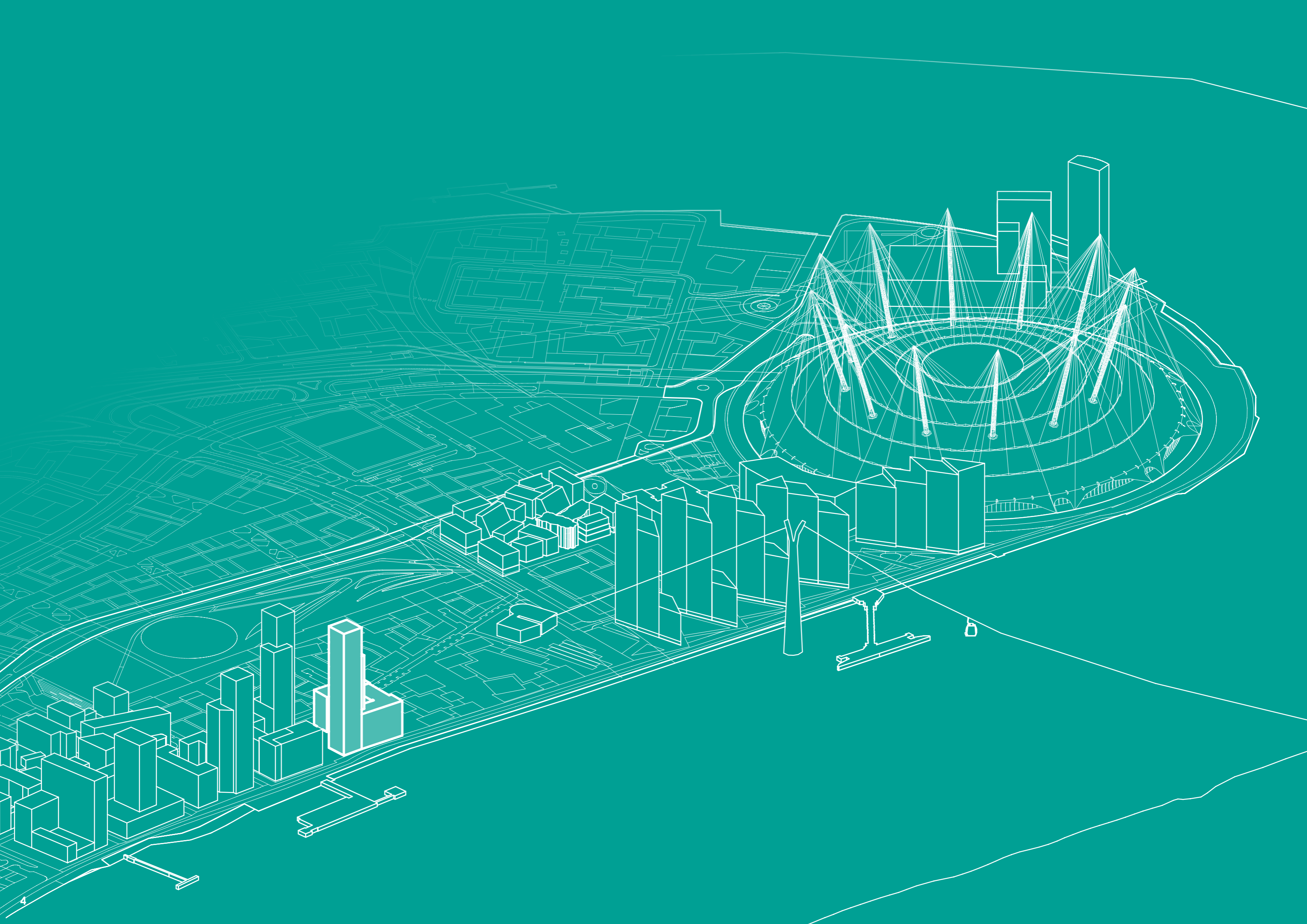
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Introduction

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01 Introduction

1.1 Purpose of the document

This Design and Access Statement for Knight Dragon M0121 Ltd forms part of a Detailed Planning Application for a new residential building (Plot M0121), completing the northern part of an urban block at the heart of Lower Riverside; a vibrant residential community emerging on former industrial land at Greenwich Peninsula. It gives an overview of the history of the site and the collaborative pre-application design process, along with a description of the scheme, access arrangements and management and sustainability strategies. The statement should be read in conjunction with the Planning Statement and supporting documents.

Key

-  Red Line Boundary
-  Urban Block



AERIAL VIEW OF THE URBAN BLOCK



1.2 Project objectives

Knight Dragon is an entrepreneurial developer delivering London's largest single regeneration project, Greenwich Peninsula. With over 17,000 new homes, 12,000 new jobs and 48 acres of public space emerging over the coming years, Greenwich Peninsula will create a new urban sustainable community. Knight Dragon's commercial objective for Plot M0121 at Lower Riverside is to deliver the much needed homes in the Borough and for London.

The scheme will deliver a C3 residential development which could include Build to Rent which has become increasingly attractive in recent years as the single, institutionally-owned and operated approach towards renting which provides a more resident-focussed way of living. Tailoring towards the ambitions and lifestyles of people who choose to rent, the BtR sector has been successful not due to it being an affordable alternative to home ownership, but primarily because it offers its residents a new way of renting. It is a model which places greater emphasis on the creation of a sense of community and quality of service, facilities and amenity, drawing its ethos from the hospitality sector.

In planning terms, the objective is to complete the new urban block with a residential scheme which respects the design ethos of the existing consent for the site, which also responds to the completed residential building immediately to the south. Both the application site and the completed residential building originally formed part of a combined scheme consented in 2014. In design terms, the buildings were conceived as a complementary pair, a relationship which the Royal Borough of Greenwich (RBG) is keen to maintain going forward.

Chapman Taylor Architects were commissioned to investigate how to bring the development in line with more recent Building Regulations and consider how the development could be delivered as a residential scheme, working largely within the physical parameters and urban design intent of the existing former planning consent. This involved a number of technical, design and management operational challenges which formed part of detailed Pre-Application discussions with RBG as well as consultation with the Greater London Authority, key stakeholders, and general public through public consultation.



BUILD-TO-RENT PRECEDENTS

1.3 Content of the Statement

- **Chapter 2 - Assessment;** describes the planning context within which the proposal is being brought forward, including the Greenwich Peninsula Masterplan and relevant policies, as well as the emerging urban environment and potential visual implications for the wider city.
- **Chapter 3 – Evaluation, design and consultation;** describes the original design concept for the site as contained within the 2014 consent, traces the subsequent development of the scheme over a series of pre-application meetings with the Royal Borough of Greenwich and Greater London Authority, and records the outcome of a public consultation events and how the design proposals were modified as a consequence.
- **Chapter 4 – Proposed development;** is structured as a journey through the resulting scheme proposal, offering a detailed description of the layout, uses and landscape, typical apartments, quantum of accommodation, scale, massing and elevations.
- **Chapter 5 – Access;** covers proposals for vehicular and inclusive access as well as servicing and crime & safety considerations.
- **Chapter 6 – Environmental strategies and conditions;** provides a brief overview of the environmental impacts of the scheme proposal, along with mitigation measures where required.
- **Chapter 7 – Conclusion;** provides a summary of the key benefits of the proposal and how it will meet the expectations of the developer, Royal Borough of Greenwich, Greater London Authority, general public and key stakeholders.
- **The Appendix** - includes a full set of plans, sections, and elevations.





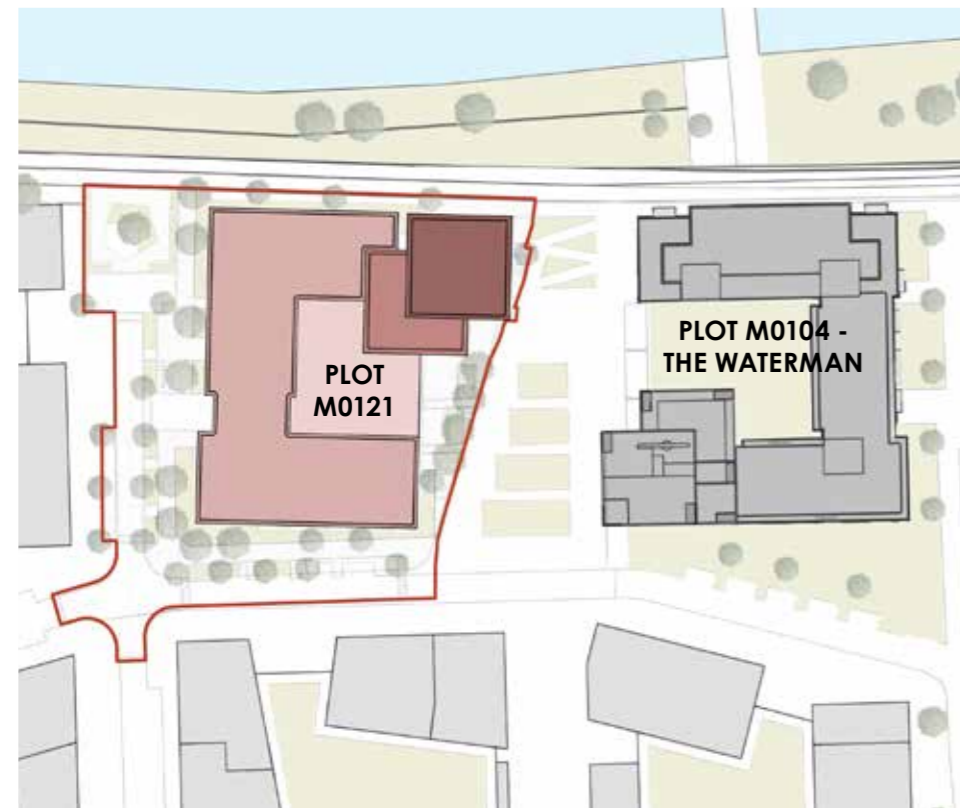
1.4 Site location and red line boundary

The application site covers an area of approximately 0.58 hectares and is located within the Royal Borough of Greenwich. It is located to the east of Greenwich Peninsula and south of the O2 Arena, overlooking the River Thames. It is bounded to the north by O2 Car Park North, to the east by Olympian Way (a public footpath) and the River Thames, to the south by a new public space (Tidemill Square), and residential development (The Waterman Building), and to the west by Chandlers Avenue, Central Park and a future development plot.

The site is located within an area of identified flood risk, albeit one that benefits from defences.

Key

-  Plot M0121
-  Completed Buildings in Lower Riverside



1.5 Principle of the application

Plot M0121 sits within the Lower Riverside area of the Greenwich Peninsula Masterplan. This area is generally defined by a series of tall towers along the river punctuated by low podium blocks. The height of towers & podium blocks in this area are all similar in scale and form a clearly defined edge to the waterfront.

Behind the buildings on the waterfront, a series of courtyard plots with tower elements, which are lower than the waterfront plots, frame the Central Park to the south west.

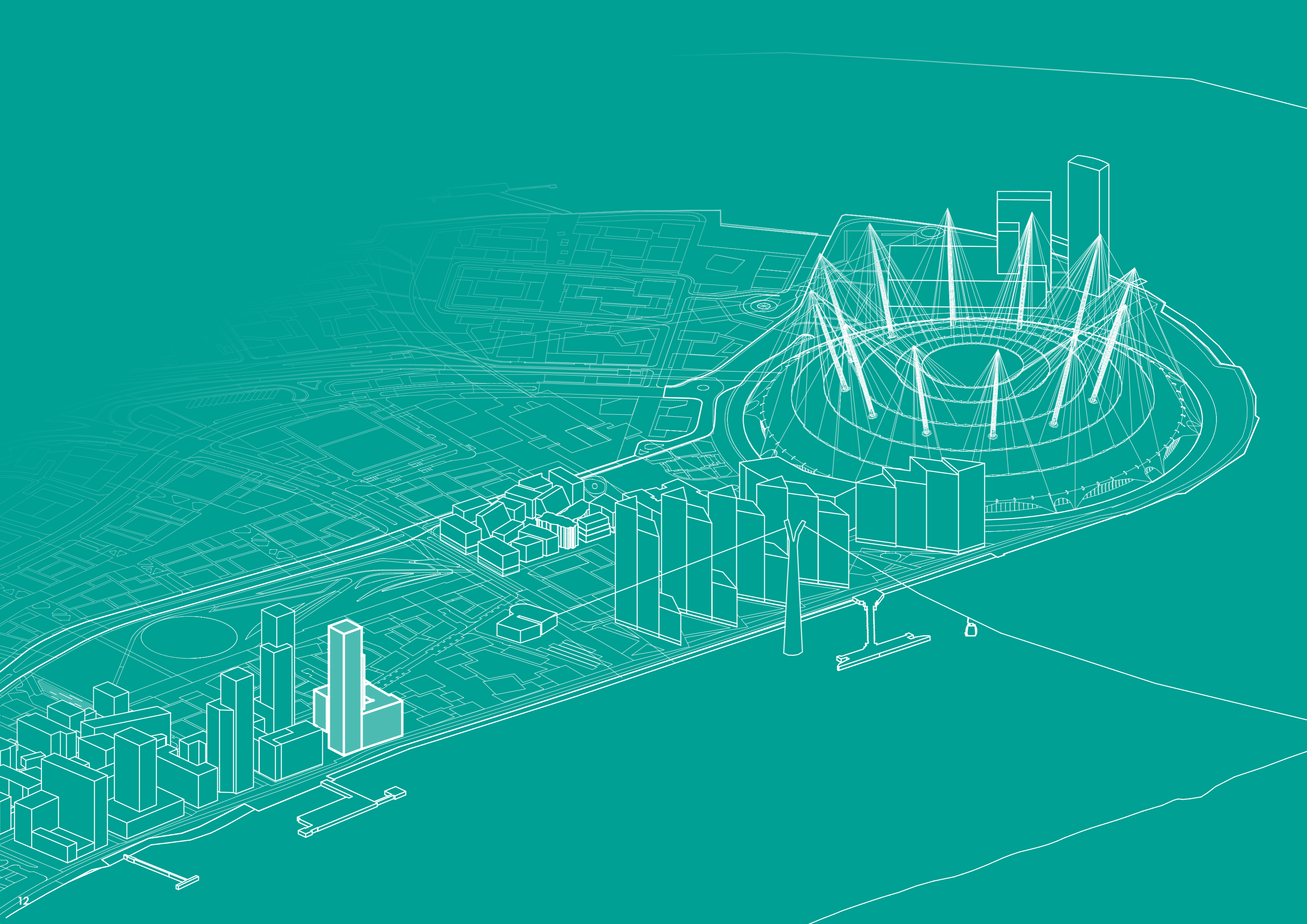
The primary routes through Lower Riverside are the pedestrian only pathway along Olympian Way and the vehicular/pedestrian street along Chandlers Avenue. Tidemill Square and other shared surface streets link Olympian Way with Chandlers Avenue.



PLOT M0104 - THE WATERMAN

PLOT M0121





02

Assessment

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02 Assessment

2.1 History of Greenwich Peninsula

Greenwich Marshes were drained by Dutch engineers in the 16th century for pastureland, but the peninsula was gradually industrialised for the manufacture of ordnance, chemicals, iron and steel, oil, cement, asbestos and glucose. For over 100 years it was dominated by the East Greenwich Gas Works, which by the 1960s was the largest in Europe. It was served by a jetty and extensive railway line, but rendered obsolete by the discovery of natural gas in the North Sea. To the east of the peninsula was Blackwall Point Power Station, which ceased operation in the 1980s and to the south (Enderby's Wharf) occupied by a succession of submarine cable companies.

In 1997 the national regeneration agency, English Partnerships (now Homes England) purchased 1.21 square kilometres (300 acres) of disused land on the peninsula, in order to enhance the transport network and create new homes, commercial space and community facilities and to open up access to parkland along the river. North Greenwich tube station on the Jubilee line opened in 1999. The Millennium Dome (subsequently renamed O2), and Greenwich Yacht Club were completed in the same year. In 2004 outline planning permission was granted for further development including 10,000 homes, and 330,000sqm of office space.

In subsequent years a number of key developments followed including; Greenwich Millennium Village and Ravensbourne University London (both in 2010), a combined heat and power Energy Centre to provide district heating (2016), St Mary Magdalene Church of England School (2018), as well as residential developments at Parkside Peninsula Quays and Peninsula Riverside, and new public realm and amenity including Central Park and Greenwich Peninsula Ecology Park.



1872 MAP



1952 MAP



AERIAL C.1970



MILLENNIUM VILLAGE



RAVENSBORNE UNIVERSITY



NORTH GREENWICH TUBE STATION



GREENWICH YACHT CLUB



MILLENNIUM DOME



ENERGY CENTRE

2.2 Greenwich Peninsula Masterplan

The Greenwich Peninsula Masterplan designed by Terry Farrell Architects, received Outline Planning Consent in 2004 and included provision for mixed-use redevelopment including office, retail, food and drink and residential uses. Plot M0121 was located within the masterplan area.

The vision was for the creation of a series of residential neighbourhoods set within landscaped routes and spaces with substantial new areas of public realm and pleasant private space.

2004 Masterplan

On 23rd February 2004, outline planning permission (application reference 02/2903/O) was granted for the 2004 Masterplan subject to a Section 106 agreement and 149 planning conditions, of which conditions 53-149 apply to the Greenwich Peninsula Masterplan site (excluding The Dome, Arena and the Dome Waterfront Area).

2015 Masterplan

In December 2015, an updated masterplan prepared by Allies & Morrison was approved by RBG. The 2015 Masterplan was prepared after it became evident that the 2004 Masterplan no longer met contemporary and future needs. The vision of the 2015 Masterplan sought to ensure that Greenwich Peninsula continues to grow as a high-quality new district. Distinct neighbourhoods were designated with their own identity and character, and a need to build on the success of the entertainment district (The O2) and the strengths of the unique riverside setting in this highly sustainable location were identified. The 2015 Masterplan included all unbuilt plots but did not include M0121 as there was an existing permission for this site (Plot M0121 is the only remaining plot outside the masterplan which remains undeveloped).

2022 Masterplan

In 2019, a partial revision to the 2015 Masterplan (ref. 19/2733/O) was prepared by Allies & Morrison and submitted for the neighbourhoods of Brickfields and Peninsula Central. Whilst the red line planning application boundary for this revised Masterplan did not include Plot M0121, nor were there any new parameters prepared for this plot, the new S106 Agreement (signed August 2022) does include Plot M0121 in terms of quantum of housing and obligations sought. This is confirmed within the definitions of Permission, Financial Contribution and Relevant Proportion at Clause 3.1 of the 2022 S106.



2.3 Planning background to Plot M0121

To progress Phase II of Lower Riverside, Meridian Delta Ltd (a joint venture between Quintain and Knight Dragon Development) appointed three architectural practices to work collaboratively on Plots M0116, M0119, M0103, M0104, and M0121 (including proposals for redeveloping an existing coal jetty).

A more detailed framework for Lower Riverside was developed. This acknowledged the original concept of a strong river frontage and the visual silhouette of the towers as seen from Central Park. The opportunity was also taken to better-define the hierarchy of public realm and places along Chandler's Avenue, in order to accommodate multiple user groups throughout all times of the year for a range of different activities.

In 2013, a Detailed Planning Application was submitted for Plots M0104 and M0121, designed by architects Pilbrow and Partners. This included proposals for two urban blocks (comprising 519 mixed-tenure apartments), the coal jetty and public realm/landscape by Turkington Martin.

The two blocks, designed in consultation with the Royal Borough of Greenwich (RBG) contained landscaped gardens and framed a new public space, Tidemill Square, which linked Chandlers Avenue to the river-front. A pair of slender towers set diagonally apart from one another marked the centre of the neighbourhood and announced the presence of the public space.

Extant Planning Permission

Plot M0121, M0104 and Coal Jetty

Planning permission (ref. 13/2865/F) was granted on 31 March 2014 for a residential development comprising 268 units on Plot M0104 and 251 units on Plot M0121, 394 sq. m of A1/A2/A3 use, private and communal amenity space, car parking and cycle parking, circulation, servicing and access, public realm, hard and soft landscaping and associated works and the refurbishment of the coal jetty to provide, a 915 sq.m two/ part three storey mixed use pavilion building to provide facilities and infrastructure for vessels (sui generis) and associated visitor centre, retail use, cafes/restaurant, exhibition/education and performing arts space (falling within class A1/A3/D1/D2 use) and associated open space and pedestrian access.

Permission ref. 13/2865/F has been implemented as Plot M0104 and has been constructed. Therefore, the details approved for Plot M0121 and the Coal Jetty remain extant and can be implemented as approved at any time.

The development approved for Plot M0121 comprised:

- A new open space on the southern side of the plot known as Tidemill Square and a central courtyard area;
- 251 residential units of which 50 units (20%) with 70%/30% split in favour of the social rented units;





2.4 Existing urban context

Movement

Greenwich Peninsula is well-served by public transport, with North Greenwich transport interchange providing bus and London Underground services to central London, Canary Wharf, and London City Airport. In addition the Emirates Air Line connects North Greenwich to the Royal Docks and Docklands Light Railway at Royal Victoria. River boat services are also available from North Greenwich pier and there are also good footpath and cycle networks in the immediate vicinity.

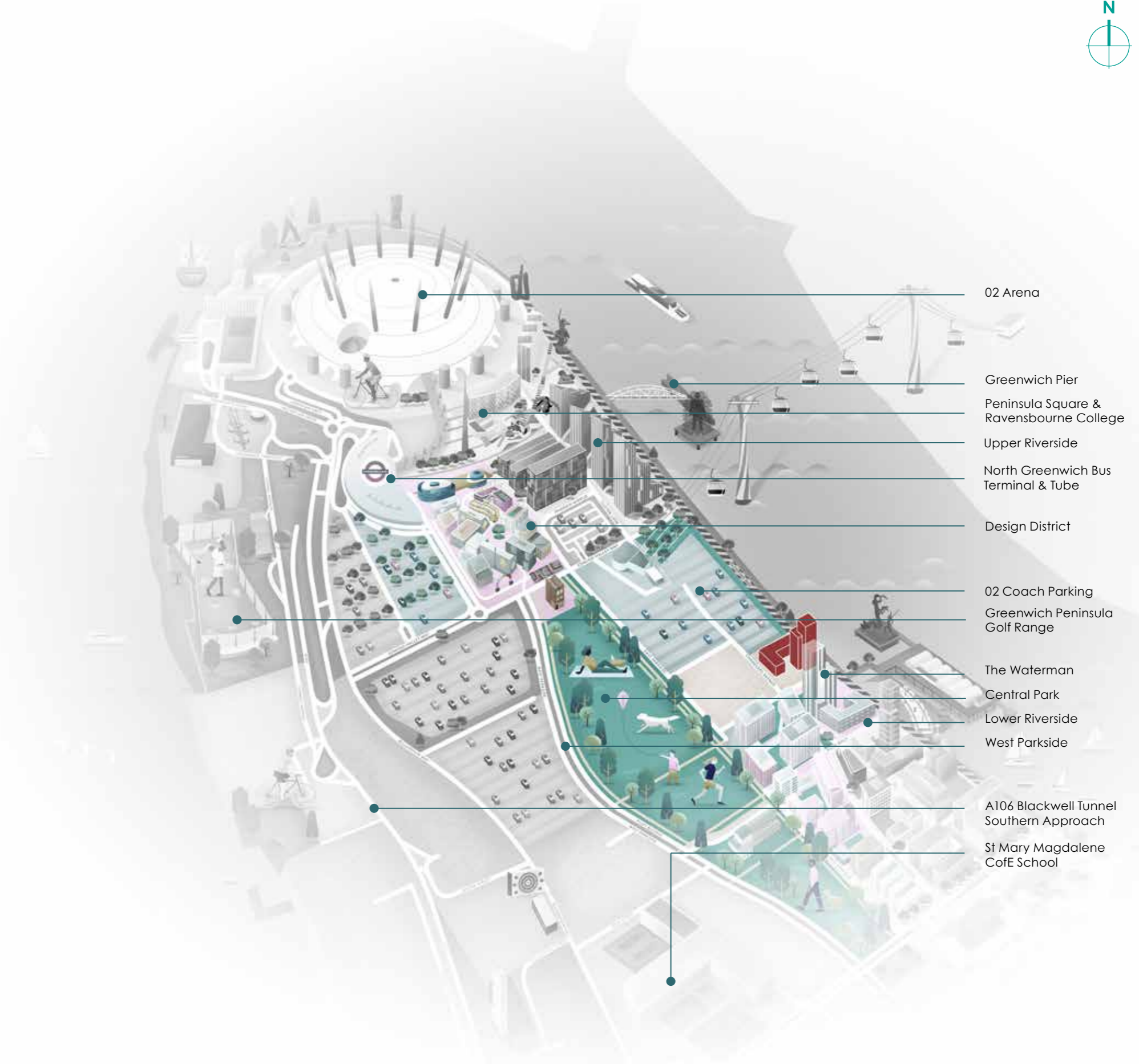
The A106 Blackwall Tunnel Southern Approach, Millennium Way and Pilot Busway/West Parkside serve as the primary spine roads within the Peninsula, with the latter giving access to Peninsula Riverside and Chandlers Avenue, which bounds the site immediately to the west.

Local facilities

The O2 Arena and Peninsula Square form the main retail and entertainment attractions on the Peninsula. These are flanked to the east by Ravensbourne College and to the south by the recently completed Greenwich Design District, for the creative community. The Upper Riverside Neighbourhood (to east and south), provides 1007 homes.

Immediately to the south of the site lies the first phase of the Lower Riverside Neighbourhood, including 1,825 homes, a place of worship and community facilities. Further to the south is Greenwich Millennium Village which also offers retail facilities, as well as St Mary Magdalene C of E School. Central Park is the main green space, with the Peninsula Golf Range to the west.

The IFS Cloud Cable Car and Royal Light Rail Station are both a four minute walk away. There is a Co-op within the Lower Riverside Neighbourhood and a Tesco Express, as well as eateries, a gym and a cinema within a ten minute walk. North Greenwich Pier and Millennium Village Bus Stop are both a seven minute walk, with the North Greenwich Tube an eleven minute walk.



Built form

With the exception of the jetty to the east of the site (built originally to serve the East Greenwich Gas Works), the immediate built environment is very recent, and constructed on well-defined urban blocks. To the south of the site is Tidemill Square and The Waterman building, a residential scheme comprising a 6 storey podium and 32 storey tower. Further to the south there are a number of riverside towers reducing in height to Greenwich Millennium Village and Greenwich Peninsula Ecology Park. To the southwest is Plot 19.05, a residential scheme currently under construction which will provide 431 homes, with Central Park beyond. To the north is an extensive coach and car park serving the O2. Adjacent to the O2 are five residential blocks, the nearest being of a similar height to The Waterman.

Views

There are impressive views out of the site towards the tower clusters of the City, the Shard, Canary Wharf, the O2, Peninsula Quays and the Thames Barrier.



VIEW ALONG OLYMPIAN WAY LOOKING SOUTH

2.5 Site context photographs



VIEW OF ADJACENT BUILDINGS



VIEW OF THE THAMES



VIEWS OF WATERMAN TOWER



VIEW ALONG OLYMPIAN WAY



VIEW ALONG OLYMPIAN WAY

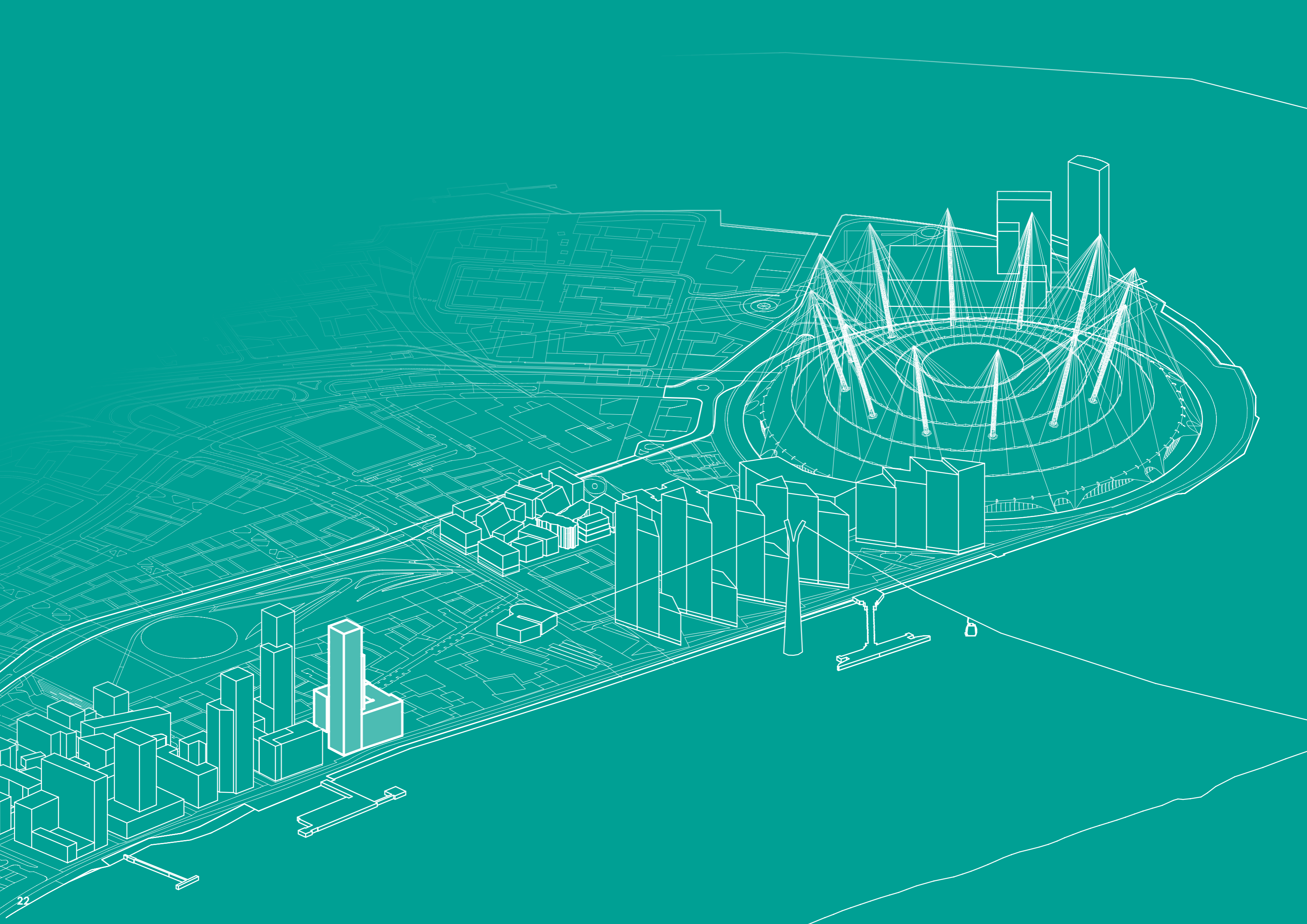
2.5 Site context photographs



VIEWS OF WATERMAN TOWER







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03 Evaluation, design and consultation

3.1 The design process

Chapman Taylor have been appointed to take a fresh look at the design of extant scheme for Plot M0121. There have been four pre-application consultations with the Royal Borough of Greenwich, one with the Greater London Authority and a public consultation exercise. Following each consultation, the scheme was amended where appropriate in order to respond to concerns raised. The original 2013 design intent for the plot is described below, followed by the consultation for this application.

3.2 Design and review stages

The key design stages were as follows:

- Scheme analysis and evolution;
- Pre-Application Consultation 1 proposals (22 November 2022) and RBG response;
- Pre-Application Consultation 2 proposals (14 Dec 2022) and RBG response;
- Pre-Application Consultation 3 proposals (25 Jan 2023) and RBG response;
- GLA Presentation (23 February 2023) and response;
- Pre-Application Consultation 4 proposals (29 Mar 2023) and RBG response;
- Response to Pre-app engagement; and
- Public Consultation (21 Feb, 23 Feb, 25 Feb 2023) and response.



PLOTS M0104 AND M0121 VISUAL



3.3 Scheme analysis and evolution

Plot M0121 was originally designed as a single cohesive scheme with Plot M0104 as well as the public realm and jetty. The form and layout of the building proposal emerged from the following considerations which we seek to retain or build upon:

- Lower Riverside forms a visual Gateway to Central London when approached from the east and a foreground to the tower clusters at Canary Wharf and The City of London beyond;
- The towers mark the heart of Peninsula Riverside;
- The perimeter blocks frame surrounding streets, as well as providing a more human scale and natural surveillance;
- The building is designed as a simple coherent 'tripartite' composition linking both the podium and the tower, with the elevations contrasting a white body against dark metalwork and clear glass;
- The proposal delivers 251 units, over a range of unit sizes to create a mixed-tenure, balanced community; which this application seeks to increase to 300 units and amend the tenure and unit mix, to suit the Build to Rent or a Build to Sale nature of the development.
- Tidemill Square forms a natural focal point for the riverside community on the principal east west access across Central Park. It is also elevated above the river edge, offering improved views and privacy from foot traffic for ground floor residential units;
- Private courtyards and gardens provide amenity space for residents. Through this application we are seeking to further enhance this provision, including an extensive rooftop terrace and a significant uplift in the internal communal amenity provision, thus improving the level of Urban Greening.
- The streets, courtyards, Tidemill Square and river front are activated by ground floor residential entrances, commercial uses and apartments with private streetside amenity. Through this application we are improving the active frontage to Tidemill Square by the lifting of the courtyard to provide a podium with communal amenity fronting directly to the square.
- All apartments above ground level are proved with private balconies sized to meet Planning Guidance including spatial requirements included with the London Plan.



- All homes have been spatially designed to meet the standards set out in the London Plan including the private amenity provision sizing; and we are retaining this principle in the new application.
- Both internally and externally the proposal is designed for ease of access to all residents and visitors. This new application retains this principle including 10% of units meeting M4(3) - {Accessible} requirements of Part M of the Building Regulations, and the remaining 90% of units meeting the requirements of M4(2) - {Adaptable}. Due to changes in building & fire safety regulations since the extant consent was granted, we are amending the scheme to suit these new requirements, which include access to a second means of escape from all units.
- The scheme meets "Secured by Design Guidelines - New Homes" and benefits from a 24 hour concierge/ central security / and CCTV; We have reviewed the layout of the scheme to make operational efficiencies as part of this application, improving ease of circulation by the occupants and operations teams.
- There are basement cycle parking spaces; which we have uplifted in this new application to meet the current London Plan requirements and spatial requirements.



3.4 Pre-Application Consultation 1 (22 Nov 2022)

A pre-application meeting was held on the 22 November 2022 between Lichfields and the Royal Borough of Greenwich.

The discussion focused on:

- The planning context, with proposed amendments and Section 73 process envisaged
- Illustrative design information was provided.

The Royal Borough of Greenwich advised that the proposed amendments to the consented scheme were too far-ranging to be covered by a Section 73 Application and a new detailed planning application would be required.



3.5 Pre-Application Consultation 2 (14 Dec 2022)

Proposals illustrating the post-planning design development and co-ordination of the scheme by Chapman Taylor were presented to the Royal Borough of Greenwich on the 14 December 2022. These were prefaced by a summary of the 'build to rent' product.

Summary of Pre-Application Consultation 2 proposals

The overall design intent was to:

- Retain the same approach to overall design aesthetic, with no changes to building height and massing;
- Retain the materiality as previously envisaged, with the added benefit of lessons learned from The Waterman being adopted; and
- Propose some refinements to the building form.

i) Form and articulation:

Minor adjustments included:

- The massing at the podium level with the terrace set-back being removed at level 06;
- The footprint of the buildings, improving the structural efficiency and reducing potential embodied carbon within the concrete frame; and
- A rationalisation on the tower form.

ii) Changes in the regulatory and statutory landscape:

Amendments reflected multiple changes in the regulatory and statutory landscape since the existing planning consent was granted, in respect of Building Regulations, Fire Safety (BS:9999), The London Plan, and HSE Regulations. These included:

- Minor changes to the tower footprint to accommodate the addition of another stair core;
- Joining the two lower, podium buildings to provide a second means of escape for the whole building, while retaining the articulation between the blocks;

- Units optimised to NDSS and London Plan requirements; and
- General floor plates optimised to allow vertical stacking of MEP services.

iii) Accommodation:

The following changes were proposed:

- Number of units increased to c. 300 (as a result of the revised mix changes and Build-to-Rent tenure requirements);
- Tenure mix amended to 100% private, as permitted under the S106 agreement dated August 2022; and
- All homes provided with external balconies.

iv) Sample apartment layouts

The pre-application presentation included a sample of apartment layouts.

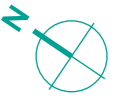
v) Amenity provision

Amenity provision was increased both internally and externally (subject to the final location of solar panels).

vi) Wind and solar radiation analysis

Initial wind and solar environmental impact analysis was carried out:

- Early wind assessments illustrated that an infill connecting the podium levels reduced wind speeds and marginally improved the ground level conditions within the courtyard.
- Whilst the existing 2014 consent provided more dual aspect units within the lower podium, the quality of both solar radiation and daylighting was significantly reduced due to the close proximity of the building blocks. By connecting these blocks, the scheme benefitted from better circulation and access to the amenity provided, without exacerbating the daylight qualities of the affected apartments.



Summary of Royal Borough of Greenwich response

The key feedback from RBG is summarised as follows:

i) Privacy

- Privacy of some courtyard apartments to be reviewed and addressed through internal layout amendments and landscaping development.

ii) Cores / circulation and fire regulations / length of corridors / homes per core

- The number of apartments served by each core exceeded GLA guidance;

iii) Communal spaces / shared amenity

- Proposed roof amenity was seen as a positive improvement – the role and function of these areas to be developed and illustrated.

iv) Private Amenity

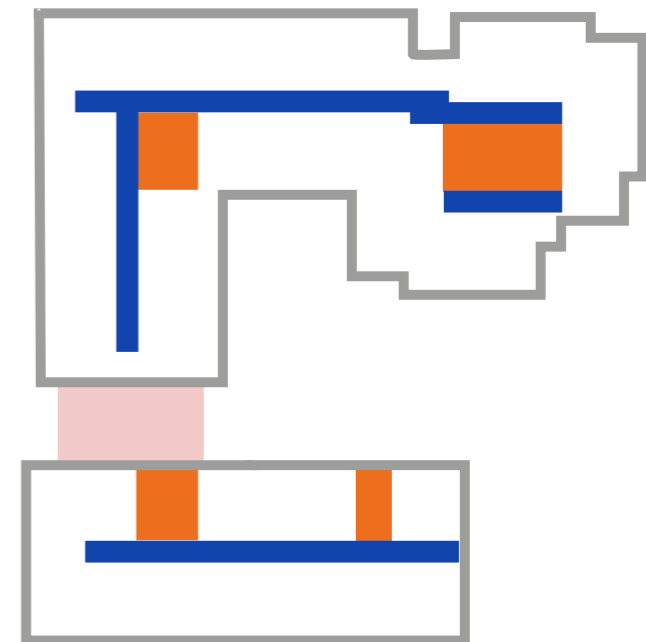
- All apartments to be provided with private amenity space (where possible) in accordance with the London Plan (an exception could be made for the studios);

v) Single/dual aspect apartments

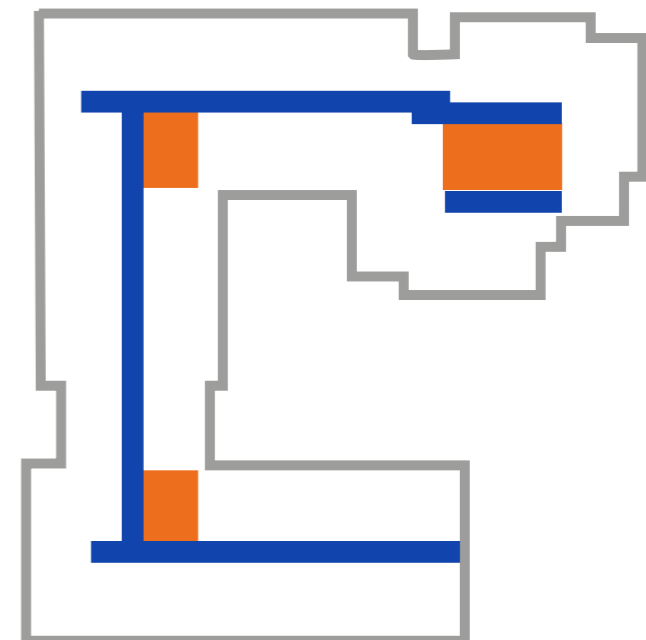
- Layouts to maximise dual aspect units, noting the link between the two perimeter buildings resulted in fewer;
- Single aspect units should be minimised and ideally kept to smaller units (studios and 1 beds) with no north-facing, single-aspect units.

vi) Massing

- The removal of the set-back on the top floor of the perimeter blocks compromised the 'tripartite' arrangement.



LINKING THE BUILDINGS



IMPROVING THE CIRCULATION



3.6 Pre-Application Consultation 3 (25 Jan 2023)

Revised proposals were presented to the Royal Borough of Greenwich on the 25 January 2023 in response to comments made at the previous pre-application meeting.

Summary of Pre-Application Consultation 3 proposals

For brevity only the key points are provided here:

i) Private Amenity

Design proposal:

- All 1-beds, 2-beds and 3-beds now provided with private amenity. The previous consent did not achieve this and it is also an improvement on the last pre-app proposal; and
- 81% of the studios provided with private amenity, with the remaining 11 Studio units not having private amenity space due to design constraints.

ii) Single/dual aspect apartments

Design Response:

- All 2-beds and 3-beds are now dual aspect, with 47% of the studios dual aspect (2-bed dumbbell types omitted);
- No north-facing, single-aspect homes; and
- Given that the previous consent had single-aspect 3-bed, 2-bed and 1-beds, the amendments were considered an improvement towards policy compliance.

iii) Homes per Core / Fire Safety / Stair Cores / Length of Corridors

Design response:

- Returns of the corridors extended to the façade to provide a window into each corridor (assisting daylight/ventilation), at each change in direction;
- Corridors widened to 2.5m around the change in directions and around the cores;

- Access provided to a range of amenity spaces across the site, to foster a sense of community amongst the residents. Doors introduced at the key junctions within the connected corridors to allow a clearer division of apartments around the core;
- Proposed occupancy of 75 persons per floor on a typical floor plate, compared with 67 persons per floor in the consented scheme. The increase in the number of stair cores means less occupancy loading per core; and
- Only 5 Floors have 10 homes per core.

iv) Shared amenity

- Additional illustrative material was provided to better explain the shared amenity proposals.

Summary of Royal Borough of Greenwich response

The key feedback from RBG is summarised as follows:

i) Footprint and Massing

- Clarity of the different elements of the building form was compromised by the proposal to link the perimeter buildings, omit the set-back at the upper level and the relocate the amenity to the first floor (thereby creating further built form adjacent the public realm); and
- Privacy of some courtyard apartments to be reviewed.

ii) Ground floor approach

- The revised ground-floor approach offered more visual amenity and was considered to be a significant improvement, provided it could also ensure activation onto the public realm; and
- Apartments fronting Chandlers Crescent and Olympian Way to be illustrated to demonstrate the frontage if accessed from the main entrance.

iii) Private amenity

- Positive increase in the number of units with private amenity (with only 11 studio units located within the link element between the two 7 storey elements of the proposal not having private amenity spaces);
- Regarding the apartments in the link element, potential privacy issues between adjoining apartments to be reviewed. This also applied to two units located close to the north-west core (bringing the total of units requiring privacy review to 24);
- Greater separation distance between proposed balconies and the tower (given this had been reduced to 9.5m) to be considered; and
- The increase in dual aspect units (175 from 168) was welcomed, but was still lower than the approved scheme (178), despite the overall increase in apartments (from 251 to 300.)

iv) Cores, internal corridors and privacy

- Further improvements would be required to the U-shaped corridors (including additional daylight and width at the corners), to ensure they would appear not too long and unwelcoming;
- The five floors where the number of dwellings served by the core was greater than GLA guidance to be addressed; and
- The preference for separated cores and corridors was reiterated.

v) Communal amenity

- Further details required for the external community area; and
- Regarding the rooftop amenity, further wind mitigation measures to be reviewed, bearing in mind recent legislation regarding the use of glass (as used at the Waterman Building), in respect of fire safety.



3.7 Greater London Authority presentation (23 Feb 2023)

The presentation illustrated the design proposals broadly in line with the Pre-Application Consultation 3 and covered the following material:

- Site and Planning Context;
- Build-to-Rent Requirements;
- Entrances, circulation and resident journey;
- Fire Safety/ stair cores/ homes per core/ length of corridor;
- Shared amenity spaces;
- Proportion of single/ dual aspect apartments;
- Provision of private amenity space;
- External appearance: link building, materiality, detailing; and
- Articulation of massing

Summary of Greater London Authority response

The following guidance was offered:

i) Design, layout and landscape

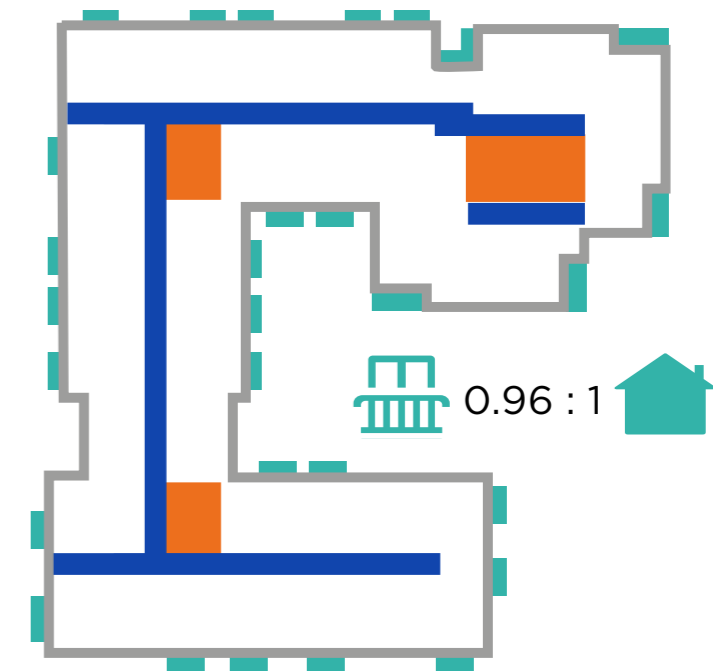
- The proposed height, massing and architectural approach was considered acceptable;
- The Design Team should refer to London Plan Policies D1 to D3 and D8, which set out urban design principles in relation to the public realm;
- A secondary entrance at the northern end of Blakley Lane should be provided to serve Core B and activate the public route;
- A diagonal route across the communal courtyard was supported; and
- The introduction of ground floor flats in lieu of maisonettes was supported, subject to addressing potential privacy issues;

ii) Residential quality

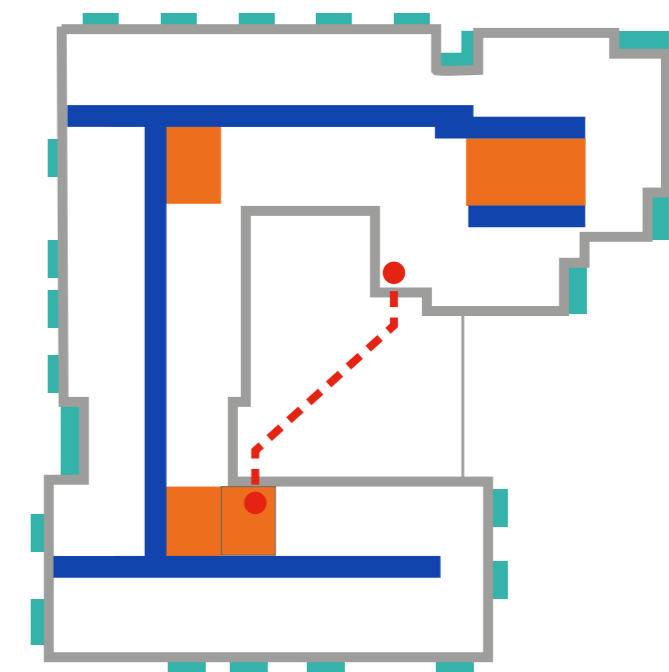
- The proposal for 'build to rent' accommodation was accepted;
- Dual aspect homes should be maximised;
- Single aspect homes to be provided only when optimising a site, but not for three or more bedroom apartments;
- For space standards refer to Policy D6 of the London Plan;
- At least 10% of new dwellings to meet Building Regulation requirement M4(3) and be wheelchair accessible;
- The car-free development (excluding disabled car parking), was in line with the London Plan and strongly supported; and
- Balconies should be provided to all flats on upper floors, unless site constraints dictate otherwise.

iii) Units per core and circulation

- Two staircases to the tower was strongly supported;
- The long continuous U-shaped corridor exceeded GLA guidance and should therefore be divided by fire doors;
- The natural daylight to the corridor was supported;
- The provision of a communal residential amenity adjacent core C was also supported.



IMPROVING PRIVATE AMENITY AND LIGHT INTO CORRIDOR



IMPROVING CIRCULATION ACROSS COURTYARD



3.8 Pre-Application Consultation 4 (05 April 2023)

Revised proposals were presented to the Royal Borough of Greenwich on the 05 April 2023 in response to comments made at the previous pre-application meeting.

Summary of Pre-Application Consultation 4 proposals

For brevity only the key points of the design proposals are provided here;

i) Metrics:

- The mix included 47 studios (16%), 126x1-beds (42%), 120x2-beds (40%) and 7x3-beds (2%);
- 98% of apartments provided with private amenity (6 studios are not);
- 57% of all apartments are dual aspect;
- Play space meets London Plan Policy S4;
- Car free with 9 accessible spaces at ground level with scope to be doubled to 18;
- 20% of car spaces to have EV charging;
- 479 cycle spaces provided (additional 9 in the public realm); and
- Connected to district heating network with 35% improvement over Part L.

ii) Design:

- The massing of the tower and podium are now more clearly articulated;
- The link between the two podium blocks are better defined through a change in materiality;
- Podium courtyard provided with stronger active frontage onto Tidemill Square;
- Both main and secondary entrances provided with a direct link to the first floor podium amenity; and
- Sections of the internal corridor to be themed through interior design.

Summary of Royal Borough of Greenwich response

Further details were requested as follows:

- How residents will move through the building and use its facilities (especially wheelchair users);
- Regarding the entrance to Core B and associated refuse store;
- Soft landscape to 7th floor terrace, which should be contained within fixed planters where possible, along with and potential provision of a shelter (perhaps with photovoltaics/green roof) for inclement weather;
- Design of balconies; and
- Mitigation proposals to ensure privacy between apartments within the courtyard.

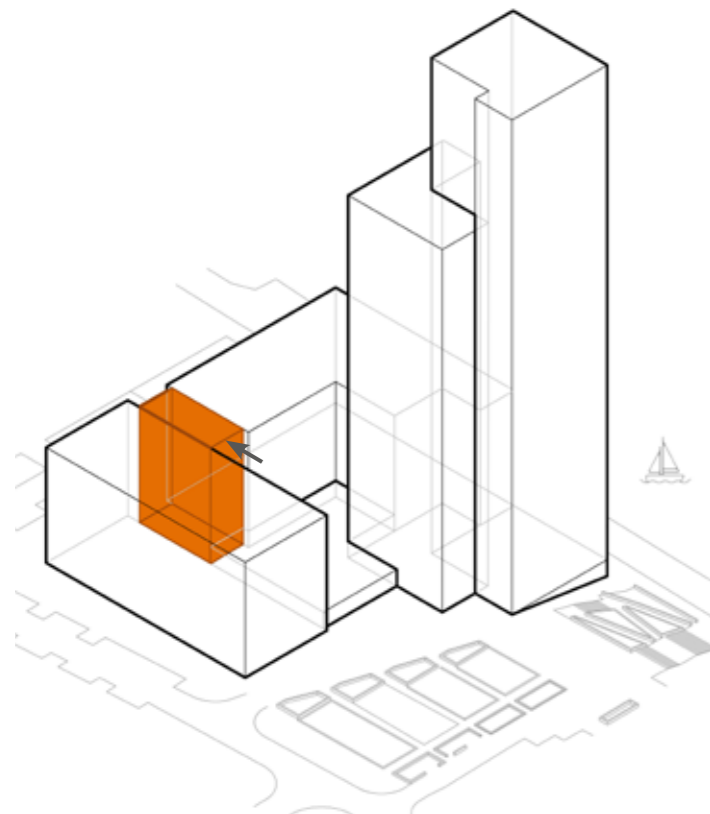


3.9 Design Evolution and Response to Pre-App Engagement

Footprint

The building blocks have been joined at the lower podium level to provide an additional means of escape in line with the latest building regulations, fire safety and operational efficiency.

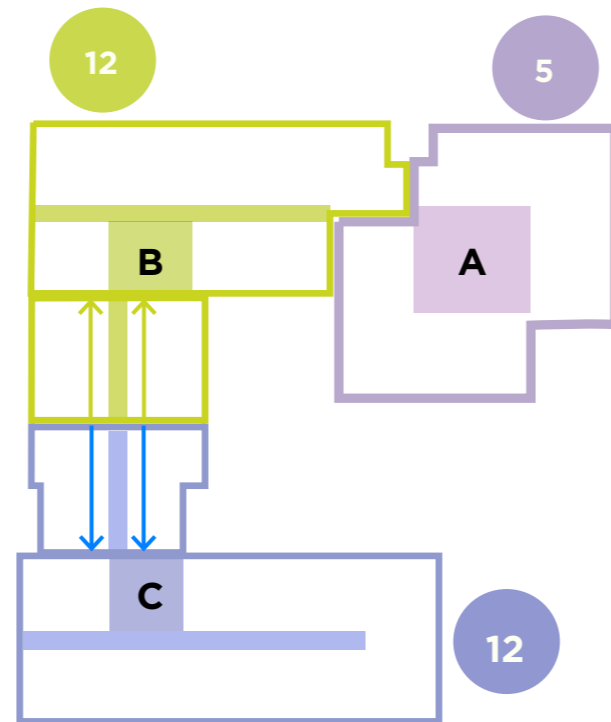
Early studies demonstrated that the connection of the lower forms had a positive impact in terms of wind comfort and solar radiation.



Home per core / Circulation / Corridor

Through discussions with RBG and the GLA, the corridors within the development are segregated using access control to limit the number of homes per core. In the event of a fire however, all apartments will have access to a minimum of two stairs.

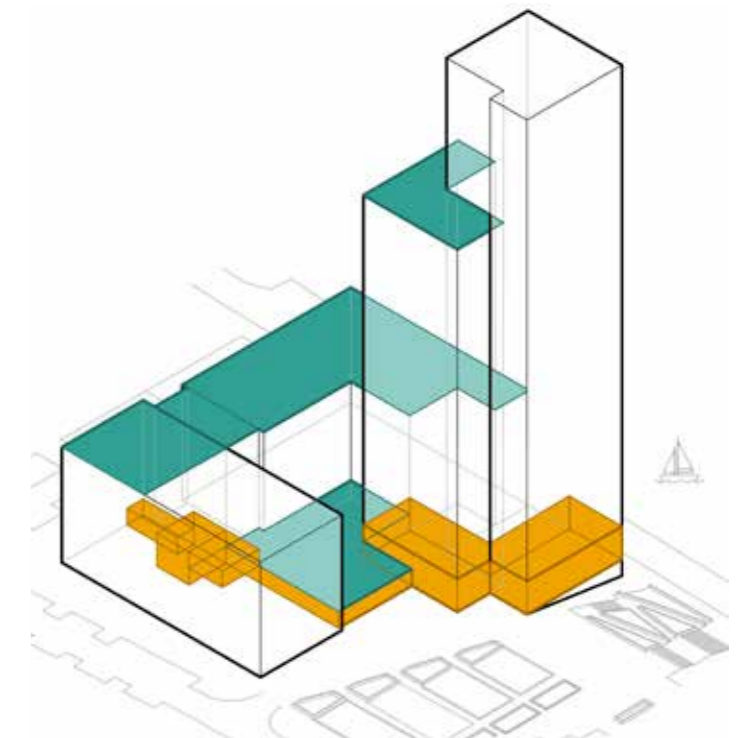
Throughout the pre-application engagement, the design team have improved the design quality of the corridors themselves (introducing daylight, improving width) to alleviate any previous concerns over extended corridors.



Internal & External Amenity

An exemplary quantum of internal and external amenity has been provided suitable for a Build to Rent or Build to Sale product which is accessible to all residents.

Much design development has been focused on the landscaped podium in order to provide appropriate levels of defensible space and privacy to all homes. Similarly, the rooftop amenity has been refined to accommodate a series of functional spaces for residents - made achievable through amendments in the building's footprint and articulation of the overall form.

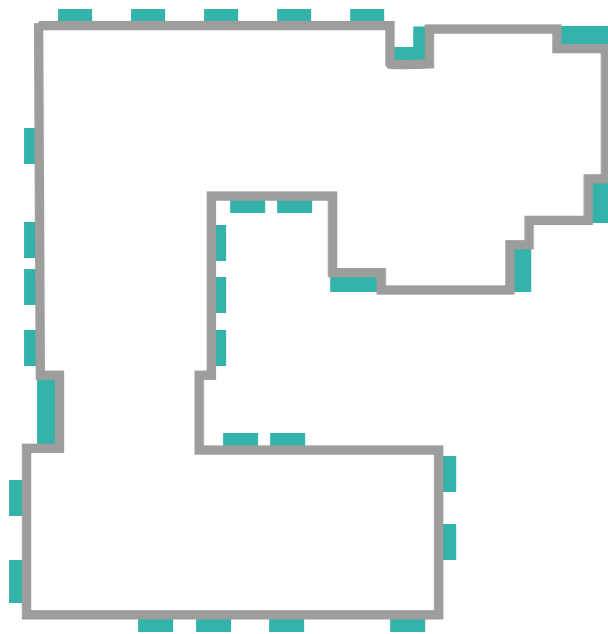




3.9 Design Evolution and Response to Pre-App Engagement

External Private Amenity

All apartments are provided with private amenity in accordance with the areas stipulated within the London plan. Where required, the design quality of these spaces has been considered and improved through landscaping, defensible space or strategic positioning of the windows and balconies themselves.



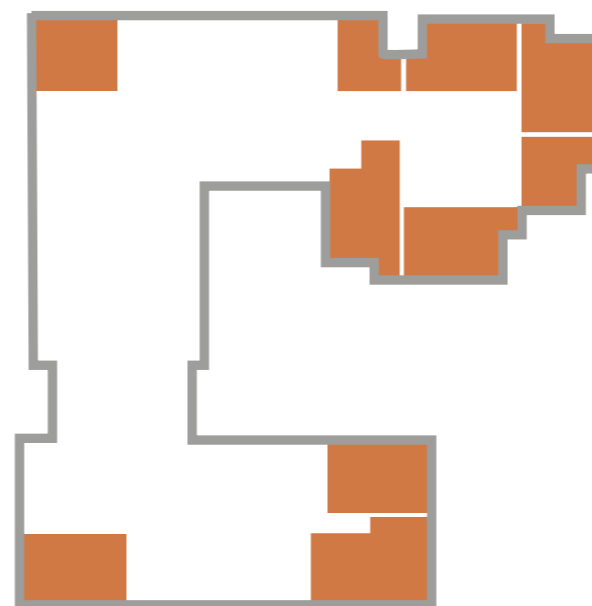
Single / Dual Aspect Homes

The proposed scheme provides 57% Dual aspect homes with no direct single aspect north facing apartments. In line with pre-application discussions, priority for dual aspect has been given to the larger apartments.

The orientation, outlook and quality of aspect from the homes have been developed since the extant consent. As part of this application, we meet or exceed the requirements for daylight and overheating risks. We are now providing a higher number of dual aspect units when compared to the extant consent and the scheme has been re-assessed for improved sustainability targets and measures.



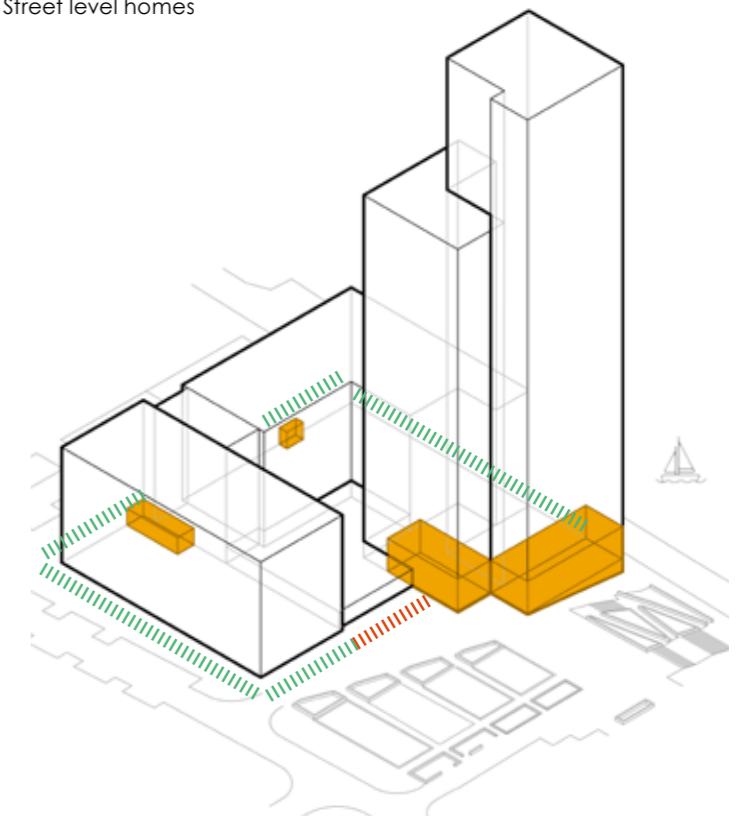
57% Dual Aspect Homes



Active Frontage and Entrances

The scheme provides appropriate active frontage to all elevations whilst providing a suitable level of privacy to all street-level homes. Raising the podium has allowed for a greater activation towards Tidemill square. Design development has focused on increasing the amount of active frontage, particularly without being reliant upon third-party commercial entities as well as forming the optimum amount of entrances to access the development.

- ||||| Tidemill Square
- ||||| Street level homes

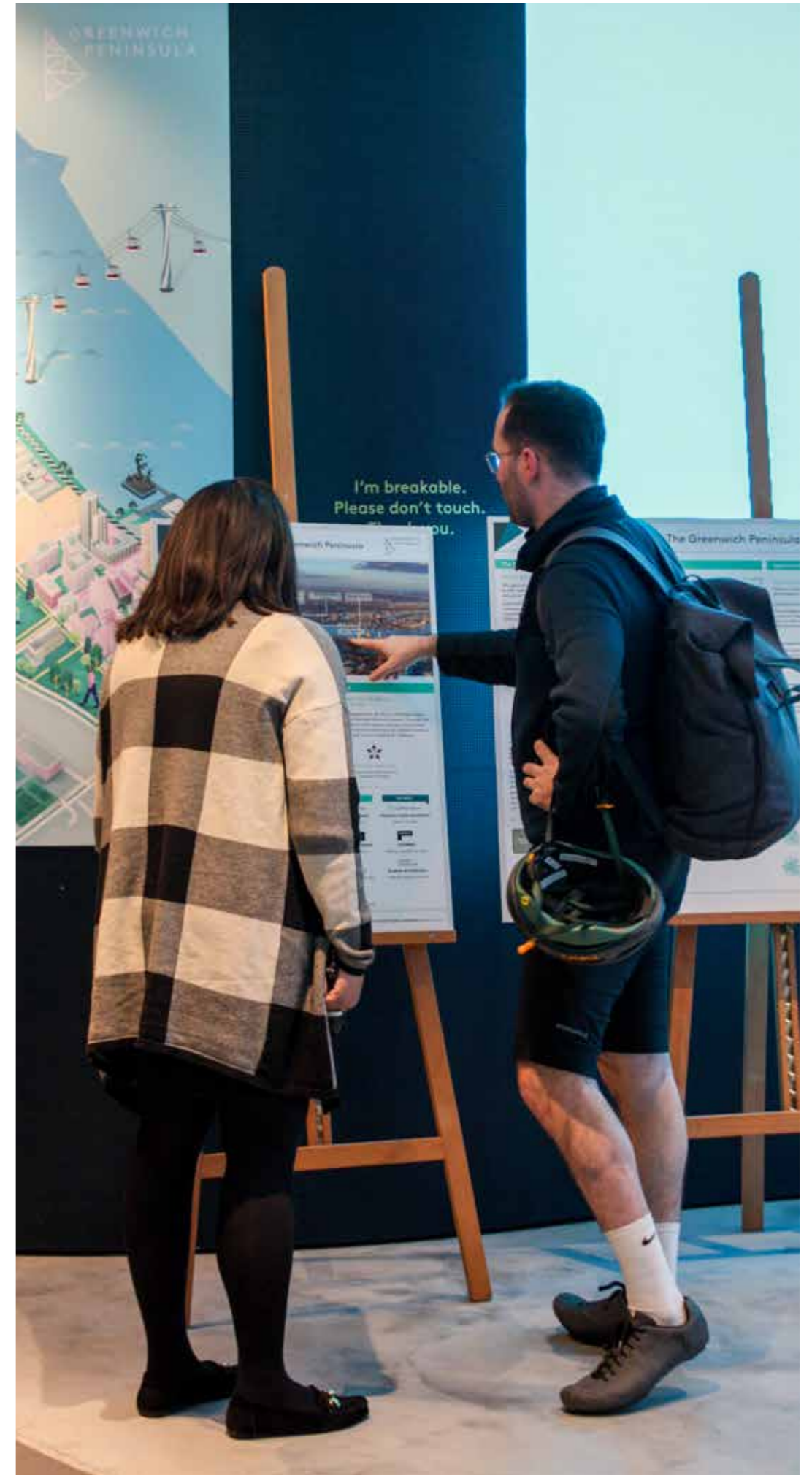


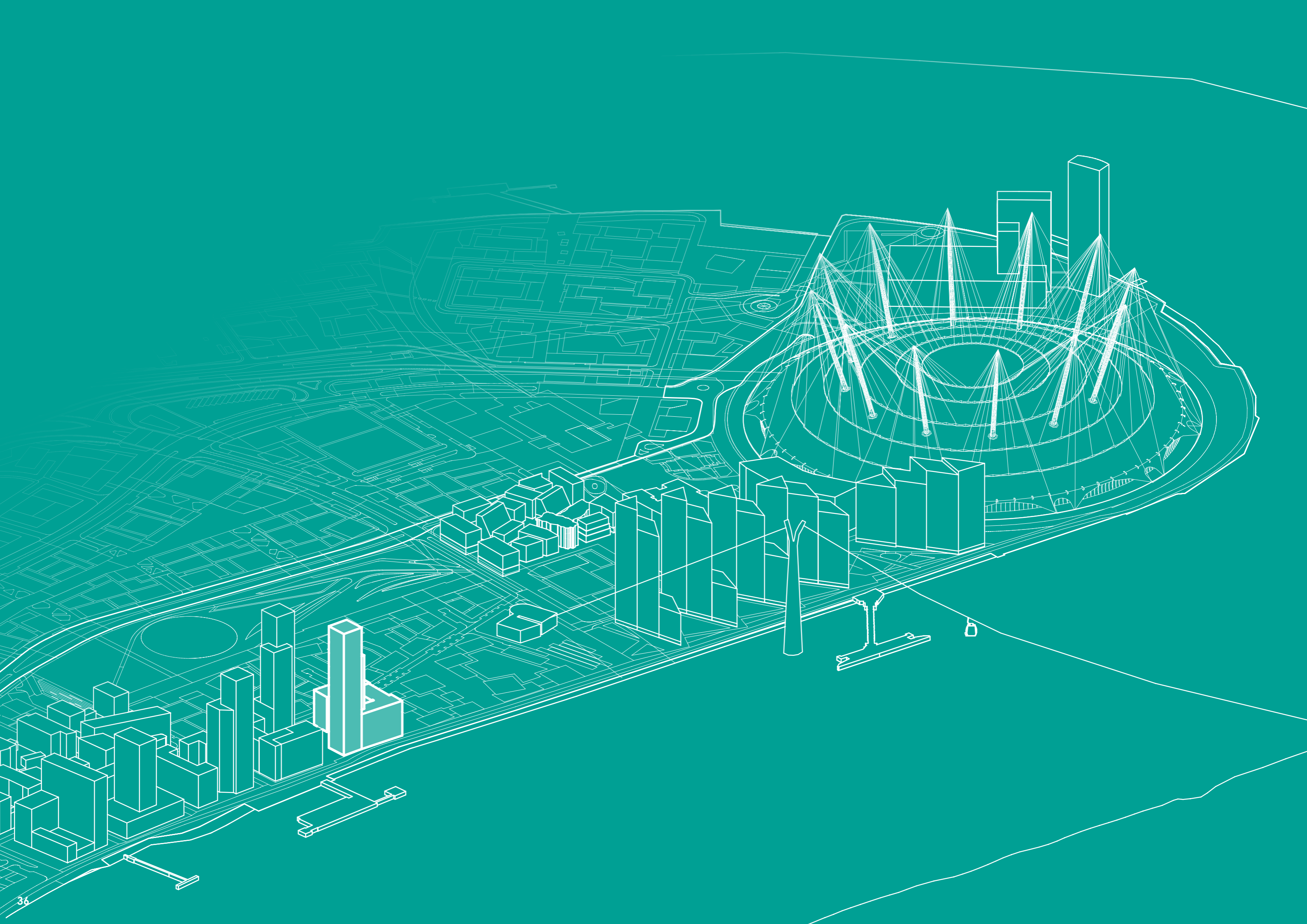


PENINSULA
THE BUZZ

In the heart of the
neighbourhood
Here's a tran...

UPPER AVENUE
THE PARKS
DUBLIN DISTRICT
PENINSULA
BRICKFIELD
MERIDIAN QUAYS





04

Proposed Development

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04 Proposed Development



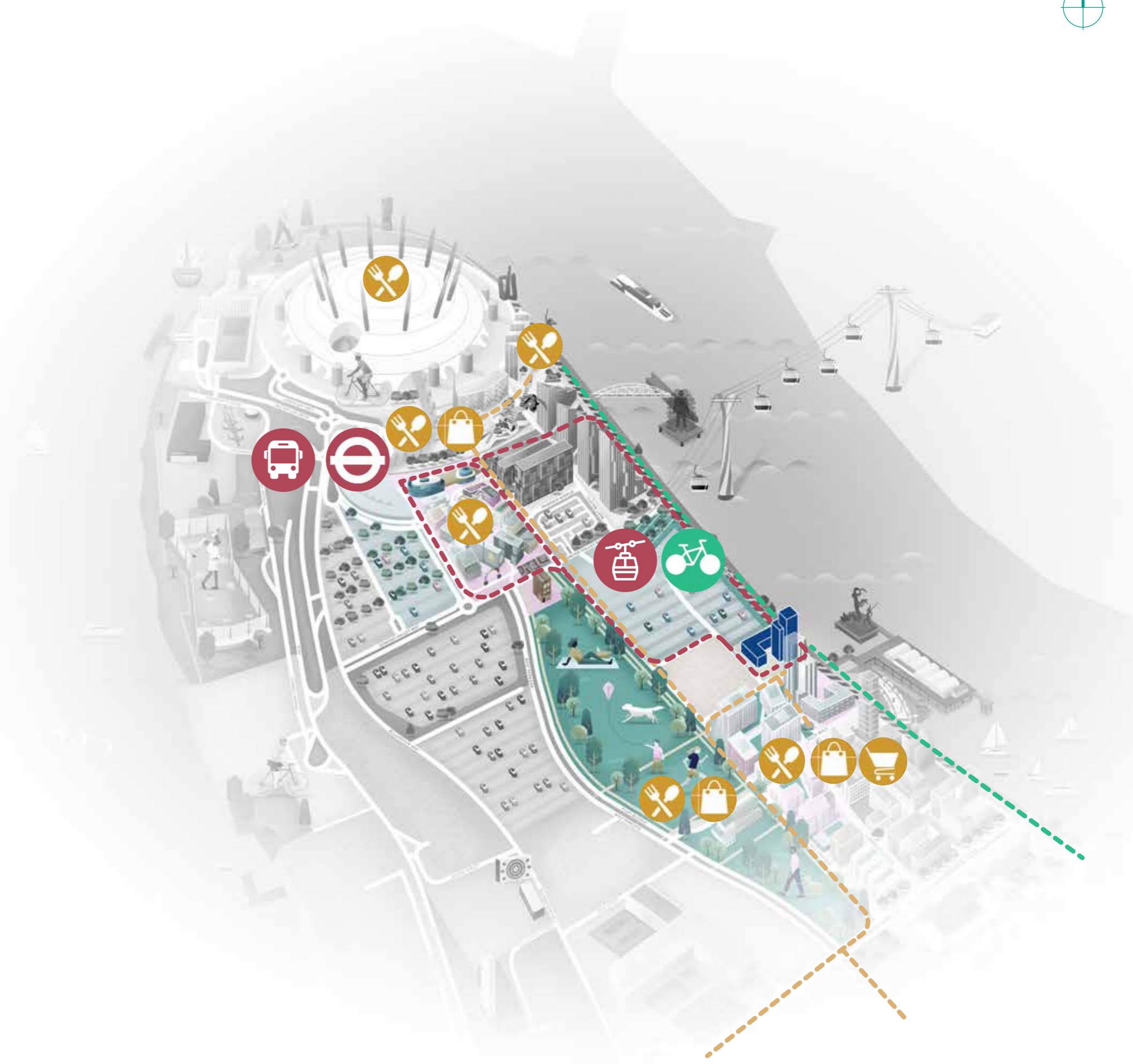
4.1 Overview

The primary focus for the design development of the scheme has been placed on user experience. In addition to addressing the resident and customer expectations for a residential development, the internal spaces have been optimised to deliver operational efficiencies. The design has been guided by three priorities relating to safety, accessibility and customer experience.




The proposal incorporates updates to the internal layout of the building to ensure the design for the tower, features twin-stairs and adheres to the latest fire safety regulations outlined in the Fire Safety Approved Document Part B of UK Building Regulations. Cores B and C ensure that all apartments in the podium section have dual escape routes in case of fire. The strategic placement of these cores optimizes circulation throughout the entire development, ensuring equal access to the top-notch amenities for all residents and visitors.

The main entrance is clearly identifiable, conveniently located and easily accessible from both Chandler's Avenue and Olympian Way, serving as a central node for the entire community. In addition, a second entrance has been provided for effortless access and exit from Block C from Blakeley Lane.

A main concierge service is located at the base of the main tower, with the welcome desk staffed 24/7 to assist residents as necessary, handle post and deliveries and provide basic security by means of passive surveillance.



Key

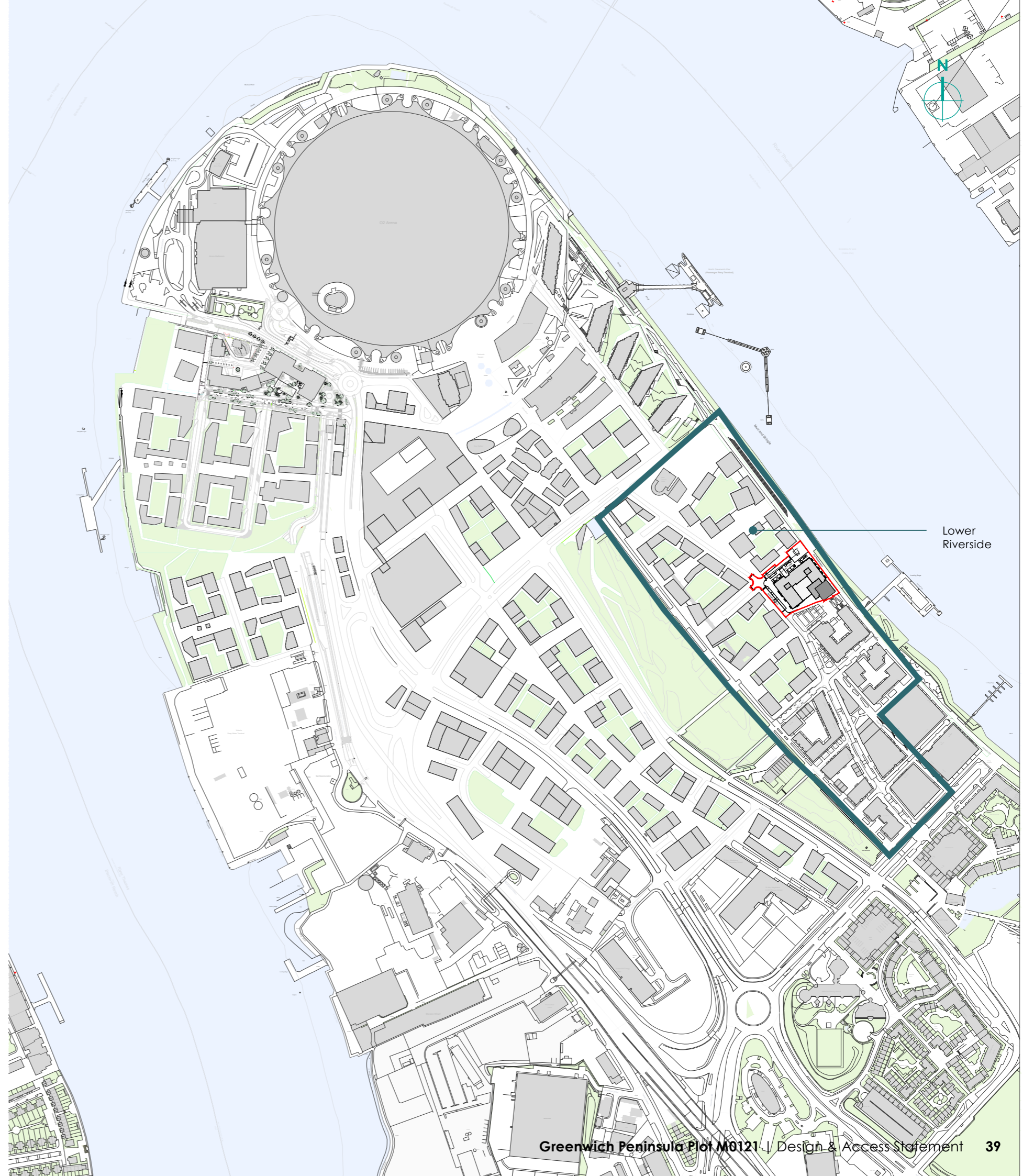
-  Transport interchange
-  Cycle route
-  Shops / F&B

4.2 Masterplan context

Plot M0121 sits within the Lower Riverside area of the Greenwich Peninsula Masterplan. This area is generally defined by a series of tall towers along the river punctuated by low podium blocks. The height of towers & podium blocks in this area are all similar in scale and form a clearly defined edge to the waterfront.

Behind the buildings on the waterfront, a series of courtyard plots with tower elements, which are lower than the waterfront plots, frame the Central Park to the south west.

The primary routes through Lower Riverside are the pedestrian only pathway along Olympic Way and the vehicular/pedestrian street along Chandlers Avenue. Tidemill Square and other share surface streets link Olympic Way with Chandlers Avenue.



Lower
Riverside

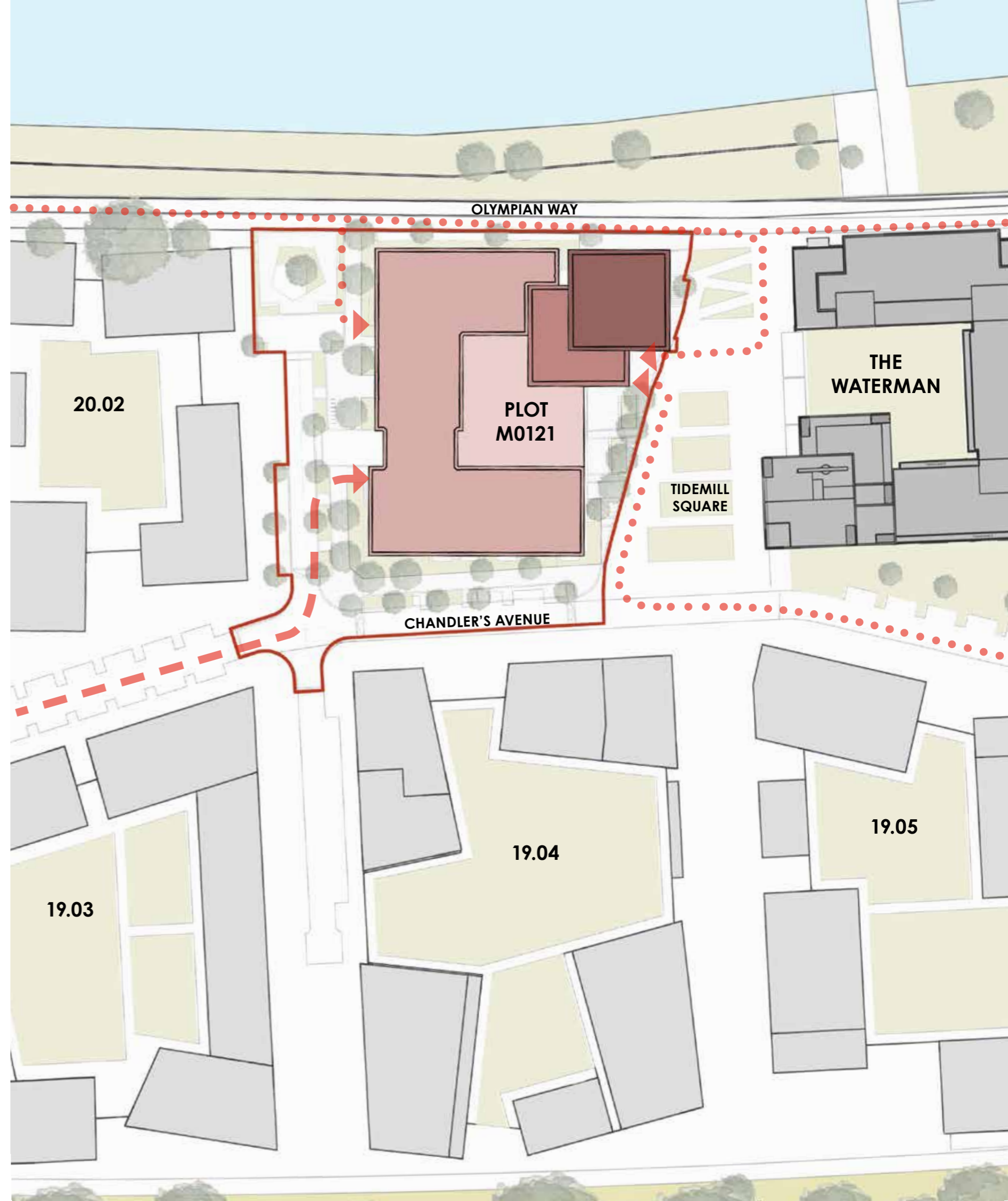
4.3 Architectural Proposals

The Journey - Overview of routes

The architectural design of the building incorporates a deliberate and precise articulation of two distinct key routes that the residents would encounter upon both entering and exiting Plot M0121. The aim is to create a seamless and intuitive flow for the users from the tube & bus/transport interchange, whilst accommodating the primary routes from the Lower Riverside area. Additionally, the tertiary cycle route that runs along Olympian Way offers convenient and unobstructed access to the cycle store, which is easily accessed and located within the undercroft of Plot M0121. Overall, the building design demonstrates a keen understanding and consideration of the user experience, with a clear emphasis on ease of navigation and accessibility.

Key

- Existing route
- Future proposed route

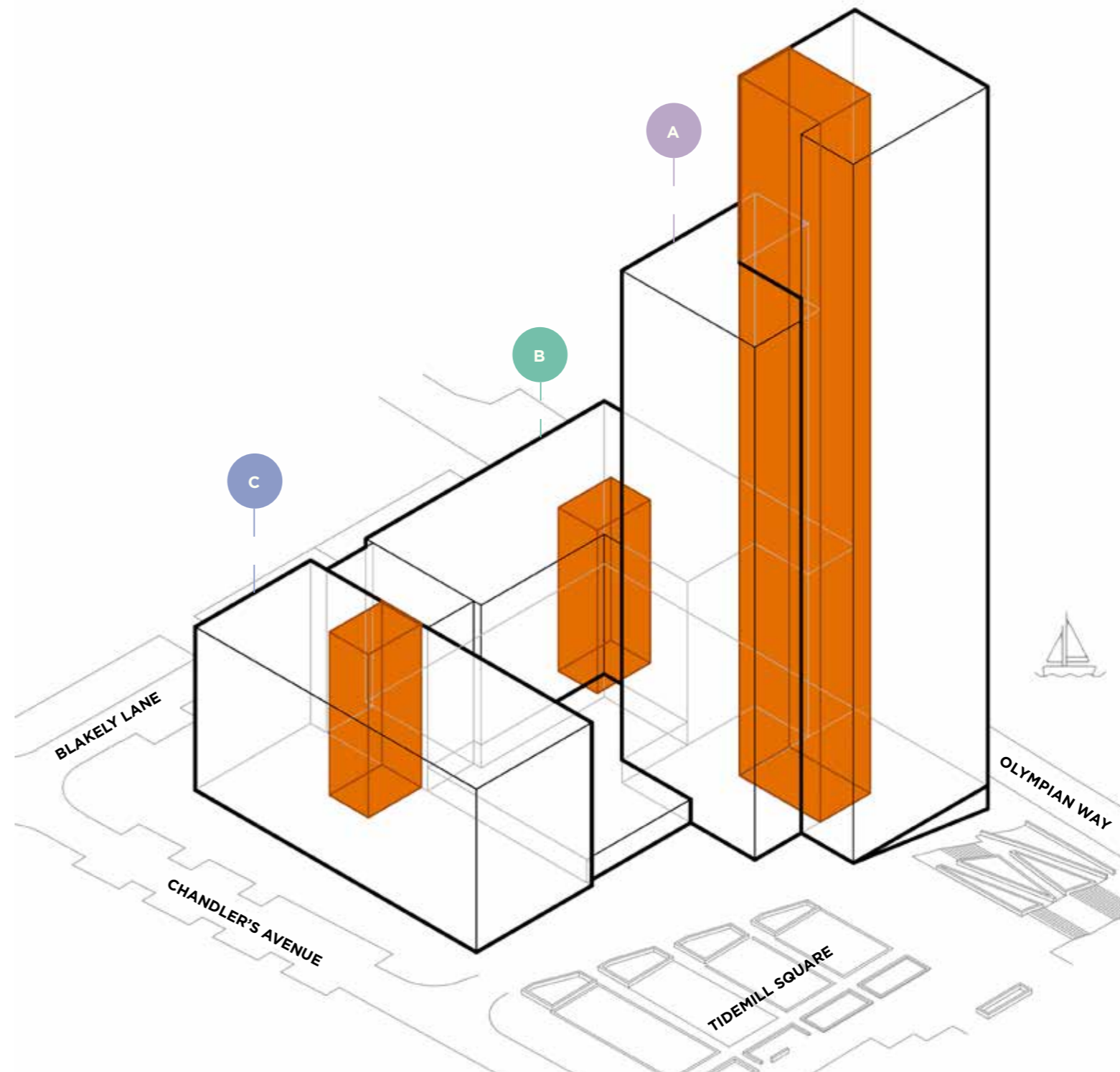


4.3 Architectural Proposals

The Journey - Principal Navigation

The building incorporates three principal cores within its structure, which house the lifts as well as the escape and fire fighting stairs. Core A, which is dedicated to the tower, features a twin stair core arrangement that adheres to the most recent amendments to the Part B Building Regulation standards and fire safety guidelines. Core B and Core C, on the other hand, facilitate entry to two staircases for every apartment that is located in the podium sections of the building.

The placement of these cores has been planned to optimise circulation throughout the entire development. This ensures that all residents and visitors have an equal opportunity to access the exemplary amenities that are provided by the development. The design of these cores seeks to achieve an equal approach to accessibility, so that everyone who enters the premises can benefit from the full range of amenities and facilities available.



Key

Core

4.3 Architectural Proposals

The Journey - Arrival Strategy

The main entrance will stand out with clear and distinct features, which is easily accessible via Tidemill Square from both Chandler's Avenue and Olympian Way, serving as a central node for the entire community. In addition, two further entrances have been thoughtfully provided for effortless access and exit within Blocks B & C.

Conveniently, cycle storage and car parking is accessed through the undercroft entrance off Blakely Lane. For deliveries, there is a direct access point from Chandler's Avenue leading to the main entrance, as well as the concierge of the building. Furthermore, the servicing of Plot M0121 is located on Blakely Lane, where it can be readily accessed for the smooth functioning of the plant rooms within the undercroft.

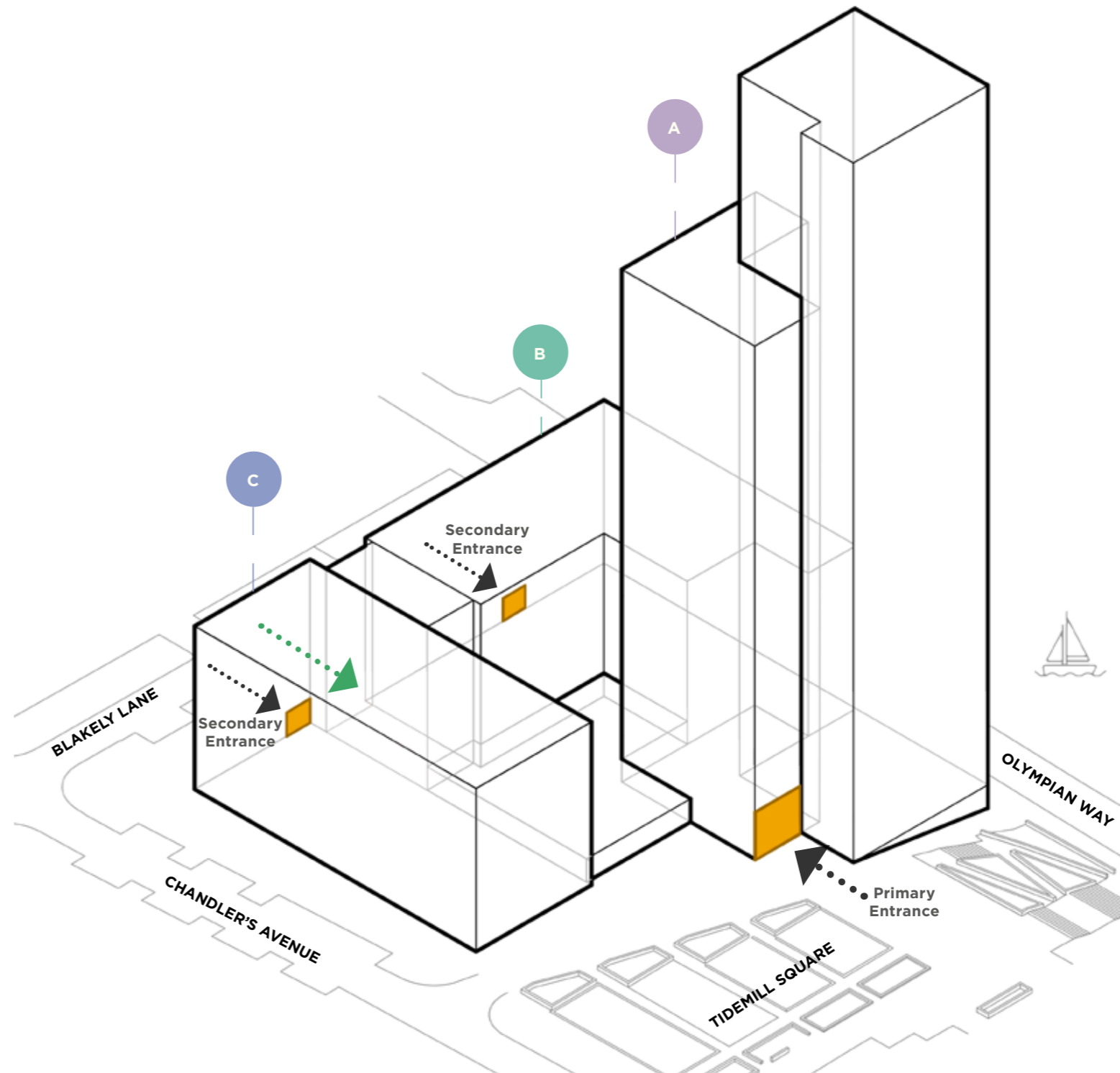
The Journey - Ground Floor Front-of-House

The ground floor has been developed to allow for a permeable level of access across all amenity provided.



The addition of creating amenity facing onto Tidemill Square has a positive response in activating the south facing grade level square.

There is a clear internal circulation route provided to the concierge/ reception accessible from the secondary entrance on Blakely Lane.

The main concierge entrance is located at the base of the tower creating a natural position from a wayfinding perspective. This entrance will serve as the core 24 hour concierge and parcel locker space.



Key

-  Vehicular and cycle Entrance
-  Pedestrian Entrance

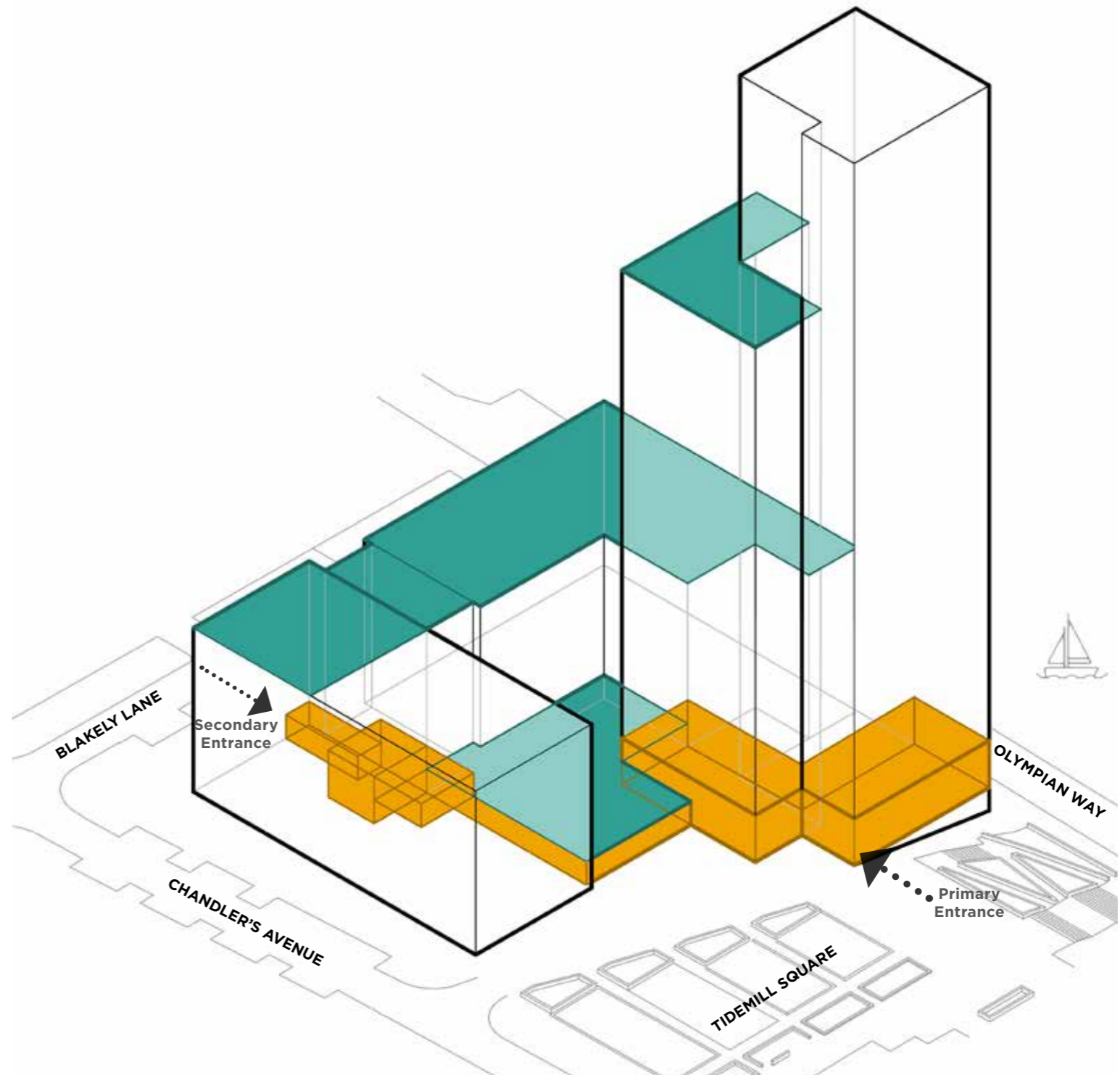
4.3 Architectural Proposals

The Journey - First Floor podium amenity

A permeable route has been provided to the vibrant podium garden space from both entrance locations. This particular route serves as an essential link, enabling the tower and the podium to connect seamlessly, thereby forming a vibrant and dynamic courtyard environment.

The Journey - Amenity Circulation

An exceptional standard of external and internal amenities on all four levels is set to be distinctive offering a variety of uses at different times of the day. The quality of these amenities, and their distinctiveness, will be evident in their design and execution. The internal amenities are designed to create a luxurious and comfortable ambiance for residents, while the external amenities will elevate the overall external aesthetic appeal of the property.



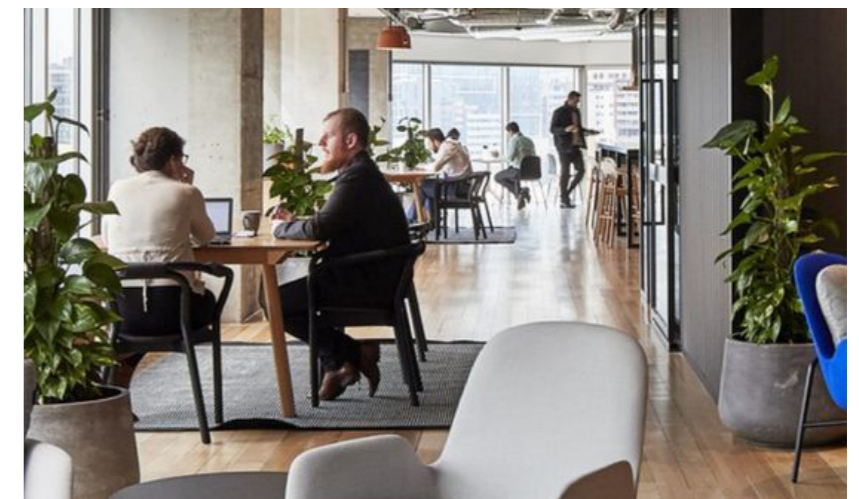
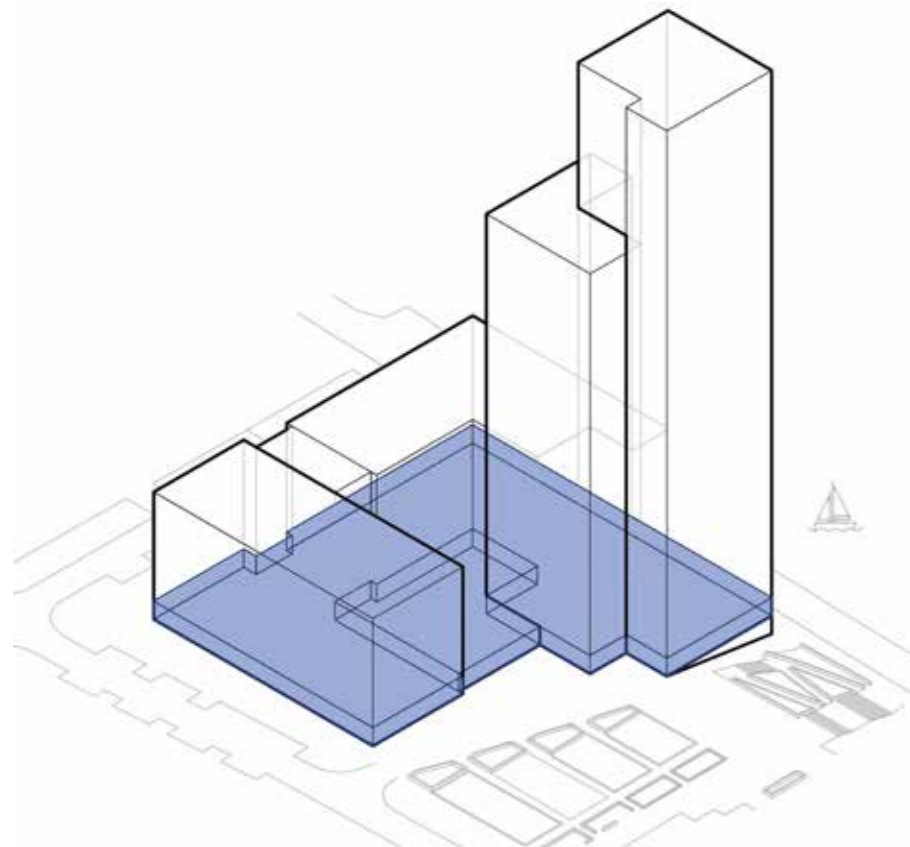
Key

- External amenity
- Internal amenity

4.3 Architectural Proposals

The Journey - Ground Floor plan

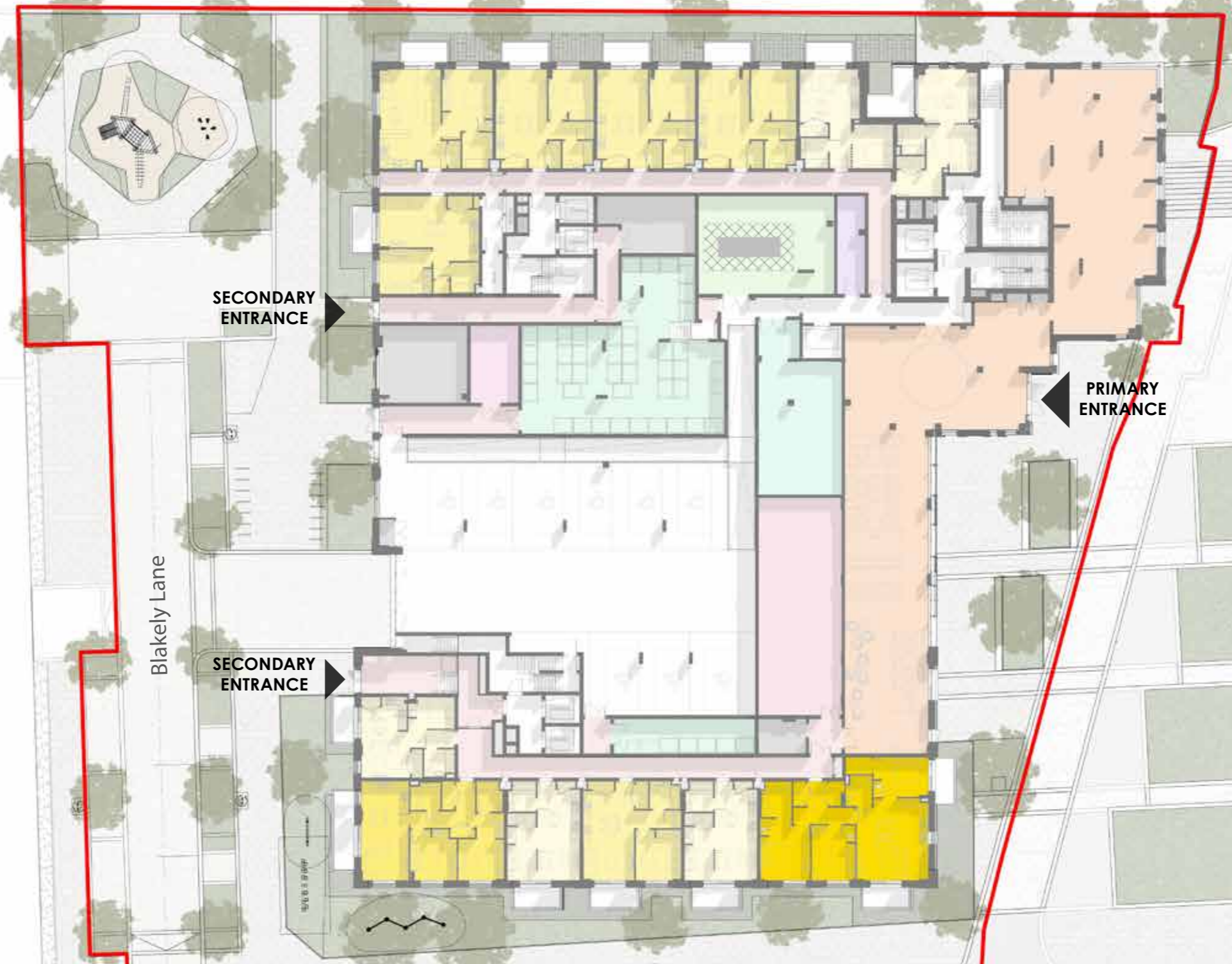
The primary area of the ground floor adjacent to Tidemill Square comprises a flexible amenity space that allows for multiple uses and an active frontage focused on the pedestrian zones. A variety of apartment types are located along the remaining façades, bringing a residential and human scale to the ground level of the building.





Olympian Way

- Key**
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



SECONDARY ENTRANCE

PRIMARY ENTRANCE

SECONDARY ENTRANCE

Blakely Lane

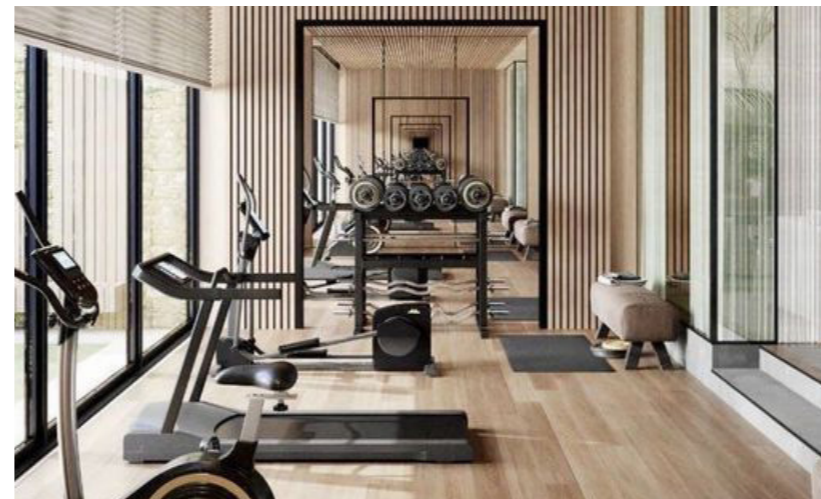
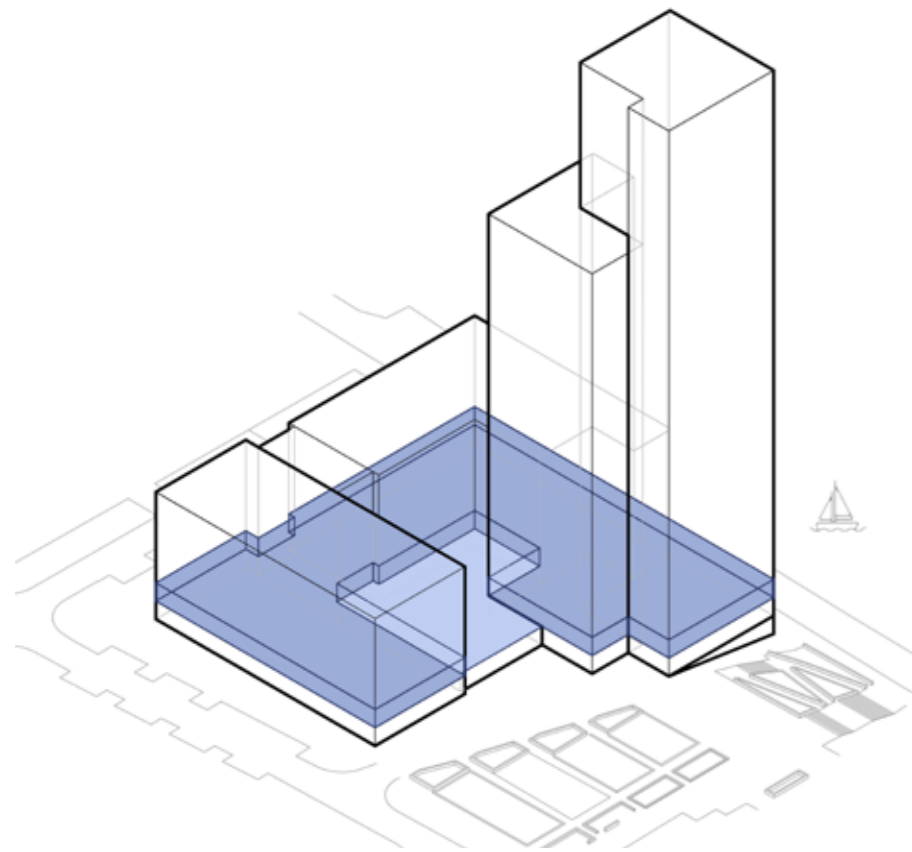
Tidemill Square

Chandlers Ave

4.3 Architectural Proposals

The Journey - First Floor plan


The entrance foyer includes a double height space and a feature staircase leading up to a mezzanine amenity space at the first floor. This area opens up to the raised podium courtyard, which includes further exterior amenities of interlocked leisure and green spaces for the residents' use.





Olympian Way

Key

-  Studio
-  1 Bed
-  2 Bed
-  3 Bed

Tidemill Square

Blakely Lane

Chandlers Ave

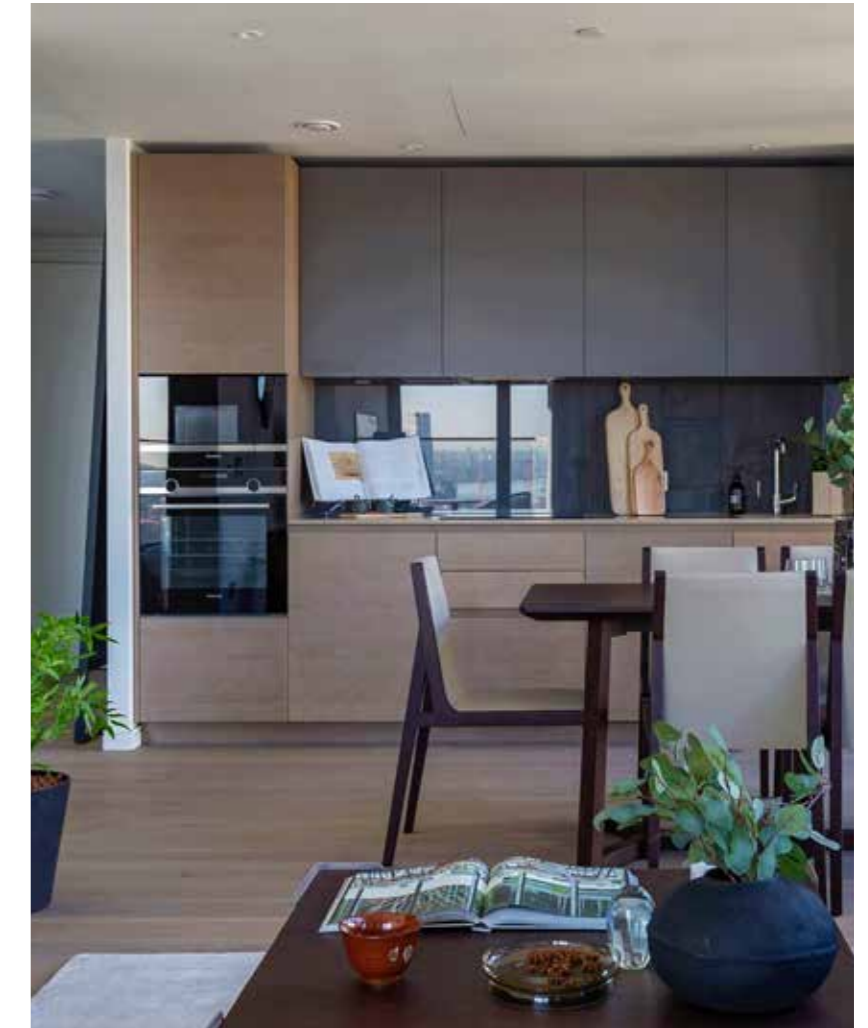
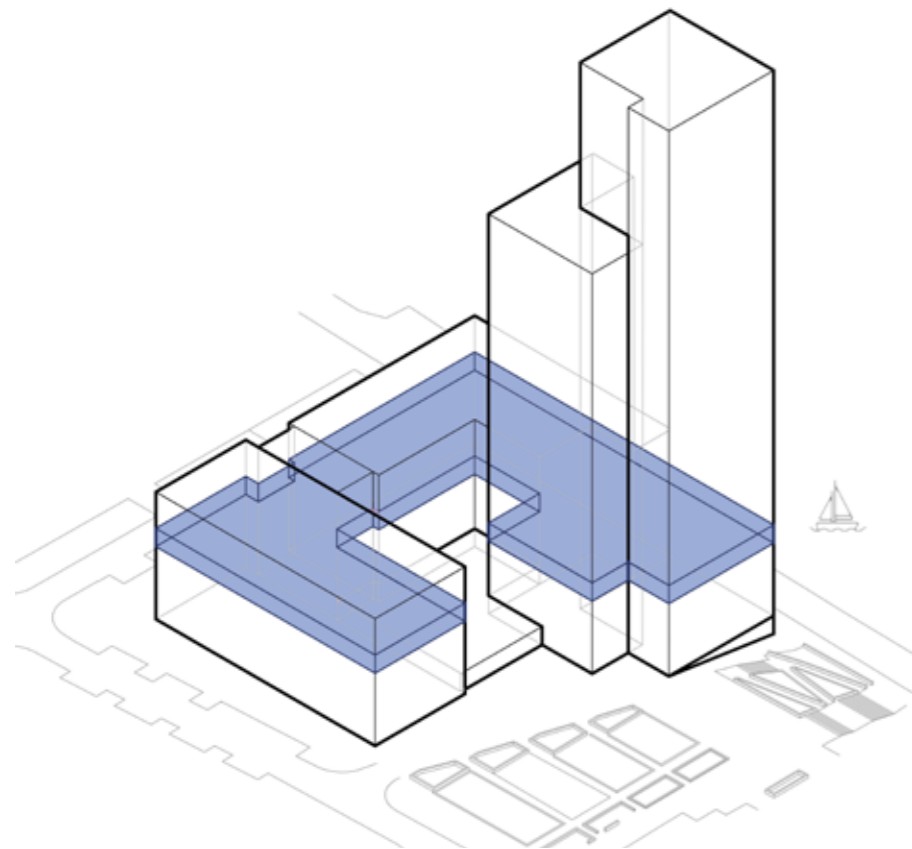


4.3 Architectural Proposals

The Journey - GA plans - Levels 02-06

The building is served by three vertical circulation cores: one in the tower structure and two in the lower podium. The lifts and stairs are sized to suit the capacity requirements of the building occupancy and height. The design includes a robust fire strategy based upon providing a fire-fighting shaft and Building Regulations-compliant fire escapes.

The C-shaped podium structure holds 24 apartments that include a variety of studios, one, two and three bed units. Five more apartments are located in the tower element of the building.





Olympian Way

Key

-  Studio
-  1 Bed
-  2 Bed
-  3 Bed

Tidemill Square

Blakely Lane

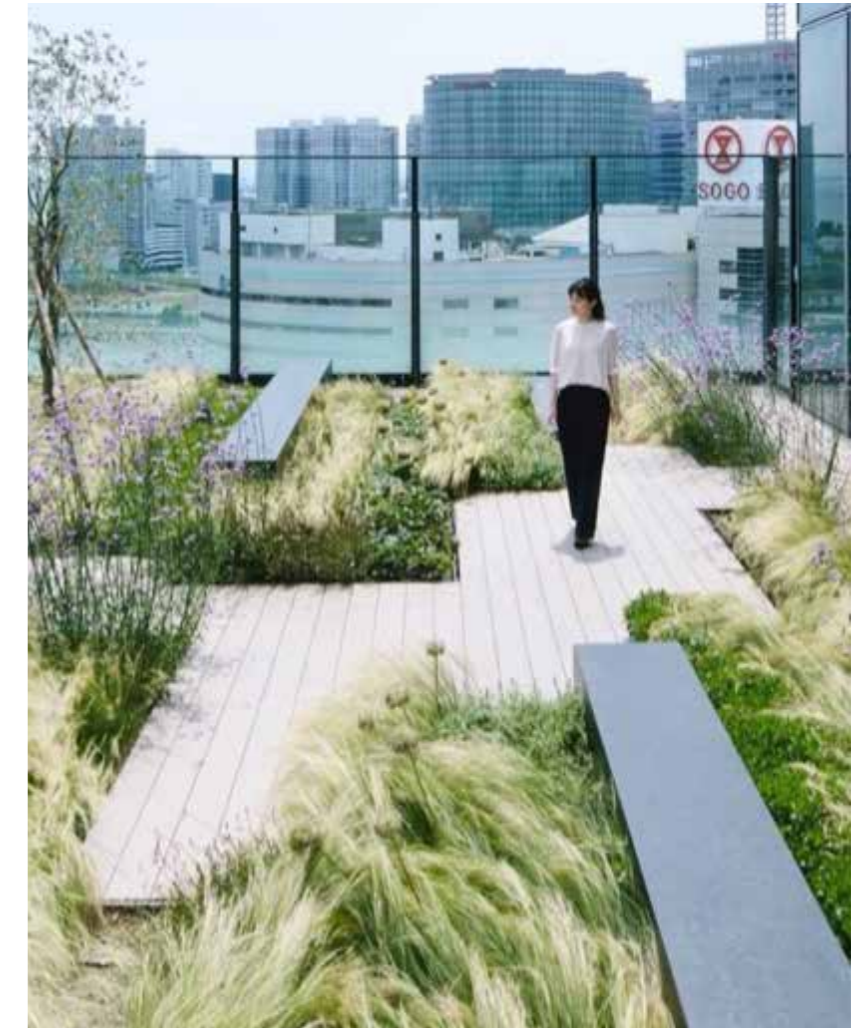
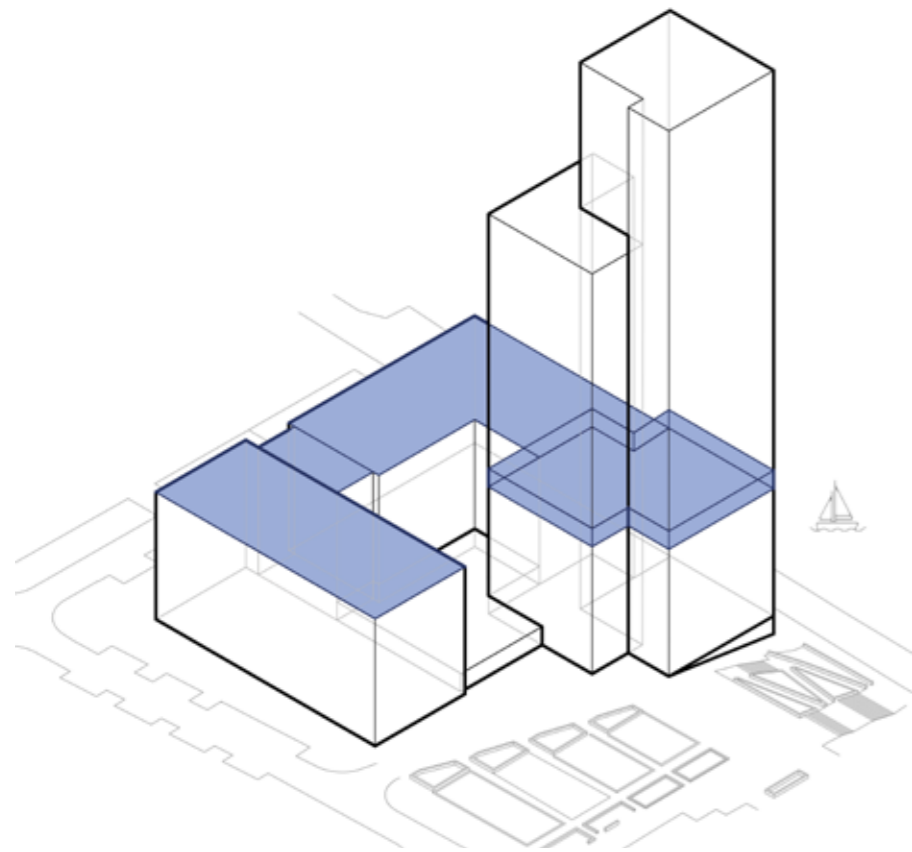
Chandlers Ave



4.3 Architectural Proposals

The Journey - GA plans - Level 07

The podium roof is utilised extensively as exterior amenity space with a multitude of functions. Level access is provided from all three cores of the building. The Southern corner of the roof comprises a large area of PV panels for additional energy supply.





Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave

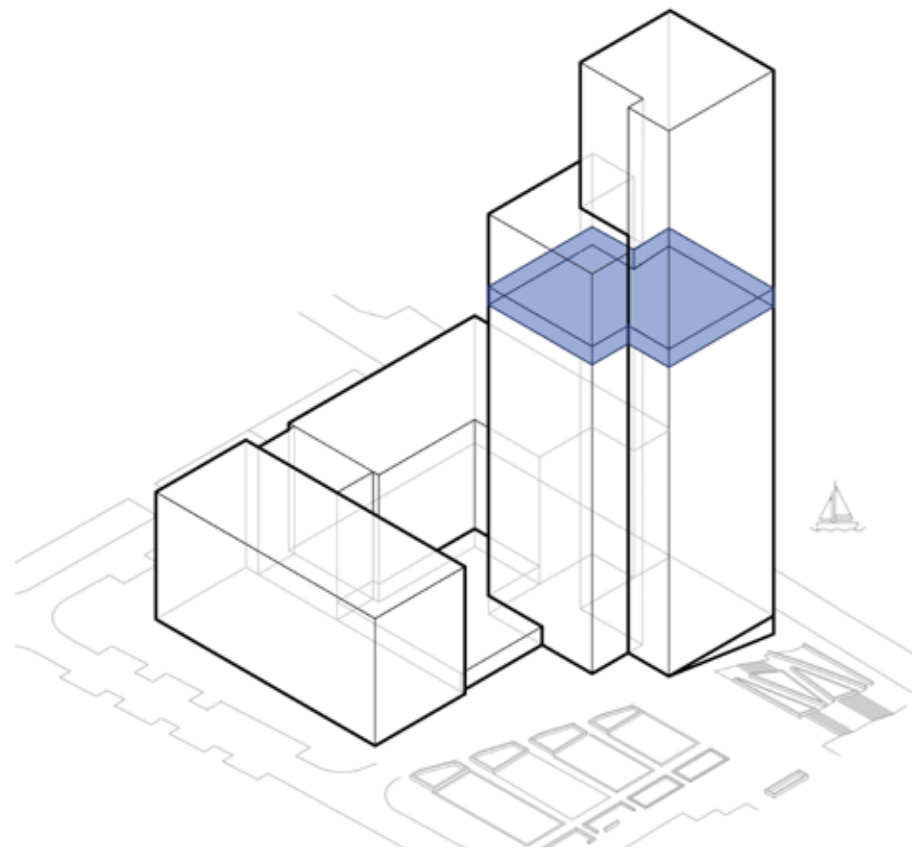
- Key**
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



4.3 Architectural Proposals

The Journey - GA plans - Levels 08-22

The tower holds two one bed and four two bed apartments per floor. Corner balconies are provided for each units at the respective corners of the tower to maximise the user experience of each apartment at these greater heights.





Olympian Way

Key

- Studio
- 1 Bed
- 2 Bed
- 3 Bed

Tidemill Square

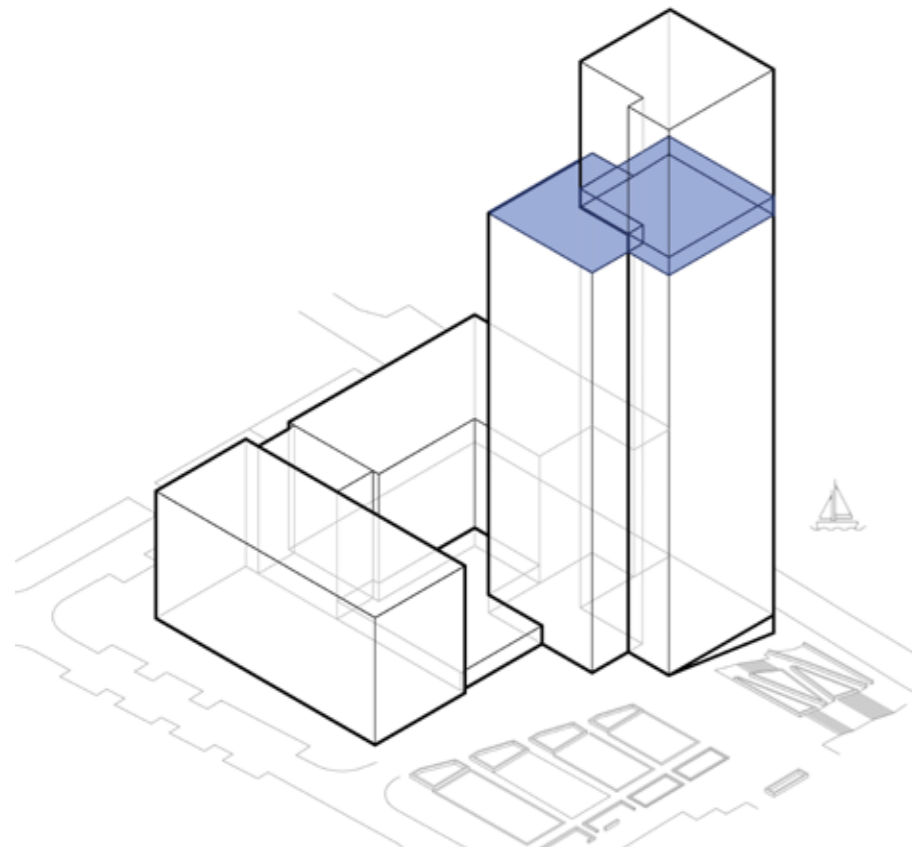
Blakely Lane

Chandlers Ave

4.3 Architectural Proposals

The Journey - GA plans - Level 23

Where the tower height steps, an exterior terrace is provided with additional amenities that include leisure and green spaces. This feature allows all residents to capitalise on the unique views created to the Thames and Canary Wharf.





Olympian Way

Key

- Studio
- 1 Bed
- 2 Bed
- 3 Bed

Tidemill Square

Blakely Lane

Chandlers Ave

4.3 Architectural Proposals

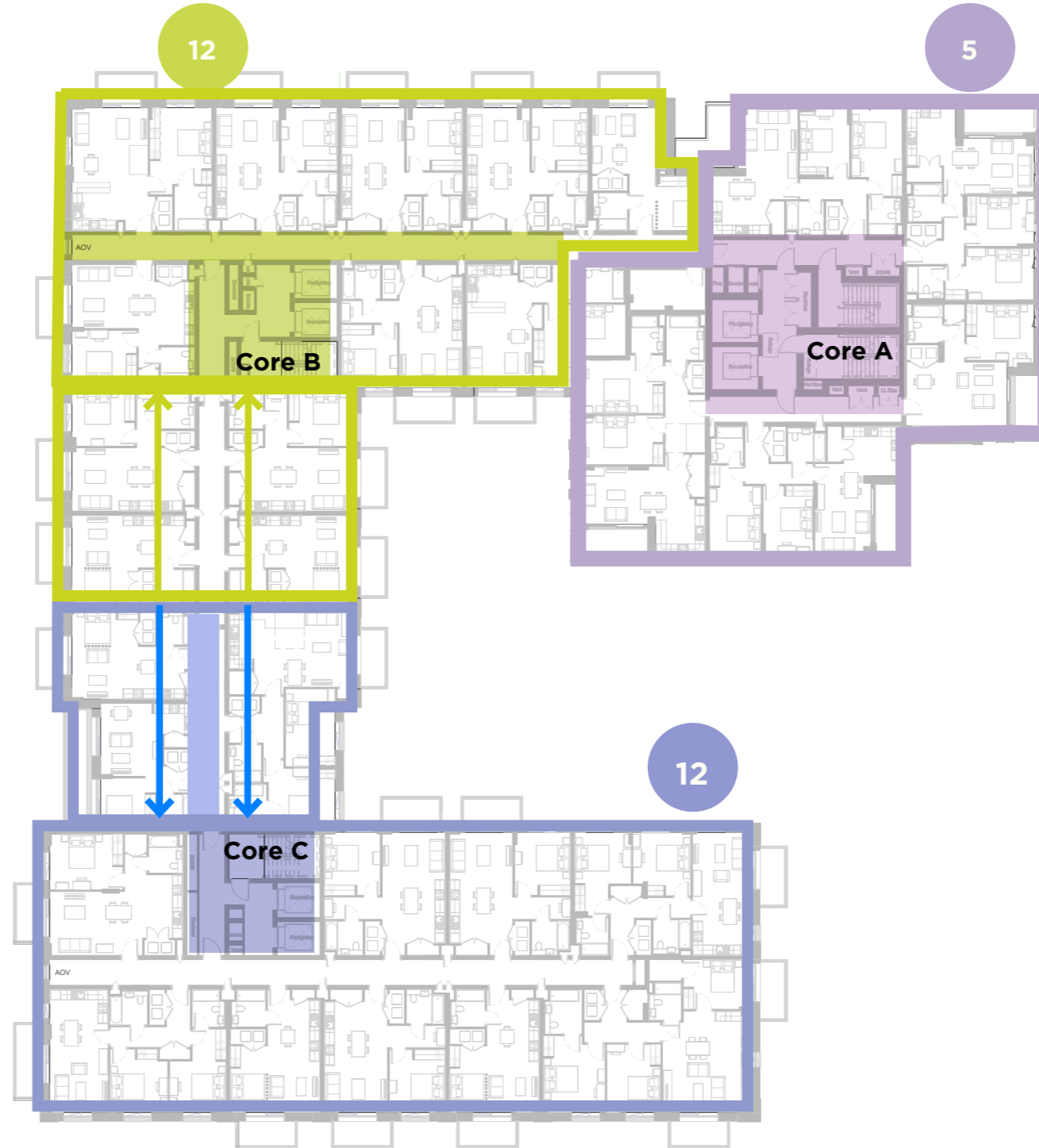
The Journey - Internal Amenity – Homes Per Core

- For fire safety purposes, Blocks B and C could be linked by a continuous corridor as currently designed to enable all residents access to two staircases. However, the corridor will be divided and clearly demarcated by fire doors. These separating doors will then be opened when required, eg. to enable essential building maintenance or in an emergency. This ensures an acceptable unit per core ratio.
- All residents would then still have access to the ground floor internal communal space via the two separate ground floor communal circulation routes proposed. This would also enable all residents within all buildings to access upper floor external amenity spaces. Appropriate access restrictions will be built into key fobs to ensure appropriate security and management throughout the building.

The Journey - Corridors - themed through interior design



PRECEDENT IMAGERY



4.4 Typical apartment layouts

Overview

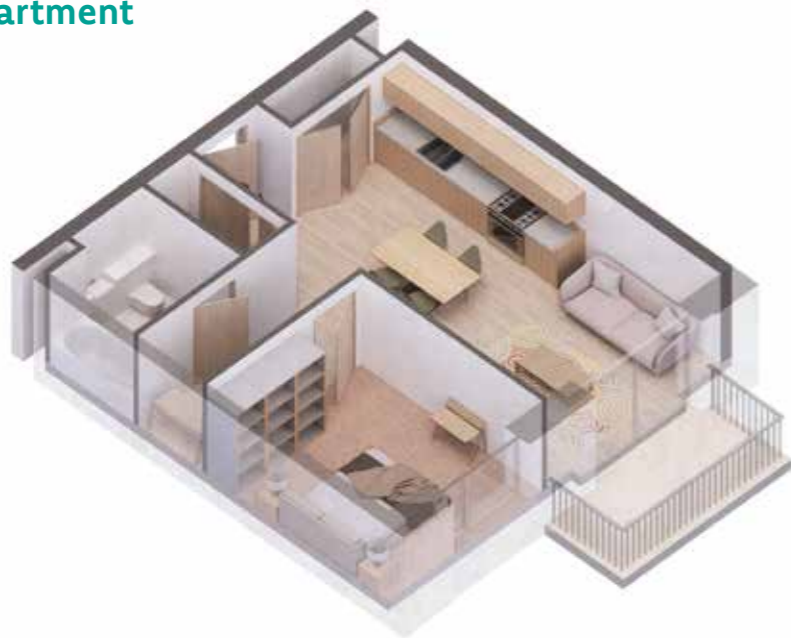
All apartments comply with the relevant London Plan Space Standards. Overall, 43% single aspect and 57% dual aspect units are proposed. All single aspect units in this regard are provided with good views of the river or courtyard and living areas have larger windows. There are no single aspect north facing apartments.

All habitable residential rooms assessed at the proposed development at Plot M0121, were found to meet the Part O overheating risk criteria for the London Weather Centre DSY1 future weather data set (2020 High 50 Percentile) when incorporating a combination of natural ventilation and solar control techniques in the design.

All homes are provided with private amenity space in the form of a balcony or terrace, as well as access to external and internal community residential amenity including co-working and lounge areas (ground floor), a gym/multi-functional studio (first floor podium) and external podium and rooftop garden space.

Areas where overlooking is possible are minimal and can easily be addressed by internal blinds/ curtains. The extent of overlooking from bedroom to bedroom is minimised. This is not unusual for urban environment

1-Bed Apartment



1-BED APARTMENT PRECEDENTS

- Ⓚ Kitchen
- Ⓛᵣ Living Room
- Ⓛᵇ Bedroom
- Ⓛᵇᵃ Bathroom
- Ⓛᵇᵉ En-suite
- Ⓛᵇᵈ Dining
- Ⓛᵇᵘ Utilities
- Ⓛᵇˢ Storage
- Ⓛᵇᵂ Wardrobe
- Ⓛᵇᶜ Balcony



TYPICAL APARTMENT LAYOUT 1-BED

4.4 Typical apartment layouts

Studio Apartment



STUDIO APARTMENT PRECEDENTS

- Ⓚ Kitchen
- Ⓛᵣ Living Room
- Ⓟᵣ Bedroom
- Ⓟᵃ Bathroom
- Ⓛᵉ En-suite
- Ⓛᵢᵃ Dining
- Ⓛᵤ Utilities
- Ⓛₛ Storage
- Ⓛᵂ Wardrobe
- Ⓛᵇᶜ Balcony



TYPICAL APARTMENT LAYOUT - STUDIO

4.4 Typical apartment layouts

2-Bed Apartment



2-BED APARTMENT PRECEDENTS



- Ⓚ Kitchen
- Ⓛ Living Room
- Ⓟ Bedroom
- Ⓛ Bathroom
- Ⓛ En-suite
- Ⓛ Dining
- Ⓛ Utilities
- Ⓛ Storage
- Ⓛ Wardrobe
- Ⓛ Balcony

TYPICAL APARTMENT LAYOUT 2-BED

4.4 Typical apartment layouts

3-Bed Apartment



3-BED APARTMENT PRECEDENTS



- (K) Kitchen
- (Lr) Living Room
- (Br) Bedroom
- (Ba) Bathroom
- (En) En-suite
- (Din) Dining
- (Ut) Utilities
- (St) Storage
- (W) Wardrobe
- (Bic) Balcony
- (WS) Wheelchair Storage

TYPICAL APARTMENT LAYOUT 3-BED

4.5 Residential Quality

The following table provides clear breakdown of the residential qualities being provided within the scheme.

Category	Details	2022 Policy Context
Land Uses	C3 Residential and ancillary residential spaces	
Total Number of Homes	300	Policy GG2
Housing Mix	<ul style="list-style-type: none"> • Studio: 47 homes 16% • 1 bed: 126 homes 42% • 2 bed: 120 homes 40% • 3 bed: 7 homes 2% <p>90% M4(2) 10% M4(3)</p>	Accessible Dwellings London Plan Policy D7
Homes with Private Amenity Space	100%	London Plan Policy D6
Homes with Dual Aspect	57%	London Plan Policy D6
Communal Residential Amenity	External and internal amenity provided in line with BtR requirements	London Plan Policy D6
Play space	267 sqm external play space to be provided in accordance with requirements in LP Policy S4. In line with Mayor's informal play SPG	London Plan Policy S4
Car Parking	<p>Car free, except for:</p> <ul style="list-style-type: none"> • 9 accessible parking spaces at ground floor (3%) • An additional 9 (3%) to be provided in the future designed into the landscaping (if required) 	London Plan Policy T6.1 requires developments in Inner London Opportunity areas to be car free
EV Charging Points	20% of car parking spaces with EV charging points (and 80% passive)	London Plan Policy T6.1
Cycle Parking	502 for residents (within the building) 11 for visitors (in public realm)	London Plan Policy T5
Urban Greening and Ecology	Targeting 0.4 UGF, with a net gain in biodiversity	London Plan Policy G5
Energy	<ul style="list-style-type: none"> • Connection to existing District Heating Network • Minimum 35% improvement over Part L 2013 (using SAP2012 carbon factors) • Meeting Part L and Part O of the Building Regulations 2021 • Whole Life-Cycle Carbon Assessment 	London Plan Policy S12



4.6 Amount

Schedule of Accommodation Summary

The Greenwich Peninsula Masterplan seeks to ensure a mixed and balanced community is provided across the Peninsula as well as in each neighbourhood through a range of homes being provided. This scheme proposes 300 homes (C3) which is an increase of 49 from the extant permission, however falls within the overall maximum number of homes allowed within the masterplan. The mix includes 30 (10%) wheelchair accessible units.



Play Space



EV Charging Points



Resident's Amenities



Urban Greening and Biodiversity Net Gain



502 Cycle Parking Spaces



9 Accessible Car Parking Spaces



Homes with Private Amenity



57% Dual Aspect Homes



4.6 Amount

Schedule of Accommodation

The following accommodation schedule below provides a breakdown of the different apartment types and sizes proposed. All units comply with the minimum space standards set out within Table 3.1 of the London Plan 2021. This demonstrates compliance with London Plan Policy D6 F (Private Internal Space Standards) and Policy D7 (Accessible Housing). Floor to ceiling heights are in accordance with LP policy D6.

Key

Selected apartment types

THE LONDON PLAN - MINIMUM INTERNAL SPACE STANDARDS

Type of dwelling		Minimum gross internal floor areas and storage			
Number of bedrooms(b)	Number of bed spaces (persons(p))	1 Storey dwellings	2 Storey dwellings	3 Storey dwellings	Built-in storage
1b	1p	39(37)	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5

APARTMENT TYPES GIA SCHEDULE

Occupancy	Unit Type	No. of Units	Tenure	GIA(m ²)	Habitable Rooms	Bedrooms	M4(2)	M4(3)(2a)
Studio	Studio Type 0A	32	Market for Rent	37	1	1	Yes	No
Studio	Studio Type 0B	7	Market for Rent	38	1	1	Yes	No
Studio	Studio Type 0C	6	Market for Rent	40	1	1	Yes	No
Studio	Studio Type 0D	1	Market for Rent	42	1	1	Yes	No
Studio	Studio Type 0E	1	Market for Rent	39	1	1	Yes	No
1B/2P	Apartment Type 1A	57	Market for Rent	50	2	1	Yes	No
1B/2P	Apartment Type 1B	44	Market for Rent	50	2	1	Yes	No
1B/2P	Apartment Type 1C - M4(3)	7	Market for Rent	58	2	1	Yes	Yes
1B/2P	Apartment Type 1D	6	Market for Rent	54	2	1	Yes	No
1B/2P	Apartment Type 1E	7	Market for Rent	50	2	1	Yes	No
1B/2P	Apartment Type 1F - M4(3)	5	Market for Rent	60	2	1	Yes	Yes
2B/4P	Apartment Type 2A	14	Market for Rent	73	3	2	Yes	No
2B/4P	Apartment Type 2B	88	Market for Rent	75	3	2	Yes	No
2B/4P	Apartment Type 2C	1	Market for Rent	71	3	2	Yes	No
2B/4P	Apartment Type 2D - M4(3)	5	Market for Rent	87	3	2	Yes	Yes
2B/4P	Apartment Type 2E - M4(3)	6	Market for Rent	84	3	2	Yes	Yes
2B/4P	Apartment Type 2F	6	Market for Rent	76	3	2	Yes	No
3B/5P	Apartment Type 3A - M4(3)	7	Market for Rent	96	4	3	Yes	Yes
TOTAL		300		17,961				

RESIDENTIAL ACCOMMODATION

Unit Type Floor Level	STUDIO	1 BED 1B/2P	2 BED 2B/4P	3 BED 3B/5P	APTS Per Floor
Level 30					
Level 29		1	2		3
Level 28		1	2		3
Level 27		1	2		3
Level 26		1	2		3
Level 25		1	2		3
Level 24		1	2		3
Level 23		1	2		3
Level 22		2	4	-	6
Level 21		2	4	-	6
Level 20		2	4	-	6
Level 19		2	4	-	6
Level 18		2	4	-	6
Level 17		2	4	-	6
Level 16		2	4	-	6
Level 15		2	4	-	6
Level 14		2	4	-	6
Level 13		2	4	-	6
Level 12		2	4	-	6
Level 11		2	4	-	6
Level 10		2	4	-	6
Level 09		2	4	-	6
Level 08		2	4	-	6
Level 07		2	4	-	6
Level 06	7	14	7	1	29
Level 05	7	14	7	1	29
Level 04	7	14	7	1	29
Level 03	7	14	7	1	29
Level 02	7	14	7	1	29
Level 01	7	11	6	1	25
Level 00	5	6	1	1	13
Level B1	-	-	-	-	-
TOTAL	47	126	120	7	300
as %	16%	42%	40%	2%	100%

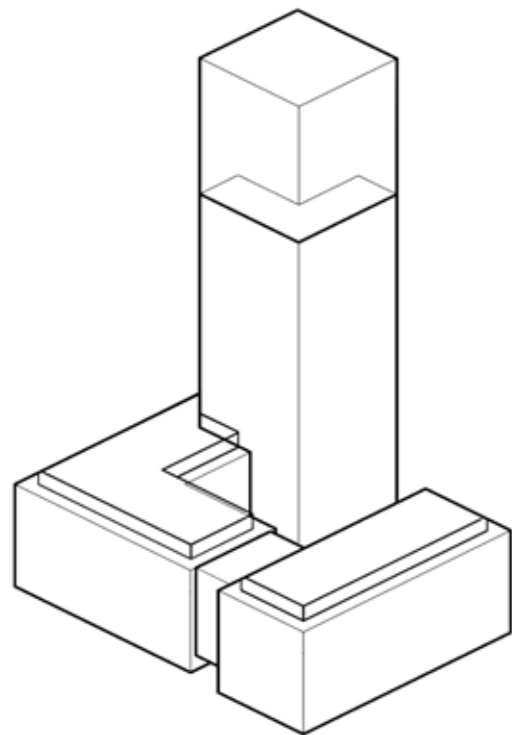
4.7 Building appearance and materials

Scale and Massing – Summary

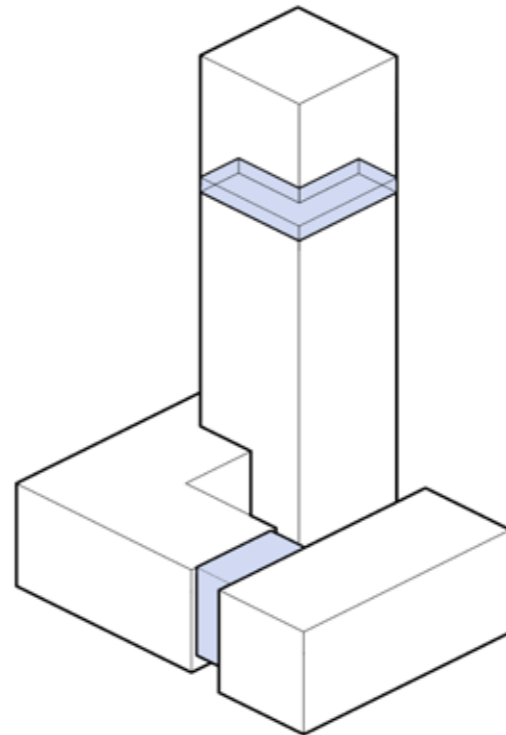
The overall building form remains as per the existing consent which was designed as a pair to read with the Waterman building on Plot M0104. The design has been refined to create a distinct tower and podium massing through materiality changes and articulating and accentuating the break between the elements.

Minor changes have been made to the massing at the podium level with the terrace set back at level 06 being removed. Blocks B and C are also combined to offer a second means of escape from all units.

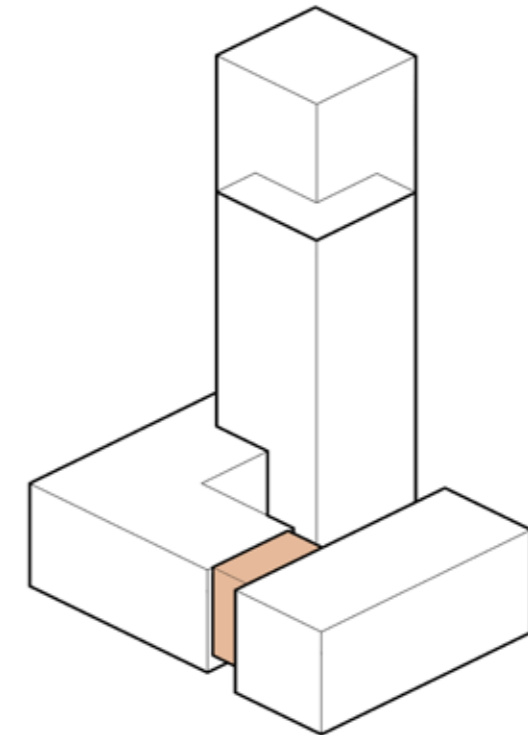
This approach responds to the requirements of London Plan policy D9 addressing the impacts of a tall building in relation to visual, functional, environmental and cumulative impacts and RBG CS Policy DH2: identifies Greenwich Peninsula as an appropriate location for a tall building.



PREVIOUS CONSENT



ENHANCING CIRCULATION



RESULTING PROPOSAL

4.8 Elevation language

The maximum height of the development remains as per the extant consent (ground + 29 floors) at 103.600 AOD. Block B and C remain at ground + 6 floors. One additional floor has been added to an arm of Block A to respond to the Waterman from ground + 21 to ground + 22.

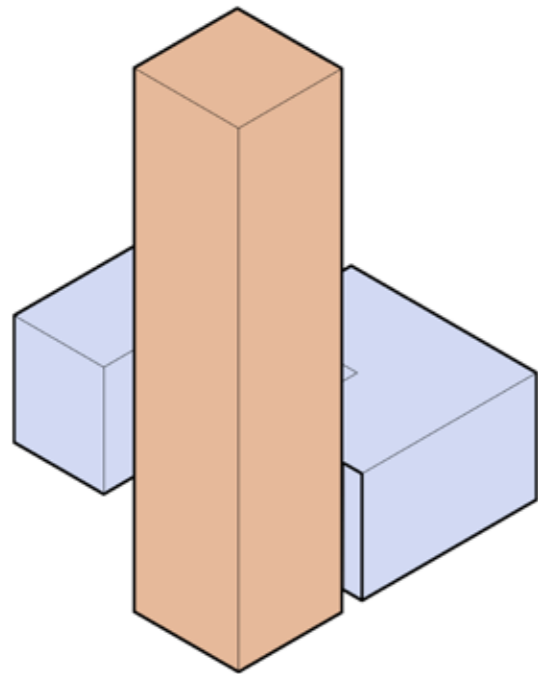
Minor external changes to the façade have been made to enhance its features, provide an appropriate scale at pedestrian level and to reflect the surrounding context. Most notably, as the tower rises from the podium volume at the seventh floor, it strategically incorporates corner balconies to accentuate its vertical volume. This helps provide the tower with a unique visual appearance as it moves beyond its podium and urban fabric at the lower levels.

The elevational design complements these features through a tri-partite grouping of apartment levels which incorporate floor to ceiling windows and fenestration design. Once it reaches the 23rd floor, the tower steps in further, offering an even slimmer volume which extends to the top of the building, peaking at the 29th floor. This provides the development with an external terrace at level 23, with panoramic views of London.

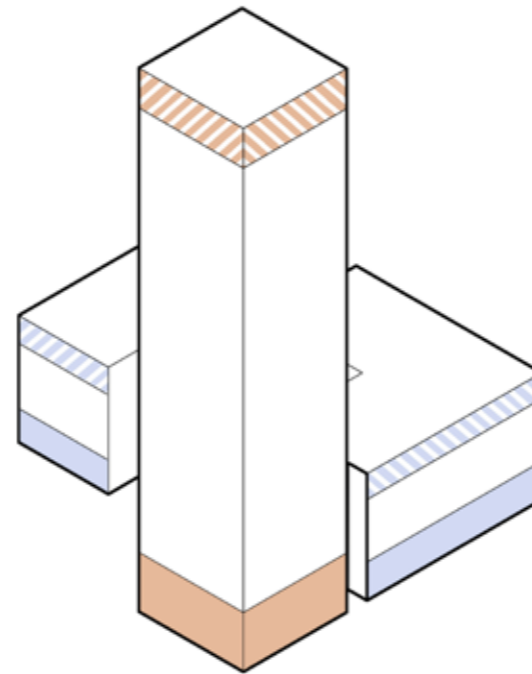
The development provides a residents' amenity area on the external terrace, allowing access to all within the Plot M0121 community. In Line with the architectural expression, this terrace is encapsulated by a framed 'crown', which helps create an appropriate external roof-scape as well as tie the terrace in with the remaining floors which extend upwards. Once again, at the very top floor, a framed crown signals the top of the built form.

The podium courtyard has been redesigned to provide a strong active

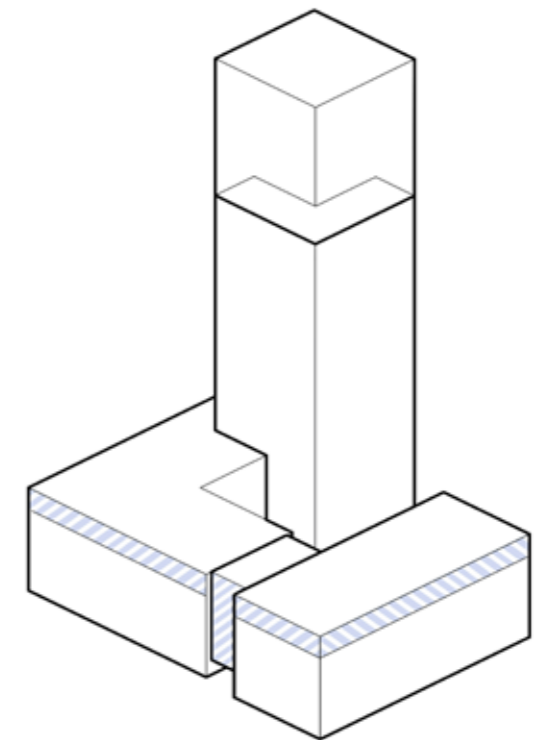
frontage to the Tidemill Square, enhancing the locality with an increase in the quality and quantity of amenities and enhancing the biodiversity of the development.



ARTICULATING TOWER AND PODIUM LANGUAGE



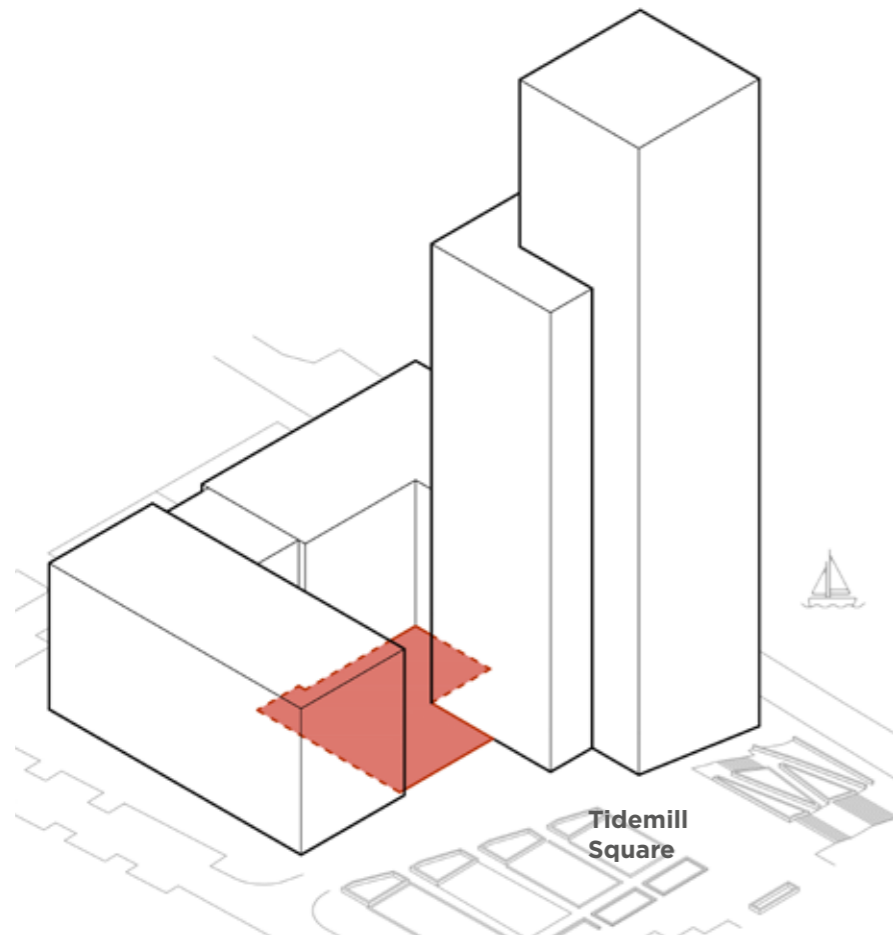
HIERARCHY - BASE MIDDLE TOP



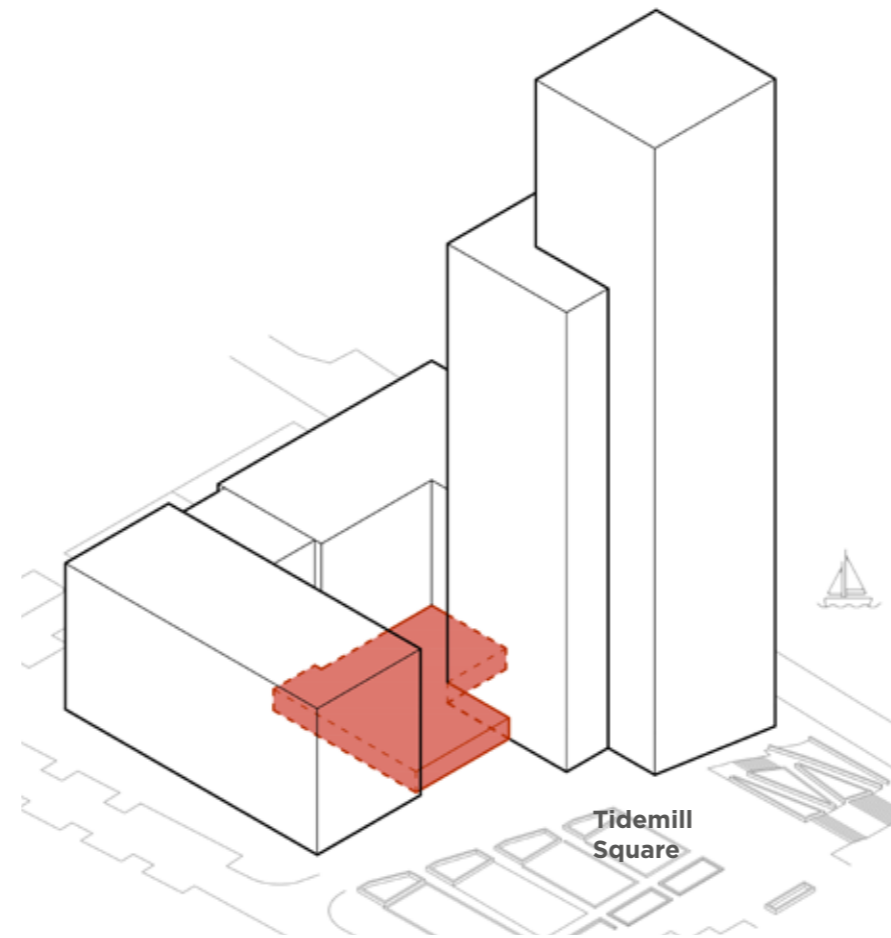
REINFORCING THE DISCONNECTION OF MASSING THROUGH MATERIALITY

4.9 Design Development of Amenity Areas

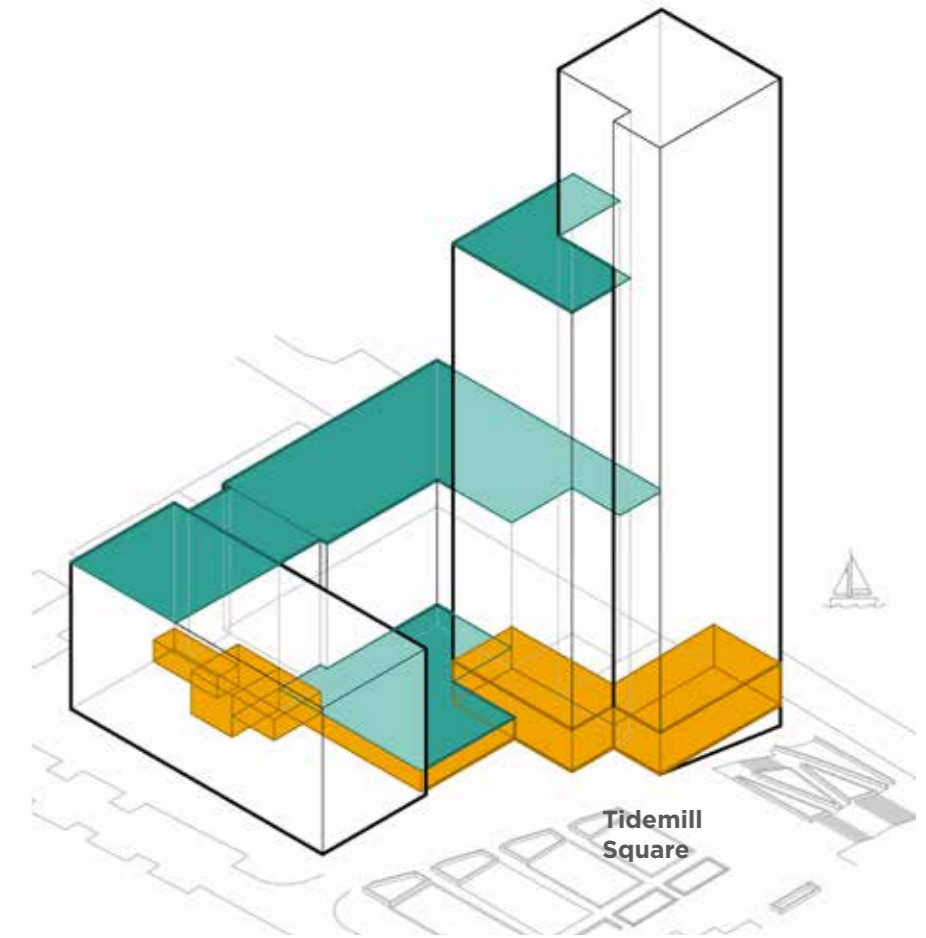
The revised design of the podium courtyard now provides a strong, active frontage to Tidemill Square, enhancing the locality with an increase in the quality and quantity of amenities and enhancing the developments' biodiversity. Moreover, the development adopts the approach to curb the carbon footprint by substantially reducing the basement size, thereby lowering the embodied carbon. In addition, the creation of a more secluded and intimate space has been thoughtfully designed for the exclusive use of the residents in the building, ensuring a intimate and more personalised experience. This approach responds to the requirements of London Plan policy D3 addressing the visual, functional and environmental impacts of the building.



REDUCING EXTENT OF BASEMENT



CREATING MULTI-PURPOSE PODIUM



PROPOSED AMENITY

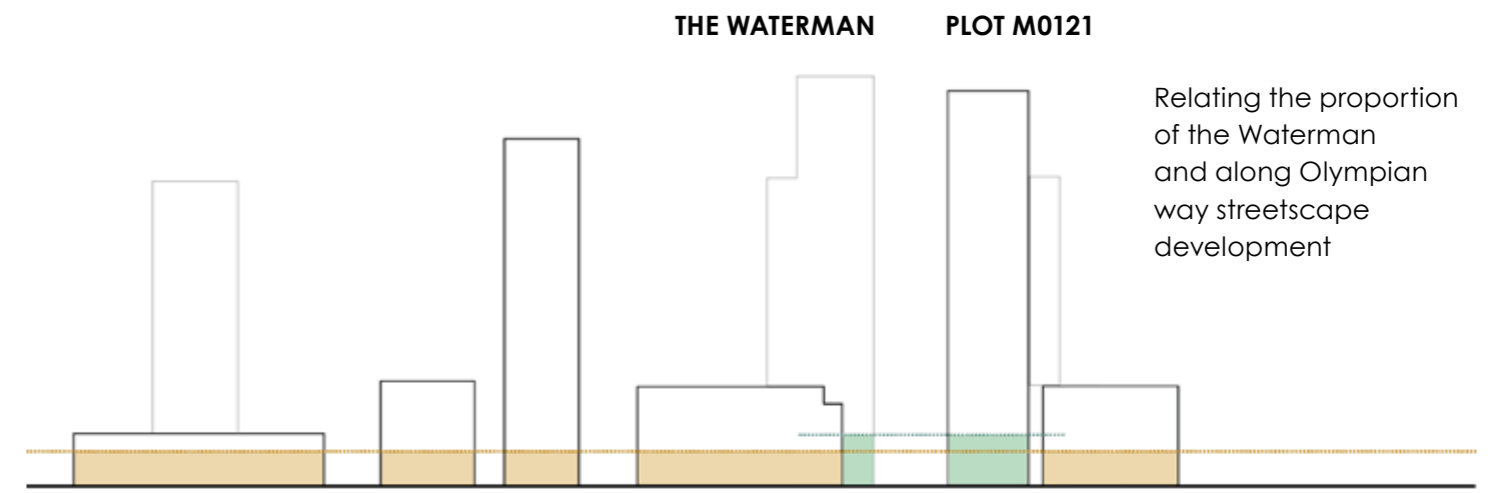
4.10 Design Development of Streetscape

The facade has been designed to articulate a consistent datum line along Olympian way to create a cohesive language that ties the adjacent buildings together. A two storey datum has been proposed for the lower tier podium elements whilst a three storey datum has been considered for the tower form to mimic a similar language to the adjacent Waterman residential development.

This approach responds to the requirements of London Plan Policy D9 ensuring that the base of the building has a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the public realm.



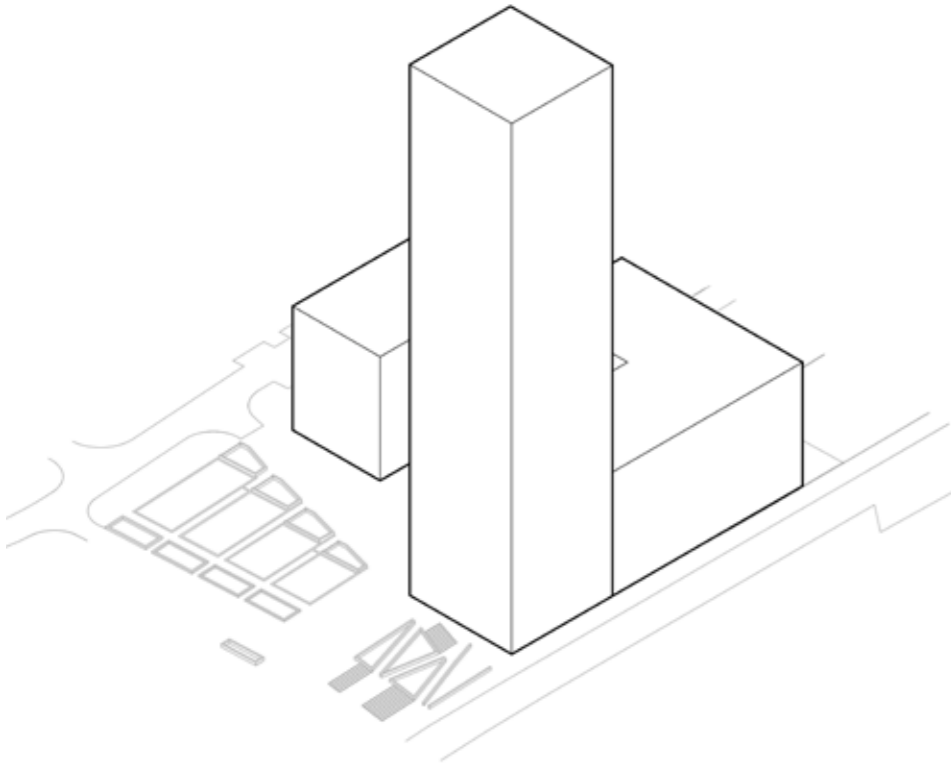
OLYMPIAN WAY STREETScape VISUAL



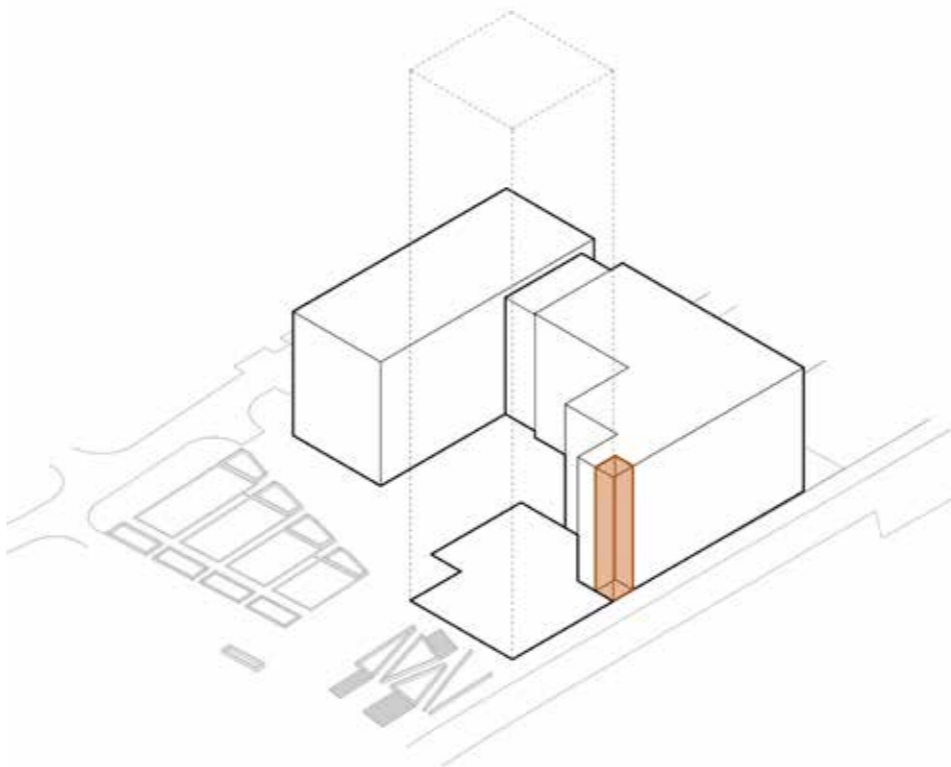
OLYMPIAN WAY STREETScape

4.11 Design Development of Tower Form

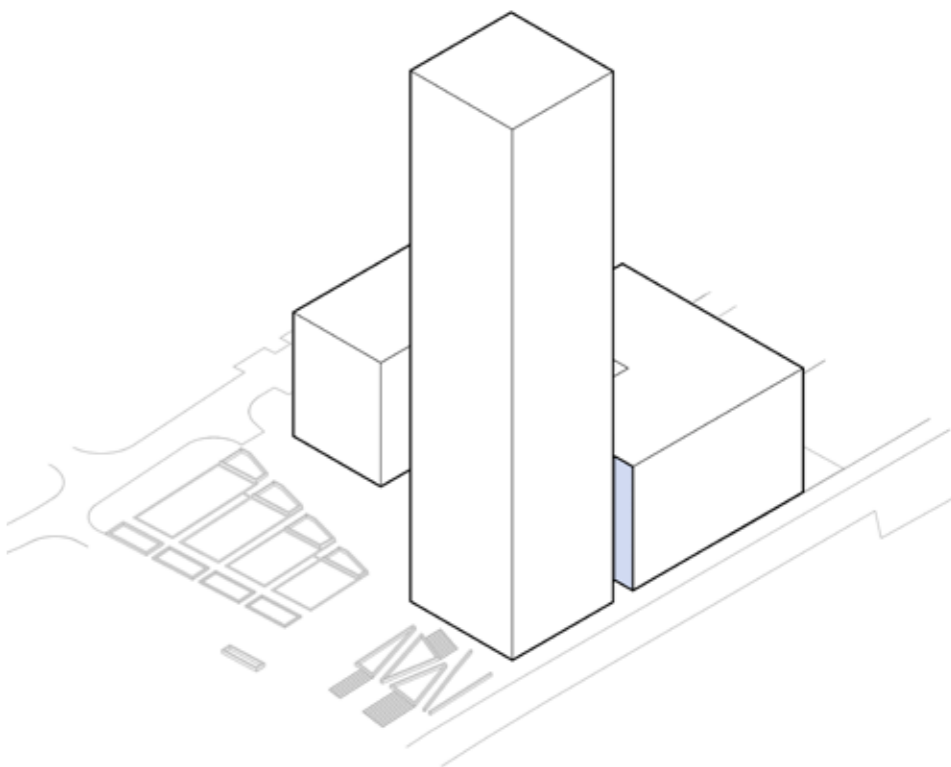
The design has been refined to create a distinct tower and podium massing, both through the use of materiality changes and articulating & accentuating the break between these two elements. This approach responds to the requirements of London Plan Policy D9 to address the visual and functional relationship of the tower form.



PREVIOUS CONSENT



ARTICULATING TOWER FORM



RESULTING PROPOSAL

4.12 Building Facade Element Analysis

The material palette for the revised application for Plot M0121 largely replicates the consented elevations, diverging only where necessary.

For the tower element a restrained palette of metal cladding, expressed in two tones with the predominate colour being a warm off-white forming infill panels between a cooler off-white grid of horizontals expressed every three storeys and verticals at a more informal rhythm, forming edges to the fenestration openings. This palette for the solid elements is contrasted in the glazing apertures, expressed over three storeys within the expressed facade grid. As well as glazing, these apertures also contain black metal to the glazing bars, louvres and balcony edge profiles. The only discernible difference between the consented and the proposed is in these darker elements, where as consented glazing is always expressed as full-height glazing, but as proposed the glazing to bedrooms is only glazed to the upper half of the opening, with black back-painted glass to the lower half, matching the glazing bars. All balconies are recessed on corners and consist of simple glass balustrades and full-height side panels supported on an expressed back metal edge profile and soffit.

For the podium element, this is expressed in a tripartite subdivision of clearly differentiated base, middle and top. The base is expressed over two storeys with a light-coloured stone goalpost forming an expressed frame, within which is dark brown metal cladding panels intersperse with glazing and further subdivided by black metal C channels to articulate the interface between ground and first floor. As consented, the double height opening is recessed, with glazing arranged informally, whereas now the façade line is pulled forward and the glazing arrangement rationalised. The ground floor apartment balconies sit on a stone plinth, to replicate the visual interest generated by the previous staircases.

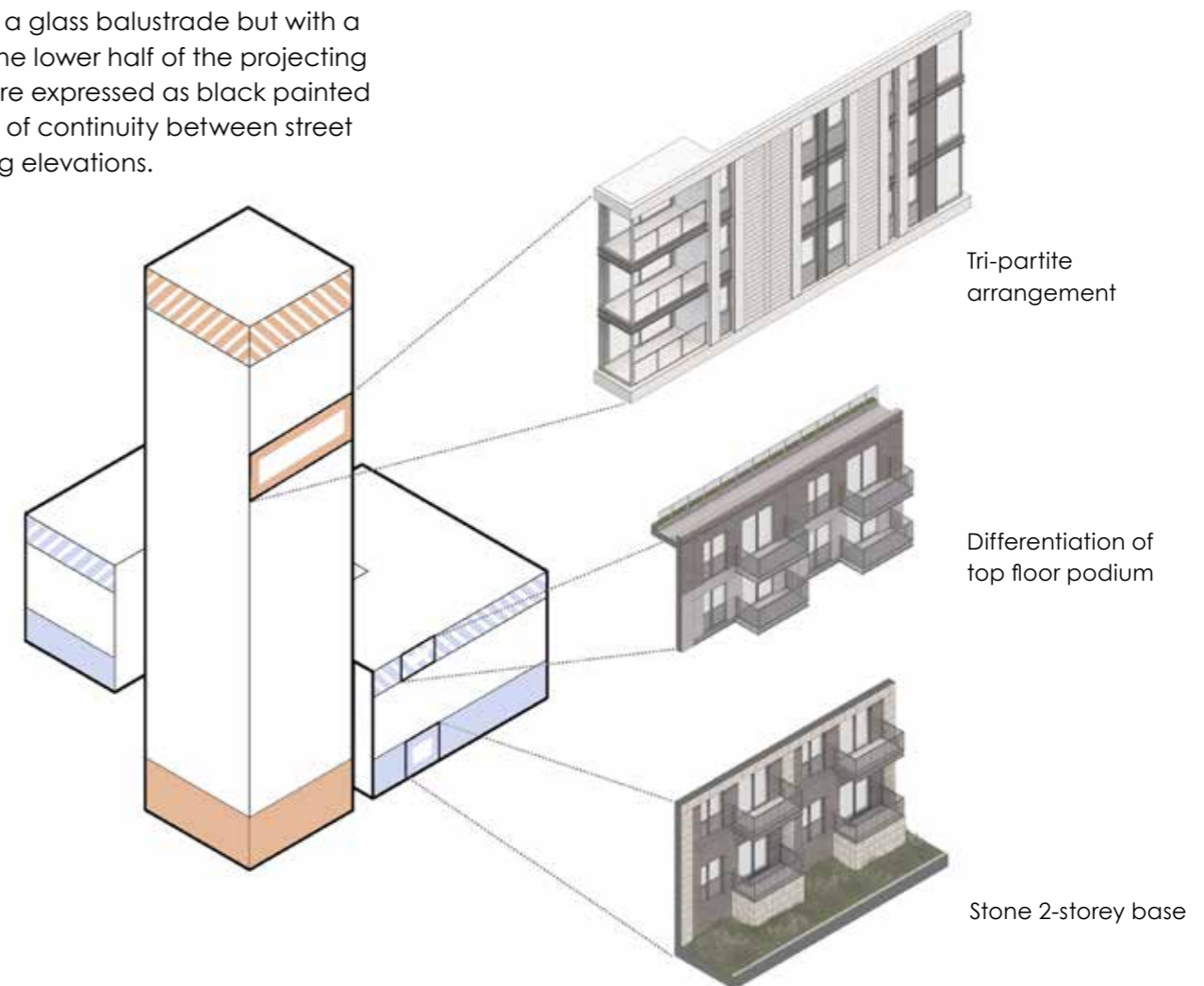
For the central five storeys of the façade, this replicates the consented elevation, with dark grey metal cladding, articulated with verticals aligning with party walls and subtly recessed horizontal panels encapsulating the main body of the apartments. Each floor level is articulated with a horizontal strip C section, which is aligned with and continues around projecting balconies. These balconies were consented as glass balustrades to match the tower, but are now expressed as simple metal railing, augmenting the contrast between podium and tower.

The uppermost storey of the podium block was previously expressed as an irregularly shaped element, both stepping back and projecting forwards of the main façade line in places. The recessed elements were clad in dark brown metal clad elements, with the projecting elements expressed with full height glazing. This is now rationalised with a form matching the facade lines below without recess and projections, but is still expressed as a visually differentiated top, clad in dark brown metal cladding with recessed vertical jointing to contrasting with the main body of the faced below.

To the internal courtyard elevations, the façades are clad in white metal cladding both as consented and as proposed. As consented, the balconies here had a glass balustrade but with a white stone clad element forming the lower half of the projecting edge. As proposed, these now all are expressed as black painted metal railings, to increase the sense of continuity between street facing façade and courtyard facing elevations.

Balcony

There remains some uncertainty regarding the availability of suitable glass products for use on balcony balustrades and side panels due to recent changes to building regulations, and therefore a range of material options, such as solid and perforated metal, will need be further developed, alongside the viability of glass products, in the next stage of design. It is therefore proposed that the detailed design and final material palette for the balconies is subject to a planning condition requiring approval of these details.





BLAKELY LANE - NORTH WEST ELEVATION



CHANDLERS AVENUE - SOUTH EAST ELEVATION



TIDEMILL SQUARE - SOUTH WEST ELEVATION

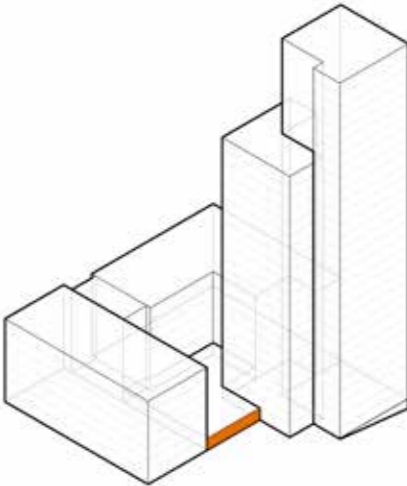


OLYMPIAN WAY - NORTH EAST ELEVATION

4.13 Key Bay Studies

Key Bay Study 01

The inner courtyard is raised to a level 01 podium, which allows for an increased amenity provision on the ground floor. The fully glazed curtain wall facilitates a strong visual connection between the public realm and the interior communal spaces. The ground level includes a combination of seating, planting, and open spaces to be appropriated by the building's residents.



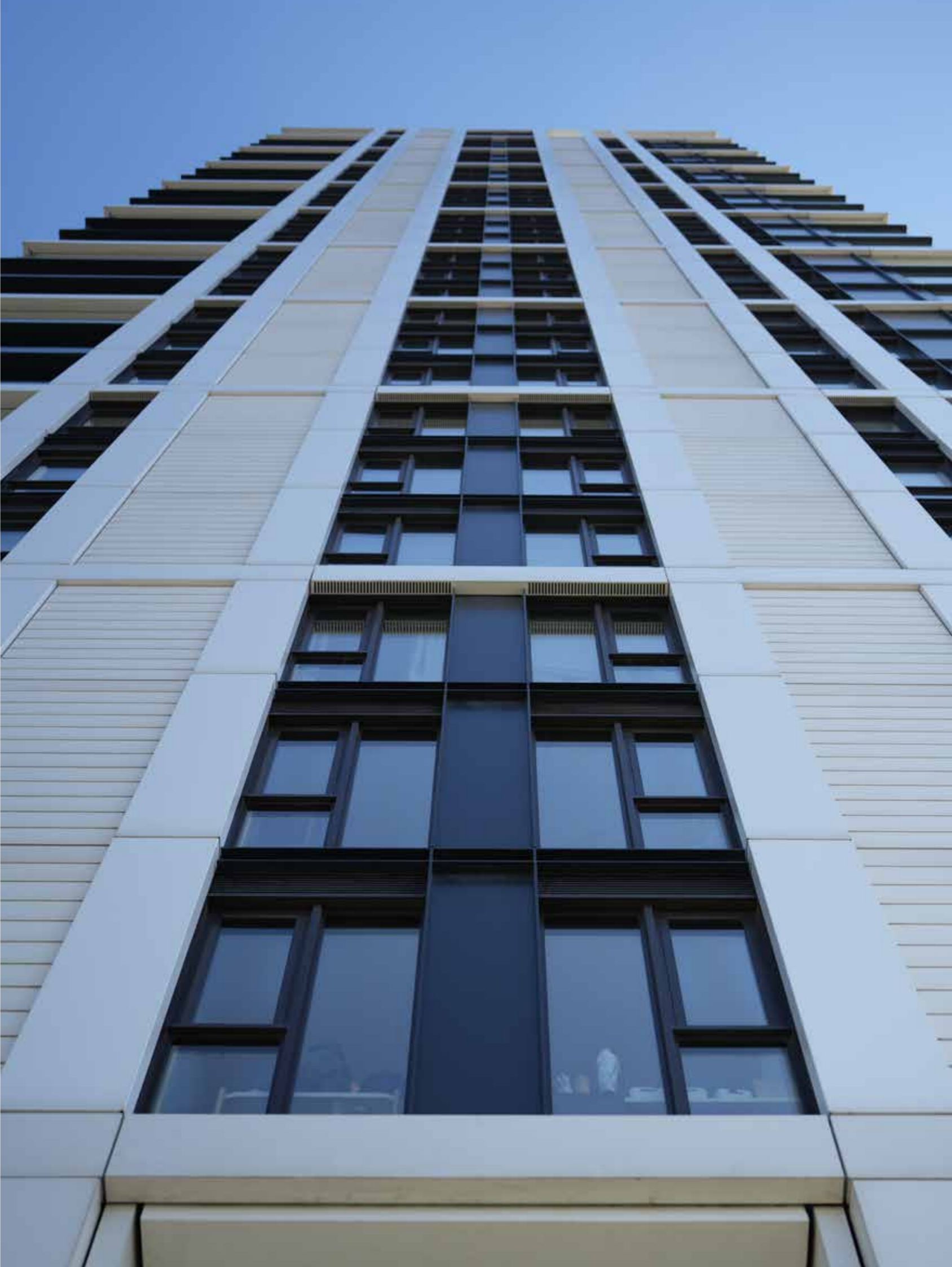
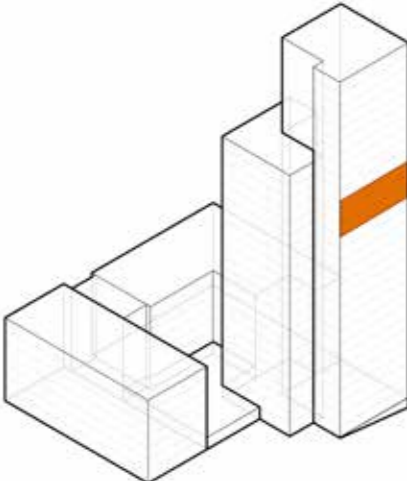


TIDEMILL SQUARE ISOMETRIC

4.13 Key Bay Studies

Key Bay Study 02

The consented elevations are composed in a tripartite arrangement running the structure's full height. The material palette consists of vertical white rain-screen cladding alongside exposed sections of the building's structural frame. The proposals seek to complement the emerging character of Peninsula Riverside through an interplay between a consistent material palette and an articulated facade. This interaction creates a rhythmic order to the elevations whilst facilitating variety in the scheme's external appearance. Glazing ratios and fabric performance has been optimised in line with the recent building regulations.



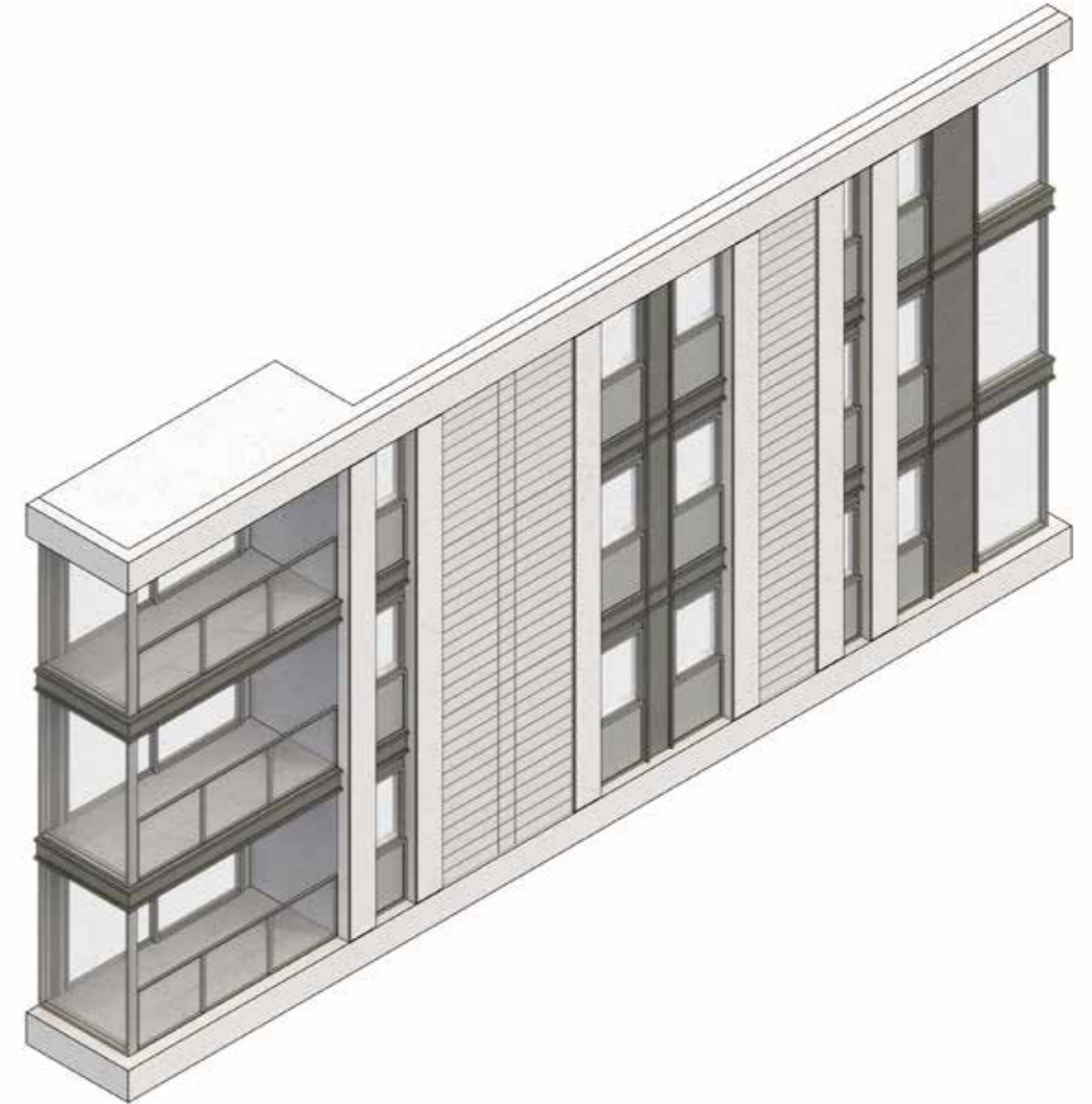


- 1 - Off-white panelised metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 2 - Light cream panelised metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 3 - Reflective black cladding to visually colour match equivalent areas in as-built Waterman Building

TOWER DETAIL MIDDLE



TOWER DETAIL BASE

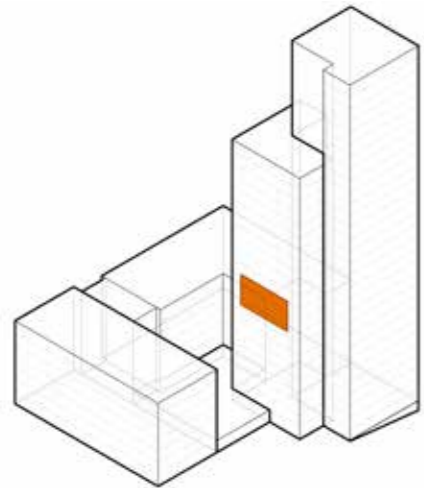


TOWER BAY – ISOMETRIC

4.13 Key Bay Studies

Key Bay Study 03

The consented scheme comprised of duplex units at the ground and first floors with secondary exterior entrances to each apartment, which is reflected in the exterior facade through inset bays outlined by a grey plinth and staircase. This composition is retained in the new proposal, which seeks to provide a clear language that is consistent with the rest of the elevation. Separate apartments are located on the two lower floors, with access to apartment within the internal corridor to address safety concerns. The ground floor balconies are raised on a grey plinth and alternate with tall planting to ensure further privacy. Glazing ratios and fabric performance have been optimised in line with the recent building regulations.





- 1 - Dark brown panelised metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 2 - Dark grey panelised metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 3 - Robust light grey / brown masonry surrounds to visually colour match equivalent areas in as-built Waterman Building
- 4 - Dark grey metal channel to visually colour match equivalent areas in as-built Waterman Building

PODIUM DETAIL STREET FACING BAY

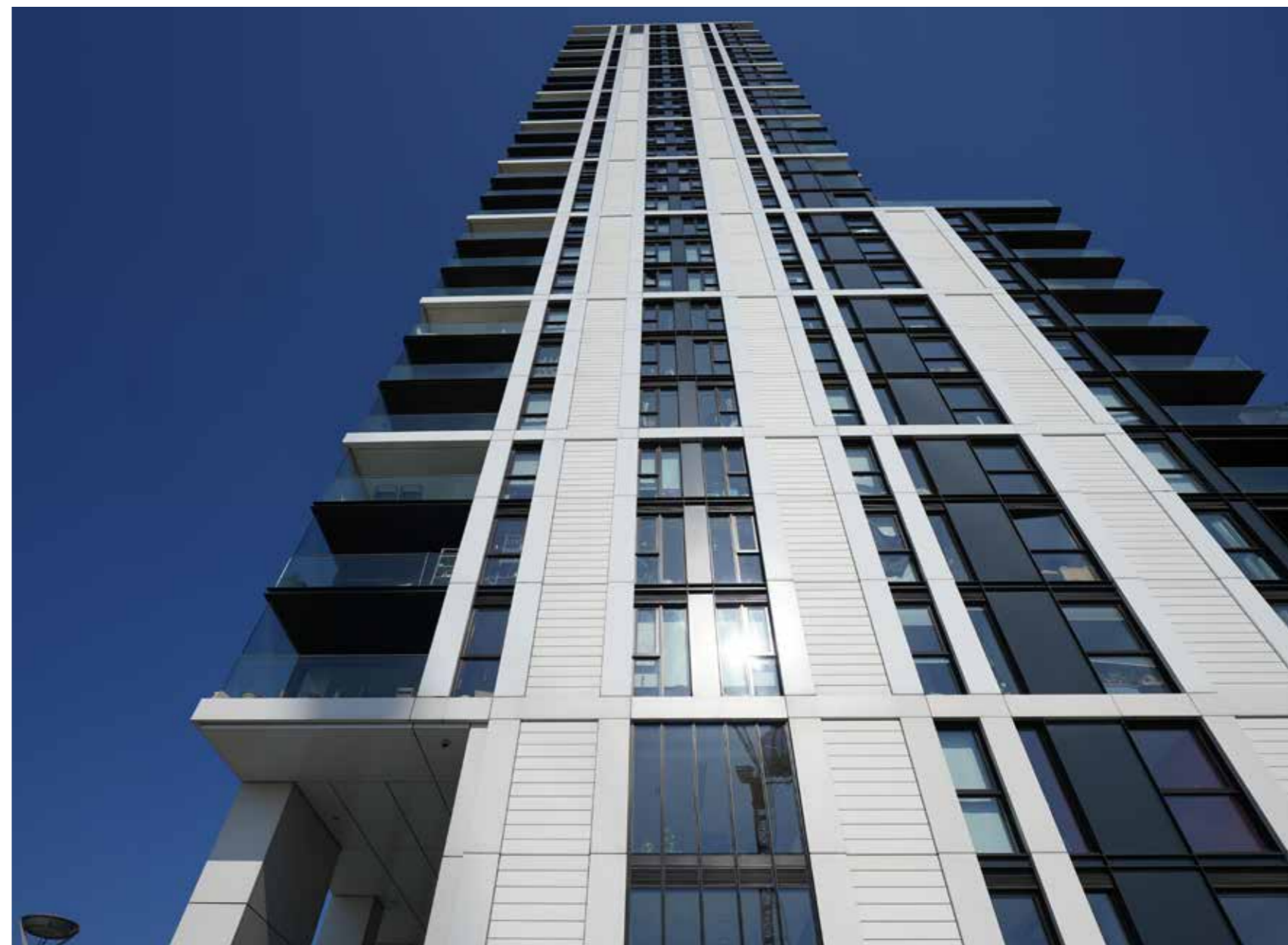
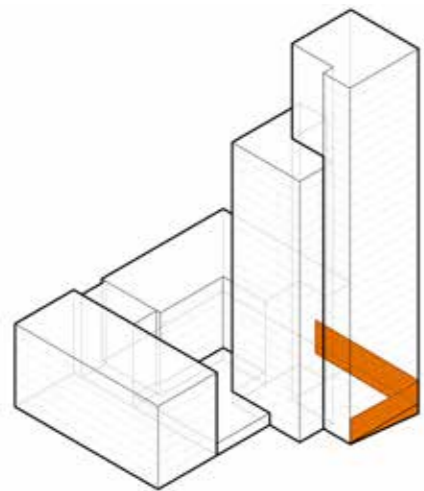


PODIUM BASE – ISOMETRIC

4.13 Key Bay Studies

Key Bay Study 04

The tower lands across a shallow slope from Tidemill Square down to Olympian Way. A secondary entrance is located at the lowest corner of the building, facing the river Thames and the pedestrian street. The plinth comprises the first three stories of the tower, in line with the tripartite bays that span across the length of the high-rise. The separation of the tower from the lower structure is emphasised by a setback in the facade of the podium.





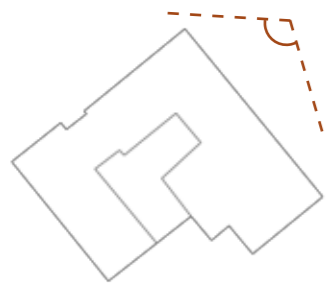
TOWER BAY – ISOMETRIC

4.14 Scheme Perspectives

The overall building form has been sculpted to enhance its features, provide an appropriate scale at pedestrian level and to reflect the surrounding context. Perhaps most notably, as the tower rises from the podium volume at the seventh floor, it strategically incorporates corner balconies to accentuate its vertical volume. This helps provide the tower with a unique visual appearance as it moves beyond its podium and urban fabric at the lower levels.

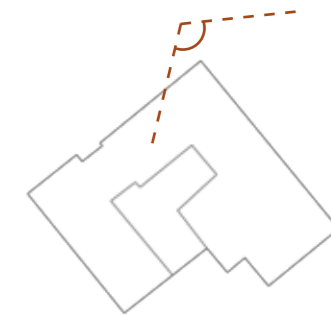
The elevational design seeks to complement these features through tripartite grouping of apartment levels which incorporate floor to ceiling windows and fenestration design. Once it reaches the 23rd floor, the tower steps in further, providing an even slimmer volume which extends to the very top of the development, peaking in height at the 29th floor. This provides the development with an external terrace at level 23, with fantastic panoramic views of London and in nearby proximity, the evolving Canary Wharf skyline.

The development further maximises this opportunity by providing a residents' amenity area on the external terrace, allowing access to all within the Plot M0121 community. In line with the architectural expression, this terrace is encapsulated by a framed 'crown', which helps create an appropriate external roof-scape as well as tie the terrace in with the remaining floors which extend upwards. Once again, at the very top floor, a framed crown signals the very top of the built form.



PLOT M0121 PROPOSAL - VIEW FROM THE NORTH EAST (THE THAMES)

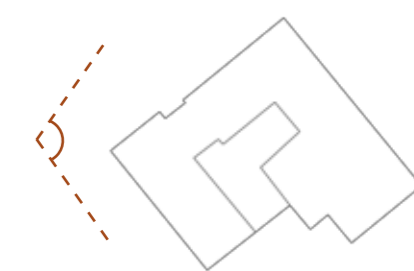




4.14 Scheme Perspectives



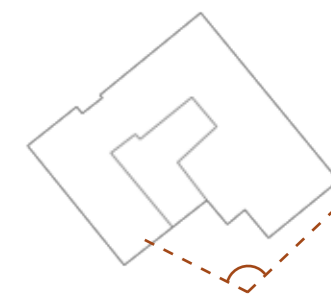
PLOT M0121 PROPOSAL - VIEW FROM THE NORTH (ALONG OLYMPIAN WAY)



4.14 Scheme Perspectives



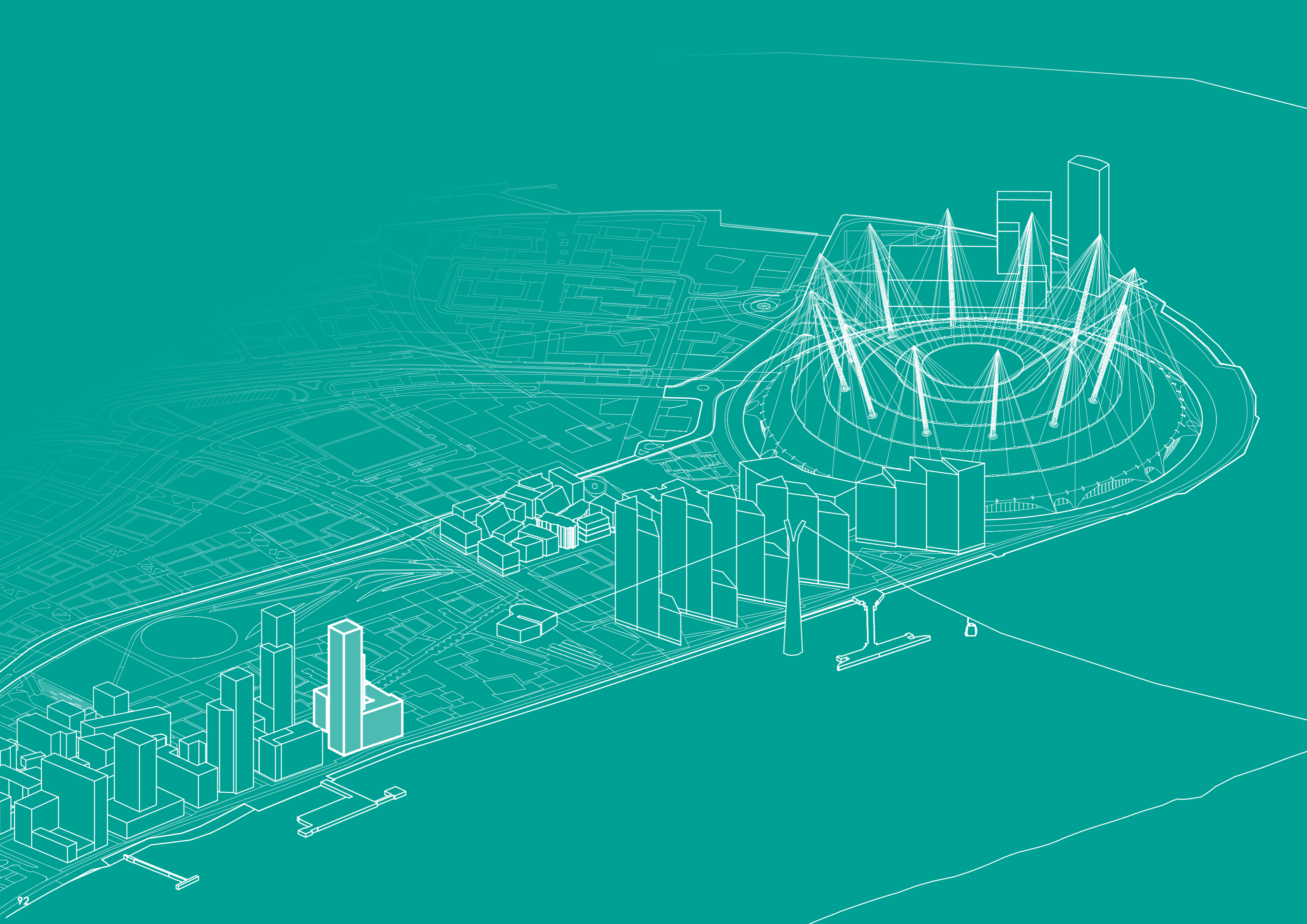
PLOT M0121 PROPOSAL - VIEW FROM THE WEST (APPROACH FROM LONDON UNDERGROUND)



4.14 Scheme Perspectives



PLOT M0121 PROPOSAL - VIEW FROM THE SOUTH (TIDEMILL SQUARE AND ENTRANCE)



05

Landscape Design

5.1	Design Language	94
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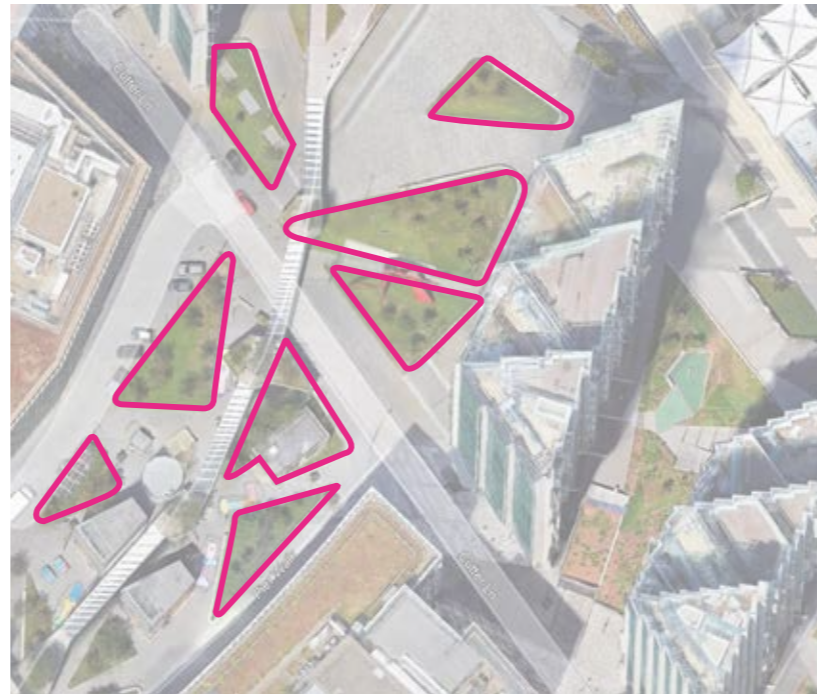
05 Landscape Design

5.1 Design Language

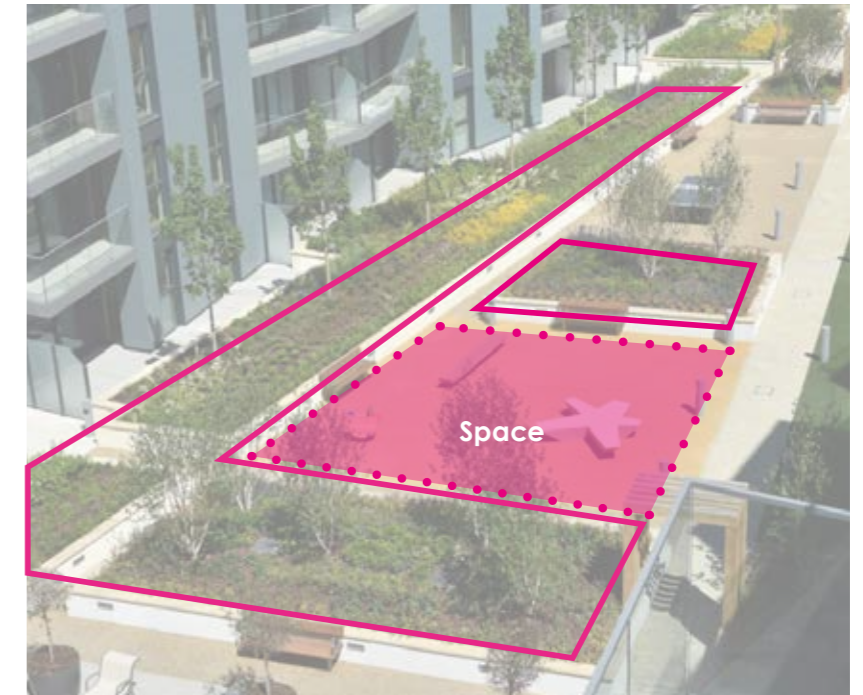
The angular geometry of the surrounding landscape, in particular The Tide, will influence the design of the M0121 landscape spaces.

We have also picked up on the well defined spaces in the nearby public realm and podiums. We will integrate these intimate spaces into the design of Plot M0121.

It is important to provide meaningful green infrastructure within Greenwich Peninsula to build upon the sense of place and tie into the existing green spaces.

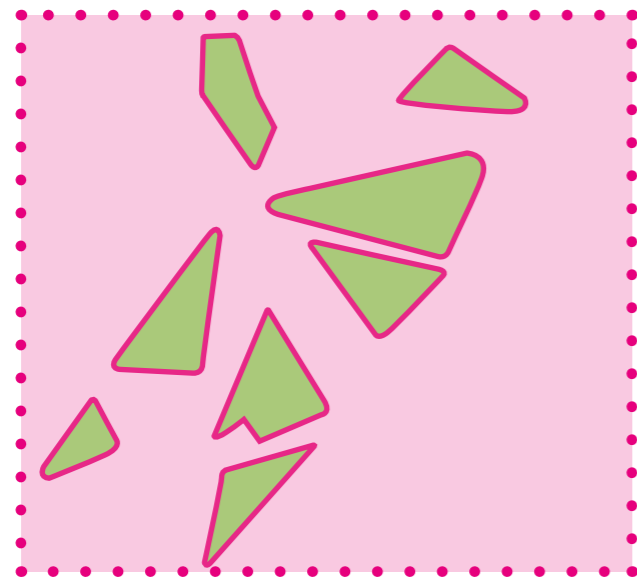


GREENWICH VERNACULAR



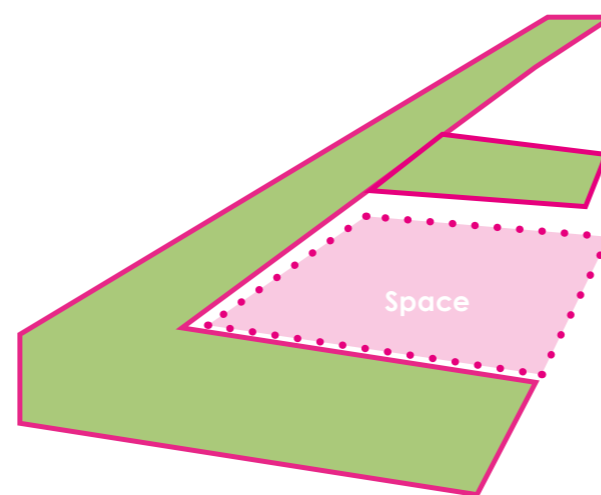
GREENWICH VERNACULAR

ANGULAR GEOMETRY



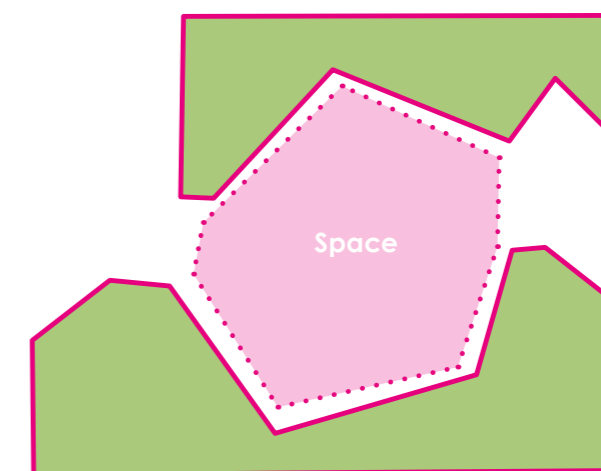
+

DEFINED SPACES



=

ADOPTED DESIGN LANGUAGE





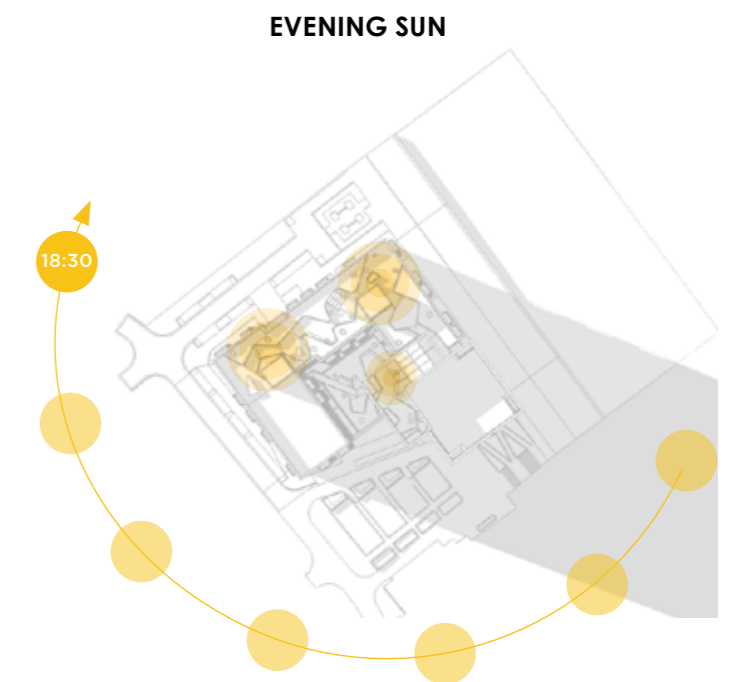
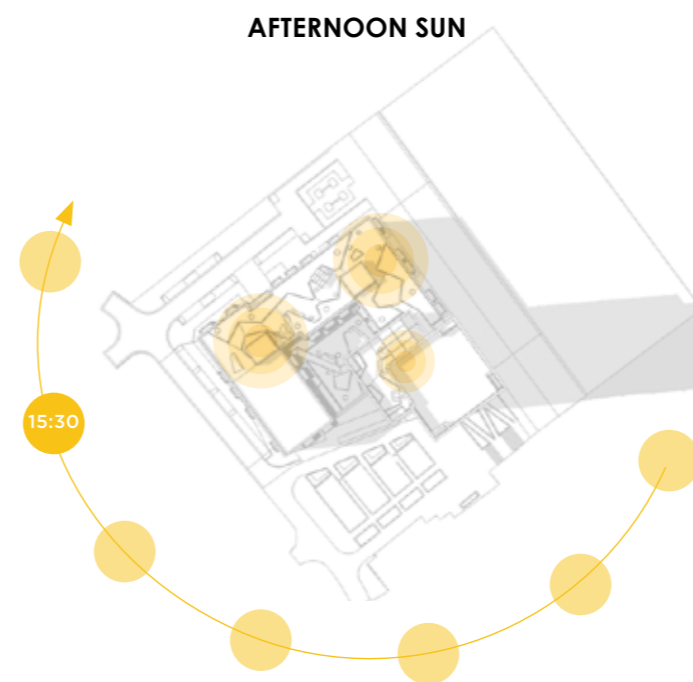
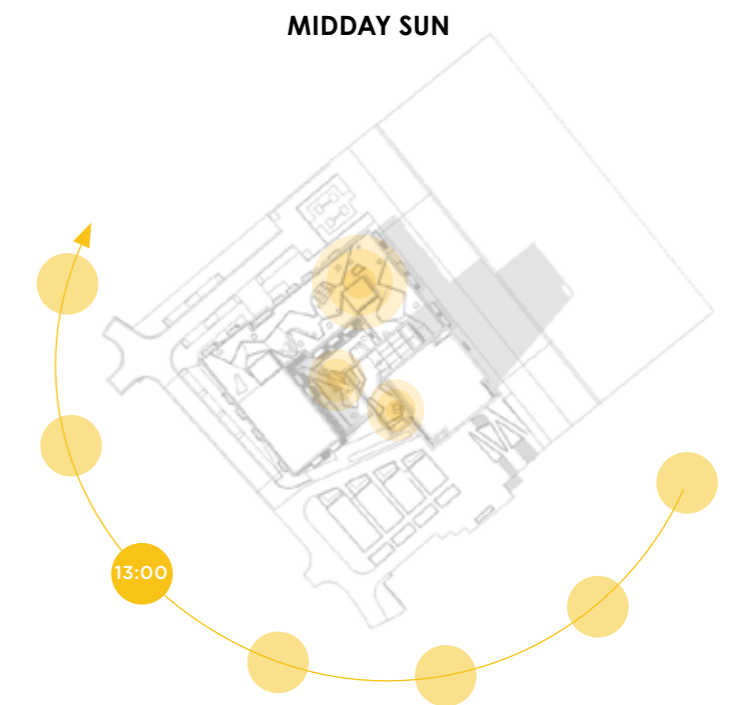
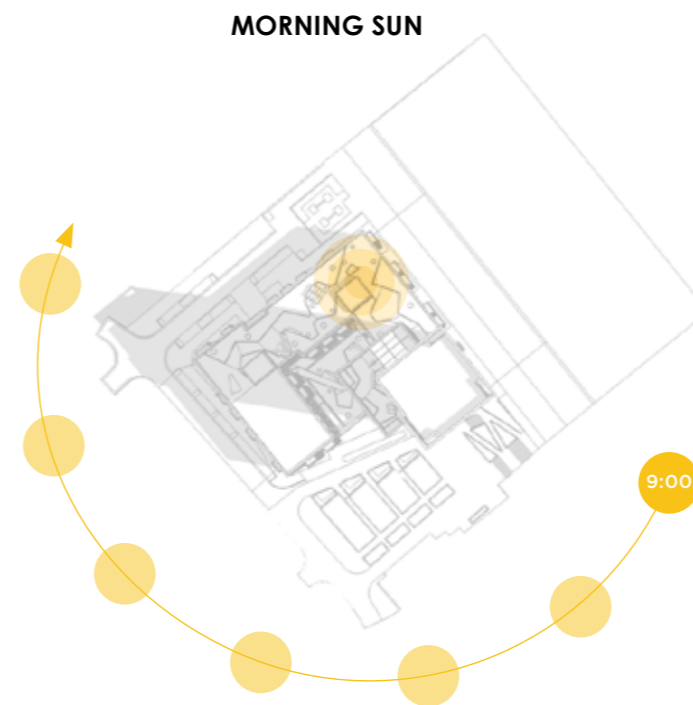
5.2 Environmental Analysis

Sun Shade Considerations



- The sun shade analysis has led to a focus on activities on the 7th and 23rd terraces.
- The programming of these terrace spaces has been considered in terms of which areas get high levels of sun and which are in shade.
- The choice of planting will also be informed by the areas which have high light levels and those that have more shade.

Wind Considerations

In conjunction with RWDI wind consultants, the external landscape design has been heavily influenced by the wind assessments. The choice of seating location has been informed by where the wind speeds allow for appropriate comfort levels.



Key

-  High Sun Area
-  Shade Area

5.3 Vision

The vision for Greenwich Peninsula promotes three significant themes that will underpin the approach to the landscape elements of this scheme. The key themes are:

ACTIVE COMMUNITY

Fostering an active community through a diversity of resident focused active spaces. Transition from the active and vibrant spaces to a series of more relaxed individual exercise focused spaces.

BIO-CULTURALISM

Giving people access to nature and the natural environment greatly improves and enriches their lives and understanding of the natural world. We want to make a positive connection between people and ecology, give green verdant spaces for people to enjoy, and make a place where people, habitat and sustainability can thrive together.

SOCIAL WELLBEING

Offering a healthy environment to promote a healthy lifestyle for the body and mind. By offering spaces to exercise, contemplate and socialise within a planted environment, we can increase the wellbeing and reduce levels of stress in responding to our tendency to seek connection with nature.



Summary

The podium garden space provides community green space and amenity space in the form of a garden and seating areas. The revised design of the podium garden space in this regard provides a strong active frontage to Tidemill Square including enhancing the biodiversity of the development and creating a more secluded and intimate space for residents.

The rooftop provides further amenity space including a resident's garden, community space, dining area and bar, allotments and space for exercise and yoga.

Of the 1530 sqm of communal external amenity space being provided on the podium levels, 531 sqm will comprise of children's play space. The proposal will improve the ecology and biodiversity of the site by introducing landscape proposals in place of the existing buildings and hard surfaces spaces.



RAIN GARDENS



CAFE SPILL OUT SPACE



COMMUNAL DINING



QUIET SPACE



PLAY STREET



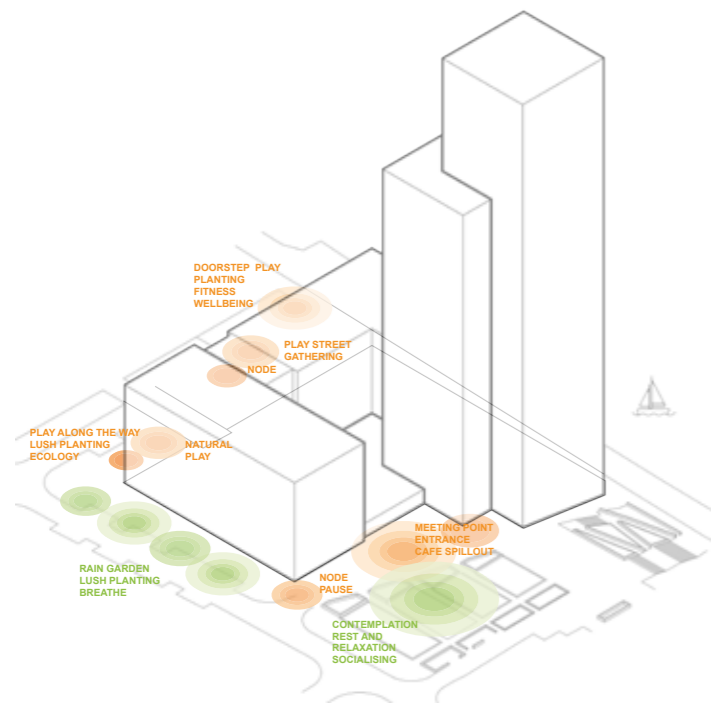
DOORSTEP / NATURAL PLAY



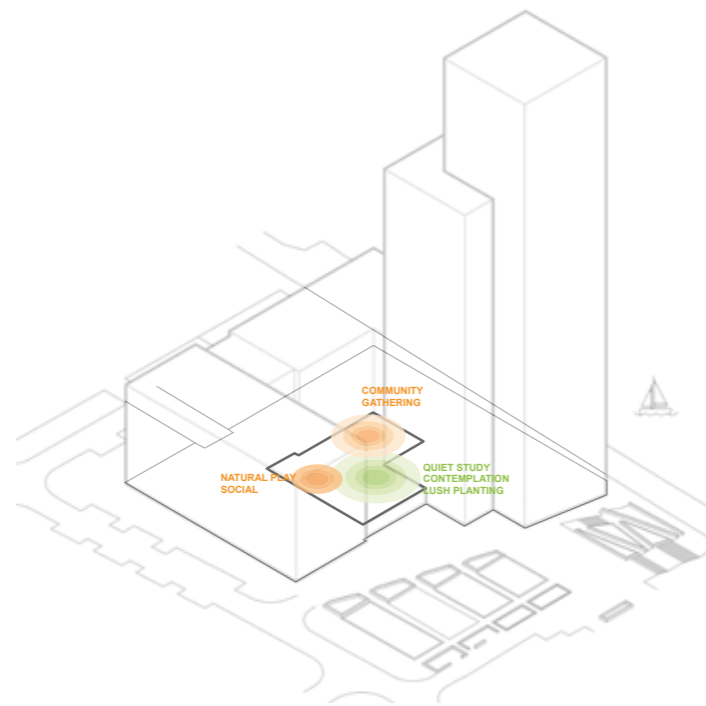
COMMUNAL PLANTING



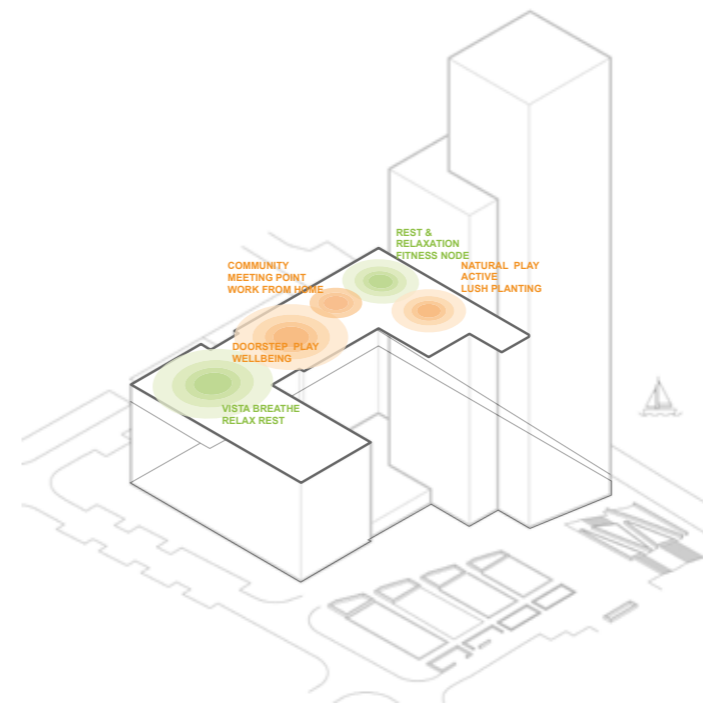
ENTERTAINING SPACE



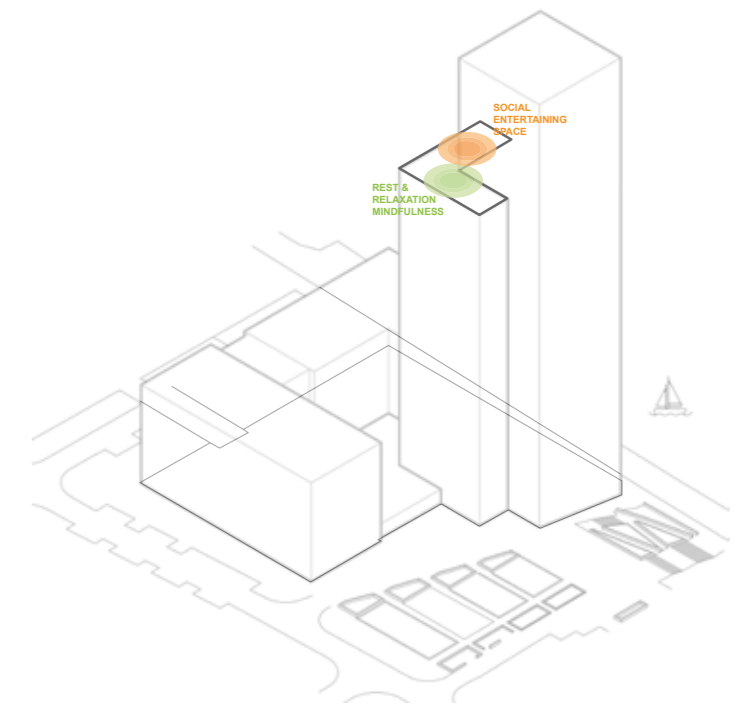
GROUND FLOOR



LEVEL 01



LEVEL 07



LEVEL 23

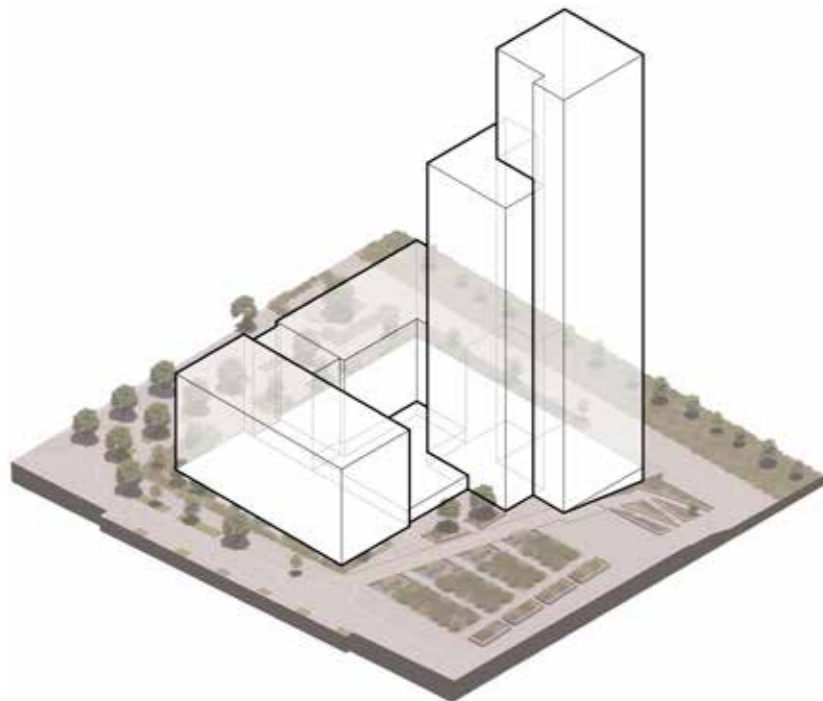


5.4 Ground Floor

The plot landscape and public realm for Plot M0121 is designed around three key principles. Firstly to tie in with the existing landscape setting that has been delivered and ensure that the landscape to future plots can be seamlessly brought forward. This has governed the approach to the frontage to Tidemill Square as well as the layouts to Chandlers Avenue and Blakeley lane.

Secondly, to provide an attractive and consistent curtilage to the building. Planting has been used at the base of the building to provide a buffer to apartments and deal with level change. Key access points have been highlighted, guiding users and activating the frontages to Tidemill Square, Olympian Way and Blakely Lane.

Lastly, the public realm is working to contribute toward the on-plot play space requirement through the creation of a play focussed pocket park at the end of Blakely Lane. Similarly, the UGF target score is achieved partly through the planting within the public realm which includes trees, hedges and areas of rain garden.

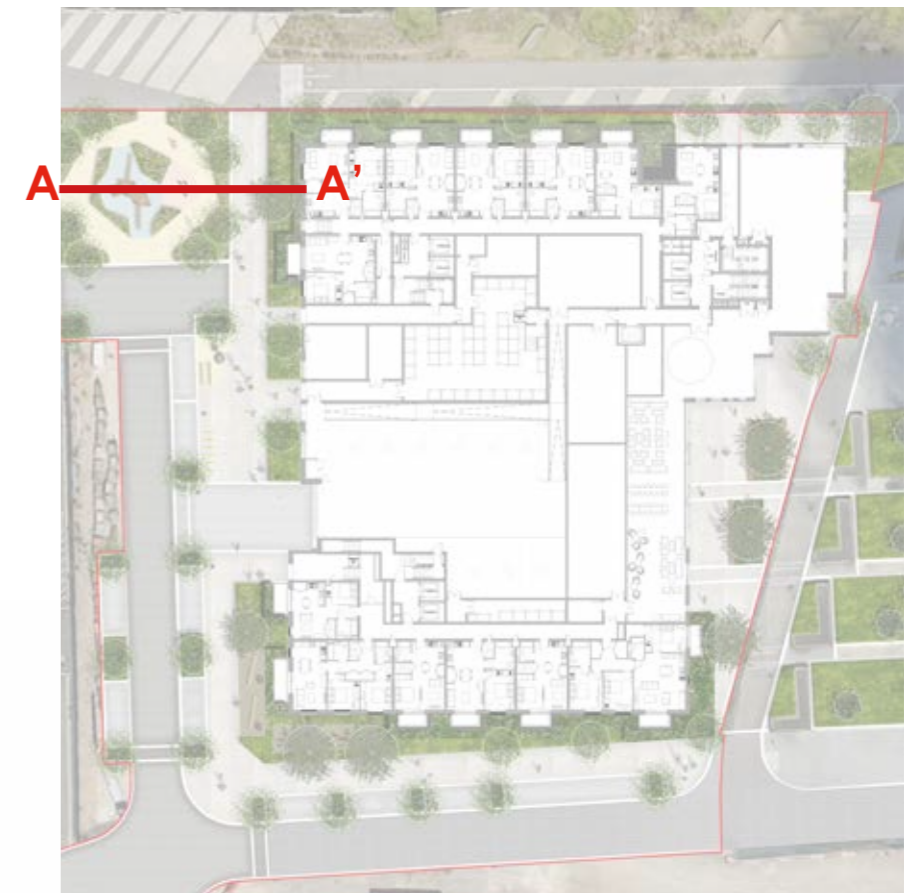


Key

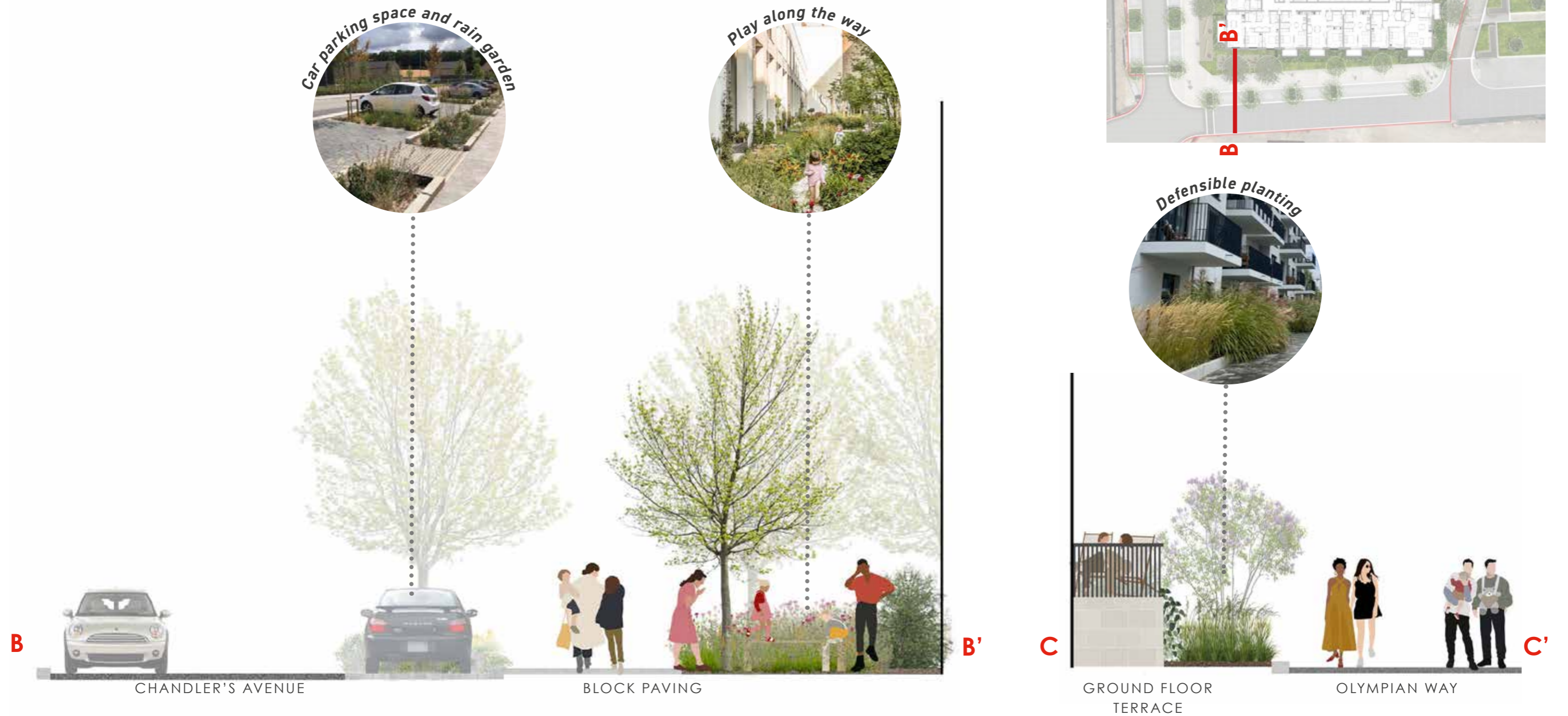
- ① Play Space
- ② Rain Gardens
- ③ Ornamental Planting
- ④ Play Street
- ⑤ Cafe spill out space
- A Blakely Lane
- B Chandler's Avenue
- C Tidemill Square



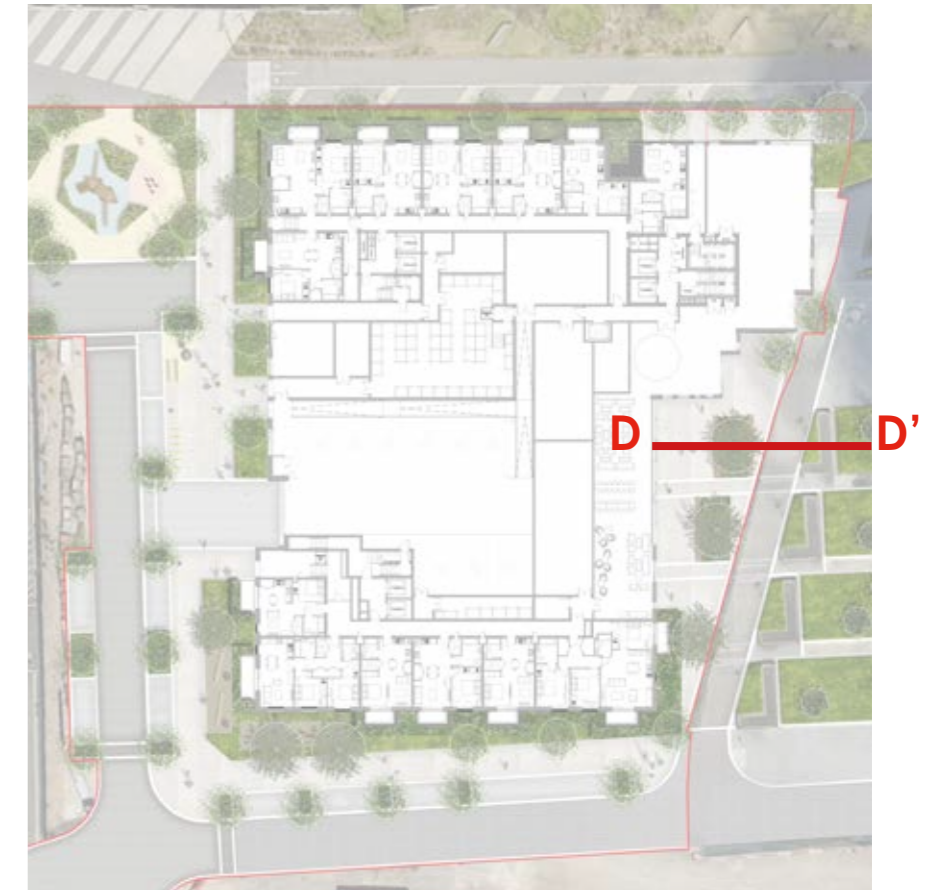
ILLUSTRATIVE SECTIONS - GROUND FLOOR



ILLUSTRATIVE SECTIONS - GROUND FLOOR



ILLUSTRATIVE SECTIONS - GROUND FLOOR










5.4 Ground Floor






Soft Landscape Strategy

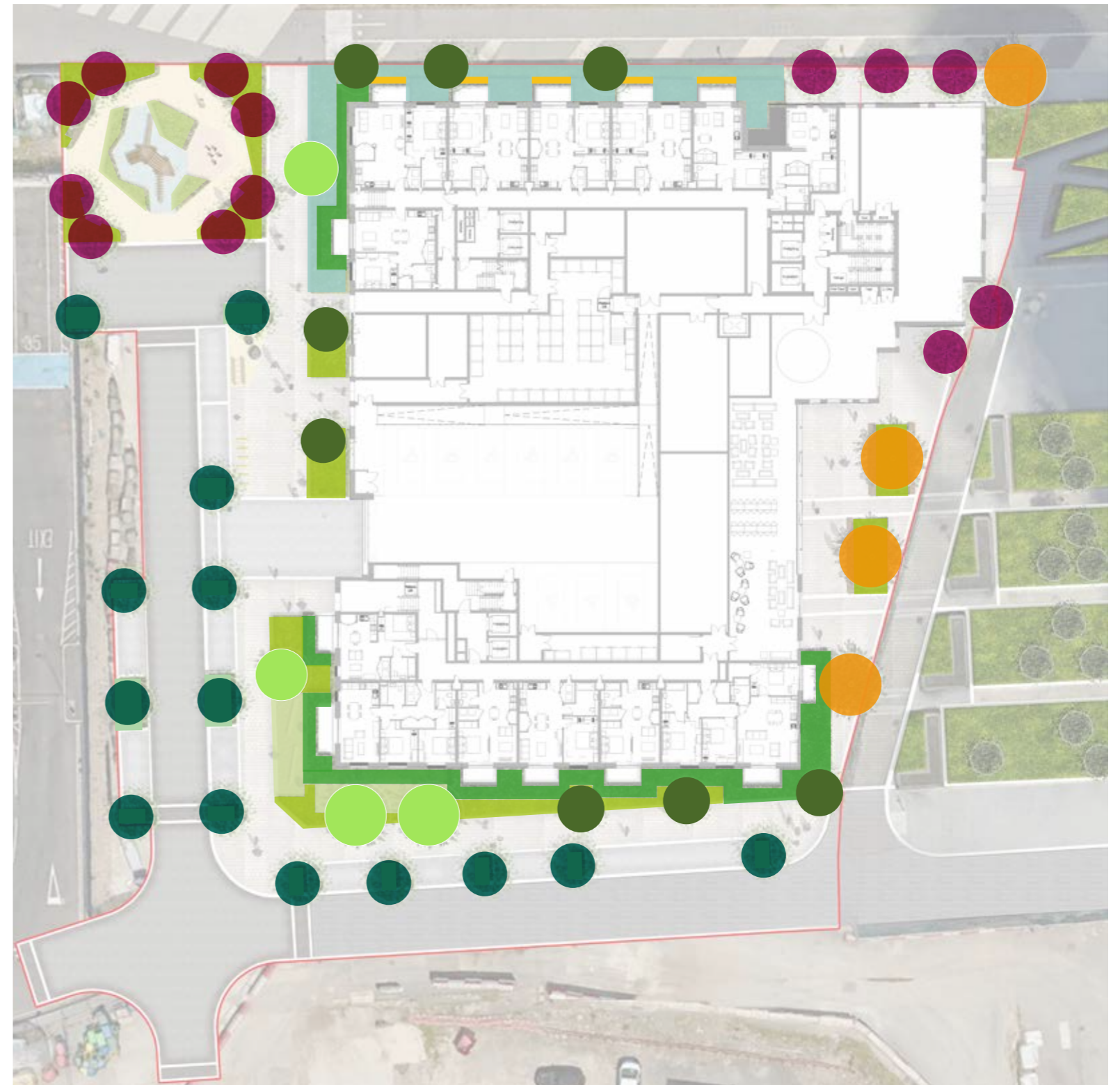
The soft landscape strategy aims to enhance the overall greening of the area and positively contribute to Greenwich's green infrastructure network. Trees have been carefully selected to suit the climatic conditions of the ground floor and podium levels. A carefully conceived ground cover palette of planting assists all year interest whilst enhancing biodiversity of the area and the wider green infrastructure network. The planting responds to the estuarine setting, by playing with a coastal palette, which reflects the climate within Greenwich. The planting will celebrate the exposed setting, generating much movement and sound. This will provide a strong character to the landscape and a cohesive design.

TREES

-  Small Feature trees
-  Large Feature trees
-  Rain Garden tree planting
-  Street tree planting
-  Small multi-stem trees

PLANTING

-  Climbing Plants
-  Ornamental Planting
-  Shade Ornamental Planting
-  Hedge Planting
-  Playground Planting



TREES



Tilia cordata
'Greenspire'



Ginkgo biloba



Pinus mugo



Cornus kousa 'China girl'



Osmanthus x fortunei

ORNAMENTAL PLANTING



Agapanthus 'Silver Lining'



Baptisia australis
'Exaltata'



Eryngium giganteum



Gaura lindheimeri



Nepeta racemosa
'Walker's Low'



Sesleria autumnalis



Aster novae-angliae
'Herbstschnee'



Calamagrostis x acutiflora
'Overdam'



Crambe cordifolia



Molinia caerulea arundinacea
'Windspiel'



Pinus mugo Pumilio



Tanacetum vulgare

SHADE ORNAMENTAL PLANTING



Acanthus mollis



Astrantia major



Daphne x burkwoodii
'Somerset'



Dryopteris affinis



Geranium macrorrhizum 'White'



Mahonia eurybracteata ganpinensis
'Soft Caress'



Actaea pachypoda
'Misty Blue'



Blechnum spicant



Dicentra spectabilis
'Alba'



Dryopteris wallichiana



Luzula nivea



Stipa arundinacea

PLAYGROUND



Pachysandra terminalis



Saxifraga x urbium

TREES



Sorbus hupehensis



Cornus kousa 'China girl'

BULB PLANTING



Camassia leichtlinii
'Alba'



Crocsmia 'Solfatare'

ORNAMENTAL PLANTING



Ajuga reptans 'Catlin's Giant'



Hemerocallis 'Golden Chimes'



Carex muskingumensis



Miscanthus sinensis
'Yakushima Dwarf'



Dryopteris filix-mas



Valeriana alliariifolia
'Sirene'

Veronicastrum virginicum 'Fascination'



Aralia elata



Iris sibirica 'Tropic Night'



Cornus sanguinea
'Midwinter Fire'



Persicaria bistorta
'Superba'



Geranium Rozanne



Verbena bonariensis



RAIN GARDEN PLANTING



5.4 Ground Floor

Hard Landscape Strategy



Surface Type 1:

Kellen Breccia Tagenta E
600x300x80mm & 240x60x80mm



Surface Type 2:

Parking bay vehicle entrance
surface
Kellen Breccia Tagenta E
200x100x80mm.



Surface Type 3:

Black tarmac - 40mm hot rolled
asphalt



Surface Type 4:

Paving Band
Colour to match existing
Sizing - 300 x 150 x 915



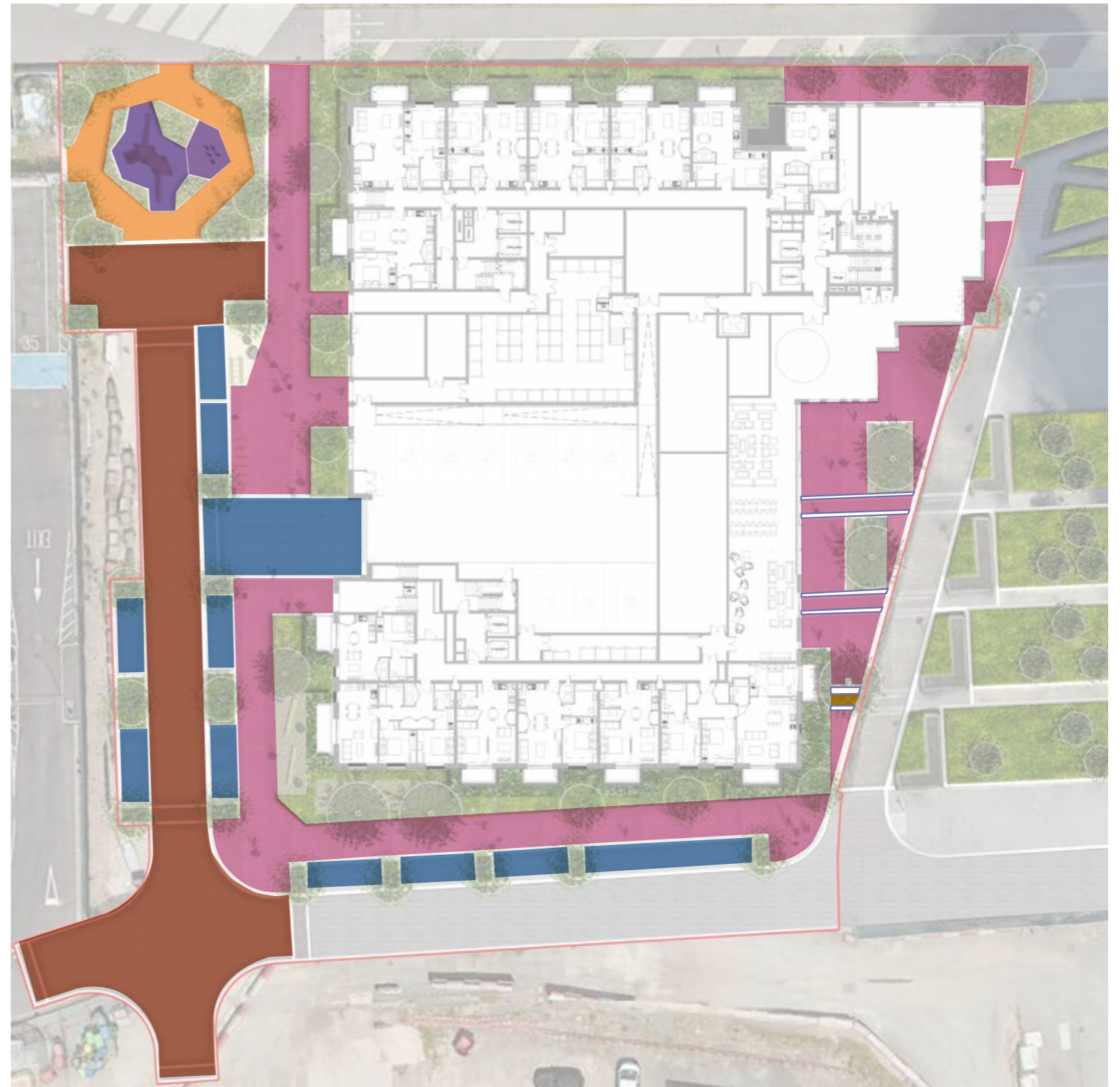
Surface Type 5:

Rubber Wetpour Colour TBC



Surface Type 6:

Rubber Mulch Colour TBC





5.4 Ground Floor

Furniture Strategy



1 Furniture Type 1:
Granite base with timber top. Wood Top System by Streetlife Finish: FSC timber
Size: 500mm width, 480mm height.



2 Furniture Type 2:
Cycle Stand



3 Furniture Type 3:
Granite Planters



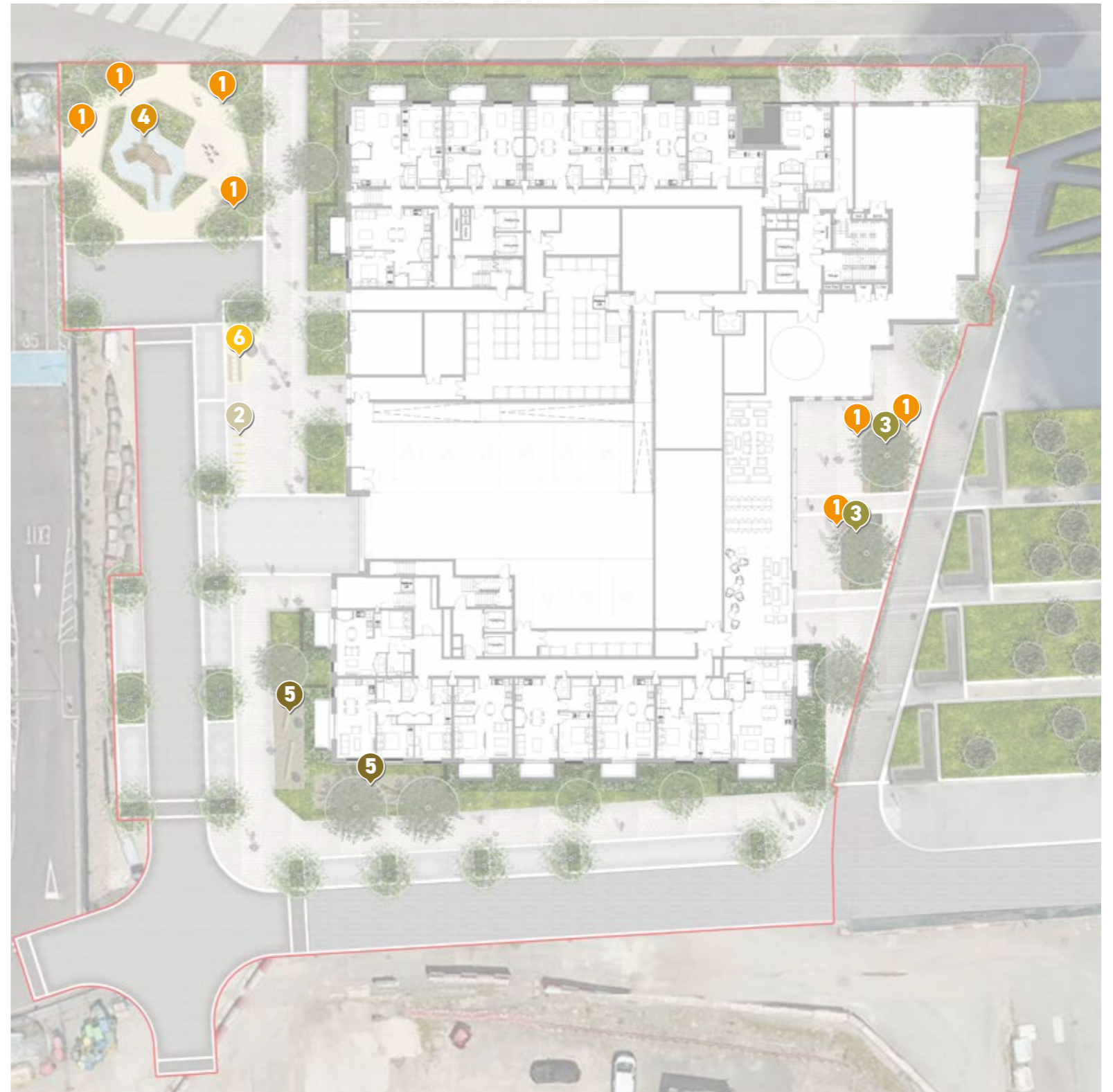
4 Furniture Type 4:
Wooden Climbing Equipment



5 Furniture Type 5:
Play Along The Way Equipment



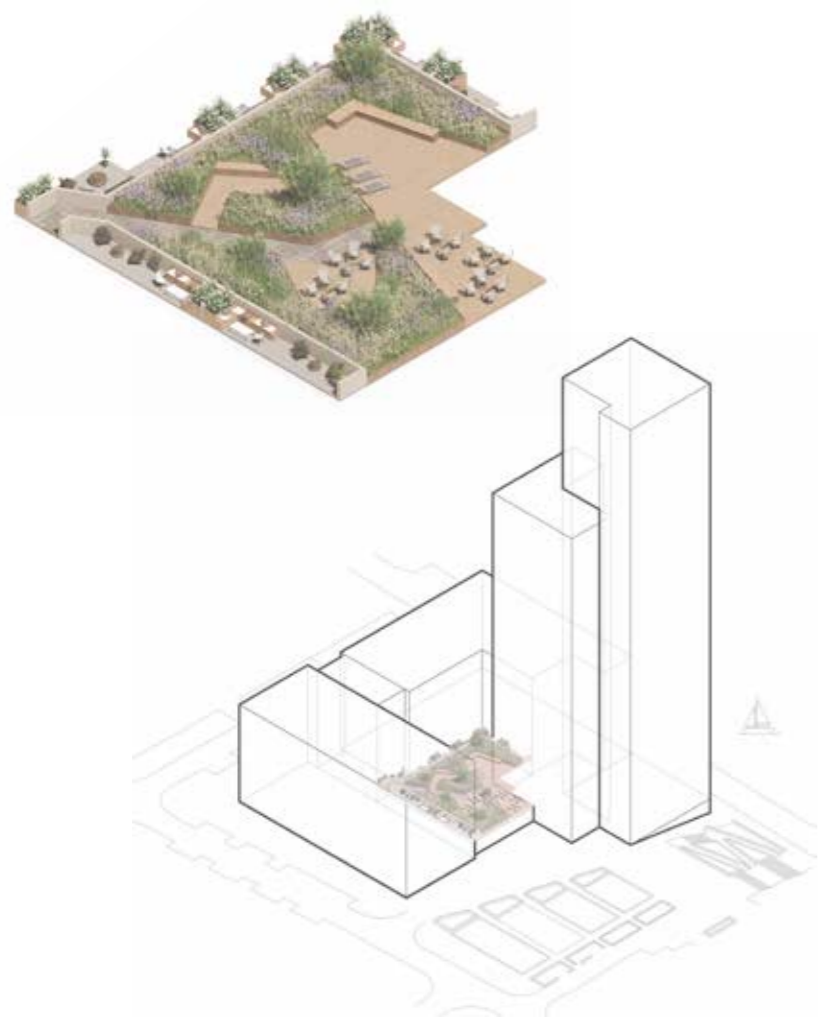
6 Furniture Type 6:
Play Street Equipment





5.5 Level 01 Amenity

The level 1 terrace provides a flexible, social zone related to the adjacent internal amenity area as well as providing a series of smaller spaces focussed on play and respite. External private spaces front three sides of this terrace with buffer planting separating these from the communal spaces. The sun/shade analysis shows that this courtyard space will be less sunny than the level 7 or 23 terraces but this gives the opportunity to create a more intimate layout of smaller spaces defined and enclosed by areas of planting. Play for younger children has also been accommodated on this level.

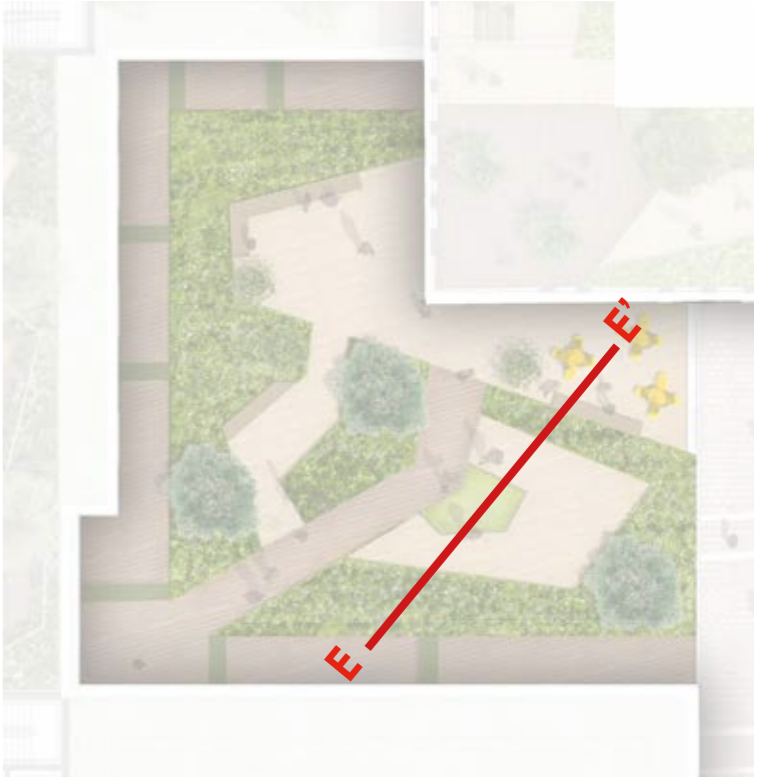


Key

- ① Social Space
- ② Play Space
- ③ Communal Seating
- ④ Private Terrace
- ⑤ Ornamental Planting
- A Community Gathering
- B Natural Play - social
- C Quiet Contemplation



ILLUSTRATIVE SECTIONS - LEVEL 01



DECKING

RUBBER WETPOUR

RUBBER WETPOUR

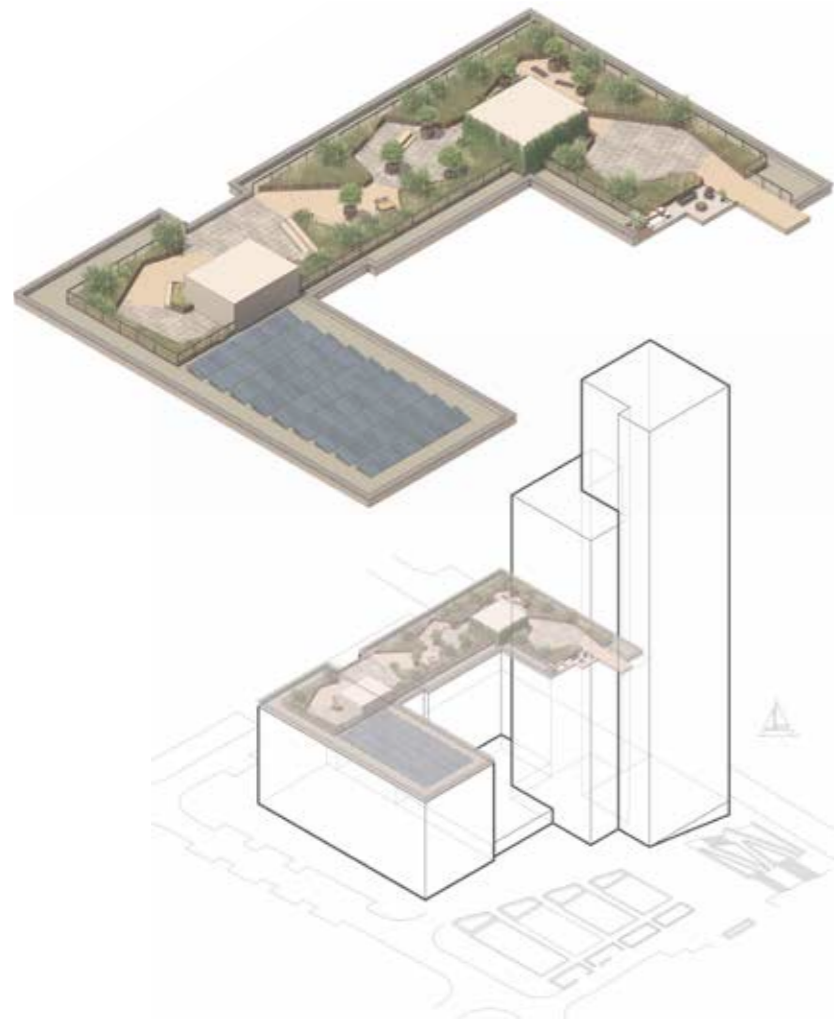
GLOBE PLANTER

PAVING



5.6 Level 07 Amenity

The Level 7 terrace will become the primary external residents' terrace and provides extensive space for a range of active and social activities. The design breaks the terrace down into a series of connected spaces, each with a defined function or set of functions. The layout considers key view locations and provides access to the terrace edge at these points. The design language references the prevalent geometries of the peninsula and uses the angular forms to create spaces defined by planting. The required play provision is partially accommodated on this level whilst seating spaces are also provided at a range of scales. Some spaces are less defined and can accommodate a flexible range of activities.

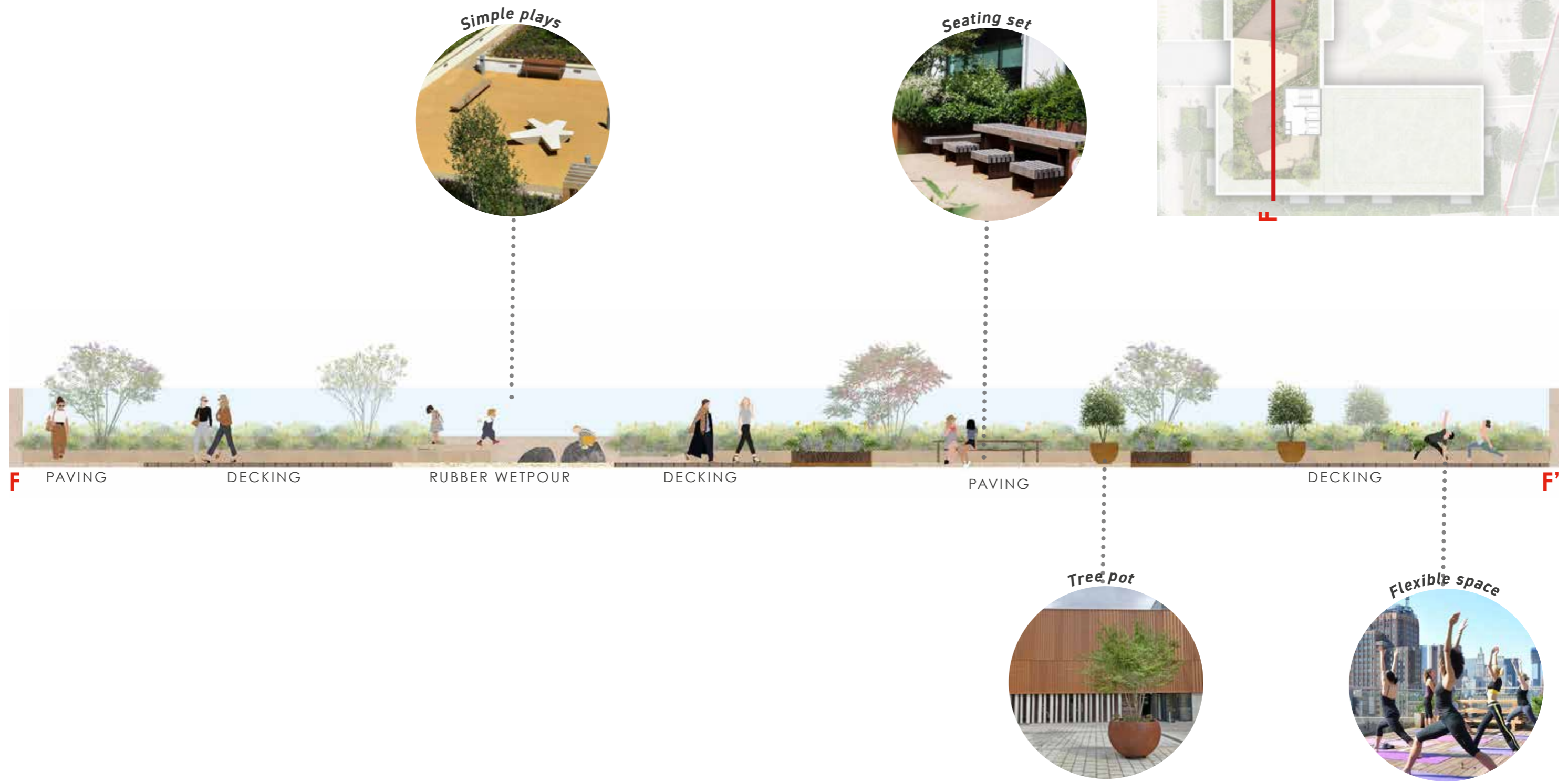


Key

- 1 Yoga Deck
- 2 Play Space
- 3 Communal Dining
- 4 Bleacher Seating
- 5 Vantage Point
- 6 Ornamental Planting
- A Natural play/ active
- B Rest & relaxation
- C Community meeting point
- D Doorstep play - wellbeing
- E Vista - breathe/ relax / rest



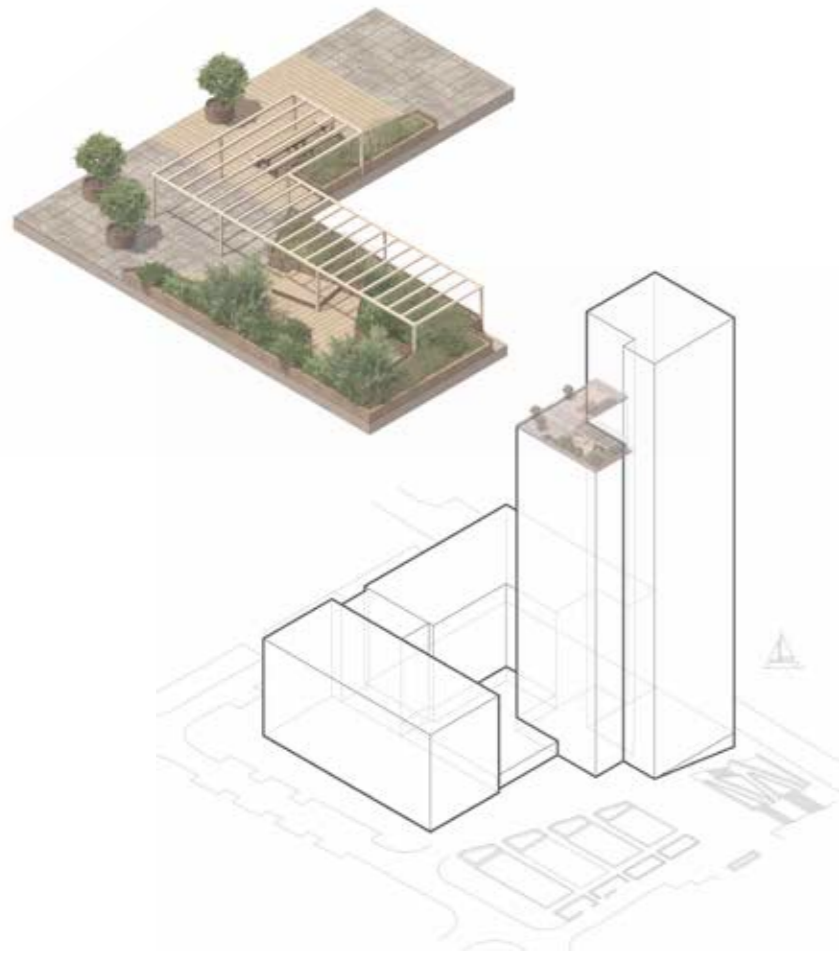
ILLUSTRATIVE SECTIONS - LEVEL 07





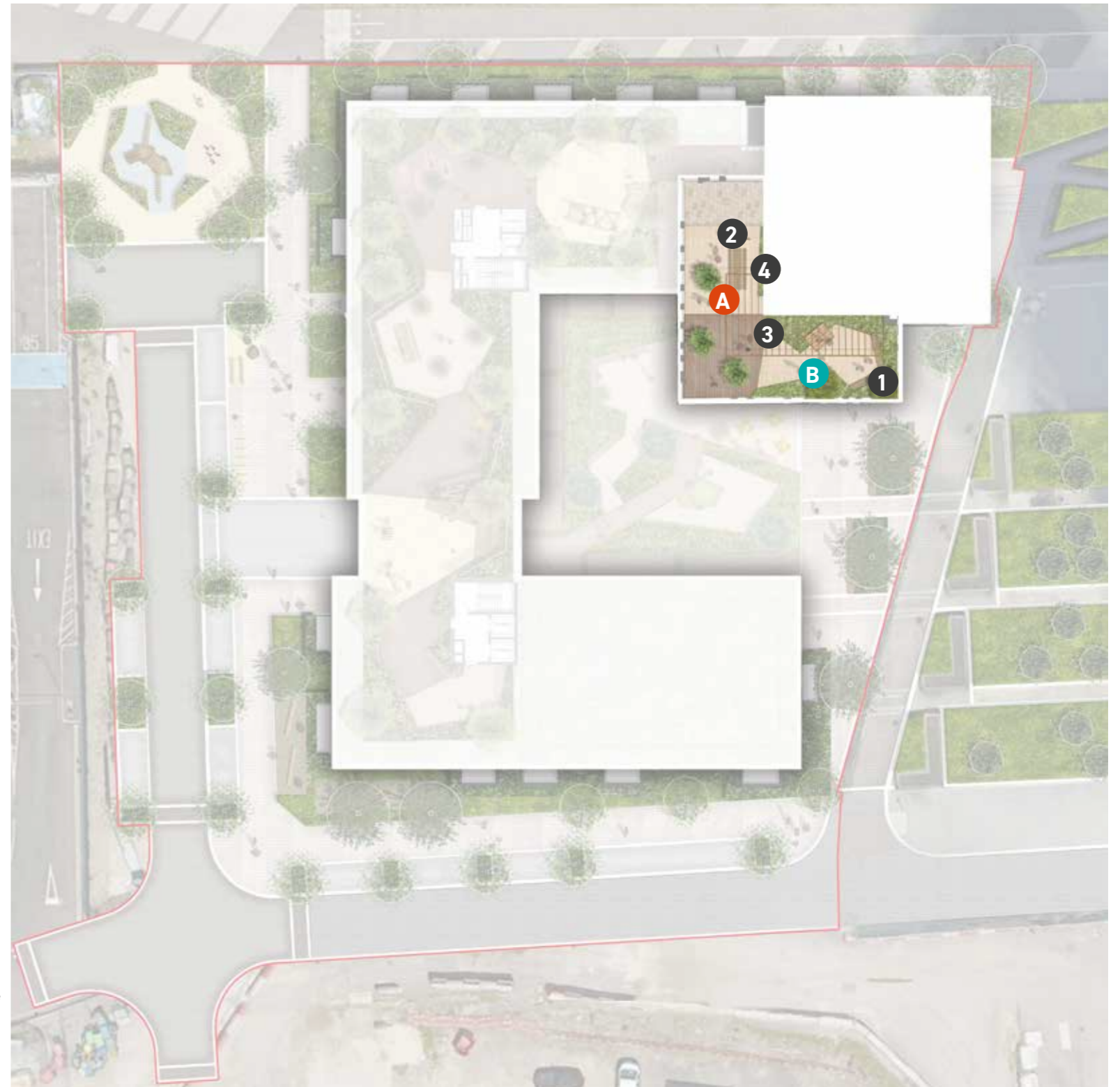
5.7 Level 23 Amenity

The design for the level 23 terrace is based on the function of the space, whilst ensuring a continuation of the design language that has been developed on the lower level terraces. Particular attention has been given to making the most of the views across London and the evening sun with social spaces created at a range of scales providing space for lounging and communal dining. The raised structure around this terrace will positively impact the micro-climate, creating a sheltered space and this has been strengthened through the strategic placement of specimen plants that add vibrancy and vertical structure to the space. As with the other levels planting has been used to define the spatial zoning of the terrace.

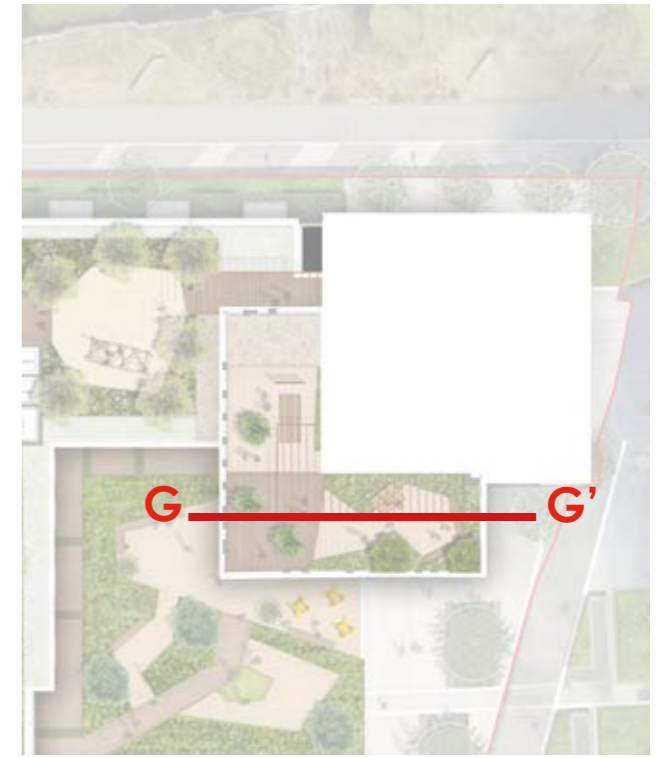


Key

- 1 Lounge Seating
- 2 Communal Dining
- 3 Seating
- 4 Ornamental Planting
- A Social Entertaining Space
- B Rest & Relaxation / Mindfulness



ILLUSTRATIVE SECTIONS - LEVEL 23










Soft Landscape Strategy Level 01, 07 & 23

The soft landscape strategy aims to enhance the overall greening of the area and positively contribute to Greenwich's green infrastructure network. Trees have been carefully selected to suit the climatic conditions of the ground floor and podium levels. A carefully conceived ground cover palette of planting assists all year interest whilst enhancing biodiversity of the area and the wider green infrastructure network. The planting responds to the estuarine setting, by playing with a coastal palette, which reflects the climate within Greenwich. The aim is to create and a lush verdant feel and cohesive design.

TREES

-  Small multi-stem trees
-  Large multi-stem trees

PLANTING

-  Ornamental Planting
-  Shade Ornamental Planting
-  Hedge Planting
-  Playground Planting



TREES



Amelanchier lamarckii



Betula utilis subsp.



Cornus kousa 'China girl'



Sorbus hupehensis

PLAYGROUND



Pachysandra terminalis



Saxifraga x urbium

ORNAMENTAL PLANTING



Alchemilla mollis



Berberis thunbergii 'Erecta'



Bupleurum fruticosum



Echinops ritro 'Veitch's Blue'



Hemerocallis 'Pink Damask'



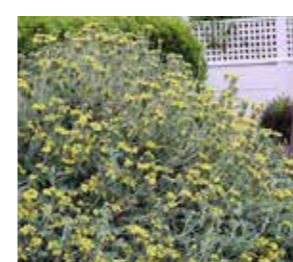
Pittosporum tobira 'Nanum'



Hydrangea quercifolia



Pervovskia spire



Phlomis suffruticosa



Polypodium vulgare



Sarcococca humilis



Stipa tenuissima

SHADE ORNAMENTAL PLANTING



Anemone x hybrida 'Honorine Jobert'



Brunnera macrophylla



Carex Pensylvanica



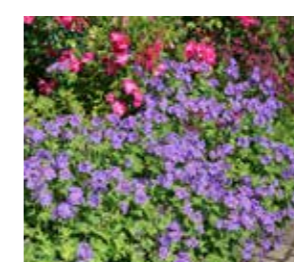
Darmera peltata



Dryopteris affinis



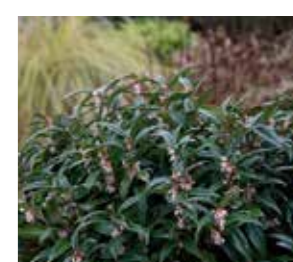
Dryopteris wallichiana



Geranium x magnificentum 'Rosemoor'



Miliium effusum 'Aureum'



Sarcococca hookeriana



Hydrangea quercifolia



Polystichum setiferum



Stipa arundinacea



Hard Landscape Strategy Level 01, 07 & 23



Surface Type 1:

Porcelain decking. Finish: Timber effect

Size: 1200 x 300 x 20mm



Surface Type 2:

Porcelain paving. Finish: Natural Stone effect

Size: 900 x 450 x 20mm



Surface Type 3:

Rubber Wetpour Colour TBC





Furniture Strategy Level 01, 07 & 23



1 Furniture Type 1:
Integrated top mounted bench seating to planters
Finish: FSC timber. Size: 500mm width, 480mm height.



2 Furniture Type 2:
Communal Dining table and benches
Streetlife Highlife III Picnic Set Size: 500mm width, 480mm height.



3 Furniture Type 3:
Metal Raised Planters Finish: PPC Steel (RAL Colour TBC) Height: 450mm



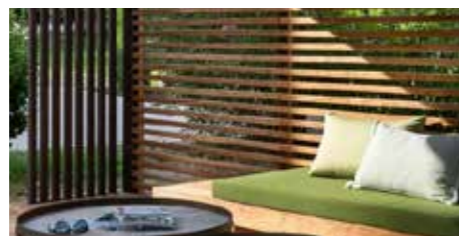
4 Furniture Type 4:
Wooden Climbing Equipment



5 Furniture Type 5:
Globe Planter



6 Furniture Type 6:
Moveable table and chairs



7 Furniture Type 7:
Bespoke Pergola





Lighting Strategy

The lighting strategy responds to the character of the surrounding area. The O2 Arena is often lit up in blue lights, and is ingrained as a blue dome in many people's minds. We were also inspired by the multi coloured glass balustrade of the viewing platform within The Tide. In addition, we are eager to use the lighting strategy to build upon Wave. Wave was a temporary interactive sculptural light installation, which injected a unique atmosphere into Greenwich Peninsula in 2021. Careful consideration has been made to ensure the appropriate lighting is used to address safety and security issues and to allow night time activity areas to be welcoming and safe in line with London plan policy D8.



O2 ARENA



THE TIDE



WAVE

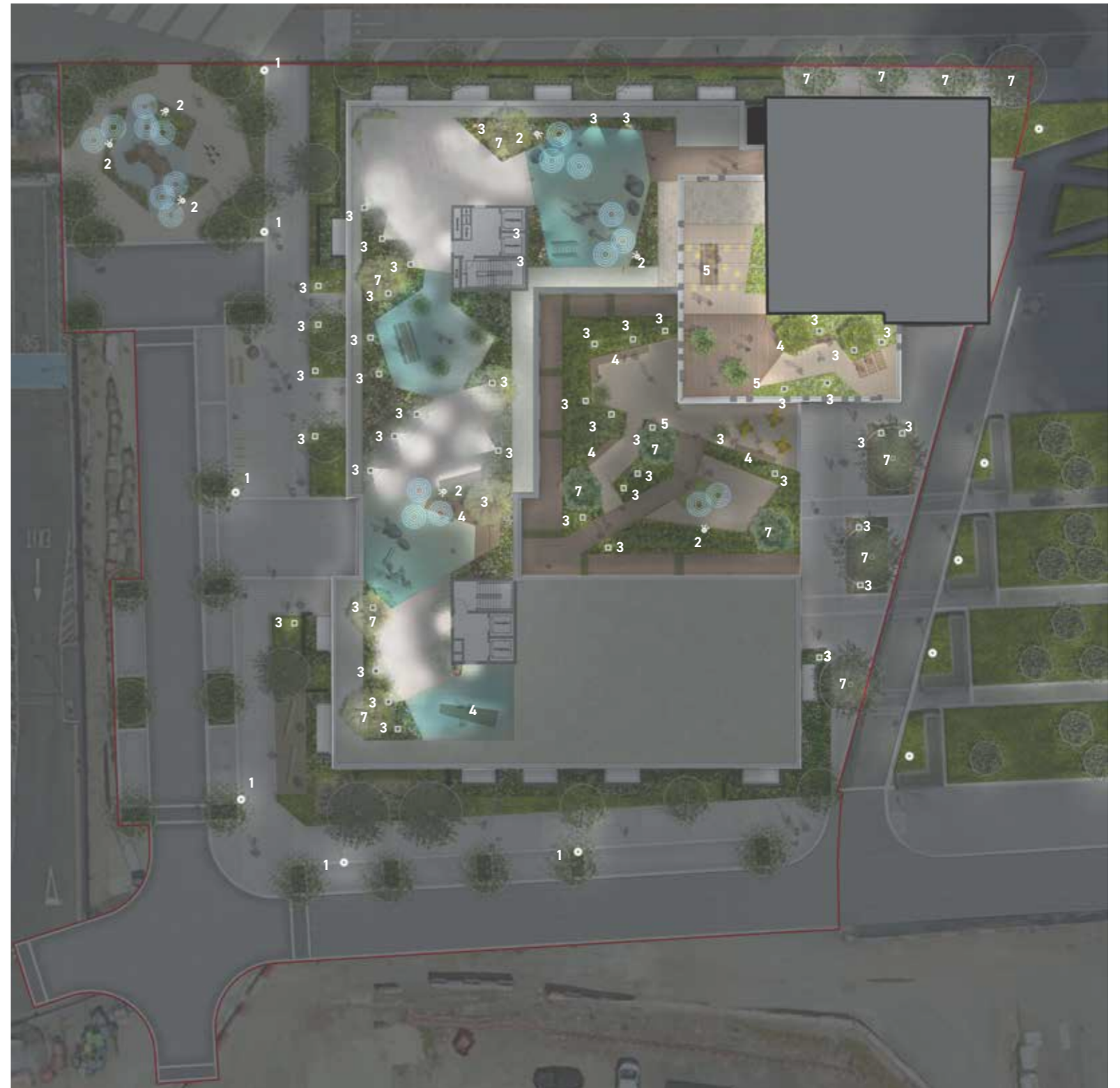


PRECEDENT IMAGERY



Key

- 1 LT01 - Street Lighting Column
- 2 LT02 - Multi headed lighting column to play space
- 3 LT03 - Lighting Bollard
- 4 LT04 - Integrated lighting strip
- 5 LT05 - Planter integrated brick light
- 6 LT06 - Festoon Lighting
- 7 LT07 - Uplight to tree



5.8 Ecological Initiatives

The planting and ecological strategy will respond to the Peninsula location.

The planting will celebrate that the area is surrounded by water and therefore exposed to the elements. It will provide a range of habitats.

Across the landscape scheme shelter will be provided in the form of bird nesting and bat roosting provisions to support and protect wildlife diversity. This will also achieve the aims of bio-culturalism.

Roosts and boxes located on the outside of walls, at roof level, and on/near trees could be utilised to encourage the presence of nesting and roosting species.

Key Ecological Initiatives include;

- Colourful bird boxes for nesting species. Access holes to be 32mm minimum
- Insect houses and log piles at all levels
- Nectar-rich flowering plants for butterflies and bees
- Areas of wildflower habitat on the roofs

Locations of bird boxes, and insect hotels to be confirmed.



WILDFLOWER HABITAT



GRASSES AND PERENNIAL PLANTING



RAIN GARDENS



BIRD & BAT BOXES



BEEBLE LOGS









INSECT HOTELS

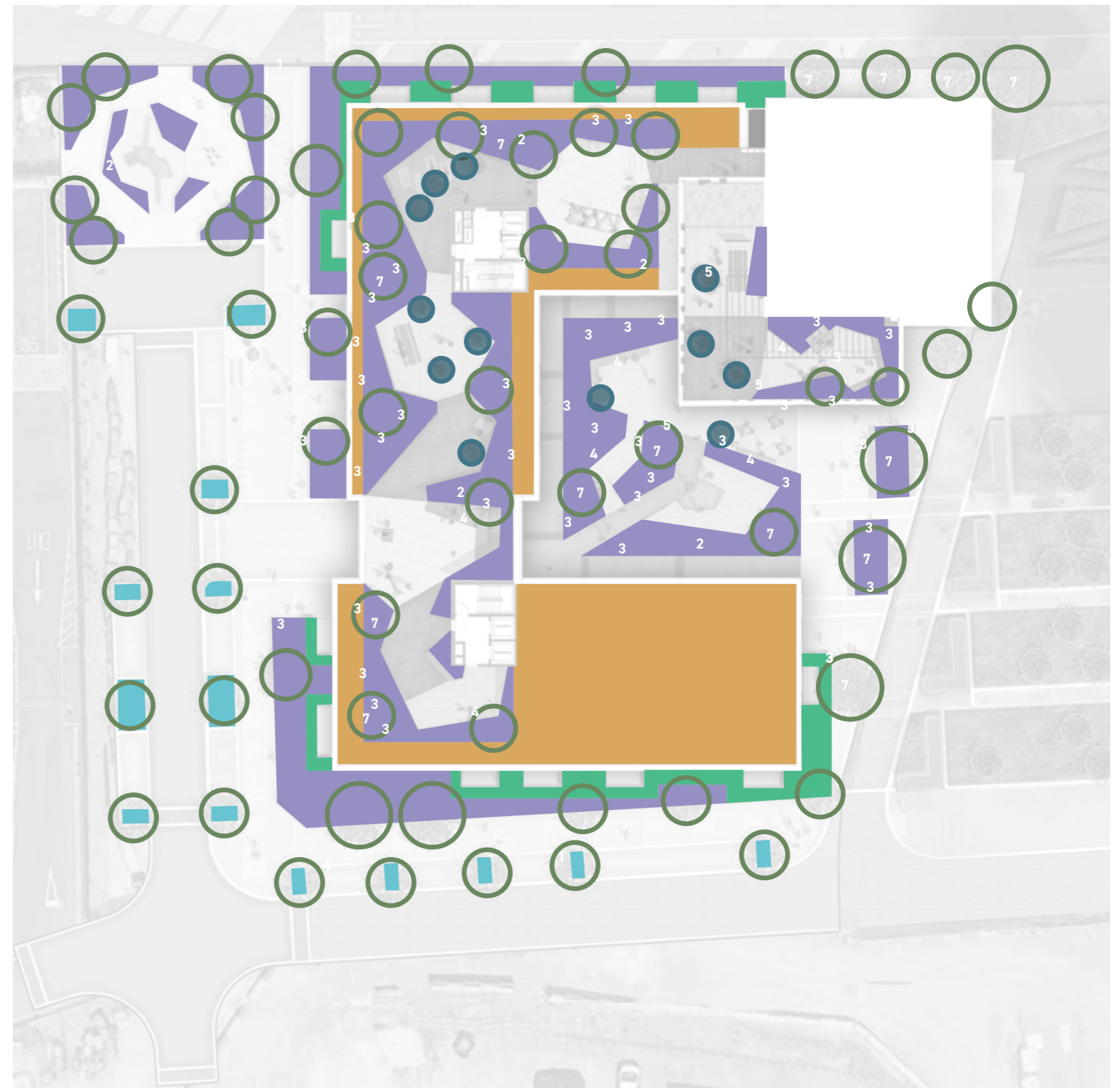


Soft Landscape Strategy Level 01, 07 & 23

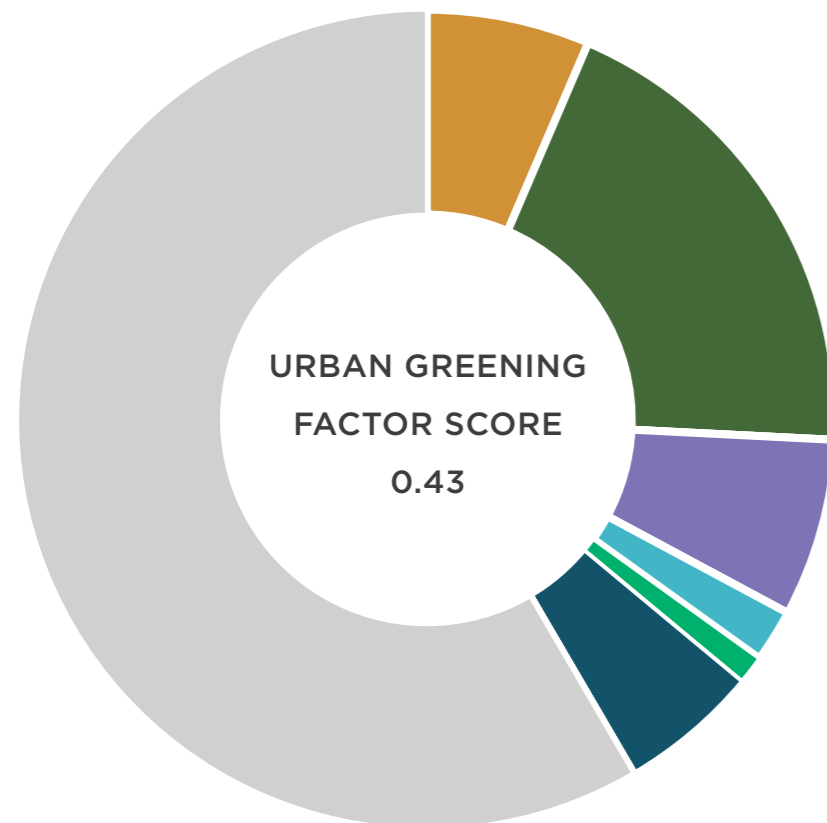
The Mayor of London and the New London Plan recommends an Urban Greening Factor (UGF) target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

We have sought to maximise the UGF rating and meet the 0.4 policy target through a combination of green infrastructure measures, such as hedgerow planting, flower rich planting, specimen trees, and Biodiverse roofs. The UGF for Greenwich Peninsula is rated 0.4.

KEY	SURFACE COVER TYPE	AREA(m ²)
	Intensive green roof or vegetation over structure	631.57
	Standard trees planted in natural soils	1250.25
	Flower-rich perennial planting	855.61
	Rain gardens	103.10
	Hedges	109.00
	Standard trees planted in individual pits	490.09
TOTAL SITE AREA (m²)		5936.3
URBAN GREENING FACTOR TARGET		0.40
URBAN GREENING FACTOR SCORE		0.4



Urban Green Factor Calculation



KEY	SURFACE COVER TYPE	FACTOR	AREA(m ²)	SURFACE COVER FACTOR
	Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site	1.00	-	-
	Wetland or open water (semi-natural; not chlorinated) created on site	1.00	-	-
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm	0.80	631.57	505.26
	Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits)	0.80	1250.25	1000.20
	Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) which meets the requirements of GRO Code (2014)	0.70	-	-
	Flower-rich perennial planting	0.70	855.61	598.93
	Rain gardens and other vegetated sustainable drainage elements	0.70	103.10	72.17
	Hedges (line of mature shrubs one or two shrubs wide)	0.60	109.00	65.40
	Standard trees planted in individual pits with less than 25 cubic metres soil volume	0.60	490.09	294.05
	Green wall -modular system or climbers rooted in soil	0.60	-	-
	Groundcover planting	0.50	-	-
	Amenity grassland (species-poor regularly mown lawn)	0.40	-	-
	Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014)	0.30	-	-
	Water features (chlorinated) or unplanted detention basins	0.20	-	-
	Permeable paving	0.10	-	-
	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	-	2496.680	-
	TOTAL SITE AREA (m ²)		5936.3	
	URBAN GREENING FACTOR TARGET			0.4
	URBAN GREENING FACTOR SCORE			0.4



Play Space Provision

The development provides play space for children in excess of the quantum's required by London Plan Policy S14. This is in line with the overall Masterplan strategy, which provides doorstep play space for 0-4 y/o within the development, and provision for older children is made in Central Park and other nearby facilities. The masterplan designated podium and courtyard spaces as doorstep playable space for 0-4s, with provision for both 5-11s and over 12s within dedicated local play spaces such as Central Park. Doorstep playable space is described as "a landscaped space including engaging play features for young children, and places for carers to sit and talk, with parental / guardian supervision."

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	20.9	0.0	20.9
Ages 5, 6, 7, 8, 9, 10 & 11	13.3	0.0	13.3
Ages 12, 13, 14 & 15	2.5	0.0	2.5
Ages 16 & 17	1.3	0.0	1.3
18-64	469.0	0.0	469.0
65+	11.2	0.0	11.2
Total Yield	518.2	0.0	518.2

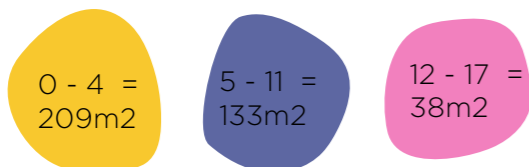
Play Space Per Age Group

Ages	Play space (m ²)
0-4	209
5-11	133
12-17	38
Total	379

Play Space Calculator

Total Children	38	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	379

M0121 Greenwich Peninsula will provide play areas for the 0-4 age group on site. The remainder of the required play provision will be provided off site as part of the wider Greenwich Peninsula masterplan.



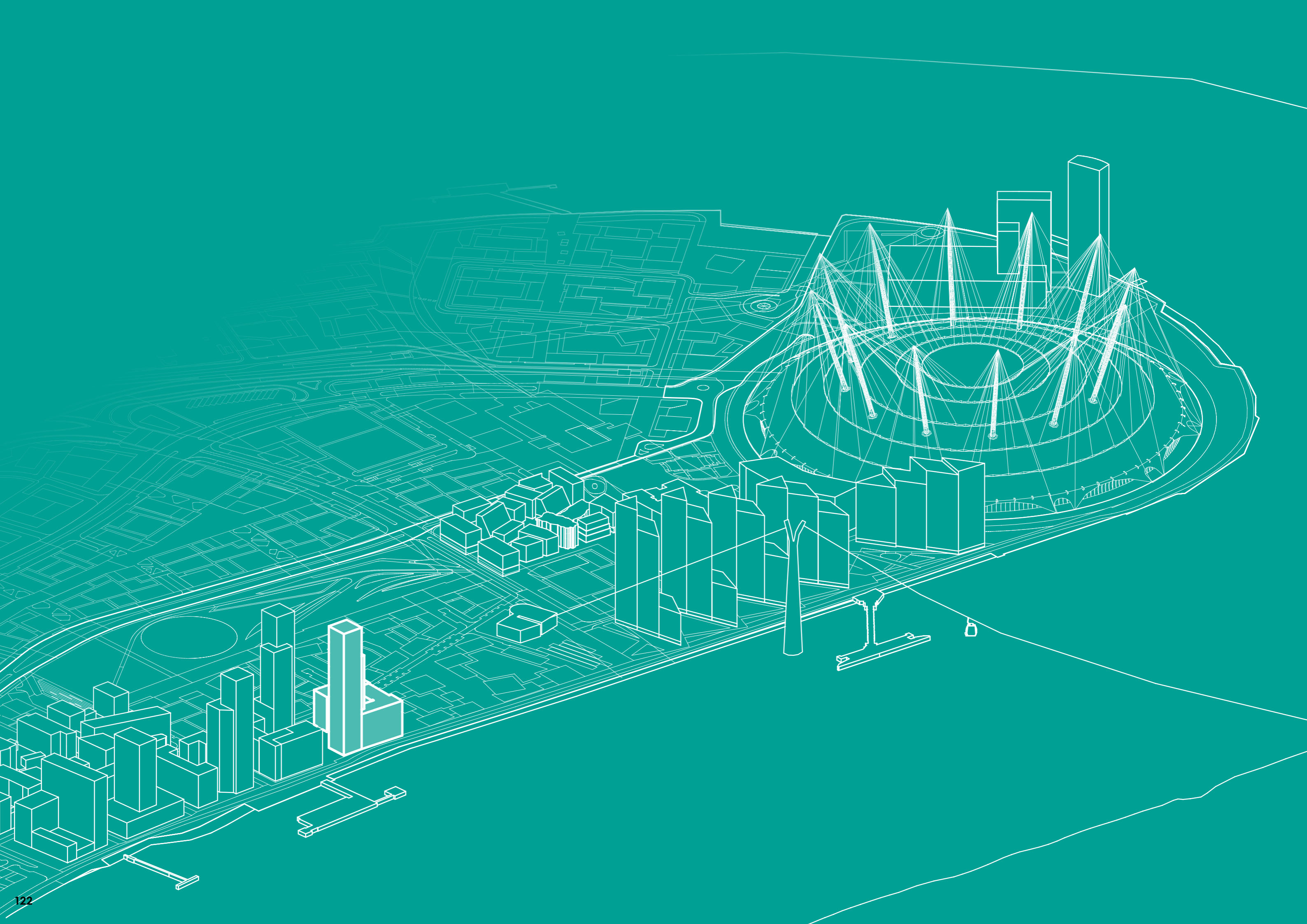
Off Site Play Space Provision

	Play Area	Play Provision	Distance from Site (m ²)
1	Design District	Basketball Court	530
2	Central Park	Large open area providing space for informal play / ball games	175
3	St Mary Magdalene School Play Facilities	Sports Pitches with floodlights	475
4	Olympian Way Playground	Climbing and balance beams. Boulders for informal play	170



FIGURE FROM GREENWICH PENINSULA 2015 MASTERPLAN DAS

- Doorstep playable space (0-5yrs)
- Local playable space (0-11yrs)
- Neighbourhood playable space (0-5yrs)



06

Access

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06 Access

6.1 Overview

Introduction

David Bonnett Associates (DBA) were appointed by Knight Dragon Developments Ltd to work alongside the design team and provide specialised advice on inclusive design to ensure that the proposed development achieves the highest access standards that are reasonable for the scheme.

This section describes how the Proposed Development has been designed with consideration and understanding of the principles of inclusive design, and to ensure that the level of access provisions are reasonably provided in context with the purpose of the scheme.

The report considers the requirements of all users, residents, visitors, staff and wider community including:

- People with mobility impairments;
- People with vision impairments;
- People with neuro-diverse requirements;
- Deaf people;
- Older people; and
- Small children.

The meaning of 'disabled' in this Access Statement is as defined by Equality Act 2010. The scheme has been designed in line with RBG CS Policy DH1 (iv) and London Plan 2021 Policy D5 (inclusive design) and D7 (accessible housing).

6.2 Arrival & External Environment

Public transport

North Greenwich Station is at c. 800m from the site. This station has step-free access from street to the trains and is served by Jubilee line.

A bus terminal is also located at North Greenwich Station. All London buses (except two 'heritage' routes) are accessible buses that 'kneel' to minimise height differences between the bus floor and pavement, and have ramps and space inside for wheelchair and pushchair users.

However, not all disabled people can use the public transport and therefore setting-down bays for taxis and car parking for private cars have been considered.

Drop-off points

A drop-off bay is proposed on Chandler's Avenue for residents and visitors relying on community transport, taxis or minicabs to access the development, and small deliveries. The drop-off bay is at c.50m from the main entrance.

The routes from the drop-off bay to the building entrance will be along wide public pavements with level or gentle gradients.

Car parking

Due to the proximity to North Greenwich Station, the proposed Plot M0121 will be a car-free development with only car parking dedicated to wheelchair user dwellings. The provision of car parking will be 3% of the total units (9no. bays), in line with the London Plan 2021.

9no. additional on-street parking is provided on Chandler's Avenue and Blakely Lane for visitors. This is especially important for many disabled and elderly people who may rely on home help and care staff.

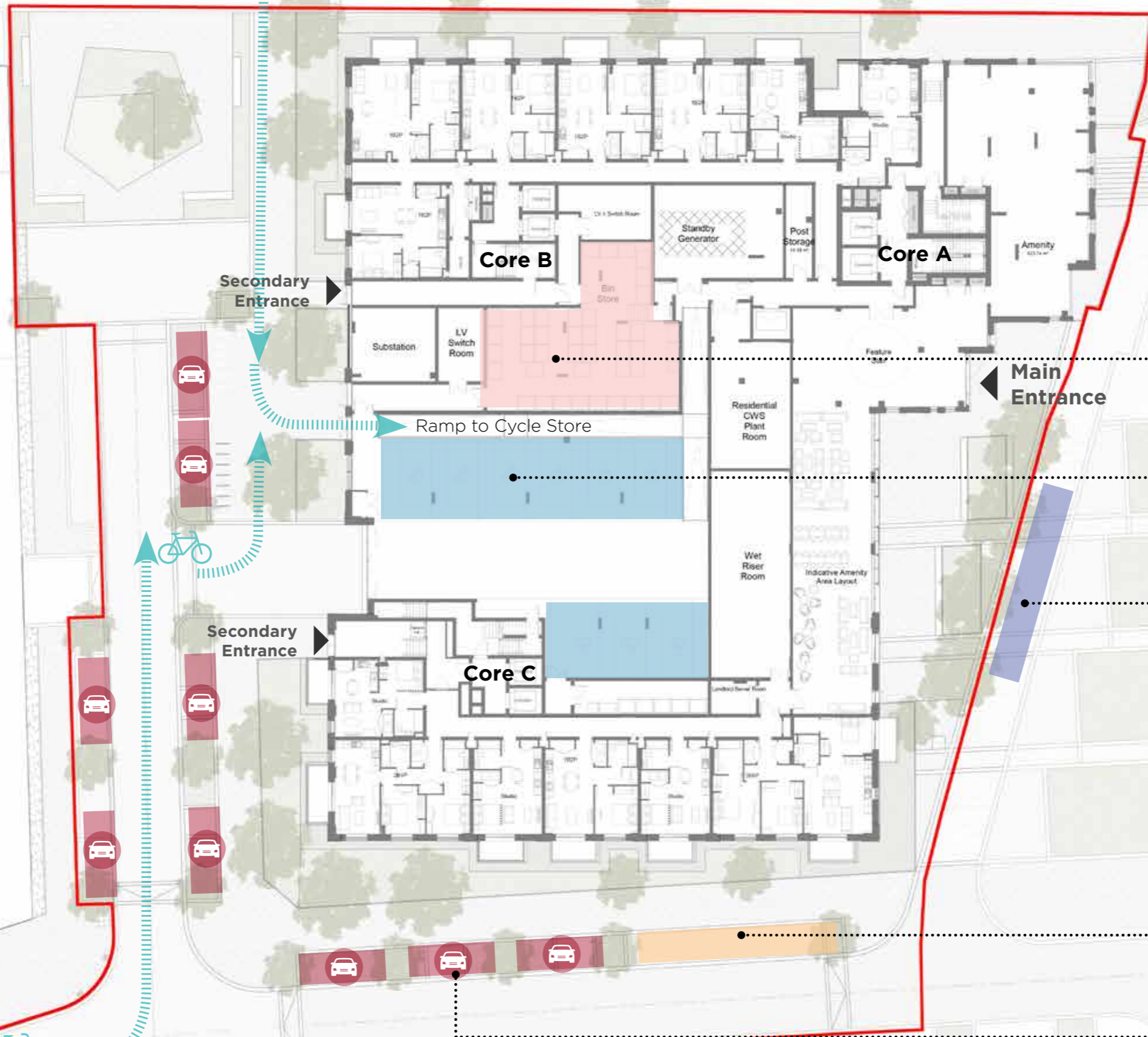
The car parking is proposed at ground floor located centrally and accessed off Blakely Lane.

Accessible car parking spaces meet dimensional and other specifications as set out in Approved Document Part M and local authority requirements, with access zones of 1200mm on both sides of the bays.

Pedestrian access

The surrounding of Plot M0121 site is gently sloped. From Olympian Way to Chandler's Avenue there is a level change of 1.5m.

Landscape features and street furniture will be located alongside circulation routes and will contrast visually with the background where they are seen, so that will not create barriers or hazards for people with impaired vision.



Secondary Entrance

Core B

Core A

Main Entrance

Ramp to Cycle Store

Core C

Secondary Entrance

PARKING / REFUSE AND ACCESS - GROUND FLOOR

66
Bins
(Refuse Strategy as rest of Peninsula)

3%
Accessible Parking
(9)*

11
Cycle Parking
Visitors

1 bay
Vehicular Drop-off
(Taxis & Small Deliveries)

9
Car Parking
Visitors



6.3 Swept path analysis

Car park access, turning head, blue badge bays

Swept path analysis of a large car entering and exiting the car park demonstrating that the car park layout is designed to adequately accommodate parking movements. The analysis also shows that the turning head provided on Blakely Lane is sufficient to accommodate a large car.



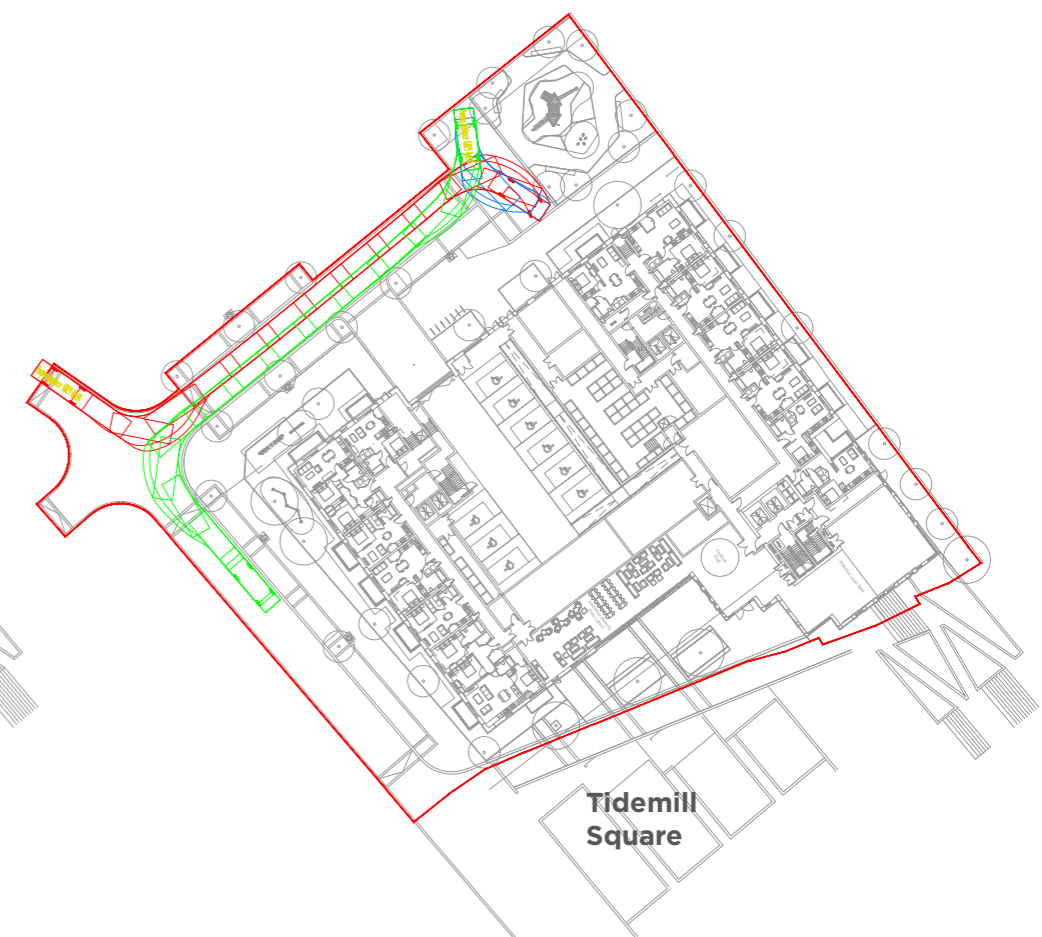
Loading Bay

The loading bay on Chandler's Avenue measures 2.7m x 15m. The swept path demonstrates that this bay is sufficient to accommodate a 10m rigid vehicle.



Fire tender on Blakely Lane

The swept path demonstrates that fire tenders up to 7.8m in length can access the site via Blakely Lane and turn in the turning head provided.





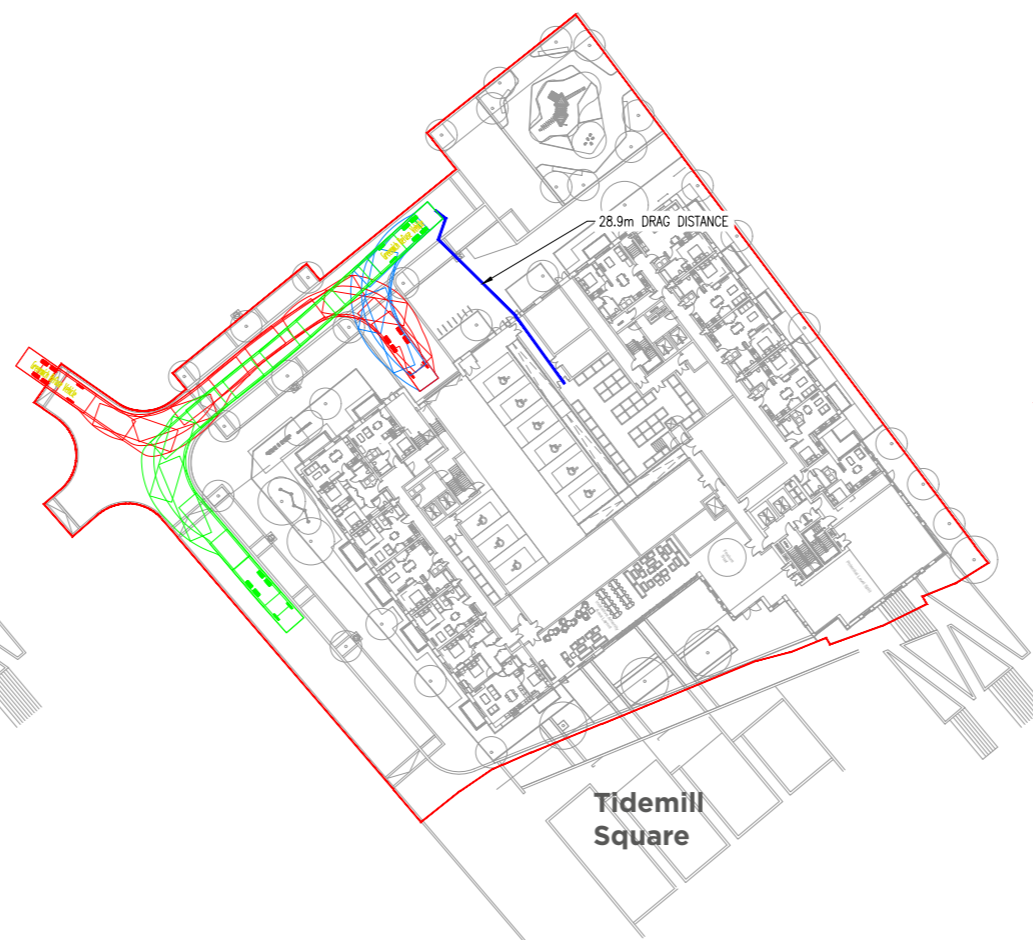
EV Tug and Trailer

The swept path shows the EV tug accessing the site via Blakely Lane. The tug, will however, need to be uncoupled from the trailer to complete the turn via the footway and recouple to exit the site.



Refuse Vehicle

10.5m refuse vehicle accessing the site for food waste collected. The swept path shows that the car park access shows provides an adequate facility to turning movements



Fire tender on Tidemill Square

The swept path demonstrates that fire tenders can access the site via Tidemill Square however this approach is subject to confirmation of the build-up drawings. An alternative fire tender access to the north of the building is via Pilot Walk and Olympian Way as per consented strategy.



6.4 Residential Cycle Parking

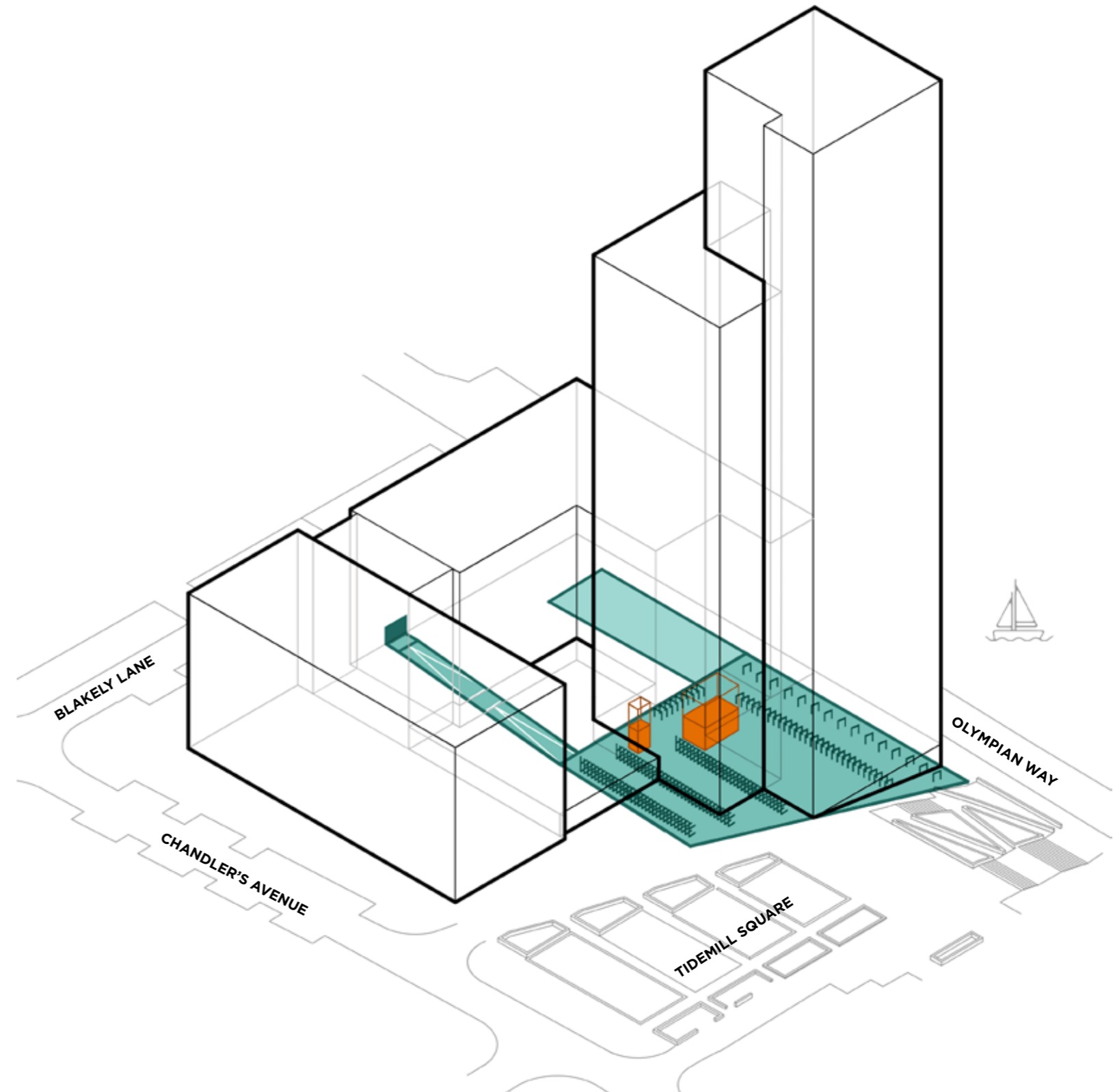
Cycle parking is provided in line with the London Plan 2021 Policy T5 with layouts designed in line with the London Cycling Design Standards (LCDG), including 15% of Sheffield stands, and 5% of the provision in the form of large spaces, that are able to accommodate larger, adapted cycles or bicycles used by disabled cyclists.

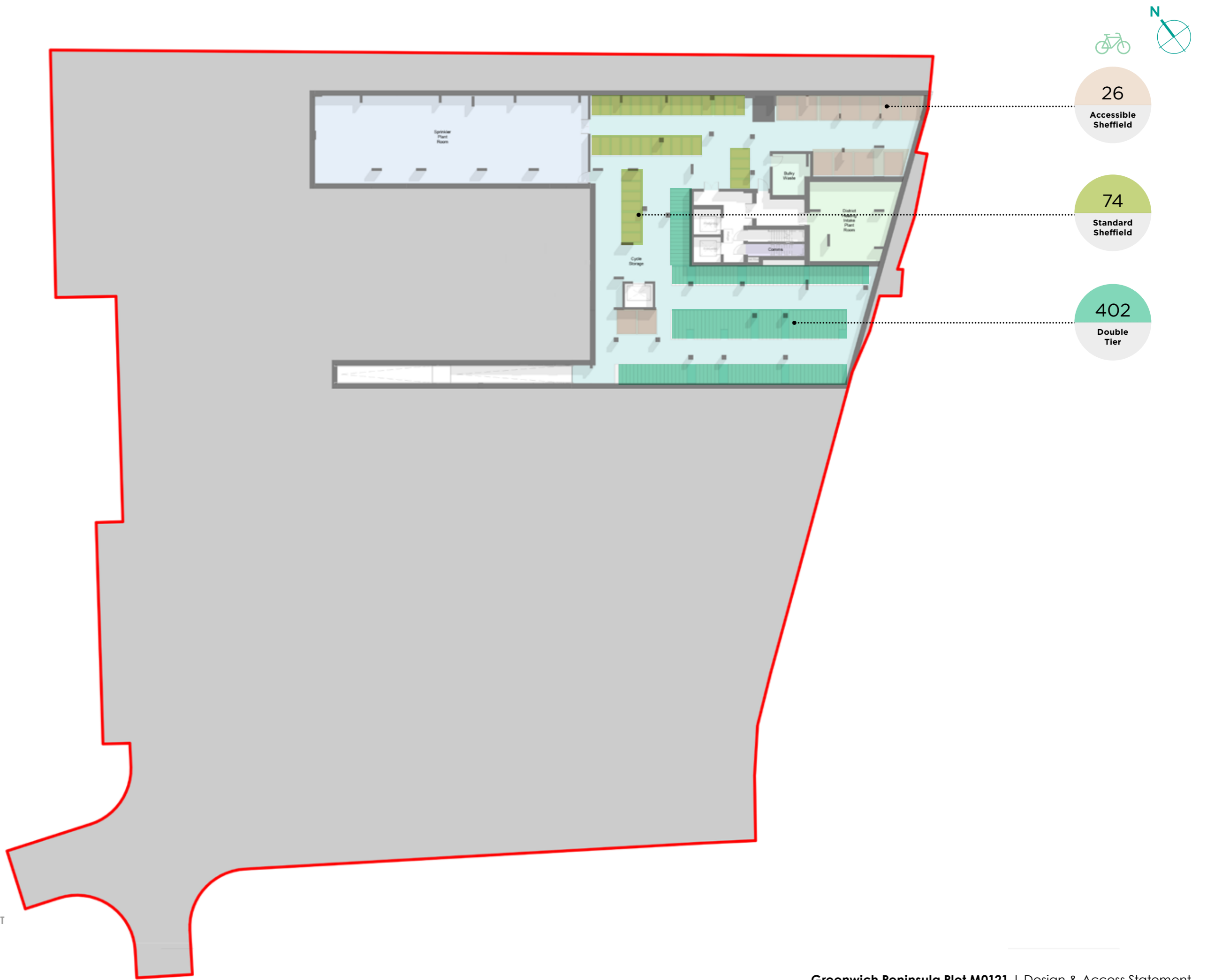
Long-stay cycle parking is located at basement level, accessed from the car parking via ramps. Visitor cycle parking will be provided in the public realm in the form of Sheffield Stands.

From the cycle store at basement, residents will access the main lobby at ground floor via a dedicated passenger lift, and from the lobby, residents will access their dwellings via each core.

It is typically required that 5% of the long-stay cycle parking should be designed to accommodate non-standard bikes measuring 2.8m in width and 1.2m in length. Also, officers (especially TfL officers as the scheme is referable) often require that a proportion of the long-stay are in the form of Sheffield stands from an inclusivity point of view. This proportion tends to be 20%. The following split has been provided:

- Double tier 80% 402 spaces
- Standard Sheffield 15% 74 spaces
- Accessible Sheffield 5% 26 spaces





CYCLE PARKING PROVISION - BASEMENT

6.5 Residential Communal Parts

Entrances

The main entrance to the building is proposed off Tidemill Square, which can be easily accessed and identified from Chandler's Avenue and Olympian Way. This entrance leads to the communal amenity spaces, and from there, residents can access all three cores (A to C). Internal routes linking core B and C with the amenity spaces are clear and step-free.

Two secondary entrances are proposed off Blakely Lane for a more direct route for residents arriving from the North Greenwich Peninsula. Due to the sloped condition of the site, the secondary entrance is at a lower level than the main entrance and the internal ground floor finish. Access from the secondary entrance to the ground floor level is proposed via a platform lift next to a flight of steps. The level change on the tertiary entrance is resolved externally via a permanent ramp on the landscape.

All entrances are designed in accordance to provisions of paragraph 3.14 of AD M Vol.1 including a level landing of at least 1500x1500mm in front of the entrances outside, weather protection of at least 1200mm depth, and provision of a 1500mm turning circle inside the entrance area.

All entrance doors provide a clear opening width of at least 850mm through one leaf in double-leaf doors, and a 300mm nib on the leading edge of doors and a 200mm nib on the following edge of doors. All thresholds are accessible.

Details of lighting, opening force, floor surface and door entry controls will be developed at the next design stage, and are expected to meet the provisions of paragraph 3.14 of AD M Vol.1.

Circulation

The building is comprised of three principal cores, which contain the lifts and the escape and fire fighting stairs. Core A (tower) includes a twin stair core, while Core B and Core C are linked through the internal corridor allowing access to two staircases from every dwelling. The residential accommodation is organised around the three cores and the internal corridors that link them.

All internal routes are designed in accordance to provisions of paragraph 3.9 of AD M Vol.1, with corridors 1500mm wide that allow sufficient space for wheelchair users to easily manoeuvre, and to pass in opposite directions.

All doors in communal routes have a clear opening width of 850 mm through a single leaf door, or one leaf of a double leaf door; and a 300 mm clear space to the leading edge on the pull side of the doors and 200 mm clear space in the push side.

Details of lighting, opening force and floor surface will be developed at the next design stage, and are expected to meet the provisions of paragraph 3.9 of AD M Vol.1.

All lifts are designed in accordance to provisions of paragraph 3.16 of AD M Vol.1, and exceed the minimum required dimensions of 1100mm wide by 1400mm deep. Lift doorways will provide a minimum clear opening width of 800 mm and there is a clear landing of at least 1500 x 1500 mm in front of all lift entrances.

Details of landing and car controls, and ensuring compliance with the requirements of BS EN 81-70:2003 will be developed at the next design stage and are expected to meet with the provisions of paragraph 3.16 of AD M Vol.1.

All stairs are designed in accordance to provisions of paragraph 3.17 of AD M Vol.1 and the requirements of Part K for 'general access stair', including dimensions that suit ambulant disabled people, tonal contrast to aid people with impaired sight, and handrails extended 300 mm beyond the top and bottom riser.

Residential amenities

The residential entrance leads to a spacious reception space, that includes space for concierge/reception desk, and residential amenities. Additional amenity areas are located at level 1 linked to the lobby.

All routes to the amenities will be step-free via the main lift cores and will be designed in accordance to the provisions in paragraph 3.9 of AD M Vol.1. It is proposed a feature stair to link both levels of the amenity space. Residents and visitors unable to use the stair will use the lifts on Core A.

All amenities will be detailed at a later stage, and it is expected that they will be accessible for all residents including wheelchair users.

Details of the lobbies and residential amenities will be developed at subsequent stages of design development. The design will follow the guidance of AD M Vol.2 and good practice from BS8300-2:2018.

Reception desks will be designed following the guidance of AD M Vol.2 and are subject to further design development at the next stage. Access provisions will include, but not limited to, the provision of fixed hearing enhancement system(s) at reception and service desks and lower sections of desk / counter that are permanently accessible to wheelchair users.

Where sanitary facilities are provided, at least one unisex wheelchair-accessible toilet will be included.

Emergency escape

Normal provisions for residential buildings will apply to the development whereby only the residents of an affected unit will evacuate. Other units and their residents are protected as the dwellings themselves function as safe refuges.

In line with the new London Plan 2021 Policy D5 (B5), evacuation lifts are provided on each core to allow all building users to be able to make a dignified escape.

Waste Management

Residents will be responsible for regularly transferring their refuse, recycling and food waste from their apartments to their nominated communal or dedicated waste storage area.

Blocks A and B residents will deliver to the central waste storage area provided at lower ground floor level via the common area corridors and lifts. Residents within Block C will transport their waste to a local store adjacent to their core. The storage area has been sized to hold sufficient bins to store 1 day's waste, and will be managed by the on-site FM team who will be responsible for exchanging full bins with empty bins held in the central waste storage area.

The Proposed Development has been designed for a Build to Rent (BTR) product where all the apartments are fully furnished and managed by the on-site FM team. The volumes of ad-hoc bulky wastes are likely to be modest, and RBG have agreed that the bulky waste storage area can be reduced to 15sqm.

In the event that the Proposed Development is brought forward as a private for sale scheme, alternative management arrangements would be put in place to accommodate the increased requirement for bulky waste storage and this could be agreed via a suitable planning condition if required.

Key

- — — Final Exit collection point
- — — Internal Management Bin rotation
- — — Internal transfer of waste from apartment to bin store



6.5 Residential Communal Parts

Inclusive Design Principles

The Proposed Development aims to deliver a scheme with the highest standards of accessible and inclusive design, where all users, regardless of their age or, disability, can enjoy and participate comfortably and independently the development.

Designing Inclusively is defined by The Commission for Architecture and the Built Environment (CABE) as:

- Placing people at the heart of the design process;
- Acknowledging diversity and difference;
- Offering choice where a single design solution cannot accommodate all users;
- Providing for flexibility in use; and
- Providing buildings and environments that are convenient and enjoyable to use for everyone.

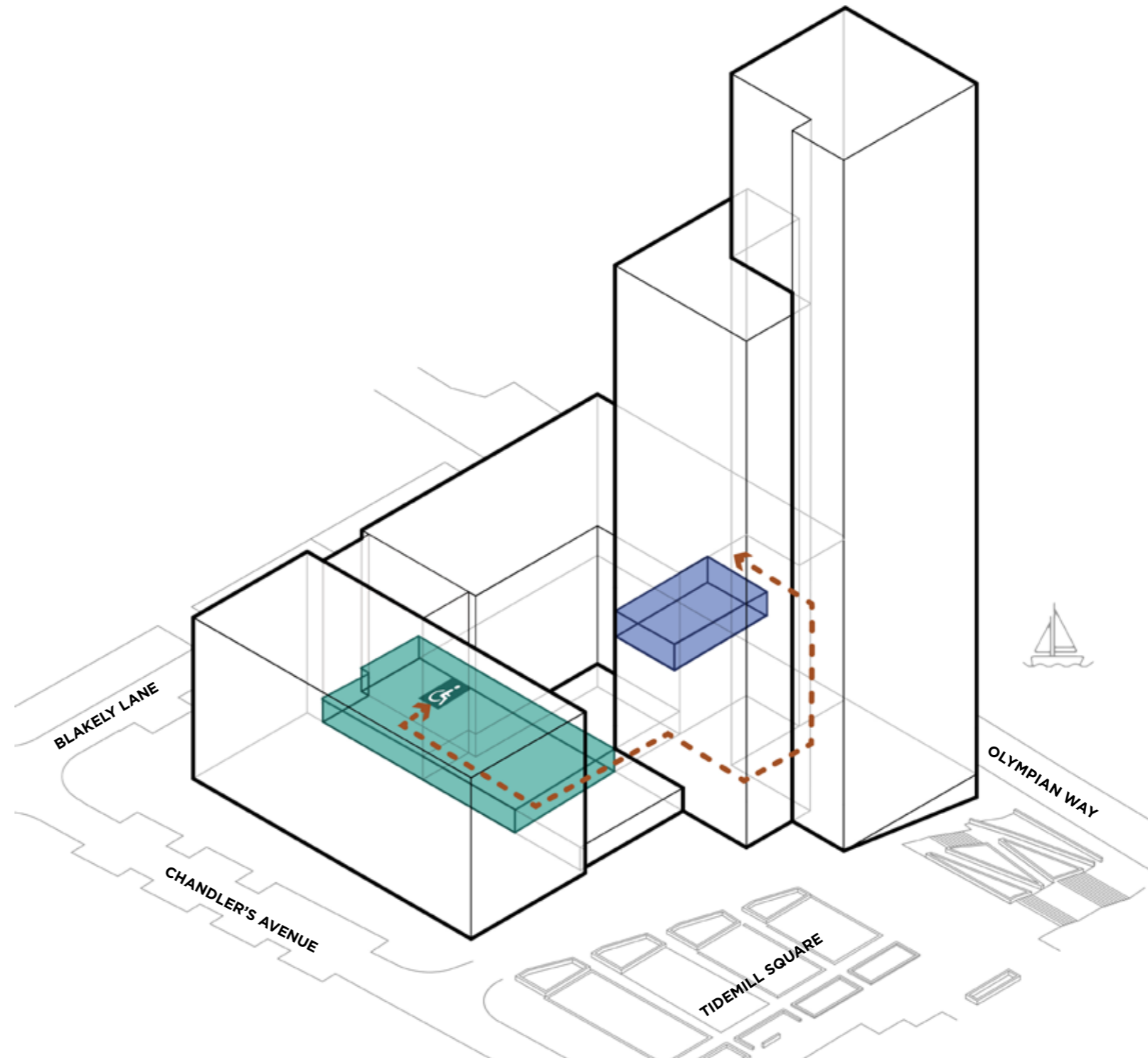
The design has been developed in line with London Plan policy D5 as:

- Building is designed to facilitate social interaction and inclusion through the amenity spaces;
- No disabling barriers and to be convenient to all;
- Taking into account London's diverse population;
- Entrance and exits carefully considered for use on safety and privacy;
- Safe emergency evacuation with at least one lift per core suitably sized for fire evacuation for people who require level access from the building.

The Proposed Development is designed in accordance with the inclusive Design principles and follows the guidance of Approved Document M, the access and inclusive access policies set out by the London Plan as a minimum, and considers the design guidance stated in relevant British Standards and other current good practice guidance about meeting the needs of disabled people.

Inclusive Journey - Core A

The scheme provides level access routes from ground floor on plot accessible car parking space to M4(3) compliant apartments. The following diagram illustrates the key circulation route through Core A.



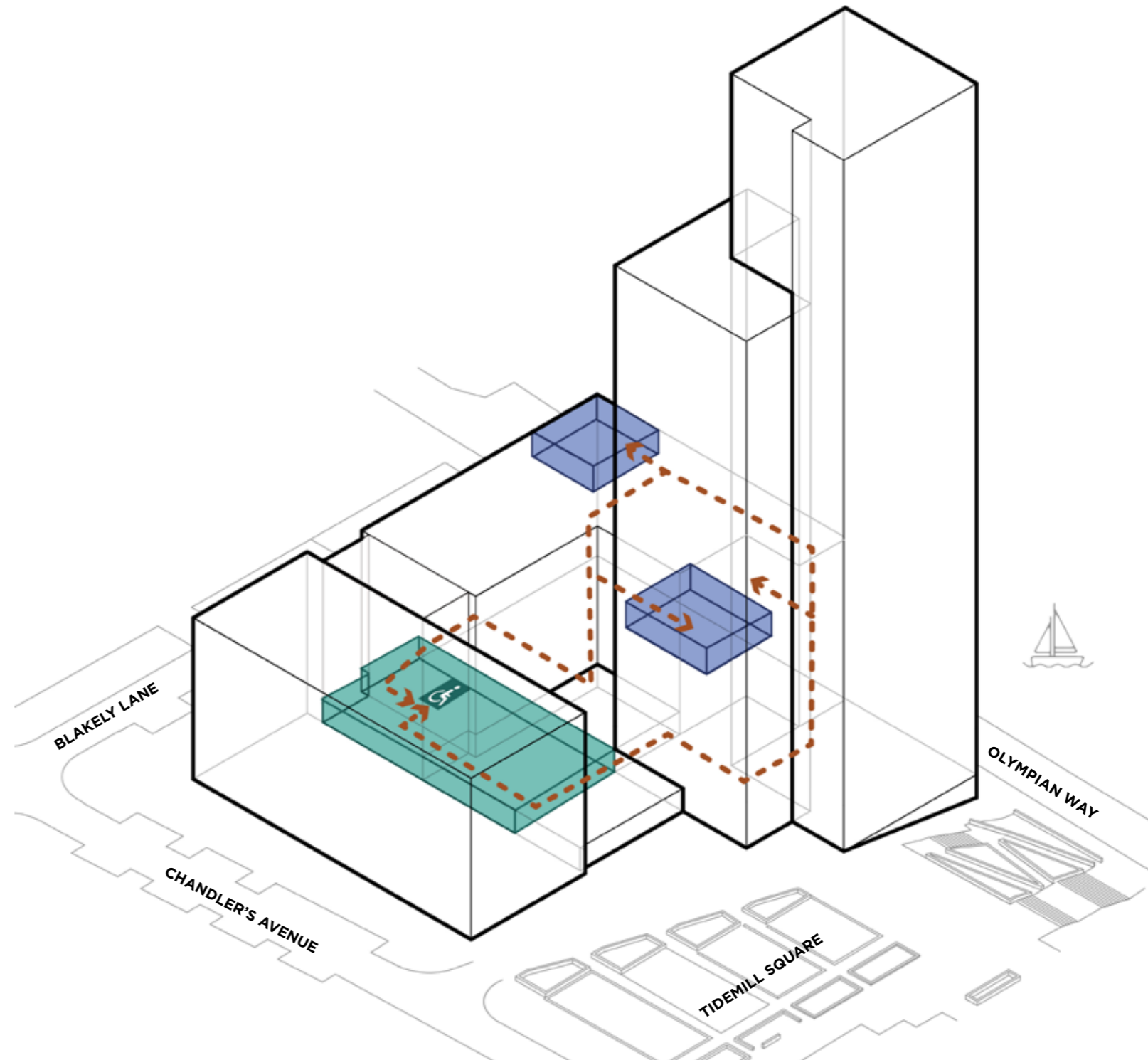


GROUND FLOOR - INCLUSIVE JOURNEY

6.5 Residential Communal Parts

Inclusive Journey - Core B

The scheme provides level access routes from ground floor on plot accessible car parking space to M4(3) compliant apartments. The following diagram illustrates the key circulation route through Core B.



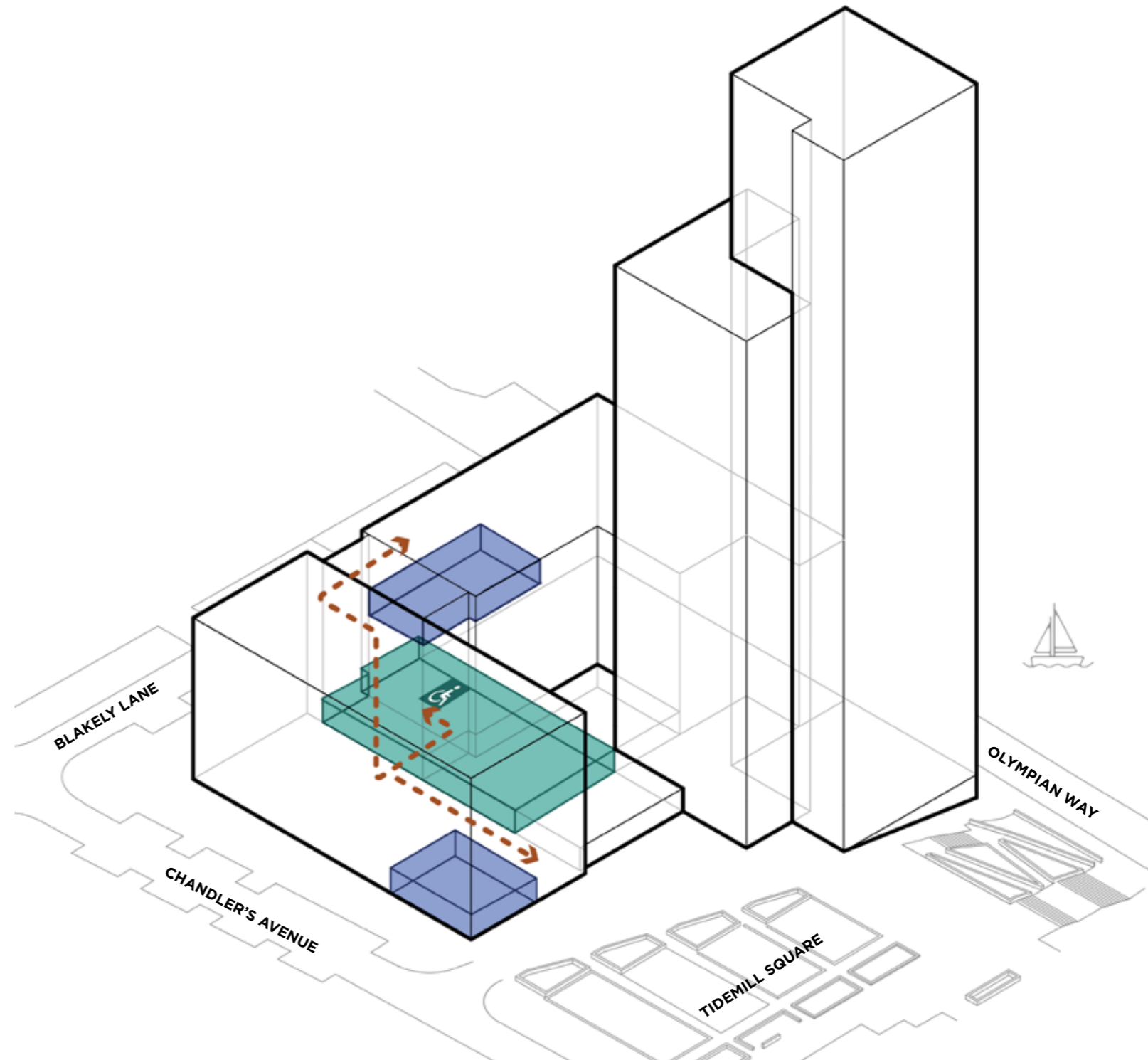


GROUND FLOOR - INCLUSIVE JOURNEY

6.5 Residential Communal Parts

Inclusive Journey - Core C

The scheme provides level access routes from ground floor on plot accessible car parking space to M4(3) compliant apartments. The following diagram illustrates the key circulation route through Core C.





GROUND FLOOR - INCLUSIVE JOURNEY

6.6 Residential Layouts

Accessible housing

Plot M0121 will provide 300 units across 30 storeys and organised in 3 cores.

In line with London Plan Policy D7,

- 90% of the dwellings (270 out of 300) have been designed to meet Building Regulations requirement M4(2) 'accessible and adaptable dwellings';
- 10% of the dwellings (30 out of 300) have been designed to meet Building Regulations requirement M4(3) 'wheelchair user dwellings'.

The provision made to meet Building Regulations requirement M4(3) can be of two types:

- (2)(a): To allow a simple adaptation of the dwelling to meet the requirements of occupants who use wheelchairs. Dwellings will be defined as Wheelchair adaptable.
- (2)(b): To meet the requirements of occupants who use wheelchairs. Dwellings will be defined as Wheelchair accessible.

Wheelchair user dwellings will normally be designed as wheelchair accessible only where the local authority is responsible for allocating or nominating a person to live in that dwelling.

All dwellings on Plot M0121 residential units, therefore, dwellings requiring to meet building Regulations requirement M4(3) 'wheelchair user dwellings' have been designed as M4(3)(2)(a) Adaptable.

Wheelchair user dwellings have been distributed throughout the plot, across type, size and level, as far as possible to ensure that wheelchair user units are not clustered together; and that have as much choice about the location and level of their home as anybody else.

The proposed distribution is as follows:

Beds	M4(2)	M4(3)	Totals
Studio	47	0	47
1Bed	114	12	126
2Bed	109	11	120
3Bed	0	7	7
Totals	270	30	300



TYPICAL FLOOR



FIRST FLOOR



GROUND FLOOR

PROPOSED M4(3) DWELLINGS LOCATION

M4(2) Dwellings

The following features are the minimum access provisions required by Building Regulations requirement M4(2) 'accessible and adaptable dwellings', which unit layouts comply with. Further details will be detailed at the appropriate stage of design development.

- Entrance doors have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1200 mm beyond the door.
- Doors to balconies have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1200 mm beyond the door.
- Corridors are minimum 900mm wide.
- Internal doors have a clear opening width of 750/775/800mm depending on their approach, with a 300mm nib on the leading edge.
- Kitchens have a 1200mm clear space in front of all kitchen units.
- Main double bedroom have a clear access zone of 750mm on both sides and the foot of the bed. Other double bedroom have a clear access zone of 750mm on one side and the foot of the bed. Single bedrooms have a clear access zone of 750mm on one side of the bed. All bedrooms have a clear access route of 750mm from the doorway to the window.
- Accessible and adaptable bathroom with an opening outward door.



TYPICAL M4(2) 'ACCESSIBLE AND ADAPTABLE' DWELLINGS

(K)	Kitchen	(Din)	Dining
(Lr)	Living Room	(Ut)	Utilities
(Br)	Bedroom	(St)	Storage
(Ba)	Bathroom	(W)	Wardrobe
(En)	En-suite	(Blc)	Balcony

6.6 Residential Layouts

M4(3) Dwellings

The following features are the minimum access provisions required by Building Regulations requirement M4(3) 'wheelchair user dwellings', which unit layouts comply with. Further details will be detailed at the appropriate stage of design development.

- Entrance doors and doors to balconies have a minimum clear opening width of 850mm, and 300 mm nib on the leading edge maintained 1800 mm beyond the door. Entrance area have a 1500mm turning circle.
- Corridors are minimum 1050mm wide, and 1200mm where the approach to a doorway is not head-on; and internal doors have a clear opening width of 850mm, with a 300mm nib on the leading edge and a 200mm nib on the following edge.
- Wheelchair storage and transfer space of 1100mm deep by 1700mm wide, accessed from a space 1200mm wide.
- General storage built-in is in accordance to Table 3.1 of AD-M, Vol.1.
- Minimum combined floor area for living, dining and kitchen space is in accordance to Table 3.2 of AD-M, Vol.1.
- Kitchens have a 1500mm clear space in front of all kitchen units. The kitchen worktop length, including fittings and appliances, is in accordance to Table 3.3 of AD-M, Vol.1. The layout demonstrates how the kitchen worktop can be enlarged by 1800mm to meet Table 3.4 of AD-M, Vol.1 without moving structural walls, stacks or drainage, and without compromising the space in any other part of the dwelling.
- Main double bedroom have a clear access zone of 1000mm on both sides and the foot of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200x1200mm manoeuvring space inside the doorway and on both sides of the bed. Minimum floor area is 13.5m² and have a width of at least 3m.
- Other double bedroom have a clear access zone of 1000mm on one side and the foot of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200x1200mm manoeuvring space inside the doorway. Minimum floor area is 12.5m² and have a width of at least 3m.
- Single bedrooms have a clear access zone of 1000mm on one side of the bed, a clear access route of 750mm from the doorway to the window, and a clear access zone of 1000mm in front of all furniture. There is a 1200x1200mm manoeuvring space inside the doorway. Minimum floor area is 8.5m² and have a width of at least 2.4m.
- Wheelchair adaptable bathroom with an opening outward door. The layout demonstrates how the bathroom can be easily adapted in future to become wheelchair accessible.
- Second WC with an opening outward door.
- Private outdoor spaces have a minimum width of 1500mm.

Summary of access provisions

The key access provisions for the Proposed Development include:

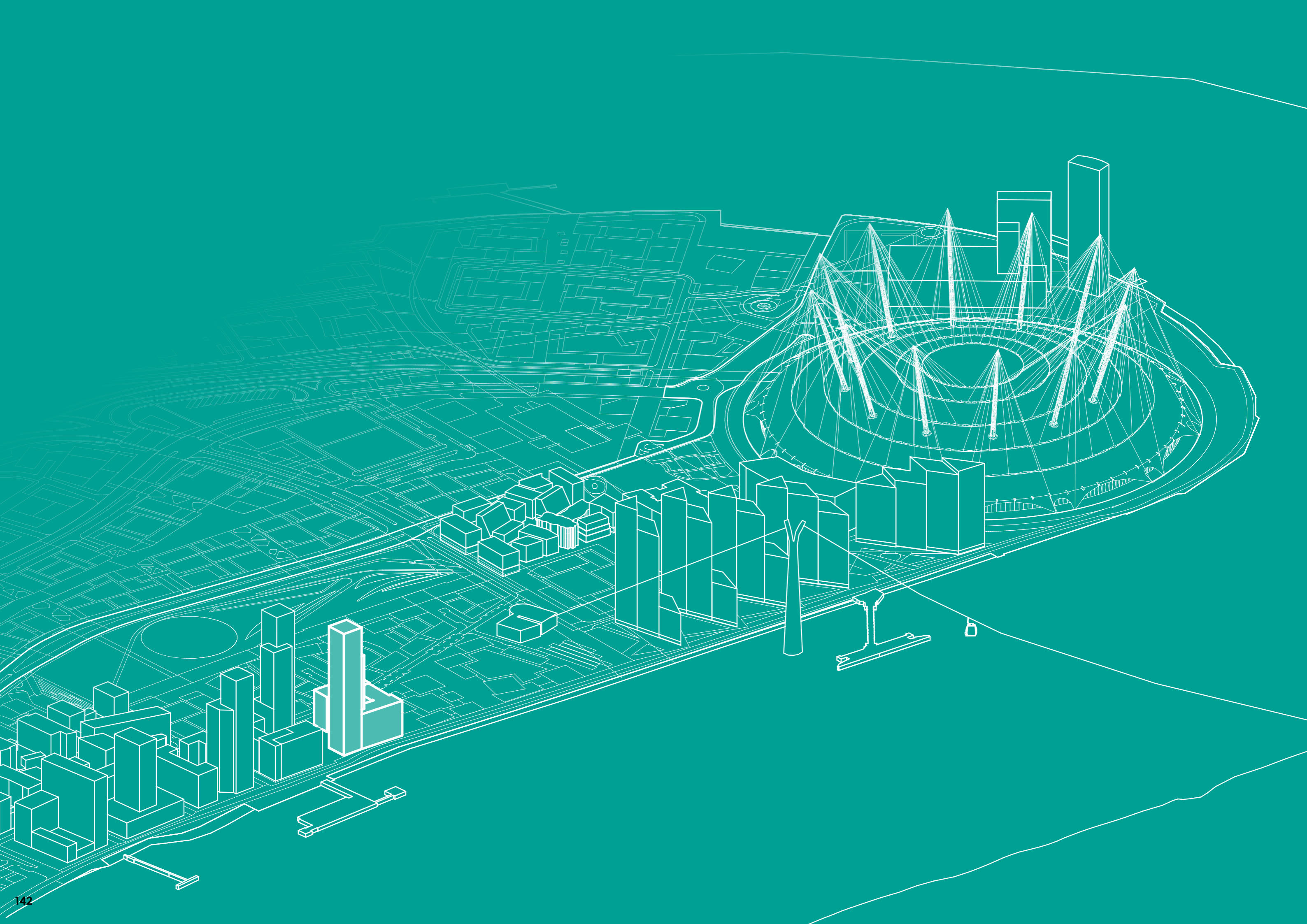
- **Drop-off** - availability to be dropped off/picked up close to the entrances to the building;
- **Car parking** - Accessible car parking for 3% of the total of dwellings.
- **Cycle parking** - accessible cycle parking in line with the London Plan and London Cycling Design Standards;
- **Entrances** - direct and convenient approach at street level, well defined within the building façade;
- **Step-free access** to all parts of the buildings, including residential amenities;
- **Lifts** - Access to a second lift for all residents;
- **Accessible housing** - 90% of dwellings designed to meet Building Regulation M4(2), and 10% of the dwellings designed to meet building regulation M4(3);
- **Emergency Escape** - access to two staircases from any dwelling for independent emergency escape, with provision of an evacuation lift on each core to allow all building users to be able to make a dignified escape.



- Ⓚ Kitchen
- Ⓛᵣ Living Room
- Ⓛᵇᵣ Bedroom
- Ⓛᵇᵃ Bathroom
- Ⓛᵇᵉ En-suite
- Ⓛᵇᵢ Dining
- Ⓛᵇᵘ Utilities
- Ⓛᵇˢ Storage
- Ⓛᵇᵂ Wardrobe
- Ⓛᵇᶜ Balcony
- Ⓛᵇˢ Wheelchair Storage

TYPICAL M4(3) 'WHEELCHAIR USER' DWELLINGS

TYPICAL APARTMENT LAYOUT 3-BED



07

Environmental strategies and conditions



07 Environmental Strategies and Conditions

There are a series of environmental strategies which are submitted as part of this application and are summarised on the following pages.

Energy Statement – XC02

The energy strategy for the Greenwich Peninsula, Plot M0121 development has been developed in line with the energy policies of the London Plan and of the Royal Borough of Greenwich, as well as the S106 Agreement for the Greenwich Peninsula. The three-step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on site are 47% for the future decarbonisation scenario of the District Heating Network, against a Part L 2021 compliant scheme.

Three versions of the GLA's carbon emission reporting spreadsheet are submitted along with the energy statement for all three sets of calculations/scenarios modelled.

Any carbon offset contributions will be subject to viability discussions and detailed design stage calculations.

Following the implementation of the three previous stages of the hierarchy, a monitoring strategy will be put in place to ensure that the actual energy performance of the development can be monitored and reported post-occupation.

An overheating risk analysis has been conducted for Plot M0121. The purpose of this analysis is to test the design of the proposed scheme and ensure the mitigation of overheating risk within the occupied zones across the development in line with the methodologies followed. This will ensure the tested occupied rooms can be expected to achieve the comfort criteria in line with the standards tested, as well as future-proof the scheme by taking into account projected increased ambient air temperatures from climate change.

London Plan Fire Statement – BB7

The development of Plot M0121 qualifies as a major development and therefore a London Plan Fire Statement is required to be submitted alongside the application for planning permission. On conclusion at this stage the scheme proposals meet or exceed the minimum requirements of the London Plan Policies D12(B) and D5(B5), and the Part B (B1-B5) Requirements of the Building Regulations.

Environmental Compliance Report – Transport and Access – Pell Frischmann

The ECR has summarised the Transport and Access related impacts of the 2019 Masterplan, and reviewed the assessment based upon the detailed scheme. It can be concluded that since the 2019 ES was written Transport and Access related aspects of the scheme at Plot M0121 has not materially changed and therefore the conclusions of the 2019 ES remain valid. Accordingly, the effects will be no worse than those stated previously.

Biodiversity Net Gain Assessment – Pell Frischmann

Biodiversity Net Gain

Biodiversity Net Gain requires developers to provide an increase in natural habitats and ecological features over and above that being impacted on during development and aims to restore ecological networks. This should ideally be at the same location, but where that is not possible may be achieved by improvements for biodiversity in other locations. The Environment Act (2021) sets a minimum 10% gain calculated using the Biodiversity Metric (DEFRA Biodiversity Metric 4.0 at time of initial assessment) as a minimum target for net gain.

Baseline Habitats

The Site consists predominantly of a large excavation - this feature dominated the centre of the Site. Some early colonising species had started to take root on the bare ground. The excavation was surrounded by hard standing with areas of scattered scrub and overall, of limited ecological value.

Results and Recommendations

The biodiversity net gain assessment has been completed using DEFRA's Biodiversity Small Sites Metric 4.0 whilst adhering to the Biodiversity Net Gain Principles.

The results of the BNG assessment have been based on General Arrangement Plan (ref 2299-EXA-XX-00-DR-L-00100 Rev P08), assessment of habitats using results from the PEA. measures recommended for creation of new habitats on-site. As a result, the project will result in the net gain of 341.45% in Area Habitat Units, translating to an increase of +5.0862 in area biodiversity units.

It should be noted that as a small Site with very limited existing vegetation or 'habitat' (just 1.4896 biodiversity units) is almost always going to show a net gain of several hundred % provided its landscaped sympathetically. This issue of the relative ease of achieving BNG on

many urban sites is the reason why the Urban Greening Factor was introduced in London which requires a certain amount of greening on urban sites, which almost always results in BNG by default.

Therefore, the results of this Biodiversity Net Gain (BNG) assessment should be read in conjunction with the Urban Greening Factor produced as part of the Landscape Strategy.

Rapid Health Assessment – Lichfields

The purpose of the HIA is to identify, assess, and present any potential effects on the health of the population arising from the proposed development on any priority groups, as well as the general population within the local impact area ('LIA'). The report has been prepared to assist Greenwich Council in its consideration of the proposed development.

This Health Impact Assessment (HIA) outlines the relevant national, regional, and local policy framework relating to health, as well as a high-level assessment of the baseline demographic, socio-economic, and health profile of the local population close to the Site of the Proposed Development, in order to provide context for the assessment. Community infrastructure provision and environmental conditions are also considered. The HIA assesses the proposed development against a range of health determinants, and its effects on health outcomes of the general population, and the identified vulnerable groups within the local community.

The assessment is based on the criteria outlined within the London Healthy Urban Development Unit's ('HUDU') Rapid HIA Assessment Tool. It has been prepared to identify, assess and present any potential effects on the health and wellbeing of the population within the LIA arising from the proposed development on the Greenwich Peninsula. It identifies the link between new development, health and wellbeing using determinants, pathways and outcomes to assess potential impacts on residents' health and wellbeing. Factors related to health and wellbeing are personal, social, cultural, economic, and environmental. In addition, these also include working conditions, such as employment, the environment, transport, education, and access to social and community services.

Overall, the findings suggest that the proposed development aligns with the various principles outlined within national, regional and local policy, and draws on best practice and building regulation requirements to support the delivery of an environment which supports a coherent, safe, secure and sustainable community within RBG.

Sustainability Statement – XC02

The sustainable design and construction statement for Plot M0121 development has been developed with the design team to comply with the relevant environmental policies from the Royal Borough of Greenwich and the London Plan. Relevant energy policies have been addressed in the accompanying Energy Statement. The proposed development is expected to reduce on-site regulated carbon emissions by 49% against a Part L 2021 compliant scheme.

Noise Impact Assessment – Pell Frischmann

Based on the requirements of the Royal Borough of Greenwich and on the results of the noise survey, all plant must be designed such that the resulting noise emission level at 1m from the nearest noise sensitive premises does not exceed LAeq,15min 38 dB during the daytime, and LAeq,15min 35 dB during the night. These limits are cumulative and apply with all plant operation under normal conditions. A noise ingress assessment has been carried out to specify facade sound insulation and comply with RBG requirements. Octave band facade sound insulation requirements have been specified which should be readily achievable with widely available glazing build-ups.

An assessment has been carried out in respect of potential overheating mitigation strategies. Based on the assessment, windows in bedrooms at night and in residential spaces during the day will likely need to be closed.

Facade noise ingress assessment – Sandy Brown

An environmental noise survey has been carried out, the purpose of which is to establish the existing sound levels on and around the site. The noise levels incident to the development façades has been predicted using the measured noise data. The results have been used to assess building envelope sound insulation requirements in order to achieve appropriate internal noise levels. These follow standards set in accordance with Royal Borough of Greenwich (RBG) and Approved Document O (ADO2021). The ADO2021 assessment shows that opening windows can be used to control overheating at night but will need to be limited to around 5% of the floor area. Further analysis will need to be carried out to determine its feasibility. The overall facade sound insulation requirements should be achievable with typical double glazed build-ups. Flanking sound insulation requirements are also specified to control noise transfer between occupied spaces Daylight.

Sunlight and Overshadowing Report – Point 2

The report assesses the effects that the development will have on the daylight and sunlight amenity to the properties surrounding the site. It also considers the provision of daylight and sunlight amenity within the proposed residential accommodation.

There is an extant planning consent for the site (application ref 13/2865/F). The building directly to the south-east of the site (Plot M0104/The Waterman) formed part of this application, and this has now been built. Therefore, the details approved for Plot M0121 can be implemented as approved.

In relation to the effects on the properties surrounding the site, as there is an extant consent, the primary consideration of this report is whether there will be any change in daylight and sunlight amenity compared to the consented position.

We also note that there is a 2015 consented Masterplan which incorporates neighbouring sites. Construction has begun on Plot 19.05, which received Reserved Matters Approval in September 2022 (application ref 21/2077/R).

The report considers the effects of the Proposed Scheme on the properties neighbouring the site in relation to the BRE guidelines on daylight and sunlight, and has also considered the provision of daylight and sunlight amenity within the proposed residential accommodation.

There is an extant planning consent for the site, and in relation to the effects on the neighbouring properties, there will be no material change in retained levels from the consented position.

Overall daylight and sunlight amenity to the proposed residential accommodation within the existing site context will be good, and levels of compliance with BRE CBDM targets will be very good for an urban location. Although the implementation of the illustrative Masterplan massing would reduce overall amenity, the resultant compliance rates are not unusual for a high density scheme within an urban location.

The report therefore concludes that the effects of the Proposed Scheme in relation daylight, sunlight and overshadowing are acceptable.

Waste Management Strategy – WSP

Residential waste

Each residential property will incorporate sufficient internal waste storage containers to promote segregation of recyclable materials at source, including food waste and dry recyclables. Residents will be responsible for transporting wastes from their dwellings to the nominated waste store, and for separating their recyclables into the appropriate containers. Residents within Blocks A and B and will transport their wastes directly to the central waste storage area and residents in Block C will transport their waste directly to a local waste storage area. On a daily basis the on-site FM team will transfer the wastes from the local waste storage area to the central waste storage area. Wastes will be collected daily (Monday to Friday) by KDDL using an electric tow tug and trailer. The collection operatives will remove the bins directly from the central waste storage area and will replace them with empty bins. The collection operatives will continue to access the central waste storage area until all the full bins have been exchanged for empty ones. The collection operatives will transfer the full bins the Estate Service Centre, where the refuse and recyclables will be consolidated into compactors which will be collected by RBG.

Bulky waste

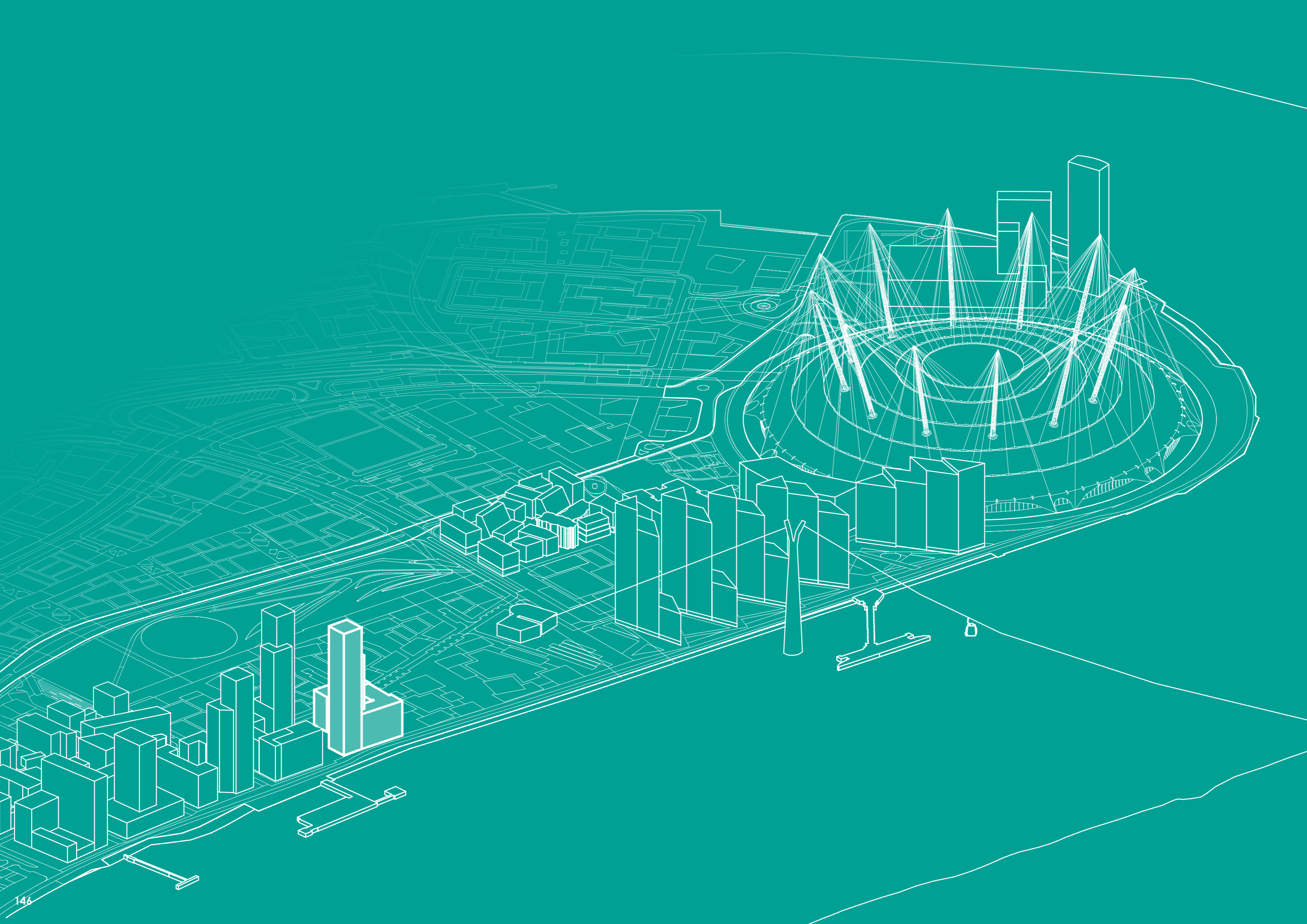
A bulky waste storage area will be provided within the Proposed Development and will be managed by the on-site FM team. Bulky waste will be retained in the bulky waste store until sufficient has been collected, and the on-site FM team will arrange collection through a suitably licensed waste management contractor. On the agreed collection day the on-site FM team will present the bulky wastes in a suitable presentation area agreed with the waste management contractor.

Conclusion

This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through recycling of materials from the operational phase of the Proposed Development. The proposals set out in this strategy meet the requirements of relevant waste policy and follow applicable guidance.

Whole Life Carbon Assessment – XC02

A Whole Life-Cycle Carbon (WLC) assessment has been undertaken for the proposed development at Plot M0121, Greenwich Peninsula within the Royal Borough of Greenwich. The WLC assessment has been carried out in accordance with the latest published GLA 'Whole Life-Cycle Carbon Assessments Guidance (March 2022).



08

Conclusion

8.1 Summary of key outcomes

148



08 Conclusion

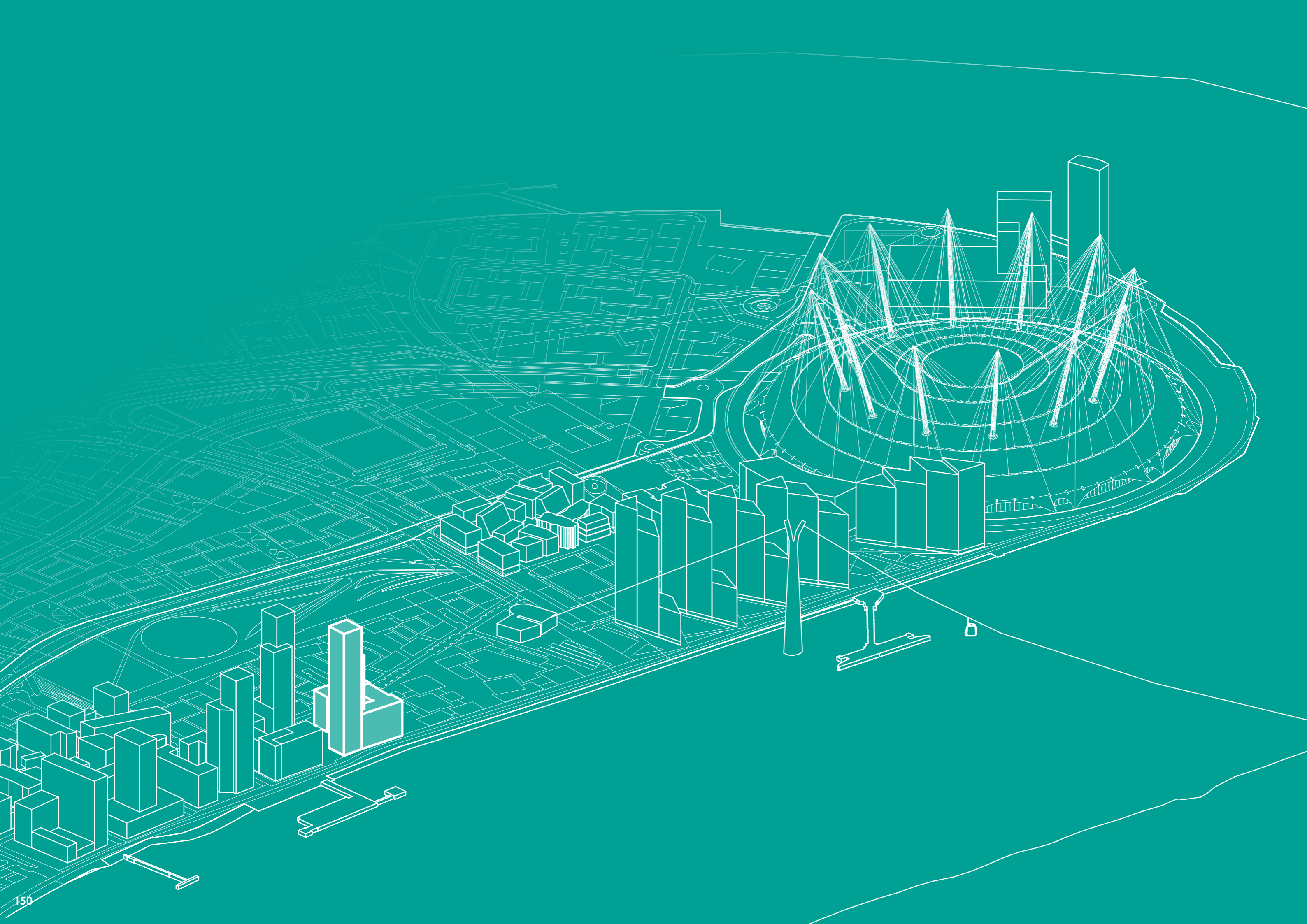
8.1 Summary of key outcomes

The design proposals would deliver:

- A new addition to the Greenwich Peninsula skyline, contributing to the rhythm of tall buildings on the riverside and providing a backdrop to Central Park;
- An architectural complement to The Waterman, as originally envisaged by the 2014 planning consent and sought by the RBG;
- 300 apartments (C3 Use), including 30 (10%) wheelchair accessible units, with a suitable mix of 1,2, and 3 bed apartments complementing the housing mix provided across the Peninsula to date.
- Enhanced amenity compared with the consented scheme. All apartments comply with the relevant London Plan Space Standards. Overall, 41% (123) single aspect and 59% (177) dual aspect units are proposed. All single aspect units have good views of the river or courtyard and living areas have larger windows. All homes are provided with private amenity space in the form of a balcony or terrace, as well as access to external and internal community residential amenity including co-working and lounge areas (ground floor), a gym/multi-functional studio (first floor podium) and external podium and rooftop garden space;
- Pedestrian priority and easy access to new high quality public realm, with stronger active frontage onto Tidemill Square;
- Containment, with active frontage and natural surveillance to Olympic Way, Tidemill Square, and surrounding streets, Blakely Lane and Chandlers Avenue;
- Car free development, with 9 accessible spaces at ground level and scope to be doubled to 18 (20% of car spaces to have EV charging);
- 479 cycle storage parking spaces across the development for residents and visitors, with 9 cycle parking spaces provided in the public realm for visitors;
- An enriched natural ecology and biodiversity, as well as sustainable urban drainage; and
- A building which minimises its carbon footprint through the use of photovoltaics and proposed connection to the Low Carbon Energy Centre on Greenwich Peninsula.



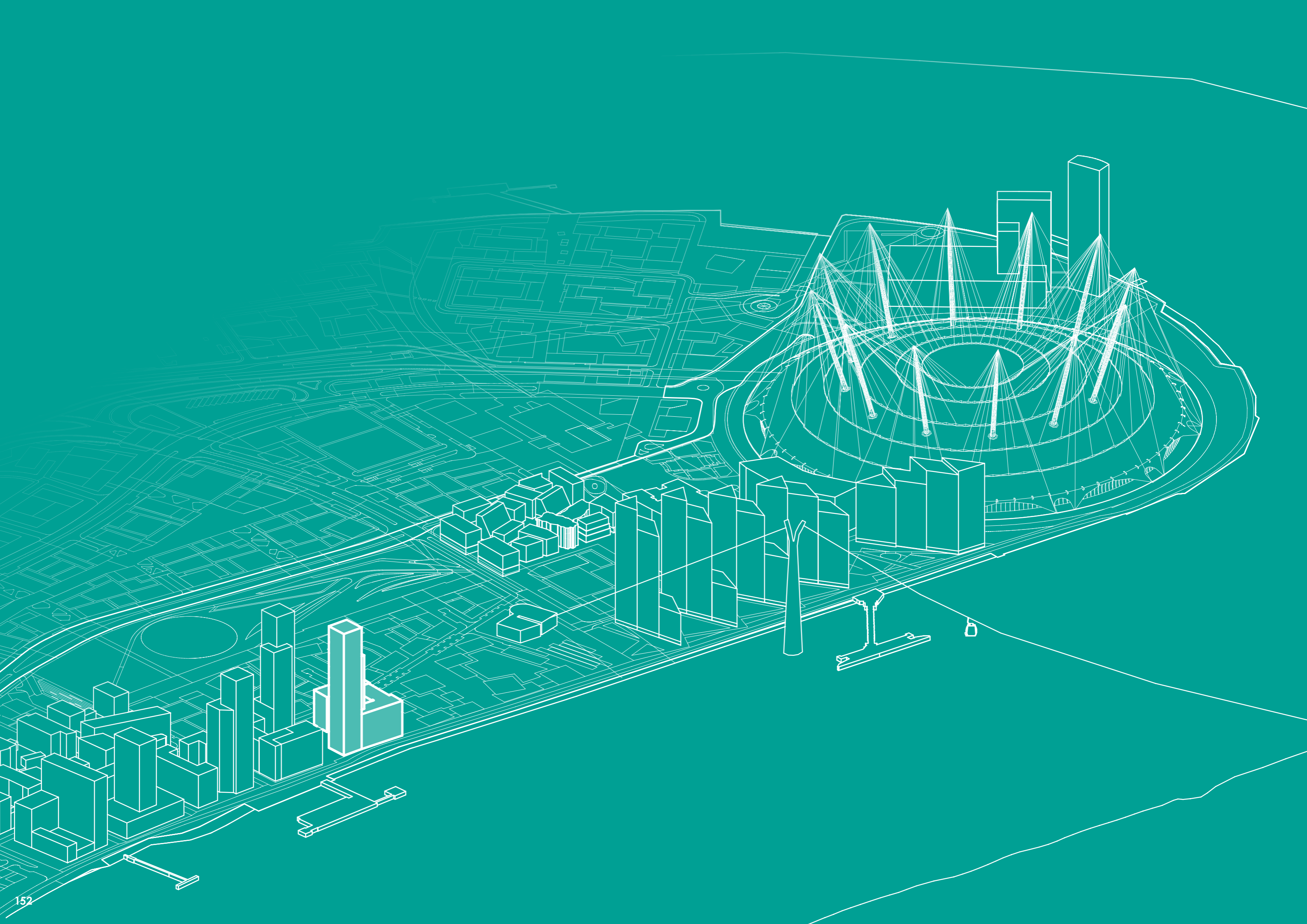




Appendices

A1	Drawing schedule	153
A2	Proposed plans, sections and elevations	157





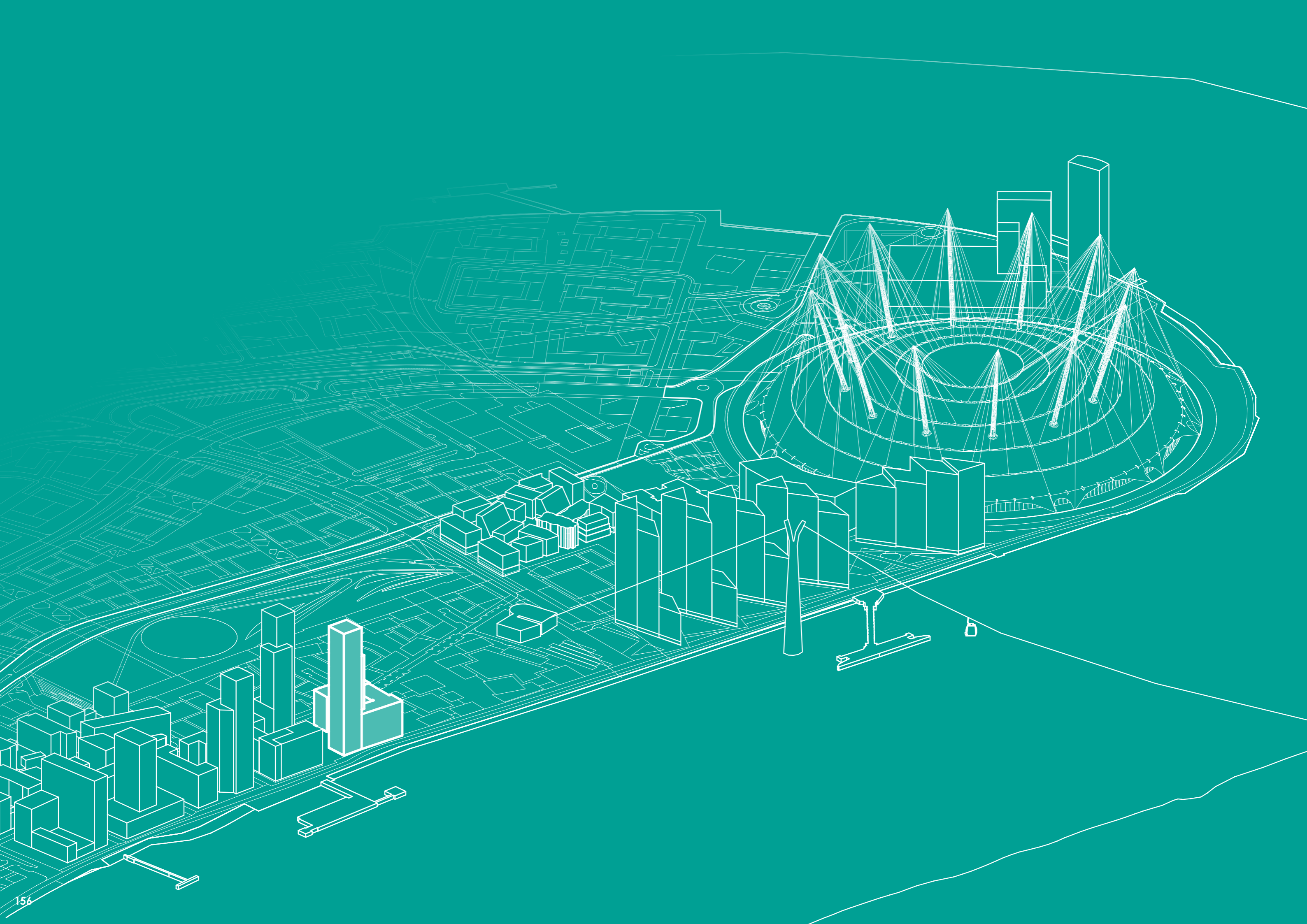
A1

Drawing schedule

A1

A1 Drawing schedule

Name	Number	Revision
Site Plan with Masterplan context	C890GPM-CTA-XX-00-DR-A-07001	P01
Site Location Plan	C890GPM-CTA-XX-00-DR-A-07002	P01
Existing Ground Floor Plan	C890GPM-CTA-XX-00-DR-A-07003	P01
Existing and Proposed Block Plans	C890GPM-CTA-XX-ZZ-DR-A-07004	P01
GA Floor Plan Basement	C890GPM-CTA-XX-B-DR-A-07098	P01
GA Floor Plan Lower Ground Floor	C890GPM-CTA-XX-00-DR-A-07099	P01
GA Floor Plan Ground	C890GPM-CTA-XX-00-DR-A-07100	P02
GA Floor Plan Level	C890GPM-CTA-XX-01-DR-A-07101	P02
GA Floor Plan Level 02-06	C890GPM-CTA-XX-03-DR-A-07103	P02
GA Floor Plan Level 07	C890GPM-CTA-XX-07-DR-A-07107	P02
GA Floor Plan Level 08-22	C890GPM-CTA-XX-08-DR-A-07108	P02
GA Floor Plan Level 23-29	C890GPM-CTA-XX-23-DR-A-07123	P02
GA Floor Plan Roof Plan	C890GPM-CTA-XX-30-DR-A-07130	P01
GA Elevation North East	C890GPM-CTA-XX-XX-DR-A-07200	P01
GA Elevation North West	C890GPM-CTA-XX-XX-DR-A-07201	P01
GA Elevation South West	C890GPM-CTA-XX-XX-DR-A-07202	P01
GA Elevation South East	C890GPM-CTA-XX-XX-DR-A-07203	P01
GA Section 01	C890GPM-CTA-XX-XX-DR-A-07301	P01
GA Section 02	C890GPM-CTA-XX-XX-DR-A-07302	P01
GA Section 03	C890GPM-CTA-XX-XX-DR-A-07303	P01
GA Section 04	C890GPM-CTA-XX-XX-DR-A-07304	P01
GA Section 05	C890GPM-CTA-XX-XX-DR-A-07305	P01



A2

Proposed plans,
sections and
elevations

A2



DRAWING TITLE
Site Plan with Masterplan Context

Scale: 1:2500

20 100 200 2500

DATE: 19/05/2023
JOB NUMBER: A1919/PSBA
SCALE: 1:2500@A1
DRAWN BY: CG
FIRST ISSUE: MAY 2023
PRELIMINARY

PROJECT NUMBER	C890GPM	DATE	CTA XX 00	DR	A 07001	P01
REVISION						

ARCHITECT

CHAPMAN TAYLOR
ARCHITECTS

PROJECT

Plot M0121
Greenwich Peninsula

CLIENT

KNIGHT DRAGON

REV	DATE	BY	CHK	DESCRIPTION
R02	22/05/23	CG	AE	Site Plan Context Updated
P01	19/05/23	CG	AE	Issued for Planning
			CHK	

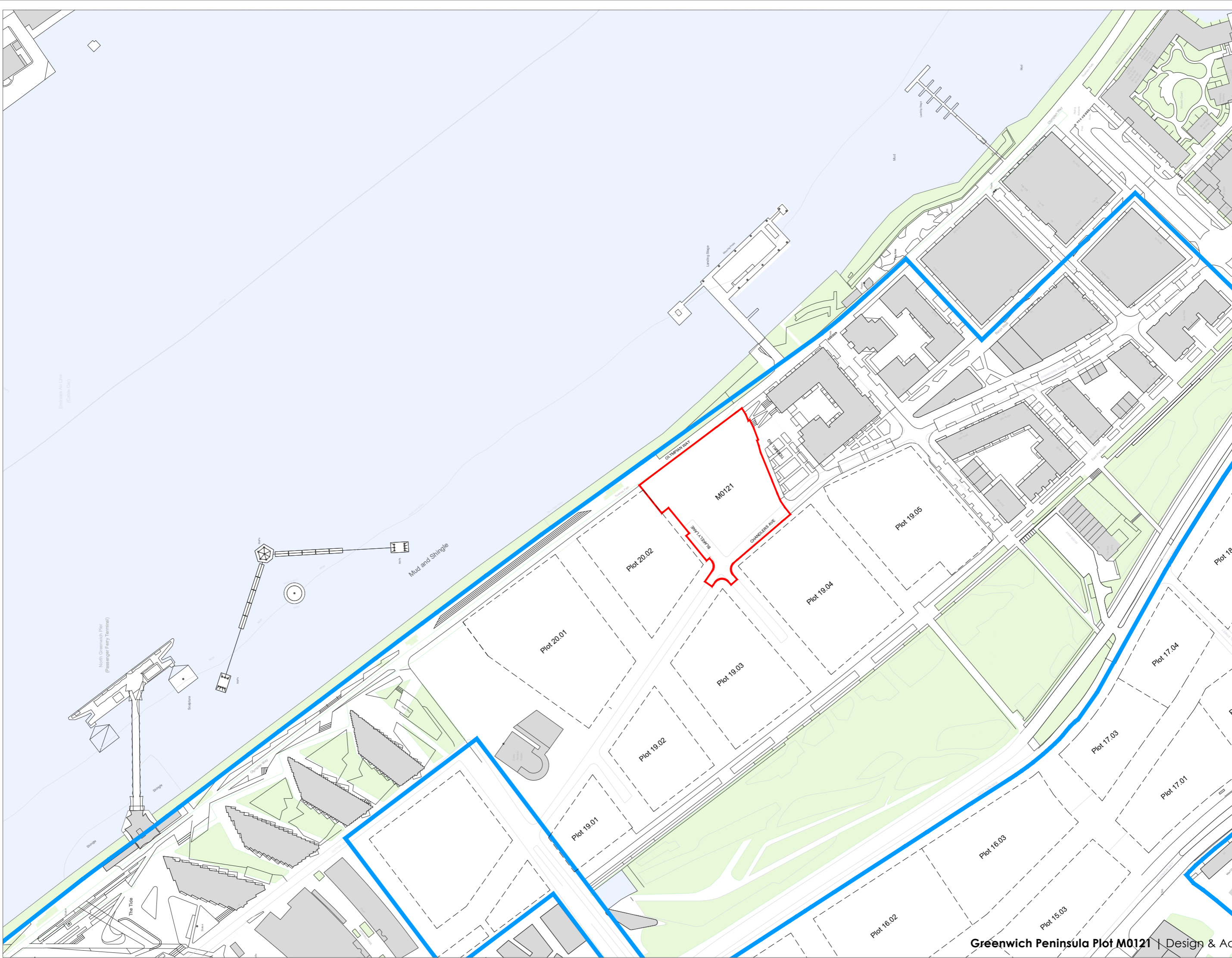
NOTES

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All dimensions are to be verified and checked on site. Any discrepancies that are, or become apparent should be reported to Chapman Taylor.
Unbuilt plots are indicative only

KEY PLAN

Plot Boundary

Wider Ownership Boundary



DRAWING TITLE
Site Location Plan

Scale 1:1250 @ A1

PROJECT NUMBER	CD	SCALE	1:1250@A1	DATE	10/05/2023
PROJECT NAME	C890GPM	DATE	07/02/23	DATE	07/02/23
PROJECT CODE	CTA	DATE	XX 00	DATE	DR A 07002
PROJECT NUMBER	P01	DATE		DATE	

Scale 1:1250 @ A1

Scale 1:1250 @ A1

Scale 1:1250 @ A1

Scale 1:1250 @ A1

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PROJECT
**Plot M0121
Greenwich Peninsula**

CLIENT
KNIGHT DRAGON

REV	DATE	BY	DESCRIPTION
01	10/05/23	CG	Issued for Planning
02			
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Unbuilt plots are indicative only

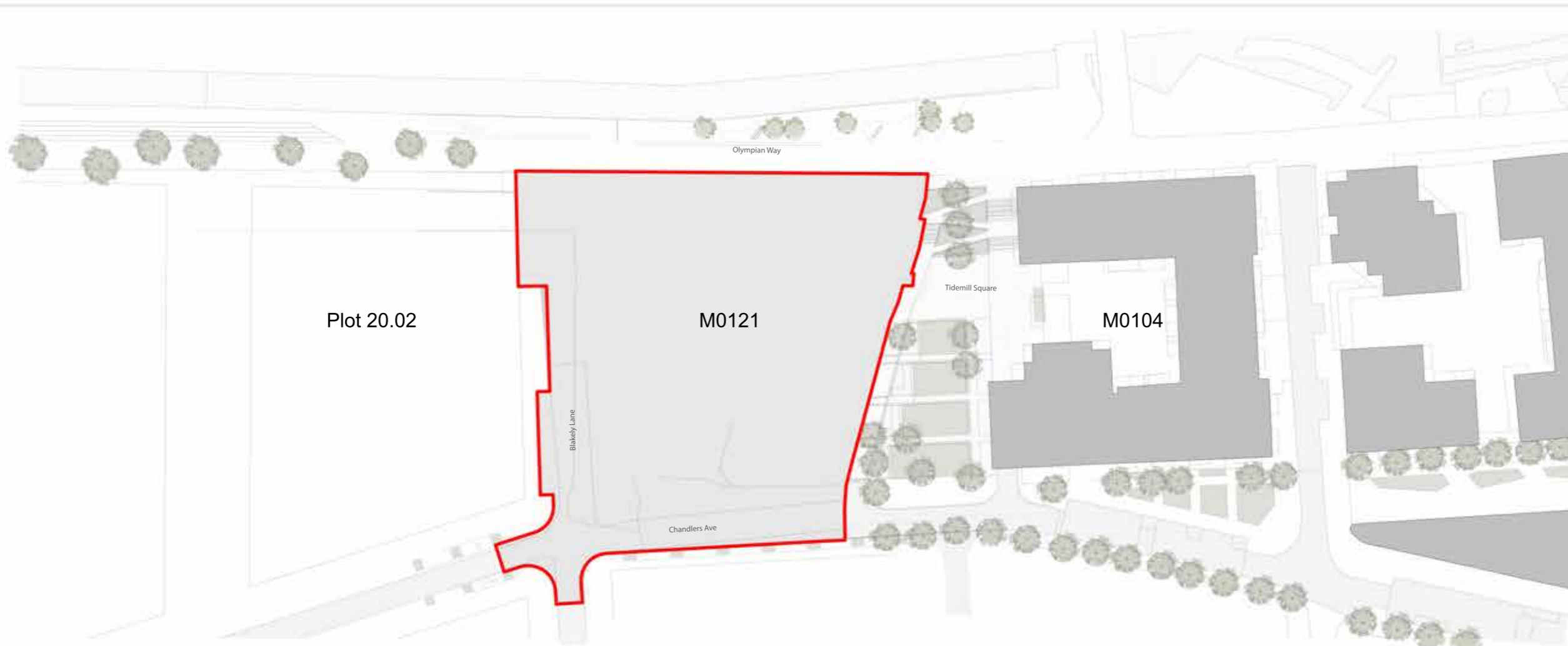
KEY PLAN

Plot Boundary

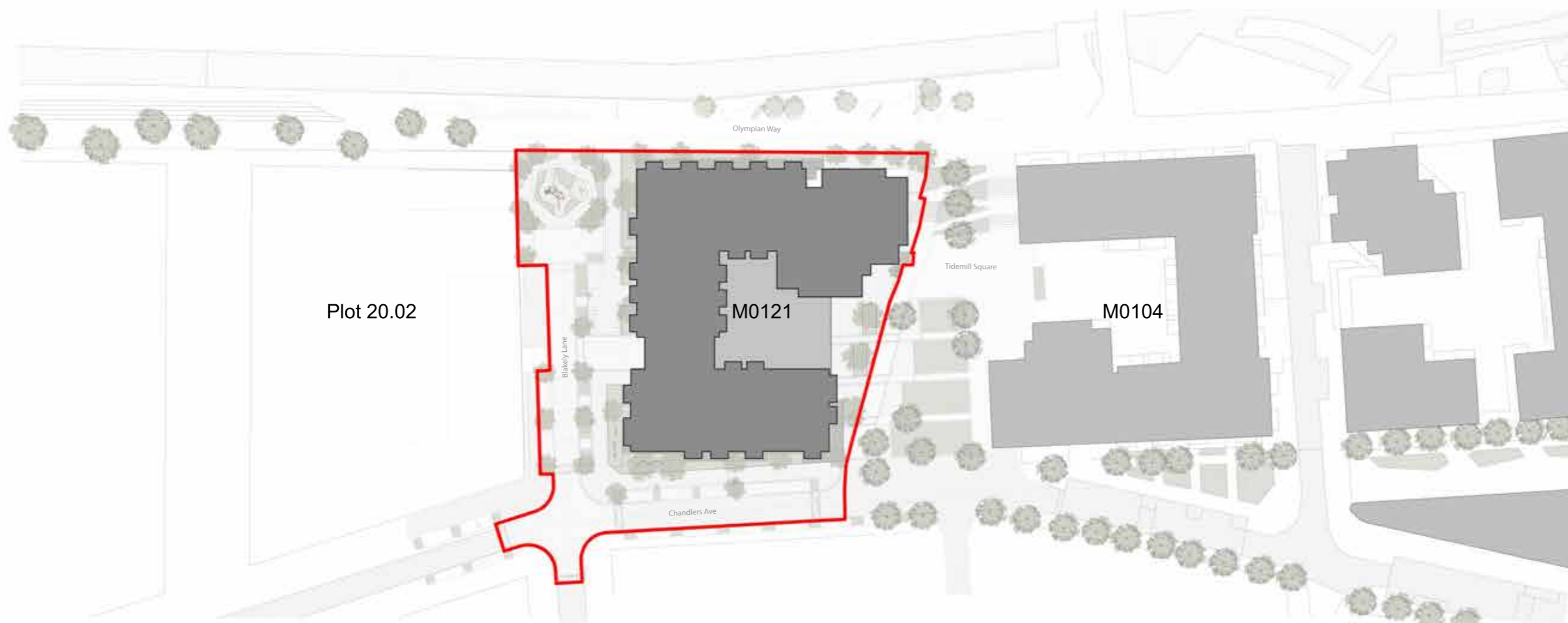
Wider Ownership Boundary

Unbuilt Plot Boundary

159



Existing Block Plan



Proposed Block Plan



KEY PLAN

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P01	MAY 2023	CG	PLANNING ISSUE	AE



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DRAWING TITLE

Existing and Proposed Block Plan

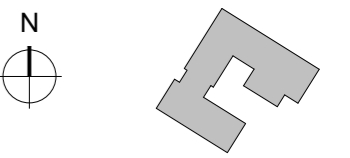
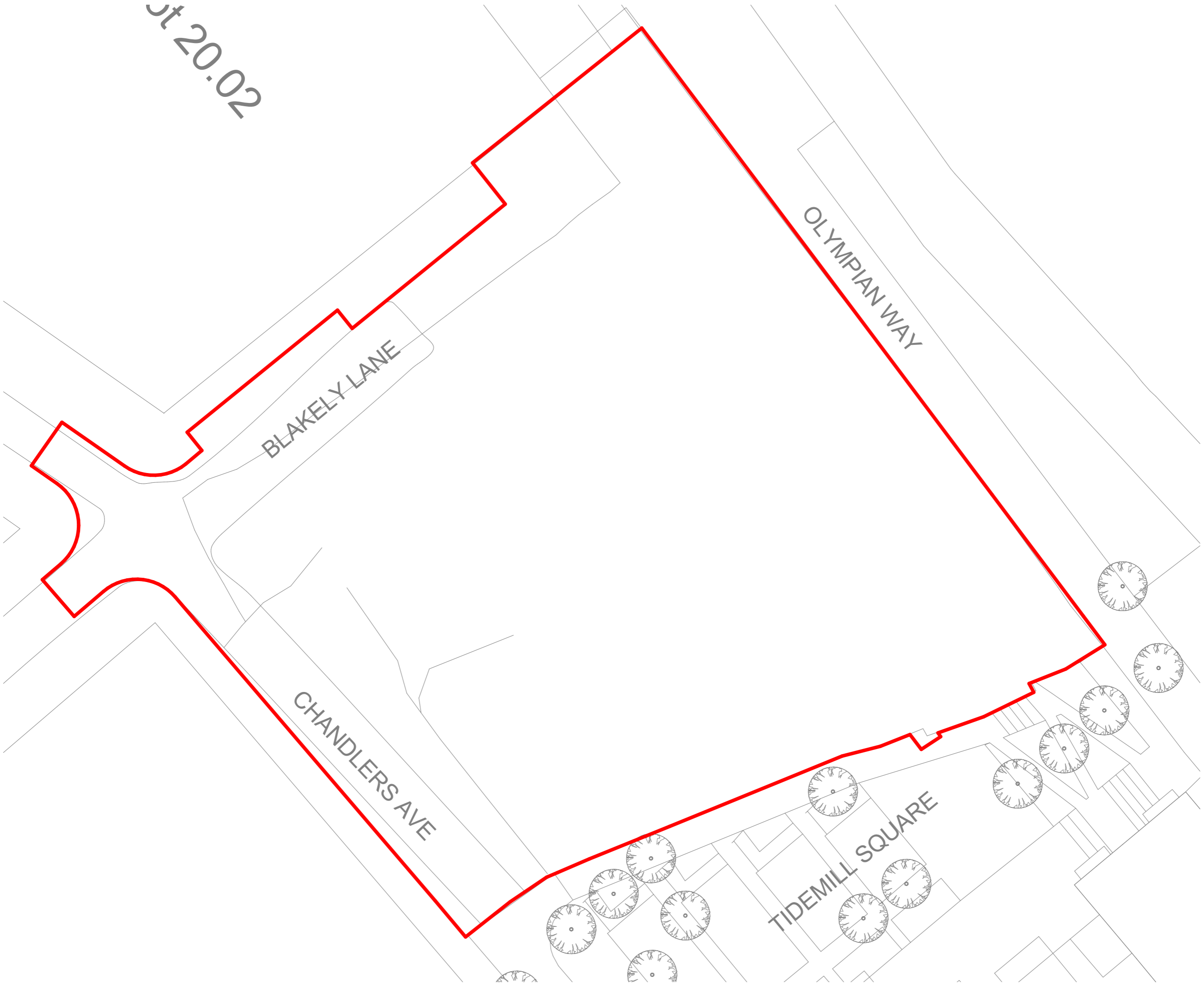
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0 5 10 20 30 50M

C890GPM MAY 2023 PLANNING CG MS

C890GPM CTA XX ZZ DR A 07004 P01

St 20.02



KEY PLAN

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DRAWING TITLE

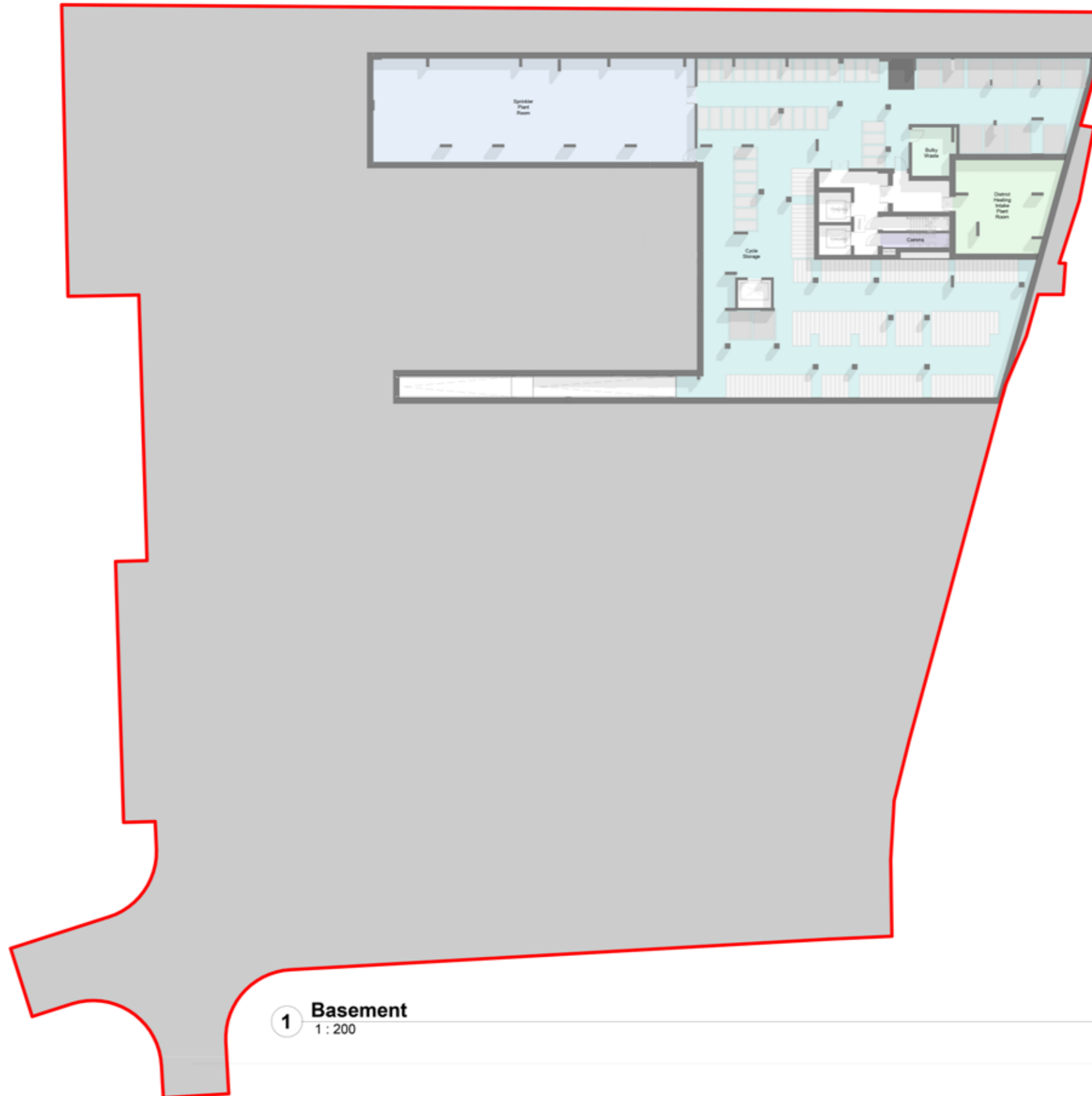
Existing Ground Floor Plan

Scale 1 : 200 @ A1

INTERNAL JOB NO	FIGURE	DATE	STATUS	DRAWN BY	CHECKED BY
2			10		20M

PROJECT NUMBER	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER	REVISION
C890GPM	MAY 2023	PLANNING	CG	MS			
C890GPM	CTA	XX	00	DR	A	07003	P01

Existing Ground Floor Plan



1 Basement
1 : 200



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CYCLE STORE KEY

STAND TYPE

-  Double Tier Stands (Single/Double Row)
-  Sheffield Stands Standard
-  Sheffield Stands Accessible

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	AS	PLANNING ISSUE	AE

CLIENT



KNIGHT DRAGON

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SERVICES ENGINEER



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DRAWING TITLE

**GA Floor Plan
 Basement**

Scale 1 : 200 @ A1

PROJECT NUMBER	DISCIPLINE	DATE	LEVEL	TYPE	SCALE	REVISION
C890GPM	CTA	MAY 2023	PLANNING	AS	MS	

C890GPM CTA XX B DR A 07098 P01



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Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave

1 Lower Ground Floor
1 : 200

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London
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DRAWING TITLE
GA Floor Plan
Lower Ground Floor



Scale: 1 : 200 @ A1

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C890GPM CTA XX 00 DR A 07099 P01



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Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave

Amenity

1 Ground Floor
1:200

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KNIGHT DRAGON

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SERVICES ENGINEER



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DRAWING TITLE

GA Floor Plan
 Ground Floor

Scale 1:200 @ A1



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Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave



1 First Floor
 1 : 200

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Plot M0121 Greenwich Peninsula
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DRAWING TITLE
GA Floor Plan
 First Floor



REV	DATE	BY	DESCRIPTION	CHKD
C890GPM	APRIL 2023	PLANNING	AS	MS

C890GPM CTA XX 01 DR A 07101 P01



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Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave



1 Second to Sixth Floor
1 : 200

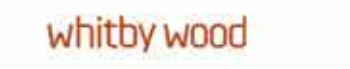
REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	AS	PLANNING ISSUE	AE



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Plot M0121 Greenwich Peninsula
Chandlers Ave,
London
SE10 2UG



STRUCTURAL ENGINEER



SERVICES ENGINEER



DRAWING TITLE
GA Floor Plan
Second to Sixth Floor

Scale	1 : 200 @ A1
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DATE	08/05/2023	TIME	10:00	SCALE	1:200 @ A1
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C890GPM MAY 2023 PLANNING AS MS
C890GPM CTA XX 03 DR A 07103 P01



KEY PLAN

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Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave

1 Seventh Floor
1 : 200

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	AS	PLANNING ISSUE	AE

CLIENT



KNIGHT DRAGON

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Plot M0121 Greenwich Peninsula
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SERVICES ENGINEER



SWECO

DRAWING TITLE
**GA Floor Plan
 Seventh Floor**



C890GPM	MAY 2023	PLANNING	AS	MS
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C890GPM CTA XX 07 DR A 07107 P01



KEY PLAN

NOTES

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Olympian Way

Tidemill Square

Blakely Lane

Chandlers Ave

ResistorX
Talent
Agency

1 Eighth to Twenty-Second Floor
1 : 200

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	AS	PLANNING ISSUE	AE



PROJECT
Plot M0121 Greenwich Peninsula
Chandlers Ave,
London
SE10 2JG



STRUCTURAL ENGINEER



SERVICES ENGINEER



DRAWING TITLE
GA Floor Plan
Eighth to Twenty-Second Floor



Scale: 1 : 200 @ A1
C890GPM MAY 2023 PLANNING AS MS

C890GPM CTA XX 08 DR A 07108 P01



KEY PLAN

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1 Twenty-Third to Twenty-Ninth Floor
1:200

REV	DATE	BY	DESCRIPTION	CHKD
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Plot M0121 Greenwich Peninsula
Chandlers Ave,
London
SE10 0UG



DRAWING TITLE
GA Floor Plan
Twenty-Third to Twenty-Ninth Floor



C890GPM	MAY 2023	PLANNING	AS	MS
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C890GPM CTA XX 23 DR A 07123 P01



KEY PLAN

NOTES

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REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	AS	PLANNING ISSUE	AS



PROJECT

Plot M0121 Greenwich Peninsula
Chlanders Ave,
London
SE10 0UG



DRAWING TITLE

GA Floor Plan
Roof Level

Scale 1:200 @ A1

NO.	DATE	ISSUE	BY	CHKD
C890GPM	MAY 2023	PLANNING	AS	MS

C890GPM CTA XX 30 DR A 07130 P01

1 Roof plan
1 : 200

1 Section 01
1 : 200



Museum Building Height

Level 30	+103.600
Level 29	+101.425
Level 28	+98.200
Level 27	+96.275
Level 26	+92.200
Level 25	+90.125
Level 24	+88.000
Level 23	+82.075
Level 22	+79.000
Level 21	+75.475
Level 20	+73.400
Level 19	+70.225
Level 18	+67.200
Level 17	+64.125
Level 16	+61.100
Level 15	+58.025
Level 14	+54.950
Level 13	+51.875
Level 12	+48.800
Level 11	+45.725
Level 10	+42.650
Level 9	+39.575
Level 8	+36.500
Level 7	+33.425
Level 6	+30.350
Level 5	+27.275
Level 4	+24.200
Level 3	+21.125
Level 2	+18.050
Level 1 (Podium)	+14.975
Level 0	+11.900
Level -1	+8.825
Level -2	+5.750
Level -3	+2.675
Level -4	-0.400
Level -5	-3.475



KEY PLAN

NOTES

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- 1 - Dark brown panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 2 - Dark grey panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
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- 8 - Light cream panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 9 - Reflective black cladding to visually colour match equivalent areas in as-built Waterman Building

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE

CLIENT

KNIIGHT DRAGON

PROJECT

Plot M0121 Greenwich Peninsula
Chandos Ave
London
SE18 6UG

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SERVICES ENGINEER

SWECO

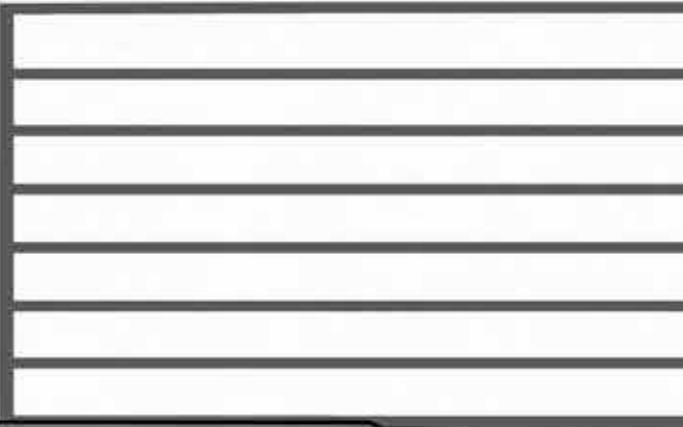
DRAWING TITLE

GA Section
01

Scale 1 : 200 @ A1

C890GPM	MAY 2023	PLANNING	CJW	AE
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C890GPM CTA XX XX DR A 07301 P01

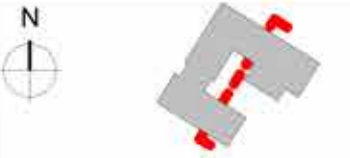


Plot M0121

Tidemill Square

The Waterman

1 Section 02
1 : 200



KEY PLAN

NOTES
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- Maximum Building Height
- Level 32 +193.400
- Level 27 +189.200
- Level 26 +190.275
- Level 25 +192.250
- Level 24 +188.520
- Level 23 +189.200
- Level 22 +192.000
- Level 21 +179.200
- Level 20 +175.470
- Level 19 +173.400
- Level 18 +170.325
- Level 17 +167.250
- Level 16 +164.175
- Level 15 +160.200
- Level 14 +156.980
- Level 13 +153.870
- Level 12 +148.900
- Level 11 +145.725
- Level 10 +142.600
- Level 9 +138.520
- Level 8 +133.420
- Level 7 +130.290
- Level 6 +126.200
- Level 5 +123.000
- Level 4 +120.775
- Level 3 +117.520
- Level 2 +114.250
- Level 1 +111.000
- Level 0 - Baseline +107.500
- Ground +105.000



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REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE



PROJECT
Plot M0121 Greenwich Peninsula
Chandler's Ave,
London,
SE18 6SP



DRAWING TITLE
GA Section
02

Scale	1 : 200 @ A1
-------	--------------

DATE	02/05/2023	DATE	02/05/2023	DATE	02/05/2023	DATE	02/05/2023
DESIGNED BY	PH	CHECKED BY	PH	DATE	02/05/2023	DATE	02/05/2023
PROJECT	C890GPM	DATE	MAY 2023	PROJECT	PLANNING	DATE	KVS
PROJECT	C890GPM	DATE	MAY 2023	PROJECT	PLANNING	DATE	KVS

C890GPM CTA XX XX DR A 07302 P01

The Thames

Olympian Way

Plot M0121

Chandler's Avenue

1 Section 03
1 : 200



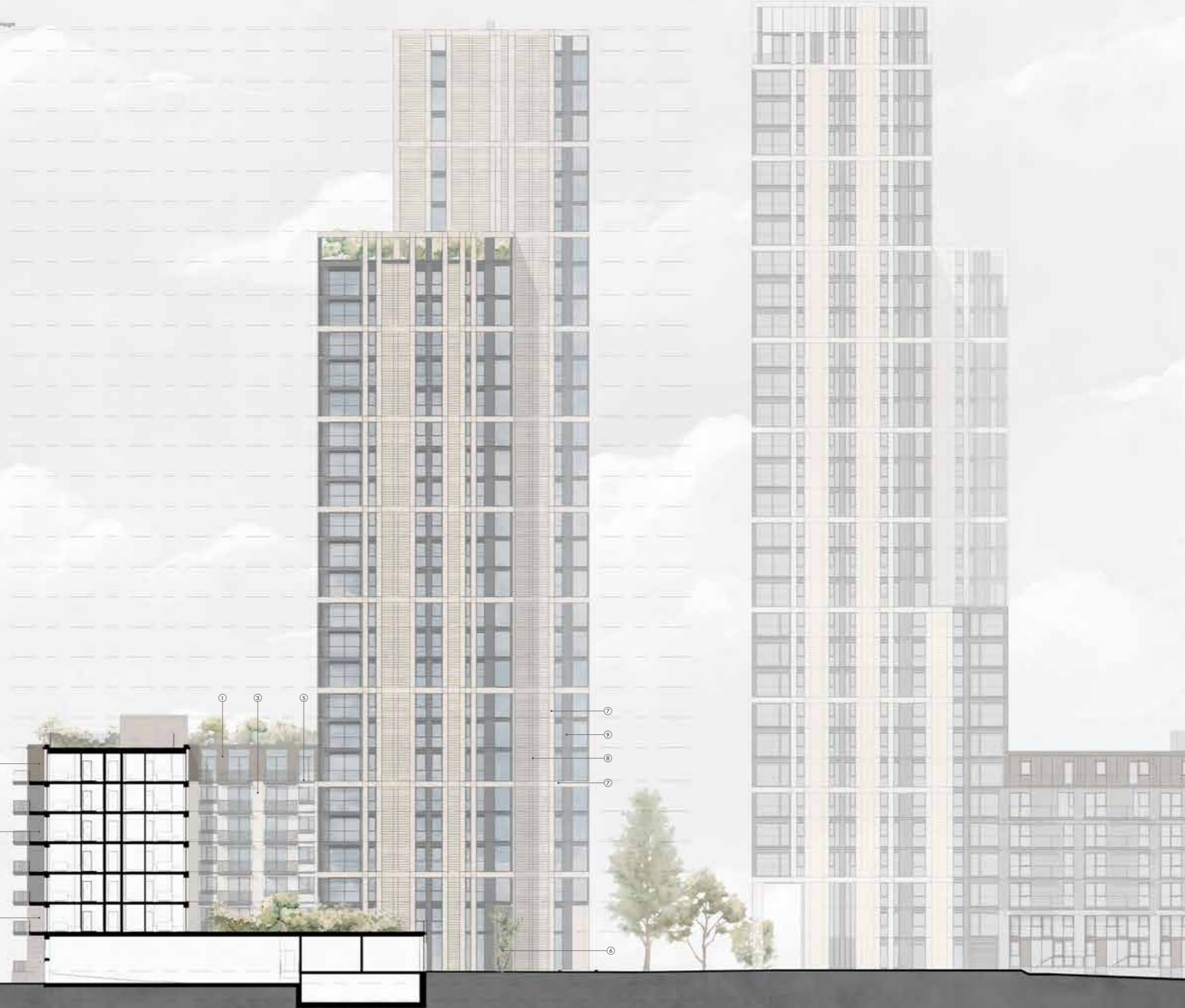
KEY PLAN

NOTES
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Maximum Building Height

Level 30	+137.635
Level 29	+90.350
Level 28	+90.375
Level 27	+82.200
Level 26	+69.120
Level 25	+66.120
Level 24	+63.870
Level 23	+79.900
Level 22	+76.475
Level 21	+73.400
Level 20	+70.320
Level 19	+67.250
Level 18	+64.170
Level 17	+61.100
Level 16	+58.020
Level 15	+54.950
Level 14	+51.870
Level 13	+48.800
Level 12	+45.720
Level 11	+42.650
Level 10	+39.570
Level 9	+6.500
Level 8	+3.420
Level 7	+0.350
Level 6	+0.320
Level 5	+2.850
Level 4	+20.170
Level 3	+17.100
Level 2	+6.400
Level 1 (Proposed)	+11.500
Level 0	+1.000
Level S - Base	+0.000



REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE



PROJECT
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STRUCTURAL ENGINEER
whitby wood

SERVICES ENGINEER
SWECO

DRAWING TITLE
GA Section 03

Scale	1 : 200 @ A1
-------	--------------

DATE	ISSUED	DATE	ISSUED	DATE	ISSUED
C890GPM	MAY 2023	PLANNING	CJW	AE	

C890GPM CTA XX XX DR A 07303 P01

Plot M0121 Tidemill Square The Waterman

1 Section 04
1:200



KEY PLAN

NOTES

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Level 10	+20.576
Level 9	+20.500
Level 8	+20.424
Level 7	+20.348
Level 6	+20.272
Level 5	+20.196
Level 4	+20.120
Level 3	+20.044
Level 2	+19.968
Level 1 (Ground)	+19.892
Level 0	+19.816
Level -1	+19.740
Level -2	+19.664
Level -3	+19.588
Level -4	+19.512
Level -5	+19.436
Level -6	+19.360
Level -7	+19.284
Level -8	+19.208
Level -9	+19.132
Level -10	+19.056
Level -11	+18.980
Level -12	+18.904
Level -13	+18.828
Level -14	+18.752
Level -15	+18.676
Level -16	+18.600
Level -17	+18.524
Level -18	+18.448
Level -19	+18.372
Level -20	+18.296
Level -21	+18.220
Level -22	+18.144
Level -23	+18.068
Level -24	+17.992
Level -25	+17.916
Level -26	+17.840
Level -27	+17.764
Level -28	+17.688
Level -29	+17.612
Level -30	+17.536
Level -31	+17.460
Level -32	+17.384
Level -33	+17.308
Level -34	+17.232
Level -35	+17.156
Level -36	+17.080
Level -37	+17.004
Level -38	+16.928
Level -39	+16.852
Level -40	+16.776
Level -41	+16.700
Level -42	+16.624
Level -43	+16.548
Level -44	+16.472
Level -45	+16.396
Level -46	+16.320
Level -47	+16.244
Level -48	+16.168
Level -49	+16.092
Level -50	+16.016
Level -51	+15.940
Level -52	+15.864
Level -53	+15.788
Level -54	+15.712
Level -55	+15.636
Level -56	+15.560
Level -57	+15.484
Level -58	+15.408
Level -59	+15.332
Level -60	+15.256
Level -61	+15.180
Level -62	+15.104
Level -63	+15.028
Level -64	+14.952
Level -65	+14.876
Level -66	+14.800
Level -67	+14.724
Level -68	+14.648
Level -69	+14.572
Level -70	+14.496
Level -71	+14.420
Level -72	+14.344
Level -73	+14.268
Level -74	+14.192
Level -75	+14.116
Level -76	+14.040
Level -77	+13.964
Level -78	+13.888
Level -79	+13.812
Level -80	+13.736
Level -81	+13.660
Level -82	+13.584
Level -83	+13.508
Level -84	+13.432
Level -85	+13.356
Level -86	+13.280
Level -87	+13.204
Level -88	+13.128
Level -89	+13.052
Level -90	+12.976
Level -91	+12.900
Level -92	+12.824
Level -93	+12.748
Level -94	+12.672
Level -95	+12.596
Level -96	+12.520
Level -97	+12.444
Level -98	+12.368
Level -99	+12.292
Level -100	+12.216



Chandler's Avenue Plot M0121 Olympian Way The Thames

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE

CLIENT

KNIIGHT DRAGON

PROJECT

Plot M0121 Greenwich Peninsula
 Chandlers Ave,
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 www.chapmantaylor.com

STRUCTURAL ENGINEER

whitby wood

SERVICES ENGINEER

SWECO

DRAWING TITLE

GA Section 04

Scale 1:200 @ A1

C890GPM MAY 2013 PLANNING CW AE

C890GPM CTA XX XX DR A 07304 P01

1 Section 05
1 : 200



KEY PLAN

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Level 13	+39.979
Level 8	+38.506
Level 6	+33.425
Level 7	+30.350
Level 6	+26.925
Level 6	+23.850
Level 6	+20.775
Level 5	+17.700
Level 2	+14.625
Level 1 (Plinth)	+11.550
Level 0	+1.000
Basement	+0.000
Level -1	-1.000

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE

CLIENT



PROJECT
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SERVICES ENGINEER

SWECO

DRAWING TITLE
GA Section
05

Scale 1 : 200 @ A1

REV	DATE	BY	DESCRIPTION	CHKD
C890GPM	MAY 2013	PLANNING	PH	AE

C890GPM CTA XX XX DR A 07305 P01

The Waterman Tidemill Square Plot M0121 Blakely Lane

1 North East Elevation
1 : 200



KEY PLAN

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- Minimum Building Height
- Level 28 432.000
- Level 28 431.425
- Level 28 430.500
- Level 27 429.275
- Level 27 428.200
- Level 26 426.125
- Level 26 425.050
- Level 24 422.875
- Level 24 421.800
- Level 22 418.625
- Level 22 417.550
- Level 21 415.475
- Level 21 414.400
- Level 20 412.325
- Level 20 411.250
- Level 19 409.175
- Level 17 405.100
- Level 16 403.025
- Level 15 401.950
- Level 14 399.875
- Level 13 397.800
- Level 12 395.725
- Level 11 393.650
- Level 10 391.575
- Level 9 389.500
- Level 8 387.425
- Level 7 385.350
- Level 6 383.275
- Level 5 381.200
- Level 4 379.125
- Level 3 377.050
- Level 2 374.975
- Level 1 372.900
- Level 0 370.825
- Level 0 368.750
- Level 0 366.675
- Level 0 364.600
- Level 0 362.525
- Level 0 360.450
- Level 0 358.375
- Level 0 356.300
- Level 0 354.225
- Level 0 352.150
- Level 0 350.075
- Level 0 348.000
- Level 0 345.925
- Level 0 343.850
- Level 0 341.775
- Level 0 339.700
- Level 0 337.625
- Level 0 335.550
- Level 0 333.475
- Level 0 331.400
- Level 0 329.325
- Level 0 327.250
- Level 0 325.175
- Level 0 323.100
- Level 0 321.025
- Level 0 318.950
- Level 0 316.875
- Level 0 314.800
- Level 0 312.725
- Level 0 310.650
- Level 0 308.575
- Level 0 306.500
- Level 0 304.425
- Level 0 302.350
- Level 0 300.275
- Level 0 298.200
- Level 0 296.125
- Level 0 294.050
- Level 0 291.975
- Level 0 289.900
- Level 0 287.825
- Level 0 285.750
- Level 0 283.675
- Level 0 281.600
- Level 0 279.525
- Level 0 277.450
- Level 0 275.375
- Level 0 273.300
- Level 0 271.225
- Level 0 269.150
- Level 0 267.075
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- Level 0 258.775
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- Level 0 254.625
- Level 0 252.550
- Level 0 250.475
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- Level 0 246.325
- Level 0 244.250
- Level 0 242.175
- Level 0 240.100
- Level 0 238.025
- Level 0 235.950
- Level 0 233.875
- Level 0 231.800
- Level 0 229.725
- Level 0 227.650
- Level 0 225.575
- Level 0 223.500
- Level 0 221.425
- Level 0 219.350
- Level 0 217.275
- Level 0 215.200
- Level 0 213.125
- Level 0 211.050
- Level 0 208.975
- Level 0 206.900
- Level 0 204.825
- Level 0 202.750
- Level 0 200.675
- Level 0 198.600
- Level 0 196.525
- Level 0 194.450
- Level 0 192.375
- Level 0 190.300
- Level 0 188.225
- Level 0 186.150
- Level 0 184.075
- Level 0 182.000
- Level 0 179.925
- Level 0 177.850
- Level 0 175.775
- Level 0 173.700
- Level 0 171.625
- Level 0 169.550
- Level 0 167.475
- Level 0 165.400
- Level 0 163.325
- Level 0 161.250
- Level 0 159.175
- Level 0 157.100
- Level 0 155.025
- Level 0 152.950
- Level 0 150.875
- Level 0 148.800
- Level 0 146.725
- Level 0 144.650
- Level 0 142.575
- Level 0 140.500
- Level 0 138.425
- Level 0 136.350
- Level 0 134.275
- Level 0 132.200
- Level 0 130.125
- Level 0 128.050
- Level 0 125.975
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- Level 0 115.600
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- Level 0 105.225
- Level 0 103.150
- Level 0 101.075
- Level 0 99.000
- Level 0 96.925
- Level 0 94.850
- Level 0 92.775
- Level 0 90.700
- Level 0 88.625
- Level 0 86.550
- Level 0 84.475
- Level 0 82.400
- Level 0 80.325
- Level 0 78.250
- Level 0 76.175
- Level 0 74.100
- Level 0 72.025
- Level 0 69.950
- Level 0 67.875
- Level 0 65.800
- Level 0 63.725
- Level 0 61.650
- Level 0 59.575
- Level 0 57.500
- Level 0 55.425
- Level 0 53.350
- Level 0 51.275
- Level 0 49.200
- Level 0 47.125
- Level 0 45.050
- Level 0 42.975
- Level 0 40.900
- Level 0 38.825
- Level 0 36.750
- Level 0 34.675
- Level 0 32.600
- Level 0 30.525
- Level 0 28.450
- Level 0 26.375
- Level 0 24.300
- Level 0 22.225
- Level 0 20.150
- Level 0 18.075
- Level 0 16.000
- Level 0 13.925
- Level 0 11.850
- Level 0 9.775
- Level 0 7.700
- Level 0 5.625
- Level 0 3.550
- Level 0 1.475
- Level 0 -0.600

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE

CLIENT

KNIIGHT DRAGON

PROJECT

Plot M0121 Greenwich Peninsula
Charaden Ave,
London,
SE18 6UG

ARCHITECT

CHAPMAN TAYLOR

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E london@chapmantaylor.com
www.chapmantaylor.com

STRUCTURAL ENGINEER

whitby wood

SERVICES ENGINEER

SWECO

DRAWING TITLE

**GA Elevation
North East**

Scale 1 : 200 @ A1

C890GPM MAY 2023 PLANNING P14 AE

C890GPM CTA XX XX DR A 07200 P01

The Waterman Tidemill Square Plot M0121 Blakely Lane

1 South West Elevation
1 : 200



KEY PLAN

NOTES

THIS DRAWING MUST NOT BE SCALED

ALL DIMENSIONS ARE TO BE VERIFIED CHECKED ON SITE. ANY DISCREPANCIES THAT ARE, OR BECOME APPARENT SHOULD BE REPORTED TO CHAPMAN TAYLOR.

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE USUAL AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, AND THERE AS TO PRODUCE USABLE FINE LISTING, LEASE AGREEMENTS OR THE USE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASED AND DECREASED EXPENDITURE IN THE DEVELOPMENT AND BUILDING PHASES.

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- 1 - Dark brown panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 2 - Dark grey panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 3 - Off-white panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 4 - Robust Light grey / brown masonry surrounds to visually colour match equivalent areas in as-built Waterman Building
- 5 - Dark grey metal channel to visually colour match equivalent areas in as-built Waterman Building
- 6 - Yellow / gold coloured panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 7 - Off-white panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 8 - Light cream panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
- 9 - Reflective black cladding to visually colour match equivalent areas in as-built Waterman Building

REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE

CLIENT

PROJECT
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www.chapmantaylor.com

STRUCTURAL ENGINEER

SERVICES ENGINEER

DRAWING TITLE
GA Elevation
South West



C890GPM	MAY 2023	PLANNING	PH	AE
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C890GPM CTA XX XX DR A 07202 P01

- Maximum Building Height**
- +103.800
 - +101.525
 - +101.525
 - Level 28 +98.300
 - Level 25 +88.275
 - Level 27 +95.200
 - Level 26 +98.125
 - Level 25 +96.200
 - Level 24 +91.075
 - Level 23 +10.300
 - Level 22 +78.475
 - Level 21 +53.400
 - Level 20 +10.300
 - Level 19 +97.200
 - Level 18 +84.175
 - Level 17 +61.500
 - Level 19 +58.300
 - Level 16 +54.800
 - Level 14 +61.075
 - Level 13 +48.200
 - Level 12 +46.700
 - Level 11 +42.500
 - Level 10 +24.675
 - Level 9 +36.000
 - Level 8 +93.475
 - Level 7 +35.500
 - Level 6 +28.575
 - Level 5 +23.800
 - Level 4 +24.300
 - Level 3 +27.700
 - Level 2 +18.075
 - Level 1 +18.075

- ①
- ⑤
- ②
- ④
- ①

- ⑦
- ⑧
- ⑨
- ⑥



Plot M0121 Tidemill Square The Waterman

1 South East Elevation
1 : 200



KEY PLAN

NOTES

THIS DRAWING MUST NOT BE SEALED

ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED ON SITE. ANY DISCREPANCIES THAT ARE, OR BECOME APPARENT SHOULD BE REPORTED TO CHAPMAN TAYLOR.

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AREA. THEY RELATE TO THE FINAL AREA OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, ARE THERE AS TO PROJECT VIABILITY AND LISTING, LEASE AGREEMENTS OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES RESULTING IN THE DEVELOPMENT AND BUILDING PROCESS.

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- Maximum Building Height
- Level 32 +103.600
- Level 31 +101.420
- Level 30 +98.250
- Level 29 +95.075
- Level 27 +92.000
- Level 26 +88.820
- Level 25 +85.650
- Level 24 +82.475
- Level 23 +79.300
- Level 22 +76.125
- Level 21 +72.950
- Level 20 +70.000
- Level 19 +67.000
- Level 18 +64.075
- Level 17 +61.000
- Level 16 +58.000
- Level 15 +54.900
- Level 14 +51.875
- Level 13 +48.800
- Level 12 +45.725
- Level 11 +42.650
- Level 10 +39.575
- Level 9 +36.500
- Level 8 +33.425
- Level 7 +30.350
- Level 6 +27.275
- Level 5 +24.200
- Level 4 +21.125
- Level 3 +18.050
- Level 2 +14.975
- Level 1 (Podium) +11.900
- Level 0



- 1 - Dark brown panelled metal cladding to visually colour match equivalent areas in as-built Waterman Building
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REV	DATE	BY	DESCRIPTION	CHKD
P01	MAY 2023	PH	PLANNING ISSUE	AE



PROJECT
Plot M0121 Greenwich Peninsula
Chandler's Ave,
London,
SE18 6DQ



DRAWING TITLE
GA Elevation
South East

Scale 1 : 200 @ A1

C890GPM	MAY 2023	PLANNING	Phk	AE
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C890GPM CTA XX XX DR A 07203 P01

Chandler's Avenue Plot M0121 Olympian Way The Thames



KNIGHT DRAGON



CHAPMAN TAYLOR