

TOWNSCAPE ASSESSMENT

ASSESSMENT NOTES

ASSESSMENT CRITERIA:

The built form quality and character map evaluates architecture and urban design quality. The assessment process has been conducted with a scoring of each block against the criteria suggested by the GLA methodology (0=not satisfied; 0.5=partly satisfied; 1=fully satisfied):

- Context – A distinct sense of place that relates well to its surroundings and responds to local heritage, history and culture.
- Identity – An attractive and distinctive place with well-designed places and buildings.
- Built form – A coherent pattern of development with appropriate building, spaces, layout, orientation, scale, form and appearance.
- Movement – A well-connected place that is easy to access, move through and around by walking and cycling and all modes of transport.
- Nature – A place that enhances and celebrates its natural features, has a pleasant microclimate and is rich in biodiversity.
- Public spaces – Indoor and outdoor public spaces that are safe, social, welcoming, attractive and comfortable to spend time in.
- Uses – A diverse, inclusive and stimulating environment offering a range of uses, experiences and choice.
- Homes and buildings – Functional and attractive homes and buildings that are fit for purpose and have good access to external amenity and public spaces.
- Resources & Lifespan – Efficient and resilient buildings and places and a place with a strong sense of stewardship, that is made to last and can easily adapt future needs and lifestyle demands.

The assessment, conducted per aggregation of blocks identified as having the same urban form typology, considers elements of the previous analysis such as:

- Built form and typology
- Period of development
- Street layout and public realm
- Green and biodiversity
- Town centres and High streets

The evaluation for this map is conducted as a scoring system against each of the previously listed headings:

- Mostly successful quality of urban form and character area - scoring 7-9
- In part successful quality of urban form and character with higher uses mix area - scoring 4-6
- Areas with scarcely successful quality of urban form and character scoring 0-3

NOTES

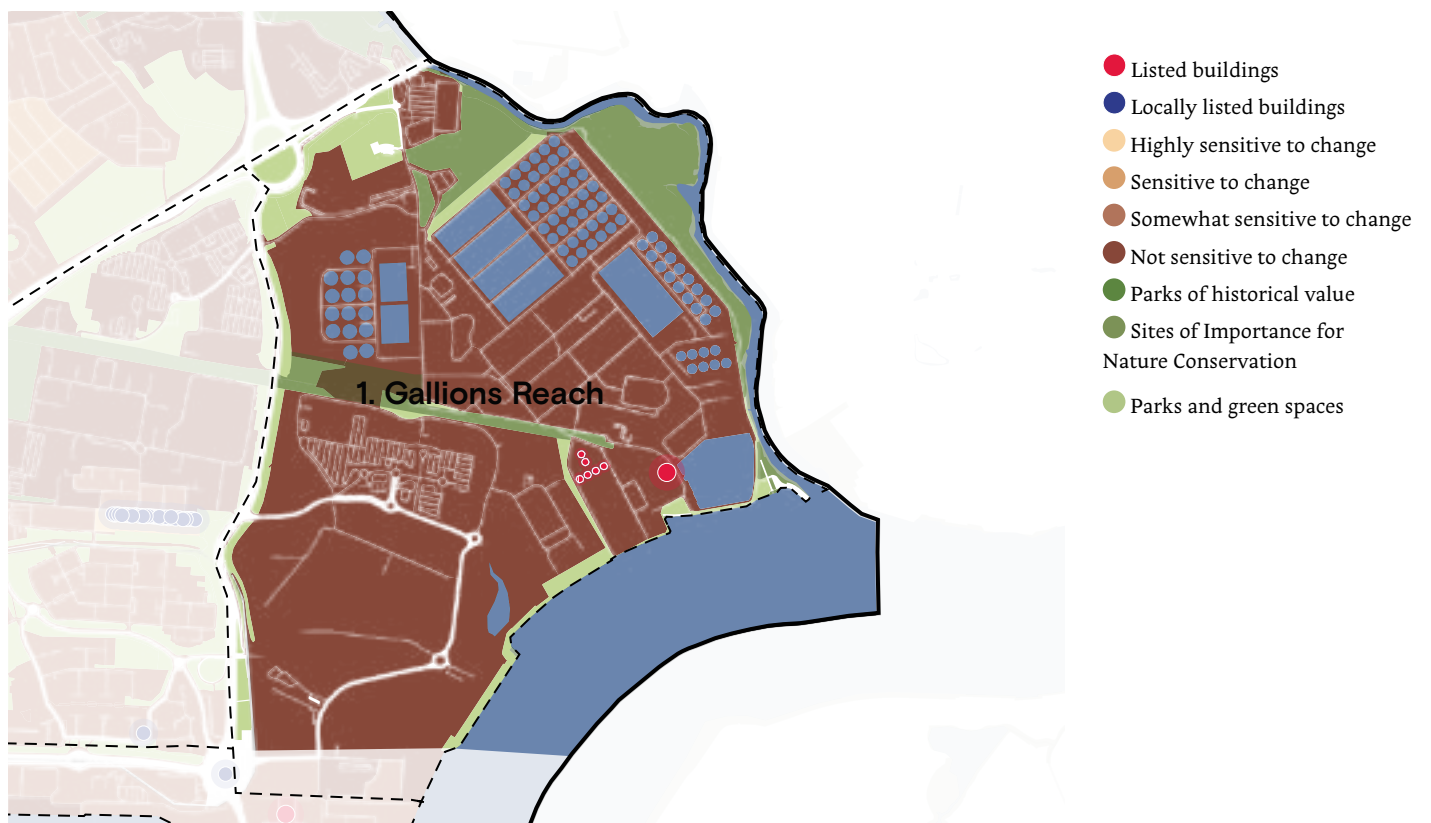
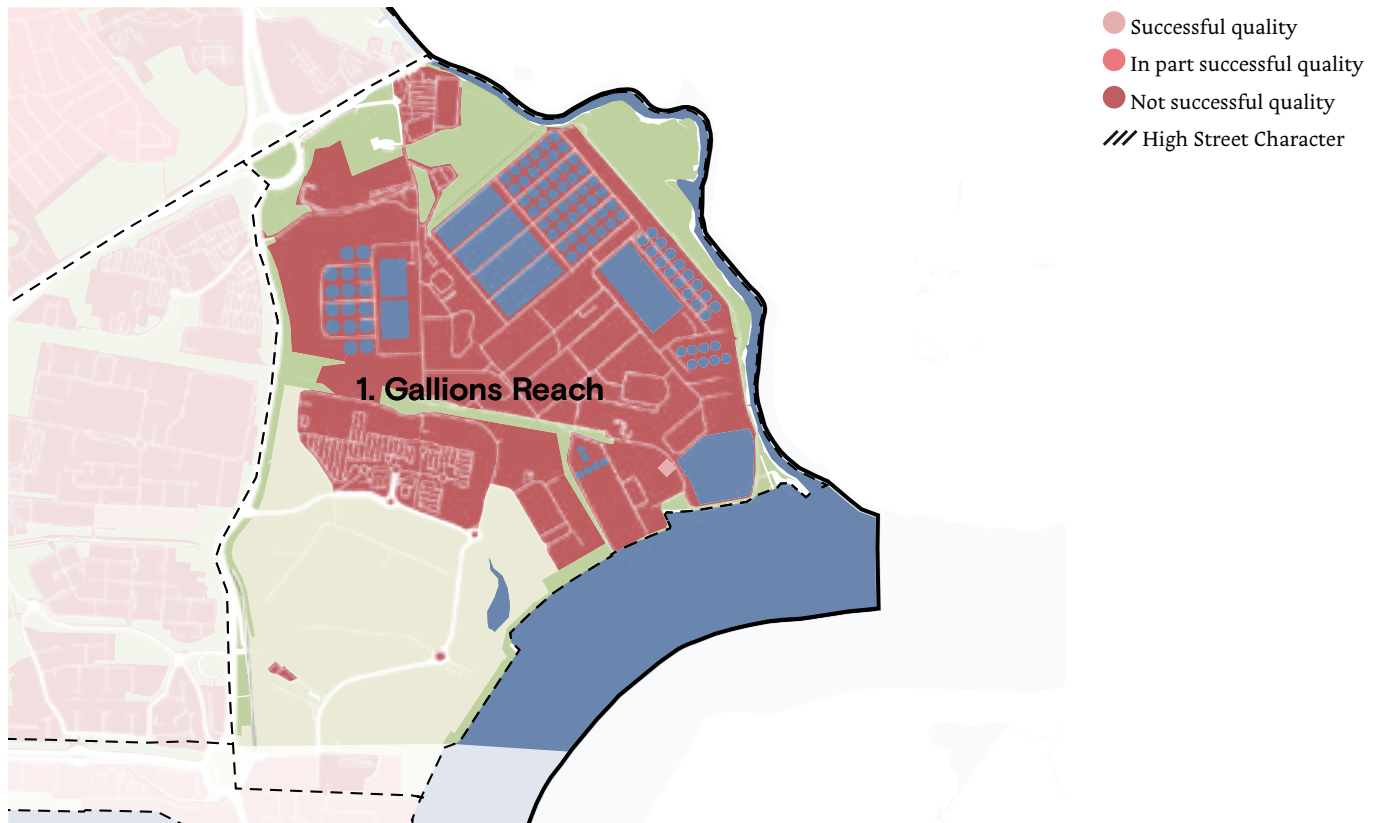
Conservation areas are consistently scored as having a highly successful urban form and character even when not all other parameters for the assessment are satisfied to recognise the outstanding importance of their historical value and architectural quality.

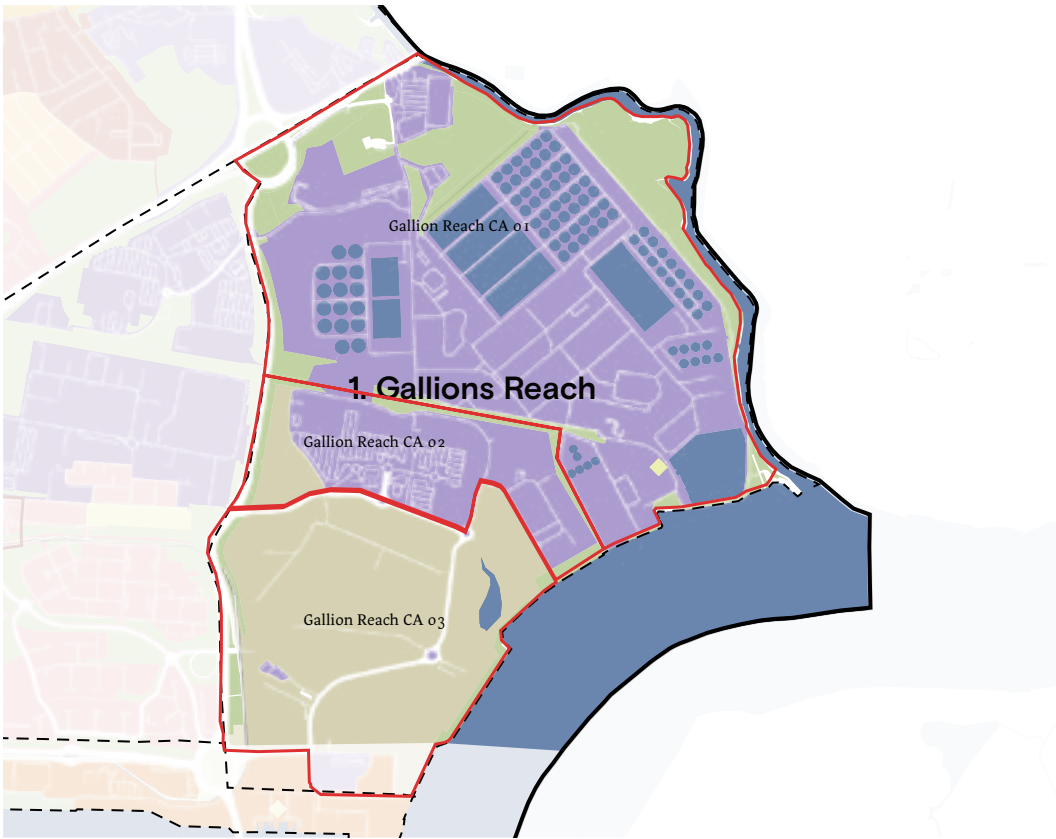
Consolidated patterns of terrace houses usually score as somewhat successful; this is due to the non-efficient use of resources, limited relationship with nature and biodiversity and limited opportunity to integrate different uses.



BUILT FORM CHARACTER ASSESSMENT

1. Gallions Reach





- /// High Street Character
- Town and Local Centres
- Industrial areas
- Large retail park
- Terrace Houses
- Mixed urban plot (fragment of historic terrace houses with newer buildings)
- Inner suburbs
- Apartment buildings and Estates
- Mid density urban neighbourhood
- Brownfield
- Airport and station





Gallion Reach CA 01		
Context	Strategic Infrastructure	o
Identity	Strategic Infrastructure	o
Built form	not efficient use of space	o
Movement	Disconnected	o
Nature	na	o
Public realm	None	o
Uses	Strategic Infrastructure	1
Homes & buildings	na	o
Resources	na	o
Total		1

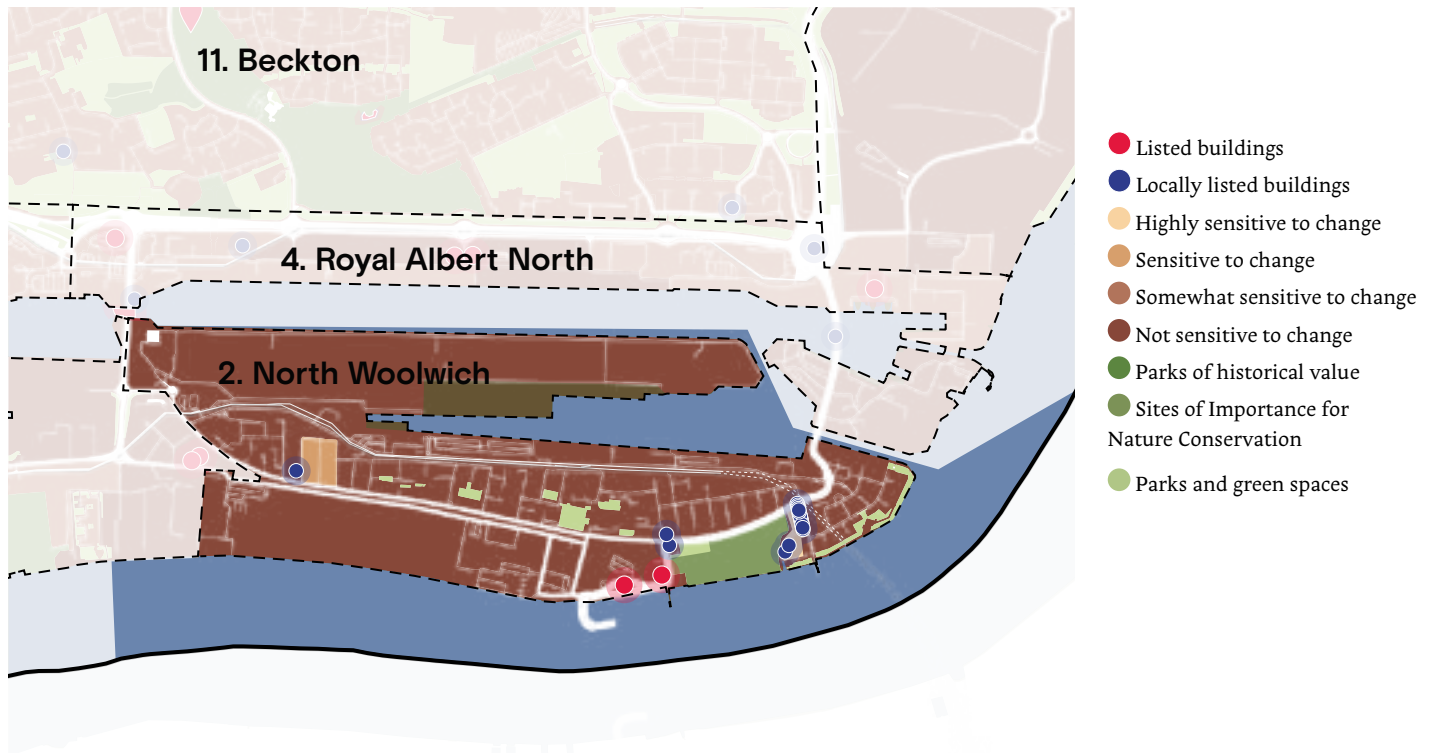
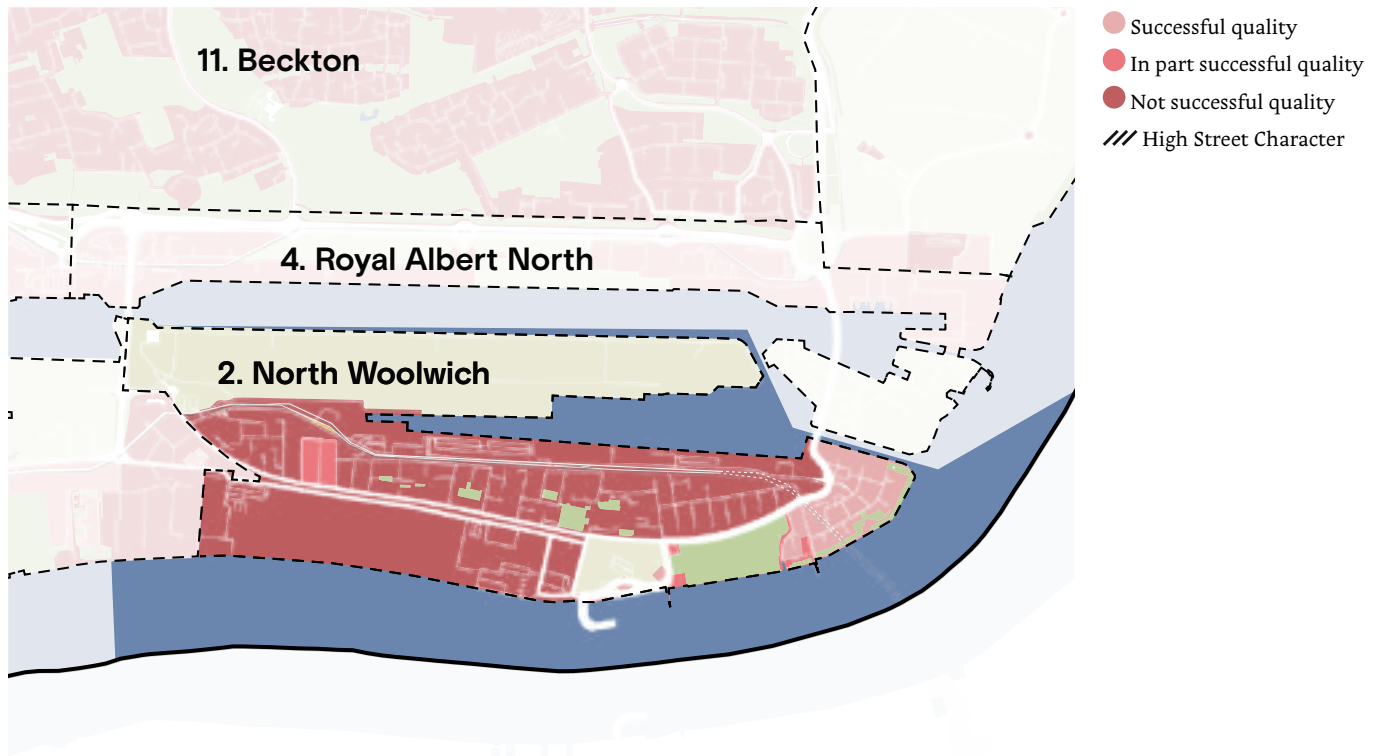


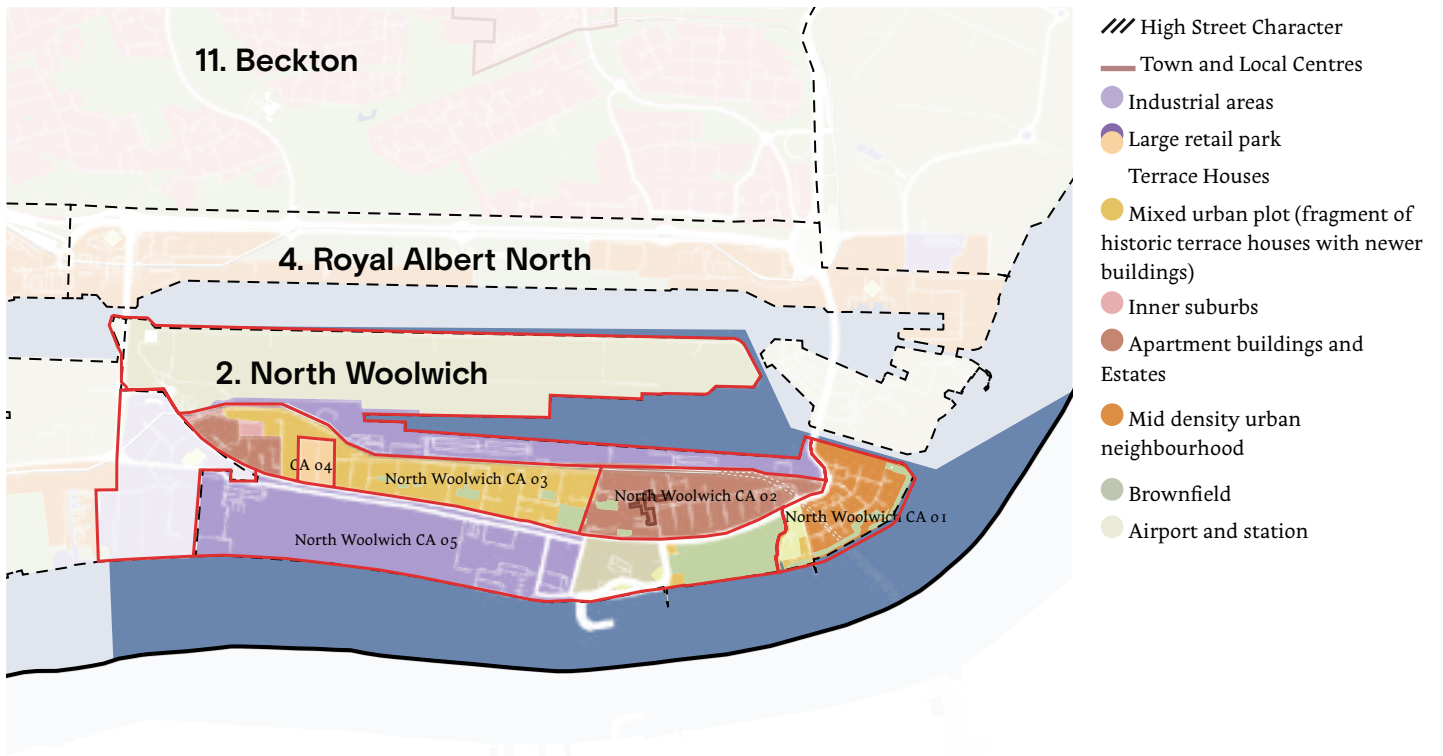
Gallion Reach CA 02		
Context	Not relating to context	o
Identity	Generic	o
Built form	Standard sheds	o
Movement	Disconnected	o
Nature	Scarce presence of green	o
Public realm	Poor	o
Uses	Industrial and retail	1
Homes & buildings	Poor quality	o
Resources	Car based access	o
Total		1



Gallion Reach CA 03		
Context	Largely brownfield site	o
Identity	Largely brownfield site	o
Built form	Largely brownfield site	o
Movement	Largely brownfield site	o
Nature	Largely brownfield site	o
Public realm	Largely brownfield site	o
Uses	Largely brownfield site	o
Homes & buildings	Largely brownfield site	o
Resources	Largely brownfield site	o
Total		o

2. North Woolwich







North Woolwich CA 02		
Context	Not relating to context	0
Identity	Generic	0
Built form	Mix of typologies low quality	0
Movement	Confusing orientations	0
Nature	Presence of some green	1
Public realm	Presence of some green	0.5
Uses	Residential, scarce services	1
Homes & buildings	Poor quality	0
Resources	Car based access	0.5
Total		3



North Woolwich CA 03		
Context	Not relating to context	0
Identity	Generic	0
Built form	Mix of typologies low quality	0
Movement	Disconnected	0
Nature	Presence of some green	1
Public realm	Presence of pocket parks	1
Uses	Residential, scarce services	1
Homes & buildings	Poor quality	0
Resources	Car based access - low density	0
Total		3



North Woolwich CA 04		
Context	Historic worker houses	1
Identity	Historic worker houses	1
Built form	Tradition terrace houses	1
Movement	Disconnected	0
Nature	limited a part form gardens	0
Public realm	Pocket park	1
Uses	Residential, scarce services	0
Homes & buildings	Traditional housing type	1
Resources	Poor energy efficiency	0
Total		5

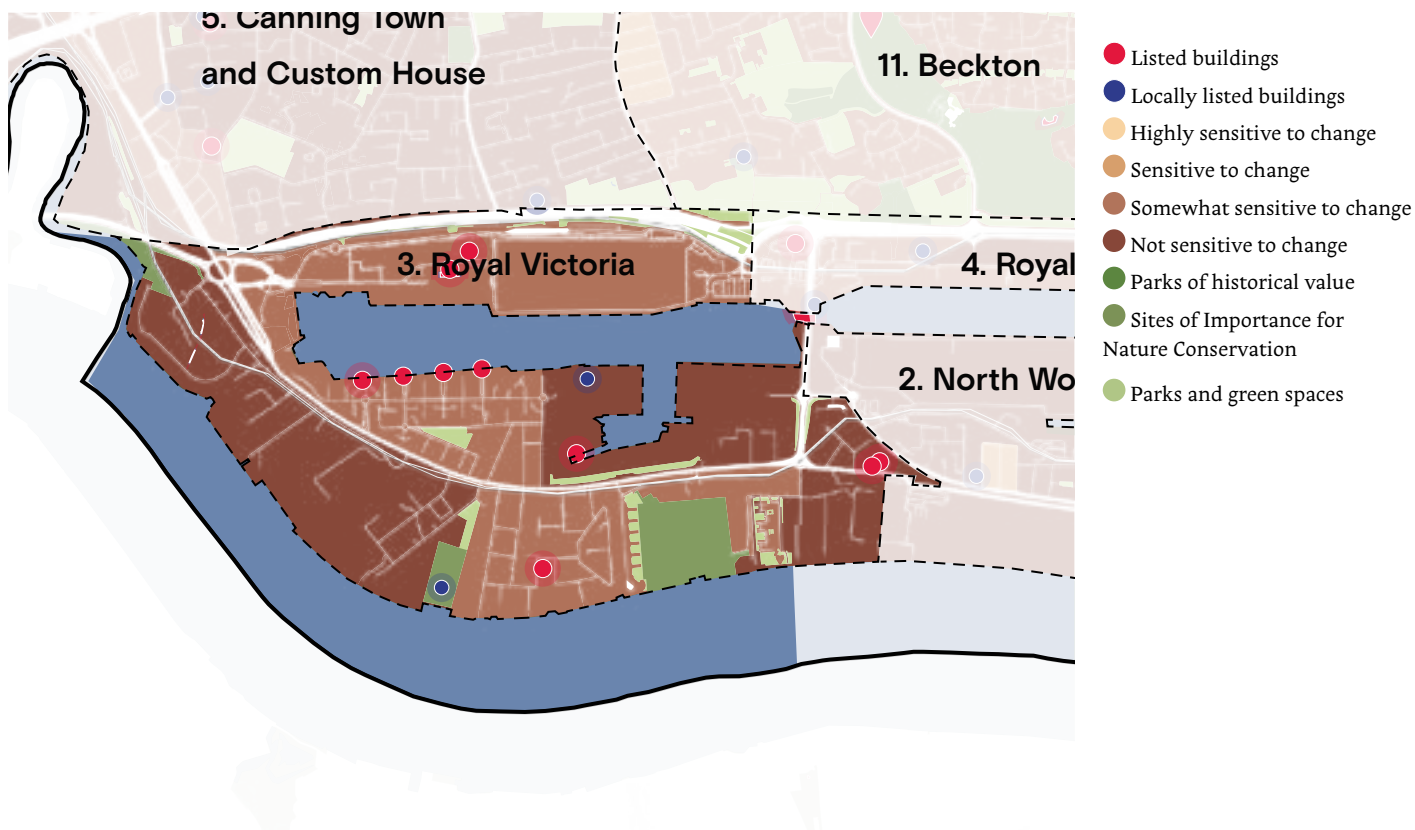
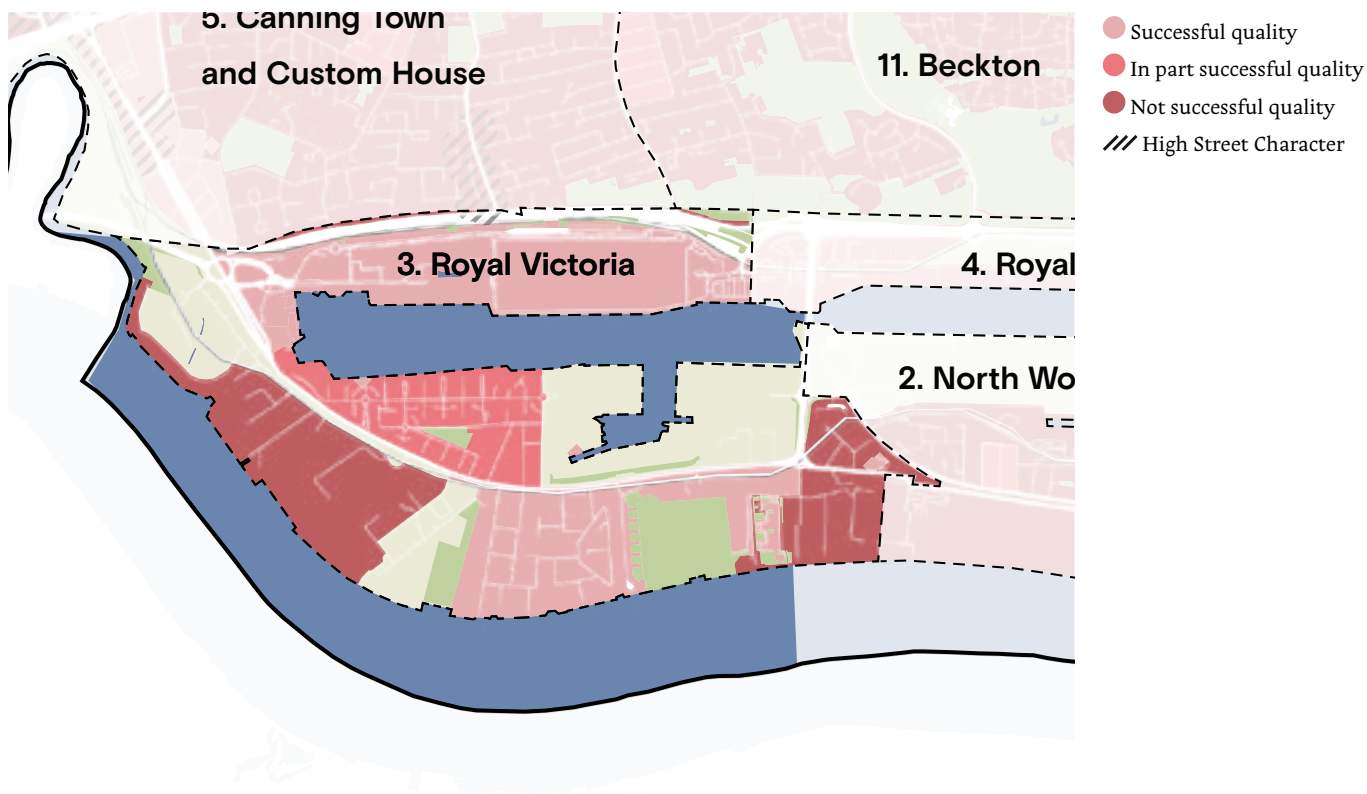


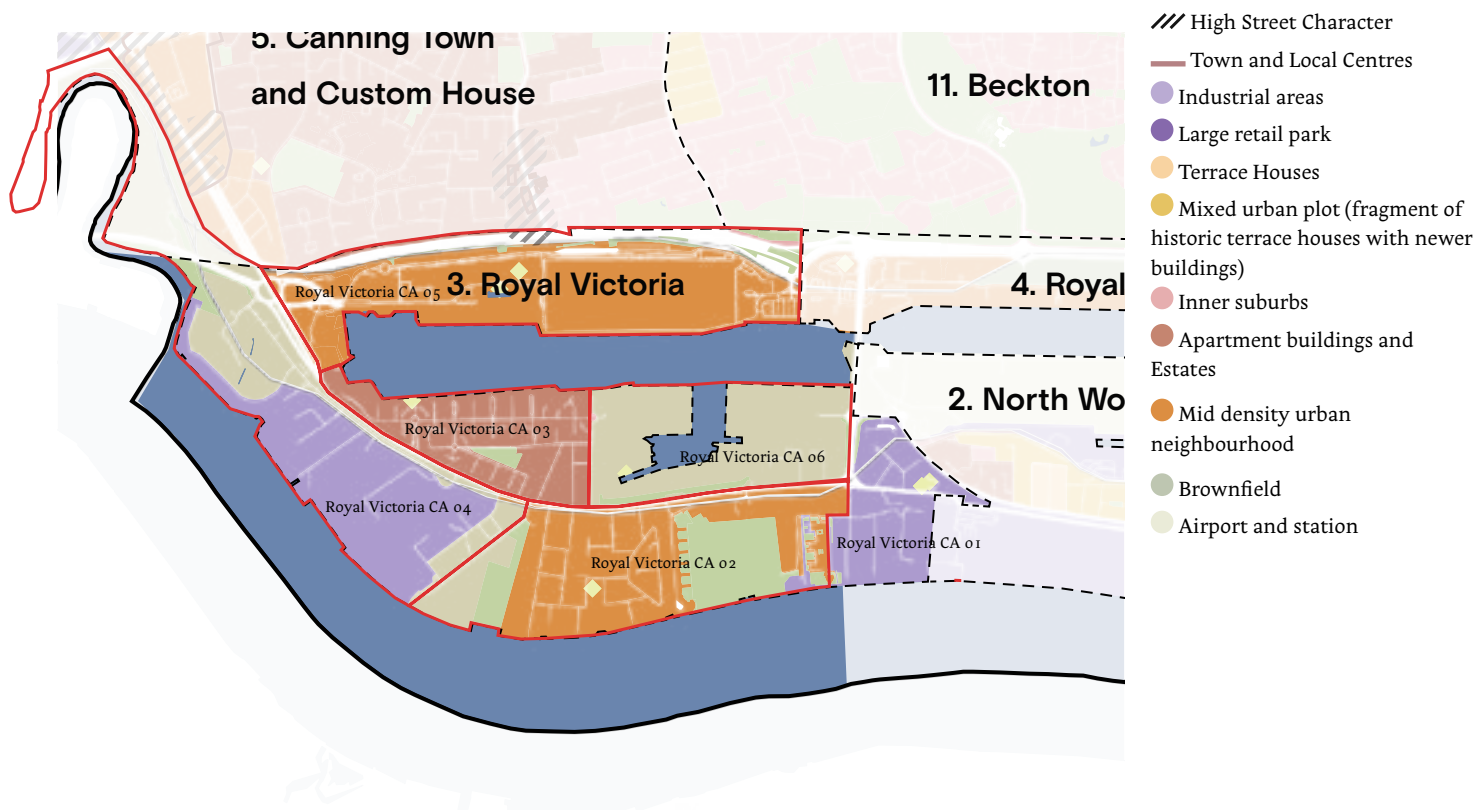
North Woolwich CA 05		
Context	Industrial Areas, disconnected	0
Identity	Historic industrial area	1
Built form	not efficient use of space	0
Movement	Disconnected	0
Nature	na	0
Public realm	Poor	0
Uses	Industrial	1
Homes & buildings	na	0
Resources	na	0
Total		2



North Woolwich CA 01		
Context	Addressing the Thames	1
Identity	Recognisable	1
Built form	Mix of typologies	1
Movement	Car based	0
Nature	Green	1
Public realm	Connection with the water	1
Uses	Mostly residential	0
Homes & buildings	Recently built	1
Resources	Recently built	1
Total		7

3. Royal Victoria







Royal Victoria CA 02		
Context	Connecting with water	0,5
Identity	Clear and recognisable	1
Built form	Efficient perimeter blocks	1
Movement	easy to navigate	1
Nature	frequent green spaces	1
Public realm	high quality, pocket parks	1
Uses	Residential, scarce services	0
Homes & buildings	High quality	1
Resources	Recently completed	1
Total		7,5



Royal Victoria CA 03		
Context	Connecting with water	0,5
Identity	Clear and recognisable	1
Built form	Fragmented urban blocks	0
Movement	Difficult to navigate, isolated	1
Nature	scarce green	1
Public realm	low quality	0
Uses	Residential, scarce services	0
Homes & buildings	Apartment and houses	1
Resources	na	0
Total		4,5



Royal Victoria CA 04		
Context	Great location on the Thames	1
Identity	Mostly borwnfield or industrial	0
Built form	Mostly borwnfield or industrial	0
Movement	Limited access, close to PT	1
Nature	limited	0
Public realm	limited	0
Uses	Mostly borwnfield or industrial	0
Homes & buildings	low quality	0
Resources	Poor energy efficiency	0
Total		0



Royal Victoria CA 05		
Context	Great location on the docks	1
Identity	Clear and recognisable	1
Built form	high density blocks	0
Movement	Close to PT stops	1
Nature	limited beyond the water	0
Public realm	High quality	1
Uses	Mixed	1
Homes & buildings	High quality	1
Resources	Efficient use	1
Total		9



Royal Victoria CA 01		
Context	Not addressing the context	0
Identity	Generic, presence of listed church	0
Built form	not efficient land use	0
Movement	Disconnected	0
Nature	Scarce presence	0
Public realm	Poor	0
Uses	Mix of uses	1
Homes & buildings	not of high quality	0
Resources	scarce efficiency	0
Total		1