

Berkeley
Designed for life



LOMBARD SQUARE

ROYAL BOROUGH
OF GREENWICH
LONDON

Development Update
July 2022

OUR VISION
2030
TRANSFORMING TOMORROW



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THE LOMBARD SQUARE VISION



THE LOMBARD SQUARE VISION

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02

PLUMSTEAD'S PAST,
PRESENT & FUTURE



Between 1888 to 1913...

...Lombard Square was home to Arsenal Football Club whose Manor Ground was located on the site prior to their move to Highbury. The site subsequently became part of the Royal Arsenal before it was replaced in the 1950s by a factory for the Ford Motor Company which manufactured motor components. Industry remained on the site until 2016 when the last remaining building, a plastic bag recycling centre, was demolished.



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In 2017...

...Peabody selected Berkeley Homes as the preferred development partner to deliver the redevelopment of the Lombard Square site.

Together Berkeley and Peabody have worked collaboratively to secure planning permission for a landscape-led masterplan comprising of 1,750 homes and providing a number of benefits to the local community.

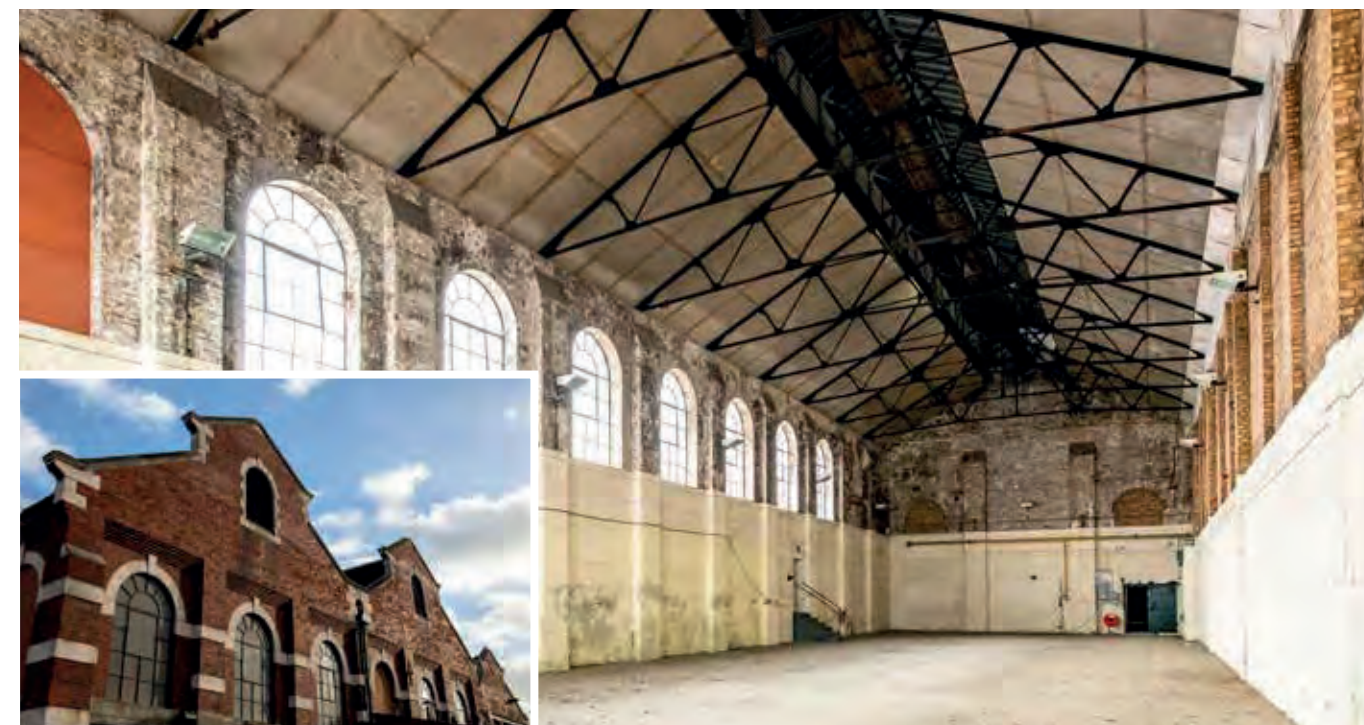
The development will become a real driver of change for Plumstead and Thamesmead. It will support wider plans to deliver new homes in the area over the next 30 years, the growth of local industry to the East of the development and a rich cultural programme.



Plumstead's Renaissance...

Lombard Square acts as a crucial link between a number of projects led by the Royal Borough of Greenwich.

The Plumstead Centre, a leisure and cultural facility, opened in 2020 in the refurbished and extended Grade II Listed Plumstead Library. The Centre forms part of the Plumstead High Street improvements, a multi-million pound scheme which will deliver new shop fronts and upgrade the local public realm in a manner that celebrates Plumstead's identity.



Further North, the Public Realm around Plumstead Station and leading down towards Lombard Square is being upgraded. The plans, for which funding was secured in light of the approval of Lombard Square, will improve the landscape both at surface level and in the Pettman Crescent Underpass. Works are due to commence later this year.

Part funded by a £2.4 million contribution from Berkeley, Plumstead Power Station is also receiving a makeover. The building, which dates back to 1903, will be repurposed as a film studio with Mo-Sys, an innovative local virtual film production company, the intended occupant.



03










THE MASTERPLAN

PHASE	PRIVATE HOMES	AFFORDABLE RENT	SHARED OWNERSHIP	TOTAL HOMES
PHASE 1 (PLOT 7) JUN 2022 - DEC 2025	152	-	54	206
PHASE 2 (PLOT 3) AUG 2022 - SEP 2025	-	173	-	173
PHASE 3 (PLOT 2) OCT 2022 - OCT 2025	128	-	58	186
PHASE 4 (PLOT 4) JAN 2023 - DEC 2025	72	-	96	168
PHASE 5 (PLOT 5) MAR 2023 - JAN 2026	-	142	-	142
PHASE 6 (PLOT 6) APR 2023 - AUG 2026	-	114	-	114
PHASE 7 (PLOT 8) MAY 2024 - JUL 2027	199	-	31	230
PHASE 8 (PLOT 9) NOV 2025 - FEB 2029	272	-	-	272
PHASE 9 (PLOT 1) DEC 2026 - OCT 2030	227	-	32	259
TOTAL	1050	429	271	1750





Plots 2&7

 Construction Starts June 2022	 11,250 sqft Community Use/Commercial space	 Community Garden
 1050 Private Homes	 429 Affordable Rent	 271 Shared Ownership
 New Public Square	 New Park	 11,250 sqft Commercial Use/Retail space



Plot 7



View of Lombard Square towards Central London



C.G.I. of Commercial Units



Indicative C.G.I. of Plot 6



Looking West across the Park



Community Garden between Plot 7 & 8



04

WHAT MAKES
LOMBARD SQUARE DIFFERENT?

REGENERATION & OPEN SPACE	HOMES	PARTNERSHIP	COMMUNITY	CONNECTIVITY & INFRASTRUCTURE
17.7 acre Site		2017 Berkeley and Peabody Partnership Established	11,250 sqft Community use Commercial floorspace	
2.7 acres of New Green Space & Parkland	1,750 Consented			New Ramped Ridgeway Access
	50% Phase 1 Affordable		COMMUNITY GARDENS	IMPROVED PUBLIC REALM AROUND PLUMSTEAD STATION
45% Net Biodiversity Gain		THAMESMEAD™		Over 3,100 Cycle Spaces Proposed
Key Site within the Abbey Wood and Thamesmead Opportunity Area	700 (40%) Affordable Homes		35,000sqft of publically accessible playspace	FORTHCOMING BUS ROUTE ENHANCEMENTS

EMPLOYMENT	AMENITIES
10% Target Onsite Employees in Apprenticeships	11,250 SQFT NEW RETAIL & COMMERCIAL SPACE Delivered in Phase 1
	ON SITE CAR CLUB
£5m Investment in wider Strategic Industrial Land	
175 Permanent Jobs Created on Completion	Concierge delivered on site
	100 EV Charging Points





05

FOUR SEASONS PARK

A NEW GREEN HEART

The centrepiece gardens have been designed around the concept of the four seasons and feature a green square of 1.8 acres complete with a lake, children's play areas and space to run. The result is a space ideally designed to create a harmonious community which will benefit the area for decades to come.



BEAUTIFULLY LANDSCAPED SPACES

Sustainability sits at the heart of everything we do. Here you'll find hundreds of new plantings to breathe life into this rich green environment. Take the family on a nature trail adventure, setting off from the residents' podium or the garden square, seeing how many different flowers you can identify along the way.



AN ABUNDANCE OF OPEN SPACE

A series of walkways, footpaths, open spaces and community orchard link together the feeling of nature throughout Lombard Square. The biodiverse landscape encourages you to take a stroll, cycle, or simply explore the fresh air with friends and family. Most houses benefit from their own podium garden with ample seating areas and green walkways providing the perfect space to relax and escape the city.

CAREFULLY DESIGNED GARDEN SQUARE

The garden square will be a local destination for you and the wider community to meet, connect and enjoy.

It will create a wide variety of play opportunities for children of all ages, with a pond to improve ecology and provide a rich natural habitat. The central lawn space has been carefully designed to accommodate community events and gatherings of all kinds.







Excavations on Site

Archaeology Surveys Start on Site

In advance of construction commencing on site, archaeology surveys are now underway at Lombard Square. Should these investigations result in any interesting finds, details will be shared with the local community and general public.

Thamesmead Codex at the Tate Modern

An art exhibition about Thamesmead is now on display at the UK's most visited art gallery, the Tate Modern. After recording first-hand tales and experiences from a range of Thamesmead residents, artists Bob and Roberta Smith created a series of 24 paintings which capture the experiences of the local community and weave together a picture of how the area has transformed over the decades.



Thamesmead Codex

Punchdrunk Opening

Internationally acclaimed immersive theatre company, Punchdrunk, have returned to the UK for the first time since 2014 with their largest and most ambitious live show to date, The Burnt City. The performance is taking place in their new headquarters, the nearby Woolwich Works, from the 22nd March – 28th August. For further information on Punchdrunk and to purchase tickets for upcoming shows, head to www.punchdrunk.com.



Punchdrunk Performance Space CGI



Planting at Southmere Park

South London's First Tiny Forest

Local residents recently came together to plant South London's first ever Tiny Forest in nearby Southmere Park. Comprising of 600 trees across a 200sqm plot, the woodland will be a rich source of biodiversity, capable of attracting over 500 animal and plant species within the first three years of being planted.



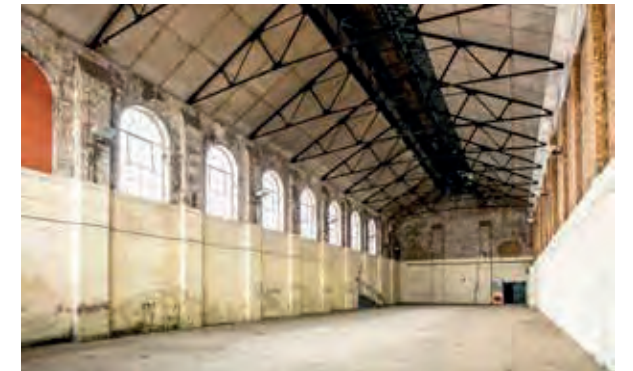
Hadden Road

New Prison Access Road Open

Having been closed for several years, Hadden Road has now been reinstated to provide access from Nathan Way to HMP Thameside. Hadden Road is temporarily the principle access road for the Prison whilst works are underway to deliver the long-term primary access road off Western Way. In the future the road will also act as the gateway to the industrial service yard in Plot 6.

Plumstead Power Station to Become Film Studio

Following approval from the Royal Borough of Greenwich Cabinet in February, plans to transform Plumstead Power Station into a special effects film studio are now in progress. The Power Station will be renovated to accommodate 8 studio stages for Mo-Sys, an innovative virtual film production company, who are currently based at Modern Wharf in Greenwich. The redevelopment of the Power Station is supported by a £2.4m contribution from Berkeley.



Plumstead Power Station



TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.[illegible]



**17.7 ACRE
MASTERPLAN**



**1,750 HOMES
CONSENTED**



57,000 SQFT
COMMUNITY, INDUSTRIAL
AND COMMERCIAL SPACE



**2030
TARGET COMPLETION**

For further information please contact:

Berkeley East & West Thames, Berkeley House,
5 Station Way, London. SE18 6NJ

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