

# Lombard Square *Development Update*

February 2023

**LOMBARD  
SQUARE**


ROYAL BOROUGH  
OF GREENWICH  
LONDON

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

 Peabody

**Berkeley**  
Designed for life



An architectural rendering of the Lombard Square development. The scene shows several multi-story residential buildings with a mix of brick and grey cladding, featuring balconies and large windows. In the foreground, there is a lush green park area with a winding path, colorful wildflowers, and a few people walking. The sky is blue with scattered white clouds, and a small airplane is visible in the distance.

“This scheme will deliver top quality homes, workspace and community facilities which will be a boost to the whole area. Sitting just moments from the fantastic new Berkeley development at Royal Arsenal, we look forward to extending this quality to deliver the first part of the mixed-use, landscape led regeneration of West Thamesmead”

Lord Kerslake, Chair of Peabody Trust.

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## 01. The Lombard Square *Vision*

“Lombard Square will act as real driver for change in the area, bringing 17 acres of vacant and unwelcoming space back to life, opening up the area and creating new homes, employment opportunities and a thriving community asset for all to enjoy.”





# The Past



## 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.



## 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.

**Berkeley**  
Designed for life

**Peabody**





## 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.



Plumstead High Street Approach



Plumstead Centre



Plumstead Power Station



Plumstead Power Station



Plumstead Train Station

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.



## 02. The Evolution of *Lombard Square*





# The Evolution of *Lombard Square*





## 03. The Masterplan








# Consented Masterplan

1750 homes



|        |  Private Housing |  Affordable Housing |  Total Homes |
|--------|---|--|---|
| Plot 1 | 227   | 32   | 259   |
| Plot 2 | 128   | 58   | 186   |
| Plot 3 | -   | 173  | 173   |
| Plot 4 | 72  | 96   | 168   |
| Plot 5 | -   | 142  | 142   |
| Plot 6 | -   | 114  | 114   |
| Plot 7 | 152   | 54   | 206   |
| Plot 8 | 199   | 31   | 230   |
| Plot 9 | 272   | -  | 272   |
| Total  | 1,050   | 700  | 1,750   |



# Lombard Square Contributions

S106 Contributions

|   | Amount             |
|---|--------------------|
| Plumstead Power Station                       | £2,400,000         |
| Health  | £1,000,000         |
| Transport for London                          | £1,000,000         |
| Highways                                      | £617,000           |
| Greenwich Local Labour and Business           | £300,000           |
| Monitoring                                    | £91,000            |
| Cycle Training                                | £35,000            |
| Parking Surveys                               | £30,000            |
| Strategic Industrial Land Investment Strategy | £5,000,000         |
| Carbon Offset                                 | £2,243,000         |
| <b>Total</b>                                  | <b>£12,716,000</b> |













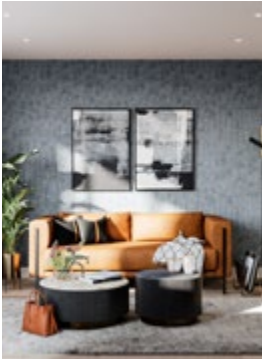







## 04. What Makes Lombard Square *Different*





# Placemaking

| <br>Regeneration<br>& open space | <br>Homes | <br>Partnership                      | <br>Community | <br>Connectivity<br>& infrastructure | <br>Employment                                      | <br>Amenities |
|---|--|---|--|---|--|--|
| 17.7 acre<br>site   | 1,750<br>consented   | 2017<br>Berkeley and<br>Peabody<br>Partnership<br>Established   | 11,250<br>sq ft Community Use<br>Commercial Space  | New Ramped<br>Ridgeway<br>Access  | 10%<br>Target of Onsite<br>Employees in<br>Apprenticeships   | 11,250<br>sq ft New Retail &<br>Commercial Space<br>Delivered in Phase 1                         |
| 2.7 acres<br>of New Green<br>Space & Parkland   | 700<br>(40%) Affordable  | <br>ROYAL<br>borough of<br>GREENWICH | Community<br>Gardens   | Improved Public Realm<br>around Plumstead Station   | <br>GLLaB<br>Greenwich Local<br>Labour and Business | On site Car Club   |
| 45%<br>Net Biodiversity<br>Gain   | 50%<br>Phase 1<br>Affordable   | <br>GREATER<br>LONDON<br>AUTHORITY | 35,000<br>sq ft of publicly<br>accessible play space   | Forthcoming<br>Bus Route<br>Enhancements  | £5m<br>Investment in wider<br>Strategic Industrial Land  | Concierge<br>delivered on site   |
| Catalyst for new<br>housing within<br>the Abbey Wood<br>and Thamesmead<br>Opportunity Area                        | 10%<br>Homes Wheelchair<br>Accessible or<br>Adaptable                                      | <br>THAMESMEAD™                    | Public Square<br>to Host<br>Community Events   | Over 3,100<br>Cycle Spaces<br>Proposed  | 187<br>Full Time Jobs<br>Created on<br>Completion  | 100<br>EV Charging Points  |
|                                |         |                                    |              |                                    |   |             |

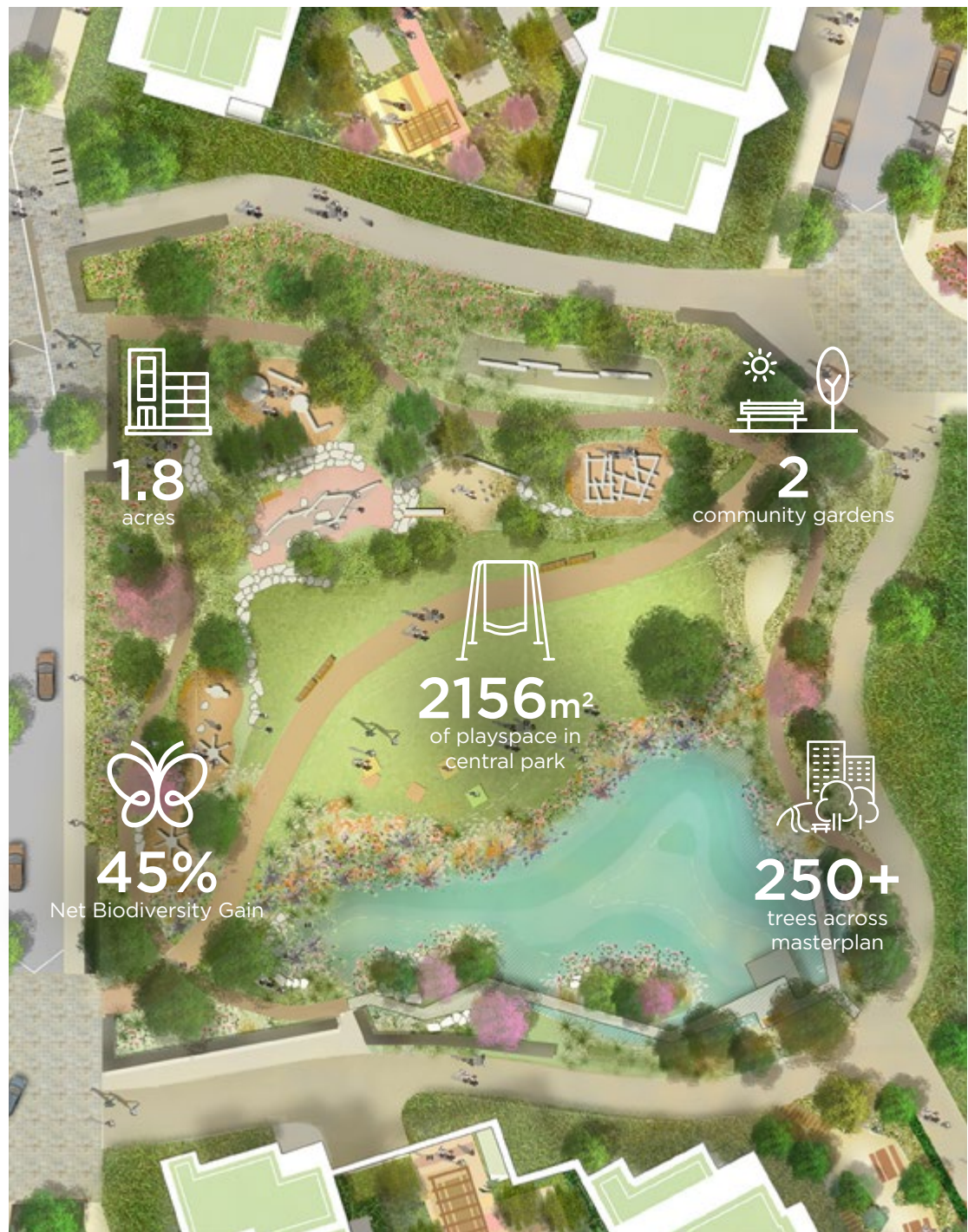


## 05. Four Seasons *Park*





# Four Seasons Park Masterplan





## 06. A Place to Grow *Together*





## Community and Social Value

Lombard Square will act as a connection between the communities of Plumstead, Broadwater Green and Thamesmead, encouraging and inviting people to visit and enjoy this new neighbourhood. In its own right Lombard Square will become a new sustainable, harmonious and diverse community which brings people together.

This derelict and unloved brownfield site will be transformed into a thriving and sustainable community which compliments the surrounding local area, providing an array of job opportunities and supporting small business.

### MEETING THE COMMUNITY'S NEEDS

- Mixed-tenure homes
- Natural children's playspace
- 10% of homes wheelchair adaptable or accessible
- Community development support and forthcoming community events programme
- Community garden provision

### LOCAL EMPLOYMENT, TRAINING AND MENTORING

- Target of 10% of all on-site employees being in apprenticeships
- School engagement programme to promote jobs in construction
- Supporting Greenwich Local Labour and Business through £300k contribution

### COMMERCIAL OPPORTUNITIES

- Diverse range of commercial, community and retail spaces across the masterplan
- 187 Full time jobs created onsite upon completion
- 25,000 sqft of retail, commercial and community opportunities
- 34,500 sqft Industrial Space supporting growth of wider West Thamesmead Strategic Industrial Land

### SUSTAINABLE LIVING

- One of the first brownfield residential developments in the UK to deliver Ground Source Heat Pump heating network
- Net Zero Carbon Development
- 20% of car parking spaces across the site for electric vehicles
- Improved local pedestrian and cycle links



Community Square



Apprentice construction employees



Local businesses



Community gardens



Commercial units



Local businesses



## Latest News

### Community Update

#### BOATING CLUB SETS SAIL

The construction of the new boating club on Southmere Lake is now complete. The club falls within Peabody's wider £2.5M investment in to Southmere Lake to improve water quality, biodiversity and promote the local landscape. Opening in Spring, the community will benefit from educational and recreational opportunities such as canoeing, paddle-boarding and kayaking before expanding to include sailing, birthday parties and holiday clubs. The facility will bring significant benefits to the local community, supporting both physical and mental wellbeing whilst creating volunteer and job opportunities.



### Development Progress Update

#### NEW BERKELEY PROJECT OFFICE

The Berkeley Homes Production Team have relocated to Lombard Square from the Royal Arsenal Riverside Project Office following the recent completion of the new Project Office located to the East of the site. Designed with the desire to promote the well-being and inclusivity of all employees and sub-contractors alike, the office is equipped with hot desks, a modern boardroom and canteen. The relocation of the team at the early stage in the delivery timeline reflects Berkeley's long-term commitment to the development of Lombard Square.



#### NEW PLANNING APPLICATIONS SUBMITTED

In November 2022, Berkeley and Peabody submitted plans to further enhance the Lombard Square Masterplan. The applications seek to deliver an additional 163 homes, including 65 affordable homes, across the Development. Details have also been submitted for Plot 6, which comprises of 154 affordable rent homes and two commercial units with an industrial focus as well as delivering play space and landscaping improvements for the wider community. The proposals are in-keeping with the architectural language seen across the masterplan, inspired by the historical Peabody Mansion Block. The applications are expected to be determined in early Spring 2023.





## 07. Homes for All



**40%**

Affordable Homes



**61%** Affordable Rent  
**39%** Shared Ownership



**10%**

of homes wheelchair  
adaptable or accessible



**150,000 sqft**

of publicly accessible  
amenity space



**35,000 sqft**  
publicly accessible playspace



**Tenure neutral  
homes**



# Before v After





## 08. *Our Commitments*





# Our Vision 2030 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**





**1,750**

Homes consented



**57,000**

Sq Ft Community,  
industrial &  
commercial space



**17.7**

Acre Masterplan



**2030**

Target Completion

February 2023

For further information please contact:  
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**MAYOR OF LONDON**



OUR VISION  
**2030**  
TRANSFORMING TOMORROW