

# Lombard Square *Development Update*

September 2023

**LOMBARD  
SQUARE**  
ROYAL BOROUGH  
OF GREENWICH  
LONDON




**MAYOR OF LONDON**

 **Peabody**

**Berkeley**  
Designed for life





Lombard Square will deliver high quality housing, workspace and community facilities which will bring significant benefits to the wider area. We look forward to delivering the first part of this mixed-use, landscape led regeneration in West Thamesmead.

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## 01. The Lombard Square *Vision*

This scheme will act as a catalyst 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.



Manor Ground

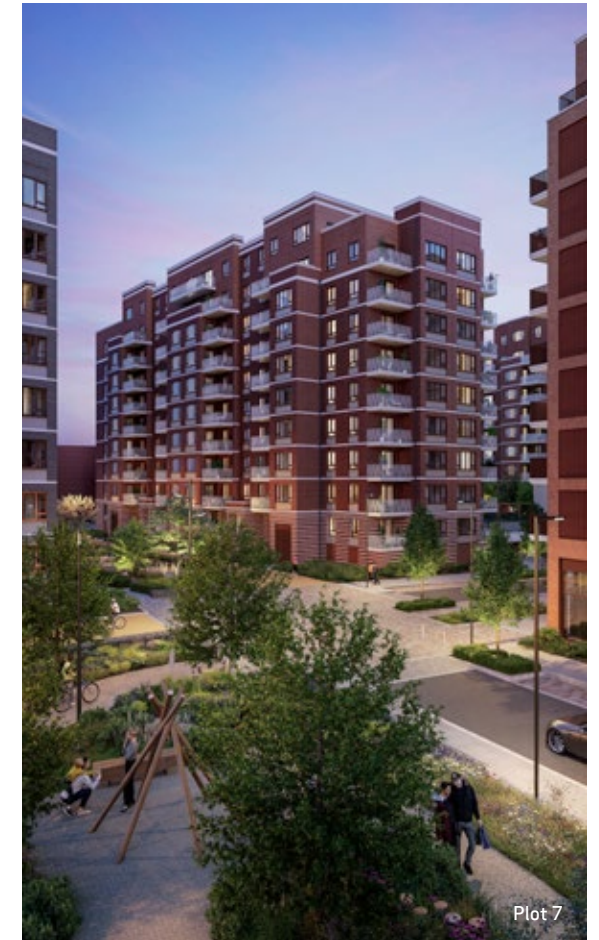
### IN 2017...

...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 1,913 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



Plot 7



Derelict site



## 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 Train Station



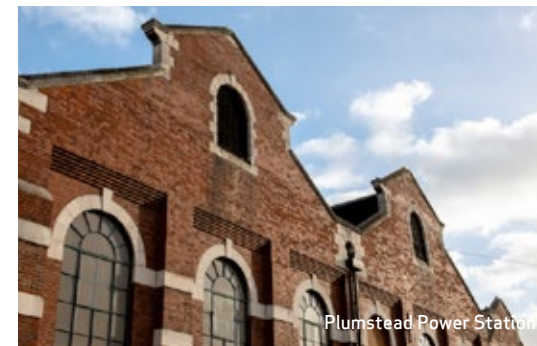
Plumstead Centre



Plumstead Power Station



Plumstead Power Station



Plumstead Power 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 at both levels in early 2024.

Across the Ridgeway, Plumstead Power Station is being transformed into a world-leading virtual production hub with a film studio and supporting ancillary space. Part funded by a £2.4 million contribution from Berkeley, Mo-Sys, a locally based industry-leading innovator in Virtual Production and Image Robotics will be based out of the Power Station from 2024 employing around 80 people.



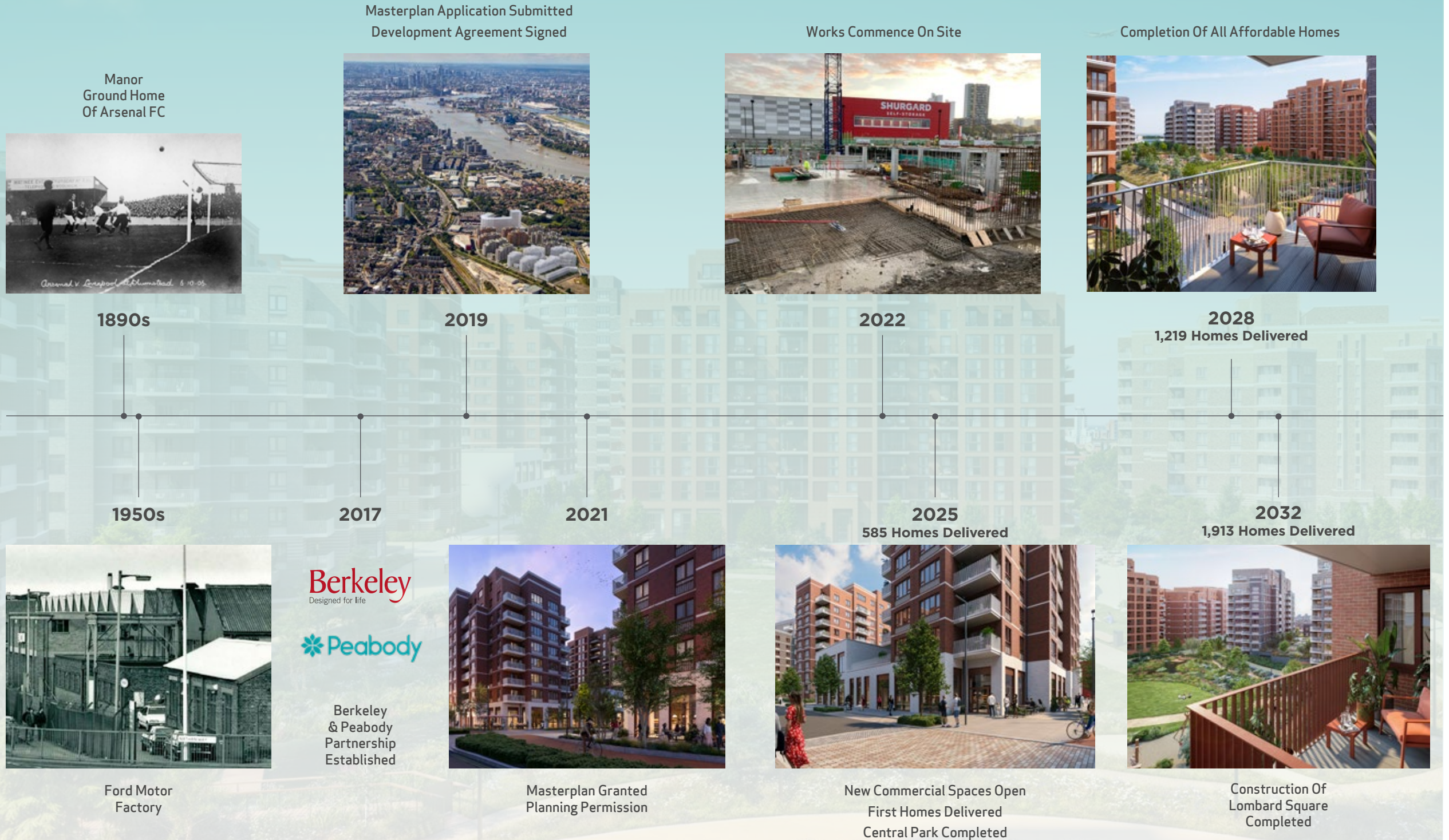
## 02. The Evolution of *Lombard Square*

A photograph of a green brick wall with a yellow arrow pointing right and the text 'TO THE HIGH STREET' painted on it. The wall is made of green bricks and has a yellow arrow pointing to the right. The text 'TO THE HIGH STREET' is painted in yellow, block letters on the wall. The wall is in the foreground, and there are trees in the background. The ground in front of the wall is paved with grey stones.

TO THE  
HIGH STREET



# The Evolution of *Lombard Square*





# 03. The Masterplan



Canary Wharf

02 arena



Woolwich Elizabeth line

Royal Arsenal Riverside

City Airport

Lombard Square



Plumstead Station








# Consented Masterplan

1,913 homes



	 Private Housing	 Affordable Housing	 Total Homes
Plot 1	346	-	346
Plot 2	128	58	186
Plot 3	-	173	173
Plot 4	72	96	168
Plot 5	-	142	142
Plot 6	-	154	154
Plot 7	152	54	206
Plot 8	142	88	230
Plot 9	308	-	308
Total	1,148	765	1,913











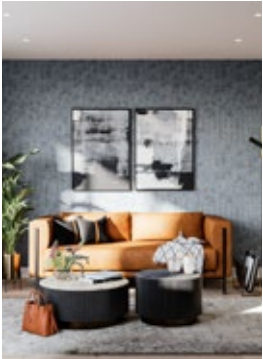







## 04. What Makes Lombard Square *Different*





Placemaking

 Regeneration & open space	 Homes	 Partnership	 Community	 Connectivity & infrastructure	 Employment	 Amenities
17.7 acre site	1,913 consented	2017 Berkeley and Peabody Partnership Established	11,250 sq ft Community Use Commercial Space	New Ramped Ridgeway Access	10% Target of Onsite Employees in Apprenticeships	14,750 sq ft New Retail & Commercial Space Delivered in Phase 1
2.7 acres of New Green Space & Parkland	765 (40%) Affordable	£42.6m Grant Funding from the Greater London Authority	Community Gardens	Improved Public Realm around Plumstead Station	GLLaB Greenwich Local Labour and Business	On site Car Club
45% Net Biodiversity Gain	50% Phase 1 Affordable	 ROYAL GREENWICH	35,000 sq ft of publicly accessible play space	Forthcoming Bus Route Enhancements	£5m Investment in wider Strategic Industrial Land	Concierge delivered on site
Catalyst for new housing within the Abbey Wood and Thamesmead Opportunity Area	10% Homes Wheelchair Accessible or Adaptable	THAMESMEAD 	Public Square to host Community Events	Over 3,100 Cycle Spaces	187 Full Time Jobs Created on Completion	100 EV Charging Points
						



## Lombard Square *Contributions*

### S106 Contributions

	Amount
Plumstead Power Station	£2,400,000
Health	£1,085,000
Transport for London	£1,085,000
Highways	£617,000
Greenwich Local Labour and Business	£325,000
Monitoring	£91,000
Cycle Training	£38,300
Parking Surveys	£30,000
Strategic Investment Land Investment Strategy	£5,000,000
Carbon Offset	£2,243,000
<b>Total</b>	<b>£12,914,300</b>

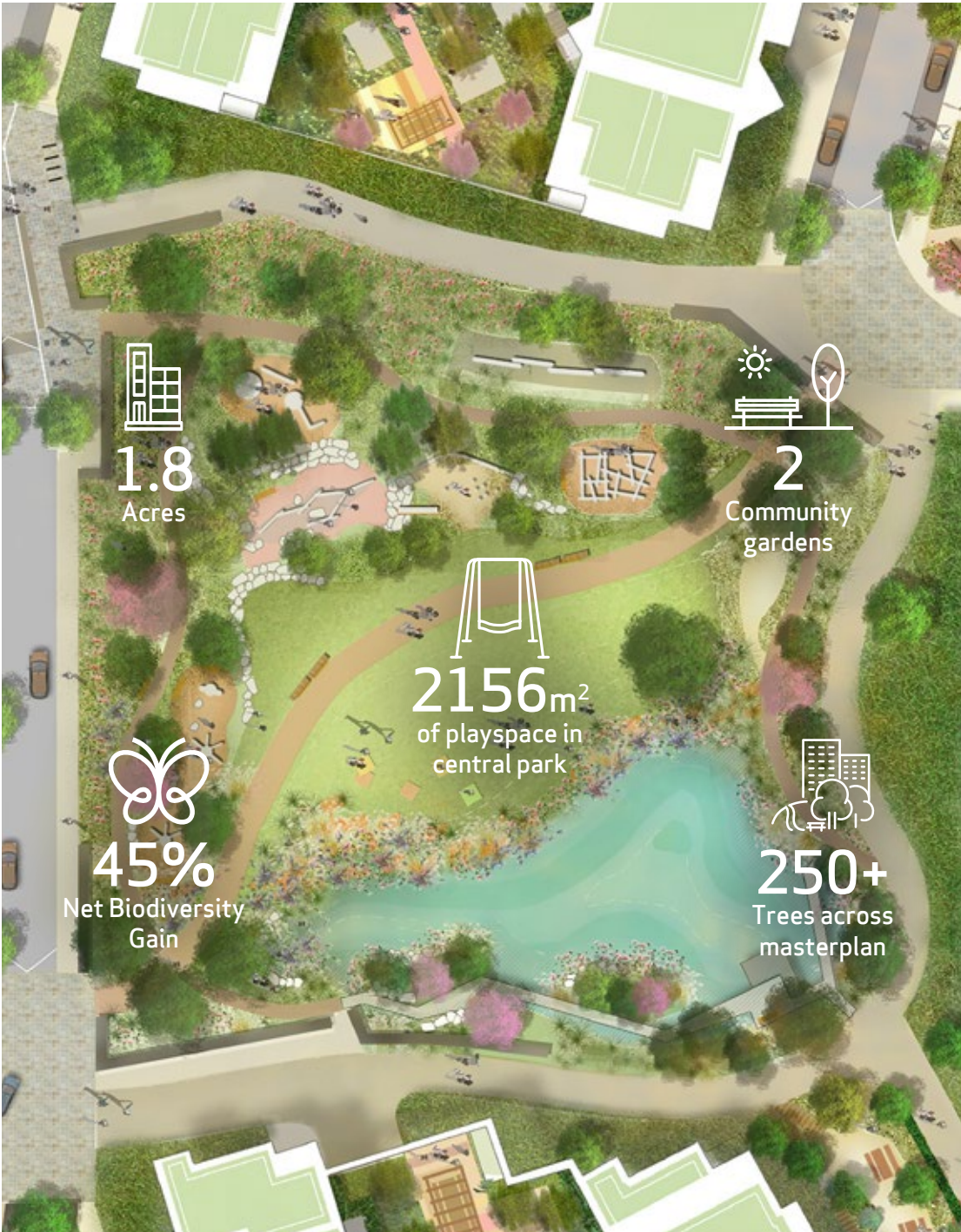


## 05. Four Seasons Park





# 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 whilst supporting small businesses.

### 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 £325k 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
- 23,000 sqft of 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 a 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



## Partnership *work in action*

Berkeley have a long history of working with local community groups, organisations, schools and charities. Below is a snapshot of this partnership work in action over the last nine months; work that we are proud of and look forward to continuing at Lombard Square.

### SUMMER OF ARTS & FUN

This summer, Berkeley spent £30,000 sponsoring Woolwich Works' free family-friendly programme of arts and culture activities. Enabling over 3,100 people from across the Royal Borough of Greenwich to attend 41 workshops and events over a six-week period.



### RECYCLING TECHNOLOGY

In July, Berkeley joined forces with a local resident employed by the Crown Prosecution service to refurbish 80 laptops and donate them to Plumcroft School, Demelza Children's Hospice, Greenwich and Bexley Community Hospice, The Her Project, Woolwich Service Users Project (WSUP) and Roar Pursuits CIC.

### PROVIDING OPPORTUNITIES

Last year, Berkeley became the first business to sign up to support the Royal Borough of Greenwich's new Supported Internship Programme. Allowing young people aged 18 - 24 with an Education, Health and Care Plan (EHCP) to get a foot on the working ladder.

This successful partnership with the Royal Borough of Greenwich, DFN Project Search, Unity Works, Shooters Hill Sixth Form College and businesses at Royal Arsenal Riverside saw seven students graduate from the scheme in July this year. The positive feedback received from everyone involved during the programme led to the initiative being extended, with a further eight students starting their journey into employment earlier this month (September).



Apprentice construction employees

### A PLACE FOR BUSINESSES TO THRIVE

Royal Arsenal Riverside's Business Networking Group recently celebrated its fifth birthday. Initiated by Berkeley, its membership has grown to over 120 members and continues to welcome new business owners at each of their quarterly meetings. A similar group has now been formed at Kidbrooke Village with 10 members coming together for their first meeting in July.



### WORKING WITH CHARITIES

This year, Berkeley announced it would be extending its charity partnership with Demelza Hospice Care for Children. Since 2012, Berkeley have raised over £550,000 for the charity through various fundraising activities and provided 480 hours of volunteer work. Part of this work included Berkeley transforming three family rooms at their Eltham Hospice.



### LISTENING AND DELIVERING

Over at Kidbrooke Village, a new Youth Development Programme is underway after young people participated in a Youth Engagement session in April. Following the feedback, Berkeley have been working with the Greenwich Co-operative Development Agency, to deliver a series of free sporting activities, games clubs, cooking lessons and music / art workshops.



Berkeley is proud to be working in  
partnership with...





## Latest News

### Community Update

#### STEP FREE ACCESS AT PLUMSTEAD STATION

Work has now commenced on installing two new 16-person step-free access lifts at Plumstead Station. This £4.6m project is expected to be delivered by Spring 2024 and will improve accessibility for all passengers and promote active travel. This investment will be supported by wider landscaping improvements around Plumstead Station.



Plumstead Station

### Development Progress Update

#### ALL LONDON AFFORDABLE RENT HOMES NOW UNDER CONSTRUCTION

The commencement of piling on Plot 6 marks a major milestone in the Lombard Square delivery programme, with all 469 London Affordable Rent homes now under construction. Following approval of the Plot 6 proposals in March 2023, Plot 6 promptly commenced construction and is scheduled for completion in 2026. This will follow the completion of the two other London Affordable Rent blocks, Plots 3 and 5, in 2025 and 2026 respectively. Once completed Plots 3, 5 & 6 will be managed by Peabody and will provide genuinely affordable housing to residents of the Royal Borough of Greenwich currently on housing waiting lists.



Plot 3

#### ADDITIONAL AFFORDABLE HOUSING APPROVED

In March 2023, Berkeley and Peabody received consent to further enhance the Lombard Square masterplan. The consent will deliver an additional 163 homes, including 65 affordable homes, across the development. The detailed design of Plot 6 was also approved, comprising 154 London Affordable Rent homes and two light industrial units, the exact use of which will be determined closer to occupation. Further to this, the consent secured additional play space and landscaping improvements for the wider community, as well as a further £198,300 in S106 contributions towards local healthcare, bus routes, cycling and the council's employment and skills service; Greenwich Local Labour and Business.



Plot 6



## 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 vs After



Green Finger



Four Seasons Park



Four Seasons Park



Plot 7



## 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.



Kidbrooke Village



Kidbrooke Village

#### TRANSFORMING PLACES

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



Sustainable living

#### 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.



New Eco-systems

#### 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.



Berkeley Foundation

#### 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





1,913

Homes  
consented



48,000

Sq Ft Community,  
industrial &  
commercial space



17.7

Acre Masterplan



2032

Target  
Completion

September 2023

For further information please contact:  
Berkeley East Thames, Berkeley House,  
5 Station Way, London. SE18 6NJ

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MAYOR OF LONDON



OUR VISION  
2030  
TRANSFORMING TOMORROW