

PLUMSTEAD WEST THAMESMEAD

WELCOME



Thank you for taking the time to come and view the proposals for Plumstead – West Thamesmead. Your views have helped to shape the Masterplan over the past three years.

Today we are consulting on a scheme for 1,750 homes, new public open space, employment uses and community facilities.

COMMUNITY ENGAGEMENT

PLUMSTEAD
MAKE MERRY

GREENWICH
GET TOGETHER

THAMESMEAD
50TH BIRTHDAY

BUSINESS
ENGAGEMENT

IPAD
CANVASSING

GLYNDON
COMMUNITY CENTRE

PLUMSTEAD
RADICAL CLUB

BROADWATER
VILLAGE HALL

We have received over 250 responses to our community questionnaire to date, please see a summary of comments below:



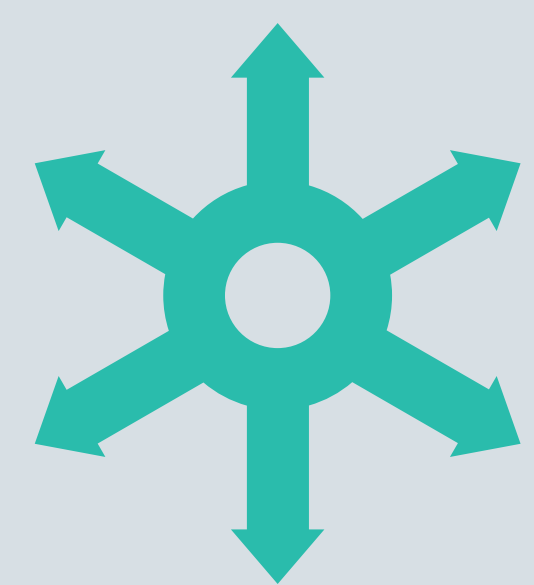
Affordable homes

Generally, there is concern about the cost of housing in the borough and a desire to see genuinely affordable homes coming forward for local people at Plumstead – West Thamesmead.



Open green spaces

A number of respondents stated that the area would benefit from more high quality green open space.



Connections to the wider area

Respondents have been broadly supportive of development coming forward on the site. Many people were keen to see it integrating with the existing communities and connecting to the wider context of Plumstead, Broadwater Green and Thamesmead.



Transport

There is a desire to see the transport infrastructure in the area improved, such as the public realm improvements around Plumstead Station, the road network and the increased regularity of public transport.



Employment & business space

There is a desire to see small and medium size workshops and commercial work spaces which would support small and growing local businesses.



Community & local facilities

There are many people who are keen to see high quality community facilities come forward on the site.

INTRODUCTION TO THE TEAM



We are excited to be working together to transform 17 acres of vacant and inaccessible land to the north of Plumstead Station into a new neighbourhood.

Lifschutz
Davidson
Sandilands

curtin&co

GERALDEVE



Plowman Craven



BURO HAPPOLD
ENGINEERING

steer

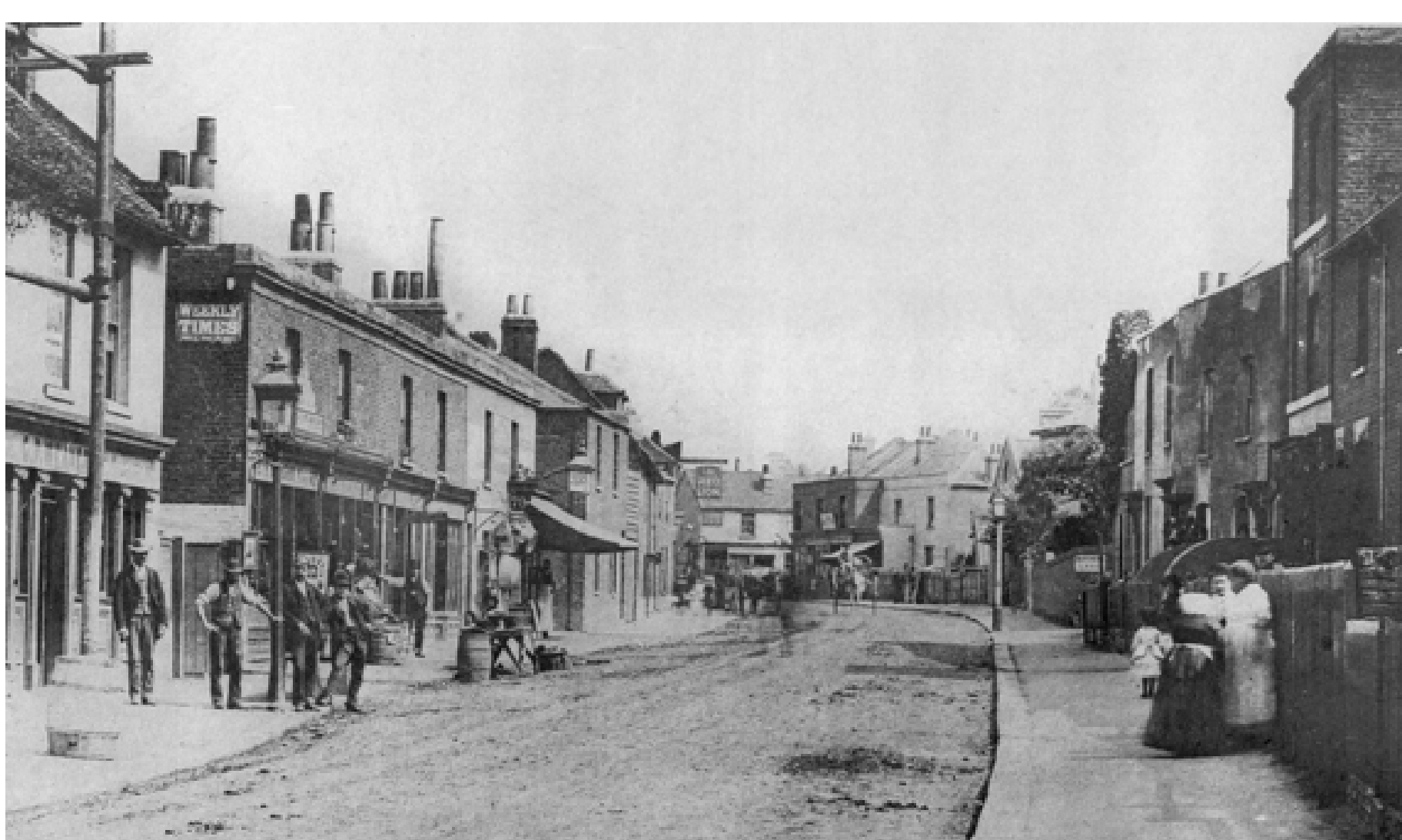


PLUMSTEAD WEST THAMESMEAD

THE SITE HISTORY



Historic aerial view of the Woolwich Arsenal

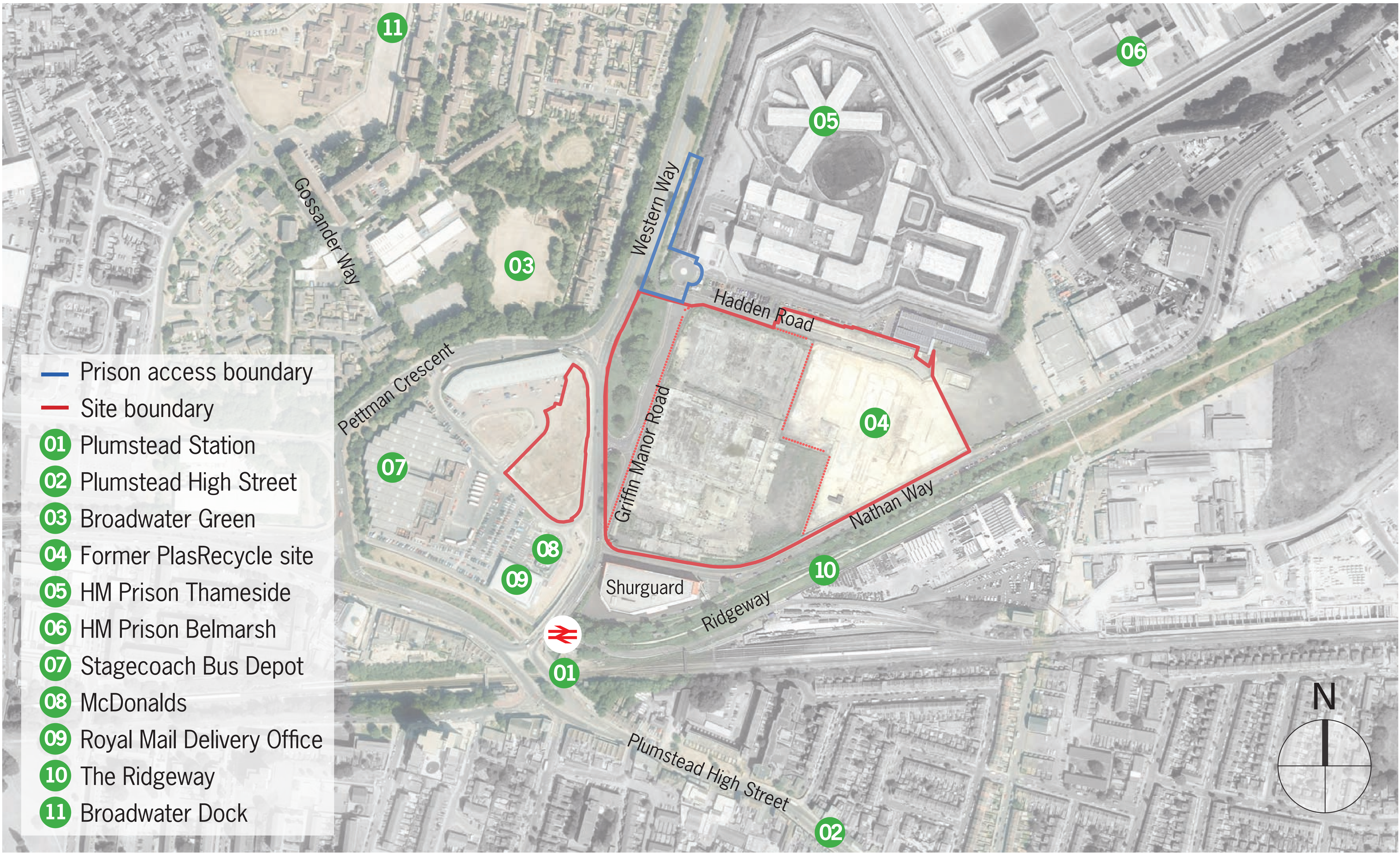


Plumstead High Street 1882



Arsenal Manor Ground - 1906

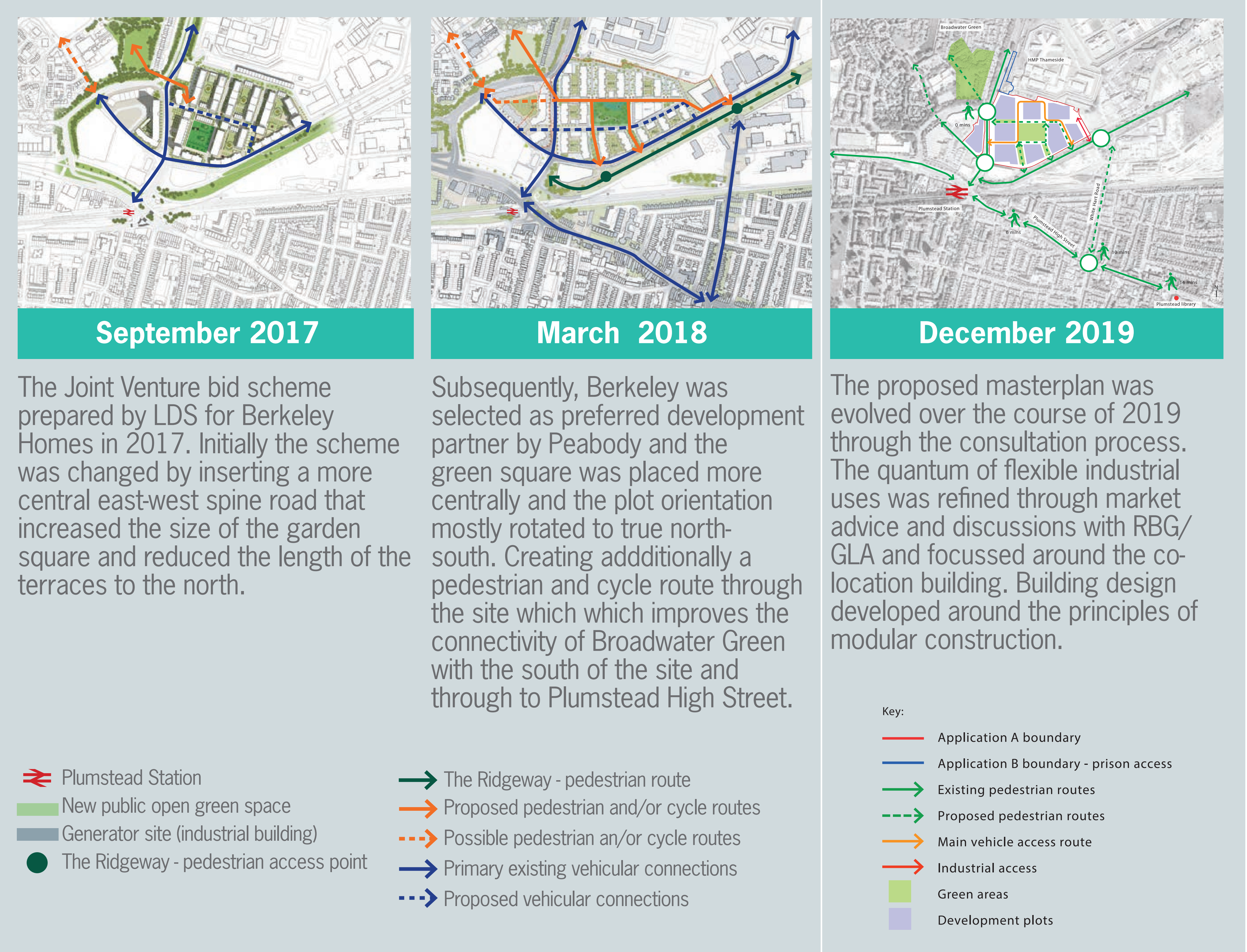
THE SITE TODAY



EVOLUTION OF THE SITE PROPOSALS

The site is allocated within the Abbeywood, Plumstead and Thamesmead Housing Zone. A portion of the site is also allocated as Strategic Industrial land. Since 2016 Peabody have worked with Lifschutz Davidson Sandilands (LDS) on the site to progress a planning application.

In October 2017, Berkeley were selected as Peabody's preferred development partner to bring forward homes and a planning application on the site.



PLUMSTEAD WEST THAMESMEAD

THE MASTERPLAN DESIGN OBJECTIVES

CREATING A NEW NEIGHBOURHOOD FOR PLUMSTEAD

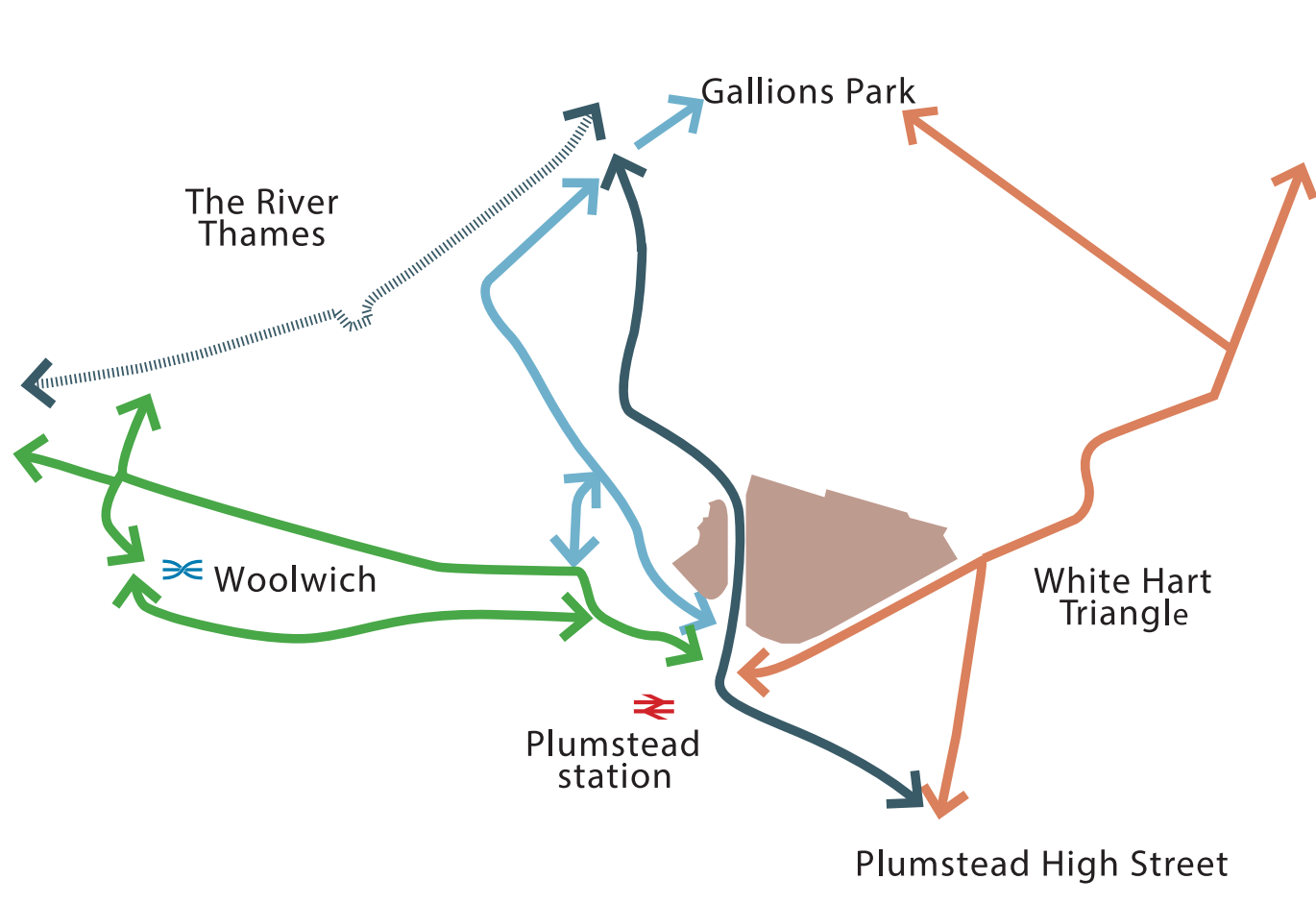
Plumstead - West Thamesmead will act as a connection between the communities of Plumstead, Broadwater Green and Thamesmead, encouraging and inviting people to come into and through this new neighbourhood.

The proposals reimagine the traditional London Square and architecture with a large central public open space, wide tree-lined streets and landscaping which encourages walking and cycling.



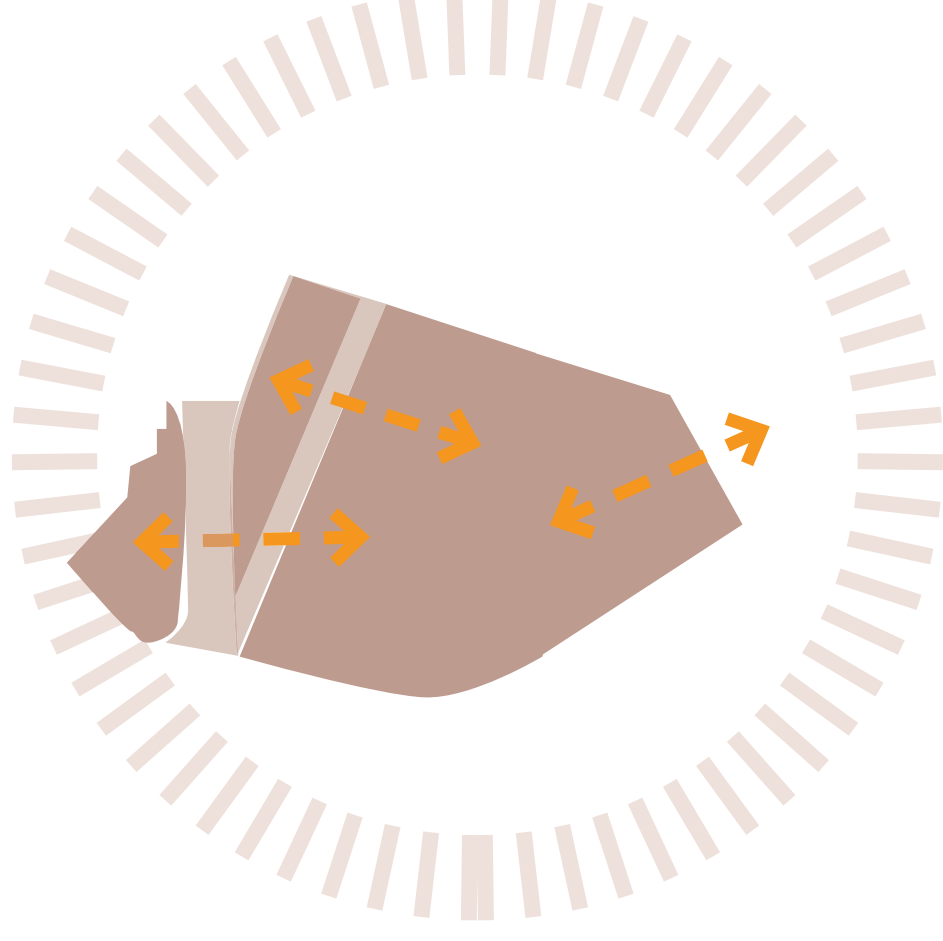
MASTERPLAN DESIGN OBJECTIVES

WIDER LINKS



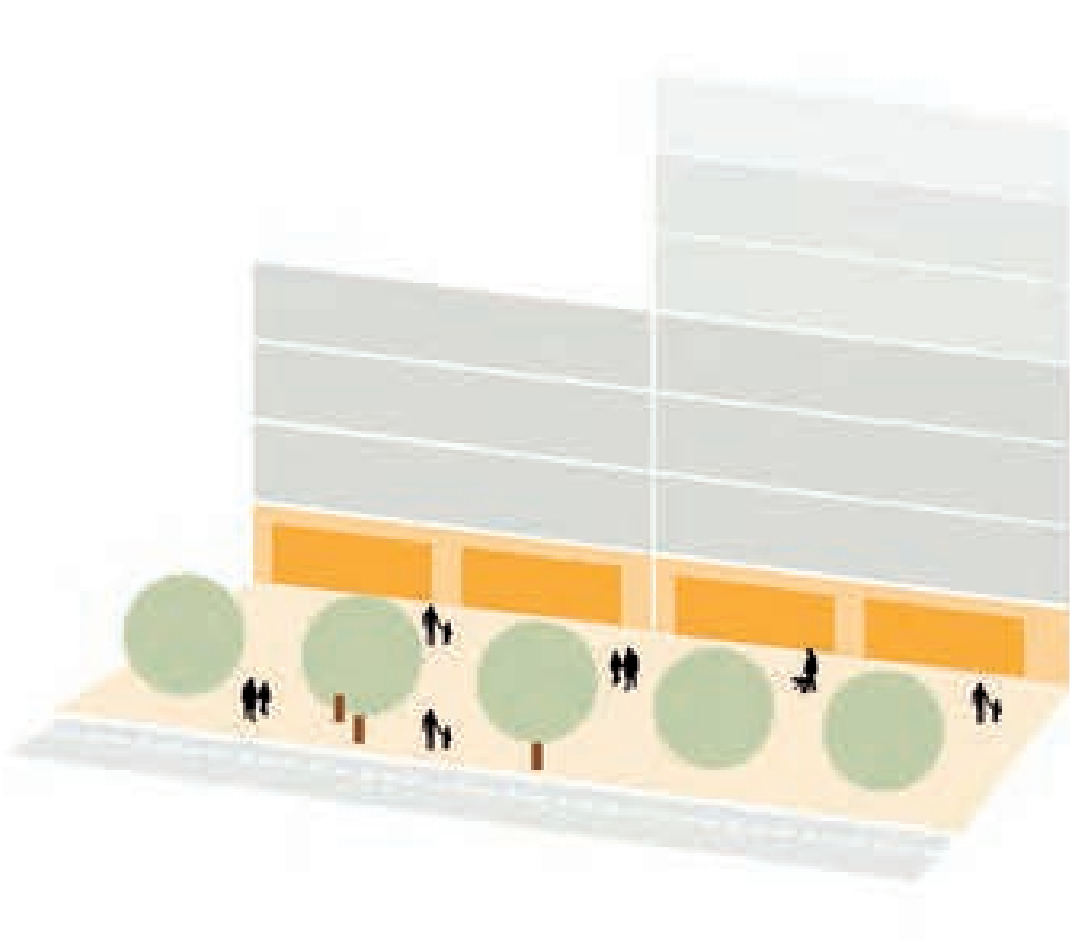
Increasing connectivity through the site to the local communities of Plumstead, Broadwater Green and Thamesmead.

CONNECTIVITY



Increased pedestrian and cycle connectivity through the site.

NEIGHBOURHOOD



Creating a new neighbourhood to integrate with existing local residents and businesses.

GREEN SPACES



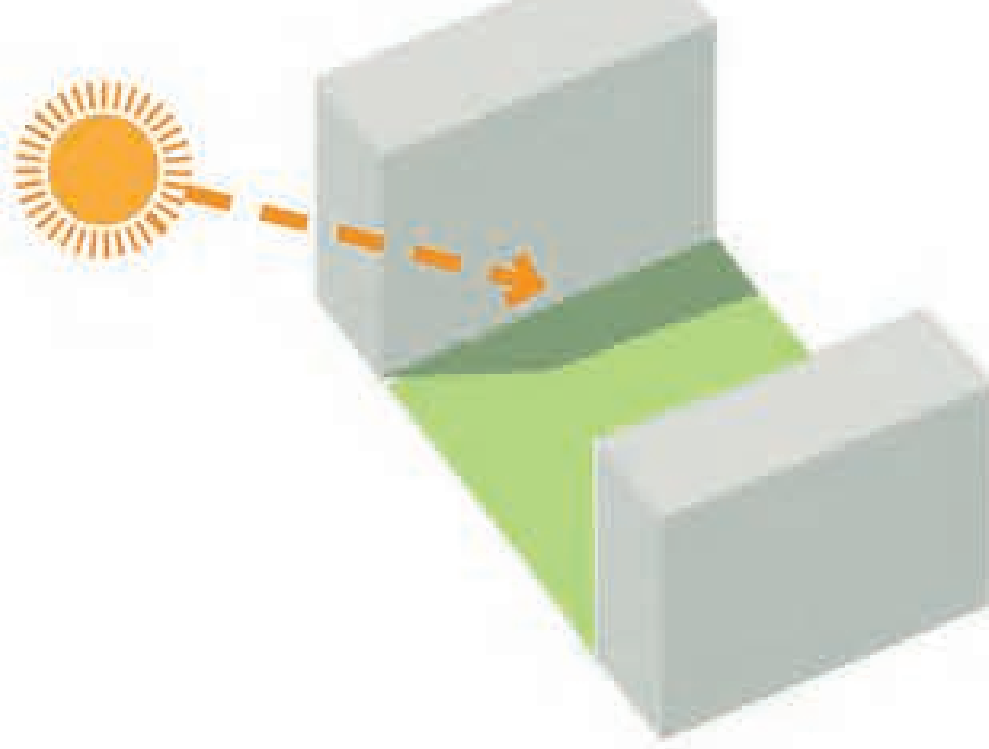
Beautifully landscaped public open spaces and squares, for socialising, recreation and for connections to the wider area.

MIX OF USES



A neighbourhood with homes for everyone, community facilities, local shops and workshops and offices that provide local employment opportunities.

SUNLIGHT



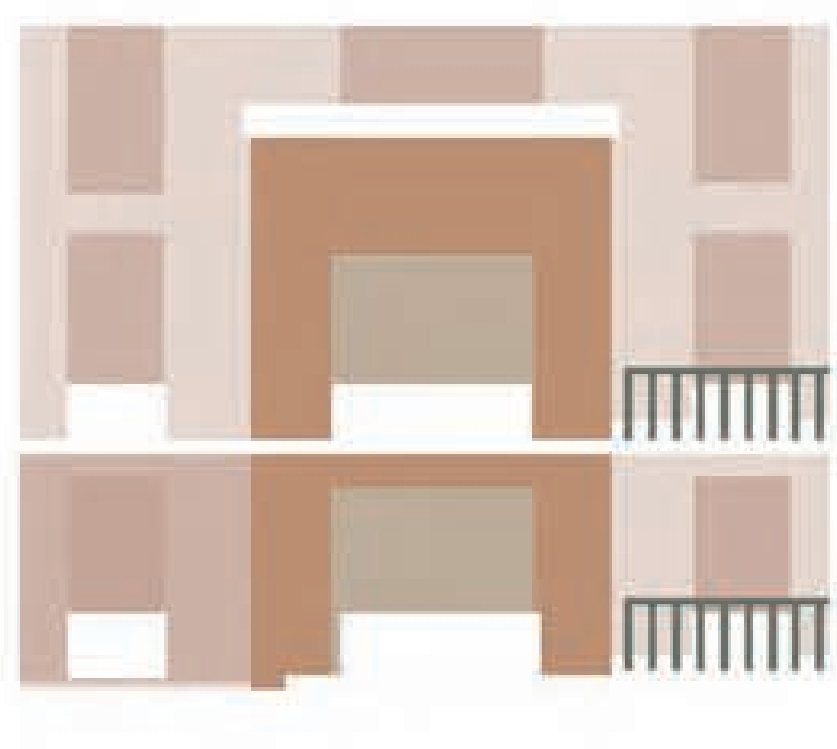
Wide streets and courtyards with excellent sunlight and daylight.

CHARACTER



Apartment buildings that relate to London mansion blocks and provide a really strong local character with materials that weather gracefully.

ARCHITECTURAL QUALITY



A strong design rationale with a proven track record of delivering quality homes that last the test of time.

EMPLOYMENT



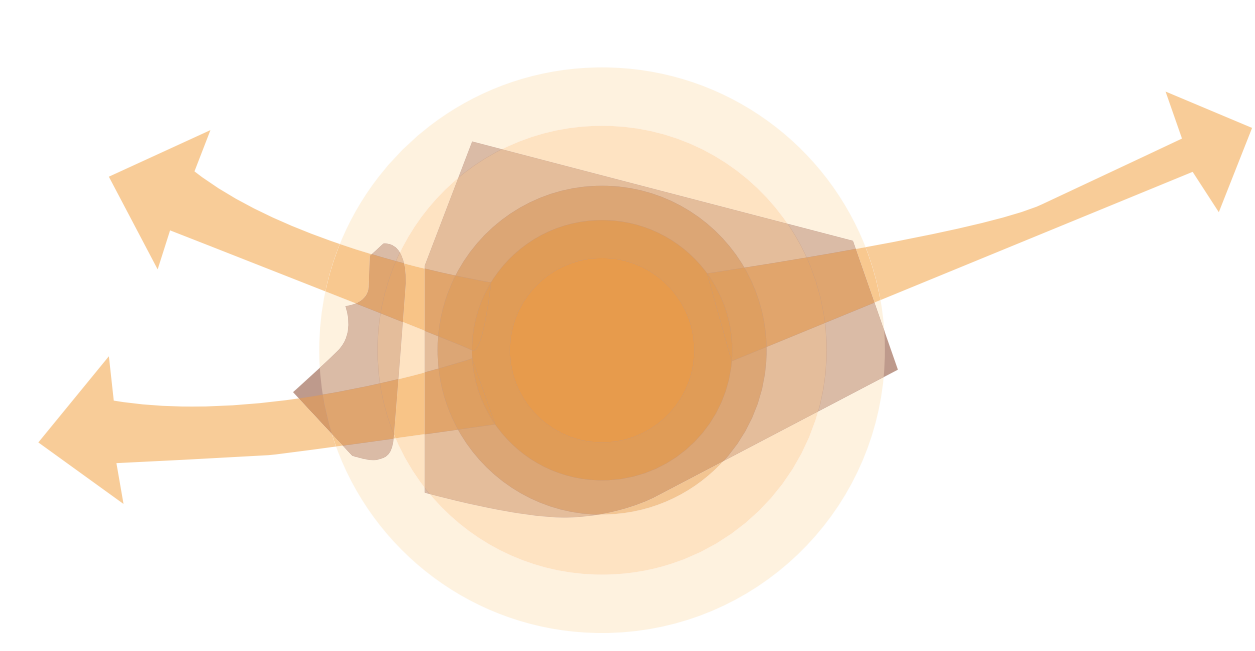
New employment spaces that will generate more local jobs and encourage existing local businesses to grow.

COMMUNITY FACILITIES



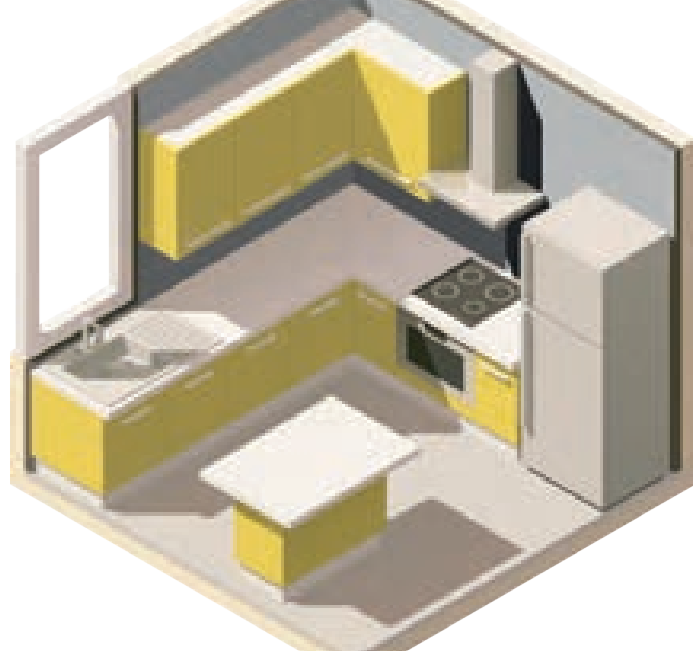
A neighbourhood with a mix of uses and community facilities including a crèche and flexible community space.

GATEWAY FOR REGENERATION



Redevelopment of the site will act as a catalyst for regeneration along Nathan Way and the wider Thamesmead area.

NEW HOMES



High quality new homes in a variety of sizes and tenures to provide a range of affordable homes for everyone.

THE VISION

A GENUINELY MIXED USE DEVELOPMENT IN THE HEART OF PLUMSTEAD



POLICY CONTEXT

DRAFT LONDON PLAN POLICY GG2 MAKING THE BEST USE OF LAND

To create high-density, mixed-use places that make the best use of land, those involved in planning and development must:

A

Prioritise the development of Opportunity Areas, brownfield land, surplus public sector land, sites which are well-connected by existing or planned Tube and rail stations, sites within and on the edge of town centres, and small sites.

B

Proactively explore the potential to intensify the use of land, including public land, to support additional homes and workspaces, promoting higher density development, particularly on sites that are well-connected by public transport, walking and cycling, applying a design-led approach.

PEABODY AND BERKELEY'S RESPONSE

Making a
landscape-led approach

Ensuring tenure-blind
affordable housing

Developing exemplary
architecture

Creating new green spaces
for Plumstead

Providing
high quality housing

Utilising 156 years' experience of
providing affordable housing

Integrating
communities

Developing spaces for
local businesses to thrive

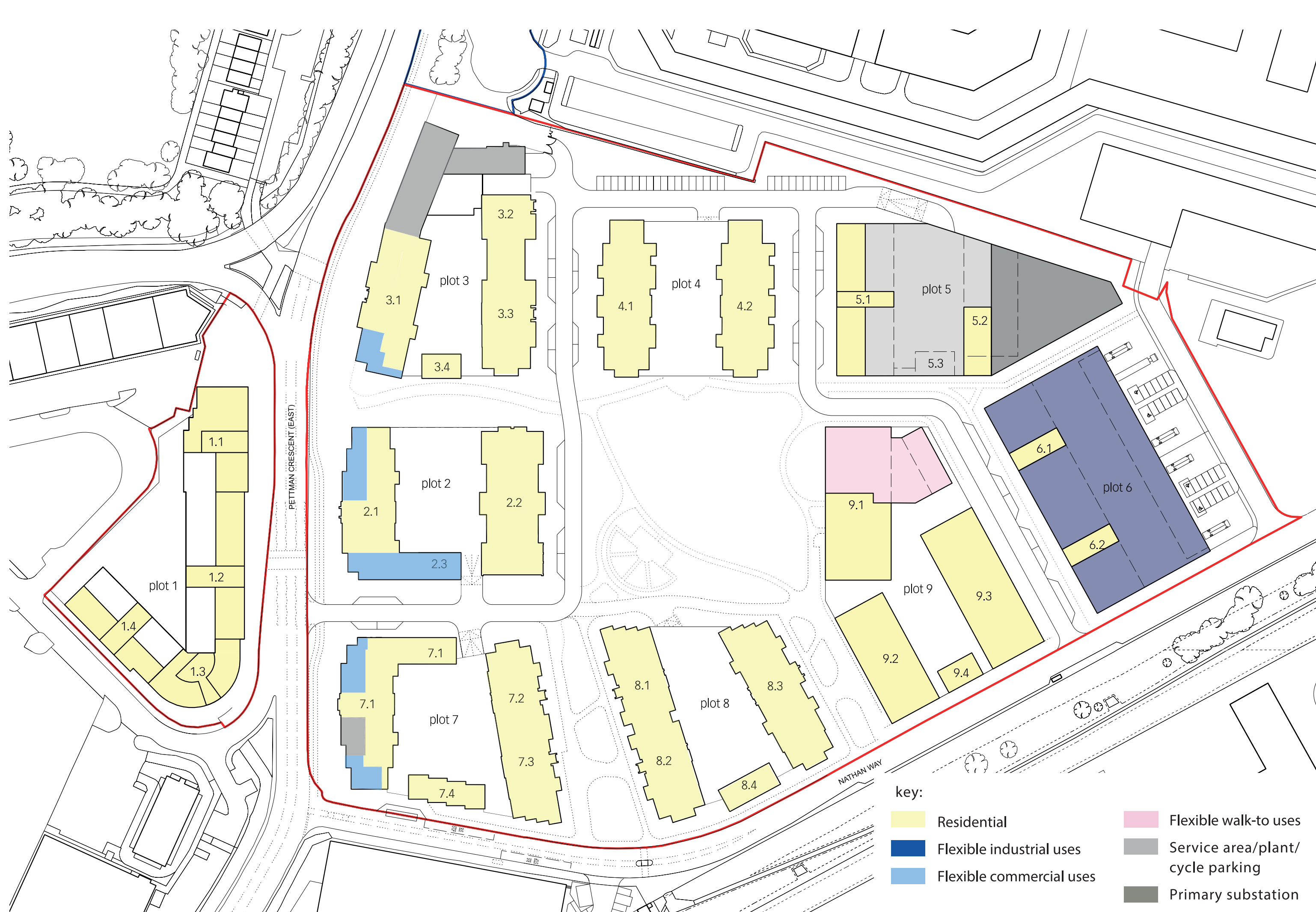
PLUMSTEAD WEST THAMESMEAD

PROPOSED MASTERPLAN

CREATING A NEW NEIGHBOURHOOD FOR PLUMSTEAD



A TRULY MIXED USE DEVELOPMENT



- A mix of integrated ground floor uses across the scheme.
- 57,000sqft of Employment, Community and Retail Space.
- A local hub to provide amenities for residents.
- Centrally located community facilities, such as walk-to services, for residents and local businesses.

NEW HOMES AND GREEN SPACES



- 1,750 new homes.
- A range of Manhattan, 1, 2 and 3 bedroom homes.
- 700 (40%) Affordable Homes:
 - 35% RBG Policy Compliant Mix
 - 70% Affordable Rent
 - 30 % Shared Ownership
 - An additional 5% Shared Ownership
 - Phase 1 - 50% Affordable Homes
- 1.8 hectares of new green space and parkland

HEIGHT STRATEGY



- The Masterplan proposals are arranged around a central public open space with generous landscaped podiums offering private amenity space for residents.
- The buildings range between 7 - 13 storeys, with one Gateway Building of 17 storeys, reduced from 21 storeys following feedback from residents and other stakeholders.
- A transition between the residential and the existing Nathan Way uses.

PLUMSTEAD WEST THAMESMEAD

NEW HOMES

WE CREATE SUSTAINABLE COMMUNITIES WHERE PEOPLE WANT TO LIVE & WORK

A total of 1,750 homes are proposed for the 17 acre site, of which 700 will be affordable homes. The proposals will deliver a diverse range of sizes and tenures of homes to meet local need. The development will be tenure blind, with all buildings designed to the same high quality architecture. There will be a mix of 1, 2 and 3 bedroom homes.

PEABODY & HISTORY OF THE LONDON MANSION BLOCK

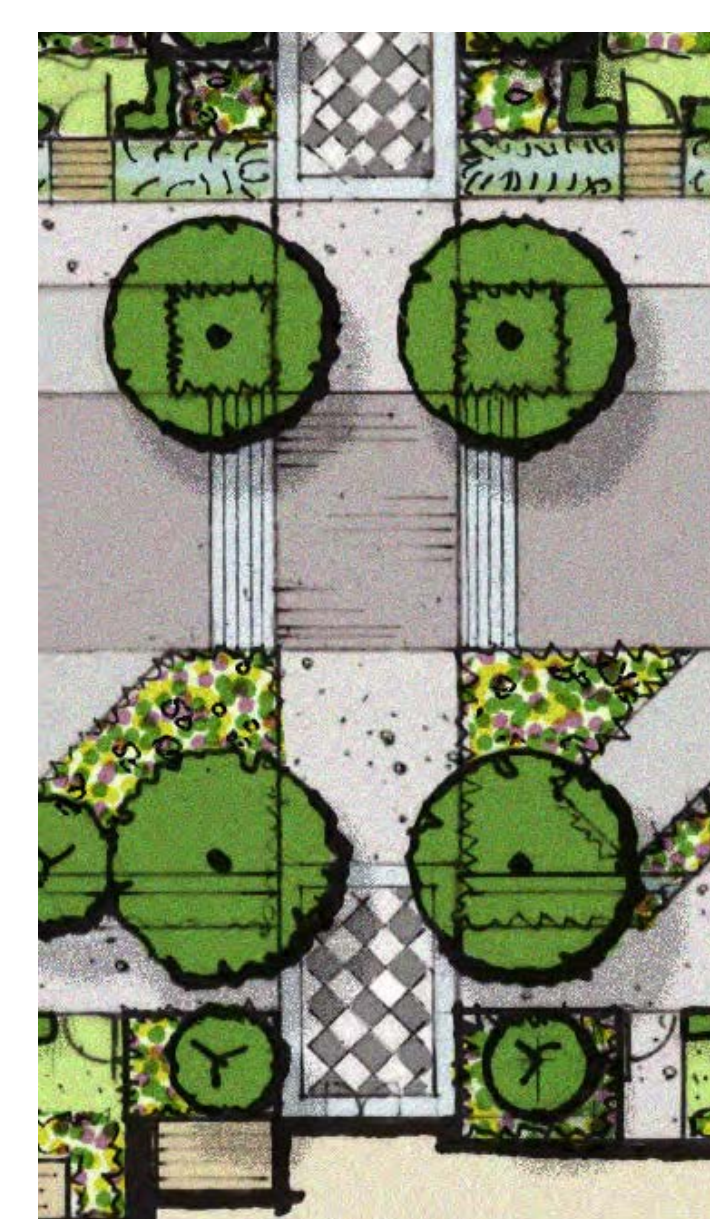


The design for the proposed residential buildings imagines a modern interpretation of the traditional London Mansion Block, first built by Peabody in the 19th Century. Key characteristics include brick buildings with white banded detailing and grand central entrances.

MANSION BLOCK CONCEPT FOR PLUMSTEAD

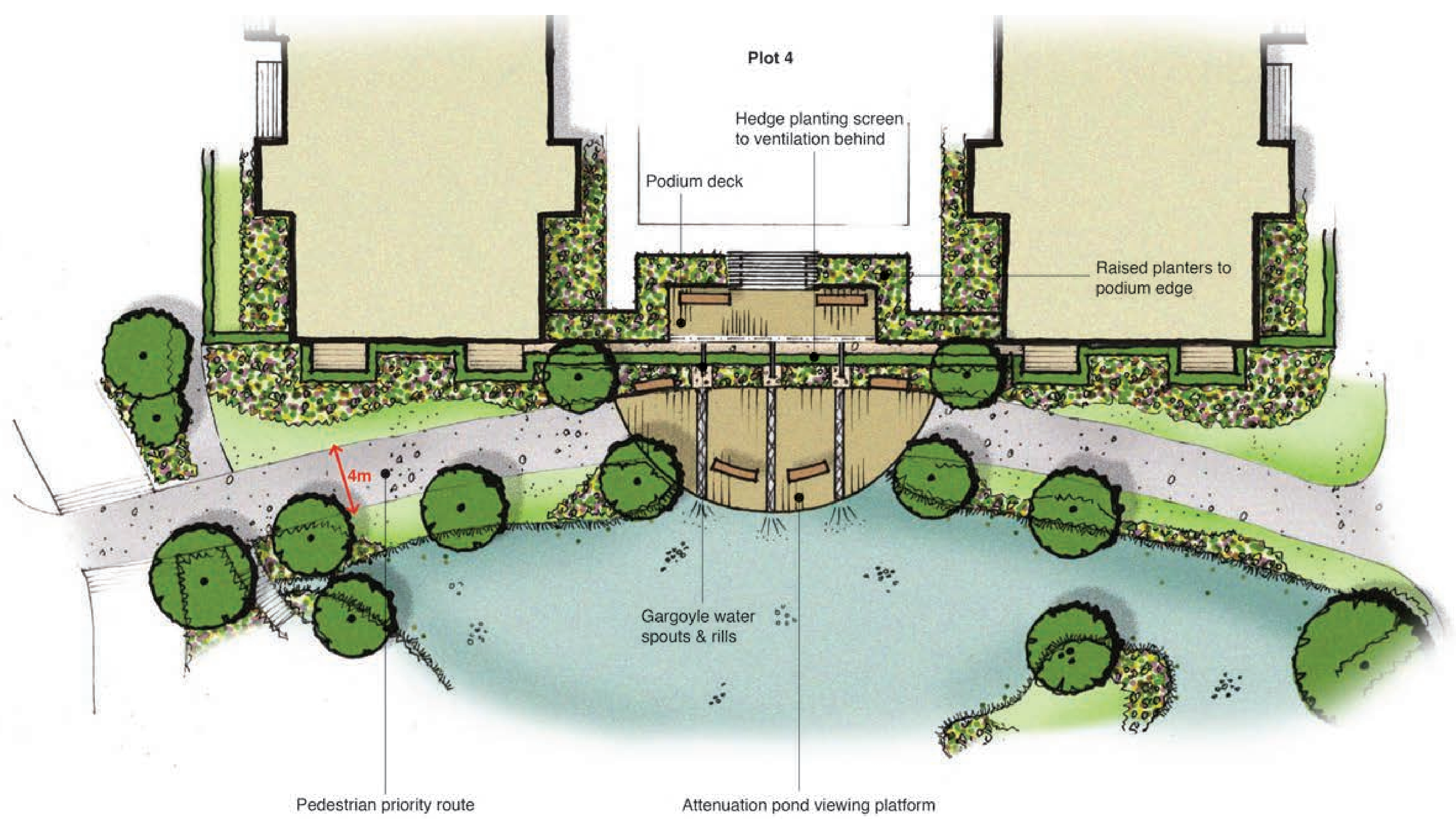
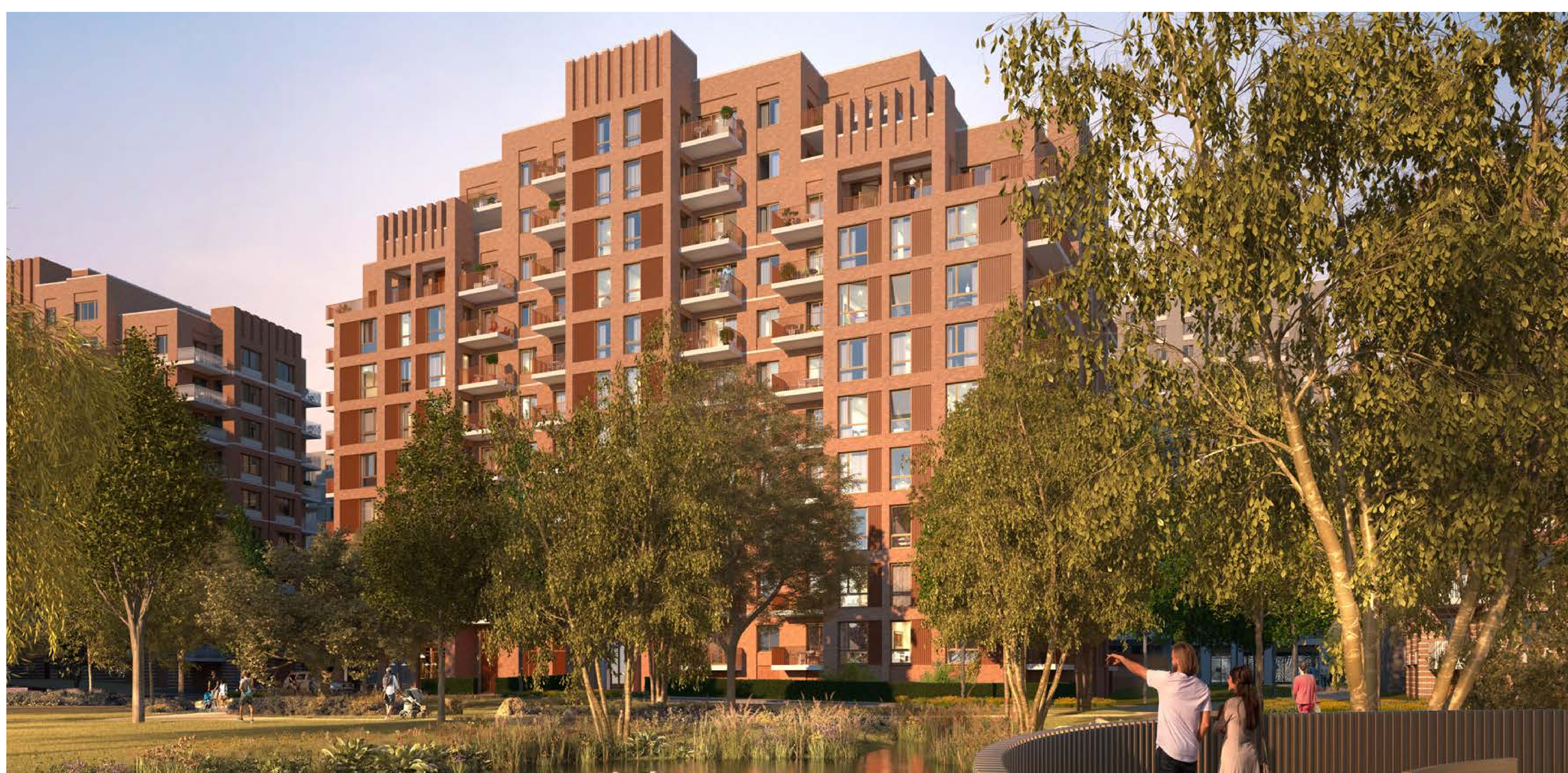


CREATING A UNIQUE MANSION BLOCK FOR PLUMSTEAD



PLUMSTEAD WEST THAMESMEAD

OUR PROPOSALS



PLUMSTEAD WEST THAMESMEAD

A LANDSCAPE-LED MASTERPLAN



DESIGN RATIONALE

TO CREATE...

PATHWAYS & PLACES
FOR PEOPLE
TO MEET

IMPROVED
CONNECTIVITY

CREATING BEAUTIFUL
PUBLIC SPACES
AND LANDSCAPING



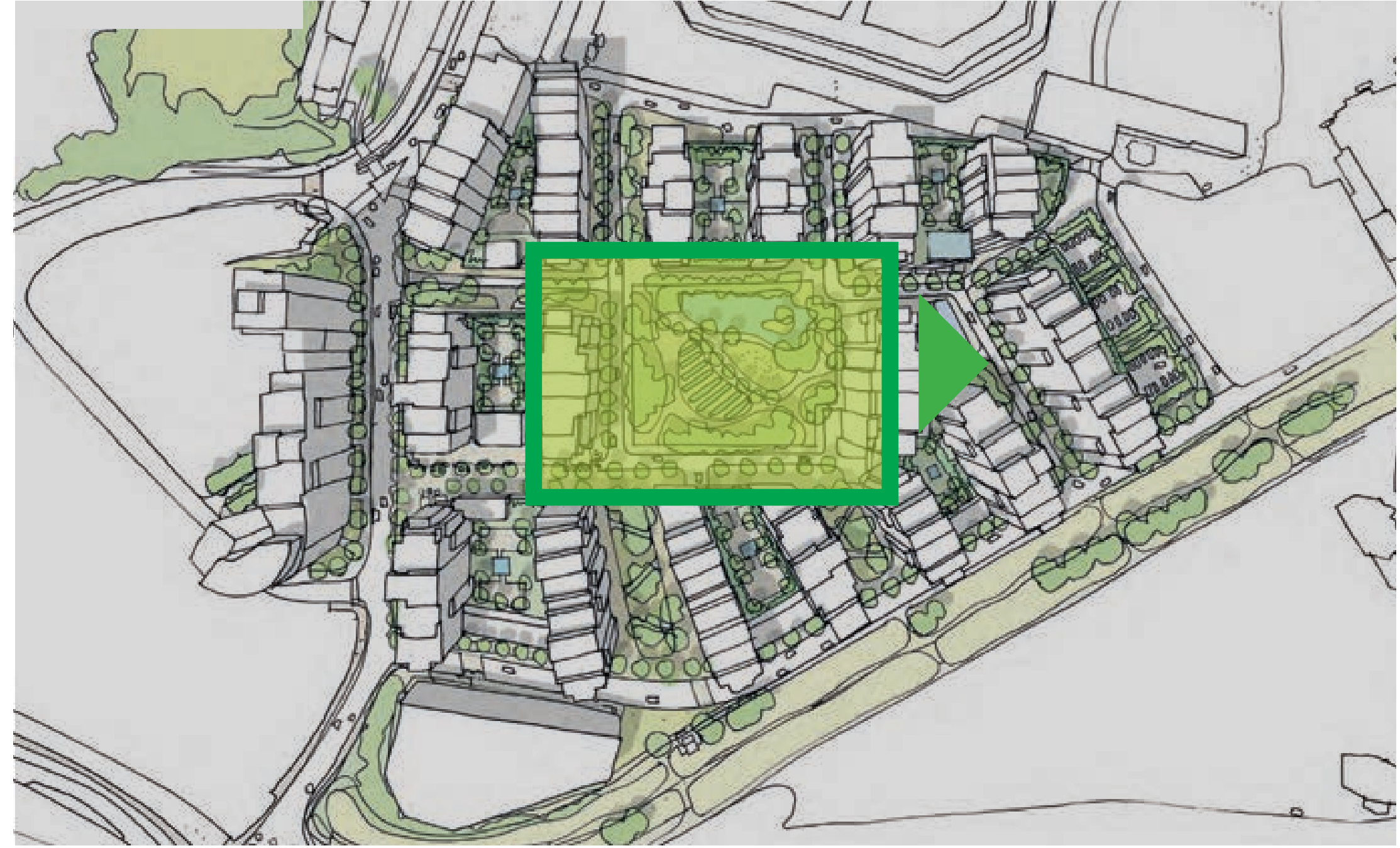
1.8 HECTARES OF
PUBLIC
OPEN SPACE

C. 250
NEW TREES

BIO-DIVERSE, TRANQUIL
SPACES TO PROMOTE
HEALTHY LIVING

LANDSCAPE PROPOSALS

A CENTRAL PUBLIC
SQUARE
1.8 HECTARES OF
CENTRAL PARK
ECOLOGICAL SWALES
PLAY SPACE
COMMUNITY GARDEN



GREEN
ROUTES/
CONNECTIONS
CYCLE PATHS
SAFE WALKWAYS



PUBLIC REALM
IMPROVEMENTS
TO WESTERN WAY
GENEROUS
PAVEMENTS AND
IMPROVED PLANTING



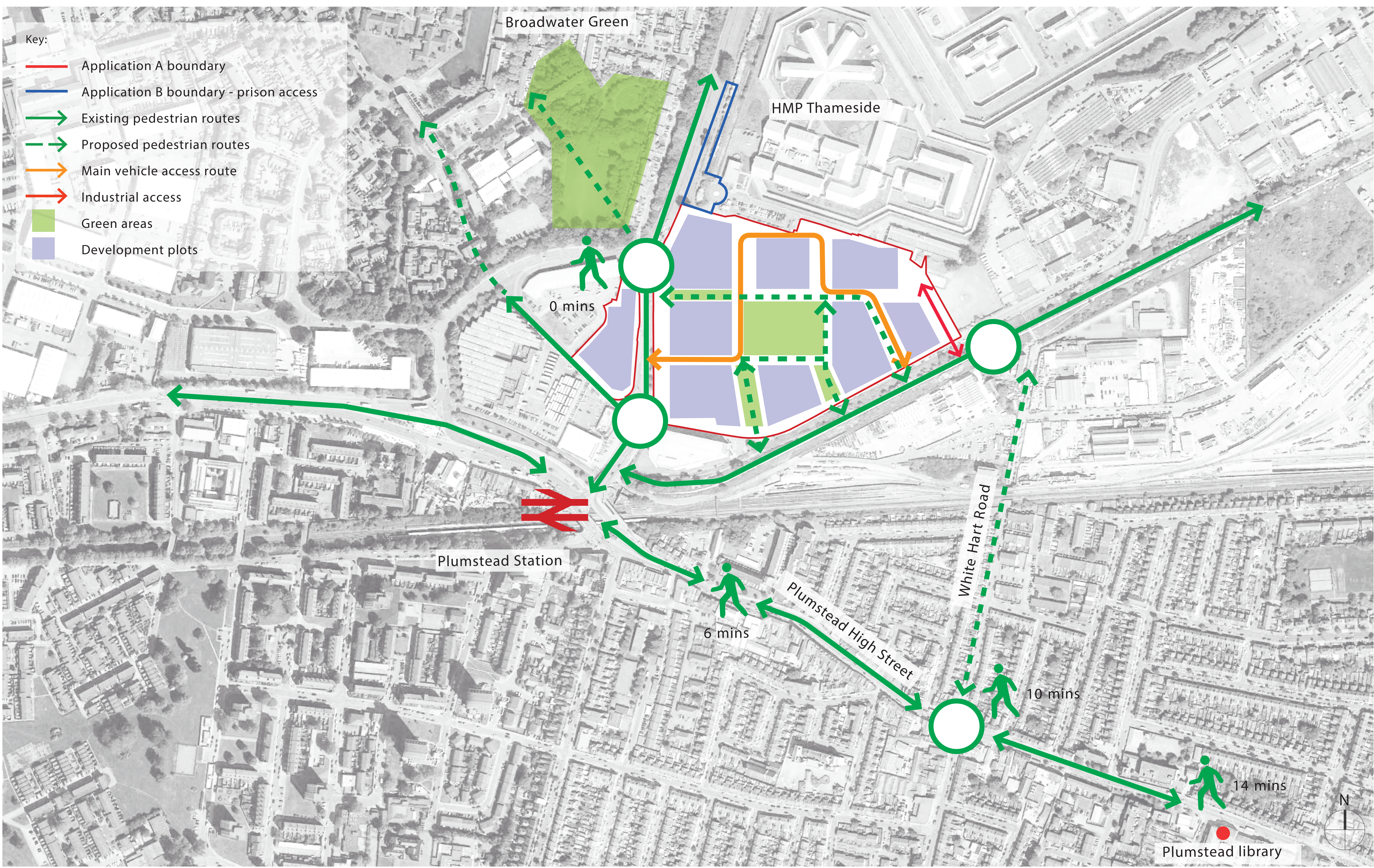
PLUMSTEAD WEST THAMESMEAD

TRANSPORT AND SUSTAINABILITY

CREATING AND ENHANCING LINKS TO AND FROM SURROUNDING AREAS

It has been a priority for the design team to ensure better connections through the site and to the wider areas of Plumstead, Broadwater Green and Thamesmead.

With several new projects in the area including new bus services along Western Way, improvements to Plumstead High Street (Plumstead Library) and improvements around Plumstead Station, we have considered how best to connect with, and complement, these emerging proposals.



Pedestrian and cycle priority green street routes	Electric car charging in car parks and on street
New pedestrian crossing and dedicated cycle route on Western Way	Car Club bays on street
New separate prison access	Loading bays for deliveries on internal roads adjacent to entrance

LOW CARBON APPROACH

The proposal seeks to push beyond typical sustainable practice. Berkeley have made several commitments to the environmental performance of the development which are as follows:

- 

Zero carbon development, by following the GLA energy hierarchy.
- 

Low carbon heating systems with clean on-site energy production. Reducing local pollutants and increased resilience against energy price changes
- 

Water efficient fittings & design solutions, including rainwater harvesting.
- 

Design the site to have a holistic drainage solution built into the natural environment.
- 

Fabric First Approach, homes deigned to minimise heating demands through efficient design and high performing specification.
- 

Demonstrate a net biodiversity gain across the full build out.
- 

Homes designed to minimise overheating risk in future climate scenarios through effective shading and dynamic modelling
- 

Encouraging healthy lifestyles and sustainable transport.

PLUMSTEAD WEST THAMESMEAD

BENEFITS SUMMARY


1,750
High Quality
New homes


40%
Affordable Housing in
tenure blind buildings


New Bio-diverse
Four Seasons Park


57,000 SQ FT
of Employment Space


Neighbourhood facilities
complementing
Plumstead High Street


Green links between the
river and the wider community






Footpath & cycle
links to Plumstead

TIMELINE

SUMMER : AUTUMN 2018	Peabody and Berkeley reviewed all comments and amended the proposals appropriately.
WINTER 2019	Planning application submitted to the Royal Borough of Greenwich.
SPRING 2020	The Royal Borough of Greenwich will undertake a statutory consultation process and then determine the application - we are working with them to agree key principles for the site.
AUTUMN 2020	The Royal Borough of Greenwich will consider the planning application.
2021	If planning permission is granted by the Royal Borough of Greenwich and the Mayor of London also supports it, Peabody and Berkeley will commence building on the site in 2021.
2030	It is anticipated that the development will be completed around 2030, although homes and business spaces will be ready for occupation before then.

Since June 2018 we have:	We have sent out	We have spoken with	We have received feedback from
<div>held and attended community events</div> <div>met with community groups</div> <div>hosted a local business evening</div> <div>engaged with RBG Councillors and Officers</div>	OVER 30,000 LEAFLETS	OVER 7000 PEOPLE	OVER 250 PEOPLE

YOUR FEEDBACK

 	Email us info@plumsteadproposals.co.uk website: www.plumsteadproposals.co.uk
 	Phone Joanna 020 7399 2753