

GREENWICH WHARF

REVISED REGENERATION PROPOSALS FOR LOVELL'S, GRANITE, BADCOCK'S & PIPERS WHARVES



Revised Proposal

A revised planning application has been submitted to the London Borough of Greenwich for the regeneration of Lovell's, Granite, Badcock's and Pipers Wharves, responding positively to the views of local residents.

As part of its commitment to listening to the views of the local community, London & Regional Properties has undertaken extensive public consultation with local residents, including Public Open Evenings in June 2004, a Public Exhibition at The Forum in December 2004 and an Information Newsletter delivered to over 1,300 local residents and businesses.



Original Proposal

**PUBLIC EXHIBITION AT THE FORUM, TRAFALGAR ROAD
TUESDAY 19TH - FRIDAY 22ND JULY 2005 10.00AM - 8.00PM**



What has changed?

The scheme has changed dramatically. Many residents expressed strong concerns about the height of the proposed two 36-storey towers. As a result, these proposed towers have been removed. The revised scheme is of the same high standard of design and the footprints and design layout have not been changed. The extent of the new proposed open space, riverside walk way, together with the subterranean car parking and servicing, continues.

The revised proposals include:

- A reduction in the total gross area of the development of some 16% together with a reduction in the basement and sub-basement car park of some 11%

The revised proposals also include:

- 754 new homes (a reduction from 821 proposed in June 2004)
- A top quality 100 room hotel – 32 less rooms than previously proposed
- A state of the art health and fitness centre
- A medical health centre
- 6 acres of landscaped public open space (55% of the site area), including children's playground and public square
- Multi-purpose sports pitch
- Underground parking for residents and businesses and a 'car-hire' club
- An enhanced riverside walk along the River Thames – the existing 2m width being increased to 16m
- Improved access to the river for local residents – existing one route increased to nine
- An 'eco-tidal garden'



Original Proposal



*View from the University of Greenwich
(formerly the Royal Naval College)*

- A river related use – a new boatyard/ club
- A convenience store
- Cafes, bars and restaurants - have been reduced by 86% to reflect the more 'local' rather than 'destination' aspect of the scheme

In addition, separate consents will be sought for the relocation of the existing boatyard to a new site 700m downstream at Bay Wharf.

These revised proposals will bring a range of benefits including:

- Dramatically improve the appearance of the area by replacing the derelict site with buildings of top quality architectural design and landscaped open space
- Increase trade for local retailers and service industries
- Create new jobs
- Significantly improve access to the river for local residents by the creation of new paths across the site
- Provide well maintained areas of open space for people to meet and relax
- Provide adequate parking for new residents ensuring there will be no pressure on existing street parking

View from the river looking upstream, the removal of the towers makes a significant difference.



Revised Proposal

The Revised Development Plan ...





The development is not visible from Greenwich Park, being hidden by the National Maritime Museum in the foreground



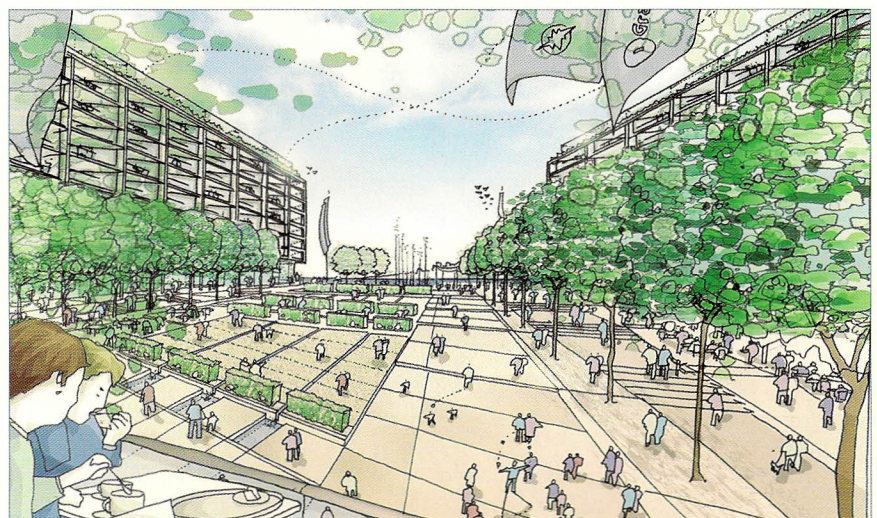
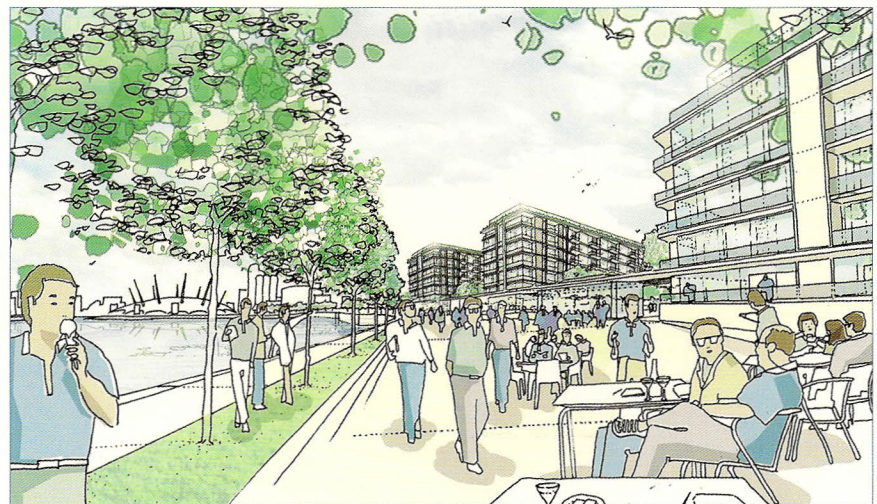
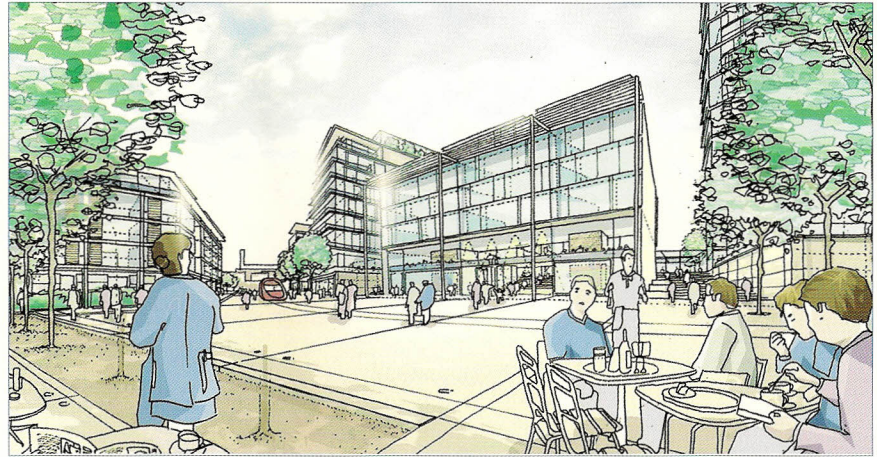
Considerate Contractors' Scheme

View downstream with the
Cutty Sark in the foreground

In order to protect the amenity of local residents during construction a 'Considerate Contractors' scheme will be introduced.

The main elements are:

- All work will be carried out with positive consideration to the needs of local residents and businesses, visitors, pedestrians and the general public.
- Noise and dust from construction operations will be kept to a minimum at all times
- The site will be kept clean and in good order at all times
- Regular information regarding the scheme will be provided for all neighbours affected by the work. Full and regular communications with neighbours, including adjacent businesses, regarding programming and site activities will be provided from pre-start to completion
- There will be an on-site Liaison Officer available to answer residents' questions and deal with all enquiries
- Notices will be displayed around the site, giving names and telephone numbers of staff who can be contacted in response to issues raised by the site operations.





Safeguarding local residents and businesses

To protect the amenity of local residents and businesses during construction, measures will be taken to minimise noise, dust and other nuisance factors. The river will be used to transport approximately 80% of the demolition spoil away from the site. Efforts will be made to bring as much as possible of the construction materials to the site by river and stored on site.

Timetable

Following planning permission, it is hoped to start work in 2006 with construction phased over the next five years.

For further information

If you have any questions please call
Paul Dimoldenberg
on 020 7861 3122 or email
pdimoldenberg@goodrelations.co.uk



Original Proposal



Revised Proposal

View down Banning Street from the junction with Enderby Street



Greenwich Wharf Consultation
FREEPOST LON 14055
LONDON
WC2 1BR

Public Consultation

View from the Old Royal Observatory
in Greenwich Park

A Public Exhibition for local residents to see the revised plans and a model of the new proposals will take place in early July. The Public Exhibition will take place at The Forum on Trafalgar Road during the following period:

Tuesday, 19th July

10.00 am - 8.00 pm
until

Friday, 22nd July

10.00 am - 8.00 pm

Members of London & Regional's professional team will be available to answer your questions at the following times.

Tuesday, 19th July

3.00 - 8.00 pm
and

Wednesday, 20th July

3.00 - 8.00 pm



View from the junction of
Christchurch Way and Pelton Road



We want your views

Let us know what you think about the proposals. Complete and return this FREEPOST Comments Card

My comments are

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Name

Address

..... Post Code

Phone..... Email