

# WELCOME



## WELCOME TO GREENWICH MILLENNIUM VILLAGE LIMITED'S (GMVL) SECOND PRE-APPLICATION EXHIBITION WHICH SHOWCASES OUR UPDATED PLANS FOR THE RESIDENTIAL-LED, MIXED-USE DEVELOPMENT OF LAND AT PEARTREE WAY AND BUGSBY'S WAY, KNOWN AS PARCEL 5 OR THE '500s'.

Welcome to Greenwich Millennium Village Limited's (GMVL) second pre-application exhibition which showcases our updated plans for the residential-led, mixed-use development of land at Peartree Way and Bugsby's Way, known as Parcel 5 or the '500s'.

With construction on Plots 401 and 403 of Parcel 4 - on the corner of Bugsby's Way and Southern Way - having recently begun, these proposals for Parcel 5 (or 'the 500s') represent the next stage of delivery at Greenwich Millennium Village (GMV).

As curator of the Village for more than 20 years, we recognise the importance of getting every Plot right. That is why in today's exhibition we set out our proposed plans and highlight which elements have changed in response to community comments collated at our initial public exhibition in April 2025.

We are again asking for your comments and feedback on these updated plans so they can be considered before we submit a planning application to the Royal Borough of Greenwich later this summer, so please fill in a feedback form to pass us your views.

Key members of the project team are here today, including from GMVL, the architects Jestico + Whiles, the landscape architects Studio Bosk and the planning consultants, Newmark.

As well as the feedback forms available here today, you can also view and comment on our proposals online, at [www.greenwichmillenniumvillage/consultation](http://www.greenwichmillenniumvillage/consultation). The deadline for community comments is **6th August 2025**.

020 3398 1590

| [www.greenwichmillenniumvillage.co.uk/consultation](http://www.greenwichmillenniumvillage.co.uk/consultation)





# THE PROJECT TEAM



## THE DEVELOPMENT TEAM



## THE DESIGN TEAM



## GREENWICH MILLENNIUM VILLAGE LIMITED

The Village has been delivered from 'Day One' by Greenwich Millennium Village Limited, which is a joint venture between Countryside Properties and Taylor Wimpey. Together they combined their expertise in placemaking and engineering, and delivered the groundbreaking plans first drawn up by architect Ralph Erskine, of Erskine Tovatt.

## GREENWICH MILLENNIUM VILLAGE LIMITED PROJECT TEAM

Greenwich Millennium Village has, is and will continue to be underpinned by the principles of delivering a high quality of life, fostering a community spirit, and the idea of village within the city. GMVL has therefore selected a project team to help support Jestico & Whiles in delivering at Parcel 5 a development that maintains these key values and principles.

## JESTICO & WHILES

Construction work came to a close on the homes in Phases 1 and 2 in 2008, with architects Ralph Erskine, Proctor Matthews and EPR Architects delivering these first 1,095 homes.

A design competition was then undertaken to design and deliver Phases 3, 4 and 5, with Jestico & Whiles were selected from over 30 entries from across the globe.





# THE '500s'



## AERIAL VIEW OF GREENWICH PENINSULA

GMV has been delivered on public land and with Parcel 5 in the ownership of the Greater London Authority, there is an expectation to deliver a significant amount and maximise affordable housing.

This guidance from City Hall has come alongside fundamental and lasting changes to the way we live and work, and how businesses operate, meaning that there is no longer demand for the large office building that was included in the outline planning consent secured for Parcel 5 in 2021.

At the same time, Greenwich's housing crisis has become ever more pressing, with over 27,000 people now on the Royal Borough of Greenwich's housing waiting list, of which 1,900 of them are in expensive temporary accommodation.

GMVL is therefore working with Jestico + Whiles and the Council to reimagine Parcel 5 into a development that responds to these new challenges.

A residential-led, mixed-use scheme is now coming forward with the aim of delivering up to 40% of the new homes as affordable housing. The focus is on delivering social rented family homes, which is where the need is most pressing.

The plans also seek to respond to the changing local context, with the original GMV masterplan including a 20-storey element which has not been delivered to date

A planning application will therefore be submitted to the Council later this summer aiming to secure planning permission to deliver 258 new homes and 274 sqm of flexible commercial space, designed to complement the residential character and existing local amenities.





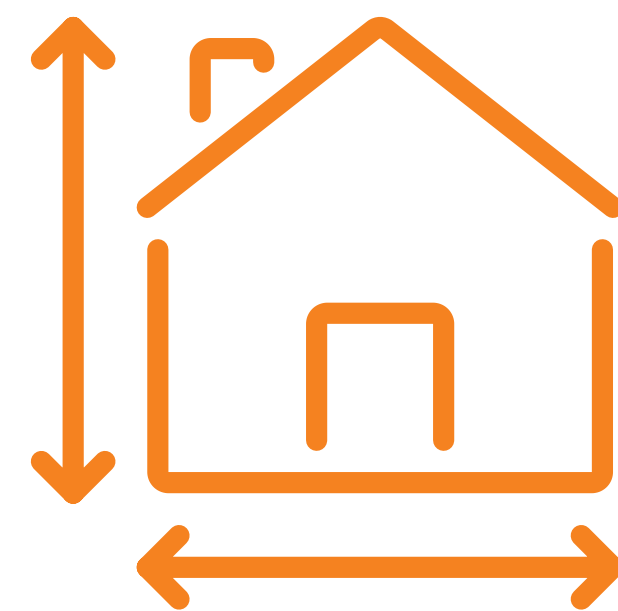
# COMMUNITY COMMENTS



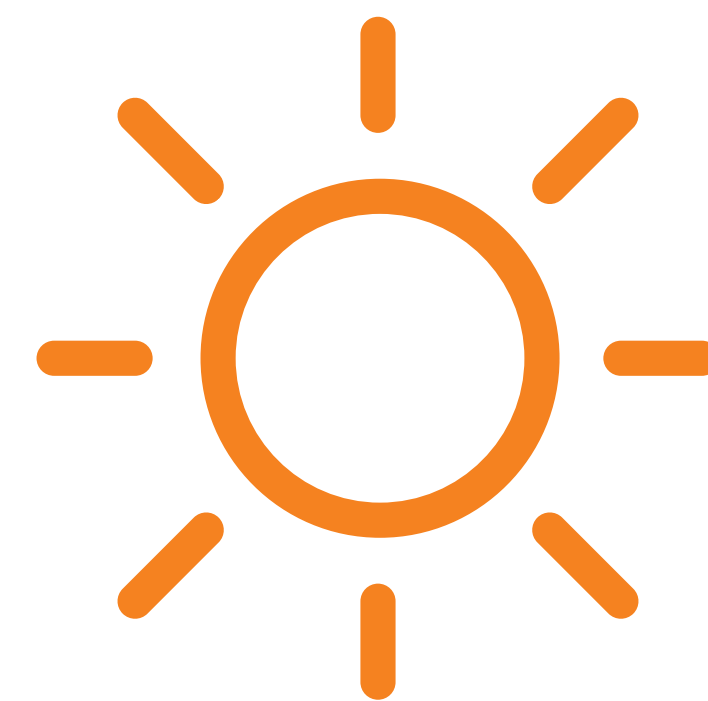
IN OUR INITIAL PUBLIC EXHIBITIONS IN EARLY APRIL, COMMUNITY CONCERNS FOCUSED ON FIVE MAIN TOPICS:



GREEN SPACES AND LANDSCAPING – RESIDENTS WANTED TO SEE THE GREEN SPACE WITHIN THE 2021 CONSENT DELIVERED, AND/OR WANTED A BALANCED MIX OF PLAYSPACE FOR ALL AGE RANGES



HEIGHT AND DESIGN – SOME RESIDENTS HAD RESERVATIONS ABOUT THE PROPOSED HEIGHT OF THE TOWER, GIVEN EXISTING BUILDING HEIGHTS AT GMV AROUND PARCEL 5



DAYLIGHT AND SUNLIGHT – LINKED TO THE TALLER ELEMENT OF OUR PLANS, SOME RESIDENTS WERE CONCERNED ABOUT THE IMPACT OF THEIR HOMES BEING OVERSHADOWED



COMMERCIAL SPACES – RESIDENTS WANTED MORE COMMERCIAL SPACES TO BE DELIVERED WITHIN THE SCHEME, ESPECIALLY FOR MORE SHOPS, A CAFÉ, OR A GYM



PARKING AND SERVICING – THERE WERE CONCERNS ABOUT HOW A LOWER PARKING PROVISION ACROSS GMV WOULD BE MANAGED IN TERMS OF RESIDENTIAL AND COMMERCIAL PARKING





# OUR CHANGES – GREEN SPACES & LANDSCAPING



THE PROPOSALS WILL DELIVER A SIGNIFICANT AMOUNT OF PUBLIC AND PRIVATE AMENITY SPACE WHERE, AT GROUND FLOOR LEVEL, PUBLICLY ACCESSIBLE AREAS WILL TOTAL C. 5004M<sup>2</sup> AND, AT FIRST FLOOR LEVEL, PRIVATELY ACCESSIBLE COMMUNAL AREAS WILL TOTAL C. 163M<sup>2</sup>.



APRIL LANDSCAPE MASTERPLAN



JUNE LANDSCAPE MASTERPLAN

Whilst Parcel 5 still has a focus on playspace for younger children, we have changed our approach to space for older children. In April, we were considering delivering additional amenities on Southern Park but we are now planning on transforming the empty public space at Latimer Square. This will ensure the new space is next to the existing nursery, the Community Centre and the children's nursery.



REVIEWED OUR APPROACH TO PLAY AREAS AND PLAY EQUIPMENT, INCLUDING NEW SWINGS FOR YOUNGER CHILDREN



ADDITIONAL TREE PLANTING ON THE SOUTHERN BOUNDARY



INCREASED THE GAP BETWEEN BLOCK B AND THE BUILDINGS TO THE NORTH



NEW SEATING AND CYCLE STORAGE AREAS HAVE BEEN ADDED



ENHANCING THE BUGSBY'S SQUARE GREEN SPACE



ADDITIONAL SPACE FOR YOUNG TEENAGER ON SITE



INTRODUCTION OF ADDITIONAL STREET PLANTING



EXPLORING UPGRADES TO LATIMER SQUARE, INCLUDING THE PROVISION OF OLDER PLAY






# PLAYSPACE STRATEGY






## PLAYSPACE MASTERPLAN FOR THE 500s



0-4 YEAR OLDS



5-11 YEAR OLDS



12+ YEAR OLDS





# SCHEME IMAGES



Illustrative view of landscaped street



Illustrative view of landscaped street





# SCHEME IMAGES



Illustrative view of landscaped street



Illustrative view of Trathen Square





# OUR CHANGES – HEIGHT AND MASSING



## VIEW OF SCHEME FROM THE TOP OF HORN LANE

Whilst our proposed tower element remains at 20 storeys, we have moved the entire building further south, thereby increasing the distance between it and the existing homes in Shillibear Court.

Since April's exhibitions, we have also worked closely both as a team and with the Council's Design Review Panel and its Urban Design Officer to settle on an approach towards this phase's design and materiality.

GMVL is also continuing its assessment of the scheme in terms of any potential impact it may have on existing homes' daylight and sunlight scores.





# AFFORDABLE HOUSING



**THE MAYOR OF LONDON'S AIM IS FOR RESIDENTIAL-LED DEVELOPMENTS ON PUBLIC LAND TO DELIVER AN AVERAGE OF 50% AFFORDABLE HOUSING.**

GMV is proposing to deliver 40% affordable housing (by habitable room) in this phase.

This equates to 96 much needed new affordable housing, helping to play its part in tackling the Royal Borough of Greenwich's growing housing waiting list, and costly expenditure for temporary units accommodation.

We also recognise that the greatest demand for social housing is family homes, and 41% of the social housing within this scheme will be 3 or 4 bed family homes (33% and 8% respectively).





# COMMERCIAL & COMMUNITY SPACES



**BUILDING ON THE RECENTLY CONSENTED NEW CAFÉ AT BLOCK 203 AT GMV, WE HAVE ALSO DECIDED TO ADD ADDITIONAL COMMERCIAL SPACES TO PARCEL 5 WHERE IT FRONTS ONTO TRATHEN SQUARE.**

Building on the recently consented new café at Hearn House, we have also sought to add and maximise commercial space opportunities, where the scheme fronts onto Trathen Square. This has included the delivery in the lobby of one additional flexible commercial space, bringing the total number to be delivered with the scheme to 3 units (across c.270 sq.m).

Alongside the existing Co-op supermarket, pharmacy and barbers, we believe that the varied size commercial spaces

we are now proposing will provide suitable opportunities for a wide range of amenities to be located within this part of GMV. This could include spaces like a café, a bakery or other complementary uses, subject to market interest

Whilst potential tenants will not be known until construction is coming to a close, likely in 2028/2029, we will seek to ensure that these spaces are tenanted quickly and bring extra activity and vibrancy to Trathen Square.





# ACTIVE TRAVEL



The 500's will create a new gateway into the Village from the south and east, with step-free access points for pedestrians and cyclists from Bugsby and Peartree Way. The initial proposals provide onward connections to the wider Village, having considered key pedestrian desire lines and routes.

The 500's will also provide new, secure cycle parking facilities for residents located at the ground floor of each block, with additional cycle parking provided for visitors as well as customers of commercial spaces proposed. This cycle parking will include a range of stands, to account for the varying needs of residents, including both double height bike stackers and Sheffield stands.

These new pedestrian routes through and across the site will also help people access existing bus services passing through the Village, especially then the plots in Parcel 4 are completed later this year.

The proposals provides a small number of parking spaces within the podium of Block A, but these are focused on blue badge spaces. Overall, the number of spaces being delivered is much less than the consented office building.

We are exploring with local rental bike companies whether they wish to provide parking space within the scheme or nearby areas.





# PARKING AND SERVICING

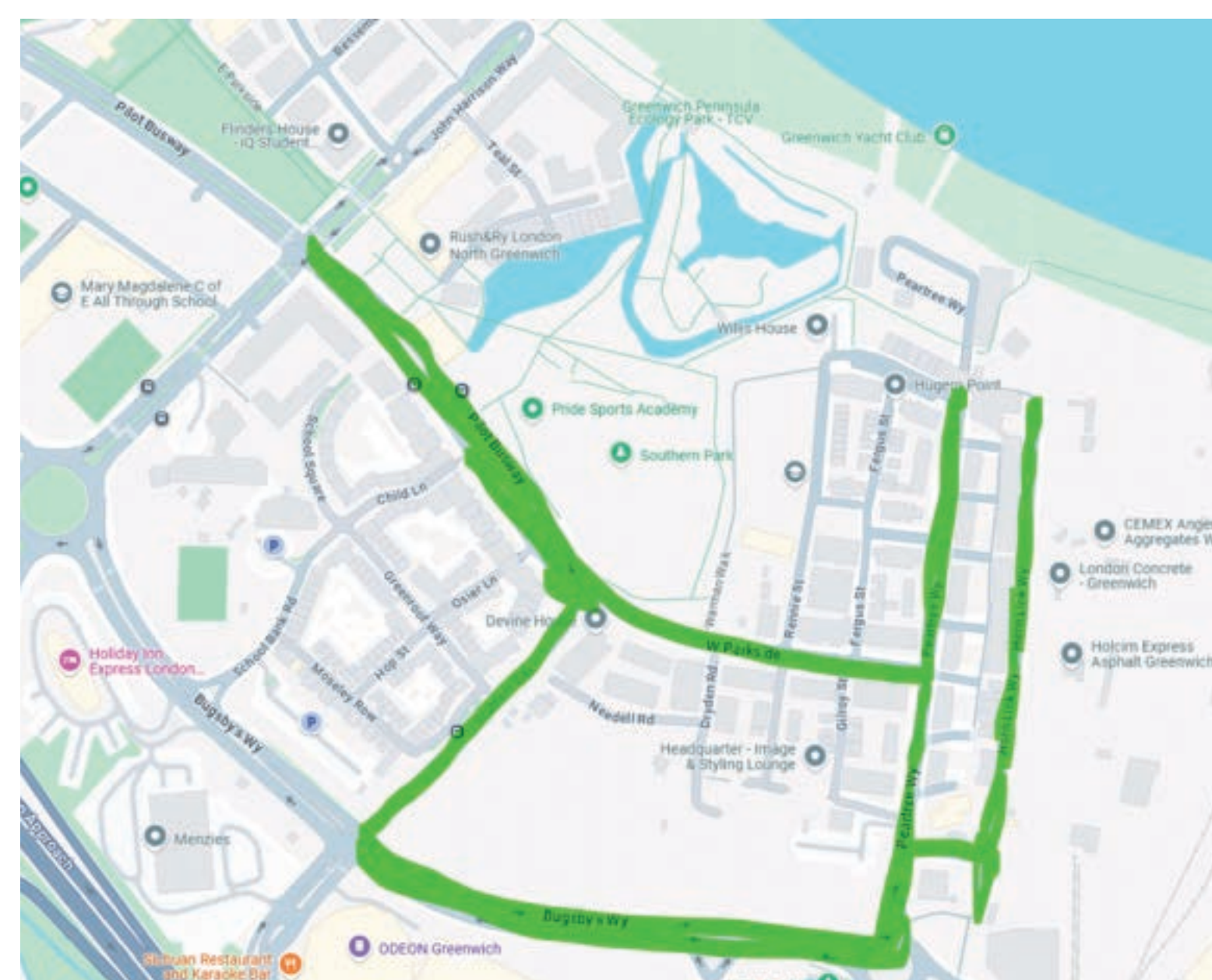


OUR PROPOSALS FOR RESIDENTIAL AND VISITOR PARKING IS LIMITED BY THE MAYOR OF LONDON'S POLICY WHICH ENCOURAGES DEVELOPMENTS IN SUSTAINABLE LOCATIONS SUCH AS GMV TO HAVE LIMITED TO NO CAR PARKING.

We are unable to repeat the more generous parking provision seen in earlier phases of GMV but we will be delivering one additional public 'blue badge' parking space to the north of Block B. Any other parking will be within the podium and only available for the residents of that phase.

In April, a number of residents also raised queries about which organisations own and enforce parking restrictions on which roads around GMV. Management and enforcement of parking on those roads identified in green on the plan to the right are the responsibility of the Council. The estate's managing agent is responsible for all other roads.

GMVL will continue to work with the managing agent and highway authority to better co-ordinate parking management and enforcement on and off site.



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# SUSTAINABILITY



## GMV'S ENERGY CENTRE ON PEARTREE WAY, OPPOSITE 'THE 500s'

### OPERATIONAL CARBON

Our focus on energy efficient building materials will limit energy demand. Our façade design has also been coordinated to achieve a balance between energy performance, daylighting, amenity provision and overheating mitigation.

### RENEWABLE ENERGY

Homes will also be connected to the local district heat network. Solar panel arrays are also proposed for onsite zero carbon energy generation. Any remaining emissions to zero regulated carbon will be offset.

### WHOLE LIFE CARBON

The proposed buildings will be rationalised and stacked to minimise the use of concrete. Materials with high recycled content will be prioritised.

### THE CIRCULAR ECONOMY

Its key principles will be integrated to minimise material usage and waste generation throughout the lifetime of the scheme.

### AN INTEGRATED DESIGN APPROACH

This will be adopted across the scheme's sustainable drainage systems, soft landscaping, ecology enhancement and amenity spaces. Play spaces, communal courtyard and roof terraces will be provided for enhancing health and wellbeing.

### WIND AND MICROCLIMATE

Local wind conditions have been considered for the design of the public realm, communal gardens, roof terraces and balconies. Mitigation via architectural design or planting will be in place for areas that are exposed to windy conditions.

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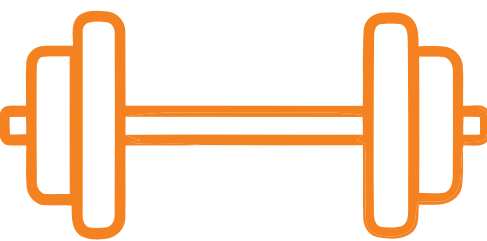

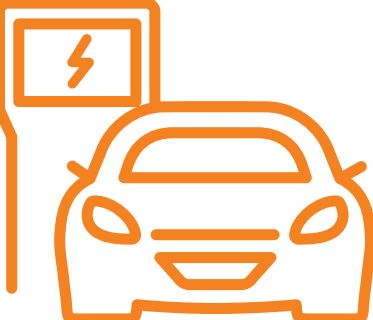
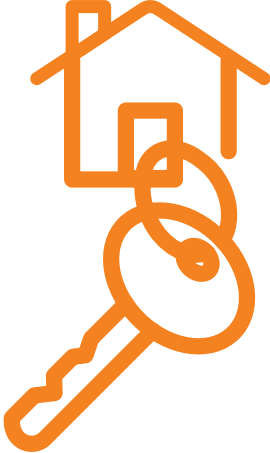


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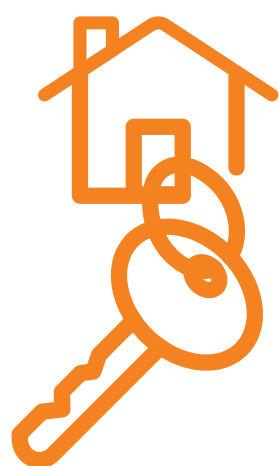
# OTHER ADJUSTMENTS

ALONGSIDE THESE MAIN TOPICS THE COMMUNITY CONVERSATIONS AND FEEDBACK WE RECEIVED FROM LOCAL RESIDENTS ALSO ASKED US TO LOOK INTO A RANGE OF OTHER ELEMENTS OF OUR PARCEL 5 PLANS. THESE INCLUDE:

	<b>RENTAL BIKES</b> – POPULAR LOCALLY, WE ARE CONSIDERING ALLOCATING SPACE WITHIN GMV FOR THEM		<b>CO-WORKING SPACE</b> – REMAINS PART OF OUR PLANS IN CERTAIN BLOCK'S COMMUNAL RESIDENT SPACES
	<b>YOUNG CHILDREN'S PLAYSPACE</b> – CONSIDERING EQUIPMENT SUCH AS SWINGS IN OUR PLANS		<b>OLDER CHILDREN'S PLAYSPACE</b> – SOME DELIVERED ON SITE BUT ALSO EXPLORING UPGRADES TO LATIMER SQUARE NOW EARMARKED FOR LATIMER SQUARE. WHAT WOULD YOU LIKE TO SEE HERE?
	<b>PUBLIC REALM</b> – PUBLIC REALM, WITH MORE SOFT LANDSCAPING, MORE SOFT LANDSCAPING, OPEN AREAS AND TREE COVER		<b>COMMERCIAL SPACES</b> – MAXIMISED PROVISION FRONTING TO THE SQUARE AND WILL EXPLORE WITH THE MARKET APPROPRIATE USES
	<b>SUPERMARKET</b> – DEMAND FOR AN M&S SIMPLY FOOD OR A LITTLE WAITROSE AND WE WILL INCLUDE THEM IN OUR MARKETING OF THE COMMERCIAL SPACES ONCE THE PLANS PROGRESS		<b>ELECTRIC VEHICLES</b> – WE WILL RE-EXPLORE THE POTENTIAL FOR FOOD TRUCKS TO USES THESE TO MAKE THE SQUARE A 'DESTINATION'
	<b>FAMILY HOMES</b> – GMV IS POPULAR WITH FAMILIES, SO WE ARE LOOKING AT DELIVERING A CONSIDERABLE NUMBER OF 3 BED PROPERTIES IN PARCEL 5, AS WELL AS 4 BED PROPERTIES		<b>INFRASTRUCTURE</b> – WE CONTINUE TO ENGAGE WITH KEY DEPARTMENTS WITHIN THE COUNCIL, LOCAL SCHOOL, TFL, THE LOCAL NHS AND OTHER PUBLIC SERVICE SUPPLIERS ABOUT THE NEED FOR ADDITIONAL INVESTMENT
	<b>CONNECTIVITY</b> – WE WILL CONTINUE TO LIAISE WITH THE COUNCIL AND LOCAL LANDOWNERS ABOUT PROPOSAL INCLUDED AS PART OF THE IKEA SCHEME FOR A NEW CROSSING OVER BUGSBY WAY INTO GMV		



# SCHEME BENEFITS



PROVISION OF  
CIRCA 260 HOMES



PROVISION OF UP  
TO CIRCA 270SQM  
GIA FLEXIBLE  
COMMERCIAL SPACE



TARGET OF 40%  
AFFORDABLE HOMES,  
WITH A FOCUS ON 3 AND 4  
BEDROOMED APARTMENTS



ACCOMMODATION  
MIX: 30% 1-BEDS,  
40% 2-BEDS AND  
30% 3-BEDS



CONSIDERATION OF THE  
SURROUNDING URBAN  
CONTEXT AND OF THE  
FOCAL GATEWAY TO  
THE MASTERPLAN



MAXIMISING THE DUAL  
ASPECT HOMES AND  
AVOIDING ANY NORTH  
FACING SINGLE ASPECT  
HOMES



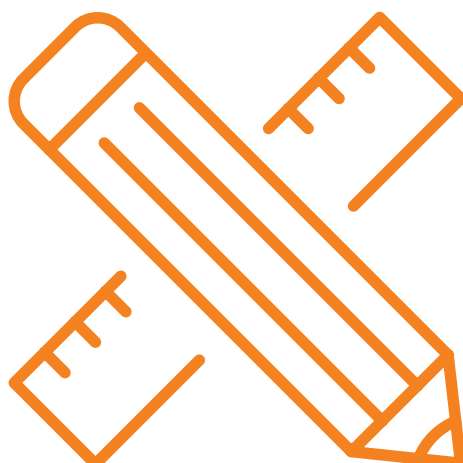
NEW PRIVATE AND  
COMMUNAL AMENITY  
SPACES



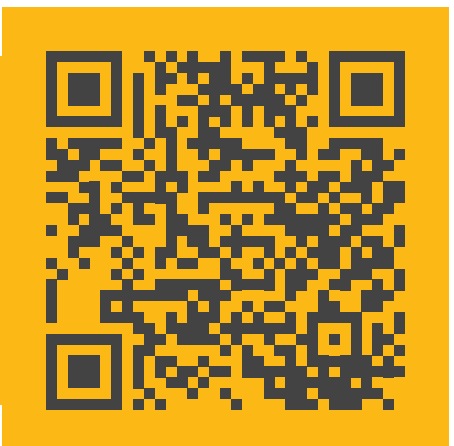
CYCLE PROVISION  
IN ACCORDANCE  
WITH TFL AND LCDS  
REQUIREMENTS  
AND LOW PARKING  
PROVISION



RESPONSE TO THE  
ACOUSTIC REQUIREMENTS  
ARISING FROM THE  
ADJACENT AGGREGATE  
WHARVES SITE



A LANDSCAPING PLAN  
FOCUSING ON  
COMPLETING  
TRATHERN SQUARE  
AND EARLY YEARS PLAY





# JOIN THE CONVERSATION



THANK YOU FOR TAKING THE TIME TO JOIN THE CONVERSATION ABOUT THIS FINAL PHASE OF DEVELOPMENT AT GREENWICH MILLENNIUM VILLAGE.

As local residents, you are the experts in what the local community's needs and aspirations are, and it is why we are keen to collect your comments and feedback at this early stage.

## GETTING INVOLVED IS EASY

Simply fill in one of the feedback forms available here today, and either leave it with a member of the project team or send it back to us later using the FREEPOST envelopes available. You can also send us your views using the online feedback form on our consultation website at [www.greenwichmillenniumvillage.co.uk/consultation](http://www.greenwichmillenniumvillage.co.uk/consultation), or you can email us directly at [The500s@cavendishconsulting.com](mailto:The500s@cavendishconsulting.com).

Whether you have views on our plans for new homes, new co-working space or public areas, we really want to hear from you. The deadline for comments to be received by the project team is **Wednesday 6th August**.

After this date all community comments will be reviewed and considered, and our ambition is to then submit a planning application to the Royal Borough of Greenwich this summer.

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