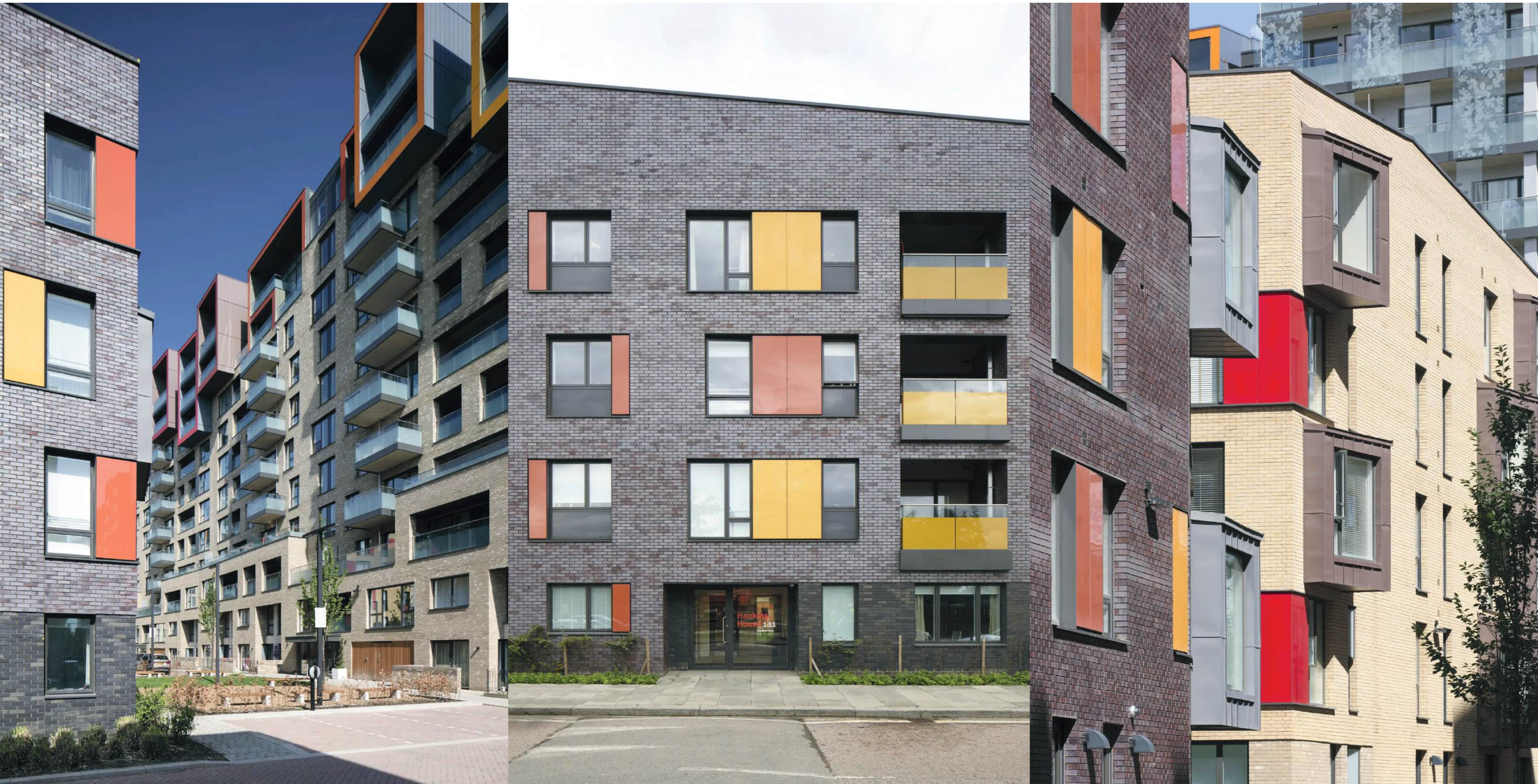


# WELCOME



## WELCOME TO GREENWICH MILLENNIUM VILLAGE LIMITED'S (GMVL) PUBLIC EXHIBITION ON ITS EMERGING PROPOSALS FOR PARCEL 5 AT THE GREENWICH MILLENNIUM VILLAGE.

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).

First earmarked for development in 1997, our first residents moved into an apartment on School Bank Road at Christmas 2000 and over more than 25 years the 300 acre site has become home to thousands of residents, who now call this vibrant, exciting and cohesive community 'home'.

As curator of the Village for more than 20 years, we know the importance of getting every Plot right. That is why our exhibition today not only showcases our plans for this phase of development, but also offers a number of ways for the local community to join the conversation about these plans and pass on your comments and feedback.

We recognise the importance of making sure a future planning application seeks to deliver on the needs and aspirations of the existing community, aspiring new residents, and the Royal Borough of Greenwich (RBG).

Key members of the project team are here today to answer any questions or queries you may have, and feedback forms and FREEPOST envelopes are available for you to pass on your feedback.

The information can also be found online at [www.greenwichmillenniumvillage.co.uk/consultation](http://www.greenwichmillenniumvillage.co.uk/consultation). We can also arrange site or home visits for anyone living immediately adjacent to these plots if that would be of interest to you.

Today's exhibition is the start of our consultation period, which will run through to Tuesday 22nd April 2025. After this date GMVL will review and consider all community comments, with the aim of submitting a planning application to the Royal Borough of Greenwich in the summer.

020 3398 1590

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



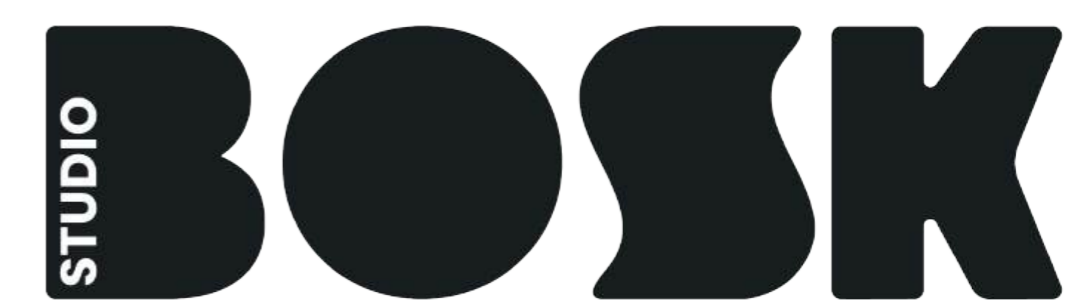
# THE PROJECT TEAM



## THE DEVELOPMENT TEAM



## THE DESIGN TEAM



## THE 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.

## THE 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

The 500 was originally earmarked for a residential-led development in the Masterplan but as delivery of Parcels 2, 3 and 4 progressed, homes planned for Parcel 5 were redistributed across the Masterplan.

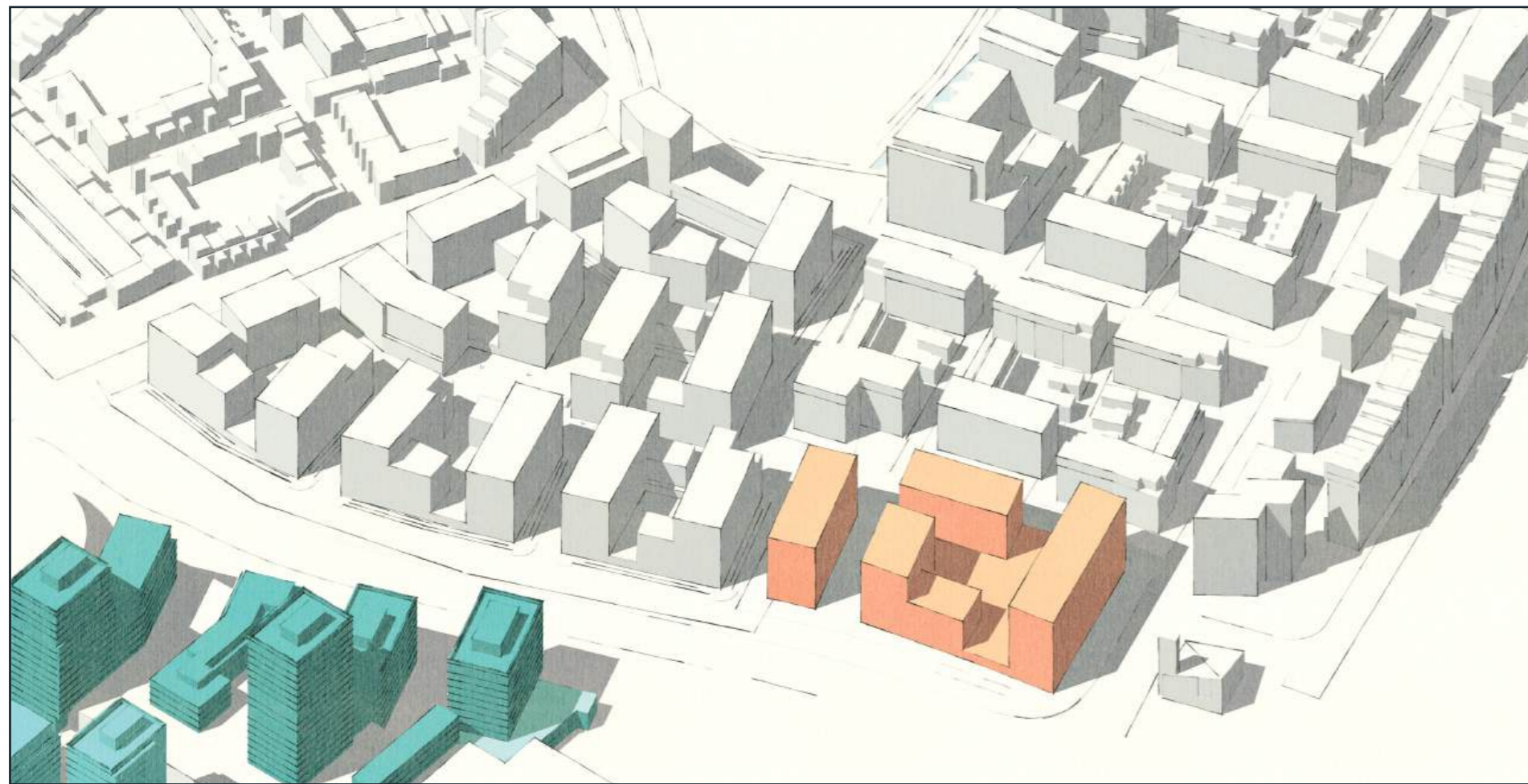
The commercial floorspace from these earlier phases were consolidated into the 500 sand in 2021, a 'Reserved Matters' application was approved for a 5-storey commercial building on the eastern part of the plot. The western part of the plot remained empty as there was no floorspace remaining, and was shown only as notional landscaping.

However, the pandemic delivered fundamental and lasting change not just to the way we live our lives, but also to how businesses operate. As a result, there was no longer demand for the large office building in this location. In recent months GMVL has been working with Jestico +Whiles and RBG's Planning Department on ways to make best use of these plots.

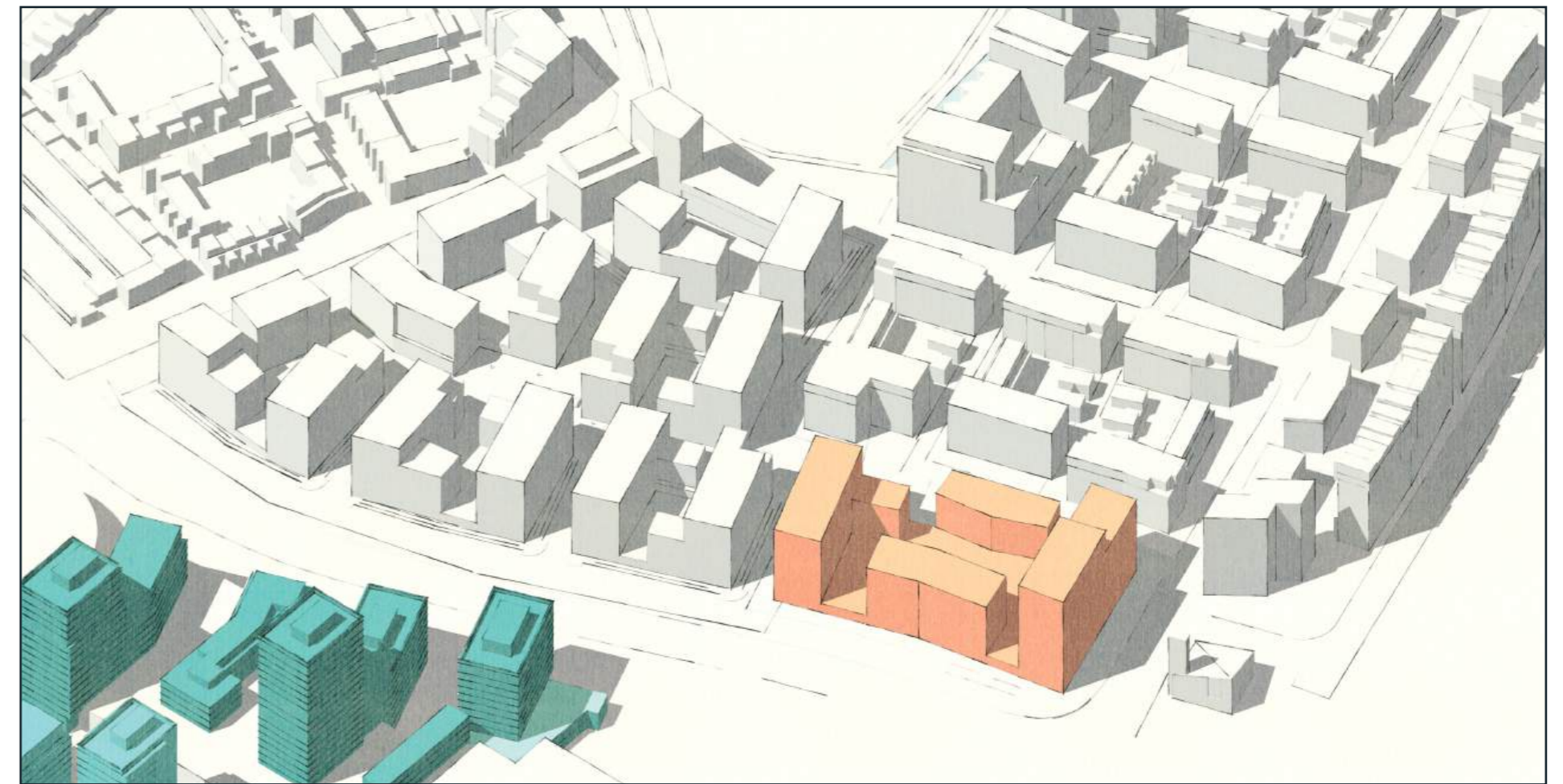
GMVL believe that a residential led, mixed-use scheme, will help play its part in delivering much needed new homes – including affordable and family homes - alongside new public spaces and a small number of flexible commercial opportunities.



# MASSING EVOLUTION



TWO BLOCKS APPROACH ACCOMMODATING HUBBARD STREET'S EXTENSION TO THE SOUTH



LARGER PODIUM BLOCK EXPLORATIONS



TWO BLOCKS APPROACH WITH A LINEAR BLOCK TO THE EASTERN END TO PROVIDE ACOUSTIC BUFFER FROM THE WHARF OPERATIONS



EARLY EXPLORATIONS FOR A TALLER BUILDING TO THE SOUTH-EAST CORNER OF THE SITE, WHILE LOOKING AT MAXIMISING THE TRATHEN SQUARE FOOTPRINT

## IN CONSIDERING PLANS TO REVISIT THE '500S', LOCAL CONTEXT AND THE SETTING OF THE WIDER GREENWICH PENINSULA HAS BEEN A KEY CONSIDERATION.

Across the Village a range of building heights were set out in the Masterplan, including scope to deliver a taller 20-storey building on a site to the west of the ecology park (Plot 201). However, this taller building was not delivered to its full height and a 13 storey building was delivered instead.

The 500s represents a key location where the Village meets the rest of the Peninsula and East Greenwich. Whilst the Masterplan generally provided for buildings of between 9 and 11 storeys,

we believe a 20-storey building, as originally envisaged in the Masterplan, is most appropriate on this corner will help mark the transition between these communities and allow the Village to better address Bugsby Way.

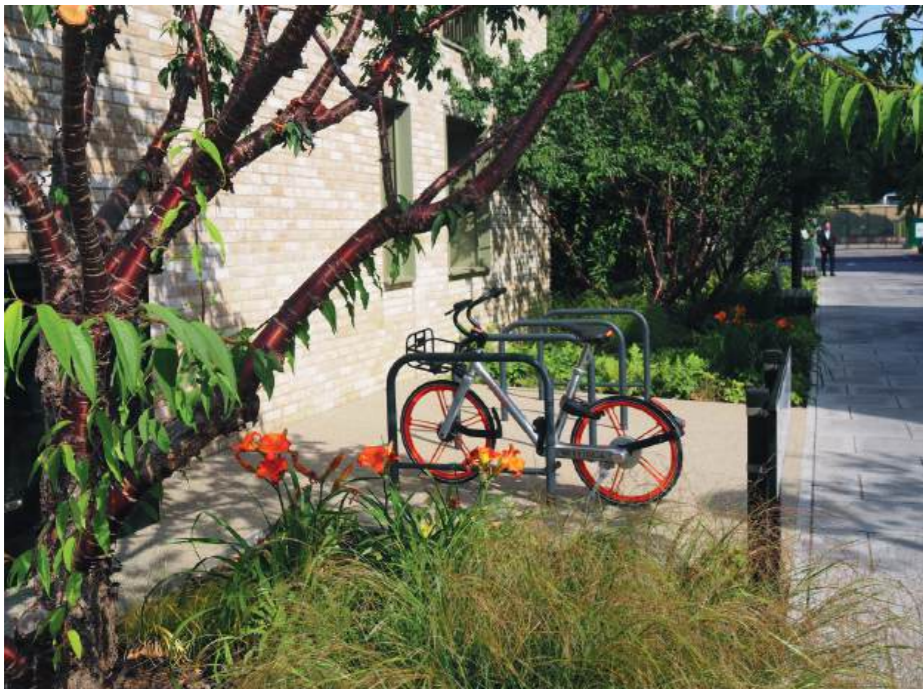
It will also help the Village respond more appropriately to the emerging local context of new residential developments planned across the Peninsula in the coming weeks, months and years, delivering much needed new homes and affordable housing.



# INITIAL PROPOSALS



OUR INITIAL GROUND FLOOR PLANS FOR THE 500S



# COMMERCIAL & COMMUNITY SPACES



## THE PLANS FOR THE 500S GIVES US AN OPPORTUNITY TO REBALANCE THE VILLAGE

The initial proposals identify ground floor space in the base of one of the proposed buildings facing the Trathen Square for flexible commercial units.

This location already has a successful Coop supermarket, a pharmacy and a hair salon and we aim to secure operators for the new units which will complement these uses.

Split across two units of 80 and 120sqm each, these could be for new shops or light industrial 'maker spaces', creating opportunities for small creative industries.

However, we would welcome residents feedback on what you want these spaces to be, and the potential tenants.

### NEW CO-WORKING SPACE?

The 500s has always been envisaged to be more residential and family-orientated than locations closer to the Southern Park and Oval Square. Following the pandemic there is now no demand for the large office building which formed part of the 2021 Reserved Matters Application for this site, and it must be replaced with a suitable level of flexible commercial space to ensure this neighbourhood remains vibrant.

One fundamental and long-term change following COVID-19 is the change to office working, with the 'new normal' seeing people balance commuting to work, and working from home.

We are therefore proposing that some of the blocks in the 500s will include a residents lounge which has successfully been used on other phases as informal for co-working.

This gives people an alternative to the binary office/home choice, and could help to act as a new 'incubator' space for new local businesses, helping them to grow.

We are open to conversations about the uses and users of these spaces, and we would welcome your suggestions on what you would like to see here.



# 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.



# 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.





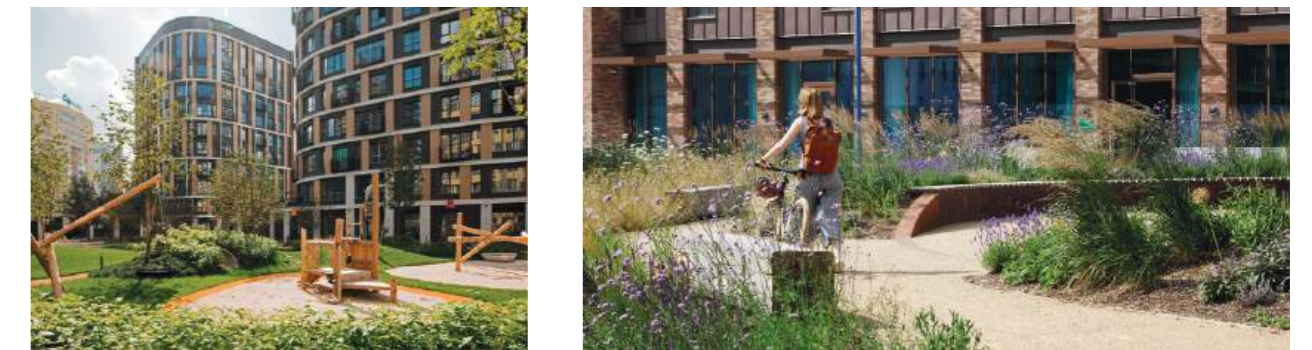
# LANDSCAPING MASTERPLAN



1. TRATHEN SQUARE FRONTAGE



2. LANDSCAPED STREET



3. BUGSBY SQUARE



4. PEARTREE WAY



5. GREEN BUFFER TO HIGHWAY



6. PLOT 505 INTERFACE



## GROUND FLOOR LANDSCAPING MASTERPLAN FOR THE 500S

The proposed landscape design for the public realm in this phase continues the community-focused approach of the wider Village masterplan, creating high-quality public spaces that connect new and existing residents.

The plans seek to complete the southern side of Trathern Square, providing an active frontage to new commercial units that will front onto the square. New play equipment will seamlessly link with the existing playground and planting, forming an engaging, playful space.

A pedestrian-focused landscape street runs through the development, connecting Bugsby's Way, Trathern Square, and the wider masterplan. Meandering paths weave through trees and planting, revealing seating, grass areas, and play features that encourage interaction while offering moments to pause.

A new public square at the southern boundary, at the junction with Bugsby's Way, opens up the corner of the site, improving pedestrian connections. The space will be mostly traffic-free, with only occasional vehicle access for waste collection.

Play features will be woven throughout the development, with a variety of play types catering to different ages and abilities. Wildlife-friendly planting will enhance biodiversity and the character of the spaces. At upper levels, podium gardens and biodiverse roofs will contribute to urban greening, reducing water runoff and improving views for residents of surrounding buildings.



# PLAYSPACE STRATEGY



## PLAYSPACE MASTERPLAN FOR THE 500S

0-4 YEAR OLDS



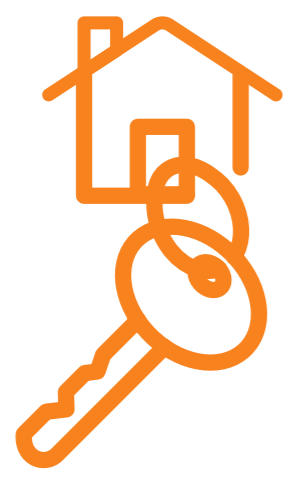
5-11 YEAR OLDS



12+ YEAR OLDS



# SCHEME BENEFITS



PROVISION OF  
CIRCA **260 HOMES**



PROVISION OF UP TO  
200 M<sup>2</sup> GIA FLEXIBLE  
**COMMERCIAL  
SPACE**



**TARGET  
AFFORDABLE  
HOMES: 40%**



**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 THE GREENWICH MILLENNIUM VILLAGE.**

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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 Tuesday 22nd April 2025.

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 next year.

020 3398 1590

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