

GREENWICH MILLENNIUM VILLAGE

Welcome

Greenwich Millennium Village Ltd (GMVL) is delighted to welcome you to our public exhibition.



A Vibrant Neighbourhood

This exhibition illustrates the progress we have made to date on Greenwich Millennium Village (GMV) and looks ahead to our plans for the near future.

We are now bringing forward proposals to deliver more new homes as part of the approved masterplan, as well as an energy centre to provide a new heart for ensuring the sustainability of this community.

These developments continue our work creating a vibrant new neighbourhood, with construction already started on Plots 101 and 102 earlier this year, providing a range of new houses and apartments.

The Team

Greenwich Millennium Village Ltd is a joint venture between Taylor Wimpey Central London and Countryside Properties, in association with the Mayor of London.

Members of the development team are available during the exhibition to answer questions and can be identified by their GMV name badges.

Feedback forms are available at the exhibition. Please share your thoughts with us by completing and returning a form to us today, or via a Freepost envelope. You can also submit feedback via our website at www.gmv.london/consultation.



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Greenwich Millennium Village Masterplan



Site History

Phases 1 and 2 of Greenwich Millennium Village were built between 2002 - 2009 delivering 1,095 homes, 1,357 sqm of commercial and retail floorspace, a 5.8 acre Ecology Park and the 5.4 acre Southern Park.

The 2012 Masterplan

The masterplan for Phases 3, 4 and 5 was granted outline planning permission in 2012 providing:

- 1,746 new homes;
- up to 4,462 sqm of commercial (B1) floorspace;
- up to 1,190 sqm of retail floorspace (flexible A class uses A1-A4);
- A New Energy Centre;
- New public squares and children's play areas;
- New Ecology Swale
- Nursery;
- Community Centre; and
- Yacht Club Car Park

Work began on site in March 2013 and to date we have delivered:

- 428 new homes, including;
- 128 affordable homes (30% - 10% above the agreed requirement).

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The GMV Community

Greenwich Millennium Village Ltd is committed to working with local residents and businesses to build a community together.

Co-operating with our Neighbours

In October 2016, we were delighted to sponsor the sails for the annual London Dinghy Regatta hosted by the Greenwich Yacht Club.

The dinghy racing took place on a series of courses marked out on the River Thames between the Thames Barrier and the Emirates Cable Car at the O2 Arena.

There were over 50 entries from Greenwich Yacht Club members and from other clubs and sailing centres along the Thames.



Engaging with local schools

Children at Millennium Primary School were excited to welcome construction industry mascot Ivor Goodsite and our own GMV Construction Manager to their assembly on Monday 17th October, to learn all about site safety as part of UK Construction Week.



Christmas at Greenwich Millennium Village

Christmas always gets off to a cracking start at GMV, with the village square hosting a giant Christmas Tree and lights, a local brass quartet for seasonal music, carol singing performed by the local primary school and even Santa himself.



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2017 - The Year Ahead

Coming Up

- Occupation of Plots 103 and 107 (Residential Buildings);
- Construction of Plots 101 and 102 (Residential Buildings);
- Reserved Matters application for Plot 504 (Energy Centre);
- Reserved Matters application for Plot 201 (Landmark Residential Building);
- Reserved Matters application for Plots 204 and 205 (Residential Buildings);
- Initial design development for the Ecology Swale, working with the Land Trust (Ecology Park); and
- Consultation on the new Community Centre.



What is a Reserved Matters application?

After an outline planning permission has been obtained, it is necessary to submit one or more applications for approval of Reserved Matters in order to gain consent for some or all of the outstanding details. It is not to reconsider the principle of the application, which is already approved.

Construction of Plots 101 and 102

Construction on Plots 101 and 102 began in January 2017. These plots will deliver 106 new homes in a mix of six-storey apartment buildings, three-storey family townhouses and two-storey courtyard houses. Forty-four of the 106 homes are designed for families to provide a diversity of housing options within Greenwich Millennium Village.

The buildings are designed to create mews style streets at the heart of the GMV masterplan. Accents of colour at entrances and roof level create a vibrant and modern feel while the brick facades will use a warm and calm brickwork palette with simple detailing, in keeping with the established GMV vernacular.

A new public square will be delivered in the future, in conjunction with Plots 204 and 205, to the south of the buildings within Plot 101.

The new homes should be ready for occupation in late 2018/early 2019.



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A Landmark Residential Building

Reserved Matters Plot 201



Plot 201 was approved as the location for a residential building of 20 storeys within the permitted Greenwich Millennium Village masterplan.

The Reserved Matters proposal is for a 20-storey landmark residential building delivering:

- 90 high quality new homes in a mix of one and two bedrooms;
- A new shared surface public route to the Ecology Park;
- A 100 sqm commercial unit at ground floor level;
- A communal roof terrace for residents at the 18th floor; and
- Biodiversity roofs.

Plot 201 will act as the landmark feature of Greenwich Millennium Village, with a focus on the highest quality design; it will become an instantly recognisable feature of the London skyline, acting as a wayfinding point whilst also contributing to Greenwich's housing supply and the creation of a vibrant new community.

Following close consultation with the Royal Borough of Greenwich and the Greenwich Design Review Panel, the emerging design takes inspiration from the varied, barrel-vaulted roof line of the original Erskine design (Phases 1 and 2), plus the more recent phases of the masterplan.

The building uses a material palette of robust brickwork, coloured glass and contemporary zinc. The stepped roofline visually breaks up the massing of the building and produces a striking silhouette on the skyline from all directions. A communal roof terrace is provided at the 18th floor, with biodiversity roofs provided on the 16th, 13th and 11th floor roofs.

New Commercial Space

There is a vision for a new commercial space adjacent to the Ecology Park with the opportunity for outdoor seating. We would like to hear your views on what you would like to see here.



Maximising Benefits, Minimising Impacts

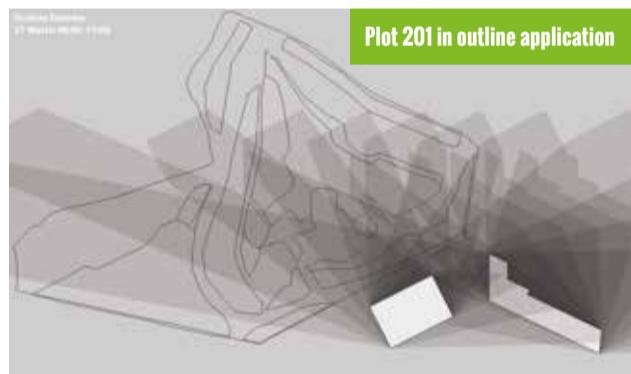
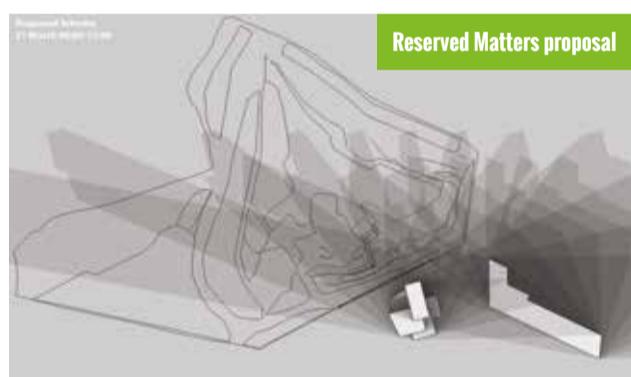
Quality Design, Refined Massing

The more slender design of the Reserved Matters proposal results in a footprint that takes up only 64% of the parameter approved in the outline planning permission.



Overshadowing

The evolution of the design approach allows for reduced overshadowing of the ecology park compared to what was measured and approved under the outline planning permission.



Ecology Swale

GMVL are committed to delivering a 10% increase in the overall size of ecology space in the form of a Swale. The current concept of the Ecology Swale is to:

- Provide open water and a shingle beach;
- Deliver significant areas of native, wetland, grassland and woodland planting linked to the existing Ecology Park habitats and providing biodiversity benefits;
- Include planting high quality trees;
- Contribute to the development's Sustainable Urban Drainage strategy; and
- Provide an attractive visual amenity for residents

The final design will be developed with the Ecology Park management team who will also take over the Swale once it is complete.



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Energy Centre

Reserved Matters Plot 504

Plot 504 will provide an energy centre which will be the new beating 'heart' for Greenwich Millennium Village.

The energy centre, using combined heat and power (CHP) technology with thermal stores and high efficiency boilers and pumps, will deliver the heating and hot water requirements for GMV via an underground district heating pipe network. The energy centre will also provide clean electricity to GMV.

The energy centre will be a gateway feature to the GMV community. It will be up to 16m in height, built of brick with a coloured stainless steel flue (rising to 26m high) encased in metal cladding as used on Plots 103, 104 and 210 and featuring illuminated Greenwich Millennium Village signage. The pitched roofline offers glimpses of the energy centre's biodiversity roof.

Subject to planning, GMVL hopes to bring the energy centre into operation in 2018.

Key features and benefits

- Low carbon heat, hot water and clean electricity with the potential to supply the entirety of GMV;
- Operation 24 hour / 365 days;
- Graphic lighting display showing the quantity of energy being generated; and
- Carefully selected equipment to ensure low noise and cleaner air emissions.



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Emerging plans



Reserved Matters Plots 204 and 205

The proposals for Plots 204 and 205 are in the early stages of development and will provide around 100 new homes, approximately 20% of which will be affordable homes.

The proposals will follow the principles of the approved masterplan and the design principles already established within GMV. Similar to Plots 101 and 102, which are currently under construction, the design will include a mix of six-storey apartment blocks, bookending four-storey family townhouses and two-storey courtyard houses. These will also create mews style streets within the heart of the GMV.

We anticipate submitting the Reserved Matters application for these plots in Spring 2017 and, subject to planning, hope to deliver these new homes in late 2019.



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Thank You

Thank you for attending our public exhibition. We would be grateful if you could take a few moments to fill out a feedback form and let us know any comments you have on our plans. You can fill out a form and return it to the ballot box or take a form away with you and send it back to us in one of the Freepost envelopes provided or via www.gmv.london/consultation.

The exhibition boards on display and the feedback form are also available to view at www.gmv.london/consultation. You can also register on the website to receive information about our developments in the future. (Please note that the website will be available after the public exhibition is complete).

GMV Ltd is committed to working with the local community throughout the development of Greenwich Millennium Village and will continue to keep residents up to date as our plans progress.

