

Welcome

GREENWICH MILLENNIUM VILLAGE

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



The purpose of this public exhibition is to update you on the progress we are making at Greenwich Millennium Village (GMV) and look ahead to our plans for the near future. We want to share with you our upcoming proposals and gather your feedback.

In February 2017, GMVL hosted a public exhibition to showcase proposals for a 20-storey residential building at Plot 201 of the approved 2012 GMV masterplan. We would like to thank all those who attended and provided comments, both on Plot 201 and also the new homes at Plots 204, 205 and the energy centre at Plot 504.

The applications for Plots 204, 205 and 504 have been approved by Greenwich Council and construction will start on site soon.

Following feedback from the exhibition, we are now bringing forward revised proposals for Plot 201, together with plans for further residential plots across the masterplan.



CGI of Combined Heat and Power Energy Centre - Plot 504



CGI of Plots 204 and 205

The history of GMV

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2002-2009:

Construction on Phases 1 and 2 of Greenwich Millennium Village begins - delivering:

- 1,095 homes;
- 1,357 sqm of commercial and retail floorspace; and
- 5.4 acre park to the south.

2012:

Masterplan for Phases 3, 4 and 5 granted planning permission - delivering:

- 1,746 new homes
- Up to 5,562 sqm of commercial and retail floorspace
- A New Energy Centre
- New public squares and children's play areas
- Nursery
- Community Centre

2013:

Construction at Phases 3, 4 and 5 begins, delivering:

- 428 new homes, including
- 128 affordable homes

GMV in 2017:

- We welcomed new residents to Hugero Point, Bayliss Heights and Coneybear Point (Plots 103, 107 and 210)
- Construction commenced on the 106 new homes at Plots 101 and 102
- Planning approval was granted for the combined heat and power energy centre that will provide sustainable energy for all of GMV (Plot 504)
- Two further residential Plots (204 and 205) approved, containing 20% affordable housing



Construction activity at Plots 101 and 102



Plot 103 (Hugero Point) now complete

Plot 201 design considerations

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Plot 201 was approved as the location for a residential building of 20 storeys within the permitted Greenwich Millennium Village masterplan (2012), detailed proposals for which were showcased at our public exhibition in February 2017.

Key issues and considerations include:

- Scale and massing
- Design
- Location within the GMV masterplan
- Ecology and local environment
- Neighbouring amenity



New Plot 201 proposals - artist's impression of view from the ecology park

Following the feedback received at the exhibition and through further meetings with Greenwich Council and local stakeholders, we have subsequently revised the proposals for the site. The revisions include:

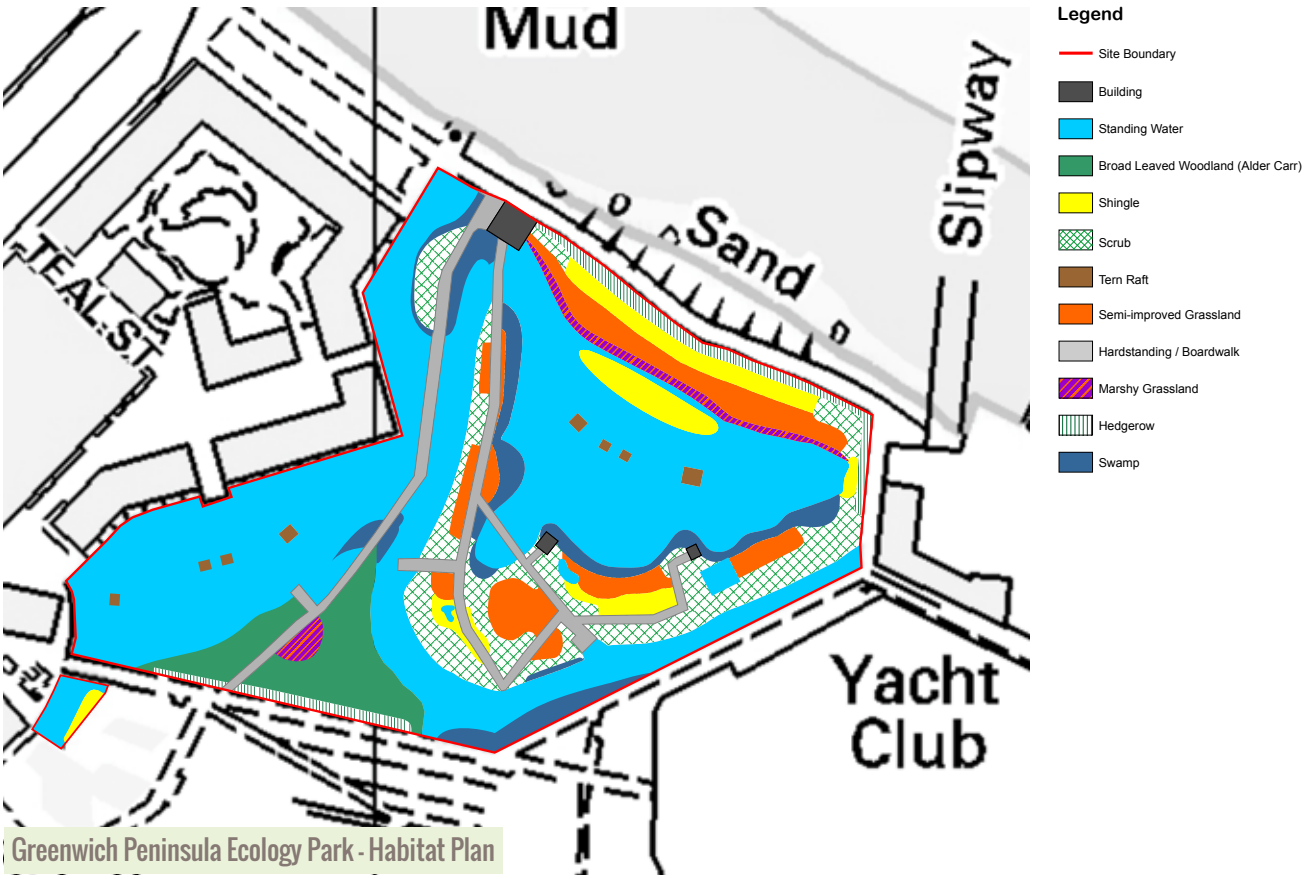
- A reduction to the height of the building by seven storeys, from 20 to 13 storeys
- Reorientation of the building from east to west, to north to south to further minimise impacts on the ecology park and further reduce potential overshadowing
- Reduction of the building footprint by over 40% and to the total volume of the building by 63% from the scale and massing granted outline planning permission in 2012

New Plot 201 proposals - artist's impression of view from the east

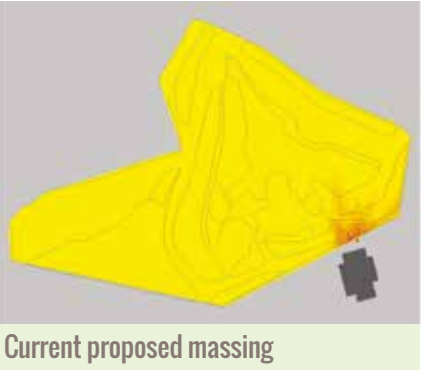
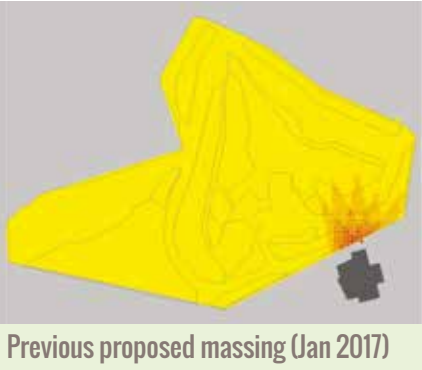
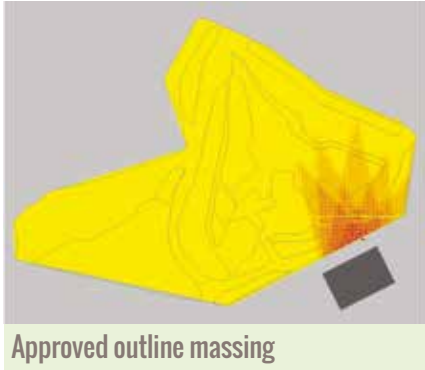


Sensitivity to the local ecosystem

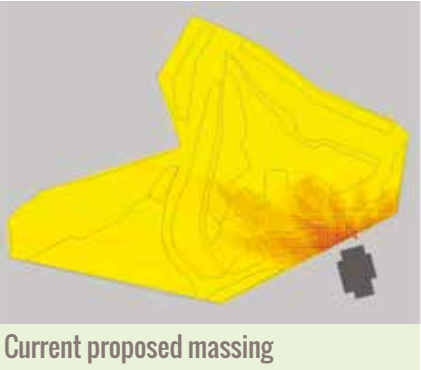
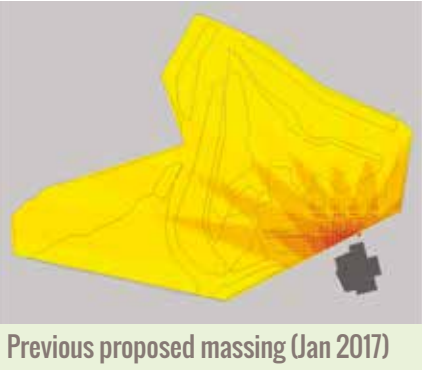
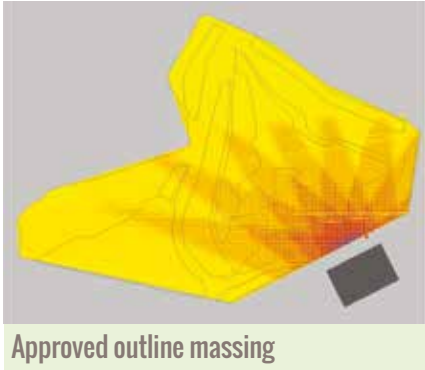
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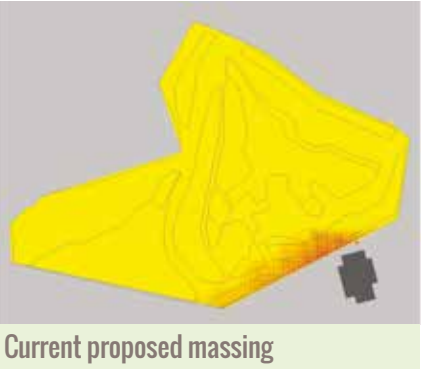
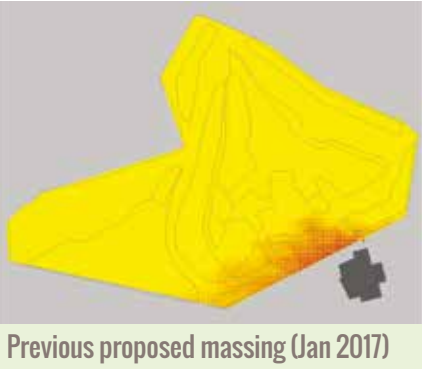
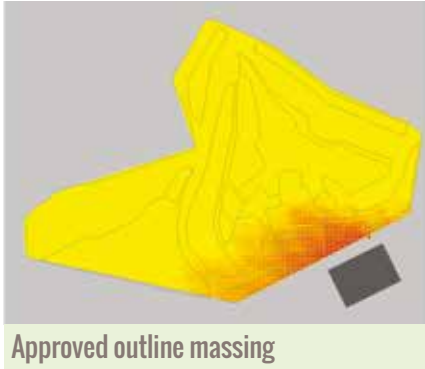
Hours of shading 21 December



Hours of shading 21 March



Hours of shading 21 June

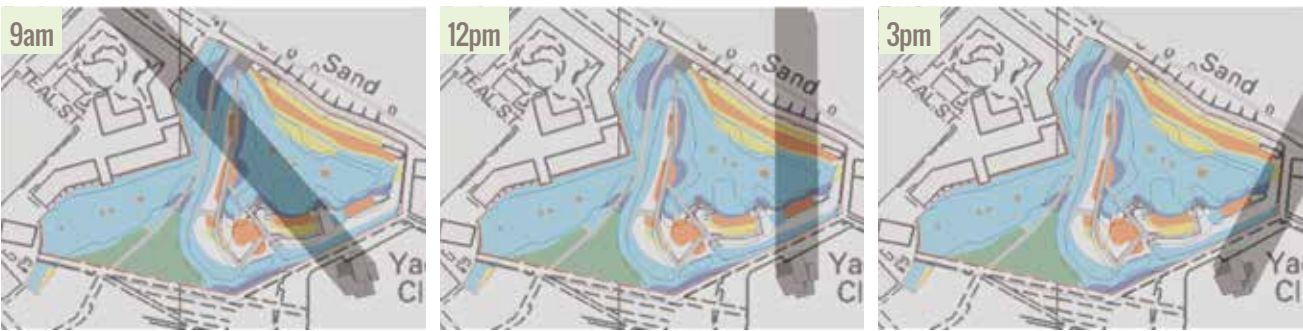


Sensitivity to the local ecosystem

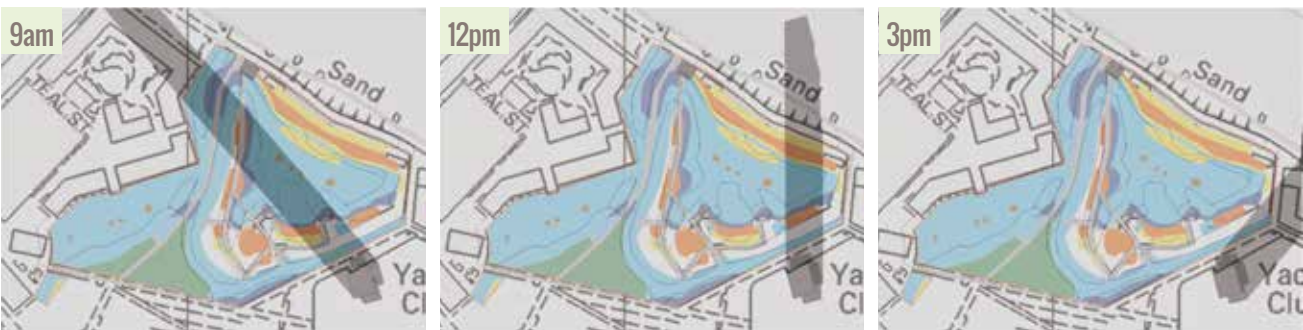
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A detailed ecological assessment has informed the potential shading impacts of Plot 201. The results of the assessment indicate that during October to March, shading from Plot 201 would be significantly reduced compared with the previous 20-storey design. Shading impacts will be greatest in the south-east of the Ecology Park, closest to the building. From April to September, only the south-east section of the Ecology Park would be shaded by Plot 201, with the shadow shorter and moving faster across the Ecology Park than in other months.

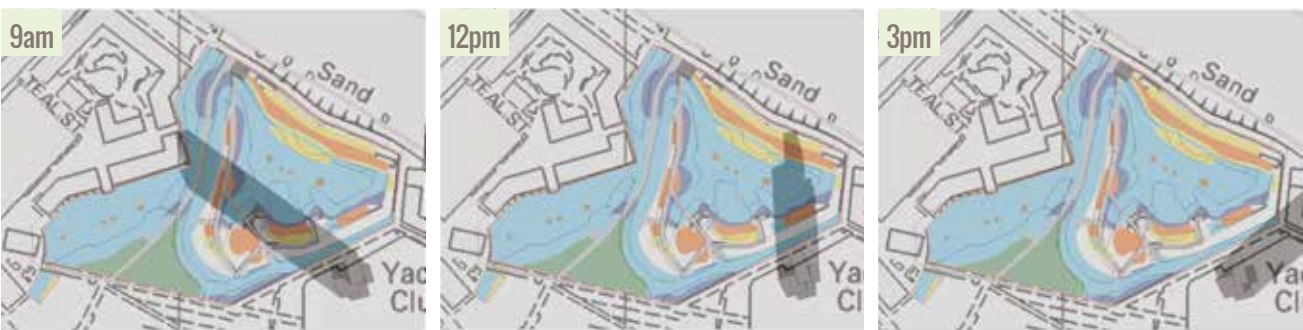
Overshadowing in December for Plot 201 previous proposal



Overshadowing in December for Plot 201 revised proposal



Overshadowing in March for Plot 201 previous proposal

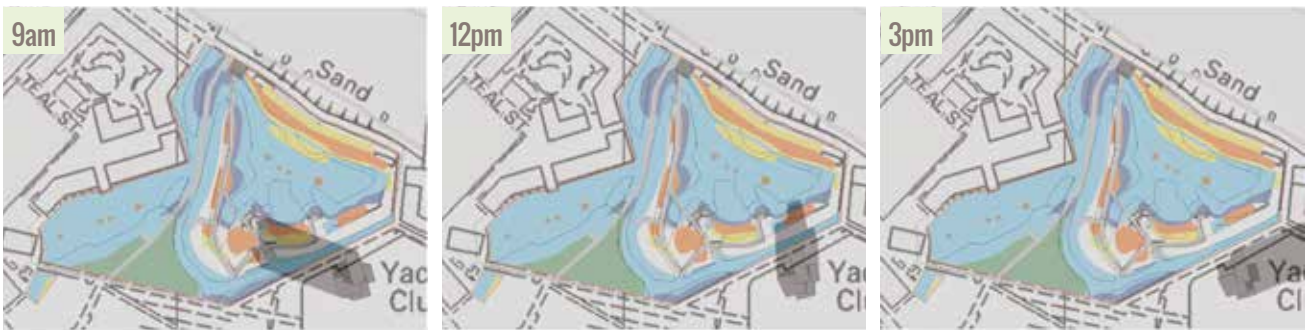


Overshadowing in March for Plot 201 revised proposal

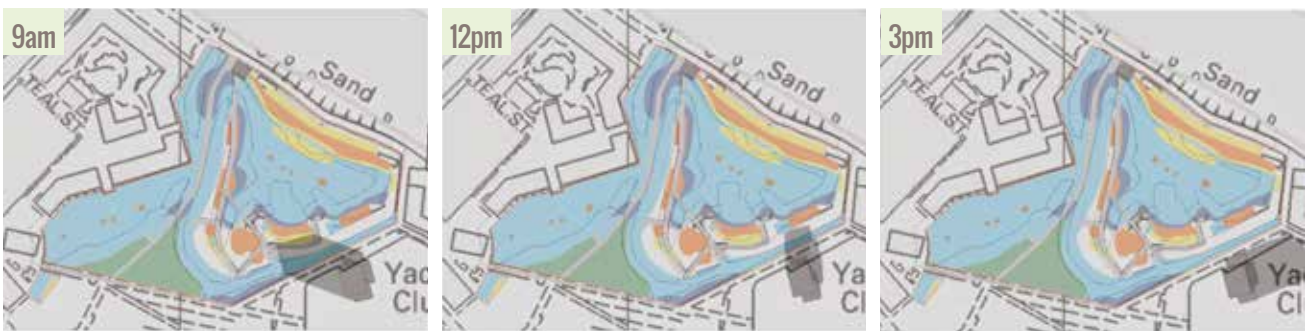


Sensitivity to the local ecosystem

Overshadowing in June for Plot 201 previous proposal



Overshadowing in June for Plot 201 revised proposal



Invertebrates and vegetation:

It is likely that there would be some negative impact caused by overshadowing from a 13-storey building at Plot 201, but this would largely be confined to a small section in the south-east. The findings of our impact assessment of Plot 201 is as follows:

- Shading impact on invertebrates will likely have some effect, focused on insects in the south-east of the Ecology Park. Heat-loving insects active in the summer months and those using edge habitats are likely to be most sensitive. It is considered that impacts would not significantly deplete the overall invertebrate resource
- The majority of habitats receiving limited shading would not be affected
- Shingle habitats, considered the most sensitive habitats, are unlikely to be significantly affected by shading, with only a small amount subject to summer shading in the south-east of the Ecology Park
- The composition of vegetation in the most shaded areas would be expected to change, with more shade tolerant species becoming dominant over time

Birds

The most important areas of the Ecology Park for birds in the spring and summer breeding months are the tern rafts and reed beds used by common terns and reed warblers, respectively. Common birds also breed in the woodland to the south-west. The findings of our ecology specialists are as follows:

- The tern rafts would not be shaded when common terns are present, from April to August
- Shading of reed beds would be limited to small areas in the south-east during May to September when reed warblers are present
- The woodland area would be shaded in the early mornings in autumn to spring, with no shade from Plot 201 from May to July
- Overshadowing is considered unlikely to significantly reduce the breeding success of birds

Plot 201 - Opportunities

The revised proposals for Plot 201 have focused on delivering a sensitive addition to the wider GMV site, whilst retaining an emphasis on high quality design.



The benefits provided by Plot 201 for the GMV community are as follows:

- 66 new homes
- 4 newly added affordable homes , contributing toward our 20% commitment across the masterplan
- New public open space to the west of the building
- Further landscaping that better integrates the ecology park with the rest of the masterplan
- 94 cycle parking spaces

Biodiversity enhancements

We understand how important the Ecology Park is to GMV residents and surrounding communities, as well as its high value to biodiversity across the masterplan and the wider area. As part of this we are also committed to providing:

- New ecology swale.
- Green and brown roofs will feature on the 8th and 12th floors of Plot 201 and also be introduced across the masterplan, equating to up to 1.5 hectares in area.



1. Path to main pedestrian route
2. Vehicular surface
3. Shared surface and building entrance
4. Path to building
5. Car Parking
6. Play area - Grass
7. Ornamental woodland edge
8. Protection planting to building
9. Biodiverse Roof
10. Communal Roof terrace
11. Planting to main entrances
12. Planting to car parking
13. Rear terraces

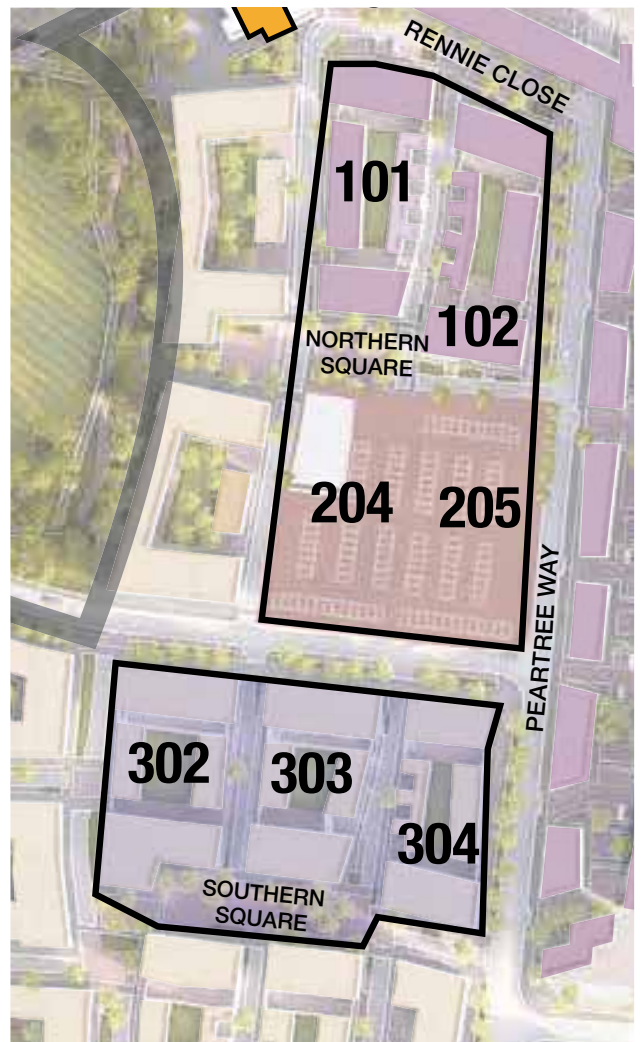
Emerging plans

New residential Plots 302, 303 and 304

The proposal for Plots 302 to 304 will provide 170 dwellings, of which 34 are affordable homes. This development includes 4 commercial units located along the southern square which will also be part of the proposed scheme.

The design follows the principles of the approved masterplan and is a continuation of the design principles established in Plots 101 and 102 (under construction) and 204 and 205 (start of construction Spring 2018) to the north of Plots 303 and 304.

6-storey apartment buildings along the northern and southern edge of each plot bookend rows of 4-storey townhouses and 2-storey courtyard houses. These family houses form mews streets in the heart of GMV which connect these plots to both, the proposed southern square and the new northern square, as well as the River Thames further north.



Mews street scape in GMV

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 gmvlondon.com/consultation.

The exhibition boards on display and the feedback form will soon be available to view at gmvlondon.com/consultation. You can also register on the website to receive information about our developments in the future.

Feedback

Feedback forms are available at this exhibition or online via our website at www.gmv.london/consultation. Please share your thoughts with us by completing and returning a form to us today, or via the freepost envelopes provided.

Call - 020 7871 3565
Email - consultation@cascadepr.co.uk



Next steps

- Submission of Plot 201 planning application
- Submission of Plot 302, 303 and 304 planning application
- Construction begins for Plots 204, 205 and 504
- Relocation of temporary car park and concierge to area south of Plots 302, 303 and 304
- Completion of Plots 101 and 102

