

The logo consists of the word "Lowick" in a white, bold, sans-serif font, centered within a white square border. The background of the entire page is a dark teal color with a repeating geometric pattern of interlocking lines.

Lowick

Enderby Place, Maritime View Ltd

Enderby Place, Telcon Way, Greenwich, SE10 0AG

Statement of Community Involvement

October 2023

1 | Statement of Community Involvement – Enderby Place
Enderby Place, Telcon Way, Greenwich, SE10 0AG



Lowick
Borough Yards
13 Dirty Lane
London
SE1 9PA
contact@lowickgroup.com
+44 (0)203 633 0763

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1. Executive Summary

- 1.1.1. This Statement of Community Involvement (SCI) has been prepared by Lowick to accompany an application for full planning permission for Enderby Place, Enderby Place, Telcon Way, Greenwich, SE10 0AG (“the site”); The application is submitted by Maritime View Ltd (“the Applicant”).
- 1.1.2. The public engagement and consultation for the application was coordinated by Lowick, in conjunction with Maritime View Ltd and the wider project team. Since 21 June 2022, there have been extensive discussions with residents, local community groups and local councillors for consultation. The Applicant has been particularly mindful of the need to engage closely with existing residents of neighbouring schemes, such as Enderby Wharf.



Figure 1: Illustrative CGI view of proposed scheme from Telcon Way

- 1.1.3. Ward councillors were initially contacted on the proposal in June 2022, which was followed by a site visit. On 26 September 2023, local residents received an invitation via post to attend public consultation events, consisting of a public exhibition and a public webinar, which promoted the proposal. Over 100 people attended the public exhibition and webinar events hosted in October 2023.
- 1.1.4. The Applicant has undertaken a comprehensive and transparent pre-application consultation with the local community, in line with both guidance and best practice. Where possible, and when not in contravention of the core purpose of the scheme and policy, changes have been made to the scheme to resolve specific concerns.
- 1.1.5. The table below grid outlines the pre-application engagement undertaken with non-statutory consultees to submission:

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Activity	Date
Introductory email sent to East Greenwich ward councillors	21/06/2022
Site visit with East Greenwich ward councillors	28/06/2022
East Greenwich ward councillors notified of the forthcoming consultation events	
Correspondence issued to groups outlined in Section 3 inviting them to forthcoming consultation events and requesting a one-to-one meeting	26/09/2023
Website launch	
Invitation to public consultation events delivered	27/09/2023
In-person public exhibition	09/10/2023
All information made available at public exhibition uploaded to project website	09/10/2023
Public webinar held over Zoom	14/10/2023

1.1.6. The Applicant has submitted proposals which will directly benefit the borough and local community by increasing the provision of affordable housing, adding much more extensive high-quality and accessible open space and better integrating the site with neighbouring developments. The proposed scheme is ambitious with its sustainability measures, having removed the cruise liner terminal which was not environmentally sound. The proposal is car free, delivers a number of landscaped areas and green spaces and features renewable energy features such as solar panels and air source heat pumps. The proposal fulfils the requirements of both the Local Plan and the Intend to Publish version of the draft London Plan (December 2019) and relevant aspects of the London Plan (2016, as amended).

2. Introduction

2.1.1. This Statement of Community Involvement (SCI) has been prepared by Lowick to accompany an application for full planning permission for Enderby Place, Enderby Place, Telcon Way, Greenwich, SE10 0AG (“the site”); The application is submitted by Maritime View Ltd (“the Applicant”).

2.1.2. The proposals relate to the provision of 564 new high-quality affordable homes, including 35% on-site affordable housing. The proposals include the delivery of enhanced environmental and public realm benefit following the removal of the cruise liner terminal, with a new café and community space being delivered which will create jobs and breathe new life into the vacant site. Approximately 63% of the new site will be dedicated to public space, with two new outdoor areas for people to sit, work and play. The Applicant will make contributions towards significant public transportation improvement for the area, including facilitating Thames Clipper and bus infrastructure. Additionally, £4m will be allocated to the Community Infrastructure Levy to fund improvements to local infrastructure and services.

2.1.3. The description of the Development is as follows:

‘The erection of part-3, part-23, part-35 storey buildings, providing up to 564 residential apartments (Class C3), light industrial, café and community use (Class E), and associated highways, landscaping and public realm works.’

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2.1.4. The purpose of this report is to outline the community engagement undertaken by the Applicant, and how the application submitted responds to the issues raised. It should be read alongside the following key documents as well as the wider technical reports:

- Design and Access Statement prepared by Buckley Gray Yeoman
- Planning Statement prepared by Centro Planning Consultancy for a full account of the design development and pre-application discussions.

2.1.5. The Applicant has held formal pre-application discussions with the Royal London Borough of Greenwich, Greater London Authority (GLA) and other statutory consultees including Historic England and Transport for London (in their strategic planning and transport role). One round of independent design review has also been undertaken with the Design Review Panel (DRP).

2.1.6. Our consultation strategy was drafted in accordance with the relevant provisions and recommendations laid out in the revised RB Greenwich Statement of Community Involvement (2020), The Localism Act (2011) and the Revised National Planning Policy Framework (September 2023) on community involvement in planning. It forms part of the supporting documentation, which informs the planning application.

2.1.7. The Applicant acknowledges its responsibility to make sure that people are aware of the proposals and given an opportunity to give their feedback on the plans. The aim has been to deliver a consultation in line with industry best practice.

3. Stakeholders

On behalf of the Applicant, Lowick notified the key political, business and community stakeholders in the local area. Ward councillors were invited to attend an individual meeting and site visit with members of our project team. When changes were made to the consented proposal, ward councillors and local community groups were invited to our public exhibition and webinar.

3.1.1. Political stakeholders:

- Cllr Rowshan Hannan (East Greenwich ward)
- Cllr Majid Rahman (East Greenwich ward)
- Cllr Maisie Richards-Cottell (East Greenwich ward)
- Matthew Pennycook (MP for Greenwich and Woolwich)

3.1.2. Local groups

- East Greenwich Residents Association (EGRA)
- The Greenwich Society
- Caletock Estate Resident Association
- Greenwich Square Group
- Eastney Street Tenants and Residents Association (NESTRA)

4. Consultation aims

4.1.1. The aims of the consultation and community involvement were to:

4.1.2. Allow local residents and community groups to have their say on our proposals. Planning is a matter of public interest and the Applicant is committed to best practice in engaging with the local community on proposals for the site. The aim was to proactively involve individuals and groups to ensure that feedback could, where appropriate, be incorporated into the design.

4.1.3. Ensure the consultation was fully accessible, in particular to:

- People with little prior knowledge of the planning system; ensuring that the consultation was accessible and understandable to all, regardless of their level of knowledge of planning or development. We held public exhibition events for all members of the public and uploaded our exhibition materials and a detailed survey onto our bespoke website for the site using the Commonplace consultation platform.
- To those with disabilities, by ensuring that all documents were available in accessible formats upon request and that the public consultation was held at an accessible venue.
- A broad range of people, reflective of the areas demographics while also being mindful of protected characteristics. For those who were willing, basic demographic information has been recorded for consultation responses in an anonymised form.

4.1.4. Support the development of a scheme that meets the needs and aspirations of the local area. We want to ensure that through consultation and engagement with local residents, businesses, organisations, community groups, and councillors, the scheme respects the character of the local area and makes a positive contribution.

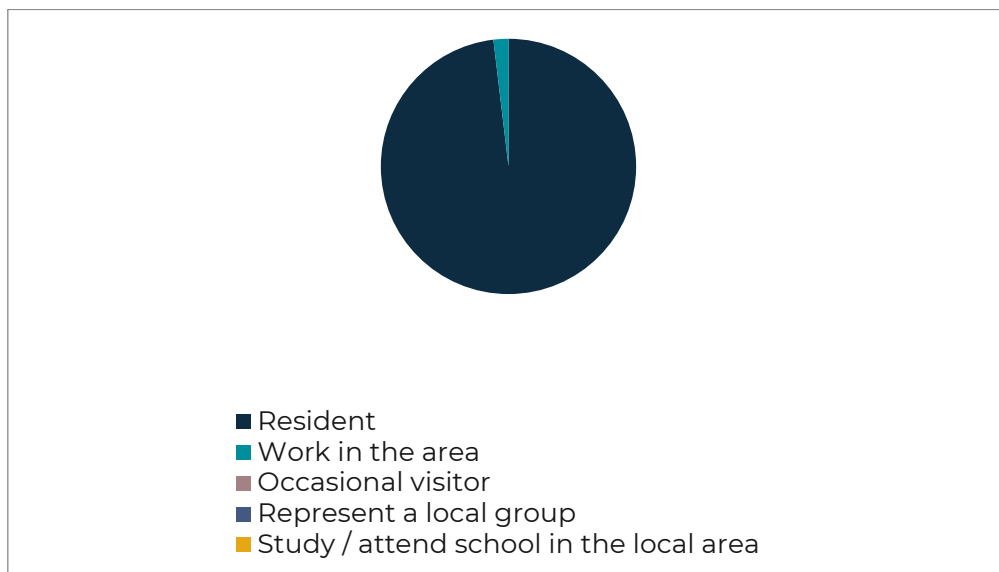
5. Consultation activity and outcomes

5.1. Demography and approach to consultation

5.1.1. During the public consultation, the Applicant collected data on the demographics of participants to help us understand those contributing. The provision of this personal data was optional for respondents but was included to help the project team understanding those contributing and whether this group of respondents were representative of the population of the local area. This data was gathered from paper survey forms, handed out at the public exhibition and received via free post, as well as through online survey forms found on the proposal website under the ‘have your say’ tab.

5.1.2. Throughout the public consultation period, demographic details were collected from **53** survey respondents.

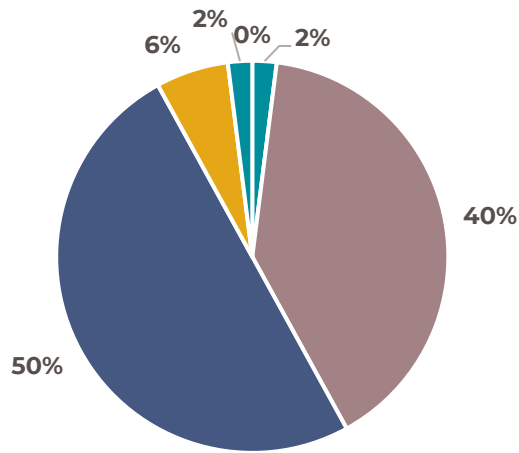
5.1.3. Chart 1: What is your connection to the area?



Answer Choices	Responses	
Resident	98.11%	52
Work in the area	1.89%	1
Occasional visitor	0.00%	0
Represent a local group	0.00%	0
Study / attend school in the local area	0.00%	0

5.1.4. Chart 2: What is your age?

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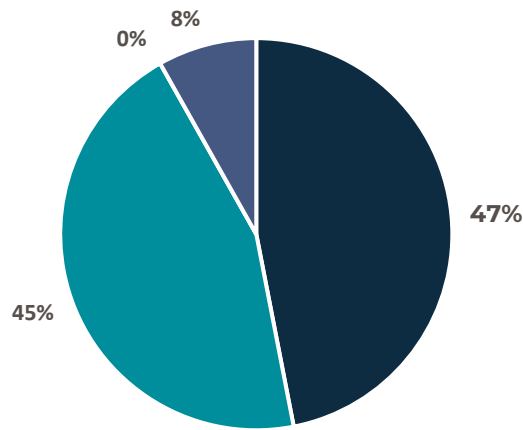


■ 18 and below ■ 19-25 ■ 26-35 ■ 36-45 ■ 46-64 ■ 65+

Answer Choices	Responses	
18 and below	0%	0
19-25	2%	1
26-35	40%	20
36-45	50%	25
46-64	6%	3
65+	2%	1

5.1.5. Chart 3: What is your gender?

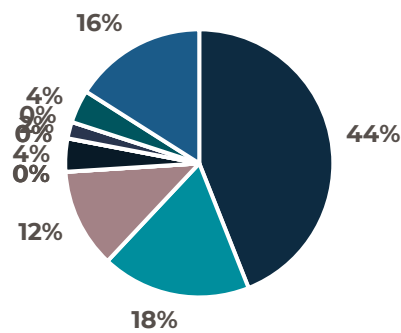
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■ Male ■ Female ■ Other ■ Prefer not to say

Answer Choices	Responses	
Male	47%	23
Female	45%	22
Other	0%	0
Prefer not to say	8%	4

5.1.6. Chart 4: What is your ethnicity?



■ White ■ White British ■ Other White
 ■ Black ■ Black British ■ Other Black
 ■ Asian ■ British Asian ■ Other Asian
 ■ Mixed ■ Arab ■ Other Ethnic Group
 ■ Prefer not to say

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Answer Choices	Responses	
White	44%	22
White British	18%	9
Other White	12%	6
Black	0%	0
Black British	0%	0
Other Black	0%	0
Asian	4%	2
British Asian	0%	0
Other Asian	0%	0
Mixed	2%	1
Arab	0%	0
Other Ethnic Group	4%	2
Prefer not to say	16%	8

6. Overview of consultation (October 2023)

6.1. Public exhibition invitation

- 6.1.1. A public exhibition invitation (Appendix 1) was hand delivered by Lbox Communications to 2937 households and businesses surrounding the site on 27 September, informing them that the Applicant was bringing forward updated proposals for the site, as well as inviting them to find out more by attending an in-person public exhibition followed by a public webinar.
- 6.1.2. The distribution area was agreed in consultation with the Applicant, officers at the Royal Borough of Greenwich.
- 6.1.3. GPS tracking was also requested in order to ensure receipt of the invitation. Please see Appendix 2 for the report.
- 6.1.4. The invitation contained an email address and telephone number, should residents and stakeholders wish to contact the project team (this is monitored during working hours, 9am-6pm Monday-Friday).

6.1.5. The area of distribution is shown below:

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Figure 2: Lbox distribution boundary

6.2. Consultation website

- 6.2.1. A dedicated project website was set up at <https://enderbyplace.co.uk/> and launched to coincide with the distribution of the public exhibition invitation on 9 October 2023. Initially, the website comprised of one page, which featured details of the forthcoming consultation events and provided information on the Applicant and the appointed architects.
- 6.2.2. Following the public exhibition, the website was updated to include the information that was on display at the exhibition. This was to provide residents with a further opportunity to review the exhibition boards and for those unable to attend the exhibition to see the proposals as presented. The website was also updated with an online questionnaire, which reflected the consultation questionnaire available at the public exhibition and allowed residents to submit their feedback. Also included was a comprehensive list of FAQs and the Applicant and design team's response to each.
- 6.2.3. The website will continue to be updated throughout the duration of the project, as part of the Applicant's commitment to ongoing engagement and dialogue with the local community.

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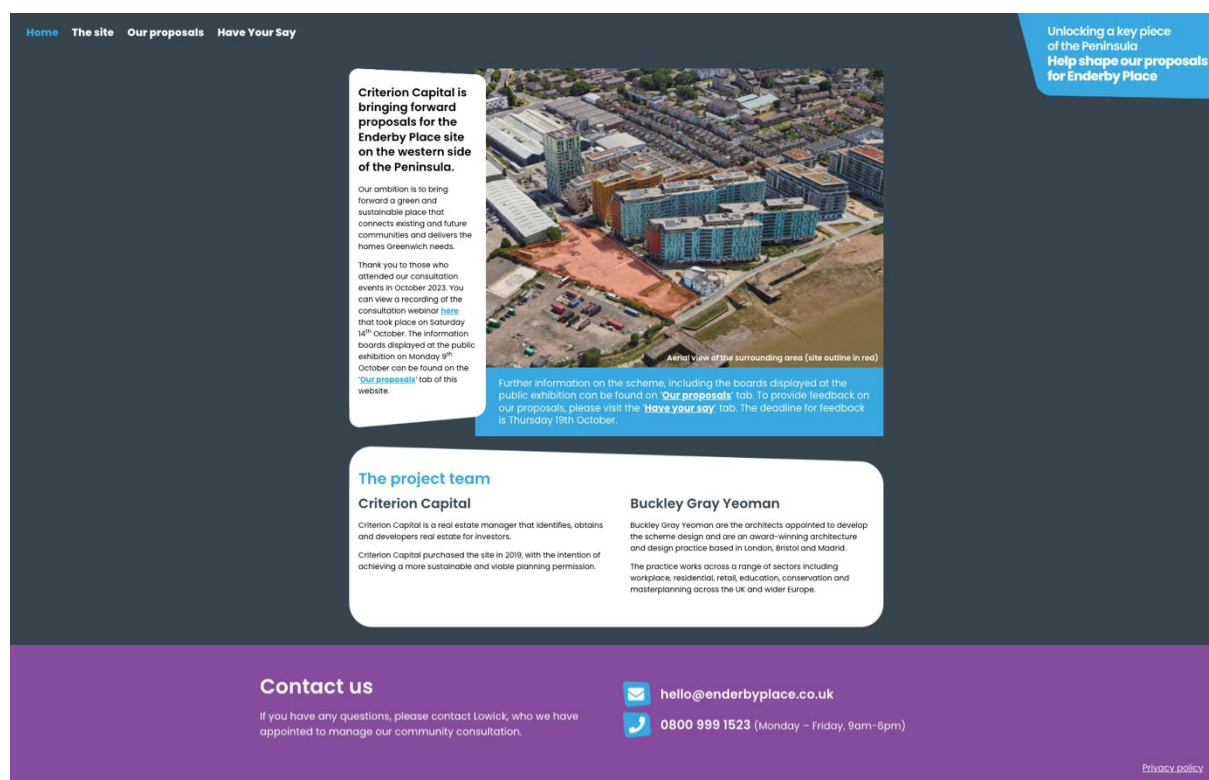


Figure 3: Enderby Place website landing page

6.3. Public exhibition (October 2023)

- 6.3.1. Residents and stakeholders were invited to attend a public exhibition at Rothbury Hall, Azof Street, SE10 0EF. The event was held on 9 October and 4pm to 8pm.
- 6.3.2. We ensured the exhibition date did not fall on any locally observed religious or cultural festivals or during the school holiday period.
- 6.3.3. 92 individuals attended the public exhibition, including Cllr Rowshan Hannan (East Greenwich ward) and Ralph Hardwick, (Chair of the 101 Neighbourhood Planning Forum). The Applicant was pleased to see a variety of amenity groups in attendance at the exhibition including: Friends of Greenwich Park, the Greenwich Society, East Greenwich Residents Association and Emergency Exit Arts.
- 6.3.4. Information regarding the background of the site, the Applicant and its proposals Appendix 3 were displayed alongside sign-in sheets, copies of a questionnaire and a ballot box, so questionnaires could be completed and deposited.
- 6.3.5. The survey Appendix 4 was designed to give the project team a better understanding of general sentiment towards the emerging proposals. It also provided open-ended questions for respondents to provide more extensive feedback.
- 6.3.6. Key members of the project team were on hand to answer questions and talk attendees through the emerging proposals.
- 6.3.7. Some of the key themes and questions raised during the exhibition can be found below.

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- Height and massing
- Transport infrastructure and impact on existing transport networks
- Support for new green space
- The construction of the scheme and its impact on current residents
- Attendees were very interested in the public realm and landscaping
- Many attendees noted the scheme was an improvement on the consented application, noting in particular the removal of the controversial cruise liner terminal.



Figure 4: Photo from public exhibition held on 9 October 2023.

6.3.8. The invitation which publicised the public exhibition, as well as the information boards presented at the event, were uploaded to the project website for residents or stakeholders to refer back to at any point. Additionally, an online survey, identical to the paper survey distributed at the exhibition, was also included on the website for residents to contribute their feedback.

6.4. Public webinar (October 2023)

6.4.1. Residents and stakeholders were also invited to attend an online webinar event on 14 October from 10am until 11am. This virtual event was held to ensure the consultation process was accessible and inclusive as possible, with the Applicant mindful that people or might prefer the convenience of being consulted in the comfort of their home.

6.4.2. Interested parties and residents could register for the webinar via the consultation website via <https://enderbyplace.co.uk/>. Once they had registered, they were issued

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detailed joining instructions and sent a reminder one hour in advance. The webinar took place via video conferencing program, Zoom.

6.4.3. The webinar consisted of introductions by Lowick, a presentation on the design proposals by the developer, Criterion Capital and the architects, Buckley Gray Yeoman. This was followed by a Q&A session, where attendees could field their questions directly to the relevant members of the design team.

6.4.4. The events were attended by the Applicant as well as key members of the design and technical team, including Centro (planning consultants), Buckley Gray Yeoman (lead scheme architects) and Lowick (community engagement consultants).

6.4.5. 36 people attended the webinar event. In total, 53 individual questions were lodged by attendees during the 70-minute webinar.

6.4.6. A summary of the key themes and questions raised during the webinar can be found below.

- Loss of sunlight
- Security of the site and the provision of security guards
- Provision of public amenities
- Height and massing of the scheme
- Impact of the scheme on existing transport infrastructure and the provision of new transport infrastructure delivered the proposal
- Mix and typology of housing tenure being delivered
- Types of cladding and insulation featured in the scheme.

The screenshot shows a Zoom webinar slide titled "Key Benefits and Next Steps". The slide is divided into three columns. The first column lists benefits: 567 new high-quality homes (including 35% on-site affordable housing), enhanced environmental and public realm benefits following the removal of the cruise liner terminal, and dedicating approximately 63% of the site to public space with two new outdoor areas for people to sit, work and play. The second column lists contributions: significant public transport improvements (facilitating Thames Clipper and bus infrastructure), a new café and community space that will create jobs and breathe new life into the vacant site, and £4m of Community Infrastructure Levy to fund improvements to local infrastructure and services. The third column lists indicative timescales: Late Autumn 2023 (Submission of planning application to the Royal Borough of Greenwich), January 2024 (Determination of planning application by the Royal Borough of Greenwich), Late 2024 (Works start on site), and 2027 (Construction works completed). A small video inset in the top right corner shows a man named Andrew Brown. The bottom of the slide shows a play button, a timestamp of 16:36 / 1:01:11, the logo for BUCKLEY GRAY YEOMAN, and standard video controls.

Figure 5: Screenshot from public webinar held on 14 October 2023.

6.5. Survey responses (October 2023)

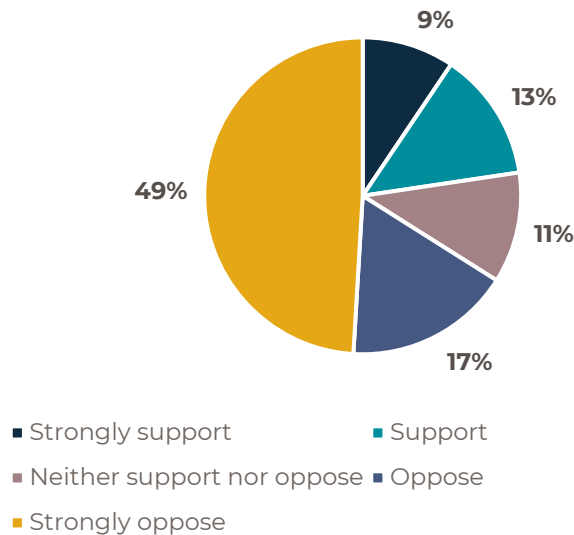
6.5.1. In total 53 comments were submitted to the survey, either at the consultation itself or on a later date. All of these submissions can be confirmed as linked to an individual and form part of the reported statistics (53 verified comments). This survey was open from 9 October to 19 October

6.5.2. Overall, the vast of survey responses were supportive about the plans to redevelop site to provide new community and commercial space. 78% of those surveyed said they are strongly supportive or supportive of the provision of a café and community space, while 63% supported or strongly supported the provision of ground-floor retail units. Comments received via email from a ward councillor as well as residents praised the inclusion of a community café in the proposal. Those surveyed indicated positive views around the proposal being car free, with 60% of respondents being strongly supportive or supportive of the car free proposal.

6.5.3. The vast majority of the comments, 17 in total, related to the height and massing of the scheme. Residents expressed concern that the development is too tall for the area and that the towers may block sunlight for existing residents. Whilst most comments were supportive of the car free development, seven comments were received regarding the lack of parking provision and the impact of traffic on the surrounding roads.

6.5.4. 53 individual responses were received during the consultation (22 paper surveys along with 31 responses via the consultation website).

6.5.5. **Chart 1: Are you supportive of our proposal to remove the cruise liner terminal from the scheme and replace it with a new public park and green space?**



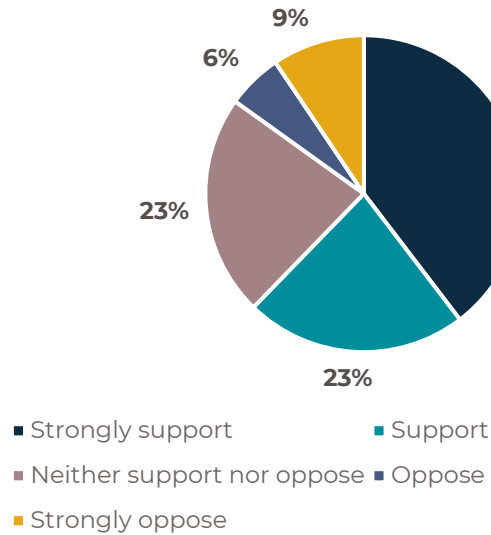
Answer Choices	Responses	
Strongly support	9%	5
Support	13%	7
Neither support nor oppose	11%	6

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Oppose	17%	9
Strongly oppose	49%	26

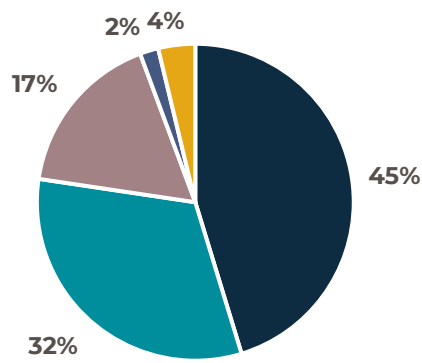
6.5.6. Chart 2: Are you supportive of commercial use being included within the ground floor space across the site?



Answer Choices	Responses	
Strongly support	40%	21
Support	23%	12
Neither support nor oppose	23%	12
Oppose	6%	3
Strongly oppose	9%	5

6.5.7. Chart 3: Are you supportive of community space and a cafe being included within the ground floor space across the site?

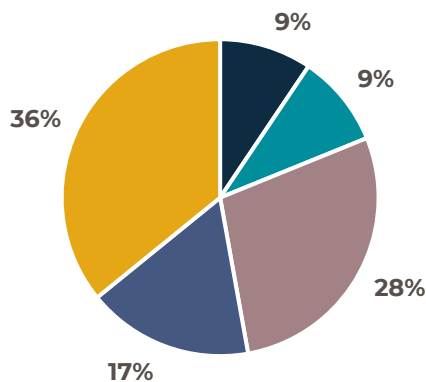
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- Strongly support
- Support
- Neither support nor oppose
- Oppose
- Strongly oppose

Answer Choices	Responses	
Strongly support	45%	24
Support	32%	17
Neither support nor oppose	17%	9
Oppose	2%	1
Strongly oppose	4%	2

6.5.8. Chart 4: Do you support the emerging architectural design and materials of the proposals?



- Strongly support
- Support
- Neither support nor oppose
- Oppose
- Strongly oppose

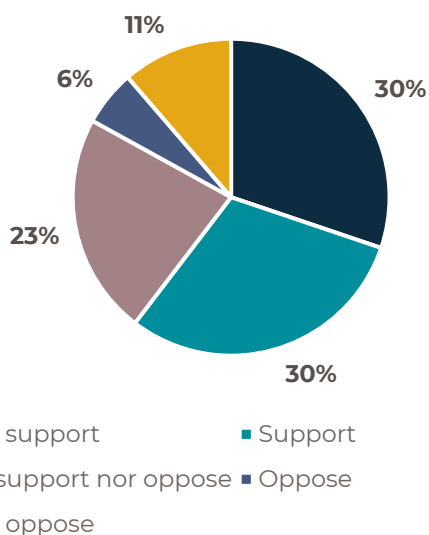
Answer Choices	Responses	
Strongly support	9%	5
Support	9%	5

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Neither support nor oppose	28%	15
Oppose	17%	9
Strongly oppose	36%	19

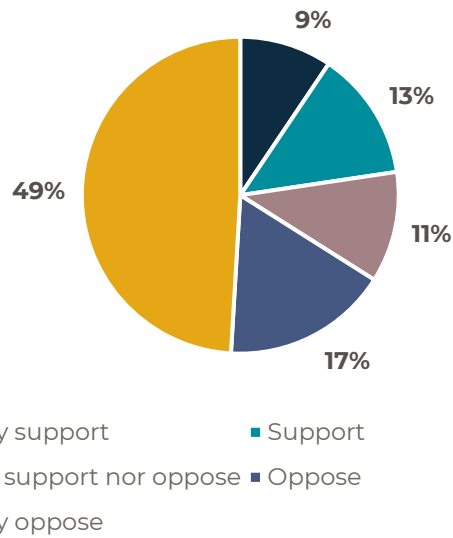
6.5.9. Chart 5: Do you support the proposals being 'car free' aside from required blue badge parking?



Answer Choices	Responses	
Strongly support	30%	16
Support	30%	16
Neither support nor oppose	23%	12
Oppose	6%	3
Strongly oppose	11%	6

6.5.10. Chart 6: Overall, do you support our revised proposals for Enderby Place?

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Answer Choices	Responses	
Strongly support	9%	5
Support	13%	7
Neither support nor oppose	11%	6
Oppose	17%	9
Strongly oppose	49%	26

6.5.11. Question 7: Do you have any further comments?

6.5.12. In total, 53 individual comments were received as part of this question, with respondents sharing their comments along the following themes:

- Support for the provision of social infrastructure including the proposed Café
- Support for a car free scheme but questions around the parking overspill onto nearby residential roads
- Concern that the height of the towers are too tall, “disproportionate” to nearby developments and may restrict natural light access and north-facing views for existing residents.
- Support for the Thames Clipper but some apprehension that this would not be delivered
- Concern that 564 new homes is too many units for the size of the site and that the general area may become overdeveloped and overcrowded.
- Concern about the impact of existing traffic infrastructure, notably bus services in the area.
- Requests that the Thames Path is kept open during construction.

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- Request for the use of particular building materials
- Desire for more social infrastructure to be delivered, including a GP and a creche
- Wanting to know more about the housing tenure mix as well as the definition of affordable housing
- Desire for more information about the accessibility of green space and the shared public realm with Enderby Wharf.

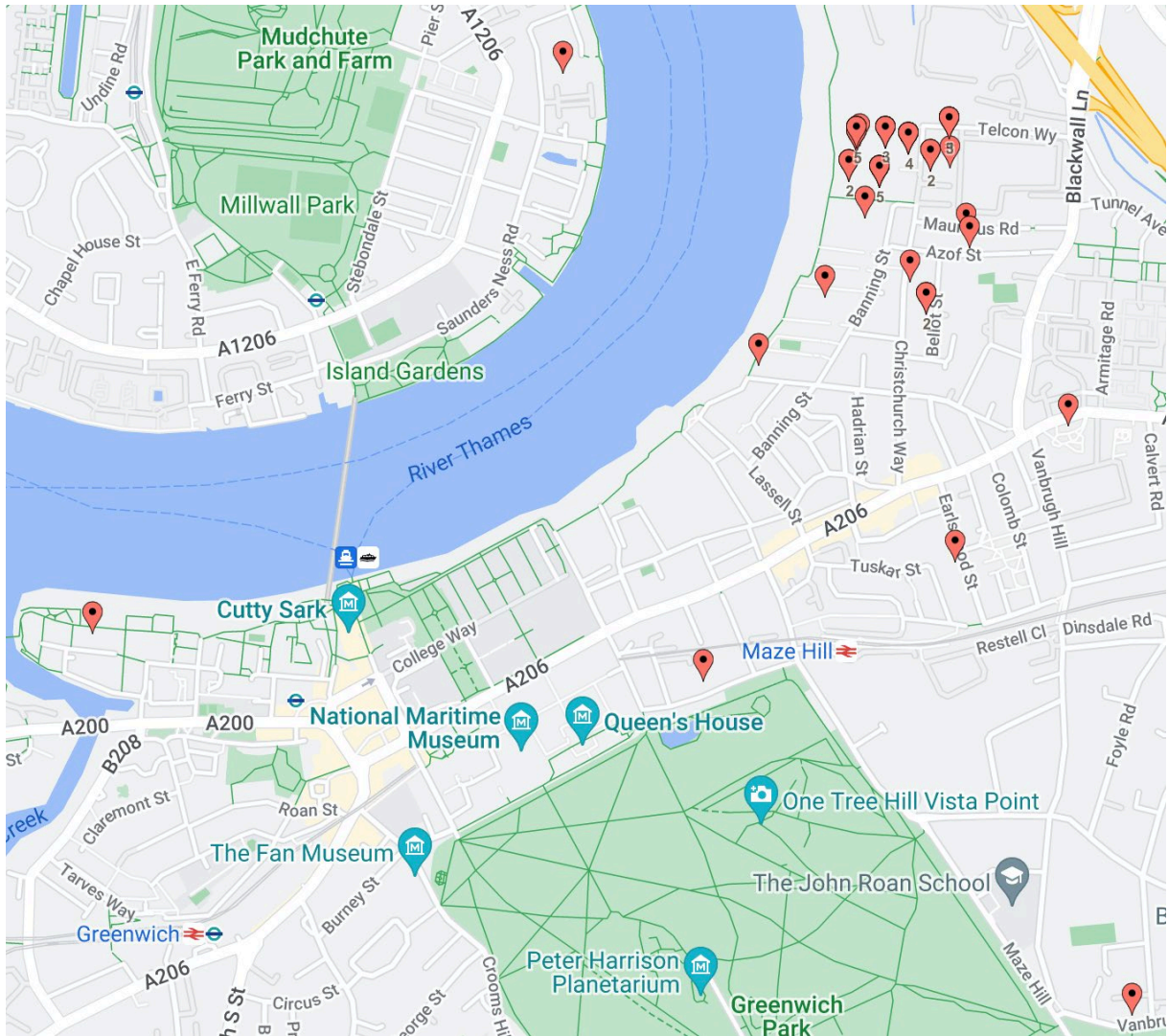


Figure 6: Map pinpointing the locations of those who submitted feedback forms based off submitted postcode data.

7. Key issues and responses

7.1.1. For full details of the design development process, and response to comments raised by the Royal Borough of Greenwich and other statutory stakeholders please read this section in conjunction with the Design and Access Statement and Planning Statement.

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7.1.2. The table below summarises the key issues raised during the course of the public consultation and meetings with stakeholders, alongside the Applicant's response in the submitted scheme:

Key Issue	Response of the Applicant
Parking	In line with our commitment to sustainability, the scheme will be car-free while complying with blue badge parking requirements, meaning some blue badge spots would be offered within the basement. Whilst new residents would not be eligible for an on-street parking permit, the scheme has excellent provision for cyclists, with a large number of cycle parking spaces for residents and visitors, as well as great transport links
Affordable housing	During the consultation phase, residents expressed a desired more clarity on the definition of 'affordable housing'. Residents also provided comments asking about the housing tenure-split. 35% of the total housing provided in this scheme is affordable, of which 70% would be in low-cost rent tenure(s) (i.e. for people of the Council Register) and 30% shared ownership (i.e. people who can obtain a mortgage but cannot afford a flat on the open market).
Impact on existing infrastructure	A number of residents voiced concerns that the Thames Path would be closed during the construction of the development. The Applicant does not anticipate that the Thames Path will need to be closed at any point during the period of construction and will continue to

Key Issue	Response of the Applicant
	<p>be in public use for the entirety of the construction period.</p> <p>The applicant will also be making financial contributions by way of S106 and Community Infrastructure Levy payments towards improving local infrastructure and services.</p>
<p>Green space provision</p>	<p>Respondents were pleased with the Development's emphasis on creating publicly accessible open spaces.</p> <p>The proposal dedicates 63% of the site to open and green spaces. Five distinct green areas are delivered in the scheme, introducing a range of flora, including: a wet meadow, flower meadow, two woodland areas and a riverside green space, all of which are publicly accessible.</p>

8. Conclusion

- 8.1.1. In accordance with local and national guidelines, the Applicant has undertaken a pre-application consultation process with local residents, schools, businesses, groups and political representatives. This process has been carried out alongside the formal pre-application meetings between the project team, the Royal Borough of Greenwich, Greater London Authority and other statutory consultees.
- 8.1.2. The project team has been available to discuss the proposals with stakeholders, both in person and through various communication channels, during the pre-application phase. The community engagement process has helped shape our proposals to ensure it complements the vision for the area and delivers on the wider policy goals of the Local Plan, the London Plan.
- 8.1.3. The proposals for Enderby Place will unlock significant benefits for the local economy and wider borough, including the following:
- 564 new high-quality affordable homes, including 35% on-site affordable housing
 - Enhanced environmental and public realm benefit following the removal of the cruise liner terminal

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- Dedicated approximately 63% of the new site to public space, with two new outdoor areas for people to sit, work and play
- Contributions towards significant public transportation improvement for the area, including facilitating Thames Clipper and bus infrastructure
- New café and community space that will create jobs and breathe new life into the vacant site
- £4m of Community Infrastructure Levy to fund improvements to local infrastructure and services

- 8.1.4. One round of public consultation took place, with over 100 residents attending the public exhibition held on 9 October 2023 and a public webinar held on 14 October 2023. The public scheme website has seen significant interest and following publicity for the scheme it has seen 22 unique comments submitted to via the online survey under the 'have your say' tab on the website.
- 8.1.5. Comments from the Royal Borough of Greenwich, the Greater London Authority (GLA), the Design Review Panel (DRP), stakeholders and the public have all contributed to the submitted scheme and resulted in a number of changes.
- 8.1.6. The majority of feedback we have received were supportive about the plans to redevelop site to provide new community and commercial space. 78% of those surveyed said they are strongly supportive or supportive of the provision of a café and community space, while 63% supported or strongly supported the provision of ground-floor retail units. Comments received via email from a ward councillor as well as residents praised the inclusion of a community café in the proposal. Those surveyed indicated positive views around the proposal being car free, with 60% of respondents being strongly supportive or supportive of the car free proposal.
- 8.1.7. The vast majority of the comments, 17 in total, related to the height and massing of the scheme. Residents expressed concern that the development is too tall for the area and that the towers may block sunlight for existing residents. Whilst most comments were supportive of the car free development, seven comments were received regarding the lack of parking provision and the impact of traffic on the surrounding roads.
- 8.1.8. While not the majority, supportive comments from residents (and the ward councillor via email) were received regarding the provision of a new café and community space within the Development. Positive comments were also received about the provision of new retail units on the ground floor of the development.
- 8.1.9. The Applicant has undertaken a comprehensive and transparent pre-application consultation with the local community, in line with both guidance and best practice. The Applicant is committed to ongoing engagement with the local community post-submission, including updates to the project website and notification of submission to interested parties.

Appendices

9. Appendices

9.1.1. Appendix 1: Public exhibition invitation

September /
October 2023

Unlocking a key piece of the Peninsula Help shape our proposals for Enderby Place



Aerial view of the surrounding area
(site outline in red)

Dear Neighbour,

I am writing to introduce Criterion Capital, who is bringing forward proposals for the Enderby Place site on the western side of the Peninsula.

As you may be aware, planning permission was previously granted for the site in 2015 for a scheme which included a cruise liner terminal and 477 homes, featuring just 15.7% affordable housing.

After acquiring the site in 2019, Criterion Capital undertook a review of the previous permission and concluded that there was scope to deliver a scheme with greater benefits for the local community.

The proposed scheme removes the cruise liner terminal, which we know was controversial locally and not environmentally sound. Our ambition is to increase the provision of affordable housing, add much more extensive high-quality and accessible open space, and better integrate the site with neighbouring developments.

Over the coming weeks, we will be holding public consultation events to showcase our proposals and obtain your feedback. Further details can be found overleaf.

Contact us
If you have any questions, please contact Lowick, who we have appointed to manage our community consultation.

 hello@enderbyplace.co.uk
 **0800 999 1523** (Monday – Friday, 9am–6pm)
 www.enderbyplace.co.uk

Help shape our proposals for Enderby Place



In-person public exhibition

- Monday 9th October**
- 4pm–8pm**
- Rothbury Hall, SE10 0EF**
(entrance is from Mauritius Road)

All the information displayed at the public exhibition, including a link to an online feedback form will be made available on www.enderbyplace.co.uk from Tuesday 10th October.



Public webinar

We will also be presenting the scheme via Zoom webinar on **Saturday 14th October (10am–11am)**. This will include a presentation on the scheme, followed by a Q&A. You can register for this on our website.

Meet the team

Criterion Capital

Criterion Capital is a real estate manager that identifies, obtains and develops real estate for investors.

Criterion Capital purchased the site in 2019, with the aim of delivering a scheme that delivers real, tangible benefits for the surrounding community.

Buckley Gray Yeoman

Buckley Gray Yeoman are the architects appointed to develop the scheme design and are an award-winning architecture and design practice based in London and Bristol.

The practice works across a range of sectors including workplace, residential, retail, education, conservation and masterplanning across the UK and wider Europe.

Contact us

If you have any questions, please contact Lowick, who we have appointed to manage our community consultation.

- hello@enderbyplace.co.uk
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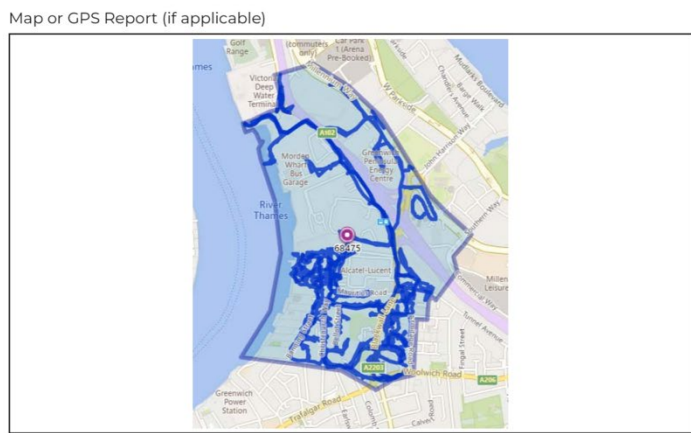
9.1.2. Appendix 2: Lbox GPS tracking for public exhibition invitation



Confirmation Report

Contact: Stephen Goodall Completed: 27/09/2023 Job Number: 68475
 Client: Lowick Group Quantity: 2,937

Summary: Enderby Place 2023



Missed Properties List

Road/ Street/ Building	No Entry	Refusal	Left in Reception	Other
The River Gardens, 4 Sprin			✓	

Note: No Entry, Refusal and Other will be posted via Royal Mail 1st Class

www.lboxcomms.com



9.1.3. Appendix 3: Public Exhibition boards



Find out more:
www.enderbyplace.co.uk

Unlocking a key piece
of the Peninsula
**Help shape our proposals
for Enderby Place**



Aerial view of the site and surrounding area
(site outline in red)

Welcome

Criterion Capital is delighted to welcome you to this public exhibition on the proposed redevelopment of Enderby Place.

Our ambition is to bring forward a green and sustainable place that connects existing and future communities and delivers the homes Greenwich needs.

This public exhibition is an opportunity to view the proposals, speak to the team and have your say. All information displayed here today will be made available on our website from Tuesday 10th October.

Meet the project team:

Criterion Capital

Criterion Capital is a real estate manager that identifies, obtains and develops real estate for investors.

Criterion Capital purchased the site in 2019, with the aim of delivering a scheme that delivers real, tangible benefits for the surrounding community.

Buckley Gray Yeoman

Buckley Gray Yeoman are the architects appointed to develop the scheme design and are an award-winning architecture and design practice based in London, Bristol and Madrid.

The practice works across a range of sectors including workplace, residential, retail, education, conservation and masterplanning across the UK and wider Europe.



Find out more:
www.enderbyplace.co.uk

Help shape our proposals
for Enderby Place

The site and planning history

The site lies adjacent to the River Thames on the western side of the Peninsula. The site itself is located between the river to the west, industrial units to the east, residential development to the south and the consented Morden Wharf scheme to the north.

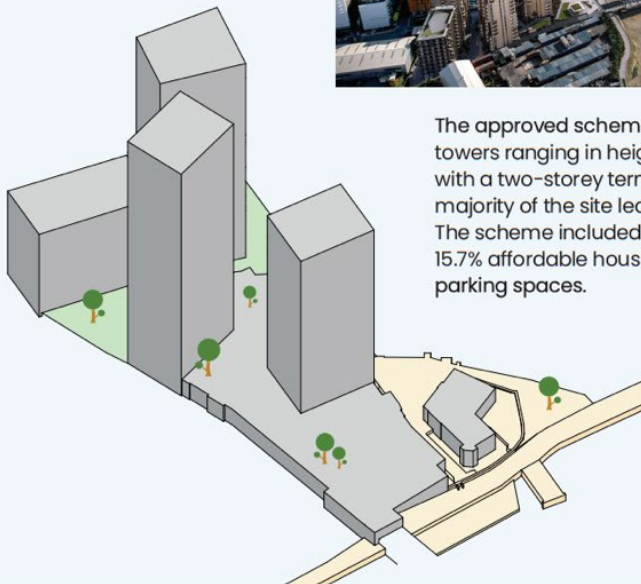
The site is located within the Greenwich Peninsula Opportunity Area, an area envisaged within the London Plan and the Greenwich Core Strategy for a significant number of new homes and jobs, and one of the few places in the borough considered suitable for tall buildings.

Previous planning approval

Permission was granted in 2015 for three towers and a cruise liner terminal (Greenwich planning ref 15/0973/F) on this site. This permission has been commenced and remains valid.



The approved scheme consisted of three towers ranging in height from 23 to 32 storeys, with a two-storey terminal covering the majority of the site leading to a pontoon. The scheme included 477 homes with 15.7% affordable housing and 198 car parking spaces.





Find out more:
www.enderbyplace.co.uk

Help shape our proposals
for Enderby Place

Constraints and opportunities

The area around Enderby Place is currently very fractured with significant parts not accessible to the public. Our plans look to breathe new life into this site, knit together other new developments coming forward locally, and crucially allow the local community to enjoy this stretch of the waterfront once more.



View of the surrounding area



View of the existing site

In realising this ambition, however, we need to be mindful of and seek to address early on the key constraints the site currently presents:

Heritage

Enderby Place has a wonderful industrial history, and this is something we want to celebrate and reference in our design.

The historic retaining wall has been identified by the Royal Borough of Greenwich's Design Review Panel as an opportunity to reveal the site's heritage, and the proposed 'super ha-ha' would achieve this.

We are also mindful of the neighbouring Grade II Listed Enderby House, which has now been refurbished for use as a public house. Our proposals will respect and enhance this important heritage asset.

Low accessibility and permeability

We are currently working together with the Royal Borough of Greenwich, TfL and neighbouring landowners to facilitate the provision of a new Thames Clipper pier.

Neighbouring developments

This is a part of Greenwich that is only going to continue to grow and change. It's important that we work closely with neighbouring landowners so this area is better connected. We'll be reflecting this in our masterplanning and bringing forward a scheme that knits the local community together.



Find out more:
www.enderbyplace.co.uk

**Help shape our proposals
for Enderby Place**

Delivering the homes Greenwich needs

We are proposing to deliver 567 homes, all of which will be designed to an exemplary standard. This will include a significant number of new affordable homes, with 35% delivered at low-cost rent and shared ownership.



Genuinely mixed community and different tenure types

(70% of the affordable homes will be delivered at low-cost rent and the other 30% as shared ownership)



A mix of one-, two- three-, and four bed homes to meet a range of identified local housing needs



At least 90% of apartments will be dual aspect

(meaning they have windows
on two sides of the property)



There will be no north-facing single aspect homes



Illustrative sketch of the
scheme along Telcon Way



Find out more:
www.enderbyplace.co.uk

Help shape our proposals
 for Enderby Place

Supporting job creation

Given the strategic nature of this site in the Council's Core Strategy, providing modern, flexible and high-quality new employment space is one of the key drivers behind the scheme. Industrial use is in the site's past, but it can also form part of its future, through the creation of medium and small employment spaces.

The employment space has been carefully designed with genuine flexibility to meet the spatial, design and specifications of a wide range of different occupiers.

As part of the proposals, we will also be providing a café and dedicated community space.

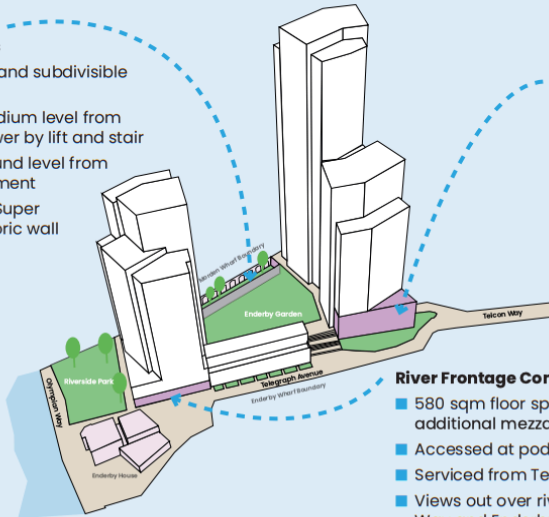


Super Ha-ha Commercial Units

- 515sqm flexible and subdivisible floor space
- Accessed at podium level from base of river tower by lift and stair
- Serviced at ground level from within the basement
- Views out onto Super Ha-ha and historic wall

Telcon Way Commercial Units

- 420 sqm floor space over three floors with generous floor to ceiling heights
- Accessed and serviced at ground level from Telcon Way



River Frontage Commercial Units

- 580 sqm floor space with potential for additional mezzanine space
- Accessed at podium level from Riverside park
- Serviced from Telegraph Avenue
- Views out over river and relates to Olympian Way and Enderby House Pub

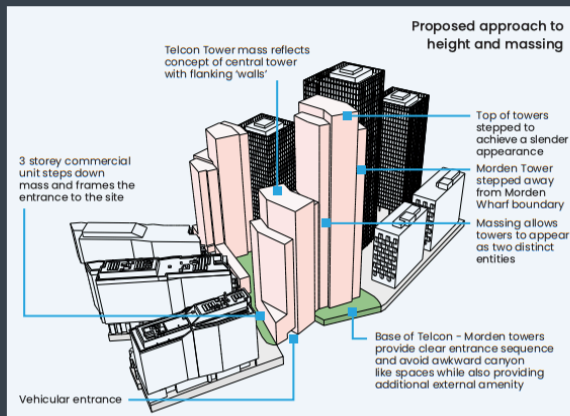


Find out more:
www.enderbyplace.co.uk

Help shape our proposals
 for Enderby Place

High-quality design

The design has evolved through discussion with the Royal Borough of Greenwich to consider the existing and emerging character of the local area.



Materials

The design of the buildings has been developed to make them appear as a 'family', using subtle variations of colour, material, and fenestration. Corner balconies are provided as important private amenity space and help the buildings maintain a slender appearance.

The materials include a palette of complementary tones with the façade treatment adjusting in scale as it rises up the buildings in response to the context. The detail, colour and texture of the buildings is still being explored.

Height and massing

The scheme has evolved to take into consideration its setting and the surrounding development context, including the recently approved Morden Wharf scheme.

The proposed massing has been designed in such a way to transition between Morden Wharf and Enderby Wharf, creating a cascade back down from the highest point of Morden Wharf (37 storeys) to the lower blocks at Enderby Wharf (11 storeys).





Find out more:
www.enderbyplace.co.uk

Help shape our proposals
for Enderby Place

New public spaces and places for everyone

We are looking to deliver a whole host of features aimed at cleaning, greening, and connecting this neglected stretch of the River Thames.

The removal of the cruise liner terminal allows for high-quality ground level public realm to be delivered.

We are dedicating approximately **63%** of the site to open and green spaces, including two significant new pieces of public realm – Enderby Gardens and the Riverside Park.



Illustrative sketch of Enderby Gardens

Enderby Gardens

- A large greenspace within the centre of the site seamlessly tying into the Morden Wharf proposed public realm to the north.
- Facilitating new walking routes to the existing Enderby Wharf gardens to the south.

Riverside Park

- Looking onto the river, this will be a green and fun space, with areas for children to enjoy and explore.
- Announcing and helping to frame the new Thames Clipper pier and Enderby House.
- A natural and open character, with lots of sunlight and places to sit and pause when walking or cycling along the river.



Illustrative sketch of the Riverside Park



Find out more:
www.enderbyplace.co.uk

Help shape our proposals
 for Enderby Place

A sustainable development built with future generations in mind

Our scheme is ambitious in its approach to sustainability with future generations in mind. We will implement a host of sustainability measures, including:



Solar panels and air source heat pumps



Supporting local biodiversity



Soft landscaping features such as biodiverse roofs to help mitigate flood risk



A car-free development, except for blue badge holders, encouraging sustainable transport



Excellent provision for cyclists, with a large number of cycle parking spaces for residents and visitors





Find out more:
www.enderbyplace.co.uk

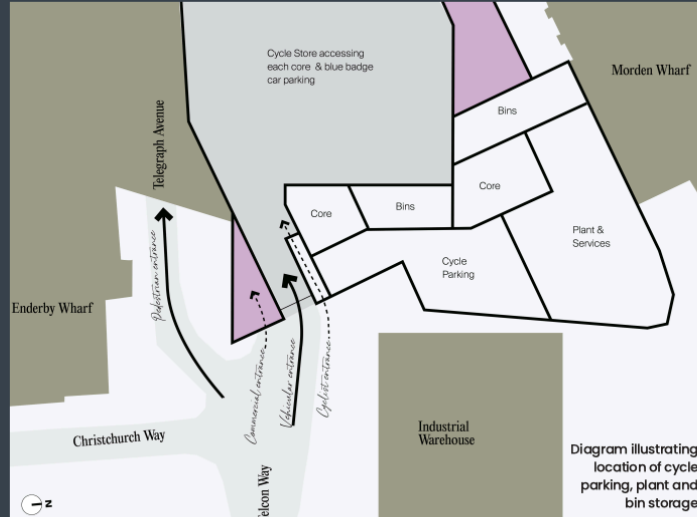
Help shape our proposals
for Enderby Place

Transport and accessibility

In line with our commitment to sustainability, the scheme will be car-free while complying with blue-badge parking requirements. New residents would not be eligible for an on-street parking permit.

The new development is well-served by existing local transport links. North Greenwich Underground Station and North Greenwich Clipper stop are a 20- and 25-minute walk and 10-minute cycle to the north of the Site. The nearest bus stop is a 5-minute walk to the East along Blackwall Lane.

Maze Hill Overground station and Greenwich Clipper pier are within 15 minutes south by foot and 5 minutes on a bike with Greenwich DLR station a further 10-minute walk.



Our plans include:



Financial contributions to support the delivery of a Thames Clipper Pier



Proposed contributions to improve bus services within the local area



Cycle parking in accordance with London Cycling Design Standards, including a cycle maintenance area



Improved access and permeability of the site and along the Thames Path and to the adjacent Morden Wharf and Enderby Wharf sites



Find out more:
www.enderbyplace.co.uk

Help shape our proposals for Enderby Place

Delivering for Greenwich



567 new high-quality homes, including 35% on-site affordable housing



Enhanced environmental and public realm benefits following the removal of the cruise liner terminal



Dedicating approximately 63% of the site to public space, with two new outdoor areas for people to sit, work and play



Contributions towards significant public transport improvements for the area, including facilitating Thames Clipper and bus infrastructure



New café and community space that will create jobs and breathe new life into this vacant site



£4m of Community Infrastructure Levy to fund improvements to local infrastructure and services

Have your say

Thank you for attending our public exhibition – we hope you found it informative. Your feedback will help shape our proposals and ensure we are delivering the best possible scheme for the local area.

You can provide your comments via the feedback form available at this exhibition or via the website from Tuesday 10th October. The deadline for feedback is Thursday 19th October.

Indicative timescales

Late Autumn 2023
Submission of planning application to the Royal Borough of Greenwich

January 2024
Determination of planning application by the Royal Borough of Greenwich

Late 2024
Works start on site

2027
Construction works completed

Contact us

If you have any questions, please contact Lowick, who we have appointed to manage our community consultation.

 hello@enderbyplace.co.uk

 **0800 999 1523** (Monday – Friday, 9am–6pm)

 www.enderbyplace.co.uk

9.1.4. Appendix 4: Feedback form

Feedback form

Help shape our proposals for Enderby Place

Thank you for reading about our revised plans for Enderby Place.
We are keen to hear your views.

Please fill out the survey below and return via the freepost envelope **by 19th October 2023**. Alternatively, you will be able to complete it on the website www.enderbyplace.co.uk from Tuesday 10th October.

- Q1 Are you supportive of our proposal to remove the cruise liner terminal from the scheme and replace it with a new public park and green space?
 Strongly support Support Neither support nor oppose Oppose Strongly oppose
- Q2 Are you supportive of commercial use being included within the ground floor space across the site?
 Strongly support Support Neither support nor oppose Oppose Strongly oppose
- Q3 Are you supportive of community space and a café being included within the ground floor space across the site?
 Strongly support Support Neither support nor oppose Oppose Strongly oppose
- Q4 Do you support the emerging architectural design and materials of the proposals?
 Strongly support Support Neither support nor oppose Oppose Strongly oppose
- Q5 Do you support the proposals being 'car-free' aside from required blue badge parking?
 Strongly support Support Neither support nor oppose Oppose Strongly oppose
- Q6 Overall, do you support our revised proposals for Enderby Place?
 Strongly support Support Neither support nor oppose Oppose Strongly oppose
- Q7 Do you have any other comments?

Please see further questions overleaf.



We will also be holding an online webinar on **Saturday 14th October, between 10-11am**, where you can ask any questions you have. Please register on our website to attend.

Feedback form

Help shape our proposals for Enderby Place

About you

Knowing a bit more about you will help us to better understand why you are contributing and if we have reached a representative sample of the local community. This information is optional and will only be reported in an anonymised form.

Name

Are you happy for us to send you updates about the project, such as when a planning application is submitted?

Yes No

If yes, please provide your email here. We will not use this information for any other purpose.*

What is your postcode?

What is your connection to the area?

Resident Work in the area Occasional visitor
 Represent a local group Study / attend school in the local area

If you are a member of a local community group or organisation, please state which:

What is your age group?

18 and below 19-25 26-35 36-45 46-64 65+

What is your gender?

Female Male Other Prefer not to say

What is your ethnicity?

White White British Other White
 Black Black British Other Black
 Asian British Asian Other Asian
 Mixed Arab Other Ethnic Group
 Prefer not to say

All information you give us will be treated confidentially and only used in connection with the project. We may use the information you provide to keep you up to date with the project. If you would prefer us to not store your information or keep you updated, please tick this box



Lowick

Borough Yards
13 Dirty Lane
London
SE1 9PA

contact@lowickgroup.com

+44 (0)203 633 0763