



ROYAL ARSENAL RIVERSIDE
THE ROPEYARDS
PLOTS D & K

STATEMENT OF COMMUNITY INVOLVEMENT

To Support a Reserved Matters
Application

MARCH 2024



Lowick

**The Ropeyards,
Royal Arsenal Riverside, Plots D & K**

Statement of Community Involvement

March 2024

**The Ropeyards,
Royal Arsenal Riverside, Plots D & K**

**1 | Statement of Community Involvement – The Ropeyards, Royal Arsenal Riverside,
Plots D & K**



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Executive Summary

- 1.1.1. This Statement of Community Involvement (SCI) has been prepared by Lowick to accompany a Reserved Matters Application (RMA) for The Ropeyards, Plots D & K, Royal Arsenal Riverside (“the site”). The application is being submitted by Berkeley Homes (East Thames) Ltd (“the applicant”).
- 1.1.2. The site is located on the western edge of the wider Royal Arsenal Riverside masterplan and is approximately 2.3 ha. Its current use comprises of a temporary park, temporary car park, temporary refuse store and Berkeley Homes’ offices and a service yard. The Ropeyards is bounded to the south by Beresford Street, to the north by Plot B, to the north west by Plot A and to the east by Pavilion Square, the Royal Brass Foundry and the Guard House. Beyond the immediate site boundaries, to the north of the site is the river Thames and to the south and south east of the site is Woolwich Town Centre including the main shopping area along Powis Street, General Gordon Square, Woolwich Arsenal Overground train station and Woolwich DLR Station.
- 1.1.3. The public engagement and consultation for the application was coordinated by Lowick, in conjunction with Berkeley Homes (East Thames) Ltd and the wider project team. The applicant has been consulting with the Royal Borough of Greenwich since March 2021. Wider community engagement with political stakeholders, community groups and businesses has been ongoing since October 2023. Berkeley Homes has been particularly mindful of the need to engage closely with residents.



Figure 1: Illustrative view of plots D&K

- 1.1.4. Two rounds of public consultation have taken place, with two in-person exhibitions held on 12 and 16 December 2023, at Woolwich Works followed by an online webinar held on 21 February 2024. Newsletters informing residents of the exhibition and webinar were circulated in advance of each event. Additionally, political stakeholders (were invited to attend the exhibitions and webinar.)
- 1.1.5. The applicant has undertaken a comprehensive and transparent pre-application consultation with the local community, in line with both guidance and best practice.

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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.

1.1.6. The table below outlines the pre-application engagement undertaken with non-statutory consultees to submission:

Activity	Date
Launch of consultation website	02/12/2023
Consultation newsletter 1 distributed to residents	02/12/2023
Email Invitation to ward councillors about the first round of consultation	04/12/2023
Meeting with Cllr Aidan Smith	12/12/2023
Meeting with Cllrs Sam Littlewood and Joshua Ayodele	31/01/2024
First Round of public consultation	12/12/2023 & 16/12/2023
Email invitation to councillors for second round of consultation	09/02/2024
Second Consultation newsletter 2 distributed	10/02/2024
Consultation website updated	10/02/2024
Contact with the Royal Arsenal Business Network	12/02/2024
Consultation webinar	21/02/2024

1.1.7. The applicant has submitted proposals which will directly benefit the borough and local community, delivering 663 on-site new high-quality homes, commercial and employment space, and the remainder of Maribor Park with new play space and landscaping which promotes biodiversity.

1.1.8. Under the Section 106 (S106) Agreement connected to the proposals, the requirement for affordable housing provision totals 306 (45%) affordable homes of which 115 (38%) are Affordable Rent, 101 (33%) are Shared Ownership (SO) and 90 (29%) are Discount Market Sale (DMS). The proposals have been designed to enable compliance with the s106 Agreement, and the affordable housing details will be dealt with via the s106 Agreement.

2. Introduction

2.1.1. An application is being submitted for the following:

“Submission of Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to Condition 2 of planning permission reference 16/3025/MA, dated 17.03.2017, for residential units and non-residential floorspace within Plots D and K, along with public / private landscaping details, car / cycle parking, refuse / recycling facilities and play provision”.

2.1.2. 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 Berkeley Homes and PRP
- Landscape and Public Realm Strategy prepared by HTA
- Planning Statement prepared by Stantec for a full account of the design development and pre-application discussions.

2.1.3. The applicant has held ongoing formal pre-application discussions with the Royal Borough of Greenwich (RBG). Pre-application engagement has also extended to RBG’s Occupational Therapist (OT), RBG’s Highways and Refuse Officer, Emergence (RBG’s Energy Consultant) and Secured by Design. Furthermore, a Design Review Panel (DRP) was held on 28 November 2023, in line with the requirement of the s106.

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

2.1.5. 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. Stakeholder audit

3.1.1. Lowick conducted an audit of the relevant political, business and community stakeholders in the local area. The stakeholders were either invited to have individual meetings with members of our project team, offered presentations to their organisation or specifically invited to our public consultation events.

Political stakeholders:

- Cllr Anthony Okereke – Leader of the Royal Borough of Greenwich
- Cllr Aidan Smith – Cabinet Member for Regeneration
- Cllr Joshua Ayodele – Ward Councillor for Woolwich Arsenal
- Cllr Sam Littlewood – Ward Councillor for Woolwich Arsenal
- Cllr Jackie Smith – Ward Councillor for Woolwich Arsenal

Local group

- Royal Arsenal Business Network

4. Consultation aims

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

4.1.1.1. Allow the local community to have their say on the 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.

4.1.2. 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 the exhibition materials and a detailed survey onto the bespoke website for the proposals.
- To those with disabilities, by ensuring that all documents were available in accessible formats upon request and that the in person public consultation was held at an accessible venue.
- A broad range of people, reflective of the demographics of the area 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.
- 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

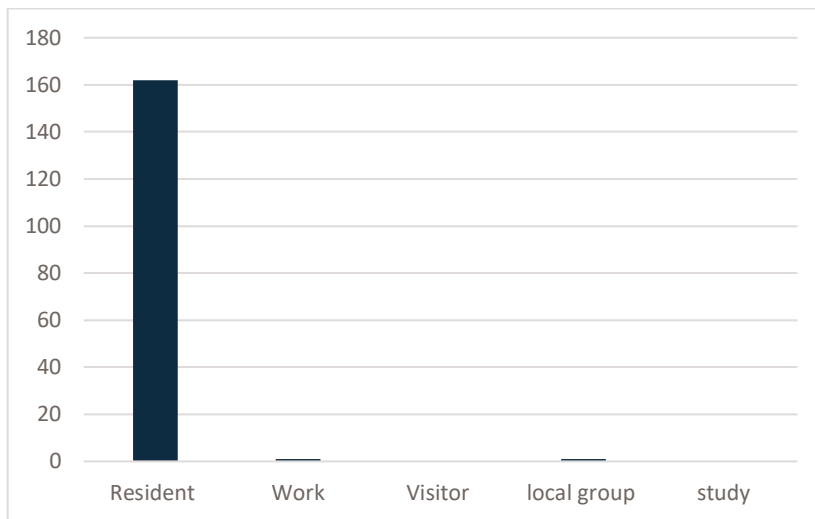
5.1. Demography and approach to consultation

5.1.1. Both rounds of consultation collected data on the demographics of participants to help us understand those contributing. The requirement of providing this personal data was optional for respondents. However, it was included to help the project team understand whether those contributing either individually or as a group were representative of the population of the local area.

5.1.2. In addition to online resources, paper surveys and freepost reply envelopes were available at the in-person public consultation events.

5.1.3. Throughout both rounds of consultation, demographic details were collected from 164 out of 168 respondents to the survey.

Chart 1: What is your connection to the area?



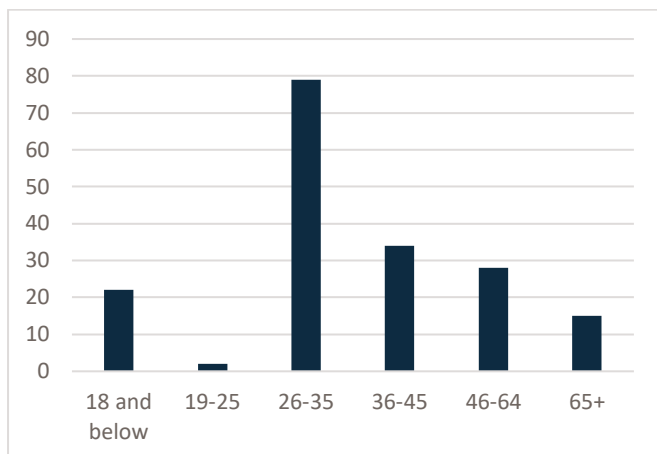
Response	Number of responses	Percentage
Resident	162	99%
Work in the area	1	0.5%
Visitor	0	0%
Represent a local group	1	0.5%
Study	0	0%
Number of respondents	164	100%

5.1.4. Respondents were asked to share their connection to the area and had the ability to select multiple options. 98% of respondents were residents in the area.

5.1.5. Some residents stated they were part of local community groups, as follows: Royal Arsenal Connect and Woolwich Arsenal Residents Association.

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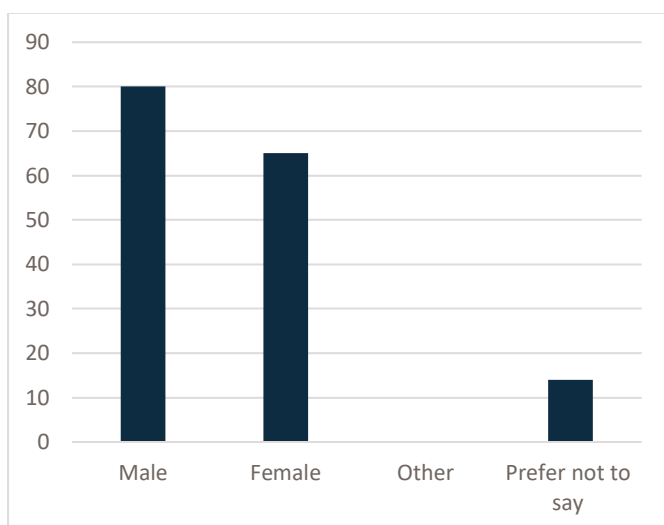
Chart 2 : What is your age?



Response	Number of responses	Percentage
Below 18	22	13.6%
19-25	2	1.2%
26-35	79	49%
36-45	34	34%
46-64	28	17.3%
65+	15	9.3%
Total	161	100%

5.1.6. Respondents were asked to share their age as part of the survey. Of the 161 who answered this question, 49% were aged 26-35. The smallest respondents' age group were 19–25-year-olds representing approximately 1% of all respondents.

Chart 3 : What is your gender?

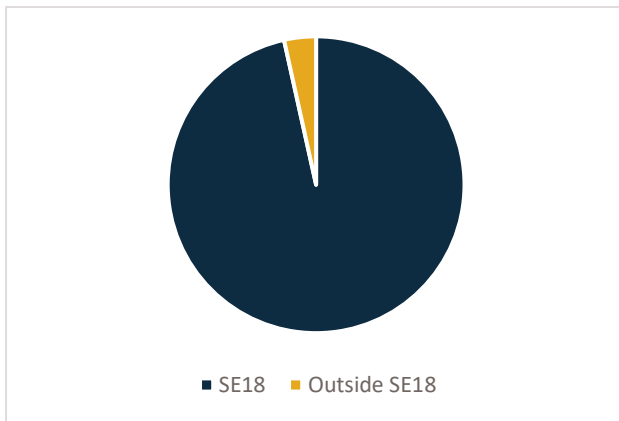


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Response	Number of responses	Percentage
Male	80	50%
Female	65	41%
Other	0	0
Prefer not to say	14	8%
Total	159	100%

5.1.7. Respondents were asked what their gender was. Of the 159 people who answered this question, 50% were male, 41% were female and 8% selected 'prefer not to say.'

Chart 4 : What is your postcode?



5.1.8. Respondents were asked to provide information on their postcode. Of the 144 respondents who answered this question, 139 (97%) noted that they were situated within the SE18 postcode. 5 (3%) noted that they lived outside of SE18.

5.1.9. As the site sits within the boundary of SE18 and the vast majority of respondents live cited they lived within the same postcode, the data collected can be treated as representative of those who live in the surrounding area of the site.

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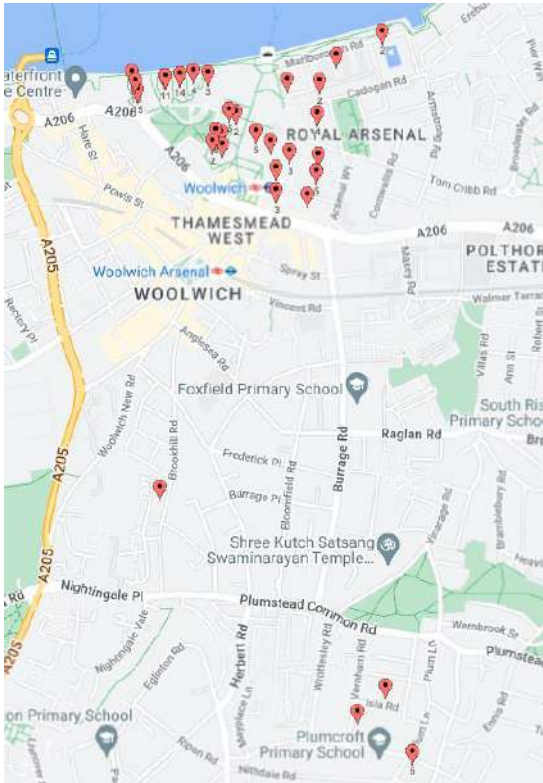


Figure 3: Image showing location of respondents.

6. First round of consultation (December 2023)

6.1. Consultation newsletter

- 6.1.1. A newsletter (Appendix 1) was hand delivered by mailing house Lbox Communications to 3,723 households and businesses surrounding the site on 2 December 2023, informing them that the applicant was bringing forward preliminary proposals for The Ropeyards, as well as inviting them to find out more by attending two in person consultation events.
- 6.1.2. The distribution area was agreed with the applicant in consultation with council officers.
- 6.1.3. GPS tracking was also requested in order to ensure receipt of the newsletters.
- 6.1.4. The newsletter contained an email address and telephone number for residents and stakeholders to contact the project team, which was monitored during working hours (9am-6pm Monday-Friday)

The area of distribution is shown below:

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Figure 4: Lbox newsletter distribution map



Figure 5: Lbox newsletter GPS report

6.2. Consultation website

6.2.1. A dedicated project website was set up at <https://ropeyardsconsultation.co.uk> and launched to coincide with the distribution of the consultation newsletter on 4 December 2023. Initially, the website comprised of a single page, featuring details of the forthcoming consultation events, and providing information on the applicant and contact information.

6.2.2. Following the two in person public exhibitions, the website was updated to include the information that was on display at the event. This was to provide the public 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 exhibitions and allowed residents to submit their feedback. Also included was a comprehensive list of Frequently Asked Questions (FAQ's) and the project team's response to each.

6.2.3. Following the online webinar held on 21 March 2024, the website was updated to reflect the latest information on the proposals for the scheme. This included the presentation that was presented, as well as a survey asking for further feedback.

6.2.4. 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

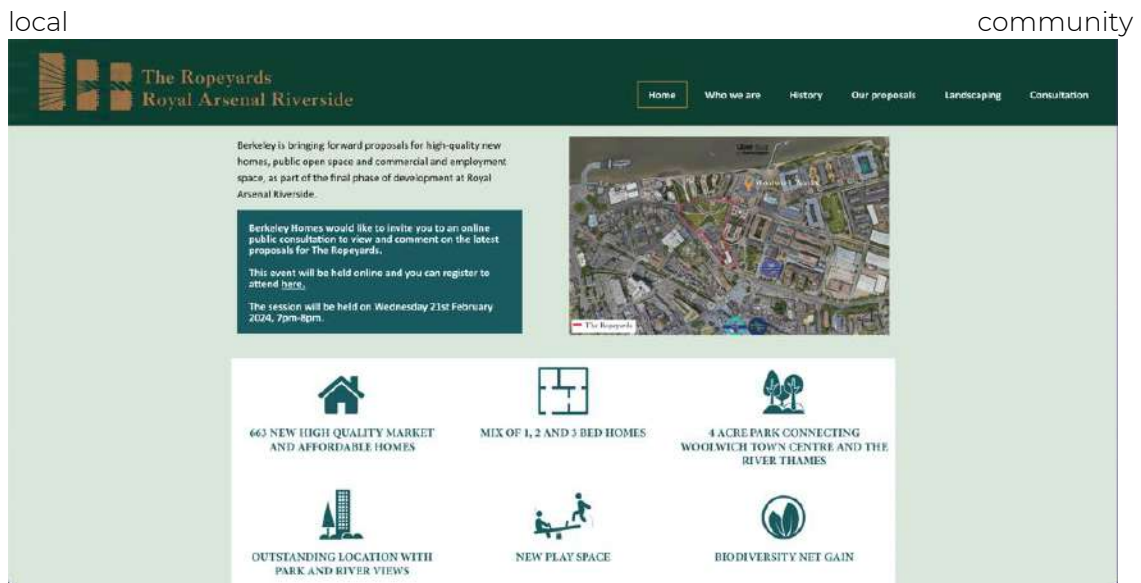


Figure 6: Home page for the consultation website

6.3. Public exhibitions

6.3.1. Residents and stakeholders were invited to attend a choice of two in-person public exhibitions at the Knight Gallery, 11 No. 1 Street, Royal Arsenal, London, SE18 6HD. These events were held on Thursday 12th December (5pm-8pm) and Saturday 16th December (10am-2pm).

6.3.2. The times and dates of the exhibitions were chosen to encourage the maximum number of people to attend the events, including those in full-time employment and those with parental responsibilities. We ensured the exhibition dates did not fall on any locally observed religious or cultural festivals or during the school holiday period.

6.3.3. Across the two exhibitions, a total of 150 individuals attended.

6.3.4. Information boards regarding the background of the site, the applicant and the emerging proposals (Appendix 2) 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 3) 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. A summary of the key themes and questions raised during the public consultation can be found below:

- Capacity of existing concierge and gym
- Loss of visitor parking
- Height and proximity of proposed buildings on existing buildings
- The new park and what it will deliver for the community

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Figure 7: Photo from public exhibition held on 12th December 2023.



Figure 8: Photo from public exhibition held on 15th December 2023.

6.4. Survey responses (January 2024)

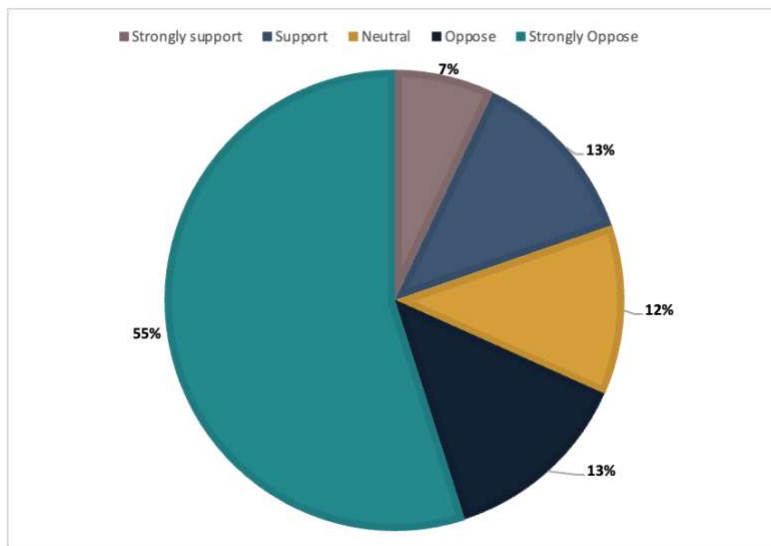
6.4.1. In total, 143 surveys were completed and returned, either at the consultation itself or on a later date. We received 123 online responses and 20 paper responses. The questionnaire was open from 12 December 2023 to 7 January 2024.

6.4.2. Overall, 68% of comments did not welcome the delivery of new homes with 20% in support. However, residents expressed their support for sustainability measures including the introduction of cycle spaces and a commitment to biodiversity gain.

6.4.3. Positive feedback was received about the removal of Building K1 to create more green space.

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Do you support the delivery of 660 new homes, including 40% affordable housing to tackle the housing crisis?



Response	Number of responses	Percentage
Strongly agree	10	7%
Agree	18	13%
Neutral	17	12%
Disagree	19	13%
Strongly disagree	78	55%
Total	142	100%

The proposals include commercial space on the ground level, What would be your preferred use of these spaces?

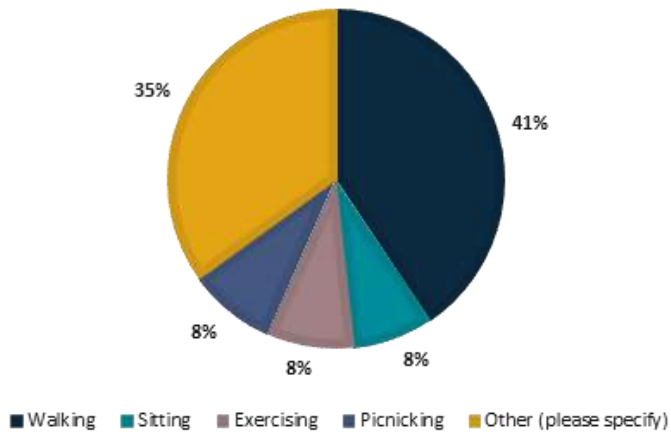
Respondents provided the following suggestions:

- Restaurants
- Bar/Pub
- Co-working space
- GP/ Medical Surgery
- Gym
- Art Space
- Music Venue

6.4.4. Residents has a range of ideas as to how the commercial space can be utilised. Answers including hospitality use i.e. bars or restaurants and events space .

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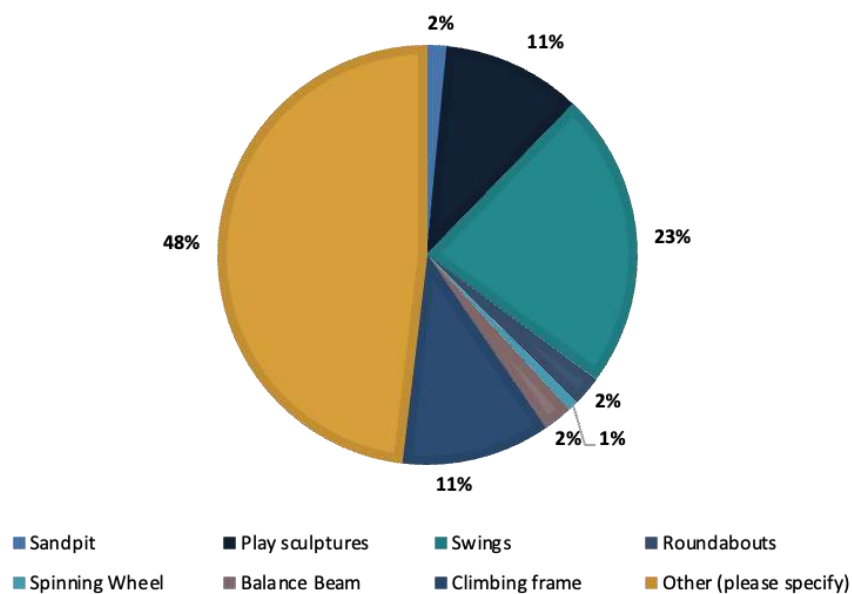
What activities do you enjoy in the park?



Response	Number of responses	Percentage
Walking	58	41%
Sitting	11	8%
Exercising	12	8%
Picnicking	12	8%
Other	50	35%
Total		100%

6.4.5. Respondents who chose the 'other' option were asked to specify their answers. Most enjoyed all activities stated above and (12) answered with dog walking.

Which features do you think should be included in a future children's playground?

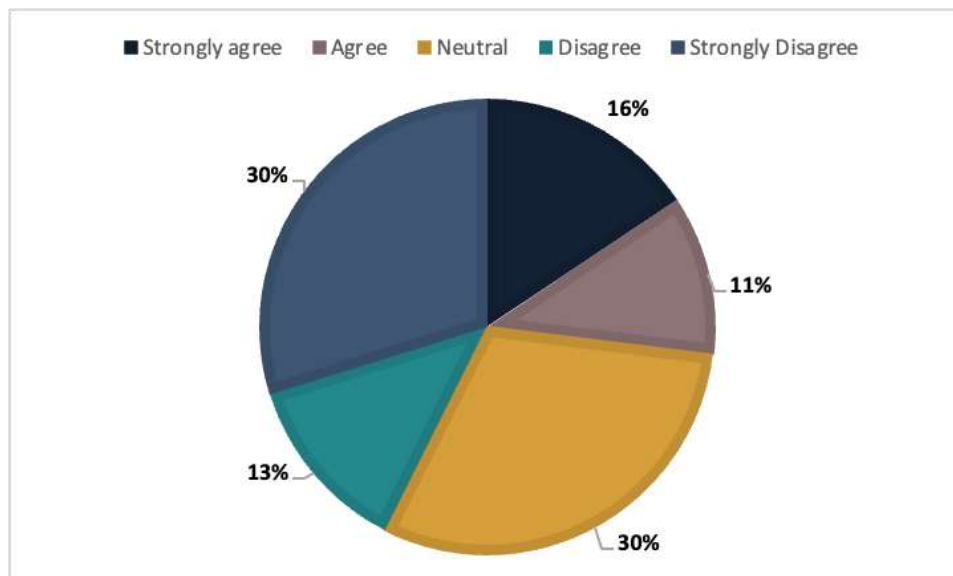


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Response	Number of responses	Percentage
Sandpit	2	2%
Play sculptures	14	11%
Swings	30	23%
Roundabouts	3	2%
Spinning Wheel	1	1%
Balance Beam	3	2%
Climbing Frame	15	11%
Other	63	48%
Total		100%

6.4.6. Respondents had the choice of selecting the 'Other' option. 63 responses selected this as they would like to see all these features within the children's play space.

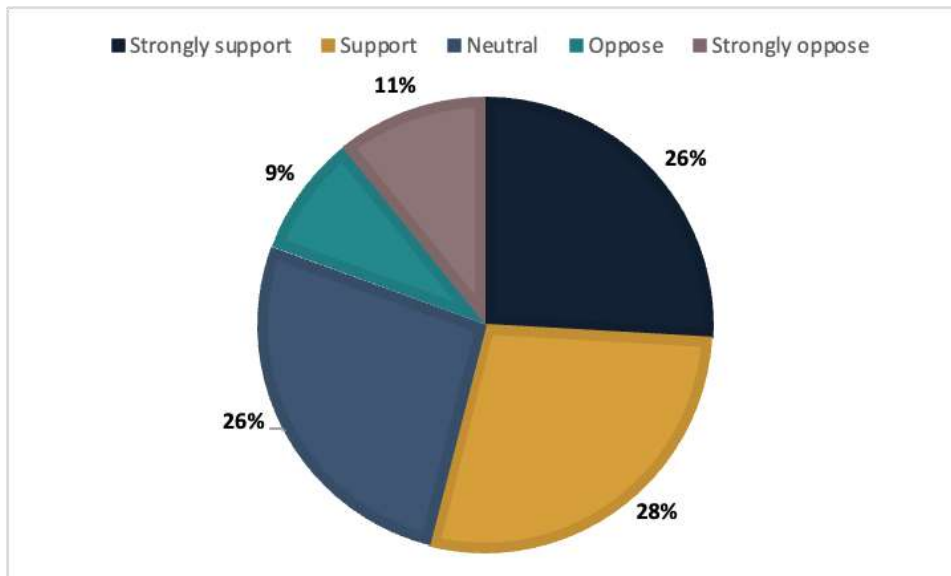
Do you agree that the proposals respond to the important local heritage, particularly by improving the setting of the Royal Arsenal Listed Buildings compared to the 2013 planning permission?



Response	Number of responses	Percentage
Strongly agree	22	16%
Agree	16	11%
Neutral	43	30%
Disagree	18	13%
Strongly disagree	42	30%
Total	141	100%

Do you support the inclusion of measures to ensure a sustainable development, including 1,200 cycle spaces and biodiversity net gain?

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Response	Number of responses	Percentage
Strongly agree	36	26%
Agree	39	28%
Neutral	37	27%
Disagree	12	9%
Strongly disagree	15	10%
Total	139	100%

Do you have any other comments?

6.4.7. Respondents had the opportunity to share additional thoughts that were not captured in these questions.

- **Privacy and overlooking:** Residents stated their concern that the buildings were too close to each other and felt their privacy may be harmed as a result of residents in neighbouring towers. Comments received stated residents living in Judde House believed voiced their concern about the impact on light in their homes.
- **Reduced parking for visitors:** Residents highlighted that the removal of the current car park would leave a shortage of parking spaces for visitors.
- **Impact on existing facilities such as the concierge, gym and swimming pool:** Residents explained that the current Waterside Club serves a specific number of residents and wondered if new residents would be accessing these facilities.

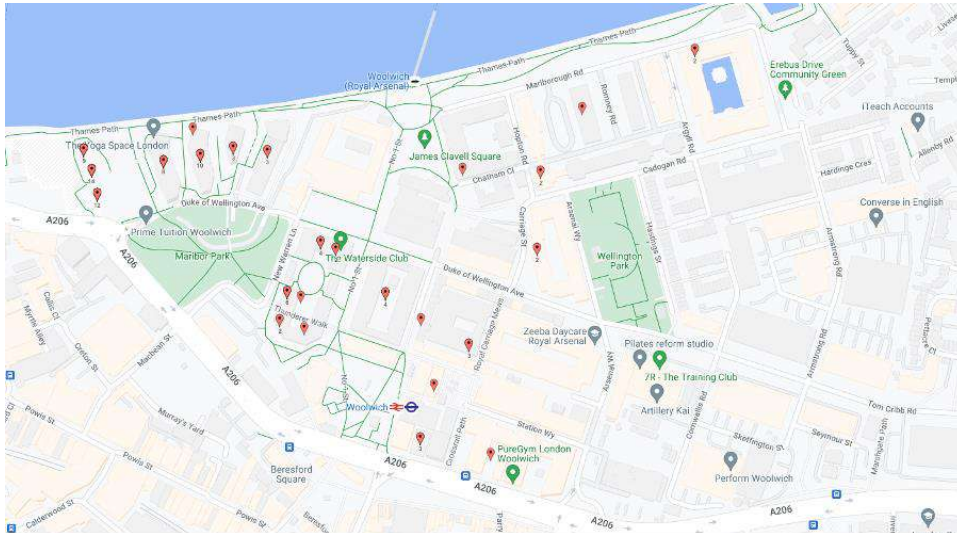


Figure 9: Map pinpointing the locations of those who submitted feedback forms based on submitted postcode data

Second round of consultation (February 2024)

6.5. Consultation newsletter

6.5.1. A newsletter (Appendix 4) was hand delivered by mailing house Lbox Communications to 3,723 households and businesses surrounding the site on 10 February 2024, informing them that Berkeley Homes was bringing forward preliminary proposals for the site, as well as inviting them to find out more by attending an online webinar.

6.5.2. The distribution area was agreed in consultation with the applicant.

6.5.3. GPS tracking was also requested in order to ensure receipt of the newsletters.

6.5.4. The newsletter contained an email address and telephone number for residents and stakeholders to contact the project team, which was monitored during working hours (9am-6pm Monday-Friday).



Figure 10: Lbox newsletter distribution map



Figure 11: Lbox newsletter GPS tracking

6.6. Consultation website

6.6.1. The website was updated with information about the online webinar, including registration details. The slides presented at the webinar were also uploaded onto the website, along with an updated questionnaire. Also included was a comprehensive list of FAQs and the design team's response to each.

6.6.2. 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.

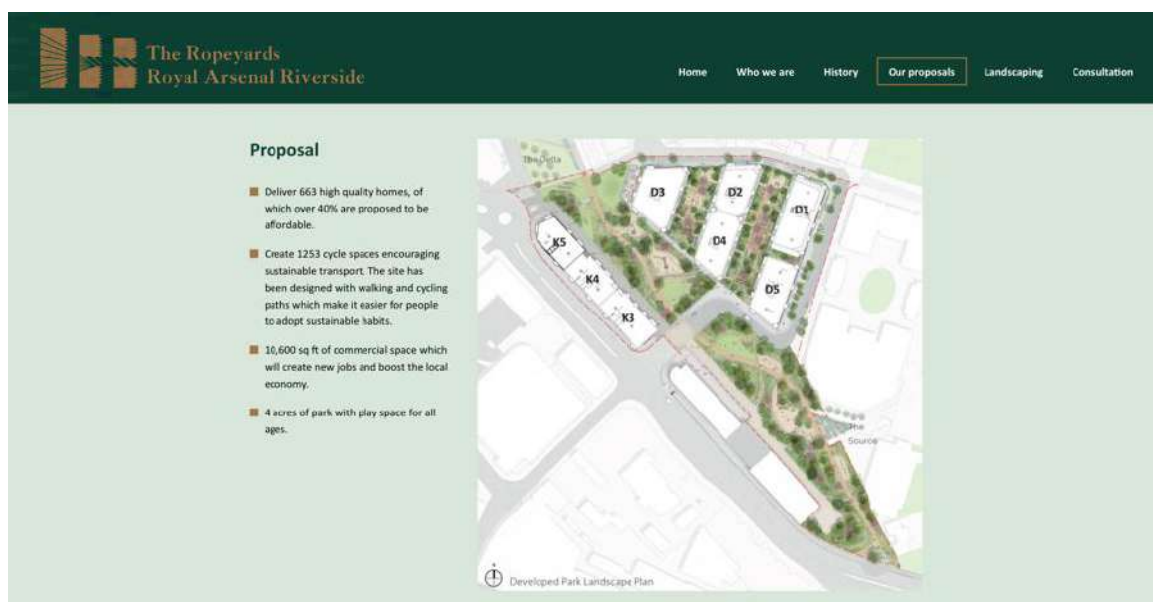


Figure 12 : Example webpage for the consultation website

6.7. Webinar

6.7.1. Residents and stakeholders were invited to attend an online webinar on Zoom. The webinar was held on 21 February 2024 (7pm -8pm).

6.7.2. The time and date of the webinar was chosen to encourage the maximum number of people to attend the webinar, including those in full employment and those with parental responsibilities. We ensured the online webinar did not fall on any locally observed religious or cultural festivals or during the school holiday period.

6.7.3. 44 people attended the online webinar. The project team presented the updated proposals and explained how feedback from the first round of consultation had been incorporated into the new scheme. After the webinar the presentation (Appendix 5) was uploaded onto the project website for residents to review.

6.7.4. The survey (Appendix 6) was designed to give the project team a better understanding of general sentiment towards the updated proposals shown in the webinar. It also provided open-ended questions for respondents to provide more extensive feedback.

6.7.5. Key themes and questions raised during the webinar can be found below.

- The proposed height of the blocks being too high
- The removal of the current temporary green park and timescales for replacing it
- Residential access to facilities, including the gym and swimming pool
- Sunlight and daylight impact on neighbouring buildings
- The removal of existing car parking to enable the delivery of the new park

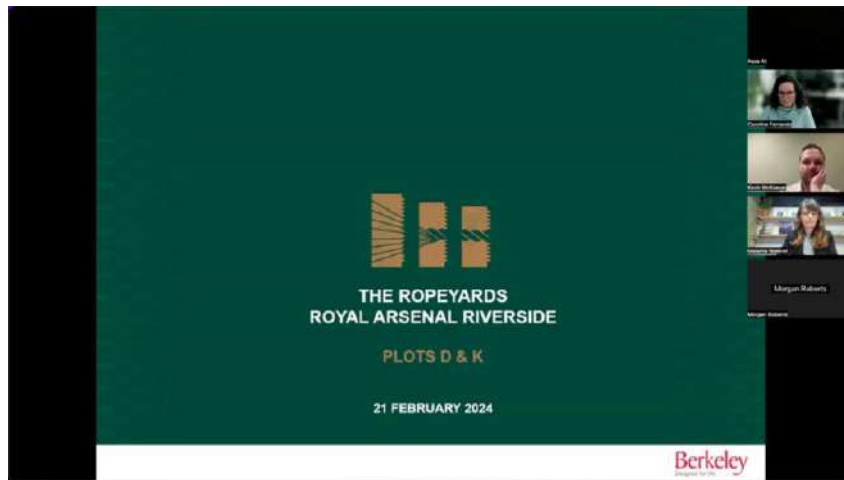


Figure 13: Screenshot of consultation webinar, February 2024.

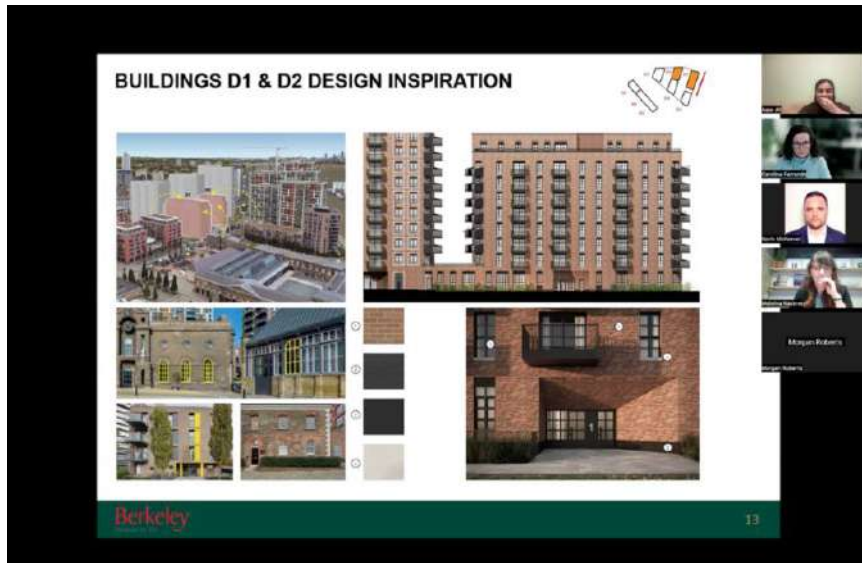


Figure 14: Screenshot of consultation webinar, February 2024

6.8. Webinar questions

- 6.8.1. Residents who attended the webinar were given the opportunity to submit questions that would be answered live by the project team. During the webinar 66 comments were received.
- 6.8.2. The majority of the questions revolved around the usage of residential amenities, in particular the use of the gym and swimming pool in the Waterside Club. The updated proposals include an additional gym, residents questioned who would have access to the new gym and the existing gym and swimming pool.
- 6.8.3. Another prominent theme of questions was in reference to the potential sunlight and daylight impacts owing to the heights of buildings proposed of the heights of the building.
- 6.8.4. Residents asked about alternative arrangements that Berkeley Homes will make for car parking.
- 6.8.5. Residents asked about the green initiatives Berkeley Homes was proposing .
- 6.8.6. Other residents questioned whether as part of the proposals the Applicant will be delivering community facilities such as a nursery or a medical general practice.

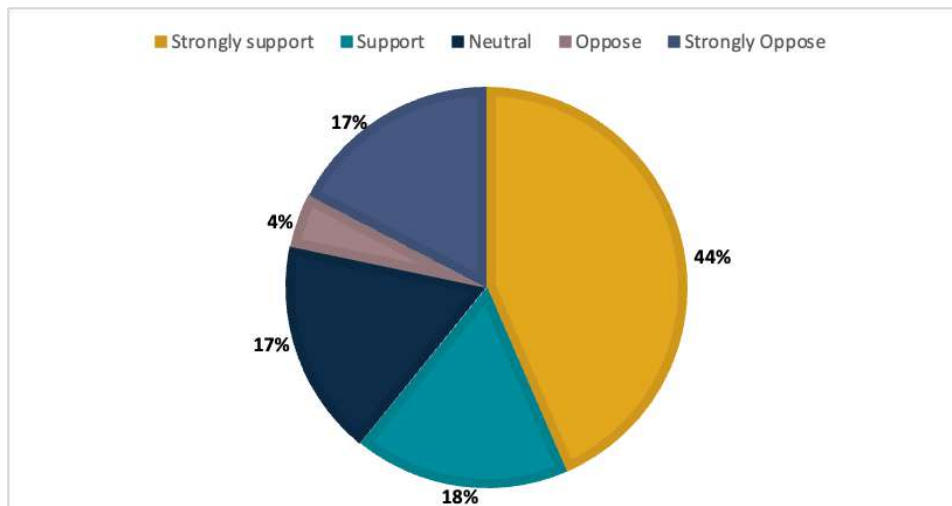
6.9. Survey responses (February 2024)

- 6.9.1. In total there were 25 responses to the webinar survey, either at the consultation itself or on a later date. The questionnaire was open from 21 February 2024 to 28 February 2024.
- 6.9.2. Overall, 61% of comments from the survey were in support of the updated proposals; these mainly related to the introduction of an additional gym and secure parcel rooms. These have been introduced to supplement and ensure sufficient capacity at the existing Waterside Club.

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6.9.3.52% of respondents to the survey were in favour of retaining the heritage car park to provide permanent parking spaces for visitors.

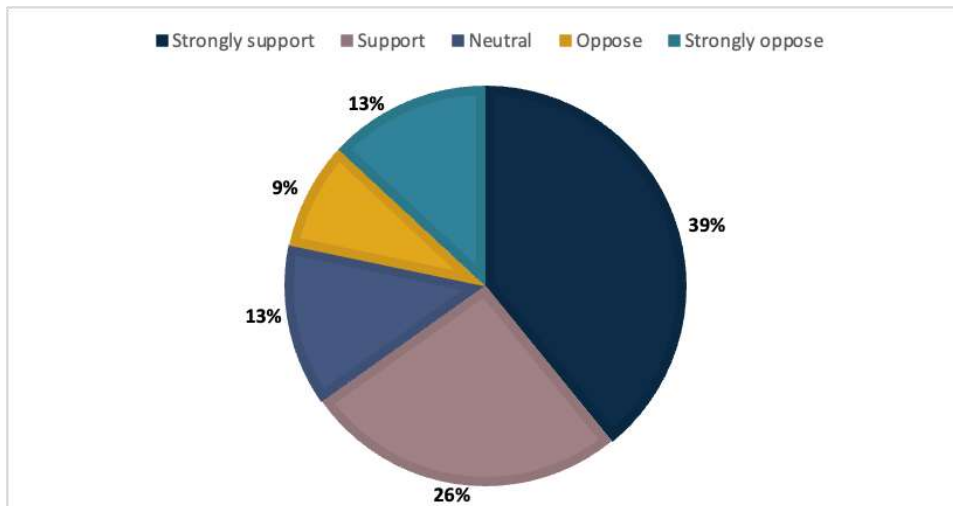
In response to the comments about the capacity of the existing concierge to handle the new residents, we will be introducing dedicated parcel rooms for each block. Do you support this proposal?



Response	Number of responses	Percentage
Strongly agree	10	43%
Agree	4	17%
Neutral	4	17%
Disagree	1	1%
Strongly disagree	4	17%
Total	23	100%

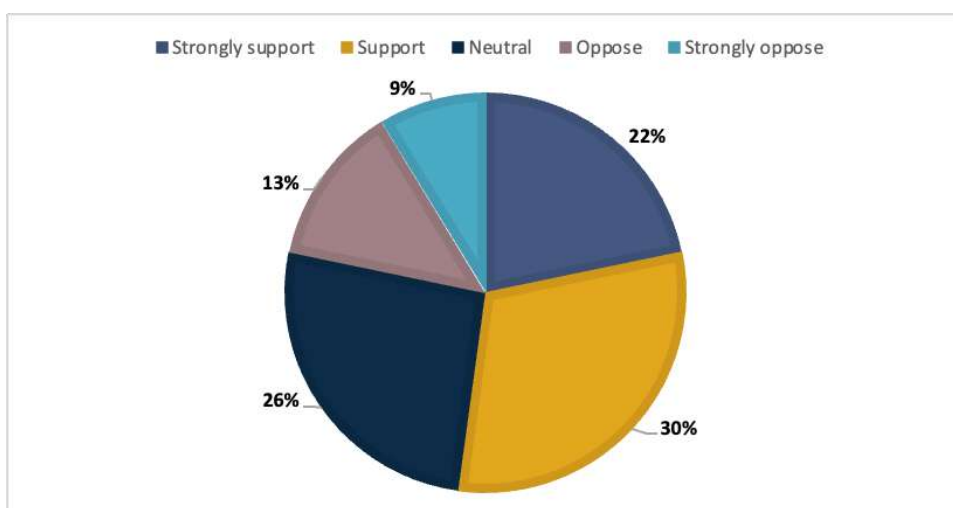
Residents expressed concern about the capacity of the existing gym, therefore we will be introducing an additional gym in Building D3. Do you support this proposal?

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Response	Number of responses	Percentage
Strongly agree	9	39%
Agree	6	26%
Neutral	3	13%
Disagree	2	9%
Strongly disagree	3	13%
Total	23	100%

Some stakeholders were concerned about the removal of the hotel car park, and so we will be retaining the heritage car park permanently to provide sufficient public spaces. Do you support this?



Response	Number of responses	Percentage
Strongly agree	5	22%
Agree	7	30%
Neutral	6	26%

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Disagree	3	13%
Strongly disagree	2	9%
Total	23	100%

Stakeholders welcomed the removal of K1 to be replaced with green space. Residents said they enjoyed walking in the park, including dog walking, a number of suggestions were made about play space and play equipment. Do you have any further comments about the park?

6.9.4. Some responses requested the park to include an outdoor gym. Other responses mentioned having lots of green space with a variety of planting and trees. A few responses stated they would like Berkeley Homes to ensure the park and green spaces are well kept and maintained.

The project team presented further information about the relationship of the new buildings with existing buildings. Do you have any further questions about this?

6.9.5. Some responses cited concerns about the heights of the buildings. During the webinar presentation the project team showed a virtual walkthrough video, allowing residents to visualise the proposals. After viewing the video, residents wanted clarity on how tall the proposed buildings were. The video showcased a timelapse of the daylight residents would receive throughout the day; this prompted residents to ask what assessments had been done to determine the impact of sunlight and daylight on existing residents.

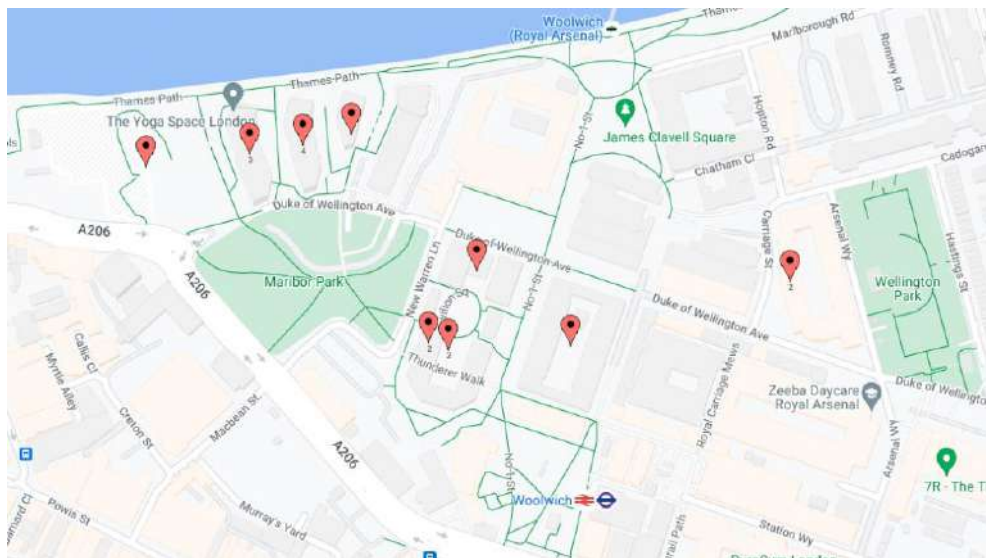


Figure 15: Map pinpointing the locations of those who submitted feedback forms based on submitted postcode data

7. Stakeholder meetings

7.1.1. The applicant also held several meetings with local stakeholders, which are summarised below. The purpose of the meetings were to give key stakeholders the opportunity to ask questions regarding the development and raise concerns with the project team.

Stakeholder	Details	Date
Cllr Okereke, Leader and Cllr Smith, Cabinet Member for Regeneration	An email was sent and Cllr Smith agreed to meet with the Applicant to discuss initial proposals.	04/12/23 07/12/23
Cllrs Ayodele, Littlewood and Smith, ward councillors for Woolwich Arsenal ward	An email was sent, and Cllrs Ayodele and Littlewood met with the project team to discuss initial proposals. The councillors also shared views and comments of residents.	04/12/23 31/01/24
Cllr Smith, Cabinet Member for Regeneration, Cllr Okereke, Leader and ward councillors	An email invitation was sent for the online webinar.	09/02/24
The Royal Arsenal Business Network	An email was sent to the network through an existing communications channel the group has with Berkeley Homes East Thames.	12/02/24

Notes of meetings

7.1.2. Cllr Smith met with the applicant and was receptive to the proposals.

7.1.3. Cllrs Ayodele and Littlewood discussed proposals with the applicant. The councillors said they had gained a detailed understanding of the proposals, greater clarity was given to the proposals from the Outlined planning permission have developed. The applicant also discussed the planning history of Maribor Park.

7.1.4. Cllr Ayodele was keen for the applicant to continue to engage with residents. Cllr Ayodele also discussed feedback he received from residents about how the commercial space will be used.

7.1.5. Cllr Littlewood raised residents' concerns about the temporary park and queried the availability of public car parking, given that any development would necessitate the removal of the hotel car park.

8. Emails and other contact with residents

- 8.1.1. We received 18 emails and 3 phone calls regarding:
- 8.1.2. The arrangement of Maribor Park: Residents emailed with their concerns and frustrations about developing over the park. In response, the history of the planning permissions was set out to residents, which shows that the park was a temporary measure.
- 8.1.3. The Podium Gardens: Residents wanted more information about who would have access to the Podium Gardens.
- 8.1.4. The breakdown of affordable housing on site: Residents wanted clarity on how much affordable housing the proposals included.
- 8.1.5. Shared residential amenities such as the gym and swimming pool: Emails were received with residents concerned about capacity.
- 8.1.6. Biodiversity and Sustainability: The proposals intended to introduce sustainable practices and increase biodiversity by a minimum 10%. Emails were received which wanted clarity on how this would be achieved.
- 8.1.7. Public parking arrangements for residents and visitors
- 8.1.8. Construction timeline and timescales
- 8.1.9. Each email was responded to accordingly, and responses were discussed and agreed with the applicant. The nature of emails varied, with some residents wanting further clarity on the proposals whilst others wrote in their views. Details such as the planning history of the temporary, breakdown of affordable tenure and s106 contributions were shared with residents over the course of correspondence.

9. Key issues and responses

- 9.1.1. For full details of the design development process, and responses 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.
- 9.1.2. The table below summarises the key issues raised over 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
Principle of development	The principle of developing on the site received broad opposition from the local community, 72% of responses opposed the delivery of new homes, during the first consultation.

Key Issue	Response of the applicant
<p>Height</p>	<p>During the first consultation, residents expressed concern about the height of the proposed buildings because residents were worried about the impact on daylight and sunlight, views and privacy.</p> <p>The applicant set out how the design of the new buildings had ensured that there would not be any direct overlooking, and that work on the daylight and sunlight had been carried out.</p>
<p>Affordable housing</p>	<p>Under the Section 106 (S106) Agreement connected to the proposals, the requirement for affordable housing provision totals 306 (45%) affordable homes of which 115 (38%) are Affordable Rent, 101 (33%) are Shared Ownership (SO) and 90 (29%) are Discount Market Sale (DMS). The proposals have been designed to enable compliance with the S106 Agreement, and the affordable housing details will be dealt with via the S106 Agreement.</p>
<p>Maribor Park</p>	<p>Community engagement showed residents enjoy using the current temporary park, Maribor Park and expressed concerns about the decision to make changes.</p> <p>During the first phase of consultation, Berkeley Homes presented the detailed planning history of the park which shows the existing park is a temporary park that would be replaced and improved once the proposals for Plots D&K came forward.</p> <p>Part of the proposals include the removal of Building K1, which will create a larger</p>

Key Issue	Response of the applicant
	<p>park, which residents strongly supported.</p> <p>The new public park for the local community will include:</p> <p>Play areas for children of all ages and seating for adults.</p> <p>Biodiverse landscape with seasonal interest.</p> <p>Link from the town centre to the river via a series of programmed spaces. Accessible connections with the wider Masterplan.</p> <p>Good lighting to ensure people feel safe in and around the new park.</p> <p>The play space has been designed using ideas canvassed from the community and residents.</p>
<p>Impact on local infrastructure</p>	<p>Several respondents asked about the impact on existing infrastructure. Berkeley has an existing S106 Agreement, which includes payments and obligations relating to infrastructure that have been fulfilled.</p> <p>One of the most significant benefits this site will bring to the local area is the creation of new publicly accessible outdoor space and connections. The proposals will:</p> <p>Improve connectivity between the River Thames and Woolwich Town Centre.</p> <p>Respect the setting of the adjacent listed buildings (Grade I listed Royal Brass Foundry/ Grade II listed Guard House)</p>

Key Issue	Response of the applicant
	<p>The proposals will also deliver economic benefits for the Royal Borough of Greenwich, including:</p> <p>10,600 sq. ft of commercial space that will help stimulate economic activity and create a variety of local jobs and employment opportunities.</p>
<p>Sustainability and Biodiversity</p>	<p>Respondents expressed a keen interest in understanding the sustainability credentials of the scheme.</p> <p>As a company Berkeley seek to mitigate climate change through the design of their homes and developments.</p> <p>A few examples of how sustainability will be considered in the proposals are set out below:</p> <ul style="list-style-type: none"> • Sustainable Places • Connecting to a new Air Source Heat Pump. All homes will have refuse and recycling bins. There will be 1,253 cycle spaces and the area has been designed in a way which encourages sustainable transport use. • Net Zero Carbon Homes • The homes and development have been designed to mitigate climate impact, specifically the reduction of the basement will significantly reduce

Key Issue	Response of the applicant
	<p>the embodied carbon of the proposal.</p> <ul style="list-style-type: none"> • Berkeley has set independently verified science-based target to reduce its carbon emissions, as a result smart water strategy and overheating mitigation will be integrated into the proposals. • Biodiversity Net Gain • Upon the completion of construction Berkeley aims to have met the target of a minimum of 10% Biodiversity gain • Sustainable transport • The layout of the site has been designed to encourage sustainable transport use. • Proposals include over 1,270 cycle spaces.
<p>Car parking</p>	<p>During the second round of consultation many residents expressed their concern that there was not adequate car parking spaces for residents and visitors. In response to this concern the updated proposals include the retention of on the car parks that was going to get built over. As well as that the applicant will include some car parking spaces the scheme, to ensure residents have space to park.</p>

10. Ongoing engagement

10.1.1. The applicant is committed to ongoing contact and engagement with key stakeholders, post-submission which will include regular updates to the project website, notification to local residents and businesses, and councillors.

10.1.2. The consultation website remains live and will be updated to direct neighbours to the Council's consultation portal to share their views.

10.1.3. The community engagement phone line and email address will continue to be monitored, assisting neighbours where possible.

11. Conclusion



Figure 16: Screenshot taken of public exhibition [webinar]

11.1.1. In accordance with local and national guidelines, the applicant has undertaken a pre-application consultation process with local residents, businesses and political representatives. This process has been carried out alongside the formal pre-application meetings between the project team and the Royal Borough of Greenwich.

11.1.2. 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 and the London Plan.

11.1.3. The proposals for Plots D&K will deliver the following:

- 663 new high-quality homes on site
- Remainder of the 4 acre park connecting Woolwich Town centre and the River Thames
- Play space for all ages
- Commercial space
- Employment opportunities
- 1,275 residential cycle spaces
- Biodiversity net gain, exceeding the minimum target of 10%

11.1.4. Two rounds of public consultation have taken place, with exhibitions held in December 2023 focusing on the initial proposals, and in February 2024. Across both

34 | Statement of Community Involvement – The Ropeyards, Royal Arsenal Riverside, Plots D & K

events, a total of 194 people attended. The project website has seen significant interest and following publicity for the scheme it has received 853 unique visits.

11.1.5. Comments from the Royal Borough of Greenwich, the Design Review Panel (DRP), stakeholders and the public have all contributed to the submitted scheme and resulted in a number of changes.

11.1.6. 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.

Appendices

Appendices

Please see attached appendices folder with the following:

Appendix 1 : First Public Consultation Newsletter

Appendix 2 : First Public Consultation Banners

Appendix 3 : First Public Consultation Survey

Appendix 4 : Second Public Consultation Newsletter

Appendix 5 : Second Public Consultation Presentation

Appendix 6 : Second Public Consultation Survey

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Borough Yards
13 Dirty Lane
London
SE1 9PA

+44 (0)203 633 0763

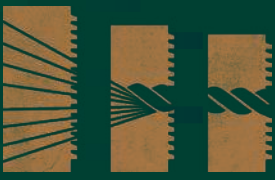


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London
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| **Statement of Community Involvement – The Ropeyards, Royal Arsenal Riverside,
Plots D & K**

Appendix 1 : First Public Consultation Newsletter



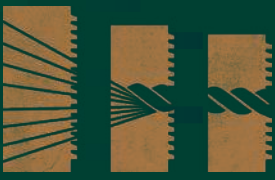
— The Ropeyards

Dear Neighbour,

Berkeley would like to invite you to a public exhibition to view proposals and hear your feedback on **The Ropeyards**, the latest phase at **Royal Arsenal Riverside**. The proposals are for high quality new homes, public open space and commercial and employment space.

The public exhibition will take place on **Tuesday 12th December (5pm - 8pm)** and **Saturday 16th December (10am - 2pm)** in the Knight Gallery, Woolwich Works, 11 No 1 Street, Royal Arsenal, London, SE18 6HD.

If you are unable to attend the public exhibition, all the information displayed including an online feedback form will be made available on our website on Monday 18th December.



Overview of Proposals



660 NEW HIGH
QUALITY
MARKET AND
AFFORDABLE
HOMES



MIX OF 1, 2
AND 3 BED
HOMES



4 ACRE PARK
CONNECTING
WOOLWICH
TOWN CENTRE
AND THE RIVER
THAMES



OUTSTANDING
LOCATION
WITH PARK
AND RIVER
VIEWS



NEW PLAY
SPACE



BIODIVERSITY
NET GAIN



OVER 1250
CYCLE SPACES



NET ZERO
CARBON



NEW COMMERCIAL
AND EMPLOYMENT
SPACE

Appendix 2 : First Public Consultation Banners

The Ropeyards

Hello and Welcome!

Thank you for joining us today at our consultation event. This consultation provides an update on The Ropeyards (Buildings D and K), our latest proposals for Royal Arsenal Riverside.



— The Ropeyards Boundary



— The Ropeyards Boundary

The Proposal

The scheme proposals seek to build upon Berkeley and Royal Borough of Greenwich's vision for Woolwich, aiming to deliver 660 high quality market and affordable new homes split across eight buildings of varying heights.



660 NEW HIGH QUALITY AFFORDABLE AND MARKET HOMES



MIX OF 1, 2 AND 3 BED HOMES



4 ACRE PARK CONNECTING WOOLWICH TOWN CENTRE AND THE RIVER THAMES



NEW PLAY SPACE



COMMERCIAL SPACE



BEAUTIFULLY DESIGNED BUILDINGS



OUTSTANDING LOCATION WITH PARK AND RIVER VIEWS



OVER 1,250 CYCLE SPACES



BIODIVERSITY NET GAIN



LOCAL EMPLOYMENT OPPORTUNITY

Project Team

Members of the Project Team designing these proposals are here today and will be happy to discuss your views and answer any questions you may have. At the end of the exhibition, we would be grateful if you could take a few moments to complete the feedback form and provide your thoughts.



Historic Context

Brief History

The history of the site can be traced back to the Iron Age where it is thought to have been the location of a fortified settlement. In around 1573, the Crown established the naval Roperyard. At the time, it was one of the worlds greatest rope manufacturers, which supplied the Royal Navy until closing in 1832.

The site is known to have had other uses, including pottery kiln manufacture in the 14th – 17th centuries and a warren for the cultivation of rabbits in the 16th century.

Pre-history - Medieval		Tudor - Stuart		Victorian - Georgian	
Iron Age Evidence of an Iron Age oppidum - a defensive township - located within the site	Early 16th Century Area used to cultivate rabbits for fur and meat in purpose built warrens	16th Century Tower Place built by Martin Boves	1671 Tower Place sold to the Board of Ordnance to create The Arsenal	1832 Ropeworks continue until 1832	1899 Charles Booth gives the site the lowest classification in this mapping on London's 'Lowest Class' Victoria semi-criminal
Paleocene Thanet Formation is geologically unique in London as it provides solid ground adjacent to the river (as opposed to alluvial deposits)	14th -17th Century Salt glazed London-ware pottery kilns discovered on site. Of national importance being the earliest known example of salt-glazed pottery kiln anywhere in the UK.	1573 Ropeworks created along the alignment of present day Beresford Street	1834 Rope works demolished, street pattern laid out, Holy Trinity Church erected	Late 20th Century Royal Arsenal closes, program of slum clearance, boundary wall retained	2010s Marlborough Park opens

The history of the site is celebrated and referenced throughout the design proposals in a variety of ways.

Key historical themes are layered within the geological strata, informing the development of the park concept to create a distinctive character.

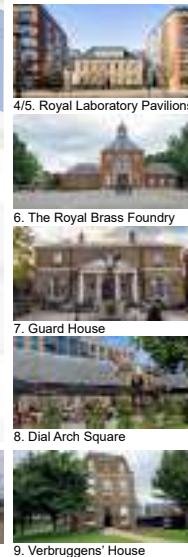
1. The Ropemaking
2. The Warrens
3. The Kilns



Surrounding Heritage Assets



The adjacent plan and images highlight the key historic buildings surrounding the site.



Royal Arsenal Riverside is home to one of the largest concentrations of Listed Buildings in Britain that have been successfully restored with great care and detail. In partnership with Historic England and the Royal Borough of Greenwich, Berkeley have secured the long term sustainable use of 23 Listed Buildings through sensitive conservation and adaptation to new uses including: residential, commercial and entertainment. The character of Royal Arsenal Riverside is largely defined by the survival of both listed and local historic assets, influencing the design of contemporary buildings within the masterplan.

23 Years of Transforming Woolwich

Our vision for The Ropeyards is to further enhance the interconnected and vibrant community within Woolwich. With 23 years of delivery at Royal Arsenal Riverside, there are now more than 8,000 residents and over 100 businesses that call Woolwich home.

Community

Royal Arsenal Riverside has a wide range of commercial occupiers including supermarkets, pubs, restaurants and healthcare. It is also home to London's new landmark creative district, Woolwich Works, and internationally acclaimed immersive theatre company, Punchdrunk. Community events and activities are held all year round at Royal Arsenal Riverside. There is always something happening, which in the past year has included the bi-weekly Farmers Market, Summer Festival, Woolwich Contemporary Print Fair and much more.

Demelza

Berkeley continues to provide support to Demelza, a local charity that delivers extraordinary care to extraordinary children who are facing serious or life-limiting conditions. Support includes raising money, painting the playground fences, to volunteering at the hospice.

DFN Project SEARCH

Berkeley is supporting 16 work placements for young people in partnership with the charity DFN Project SEARCH, a transition to work programme for students with learning disabilities and autism spectrum conditions. Students are completing a 36 week work rotation providing the opportunity to try different jobs and learn new skills.



Farmers Market



Greenwich & Docklands International Festival



Jubilee Event



Vision Cinema



Jubilee Event



Greenwich & Docklands International Festival

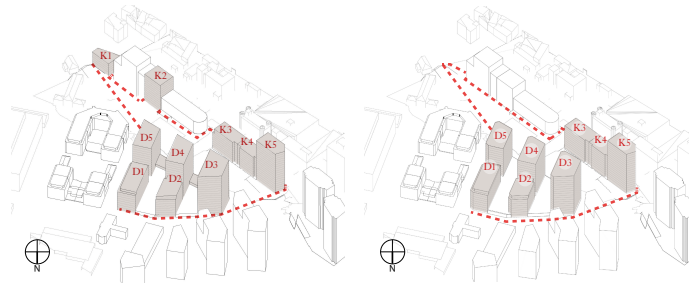


Greenwich Arts Festival



DFN Project SEARCH

Architectural Vision



Current Planning Permission 2013
 ■■ The Ropeyards site

Proposal 2023

Building K1 Removal

Our proposal is to remove Building K1 and replace it with public park. This will:

- Create a clear entrance to Maribor Park from Woolwich Town Centre.
- Improve connectivity between the River Thames and Woolwich Town Centre.
- Respect the setting of the adjacent listed buildings (Grade I listed Royal Brass Foundry / Grade II listed Guard House).



■■ Previous location of Building K1

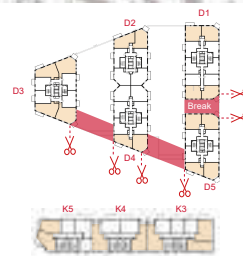
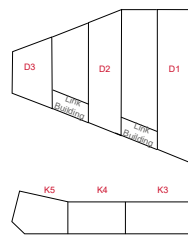
Improving the Built Form

Removing the link between Buildings D1 and D2, and D2 and D3 increases visual permeability and improves daylight sunlight provision in the podium gardens.

Introducing a break in Building D1 creates a viewing corridor from the podium gardens to the Grade II listed Laboratory Pavilion buildings. Both design changes also increase the number of dual aspect homes.

Current Planning Permission 2013

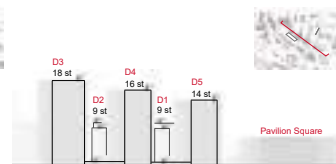
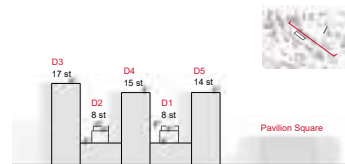
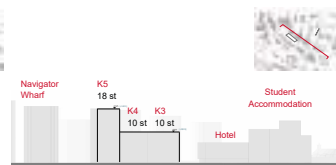
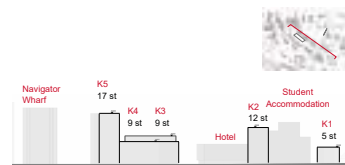
Proposal 2023



Building Heights

Current Planning Permission 2013

Proposal 2023



Connectivity and Infrastructure

Links to Central London



Key: --- National Rail ← Crossrail — DLR ····· Thames Clipper ✈ Airport

Local Transport Links



Key
 — Site Boundary
 — Primary Vehicular Routes
 — Secondary Routes
 — Tertiary Routes
 ● Bus Stop

Surrounding Infrastructure



1. Dial Arch Square



2. Woolwich Arsenal Elizabeth Line Station



3. Wellington Park



4. Uber boat by Thames Clippers



5. Beresford Square

The Park



Current Temporary Park



2023 Proposed Maribor Park

Key

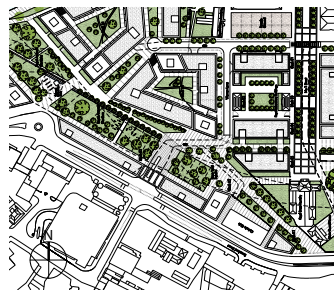
- Public Park
- Residents Podium Gardens

History of Current Temporary Park

- The current temporary park was originally a tarmac surface.
- In order to provide the local community with the benefit of green space until construction commenced for The Ropeyards and the remainder of Maribor Park, Berkeley applied for a temporary planning permission for a temporary park in 2014.
- It has always been Berkeley's intention to provide an improved park, with additional planting, amenity space and play space for children of all ages, once The Ropeyards came forward.

History of Proposed Maribor Park

- 2008** Planning permission was approved for the Warren / Crossrail Masterplan. This included Maribor Park running the length of the scheme
- 2013** Planning permission was approved for the Waterfront Masterplan. This retained Maribor Park and reorganised and enhanced the buildings.
- 2015** Planning permission was approved for the detailed design of Maribor Park
- 2023** A revised and enhanced design is being proposed for the approved Maribor Park.



2008 Planning Permission



2013 Planning Permission



2015 Planning Permission



2023 Proposal

2023 Proposed Maribor Park



Biodiversity Net Gain



Plaspace for a Range of Ages



Connecting Woolwich Town Center and the River Thames

A Local Park

Landscape Design Principles

Nature Recovery

- Creating biodiverse landscapes.
- Creating adaptable and climate resilient landscapes with many trees for comfort and wind mitigation.
- Integrating storm water management.



Place Activation

- Creating a destination within the wider development.
- Creating opportunities activation and integration of people and nature.
- Creating playable landscapes.



Local Distinctiveness

- Creating a design which is of it's place.
- Celebrating the rich history of the site.



Precedent Biodiverse Landscape Precedent Play at Kidbrooke Village History of Ropemaking

Landscape Character Areas



The Ropeyards will provide a new public park for the local community to enjoy including:

- Destination play areas for children of various ages and seating opportunities for adults.
- Biodiverse landscape with seasonal interest.
- Link from the town centre to the river via a series of programmed spaces.
- Accessible connections with the wider Masterplan.
- Good lighting to ensure people feel safe in and around the new park.

1

Lower Terraces look and feel



2

Play Zones look and feel



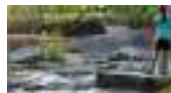
3

The Plateau look and feel



4

The Uplands look and feel



A Local Park

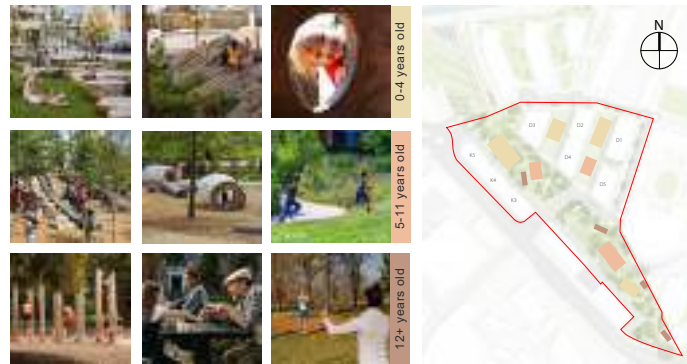
View 1 Looking Towards the Park



Buildings in views are shown indicatively for scale and illustrative purposes only

Play Provision

- Play space is sensitively integrated throughout the park.
- Play spaces are concentrated within a number of flat areas and mounds.
- The concept is to create an accessible playable landscape, encouraging interaction and engagement with the natural world.



Play precedent images to illustrate the design intent only.

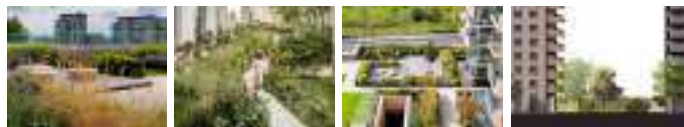
Play distribution diagram

Key: ● 0-4 Years Old ● 5-11 Years Old ● 12+ Years Old

Podium Gardens

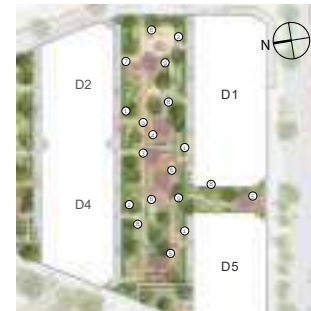
The podiums of the D buildings will provide communal gardens with play and seating opportunities for the residents. The design principles include:

- Activity and play spaces kept centrally.
- Planted edges separate private amenity spaces from central active spaces.
- Tiered platforms address level change playfully.
- Views out to park celebrated.
- Informal play routes through planting areas to maximise playability.
- Seating areas sheltered within planting.



Podium Courtyard for Buildings D3 and D4

Podium Courtyard for Buildings D1, D2 and D5



- Key
1. Core entrance
 2. Entrance
 3. Seating area
 4. Play area
 5. Picnic tables
 6. Stepping stones

- Key
1. Core entrance
 2. Entrance
 3. Ramp
 4. Seating and steps
 5. Seating area
 6. Play area
 7. Picnic tables
 8. Stepping stones
 9. Historic Wall Reference

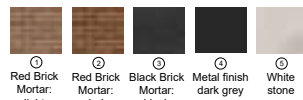
Surrounding Architectural Context

The features and materials of interest of the surrounding buildings are highlighted and referenced in the proposal.



1. Building on the History

The design development of Royal Arsenal Riverside is informed by the context, keeping the material palette in line with the existing vernacular. Specific features, fixtures and commercial shop fronts are highlighted with metal detailing in line with the former industrial heritage Buildings D and K are located on.



Mood board illustrating materiality and key features



Indicative Facade of Building D1



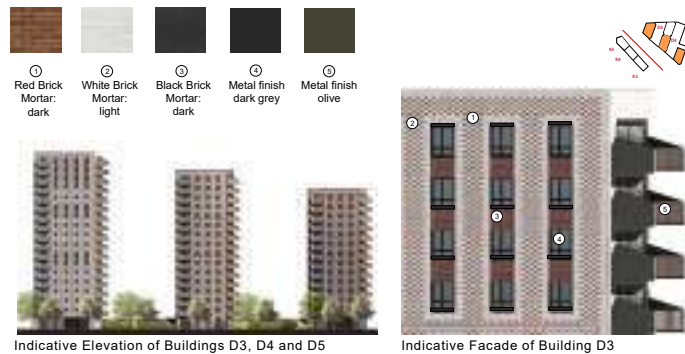
Illustrative view towards Building D5 from Duke of Wellington Avenue



Proposed Architecture

2. Parkside

The history of the site plays an important part in the design. The ropemaking heritage inspired the façades development of buildings D5, D4 and D3. The material palette of the façades uses various brick finishes in order to showcase the textures of the weaves ropes which inspired the buildings. Metal finishes accentuate the grid layout of the frontages and bolt on balconies create moments of interest.

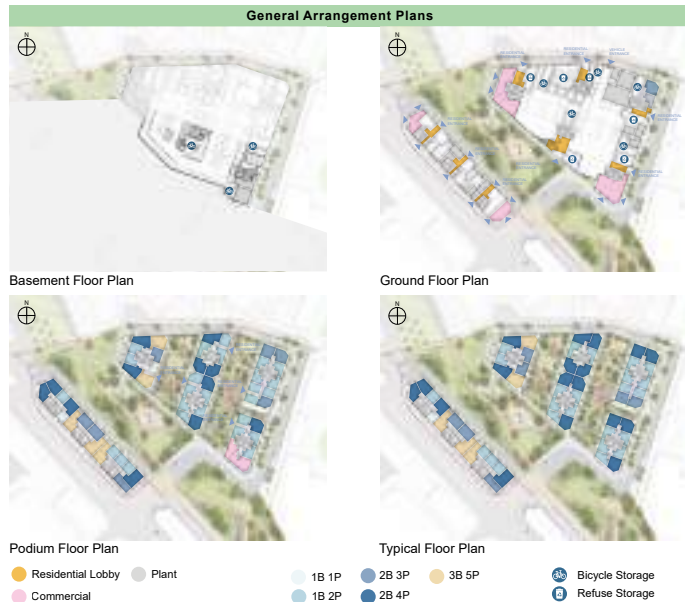
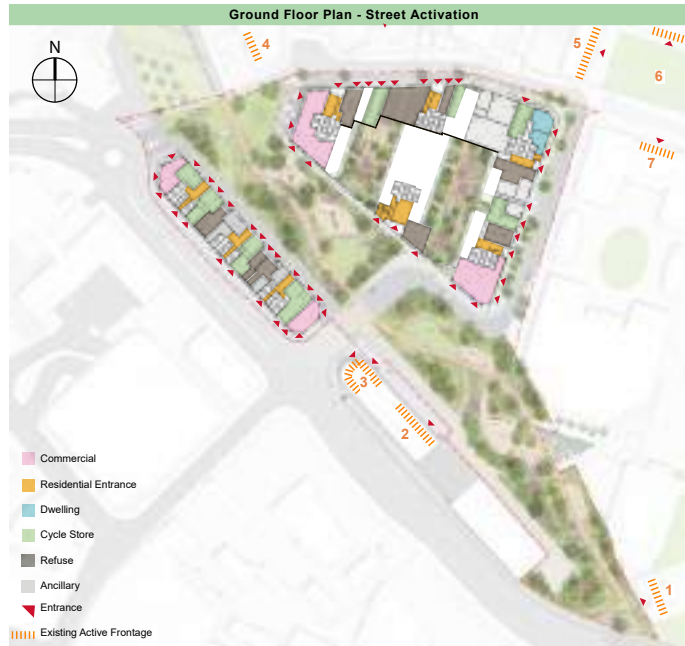


3. Beresford Street

The architectural characters of the buildings on Beresford street aim to activate the ground floor and create inviting commercial frontages and residential entrances. Building K5 acts as a marker building at the North end of Beresford Street. This building has a distinctive material palette and facade articulation while the lower K buildings maintain the vernacular aesthetic.



Proposal in Detail



Overview of High Quality Spaces

Residential Lobby

Residential lobbies will be carefully designed to be inviting to residents and visitors, whilst also providing a sense of security to make the building feel like a home. All lobbies will be designed to the same quality, with no distinction between market sale and affordable homes.



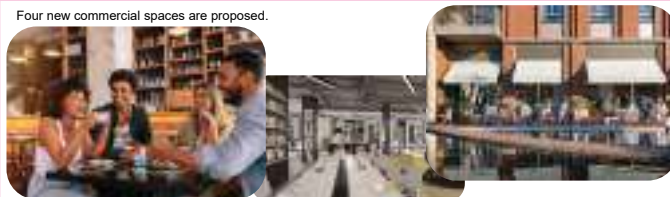
Residential

The Ropyards will provide high quality apartments varying in size and tenure, with park and river views.



Commercial

Four new commercial spaces are proposed.



Sustainability



CREATING COMMUNITIES

- We design our places to provide the best opportunity for communities to flourish.
- Community events are held throughout the year, including an established Farmer's Market.
- Community Action Plan to facilitate thriving communities.



SUSTAINABLE PLACES

- Connecting to a new Air Source Heat Pump.
- Three part refuse and recycling bins for all homes.
- 1,253 cycle spaces, with a design that encourages sustainable transport use.



RESPONSIBLE OPERATIONS

- We are working to reduce energy, water and paper consumption.
- Working to reduce waste production through design, procurement and behavioural change.
- All of our sites are to be registered with the Considerate Constructors Scheme.



NET ZERO CARBON HOMES

- We seek to mitigate climate change through the design of our homes and developments.
- Reduction of the basement will significantly reduce the embodied carbon of the proposal.



ADAPTING TO CLIMATE CHANGE

- We have set independently verified science-based targets to reduce our carbon emissions.
- We seek to create places that are resilient to climate change.
- Smart water strategy and overheating mitigation will be integrated into the proposal.



NET BIODIVERSITY GAIN

- We recognise the importance of protecting and enhancing biodiversity and aim for all new developments to have more nature after completion than before with a minimum 10% Biodiversity Net Gain targeted.



HEALTHY HOMES

- To enable our residents to lead healthy and happy lives, we provide walking and cycling routes, cycle storage, implement minimum space standards and enhance biodiversity on our developments.



Precedent Images

Next Steps

How to Get Involved

Thank you for attending our consultation event. We would like to hear your comments on our proposals, ahead of submitting a planning application to the Royal Borough of Greenwich in Spring 2024. Please let us know any feedback by Sunday 7th January 2024 via the following methods.



Filling in a paper questionnaire and returning it to a team member



Completing a questionnaire on our project website (ropeyardsconsultation.co.uk)



Emailing hello@ropeyardsconsultation.co.uk or phoning 020 3633 1853

Your feedback will help to further develop our proposals. Following the consultation, we will review and consider all feedback received, before we submit a planning application in Spring 2024.



Illustrative view towards Buildings D3, D4 and D5 from Maribor Park



Berkeley's Vision



Be thoughtful
See things from a perspective other than your own.
Be thoughtful and considerate.

Be dynamic and vibrant
Lead by example.
Communicate with one another.

Be open to new ideas
Collaborate.

Be commercially fit
Put your ideas to the test.
Follow your instincts.

Take responsibility
Follow your lead.
Take responsibility.

Appendix 3 : First Public Consultation Survey



We want your views

We want to hear your views on our proposals for The Ropeyards. We will then carefully review all feedback received before sharing our developed plans in the new year.

1. Do you support the delivery of 660 new homes, including 40% affordable housing, to tackle the housing crisis?
 - a. Strongly support
 - b. Support
 - c. Neutral
 - d. Oppose
 - e. Strongly oppose

2. The proposals include commercial space on the ground level. What would be your preferred uses for these spaces?

3. What three words would you use to describe Woolwich?

4. Do you support the removal of Building K1, which will allow us to increase the area of the proposed park?

- a. Strongly support
- b. Support
- c. Neutral
- d. Oppose
- e. Strongly oppose

5. What activities do you enjoy in the park as it currently exists?

Walking Sitting Exercising Picnicking Other

6. Which features do you think should be included in a future children's playground?

Sandpit Play sculptures Swings Roundabouts Spinning Wheel
 Balance Beam Climbing Frame Other

7. Do you agree that the proposals should reflect the important local heritage of the area, particularly by improving the setting of the Royal Arsenal Listed Buildings compared to the 2013 planning permission?

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

8. Do you support the inclusion of measures to ensure a sustainable development, including 1,200 cycle spaces and biodiversity net gain?

Strongly support Support Neutral Oppose Strongly oppose



9. Do you have any other comments about our plans at this stage?

About You
Name

Email

Address

What is your connection to the area?

- Resident Work in the area Visitor Represent a local group Other

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?

- Asian/British Asian Black/African Caribbean/Black British Mixed/Multiple
 White Other
 Prefer not to say

Are you a member of a local community group or organisation? If so, which one?

Would you like to be kept informed about the proposals?

(your details will remain confidential and not passed to any third party)

- Yes, I would like to receive updates No, I would not like to receive updates

All data received will be processed by Lowick Group on behalf of Berkeley Homes and will be kept in accordance with relevant data protection legislation, including GDPR. Contact information will be used to update stakeholders and will be kept for no longer than is necessary. Feedback will be reviewed by Berkeley Homes and their consultants and an anonymised summary will be submitted to the Royal Borough of Greenwich as part of any planning application. Further details can be found in our privacy statement. <https://lowickgroup.com/privacy>

| **Statement of Community Involvement – The Ropeyards, Royal Arsenal Riverside,
Plots D & K**

Appendix 4 : Second Public Consultation Newsletter



PLEASE JOIN US AT OUR ONLINE PUBLIC CONSULTATION

Berkeley Homes would like to invite you to an online public consultation to view and comment on the latest proposals for The Ropeyards.






Illustrative view towards Buildings D3, D4 and D5 from Maribor Park

WHEN:

Wednesday
21st February 2024
7pm - 8pm

HOW TO CONTACT US:

-  www.ropeyardsconsultation.co.uk
-  hello@ropeyardsconsultation.co.uk
-  020 3633 1853

WHERE:

This will be held online. You can register for attendance via our website, email or phone, or by scanning the QR code below.





The proposals seek to improve on the extant planning permission, to bring forward 660 high quality homes, public open space and commercial and employment space.



Illustrative Masterplan

Following on from the previous public consultation in December 2023, the project team will present the updated proposals. You will have the opportunity to submit questions during the event and at the end the project team will be available to answer these live. If you are unable to attend, the presentation will be uploaded to the project website. If you require a paper copy, please get in touch via email or phone.

Appendix 5 : Second Public Consultation Presentation



**THE ROPEYARDS
ROYAL ARSENAL RIVERSIDE**

PLOTS D & K

21 FEBRUARY 2024

1. SITE OVERVIEW

THE SITE

The Ropeyards (Plots D & K) are the final phase of the Waterfront Masterplan at Royal Arsenal Riverside.

In 2013, Outline planning permission was approved for the Waterfront Masterplan for 2,032 homes and 2,442 sq.m of commercial space across Plots A, B, D & K.

The Outline planning permission also includes Maribor Park, running through the centre of the Waterfront Masterplan providing a green link between Woolwich Town Centre and the River Thames.



Aerial View of the Site

Key



Earlier Waterfront Masterplan Phases

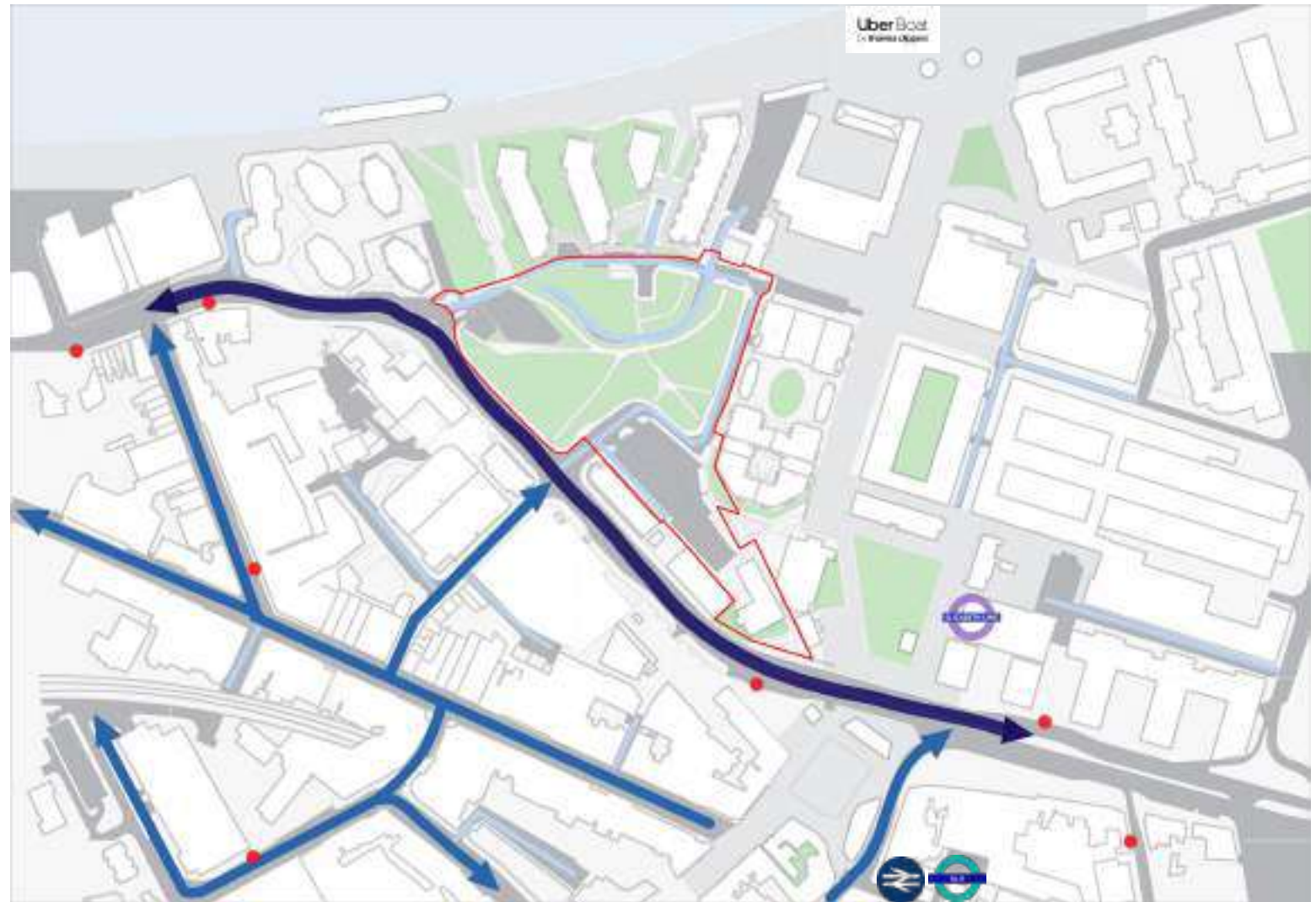


Site Boundary. Final Waterfront Masterplan Phase

VEHICULAR AND PUBLIC TRANSPORT

Key

- Site Boundary
- ↔ Primary Vehicular Route
- ↔ Secondary Vehicular Route
- ↔ Tertiary Vehicular Route



Vehicular and Public Transport Plan

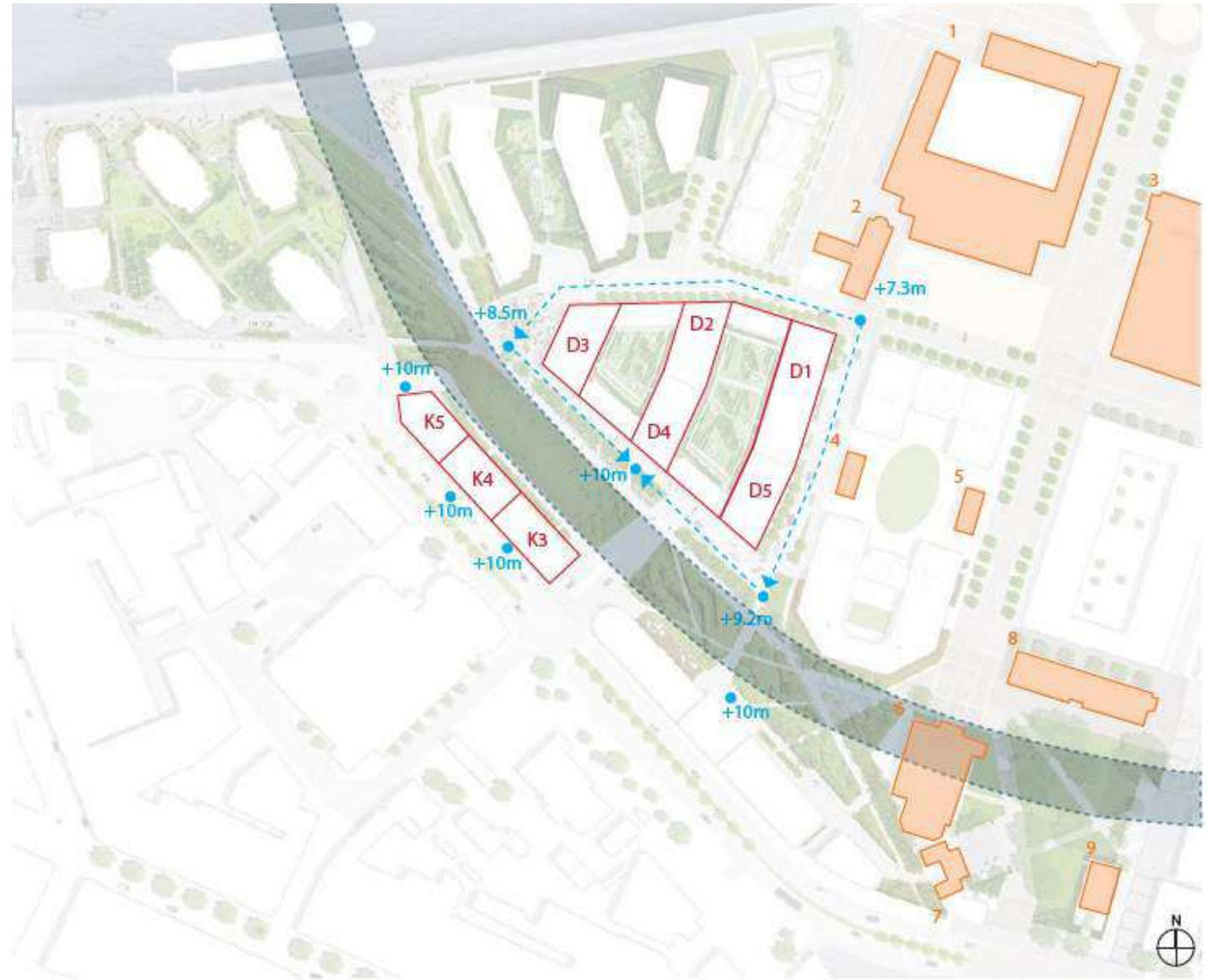
SITE CONSIDERATIONS

Key

+9.90 Levels

Crossrail Tunnels

Heritage Buildings



Site Considerations Plan

2. INTRODUCTION

FEEDBACK

A total of 150 people attended the two in person public consultation events held in December 2023 to view proposals for The Ropeyards. Following the events, 143 people responded to a questionnaire to provide their feedback on the proposals.

Key themes from the feedback can be summarised as follows:

- The increase in new residents and affect on the existing gym and concierge.
- Questions about the loss of car parking for visitors.
- The potential impact of the height of the new buildings and their proximity to existing buildings, in particular overlooking and daylight and sunlight.
- The importance of green space and the need for the new park to deliver community value.
- Support for the removal of Building K1.

3. AMENITIES

CONCIERGE

FEEDBACK:

Feedback received from the previous public consultation highlighted the view that additional homes and residents would place a burden on the existing concierge, in particular the ability of concierge staff to manage an increased amount of parcels.

UPDATE:

Dedicated parcel rooms have been included on the ground floor of each proposed building.

Residents of the proposed buildings will still be able to use the existing concierge for other services, however parcels should be delivered to their dedicated parcel room.



Illustrative Image

GYM

FEEDBACK:

A common suggestion from attendees of the previous public consultation and responders of the questionnaire was to include an additional gym to ensure capacity for existing and future residents.

UPDATE:

We have reviewed usage of the existing gym. It is proposed that an additional dry gym is provided in Building D3 to ensure capacity.



Illustrative Image



Illustrative Image

PUBLIC PARKING

FEEDBACK:

Some responses queried the loss of car parking for visitors, as a public car park is being removed.

RESPONSE:

The closure of the public car park adjacent to the Hotel will enable the remainder of Maribor Park to come forward.

Berkeley is proposing that the Heritage car park (between Woolwich Works and Nouvel I) stays open permanently to ensure sufficient public car parking spaces across Royal Arsenal Riverside. A further public car park is located on Station Way (Cannon Square car park).






Aerial View of the Site



2024 Illustrative Park Masterplan

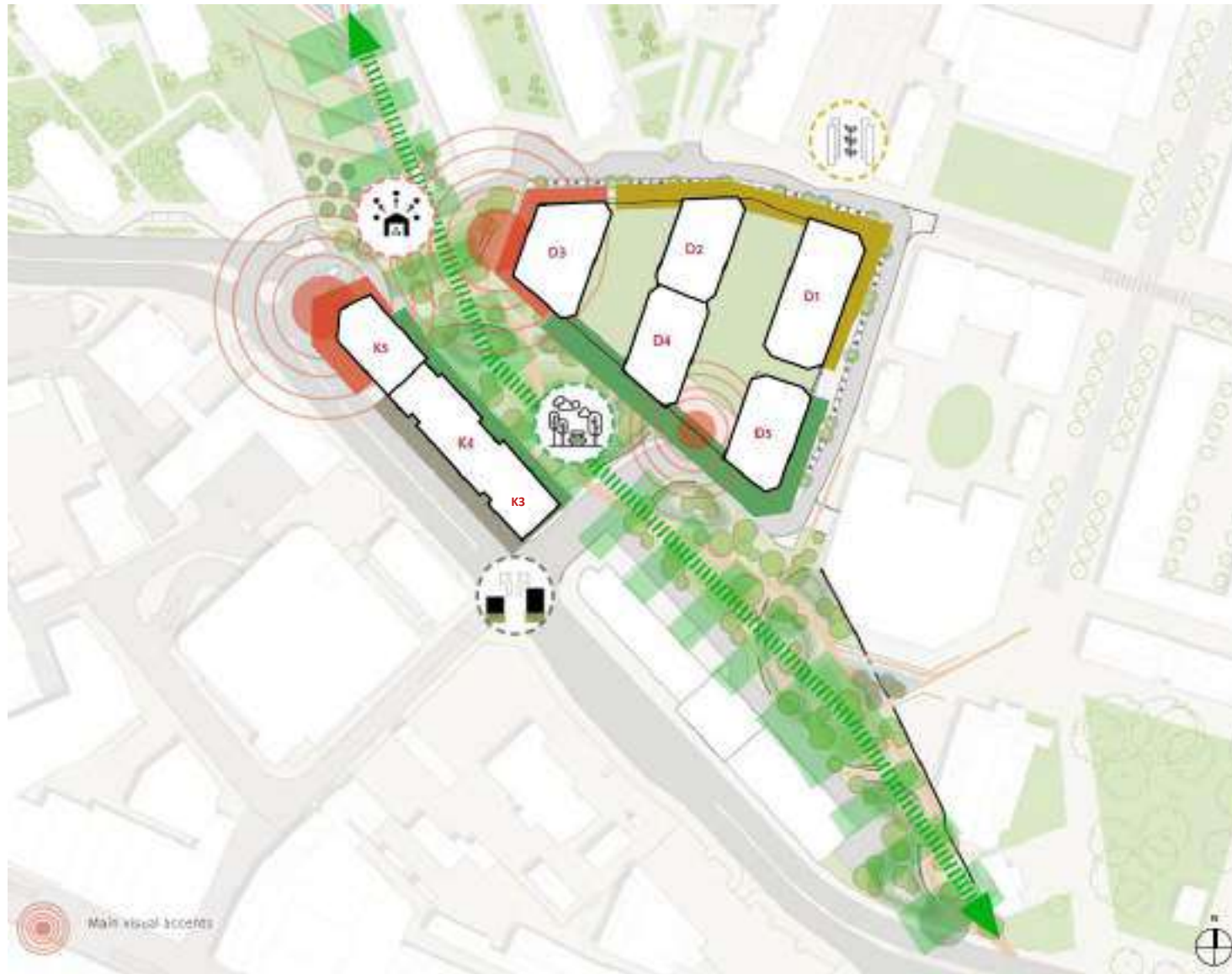


Aerial View of Royal Arsenal Riverside

- Key
-  Site Boundary
 -  Public Car Park (adjacent to Hotel)
 -  Other Public Car Parks

4. ARCHITECTURE

CHARACTER AREAS



Key

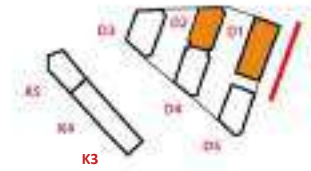
-  Focal Marker Facades
-  Historic Vernacular
-  Park Side
-  Beresford Side

The updated proposals for The Ropeyards are for 688 homes of which 663 will be delivered on site. This includes:

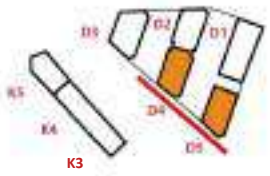
- 115 Affordable Rent homes, of which 25 are located offsite
- 101 Shared Ownership homes
- 90 Discount Market Sale homes
- 382 Private homes

The proposed design creates an extended family of buildings that reference the context whilst expanding the local architectural vernacular to provide cohesion and promote identity.

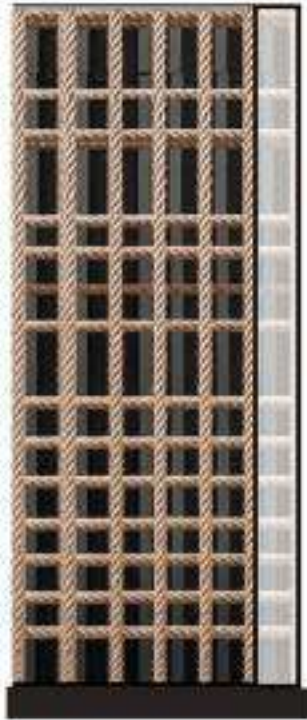
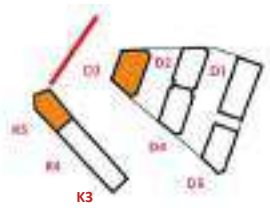
BUILDINGS D1 & D2 DESIGN INSPIRATION



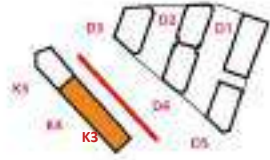
BUILDINGS D4 & D5 DESIGN INSPIRATION



BUILDINGS D3 & K5 DESIGN INSPIRATION



BUILDING K3 & K4 DESIGN INSPIRATION



OVERLOOKING



Key

- Proposed and Existing Balconies in Closest Proximity

FEEDBACK:

Some responses highlighted that the height of the new buildings and their proximity to existing buildings may result in overlooking.

RESPONSE:

This has been considered throughout the design process, and has been mitigated as much as possible through redesigning unit layouts and repositioning balcony and window locations.

DAYLIGHT & SUNLIGHT

FEEDBACK:

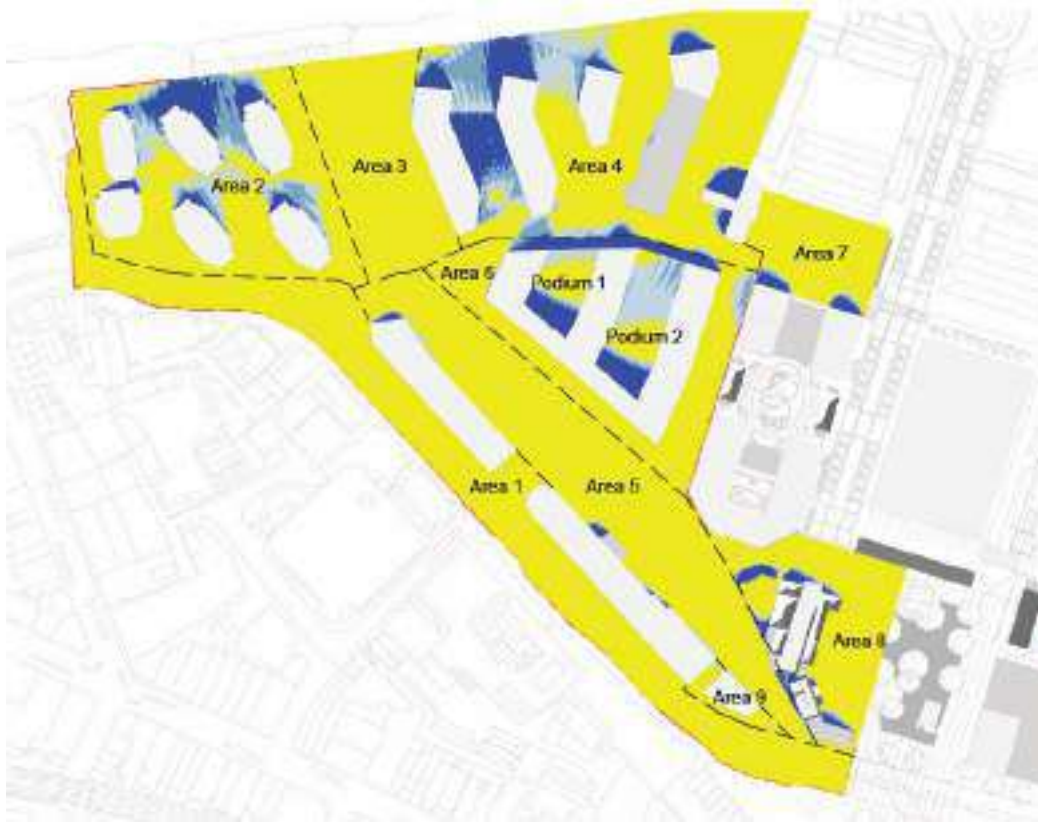
Some responses queried the daylight and sunlight impact to neighbouring properties.

RESPONSE:

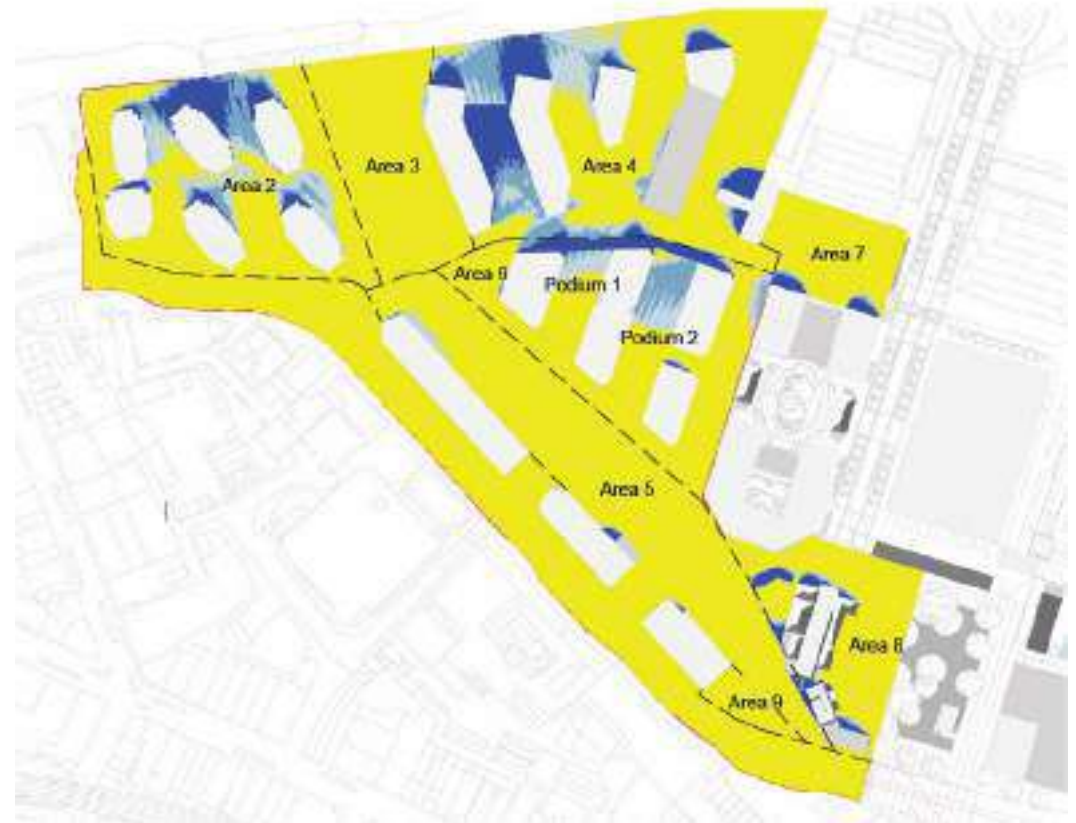
Interim assessments have been undertaken, which have compared the impact of the 2013 approved buildings and 2024 proposed buildings. An example of this is shown on the next page, for which the detailed results concluded that the design changes had a negligible impact to daylight and sunlight. In some areas, this was improved.

A detailed daylight and sunlight assessment is being undertaken and will be submitted as part of the planning application.

DAYLIGHT & SUNLIGHT



2013 Outline Planning Permission



2024 Proposal

Key



5. LANDSCAPING

PARK

FEEDBACK:

Overall, responses highlighted the importance of green space within the proposals. To date, residents have enjoyed the temporary park and would like its replacement to deliver community value.

RESPONSE:

The design principles of the park are:

Play

- Create an engaging environment that encourages a range of activities and play opportunities.
- Create destination play spaces that integrate into the landscape features.

Placemaking

- Create a destination that celebrates and reveals the rich, site-specific history.

Biodiversity

- Maximise biodiversity and making space for nature.
- Improve climate resilience.

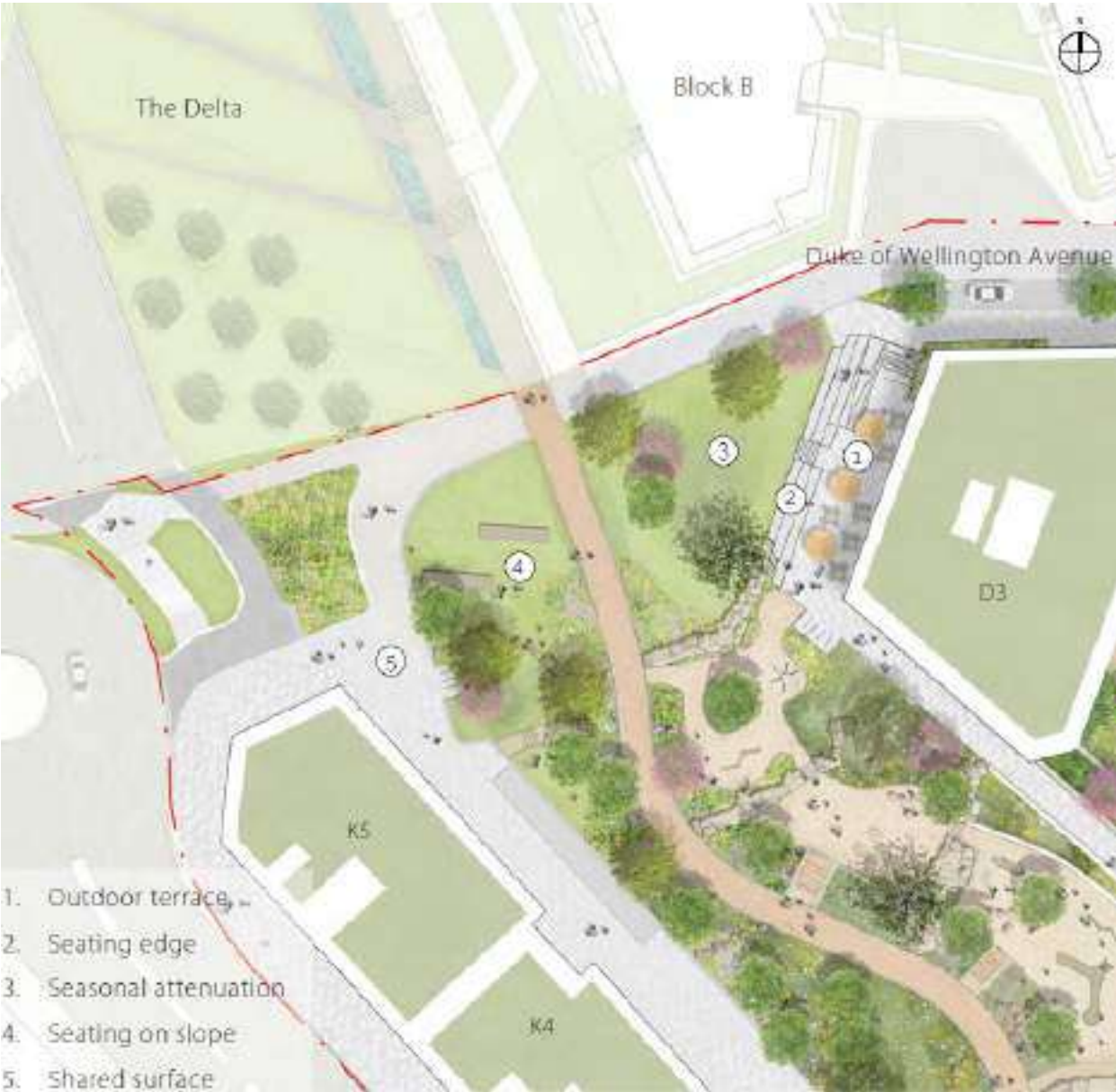
Tree planting

- Increase tree canopy cover.
- Consider resilient species to mitigate climate change and disease.



2024 Illustrative Park Masterplan

PARK – LOWER TERRACES



PARK – PLAY OUTCROPS



PARK – THE PLATEAU



PARK – THE UPLANDS



PODIUM INTERFACE

FEEDBACK:

Some attendees at the previous public consultation were interested in understanding how the side of the podium, adjacent to the park, would be treated.

RESPONSE:

An illustrative image is shown on the right.

The intention is to soften the podium edge facing the park and break up the building facade by introducing planted steps.



Illustrative View of Podium Stepped Edge between Buildings D3 and D4



Sections of Podium Stepped Edge between i) Buildings D3 & D4, ii) Buildings D4 & D5

PARK ENTRANCE

FEEDBACK:

85% of responders were in favour of the removal of Building K1 and replacement with green space.

RESPONSE:

The drawing below shows the 2013 Outline planning permission, which includes Building K1.



2013 Outline Planning Permission

PARK ENTRANCE

FEEDBACK:

85% of responders were in favour of the removal of Building K1 and replacement with green space.

RESPONSE:

An illustrative image of the proposed Maribor Park entrance (in front of approved Building K1) is shown below.



Illustrative View of Maribor Park Entrance



6. ARCHITECTURAL MODEL

ARCHITECTURAL MODEL

A flythrough video of the architectural model has been prepared to provide a comprehensive overview of the buildings and landscaping from various viewpoints.

The project team will play the video from beginning to end, after which this can be replayed or paused at different times: <https://berkeley-group.sharefile.eu/public/share/web-s5e90739687264185813c797ac0bfd1f9>.



Illustrative View Towards Buildings D3, D4 & D5

7. NEXT STEPS

NEXT STEPS

SURVEY

Berkeley welcome your thoughts on the updated proposals and invite you to visit the project website (www.ropeyardsconsultation.co.uk) to complete a survey to provide further feedback.

The survey will be available until 28th February 2024.

CONTACT DETAILS



www.ropeyardsconsultation.co.uk



hello@ropeyardsconsultation.co.uk



020 3633 1853

UPDATED TARGET PROGRAMME

Spring 2024 – Submit Planning Application

Summer 2024 – Planning Board

8. QUESTIONS & ANSWERS

ANY QUESTIONS?

Thank you for taking the time to join us at our online public consultation.

The project team will now answer your questions and will be happy to replay parts of the flythrough video as requested.



Illustrative View Towards Buildings D4 & D5

Appendix 6 : Second Public Consultation Survey

The Ropeyards Survey

Thank you for attending our online webinar which showcased detailed proposals about The Ropeyards. We welcome your thoughts about our revised plans.

Please complete this survey by **Wednesday 28 February 2024**.

1. In response to comments about the capacity of the existing concierge to handle the new residents, we will be introducing dedicated parcel rooms for each block. Do you support this proposal?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly Oppose