

6 Community Consultation Executive Summary

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be deprived of its
natural light.
...flats
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...Hill
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The **Heart** of East Greenwich

Community Consultation
Stage 1 Events Report
Executive Summary
November 2005

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English Partnerships
The National Regeneration Agency



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English Partnerships, the national regeneration agency, is working in partnership with the London Borough of Greenwich in order to promote a comprehensive masterplanned approach to the regeneration of the Heart of East Greenwich, centred around the site of the former Greenwich District Hospital. The masterplanning process has been involving local people through a collaborative consultation process, in order to understand local concerns and what local people want from the redevelopment of the former hospital site. English Partnerships hosted three collaborative events for the local community and stakeholder groups in November 2005. This is the start of the collaborative design process which will bring architects, developers and local stakeholders together to discuss the project. The three events involved participants looking at over-arching principles for the scheme that would inform the Development Brief offered to potential developers. This report provides a record of the meetings, presentations, reactions, feedback and action points that were generated at the consultations.

English Partnerships' team of consultants to produce the development framework for the Heart of East Greenwich includes Rick Mather Architects (masterplan/design guide), Mouchel Parkman (highways) and Nicholas Pearson Associates (landscape and ecology). The three consultations were coordinated by Nick Wates Associates, and were held in the Dome marketing suite, Greenwich Peninsula.



Public Consultation

7 November 2005

Residents of streets adjoining the former hospital site and representatives from local stakeholder groups attended a public consultation, incorporating a public meeting and exhibition.

Sir Bob Scott of the Greenwich Peninsula Partnership chaired the event, Cllr Chris Roberts, Leader of Greenwich Council, opened the meeting, endorsing the project, and presentations were given by Philip Dibsdale of English Partnerships and Gavin Miller of Rick Mather Architects.

Following the presentations visitors were invited to look at the design principles in the exhibition and give their views through a number of feedback opportunities. Members of the design team were on hand to discuss ideas and concerns raised.



High Quality Design

There was strong support for the principles of high-quality design within the project.

'Would love to see an award winning design in East Greenwich – along the lines of Peckham library'

Mix of uses

Overall, attendees were happy about a mixed-use scheme being proposed for the site and opposed to a purely residential development. The inclusion of public amenity and leisure facilities met with mixed reactions as some felt it unnecessary for services to be contained in one location, although most responses welcomed the move to improve leisure, library and health facilities.

'Welcome improved public service facilities'

'Do all the council buildings need to be on site? Public do not use them'

'Not one giant block of flats – not a new mega flat'



Public spaces

There were questions raised as to how the public space would be used and managed, but on the whole there was support for the idea of new public spaces and more trees.

'Open spaces look very strong'

'Yes to natural light and open spaces'

Feedback from Public Consultation



Traffic

Feedback regarding traffic and transport highlighted concerns over the existing level of traffic and additional traffic generated from a new development. People asked for more consideration on transport and car parking issues, suggestions include underground parking and methods to encourage the use of alternative transport other than private car use.

'Not addressed traffic problems'

'Transport – currently peak hour travel already very crowded'

'Very concerned about traffic impact on Woolwich Road'

Building heights

Comments received showed that people were generally happy with the idea that the new development be no higher than the former hospital building. There was relief expressed that proposals did not include a tower, as it was considered not to be in-keeping with the area. There were concerns from residents of The Plaza that their daylight would be reduced by a perimeter development, as a result English Partnerships and RMA will model daylight patterns and light reaching residential units within The Plaza and on Vanbrugh Hill. Comments indicated that people were pleased the proposals for homes along the southern and western edges of the site were of a similar scale to existing residential buildings on Calvert Road.

'Moving buildings closer to the pavement will block out all our natural light'

'No higher than the hospital is a good idea'



Residential

People raised concerns about the quantity of two-bed flats that are being built in the wider area, and highlighted the need for more 3 and 4 bed homes. Some people were pleased to see town houses included in the proposals as they felt this would meet local demand.

'Flats – Why? All new buildings seem to be flats'

'Very pleased to see town houses'



Consultation Workshops

9 November 2005

The purpose of the workshop was to bring together representatives from local organisations and resident groups to discuss principles for the development. Six different workshops took place, addressing general themes, related to concerns raised at the public consultation on 7th November.

Consultation workshop programme

- 9.30am Arrival and view exhibition
- 10.00am Introduction from Nick Wates and presentation from Philip Dibsedale of English Partnerships, about the vision for the project and the aims behind the collaborative series of events.
- 10.45am Presentation from Gavin Miller of Rick Mather Architects – covering the context of the project, precedents from other urban developments and suggestions of principles guiding the development of the site.
- 11.15am **Workshops**
 - 'Quality Townscape' led by Kevin Fellingham (Rick Mather Architects)
 - 'Environmental Issues' led by ecologist Mike Wells (Nicholas Pearson)
 - 'Making Connections' led by Gavin Miller (Rick Mather Architects)
- 12.45pm Feedback from each session to plenary group
- 2.00pm **Workshops**
 - 'Prioritising Pedestrians' led by Kevin Fellingham (Rick Mather Architects)
 - 'Public Realm' led by Gavin Miller (Rick Mather Architects)
 - 'Public Services' led by Andrew Parry (Greenwich Peninsula Partnership), supported by John Steel (Greenwich Council)
- 3.45pm Feedback from each session to plenary group
- 4.20pm Closing remarks by Philip Dibsedale
- 4.30pm Close



Making Connections

It is evident that there are already traffic issues in the local area which must be considered in any transport plan. If the junction of Woolwich Road and Vanbrugh Hill is to be modified it must ensure that traffic problems are not simply transferred elsewhere.

Parking for leisure and retail should be kept separate from that of the residential units.

There will naturally be an increase in traffic as more people move to the development but there should be an increased emphasis on public transport and car alternatives.

Public realm

The public realm must be:

- Welcoming, legible and safe
- Furnished with places to sit away from the noise of the road
- Unattractive to gangs as a place to gather
- Designed to include trees and planting
- A catalyst for the further regeneration of the retail and services along the Woolwich Road
- Publicly accessible and not gated
- Inclusive of a car-parking strategy
- Designed around community requirements, with community input and advice



Feedback from Consultation Workshops

Public Services

The following suggestions were made:

- There should be a space for young people
- There should be two pools included in the leisure centre
- The leisure facilities must be affordable
- The library should provide ICT facilities
- The Health Centre should include complementary treatments and an advice centre for specific issues like sexual and mental health
- A local police or community support officer could be given an office within the Council operated area to help build links to the local community



Environmental Issues

A robust and ambitious environmental ethos must underpin the Heart of East Greenwich scheme. An understanding of local, regional and national environmental agendas must be included within the demands placed on developers. There should be low energy consumption and high levels of recycling and re-use of materials and resources such as rainwater. The public buildings must make demonstrable energy savings.

The provision of a tranquil open space, away from the noise and traffic could provide health benefits for local people.

Quality Townscape

The following was agreed:

- Housing should adhere to 'Lifetime Homes' standards, making it suitable and adaptable for use throughout a person's life however their circumstances may change
- The courtyard could provide amenity space for residents in the centre of the site
- Design must follow principles of 'Secure by Design'
- The building on the corner of Woolwich Road/Vanbrugh Hill should be iconic but not overpowering
- Live-work units would help to animate the public square

Prioritising Pedestrians

The existing pedestrian environment is problematic with slow moving traffic on Woolwich Road creating poor air quality. Within the site traffic should be calmed and provision for mobility-impaired users must be included through level access or ramps were necessary.

Strategically placed car parking and landscaping could help to calm traffic without the need of vertical deflections like speed bumps.

Car parking should be largely underground to reduce the need for cars to park on residential streets.



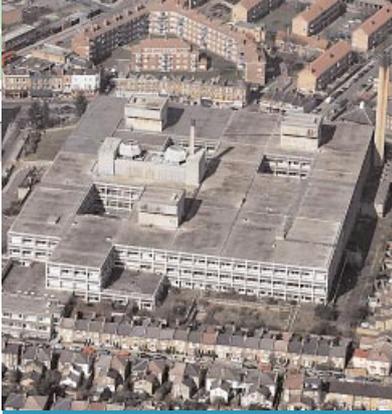


Public Consultation

14 November 2005

The second public consultation meeting took place on 14th November to feedback to the public and stakeholders what had been learnt from the other two events and how this would influence the Development Brief for the site. People were invited to attend a meeting with presentations from English Partnerships' design team, followed by a question and answer session. People were then able to look at the feedback sheets that had been prepared in relation to each of the design boards. A summary of comments made was displayed by each of the boards and the key themes and issues highlighted. Attendees were invited to make further comment on the boards and discuss ideas or concerns with members of the design team.

As part of the feedback information the comments left on post-it notes were summarised and people had the opportunity to comment or disagree with the summary. The process of collating the information helped inform Rick Mather Architects adjustment to their designs and proposals.



Summary and key points for masterplan

The following text and diagrams are in response to the issues raised by the community consultation:

Woolwich Road

A strong visual and physical connection would be beneficial in order to help reanimate Woolwich Road and provide a sense of activity and awareness of the development's new public square from the existing public realm.

The scheme is intended to have transparent elevations both to Woolwich Road and the new public square to allow visual connections whilst public facilities such as the Library and Café should open onto both sides to allow convenient access. Visual and physical permeability should be ensured along the new building, in addition to the large access points at both ends of the building.

Vanbrugh Hill

The new apartments along Vanbrugh Hill will respond in height and massing to the existing 'Plaza' and housing opposite. There will be a reduction in height from levels equivalent to the 'Plaza' building, at the northern end, to three storeys, at the southern end of the site. The apartments will also set back from the street at the higher levels to reduce their visual scale. Overshadowing of 'The Plaza' and Vanbrugh Hill residences will be avoided through careful daylight modelling. A combination of terraced houses and maisonettes are proposed along Vanbrugh Hill.

Public Square

It is important that the public square is effectively managed, with passive and active methods of supervision suggested. There should be provision of bicycle parking coupled with limited vehicular access into the square. There is potential for public access to landscaped green roofs. The square could provide a venue for public art displays or other cultural attractions.

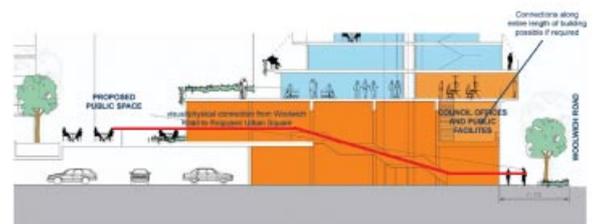
Communal Resident Square

The private realm could accommodate managed community uses such as a crèche, tennis, gardens etc.

Woolwich Road Traffic

A study is currently underway reviewing the potential of improving the junction along Woolwich Road and Vanbrugh Hill to address congestion, improve pedestrian/cyclist movement and increase bus access.

The cross section below indicates the visual and physical relationship available between Woolwich Road and the public 'Urban' square. The Council facilities at first floor level have the potential to extend along the entire length of the building uninterrupted if so desired.



PART SECTION THROUGH PROPOSED PUBLIC FACILITIES ALONG WOOLWICH ROAD

English Partnerships is the national regeneration agency helping the Government to support high quality sustainable growth in England.

We have five core business areas and deliver our objectives through:

- Developing our own portfolio of strategic projects.
- Acting as the Government's specialist advisor on brownfield land.
- Ensuring that surplus Government land is used to support wider Government objectives, especially the implementation of the *Sustainable Communities Plan*.
- Helping to create communities where people can afford to live and want to live.
- Supporting the Urban Renaissance by improving the quality of our towns and cities.



For further information

A full text report of the community consultation is available on Disc two within the Appendices. This contains all the detailed feedback that was given during the consultation events and the presentations made to the public meetings. To obtain a copy of this please contact:

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