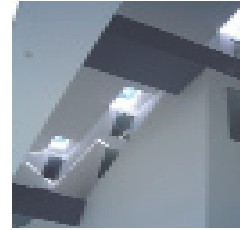




2 Development context

- 2.1 The area
- 2.2 The hospital site
- 2.3 Other sites

2.1 THE AREA



In the next few years Peninsula Ward within the London Borough of Greenwich will experience some radical transformations. Extensive mixed-use developments are planned or are already underway on the Greenwich Peninsula resulting in a regeneration of the urban fabric, bringing a new and strong sense of place, character and identity. The opening of the O2 Dome in the summer of 2007 will bring a major international events arena to the doorstep of East Greenwich and will attract large numbers of visitors to the Greenwich Peninsula. Allied to this will be a new business district focused around the North Greenwich Transport interchange, bringing new business investment and jobs into the area. The redevelopment of the Peninsula over the next twenty years will also generate a significant new population housed in over 14,000 new dwellings.

Planned transport infrastructure improvements including the upgrade of the Jubilee Line, the Greenwich Waterfront Transit and the DLR extension into Woolwich will create significant transport enhancement in the area, allowing improved movement to major employment markets.

The Olympics in 2012 will bring world class sporting events to Greenwich Park and the Greenwich Peninsula focusing the eyes of the world upon both the historical and the regenerated areas of Greenwich.

Within this context the Heart of East Greenwich project is ideally placed to be a focal point for the provision of civic and social facilities to the existing and expanding populace. It lies at the geographical fulcrum between World Heritage Greenwich and Greenwich Peninsula, 'colonises' a major transport junction on an east/west arterial route and is seen by many as the opportunity to restore a civic core with a strong sense of place at the heart of the East Greenwich community.



FIGURE 2.1 proposed masterplan to the Greenwich Peninsula with the Heart of East Greenwich site indicated

2.2 THE HOSPITAL SITE



The site was formerly the home to the Greenwich District Hospital, which had been redundant for a number of years and is now in the process of being demolished. Covering approximately 3ha (180x160m) the site is situated at the junction of Woolwich Road/Trafalgar Road (A206) and Vanbrugh Hill, in East Greenwich, approximately 1 kilometre east of Greenwich town centre.

The site is also located at a strategic point on the busy Woolwich Road on a minor bend which provides good distant views along the road to the northern edge of the site (refer figure 2.4). The previous hospital building was set back from the street edge creating little activity on the primary Woolwich Road frontage. This resulted in a void being formed between the retail fabric presently to the west side of Woolwich Road and the less activated and developed east side (refer figure 2.3).

Vanbrugh Hill forms the western edge of the site and is predominantly a residential street with a variety of accommodation ranging from the six-storey 'Plaza' apartment building at the northern end, scaling down to two-storey Victorian terraced housing further up the hill.

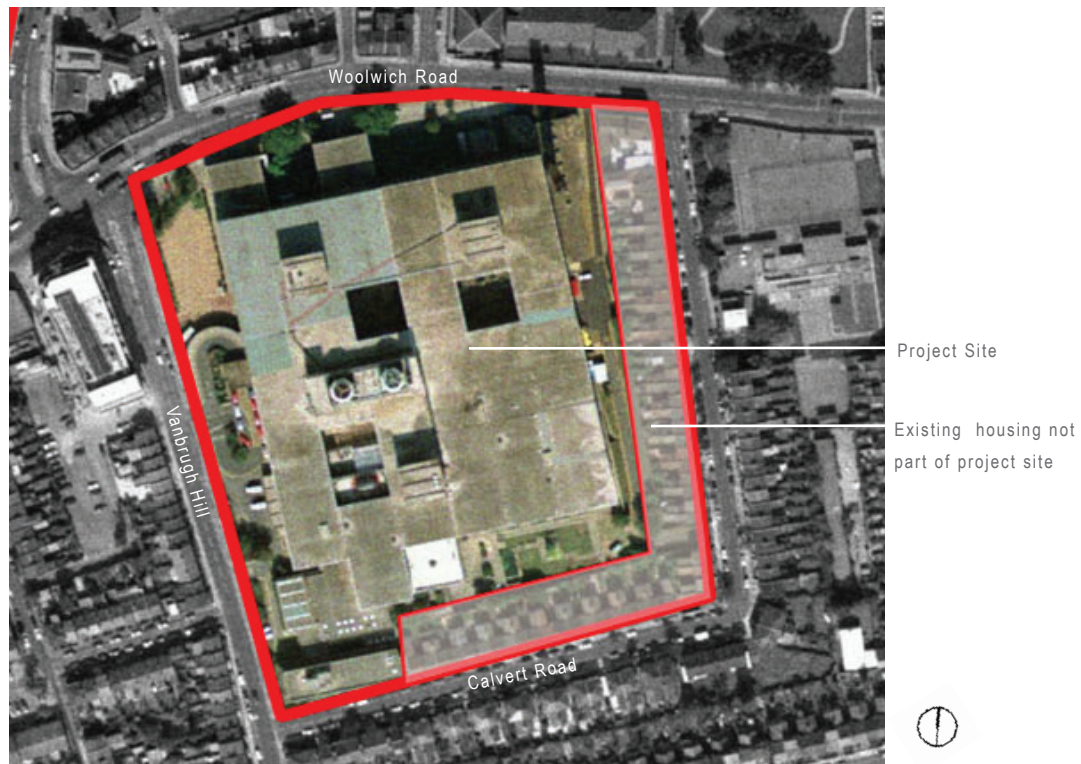


FIGURE 2.2 Plan view of the site with the former Greenwich District Hospital



FIGURE 2.3 Existing retail outlets along Woolwich Road indicated in red shows the less activated and developed east side



FIGURE 2.4 Overview of site with the former hospital and the under utilised edges highlighted in red



FIGURE 2.5 Former hospital and the under utilised edges of the site indicated in red





The road presently supports a regular flow of traffic and offers two points of vehicular access onto the site. Again, the previous hospital building was set back from the street edge creating a breakdown in the traditional urban fabric of the street.

To the eastern and southern sides of the site are predominantly two-storey Victorian terraced houses which front onto Calvert Road with back gardens abutting the site. There is direct access onto the south eastern corner of the site from Calvert Road which historically has been used for emergency access only.

The height of the hospital building was four storeys, which equates to seven storeys of a typical modern block. The site topography has a slope of approximately four metres from Calvert Road on the south side down to Woolwich Road on the north, the hospital building having been partially cut into the slope.

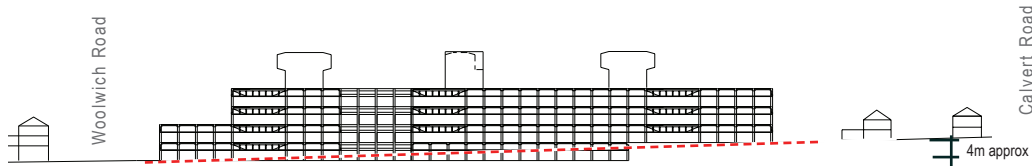


FIGURE 2.6 Section through site with former hospital



FIGURE 2.7 Aerial view of site with the former Greenwich District Hospital



FIGURE 2.8 Under utilised frontage to Woolwich Road with the former hospital to the left



FIGURE 2.9 View of site with Woolwich Road Vanbrugh Hill junction in foreground. Existing Plaza building to the right



FIGURE 2.10 View along Vanbrugh Hill with the former Greenwich District Hospital site to the right



CURRENT PLANNING

Local Plan policies are contained within the Greenwich Unitary Development Plan (UDP) adopted in 1994, as well as the emerging review of the UDP (Second Draft Deposit April 2004) and the Mayor's London Plan. An update to the UDP is expected to be issued on the 20th July 2006, which will supersede previous editions. In addition, the Greenwich Peninsula Development Framework (April 2002) supplementary planning guidance, superseded by the Greenwich Planning Document by the end of 2006, sets out the Council's principles for redevelopment within the Peninsula Ward.

DEMOLITION-SITE CONDITION

English Partnerships has appointed contractors to demolish the existing hospital buildings with an anticipated completion date in June 2006, which will clear all existing buildings, slabs and piling caps. It is anticipated that the site will be left excavated to the underside of the current basement slab. Topographical and geotechnical surveys will be undertaken upon completion of the demolition.

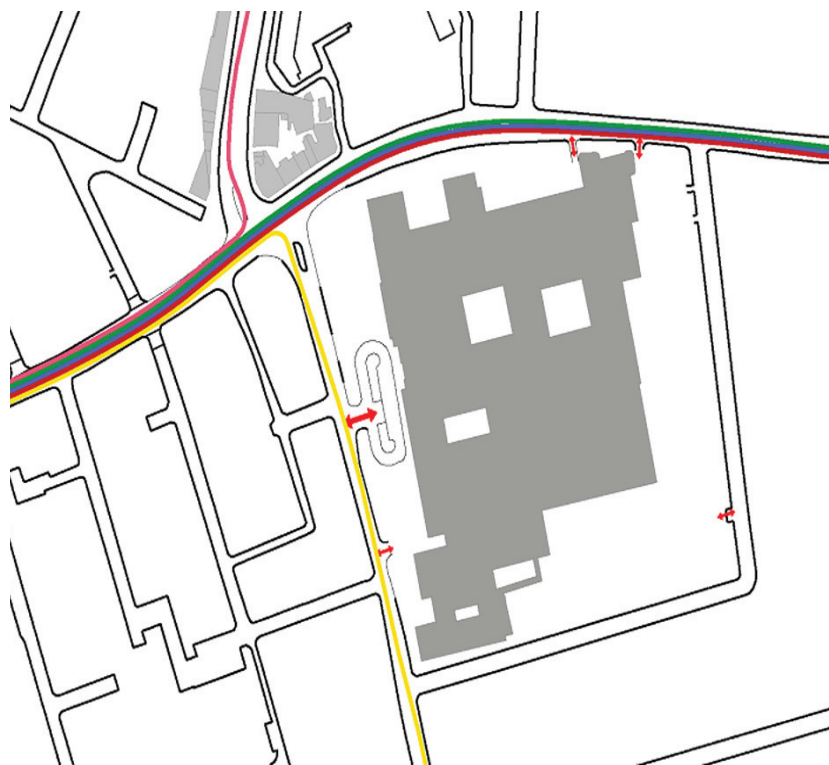


FIGURE 2.11 Plan of site indicating the former hospital, bus routes and access points onto the site



FIGURE 2.12 Existing site access from Vanbrugh Hill



FIGURE 2.13 Existing building to be demolished on Calvert Road



FIGURE 2.14 View of the former Hospital from Calvert Road entrance



FIGURE 2.15 Demolition of the Greenwich District Hospital



SERVICES

The site is currently served by all major utilities, including an existing ground water bore-hole with an Environment Agency extraction licence. Further information of existing services, where known, is provided as an appendix to this brief.

Flood Risk Assessment / Tidal Flood Risk

The site is shown to lie within the 'medium residual risk' area in the defended floodplain of the River Thames (as per East London SFRA). In event of a breach or failure of the flood defences, the area would be at considerable risk from floodwaters and any development proposal needs to be designed to address such a flood risk.

An Environmental Impact Assessment (EIA) will need to be produced by the developers and shall include a Flood Risk Assessment (FRA) within an appendix, which can be read independently. This approach is supported by the Environment Agency and ensures that flood risk issues are properly considered rather than following a 'piecemeal approach' with flood risk issues covered under a 'Water Resources' section and elsewhere within an EIA. Surface Water Drainage and runoff data should be examined. This is in accordance with paragraph 60 and Appendix F of PPG25.

As part of the Flood Risk Assessment at this site, the depth and velocity of floodwater at this location should be predicted, by means of hydraulic modelling, in event of a breach or failure of tidal flood defences. Based on the results of the modelling, appropriate mitigation to manage flood risk at site (e.g. finished floor levels, location of habitable accommodation) should be designed into the scheme. Evacuation plans should also be provided to manage the flood risk at the site.

No sleeping accommodation should be located at basement or ground floor levels in areas of the site where the 'breach modelling' shows significant depth of flooding.

All other sources of flooding should be identified by the EIA at this location, including surface water sewers or overland surface water flooding. Appropriate design mitigation should be proposed to manage these flood risks on site.



2.3 OTHER SITES

The Development Framework undertaken by the London Borough of Greenwich Council and English Partnerships has identified a number of other sites within the Heart of East Greenwich area which are mostly owned by the London Borough of Greenwich. There may be an opportunity to consider and bid for a number of these sites. The locations include the existing Arches Leisure Centre to the west end of Woolwich Road, the existing Greenwich Library to the east end of Woolwich Road and the site to the north of the Hospital at the Blackwell Lane junction.



FIGURE 2.16 Aerial view of the sites