

Feedback from consultation events on 7th & 9th November 2005

Thank you! We would like to thank everyone who came to the public meeting & exhibition and those who attended the Design Workshop Day for all their helpful comments and suggestions. We have received feedback in many different forms & it will all be used in helping to shape the Development Framework that English Partnerships & Greenwich Council prepare for potential developers. We really appreciate the time that you have given to help us understand more about how you would like to see the hospital site redeveloped.

At the Public Meeting & Exhibition on 7th November we asked people to complete feedback forms. The responses fell under broad themed headings, which are summarised below:

High Quality Design

As might be expected 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!'

Public spaces

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

'Open spaces look very strong'
'Yes to natural light and open spaces'

Building heights

People were generally happy with the idea that the new development would be no higher than the hospital site. There was relief expressed that proposals did not include a tower as it would not be considered in keeping with the area. There were concerns from residents of the Plaza that their light would be reduced by a perimeter development on the hospital site, therefore EP & RMA will be modelling daylight patterns and light reaching residential units within The Plaza and Vanbrugh Hill. It is possible that the building could be stepped back away from the road so not at its full height on the edge of the road. People commented that they were pleased the proposals for houses along the southern and western edge of the site were of a similar scale and character 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'

Mix of uses

Overall people seemed happy about the mix of uses considered for the site & that it would not simply be a single use block of residential units. The inclusion of public facilities met with mixed reactions as some felt it unnecessary for the services to be located together but most welcomed the move to improve leisure, library & health facilities. People wanted to know more about the retail to be included

'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'

Residential

A number of people raised their concerns that too many two-bed flats are being built in the area, with a need for more 3 or 4 bed houses. Other local developers have considered demand within the area and this, along with general market information, will be supplied to potential developers. 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'

Traffic

Feedback regarding traffic included concerns over the existing level of traffic & additional traffic generated from a new development. People asked for more consideration of transport & car parking: this has been taken on board & will be reviewed further. Currently suggestions include underground parking and methods to encourage use of other forms of transport but these need to be emphasised.

'Not addressed traffic problems'
'Transport- currently peak hour travel already very crowded'
'Very concerned about traffic impact on W'wich Road'

Workshop groups discussed the following subjects. Their concerns/requests are summarised.

<p style="text-align: center;"><i>Public realm</i></p> <p>The public realm must be:</p> <ul style="list-style-type: none"> • Welcoming & legible • Furnished with places to sit away from the noise of the road • Less attractive to gangs as a place to gather • Designed to include trees and planting • A catalyst for the further regeneration of the retail & services along the Woolwich Road • Publicly accessible and not gated • Inclusive of a car-parking strategy • Designed around community requirements, with their input and advice 	<p style="text-align: center;"><i>Quality Townscape</i></p> <p>The following was agreed:</p> <ul style="list-style-type: none"> • Housing should adhere to standards making it suitable for use throughout a person's life however their circumstances 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
<p style="text-align: center;"><i>Environmental Issues</i></p> <p>A robust & ambitious environmental ethos must underpin the Heart of East Greenwich Development plans. An understanding of local, regional and national environmental agendas must be included within the demands placed on developers. There should be lower levels of energy consumption and higher levels of recycling and re-use: through rainwater recycling etc. The public buildings must be making demonstrable energy savings. The provision of a tranquil space, away from the noise and traffic could provide health benefits for local people.</p>	<p style="text-align: center;"><i>Public Services</i></p> <p>The following demands were made:</p> <ul style="list-style-type: none"> • There should be a space for young people • There should be 2 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 & an advice centre for specific issues like sexual & mental health • A local policeman/woman could be given an office within the Council's space to build links to the local community
<p style="text-align: center;"><i>Making Connections</i></p> <p>It is evident that there are already traffic issues in the area which must be considered in any transport plan. If the junction is to be modified it must be done so that 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 live on the site but there should be increased emphasis on public transport & car alternatives. Any negative health impacts caused by greater traffic in the area should be addressed in the environmental measures taken to ameliorate the locality.</p>	<p style="text-align: center;"><i>Prioritising Pedestrians</i></p> <p>The current pedestrian environment is highly unattractive: large numbers of stationary cars along Woolwich Road create poorer 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 building location 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 on the residential streets.</p>

<p>NEXT STEPS:</p> <p>The Development Brief will be prepared with advice from Rick Mather Architects, Nicholas Pearson Associates (ecology specialists) & Mouchel Parkman (transport experts). The brief will be offered to developers at the beginning of 2006. Once a short list has been made there will be further consultation events with developers & local community.</p>	<p>Contacts:</p> <p>Phil Dibsedale 020 7531 2491 philipdibsedale@englishpartnerships.co.uk</p> <p>Philippa Bloomfield 020 7531 2494 philippabloomfield@englishpartnerships.co.uk</p> <hr/> <p>FURTHER INFORMATION:</p> <p>If you would like more information about the community consultation process an Event Report will be available from the above contacts in PDF format.</p>
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RESPONSE TO COMMUNITY CONSULTATION

The community consultation raised some points of concern and clarification. The following text and diagrams are in response to the issues:

Woolwich Road

A strong visual and physical connection would be beneficial in order to help animate Woolwich Road and provide a sense of activity and awareness of the Urban Square from the existing public realm.

The scheme is intended to have transparent elevations both to Woolwich Road and the new Urban Square to allow visual connections whilst public facilities such as the Library and Café can 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 & massing to the existing 'Plaza' & housing opposite. There will be a reduction in height from 6 storeys (equivalent to the 'Plaza' building) at the north end to 3 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. Over shadowing of 'The Plaza' to be avoided through careful solar modelling. A combination of terraced houses and maisonettes are proposed along Vanburgh 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.

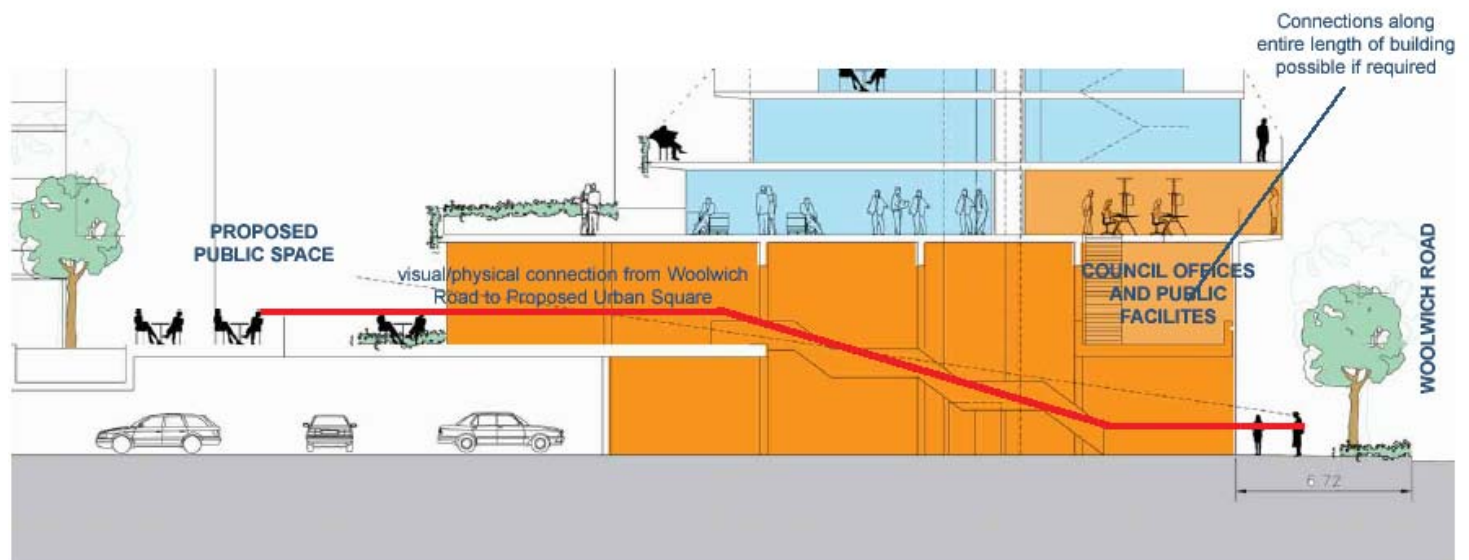
Communal Resident Square

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

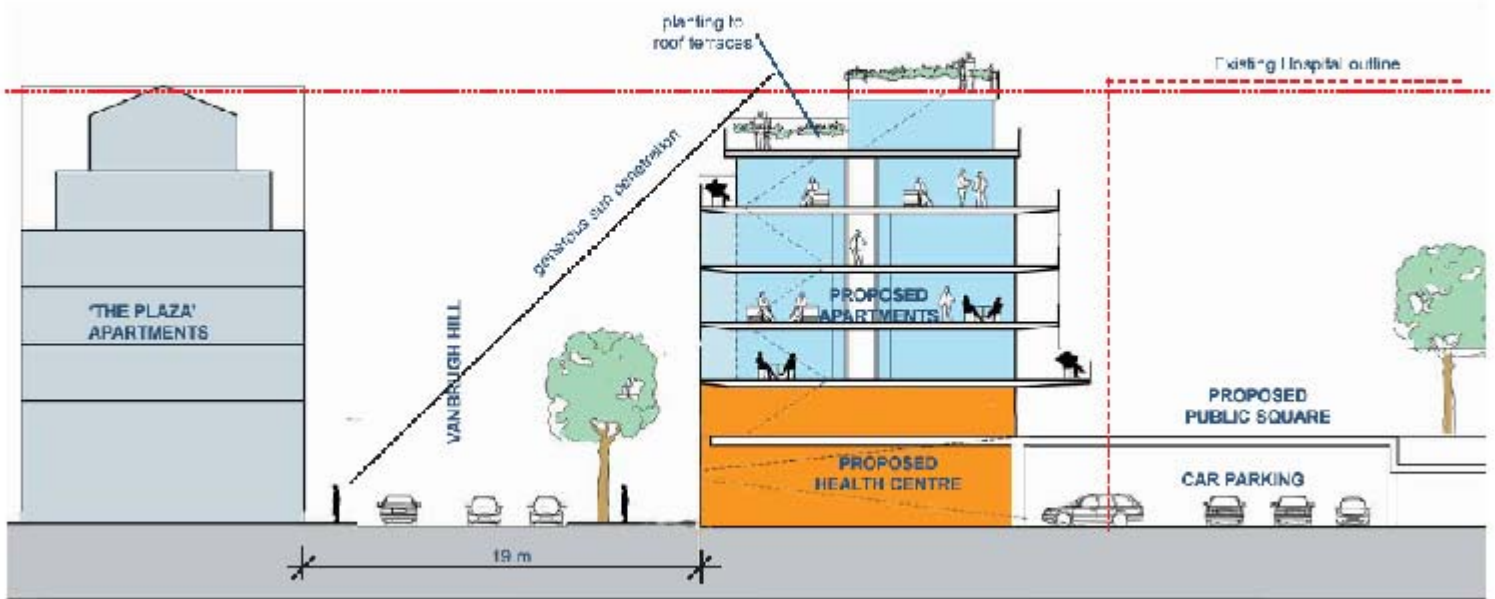
Woolwich Road traffic

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 section below through the public facilities indicates the visual and physical relationship available between Woolwich Road and the Urban Square. The Council facilities at first floor level have the facility to extend along the entire length of the building un-interrupted if so desired.



PART SECTION THROUGH PROPOSED PUBLIC FACILITIES ALONG WOOLWICH ROAD



SECTION THROUGH VANBRUGH HILL

Visual & physical permeability

Potential junction upgrade

Scale of buildings to respond to neighbouring buildings

Improved street-scape



AERIAL PLAN