



UPDATING YOU ON OUR PLANS

FOR THE VILLAGE CENTRE (PHASE 3) &
THE BLACKHEATH QUARTER (PHASE 2)

THIS EXHIBITION SHOWCASES OUR PLANNING APPLICATION FOR THE EMERGING VILLAGE CENTRE TOGETHER WITH OUR FORTHCOMING PROPOSALS FOR COMPLETING PHASE 2 IN THE BLACKHEATH QUARTER.

Members of our design team are present here today and will be happy to answer any questions and discuss any views or enquiries you may have.

At the end of the exhibition we would be grateful if you could take the time to complete a feedback form to let us know your thoughts.

For more information regarding the proposals please visit

www.kidbrookeregeneration.info



LOCATION MAP

WE ARE KEEN TO UNDERSTAND WHERE YOU HAVE COME FROM TODAY, PLEASE
MAY YOU PLACE A MARKER ON THE MAP BELOW TO INDICATE WHERE.



DELIVERED TO DATE

FOLLOWING OUTLINE PLANNING CONSENT FOR THE MASTERPLAN IN 2009, WE HAVE BEEN PROGRESSING WELL WITH THE CONSTRUCTION OF KIDBROOKE VILLAGE.



At Kidbrooke Village, we have planning consent for 4,763 new homes. To date, over 1,450 new homes have been delivered, almost half of which are affordable. These homes have been developed alongside 35 hectares of parkland and interim commercial and community facilities to create a balanced and sustainable new community at Kidbrooke Village.



PHASE 1: 448 HOMES COMPLETED

- 448 new homes delivered
- 50% affordable homes
- Mix of family housing and apartments
- Phase completed in 2013



PHASE 2: 87% HOMES COMPLETED

- Over 500 homes delivered to date
- Including 170 homes at Halton Court
- Village Hall
- Mix of family housing and apartments
- Construction commenced in 2010



PHASE 4: 375 HOMES COMPLETED

- 375 new homes
- 35% of new homes are affordable
- Phase completed in 2016



PHASE 2A: 115 HOMES COMPLETED

- 115 affordable homes
- Mix of family housing and apartments
- Phase completed in 2012



PHASE 6: CONSENTED

- 846 new homes consented
- 3,000sqm of community and commercial area
- Mix of family housing and apartments
- Planning consent granted in 2015



PHASE 3: UNDER CONSTRUCTION

- 1,238 new homes consented
- 37% of new homes to be affordable
- Over 300 homes currently under construction
- New Village Centre with commercial and community facilities
- New train station facilities
- Construction commenced in 2015



PHASE 5: UNDER CONSTRUCTION

- 1,144 new homes consented
- 37% of new homes to be affordable
- Mix of apartment buildings and houses facing the new landscaped areas of Cator Park
- 107 new homes currently under construction
- Construction commenced in 2016

INTRODUCTION

BLACKHEATH
QUARTER

KIDBROOKE
VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

WE ARE CONSULTING ON PHASE 2 WEST, BRINGING FORWARD A SCHEME TO COMPLETE THE AREA. PHASE 2 COMMENCED CONSTRUCTION IN 2010 AND TO DATE, WE HAVE DELIVERED OVER 500 NEW HOMES. THE REMAINING AREA WITHIN THE PHASE IS CURRENTLY BEING USED AS A SITE COMPOUND.



KIDBROOKE VILLAGE SITE PLAN

PHASE 2 DELIVERED TO DATE



519 NEW
HOMES



OVER 3
HECTARES
OF PARKLAND

170 SENIOR
LIVING
AFFORDABLE
HOMES



VILLAGE
HALL



20 SHARED
OWNERSHIP
HOMES IN WALLACE
COURT & MERLIN COURT



LANDSCAPING
TO ENCOURAGE
BIODIVERSITY



CURRENT CONSENT



■ ■ 3 Bed House – 166sqm / 1,788 sqft
■ 4 Bed House – 216 sqm / 2,325 sqft

PHASE 2 WEST 2011 RESERVED MATTERS CONSENT

CURRENT USE OF SITE



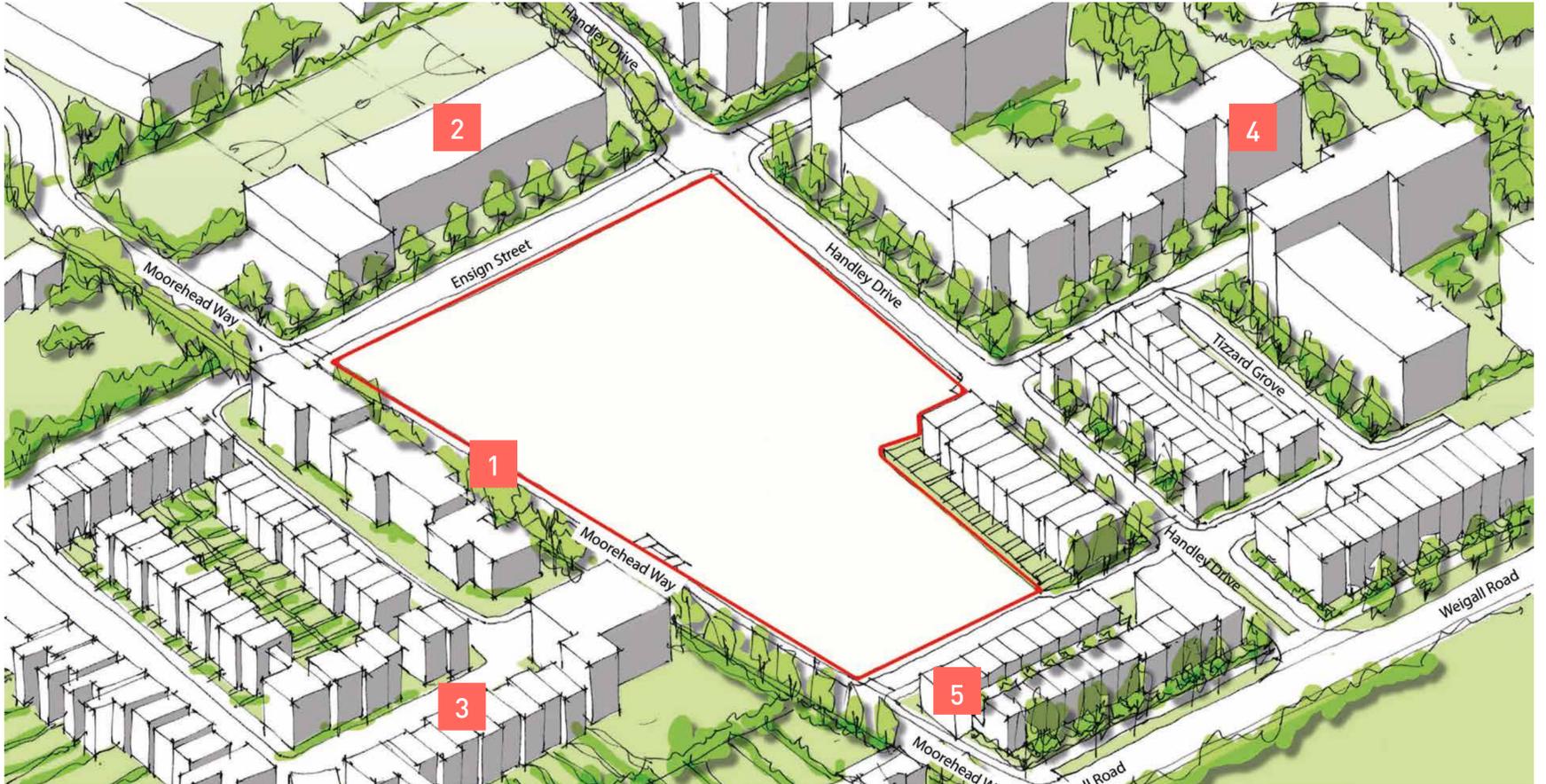
PHASE 2 SITE COMPOUND

SITE EVOLUTION

BLACKHEATH
QUARTER

KIDBROOKE
VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

THE SITE HAS EVOLVED SINCE THE ORIGINAL CONSENT WITH A NUMBER OF DIFFERENT CONTEXTUAL CHANGES AS A RESULT OF IMPROVEMENTS MADE TO THE SITE.



The details below demonstrate the contextual changes within the area. These changes have led us to review the current planning permission, to ensure our proposals have a strong relationship to the surrounding buildings.



RETENTION OF MOOREHEAD WAY

- Moorehead Way was retained as part of the Phase 6 application as consented in 2015
- By keeping this road, it has allowed for improved access around the site for the community. This route currently serves the B16 bus



THE NEW WINGFIELD PRIMARY SCHOOL

- Wingfield Primary School was relocated as part of the Phase 6 application in 2015 allowing earlier delivery in 2017
- The location of the school changed the setting of Phase 2 (West)



POTENTIAL DEVELOPMENT OF THE HUNTSMAN SITE

- The Huntsman site formed part of the Kidbrooke Development Area
- Our plans respond to the evolving proposals for the site
- The site falls outside Berkeley ownership



CONSTRUCTION & COMPLETION OF THE BLOCKS TO THE EAST

- Development within the Blackheath Quarter have shaped and influenced Phase 2 (West)
- Proposals must respond to the architectural language developed through the evolution of Phase 2



COMPLETION OF THE WEIGALL ROAD URBAN HOUSES

- The development of the Urban House typology highlighted the potential to build high density low rise family housing
- This type of adaptable housing has been delivered on Weigall Road through modern methods of construction

PROVIDING A MIX OF HOUSING

BLACKHEATH
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VILLAGE
ROYAL BOROUGH OF GREENWICH
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THE PROPOSALS SEEK TO PROVIDE A MIX OF HOUSING TYPES TO DELIVER A DIVERSE RANGE OF HOMES TO MEET LOCAL NEEDS.



A total of 151 homes are proposed, including apartments, traditional houses and Berkeley Urban Houses. Landscaping throughout will enhance the established green fingers with defined routes to the new school.



PODIUM HOUSES

- 14 podium houses
- 3 bed family homes
- On plot car parking
- Landscaped terrace on podium
- Accessed from the street
- Average size 111sqm/1,195sft



URBAN HOUSES

- 34 Urban Houses
- 3 bed family homes
- On plot car parking
- Roof terraces
- Average size 123sqm/1,320sqft



TOWNHOUSES

- 18 traditional family homes
- 4 or 5 bedrooms
- On plot car parking
- Private gardens
- Average size 183sqm/1,976sqft



APARTMENTS

- 85 apartments
- Mixture of 1, 2 and 3 bed homes
- Undercroft car parking
- Landscape podium
- Average size of 1 bed 51sqm/549sqft
- Average size of 2 bed 68sqm/732sqft
- Average size of 3 bed 96sqm / 1,033sqft

TYPES OF HOMES PROPOSED

BLACKHEATH
QUARTER

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VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3



In order to create a diverse mix of homes in this area, we welcome your comments on the proposed designs of the different housing types. The design and architecture will be sympathetic to the surrounding area.

PODIUM HOUSES



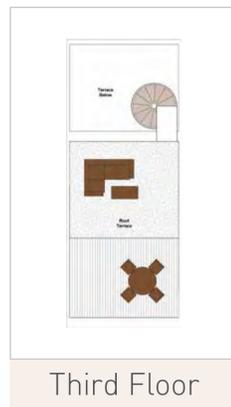
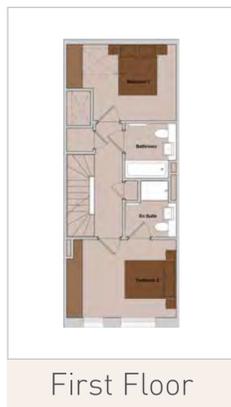
Indicative Elevation
AVERAGE PODIUM HOUSE SIZE 111SQM/1,195SFT



URBAN HOUSES



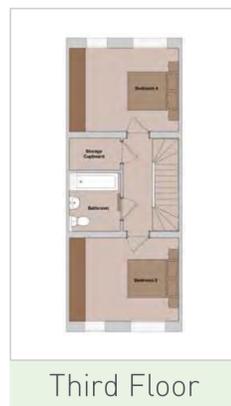
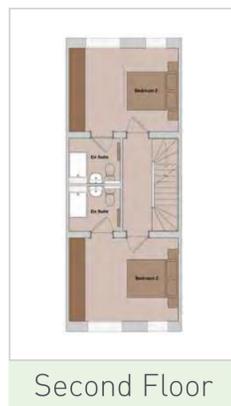
Indicative Elevation
AVERAGE URBAN HOUSE SIZE 123SQM/1,320SFT



TOWN HOUSES



Indicative Elevation
AVERAGE TOWN HOUSE SIZE 183SQM/1,976SFT



APARTMENTS



Indicative Elevation



LANDSCAPE STRATEGY

BLACKHEATH
QUARTER

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VILLAGE
ROYAL BOROUGH OF GREENWICH
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GREEN FINGERS

- East west streets continuing the 'Green Fingers' into the proposals
- Visual connection to the park
- Pedestrian orientated streets
- Mature tree planting



PARK & PLAY

- Stunning setting for the development
- Large recreational open space for the residents
- A range of play facilities including natural play will be located in the park to create a destination for families with children of all ages



PODIUM LANDSCAPE

- Attractive communal gardens including seating areas
- Private amenity for homes at podium level
- Informal play-space for under 5 year old children
- Tree and herbaceous planting



GARDENS

- Generous private amenity areas for new residents at ground floor, podium levels and roof terraces
- Tree, shrub planting, and lawn to create a green environment
- Gardens to include spaces for toddler play, outdoor dining and relaxation

INDICATIVE VIEWS OF PROPOSED SCHEME

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QUARTER

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INDICATIVE VIEW ON CORNER OF MOOREHEAD WAY AND ENSIGN STREET



INDICATIVE VIEW OF MEWS OF PODIUM HOUSES AND URBAN HOUSES ALONG SHARED RESIDENTIAL SPACE



INDICATIVE VIEW OF PROPOSED TOWNHOUSES

KIDBROOKE VILLAGE CENTRE

THE VILLAGE CENTRE

KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

CONSTRUCTION WELL UNDERWAY WITHIN THE VILLAGE CENTRE. THE FIRST NEW HOMES EXPECTED IN 2018, COMMERCIAL COMPLETIONS AND NEW STATION FACILITIES.



225 HOMES UNDER CONSTRUCTION IN BLOCK A



SPACES SECURED FOR SAINSBURY'S AND YOUNG'S PUB



90 HOMES UNDER CONSTRUCTION IN BLOCK B ALONGSIDE THE VILLAGE CENTRE PIAZZA



CONSTRUCTION OF THE NEW STATION FACILITIES FOR KIDBROOKE TO BE DELIVERED 2018



PHASE 3 LOCATION PLAN



FORTHCOMING VILLAGE CENTRE WITH COMMERCIAL AND COMMUNITY FACILITIES



BLOCK C



CONSENT

BUILDING HEIGHT
7 STOREYS

NUMBER OF HOMES
83

COMMERCIAL SPACE
1,114 SQM

PROPOSED

BUILDING HEIGHT
7 STOREYS

NUMBER OF HOMES
104 (UPLIFT OF 21 HOMES)

COMMERCIAL SPACE
1,132 SQM

CONSENT



CONSENTED WEST ELEVATION

PROPOSED



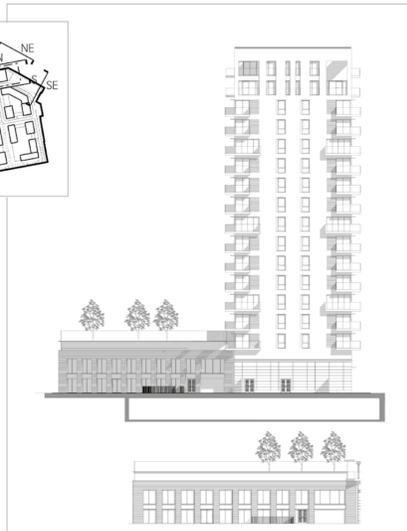
PROPOSED WEST ELEVATION



CONSENTED NORTH ELEVATION



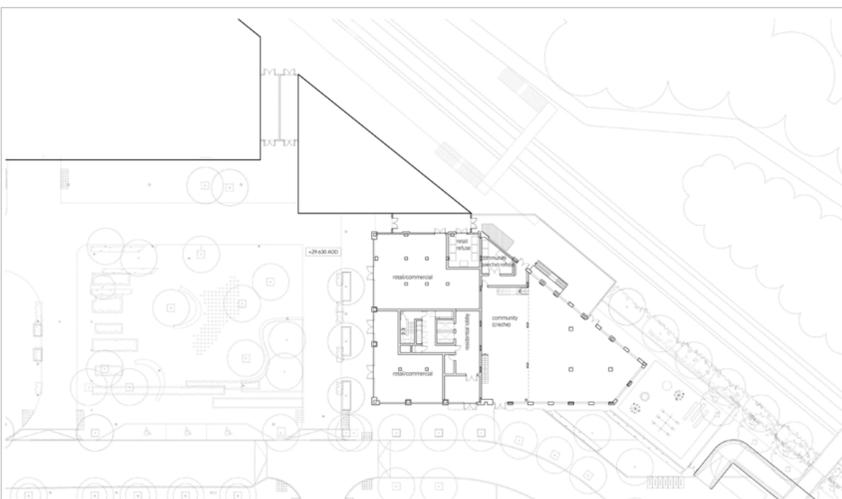
CONSENTED SOUTH ELEVATION



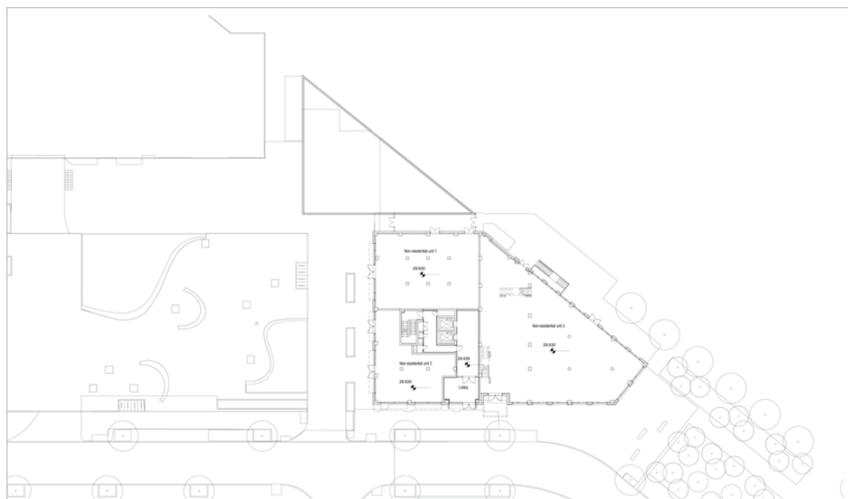
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



CONSENTED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

BLOCK D

THE VILLAGE CENTRE

KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3



CONSENT

BUILDING HEIGHT
BETWEEN 3 - 17 STOREYS,
BLOCK D4 - 7 STOREYS
BLOCK D5 - 11 STOREYS

NUMBER OF HOMES
294

COMMERCIAL SPACE
7,727 sqm

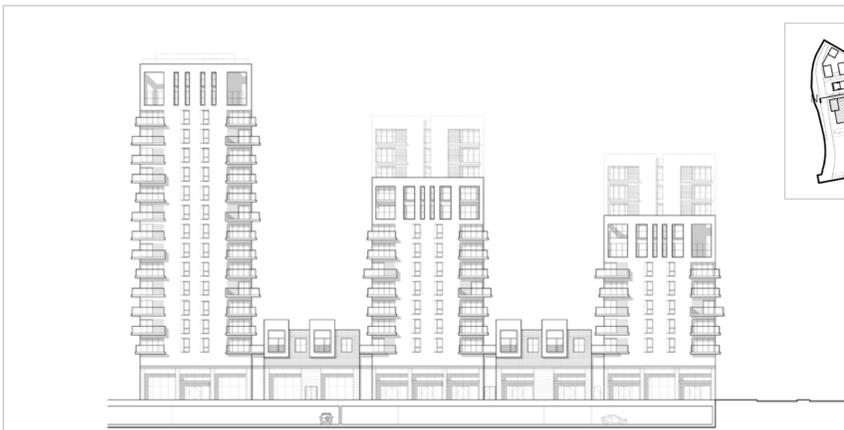
PROPOSED

BUILDING HEIGHT
BETWEEN 3 - 17 STOREYS,
BLOCK D4 - 9 STOREYS
BLOCK D5 - 12 STOREYS

NUMBER OF HOMES
334 (UPLIFT OF 40 HOMES)

COMMERCIAL SPACE
4,339 sqm

CONSENT



CONSENTED NORTH ELEVATION

PROPOSED



PROPOSED NORTH ELEVATION



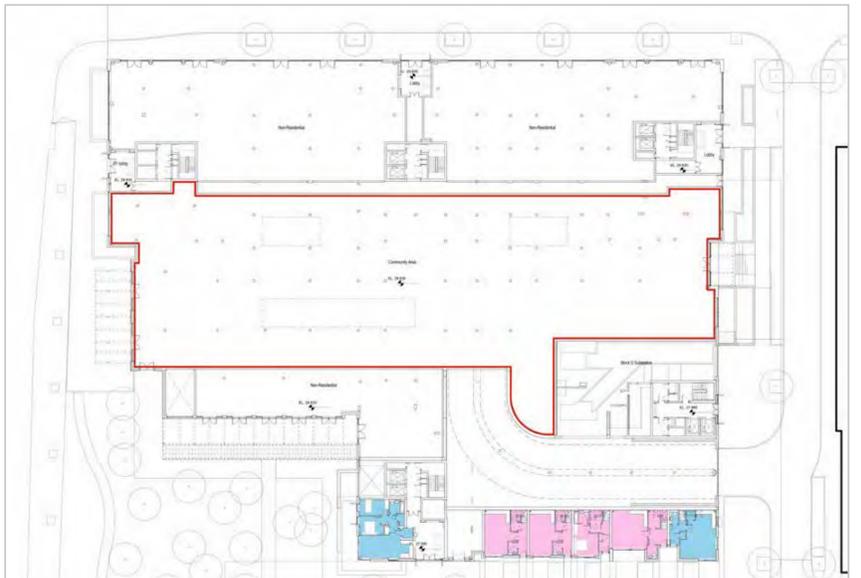
CONSENTED EAST ELEVATION



PROPOSED EAST ELEVATION



CONSENTED GROUND FLOOR PLAN



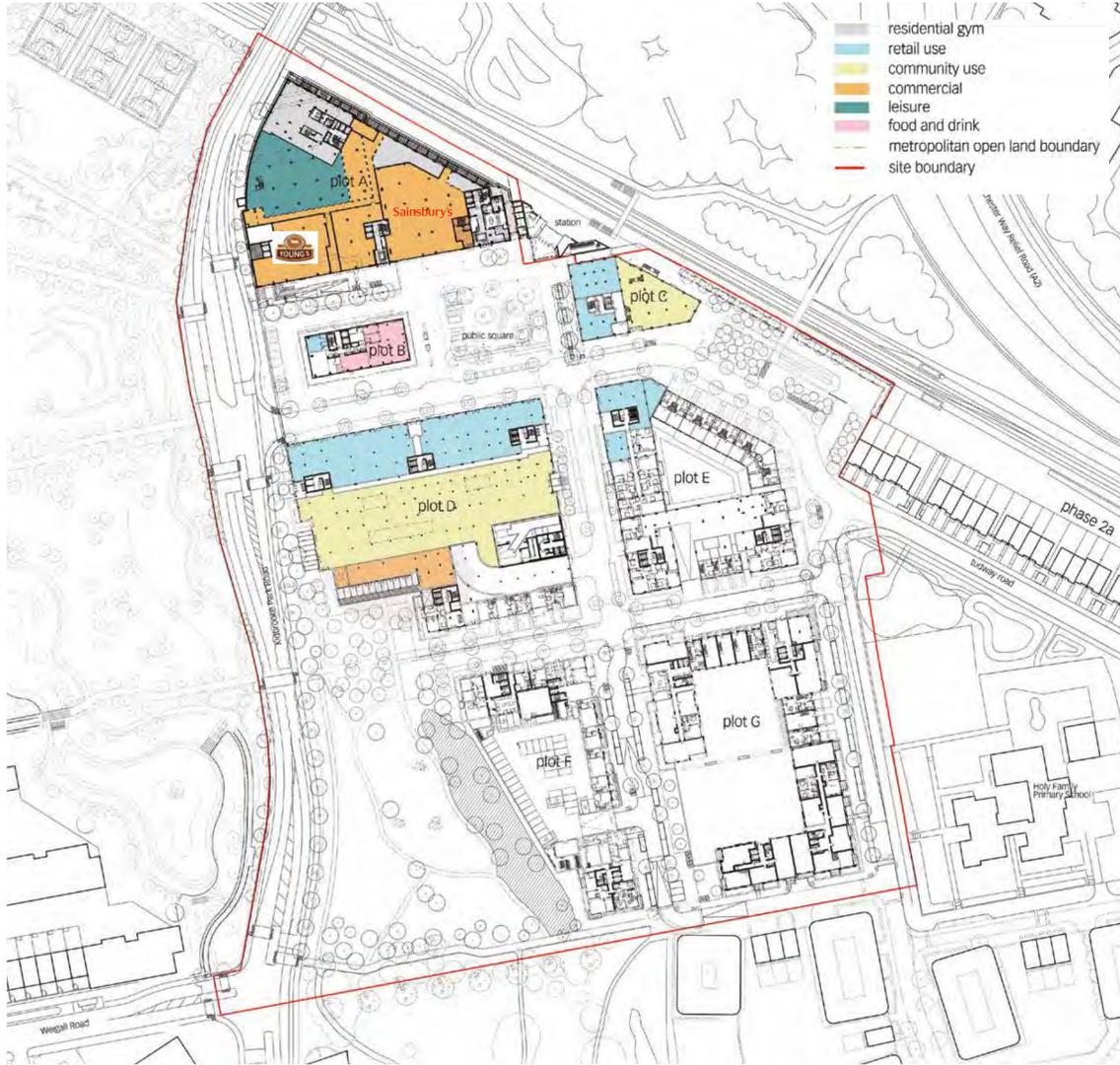
PROPOSED GROUND FLOOR PLAN

COMMERCIAL / COMMUNITY SPACE

THE VILLAGE CENTRE

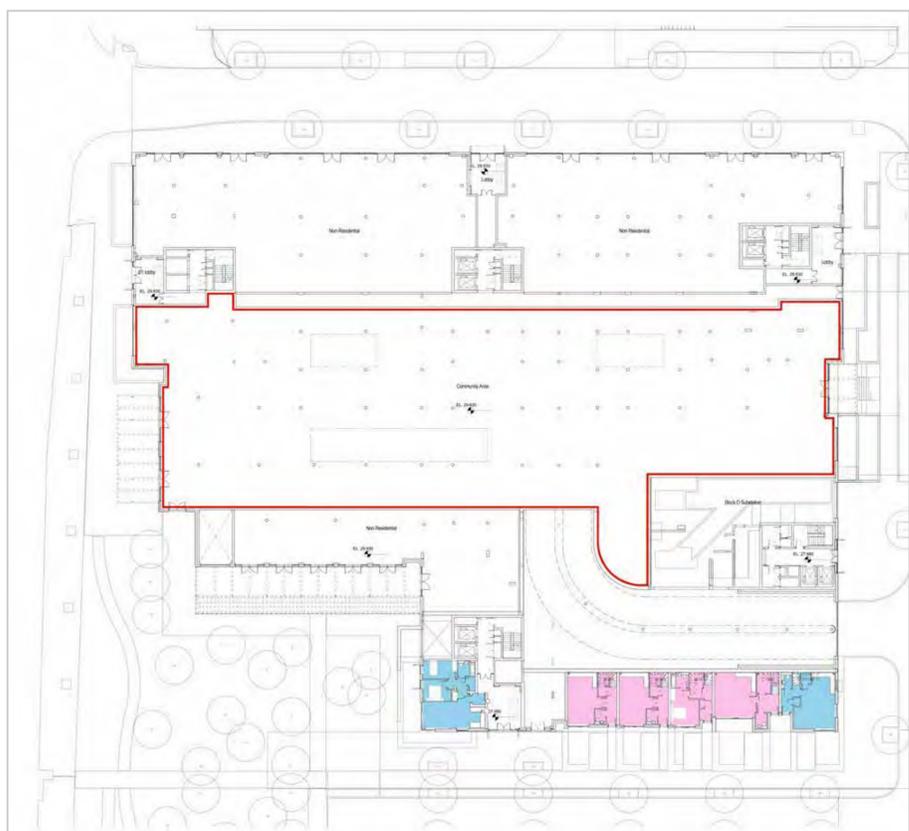
KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

THE KIDBROOKE VILLAGE CENTRE WILL FORM THE COMMERCIAL AND COMMUNITY HUB FOR THE DEVELOPMENT



DELIVERING THE COMMUNITY SPACE

The ground floor of Block D will deliver the new Community and Healthcare space in the Village Centre for the Royal Borough of Greenwich.



BLOCK D



BLOCK E

THE VILLAGE CENTRE

KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3



CONSENT

BUILDING HEIGHT
BETWEEN 2 - 12 STOREYS

NUMBER OF HOMES
207 (100% AFFORDABLE)

COMMERCIAL SPACE
240 SQM

PROPOSED

BUILDING HEIGHT
BETWEEN 2 - 15 STOREYS

NUMBER OF HOMES
252 (100% AFFORDABLE,
UPLIFT OF 45 HOMES)

COMMERCIAL SPACE
360 SQM

CONSENT



CONSENTED NORTH EAST ELEVATION

PROPOSED



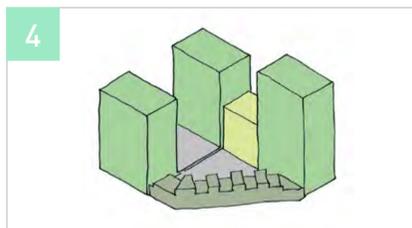
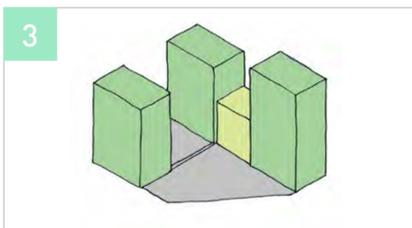
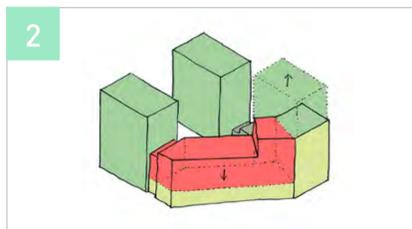
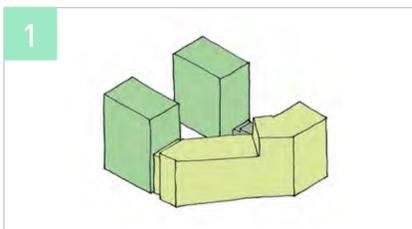
PROPOSED NORTH EAST ELEVATION



CONSENTED NORTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



DESIGN EVOLUTION OF BLOCK E



PROPOSED GROUND FLOOR PLAN

HELP US SHAPE THE VILLAGE CENTRE

THE VILLAGE
CENTRE

KIDBROOKE
VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

WITH THE FIRST COMMERCIAL SPACES COMPLETING CONSTRUCTION IN 2018, PLEASE LET US KNOW WHAT COMMERCIAL AND COMMUNITY USES WOULD YOU'D LIKE TO SEE IN THE VILLAGE CENTRE. PLEASE PLACE A STICKER IN THE BOX OF YOUR 3 MOST DESIRED USES.

<p>COFFEE SHOP / CAFE</p>	<p>LIBRARY</p>	<p>DENTIST</p>	<p>POST OFFICE</p>
<p>BAR / PUB</p>	<p>COMMUNITY HALL</p>	<p>PHARMACY</p>	<p>FLORIST</p>
<p>RESTAURANT</p>	<p>GYM / FITNESS</p>	<p>CRECHE / NURSERY</p>	<p>ESTATE AGENTS</p>
<p>ART GALLERY</p>	<p>HAIR/BEAUTY SALON</p>	<p>BUTCHER/GREEN GROCER</p>	<p>FLEXIBLE WORKSPACE</p>
<p>BAKERY</p>	<p>LOCKSMITH/SHOE MENDERS/DRY CLEANERS</p>	<p>FASHION STORE</p>	<p>DOCTORS</p>
<p>OTHER</p> <p>(Please leave a note with your suggestions)</p>			

SUSTAINABILITY AT KIDBROOKE VILLAGE

BERKELEY GROUP IS COMMITTED TO DELIVERING SUSTAINABLE DEVELOPMENT, CREATING PLACES THAT PEOPLE ASPIRE TO LIVE. OUR VISION IS A BERKELEY INITIATIVE THAT ENSURES DELIVERY OF SUSTAINABLE DEVELOPMENT ACROSS ALL OF THE BERKELEY GROUP PROJECTS

OUR VISION - FIVE FOCUS AREAS

CUSTOMERS Provide exceptional service to all of our customers and put them at the heart of our decisions	HOMES Develop individually designed, high quality homes with low environmental impact	PLACES Create great places where residents enjoy a good quality of life, now and in the future	OPERATIONS Make the right long-term decisions whilst running the business efficiently and working with our supply chain
OUR PEOPLE Develop a highly skilled workforce who run autonomous businesses, operate in a safe and supportive working environment and contribute to wider society			

OUR VISION - OUR CULTURE & VALUES

HAVE INTEGRITY	BE PASSIONATE	RESPECT PEOPLE	THINK CREATIVELY	EXCELLENCE THROUGH DETAIL
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At Kidbrooke Village we seek to create a sustainable community, examples of the sustainable design and delivery are demonstrated below

- OPERATIONAL ENERGY**
- Low energy lighting
 - All homes are designed to achieve Code for Sustainable Homes rating and non residential space to achieve BREEAM 'Very Good'
 - All homes are designed to high energy efficiency standards

- OCCUPANTS**
- All residential units are designed for long term comfort and adaptability.

- MATERIALS**
- Materials are selected for their minimal environmental impact during manufacture, use and disposal/reuse

- ADAPTATION & FUTURE PROOFING**
- Homes are designed across the development to be adaptable so that they meet the current and future requirements of all residents

- AMENITY & COMMUNITY**
- Parks and open spaces
 - Improved public realm
 - Linkages across the development through green fingers
 - Community and commercial space provided

- WATER**
- An integrated approach to rainwater drainage is being implemented to improve attenuation of storm water run-off
 - Water efficiency measures are installed in homes to achieve a maximum daily water usage of 105 litres/person/day in line with policy requirements

- WORKING WITH THE LONDON WILDLIFE TRUST**
- Since September the London Wildlife Trust have held a number of events and wildlife activities to understand what our residents would like to see from a more natural and wildlife friendly space
 - These events will continue throughout the summer

- RENEWABLES**
- Parts of the Kidbrooke Village will be connected to the district heating system where possible.

- TRANSPORT**
- A new station will be delivered
 - Car Clubs are provided
 - Berkeley continues to seek opportunities for improved access to the bus network for the community
 - Bike storage is being provided

THANK YOU FOR ATTENDING OUR CONSULTATION

BERKELEY HOMES VALUES THE INPUT AND KNOWLEDGE OF THE LOCAL COMMUNITY. IF YOU WOULD LIKE TO PROVIDE YOUR VIEWS, YOU CAN DO SO IN A NUMBER OF WAYS:

- Speak to a member of the team today
- Fill in a feedback form and leave it with us;
- Or return it to:
 Francesca McCann
 Camargue
 7 Bayley Street
 London
 WC1B 3HB
- Simply drop us an email at info@kidbrookeregeneration.co.uk

Following on from this consultation, you can still view the proposals by visiting the Kidbrooke Information Centre during normal working hours.

Alternatively, all the consultation information will be available at our website,

www.kidbrookeregeneration.info



DESIGN TEAM

Lifschutz Davidson Sandilands



DELIVERED TO DATE

 <p>OVER 1,450 HOMES DELIVERED ALMOST HALF DELIVERED TO DATE ARE AFFORDABLE</p>	 <p>COMMERCIAL CENTRE COMMUNITY FACILITIES 35HA OF PARKLAND</p>	 <p>CONTINUED COMMITMENT TO BUS TRANSPORT LINKS CYCLE ROUTES PEDESTRIAN ROUTES</p>	 <p>OVER 140 APPRENTICES CREATED ONSITE OVER 8,000 JOBS CREATED ONSITE</p>
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MASTERPLAN VISION

 <p>4,763 NEW HOMES FOR EVERYONE INCLUDING 1,700 AFFORDABLE HOMES 1,457 NEW HOMES DELIVERED TO DATE</p>	 <p>COMMUNITY SPACE COMMERCIAL HUB NEW SHOPS 35 HA OF PARKLAND A NEW VILLAGE FOR LONDON</p>	 <p>NEW TRAIN STATION COMMITMENT TO BUS TRANSPORT LINKS CYCLE ROUTES PEDESTRIAN ROUTES</p>	 <p>26,678 JOBS COMMITMENT TO 14% APPRENTICESHIPS ONSITE SKILLS & TRAINING CENTRE</p>
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