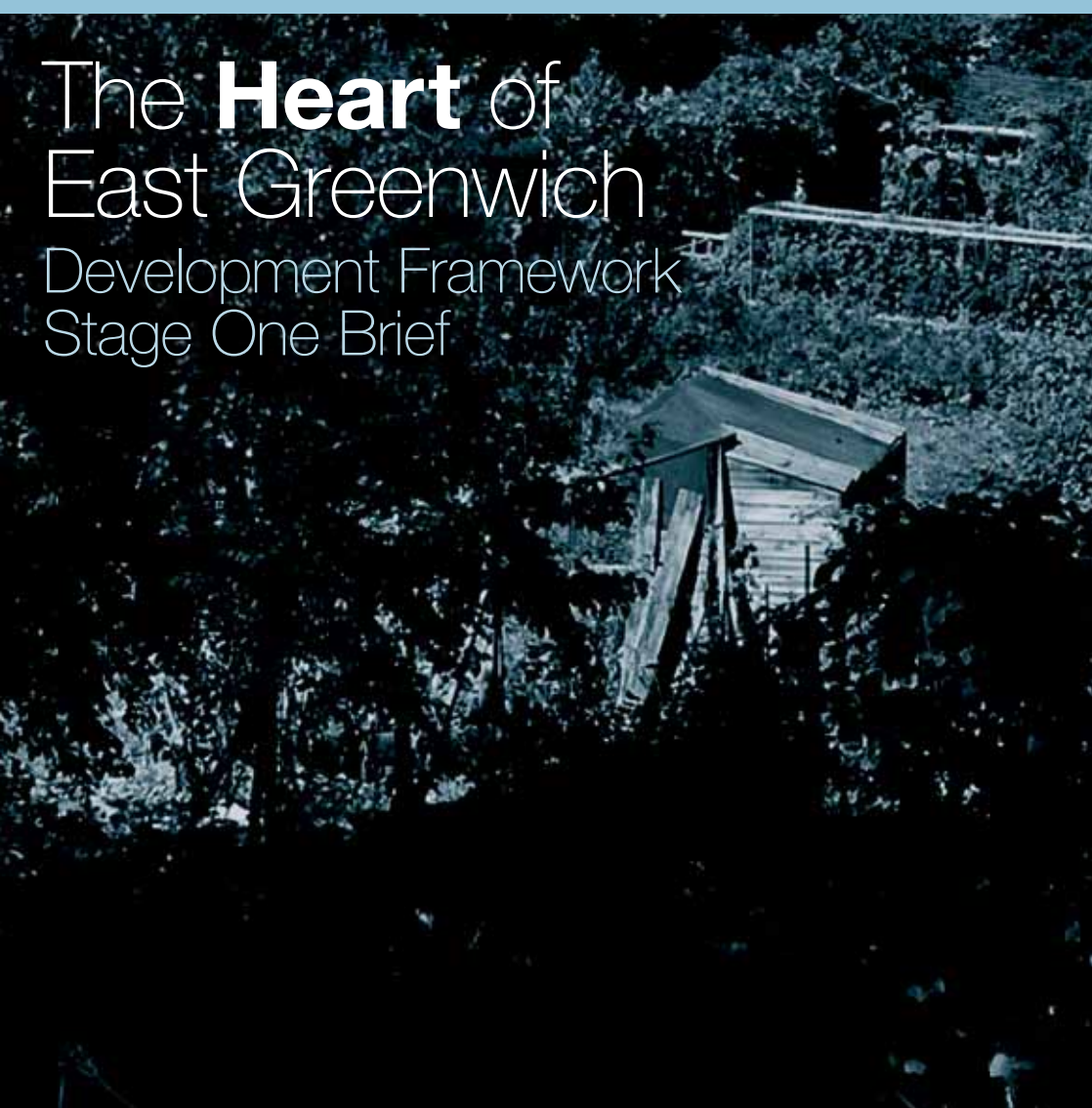




The **Heart** of East Greenwich

Development Framework
Stage One Brief





The opportunity

ENGLISH PARTNERSHIPS WISHES TO APPOINT A DEVELOPMENT PARTNER TO DELIVER THE REDEVELOPMENT OF THE SITE OF THE FORMER GREENWICH DISTRICT HOSPITAL, WITHIN **THE HEART OF EAST GREENWICH** REGENERATION AREA.

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The site represents a unique opportunity to deliver significant regenerative benefits through the provision of modern public service facilities, new homes and employment opportunities. The redevelopment will provide an exemplar 21st Century mixed-use development in a way that is economically, socially and environmentally sustainable.

In addition, there may be an opportunity to consider and bid for a number of other sites within the Heart of East Greenwich area, which are currently owned by the London Borough of Greenwich.

English Partnerships intends to select a development partner through a two-stage development competition, under EU negotiated process rules. Expressions of Interest are invited by 24 March 2006. English Partnerships will then shortlist no more than four developers who will be issued with a Stage Two development brief and invited to submit detailed development proposals.

EMPLOYMENT RECREATION

The vision

ENGLISH PARTNERSHIPS, THE LONDON BOROUGH OF GREENWICH AND THE PEOPLE OF EAST GREENWICH SHARE A VISION: A VISION WHICH ASPIRES TO THE CREATION OF THE HIGHEST QUALITY URBAN REGENERATION PROJECT, GENERATING A NEW SENSE OF PLACE AND CMC PRIDE IN THE AREA.



At the heart of this vision is the provision of exemplary public leisure, learning and healthcare facilities, all within easy access of existing and new communities. Allied to this comes the opportunity to inject new life into the area through the provision of new private and affordable homes at a density reflective of an urban environment, and new retail/commercial facilities fostering investment and employment growth.

The provision of new public facilities also creates the opportunity for a comprehensive and cohesive regenerative response to the area by addressing redevelopment options at the sites vacated by existing services, principally at the Arches Leisure Centre, the East Greenwich Library and a number of sites along Blackwall Lane.

In essence, this is an opportunity to create a new “heart” for East Greenwich, founded on the principles of sustainable, culturally diverse and socially inclusive urban regeneration. This scheme must produce outstanding landmark development, fully integrated with the existing social and physical fabric of East Greenwich. It will set pioneering standards in environmental innovation and create a new, integrated community in a cutting edge development.

A Partnership Approach

English Partnerships is the national regeneration agency helping the Government to support high quality sustainable growth. English Partnerships 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. English Partnerships looks to promote a collaborative approach with the development partner(s) in order to deliver the best possible outcome for the development. This spirit of partnership and collaboration extends to the local community of East Greenwich through a commitment to community engagement throughout the redevelopment process.

MENT HOMES ON LEISURE

“I know a lot of people that were born in the hospital, and a few who died. The site has a strong identity for the community and that will last for some time after the hospital building goes.”

MOIRA HENEGHAN
LOCAL RESIDENT



Key Vision Objectives

- Secure the most efficient, productive use of a number of brownfield sites.
- Create a new urban neighbourhood for the Heart of East Greenwich.
- Generate development at sufficient densities to support local services in an urban, rather than suburban, context.
- Promote and deliver outstanding design, from the masterplanning stages through to the detailed choice of materials and quality of construction.
- Create an environment for people, with a strong sense of place, character and identity, which is fully founded in the context of East Greenwich as an existing townscape with unique characteristics.
- Create an inspirational, sustainable housing development with a wide range of housing types and tenures that offer a choice of lifestyles, meet Lifetime Home* standards and are accessible to all.
- Provide a safe, secure environment that properly integrates Secure by Design* standards and is well connected, legible and easy to navigate.
- Significantly reduce car usage and dependency, prioritise pedestrians/cyclists and encourage good access to public transport.
- Deliver pioneering standards in energy and water efficiency, sustainable drainage, waste reduction, renewable and non-polluting materials, and renewable energy technologies to minimise the impact of the development on the Earth's resources.
- Deliver a public realm of integrated streets and squares, that is rich and beautiful, encourages a range of activities and is brought to life through high quality landscaping and materials, well designed street furniture, visual and performing public arts.
- Utilise the latest advancements in Information Communication Technology (ICT) to empower the community through access to the latest communication opportunities.
- Incorporate a structure to sustain qualities of the public realm and other community assets through long-term arrangements for estate management and neighbourhood governance.
- Protect and enhance the biodiversity that is appropriate to the area and further the goals of the National and London BAP and complies with presumptions under Section 74(2) of the CROW Act.

*see References

The competition



STAGE 1

ENGLISH PARTNERSHIPS WISH TO INVITE FORMAL EXPRESSIONS OF INTEREST FROM DEVELOPERS OR DEVELOPMENT CONSORTIA TO PARTICIPATE IN THE COMPETITION.

Expressions of interest must include details of the applicant, its partners and professional advisors together with details of previous experience of undertaking schemes of this nature and complexity. As a minimum this should include:

- A company profile of the developer.
- Company profiles of any partner organisations.
- Details of the financial standing of the applicant and its partners including the latest three year audited accounts.
- A completed pre-qualification questionnaire.
- Details of the developer's five most relevant schemes where some, or all, of our key vision objectives have been applied.
- Approach to supply chain management.
- Details of the development teams' approach to design, innovation and modern methods of construction.
- The developer's Health & Safety record.

English Partnerships must receive Expressions of Interest by 12:00 hours on 24 March 2006 at the following address:

English Partnerships
10th Floor
2 Exchange Tower
Harbour Exchange Square
London
E14 9GS

for the attention of Philip Dibsedale



“I have heard a lot of positive ideas for the new heart of East Greenwich. My hope is that this heart does create a pulse, breathe life into the area, and not be just another missed opportunity that results in a bland development.”

TIM SUTTON
CALVERT ROAD RESIDENT



STAGE 2

IT IS INTENDED THAT A LIMITED NUMBER OF DEVELOPERS (NO MORE THAN FOUR) WILL THEN BE INVITED TO PARTICIPATE IN STAGE TWO OF THE COMPETITION.

The shortlisted developers/consortia will be provided with a more detailed Stage Two Brief, which will include:

- An indicative masterplan for the sites.
- Detailed design criteria, including siting, heights, massing and access.
- Outline brief for the provision of public service facilities.
- A detailed specification for the provision of a sustainable solution to energy, water and waste.
- Information on housing needs.
- Ground Investigation reports (where available).
- A topographical survey.
- A report on planning and legal tenure.
- A report on community consultation to date.
- A post-demolition report.

Stage Two submission

The details of the submission requirements for Stage Two of the competition will be set out in the Stage Two Development Brief, but as a minimum, are likely to include the following:

- A design statement outlining how proposals have responded positively to the requirements of the brief including building design and public realm.
- A detailed layout plan of the proposed development (scale 1:500) illustrating the approach to layout, density, integration of uses, access and car parking arrangements.
- Artists' impressions or CGIs of the completed scheme including principal elevations and the relationship between built form and the public realm.
- A model (scale 1:500 or computer generated) to indicate bulk, massing and impact on adjacent development, including daylight, sunlight and shadowing effects at different times of the day and the year.
- Artists' impressions of the principal character areas within the site, including public and private realms, typical streets etc.
- A strategy detailing the approach to innovation including the approach taken on energy, water and waste in order to achieve English Partnerships' minimum standard requirements.

- A strategy detailing the approach to the provision and integration of affordable housing on a tenure-blind basis.
- A statement detailing the approach to ecological enhancement, and the integration of play and public arts within the scheme.
- Proposals for long term management of the scheme.
- Marketing proposals.

Under Separate Cover

- Confirmation of the scheme's funding proposals and the 'development calculation' in a prescribed format, used to identify the costs and values of the proposed scheme, including Overage formula.

Collaborative Community Workshops

The shortlisted developers will be expected to participate in a collaborative workshop with representatives of English Partnerships, the London Borough of Greenwich and the local community in order to fully appreciate the context in which the site(s) are to be developed and to provide commercial realism into the community's understanding of the development process. The workshops will form part of a series of collaborative community events in order to arrive at a development solution, which is well supported by the community and addresses key requirements and concerns of local residents. The workshops are expected to be run over a two-day period.



The sites



Characteristics

The site of the former Greenwich District Hospital 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.

Comprising approximately 3 ha the site is framed by Woolwich Road to the north, Vanbrugh Hill to the West and by traditional Victorian dwellings on Calvert Road to the South and East.

The topographical legacy of the previous development leaves a site that falls significantly from south to north. The lowest point being at grade with the Woolwich Road frontage at the northern end of the site, the southern end of the site being approximately 3.8m higher.

History

The District Hospital site has long history of institutional use. A Victorian workhouse occupied the site until the 1960s, when the Greenwich District Hospital was built. The hospital closed in 2001 and has remained vacant apart from occasional use as a film set by production companies.

Connections

The site is well served by public transport. Maze Hill railway station on the North Kent line is less than half a kilometre to the west with regular services to London Bridge, Waterloo East and Cannon Street. Frequent bus services provide access to Greenwich town centre (mainline station, DLR and Thames River Services), Greenwich Peninsula (North Greenwich Tube on the Jubilee Line) and Woolwich town centre (mainline station and Thames River Services).

The A206 is a primary Transport for London east-west distributor route and provides vehicular access from Greenwich to the A102 Blackwall Tunnel, the A2 and national motorway network. The main vehicular access point into the site rises off Vanbrugh Hill, with emergency access points off Woolwich Road and Calvert Road.

The site is also within easy reach of significant public open space including Greenwich Park, the Thames River Path, Greenwich Peninsula and East Greenwich Pleasaunce.



Site Condition

English Partnerships have contracted to demolish the existing hospital buildings with an anticipated completion date in May 2006, whereupon the site will have been cleared of all existing buildings and piling caps. It is anticipated that the site will be left excavated to the level of the underside of the current basement slab. Topographical and geotechnical surveys will be undertaken upon completion of the demolition.

Services

The site is currently served by all major utilities, including an existing ground water borehole with Environment Agency extraction licence. Further information of existing services, where known, will be provided as part of the Stage Two Brief.

Current Planning

Local Plan policy is contained with 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.

In addition, the Greenwich Peninsula Development Framework (April 2002) supplementary planning guidance (currently being revised) sets out the Council's principles for redevelopment within the Peninsula Ward.

Other Sites

The relocation of existing public facilities will create additional redevelopment opportunities within the Heart of East Greenwich Area. These, along with a number of other local authority owned sites along Blackwall Lane may need to be considered as part of a comprehensive masterplanned response to the regenerative opportunity created by the redevelopment of the hospital site.

The existing Arches Leisure Centre on Trafalgar Road is currently housed within a 1920's purpose built facility on a site of approximately 0.5 ha within the East Greenwich Conservation Area.

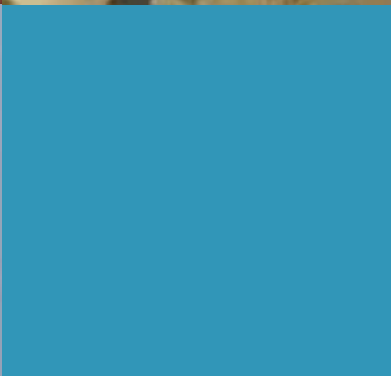
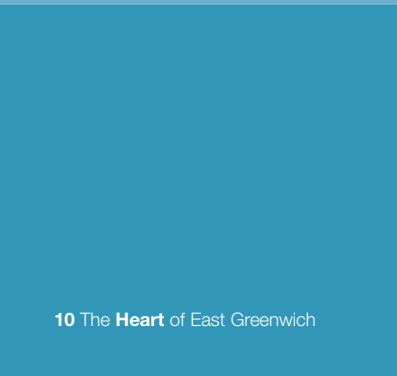
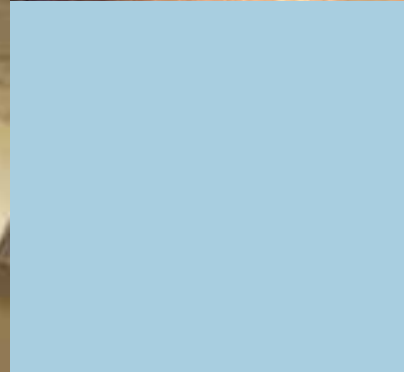
East Greenwich Library at the junction of Woolwich Road and Tunnel Avenue lies within an area that should be the gateway to East Greenwich and as such consideration may be given to a comprehensive redevelopment of this area. The building was purpose-built in 1905 as a library funded by the Andrew Carnegie Foundation and is Grade 2 listed.

There are three smaller sites along Blackwall Lane, currently in short-term use, which may also be considered as part of the Heart of East Greenwich project.

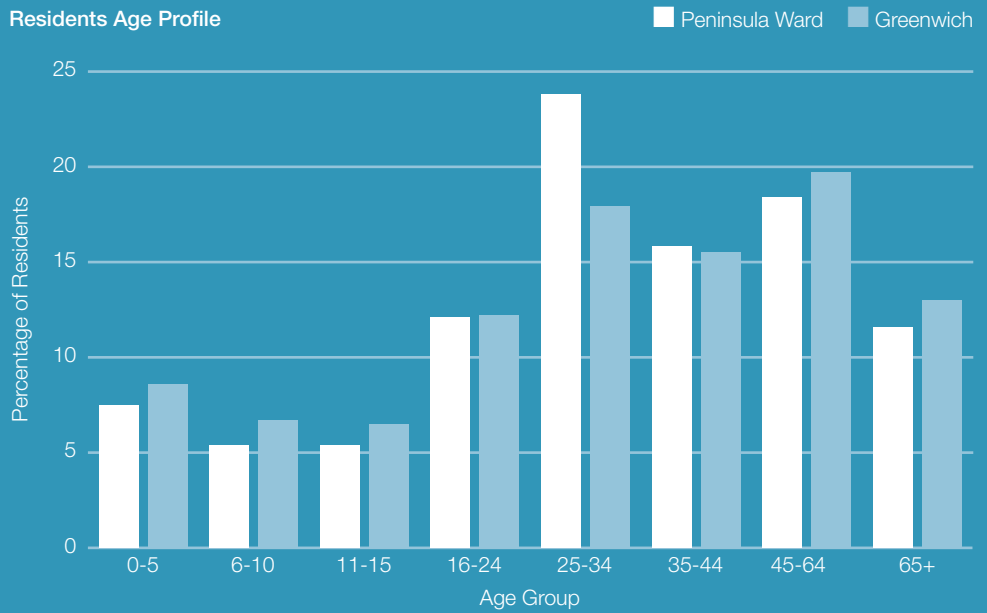


The context

THE HOSPITAL SITE FALLS WITHIN THE ELECTORAL WARD OF PENINSULA, IN THE LONDON BOROUGH OF GREENWICH, AND IS CENTRAL TO THE AREA KNOWN LOCALLY AS EAST GREENWICH. APPROXIMATELY 12,000 PEOPLE CURRENTLY LIVE WITHIN THE BOUNDARIES OF THE PENINSULA WARD, PROJECTED TO RISE TO 32,649 PEOPLE BY 2021.



Residents Age Profile



“I think the plans are good because there is going to be a new swimming pool.”

CALLUM

PUPIL AT ST JOSEPH'S SCHOOL



The Place

The East Greenwich area is distinct from the World Heritage town centre to the west, and from the emerging ultra-modern neighbourhood on the Greenwich Peninsula immediately to the north. East Greenwich is founded on a fine-grained network of Victorian residential streets and characterised by a strong sense of local identity and a high level of community cohesion.

The area's main commercial offer is located along the main A206 arterial route west of the Hospital site and is dominated by secondary retail, local services and fast-food take-aways. Greenwich and Woolwich serve as traditional regional centres, while multiple retailers and supermarkets are located in 'edge-of-town' facilities on the Greenwich Peninsula and at the Charlton Retail Park.

The immediate area is well served by primary schools and a range of social and leisure facilities, although many are in need of additional investment or modernisation.

The People

Approximately 12,000 currently live within the boundaries of the Peninsula Ward.

Traditionally the area provided much of the workforce for the local wharves, docks and gas works and many families have been living in East Greenwich through several generations. This provides the core of East Greenwich's population who view themselves as very distinct and separate from neighbouring Greenwich town centre and Charlton.

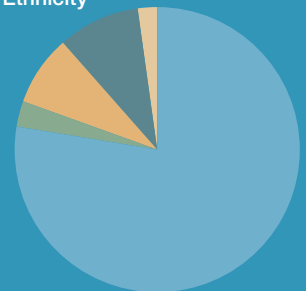
The area also has a significant number of Council owned housing estates, where the population is more transitory and unemployment is at a higher level.

More recently, the opening of the Jubilee Line station at North Greenwich in 1997 has led to a significant influx of young professional people into East Greenwich, attracted by the quality of period housing, new developments on the river and the ease of access to major employment areas in Canary Wharf and the City.

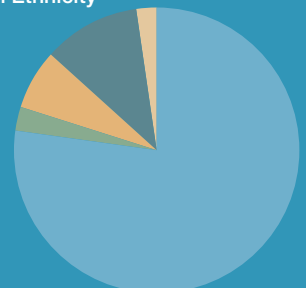
The area is often characterised by extremes: for example, it has a much higher number of people with degree level qualifications than average for the country but also a high level of people with no qualifications.

In 2002 the Greenwich Peninsula Partnership and English Partnerships commissioned a community audit of the ward. This provides a detailed understanding of the demographic breakdown of the area.

Peninsula Ethnicity



Greenwich Ethnicity



White Black
Mixed Chinese
Asian

INNOVATION INTEGRATION

Assessment criteria



Masterplan

The masterplan must establish a clear framework of streets and squares as a foundation upon which a thriving community can develop. The Woolwich Road forms a principal arterial route between Woolwich and Greenwich and therefore the Heart of East Greenwich project offers a major opportunity to create a 'Landmark' development.

Key issues relating to the masterplan include:

- The extent to which social and physical integration is achieved both within the site and with the existing urban fabric.
- The degree to which a mix of residential, community, leisure, health and retail use is integrated: vertically and horizontally.
- The response to the site topography, constraints, orientation and microclimate.
- The way in which the site promotes a walkable neighbourhood, encourages the use of public transport and creates a naturally secure environment.
- The legibility of the layout, to both residents and visitors.

The Woolwich Road should produce civic and retail frontages in order to provide an active and vibrant interface with the street, increase footfall and thereby stimulate the retail offer east of the Hospital site.

The rear of the site is more appropriate for residential development at a similar scale to the existing Victorian terraces.

Design

English Partnerships are committed to achieving the highest standards of design excellence in the Heart of East Greenwich project. It is a project of great local significance that is intended to set new standards of redevelopment and community regeneration in the East Greenwich area. The site presents the opportunity to provide a landmark development that will come to symbolise the regeneration of East Greenwich and yet reflect the existing character of the local area.

Good design and landscaping will form an essential factor in raising the profile of this regeneration project. In reviewing developers' submissions, English Partnerships will take account of the urban design, architecture and landscaping skills of proposed development team members and will seek evidence of recently completed projects of high quality design that are highly functional, legible and sustainable.

The creation of successful communities requires innovative and integrated thinking. Developers are therefore required to achieve the following design and development aspirations:

- An integrated and cohesive urban design framework that engenders a 'sense of place' providing existing and new communities with a focus for social, economic and cultural activity.
- A mix of well-integrated uses.
- A range of residential and commercial tenures to encourage social and economic cohesion and opportunity.



- Appropriate levels of development density that achieve the required critical mass sufficient to support mixed development in an urban (rather than suburban) environment.
- Well-designed public spaces that respond to the needs of new and existing communities, including children and young people, and integrate visual and performing arts.
- Community involvement in the planning, design and onward management of the scheme.
- A site layout which looks to maximise the advantages of solar gain, wind protection and the creation of sheltered squares and meeting places, avoids wind tunnelling and utilises vegetation and water features to prevent building overheating.
- The provision of features between and on buildings (such as green roofs and walls) that provide habitat requirements of desired species of wildlife. (Refer to CROW Act, The GLA Act and The London Plan).

Innovation in Building Technology and Construction Methods

An important aspect of the Heart of East Greenwich Competition is to advance thinking in building design and construction methodology. Improvements will be sought in quality, construction times and functional adaptability. The submissions will therefore be assessed with respect to the following:

1 Building Process

Developers should consider how the building process itself can be improved, endeavouring to provide higher quality buildings, completed in shorter timescales and at reduced costs.

English Partnerships is at the forefront of major innovations in the use of Modern Methods of Construction (MMC), consideration should therefore be given to the off-site manufacture of components, quality control and component pre-assembly in order to improve quality and time savings.

In addition, developers should consider the principles behind English Partnerships 'Design for Manufacture Competition' which seeks to deliver homes with a construction cost of less than £60,000.

Developers will also be expected to demonstrate construction efficiencies, reduction in levels of construction waste (to agreed maximum levels), and commitment throughout the construction supply chain.

2 Materials

In designing individual building types, developers should give consideration to the following criteria:

- Use of local and sustainable materials.
- Reduction in 'Embodied Energy'.
- The use of 'Category A' materials and the avoidance of 'Category C' materials under the BRE Green Guide to Housing Specification.
- Agreed minimum percentages of recycled (20 per cent) and re-used materials.

3 Environment

Innovative technologies should be used to improve the environmental performance of buildings over and above existing buildings regulations in order to achieve:

- EcoHomes/BREEAM rating of Excellent.
- Minimum agreed standards on: CO₂ emissions from energy use; thermal envelope performance; and materials.
- Reduced waste production and water consumption during construction.
- Improvements in natural lighting, acoustic separation and controlled ventilation.
- Sustainable drainage ("SuDS") and water consumption.
- Use of zero 'VOC' paints.

LIVE WORK ENJOY EXCEL

Assessment criteria continued



Sustainability

English Partnerships is committed to the promotion of highly sustainable developments which minimise the impact on the environment. Proposals should be underpinned by a robust and ambitious environmental and ecological ethos and must satisfy the following criteria:

1 Energy

English Partnerships will work together with the chosen development partner to produce an energy strategy, which aspires to the following carbon emission outcomes:

- A minimum of 15 per cent improvement on building envelope performance with reference to Building Regulations Part L, April 2006.
- Zero net Carbon Emissions.
- Primary Energy demand reduced by 80 per cent compared to 'business as usual' baseline.
- On-site renewable energy supply of 40 per cent of the energy demanded (measured in terms of carbon).
- If appropriate, the installation of 'private wire' system and a district heating and cooling infrastructure.
- Appropriate delivery mechanisms.

2 Water

English Partnerships recognise that water is a precious natural resource and is therefore keen to ensure its prudent use. As such, English Partnerships will seek to agree minimum targets for the reduction of water usage through measures such as:

- Water efficient sanitary fittings.
- Water and energy efficient domestic white goods.
- Reduced garden water consumption.
- Grey water and rainwater recycling.

3 Waste

Developers will need to produce a waste reduction strategy for both commercial and domestic waste following the principles of a waste hierarchy of Reduce, Re-use, Recycle.

4 Biodiversity

Developers will be required to produce an ecologically informed landscape strategy that provides a strong vegetation and habitat framework for the whole site, with further ideas for integrating this into a wider green infrastructure beyond the site boundary. The strategy should seek to maximise the benefits of design for both people and wildlife.

Residential

The development is expected to provide a significant residential element with a broad selection of residential types including apartments, town houses, stacked maisonettes and live/work units. Further information on the expected apportionment, building types and design principles will be provided in the Stage Two Brief.

1 Densities

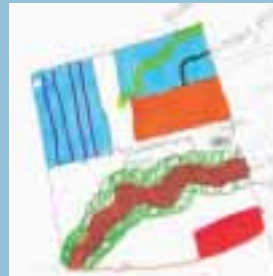
The site forms a significant opportunity within the predominantly residential environment of East Greenwich, and therefore residential densities should reflect the urban nature of the area. English Partnerships is mandated by the Government to ensure that the regenerative benefits of Brownfield sites are maximised. As a guide, densities will be expected to achieve in the region of 200 dwellings per hectare in order to support the range of public services provided on the site and in the surrounding environs and to address current Government guidelines.

2 A Mixed and Integrated Community

As a minimum, the development will be expected to deliver 35 per cent of dwellings as affordable housing in accordance with the London Borough of Greenwich UDP (second draft deposit April 2004).

English Partnerships operates a policy of 'Tenure Blind' housing and therefore affordable housing elements will need to be fully integrated (design and location) within the development.

PLAY LEARN EXERCISE READ



Flynn's drawing of the site.
FLYNN
PUPIL AT ST JOSEPH'S SCHOOL

In addition, developers must consider increasing tenure mix in order to conform with the Mayor's London Plan and as such should consider increasing shared equity ownership through one of English Partnerships' housing initiatives: The London-Wide Initiative (LWI); or the First Time Buyers Initiative (FTBI)*.

*See References

3 Standard of Housing

The Stage Two Brief will provide greater guidance on the quality of housing, however developers will be required to secure accreditation for BRE EcoHomes "Excellent", 'Secured by Design', 'Lifetimes Homes' and 'Building for Life' (Silver).

Additionally, the successful developer will be required to provide an 'Access Statement' outlining how their scheme is accessible and appealing to all regardless of physical ability, age, gender or circumstance.

Public Service Centre

A new state-of-the-art public service centre will form an integral part of the new development on the former hospital site. Based on a model developed by Greenwich Council, the new East Greenwich Centre will consist of an integrated public service centre with modern library and leisure/fitness club facilities. Service provisions for children, young persons and Greenwich Community College may also be included.

An existing Health Centre owned by the Greenwich Primary Care Trust (PCT) currently occupies the southwest corner of the former hospital site, fronting Calvert Road. The PCT intend to rebuild the facility and discussions are ongoing with a view to relocation within the new scheme in order to allow a degree of integration with the new public service centre. An outline brief on the spatial and operation requirements of the public service and health centres will be provided at Stage Two.

The overall design of the centre should provide:

- A high quality, prominent and visible "landmark" development.
- A building that is fun, attractive and interesting to visitors.
- An attractive and interactive townscape.
- Transparency and legibility in terms of use and accessibility.
- Environmental efficiency, including energy, waste and water.
- Functionality and flexibility for the whole of the buildings' operational life.
- A leisure facility with main and learner pools.
- Access to café facilities.*
- Access to crèche facilities.*

*Not necessarily within the confines of the public service centre

Cost certainty will be a crucial factor in the deliverability of the new local service centre and health centre. Developers will therefore need to consider the mechanism for delivering these public facilities at cost (including a management fee) which affords the greatest degree of cost certainty.

ENVIRONMENT CREATIVITY

Assessment criteria continued



Transport

It is recognised that Trafalgar Road, Woolwich Road and Blackwall Lane are some of the most congested roads within the London Borough of Greenwich. While it is beyond the scope of this project to solve all the traffic problems of the area, the redevelopment of the hospital site must give sufficient consideration to improving the Woolwich Road/Vanbrugh Hill/Blackwall Lane junction. Proposals will need to consider the opportunity to relieve congestion as well as improving the performance of the junction for buses, pedestrians and cyclists.

It is also essential that access to existing public transport, particularly at Maze Hill and North Greenwich, is improved in order to promote sustainable transport and reduce dependency upon private motor vehicles. Car clubs and other forms of transport will also be required to reduce the volume of traffic generated by the new development.

Landscape and Ecology

In arriving at a development solution, developers must consider all aspects of the environment. Positive effects on key environmental indicators should be sought in the implementation and operational life of the development: issues of poor air quality in relation to dust, cooling and ozone; potential social benefits of the environmental approach are important and key to sustainability; community stewardship (especially schools and colleges) at all stages of landscape development; linking green design to the health and leisure facilities such as through a 'green gym'; as well as strengthening off-site habitat links to surrounding green spaces.

Landscape design around and on buildings must contribute towards the meeting of appropriate key targets of the London Biodiversity Action Plan.

Developers will be provided with an ecological assessment of the current site as well as an outline landscape strategy at Stage Two.

Public Art

Art in the public realm makes a major contribution to the character and identity of a place. It encourages interest and engagement from local people, enhancing and enriching the quality of the environment and animating and enlivening the space through performances, new commissions and other arts activities.

The developer will be expected to consider an overarching public arts strategy intrinsic to the design of the scheme and in particular to the public realm. This might include artists' contributions to environmental improvements, urban design (e.g. lighting, street furniture), landscaping schemes, or public realm areas within new civic buildings. This could also include an audit of potential sites for locating temporary or permanent works of art.

Artistic input must be integral to the overall design process.

IT WALKABLE TECHNOLOGY



Connected Community

The Heart of East Greenwich development presents opportunity to maximise the availability of modern technologies for those living, working, learning and playing within the scheme and the surrounding areas through an integrated communications infrastructure. Consideration should be given to the potential for fibre-optics, wireless networks and other telecommunication and information technology opportunities, which develop a community infrastructure, encourage home working and continued learning, and integrated building controls.

Deliverability

The experience of the development partners and their advisers, and their ability to fund the proposed development are important considerations in assessing proposed schemes. Developers must demonstrate that sensible and clear assumptions have been made in arriving at their financial appraisal, in order to satisfy English Partnerships that their schemes are fundable and economically viable.

Site Value

English Partnerships will look to discuss its future involvement in the delivery of the site and its relationship with the successful developer. The Agency wishes to play an active role in the design and delivery process to ensure that both the potential of the site, the design and construction quality and the financial returns are maximised.

English Partnerships will look to developers to propose an innovative approach to financial consideration for the site, including sharing in the future financial success of the scheme.

References



National Planning Policy Guidance

PPG 3: Housing
ODPM www.odpm.gov.uk

PPS 1: Delivering Sustainable Development
ODPM www.odpm.gov.uk

Regional Policy Guidance

The London Plan
The Mayor of London
www.london.gov.uk/londonissues

Local Policy Guidance

London Borough of Greenwich Adopted UDP
London Borough of Greenwich (1994)
www.greenwich.gov.uk

*London Borough of Greenwich UDP
2nd Deposit Draft*
London Borough of Greenwich (2004)
www.greenwich.gov.uk

Other reading material

*Better Places To Live By Design: A Companion
Guide To PPG3*
ODPM www.odpm.gov.uk

*Design and Modern Methods of
Construction – A Review*
CABE (2004)
www.cabe.org.uk

Does Money Grow on Trees?
CABE Space (2005)
www.cabespace.org.uk

First-Time Buyers Initiative
www.englishpartnerships.co.uk

*Greenwich Peninsula Development Framework
(April 2002) Supplementary Planning Guidance*
London Borough of Greenwich
www.greenwich.gov.uk

London-Wide Initiative
www.englishpartnerships.co.uk

Planning Policy Statement 22: Renewable Energy
ODPM www.odpm.gov.uk

Sustainable Communities: Building for the future
ODPM www.odpm.gov.uk

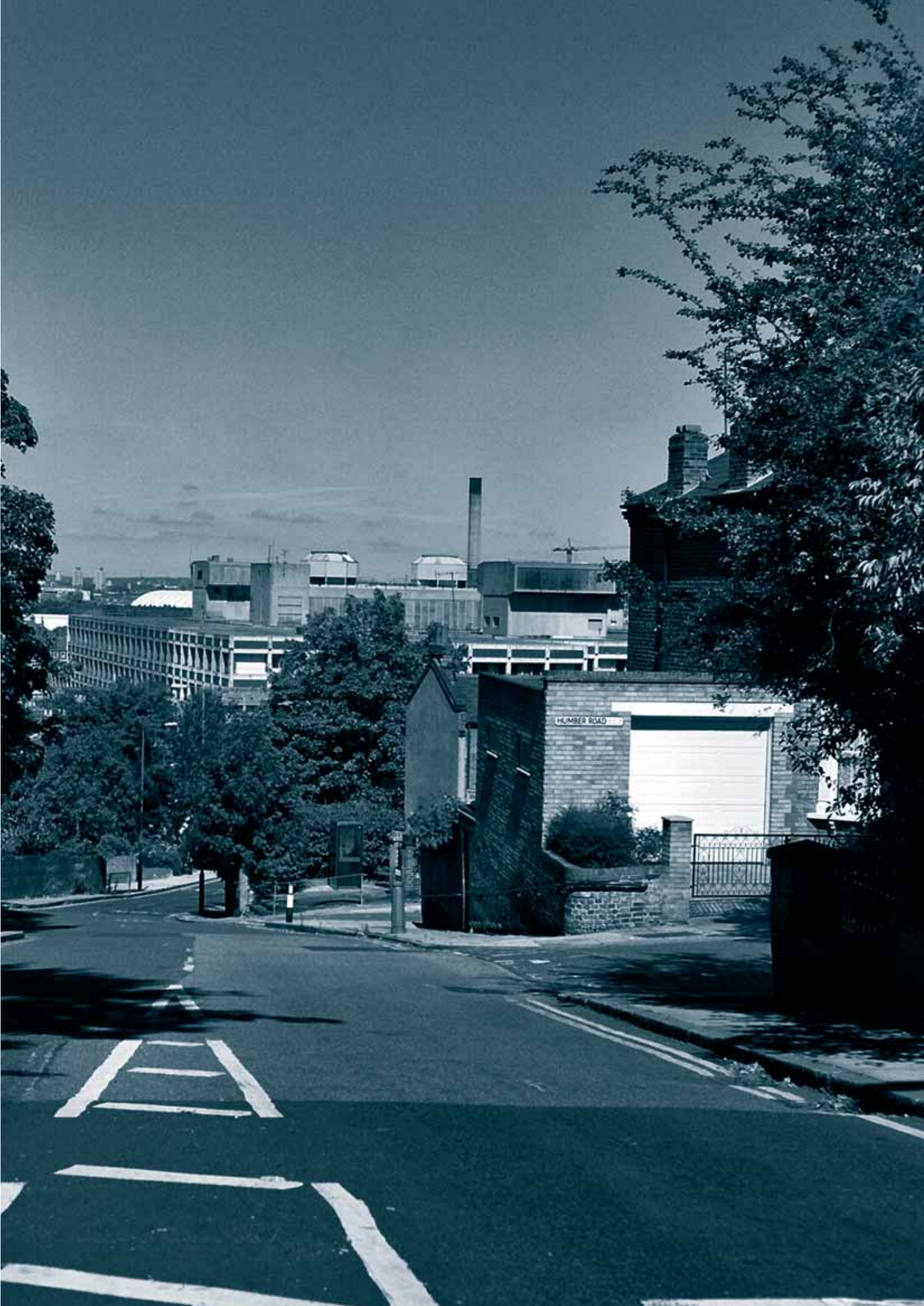
The Waste & Resources Action Group
www.wrap.org.uk

UK Energy White Paper: *Our Energy Future*
DTI (2003) www.dti.gov.uk

Urban Design Compendium
English Partnerships and The Housing
Corporation (2000)

Urban Task Force Report
Richard Rogers Partnership (2005)
www.richardrogers.co.uk

www.securedbydesign.com
www.buildingforlife.org
www.lifetimehomes.org.uk
www.bre.co.uk



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

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