

# Woolwich Leisure Centre Project

## Welcome and thank you for attending.

The Royal Borough of Greenwich and Hill are pleased to welcome you to this consultation event to seek your feedback on the emerging proposals for the site.

The Council has appointed Hill as its partner to prepare the site-wide masterplan and deliver the residential component of the scheme. The Council is delivering the leisure centre and community uses.

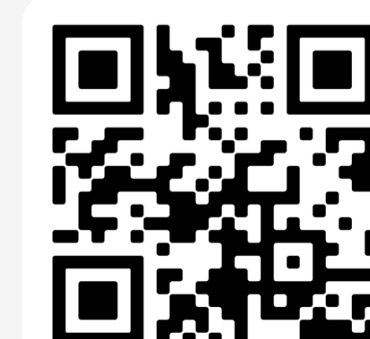
Between December 2020 and January 2021 the Council consulted on proposals for a new exemplar leisure centre with arts venue and community space which will replace Waterfront Leisure Centre. Feedback was also sought on the residential element of the scheme.

This consultation provides feedback on how your views have helped shape the Tramshed Theatre and leisure centre design and provides our initial thoughts on the wider masterplan and emerging residential proposals.

Formed in 1999, Hill is a leading family-run residential developer operating across London and the south east. Hill is a 5 star housebuilder with a strong track record in delivering high quality new homes and creating places where people aspire to live, work and enjoy.

Hill has delivered over 19,000 new homes and has well-established partnerships with local authorities and housing providers to deliver a range of different tenures and homes within its developments. We take a long term approach to our developments, working closely with local communities and delivering benefits to existing communities and businesses as part of the process.

Thank you for taking the time to visit the proposals and we welcome your feedback on the emerging scheme.





# Our Shared Vision

Our joint vision is to deliver a leisure-led regeneration scheme which places health and wellbeing at the heart of the development.

The Council has an emerging vision for Woolwich which identifies this site for a new leisure hub including the new leisure centre, community and residential uses that will focus on health and wellbeing and improve connections to the residential areas to the south/east.

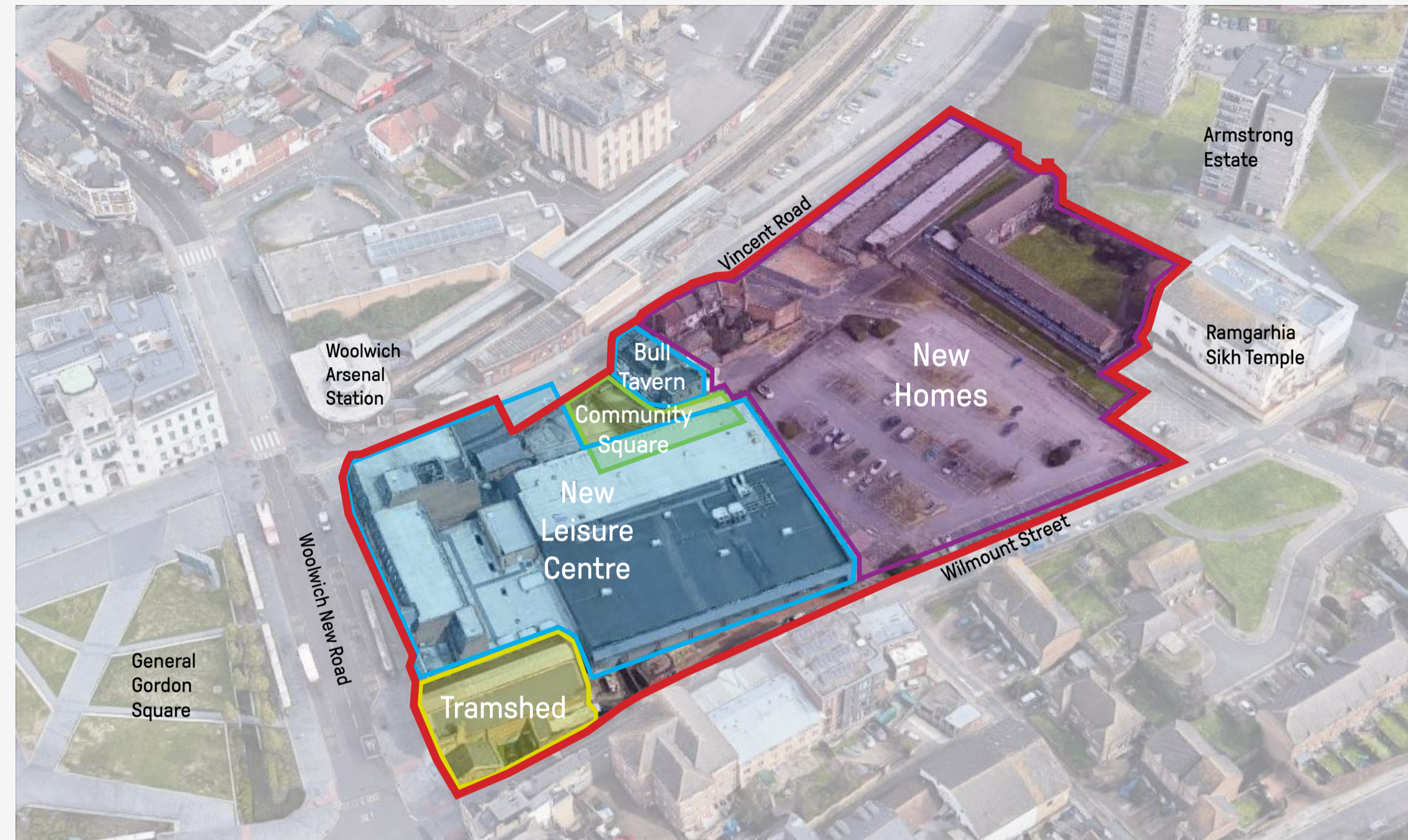
The housing proposals have developed this vision integrating the central theme of Health and Wellbeing, so that the whole masterplan has this focus.

## Health and Wellbeing

The proposals embed physical and mental health & wellbeing throughout; in the form of physical activity within the new leisure centre, but also social connectivity through the Tramshed Theatre, Community Square and central garden space.



## The Site and Proposed Uses



### New Leisure Centre

Tramshed Theatre (construction already begun)

About 500 new homes including affordable housing

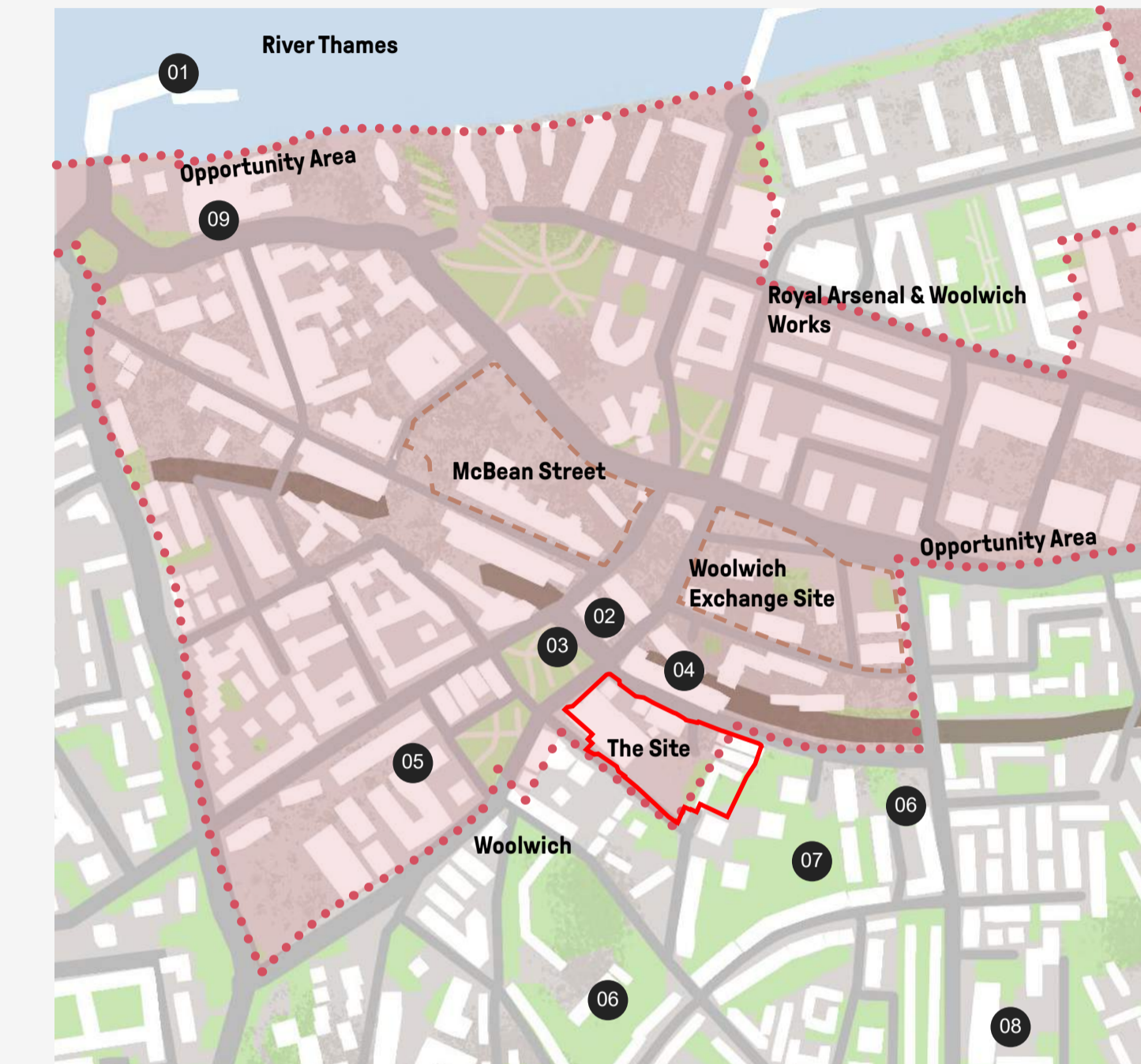
New Community Square

Retained & Refurbished Bull Tavern Building

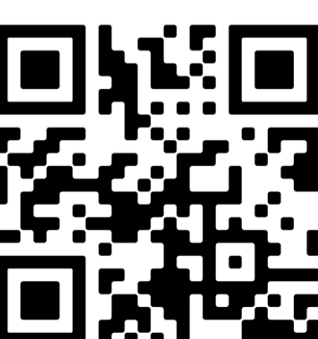
New Commercial Spaces

New Green Spaces with Play Areas

## Site Location & Woolwich Context

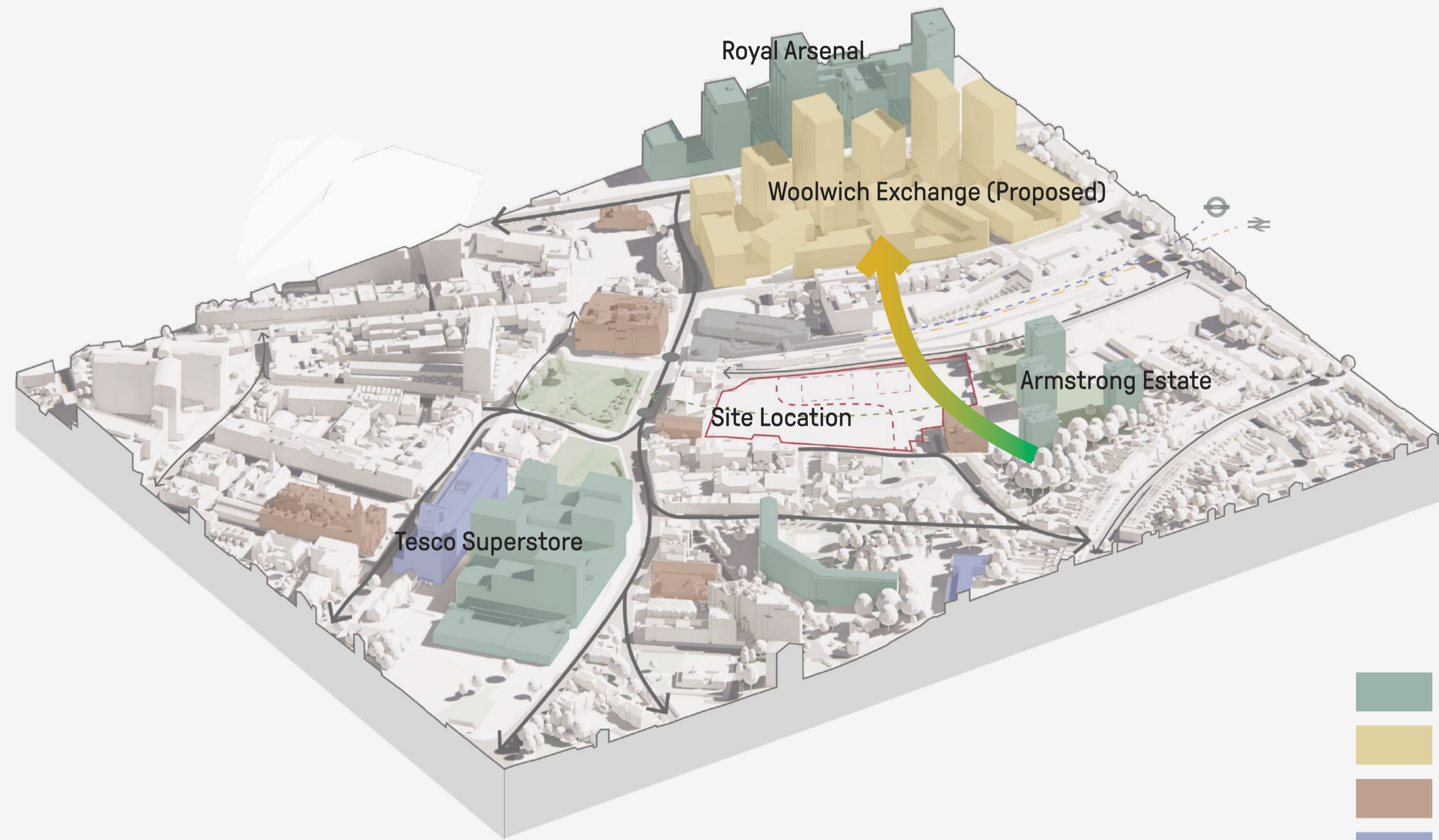


- 01 Woolwich Ferry Crossing
- 02 Equitable House
- 03 General Gordon Square
- 04 Woolwich Arsenal Station
- 05 Tesco Superstore and
- Council Offices
- 06 Primary School
- 07 Armstrong Estate
- 08 Nursery
- 09 Existing Leisure Centre





# The Site and Surrounding Context



- High-rise Residential
- New Buildings
- Historic/Landmark
- Civic Buildings
- Green Area

## Photos from around the site



View along Vincent Road from General Gordon Square.



Corner of Wilmount St. And Mason's Hill. View of Sikh Temple and Armstrong Estate.



Woolwich New Road. Tramshed and (demolished) Wilko's frontage.



Vincent Road. View of existing garage building and Armstrong Estate.



Corner of Vincent Road and Woolwich New Road looking across General Gordon Square.

## Heritage Buildings and Public Spaces



Tramshed Theatre



Beresford Square



Ramgarhia Sikh Temple



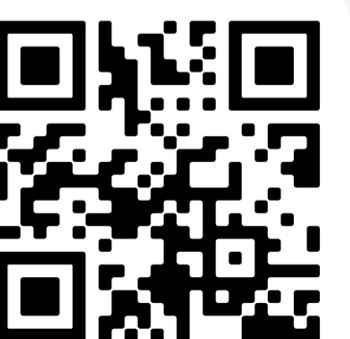
Equitable House



General Gordon Square



The Bull Tavern





# The Emerging Masterplan

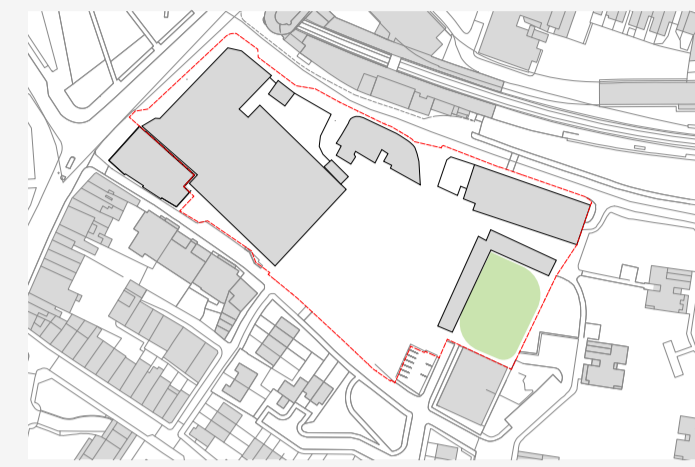
The development will act as a connection between the town centre and surrounding residential areas, encouraging and inviting people to come into and through this new neighbourhood.

At the centre of the proposals is a new community square and a large central public open space, wider tree-lined streets and landscaping which encourages walking and cycling.

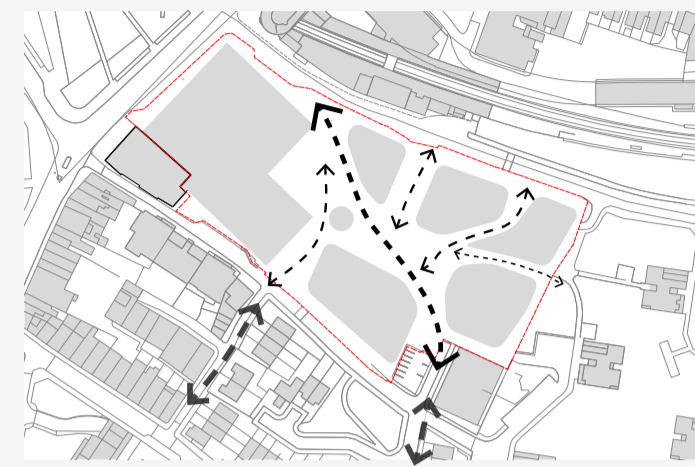


**1.** The design of the new leisure centre reflects the civic character of Woolwich New Road & General Gordon Square.

## How the design responds to the local area.



Existing site disconnected from local streets. Green space of Troy Court is a template for the development and new housing.



Establish routes through to adjacent streets. Build around these routes.



Trees and greenery between buildings supporting healthy streets and wellbeing.



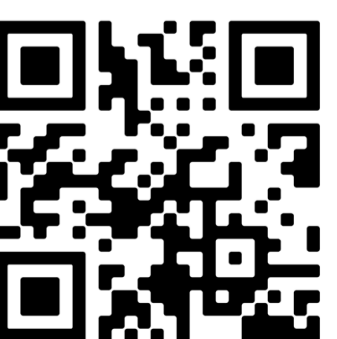
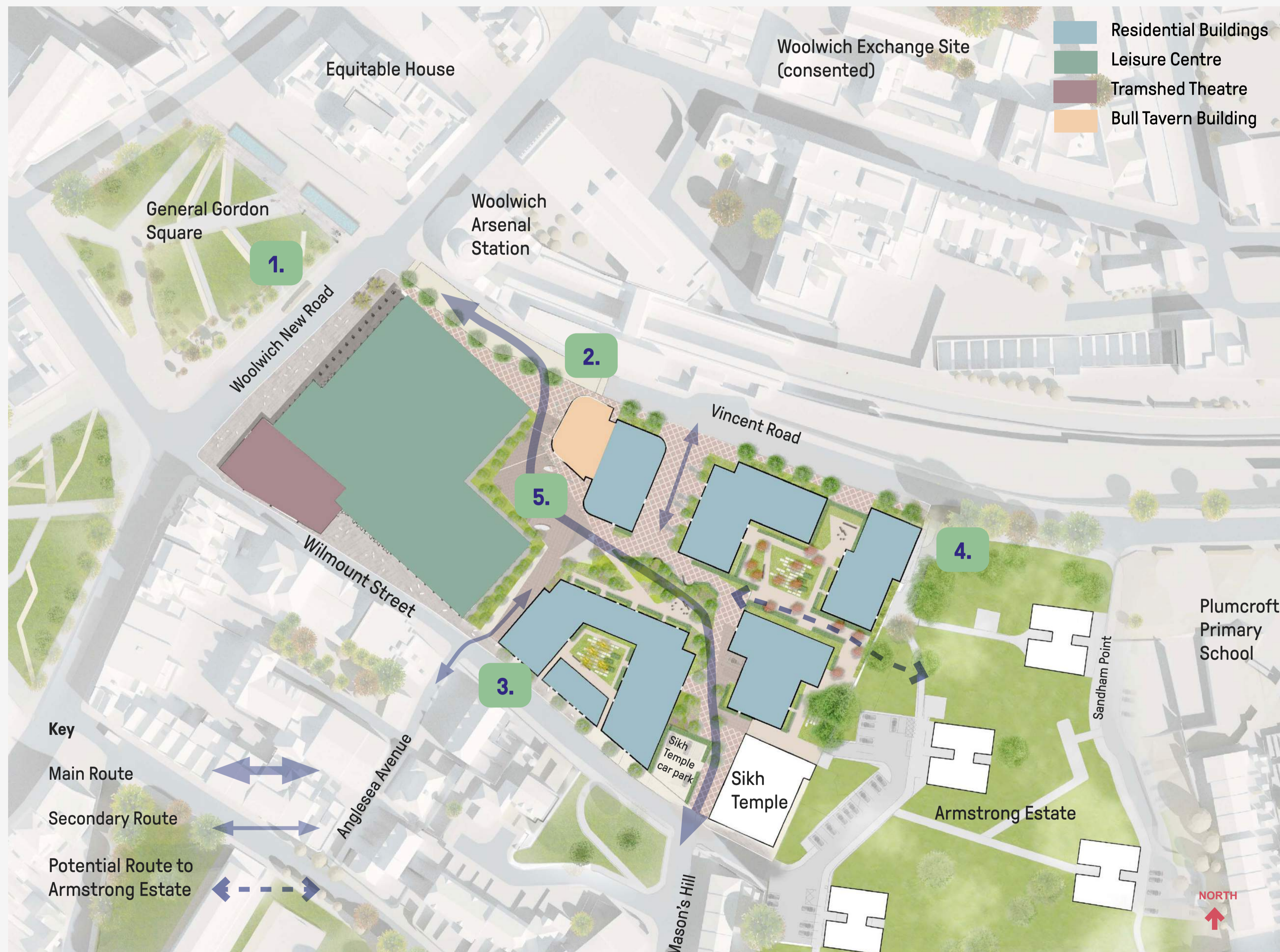
**2.** Buildings are set back creating wider pavements and space for trees along Vincent Road. Views into the Leisure Centre, and activity from Bull Tavern Building leading into the new square.

**3.** Design of new buildings complement Wilmount Street (quieter road) with buildings lower in scale. Residential buildings with front doors at ground level.

**4.** New buildings with gaps between respond positively to Armstrong Estate with potential new access route.



**5.** At the heart of the scheme a new community square and green spaces with public access.





# Spaces Connecting to Nature

Softening the urban Woolwich character with trees and planting.



Refurbished Bull Tavern building serving as gateway to development with new street trees.



Re-establishing historic street patterns to provide cycle and pedestrian friendly routes.



Safe gardens for children to play in, neighbours to meet or simply a place to relax.



Versatile space for the whole of Woolwich with considered landscaping and active uses.



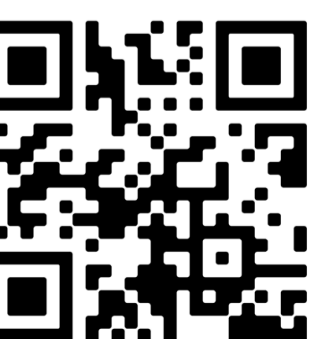
Street trees enliven the public realm and create better place to walk and cycle.



Provides urban greening, encourages biodiversity and offers new play spaces.

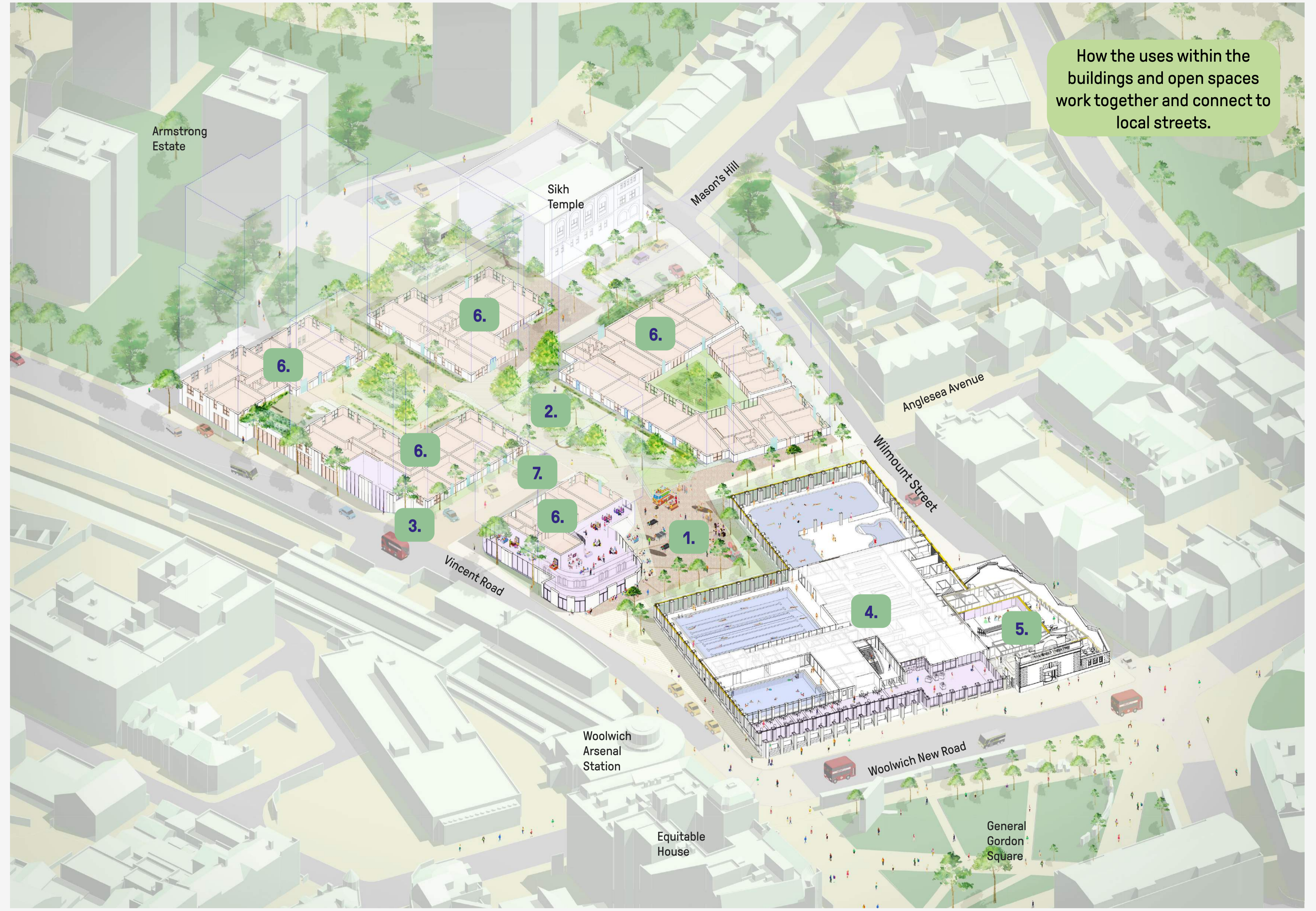


Connecting to existing streets and tying together the whole development.





# Fitting into Woolwich



- 4.
- 4. New Leisure Centre
- 5.
- 5. Tramshed Theatre
- 6.
- 6. Residential
- 7.
- 7. Helen Street (Reconfigured)





# New Spaces for the Community

Tramshed Theatre    New Leisure Centre    Community Square    New Commercial Space    Central Garden



## Community Square

A welcoming new public place for Woolwich.

- It can be seasonal, work day and night, provide space for activities and provide a welcoming environment
- A place for events including outdoor

- theatre, exhibitions, performances, linking to the Tramshed.
- A space to walk through as part of your route into the town.
- Somewhere to host cultural festivals



## Central Garden

A new public garden for all to use and enjoy.

- A place to connect with nature within an attractive lush, green environment.
- Playspace for children.

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- Encourages biodiversity and supports ecology in Woolwich town centre



## The Bull Tavern Building

Retaining and extending the Bull Tavern building to introduce new commercial uses facing the community square.

- Flexible workspaces for local community and new residents.

- Leisure uses that spill out onto new square.
- Work from home opportunities and collaborative hireable spaces



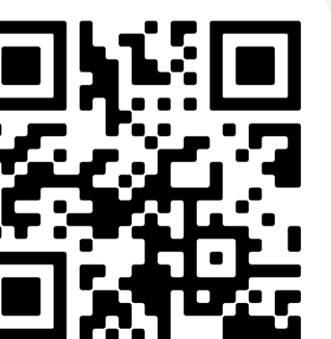
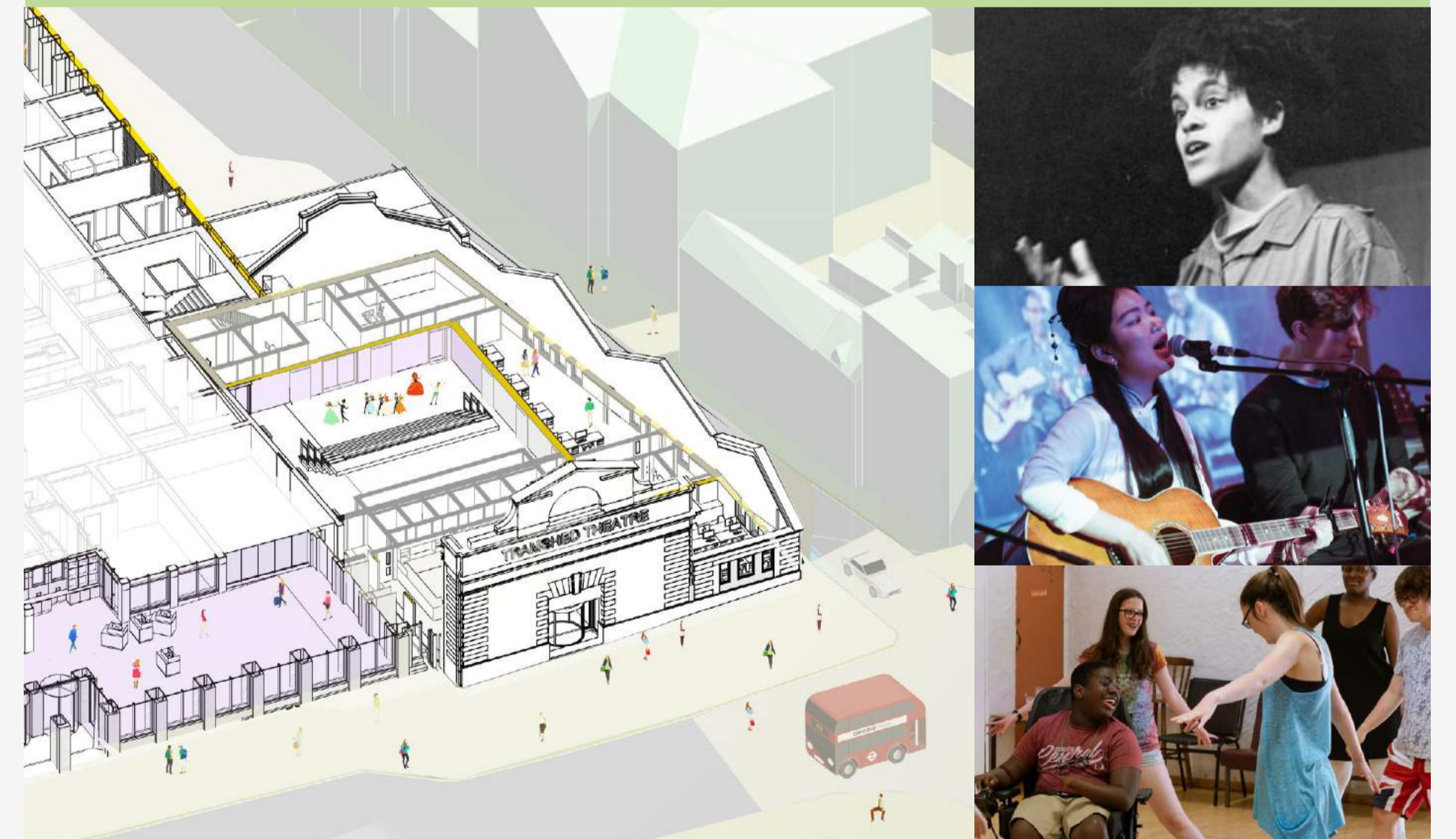
## Tramshed Theatre

Already successfully received planning consent, the Tramshed Theatre is a critical and integral part of the overall masterplan.

- Refurbished theatre provides a high quality spaces for a valuable social,

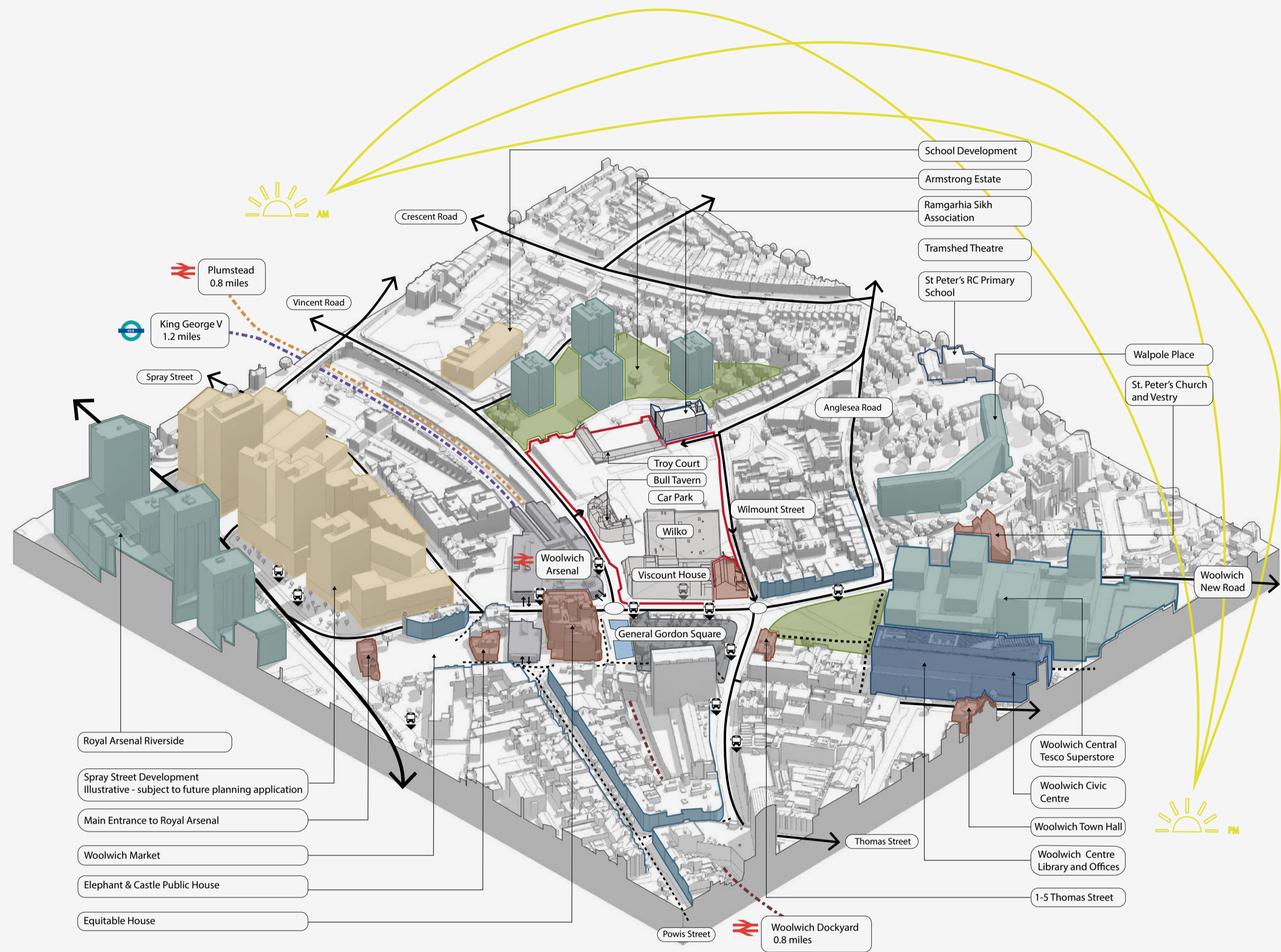
cultural and community asset.

- Direct relationship with new leisure centre
- Heritage architecture retained.
- History of the theatre to be recognised and celebrated across proposals.

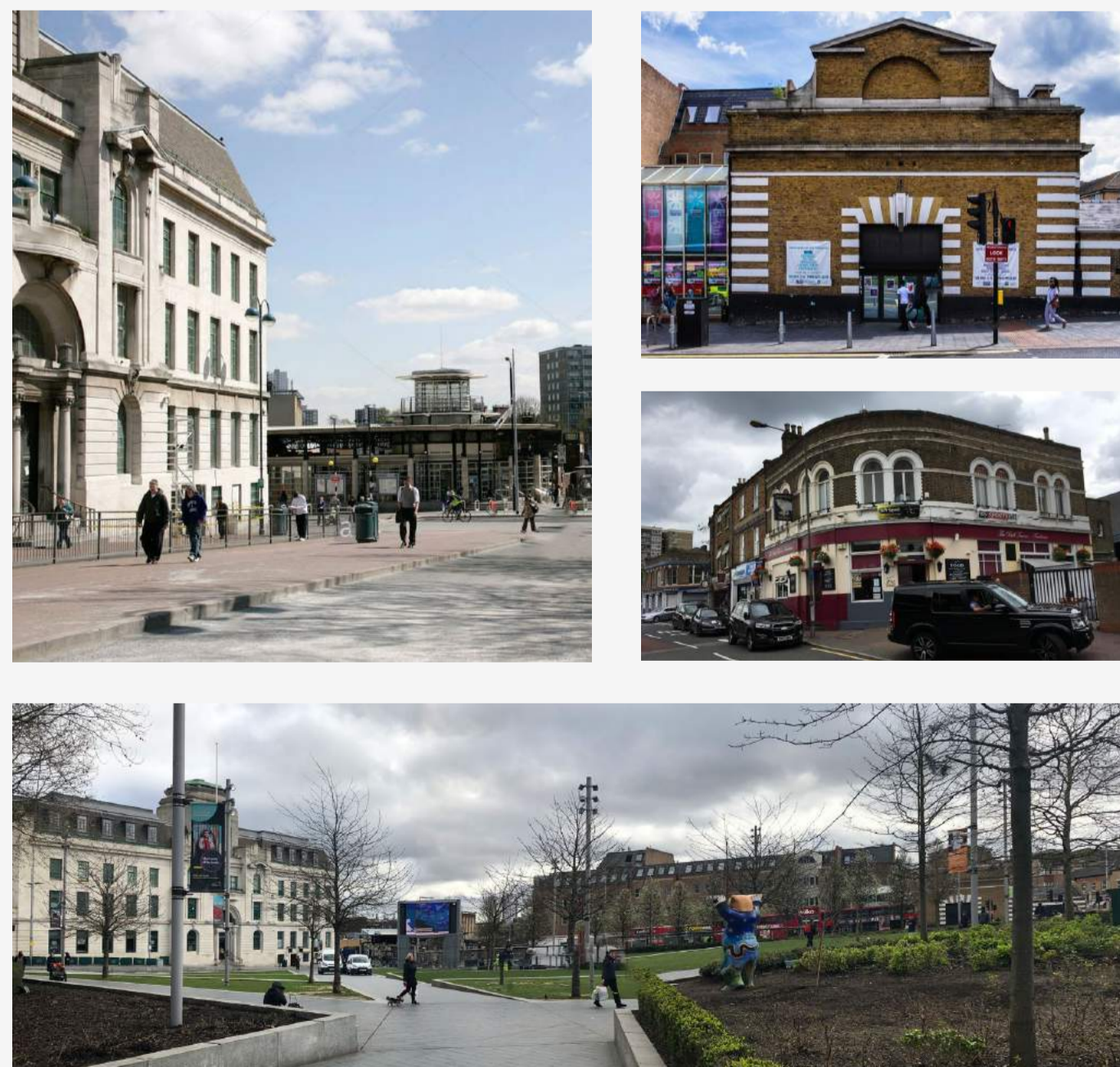




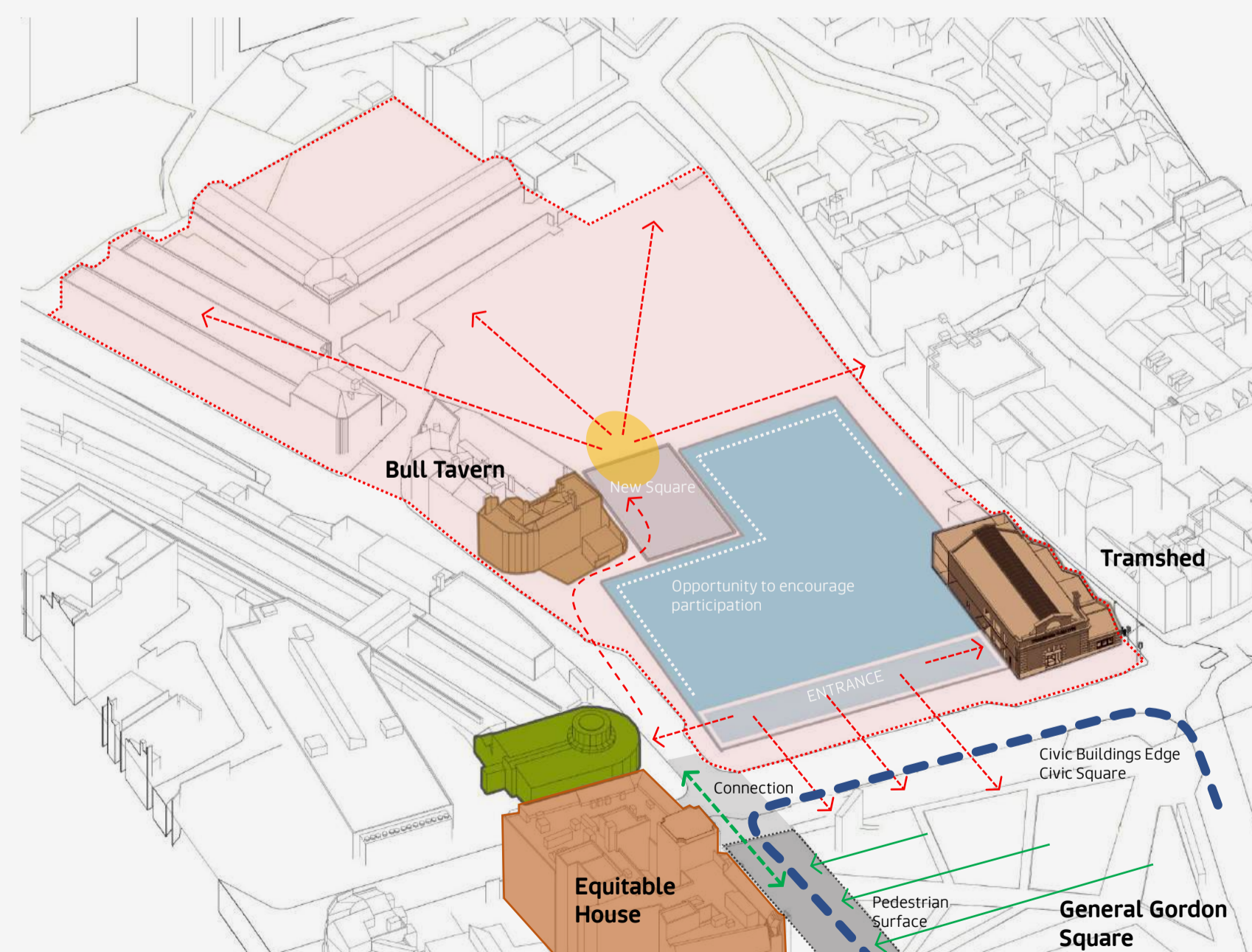
# Leisure and Community Centre



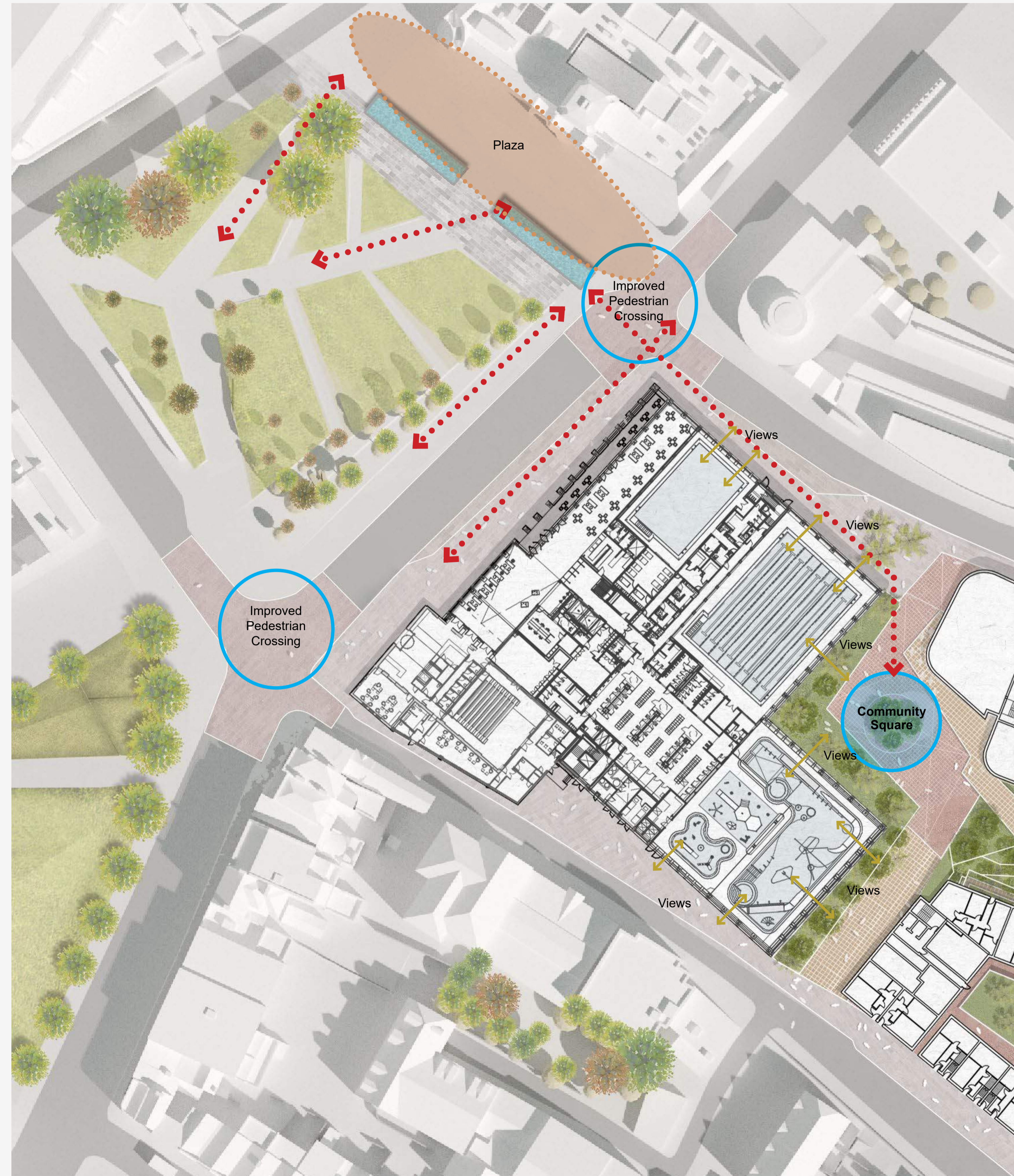
Site Analysis



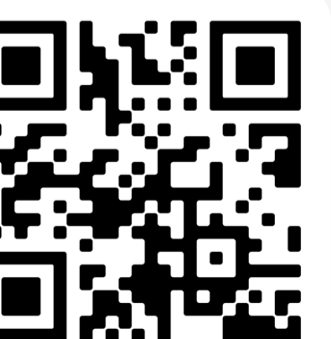
Context



Responding to Context

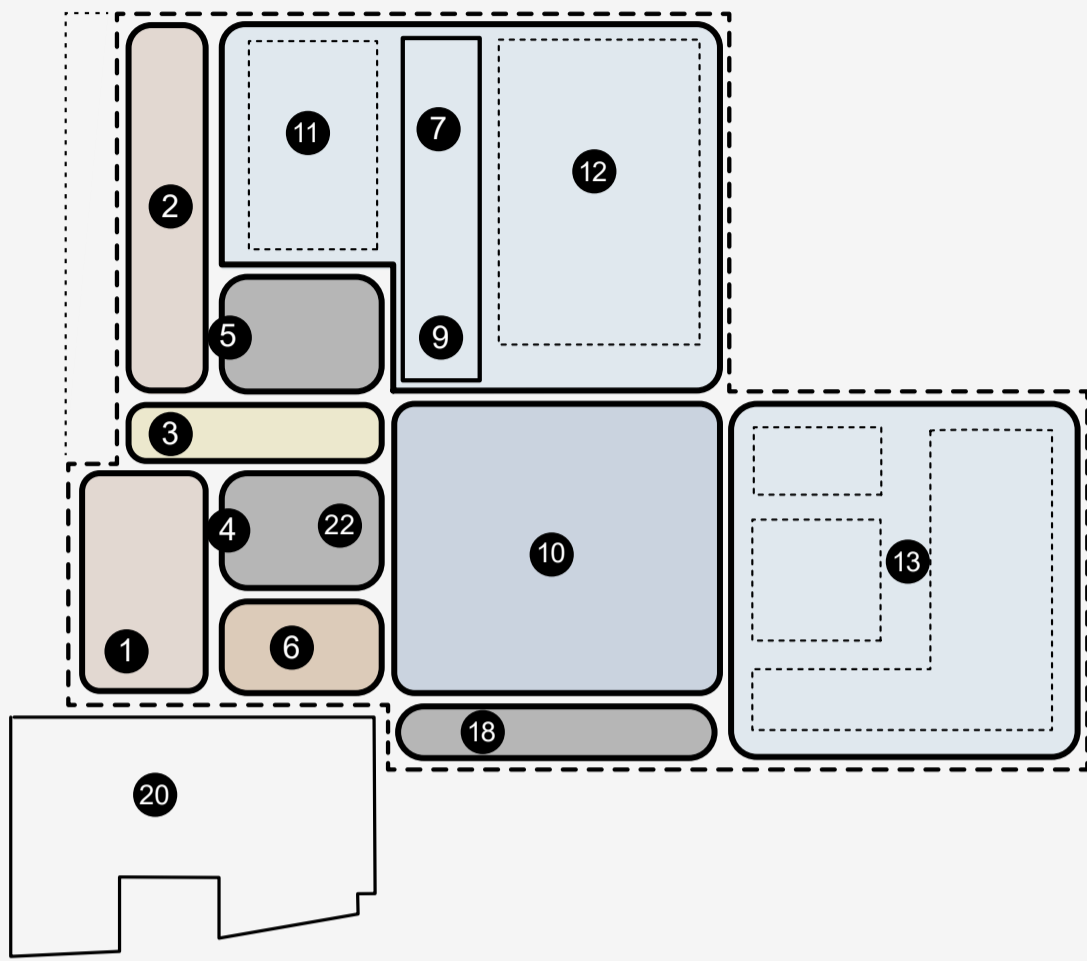


Urban Design Response

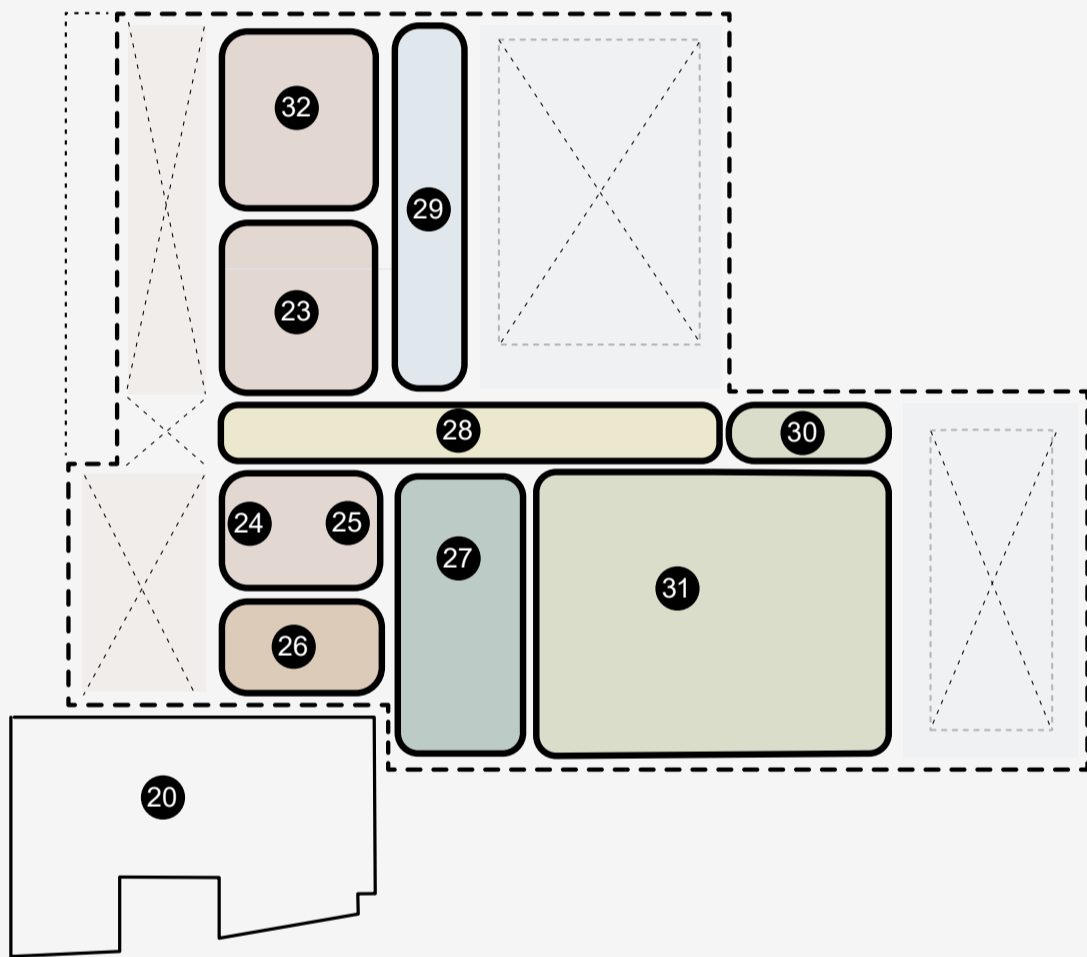




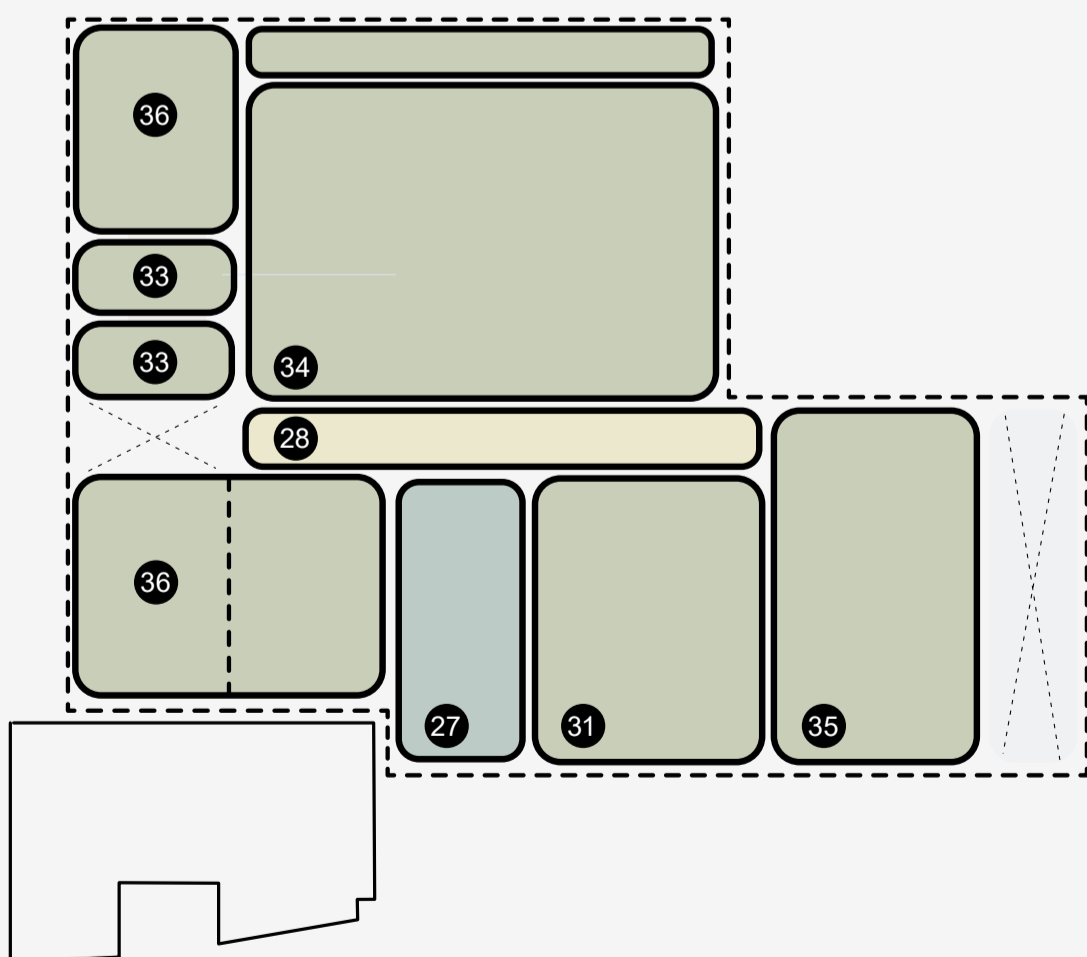
# Leisure and Community Centre



Level 0 - Plan Diagram



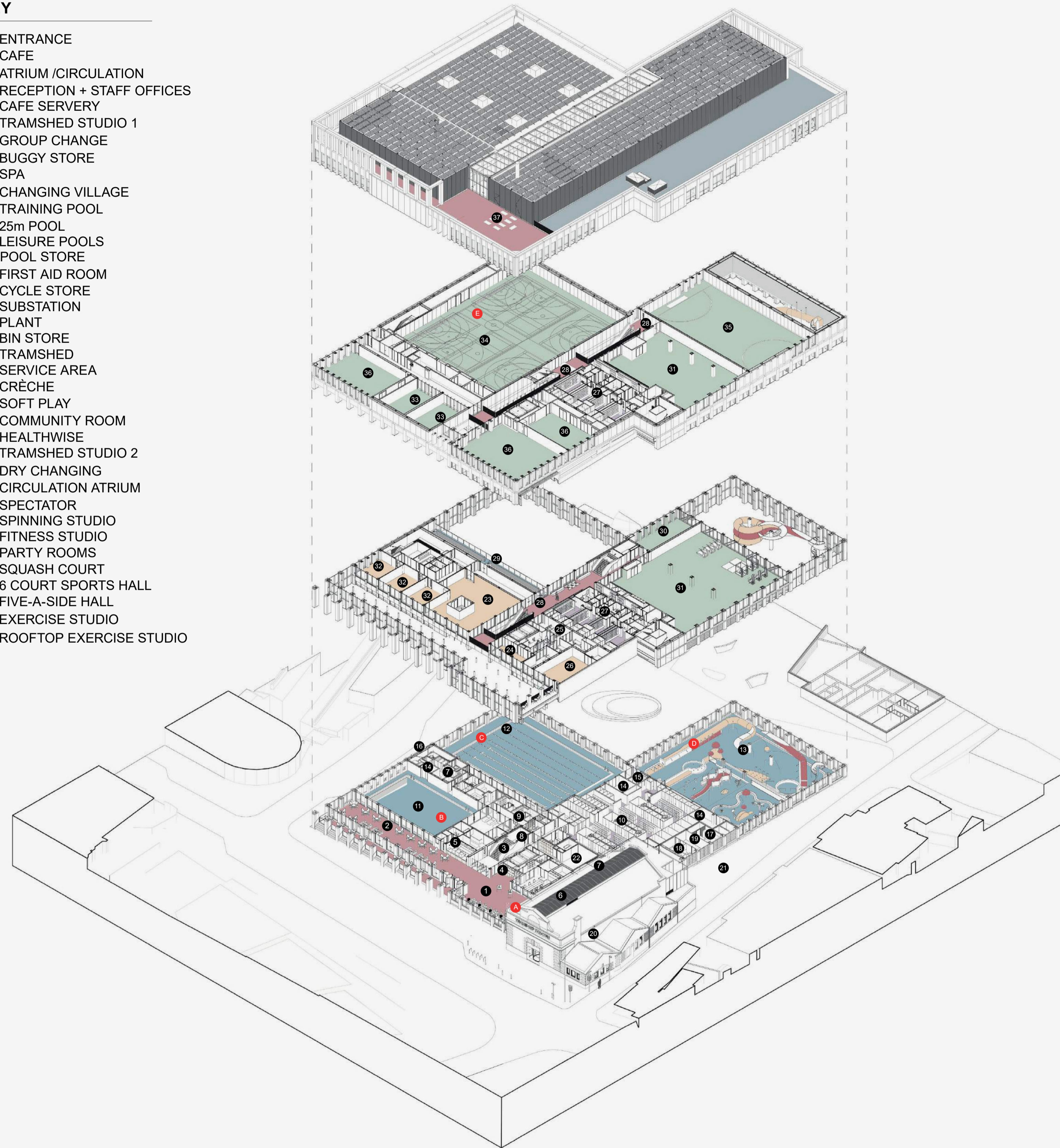
Level 1 - Plan Diagram



Level 2 - Plan Diagram

## KEY

- 1 ENTRANCE
- 2 CAFE
- 3 ATRIUM /CIRCULATION
- 4 RECEPTION + STAFF OFFICES
- 5 CAFE SERVERY
- 6 TRAMSHED STUDIO 1
- 7 GROUP CHANGE
- 8 BUGGY STORE
- 9 SPA
- 10 CHANGING VILLAGE
- 11 TRAINING POOL
- 12 25m POOL
- 13 LEISURE POOLS
- 14 POOL STORE
- 15 FIRST AID ROOM
- 16 CYCLE STORE
- 17 SUBSTATION
- 18 PLANT
- 19 BIN STORE
- 20 TRAMSHED
- 21 SERVICE AREA
- 22 CRÈCHE
- 23 SOFT PLAY
- 24 COMMUNITY ROOM
- 25 HEALTHWISE
- 26 TRAMSHED STUDIO 2
- 27 DRY CHANGING
- 28 CIRCULATION ATRIUM
- 29 SPECTATOR
- 30 SPINNING STUDIO
- 31 FITNESS STUDIO
- 32 PARTY ROOMS
- 33 SQUASH COURT
- 34 6 COURT SPORTS HALL
- 35 FIVE-A-SIDE HALL
- 36 EXERCISE STUDIO
- 37 ROOFTOP EXERCISE STUDIO



Exploded Diagram of Building



Image Location E - Sports Hall



Image Location D - Leisure Pool



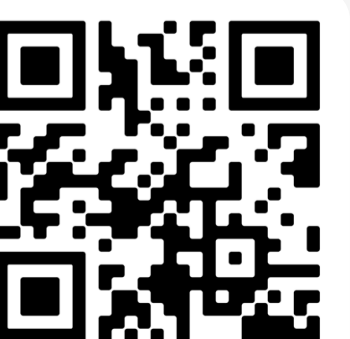
Image Location C - 25m Eight Lane Competition Pool



Image Location B - Teaching Pool

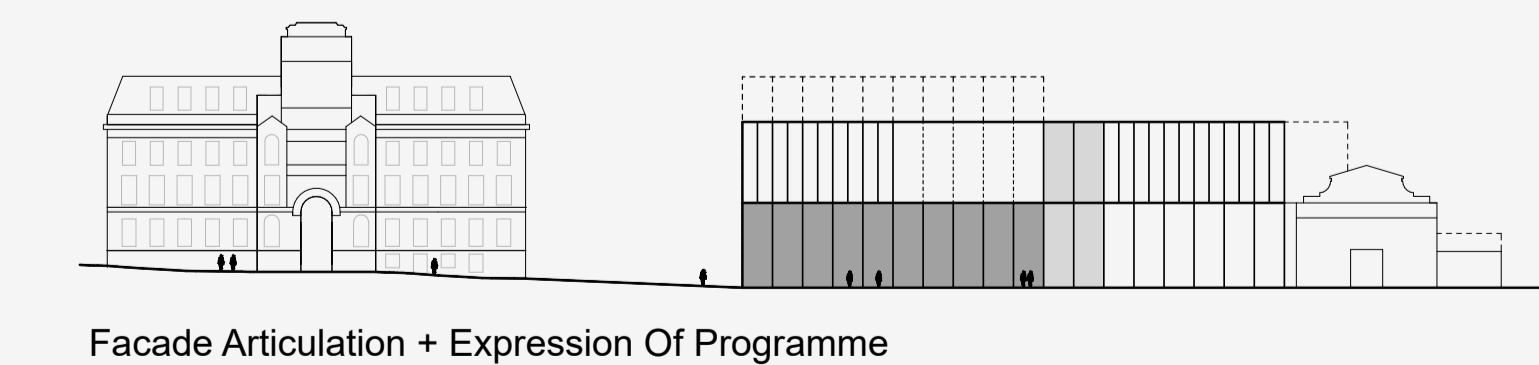
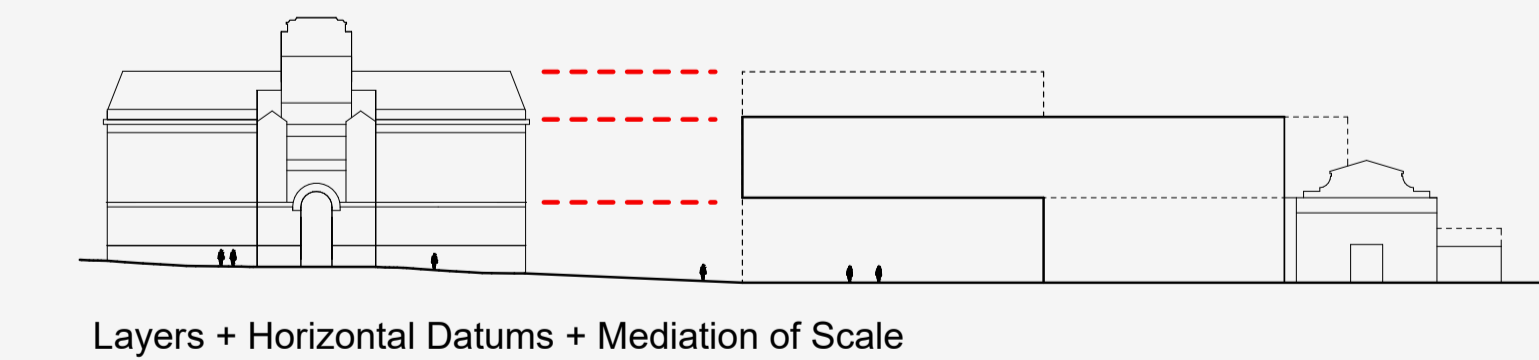
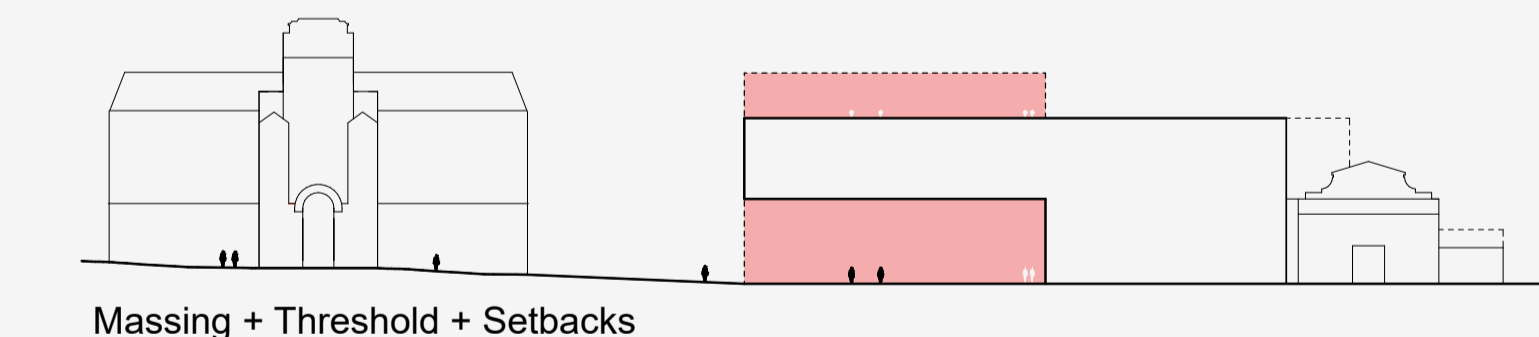
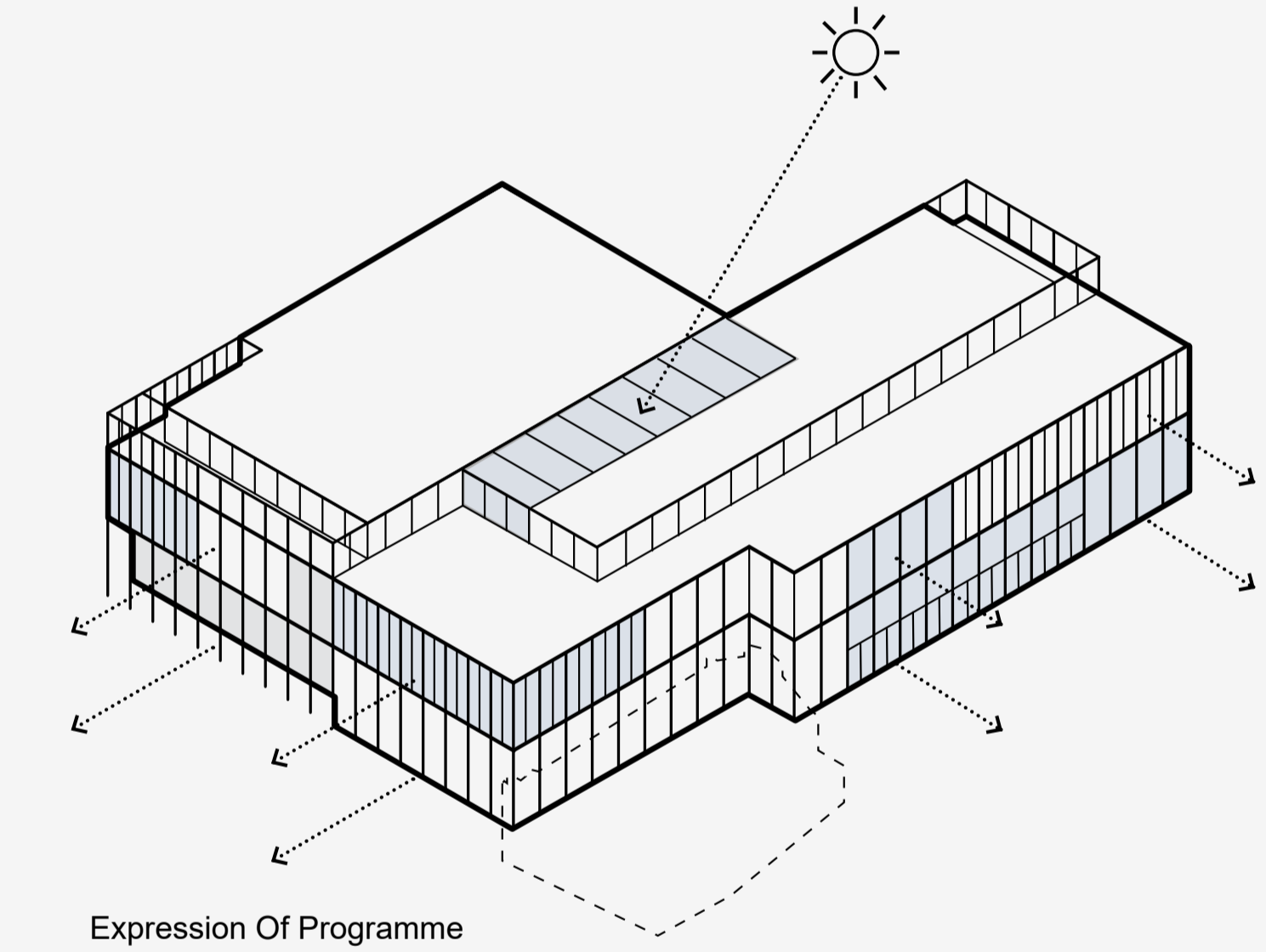
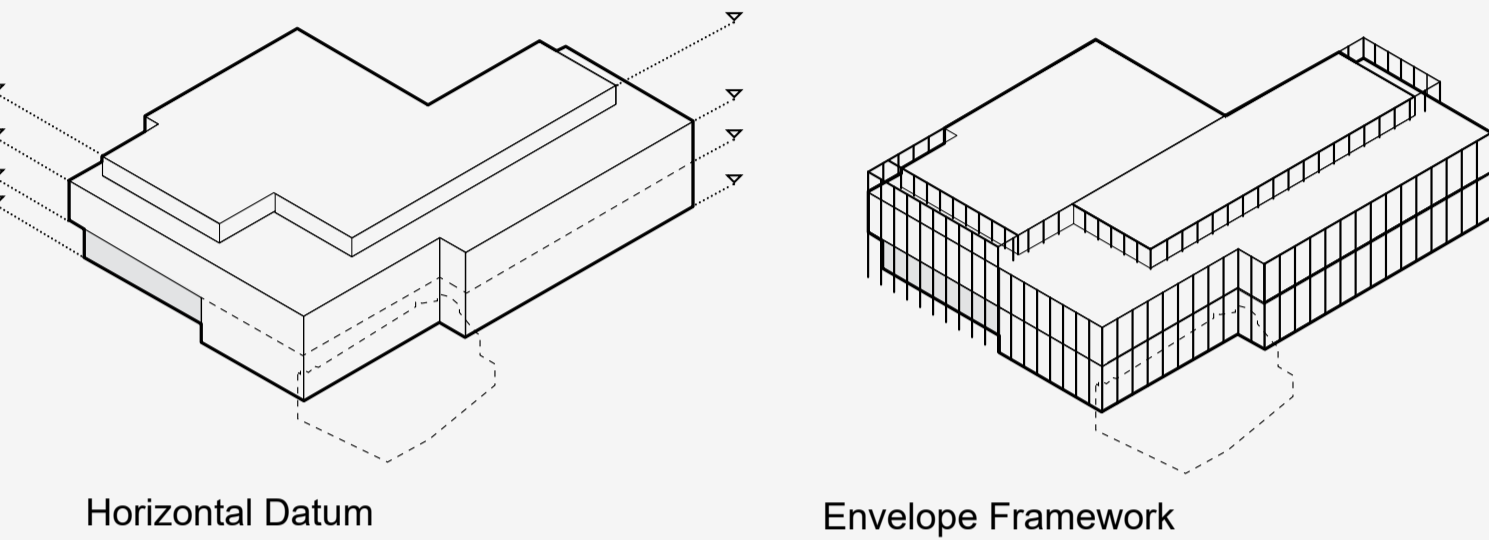
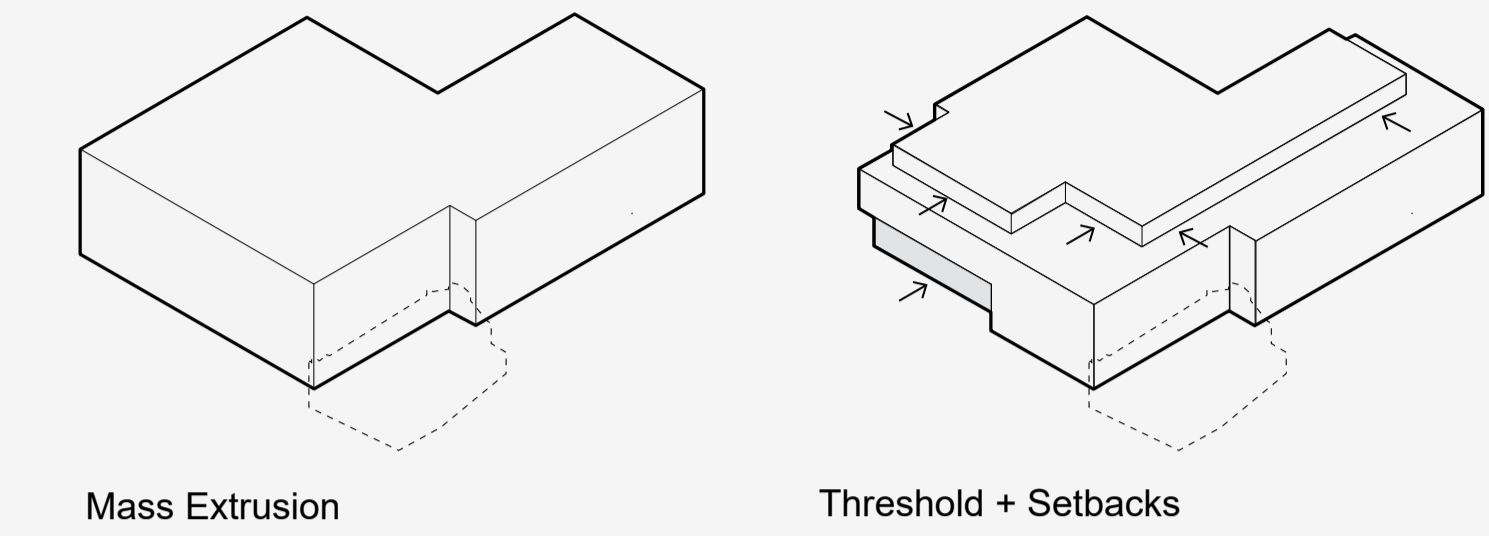


Image Location A - Entrance Reception





# Leisure and Community Centre



View from General Gordon Square - Mediation of Scale and Civic Response



Elevation Study



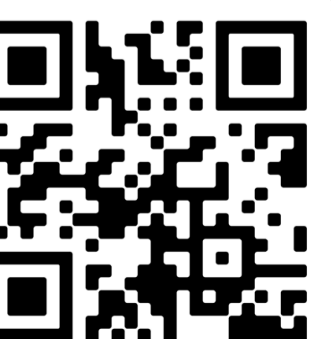
Animated Elevation



View from Woolwich Arsenal Station



Elevation Study





# New Homes for Woolwich

Homes built to a high standard, with light, sustainability and quality driving the design.

Alongside the leisure centre and Tramshed Theatre approximately 500 new homes which complement these uses playing a key role in enabling and delivering a mixed use quarter opposite Central Gordon Square.

There is a need to deliver much needed private and affordable homes in this part of the Borough to cater for a balanced and mixed community.

These high quality and well-designed homes:

- Are in a town centre location
- Benefit from excellent public transport
- Are within walking distance to shops and other amenities
- Have access to green spaces and other community facilities
- Will have private and communal outdoor space including children's playspace

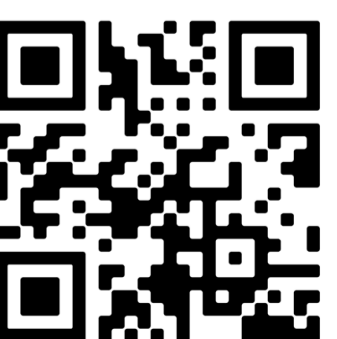
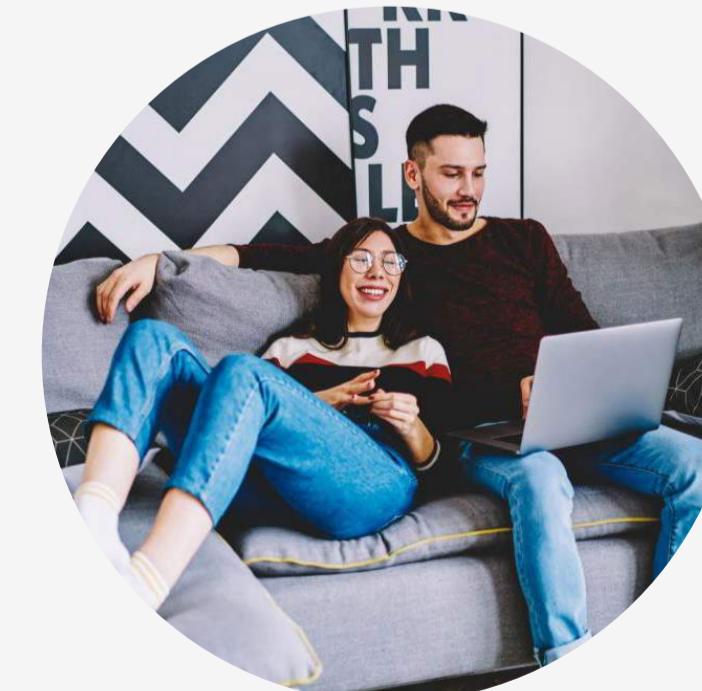
Homes in a variety of sizes and tenures to cater for a wide range of households.



Outdoor areas to provide safe and attractive spaces for residents to enjoy.



Well planned flats, optimising internal daylight.

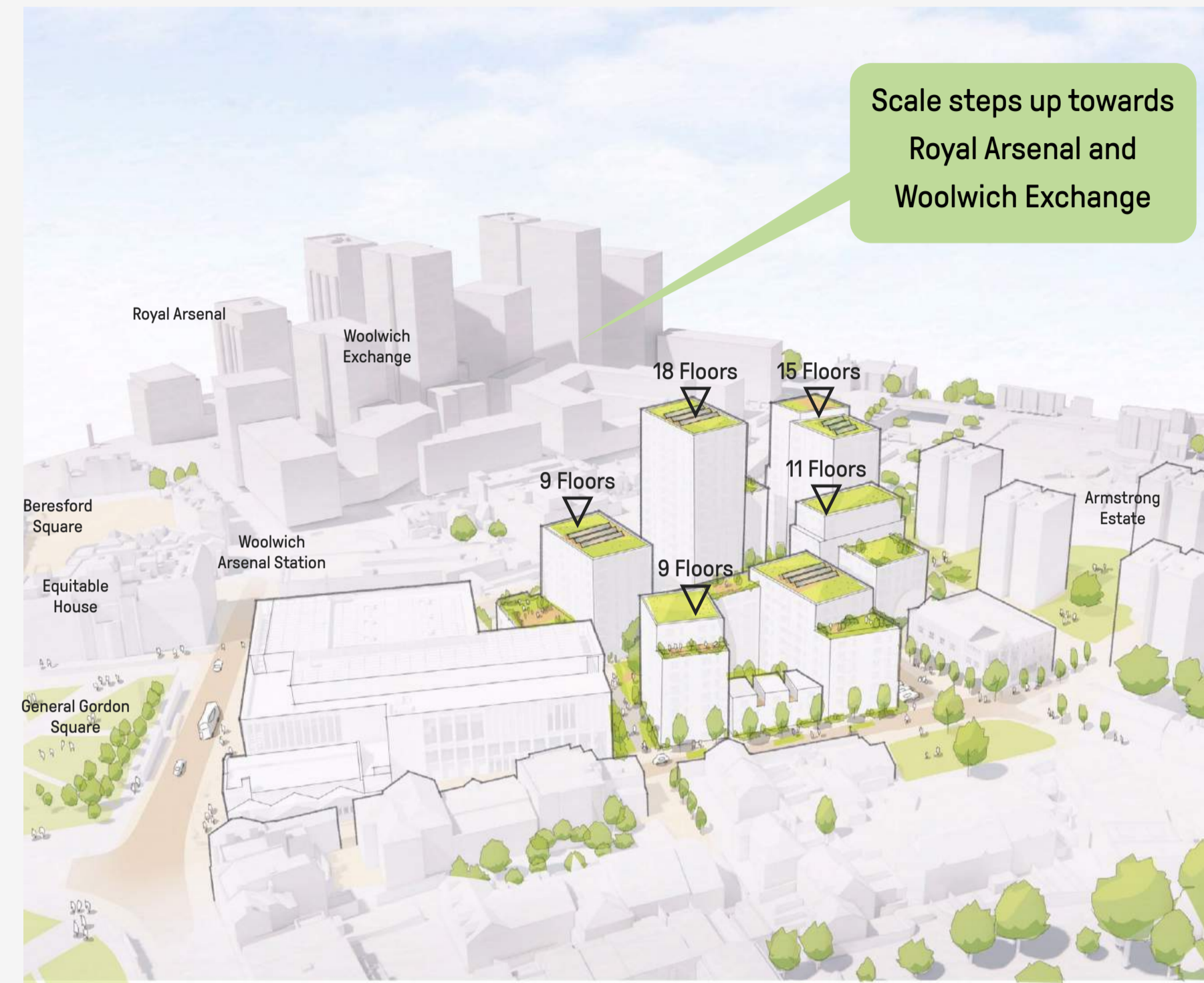




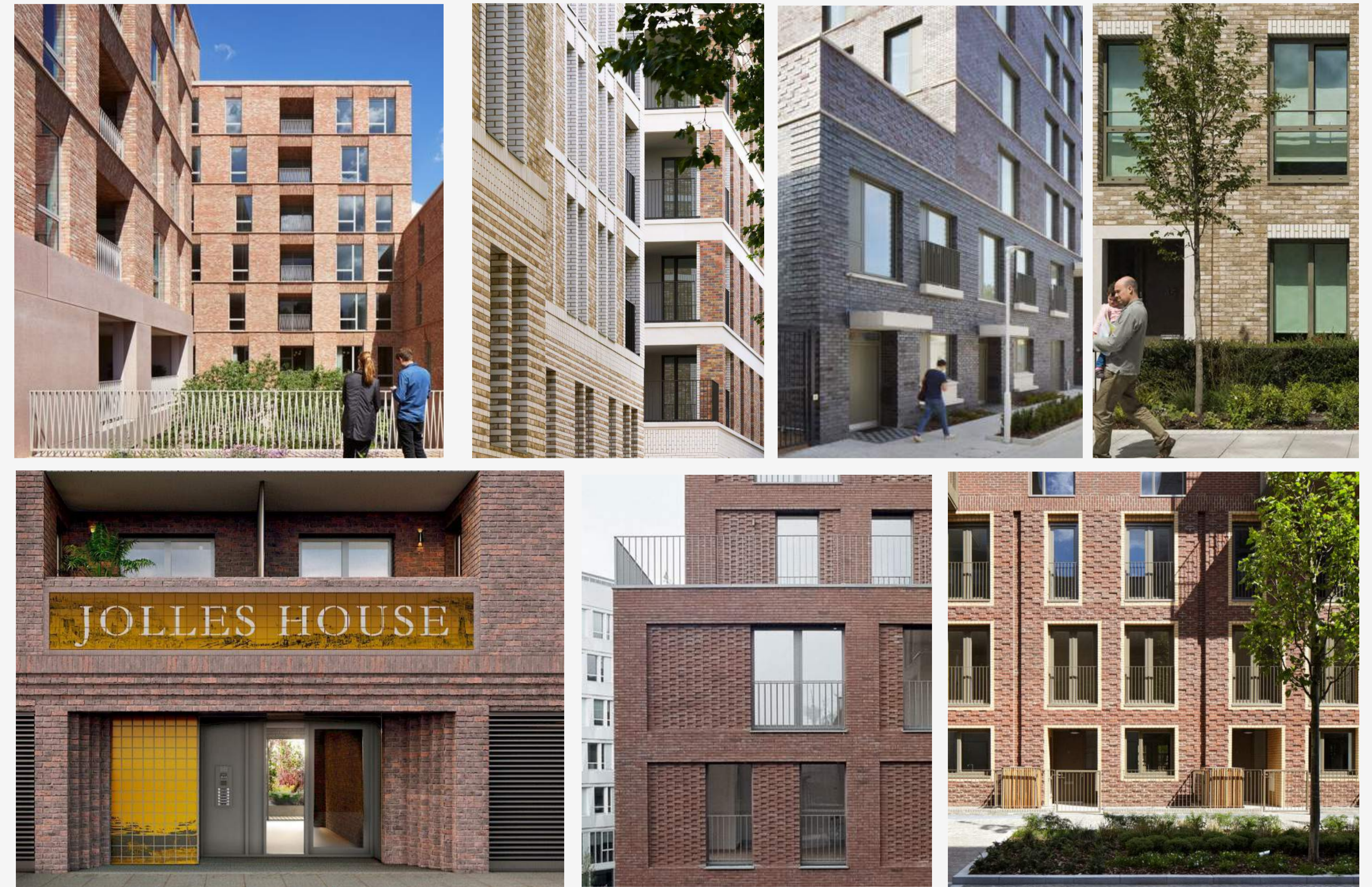
# A Place to Live

Character and scale of Residential Buildings

## Character and scale of Residential Buildings

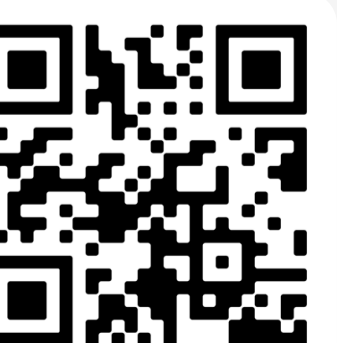


## Precedent Buildings



## Materiality and Details

- Material palette chosen to be in-keeping with the heritage buildings in Woolwich
- Formal composition: base, middle, top.
- Differentiated lower levels/piano nobile.
- Banding of contrasting materials.
- Decorative window reveals.
- Accentuated entrances.





# Sustainability

## Sustainable Buildings



Net Zero Carbon Design Target



Centralised Energy Centre



High quality materials and robust construction.



Promoting use of public transport



Biodiversity supported with new gardens and plants



Car-free development encouraging walking and cycling



Homes minimising overheating and maximising natural light



Water and energy efficient fixtures and fittings



Leisure Centre to achieve BREEAM Excellent targets

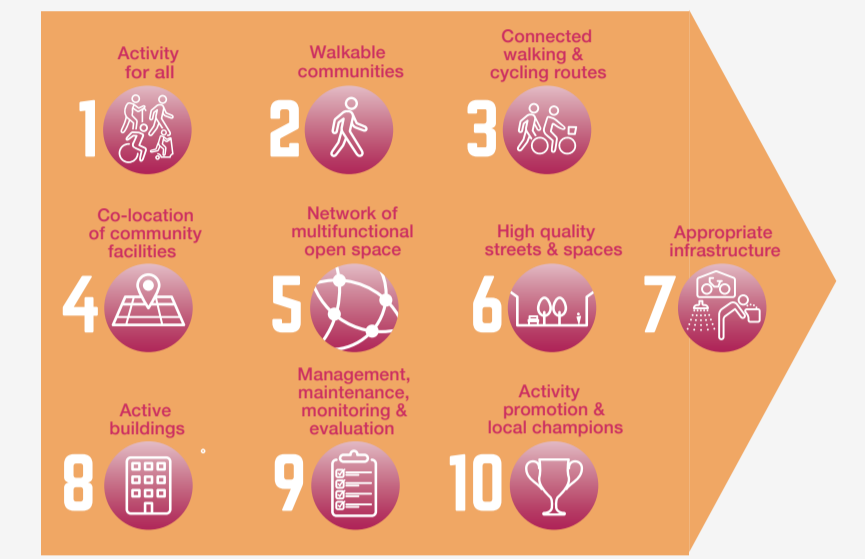
## Sustainable Communities

### Sustainable Lifestyles

- Designs informed by TfL Healthy Street Indicators and Sports England Active Design Principles.
- Leisure Centre at the heart of the scheme.
- Walking distance to shops and other services.
- Major transport hubs close by.
- Work from home alternatives to be offered within the Bull Tavern Building.



TfL Healthy Streets Indicators



Sports England Active Design Principles

### Safe and Secure

- The scheme is being developed in consultation with local police officers who understand Woolwich.
- Natural surveillance across the site with good visibility and street lighting.
- Homes designed to high security standard with multiple secure access points.



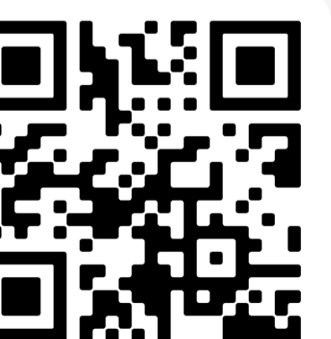
### Social Values

- We are dedicated to having a positive impact on every community we have the privilege to work in
- In 2021 we will measure our Social Value added on all Hill activities
- This will allow us to create a Social Value Plan and set targets for 2022 and beyond

We have more detail in our Annual Report 2020 and website which includes:

We embrace our social responsibility and now carefully monitor our impact via four trackable metrics:

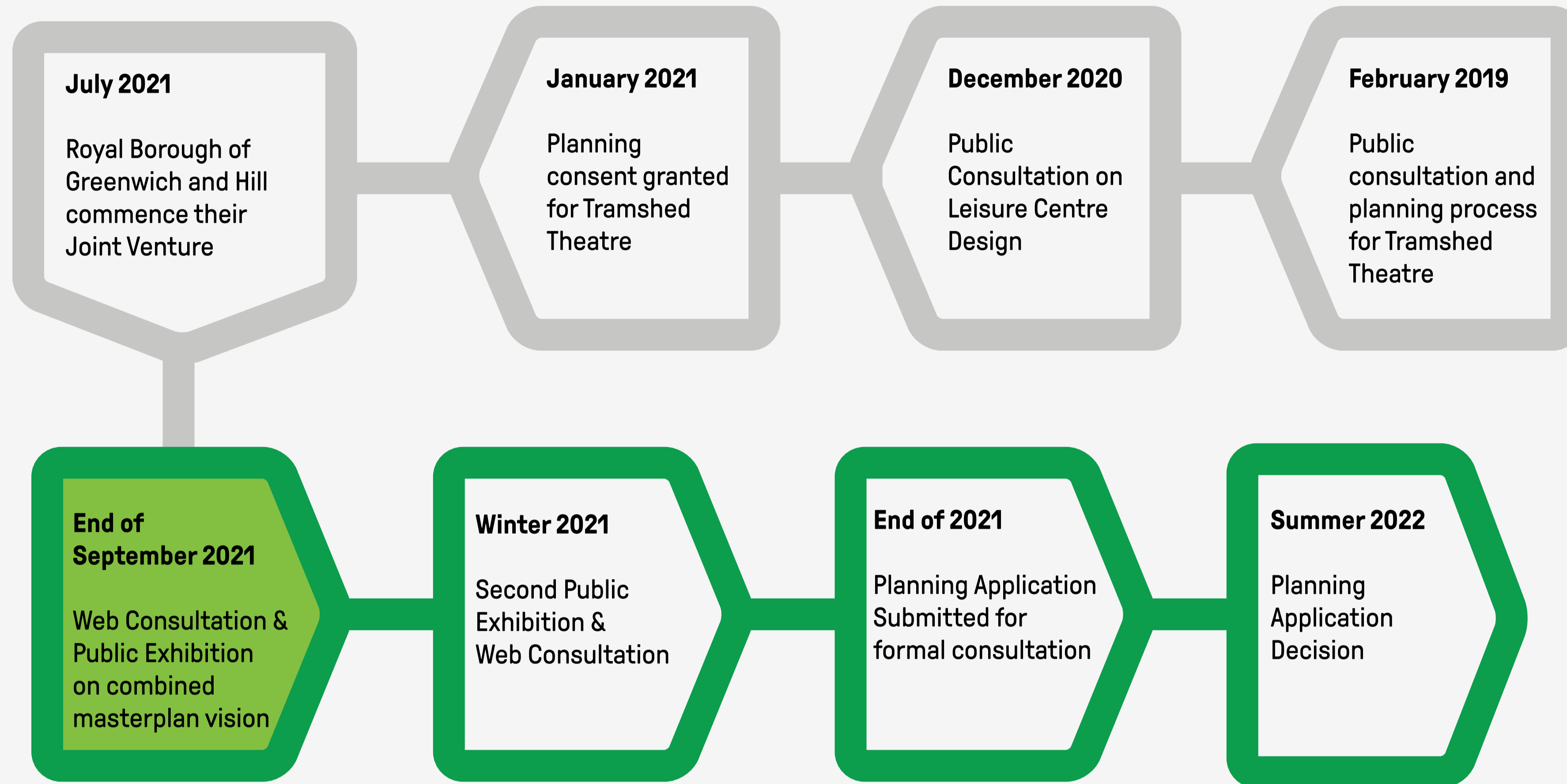
1. Education to employment
2. Business support and mentoring
3. Community belonging and connectivity
4. Safe and healthy lives





# Where Next?

Our plan for the next steps and moving forward



## Wider Design Team

Residential Architects	Child Graddon Lewis
Leisure Centre Architects	FaulknerBrowns
Landscape Architects	Gross Max
Residential Planning Consultants	Montagu Evans
Leisure Centre Planning Consultants	Tibbalds
Environmental Consultants	Trium
Structural Engineers	Gravity Engineers
Fire Engineers	Affinity Fire
Transport Consultant	WSP

Please tell us your thoughts:

<https://woolwichleisurecentre.commonplace.is/>

