

Hello,

Welcome to our resident newsletter, to update you on our progress on site, status of the planning application, feedback on the virtual public engagement, as well as some important site shut down information for the Christmas period.

Whilst 2020 has had numerous challenges, we are really pleased with the progress that has been made at Morris Walk North & South, and we're grateful for the continued support of local residents in helping us to deliver new homes in this area.



*Wishing everyone a Merry Christmas
and Happy and Healthy 2021!*

Contact us

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LOVELL

Progress so far

The Lovell & Squibb site teams are progressing well with the demolition works on Morris Walk North and Morris Walk South.

All buildings and foundations have now been removed on Morris Walk North, with the exception of Frederick and Viking House. We are currently processing the demolition materials and are aiming to complete this by the Christmas break.

On Morris Walk South, the 10 storey blocks have been demolished and foundations have been removed, along with Tivoli Gardens and Glenalvon Way. The site team will continue to process the materials from the demolition of these buildings into the new year.

A virtual public exhibition on the planning applications took place in October and we have now reviewed the feedback from this event, which will be summarised in this newsletter. We are working closely with the RBG and relevant stakeholders to progress the planning applications, which were submitted in November 2020. Residents are welcome to comment on the planning applications as part of the RBG planning application consultation process.



Upcoming programme

- **March 2021** – Planning Committee
- **Summer 2021** – Enabling works continue on site
- **Autumn 2021** – Commence construction at Morris Walk North
- **Winter 2022** – Commence construction on Morris Walk South

Summary of previous event feedback

Residents used the online survey platform to leave comments regarding the online engagement event which took place in October 2020. The majority of comments addressed the accessibility of the site, potential land uses, levels of affordable housing, and community facilities needed as well as the design of the streets and safety of the area. Residents suggested replacing the pedestrian bridge at Maryon Road, and proposing more mixed uses, shops and community spaces in order to support the growing population.

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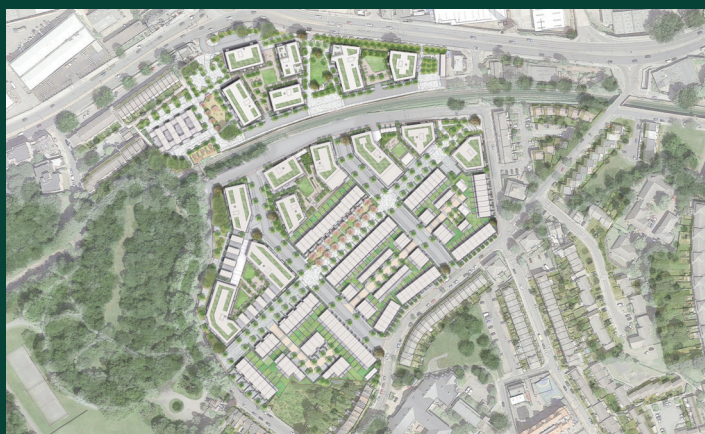
Comments received

8

Comments on accessibility

6

Comments on land uses



How have we responded...



MASTERPLAN APPROACH

A number of comments related to the rail bridge connecting Morris Walk North and South. This area sits outside of our planning application boundary and is under separate ownership. However, plans have been submitted by Network Rail for a replacement footbridge to connect the two estates, which is likely to be delivered in 2021. A financial contribution is being made by Lovell towards the new footbridge as part of the legal agreement for the sites.

Size of flats and typologies: All homes will meet or exceed the Nationally Described Space Standards and all proposed homes meets or exceeds Private Amenity Space requirements. A range of typologies are proposed to add variation to the street scenes, as well as providing a choice of homes for prospective purchases.



RETAIL

Three areas of potential retail space are proposed in Morris Walk North. Feedback from our retail assessment has shown that this area could be suitable for a small local shop, but we welcome the suggestions we have received in relation to alternative uses for this space and will consider these as part of the planning application for the retail element that will be submitted in due course.

How have we responded... (continued)



CONNECTIVITY

Linking streets create physical connections between Maryon Road along the northern boundary of the Morris South site and Prospect Vale along the southern boundary of the Morris South site. Three green squares are proposed on the Morris North site, aligning with the physical secondary routes on Morris South to emphasize the visual connection and the green infrastructure between the Morris North and Morris South sites. In the east of the Morris North site, the smallest of the proposed green squares marks the entry point to the site and connects with the arrival square on the Morris South site.



DESIGN

The proposals have been the subject of detailed discussions with the RBG Urban Design Officer as well as the Design Review Panel, and they have been developed following design principles identified by the site analysis to respond successfully to the site needs and promote its opportunities as well as contribute actively to the wider community:

- Defensible planting to be applied on all perimeters to increase separation between the public realm and dwellings and create a feeling of safety and security.
- Ground level improvements, especially where podiums are proposed to ensure a successful urban form. Incorporating podium parking to reduce on-street car dominance and create more pedestrian friendly environment.
- Opportunity to create a central square - main gathering point of neighbourhood accessible to all residents to encourage social interaction and help to create a sustainable community.
- Clear and continuous streets that follow a clear hierarchy to ensure that the masterplan is legible and easily navigable by residents and visitors.
- Non residential ground floor uses, residential entrance lobbies, refuse and bikes stores, car park entrances and other services located at ground floor are used to activate the surrounding streets and/or open green-spaces to increase passive surveillance and increase safety for residents.
- Parking: Both the level and location of parking has been the subject of pre-application discussions. The parking levels are in accordance with a shift in emphasis away from the use of the private car. Provision is made for 20% active Electric Vehicle Charging Points. An additional 20% passive provision is made for future expansion should demand warrant it.



TENURE

An over-arching legal agreement requires 35% affordable housing across the One Woolwich Regeneration Schemes, with flexibility for each application to provide between 25% and 45% affordable housing. The proposed development of Morris North provides 87 affordable rented and 42 intermediate homes. These 129 affordable homes represent 42% affordable housing, and a tenure split of 67% rented and 33% intermediate.

The proposed development of Morris South provides 90 affordable rented and 34 intermediate homes. These 124 affordable homes represent 27% affordable housing, and a tenure split of 73% rented and 27% intermediate. This is in accordance with the agreed outline planning permission.



FEEDBACK

The feedback gathered from the online engagement showed a mix of responses on the consultation that unfortunately had to be held online due to the current circumstances. Concerns over the inaccessibility and complication of the online QR codes and videos have been carefully considered and will be taken very much in consideration in the next steps in the aim to create a more accessible and easy to understand platform. Copies of this leaflet, as well as a time lapse video of the demolition, can be viewed on the RGB Woolwich Estates webpage:

 https://www.royalgreenwich.gov.uk/info/200200/regeneration/142/woolwich_regeneration/2



[Click here](#)

Lovell will be closing for the Christmas break on the 23rd December, returning on the 4th January 2021.

24hour security will be on site, but in an emergency, please contact:
Dan Bodman, Lovell Project Director, on 07508366727.