

# Woolwich Barracks Supplementary Planning Document (SPD)

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March 2026



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# Introduction

## Purpose of the SPD

The purpose of the SPD is to guide future redevelopment of the Woolwich Barracks Site, which comprises the Royal Artillery Barracks site, Barrack Field, the Upper and Lower Gun Parks, Napier Lines, Repository Wood and Woolwich Common. It sets out clear planning, design and development guidance that will need to be considered when bringing the site forward.

The SPD will enable the site to be sustainably redeveloped whilst making a positive contribution to the distinctive character and heritage of the site and the surrounding area.

The SPD is intended to:

- Identify current constraints and opportunities that face the site and how these can be addressed.
- Provide a clear deliverable vision for the site that is supported by planning policies.
- Provide guidance on bringing the site forward for development in a way that conserves and enhances

the existing heritage assets whilst also optimising the site's potential through a design led approach

- Provide more certainty for the local community, the landowner, potential developers and other stakeholders with clear guidance on what is expected from development proposals.

## Status

The SPD forms part of the Council's planning policy framework and as such will be a 'material consideration' in the determination of any future planning applications for the site. More information about the planning policy and guidance framework can be found on the Council website.

## Structure of the SPD

The SPD is designed to be clear and is therefore structured as follows:

- **Background context, history and vision for the site:** Sets out the vision for the site followed by the background context to the site and surrounding area as well as the planning context.

- **Topic Chapters:** Background context and guidance on relevant policy areas.
- **Spatial Strategy:** A redevelopment strategy for the site setting out clear design principles and how they could be implemented. This includes site-wide design principles followed by more detailed design principles for specific parts of the site.



# Vision for the Site

The Royal Borough of Greenwich wishes to see the Woolwich Barracks Site developed as a place which:

- Builds on its strong identity and unique military heritage, leaving a cultural legacy.
- Is well designed, conserves and enhances heritage assets and ensures their viable use.
- Creates a vibrant new neighbourhood with a range of new homes including 50% affordable housing and appropriate supporting uses and infrastructure.
- Better connects to the surrounding area, existing communities, and Woolwich town centre to improve accessibility.
- Improves access to existing open spaces and provides high quality publicly accessible green spaces and play space which promotes healthy and active lifestyles.
- Preserves and enhances the site's green character and reflects the historic value and role of the open spaces throughout the site.

Figure 1: Vision

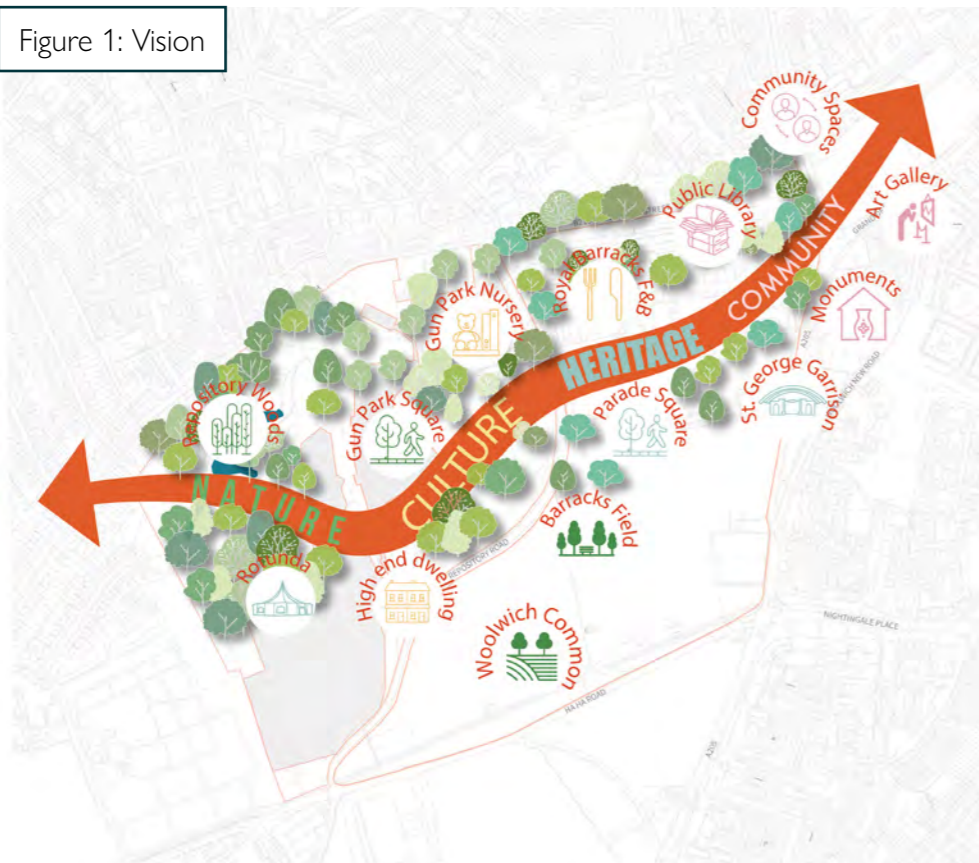


Figure 2: Vision Diagram

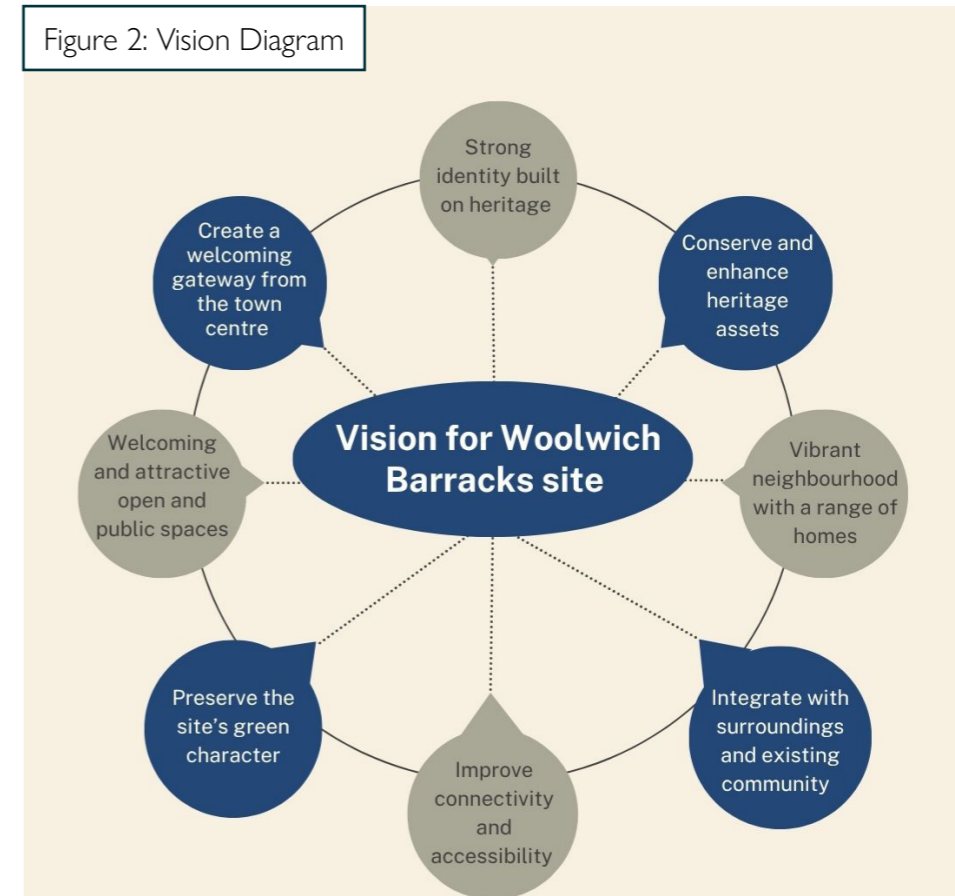


Figure 3: Site Location

# History

The Army has maintained a presence at the site since the early 18th Century, forming part of a broader military presence in and around Woolwich, which is an important part of the physical, social and economic fabric of the local area. The scale and nature of the Army's presence, including the extent of its built estate, has varied over this period, in line with the military requirements.

The site is currently home to:

- **1st Battalion, The Princess of Wales's Royal Regiment**
- **King's Troop Royal Horse Artillery**
- **The Countess of Wessex String Orchestra**
- **National Reserves Headquarters Royal Artillery**

Woolwich's strong ties to shipbuilding, the availability of associated craftspeople and its location on the river made it ideally suited as a base for the military. The Board of Ordnance, a forerunner of today's Ministry of Defence, had been established in the

Tudor period to coordinate the ownership and distribution of land for military use.

In the 1650s, the Board was given permission to test guns and armaments in the grounds of a mansion known as Tower Place. This had been built close to the dockyard in the late 16th century known as 'The Warren' on marshy land to the east of the docks. This was selected as a suitably open area for testing, far from the valuable, and flammable, ships of the dock.

'The Warren' quickly developed from a testing location into a collection of armament factories, military stores and research establishments.

Figure 4: 1811 Map of Woolwich Drawn by Thomas Yeakell and engraved by J. Warner and published by T. Cadell and W. Davies – taken from Heritage Study.



As the Army developed and expanded in the 18th century, the Board of Ordnance formed the Royal Artillery in 1716 which had its headquarters and barracks in the Warren. In 1805, the Warren was renamed the Royal Arsenal by King George III.

Due to increasing pressure on available space and the need to test more powerful guns, the Army moved out of the Warren in 1776 into a new Royal Artillery Barracks on the northern edge of Woolwich Common. This was followed

by the Royal Military Academy in 1806, both institutions establishing the Common as a new base for military residence and training.

As originally built, the Royal Artillery Barracks frontage was only half the present length, being the eastern half of the current south elevation, with the clock pediment and turret positioned centrally. Soldiers were accommodated in the central block, and the three principal blocks were joined by two smaller 'linking blocks' which housed the Officers'

Guard and Officers' Mess. In 1805, the Royal Artillery Barracks was extended to the West, doubling its length. By 1806 a new central entrance arch was built to join the original three blocks to the new ones.

By 1803, the stable range had been extended to house horses at ground level and men above. By 1807, the stables and accommodation had more than doubled in size and a range of new buildings were erected to the north of the Royal Artillery Barracks building including more soldiers' kitchens and outhouses, and a new canteen building to support military needs.

In 1819 the Rotunda was relocated from Carlton House, Westminster and refaced in brick to support the work of the Repository and in 1839, an observatory was built southeast of the Rotunda for use of officers.

Napier Lines was heavily redeveloped in 2011-12 with a new stable complex for the King's Troop Royal Horse Artillery, including a riding school and two manèges.

Further information on the history of the site and its development into its current form can be seen in the supporting Heritage Study.

Figure 5: Royal Artillery Barracks (front view)

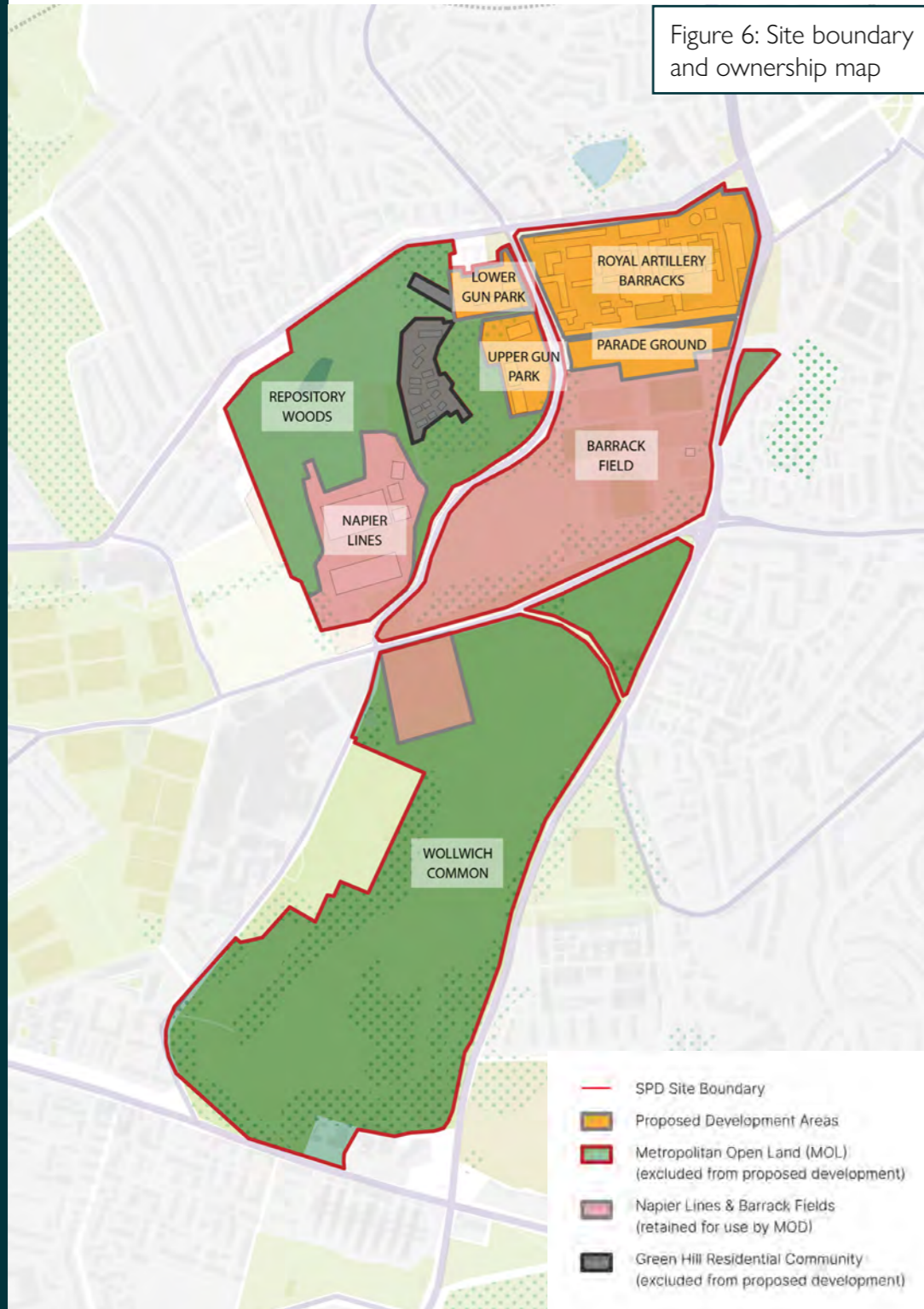


# Site Context

## Location

The Woolwich Barracks site covers 101.7 hectares (251 acres) in total. It is located at the edge of Woolwich town centre and is within easy walking distance of local facilities and public transport infrastructure.

Figure 6: Site boundary and ownership map



The site falls into two parts – the elements that are to be retained for military use, and the areas that are to be disposed for civilian use.

The military are not leaving the site completely but are consolidating their estate. Many of the military uses on the site are proposed to be retained and consolidated at Napier Lines, which will also remain home to the King's Troop Royal Horse Artillery. Barrack Field and the Ménage on Woolwich Common will also need to be retained for military purposes. Green Hill also does not form part of the disposal site and it will remain as Service Family Accommodation.

## Land Ownership

The site is owned by the Ministry of Defence (MOD) and the Council have worked with the Defence Infrastructure Organisation (DIO), who act on behalf of the MOD as landowner, to produce this SPD. The extent of the land within the ownership of the MOD can be seen in the map opposite.

In 2016, the Secretary of State for Defence announced a long-term plan, "[A Better Defence Estate](#)" to

optimise the Defence Estate for its future operational requirements. This included confirmation of the intent to release the Woolwich Barracks site to the market from 2028. Modernising the defence estate will enable delivery of a better structured and more economical estate, which more effectively supports military capacity. It is important therefore to ensure that the site as a whole, including the areas set aside for disposal for civilian use, contribute to a positive legacy for Woolwich and a sustainable future for the site.

## Site Characteristics and Land Use

The site is currently used for a variety of different military functions including residential, welfare and medical, training, facilities management, officers' mess, storage, equestrian, other operational accommodation, parade grounds, car parking and roads, which form part of the overall land use as a military barracks.

Whilst some of the site is already developed for military uses, large areas are covered by protected open and green space (including Metropolitan Open Land and Sites of Importance for Nature Conservation). The previously developed land can be divided into three main areas:

- **Royal Artillery Barracks**
- **Upper and Lower Gun Park**
- **Napier Lines**

As with many large institutions, the site acts as a barrier in the urban fabric with overbearing boundary walls and railings aimed at preventing people from entering in order to maintain security. As a result, the site is rather inward looking.

These boundaries interrupt permeability into, and connectivity with, the surrounding area.

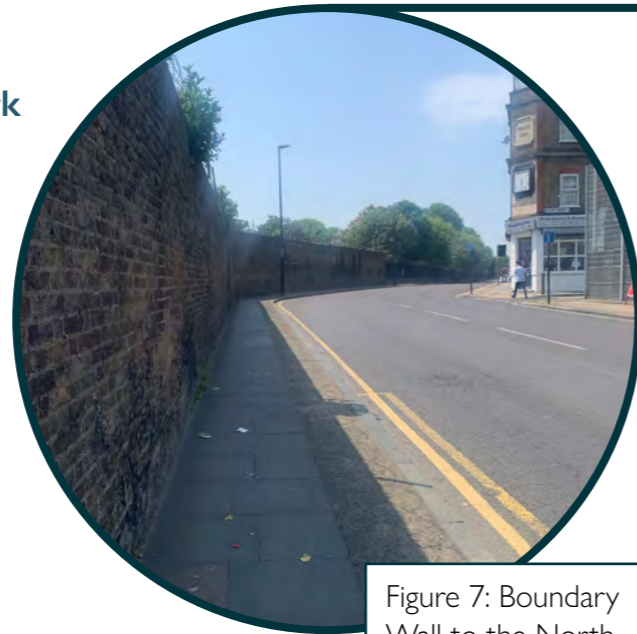


Figure 7: Boundary Wall to the North of the site



Figure 8: Site Layout

Redevelopment provides an opportunity to open up the site where heritage constraints allow, connect it to surrounding neighbourhoods, improving access in and around the area and to the town centre.

The character of the site is mixed and varied. The Grade II\* Royal Artillery Barracks has a long formal Georgian frontage overlooking the extensive parade ground. It is said to be one of the longest of its kind in Europe at 330 metres. The parade ground is bordered to the south by railings mounted on a low wall that adjoins the large open space of Barrack Field, which lies between Grand Depot Road and Repository Road. There is a publicly accessible pedestrian route (permissive footpath) across the south side of the parade ground within the Barrack Field area from the A205 to Repository Road which provides an important vantage point for viewing the Georgian façade.

Barrack Field is used as a training ground for the King's Troop and a semi-public open space. It is bordered to the South by the 'Ha-Ha', a man-made ditch which marks the boundary of the Barracks. Woolwich Common lies to the south of the site and is a large flat publicly accessible open space which is protected as Metropolitan Open Land and a Site of Importance for Nature Conservation.

To the rear of the Barracks main building are a range of more modern

low-rise buildings structured into large blocks and separated by parking areas and small green spaces. These blocks vary in design, quality and form and detract from the setting of the Listed Barracks main building.

To the West of the Barracks is Upper and Lower Gun Park, Napier Lines, the Grade II Registered Park and Garden; Repository Woods, the Grade II\* listed Rotunda and Grade II listed Observatory. These heritage assets provide important historical context and contribute positively to the site's character.

The main buildings in Lower Gun Park along Green Hill are of a more modern design, similar to those behind the Barracks main building. These 1-2 storey buildings provide welfare services for military officers. In Upper Gun Park, Gun Park Block is Grade II listed. It fronts onto a large car park and sits adjacent to two buildings of similar character and appearance, which are curtilage listed as ancillary structures to the listed lobby store.

Napier Lines is currently home to the King's Troop horses and provides storage for equipment that supports the King's Troop and parking for supporting vehicles. To the north of Napier Lines is Repository Woods, the Rotunda, and the Observatory.

As set out in the Royal Greenwich Characterisation Study 2023, the site is classed as an area of reinforcement<sup>1</sup> and is of a sensitive nature due to the number of heritage assets present and its location

within Woolwich Common conservation area. However, the study also notes that the site could be intensified through comprehensive redevelopment which responds appropriately to the urban form and character of the area.

### Future Land Use

Development proposals for the site should be for a residential-led scheme with appropriate supporting commercial, cultural and community uses designed to support the new residential community and existing residents in the vicinity.

The key land uses which will need to be provided as part of the redevelopment include:

- Residential uses. This could include private residential units including a mix of residential tenures and unit sizes and an appropriate amount of family sized housing. It could also include alternative residential accommodation such as student accommodation.
- As the site is on public sector land, fifty percent affordable housing by

habitable room is required on site to meet the strategic target set in Policy H4 of the London Plan and to follow the threshold approach set out in Policy H5 of the London Plan. The threshold approach to affordable housing is a mechanism which sets a specific threshold level for affordable housing provision. To qualify for the Fast Track Route under policy H5 of the London Plan, a developer must meet or exceed the specified affordable housing threshold, which is typically set at 35% of the total number of homes in the development, or 50% on public or industrial land. Fast Track applications are not required to provide a viability assessment. Where an application does not meet threshold requirements set out in Policy H5(c) it must follow the Viability Tested Route and provide a viability assessment as part of the planning application. Developers are encouraged to follow the Fast Track Route.



- Local scale retail and commercial facilities which support the development but do not threaten the vitality and viability of Woolwich Town Centre or the nearby neighbourhood parade along Frances Street. These types of uses could include small-scale retail, café, restaurant, gym, or nursery uses for instance. Integrating heritage assets into a sustainable future use while preserving their significance can be difficult. For instance, the Royal Artillery Barracks, characterised by its long, narrow design and large communal spaces, presents challenges in repurposing some of these areas without compromising the asset's heritage value.

Therefore, a flexible approach to commercial uses may be considered if the impacts on the town centre are addressed as above, and this ensures the viable use of the asset consistent with its conservation and conserves its significance, in accordance with paragraphs 210 and 214 of the National Planning Policy Framework (NPPF). Future uses will be subject to sequential and impact testing as part of the planning application process if required. Publicly accessible open space which complements existing provision and improves its functionality. These open spaces should be well connected to the existing network of neighbouring green spaces.

1 - Areas that have a broadly or strongly coherent character. Development here should aim to enhance or strengthen existing characteristics and fit in. In these areas this may mean development should be highly contextual.

- Supporting infrastructure required to make the development acceptable in planning terms including health and social care facilities, education facilities, sports and wellbeing facilities and community facilities if required. This will be based on the Council's Infrastructure Delivery Plan and a socio-economic assessment submitted at the planning application stage. This will need to be met by developers, either through the direct provision on-site or through financial contributions directed via CIL/S106 obligations towards existing facilities and services in the vicinity of the site.
- Space for appropriate utilities to support the development such as waste, water, energy and digital connectivity infrastructure.
- Improvements to existing transport infrastructure to enhance connectivity to and from the town centre, the surrounding areas and public transport nodes.
- Small scale commercial, community, leisure or

cultural facilities which draw on the history of the site such as a museum, gallery, event space, theatre or performing arts space. There may be an opportunity to provide space for the Greenwich Archives, subject to development timescales, design considerations, viability, and other relevant factors aligning.

- Retention and restoration/enhancement of existing statutory listed buildings and Woolwich Common Conservation Area.

Any other proposed town centre uses which are larger in scale could threaten the vitality and viability of Woolwich town centre and will need to undergo a sequential test in line with policy SD7 of the London Plan.

The exact land uses of each part of the site will be determined as part of the planning application. This allows flexibility to reflect any changes in economic circumstances, changes in infrastructure requirements or changes in planning policy that may occur before the site is brought forward for development and ensures redevelopment remains viable and sustainable.



## Relationship with surrounding area

The site is bordered by the A205 to the east and Wellington Street, Hillreach and Artillery Place (B210) to the north.

The north of the site is also bounded by the Boundary Wall, a small part of which is Grade II listed. The Queen Elizabeth Hospital, Charlton Cemetery and Maryon Wilson Park are located to the west of the site.

The surrounding area is predominantly residential and low-medium rise, with some taller buildings punctuating the landscape to the north and east. There are a wide variety of housing types from pre-1919 terraced housing to post-war estates and contemporary flatted blocks. The character of the area is diverse and lacks some coherence. Some surrounding streets follow a more traditional grid pattern, particularly in areas of predominantly two storey houses. Other streets are less structured and more organic in their layout.

Further information on the context of the surrounding area can be found in the Royal Borough's [Characterisation Study](#).

The site is well served by local amenities, with Woolwich town centre offering a diverse selection of shops, restaurants, and services, just a short walk away.

Additionally, smaller local shopping parades can be found on Frances Street and Hillreach. Public transport accessibility varies across the site, with the northeastern section being the most well-connected. The Woolwich Ferry and Woolwich Foot Tunnel are within walking distance, providing links to the north bank of the Thames. Woolwich town centre, with its transport connections including Woolwich Arsenal Station, Crossrail, and multiple bus routes, is also easily accessible.



Figure 9:  
Repository Road



Figure 10: Grand  
Depot Road  
of the site

The site is well connected to other important infrastructure such as Queen Elizabeth Hospital and local schools. Woolwich Common Community Centre is also situated to the south of the site and within walking distance.

In terms of open space, Barrack Field is a semi-public open space available to the public when not in use by the Army, and Woolwich Common is a vast publicly accessible open space to the south of the site. There is also a playground and Multi Use Games Area (MUGA) in the centre of the site on Green Hill, which falls just outside of the SPD area.

Although the site is well served by surrounding facilities, the need for additional infrastructure to accommodate the increased population will need to be assessed as part of the planning application to ensure existing infrastructure isn't overburdened.



Figure 11:  
Artillery Place

# The site in its planning context

The SPD takes account of the following national, regional and local planning policy and guidance.

## National Planning Policy Framework

The most prominent aim in the NPPF is for local authorities to positively plan for and support sustainable development. This includes prioritising brownfield land for redevelopment and promoting an effective use of land which optimises the potential of sites.

The NPPF requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment and that the significance of any designated heritage asset and its setting informs planning decisions in a manner proportionate to that significance.

Paragraph 196 states that when determining applications the following should be considered:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- c) the desirability of new development making a positive contribution to local character and distinctiveness

The NPPF also recognises the importance of high-quality open space for the health and well-being of communities and the wider benefits for nature and climate change.

The NPPF requires local authorities to assess the need for open space, sports and recreation facilities and opportunities for new provision. This assessment should inform what type of open space, sport or recreation provision is needed and where.

## London Plan

In line with the NPPF, the London Plan aims to guide the sustainable development of London over the long term to create well designed places

and spaces for people to live, work and socialise. The same principle of optimising site capacity is set out in Policy D3 of the London Plan which explains that this optimisation should be design led and determine the most appropriate form of development that responds to the site's context and capacity.

As set out in London Plan policy HC1, the cumulative impacts on heritage assets and their settings from development should be actively managed and development proposals should identify enhancement opportunities as well as avoid harm, by integrating heritage considerations early on in the design. Planning policies should express a clear understanding of the heritage value of sites, their assets and relationship with the surrounding area. This understanding should ensure effective integration of heritage assets into regeneration.

The London Plan also emphasises the importance of open space. It seeks to protect Metropolitan Open Land (MOL) from inappropriate development in line with the NPPF's approach to Green Belt land. The London Plan also seeks to improve the quality and uses of MOL (policy G3).

Local authorities must assess open space, protect it through planning policies and promote the creation of new public open space (policy G4). Planning policies should ensure developments contribute to greening London through measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage (policy G5). London Plan policies also seek to protect areas of high biodiversity value, enhance them where possible and improve access to nature (policy G6).



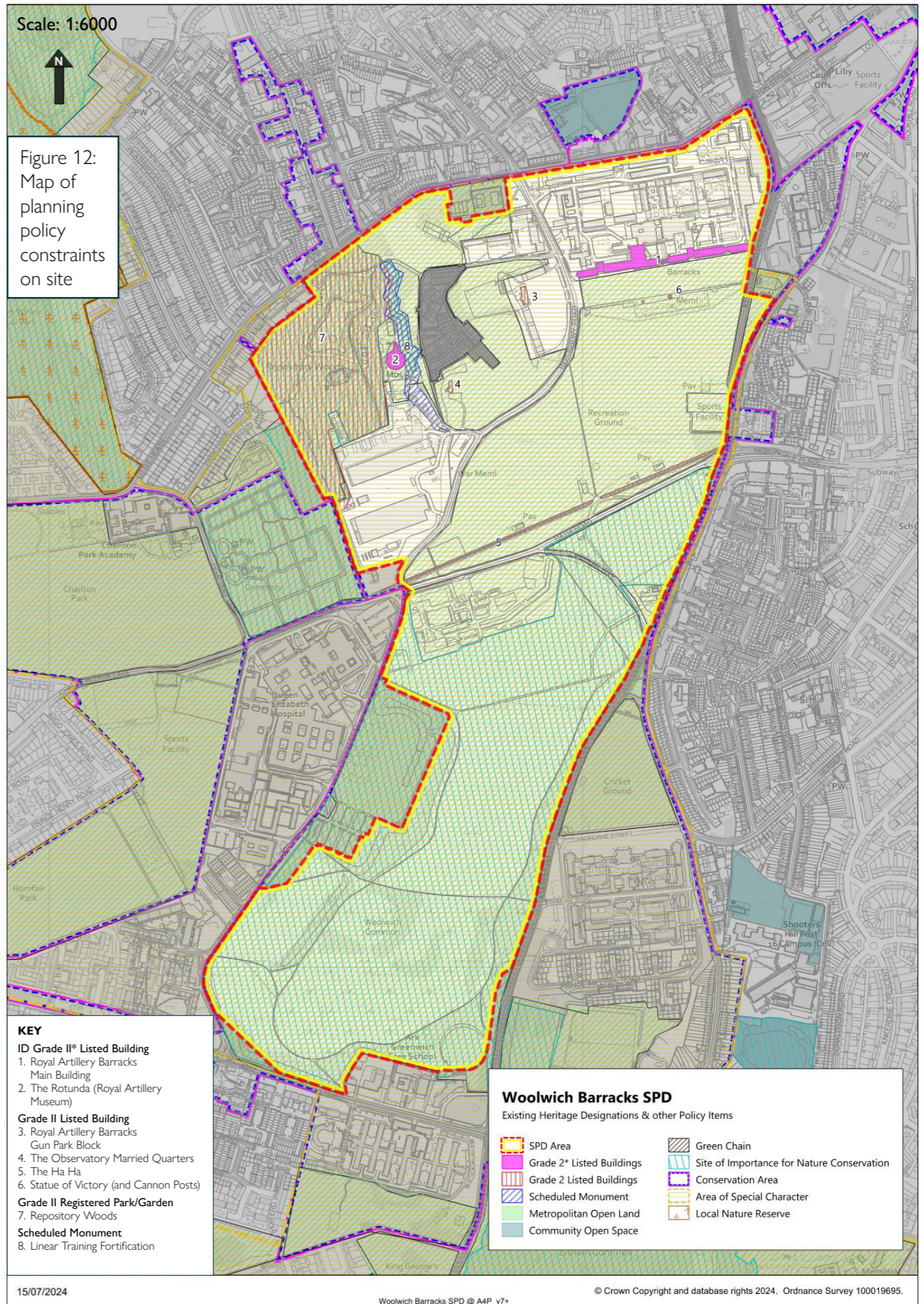
## Local Plan - Core Strategy with Detailed Policies

The Core Strategy sets out the Council's strategic vision for development in the Royal Borough, and indicates the broad locations in Royal Greenwich for future housing, employment, retail, infrastructure and other land uses, as well as providing detailed policies that will be used to assess planning applications and guide future development. The Core Strategy also seeks to ensure that growth is supported by the infrastructure necessary to support new and existing communities, setting out proposals for improved public transport and critical infrastructure such as schools.

The site falls outside of a Strategic Development Location or Opportunity

Area. However, it is located on the edge of Woolwich Town Centre in an accessible location, although some parts are currently more accessible than others.

As set out in the plan above, there are several policy constraints which apply to the site, including Woolwich Common Conservation Area, several Grade II and Grade II\* heritage asset designations, Metropolitan Open Land, green chain and an Area of Special Character. Woolwich Common is also a designated Site of Importance for Nature Conservation (SINC). To turn the map layers on and off or view one map layer at a time, please use our [interactive planning policy map](#).



The A205 which runs adjacent to the east of the site, is a major road and part of TfL's red route network. This road acts as a barrier between the site and the town centre; it is a busy A road with inadequate pedestrian crossings and narrow or limited footways.

The following policies from the Core Strategy are particularly relevant for the site in terms of its policy designations:

DH(h) Conservation Areas: protects the character and appearance of the conservation area

DH(i) Statutory Listed Buildings: protects statutory listed buildings, their setting and considers change of use

DH (m) Archaeology: the site falls within an area of High Archaeological potential and any redevelopment will need to assess and plan for the impact on archaeological remains.

OS1 Open Space: Safeguard, enhance and improve access to open space

OS2 Metropolitan Open Land: Protecting MOL from inappropriate development

OS3 South East London Green Chain: Protect, promote and enhance the Green Chain network throughout the borough

OS4: Biodiversity: Protect, restore and enhance biodiversity in the borough and set out a presumption against development in areas of biodiversity importance such as Sites of Importance for Nature Conservation

OS(a) Development in MOL: sets out the types of development considered appropriate within MOL and design principles

OS(c) Public Open Space Deficiency Areas: sets out the public open space deficiency areas in the borough. It is clear from figure 5 of the Core Strategy, that parts of the site fall within a local park deficiency area

Policy OS(f) Ecological Factors: Sets out how developments will be expected to take account of ecological factors

There are many other policies within the NPPF, London Plan, Core

Strategy and other policy documents which are relevant to the Woolwich Barracks site, those referred to above are specific to the site constraints and policy designations.

Whilst these policy designations are important considerations, they should be viewed as positive contributors to the character of the site and serve as a solid foundation for design-led optimisation of the site.

The Core Strategy was adopted in 2014 and the Council are working on an updated Local Plan which will include allocating sites for development.



# Access and Movement

The built parts of the site are currently impermeable due to their military nature and access is restricted to military personnel and visitors.

The site is bounded by the A205 South Circular Road to the east, which forms part of TfL's red route network and to the north by the Boundary Wall fronting the B210 Artillery Place/Wellington Street corridor. The Boundary wall along Hillreach is Grade II listed. To the west is Charlton Cemetery and Repository Woods, and to the south is Ha-Ha Road and Woolwich Common. Repository Road dissects the site and forms a connection between the B210 and Ha-Ha Road. Permeability for pedestrians and cyclists will need to be significantly improved as part of redevelopment.

Overall, the majority of the site has good accessibility given its edge of town centre location and the availability of existing

walking, cycling and public transport infrastructure in the surrounding area.

In London, access to public transport is measured using Public Transport Accessibility Levels (PTALs). PTALs are a detailed measure of the accessibility of a point to the public transport network, taking into account walk access time, wait time and service availability. Each area is graded between 0 and 6B, where a score of 0 is very poor, and 6B is excellent.

As can be seen in the map below, the PTALs vary significantly across the site from 1A to 6A. Accessibility to public transport is higher in the northeast corner and decreases across the site to the south and the west as it steps away from the town centre.

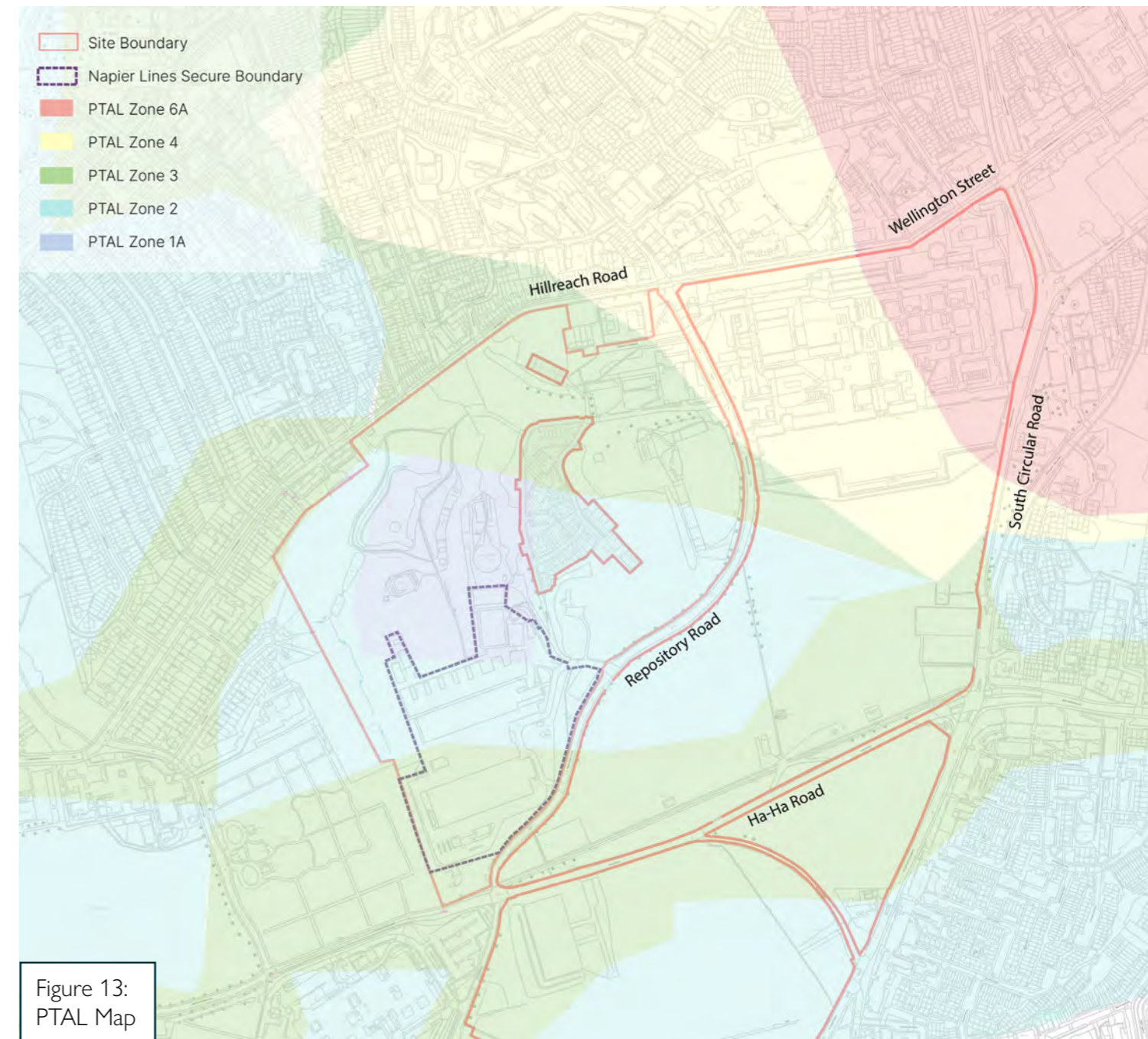


Figure 13:  
PTAL Map

## Access points

Current access points can be seen on the map and are listed below:

1. Repository Road opposite Green Hill Terrace: Main entrance point to the Royal Artillery Barracks for vehicles and pedestrians.
2. Repository Road/Green Hill (Barracks end): Green Hill is an access road serving the western extent of the site, providing access for the Lower Gun Parks, Repository Woods, and to the Upper Gun Parks area.
3. Repository Road/Green Hill (Napier Lines end): Provides vehicular access to Green Hill, the Rotunda, Observatory and Napier Lines.
4. Wellington Street: Existing, gated access, in use for emergency access.

The map also outlines historical access points, some of which could potentially be reopened to improve permeability into and through the site for pedestrians and cyclists.

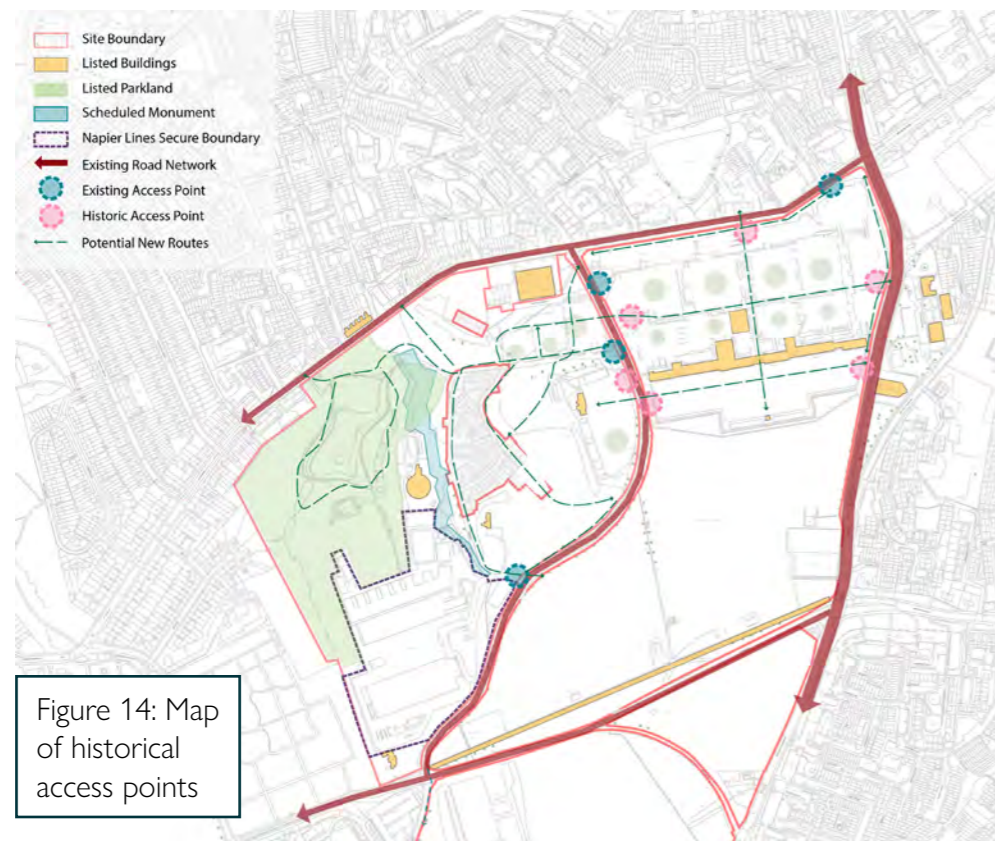


Figure 14: Map of historical access points

## Access and Movement Strategy

**Vision:** To create an accessible and well-connected place which better integrates into its surroundings, connects well to the town centre and improves permeability for new and existing residents. This should be achieved by prioritising pedestrian and cycle routes and ensuring they are well connected to public transport, overlooked and well-lit. Dominance of vehicles should also be reduced by minimising car parking.



Figure 15: Potential Access points and movement routes

### Pedestrian and Cycle Access and Movement

A high-quality environment should be created which prioritises pedestrians and cyclists and promotes healthy streets in line with the London Plan.

Development proposals should enhance site permeability through

the creation of a clear, connected, and inclusive movement network that prioritises active travel, and access to public transport. Layouts must facilitate safe, direct, and legible routes across the site for people of all ages and abilities, reducing dependency on private vehicles.

Proposals should incorporate high-quality signage, paving, surface materials, and visual cues that support intuitive wayfinding and foster a welcoming and inclusive environment in line with the healthy streets approach. These elements should contribute to the character and legibility of the site, enabling all users to navigate confidently and safely.

Designs should avoid barriers such as gated layouts or dead ends, and instead create a permeable network of streets and public spaces that are overlooked, well-lit, and animated by active frontages, encouraging everyday activity, social interaction, and a sense of place. A wayfinding strategy should be submitted as part of any planning application.

Development of the site should support sustainable travel to reduce the impact of development in terms of climate change, pollution and congestion. The design should encourage people to walk, cycle or use public transport where possible to reduce car movements and promote active travel. It is recognised that providing new, direct, pedestrian routes into the site from the surrounding roads and improving permeability

across the site will reduce walking distances to public transport nodes thereby improving the existing PTAL levels.

Walking and cycling routes should be continuous and as direct as possible linking to existing routes including the A205 South Circular Road corridor and Repository Road and proposed routes in the surrounding area, including the Greenwich and Woolwich Cycleway (TfL Cycleway 4). Primary access for pedestrians and cyclists should be focused in the north-east corner of the site.

Pedestrian routes should also link conveniently to the closest bus stops and into the town centre for easy access to other modes of transport. Promoting pedestrian and cycle routes can be achieved through enhanced public realm, safer, more convenient crossings and prioritising pedestrian movement in key locations. More guidance can be found in: the Royal Borough of Greenwich [Local Implementation Plan \(LIP\)](#), [Transport Strategy](#), the [Royal Greenwich Cycling Strategy](#), TfL's [Streetscape Guidance](#), [London Cycling Design Standards](#) and the government's [Local Transport Note 1/20](#).

New access points will need to be created or historical access points reopened, in order to better connect the site to its surroundings and the existing transport network. New crossing facilities for pedestrians and cyclists will need to be provided on key roads serving the site to complement the new accesses, thereby ensuring connectivity to existing local networks. The location, layout and form of any new crossing facilities will need to be agreed with RBG and TfL, as appropriate. Additionally, the provision of new accesses should seek to avoid the need to remove mature trees wherever possible.

The map presented above illustrates the recommended new access points for redevelopment. This is based on an initial transport assessment of the site, which considers the existing access points and heritage assets.

Redevelopment should ensure accessibility for all modes and should address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

New and improved access points will also need to consider the change in topography across the site to ensure they are accessible for all, especially in areas where the gradient changes significantly from the site to the road,

for example in the northeast corner of the site.

Additionally, access arrangements should ensure that the potential for conflicts between pedestrians, cyclists and vehicles are minimised.

Road crossings should be designed in a way that respects the character of the various heritage assets across the site. This can be done by setting crossings back from heritage assets, using minimal street furniture and using discreet surface materials; although this must also be balanced with ensuring road safety.

Toucan or CYCLOPs junctions, which allow two-way pedestrian and cyclist movement are likely to be the best options for improving east to west movement to and from the town centre across the A205 corridor, although, any changes to the network would need to be agreed with TfL.

Access arrangements to the Rotunda will need to be carefully considered so as to allow an increase in visitors, depending on its future land use, whilst respecting views of the listed buildings and position and setting of the Linear Training Fortification Scheduled Monument which continues underground adjacent to the Rotunda.

## Vehicle access

Vehicular access points should be kept to a minimum and existing access points should be utilised, where possible, to minimise impacts on the heritage assets, including the listed boundary wall. Any proposal to introduce a new vehicular access point would need to demonstrate that its provision is necessary to enable development and complies with Local Plan and London Plan policies to reduce vehicular movements.

The main vehicular access point should be located mid-way along Repository Road to prioritise walking and cycling and improve road safety by avoiding vehicular access on the corner and junction. Any new access point should not result in issues of highway and pedestrian safety and should be supported by an assessment of the impact of such changes on the significance of surrounding heritage assets. Additionally, the provision of new accesses should seek to avoid the need to remove mature trees, where practicable.

Redevelopment should enable the efficient delivery of goods, and access by service and emergency vehicles.

## Vehicle Parking

Parking provision across the site should be kept to a minimum and where the PTAL level is high enough, for example, in the Royal Artillery Barracks area, new development should be car free in line with London Plan policy T6.

Car parking in areas of the site with lower PTAL ratings, for example in the Gun Park area, should be limited to the levels set out in the London Plan, as should car parking necessary to support the operation of any commercial uses.

It may be appropriate for the whole site to be car free if it can be demonstrated that it would not have an unacceptable impact on street parking such as through the introduction of parking controls. Blue badge holder parking and electric vehicle charging points should also be provided in line with the levels set out in the London Plan, in accessible and convenient locations.

The location of any car parking should be carefully considered at the design stage to ensure the development remains a high-quality pedestrian environment.

Parking provision will likely be needed at Napier Lines, where the PTAL level is low in any case, to support the military function of the King's Troop who intend to remain on this part of the site.

The likely traffic generation associated with new development should be estimated once the parking provision for the various parts of the site has been agreed. This should be compared to traffic generation associated with the existing use on site and the levels of parking provision on other sites that are proposed, approved or completed. Initial investigations suggest that redevelopment of the site has the potential to result in increased turning movements at the junctions of the A205/B210 and the A205/Nightingale Place/Ha-Ha Road. This aspect will need to be fully investigated to identify any requirement for mitigation works at these junctions to avoid the potential for creating unacceptable traffic conditions. Consideration should be given to any TfL improvement schemes in the surrounding area when development comes forward.

As with all major residential development, a Transport Assessment will need to be submitted as part of the planning application. This should include an outline of baseline conditions for the site, the existing capacity of surrounding routes, details of the proposed access strategy for all modes, details of existing and proposed car parking, and how the transport impacts of the development will be minimised.

## Cycle Parking

Redevelopment should facilitate and encourage cycling by providing adequate cycle parking in line with the London Plan; this should include facilities for disabled cyclists. [The London Cycling Design Standards](#) should be used to ensure streets and facilities are designed to facilitate and encourage cycling.

# Open space

**Vision:** Given the site's inclusion of, and proximity to, expansive green spaces, the vision is to create a place that seamlessly connects these areas, enhancing public accessibility and improving their functionality to better serve the local community. Well-connected green spaces foster environments that encourage walking and cycling, reduce stress, and promote overall health and wellbeing. These green spaces should be linked with the site's heritage assets, reflecting their historic significance and inviting exploration throughout the site. Additionally, high-quality play spaces should be provided, transforming the site into a destination renowned for its abundant green spaces, exceptional play areas, and rich heritage backdrop.

Public open spaces offer a range of health and wellbeing benefits and are used for recreation, sport and physical activity, family outings, playgrounds, dog walking, rest and relaxation, socialising, events, food growing, habitats for wildlife and access to nature.

## Existing open space

Large areas of the site are designated as protected Metropolitan Open Land (MOL), including Repository Woods and the parade ground which fronts onto Barrack Field. They also form part of the green chain network.

The extent of the MOL can be seen in figure 12. The west of the site and a large part of Woolwich Common also fall within a local park deficiency area as set out in Core Strategy policy OS(C) Public Open Space Deficiency Areas and supported by the Open Space Study 2008. A Local Park deficiency area is an area where homes are lacking adequate provision of open space within 400m. The London Plan defines a local park as at least 2ha in size and including provision for court games, children's play, seating areas and nature conservation areas.

A new Open Space Study will be undertaken to inform the council's Local Plan review and this will consider any changes in provision of open space, which may affect the current level of open space deficiency on site. Any open space deficiency can be addressed by improving existing open spaces and their functionality including the provision of court games, children's play, seating and nature conservation areas as set out above and providing better connections with surrounding open spaces. New open spaces should also be provided as set out below to meet identified needs.

Whilst various types of green space exist within the site, the functionality and useability of some of these spaces is limited. Barrack Field for example, has public access limited to when the space is not in use for Army purposes. There are also small pockets of green space throughout the northeast corner and along the northern boundary of the site, but these are of little value either aesthetically or ecologically. Barrack Field also has a number of sports pitches.

Due to the nature of the site as an institution, the open spaces such as Barrack Field, Repository Woods, the MOL between the Gun Parks, Greenhill and the Rotunda, and Woolwich Common are disconnected from each other and the surrounding open spaces such as Maryon Wilson Park and Charlton Park.

## New Open Spaces and Play Space

New open spaces should be created to complement and connect to existing spaces within the site including Barrack Field, Repository Woods and Woolwich Common and to others within the surrounding area. These spaces should be of an appropriate scale to support future development, must not feel isolated or private and must be publicly accessible. This would help to create an integrated network of open spaces that encourage active travel and promote mental and physical health and wellbeing.

High quality open spaces should be carefully designed to create inclusive multi-functional space that meets the needs of existing and new residents, including those with disabilities. New open spaces need to offer more than just a grassed area, they should be well designed multi-functional spaces that meet increasing recreational, leisure and nature needs associated with population growth. Design should be inclusive of all ages and abilities with facilities such as playgrounds, sports facilities or MUGAs, seating areas and natural habitats. Landscaping should also consider how spaces can be functional as well as aesthetically pleasing, for example, incorporating Sustainable Drainage Systems (SuDS) in a creative way which manages drainage whilst also providing amenity space or habitats for wildlife. The historic role of green spaces across the site should also be recognised and honoured, with efforts made to incorporate any historical design elements wherever possible.

The parade ground is a vast tarmacked area, but the tarmac itself is not of high historical significance<sup>2</sup> and could be re-landscaped to provide open space, with a heritage focus, whilst enhancing the character of the Grade II listed Royal Artillery Barracks; this could include incidental play space. This should include new planting and landscaping features that address the current hard surfaced and windswept nature of this space, address urban greening and biodiversity net gain requirements, and provide SuDS.

Sustainable drainage must also be planned into any new open space, particularly the northeast corner where surface water flooding can be an issue in some areas.

### **Improving existing open spaces**

New publicly accessible open space should be provided on the site. However, given the number of existing green spaces within the site or within close

proximity, any new public open space does not necessarily need to be in the form of one large open space if existing open spaces are improved and made publicly accessible.

Barrack Field is part of the Napier Lines site and will be retained for military purposes. However, it is envisaged that public access will be retained when not in use by the Army. Redevelopment of the wider site represents an opportunity to improve the functionality and appearance of Barrack Field, for example by landscaping and softening edges, providing seating to enable people to stop, rest and experience nature or providing habitats for wildlife in parts of the space. There is also an opportunity to improve the sports facilities on Barrack Field, subject to agreement with the Army, and hire these to local sports clubs when not in use by the Army and erect appropriate signage to reflect when public access is allowed.

Improvements should be made to existing open spaces to enhance the setting and character of the development and ensure they are multi-functional spaces which meet the needs of existing and new residents.

A small playground and Multi Use Games Area (MUGA) are located on Green Hill and the possibility to expand and improve these facilities should be investigated to meet the play space requirements set out in the London Plan. Any improvements should provide a stimulating environment that can be accessed safely and is overlooked to enable passive surveillance. Walking routes should connect the playground to Barrack Field and the parade ground, to connect the existing community at Green Hill with the new community, improve accessibility and knit together these two green spaces using the healthy streets approach.

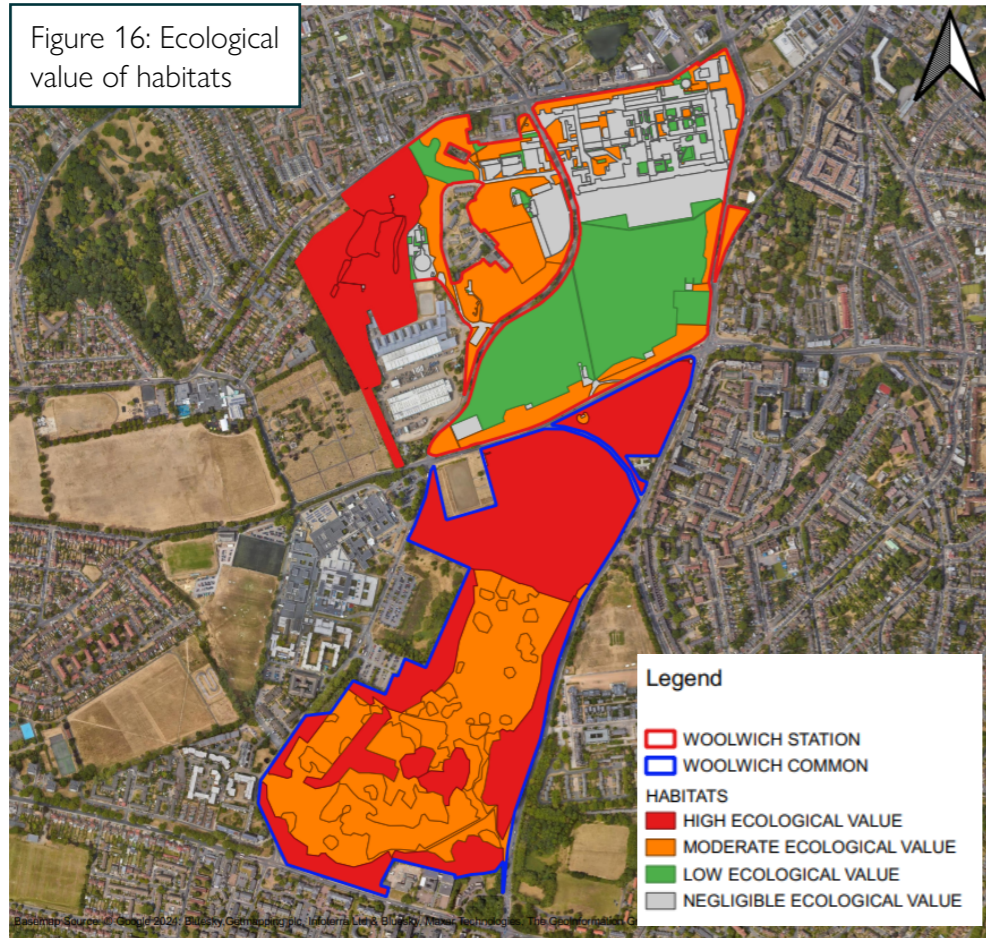
### **Maintenance and management**

A strategy should be submitted as part of any planning applications for the maintenance and management of all open spaces relevant to that application, who will be responsible for them and the level of management that will be provided. This includes Repository Woods and Woolwich Common.

2 - As set out in the supporting Heritage Assessment

# Environmental Quality

Figure 16: Ecological value of habitats



## Ecology and biodiversity

The Woolwich Barracks' ecological designations comprise two Sites of Importance for Nature Conservation (SINC): Repository Woods and Woolwich Common. The site is also covered by large areas of Metropolitan Open Land (MOL). These provide a mixture of semi-natural habitats and intensively managed or modified habitats. These habitats comprise modified grassland, neutral grassland,

broadleaved woodland, scattered trees, tree lines, hedgerows, lowland dry acid grassland, other neutral grassland, standing water and introduced shrub. The priority habitat lowland dry acid grassland is present on Woolwich Common.

The map above illustrates that Woolwich Common and Repository Woods and are of a high ecological value; Repository Woods has recently



Figure 17: MOL by Upper Gun Park

been placed on the heritage at risk register<sup>3</sup> due to the lack of active management of the landscape.

The MOL surrounding Gun Park and the hedgerows on the edge of the site are considered to be of medium ecological value and Barrack Field and pockets of greenery in the northeast corner are of low ecological value. An ecological assessment of Woolwich Common will also need to be undertaken if biodiversity enhancements are to be made to this part of the site to contribute to enhancing nature conservation value and meeting biodiversity net gain requirements.

Biodiversity net gain is an approach to development whereby the biodiversity value of a site is increased as a result of development. It requires developers to leave the biodiversity of a site in a better state than before the development commenced by delivering a minimum 10% net gain in biodiversity. This means that where biodiversity is lost as a result of a development, the compensation provided should be of an overall greater biodiversity value than that which is lost.

The [Statutory Biodiversity Metric tool](#) should be used to calculate the biodiversity value of the site along with the user guidance. Additional guidance can be found in the [Biodiversity Metric Supporting Documents](#) produced by Natural England.

3 - <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/26161>

In line with the Biodiversity Gain Hierarchy set out in national guidance, on-site gains should be considered first followed by off-site, and as a last resort biodiversity credits.

The applicant must assess the impact on biodiversity at the beginning of the planning application process setting out how biodiversity net gain will be achieved and submit a Biodiversity and Ecology report as part of the application.

Examples of improvements that could be made include

improving existing habitats, creating new habitats and planting native plants that are adapted to the local climate and soil conditions. A variety of low and high ecological habitats should be used to achieve biodiversity net gain. Consideration should also be given to how and which SuDS can improve biodiversity at the same time as reducing flood risk, such as attenuation ponds, combined with planting.

This multi-faceted approach allows biodiversity and flood risk to be addressed at the same time without additional cost.

### **Repository Woods and Woolwich Common**

Development will be close to Repository Woods and Woolwich Common, which are classified as SINCs, and as a result, development must consider the potential impact of indirect effects to the site, such as noise, shading or lighting.

Further enhancements could also be made to Repository Woods and Woolwich Common including connecting these two SINCs via a green ecology corridor. A Green/blue corridor involves the creation of networks of natural and semi-natural areas to improve biodiversity, support wildlife movement and improve flood resilience and amenity.

In many cases, habitats require management in order to maintain the highest quality and maximise species diversity. Furthermore, if habitats are left unmanaged, successional processes can occur leading to habitats such as woodland establishing, and eventually, loss of the existing habitat. The quality of habitats on Woolwich Common could also be improved to increase biodiversity.

Repository Woods, a Grade II registered park and garden should be restored, and invasive species removed as part of a Conservation Management Plan. Native trees should also be planted to improve

species diversity and woodland ground flora should also be restored. The long-term management of the historic woodland will also be vital in maintaining and enhancing its quality once restored and the developer should set this out in a Conservation Management Plan.

### **Urban Greening**

The Urban Greening Factor (UGF) is a metric used to evaluate the quality of green infrastructure in major developments. Development in Royal Greenwich should maximise opportunities for urban greening as a fundamental part of high-quality design. As set out in London Plan Policy G5, urban greening should lead to an overall increase in green cover and boroughs should use a factor of 0.4 for residential developments as an interim factor until local factors are set out through borough Local Plans. Urban Greening should incorporate measures such as high-quality landscaping (including trees), green roofs, rain gardens, grasslands and hedges and nature-based sustainable drainage.

In addition, trees of existing value should be retained across the site and new trees planted to enhance character, especially around new buildings to soften their appearance and blend with the naturalness of the surrounding open spaces. Removal of trees of value and/or protected by a TPO will need strong justification and a replacement planted based on the existing value of the tree removed as required by London Plan policy G7.



Figure 18:  
Repository Woods

## Energy and Carbon Reduction

The Royal Borough of Greenwich declared a climate emergency in 2019 and produced a Carbon Neutral Plan which sets an ambitious target to achieve net zero carbon emissions by 2030.

Major developments should be net zero carbon in line with Core Strategy Policy E1 'Carbon Emissions' and London Plan Policy SI2 'Minimising greenhouse gases'. Development should be built in line with the energy hierarchy set out in the London Plan:

- 1. be lean:** use less energy and manage demand during operation
- 2. be clean:** exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
- 3. be green:** maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
- 4. be seen:** monitor, verify and report on energy performance.

In addition, this policy also requires a minimum on site reduction of at least 35% beyond Building Regulations for major development. Major development proposals should include a detailed energy

strategy to demonstrate how the zero-carbon target will be met by following the energy hierarchy and maximising on site reductions.

Decentralised energy and local secondary heat sources will play an increasingly vital role in London's energy supply, enhancing London's self-sufficiency and resilience in relation to its energy needs. The site is situated within a Heat Network Priority Area, therefore new development should prioritise connecting to an existing decentralised energy network if one is accessible or investigate the possibility of and need for an onsite energy network. In the absence of such a network, the heating system should be designed with the ability for future connection to a decentralised network. As identified in the [London Heat Map](#), a decentralised energy network is proposed in Woolwich Town Centre which may potentially serve the vicinity of the site. Should the timescales align, the site could benefit from connecting to this

network. Alternatively, as set out above, the heating system should be designed to enable future connection.

As well as reducing operational energy requirements using the energy hierarchy, developers should consider how to minimise their embodied carbon by using more resilient materials that will last longer and that are produced sustainably. This includes taking into consideration the manufacturing, transportation, installation, maintenance and recyclability of proposed materials. The redevelopment should also seek to reduce energy consumption through maximising the thermal performance of proposals by adopting a fabric first approach, which considers the structure of the building itself in managing energy usage and focuses on the thermal performance, form factor, orientation and solar gain of the materials and structure. The applicant should aspire to meet the LETI embodied carbon targets.

## Circular economy

Where possible, materials should be recycled and reused within the development to promote a more circular economy in line with London Plan Policy SI7. A circular economy improves resource efficiency and encourages waste minimisation to reduce environmental pressures, conserve resources and foster innovation. The principles of a circular economy should be at the heart of designing new buildings, requiring buildings that can more easily be dismantled, adapted and materials reused over their lifetime.

## Retrofitting

The Council strongly encourage the retrofitting of existing buildings to reduce their carbon emissions, with an aspiration to net zero equivalent. A building's structure typically accounts for two thirds (or more) of its embodied carbon. Reusing and refurbishing existing buildings and/or their structures presents a significant opportunity to minimise embodied carbon emissions and should always be considered before demolition if this is feasible and appropriate in land use, design and carbon terms.

The council recognises that although policy encourages the re-use of existing buildings this is not always possible, and redevelopment needs to balance this aspiration against the need to optimise the site to achieve the best use of land. When a new structure is necessary, developments should seek to use more sustainable, resilient materials that will last longer and play a positive role in reducing emissions, including reusing materials following demolition wherever possible, to promote a circular economy.

There are several heritage assets on-site that will require retrofitting to enhance energy efficiency. Retrofitting historic buildings is a fine balance between improving energy efficiency and preserving the historical integrity of the asset. A comprehensive assessment and understanding of where heritage assets are currently deficient should be undertaken and developers should refer to the Historic England

guidance titled '[Energy Efficiency and Historic Buildings](#)' to gain insight on how to improve energy efficiency in historic buildings whilst avoiding and minimising the harm caused to their significance.

The guidance advocates a whole building approach which ensures energy-efficiency measures are suitable, robust, well integrated, properly coordinated and sustainable. Minimal or non-invasive approaches to improving energy efficiency and reducing carbon emissions should be the starting point.

### Resilience

Development should be designed for resilience to future changes such as user requirements and lifestyles, societal and economic changes and climate change. This could include measures such as; investing in resilient infrastructure designed to be adaptable and capable of withstanding disruption from natural disasters, integrated features such as permeable surfaces, green roofs, rain gardens and natural drainage to improve resilience to flood

risk and using robust materials, avoiding overly prescriptive layouts, considering building orientation, materials and architectural design to reduce the urban heat island effect.

### Flood Risk

The government's published [flood risk maps](#) show that the site is at very low risk from fluvial flooding and falls within flood zone 1. However, there is some risk of surface water flooding across the site; including the parade ground, the north east corner of the site behind the Royal Artillery Barracks and parts of Repository Woods. Surface water flooding occurs when rainwater accumulates on the ground faster than it can either infiltrate into the soil, be absorbed by vegetation, or drain away which results in the local drainage systems being overwhelmed.

The topography of the site has an impact on surface water flood risk. For instance, the highest elevations are typically in the south of the site towards Woolwich Common and the lowest elevations are

typically in and around Repository Woods, which corresponds with the increased surface water flood risk. Parts of the Northeast of the site are also prone to some surface water flooding. Even though this part of the site has relatively flat terrain, surface water flood risk may be primarily due to the greater density of buildings and impermeable surfaces which result in poor drainage. Using SuDS across the site can help to manage this risk.

### Sustainable Drainage

Redevelopment will be expected to achieve greenfield run off rates and adhere to the drainage hierarchy set out in the London Plan. Policy SI 13 (Sustainable Drainage) of the London Plan sets out the following hierarchy which prioritises making space for water over controlling it:

1. using rainwater as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. improving rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

As set out in the hierarchy, reducing the rate and volume of surface water through natural flood management methods should be prioritised in development proposals. Natural flood management has multiple benefits including increasing flood storage, increasing flood resilience, and creating recreational areas and habitats. Flooding should be considered early in the design process and integrated into the design of the scheme taking account of climate change and designing for resilience.

Drainage should be designed and implemented in ways that promote multiple benefits including increased water efficiency, improved water quality, enhanced biodiversity, urban greening, amenity and recreation. In addition, development should consider and respond to surface water flow paths crossing the site. Any storage attenuation of surface water should be located where water naturally gathers on the site and any culverted water courses should follow the natural flow of water paths.

As set out in the London Plan, surfaces must be permeable to allow for infiltration, and soft landscaping should be incorporated throughout the site to reduce surface water flood risk and ensure that additional buildings do not increase the risk of flooding on-site or in the local area. Opportunities for rainwater attenuation should also be investigated and implemented where possible such as green roofs,

retention ponds, bioswales, and rain gardens. Green/blue corridors could also be created to form networks of natural and semi-natural areas to improve biodiversity, support wildlife movement and improve flood resilience and amenity. This approach could be particularly appropriate to connect the two Sites of Importance for Nature Conservation (SINC): Repository Woods and Woolwich Common.

A Sustainable Drainage Strategy should be submitted as part of the planning application in line with the Local Validation List requirements along with a Strategic Flood Risk Assessment due to the size of the site. Any future borough wide Surface Water Management Plan produced by the Council will also need to be complied with.

### **Land Contamination**

To enable developments to make the best use of land it is important to ensure the development of brownfield sites appropriately deal with contamination so land can be used safely. Given the historic military use of the Woolwich Barracks site,

there are potential localised sources of contamination on site and a Land Contamination Preliminary Risk Assessment should be submitted as part of the redevelopment in line with Policy E(e) of the Core Strategy and the Local Validation List requirements. This assessment should be reviewed by the Environment Agency and the Council's Environmental Health officers and should be carried out in accordance with the UK British Standard BS 10175:2011 - Investigation of potentially contaminated sites Code of practice.

If contamination is found, it will need to be demonstrated that development can either be built and occupied safely without any adverse environmental health impacts or contamination can be remediated. Potential land contamination should be taken into consideration during the early design stages of redevelopment. If food growing opportunities are incorporated into the development, consideration should be given to the most appropriate location for this, based on the site of any contamination present.

### **Utilities**

Utilities such as power, water, sewerage, drainage and communications are essential for new development. Future development should take into account existing capacity and the impact the development is likely to have on this capacity by liaising with infrastructure providers at the earliest opportunity. Redevelopment should increase water efficiency, conserve water in a sustainable manner and comply with Part G of the Building Regulations in accordance with Policy SI 5 of the London Plan. They should also comply with BREEAM excellent standard for 'Wat01'.

The developer should consult the relevant water company (Thames Water) on sewage network capacity as early as possible to ensure any new buildings are appropriately connected to the sewer network and no misconnections occur. A future-proof site-wide network of pipes, cables and fibre optics is encouraged where spare capacity is designed in from the start to avoid digging up pavements and closing roads for infrastructure upgrades.

Engagement should also take place with the relevant water company (Thames Water) to confirm appropriate build-over agreements, particularly for the large sewers at the north-eastern corner of the Site.

Liaison is currently underway with UK Power Networks (UKPN) to understand the level of electrical network reinforcement required to support the masterplan development. UKPN will undertake a feasibility assessment as part of this process which will inform and detail the works required. The feasibility assessment will identify a number of costed options for consideration. These will take into account programme and phasing of works to align with UKPN requirements.

It is not intended to bring a new gas supply to the site due to the need to move away from fossil fuels and to comply with proposed future policy such as the Future Homes Standard. Where it is not practical to avoid the use of gas, e.g. for commercial / catering purposes, the existing supply to the site should be reused to provide the capacity needed.

Connection to digital infrastructure will also need to be considered and developers should liaise with infrastructure providers at the earliest opportunity. This includes [Digital Greenwich Connect](#), a new partnership set up to deliver ultrafast digital infrastructure within the borough. Smarter use of technology enables cities to be planned more effectively, to manage the demand for services and ensure they are globally competitive.

# Heritage

**Vision:** To create a vibrant, heritage-led neighbourhood that celebrates the site's unique military past and historic character. By restoring and reusing heritage assets, integrating them into the urban fabric, and connecting them through thoughtful landscape design, the development will create a distinct sense of place and historic legacy. This approach ensures the past is preserved and visible, while shaping a cohesive, characterful, and inclusive community for the future.

The historic environment provides character and a unique sense of place whilst representing the history of the area and local community. As set out in national and regional policy, applicants should consider how to conserve and enhance heritage assets in a manner appropriate to their significance and put them to viable uses consistent with their conservation. New development should make a positive contribution to local character and distinctiveness and integrate heritage assets into the development.

Many of the military buildings on site and around Woolwich Common have characterised the area and its development for over 250 years and are an integral part of its history and landscape.

The Woolwich Barracks site is home to several designated

heritage assets listed and illustrated in the map below:

## Listed Buildings

### Grade II\* Listed Buildings

- [Royal Artillery Barracks main building](#)
- [The Rotunda](#)

### Grade II Listed Buildings

- [Gun Park Block](#)
- [The Observatory](#)
- [The Ha-Ha](#)
- [Statue of Victory \(and cannon posts\)](#)
- [North Boundary Walls to the grounds of Royal Military Repository](#)

### Grade II Registered Park/Garden

- [Repository Woods](#)

### Scheduled Monument

- [Linear Training Fortification](#)

## Archaeology

Parts of the site are also classified as Archaeological Priority Areas as set out in the Local Plan. A desk based Archaeological Assessment will therefore be required at planning application stage for any proposals affecting these areas.

## Heritage Study

A Heritage Study has been undertaken to understand the heritage assets on site and in the vicinity of the site to inform the SPD. This has been published alongside the draft SPD.

## Conservation Area

The whole site also falls within Woolwich Common Conservation Area, which was designated in 1975. The eighteenth and nineteenth century military buildings and the military use and occupation of Woolwich Common are prominent features of the character and appearance of Woolwich Common Conservation Area.

The [Woolwich Common Conservation Area Appraisal](#) identifies three distinct areas:

### Area 1 Barracks and Repository Area

### Area 2 Woolwich Common

### Area 3 Built Fringes to east and south

The Common itself is identified as the 'primary spatial feature' of the conservation area as a whole. Whilst the Barracks main building south frontage (towards the parade ground) is described as the 'primary spatial feature' of the northern part of the conservation area. These two principal features dominate the conservation area, with most of the primary buildings being designed to serve the barracks.

The panoramic views across the Common and views of the listed Royal Artillery Barracks main building are important and make a particular contribution to the character of the area along with the integrated open spaces. The openness of the Parade Ground and

Barrack Field, which allows the entire frontage of the Royal Artillery Barracks main building to be appreciated, is a significant contributor to that significance.

Figure 18: Heritage assets on site and their location



## Heritage and Place Making

Protecting and enhancing the historic environment is an important component of national planning policy. Paragraph 202 of the NPPF explains “heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, less than substantial harm, or total loss of significance. Any harm to, or loss of, the significance of a designated heritage asset (from

its alteration or destruction, or from development within its setting), requires clear and convincing justification. Any loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 213 or less than substantial harm under paragraph 214, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area.

As part of any planning application for the site, a Heritage Impact Assessment should be submitted setting out a description of the significance of each heritage asset, an assessment of the impact of the proposals on the asset’s significance and an explanation of how the proposal will preserve and enhance the heritage asset and its setting. Development proposals should

avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. Historic England should be engaged early in the planning process.

As set out in London Plan policy HC1, heritage plays a key role in place making. Integrating the conservation and enhancement of heritage assets and their settings into the design of proposals ensures new development responds positively to their significance and creates a sense of place.

Whilst the use of the site will change with redevelopment, the legacy of unique buildings and spaces that the Army will leave behind represent an opportunity to create a distinctive place for the community to enjoy. Heritage assets enrich the fabric of a place by adding value, fostering community ties, and preserving history. They connect the past to the present and create a sense of continuity which reinforces and strengthens the cultural heritage and collective community identity.

Heritage assets can also serve as visual landmarks that define the character of a place, as they do within the Woolwich Common

Conservation Area. They are recognisable symbols of the military past and mark a step change in the character from Woolwich Town Centre. The open spaces surrounding the buildings and the mature trees on site also form part of the character and contribute to the sense of place. They provide an open setting for the heritage assets whilst also enhancing the environmental quality and appearance of the site, offering recreational opportunities and improving quality of life and social wellbeing. The open spaces which connect the site and its heritage assets together are also part of the historic fabric. Their historic role should be recognised and honoured in place making.

Heritage assets can also be important drivers of tourism and economic development as visitors are attracted to places rich in history and culture.

Therefore, ensuring heritage assets are brought back into viable use can also contribute to economic vitality as set out in the supporting Heritage study.



Figure 20: Royal Artillery Barracks (side view)

### Royal Artillery Barracks Main Building and Parade Ground

The Royal Artillery Barracks main building, exemplified by its 330m frontage that faces south onto the parade ground, is the most historically and architecturally significant building within the site.

Most of the Grade II\* listed building is over 220 years old: parts of the eastern section date to 1776, whilst the western section was complete by 1802. It has consistently provided a home for military personnel, retaining historic, internal features. The symmetry

and order of the building conveys a sense of authority and its monumental scale and the ability to take in its entire frontage across the open space of the parade ground are key components of the setting of the building. Although some of the internal parts of the building have been altered, resulting in the loss of much of its original fabric, there have been few external alterations, primarily the replacement of windows, doors and the rebuilding of the easternmost block following 1944 bomb damage.

The unbroken frontage including the part that was rebuilt, is of the highest architectural significance

to the site and the conservation area. The openness of the Parade Ground and Barrack Field allow the entire frontage of the building to be appreciated, which is an important contributor to that significance, as is its unbroken length that matches the length of the Barracks main building. The openness is also an important aspect of the building's setting.

Protecting this openness and its contribution to appreciating the scale of the Royal Artillery Barracks building and other surrounding heritage assets is vital.

The Royal Barracks main building is also a key focal point in the Woolwich Common Conservation Area as a prominent landmark.

### Statue of Victory (and cannon posts)

At the southern end of the parade ground and aligned to the central triumphal arch of the Barracks main building, is the Grade II listed

memorial to those lost in the Crimean War (1854-56) which was erected in 1861. Designed by John Bell, the memorial is comprised of a bronze statue of "Honour" atop a granite plinth, holding laurel wreaths that were supposedly cast from Russian cannons captured at Sevastopol and was intended to sit just in front of the central arch. It was located on the southern side of the parade ground to avoid interfering with manoeuvres and was again moved further south in 2008 to allow for an enlarged parade ground.

### The Ha-ha

The Ha-ha is a landscape design feature to the South of Barrack Field which stretches from the south-eastern corner of Charlton Cemetery to Woolwich New Road. It is essentially a sunken ditch; the southern bank is sloped and the north bank is vertical and retained by a wall. Its original primary purpose was to prevent livestock straying

Figure 21: Central arch



from the Common to the military grounds.

Although the Ha-ha to the south of Barrack Field did not introduce a visual or built intrusion into the landscape, its creation in 1778 (altered to its present location 1806-8) formally defined and enclosed Barrack Field, severing it from the remainder of the Common and resulting in formalising the change of the area into usable, level lawns.

Barrack Field and the Ha-ha have historic and aesthetic interest, for their historic use by the military, but also for their importance as the setting for the Royal Artillery Barracks building and for the Common to the south. The Ha-ha and its earlier incarnations have been features of the military landscape since the late eighteenth century.

### Heritage Design Guidance

To help identify which elements of the heritage assets could reasonably accommodate internal modifications while remaining in viable use, each asset was assessed in consultation with Historic England. Each building has been

colour-coded using a Red, Amber, Green (RAG) system with the colours representing the following categories:

- **Red** – Elements which are of great importance to the overall significance of the building including architectural features, structures and/or rooms which contain original, ornate features that cannot be altered or removed.
- **Amber** – Elements which are of some importance to the overall significance of the building including architectural features, structures and/or rooms which contain original features which are original but are less sensitive to alteration or removal.
- **Green** – Elements which are of limited importance to the overall significance of the building including architectural features, structures and/or rooms which contain no original features or contain features which could be altered with the correct permissions and robust supporting evidence.

In general, no alterations should be made to the external walls

of the RAB with the exception of potentially creating new doorways on the rear elevation at ground level where necessary to provide access to residential units. Doorways are likely to only be created in place of an existing window. Given the high level of the assessment to date, and the purpose to inform design principles for the SPD, individual internal walls have not been identified for removal or retention.

The commentary and diagrams provided are not suitable to support a detailed planning application.

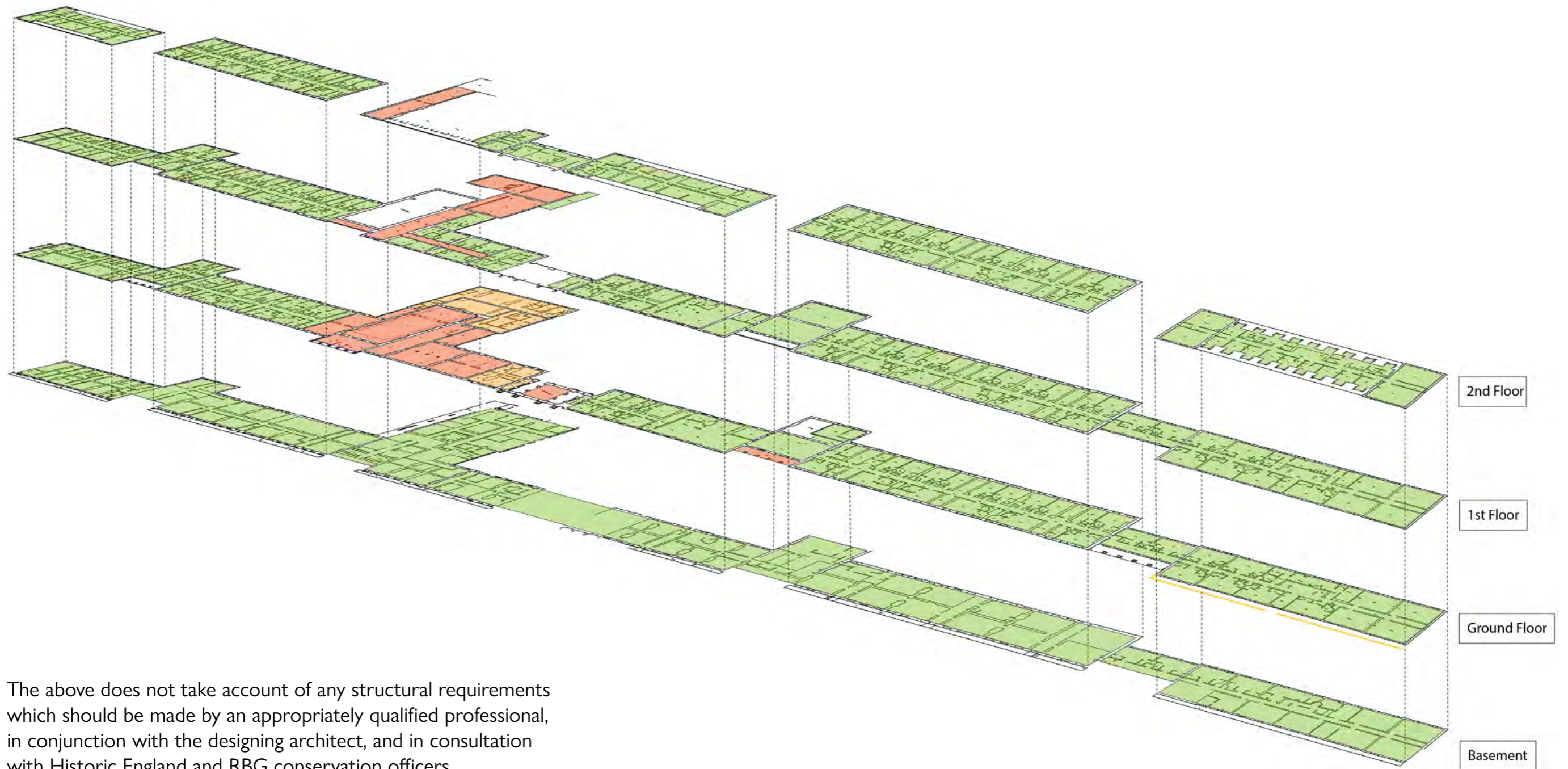
Specifics on elements of the building to be altered will require further assessment and surveys supported by a relevant heritage assessment in support of the planning application and an application for listed building consent.

All assumptions on the ability for walls to be altered or removed have been made on the basis of their contribution to the significance of the building as a heritage asset.



Figure 22: Whole site RAG diagram

Figure 23: RAB Main building RAG diagram



The above does not take account of any structural requirements which should be made by an appropriately qualified professional, in conjunction with the designing architect, and in consultation with Historic England and RBG conservation officers.

## Royal Artillery Barracks and the Parade Ground

The Royal Artillery Barracks main building offers an opportunity to enhance its significance and create new high-quality homes, complimented by other appropriate uses, in a unique historic setting.

Externally, maintaining the prominence of the roofline as seen from the south will be key to maintaining the building's significance. Any changes to windows and doors should be carefully considered, ensuring they enhance the building's overall appearance as well as improving sustainability performance.

The gates in the central triumphal arch would benefit from having the boarding removed to allow a continuous view through the site and across Barrack Field. The central triumphal arch should also be the focal point of North-South routes through the building.

Maintaining and enhancing the openness of the Parade Ground as an appropriate setting to the listed barracks building will be key to any redevelopment of the site.

The Parade Ground presents the chance to provide a heritage focused landscape which could include tree and shrub planting, natural play spaces, open space, formal gardens, space for events and leisure activities, seating and growing space. Any new public open space should be publicly accessible.

Enhancement of the Parade Ground should also improve the connection with the Garrison Church to better reveal their historic interrelationship. The railings at either end of the parade ground should also be removed to create a more welcoming public space.

Internally, the building has undergone many alterations and additions which do not contribute to the heritage assets architectural or historical significance. The remaining

spaces and fabric can tolerate a degree of further alteration, as illustrated in the RAG diagrams above (figures 22 and 23), to ensure the building is brought back into a viable use that secures its future. This building must be carefully designed to balance future use requirements, while ensuring that any alterations are sensitive and minimise harm to the historic fabric. Internal works should not compromise the significance of the building along either elevation, north or south. Any works to floor levels or partition walls should take particular care to respond to the external rhythm of openings and the proportions of the exterior elevations and should avoid any unnecessary loss of historic fabric.

Improvements to the thermal performance of the building or the introduction of renewable energy should be considered as a single

set of comprehensive changes, maintaining uniformity and symmetry across the elevation of the building.

Special consideration should be given to preserving the internal appearance of the highly significant Officer's Mess and the subsidiary areas that support this primary room. North-south routes through the building were historically affected by means of the central triumphal arch and via domestic-scale passageways in each block. There may be scope for reinstatement of visually discreet, domestic-scale routes through the building that reflect these early passages, but any such route should not compromise the sense of the Royal Artillery Barracks as an unbroken mass of linked blocks. Vehicular routes through the building would likely cause significant harm to the architectural and historic interest of the building and would not be acceptable.



## Statue of Victory (and cannon posts)

Due to its artistic quality, its designed relationship to the Barracks, and its association with military history, the memorial is highly significant to the site and conservation area. It has been repositioned on a number of occasions and may benefit from another repositioning within the immediate area, subsequent to the context and justification of any emerging design proposals. As with all heritage assets on site, any proposals should conserve, and where possible, enhance its setting.

The Memorial has always been associated with the Barracks main building, arranged with a central alignment to the main arch. This relationship to the main building should continue and any repositioning should uphold the principle of alignment with the central arch.

## The Ha-ha

There is considerable opportunity for enhancement of the Ha-ha, the form of which has degraded. Whilst the yew hedge planted along the Ha-ha may have some ecological value, its removal would better reveal the Ha-ha and more particularly, the views between

the Common and the Royal Artillery Barracks that it was intentionally designed not to disrupt. However, the ecological value of this hedge should be investigated before any removal takes place and any biodiversity lost replaced elsewhere on site.

The Ha-ha itself remains discernible but is not immediately understood as a designed feature in the landscape. There is an opportunity to enhance its presence through maintenance and the removal of the adjacent fences.

## The Rotunda

The Rotunda is a Grade II\* listed building of exceptional historical and architectural significance. Originally designed by architect John Nash as a temporary building in 1814 for the Prince Regent, who later became King George IV, it served as a ballroom in the gardens of Carlton House, Westminster until mid-1820s when the building was disassembled and relocated to Woolwich for use by the military forming a centrepiece of the military training ground along with the surrounding Repository Woods. It was used as a publicly accessible museum

to house the extensive collection of military artifacts.

The Rotunda has been vacant since 1999 when it ceased use as a public museum, although it had a private collection until 2010.

It is in poor condition and has been on the Heritage at Risk Register since 2007, with its condition rated as 'very bad'. The roof covering is failing extensively, and significant propping works and investigations have been undertaken to stabilise the structural roof timbers. In summary, the outstanding works to the Rotunda include wholesale replacement of the existing roof and associated

repairs, structural repairs to 3-4 roof trusses, the replacement or repair of windows and the repair and renewal of all rainwater goods and renewal of underground drainage around the building.

The Rotunda is severed from its surroundings and adjacent heritage assets such as Repository Woods and the Linear Training Fortification, although still appreciable.



Figure 24:  
The Rotunda

The ability to appreciate the adjoining Scheduled Monument, the Linear Training Fortification, as part of its setting has also been eroded since it is overgrown and in need of conservation. The connection to Repository Woods has also been lost due to a high barrier fence. To the east and north, the Rotunda's high placement also creates a sense of isolation and detachment. Entry is through a pair of gates which lead up a steep hill that is not fully accessible. In addition, the existing hard landscaping in front of the Rotunda and the large mid-20th Century shed to the rear do not contribute positively to its setting and detract from its significance.

The adjacent former Museum Curator's office to the southeast is a small, single storey detached brick building with a hipped roof, thought to date from c1861. It has an important physical and historical relationship to the Rotunda and contributes positively to its setting.

### **Heritage Design Guidance**

Redevelopment should establish a long-term viable use that gives the building purpose and reconnects the building with its surroundings. The exact use of the Rotunda will depend on several factors, such as, viability and suitability of land use based on the distinct design of the building. The types of uses that may be appropriate include; community uses, workspace, indoor recreation, cafes or restaurants, theatres, music venues or entertainment space. Proposals to convert the building for accommodation or residential purposes would need to be carefully considered and discussed with the Council to ensure the building's architectural and historic significance is not harmed.

Other uses may also be appropriate and any proposed use would need to consider the impact on surrounding similar uses and the impact on Woolwich town centre if proposing a town centre use.

Traffic and highways implications will also need to be considered. Given its previously established use as a public building (a museum) for nearly 200 years, applications which include a significant element of public access to the Rotunda will be considered more favourably. This would constitute a substantial public benefit.

The onus would be on the applicant to demonstrate that a new use would be appropriate and sustain and enhance the building's significance. Any alterations required to accommodate a new use would need to be considered carefully and complement other proposed uses.

Interventions that must also be considered during redevelopment to improve the Rotunda include:

- Removing hardstanding and improving landscaping around the building to enhance its setting and frame the building
- Improving accessibility and remodelling the steep entrance access

- Removing the tin shed to the north and replacing with a building of higher quality, subservient to the Rotunda in terms of its scale and character to improve and enhance the setting of the Rotunda

### **Repository Woods and the Linear Training Fortification**

If Repository Woods is part of the disposal from MOD ownership, then the following should also be considered:

- Removing the fence to the north and west to reconnect the site with Repository Woods and unify the woods with the Linear training fortification
- Creating pathways from the Rotunda into Repository Woods with a viewing corridor established down to the pond with Repository Woods to the north.
- Opening up Repository Woods to the public and enhancing its

significance as a Grade II Registered Park and Garden. Subject to ensuring the heritage significance of Repository Woods is retained and enhanced, an exercise trail featuring climbing structures and scaled-down replicas of existing military training equipment could be incorporated to maintain reference to the historic landscape, including the Linear Training Fortification, and its military use as a training ground.

- Nature trails and seating around Repository Lake could also be added to enhance the usability and allow people to stop and enjoy nature.

As previously mentioned, Repository Woods is on the Heritage at risk register and regardless of ownership, steps should be taken to restore the landscape and introduce a management strategy to secure removal from the Register.

### **North Boundary Wall**

The Grade II listed North Boundary Walls to the grounds of Royal Military Repository is made of multi-coloured stock-brick. The wall should be retained, although a sensitive opening may be appropriate to improve connectivity. As set out in the Heritage Study, the north boundary wall has been pierced and infilled several times over the years by public gates and private entrances and its significance lies in its overall appearance and materials rather than as an unbroken boundary.

### **The Observatory**

The Observatory is a Grade II listed building, which was built in two phases in 1838-39 and 1852-53 to serve as a home for the Royal Artillery Institute Observatory which had been formed in 1838 as an educational club for officers. The late 1830s structure comprised the southern 3 bays, which contained a library, reading and writing room, with a basement below. The

building has been in intermittent use over the past two centuries; first as an observatory and teaching centre, then as the Royal Artillery's Magnetic Office, then as married accommodation and most recently housing the Royal Military Police. The building is now vacant.

The Observatory has its own access route and car parking to the south of the building. It is set on a raised area of land which slopes down sharply to the west. The site is designated as Metropolitan

Open Land (MOL) and the building is fenced which retains a sense of being built directly onto the open Common. There is also a play area and MUGA to the east. There is a residential area located to the north and northeast of the Observatory which comprises Service Family Accommodation.

### **Heritage Design Guidance**

The building is currently vacant and has been sold, but it has enjoyed many different uses in the past and is very adaptable. It would suit a range of uses such as residential, commercial or workspace. It must be demonstrated that the proposed use would not threaten the viability of the town centre, neighbouring uses have been considered and are compatible with the proposed use and it maintains the open character of MOL surrounding it.

As a Grade II listed building, any refurbishment or alteration must not harm its historic significance. Any extensions should be of high design quality, enhancing the character of the listed building. Extensions should not compromise views from Ha-Ha Road looking north to the Barracks main building or Barrack Field.

Figure 25:  
The Observatory



## Upper and Lower Gun Park

To the west of Repository Road is Upper Gun Park and Lower Gun Park. Upper Gun Park includes three original buildings arranged in an L-shape, together facing eastward over a car park (the former drill ground). The 1830s brick-built Gun Park Block shown in figure 24, is Grade II listed.

Adjacent and to the North, are two limber sheds built in approximately 1900 (figure 25). These buildings do not appear to have been significantly altered since construction and are curtilage listed as ancillary structures to the listed lobby store. The drill ground remains, though it is now tarmacked and

serves as a car park. Further information on the history and significance of the buildings in terms of their contribution to the conservation area can be found in the supporting Heritage Study.

In 1970, the northern limber sheds in Lower Gun Park were demolished and four large flat-roof garages were built in their place. Two of these remain, with the westernmost building housing the Cadet Centre and the easternmost building serving as the Woolwich Station Community Centre. The eastern garages were demolished and replaced in 2008 by a new medical centre and childcare facility for the Army Primary Healthcare Service.

Figure 26: Grade II listed Gun Park Block, Upper Gun Park



Figure 27: Limber sheds Upper Gun Park

## Heritage Design Guidance

The Upper Gun Park buildings and the former drill ground are flexible spaces which are suitable for a range of uses. What must be retained is the central (listed) 1830s Lobby Store, whilst the Limber Sheds may tolerate more alteration which are nevertheless respectful of their architectural character. Any development should respect the open character of the surrounding MOL and use landscaping to soften the appearance and integrate new buildings into their surroundings.

Any changes to the Gun Park must respect the Royal Artillery Barracks and Parade Ground to the east and conserve and enhance the relationship and view across from the Barracks to Gun Park Block. Any new buildings on Gun Park

should not compete in scale or appearance with the Barracks main building and should appear as the existing buildings at the Gun Park do; restrained, modest and simple. The height of new buildings should not be overbearing to Gun Block Park. Whilst the area is an open, largely undeveloped space with great potential for redevelopment, it's important to strike a balance between creating viable new uses and avoiding over-densification of Gun Park, as this could negatively impact the setting of the existing buildings.

# Design

**Vision:** To create a vibrant, inclusive, and cohesive new neighbourhood that builds on its rich historical identity and integrates sensitively with the surrounding area. High-quality new housing and supporting uses should be set within an environment that respects the existing urban grain, heritage assets, and mature green landscape. Redevelopment should prioritise permeability, sustainability, and social interaction, creating welcoming public spaces, playful streetscapes, and strong connections to the wider Woolwich area. Overall, the aim is to deliver a lively, accessible and distinctive place that feels rooted in its context and fosters a strong sense of community.

This chapter provides an overview of the general design principles to be taken into account when redeveloping the site. It is followed by a more detailed design strategy, which establishes overarching site-wide principles alongside more specific guidance tailored to particular areas within the site. Further details on design principles in Royal Greenwich can also be found in the [Urban Design Guide SPD](#).

The Royal Artillery Barracks provides an opportunity to create a vibrant and cohesive community which builds on its historical identity and uses heritage assets to create a unique place.

The main design objective for the site should be to provide new housing and supporting uses which integrate well into

surrounding neighbourhoods, respecting the character of the conservation area and listed buildings. Access and permeability will also be integral to successful design, ensuring the site removes barriers that have maintained its security and seclusion and better connects to key walking, cycling and public transport links and Woolwich town centre.

The design approach for the site should make the most efficient use of the available land, optimising its capacity in a way that responds sensitively to the surrounding context and integrates successfully with the surrounding neighbourhoods. Development should carefully balance the need to deliver new homes with the importance of maintaining residential amenity, ensuring

that new accommodation is of a high quality and that pressures on local infrastructure are managed appropriately. In doing so, proposals should avoid overdevelopment and contribute positively to the character and function of the wider area.

New development on the site should be rooted in a clear understanding of the surrounding context, drawing inspiration from the local urban grain, street hierarchy, built form and townscape character. The design should respond thoughtfully to existing street patterns, building heights, materials, mature landscaping, and heritage assets, helping to create a scheme that feels naturally integrated with its surroundings. Retaining and enhancing the site's rich and mature green infrastructure, particularly around the site's edges, will also be important, allowing new development to nestle into the landscape and soften the transition between built form and green space. Respecting and enhancing the significance of heritage assets will be key, with the design approach being informed by the heritage considerations outlined in this SPD.

A strong focus on creating a pedestrian-friendly, human-scaled environment should guide the redevelopment. Building heights and massing should sit comfortably

within the local context, avoiding bulky or monolithic forms. Careful use of stepping, roofline variation, façade articulation and modulation will be important in ensuring visual interest and breaking down massing. Establishing clear building lines and creating a sense of street enclosure should help to define and enrich public spaces without overwhelming the streetscape. Encouraging spill-out from commercial and community uses, promoting playful design of pedestrian routes, and providing minimum carriageway widths to maximise pedestrian space will help create a lively and welcoming public realm. This approach will also maximise opportunities for car-free routes and spaces, supporting a safer, more accessible, and more vibrant environment for all users.

Materials, detailing and construction quality should reflect a commitment to longevity, sustainability and local character.

The ambition should be to create a vibrant, high-quality neighbourhood where the public realm is active, playful, inclusive and welcoming for all. Well-overlooked public spaces, playful and engaging streetscapes, and clear, legible walking routes should help to foster a lively, accessible and well-connected community.

# Spatial Strategy – High Level Place Making Principles

The following principles should be used to inform the design of the Woolwich Barracks site as a whole. They should be taken into consideration from the outset of any scheme. This list is not exhaustive and all relevant national, regional and local planning policies and guidance still apply to the site. In addition, images and diagrams are used for illustrative purposes only to demonstrate how the principles could be implemented in practice.

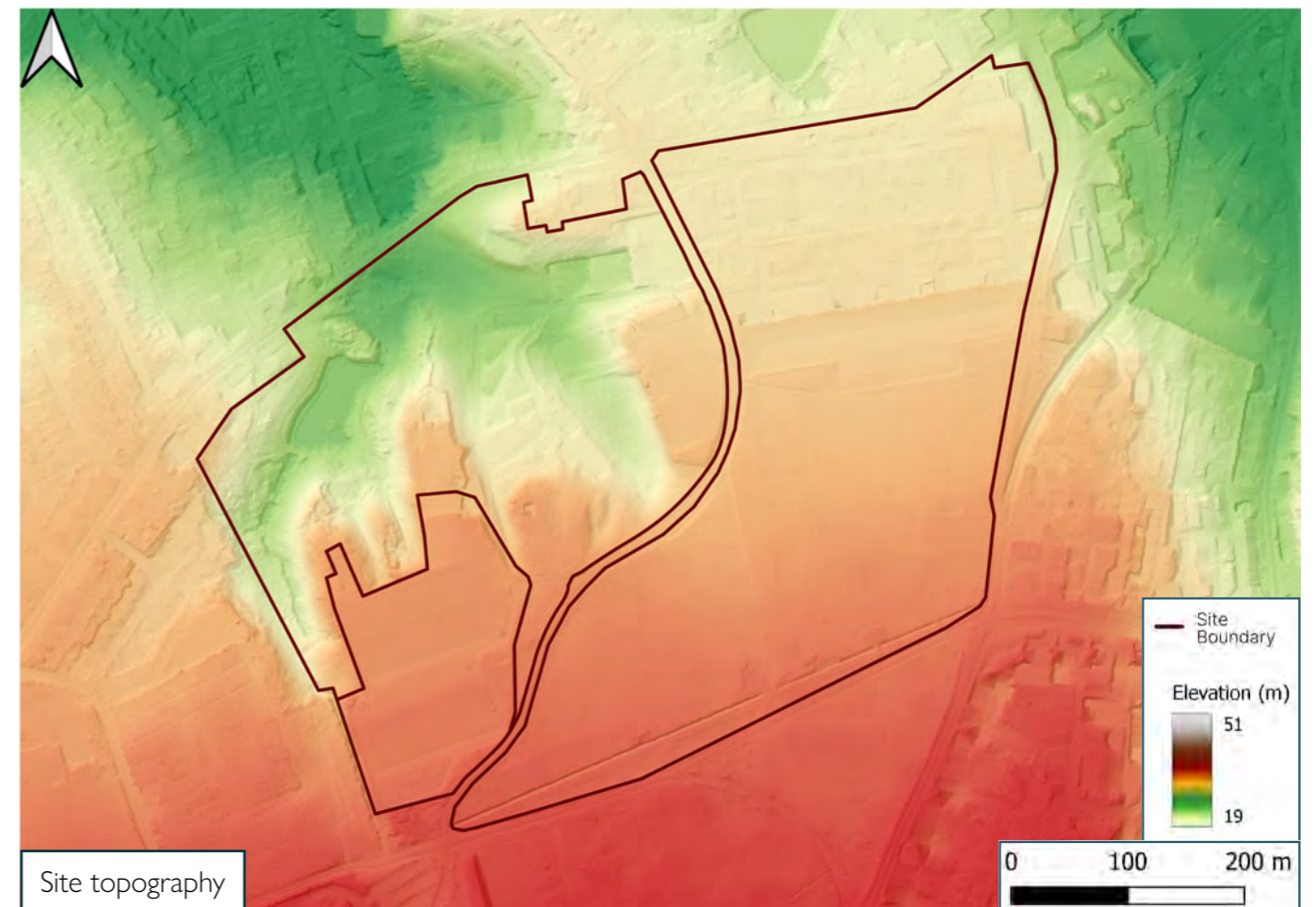
## Vision for the site

- The site should be a residential-led scheme with appropriate supporting commercial and community uses designed to support the new residential community existing residents in the vicinity and support place making
- The development should contain approximately 4,500sqm of commercial floorspace to support the residential element, subject to the sequential and impact tests where appropriate.
- The commercial uses could include small-scale retail, café, restaurant, gym, or a nursery for instance. Any new use should complement, support and add to (rather than compete with) the vitality and diversity of existing town centres.
- Based on capacity testing following the GLA's Design led Approach LPG, the site has the opportunity to provide 1,920 residential units consisting of a mix of sizes and tenure.
- As the site is on public land, 50% of housing provided should be affordable housing.



## Sustainability Principles

1. Wind and microclimate mitigation elements should be designed to be an integrated part of the buildings and landscape and should be considered from the outset.
2. Green spaces should be designed to connect into the Green Chain network and existing parks, green spaces and natural habitats to support species movement and prioritise native and climate adaptive species planting and habitat restoration to ensure redevelopment enhances biodiversity.
3. Consider all available water sources and utilising existing resources to support the wider achievement of full water neutrality within the local water catchment.
4. Sustainable Drainage Systems (SuDS) should be implemented throughout the site and integrated into open spaces by combining water management with landscape design through measures discussed in the environment chapter and incorporate opportunities to enhance biodiversity.
5. The topography of the site and the natural flow of water should be considered in the design process to make space for water where it gathers naturally on the site and allow for the recycling and reuse of water within the public realm.
6. Mechanisms for the treatment of rainwater to potable water standards should be explored and incorporated at either a strategic site level or local plot level.
7. Adaptable, mixed-use spaces that support local businesses and community needs, including offering opportunities for co-location of services, should be provided.



## Sustainability Principles

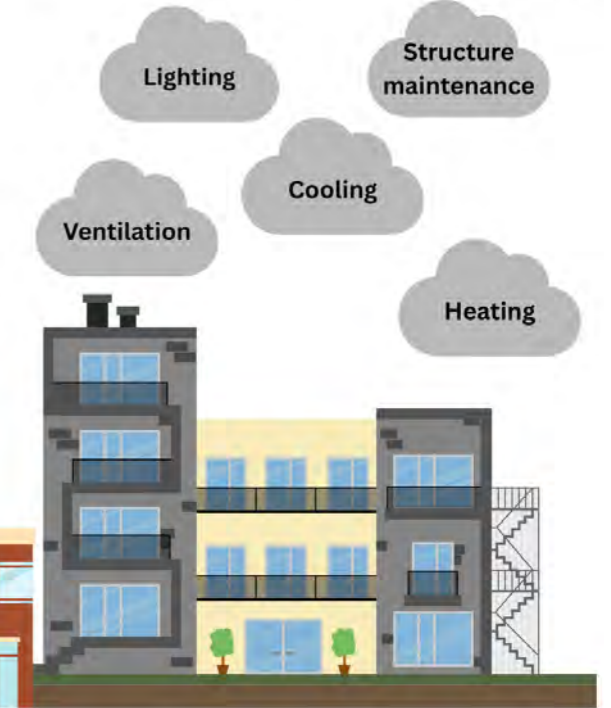
9. The possibility of reusing existing buildings should be explored and implemented if possible and demolition should be justified as part of the planning application.
10. Opportunities to embed onsite renewable energy generation such as through solar panels and the heating system should be explored and should include the ability to connect to any existing or future local decentralised energy network or establishing an onsite energy network.
11. Buildings should be designed to minimise energy consumption using passive ventilation and high-performance insulation to avoid overheating.
12. If energy infrastructure, such as a power substation, is required this should be sited in a secure location, which does not detract from active frontages, and does not cause harm to heritage assets. The design and appearance of any such facility should be carefully considered so as not to detract from the character of the area, however there may be opportunity for the substation to be a unique landscape feature in the same vein as Bunhill Energy Centre Islington or Brent Cross Town Substation.
13. Recycled, upcycled, and locally sourced materials with low embodied carbon should be prioritised.
14. Use modern methods of construction, reclaimed materials, and reversible connections to make it easier to disassemble and reuse building components in the future. This helps reduce the embodied carbon from manufacturing and on-site construction.
15. Robust and durable materials should be used which reduce the need for maintenance and remain attractive throughout the building's life cycle.

## EMBODIED CARBON



EMBODIED: the carbon footprint of construction materials

## OPERATIONAL CARBON



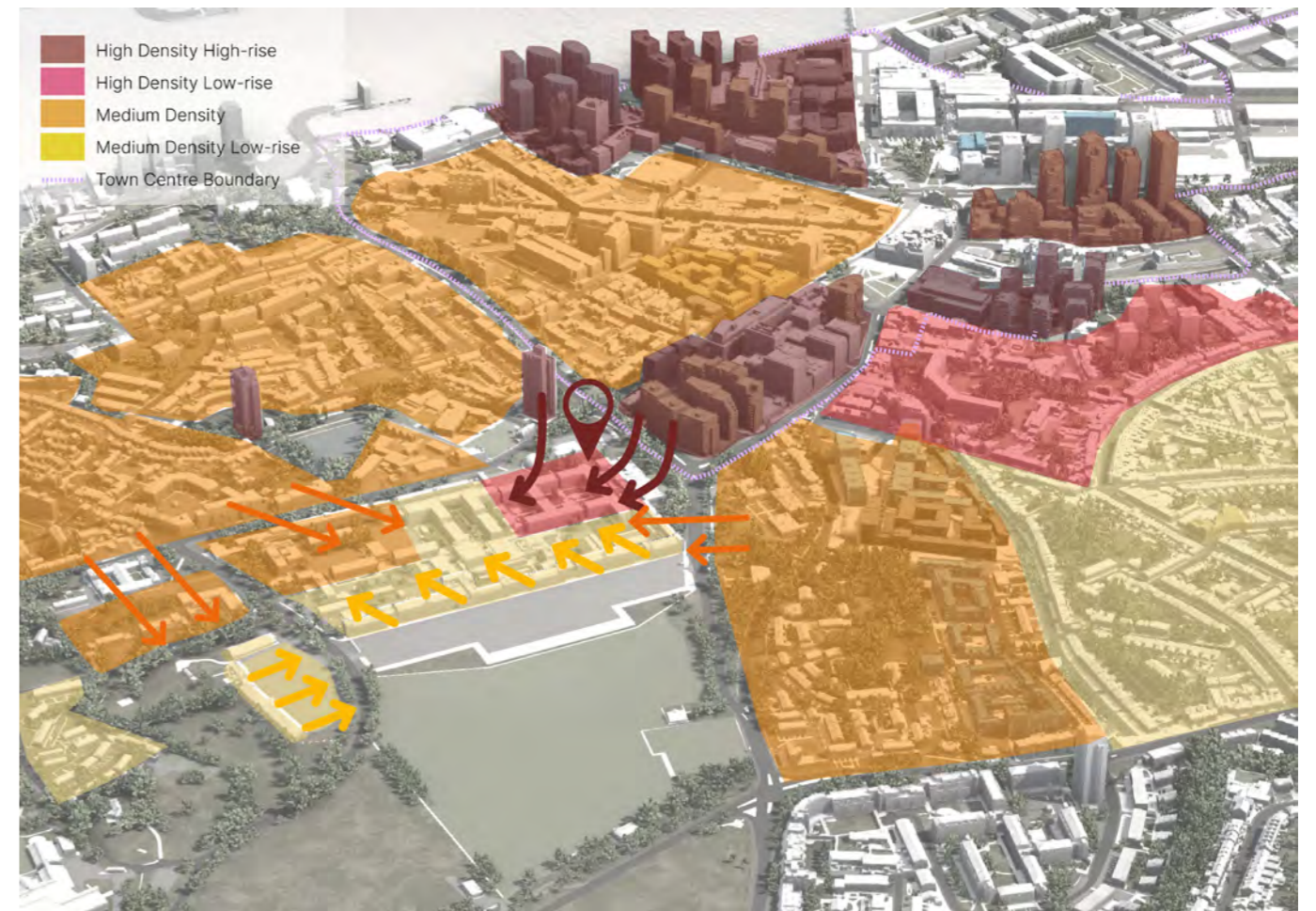
OPERATIONAL: the building energy consumption when in use



Bunhill Energy Centre  
Islington Council

## Height, density and scale High Level Design Principles

1. High density development is supported given the edge of town centre location. However, it should prioritise a compact, lower height design which optimises the site capacity, but conserves and enhances the significance of heritage assets and their setting, and wider townscape and character.
2. Height and density should fluctuate to reflect the varying character, topography and accessibility across the site and within the surrounding area and as set out in the detailed principles for each area.
3. There is opportunity to locate some elements of height in the northeast corner in clusters if necessary, including a taller gateway building, however, this should be sensitively designed to minimise harm to heritage assets and their setting and respond positively to the wider townscape and character.
4. The height of buildings should gradually decrease from the town centre to appropriately reflect the site's sensitivity due to heritage assets and its location outside the town centre boundary and within a conservation area.

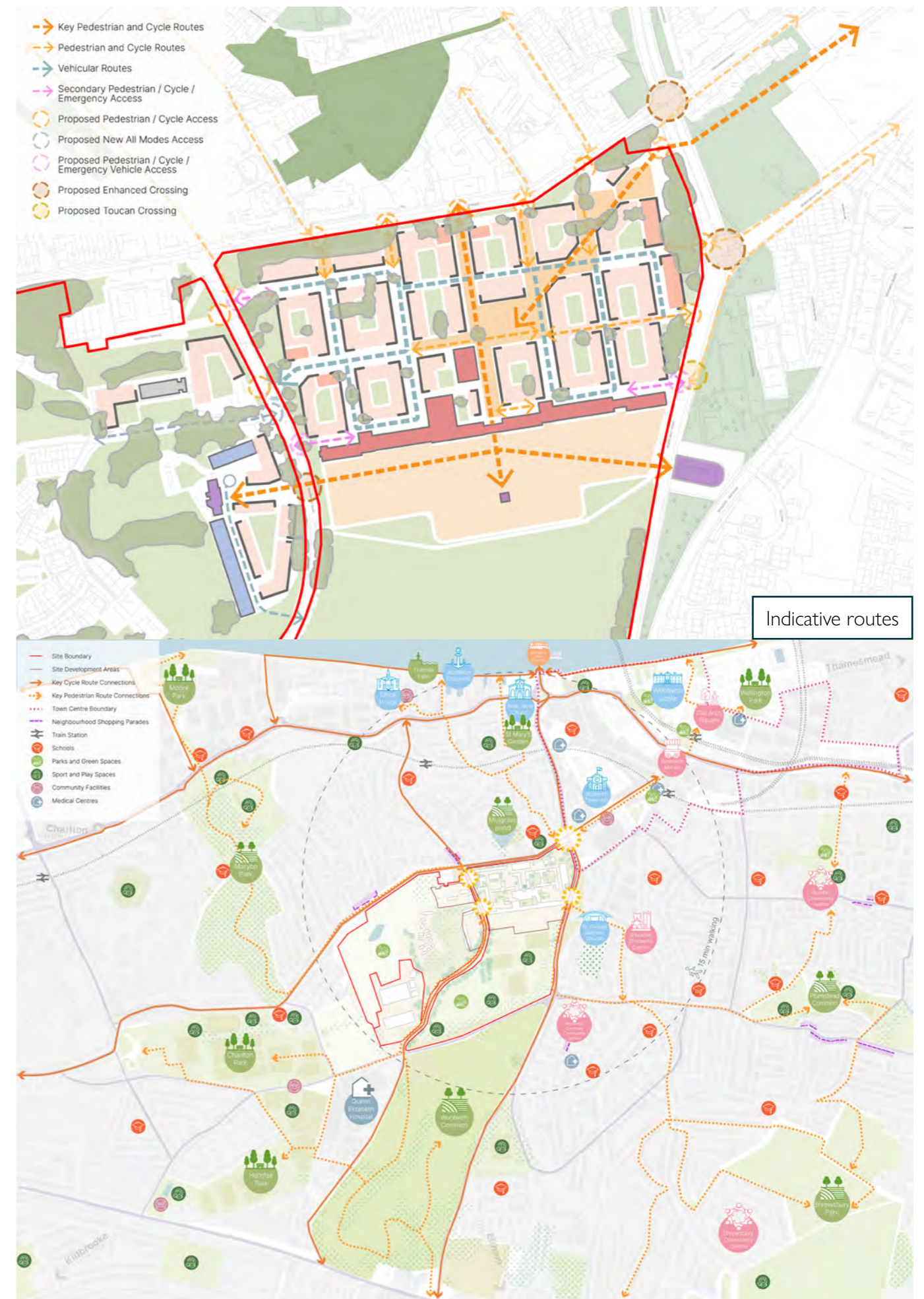


An illustration of how height and density could be approached to respect the character of the site and its surroundings.



## Access and Movement Principles

1. Existing and where appropriate, historical site access points should be reinstated and opportunities to relocate vehicle entrances to a central arrival point should be proposed to improve road safety and prioritise pedestrian and cycle access.
2. A strategic vehicle route should be provided that accesses each plot with minimal deviation and impediment to pedestrian movement.
3. Vehicle movement should be limited as far as possible to principally servicing, refuse, emergency vehicles and accessible parking by incorporating car lite streets which prioritise pedestrian movement and create a comfortable, safe and generous streetscape.
4. Design features should be introduced to slow vehicles and encourage a comfortable flow of pedestrian and cycle movement.
5. Where needed, on-street disabled parking and loading bays should be integrated into streets and interspersed with planting.
6. The central pedestrian route and public square should be vehicle free.



## Permeability and Connectivity Principles

**Enhance Site Connectivity** – The site should be opened up to integrate seamlessly with the surrounding townscape and movement networks, encouraging active travel by facilitating movement into and through the area.

**Respect Historic Urban Form** – The site's historic layout and urban grain should be used to create a network of new residential streets that reflect its character and heritage.

**Enhance Pedestrian and Cycle Routes** – Well-lit and overlooked pedestrian and cycle links should be provided both within the site and along its perimeter, ensuring strong connections to the existing movement network.

**Create a Welcoming Gateway** – A clearly defined entrance from Woolwich town centre is a key priority and should be provided such that it encourages movement through the site and improves overall legibility.

**Prioritise Pedestrian-Friendly Design** – A movement network that places pedestrians and cyclists at its core should be provided, ensuring safe, accessible, and inclusive routes throughout the site.

**Increase Permeability and Accessibility** – The development should improve connectivity by removing perimeter barriers, except for the Grade II listed North Boundary Wall, and by introducing multiple new pedestrian and cycle entrances to integrate the site with surrounding streets.



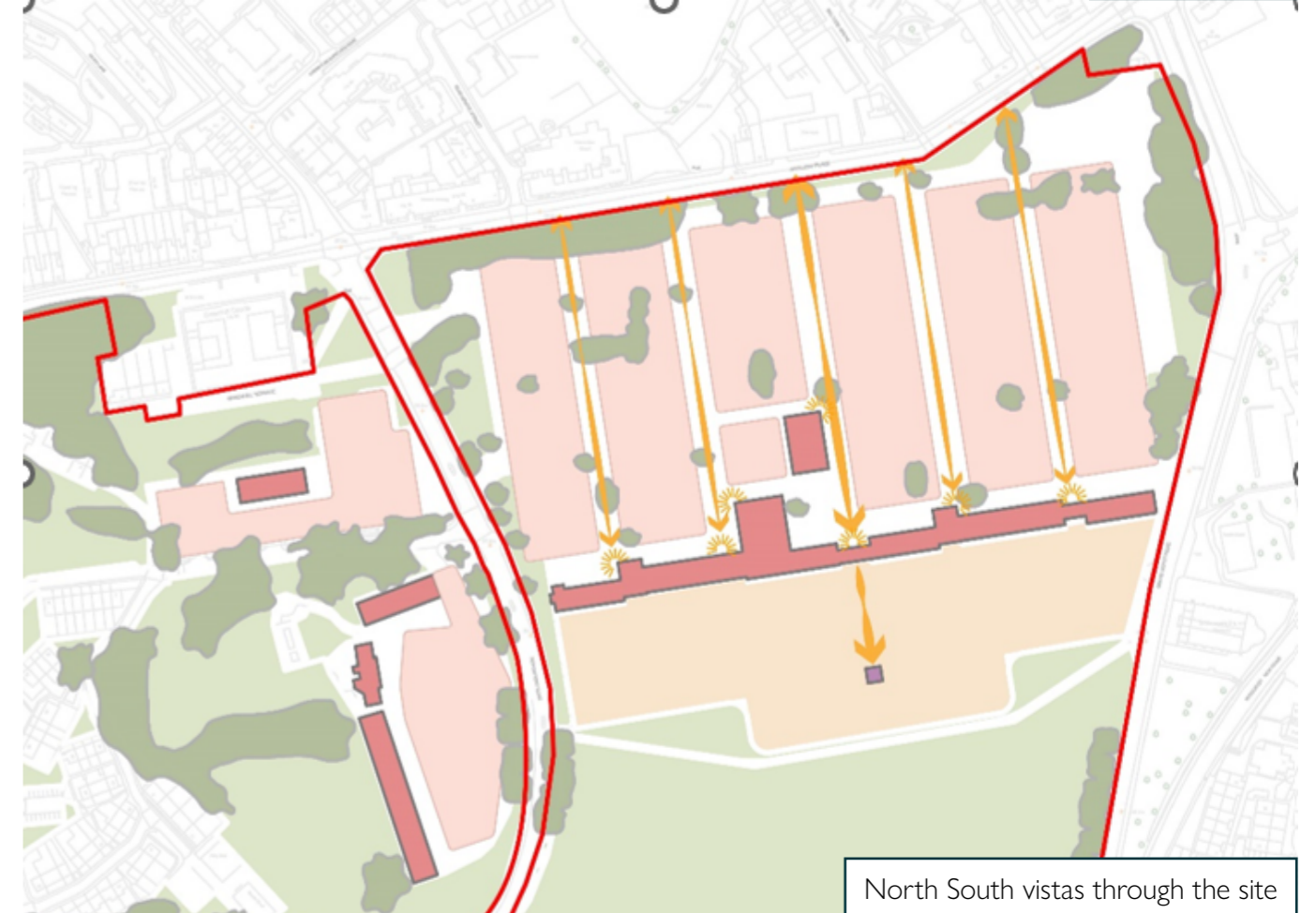
## Permeability and Connectivity Principles

**Establish a Clear Street Hierarchy** – Streets should be clearly defined by their function, scale, and activity to support placemaking and wayfinding. A structured hierarchy could include intimate mews-like spaces and should prioritise north-south routes to enhance permeability and integrate the development with the surrounding urban fabric.

**North-South routes:** North-south streets should provide continuous, straight visual corridors that align with key architectural features particularly the building's three link blocks, central arch, and Officers' Mess buildings which are located in-between the linear barracks buildings.

These routes should celebrate heritage assets, reinforce a formal street pattern, and create strong visual and physical connections through the site.

**Improve East-West Links** – Direct, safe, and visually appealing pedestrian should be provided routes that better connect the site to existing neighbourhoods and Woolwich town centre, aligning with the Healthy Streets approach.



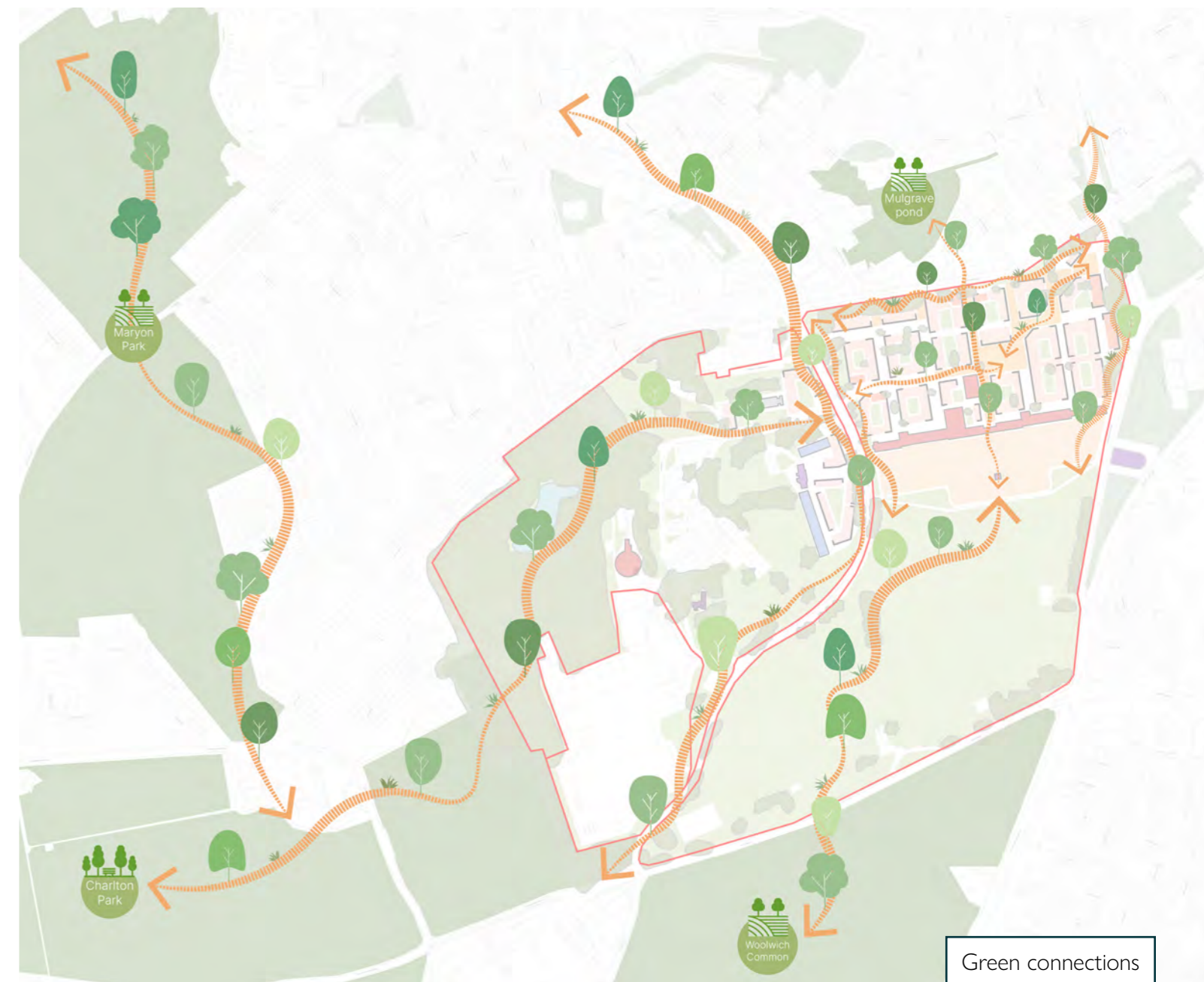
## Open Space and Public Realm Principles

1. Open spaces and the public realm should be designed to be attractive, safe, and inclusive for all, creating comfortable places where people feel encouraged to spend time and interact. Planting, seating, and other features should be carefully integrated to support social activity and create welcoming spaces for everyone.
2. Streets and public spaces should be generous in scale to reflect the character and significance of the site and enhance the sense of openness to support pedestrian movement.
3. The opportunity to deliver generous communal courtyards should be maximised to provide green amenity space for residents and ensure these courtyards receive sufficient daylight and sunlight.
4. A central public square at the neighbourhood's core should be provided to establish a distinct identity, enhance its character, and foster lively, engaging public spaces.
5. Public spaces should be welcoming, useable and incorporate opportunities for commercial spill-out, formal and informal play, and diverse seating options to enhance their design and functionality.
6. A heritage trail should be established to showcase key historic features and strengthen the connections between them, both within the site and with nearby heritage assets. It should also highlight the site's green character, helping to preserve its historic landmarks while fostering a strong sense of place.
7. A play trail could also be provided alongside the heritage trail to provide interactive play space.



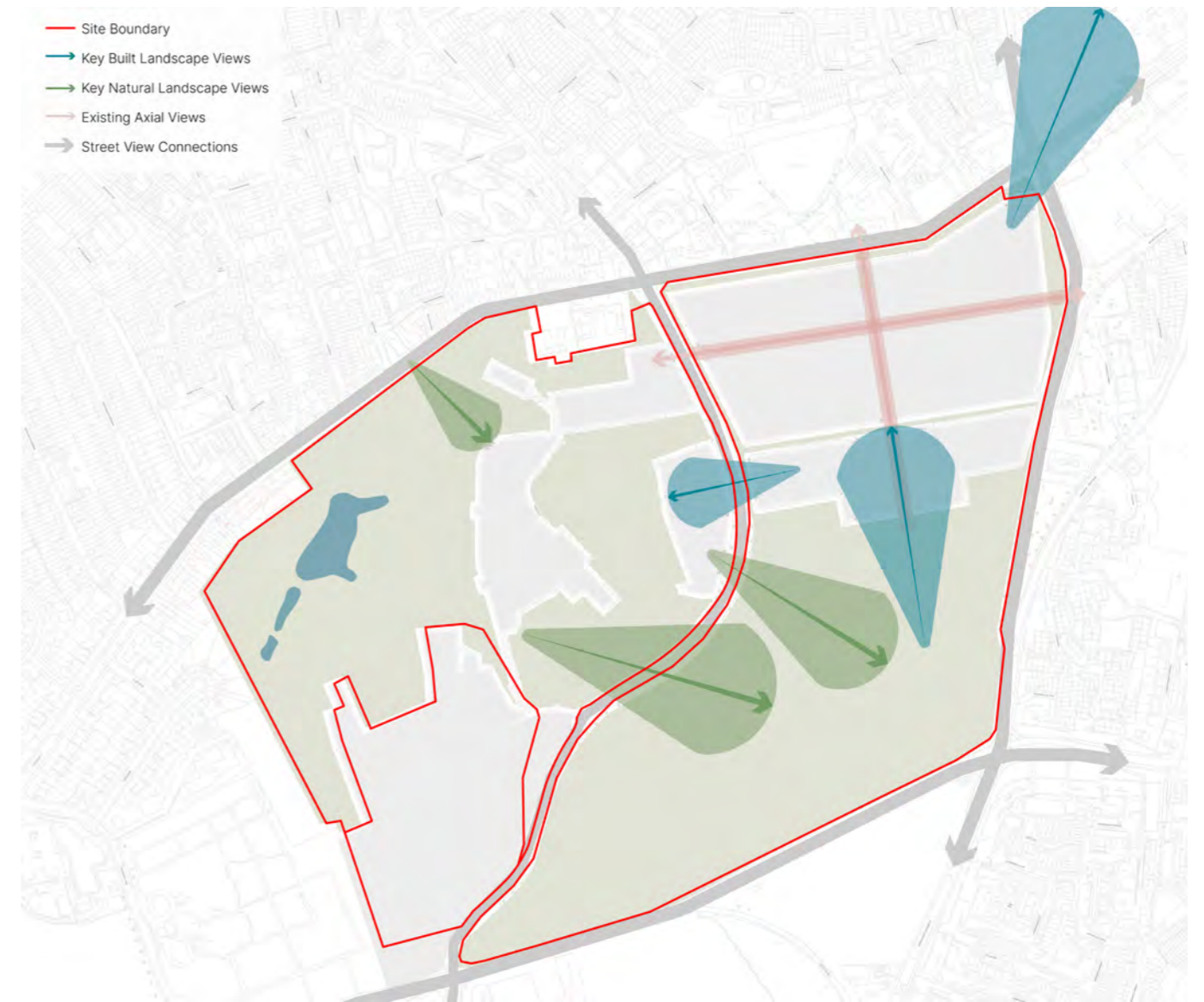
## Open Space and Public Realm Principles

8. Public and open spaces should be well maintained and uncluttered through securing appropriate and robust management plans and having regard to the GLA Public London Charter Planning Guidance.
9. Public spaces should have spaces to stop, rest and relax, so that people have the opportunity to enjoy the environment and those with mobility issues are able to rest when needed.
10. The functionality of existing and proposed open spaces on site should be enhanced and their connectivity with each other and surrounding open spaces improved to promote healthy lifestyles by facilitating outdoor activities including walking and cycling.
11. Multifunctional green spaces should be designed that provide both environmental and social benefits.
12. Public and open spaces should be designed to present an abundance of planting and trees and incorporate SuDS features.
13. Existing trees should be integrated into the streetscape and new street trees should be introduced to enhance this green leafy character.
14. Adequate shade in public and open spaces should be provided to shelter people from the weather in line with Healthy Streets principles and accommodate future climate conditions.



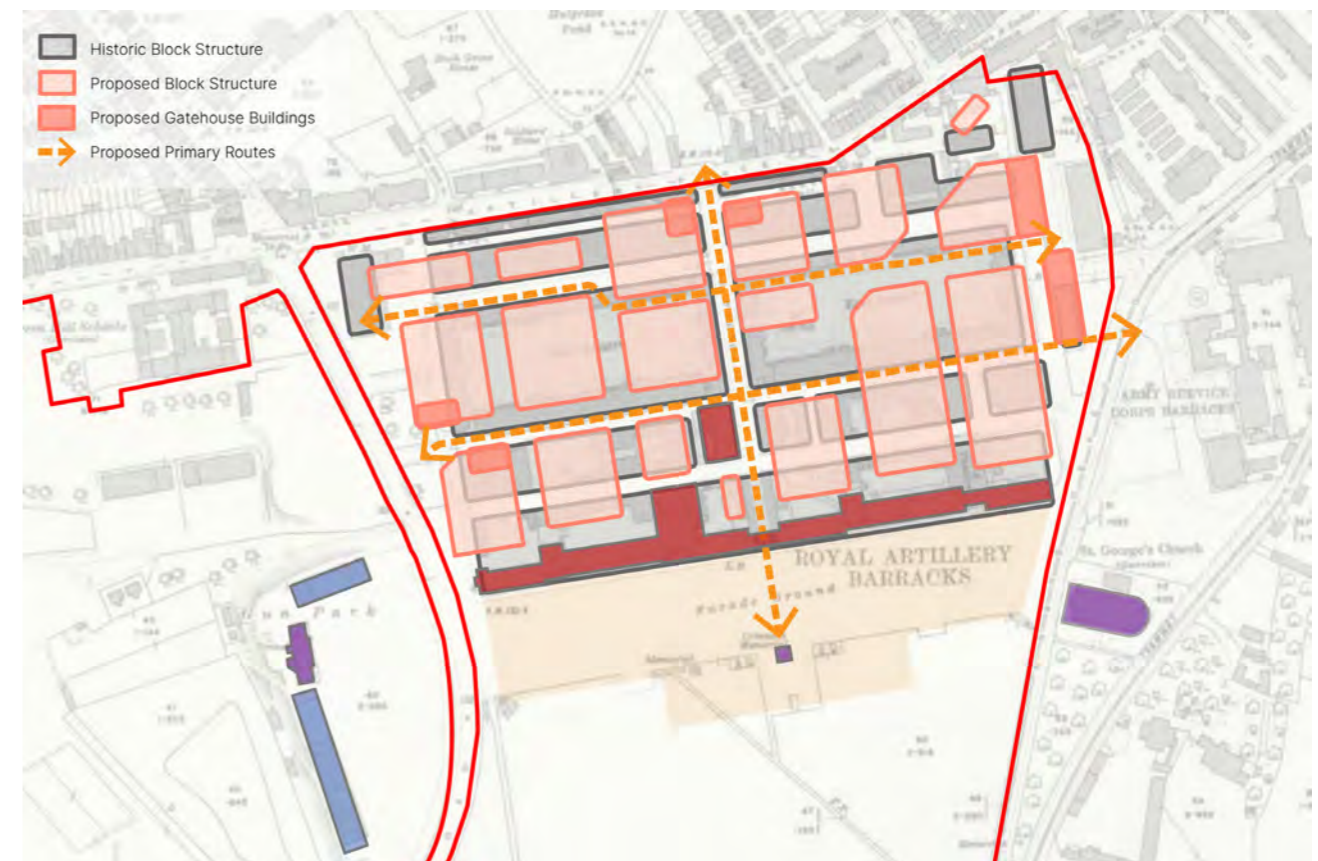
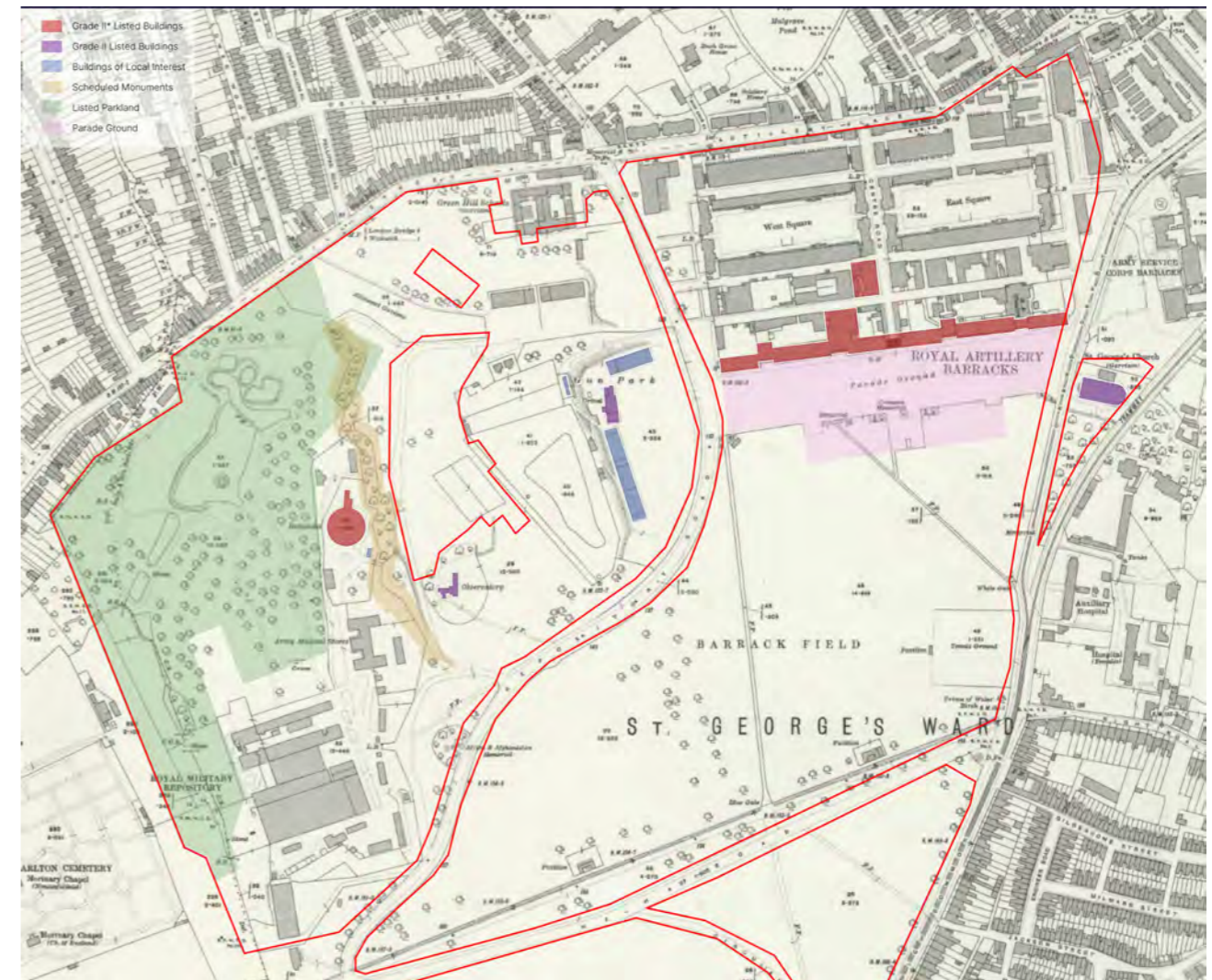
## Heritage Features and Specialist Characteristics

1. A new vibrant neighbourhood should be created that has a distinct, richly layered character which builds on the historic setting to create a lasting legacy.
2. New development must stitch these heritage assets into the existing urban fabric and use them to help define the character of the spaces around them.
3. All heritage assets should be retained, refurbished, retrofitted and celebrated to bring them back into active use as key focal features within the.
4. A heritage-led trail throughout the site which links the heritage assets together and celebrates the site's history should be provided.
5. The layout should reference the site's historic pattern and should seek to enhance opportunities for the appreciation of heritage assets.
6. Heritage buildings should be celebrated as prominent features of key vistas through the site ensuring layout allows for glimpsed views of heritage assets across the site.



## Heritage Features and Specialist Characteristics

7. The opportunity for the central welfare heritage building to stand out as key feature of primary vistas through the site and to represent a community hub at the heart of the site should be explored.
8. A landscaped perimeter should be retained which offers a buffer to surrounding roads and creates an attractive amenity asset for new and existing residents.
9. As many trees as possible should be retained across the site, especially category A and B trees, to preserve the site's green character and integrate existing trees into the streetscape.
10. The ability to take in the full frontage of the Barracks main building, and the sense of openness of the parade ground should be retained, whilst allowing for new landscape features to make the parade ground more usable and active.
11. The central pedestrian route and public square should be vehicle free.



# Spatial Strategy - Detailed Place making Principles

The site can be divided into 4 distinct areas based on its vast and varied character. The following chapter provides detailed design principles based on each of these character areas. Images and diagrams included are for indicative purposes only to illustrate how these principles could be implemented on site.

General design guidance on the Rotunda and Observatory is covered in the Heritage Chapter. General guidance on Woolwich Common is covered in the Environmental Quality Chapter and Open Space Chapter and general guidance on Repository Woods is covered in the Open Space Chapter, Heritage Chapter and Environmental Quality Chapter. These areas are not subject to more detailed design principles below because adequate design guidance has been provided in these chapters and more detailed guidance is not deemed necessary.



- 1 The Royal Artillery Barracks
- 2 The Parade Ground
- 3 Upper Gun Park
- 4 Lower Gun Park

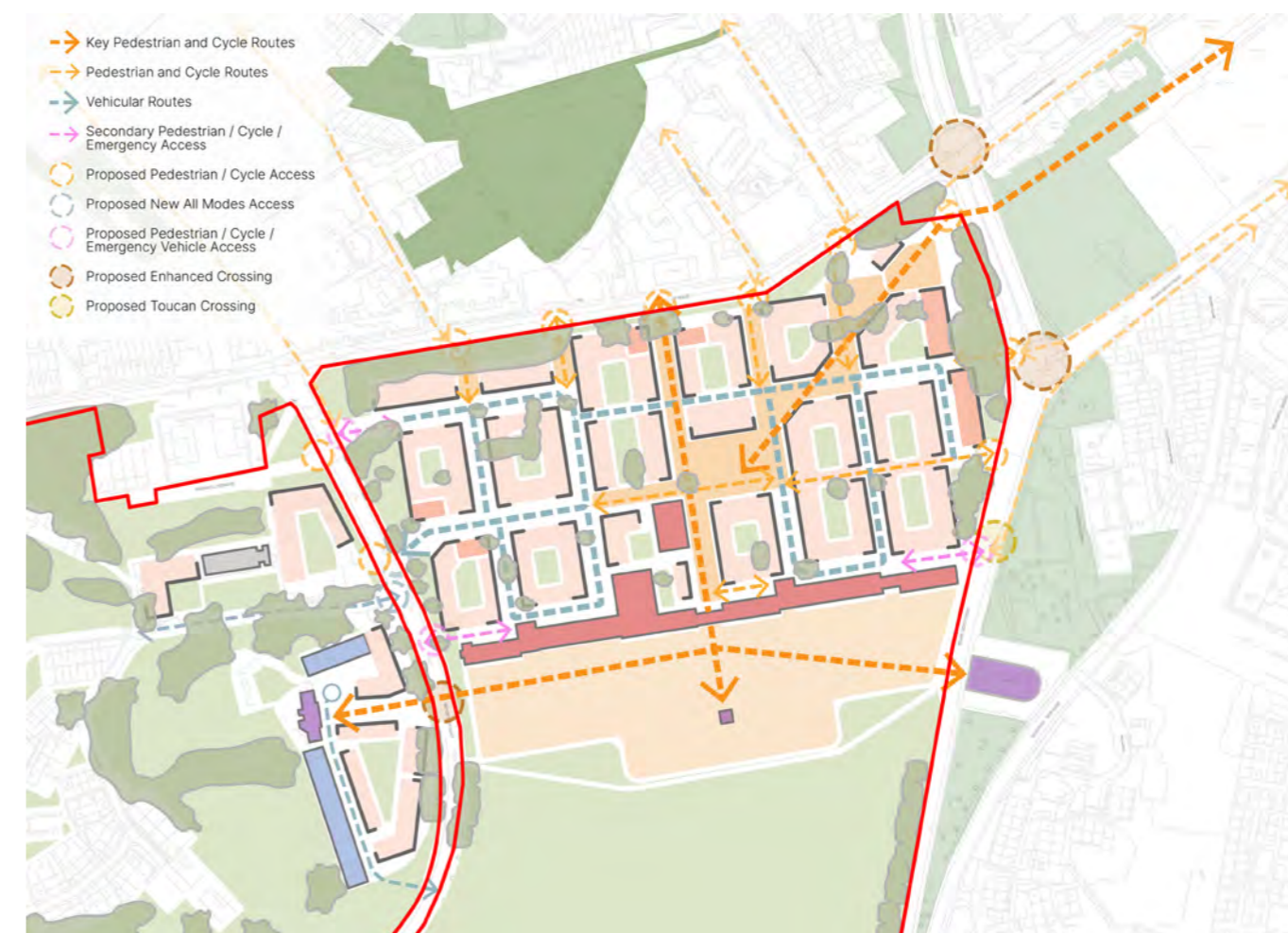
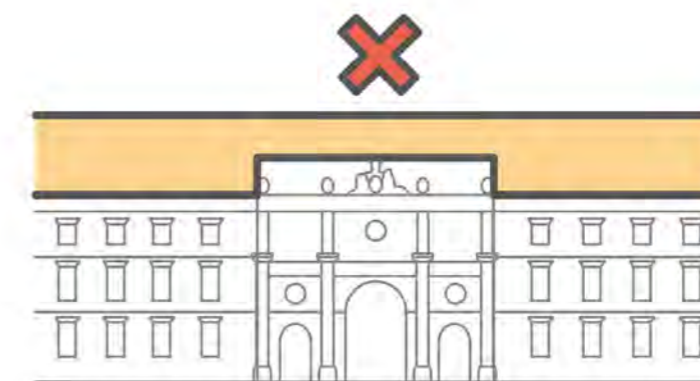
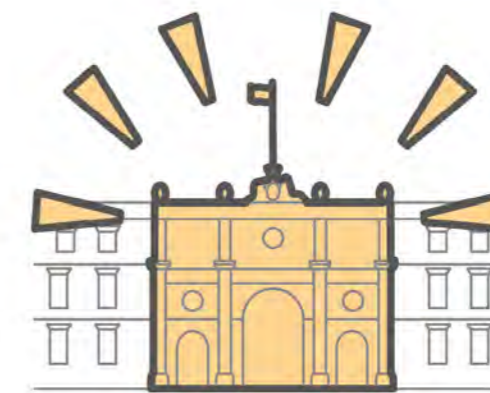
## Detailed principles: The Royal Artillery Barracks Main Building

To preserve the views and importance of the Main Barracks building, no buildings should exceed its height where possible. However, as a minimum the following principles should be adhered to:

1. No buildings should be visible directly behind the parapet of the Barracks main building central arch.
2. Any additional height should be concentrated to the Northeast adjacent to the town centre boundary and should step down in height from buildings in the town centre to make a clear distinction between the town centre and the conservation area.
3. There is the opportunity for some modest additional height in the west corner, but this should be respectful of the Grade II listed Garrison School on Green Hill.

In addition, for this part of the site, the following principles should also be applied:

4. A clear legible route through the site from the Northeast corner should be created as a principle access route to improve connectivity to the town centre, this could take the form of a diagonal route as illustrated in the indicative diagram opposite.
5. Generous central square could act as a community hub around the welfare building to create a vibrant heart at the centre of the site.
6. On the northern edge of this part of the site, buildings should be set back from the kerb with a landscaped buffer to ensure any development does not create a 'wall' of development which overpowers the street.
7. Consideration should be given to how the Northern edge can be activated and relate to the other side of the street.
8. Perimeter barriers (except for the Grade II listed North Boundary Wall) should be removed, particularly the wall along Artillery Place which creates a hostile environment.
9. Communal courtyards should be designed to be attractive, usable and inviting for all with adequate sunlight and a minimum of 20m between habitable rooms.
10. There is an opportunity to restore the historic connection between Barrack Field and Woolwich Common, by removing the yew hedge to better reveal the Ha-ha and views between the Common and the Royal Artillery Barracks. This is subject to investigation confirming that the hedge holds no significant ecological value. Railings would need to be retained or provided to appropriately secure Barrack Field and these should be sensitively designed.



## Parade Ground

The Parade Ground is an expansive area designated as Metropolitan Open Land that contributes to the significance and setting of the Grade II\* listed Royal Artillery Barracks Main Building. Its future use and design must be carefully planned to preserve its striking presence and maintain the building's historical significance. The following design principles should be followed:

1. The Parade Ground should be designed to encourage activity and vitality to ensure a vibrant space is created which interacts with the Barracks main building.
2. Consideration should be given to how best to link the Parade Ground to open spaces and public realm throughout the site and to existing open spaces within the surrounding area.
3. Creative reuse of the Parade Ground might include a sense of northward extension of the open Barrack Field, perhaps incorporating natural play spaces, gardens, water features, other open uses or space for community events.
4. Removal of the railings to the East and West of the Parade Ground would enhance permeability into the surrounding areas. Railings will need to remain between the Parade Ground and Barrack Field for safety reasons as the Army intend to retain Barrack Field for training purposes, however consideration should be given as to how these railings could be more permeable by introducing additional gates. The railings at either end of the parade ground should be removed to improve permeability.
5. The openness of the Parade Ground should be maintained and enhanced as an appropriate setting to the listed Barracks Main Building and the ability to appreciate the full extent of the Barracks Main Building from the Parade Ground should be retained by limiting visual obstructions.
6. Simple and bold landscaping should be used which does not over complicate the space and continues to allow the space to be appreciated as one grand space.
7. Strategies should be explored to mitigate climate conditions by providing shelter and shade and making the Parade Ground more comfortable in windy conditions.
8. The Crimean War Memorial has been successively repositioned, but any new location should remain in line with the axis of the triumphal arch.



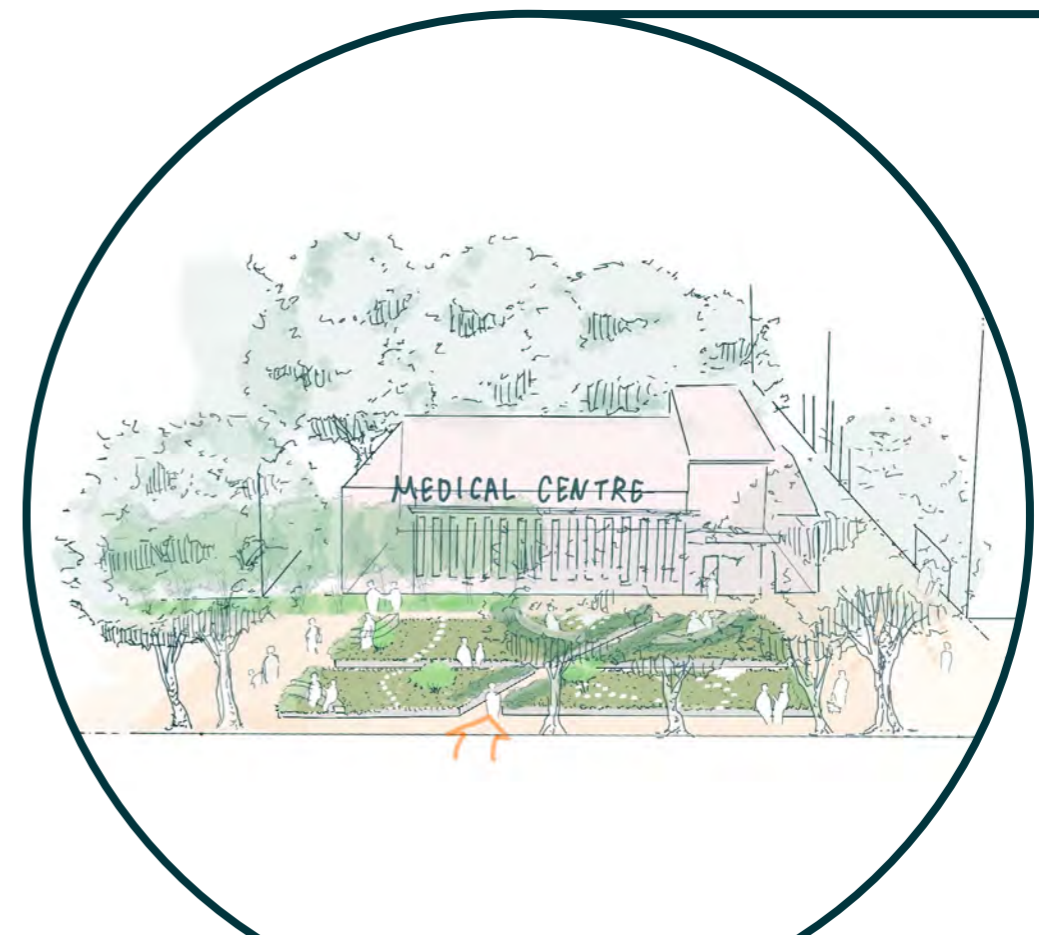
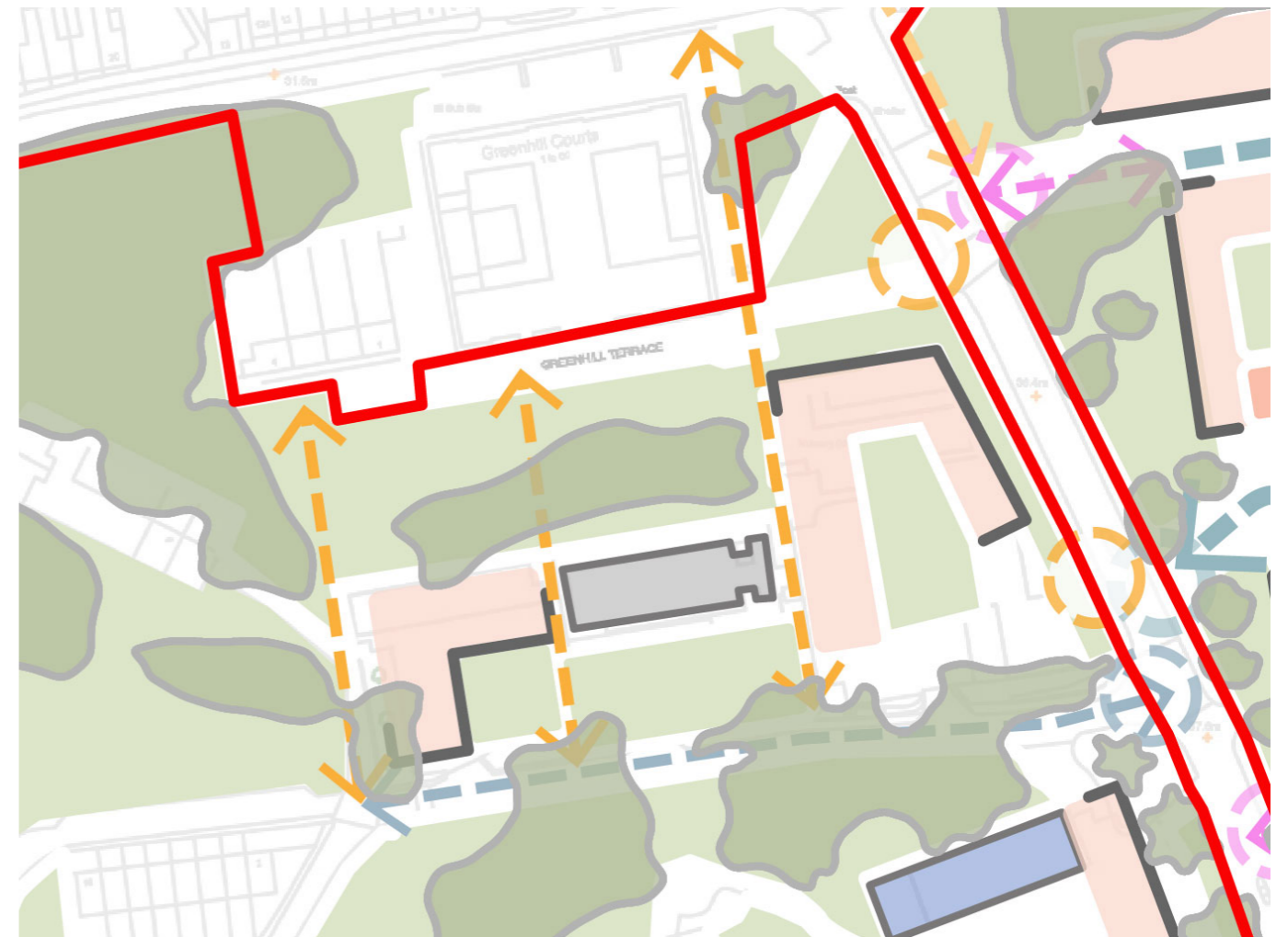
## Upper Gun Park

1. The Grade II listed Gun Block Park should be refurbished for active use and celebrated as a visual focal point framed by new development.
2. Design should enhance the connection and view from the Grade II listed Gun Block Park, across the Parade Ground to the Garrison Church to better reveal their historic interrelationship.
3. The Limber sheds adjacent to the Grade II listed Gun Block Park are curtilage listed and should be retained.
4. The height and massing should not be overbearing on the surrounding heritage assets and should be respectful of the open character of the adjacent MOL.
5. Perimeter blocks should be used to form a positive edge that responds to the curved geometry of Repository Road and respect the setting of the existing mature trees.
6. Any block fronting onto Repository Road should not form a continuous wall of development along this road and should be broken down to allow permeability through this part of the site.
7. Any development should respect the open character of the surrounding MOL and use landscaping to soften the appearance and integrate new buildings into their surroundings.
8. Any redevelopment should consider how this part of the site can connect into the open space and playground adjacent to the west as well as the existing community in Green Hill to encourage permeability and connectivity.
9. Any new buildings should not compete in scale or appearance with the Barracks main Building, and should appear as the existing buildings do; restrained, modest and simple.
10. There is opportunity for a new vehicle entrance from Repository Road into a balanced streetscape environment.
11. Upper and Lower Gun Park should be redeveloped as a unified space, using consistent materials and pathways to create a cohesive environment. Repository Road should be treated as a continuous frontage to strengthen the connection between these areas.



## Lower Gun Park

1. Buildings should be positioned to front onto and activate the streetscape and integrate into the surrounding area.
2. Any new buildings on this part of the site should respect the setting of the adjacent Grade II listed Garrison School in terms of scale and massing.
3. The mature trees between Lower Gun Park and the Garrison School should be retained to provide a natural privacy screen between buildings.
4. The existing leafy green character should be preserved, and the perimeter should be landscaped to help blend the buildings seamlessly into the site.
5. There is the potential to retain and adapt the existing military medical centre into a public health centre and this should be investigated in collaboration with health care services to understand their needs.
6. Consideration should be given to the function of the open space to the west of Lower Gun Park and its relationship to Repository Woods. This open space should be enhanced to improve functionality and better connect to surrounding open spaces including Repository Woods and the MOL and playground on Green Hill. This open space also offers an opportunity to improve SuDS and biodiversity and this should be investigated.
7. There is opportunity to create a civic square in front of the Medical Centre if retained and arrange buildings to frame this landscaped square. This could incorporate requirements for visitor, staff and emergency vehicle parking.



# Glossary

**Biodiversity Net Gain (BNG)** – A mandatory planning metric for enhancing existing biodiversity on a development site. Development should not only avoid harm to the environment but should actively contribute to the restoration or enhancement of biodiversity, improving the quality and quantity of the local habitat or ecosystem. [[Understanding biodiversity net gain - GOV.UK](#)]

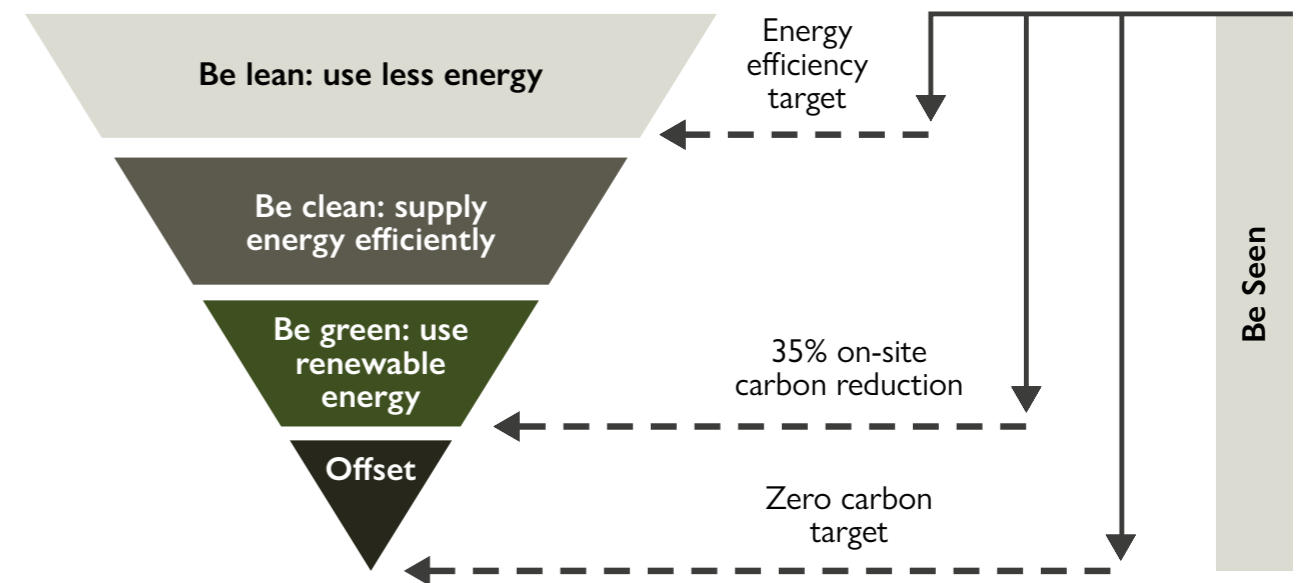
**Building Research Establishment Environmental Assessment Methodology (BREEAM)** is an environmental assessment method for different types of buildings. It has a world standard for rating systems of building and works with net zero goals. [[About BREEAM](#)]

**Circular economy** – A Circular Economy is where materials are used for as long as possible and are then adapted for reuse or recycled, leaving minimum waste to go to landfill. In relation to the built environment, a circular economy means prioritising the retention of existing buildings and structures and refurbishment, over demolition and rebuilding, where possible.

**Decentralised energy** – A range of definitions exists for decentralised energy. In the context of the London Plan, it refers to low- and zero-carbon power and/or heat generated and delivered within London. This includes microgeneration, such as photovoltaics on individual buildings, through to large-scale heat networks.

**District Heating Network (DHN)** – A network of pipes carrying hot water or steam, usually underground, that connects heat production equipment with heat customers. They can range from several metres to several kilometres in length.

**Embodied carbon** – Is the level of carbon associated with the manufacture of each building material used in the construction and operation of a development. Essentially it's a cradle- to-grave measure that would encompass the carbon emitted through the extraction process for a material, such as petroleum to make plastics; its transportation from the factory to the development site; it's 'in-use' stages of life from maintenance, replacement, and leakage emissions associated with refrigerants; and its 'end of life' stages from demolition, disassembly, and disposal of any parts of product or building.



**Energy Hierarchy** – Energy hierarchy is set out in the London Plan (2021) policy S12 and shown above.

**Green-blue infrastructure** – includes parks, rivers, gardens, lakes woodland and playing fields. Green-blue spaces have an important role in mitigating the effects of climate change. Royal Greenwich will protect and enhance green and blue infrastructure and opportunities for habitat conservation through planning.

**Heat Network Priority Area** – The Mayor has identified Heat Network Priority Areas, which can be found on the London Heat Map website. These identify where in London the heat density is sufficient for heat networks to provide a competitive solution for supplying heat to buildings and consumers.

**Heritage Assets** – Valued components of the historic environment. They include buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions. They include both designated heritage assets and non-designated assets where these have been identified by the local authority (including local listing) during the process of decision-making or plan making.

**Heritage Impact Assessment** – A document that outlines the historic or archaeological significance of a heritage asset or landscape within its wider setting.

**Operational carbon** – This usually includes regulated emissions associated with fixed building services such as heating, hot water, cooling, ventilation, and lighting systems, as well as those associated with energy used by the building occupants such as cooking appliances known as unregulated emissions.

**Sites of Importance for Nature Conservation (SINCs)** – These are London's equivalent of Local Wildlife Sites. They contain important habitats and are designated by a panel of local ecological professionals. It is a non-statutory designation for sites but is given a high level of protection within the planning system. There is hierarchy of designation comprising 1st - Metropolitan Importance; 2nd - Sites of Borough Importance (Grade I & II); 3rd – Sites of Local Importance.

**Sustainable Drainage Systems** – Using sustainable drainage techniques and managing surface water run-off from buildings and hardstanding's in a way that reduces the total volume, flow and rate of surface water that runs directly into drains and sewers.

**Urban greening** – Urban greening describes the act of adding green infrastructure elements. Due to the morphology and density of the built environment in London, green roofs, street trees, and additional vegetation are the most appropriate elements of green infrastructure in the city.

**Urban Greening Factor** – Urban Greening Factor A land-use planning tool to help determine the amount of greening required in new developments.

**Zero Carbon** – Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.





