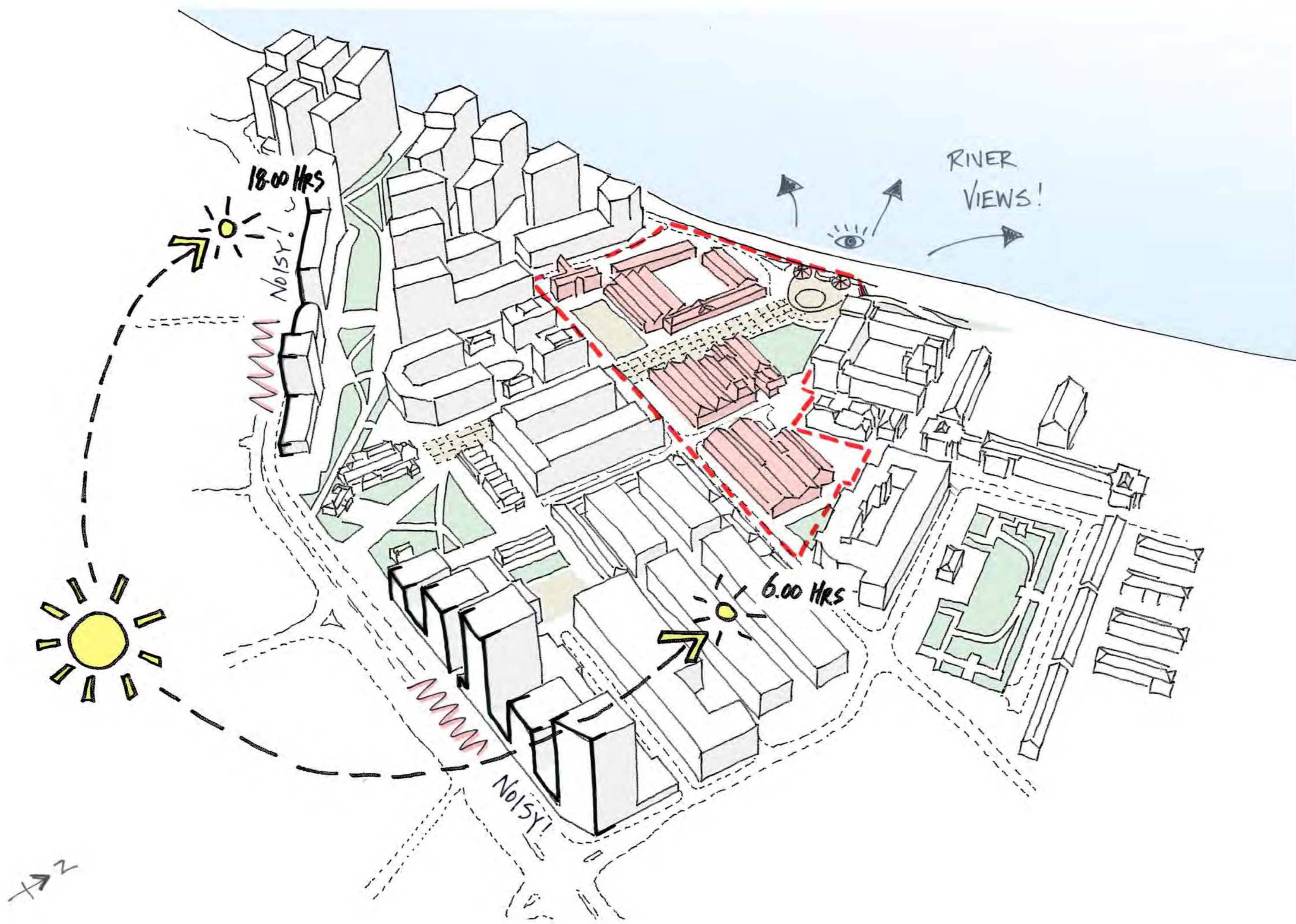


WOOLWICH CREATIVE DISTRICT

Site Overview



Climate

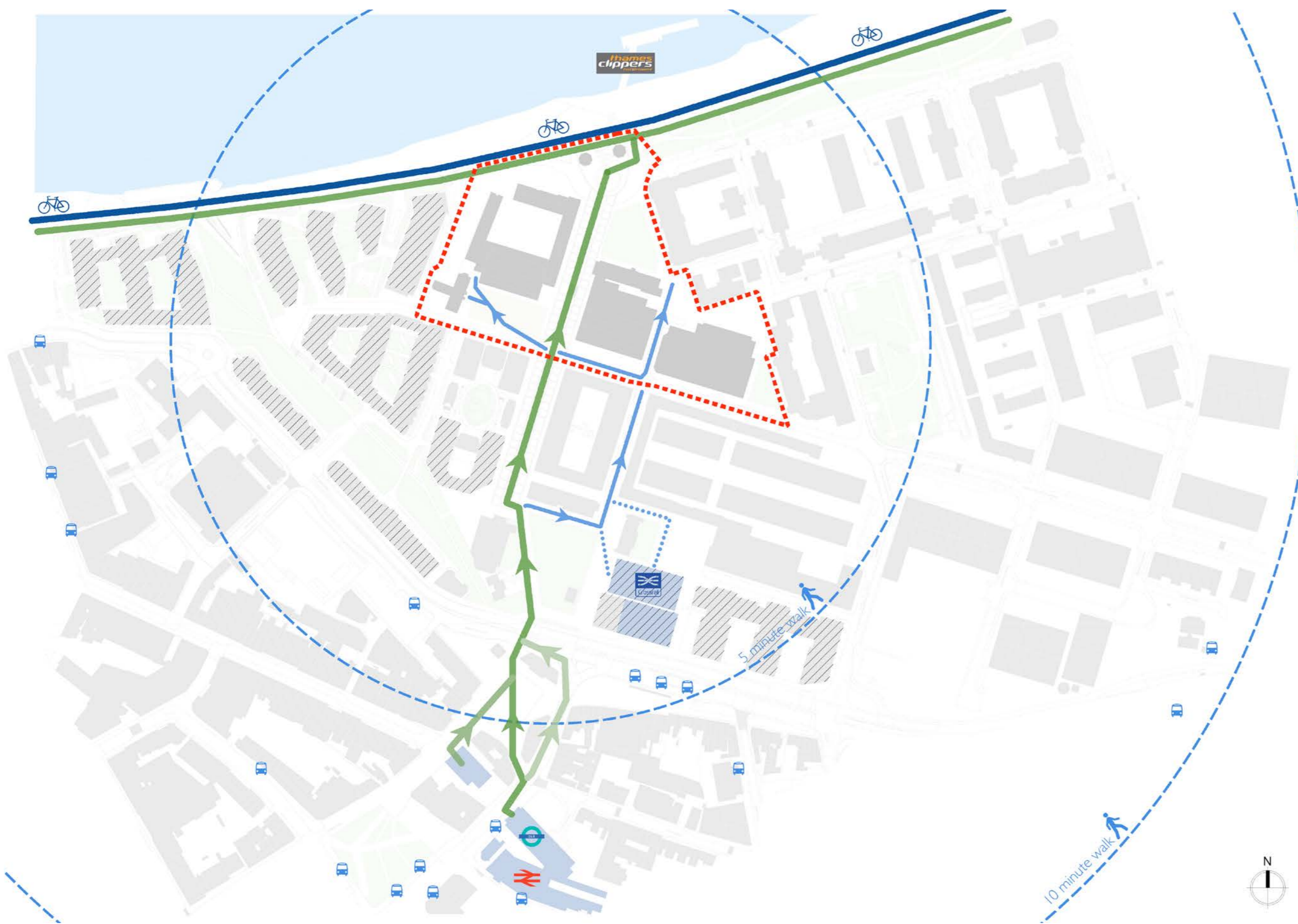
The site has a great deal of potential with outstanding views looking over the River Thames and a north/south orientation offering good natural daylight.



Conservation

There a number of listed and locally listed buildings set within the Royal Arsenal conservation area.

Site Overview



Public transport/cycling/walking

Transport links are good, with the site benefiting from a 6a PTAL rating. There is a train station and a DLR station within 10 minutes walk of the site, as well as many bus routes. The Thames Clipper allows access directly to the site via boat, and there is a national bicycle path along the river edge.

The introduction of a new Crossrail hub in 2018 will dramatically improve access to and from Woolwich, with anticipated journey times of 8 minutes to Canary Wharf and 22 minutes to Bond Street. City Airport is currently accessible within 8 minutes via the DLR and with Crossrail, Heathrow will be approximately 50 minutes away.



Landuse

Woolwich town centre is reasonably well equipped with the necessary day to day amenities. There are numerous shopping streets south of the site, on the other side of Plumstead Road, however immediately surrounding the Royal Arsenal site, the land use is predominately residential.

Temporary Building 18 & 19 Link Phase I



Link Structure

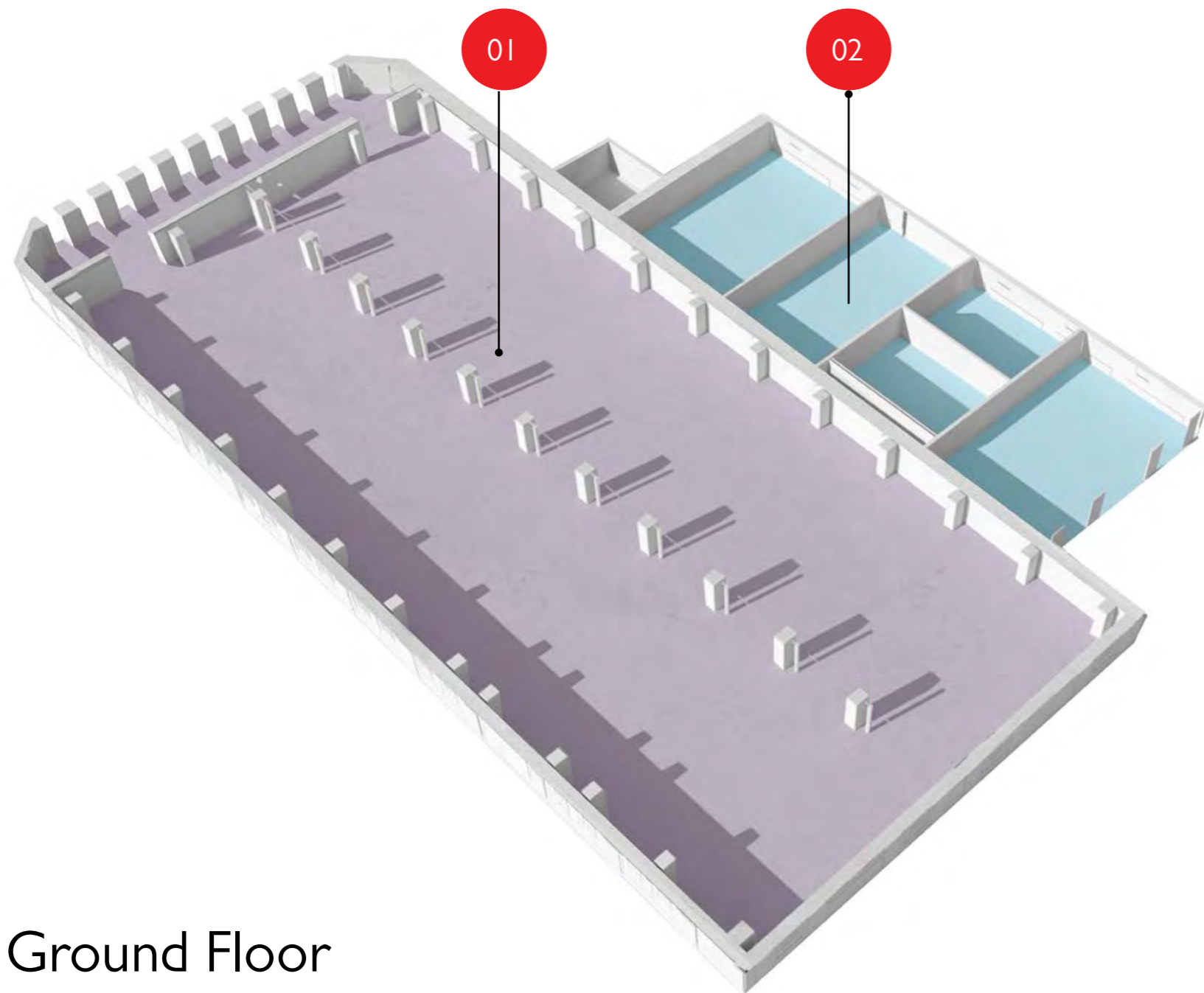
The proposed temporary link structure is required to act as:

- an entrance and box office point, where patrons will be admitted at staggered times to public theatre performances taking place over a limited period of time
- a link between two performance spaces in buildings 18 and 19

It is a temporary structure for which time limited planning permission is being sought.

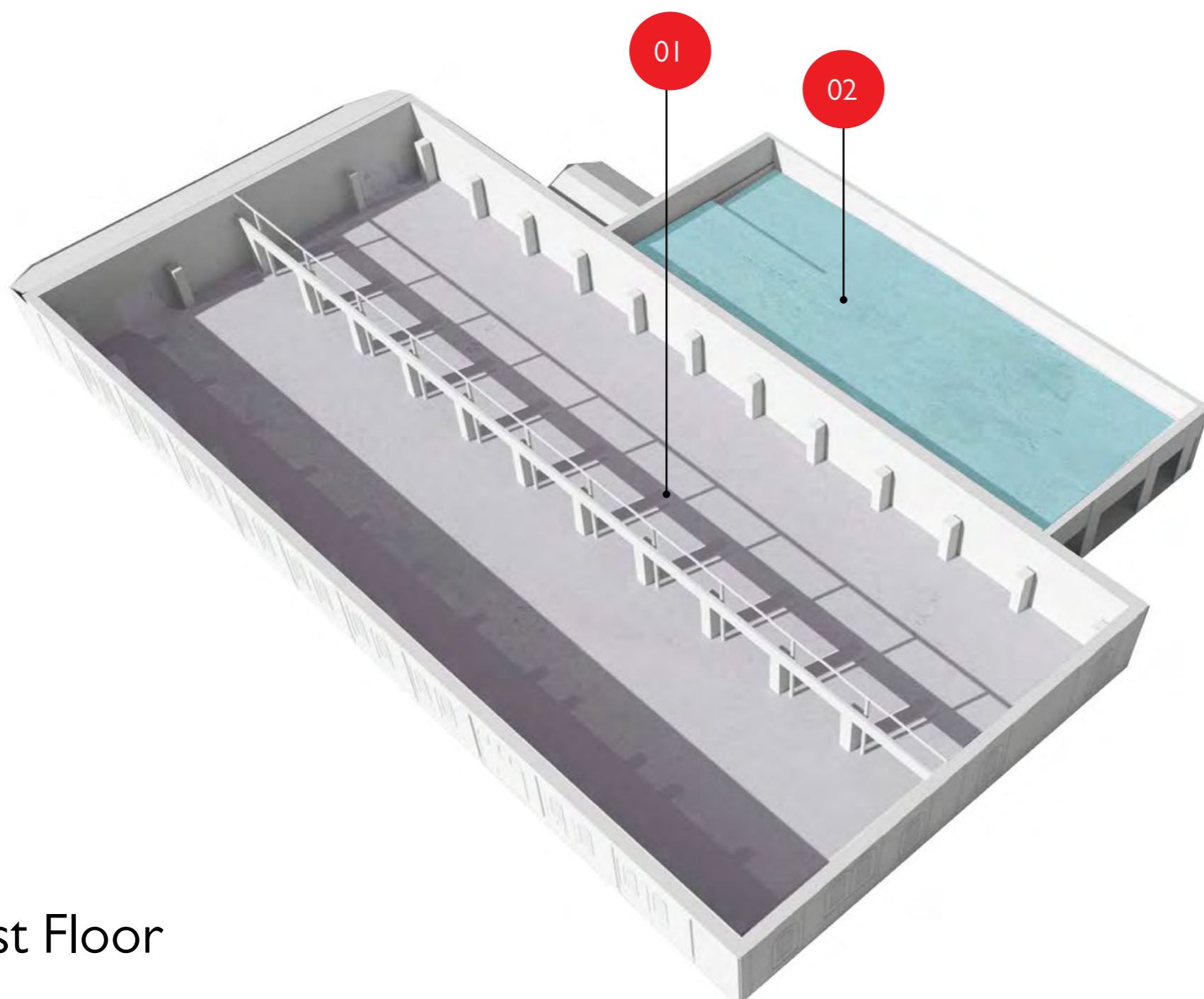
Building Plan Phase I

Building 19



Ground Floor

- 01. Multipurpose tenanted spaces
- 02. Offices / ancillary accomodation



First Floor

- 01. Void / temporary mezzanine level (Retrofit by tenant)
- 02. Offices / ancillary accomodation



Building 19

The Gun Carriage Shop

- . Built in early 1860s and formed part of the Royal Carriage Department responsible of the design and manufacture of the wooden carriages for moving guns and cannons.
- . Used to mount gun barrels onto the finished carriages.
- . Designed to work in tandem with BI0, The Royal Carriage Factory and connected by rail tracks

WOOLWICH CREATIVE DISTRICT

Building Plan Phase I

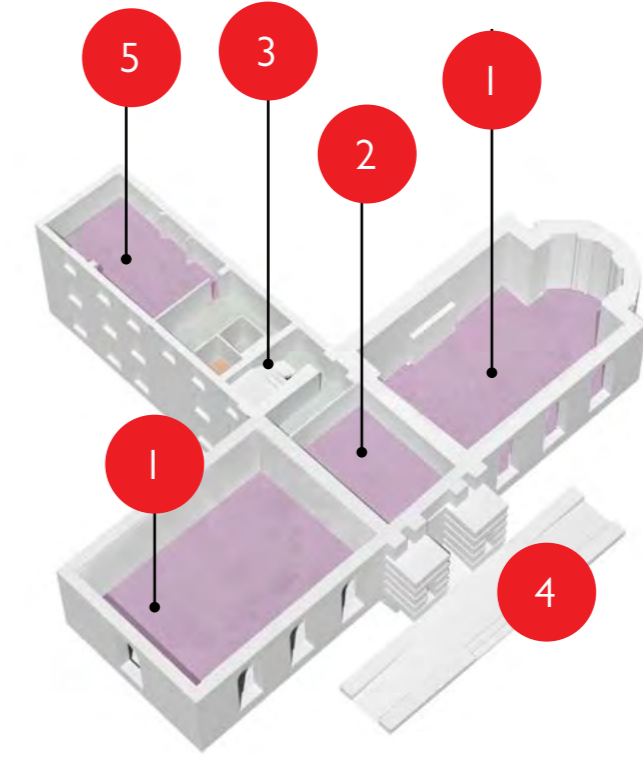
Building 40



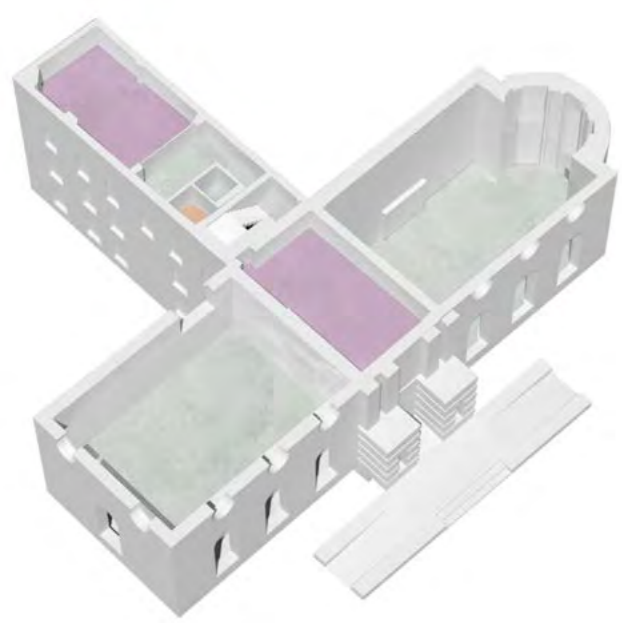
Basement



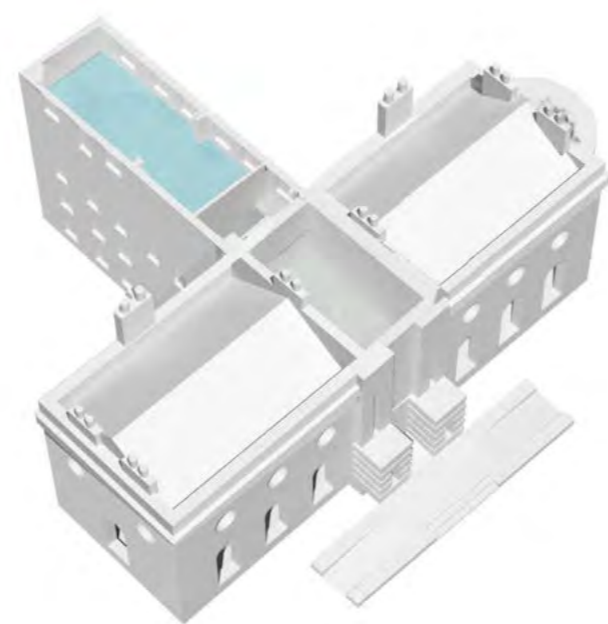
Ground



First Floor

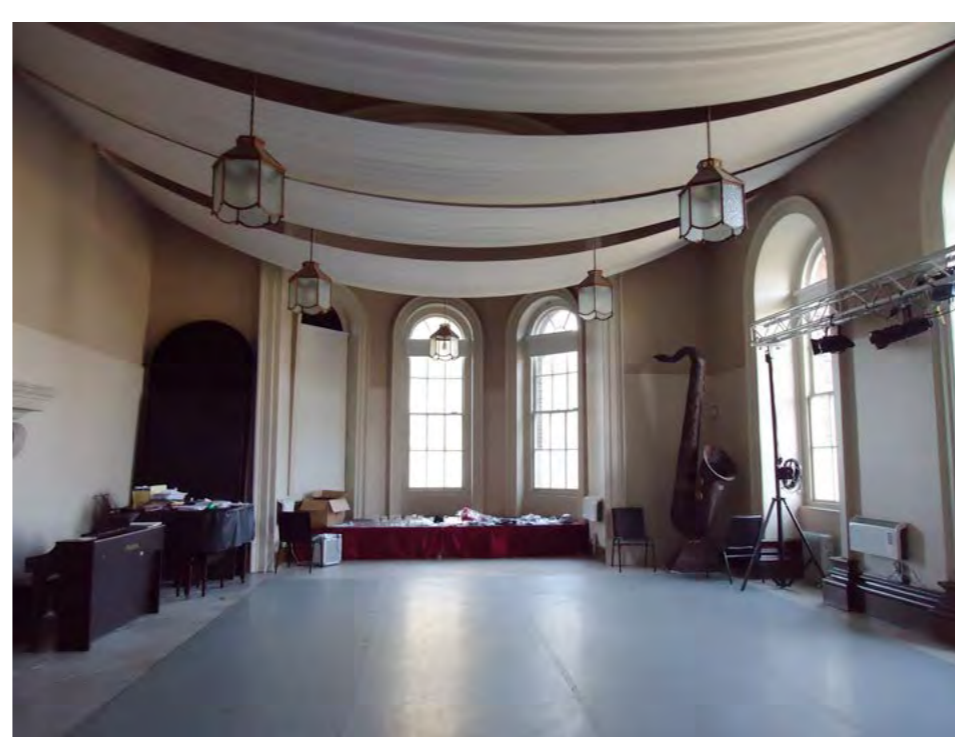


Second Floor



Roof

- 01. Studio
- 02. Entrance lobby with rehearsal space over
- 03. Central Stair
- 04. New ramped access
- 05. Office



Building 40

The Royal Military Academy

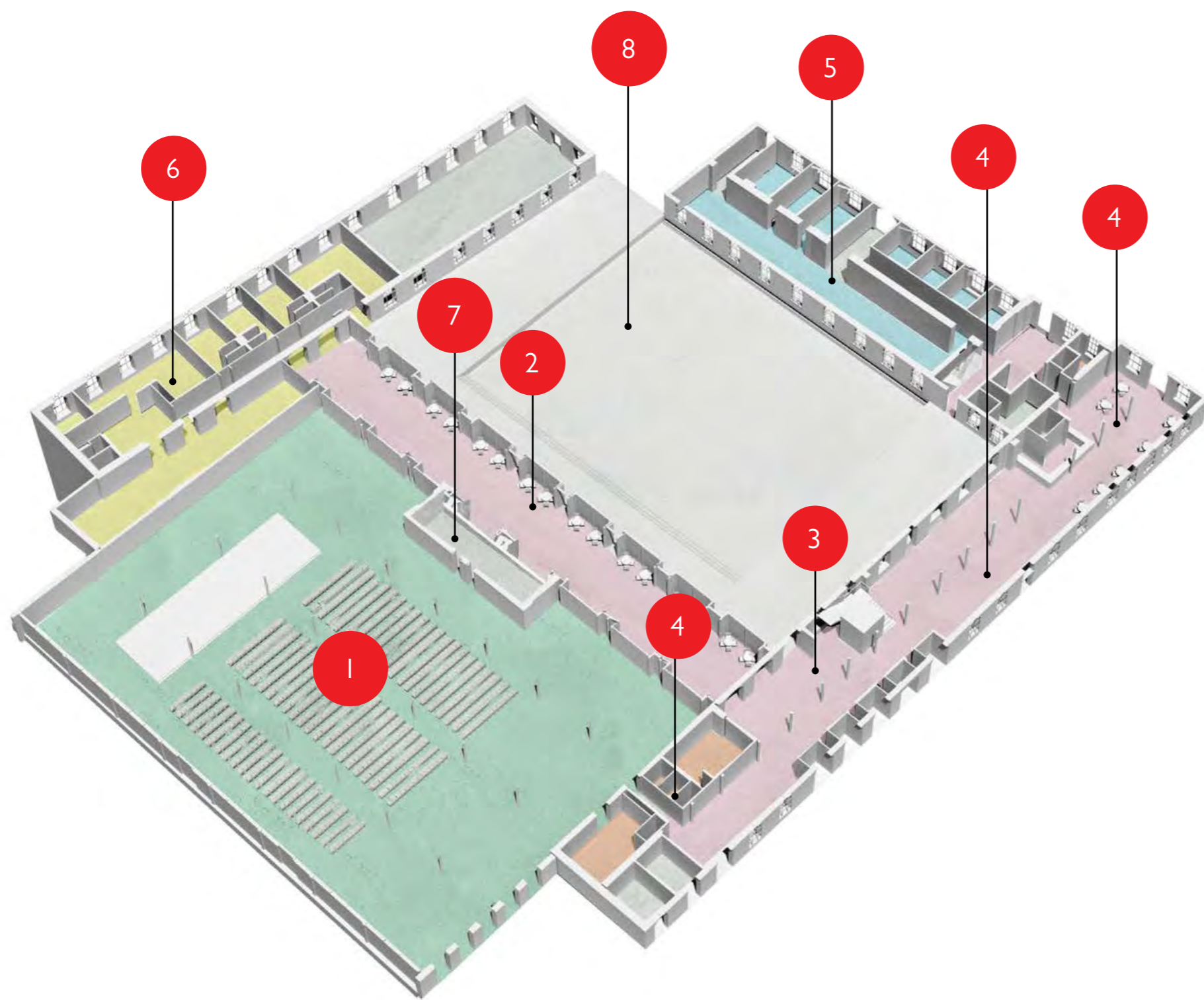
Built in phases from 1718 with the final wing to the south built in 1723.

Built as a Board Room for Officers of the Ordnance – the governing body of the Royal Arsenal – and as an Academy Room for training cadets

WOOLWICH CREATIVE DISTRICT

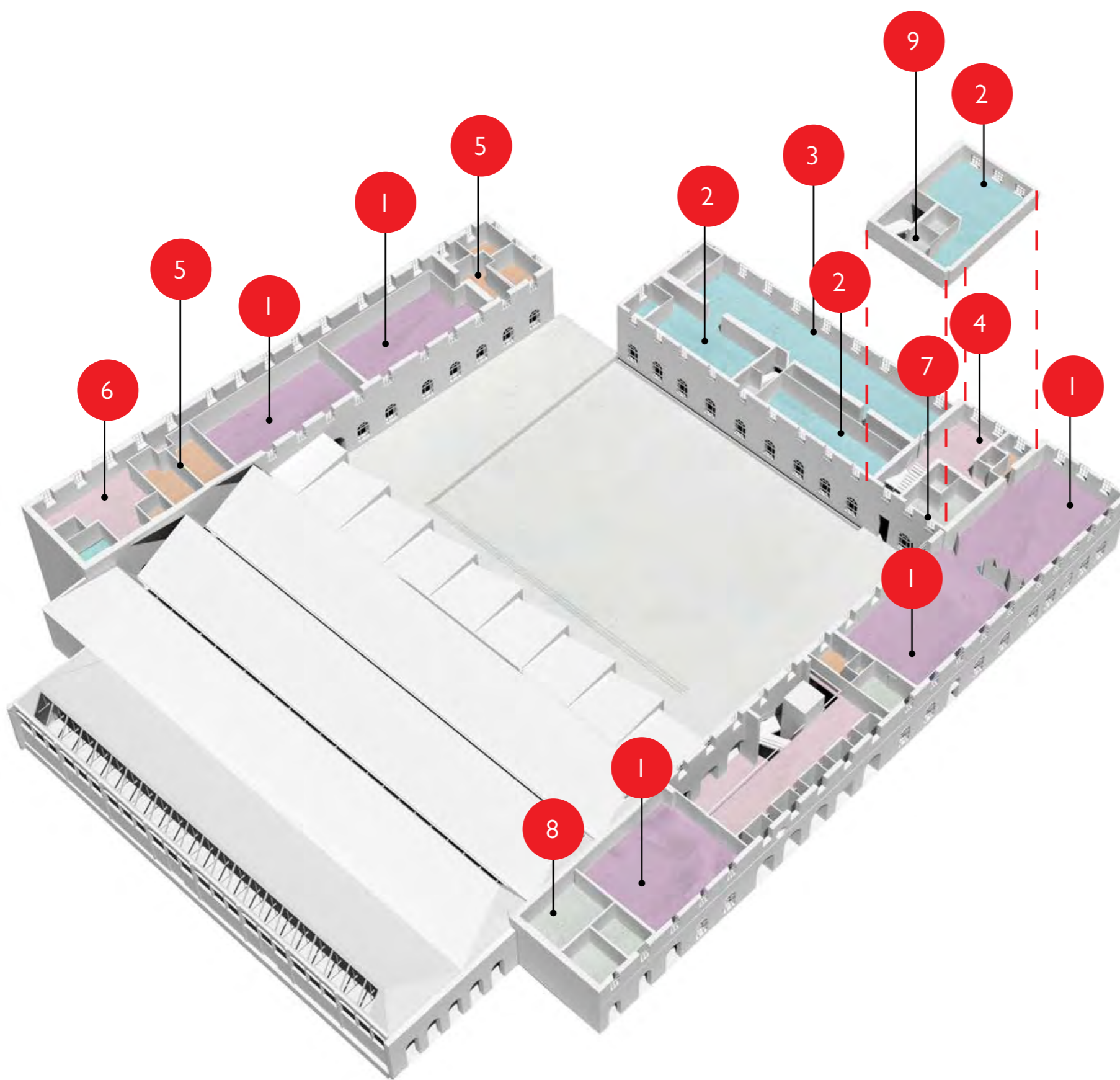
Building Plan Phase I

Building 4I



- 01. Performance space
- 02. Milling foyer
- 03. Main foyer
- 04. Green room
- 05. Artists Studio , Craft Workshop
- 06. Performance space back of house
- 07. Retained brick foyer
- 08. External courtyard

Ground Floor



- 01. Studio space
- 02. Offices
- 03. Events space
- 04. Milling area
- 05. Back of house ancillary space (WC / shower)
- 06. Back of house offices
- 07. Ancillary space (WC / shower)
- 08. Machine / amp / dimmer room
- 09. New Stair / lift

First Floor



Building 4I

The Ammunition Factory

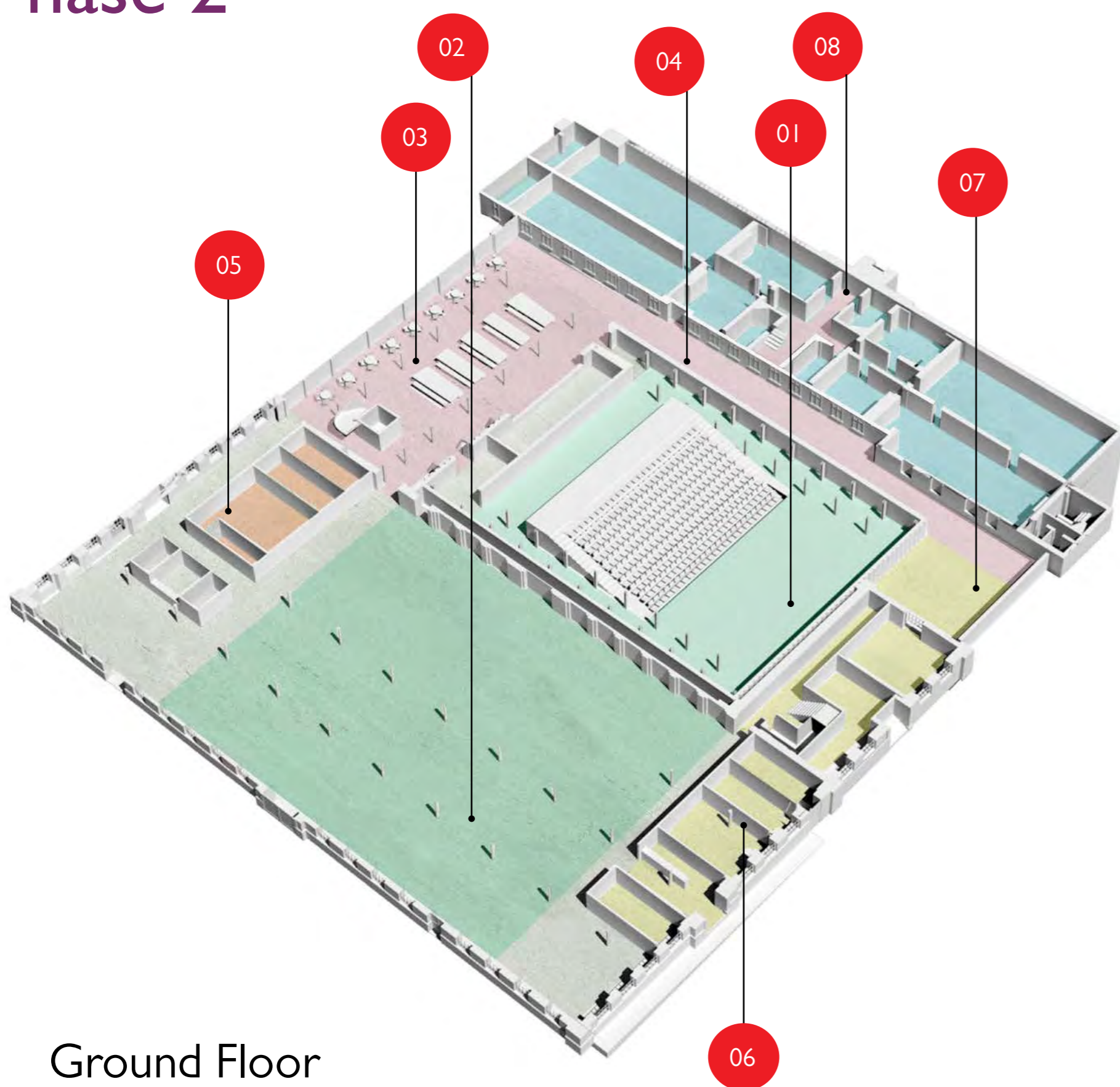
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WOOLWICH CREATIVE DISTRICT

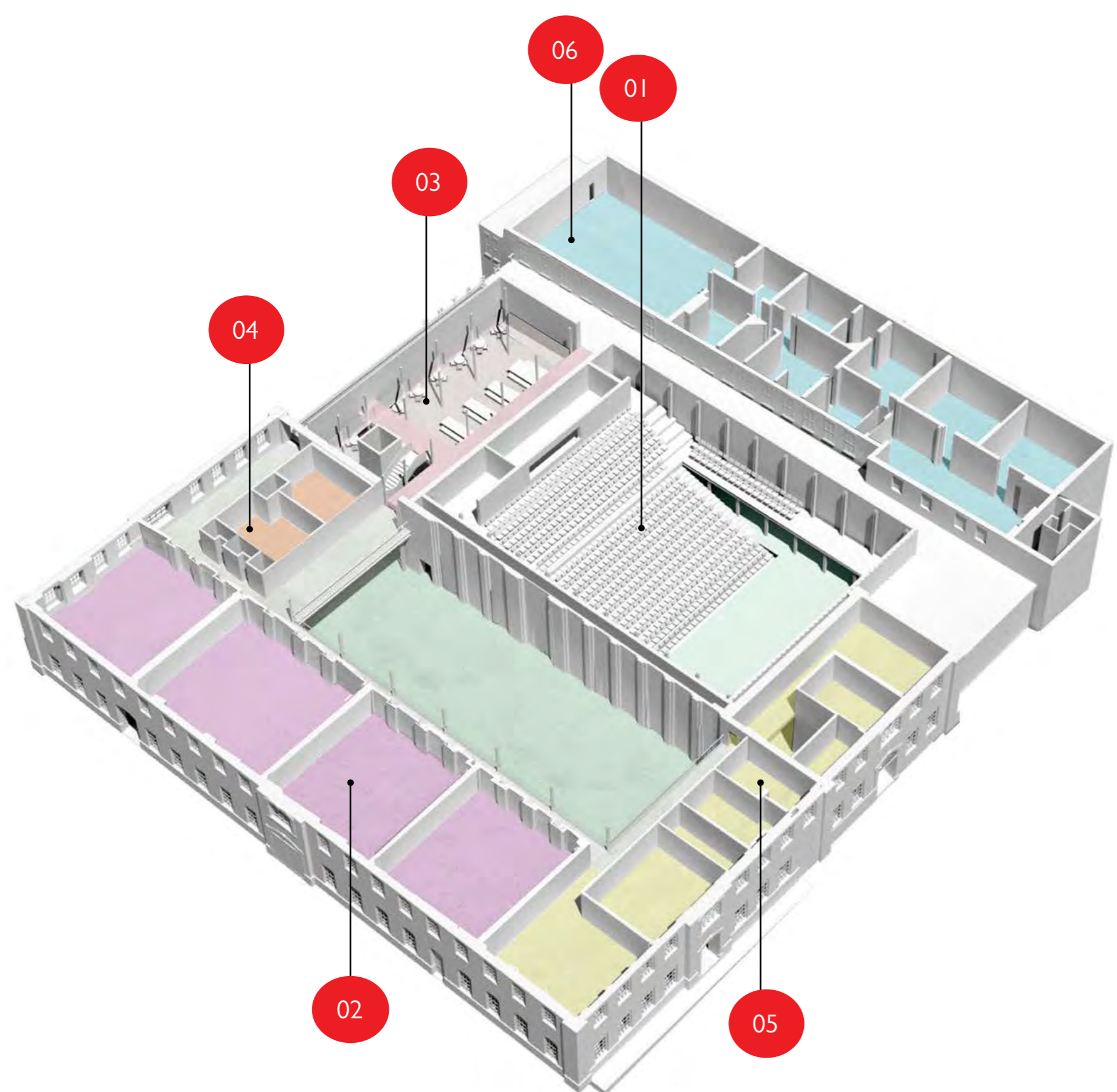
Site Plan Phase 2

Building 17 & 18



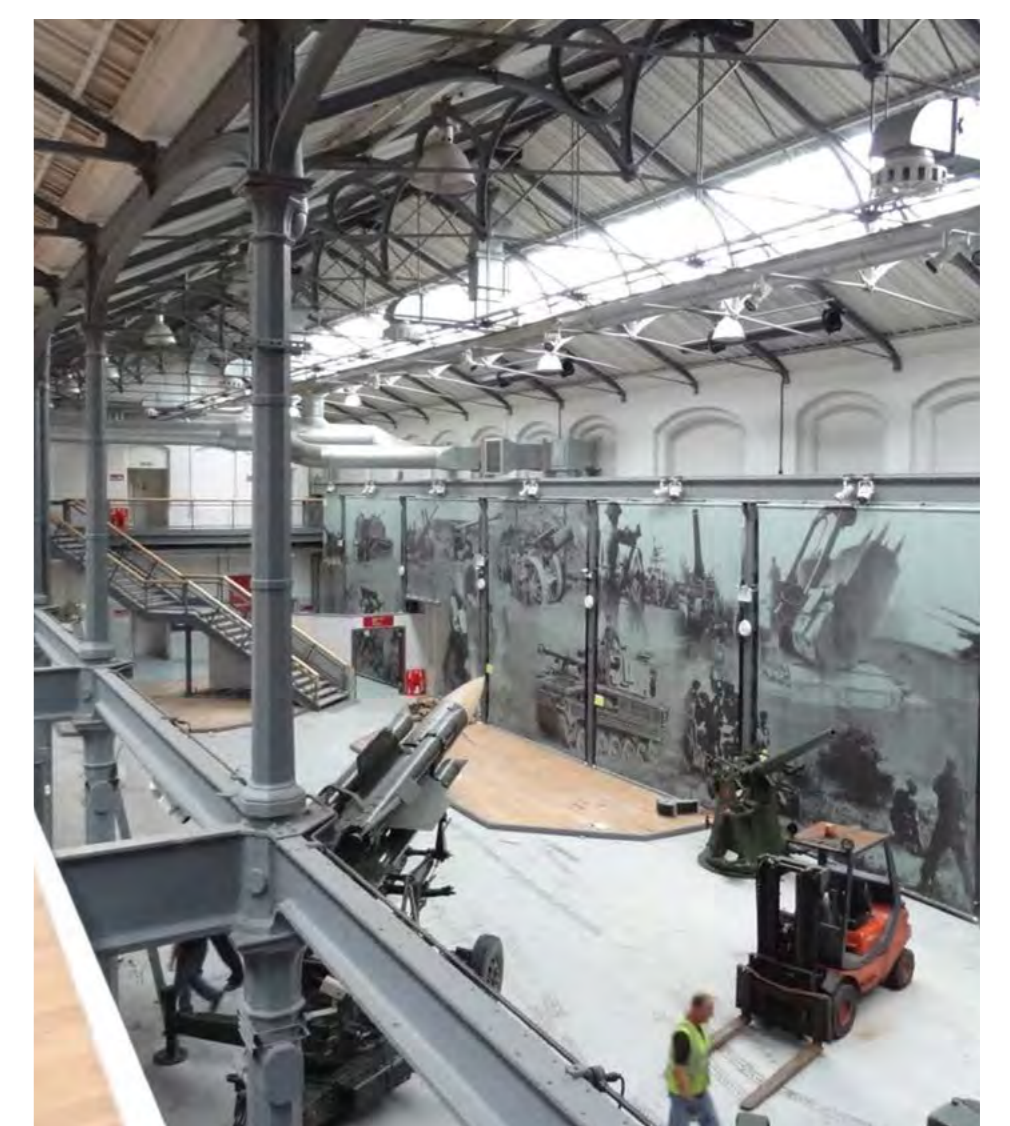
Ground Floor

- 01. Auditorium / stage area
- 02. Performance / rehearsal space
- 03. Theatre foyer
- 04. Street
- 05. Front of house ancillary spaces
- 06. Back of house support / tech spaces
- 07. Get-In
- 08. Greenwich Heritage Centre



First Floor

- 01. Auditorium / balcony
- 02. Studios
- 03. Theatre foyer
- 04. Studio ancillary spaces
- 05. Back of house support / tech spaces
- 06. Greenwich Heritage Centre



Building 17

The Cartridge Factory

- Built 1855, Paper Cartridge Factory – constructed in response to the pressures placed on it by the Crimean War
- Designed initially to accommodate the specialised procedure for making seamless paper cartridges
- By 1857 it was producing 400,000 cartridges a day
- Lightweight, iron framed roof designed to allow explosions to be directed vertically and minimise damage
- In 1864 the upper storey was used for percussion cap making – a development in hand-gun ammunition and by 1866 the entire building was given over to this.
- During the First World War, under the leadership of Lilian Barker, female workers were employed in B17 which became a RAF bomb shop
- During the Second World War it became an electroplating factory for small gun barrels and at this time gantry cranes were added and parts of the iron frame removed



Building 18

Royal Laboratories Offices

- Built 1855 at the same time as B17 to provide offices for the Royal Laboratory Department
- Extended to the west in 1888 and to the east in 1920

Impact on the surrounding public transport network Encon Associates



The development is surrounded by the Berkeley Homes Estate of around 5000 dwellings as well as shops, restaurants and cafes. It is anticipated that the development could add, at maximum occupancy, another 1800 public transport trips during the day and a further 3300 in the evening.

An assessment has been made of the proposed Woolwich Creative District site in relation to the availability of sustainable transport in the area. The site is accessible by numerous bus services which provide access from Central London and surrounding residential areas. In addition, there are regular riverbus services running to and from central London.

Woolwich Arsenal Rail services are available to the south of the site – both for Southeastern rail services and DLR services. The addition of the Woolwich Crossrail station (scheduled to open in December 2018) will provide access to the Elizabeth line further improving connections to Central London. Crossrail will dramatically reduce travel times to, and from Woolwich, connecting passengers to central London and as far as Heathrow Airport to the West. The surrounding pedestrian and cycle network is fairly extensive and provides good access to public transport in the area.

Acoustic impact

Our proposals will provide a variety of vibrant and immersive experiences within the buildings. We appreciate in doing this we must ensure it does not adversely affect the Woolwich Arsenal Riverside community and particularly our immediate close neighbours.

We have undertaken a significant amount of acoustic modelling of the site and surrounding area to ensure that this has been properly considered at an early stage. Our proposals will provide a significant upgrade of the existing building fabric where required, including new heavily insulated roofs, double glazing and acoustically attenuated plant. The types of performance within the buildings will also be carefully curated to ensure that the stringent acoustic levels can be achieved.

Planning Process

