

WELCOME TO OUR PUBLIC CONSULTATION

1. ZANGWILL & WRICKLEMARSH ROAD INTRODUCTION



Where is the site? Zangwill Road

01 East access: Existing housing + gardens

02 West access: Existing housing + parking

03 Existing access to garages + housing

04 West access: Existing housing + pathways

Where is the site? Wricklemarsh Road

01 East access: Existing housing + mature tree

02 Existing access to garages + housing

03 West access: Existing housing 4 to 2 storeys

04 West - Existing housing + front gardens

What is the project about?

This consultation event uses the following 10 boards to present our evolving proposals for 18 new high-quality, low-maintenance and robust homes for local people. The proposed buildings will be designed to meet net-zero carbon requirements and will provide child-friendly landscape while increasing biodiversity on the sites. The project also seeks to improve the public realm and visual character of the immediate surroundings.

The purpose of this event is to provide you with an opportunity to comment on the evolving plans, prior to us finalising the proposals for two full planning application submission later this month. We would be grateful if you could leave us your thoughts using the feedback form available. Members of the project team are here today to answer any questions you may have.

What consultation has been done so far?

Following the online consultation exercise held earlier this year, we have been working hard to incorporate local views into the proposals and today we are feeding back on the developed design.

Who is the project team?

A large collaborative team is working on this project.

The experienced team is multidisciplinary and consists of:

- Royal Borough of Greenwich (Client),
- The Keegans Group (Employers Agent & Cost Consultant)
- Adam Khan Architects (Architect)
- Tibbalds (Planning Consultant)
- Velocity Transport Planning (Transport Consultant),
- Heyne Tillett Steel (Structural & Civil Engineers)
- collaborate + create (MEP Engineer)
- Love Design Studio (Energy & Sustainability Consultant)
- GIA Surveyors (Daylight & Sunlight Consultants)
- Temple Group (Arboriculturalist)
- Andrew Goddard Associates (CDM Consultant).

What is the project timeline?



Please note project timeline dates are indicative and may be subject to change.

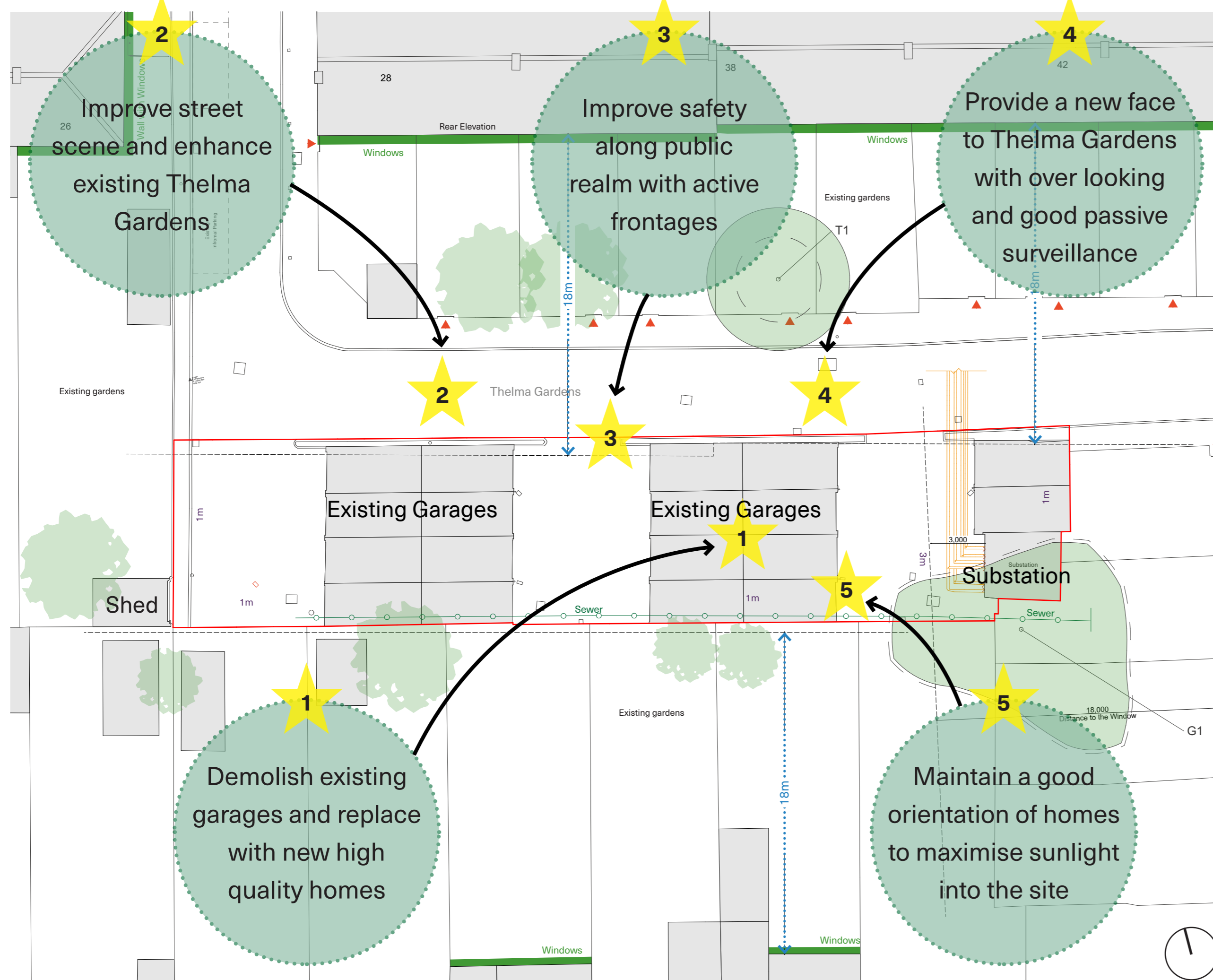
2. SITE OPPORTUNITIES

The following board explains the sites' opportunities and constraints. We recognise the existing domestic character of the proposed sites and have developed a set of proposals which seek to retain and enhance this aspect. Our approach is explained in detail in the following boards.

Zangwill Road

What are the key site opportunities?

Site is currently occupied by 18 council-owned garages in two rows, and an electricity substation.



Scale: 1:200

What are the key site constraints?

- Constrained access along street - with existing parking
- Maintaining servicing access to existing homes - one way access
- Overlooking to neighbours - maintaining planning guidance
- Daylight and sunlight impact to neighbours
- Existing trees
- Maintaining vehicle access to the existing substation
- Building next to existing garden walls - maintaining an 1m offset to boundary walls and an 1.5m offset to existing structures.
- Respecting party wall boundaries.

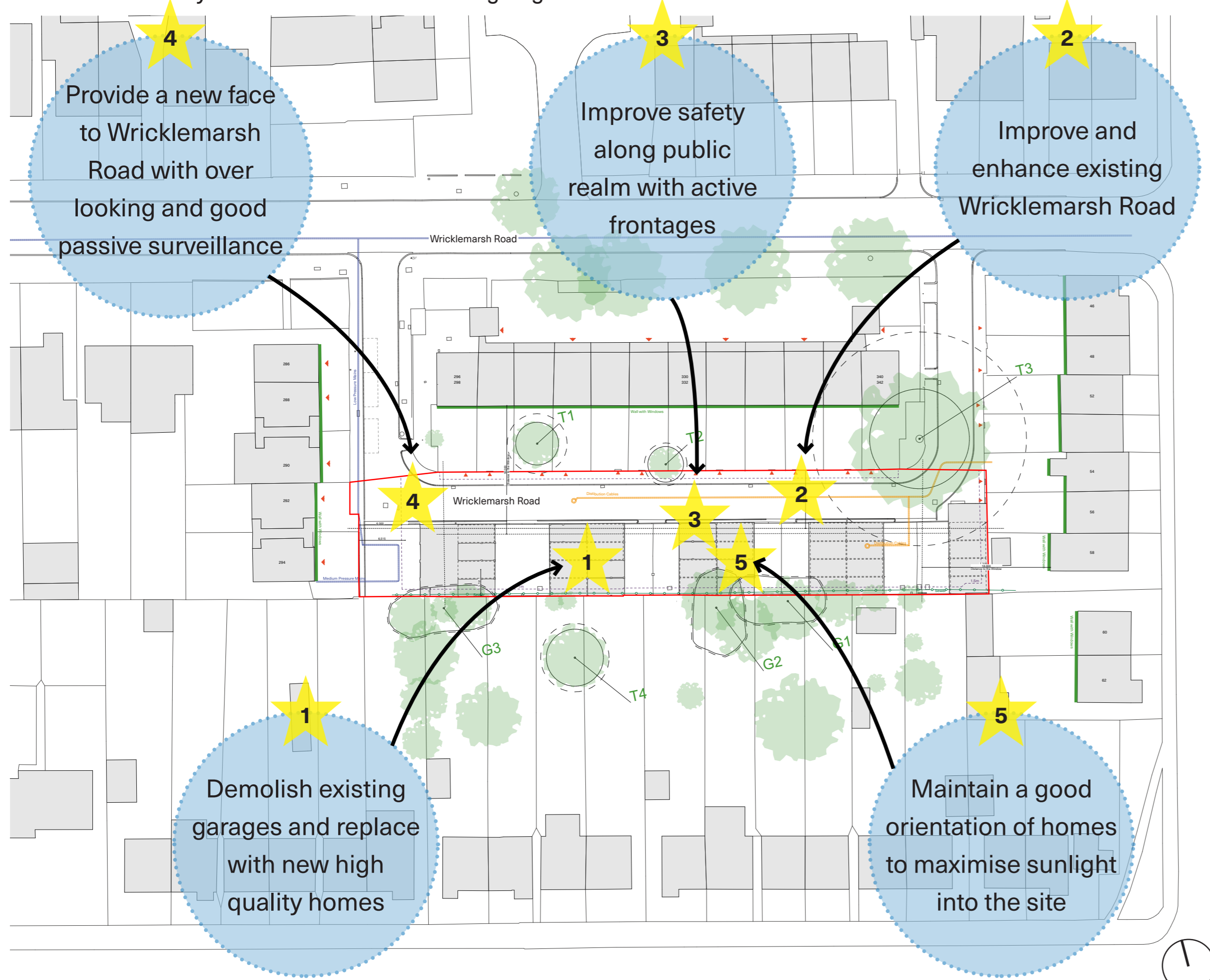


View looking west along Thelma Gardens

Wricklemarsh Road

What are the key site opportunities?

The site is currently home to 39 council-owned garages in four rows.



Scale: 1:500

Key for drawings

Construction offsets: • 1.5m from existing structures • 1m from boundary walls	Blank facade	Facade with windows	Residential access	Residential access via garden	Vehicular access	Existing trees - subject to arboricultural survey	Below ground services - subject to CCTV survey - existing electrical distribution TBC	Existing below ground drainage distribution TBC	Existing sewer TBC
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What are the key site constraints?

- Constrained access along street - with existing parking
- Maintaining vehicle access to existing homes - inc. front garden (No. 294).
- Overlooking to neighbours - maintaining planning guidance
- Daylight and sunlight impact to neighbours
- Existing trees in neighbours' gardens + Category A London Plane Tree
- Building next to existing garden walls - maintaining an 1m offset to boundary walls and an 1.5m offset to existing structures.
- Respecting party wall boundaries.



View looking south towards the Site from Wricklemarsh Road

3. PREVIOUS FEEDBACK & RESPONSE

The following board summarises the feedback and comments from the online survey which was active in January 2025. It also describes the feedback received from planning officers at pre-application meetings and gives an overview of the key design principles of the scheme.

Where we were in Jan. 2025:

What we heard was important to you:

The belows summarises the key feedback from the public consultation which included:

Parking & Servicing

- How will **additional parking** be managed?
- How will the **additional refuse** be collected?
- How is **parking demand** in the local areas being managed? particularly on the weekends.

Height & massing

- Concerns for **overlooking and privacy impact** to neighbouring properties.

Safety & Health

- How will **antisocial behavior** be prevented/managed?
- Health concerns and disruption to existing residents **during construction**

Layouts

- Location of **wheelchair homes** - pathway accessibility
- Impact of **size and scale** of new homes.
- It would be good to see **different views** of the proposal.

Landscape

- How will **existing trees** in back gardens be impacted/protected?
- How neighbouring **boundary garden walls** will be protected or replaced.

Local Services & Infrastructure

- How will the planning application manage the impact on **local resources**.

You said:
"additional housing in the community is well needed, and glad to see the council is investing in new homes".

Zangwill Road



Zangwill Road Design In January 2025



Zangwill Road Plans In January 2025

What we heard from Planners:

- Proposed massing and height of development to be justified better in low rise context.
- Explain impact of elevated outdoor amenity spaces on neighbouring properties.
- Access and servicing is acceptable
- Parking has been accepted by Highways Officer - in line with Parking Beat Survey.

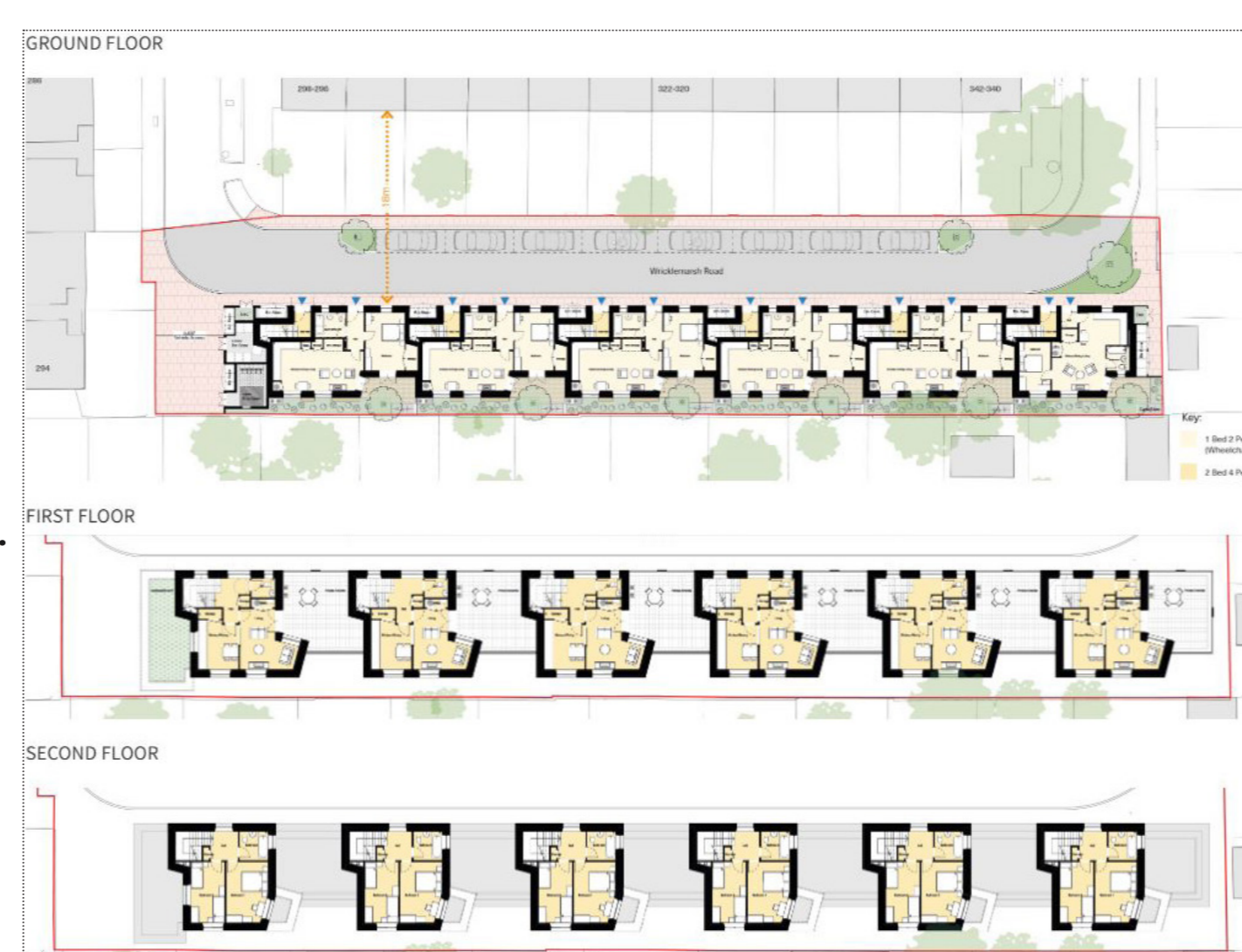
Since then we have:

- Daylight and sunlight testing impact on neighbouring residents passes guidelines.
- Increased separation distance to neighbours and southern boundary
- Prevent overlooking with taller (1.7m) privacy screening to 1st floor amenity
- South facing windows are designed to be obscure glass to eye level to protect privacy.
- Increased planting in street and green roofs to enhance biodiversity.

Wricklemarsh Road



Zangwill Road Design In January 2025



Zangwill Road Plans In January 2025

What we heard from Planners:

- Proposed massing and height of development is acceptable within existing context
- Proposed housing mix is acceptable
- Access and servicing, and parking is acceptable - in line with Parking Beat Survey.

Since then we have:

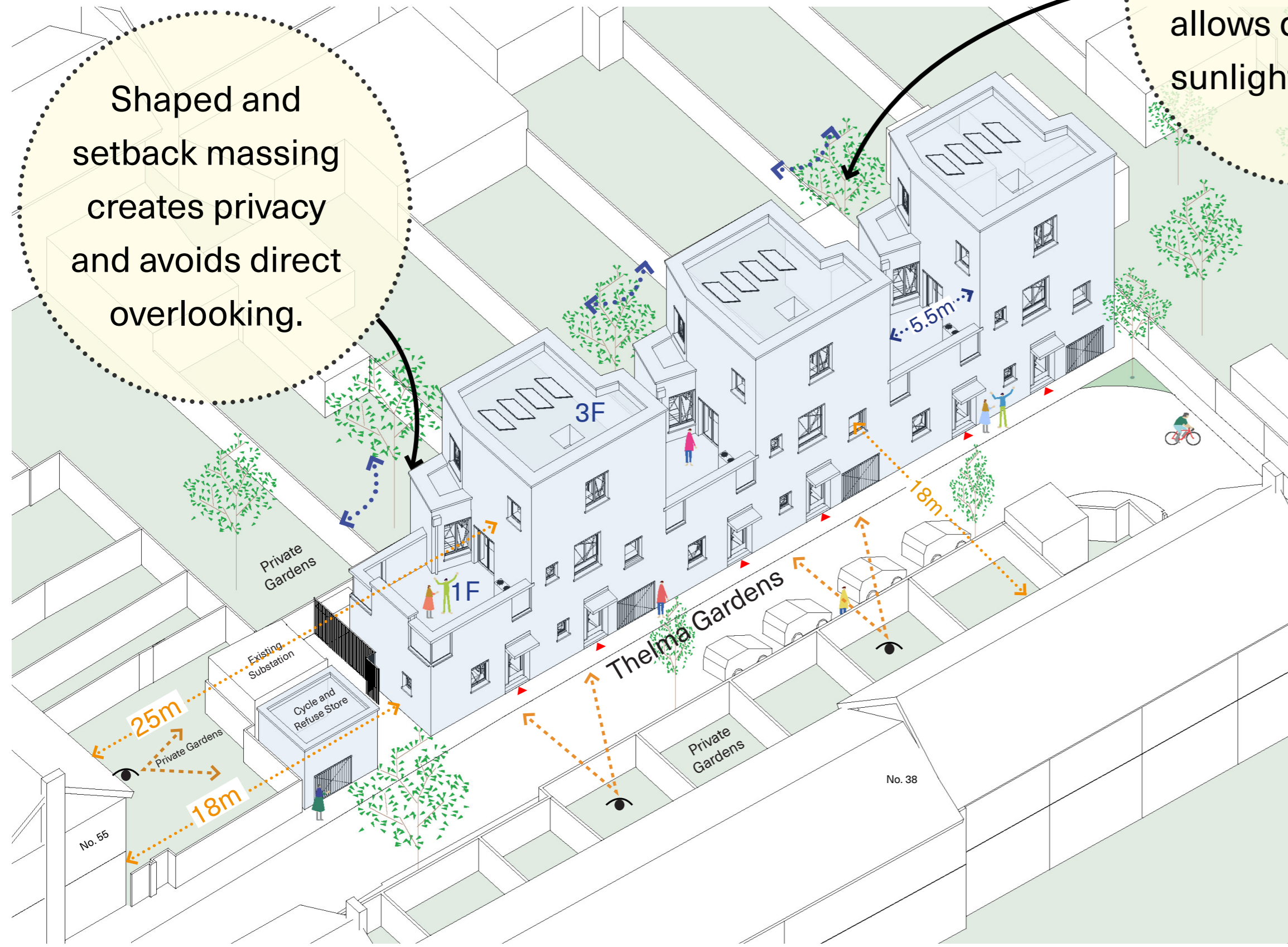
- Tree constraints have been coordinated with a Arboriculturalist with a tree constraints survey - no loss of existing trees.
- Daylight and sunlight testing impact on neighbouring residents passes guidelines
- Mitigate overlooking with taller (1.7m) privacy screening to 1st floor amenity, and use of obscure glass to south facing windows.

4. OVERVIEW OF DESIGN

Where we are now:

The following board described the key design principles of the design proposal for Zangwill Road.

Zangwill Road

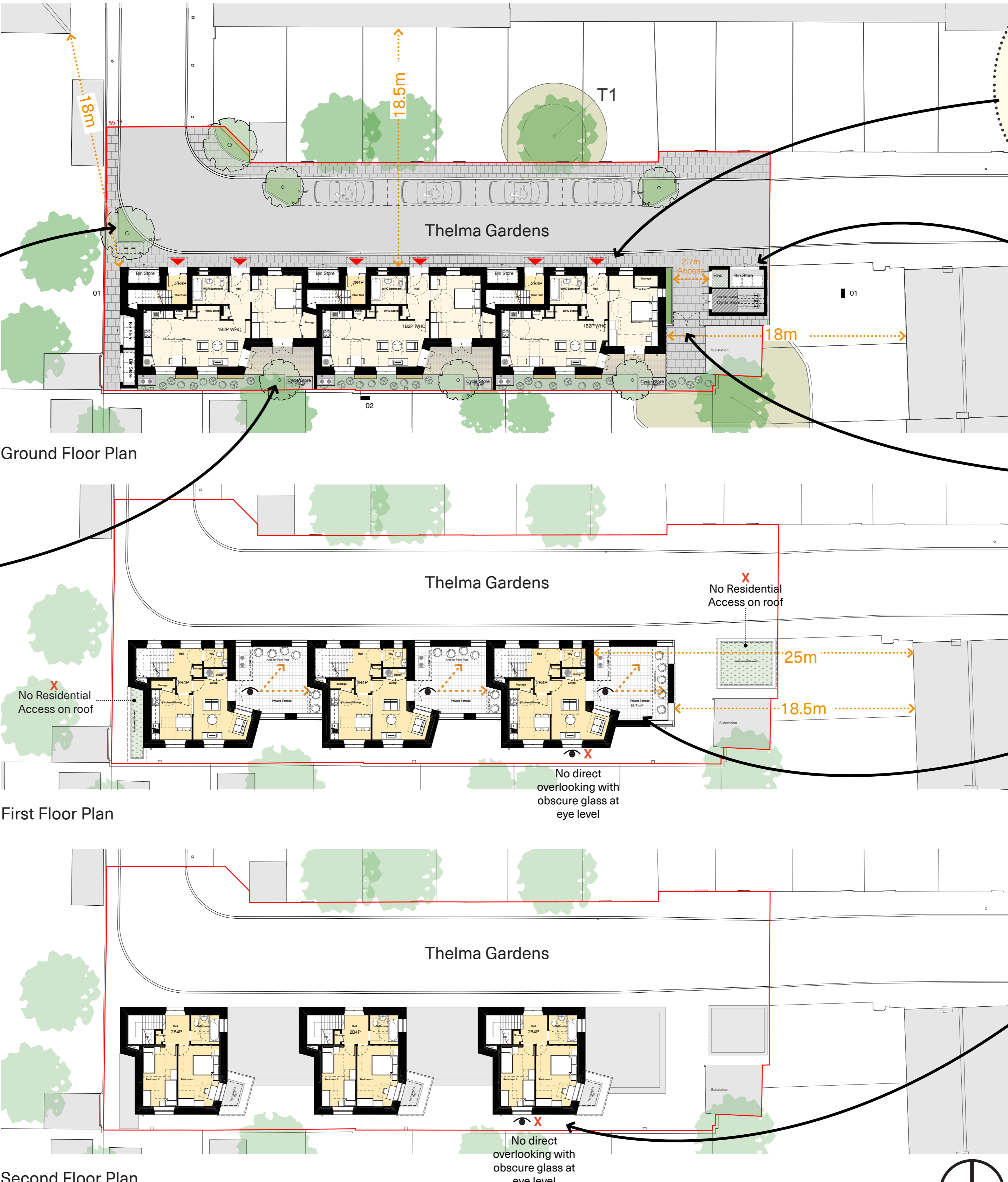


New wheelchair accessible homes at ground floor level (3no. 1 Bedroom 2 Persons homes)

Enhanced public realm with new planting, trees and parking

South facing amenity with trees and a cycle store

New maisonettes on first and second floors. (3no. 2 Bedroom 4 Persons homes)



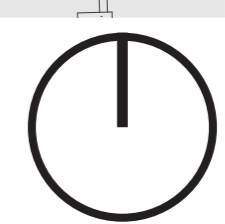
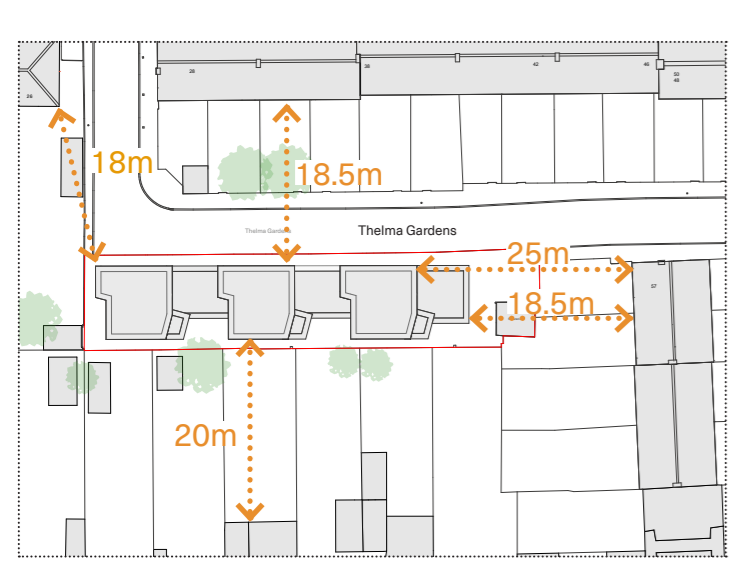
All homes are accessed from front doors along Thelma Gardens.

Communal cycle and bin storage activates street.

New access to substation with gated entrance.

1st floor Amenity with good daylight and 1.7m privacy screening

South facing windows prevent overlooking with obscure glass to eye level

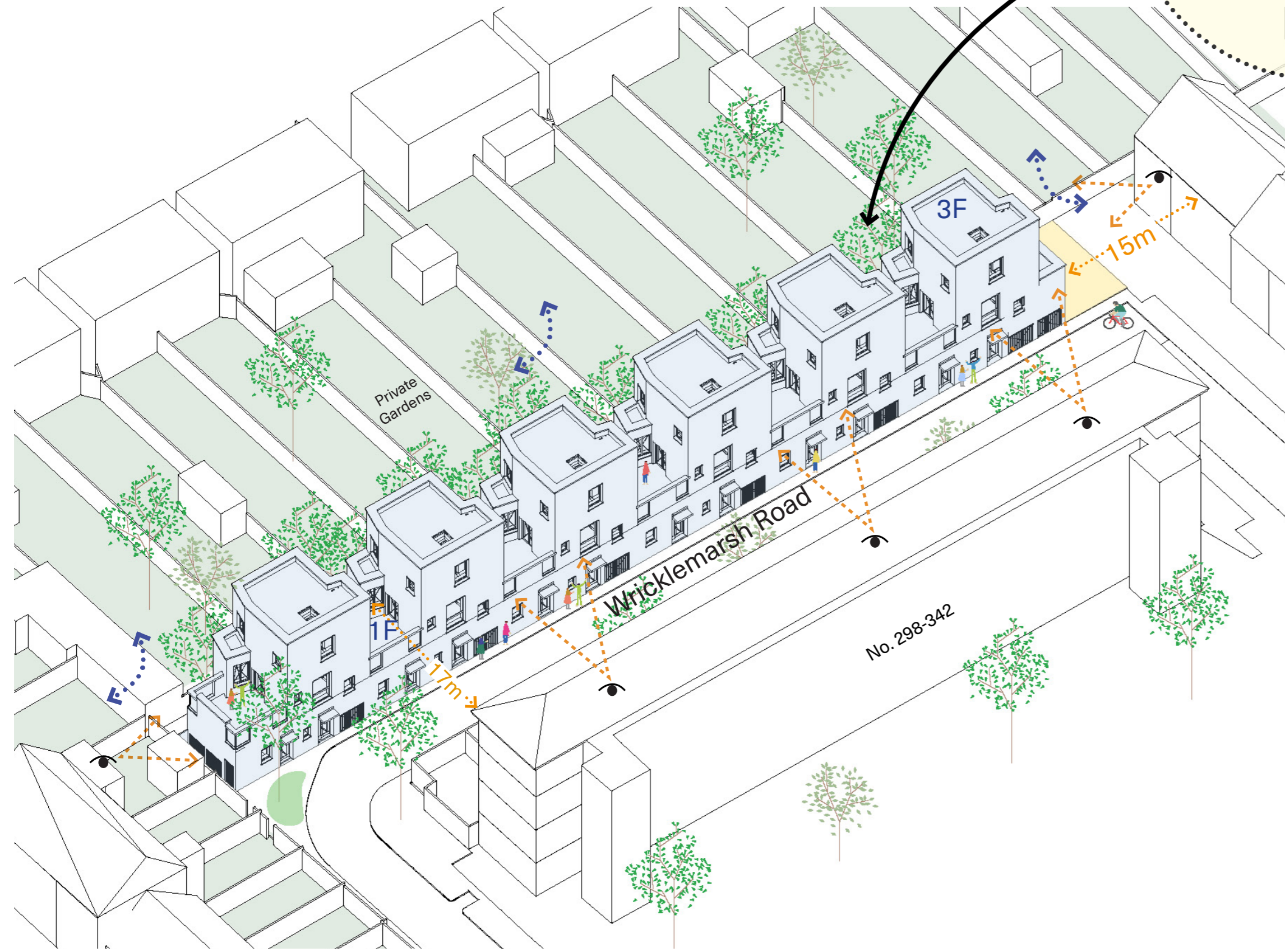


5. OVERVIEW OF DESIGN

Where we are now:

The following board described the key design principles of the design proposal for Wricklemarsh Road.

Wricklemarsh Road



Axonometric looking southwest towards the Wricklemarsh Road design proposal

1 to 3 storeys
massing creates
permeability and
allows daylight and
sunlight across the
site

How affordable
is the project?
Total Homes:
Twelve
Affordable homes
(100%)

What is the
variety of homes?
• **Five** 1 Bed
Wheelchair homes
• **One** 1 Bed
• **Six** 2 Bed
homes



View looking east along Wricklemarsh Road

New
wheelchair
accessible homes
ground floor
**(6no. 1 Bedroom
2 Persons
homes)**

Communal
cycle and bin
storage activates
forecourt
access.

1st floor
Amenity with
good daylight and
1.7m privacy
screening

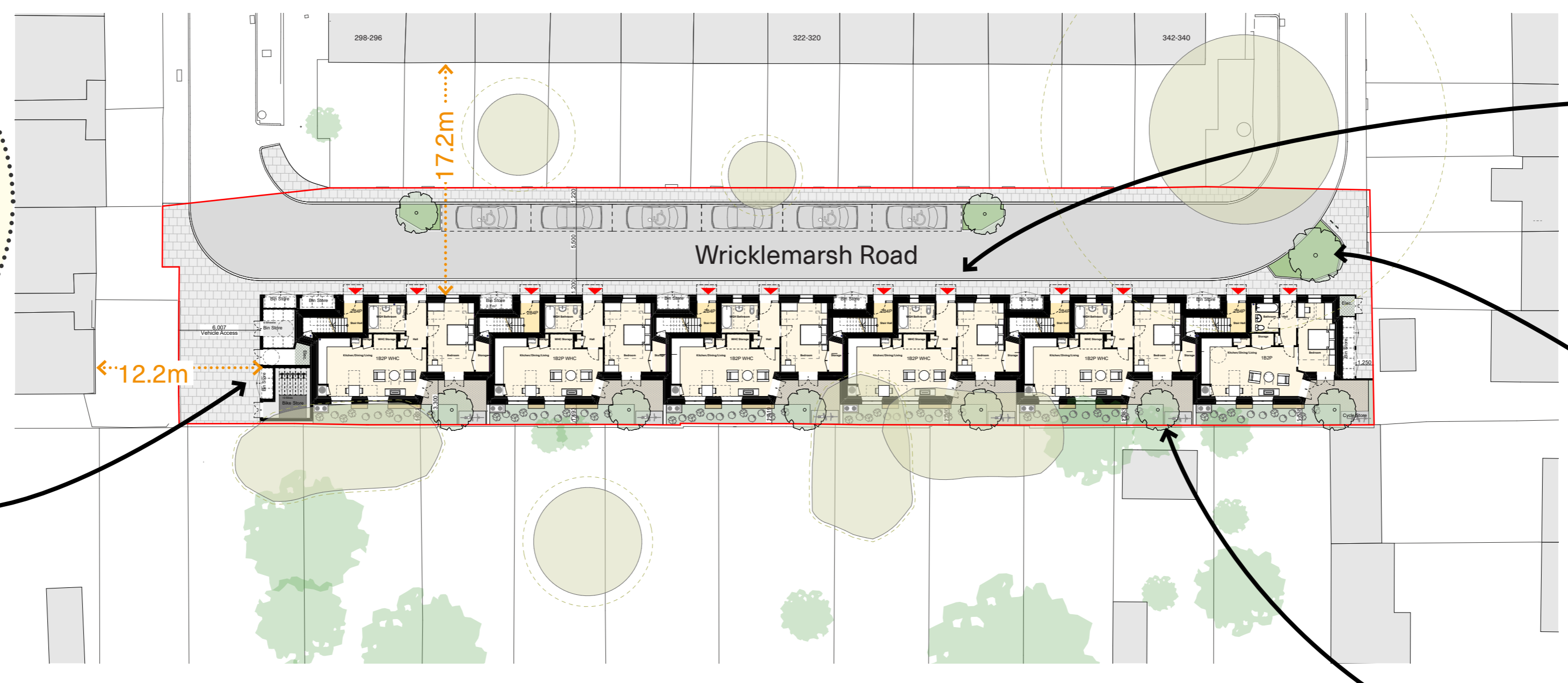
New maisonettes on
first and second floors.
**6no. 2 Bedroom 4
Persons homes)**

All homes are
accessed from
front doors along
Wricklemarsh
Road.

Enhanced
public realm with
new planting,
trees and
parking

South facing
amenity with trees
and a cycle store
- low impact to
existing trees

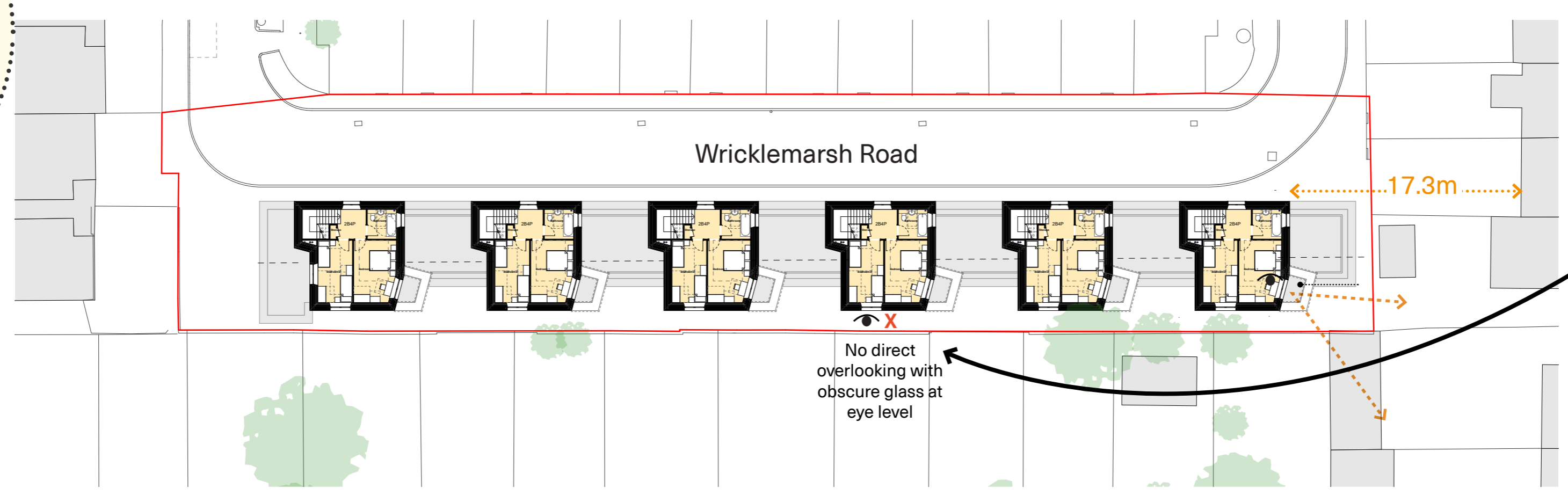
South facing
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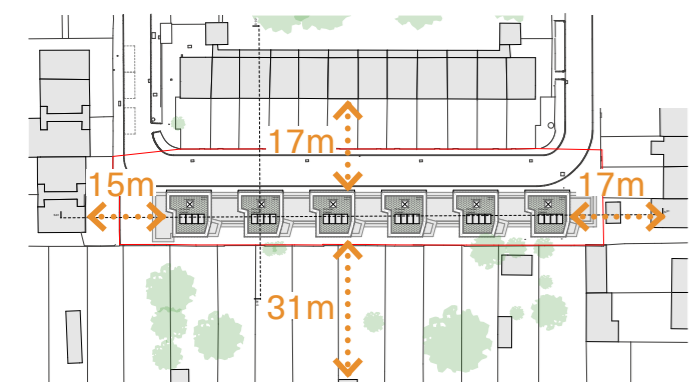
Ground Floor Plan



First Floor Plan



Second Floor Plan

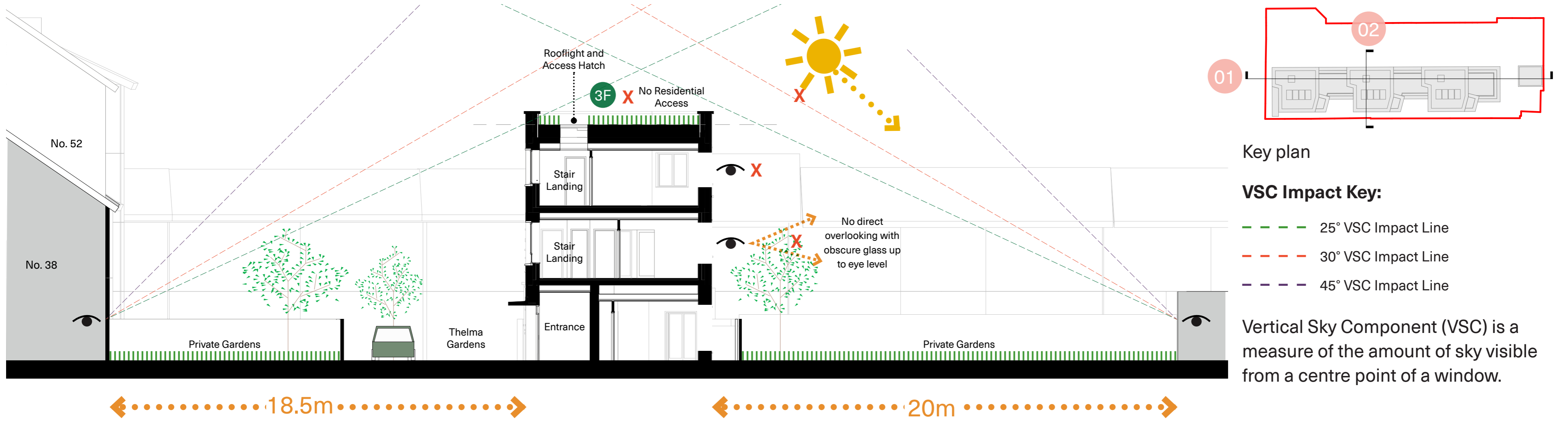
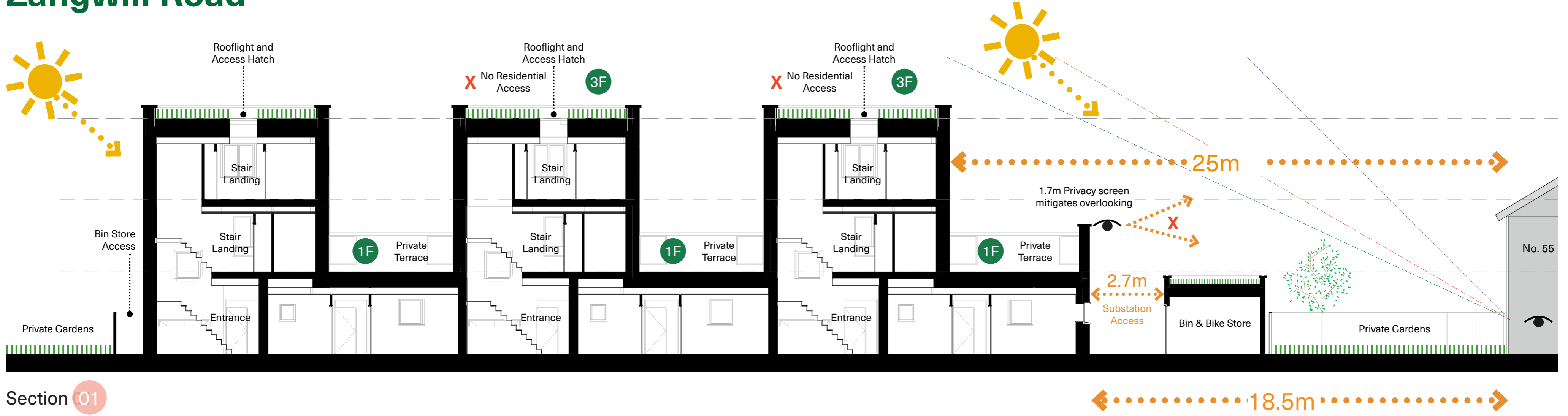


- Key:
- Planting
 - New paving
 - 1 Bed 2 Persons (WHC)
 - 2 bed 4 Persons

6. APPROACH TO NEIGHBOURS

This board shows the project proposal in plan and section and describes any potential impacts on neighbouring properties with regards to overlooking and daylight and sunlight. There are also diagrams that describe the proposed external amenity spaces and tree strategy.

Zangwill Road



Key plan

VSC Impact Key:

- 25° VSC Impact Line
- - - 30° VSC Impact Line
- - - 45° VSC Impact Line

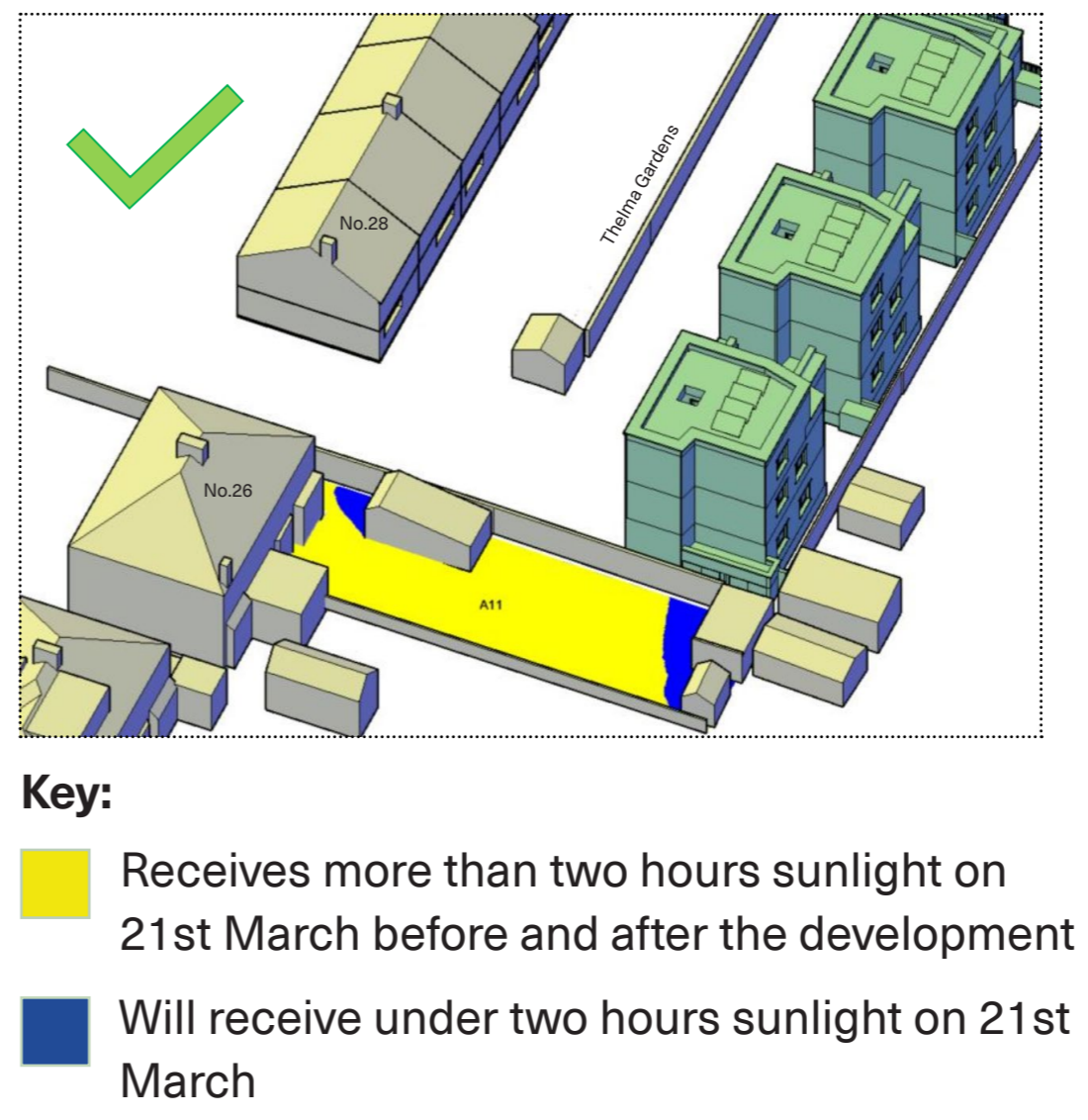
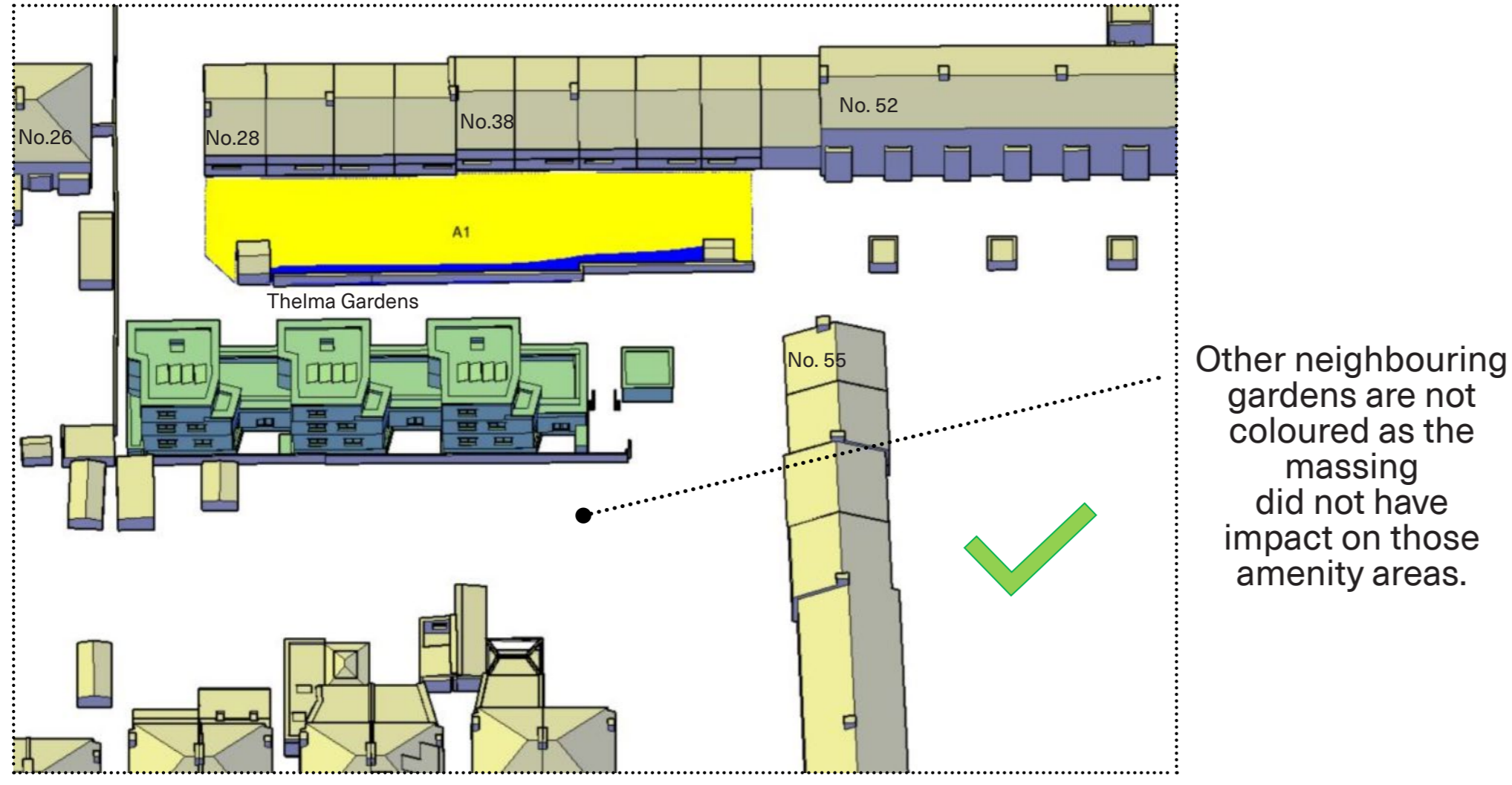
Vertical Sky Component (VSC) is a measure of the amount of sky visible from a centre point of a window.

Section 02

How does the massing impact neighbours?

The daylight and sunlight consultant have concluded that any changes in the levels of overshadowing to surrounding gardens will fully accord with BRE guidance.

Diagrams showing overshadowing analysis of neighbours amenity spaces:



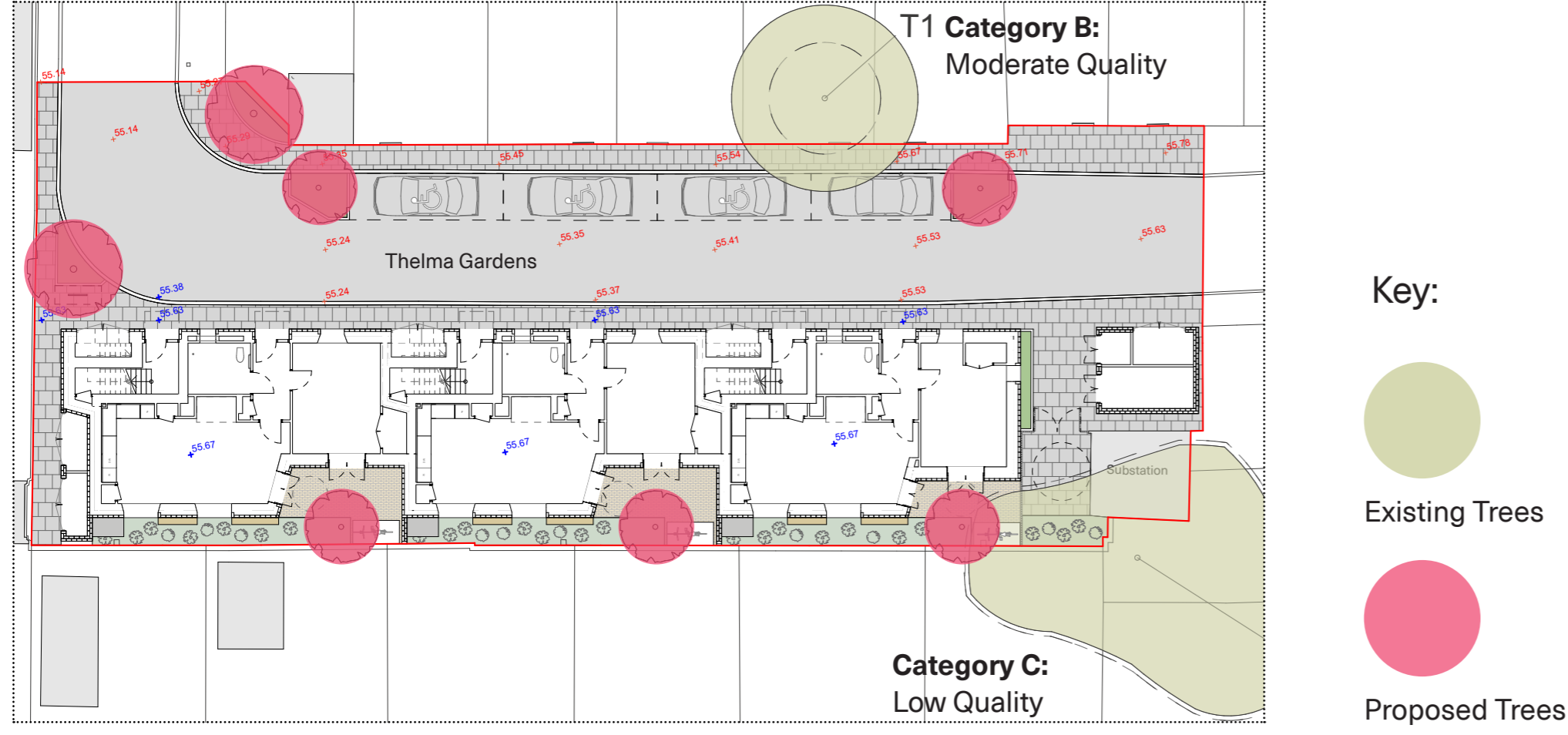
Daylight and Sunlight levels

The effect of the proposed development upon the daylight and sunlight levels within the surrounding residential properties has been assessed in accordance with the BRE Guidelines. Full details of these assessments can be found within the planning application documents.

Any changes in the daylight and sunlight levels within the surrounding residential properties as a result of the proposed development will fully accord with BRE guidance.

What is the Tree Strategy

Planting and trees play a central role in defining the character of the proposal, which includes six new trees, new planting and shrubs.



Proposed Tree Planting Strategy - Zangwill Road

Tree Survey:

- An arboriculturist has carried out an existing tree survey and has prepared an Arboricultural & ecology impact assessment.
- The scope of tree root impact associated with the design proposals are low.

No removals are required and only minor tree pruning will be necessary to facilitate construction.

- Specific protection zones around existing trees have been identified, ensuring their preservation during and after construction.

New Trees

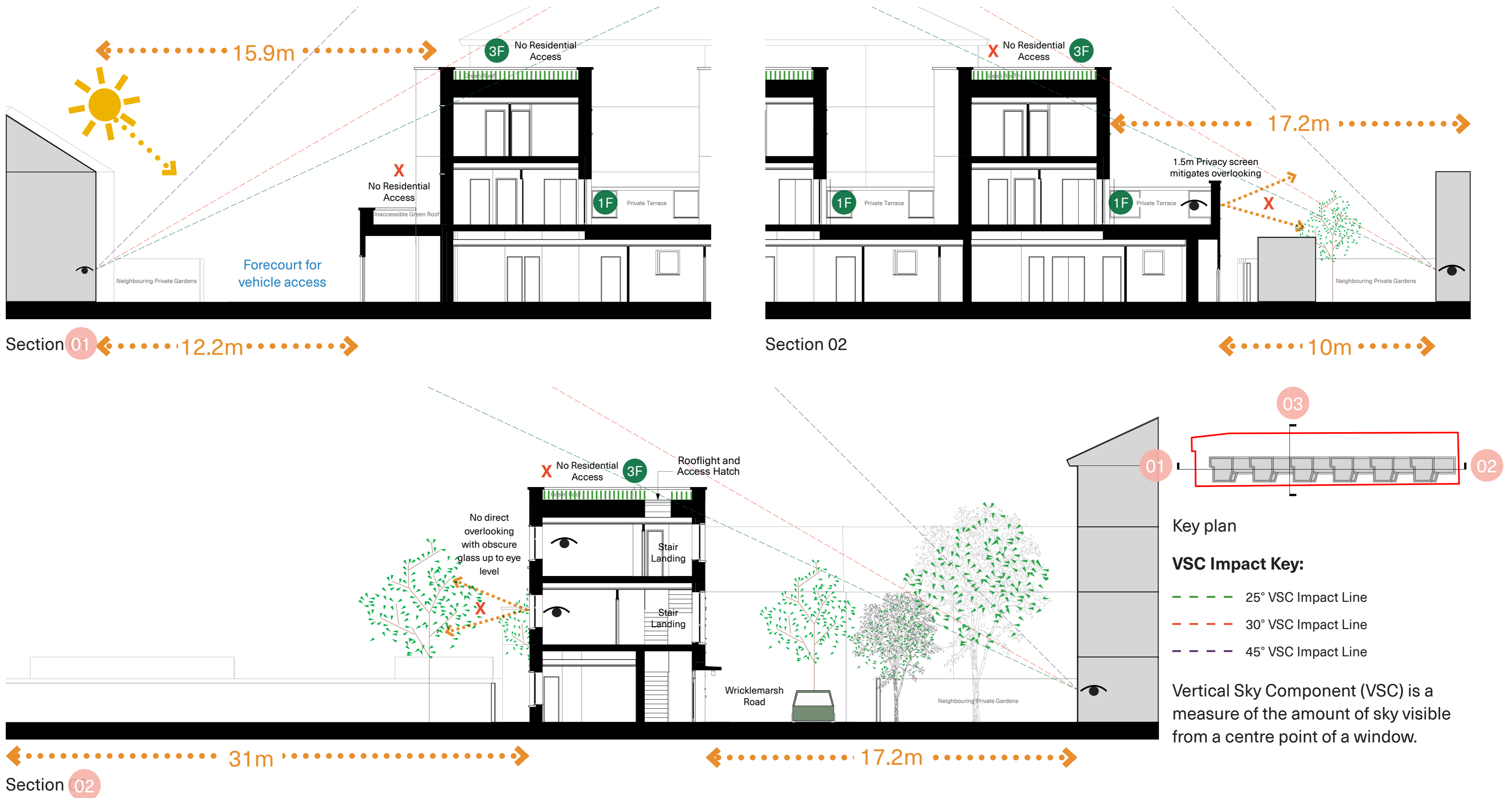
The proposed planting plan on the left indicates the location of new trees which will enhance the green space and biodiversity of the site, and provide additional privacy to southern gardens.

- Proposed species include medium size trees or large shrubs with compact and non-intrusive root systems to be planted within RPAs of existing trees to prevent any negative impacts or disturbances.

7. APPROACH TO NEIGHBOURS

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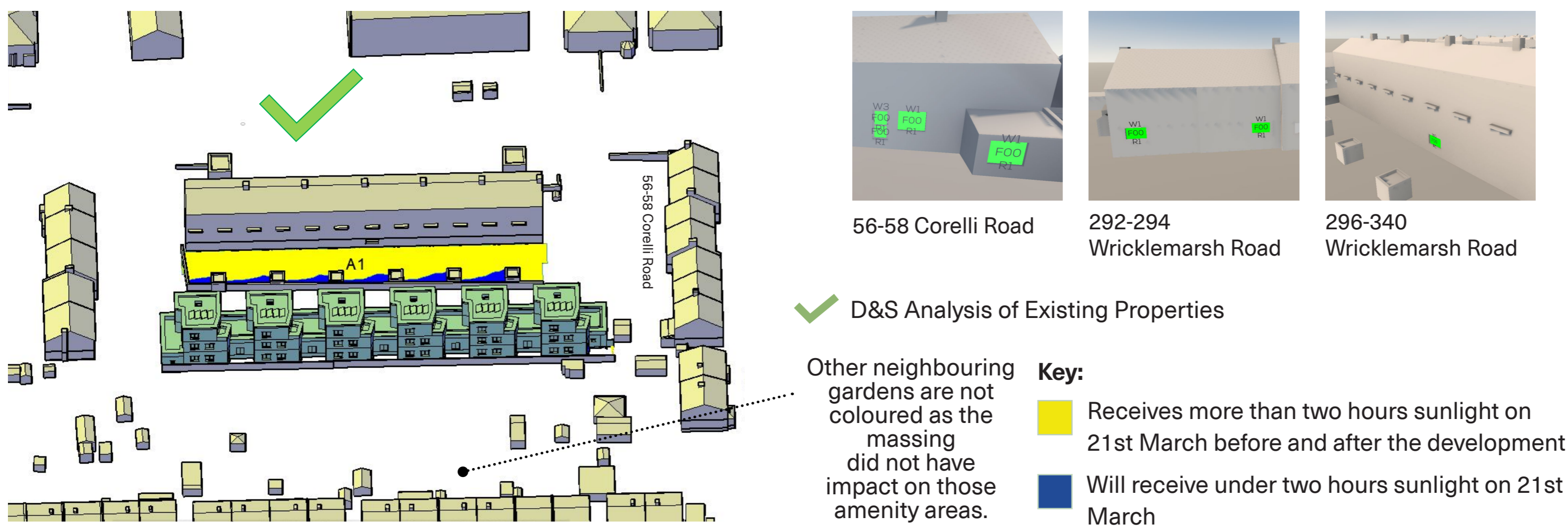
Wricklemarsh Road



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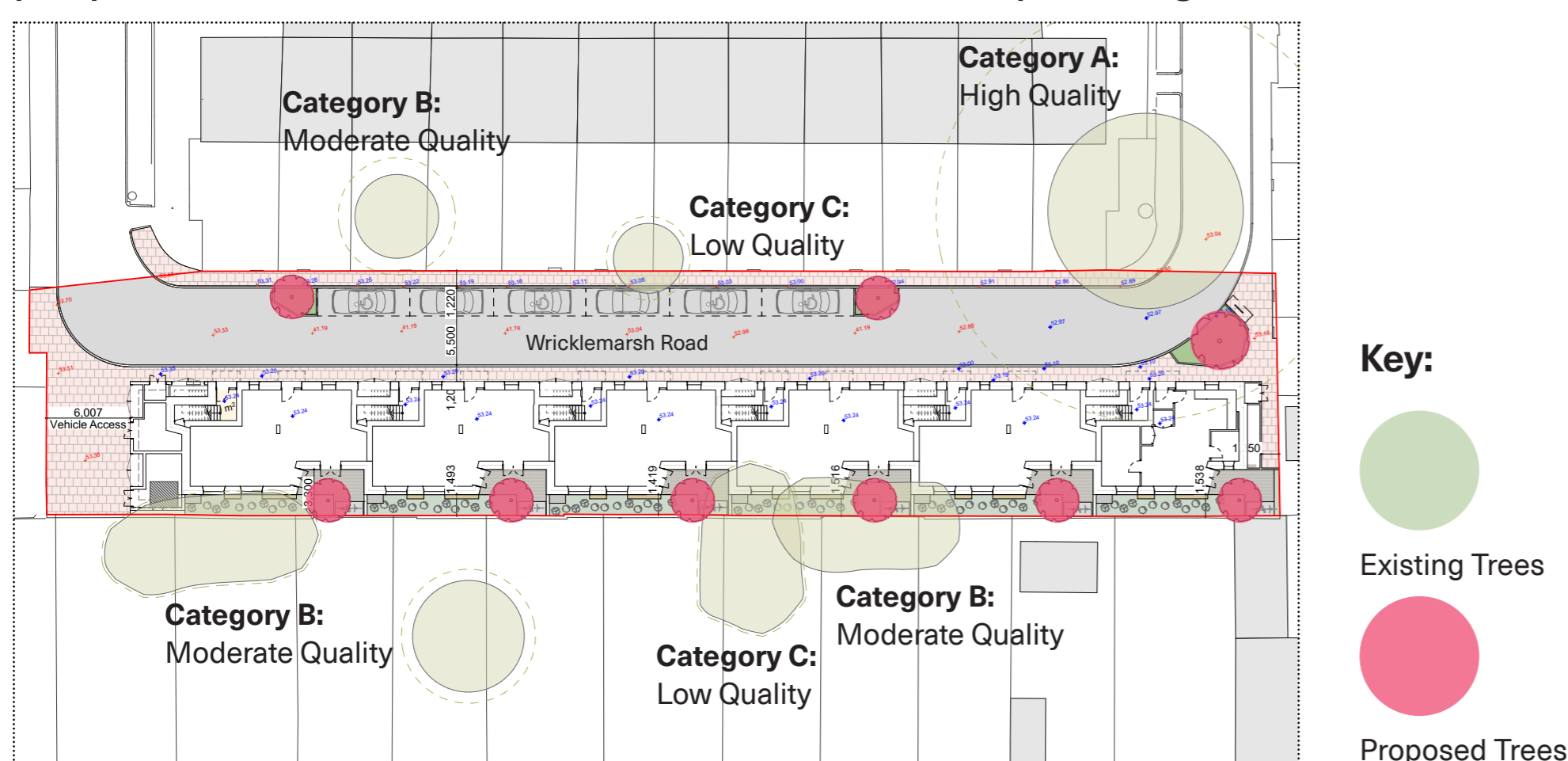
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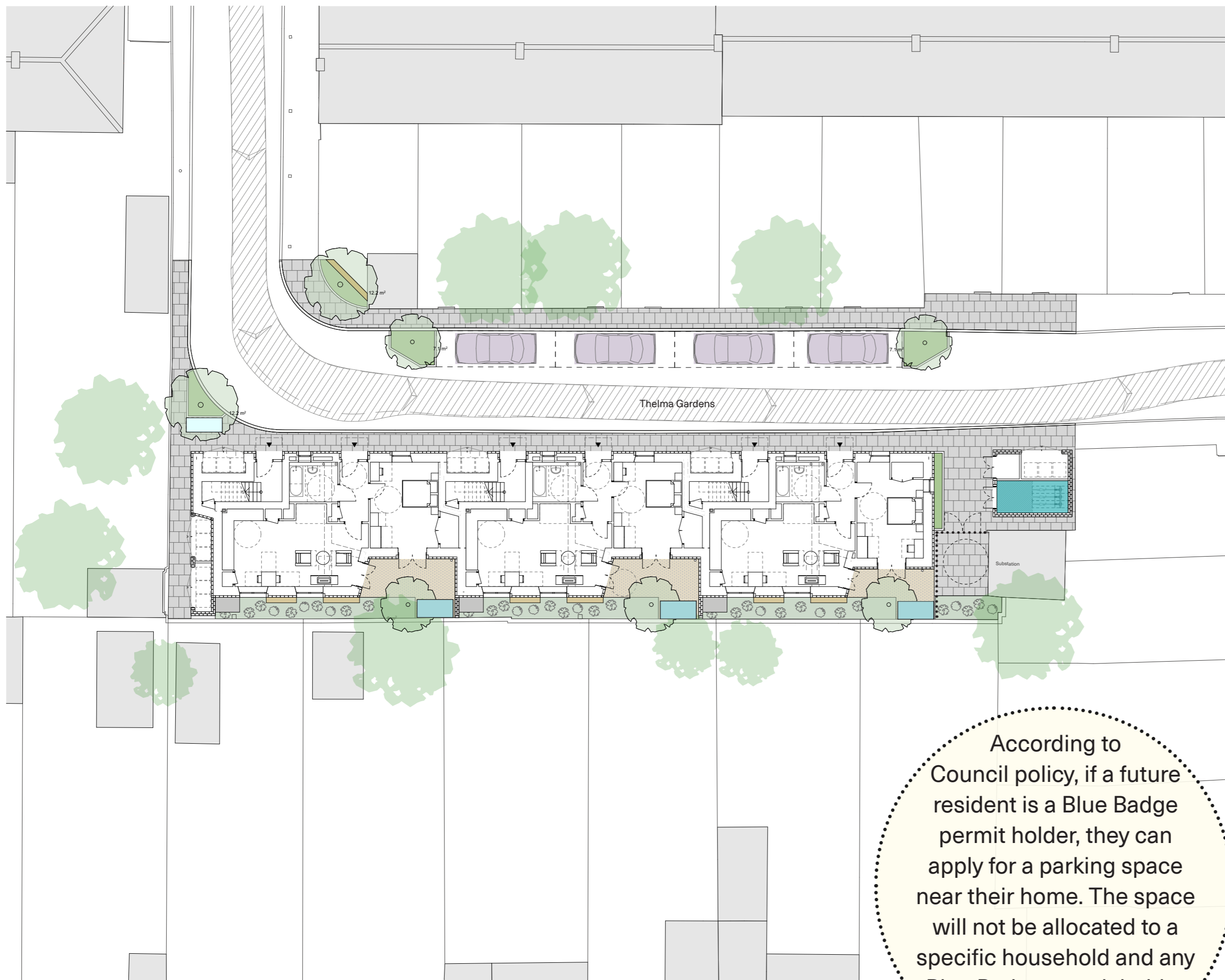
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- Proposed species include medium size trees or large shrubs with compact and non-intrusive root systems to be planted within RPAs of existing trees to prevent any negative impacts or disturbances.

8. ACCESS AND PARKING

The following board outlines the number of car parking spaces that have been provided for the developments and every home will have access to secure bicycle storage facilities.

Zangwill Road



According to Council policy, if a future resident is a Blue Badge permit holder, they can apply for a parking space near their home. The space will not be allocated to a specific household and any Blue Badge permit holder can use it.



No parking permits will be available - spaced will not be allocated



4 parking bays adjacent to the site - 0.5 spaces per new home.



The development will have space for **3 wheelchair** parking spaces.

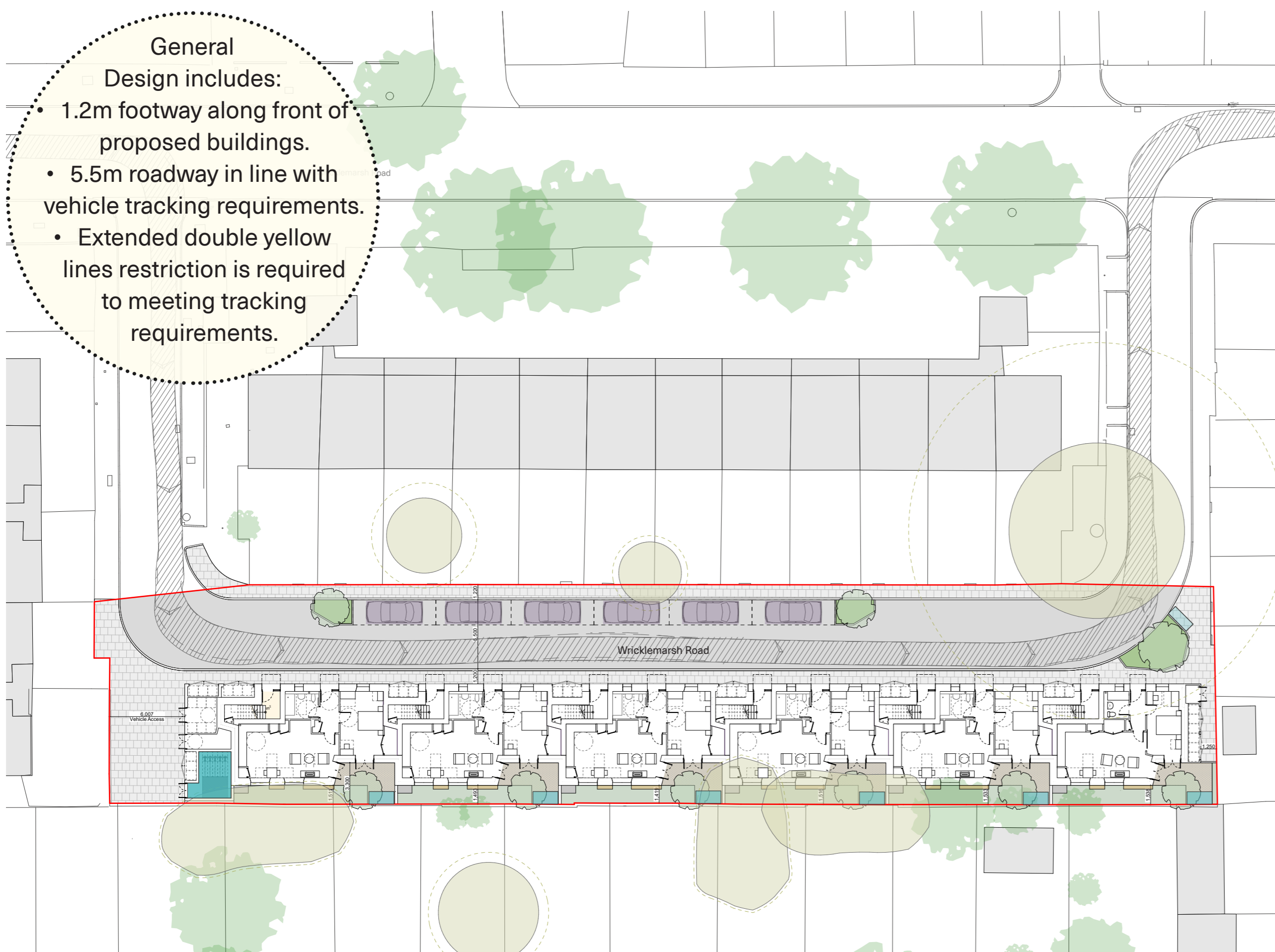
The proposed parking provision includes:

- **4no. proposed parking bays** adjacent to the site (0.5 spaces per unit) - as agreed with the Highways Officer.
- **1 no. additional parking space** - to maximise efficiency across the site.
- **Space for 3no. Blue Badge parking spaces.**

Approach to cycle parking:

- A communal 2 tier cycle store is located to the east in a well overlooked location (6 no. spaces)
- Ground floor homes have access to individual cycle storage in their amenity space. (2no. spaces per home)

Wricklemarsh Road



General Design includes:

- 1.2m footway along front of proposed buildings.
- 5.5m roadway in line with vehicle tracking requirements.
- Extended double yellow lines restriction is required to meeting tracking requirements.



No parking permits will be available - spaced will not be allocated



6 parking bays adjacent to the site - 0.5 spaces per new home.



The development will have space for **4 wheelchair** parking spaces.

The proposed parking provision includes:

- **6no. proposed parking bays** adjacent to the site (0.5 spaces per unit) - as agreed with the Highways Officer.
- **Space for 4no. Blue Badge parking spaces.**
- The building is set back to maintain vehicle access for existing neighbour (No. 294).

Approach to cycle parking:

- A communal 2 tier cycle store is located to the west in a well overlooked location (10 no. spaces)
- Ground floor homes have access to individual cycle storage in their amenity space. (2no. spaces per home)

Key for drawings

- Parking spaces
- Sheffield stand cycle parking
- Secure cycle locker - 2 spaces
- 2-tier external cycle parking

Parking Beat Survey

The industry standard parking beat survey considers parking capacity within a 200m distance from the site. The survey is undertaken when the highest number of residents are at home, generally late at night during the week.

A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights and the results showed as follows:

Zangwill Road:

- The occupied spaces were up to 81 spaces (out of 150 unrestricted kerbside spaces) – average parking stress up to 54%

✓ This shows that there is spare residual capacity for parking within 200m of the Site across both weekdays.

Wricklemarsh Road:

- The occupied spaces were up to 58 spaces (out of 131 unrestricted kerbside spaces) – average parking stress up to 47%

✓ This shows that there is spare residual capacity for parking within 200m of the Site across both weekdays.

9. APPEARANCE AND CHARACTER

The board below shows the key design characteristics of the proposals, in particular the street elevation of each building and the high quality materials which will be used to construct the facades.

Zangwill Road



Proposed Front Elevation along Thelma Gardens



1. White Windows with Red Brick Lintel
2. Brick Piers with Precast Concrete Elements
3. Projecting Precast Concrete Canopy
4. Obscure Glass to First Floor Terraces - 1.7m high
5. Brick variations with Dogtooth Coursing
6. Glazed Tiles to Celebrate Individual Entrances

Wricklemarsh Road



Proposed Front Elevation along Wricklemarsh Road

Architectural quality:

The elevations are designed to:

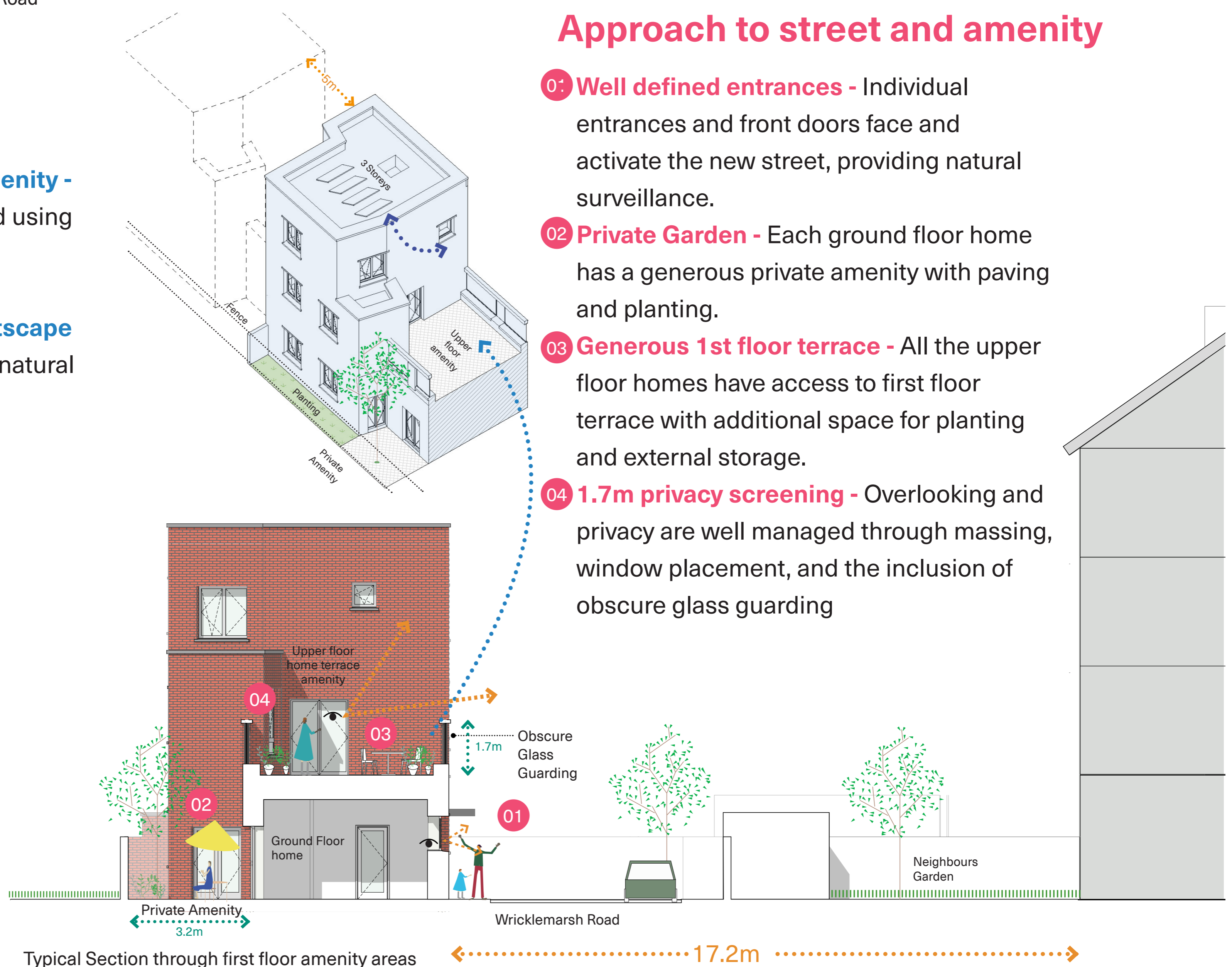
- 1) **Protect neighbours privacy/amenity** - with careful window placement and using obscure glass.
- 2) **Creating a safe activated streetscape** - using entrances and windows for natural surveillance.

Key considerations include:

- **Consistent base material** - using brickwork to read together with buildings in context, like a row of villas.
- **Window composition** - creating a hierarchy across of the building (smaller windows for bathrooms / bedrooms).
- **Well defined entrances** - made special with change in material.
- **Obscure glass to terrace** - framed within brick parapet wall.

Approach to street and amenity

- 01: **Well defined entrances** - Individual entrances and front doors face and activate the new street, providing natural surveillance.
- 02 **Private Garden** - Each ground floor home has a generous private amenity with paving and planting.
- 03 **Generous 1st floor terrace** - All the upper floor homes have access to first floor terrace with additional space for planting and external storage.
- 04 **1.7m privacy screening** - Overlooking and privacy are well managed through massing, window placement, and the inclusion of obscure glass guarding

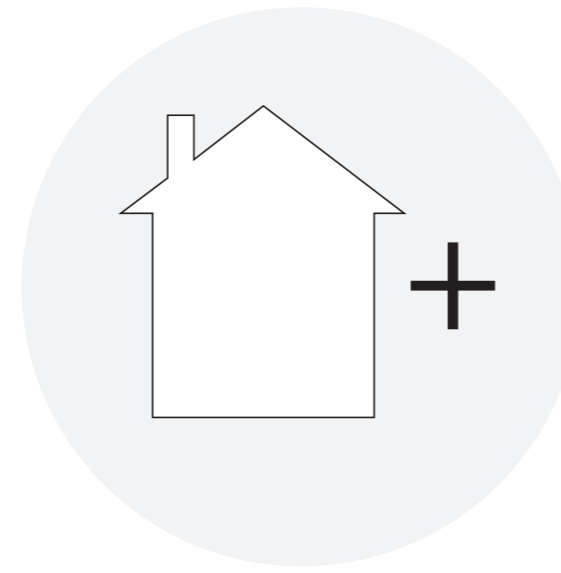


Typical Section through first floor amenity areas

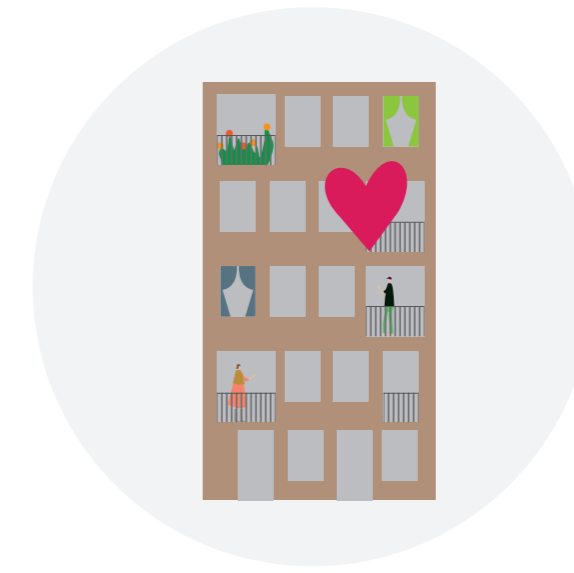
10. PROJECT BENEFITS & NEXT STEPS

Project Benefits

- High quality, low maintenance and robust **new homes** for local people and families.
- Enhance and improve the **visual character** of the immediate surroundings.
- Improve **public realm** and **street frontage**.
- **Contribute to existing local play areas** to provide play space
- Improve **permeability and safety of the site**, including pedestrian routes.
- Promoting **sustainable travel** through provision of secure bicycle storage and limited vehicle parking spaces.
- RIBA Stage 3 **Planning Application**.
- Maximise the number of homes as part of a **deliverable scheme**.
- Buildings designed to meet **net-zero carbon** requirements.
- Contribute to the **Urban Greening Factor**.
- **Increase biodiversity** across the sites (e.g. new planting, new trees, green roofs, etc.)
- **Secured by Design** Level Silver.



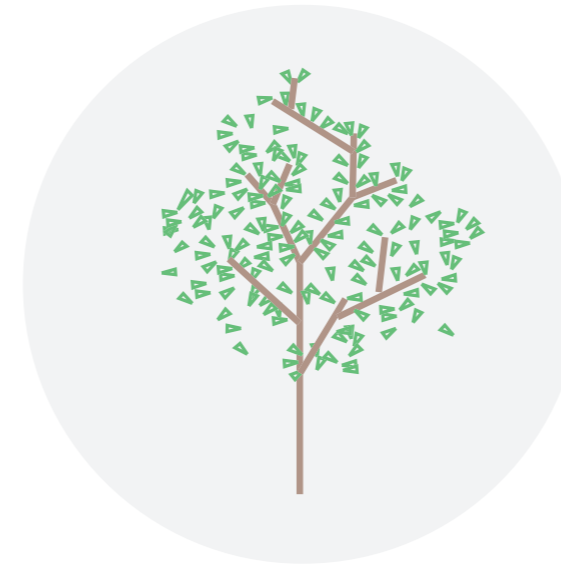
18 New Homes
Across Both Sites



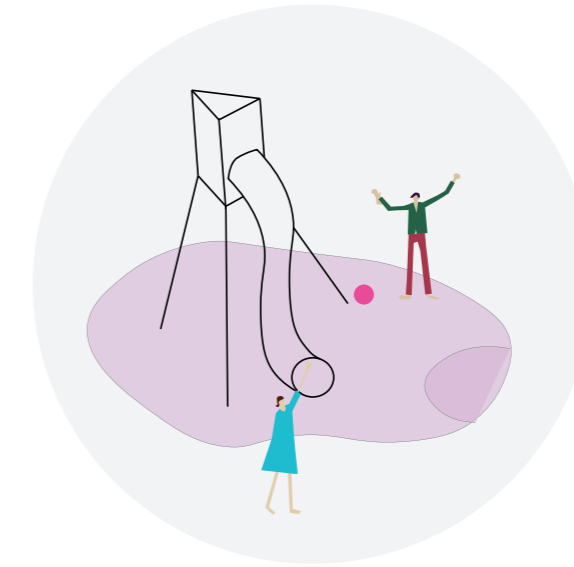
100% Affordable
Homes



New Family Homes



Improved Local
Green Spaces



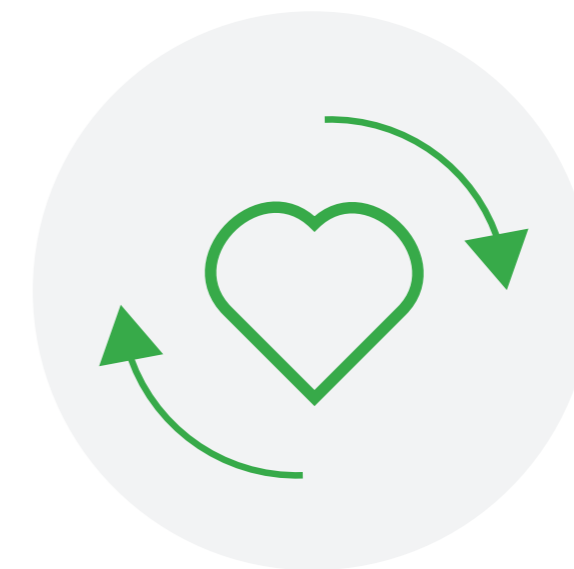
Enhanced Public Realm
for Children



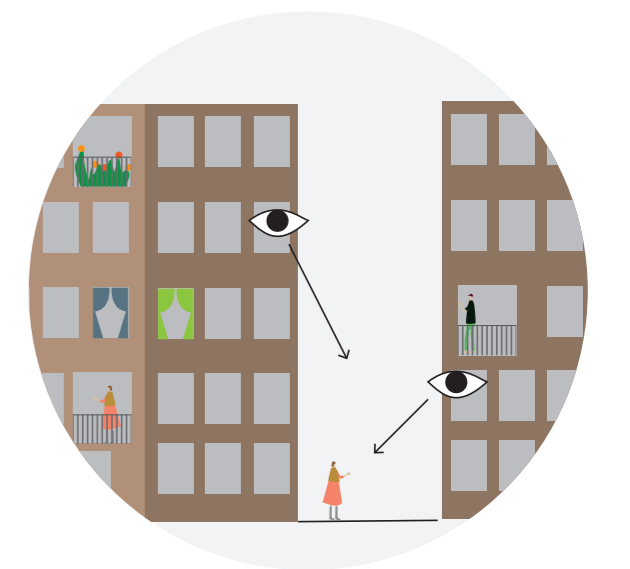
Promoting
Sustainable Travel



Prov



Low Energy Homes



Improved Safety &
Passive Surveillance

Key Aspirations

The project team are committed to delivering social value, both in the designs we propose but also in the process of design itself.

For this project, the following local engagement has been carried out or is proposed to take place:

- **Online consultation** with opportunity for local residents and stakeholders to provide thoughts on and responses to the proposals - completed January 2025.
- Attendance at **Careers Fair** in local school offering information and advice to students - completed February 2025.
- Offer **work placement** to local students at Adam Khan Architects' studio - completed in February 2025.
- Offer **work placement and workshops** to local students at Adam Khan Architects' studio - taking place March 2025. If you are interested please speak to us.



Work Placement with Local Students at AKA Studio in February 2025

What are the next steps of the project?

- **Detail design development in March 2025**
- **Planning submission in end of March 2025**
- **Young people workshop in Easter**
- **Planning decision expected in July**

For information about the [Royal Borough of Greenwich](#) plans, please email Lee Christie at:

Greenwich.builds@royalgreenwich.gov.uk

If you are unable to attend the workshops, please keep an eye out for further updates in the leaflets and on the Greenwich website at:

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

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