

WELCOME

INTRODUCING WOOLWICH EXCHANGE

Welcome to our community event for Woolwich Exchange – the regeneration plans for the former covered market and surrounding land between Plumstead Road and Spray Street. We are excited to share our evolving plans with you and explain how they've progressed.

St. Modwen and Notting Hill Genesis are working together on the regeneration of this important site and were chosen by the Royal Borough of Greenwich (the council) in 2014. The joint venture brings together St. Modwen's experience as a regeneration specialist and Notting Hill Genesis' focus on delivering high-quality homes for lower-income households.



We have appointed an expert team to help design a fantastic place.

panter hudspith architects

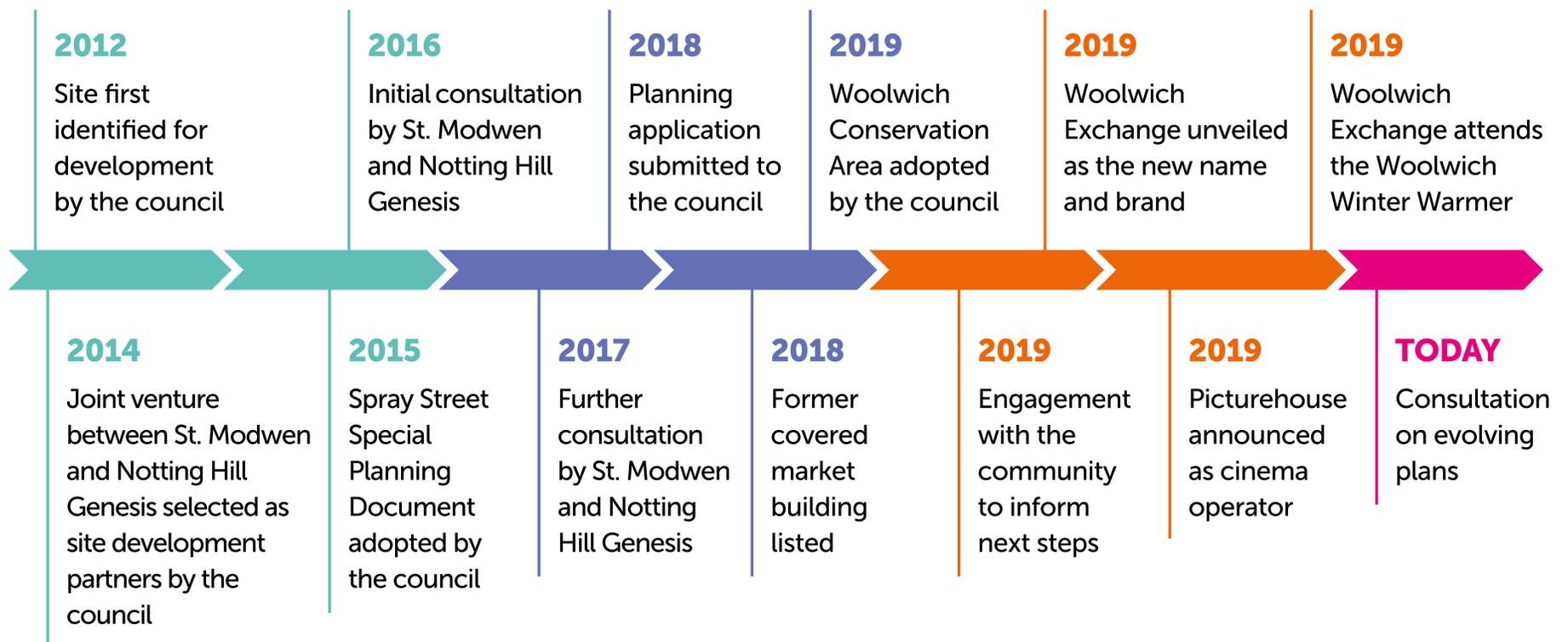
Glenn Howells Architects



Looking south from Plumstead Road



TIMELINE



CELEBRATING THE PAST, EMBRACING THE FUTURE

RETAINING THE FORMER COVERED MARKET

In January 2018 we submitted a planning application to the council. Since then, the former covered market was given listed status and the council designated the Woolwich Conservation Area, which includes part of our site. As a result, our original plans could no longer be delivered in their submitted form.

Over the past 18 months we have been revising the plans so we can retain and reuse the former covered market as well as elements of the buildings along Woolwich New Road.

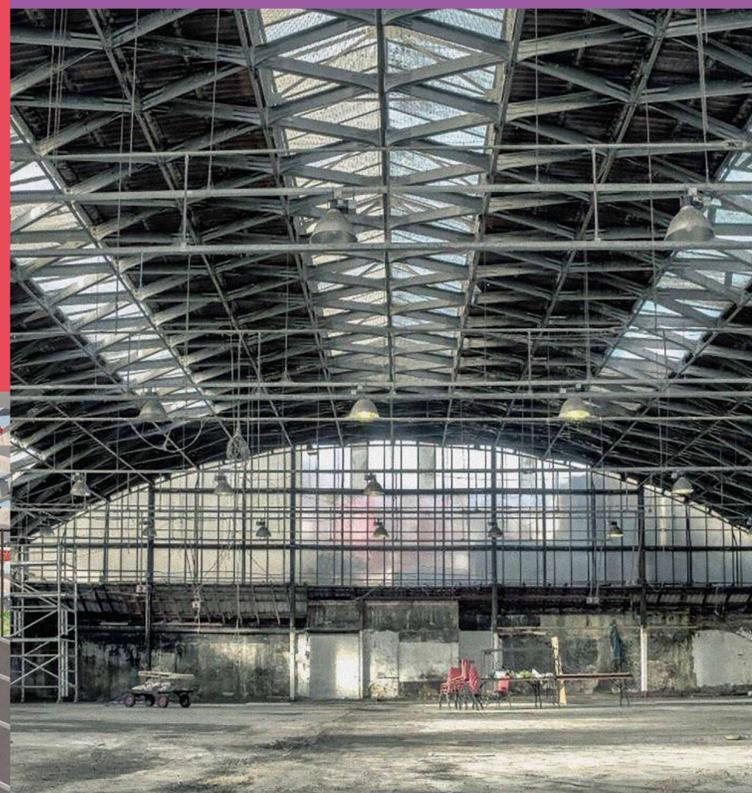
Through this process it was also important to ensure that the proposals were deliverable. We knew it was essential that the plans delivered the cinema, connections through the site and space for shops, restaurants, bars and cafés to complement the wider town centre – all of which received high levels of support in our previous consultations.

As a result, we are now proposing to build the cinema within the former covered market building, with cafés, bars and restaurants above, as well as a public space for anyone to use. On Woolwich New Road the main elements of the key buildings that are included in the new conservation area will be retained.

SUPPORTING LOCAL BUSINESSES

We are actively engaged with all existing businesses within the site and continue to work with the council to develop a relocation strategy. This takes into account the specific circumstances and requirements of each business and will help support their future in Woolwich.

Entrance to the new covered market



REFLECTING OUR HISTORY

How do you think we should reflect Woolwich's fascinating history at Woolwich Exchange? Let us know by filling in a feedback form.

BRINGING THE BIG SCREEN BACK TO WOOLWICH

A VIBRANT NEW DESTINATION FOR FILM LOVERS

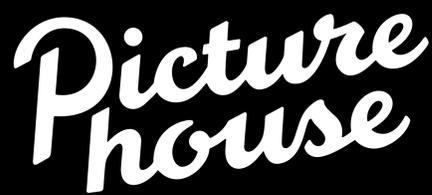
From the outset of our review, we wanted to retain the former covered market as a space for everyone to visit and enjoy, while bringing it back to life by giving it a new purpose.

We've partnered with neighbourhood cinema operator Picturehouse to deliver a new five-screen cinema within the former covered market. It will be Woolwich's first cinema in 20 years.

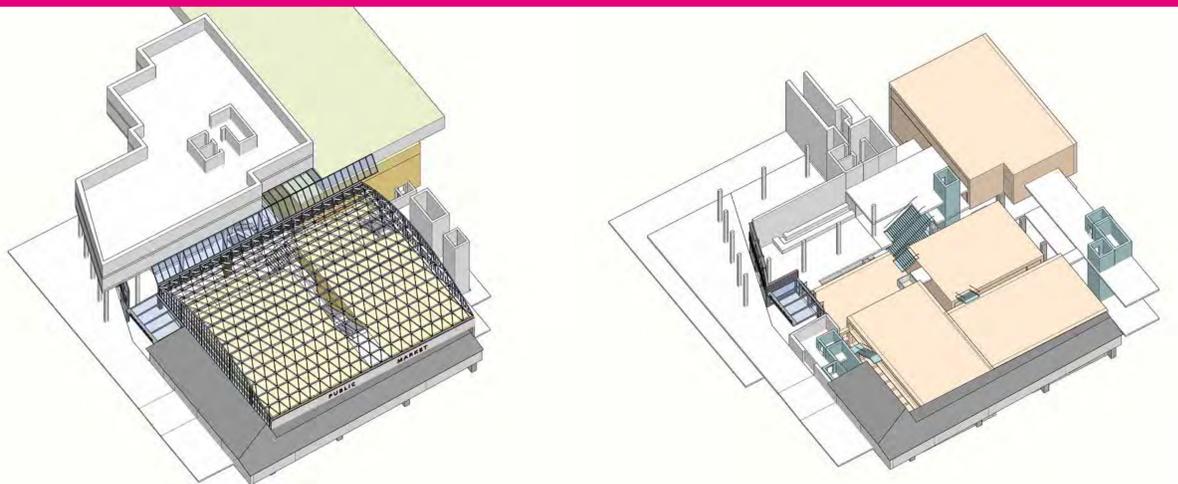
Picturehouse operates 26 cinemas around the UK in architecturally unique buildings, including the popular Greenwich Picturehouse.

The plans will celebrate a golden era of film in Woolwich, paying homage to the former Regal, Century and Granada cinemas, helping to transform the town centre and creating a vibrant new destination for film lovers.

The Woolwich Picturehouse cinema will offer big screen entertainment ranging from Hollywood blockbusters to art house releases, as well as somewhere for people to eat, meet and relax even if they are not going to the cinema.




Proposed first floor public space and café / bar in the former covered market looking into the cinema

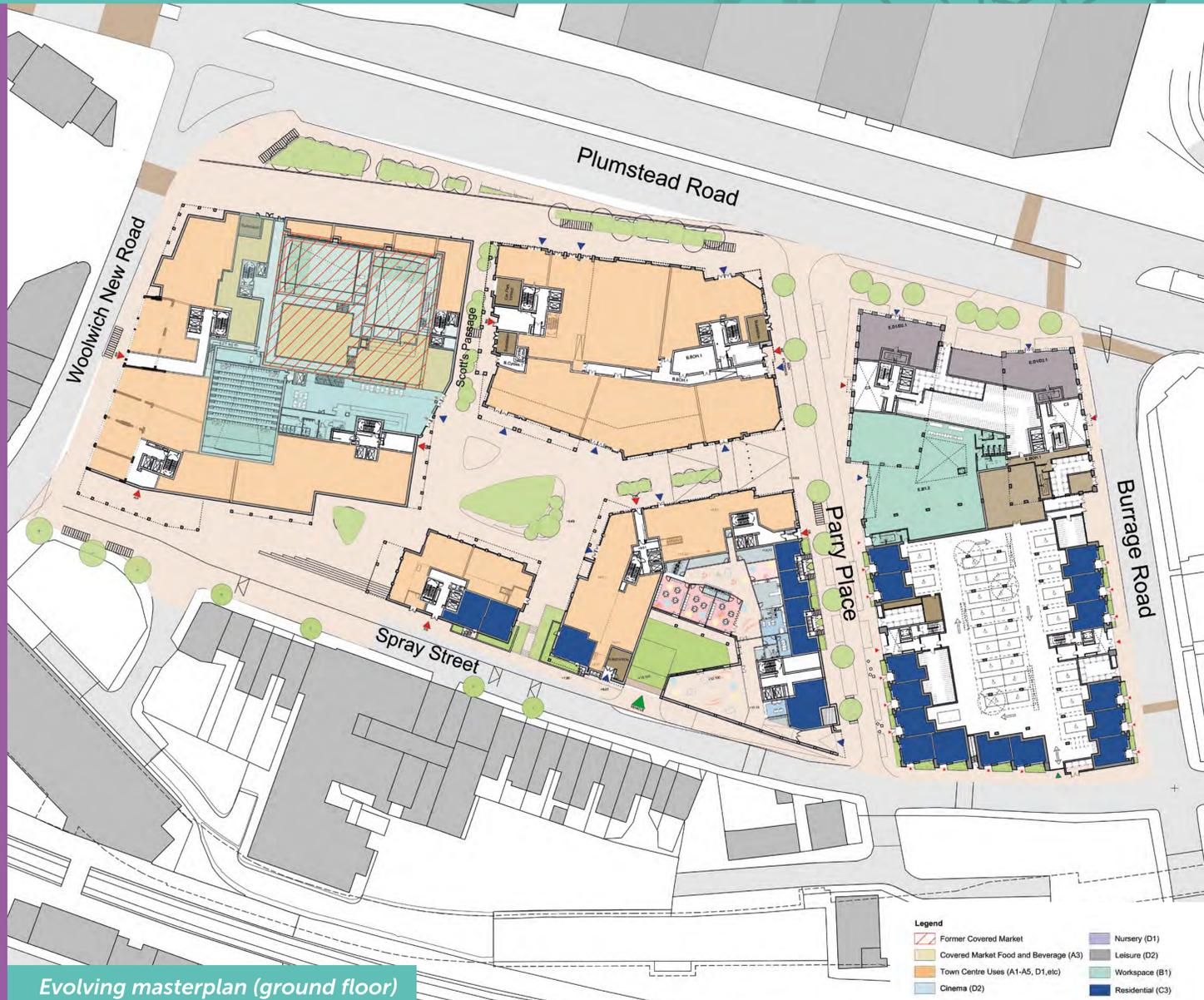


Plans showing the new covered market and cinema

A PLACE FOR EVERYONE

THE PROPOSALS

- Approximately 750 – 800 high-quality homes in a range of sizes, with a target to meet the council's policy requirements of 35 per cent affordable homes for rent and for sale through shared ownership
- New workspace
- A nursery
- Restaurants, cafés, bars and shops for local and other businesses
- A five-screen cinema
- A new public square
- A gym
- New pedestrian routes linking the DLR, train and Crossrail stations and the river



Proposed nursery



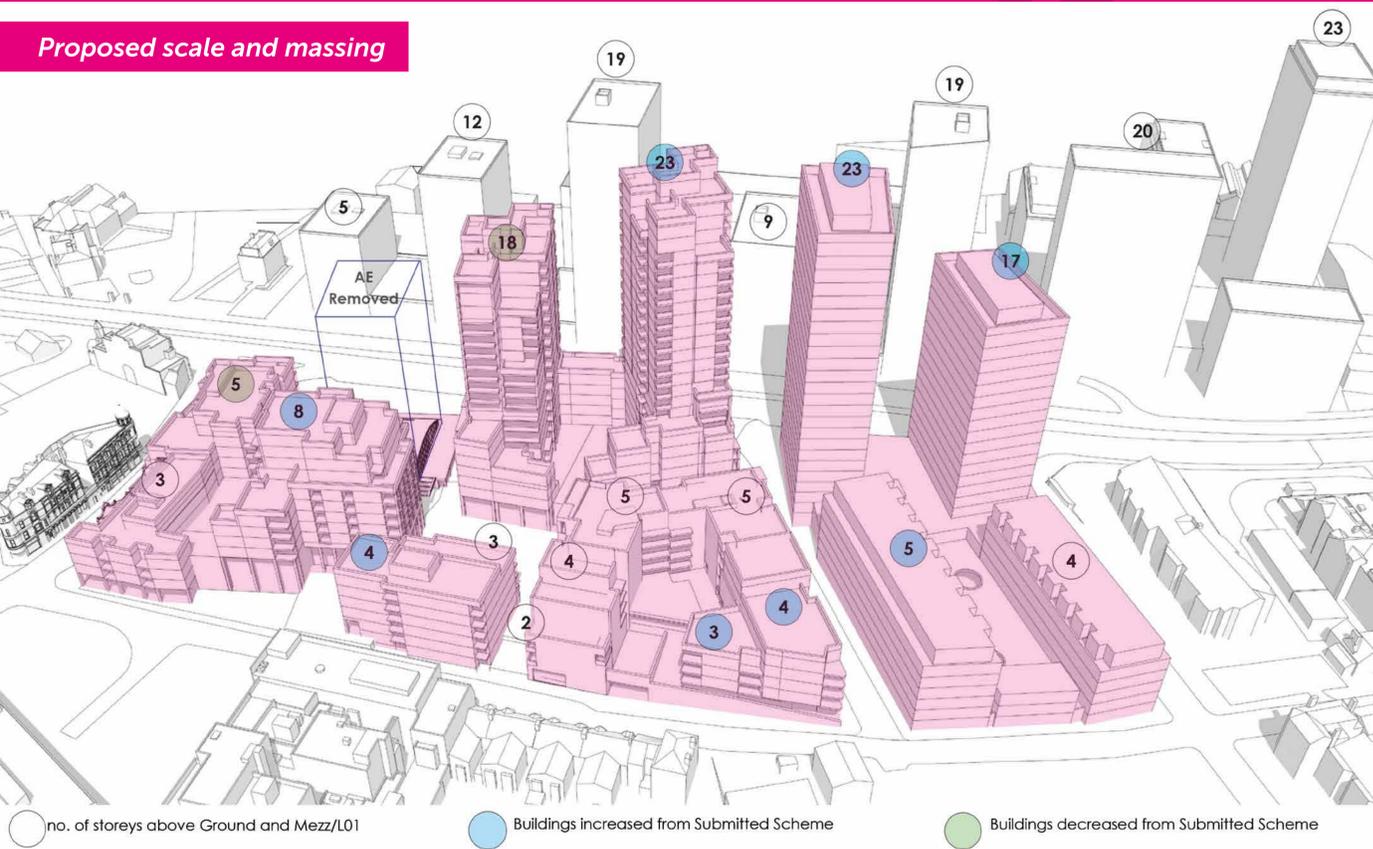
A SUSTAINABLE DEVELOPMENT

St. Modwen and Notting Hill Genesis are committed to delivering a sustainable development that reflects the United Nations Sustainable Development Goals. This will be achieved by:

- Encouraging use of public transport and discouraging private car ownership
- Delivering net bio-diversity gain by adding new trees and planting in public spaces and residents' podium gardens
- Creating an ultra-low carbon energy system to provide heating and hot water to all buildings
- Choosing building materials which reduce the need for heating

OUR PLANS FOR WOOLWICH

Proposed scale and massing



View along Plumstead Road



View of Woolwich New Road



BALANCING PRIORITIES

There are a number of important priorities for Woolwich Exchange, including:

- providing as many affordable homes as possible
- respecting and enhancing the area's heritage, including retaining the former covered market
- opening a five-screen cinema
- delivering accessible public space and connections

To deliver these aspirations we have made changes to the design of the scheme.

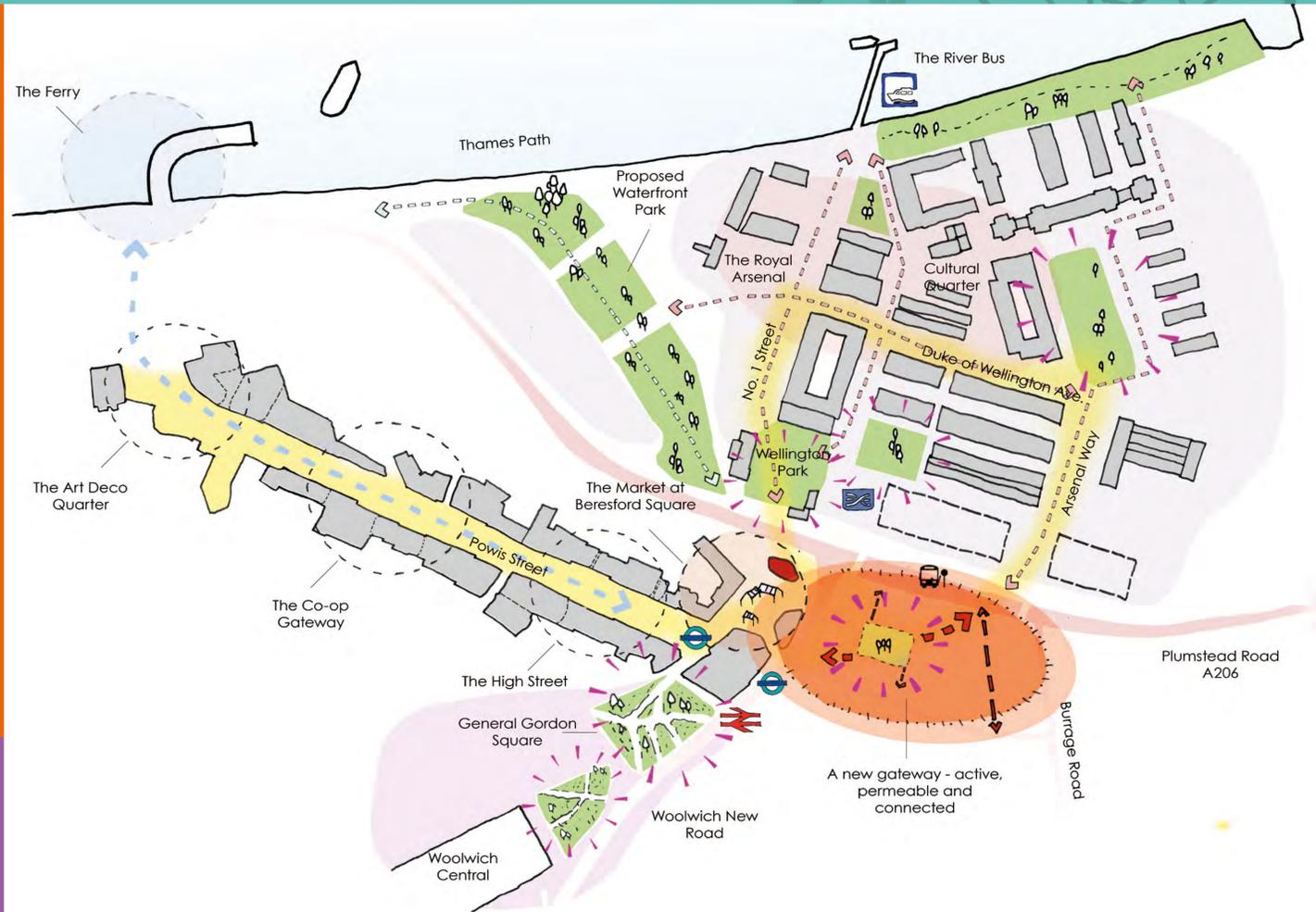
Some buildings are now lower than in the previous scheme but others, including some on Plumstead Road, are higher to help ensure that Woolwich Exchange delivers the widest range of benefits for the local community.

A PLACE FOR PEOPLE TO CONNECT

We want Woolwich Exchange to be a place where people meet, interact and share ideas. Creating new routes across the site has been a core part of our design and landscape strategy to improve connections within the wider town centre.

We have created a new public square – which will include green spaces for people to relax and children to play – with the remaining areas featuring benches and outdoor seating for cafés, bars and restaurants.

What would you like to see in the public square? Let us know by filling in a feedback form.



Looking north along Parry Place



Looking south across Plumstead Road



Looking south along Parry Place



WHAT TO EXPECT NEXT

CONTINUE THE CONVERSATION

What do you think of our evolving plans?

Please let us know by filling in a feedback form at this event or on our website. We want to know what you think before we finalise our plans and submit them to the council to consider.

KEEP UP TO DATE

This is the latest stage of our engagement with the community about Woolwich Exchange.

Keep updated on our progress and future events we're planning by signing up to our newsletter and following us on Twitter and Instagram. We'll also be attending events this summer and look forward to seeing you there.



Evolving view of the public square and cinema within the new covered market

CONTACT US

If you have any queries, you can also contact us at:

 [WoolwichXchange](#)

 [WoolwichExchange](#)

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INDICATIVE TIMELINE

TODAY

Consultation on evolving plans for Woolwich Exchange

AUTUMN 2020

Further community engagement by St. Modwen and Notting Hill Genesis

SPRING 2021

Site assembly continues (including start of CPO process)

SUMMER 2020

Formal submission to the council

WINTER 2020

The council determines planning application

SPRING 2023

Construction begins