

Notice of Planning & Listed Buildings Applications
Town & Country Planning Act 1990 (As Amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015
Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (As Amended)
Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Proposed Development At: Island Site, Wellington Street, Woolwich, SE18

Reference Number: **22/3162/F & Listed Building Ref: 22/3163/L**

Notice is hereby given that an application is being made to the Royal Borough of Greenwich By:

Woolwich Island Limited

For Full Planning Permission in respect of: The redevelopment (together with demolition and part demolition of existing buildings) and refurbishment of the Island Site to provide co-living accommodation (Use Class Sui Generis), residential dwellings (Use Class C3(a)), community uses (Use Class E(d) and F2(b)), retail (Use Class E(a)), restaurants and cafes (Use Class E(b)) and offices (Use Class E(c)), new public realm with hard and soft landscaping, highways works, car parking, cycle parking, refuse and recycling storage, plant, external amenity space and associated works.

Further detailed explanation of the proposal (not forming part of the formal description of development set out above):

The proposal includes the erection of two mixed-use buildings following demolition of 17-27 Thomas Street and IBC Main Building; the refurbishment, extension and change of use of 2-4 Wellington Street, 6-10 Wellington Street, 12-14 Wellington Street, Thames Polytechnic: Arts and Science Building, Former Polytechnic Hall, 29 Thomas Street, IBC Central Building and refurbishment (and partial demolition) of the former workshops. To facilitate the following:

20 residential dwellings (Use Class C3(a))

485 co-living room (Use Class sui generis)

3,294 sqm (GIA) of non-residential floorspace site wide

-- 1,100 sqm GIA of community uses (Use Class E(d) and F2(b))

-- 1,414 sqm GIA of retail (Use Class E(a)) and restaurants and cafes (Use Class E(b))

-- 780 sqm GIA of office floorspace (Use Class E(c))

Maximum building height of 35.12 metres Above Ordnance Datum (m AOD).

(This re-consultation is required following submission of revised plans and technical reports incorporating scheme amendments as well as further information has been provided under Regulation 25 of the EIA Regulations regarding Daylight/Sunlight and Overshadowing).

(This application is an EIA development and is accompanied by an Environmental Statement, including further information under Regulation 25)

(The development may impact on the setting of the Grade II listed building on-site being the University of Greenwich, Woolwich Campus: Original Building, Gymnasium to Rear and Corner Entrance Range, as well as nearby Grade II and Grade II listed buildings. In addition, the development may also impact the setting of the Woolwich Conservation Area)*

(The development includes demolition of unlisted buildings or structures in the Woolwich Conservation Area).

A copy of the application and any plans and/or documents submitted with it is available for inspection by the public at www.royalgreenwich.gov.uk/planning.

Representations to the Council about the application should be made within 30 days of the date of this notice using the above link or to the Planning Department, 5th floor, Woolwich Centre, 35 Wellington Street, Woolwich SE18 6HQ stating the full reference number(s) above.

Members of the public may obtain copies of the Non-Technical Statement, the full Environmental Statement and other associated documents as either hard or digital copies from Hilson Moran. The cost of the hard copies would be £250 for the complete set (Volumes I – III and the NTS) including delivery, and for the Non-Technical Statement would be £20 per copy. No charge for digital copies. For further details contact info@hilsonmoran.com or phoning +44 (0)20 7940 8888 quoting Island Site

Date: 9 October 2024

Victoria Geoghegan - Assistant Director - Planning and Building Control