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Statement of Community Involvement Greenwich Quay, Clarence Road Created for Your Tribe Greenwich Quay Limited and Redington Developments (GQ) Limited December 2023

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Executive Summary.

This report details the steps undertaken by Your Tribe Greenwich Quay Limited and Redington Developments (GQ) Limited (hereafter 'the Applicant') to engage the local community in respect of plans for a Purpose Built Student Accommodation (PBSA) led mixed use development at Greenwich Quay, Clarence Road, SE8 3EY (hereafter 'the Site').

Engagement with political stakeholders

The Applicant sought to engage local political stakeholders to inform them of the proposals, sending out invites to the in-person consultation and online webinar. A secondary offer of a separate meeting was also made.

No political stakeholders attended either the public exhibition or webinar, and none availed of the separate offer of a briefing.

Engagement with community groups

The Applicant invited a number of local community stakeholders to the in-person exhibition and online webinar. A secondary offer of a separate meeting was also made.

A representative of the Greenwich Society, and a representative of the Millenium Quay Residents' Association attended the in-person exhibition. No separate meetings were held.

During the course of the application determination, the Applicant will continue to engage with the community through further consultation events and separate meetings as required.

Newsletter

A consultation newsletter for Greenwich Quay was distributed to 3,474 local addresses on 7 November 2023.

The newsletter provided an overview of the Greenwich Quay scheme, details of the public exhibition and webinar, details of the Greenwich Quay consultation website, and contact details for the project team including a dedicated phone number and email address.

Website

A dedicated consultation website was made available for the duration of the consultation period (from 7 November through 27 November 2023): www.tribegreenwichquay.co.uk

The website displayed a vast quantity of information about the scheme, an online feedback form, and the link to the online webinar.

Public exhibition

The Applicant held a public consultation on site at Greenwich Quay on Monday 13 November 2023 from 4pm to 8pm.

At the public exhibition, boards displaying information about the scheme were displayed for attendees to view, and members of the project team were on hand to answer any questions.

Paper feedback forms were available and could be completed at the event or taken away and returned by freepost envelope.

Approximately 40 local residents attended the event over the course of the evening.

Webinar

The Applicant held an online webinar on Monday 20 November 2023 to introduce local stakeholders to the proposals, and to provide them with an opportunity to discuss the plans with members of the project team and provide feedback.

The webinar was attended by 10 local residents.

Feedback summary

In total, 32 feedback forms were received during the consultation, the vast majority of which were completed online. The response received is summarised below:

- 56% of respondents were either supportive or supportive with reservations of the provision of new public realm on the site, including new Creekside walkway.
- 44% of respondents were either supportive, or supportive with reservations, of the principle of redeveloping the site.
- 28% of respondents were either supportive, or supportive with reservations, of the provision of new commercial space on the site.
- 22% of respondents were either supportive, or supportive with reservations, of the provision of new student accommodation on the site.

In addition, 3 further pieces of feedback were received via email from respondents who did not complete a feedback form.

Chapter 5 of this report lists the feedback provided in full, provides the Applicant's response to the key issues raised, and outlines how the scheme has changed versus the proposals that were consulted upon to address issues raised by stakeholders.

Conclusion

The Applicant has engaged local stakeholders to inform them of the proposals, answer their questions, and obtain feedback to help with the refinement of the scheme.

Throughout this consultation, the applicant has utilised both online and in person engagement with the community to provide ample opportunity for participation.

This SCI demonstrates the engagement that has taken place, that there is support for some elements of the scheme and areas where there are challenges to be overcome.

The community has raised a number of key points that the Applicant has addressed throughout its consultation activity, has addressed directly in their written responses to feedback in this document, and will continue to address in their engagement with stakeholders.

Further to this, the Applicant has undertaken a number of changes to the proposed development to address the input of stakeholders, including measures to improve the appearance and scale of the proposed development, measures to enhance the way in which the proposed development addresses its surrounding context, measures to improve the sustainability credentials of the proposed development, and measures to deliver a greener, more biodiverse public realm.

The Applicant remains committed to communicating and working with stakeholders, the local community and the Royal Borough of Greenwich as the LPA during the determination period of the planning application and post permission (should permission be granted).

1. Introduction.

This Statement of Community Involvement (SCI) has been prepared by Cavendish in support of a proposal brought forward by Your Tribe Greenwich Quay Limited and Redington Developments (GQ) Limited (the Applicant) for a new Purpose Built Student Accommodation (PBSA) led mixed use development at Greenwich Quay, Clarence Road, Greenwich, London, SE8 3EY (the Site). The Local Planning Authority (LPA) for the application is the Royal Borough of Greenwich.

From the outset, the Applicant sought to have early engagement with key political stakeholders, groups and local residents to ensure that issues with the proposals were raised at a formative stage of the project. This report provides details of the community engagement undertaken by the Applicant, including feedback received and how this has been reflected in the submitted proposals, where possible.

All interested parties were given the opportunity to provide feedback regarding the proposals via a number of different channels over two separate stages in the process of developing the proposals.

The first opportunity was through an in-person exhibition on 13 November 2023 where the proposals for the site were showcased through the display of nine exhibition boards. Members of the project team were on hand to answer any questions attendees had, and feedback forms were made available to the public, either to complete on the day or take away and return by freepost envelope. Approximately 40 people attended this event.

The second opportunity was through an online webinar on 20 November 2023, where the proposals for the site were showcased through a slideshow presentation followed by a Q&A session with members of the project team. 10 people attended this virtual online event.

Throughout the pre-application consultation period, running from 7 November through 27 November 2023, a dedicated consultation website complete with information about the proposals as well as an online feedback form was available at www.tribegreenwichquay.com

This SCI has been produced to demonstrate the Applicant's commitment to public consultation and effective community liaison regarding the proposals for the development of the Site.

This document provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that the Applicant proposes to undertake post application.

In order to assist with the community consultation and communication, the Applicant appointed Cavendish, a specialist communications consultancy, to form part of its wider project team for the proposed development.

2. Background.

Proposal Site

The proposed development is at Greenwich Quay, Clarence Road, Greenwich, SE8 3EY.

The site currently accommodates three 3-4 storey brick buildings with existing office and residential uses (through conversion via permitted development rights).

The existing buildings are of limited architectural merit and represent a poorly optimised use of land in an emerging high-rise area.

The site lies within the Deptford Creek/Greenwich Riverside Opportunity Area, an emerging high rise area with several tall buildings up to 30 storeys, large scale residential and mixed-use schemes, and several ongoing development projects.

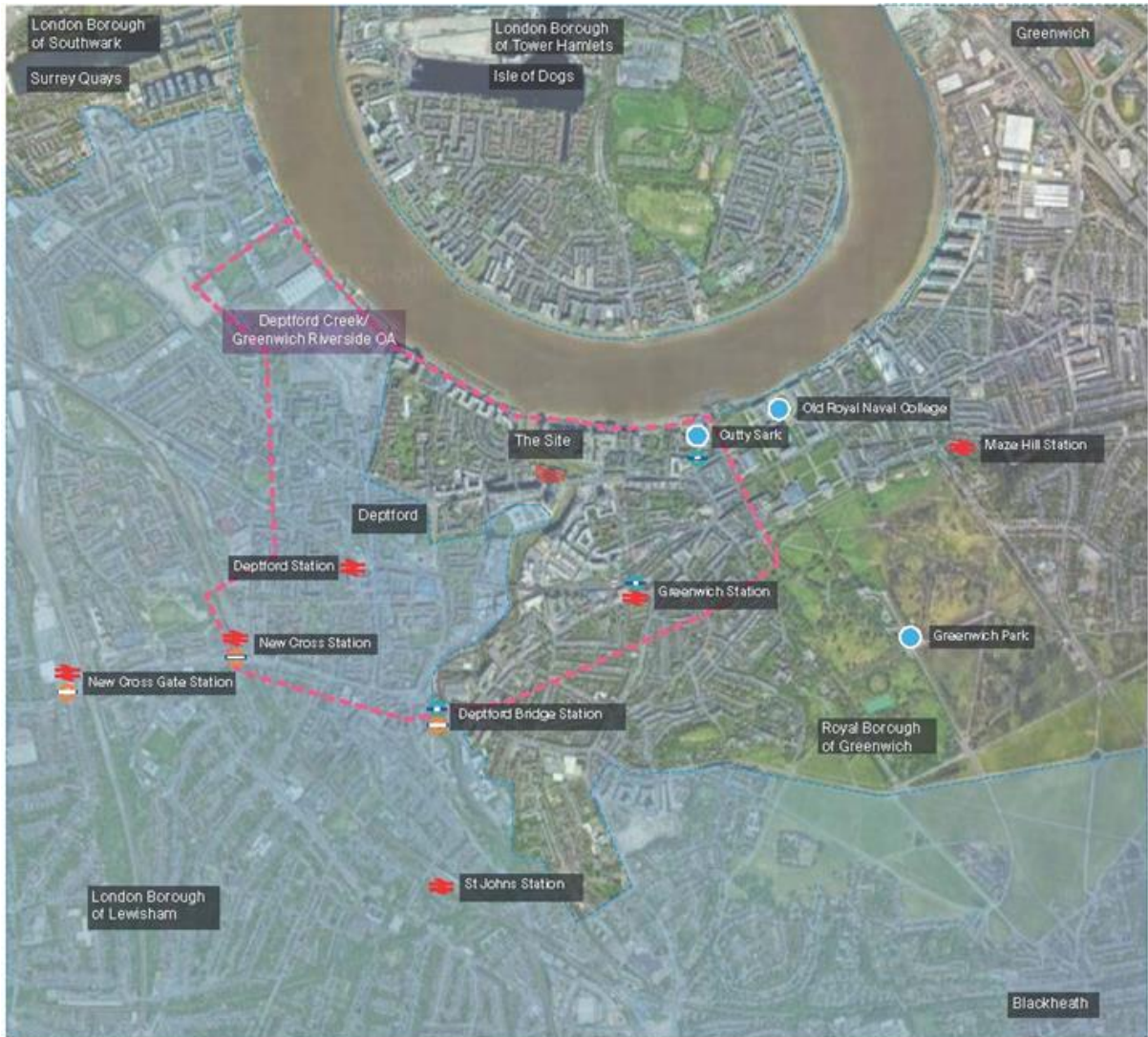
The site benefits from excellent transport links, with a manually assessed Public Transport Accessibility Level (PTAL) score of 4.

The site is 0.4 miles (7 minute walk) from Cutty Sark Station (DLR services), 0.6 miles (13 min walk) from Greenwich station (DLR and National Rail services) and 0.6 miles (11 min walk) from Deptford Station (National Rail Services).

There are numerous bus stops in close proximity to the site on Creek Road, serving routes to Canada Water, Russell Square, Trafalgar Square, Lewisham, Bromley and beyond.



Photo of the site at present



Site map in relation to its surrounding context

Proposal

The proposal entails the demolition of the existing buildings and the construction of a part 20, part 15 storey building to provide new student accommodation, office space, and high quality public realm.



Student accommodation

700 Purpose Built Student Accommodation (PBSA) rooms, in a range of unit configurations, with considerable amenity for residents' wellbeing, including a rooftop garden, lounges, a fitness room, and study areas.

Office space

878 sqm of new high quality flexible office employment floorspace (Class E). This will replace the existing, dated office floorspace with something more suited to the needs of modern employment.

Public realm

New green public realm will be delivered alongside Deptford Creek, with seating areas set amongst planters and new green walking routes.

3. Policy Compliance.

Statement of Community Involvement

The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and outlines how these policies should be applied.

Paragraph 39 of the NPPF states that *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*

Paragraph 40 of the NPPF states that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

Paragraph 41 of the NPPF outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

Royal Borough of Greenwich - Statement of Community Involvement

The Royal Borough of Greenwich's Statement of Community Involvement (SCI) states that *"Developers are encouraged to consult local communities on large scale development proposals prior to submitting a planning application. This should include local amenity groups and any constituted neighbourhood forums. This may take a variety of forms such as local exhibitions, public meetings, circulation of leaflets or the creation of a well-publicised dedicated website, including a facility to make comments."*

As evidenced in the following sections, the Applicant has conducted a comprehensive programme of community consultation, the conduct of which has been guided by the Localism Act 2011, the National Planning Policy Framework (NPPF) and the Royal Borough of Greenwich' Statement of Community Involvement (SCI). The Applicant's consultation approach remains compliant with all relevant policy.

4. Consultation Activity.

Stakeholder Engagement

The Applicant has undertaken a number of consultation activities to raise awareness of the proposals and to engage with residents, community groups and political stakeholders.

The Applicant felt it was important to discuss the proposals at a formative stage to allow the opportunity for local stakeholders to shape the content of the proposals.

Political stakeholders

The Applicant sought to engage with local political stakeholders to inform them of the proposals, invite them to consultation events, and make a separate offer of a briefing. The following political stakeholders were contacted:

- Cllr Calum O'Byrne Mulligan – Greenwich Creekside ward
- Cllr Majella Anning – Greenwich Creekside ward
- Cllr Anthony Okereke – Leader, Royal Borough of Greenwich
- Cllr Aidan Smith – Cabinet Member for Regeneration, Royal Borough of Greenwich
- Matthew Pennycook MP – Member of Parliament for Greenwich and Woolwich

Community stakeholders

Engagement was also sought with a number of local community stakeholders. The following community stakeholders were issued an invitation to the in-person consultation and webinar, along with a separate offer of a briefing:

- The Greenwich Society
- Greenwich Education Trust
- Millenium Quay Residents Association
- New Capital Quay Residents Association
- Greenwich Co-operative Development Agency (GCDA)
- Essential Living
- McMillan Student Village

An attempt was made to contact the Greenwich Creekside Residents Association, however this could not be carried out due to a lack of publicly available contact information.

Public Consultation

Consultation newsletter


A newsletter regarding Greenwich Quay was distributed to 3,474 local addresses on 7 November 2023.

The newsletter contained a brief overview of the project, along with details of the in person and virtual public consultations. The newsletter also contained the details of the dedicated virtual consultation website complete with online feedback form.

The newsletter and the distribution area for the newsletter can be viewed below.



Announcing our new proposals for Greenwich Quay



Sketch of the proposed Greenwich Quay development

Your Tribe and Redington Capital are excited to be bringing forward proposals for much-needed student accommodation and office space at Greenwich Quay.

Have your say - how to give your feedback

We will be hosting a virtual and face-to-face public consultation to allow the widest participation possible.

We will be hosting a drop-in consultation event at which you can view the proposals, meet the project team and provide your feedback.

Date: 13 November 2023
Time: 4pm - 8pm
Location: Unit 5, Greenwich Quay, Clarence Road

For those unable to make it to our in-person consultation event, we will also be hosting a webinar, where the project team will walk you through our proposals and answer any questions you may have.

You can sign up for the webinar on our website.
Website: www.tribegreenwichquay.co.uk
Date: 20 November 2023
Time: 5pm - 6pm



Announcing our new proposals for Greenwich Quay



If you are unable to attend either of our events, all information will be available on our website from 7 November 2023, where you can view our proposals and provide your feedback. **The deadline for feedback is 27 November 2023.**

Don't have internet access? Please get in touch with any queries or to request a consultation pack via the details below.

By telephone: **0203 398 1590**
By post: **Cavendish Consulting, 8-10 Mansion House Place, London, EC4N 8B3**

About Tribe

Your Tribe was established in 2020 to deliver and maintain bespoke, high quality, good value student accommodation across London.

Tribe enjoys the support of many Higher Education Institutions across London as it works to combat the under-supply of student housing in the capital. Tribe has existing relationships with several local Higher Education Institutions including the University of Greenwich, Ravensbourne University and Trinity Laban Conservatoire of Music and Dance.


Our Vision

We will revitalize the Greenwich Quay site, delivering new purpose-built student accommodation, including affordable accommodation, catering to the growing and thriving Greenwich student population.

Through the provision of modern office space, we will support a range of employers with flexible workspaces in a coveted Creekside location.

New public realm for the whole Greenwich community will be delivered, with the area alongside Deptford Creek revamped with green landscaping, public seating areas and new pedestrian routes, providing a continuous link along the Creek to Creek Road.

Overview of the Proposal

 Student Accommodation: c. 700 Purpose Built Student Accommodation (PBSA) rooms, including affordable student bedrooms, in a range of unit configurations, with considerable amenity for residents including a rooftop terrace, spaces to socialise and study areas.	 Employment Space: c. 800 sqm of high-quality flexible employment space, suitable for a wide range of employers from numerous industries.
	 Public Realm: Generous open space, green landscaping and new pedestrian routes, including new Creekside walk.

Tell us what you think at www.tribegreenwichquay.co.uk

Consultation newsletter



Map of the consultation newsletter distribution area

Consultation website

A dedicated consultation website was available for the duration of the consultation period (from 7 November through 27 November 2023) at: www.tribegreenwichquay.co.uk

The website hosted a considerable amount of detailed information about the project, along with an online feedback form where attendees could leave their thoughts on the project.

The website also contained the details of the in-person exhibition and the webinar, including the dates and times and link for the webinar.

The website was accessed by 150 users over the consultation period.

Public exhibition

An in-person consultation was held on 13 November, from 4-8pm, on site at Greenwich Quay.

The public exhibition was publicised through the consultation newsletter, and through the website.

The consultation materials distributed to the public advised that the event would take place at Unit 5, Greenwich Quay.

When the project team arrived on site, the letting agent was unable to open Unit 5 as the lock was broken. As an alternative, the project team were able to access Unit 10, directly opposite, to host the exhibition from 4pm-8pm as originally intended.

Given the short notice, it was not possible to give residents advance notice of the change of location. To account for this, a large A2 sign (shown below) marking the new location of the consultation was placed outside Unit 10.



This large sign was in the eyeline of anyone crossing the courtyard, both upon entering Greenwich Quay from Clarence Road and walking toward Unit 5, and then again when walking back from Unit 5 toward Clarence Road.

The consultation received visitors from start to finish, including a notable number of visitors in the first 30 mins, indicating that most were able to find the consultation without issue.

When the consultation team was notified by email and telephone that some residents were unable to find the new location, the team swiftly responded with the revised location. All responses were issued by email around 6pm, apologising for the difficulties, informing them of the new location, and of the webinar details should they be unable to attend the remainder of the in-person consultation.

Across the evening, members of the consultation team stood outside the venue to direct anyone approaching Unit 5. There was also an attempt made to deploy additional A3 arrow directional signage near Unit 5, however the wind made it impossible to keep this signage in place.

Approximately 40 people attended over the course of the evening.

Due to the challenges some residents may have faced in attending the consultation event, a further public consultation event will be held once the planning application is submitted. The Applicant remains committed to engagement with the local community during the determination of the planning application and beyond.



Images from the public exhibition

Online webinar

An online webinar on the proposals was held on Monday 20 November, from 5pm to 6pm.

The webinar was publicised through the consultation newsletter, and through the website.

The link for the webinar was available on the website, with an option for prospective attendees to register for webinar in advance.

The webinar entailed a slideshow presentation covering the scheme, followed by a Q&A session with members of the project team.

The webinar was attended by 10 people.

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Benefits

Tribe Greenwich Quay will deliver a significant number of direct and indirect benefits.

There is, at present, a shortfall of over 10,000 Purpose Built Student Accommodation (PBSA) rooms in the area surrounding Greenwich Quay. The proposed development goes some way toward meeting this need.

By providing student accommodation where it is needed, Greenwich Quay will serve to free up residential homes for Greenwich families. We estimate the number of residential units set to be released as 280 units, using the metric of 2.5 student rooms to every 1 residential unit outlined in the Mayor's London Plan.

35% of student accommodation will be provided on an affordable basis, helping those in need secure a high-quality living space, positioning them to succeed academically.

- Addressing a shortfall of over 10,000 student rooms in the local area.
- Freeing up 280 residential units of varying sizes for Greenwich families
- Providing 35% affordable student accommodation

Phoebe Juggins

Sami Chakerouk

Alfie, Tim

Screenshot taken from the webinar

Dedicated consultation telephone and email

A dedicated consultation telephone number and email address were provided to the public. The phone and email address were in operation between 9am - 5:30pm on weekdays for the duration of the consultation period. A voicemail facility was available to leave messages out of hours.

Stakeholders were able to ask questions and provide feedback through these facilities.

Phone: 0203 398 1590

Email: haveyoursay@consultationonline.co.uk

5. Feedback.

Detailed Feedback Report

Overview

The public consultation launched on 7 November 2023. A deadline of 27 November 2023 was set for feedback. This feedback analysis reviews all feedback received at the time of writing this report, up to midnight on 27 November 2023.

During the consultation period, a total of 32 feedback forms were received – 29 online forms and 3 paper forms. Additionally, 3 feedback responses were received by email.

Five questions were asked as part for the feedback form. The first four questions sought to ascertain respondents' support for various elements of the proposed Greenwich Quay development.

Question 1 explored support for the principle of redeveloping the site, Question 2 the support for new student accommodation, Question 3 the support for new commercial space, and Question 4 the support for new public realm including Creekside walkway. The fifth question was open ended, asking respondents if they had any further comments regarding the scheme.

The response to the four main questions was indicative of varying levels of support for the principle of redeveloping the site, the provision of new student accommodation, the provision of the new commercial space, and the provision of new public realm including Creekside walkway.

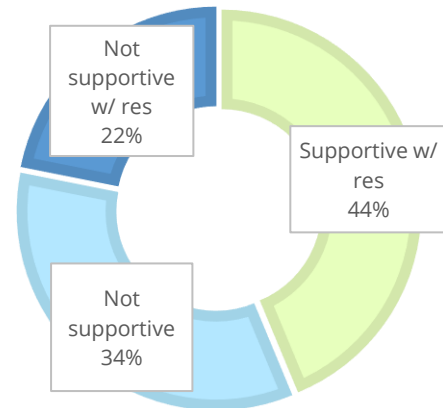
The response to all questions is detailed in full on a question-by-question basis below.

Question 1: Do you support the principle of this site being regenerated?

Yes	Yes with reservations	Don't know	No with reservations	No
0	14	0	7	11

Question 1 sought to determine the level of support for the principle of regenerating the Greenwich Quay site. 32 responses were received to Question 1.

Of the 32 respondents to Question 1, 14 respondents (44%) were either supportive, or supportive with reservations, of the principle of redeveloping the site.



Response to Question 1 – Principle of redeveloping the site

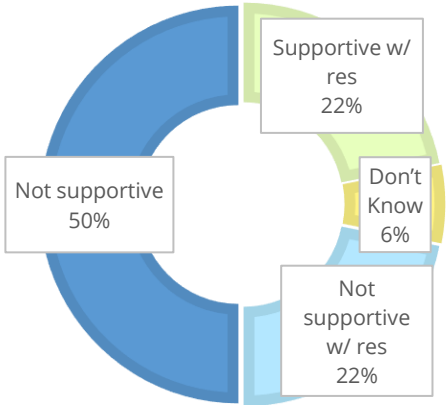
The remaining 18 respondents (58%) were either not supportive, or not supportive with reservations, of the principle of redeveloping the site.

The responses and attached comments demonstrate a range of views about principle of regenerating the site.

The comments by respondents in response to Question 1 are shown in the appendix of this document.

Question 2: Do you support the provision of new student accommodation, including 35% affordable accommodation?

Yes	Yes with reservations	Don't know	No with reservations	No
0	7	2	7	16



Response to Question 2 – Provision of new student accommodation

Question 2 sought to determine the level of support for the provision of new student accommodation, including 35% affordable accommodation on the site. 32 responses were received to Question 2.

Of the 32 respondents to Question 2, 7 respondents (22%) were either supportive, or supportive with reservations, of the provision of new student accommodation on the site.

23 respondents (72%) indicated they were not supportive, or not supportive with reservations, of providing new student accommodation on the site.

The remaining 2 respondents indicated that they did not know whether they supported the provision of new student accommodation on the site.

The responses and attached comments demonstrate a range of views about the provision of new student accommodation, including 35% affordable student accommodation on the site.

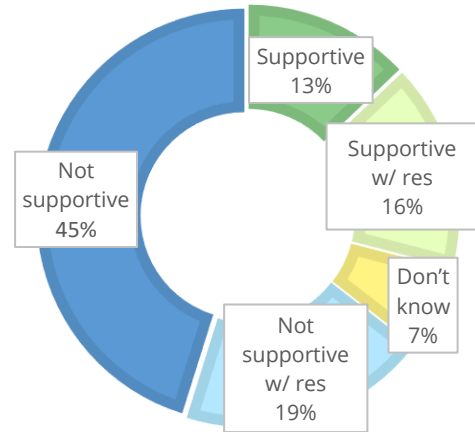
The comments by respondents in response to Question 2 are shown in the appendix of this document.

Question 3: Do you support the provision of new high-quality flexible employment floorspace?

Yes	Yes with reservations	Don't know	No with reservations	No
4	5	2	6	14

Question 3 sought to determine the level of support for the provision of new commercial space on the site. 31 responses were received to Question 3.

Of the 31 responses to Question 3, 9 respondents (28%) were either supportive, or supportive with reservations, of the provision of commercial space on the site, versus 20 respondents (63%) who were either not supportive, or not supportive with reservations, of the provision of commercial space.



The remaining 2 respondents indicated that they did not know whether they supported the provision of commercial space on the site.

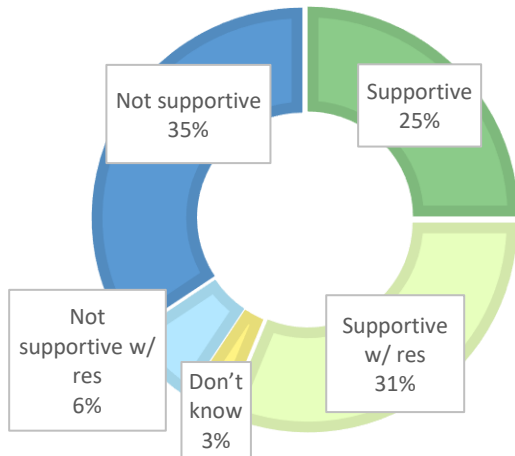
Response to Question 3 - Provision of commercial space

The responses and attached comments demonstrate a range of views about the provision of new high quality flexible employment floorspace on the site.

The comments by respondents in response to Question 3 are shown in the appendix of this document.

Question 4: Do you support our proposals to improve the public spaces around the site, including a new Creekside walkway?

Yes	Yes with reservations	Don't know	No with reservations	No
8	10	1	2	11



Response to Question 4 – Public realm

Question 4 sought to determine the level of support for the provision of new public realm, including Creekside walkway. 32 responses were received to Question 4.

Of the 32 respondents to Question 4, 18 respondents (56%) were either supportive, or supportive with reservations, of the provision of new public realm on the site, versus 13 respondents (41%) who were either not supportive, or not supportive with reservations, of the provision of new public realm on the site.

The remaining respondent indicated they did not know whether they supported the provision of new public realm on the site.

The responses and attached comments demonstrate a range of views about the provision of new public realm, including new Creekside walkway, on the site.

The comments by respondents in response to Question 4 are shown in the appendix of this document.

Question 5: Do you have any further comments on the proposals?

Question 5 offered respondents an opportunity to provide further comments on the proposal.

20 responses were received to Question 5.

The comments by respondents in response to Question 5 demonstrate a range of views about the Greenwich Quay scheme and are shown in full below.

Comments
<i>1. Greenwich council has declared a climate emergency and aims to reach net zero as a borough by 2030. Projects such as this will have a huge environmental impact, not least from the embodied carbon in the building materials, especially concrete and steel. There is no way this project can be described as carbon neutral. There will only be enough roof space for solar panels to provide minimal electricity to the block. Whilst heat pumps are creditable renewable heat source, the fact that there is no space for a communal heat pump plant room would mean individual heat pumps for each pod which would create noise pollution a significant co 2 impact from their manufacture.</i>
<i>2. My ground floor flat is on (redacted address) with my main living room window facing directly East towards (redacted address). The recent 9 storey building next to the Wallace Health Centre and the two tower blocks on Deptford Creek have considerably reduced the amount of light coming into my flat from the East. This proposal would completely obliterate any light coming in and severely impact my well being as a result.</i>
<i>We don't want this building here!!!</i>
<i>The height of these buildings is ridiculous. The building design is extremely ugly. Student accommodation brings no benefit to the area. I strongly object to this hideous proposal.</i>
<i>I hope a development on this scale is never approved. It will dwarf surrounding properties and overwhelm local services. It offers no benefits to the local area.</i>
<i>Proposed building are too high, are out of character for local area and will block out light. Height needs to be reduced, shape needs to be softened to avoid being an obtrusive block and to allow light to get through.</i>
<i>I strongly object the proposal.</i>
<i>I think this would be a disaster for the area.</i>
<i>The building is about 10 floors too high. It canyonises the approach to Royal Greenwich and the Deptford neighbourhood. For nearby residents like myself, there is already far too much infrastructure that brings even more residents, putting pressure on traffic and public services.</i>
<i>Thank you for consulting the community on your proposed development at Greenwich Quay. I am grateful that you can bring more accommodation to the area. I think we are in desperate need of affordable, family and student accommodation. I think it's a brilliant idea to redevelop that patch of shabby land. It is a premium plot that is crying out for regeneration and could lift the whole area. However, as a resident who has lived on Creek road for 14 years, I feel I know what it's like to live in</i>

this area, perhaps more than most. So with that in mind, I have outlined some of my concerns.... mainly HEIGHT and DENSITY.

More information should be provided on how car use will be restricted. Clarence Road is very narrow for a main access road so this should be marked with double yellow lines to prevent on-street parking. Couldn't see any mention of cycle parking in the proposal. Some additional outside space should be set aside for cycle hire/sharing schemes.

I am not against development but it will only work if existing services ie translation services for your potential students so they are supported mentally and physical, more cafes, gyms, parks are provide/ improved to absorb the extra pressure of 700 people in the same neighbourhood.

This development should be seriously reconsidered at best, or scrapped altogether. There are a number of serious flaws with the proposed development.

1. Vehicle access along Clarence Road. Clarence Road is a small single lane road (with parking) and would not have the capacity to support the amount of traffic to support the day-to-day life of such a large student population. Particularly with deliveries, and parental drop offs/pick ups.

2. Poor access for emergency vehicles. Given the restricted vehicle access along Clarence Road, it will be impossible to get an emergency vehicle (or two!) to access the proposed development. Especially given the sheer height and number of humans compressed into such a small space.

3. Rubbish collection is already an issue for this site, and rubbish frequently blows across the area between Greenwich Quay and The Hoy pub. The volume of humans in this space will require frequent rubbish collection by vehicles that will have immense difficulty accessing the site.

4. The commercial (office) space is very likely to be vacant, especially as there is already a large amount of vacant offices/commercial units in developments that have already been built.

5. The use of "free" bike/scooter hire, will result in more of those units being thrown into Deptford creek.

6. The height of this development is completely out of character with the surrounding buildings, and will result in loss of light and skyline. Especially as the proposed development is hideously ugly.

7. Increased noise levels from students leaving/entering the area, particularly late at night in the surrounding developments.

Way overall with far too many people crammed into a small site with limited access. A terrible idea.

huge buildings would cover all the daylight and will not bring any value for the community.

The proposed height and size is too large. It will block light in the surrounding area and put an additional excessive stress on the local facilities (doctors, transport, etc.)

Key point is not to overshadow Millennium Quay and deprive existing residents of sunlight. Keep the development to maximum 5 levels (ground floor and 4 stories). And make sure there is a coffee shop or cafe to attract people to the public realm. Don't expect to fill the ground floor with office space when so many people work from home. Use the ground floor for student amenities and a cafe.

I am opposed to this development and also believe that the questions in this form are disingenuous and drive positive responses to specific and leading questions rather than seeking balanced and true answers as to whether the local community wants such a development. It is a sad reflection on Tribe if that is the case and shows a focus on getting the building up and not really caring about the community. Profit over everything else. I hope this isn't reflected in the actual design and build.

Would like to see the ongoing plans & accounting for maintaining the building. Also see reviews or opinions of Tribe from residents near other projects.

I am a council tenant, I think low rise blocks are much healthier for residents when it comes to noise and space.

There is a great cluster of student accommodation in Greenwich delivers minimal CIL, no Council Tax and a democratic deficit in certain Council wards. We need a plan, not ad hoc developments.

It's unattractive. Not in keeping with maritime history area. Overcalled. Looks soulless. Will cause congestion on Clarence Road. Encourage people to gather at Millenium Quay. Issues with traffic flow and noise, in an already overpopulated area.

Email Feedback

Three pieces of written feedback were received through the dedicated community email.

There were several additional feedback emails from respondents who completed a feedback form, covering the same topics. Their feedback is already accounted for in previous sections and is not included under this section.

The feedback received through this channel was demonstrative of a range of views regarding the proposed Greenwich Quay development.

The feedback received by email is available in the Appendix of this document.

Applicant Response to Feedback

The Applicant has gone to great lengths to appropriately consider the feedback provided by local stakeholders, and to respond to that feedback across the suite of public consultation events and through this Statement of Community Involvement (SCI).

Below is a summary of the key themes amongst the feedback received, and the response the Applicant has formulated to said key themes.

Comment	Applicant response
Concern regarding the height and scale of the proposed development	<p>The site lies within the Deptford Creek/Greenwich Riverside Opportunity Area, an emerging high rise area with several tall buildings comprising up to 30 storeys, large scale residential and mixed-use schemes, and several ongoing development projects.</p> <p>The proposed development, at part 20, part 15 storeys, remains entirely appropriate within its wider context.</p> <p>The height and massing of the development has been continually developed in conjunction with planning and urban design officers from the Royal Borough of Greenwich, planning and design officers from the Greater London Authority, and an independent Design Review Panel.</p> <p>The input of these stakeholders has helped to revise the scheme to ensure it is appropriate to its context, serving a mediating role between taller buildings to the south of the site, and shorter buildings to the north.</p> <p>The scheme that has been submitted has evolved from the scheme presented at the public consultation events.</p>
Concern regarding the architecture of the proposed development	<p>The design of the development has been continually developed in conjunction with planning and urban design officers from the Royal Borough of Greenwich, planning and design officers from the Greater London Authority, and an independent Design Review Panel.</p> <p>The input of these stakeholders has helped us to revise the scheme to ensure it is appropriate to its surrounding context and is visually well-integrated with existing built forms.</p> <p>The scheme that has been submitted has evolved from the scheme presented at the public consultation events.</p> <p>Furthermore, a significant student population is living in the area already, in private rented accommodation. Therefore, providing</p>

	PBSA will free up private rented accommodation for others with general housing needs in the area.
Preference for residential development of the site	Under the London Plan it is stipulated that 2.5 student rooms are equivalent to one residential property. As such, this development, which is providing 700 Purpose Built Student Accommodation (PBSA) rooms, should be considered in the context that it frees up c.280 residential units, contributing to residential housing supply in the Royal Borough of Greenwich and wider locality.
Preference for low rise development of the site	<p>The site lies within the Deptford Creek/Greenwich Riverside Opportunity Area, an emerging high rise area with several tall buildings comprising up to 30 storeys, large scale residential and mixed-use schemes, and several ongoing development projects.</p> <p>The proposed development is in keeping with character of the area and is a well optimised use of land in a sustainable location, assisting with the delivery of much needed student accommodation in line with Royal Borough of Greenwich and Greater London Authority planning policy.</p> <p>The Design and Access statement submitted with the planning application further establishes the appropriateness of a tall building in this location.</p>
Questions regarding the need for student accommodation at this location	<p>The development will serve to house Greenwich's growing student population.</p> <p>The Applicant has undertaken a demand study (submitted with the planning application) which shows there is sufficient demand to support a Purpose Built Student Accommodation (PBSA) development at this location.</p> <p>The demand study shows there is a shortfall of over 10,000 Purpose Built Student Accommodation rooms within a 1-mile radius of Greenwich Quay.</p> <p>Furthermore, Ravensbourne University, a local Higher Education Institution, has written to express their support for the application as they require additional capacity for housing students to support their educational and economic performance.</p> <p>This letters is appended to the Planning Statement submitted with the planning application.</p>
Pressure on local infrastructure/public services	The development will provide considerable contributions to local infrastructure and public services, including Section 106 contributions and a Community Infrastructure Levy (CIL) payment. These funds will be directed by the Royal Borough of Greenwich,

	<p>local health and education partners, and other service providers to expand local public services as required. Additionally, the NHS was consulted at the pre-application stage and directly asked if they require any additional space within the scheme to provide additional capacity.</p> <p>Further, it is important to consider that students of Higher Education Institutions have access to a wide array of on campus public services, including health services, which they can avail of without placing additional pressure of local public services.</p> <p>The relationship between the student population at Greenwich Quay and local infrastructure, services and amenities is explored in the Health Impact Assessment and Economic Benefit statements submitted with the planning application.</p>
<p>Pressure on surrounding roads during move in/ move out periods</p>	<p>Your Tribe operates an allocation system for moving in and out of its developments, in order to ensure that there isn't an uncoordinated rush of persons attending the site at the start and end of the academic year.</p> <p>Students are provided a specific timeslot at which they are to move in at the start of the year, and a subsequent specific timeslot at which they are to move out at the end of the year.</p> <p>By employing this approach, impact on neighbouring properties is minimised, and any strain on the surrounding road network due to vehicular movements and unauthorised parking is largely mitigated.</p>
<p>Concern regarding parking on surrounding roads by residents of the development</p>	<p>Tribe Greenwich Quay is a car free development, as required by planning policy.</p> <p>This means that no on-site parking is provided (bar one blue badge space within the site), and residents and occupiers are expressly forbidden under the terms of their lease from bringing their vehicles with them to their accommodation/place of work.</p> <p>This strategy is considered appropriate considering the excellent public transport links the site enjoys, and the general low prevalence of car ownership and operation amongst students in London.</p> <p>As such it, is not considered there will be any material impact on parking on surrounding streets owing to the operation of Greenwich Quay.</p>

<p>Concern regarding the activities of students living in the development</p>	<p>As a responsible developer and the manager of the building in continuity, Your Tribe will endeavour to ensure that students conduct themselves in a manner that is respectful toward residents of neighbouring buildings where possible and will be responsive to any concerns raised by local residents once the building is in operation.</p> <p>A Student Management Plan is submitted with the planning application detailing key aspects of the on-site management and security, as well as hours of access for external amenity space which will limit the impact on surrounding residents.</p>
<p>Concerns regarding noise from users of the development</p>	<p>The roof terraces are controlled by the on-site management team and no access outside of daytime hours will be permitted to avoid amenity impacts on nearby residents.</p> <p>The on-site management team will ensure that students' behaviour is controlled and that good relationships are maintained with neighbours.</p> <p>High quality plentiful amenity spaces are provided within the building which encourages students to gather in internal spaces where they are more closely managed.</p>
<p>Concerns regarding overlooking</p>	<p>The Design and Access Statement sets out the distances between the neighbouring residential buildings.</p> <p>To the south, the site is a minimum of 27.84m from the nearest building, and a minimum of 66.62m to the north. As such, there will be no overlooking between residential windows due to the orientation of the buildings and the distances between windows.</p>
<p>Concerns regarding daylight/sunlight and overshadowing</p>	<p>A Daylight Sunlight Assessment has been submitted with the planning application and sets out that there is a good level of compliance with BRE guidance and the Mayor's additional guidance which applies to development within a London urban context.</p> <p>The pass rates for the relevant recommended BRE tests for neighbouring windows are 82% for daylight (VSC), 89% for internal daylight distribution, and 94% for Annual Probable Sunlight Hours to main living areas. Where there are variances, the majority of these are due to windows being located beneath balconies which act as an obstruction to daylight.</p> <p>The overall compliance of the development demonstrates that the effect of the proposal is minimal and given the context of</p>

	development within an urban area should be looked at as completely acceptable.
Concern regarding the 'green' nature of the proposed public realm.	<p>Tribe has endeavoured to ensure that the development delivers substantial community benefit, delivering a new Creekside walkway complete with moveable seating set amongst planters.</p> <p>The public realm area enjoys substantial green coverage, delivering with an Urban Greening Factor (UGF) of 0.43 delivered across the site, above the policy requirement.</p> <p>Further, the site delivers a substantial biodiversity net gain (BNG) well in excess of policy requirements, contributing to the holistic effort to appropriately regenerate the Greenwich Quay site.</p>
Questions regarding the affordable student accommodation provision attached to the development	Your Tribe welcomes the opportunity to deliver affordable student accommodation across its sites. The development will be fully compliant with London Plan policy, providing 35% of rooms on an affordable basis. This affordable rent level is set by the Mayor of London every year and represents 55% of the maximum loan (from the Government) available to students studying away from home and living in London.
Concern regarding Tribe's intention to deliver the commercial space stipulated in the planning submission	<p>All of Your Tribe's developments have commercial space at ground floor level, and the Greenwich Quay scheme will be no exception. Tribe has every intent of fulfilling the terms of its consent should the scheme receive planning permission.</p> <p>Tribe has an in-house asset management team who work with local agents and occupiers to ensure that the design of the space is as attractive as possible to the market. Further information on this is provided within the Planning Statement submitted as part of the planning application.</p>
Concern regarding the viability of the commercial space	<p>With a dedicated commercial lettings team, Your Tribe has considerable resources devoted to ensuring the commercial spaces within its developments are let, providing new high quality commercial space to a variety of tenants.</p> <p>A commercial demand study has been prepared by Union Street Partners, a local agent, who have reviewed the local characteristics and market demand within the area around Greenwich Quay. This study has concluded that flexible space of a high quality will maximise the range of tenants that the space can be attractive to, and that the quantum is appropriate for the location.</p>

Scheme Revisions

Since the Applicant launched their public consultation on 7 November 2023, there have been some notable revisions to the proposals for Tribe Greenwich Quay that have been presented to the public, in keeping with the Applicant's commitment to continually evolve the proposals to deliver a scheme that is right for the local area.

The changes to the scheme include a reduction in the number of student accommodation rooms from 702 units to 700, and an associated reduction in both the number of ensuite rooms proposed (from 412 to 410) and number of shared cluster living/cooking areas proposed (from 53 to 52).

A number of other changes to the proposed development have been enacted as a result of input from the independent Design Review Panel. The following table details the advice received from the DRP over two separate reviews during the pre-application process, and how the Applicant has sought to incorporate that advice into the final proposed development.

DRP – Round 1

DRP input	Applicant response
'The panel is broadly supportive of the scale and massing proposed, and the stepping down of height, with a taller building to the east. It agrees that this massing is appropriate to mediate between taller buildings to the south, and lower buildings along Clarence Road.'	The Applicant welcomes of the DRP's affirmation of their strategy for heights and the orientation of heights.
'as design work continues, the panel would encourage a more sculptural silhouette to enhance the appearance of the scheme in longer distance views'	The Applicant has undertaken roof level scheme development testing and has included a staggered roof to create sculptural variation in the final scheme.
'further exploration of the potential to create a route and view from Clarence Road to the waterside'	The Applicant has amended the scheme to include a fully glazed ground and first floor to allow for a visual connection. The Applicant also believes that a physical connection may be possible, however, this is dependent on the needs and requirements of the eventual lessor(s) of the ground floor commercial space.
'The development should also address Creek Road in a positive way, with a generous pavement and active frontages.'	The Applicant has set the development back from Creek Road at ground and first floor level.
'Greater clarity about how shared amenity spaces will be used would be valuable, to	The Applicant has provided the DRP with further clarity with how shared amenity spaces

<p>demonstrate the quality of life the scheme will create for students, and its relationship to the surrounding context.'</p>	<p>will be used, included by providing layout plans for said space.</p>
<p>'simpler and more refined landscape design'</p>	<p>The Applicant has produced an updated Landscape Strategy in response, incorporating the points raised by the DRP.</p>
<p>'more evidence that nature conservation and biodiversity are integral to the approach'</p>	<p>The Applicant has undertaken further detailed work on an updated Landscape Strategy, Preliminary Ecological Appraisal, and Biodiversity Net Gain Assessment.</p>
<p>'The current massing of the blocks results in a very constricted entrance on Creek Road. Once the scheme is inhabited, there will a large number of people entering the building and a more generous entrance area and sequence is needed to accommodate this, especially given the level change from the street.'</p>	<p>The Applicant has increased the set back distance of Block B.</p> <p>The Applicant has relocated the entrance to provide a larger entrance plaza for both the main PBSA entrance and the commercial space entrance.</p>
<p>'Clarence Road to the west side, has been designed to accommodate the back-of-house aspects of the scheme such as rubbish storage and collection.</p> <p>The impact this will have on this street and routes through to the river needs careful consideration in the architecture and landscape designs.'</p>	<p>The Applicant has reconfigured the waste and plant areas, and the cycle storage access.</p>

DRP - Round 2

DRP input	Applicant response
<p>'The tower needs greater articulation given its prominence in views. A more classical approach should be taken to the architecture to define the hierarchy of each building, with a clearly expressed base, middle and top.'</p>	<p>The Applicant has undertaken further development of the roof design, and further refinement of the ground and first floor treatment. This serves to create a more clearly defined hierarchy.</p>
<p>'A stronger emphasis should also be placed on the solidity of each building, as shown in the precedents referred to by the applicant; the use of lightweight inset panels should be avoided.'</p>	<p>The Applicant has introduced of more brick in to the design, replacing metal panels.</p>

<p>'Further thought should be given to the corners of each building, particularly Block B, including the potential for introducing balconies, both to provide more outdoor amenity space and to help break up the mass of the buildings.'</p>	<p>The Applicant believes it is not feasible to introduce additional external areas as this would compromise kitchen locations as shared internal amenity space.</p> <p>Additionally, the Applicant is of the belief that the proposed balconies could risk causing noise issues for neighbouring amenity.</p>
<p>'The applicant should also adopt a fabric first approach to the scheme to help achieve an improved efficiency in energy use.'</p>	<p>The Applicant has adopted a fabric first approach to the development, as confirmed in the Sustainability Strategy for the scheme.</p>
<p>'Introducing a double height space between ground and first floors would help to celebrate the arrival space and the amazing Creekside location.'</p>	<p>The Applicant is firmly of the view that this would be in contravention of fire regulations requiring differing building uses to be compartmentalised and would increase the risk of fire spreading across building uses.</p>
<p>'Relocating the student amenity space on the ground floor could help to further activate the public realm at more times of the day.'</p>	<p>The Applicant maintains that the ground floor location is critical for the commercial viability of the office space proposed.</p> <p>The Applicant also believes that the student amenity space, which provides a range uses, including lounges and private quiet study spaces, may not be suitable for active windows at ground level.</p>
<p>'The proposed metal corners are unsuccessful and a more solid treatment would work better.'</p>	<p>The Applicant has amended the design of the scheme corners as brick.</p>

In summary, in keeping with their commitment to be receptive to the feedback provided by stakeholders, with a view ultimately delivering an improved scheme that is right for the local area, the Applicant has made a substantial number of the changes to the scheme, the full list of which is summarised below.

- Reduction in the number of PBSA bedspaces
- Implementation of a well supported strategy for heights and the orientation of heights to best address surrounding buildings
- Staggered roof to create sculptural variation
- Fully glazed ground and first floor to provide visual connection from Clarence Road to Deptford Creek
- Improved 'top, middle, base' building hierarchy
- Introduction of more brick instead of metal panels, and brick corners instead of metal corners, providing more character and improving building appearance
- Landscaping Strategy developed to deliver a greener, more biodiverse Greenwich Quay exceeding targets for Urban Greening Factor and Biodiversity Net Gain
- Adoption of a 'fabric first' approach to maximise sustainability benefits
- Revised placement of the scheme entrance to provide a larger entrance plaza for both the PBSA and commercial uses
- Revised placement of the scheme to better address Creek Road
- Reconfiguration of waste, plant and cycle storage access to minimise access conflicts on adjacent travel routes.

Further to these changes, the Applicant remains committed to continually reviewing, and improving upon, the proposed development to ensure it remains appropriate for its siting and wider context.

6. Conclusion.

The Applicant has undertaken an extensive consultation process to inform local stakeholders of the proposals, answer their questions, and obtain feedback to help with the refinement of the scheme.

This SCI demonstrates the engagement that has taken place, that there is support for some elements of the scheme and areas where there are challenges to be overcome. Throughout this consultation, the Applicant has utilised both online and in person engagement with the community to provide ample opportunity for participation.

This document details the community response and feedback for the proposals. The community has raised a number of key points that the Applicant has addressed throughout its consultation activity, has addressed directly in their written responses to feedback in this document, and will continue to address in their engagement with stakeholders.

Further to this, the Applicant has undertaken a number of changes to the proposed development to address the input of stakeholders, including measures to improve the appearance and scale of the proposed development, measures to enhance the way in which the proposed development addresses its surrounding context, measures to improve the sustainability credentials of the proposed development, and measures to deliver green, more biodiverse public realm.

The Applicant is thankful for the feedback provided by members of the community. The Applicant remains committed to communicating and working with stakeholders, the local community and the Royal Borough of Greenwich as the LPA during the determination period of the planning application and post permission (should permission be granted).

7. Post Submission Activity.

The Applicant is committed to continued engagement with the local community throughout the post submission period.

The consultation telephone line and email will remain in operation, with the views, thoughts and questions provided by local stakeholders responded to on a continual basis.

The Applicant intends to hold an additional public consultation event following the submission of the planning application.

The Applicant will continue to consider how the proposed development can be continually improved upon through the post submission period, with due regard to the views of local, political and community stakeholders.

8. Appendix.

Comments – Question 1

Comments
<i>The disruption from construction traffic in such a tight space next to a major thoroughfare will be significant. The noise and environmental pollution created from transportation of materials and construction processes will be unacceptable to local residents.</i>
<i>I do think this site needs to be regenerated, but the architecture in the sketches doesn't seem to be of a high enough quality for this key site. The buildings look unattractive in my opinion. It looks like a quick way of fitting as many units onto a small space as possible with little thought to design quality or character.</i>
<i>This area has been already squeezed enough and another massive building it's not welcome or needed here, will completely kill any little light and air left in the Creek.</i>
<i>Multiple reasons: The transport links from the area are already too busy with the number of skyscrapers being built. The buildings will completely block any daylight and view from my home which I am forced to live in for the future while I wait for similar developers to replace cladding. I do not want people looking into my home.</i>
<i>This development is out of scale for the proposed site. Access is very limited. Public and health facilities are limited in this area. This site of 700 units in addition to your site on Norman Road will inundate the local area with more people while providing no benefits to adjacent communities. I hope this development is never approved.</i>
<i>I am writing to formally object to the planning permission application submitted for the proposed construction of student accommodation in our local area. While I understand the importance of providing adequate housing for students, I believe that this development is not in the best interest of our community for the following reasons:</i>
<i>1. Overcrowding and Strain on Local Resources: The addition of a large student accommodation facility in our neighbourhood will undoubtedly lead to overcrowding. This can place significant strain on local resources, including public transportation, parking facilities, and healthcare services. It may also result in increased noise and disturbances for local residents, leading to a decreased quality of life.</i>
<i>2. Impact on Property Values: The presence of another student accommodation facility can negatively impact property values in the area. Potential buyers and renters may be discouraged by the prospect of living in close proximity to a high-density student population, causing a decline in property values for local homeowners on top of the existing problems we have (like the hotel in Cavatina Point). Adding further more temporary inhabitants to the area will blur the sense of local community we're working so hard to build in Greenwich Crrekside.</i>
<i>3. Traffic Congestion: The increased traffic generated by the daily comings and goings of students can contribute to traffic congestion in the local area, especially during peak hours. This not only disrupts the flow of traffic but also poses safety concerns for both pedestrians and motorists.</i>

4. *Noise and Disturbances: Students often have different schedules and lifestyles compared to permanent residents. The noise, late-night parties, and disturbances associated with student living can be disruptive and harmful to the peace and tranquillity of our community. We already face that with McMillan Students Village across the road, and feel like adding more students will make matters much worse.*

5. *Aesthetic and Architectural Concerns: The proposed design and architecture of the student accommodation may not be in harmony with the existing character of the neighbourhood. It will block the view and sunlight in the neighbouring buildings. It is essential that any new construction complements the surrounding environment and maintains the visual appeal of the area.*

6. *Environmental Impact: The construction and operation of a large-scale student accommodation facility can have negative environmental consequences, including increased energy consumption and waste generation. It is crucial that the developer takes measures to minimize these impacts. It will also lead to the high noise and dust pollution levels in the process of building while we already lack green spaces around.*

It will increase the already massive traffic problem.

The question is very badly phrased. I do not support this proposed regeneration. Of course I support sensible regeneration schemes but this one is incredibly ill conceived.

I don't support those high buildings just next of the Thames. Looks horrible and it close all the view.

To tall building. too many residents will be in the development when already too crowded. Will be too much demand on GP surgery next door.

The building is about 10 floors too high. It canyonises the approach to Royal Greenwich and the Deptford neighbourhood. For nearby residents like myself, there is already far too much infrastructure that brings even more residents, putting pressure on traffic and public services.

*The designs of these buildings are very cheap looking. Whilst I've only seen the concepts, it seems no thought has been put in to disguise or hide the sheer amount of repeating windows on all side. I think the use of bricks is dated. It particularly irks me as no bricks can be piled into pillars like that, so they just scream *fake facade*. The likes of which are seen on Collier Point, Copper Creek across the road.*

Copper Creek has had to install ugly permanent scaffold platform to catch the dangerous flying fake bricks that are constantly falling off. This is a result of a cheap and ill-thought out finish. One that is not built to withstand the harsh winds from the creek that batter the buildings in the area every day. I hope that TRIBE has thought about this.

I also think the height of these 2 proposed buildings is ludicrously too large. Copper Creek looks way too large for the area, and TRIBE is going to be nearly that height. The justification of a stepped approach to the creek-front just does not stand up to scrutiny, when you consider most of the tall developments being referred to in the proposal are either scaled back or cancelled. A height similar to the new buildings on Norman Road would be much more in keeping. I think building huge bloated towers so close together creates a dangerous precedent for area to get more congested and amenities staying the same.

In addition, this particular plot is quite small for such a huge amount of new residents. There's barely any space around it and this is going to cause congestion around the Creek Road bridge, which could be dangerous considering this is a main road for cars.

A "gateway" of towers is a nice idea, but when they are oversized unsuited, dense small windows and bricks, shading the whole area, they become a huge eye-sore viewable all the way from Greenwich village. There is nothing slender or in-keeping about these towers, they are purely designed to maximise the plot with no consideration to the surroundings, and in-turn, maximise profits from rentals.

The main tower is far too tall and the massing is too dense and bulky for the site. The facades are unappealing and unimaginative, lacking in attention to create visual interest or character.

The proposed height of the buildings seems to be way too high and very out of character with the local area. They will be looming over surrounding homes and block their sunlight.

Parking hasn't been taken into account. How do 700 students move in over 2 weekends, when only 4 (or less) total parking spaces!? What happens if they are driving long distance and miss their '1 hour slot'? Please demonstrate a 'moving in' strategy that explains how it all works.

Hi I am a current resident on the land opposite the proposed gigantic building. Which will be too tall as the sun will be blocked and the environment will be changed. There will be pressure on the existing public services ie GP, buses, trains. Will there be enough social areas for these 700 students all year round who will congregate in the MQ quiet small spaces. Will there be enough mental health services to support all these young people who are being caged in small cramped spaces. Can you provide gyms or active areas for them in your plans? Will there be social areas for them to congregate safely without these young people attracting criminals and potential drug dealers. The land is not so big for car parks and deliveries. The roads are already busy. Can the blocks be smaller to avoid the "chunky" boulder build look?

These building are unsightly and well past their useby date. However, the proposed development is grossly out of character with the surrounding area and will be worse than what is already there. Details in question #5.

Clarence road access is far too narrow for your proposals. The site will be over tall, over crowded, and a real detraction from where I live.

- concerned about the lack of light that this building will cause over millennium quay - possible reduction in price of existing properties in the area due to students moving into the area - possible noise and litter pollution caused - strain on existing amenities. will the company be investing in other amenities in the area?

Seems way too big for the site. Concerned about the impact on the existing community and infrastructure.

I can't see how this proposal will bring any benefits to the community.

In essence, I do not want this site to be redeveloped or regenerated, unless what is proposed is much better than what is currently on the site. The proposed development is much too bulky and much too tall compared to what is there now. Such development would result in much of the existing Millennium Quay development being overshadowed, particularly in the morning. It is important that any new development does not overshadow existing development and deprive existing residents of sunlight.

I do not support this being regenerated to the principle that Tribe is being proposed. The question itself is entirely inappropriate and lacks context. Regeneration could mean anything and there are some what would seem to be perfectly good buildings being used there at present. Regeneration into what?

A wildlife reserve on the banks of a river from, yes I would support that, a huge building, no. I do not support regeneration that leads to yet another huge (and likely unattractive) building being deposited on Greenwich and affecting the local community. This will affect Greenwich as a World Heritage site and the buildings continue to have an impact on the local community in terms of light and facilities. I also do not support regeneration that isn't really benefiting the local community. It should be focused on affordable housing for the Borough of Greenwich, not the student community, unless the objective is to make Greenwich a student campus?

The stress on the borough residential facilities is already too great: trash pick up has been reduced, waits at the local doctor surgeries is three weeks, limited green space, lime bikes and various trash in river, sewage problems. A building housing 700 people seems in supportable. Plus will the fees really cover services and maintenance?

The scale, density - height of the buildings is unsuitable for this part of Greenwich small units for resident dwellings would be more appropriate.

Existing buildings barely more than 30 years old, how does this help with a zero carbon future?

It's too high and overscaled. Will block light.

Comments – Question 2

Comments

I'm sure there is a need for student accommodation but trying to squeeze such huge numbers into such a confined space is not logical. It will also place a burden on local infrastructure (medical, transport, emergency services) that the area is cannot cope with as it is already oversubscribed.

Yes, although the density seems very high considering there are other student accommodation proposals in the immediate vicinity.

We don't need another tower here. Full stop.

Too many units for the site.

There is already a large amount of student housing being built in this area with no established need. There is a need for truly affordable housing for people to live in in the longer term and for council housing to reduce local waiting list - this should be prioritised.

I am writing to formally object to the planning permission application submitted for the proposed construction of student accommodation in our local area. While I understand the importance of providing adequate housing for students, I believe that this development is not in the best interest of our community for the following reasons:

1. Overcrowding and Strain on Local Resources: The addition of a large student accommodation facility in our neighbourhood will undoubtedly lead to overcrowding. This can place significant strain on local resources, including public transportation, parking facilities, and healthcare services. It may also result in increased noise and disturbances for local residents, leading to a decreased quality of life.

2. Impact on Property Values: The presence of another student accommodation facility can negatively impact property values in the area. Potential buyers and renters may be discouraged by the prospect of living in close proximity to a high-density student population, causing a decline in property values for local homeowners on top of the existing problems we have (like the hotel in Cavatina Point). Adding

further more temporary inhabitants to the area will blur the sense of local community we're working so hard to build in Greenwich Crrekside.

3. *Traffic Congestion:* The increased traffic generated by the daily comings and goings of students can contribute to traffic congestion in the local area, especially during peak hours. This not only disrupts the flow of traffic but also poses safety concerns for both pedestrians and motorists.

4. *Noise and Disturbances:* Students often have different schedules and lifestyles compared to permanent residents. The noise, late-night parties, and disturbances associated with student living can be disruptive and harmful to the peace and tranquillity of our community. We already face that with McMillan Students Village across the road, and feel like adding more students will make matters much worse.

5. *Aesthetic and Architectural Concerns:* The proposed design and architecture of the student accommodation may not be in harmony with the existing character of the neighbourhood. It will block the view and sunlight in the neighbouring buildings. It is essential that any new construction complements the surrounding environment and maintains the visual appeal of the area.

6. *Environmental Impact:* The construction and operation of a large-scale student accommodation facility can have negative environmental consequences, including increased energy consumption and waste generation. It is crucial that the developer takes measures to minimise these impacts. It will also lead to the high noise and dust pollution levels in the process of building while we already lack green spaces around.

It will increase the already massive traffic problems.

Student accommodation schemes like this reduce the viability of areas and make boroughs less sustainable as students do not contribute council tax and do not inject much money into the local economy.

This is quiet residential area. It will likely become a busy noisey development after this.

The building is about 10 floors too high. It canyonises the approach to Royal Greenwich and the Deptford neighbourhood. For nearby residents like myself, there is already far too much infrastructure that brings even more residents, putting pressure on traffic and public services.

The location you have chosen to build student accommodation worries me. I appreciate that students are today looking for premium options, and a creek-front high-rise would offer that. But, Creek Road ,and this whole area, has always suffered from noise from the students at McMillan student village, a few meters down from the site. Right now, the singing, drunk activities, shouting and fighting isn't tolerable, and bringing a huge new influx of students to the area is only going to exacerbate things. Especially considering that TRIBE is built right up to the road. I think its a shame that most of the residents on the North side of Creek road will be short term, (maximum 3 years), creating a large thread of a transient community directly through an area which is forming into a close neighbourhood of permanent residents.

While I support student accommodation in our neighbourhood, I can't see how you can bring in that many new people to the area without causing problems, in terms of antisocial behaviour and stretching public services. I also can't see how 700 students are meant to move their belongings into

<i>their accommodation at the start of term when they are only given a short time to park there. I was pleased to hear you are making provisions for bike parking and hire schemes.</i>
<i>Proposals are too high and too dense. Building appears to be soulless and students 'packed in'. Not good for their mental health.</i>
<i>We already have student halls in the same road. The rubbish and noise is already an issue for the residents nearby.</i>
<i>Greenwich council doesn't make sufficient funds from this type of development, which increases costs without the funds being raised to cover that cost.</i>
<i>Greenwich need high quality housing not '00s of students.</i>
<i>see above.</i>
<i>There are no enough houses for people who are living in this area and who are paying at least council taxes. This development will only bring the negative intact to the community.</i>
<i>In essence, I do not want this site to be redeveloped or regenerated, unless what is proposed is much better than what is currently on the site. The proposed development is much too bulky and much too tall compared to what is there now. Such development would result in much of the existing Millennium Quay development being overshadowed, particularly in the morning. It is important that any new development does not overshadow existing development and deprive existing residents of sunlight. I would strongly recommend that any redevelopment is limited to 5 levels (ie, ground floor and no more than 4 levels above for student accommodation). This would avoid overshadowing of Millennium Quay. It would also keep the student accommodation at a consistent height with other student accommodation in the area (eg, MacMillan Student Village). And it would be manageable for Tribe staff on site - managing a 5 level development is possible, but managing a 20+ level development is probably too much for them to do.</i>
<i>I support the affordable aspect, but not the proposal for new student accommodation at the expense of the local community. Again a disingenuous question.</i>
<i>Decrease size.</i>
<i>see above.</i>
<i>Appreciate need for students to live somewhere but the real lack locally is affordable family accommodation and community building</i>
<i>Concerned about anti - social behaviour, strain on infrastructure inc medical centre, traffic on Clarence Road - noise and pollution.</i>

Comments – Question 3

Comments
<i>London is now full of empty office space. The world has changed since the pandemic with the shift to home working, so there is no call for more offices.</i>
<i>Yes, although there have been similar commercial spaces in local developments which have remained empty for years. There needs to be a strategy to make sure these spaces are fully used, as empty spaces have a detrimental impact on the public realm.</i>
<i>I don't like this idea at all.</i>

<i>Co-working spaces that already exist are already struggling to get new members (look at WeWork who haven't filled for bankruptcy in the UK but are closing sites here to try to not go in the same direction as the US).</i>
<i>The existing office blocks are already empty. Provide something useful like onsite medical facilities.</i>
<i>see above.</i>
<i>Another non-question.</i>
<i>As long as clear they can not park there.</i>
<i>The building is about 10 floors too high. It canyonises the approach to Royal Greenwich and the Deptford neighbourhood. For nearby residents like myself, there is already far too much infrastructure that brings even more residents, putting pressure on traffic and public services.</i>
<i>My GP surgery is the Wallace health centre (aka Burney Street) and their caseload is so large that I can't get a non-emergency appointment within a couple of months. I think any money that TRIBE are putting into local services will not could never fully offset the huge influx of students to the area. Especially on services that are already pushed beyond their limits.</i>
<i>There is mention of amenity and communal spaces, but no details on who this is for and how it can be used. This should be offered to local community groups.</i>
<i>There are businesses on the plot now and it is empty. Will there be a demand.</i>
<i>There is already a surplus of commercial space in the immediate vicinity. Creekside has had a large amount of unused commercial space since it was built in 2010!</i>
<i>Do you really believe it will ever be used as intended, sorry but I don't.</i>
<i>May remain vacant due to economic trends seen.</i>
<i>There are a lit of empty business floorspace, not sure how additional development will help with this.</i>
<i>I am very cynical about this. There is already an excess of office space in the area, especially since the structural shift to work-from-home since the COVID-19 pandemic. So many companies are looking to downsize their office space going forward. And there is already a huge amount of vacant office space nearby. Therefore, I would recommend that Tribe seek to use the ground floor space for common student amenities (eg, laundry services, common areas, meeting rooms, bike parking) and the rest of the space for a coffee shop/cafe for student and public use, and reduce the amount of space for office use/"flexible employment floorspace". A publicly available coffee shop/cafe would help to make the public spaces (Creekside walkway) more in use rather than an empty space.</i>
<i>Not sure how commercial space can be leased, so much available in area currently.</i>
<i>see above.</i>
<i>Good luck with that. Excess of retail and office space in London & locally.</i>
<i>These units often remain empty for long term.</i>

Comments – Question 4

Comments
<i>I do not believe constructing a concrete walkway is necessary or would benefit local residents when there is already a foot and road bridge present.</i>
<i>Yes this is a good idea. However, I can't see a single proposed tree in the drawings. Also there don't seem to be any proposals to improve the creek wall for #planting/biodiversity (as done on other sites).</i>
<i>Not at the expenses of the neighbourhood as another awful tower will box everyone else around here in the dark and depression.</i>
<i>The Thames path is great as it is, a new walkway is not needed.</i>
<i>It is fine the way it is. The existing Thames path is only a few metres away. This has no benefit.</i>
<i>More trees and open green spaces. Needs to be connected to other local infrastructure.</i>
<i>see above.</i>
<i>Not necessary.</i>
<i>A Creekside walkway would be lovely but the wind from a development like this would be horrible and ruin the area and quite possible the creek habitat. A properly through your creek walkway alongside sustainable mid rise and low rise development within the context of the area would make sense but not this proposal no.</i>
<i>The building is about 10 floors too high. It canyonises the approach to Royal Greenwich and the Deptford neighbourhood. For nearby residents like myself, there is already far too much infrastructure that brings even more residents, putting pressure on traffic and public services.</i>
<i>I think the public realm that's planned for the ground floor is a huge wasted opportunity. Yet again, it has been marketed to current residents as a place that will benefit us. While the linking of the Thames Path is nice (not that you would take ever naturally that route), the ground floor is going to be offices. Creating yet another soulless walkthrough, like the area behind the Sail Loft pub. Any amenities at TRIBE will be for the exclusive use of the students that live there, so there is no reason for us to visit, no cafes or shops. This creates yet another student area that is unwelcoming and closed-off to anyone but students. Just like McMillan student village.</i>
<i>The proposal mentions movable seating and planters, but there is still too much hard landscaping. More green space including lawns and trees are needed. This is needed to improve CO2 absorption along the busy main road and have better heat dispersal properties in increasingly hot summers.</i>
<i>It sounds good in theory, but I'm not entirely sure how and we're this would be achieved.</i>
<i>We do not need more roads as the noise and more people will spoil the peace and quiet of this development.</i>
<i>This will serve what purpose? There is already an efficient walking space between Millenium Quay and New Capital Quay via the swing bridge.</i>
<i>The walkway wont go anywhere.</i>
<i>There doesn't seem to been the space available to do this.</i>
<i>We have a very nice Creekside walkway currently, i can't see any improvements with this proposal.</i>

As mentioned in the response to Q3, the public space needs a coffee shop or cafe (accessible to the public and students) that will make the public space well-used. Otherwise there is little to attract people to the public space.

How about turning some of it over to wildlife?

This should mean tree planting - green spaces.

So far there has been no joined up approach to a Creekside walkway - Kent Wharf, Norman Road developments - so not optimistic about delivery.

Email feedback

Comments

I have a 'student' accommodation rental block being proposed on other sites on Creekside Deptford. We are at risk of creating a ghetto of vacant accommodation that's been built for non-existent students. It reeks of big business trying to get in on the act of providing accommodation and planners accepting the work. We need a mix of people that represent the existing community. I am very much against any more student accommodation on or near Creekside, my block has already suffered from anti-social parties from non-residents and new impossible parking restrictions that have resulted in broken pollards and parking in non-parking areas. This application needs a strong rejection from planners finally representing the community they serve.

It has come to my concern that a recent redevelopment plan of the Greenwich Quay been submitted. As a resident across the site, I am strongly opposing the planning.

The tall buildings are poorly designed, and will obstruct the sunlight and do not fit into the neighbourhood.

The proposed plan will not bring high CIL value for the council nor provide long term housing for the community, which the community urgently needs.

More importantly, this massive redevelopment will bring in lots of disturbance for the residents and wildlife as it's at the opening of the Deptford Creek, where lots of birds and animals inhabits.

I have been living in nearby flats for few years and love the natural scenery and neighbourhood. I can't witness these being destroyed and if the worst case happens, I will definitely move out from Greenwich. This kind of poorly contemplated plan with such disgraceful design simply cannot pass through.

I am the co-owner of (redacted address). If these towers were constructed, they will negatively impact significantly.

They will obscure natural day light severely, infringe on our privacy, and cause noise pollution.

That will have bad consequences on our quality of life and wellbeing.

These are proposed as student accomodation, which does not help the Borough much. Council tax is low, and they pay less in CIL. Please consider the 1000s of neighbours who will suffer if these were given the green light.



**Announcing our
new proposals for
Greenwich Quay**



Sketch of the proposed Greenwich Quay development

Your Tribe and Redington Capital are excited to be bringing forward proposals for much-needed student accommodation and office space at Greenwich Quay.

Have your say - how to give your feedback

We will be hosting a virtual and face-to-face public consultation to allow the widest participation possible.

We will be hosting a drop-in consultation event at which you can view the proposals, meet the project team and provide your feedback.

Date: **13 November 2023**

Time: **4pm - 8pm**

Location: **Unit 5, Greenwich Quay, Clarence Road**

For those unable to make it to our in-person consultation event, we will also be hosting a webinar, where the project team will walk you through our proposals and answer any questions you may have.

You can sign up for the webinar on our website.

Website: **www.tribegreenwichquay.co.uk**

Date: **20 November 2023**

Time: **5pm - 6pm**

Tell us what you think at www.tribegreenwichquay.co.uk

If you are unable to attend either of our events, all information will be available on our website from 7 November 2023, where you can view our proposals and provide your feedback. **The deadline for feedback is 27 November 2023.**

Don't have internet access? Please get in touch with any queries or to request a consultation pack via the details below.

By telephone: **0203 398 1590**

By post: **Cavendish Consulting, 8-10 Mansion House Place, London, EC4N 8BJ**



About Tribe

Your Tribe was established in 2020 to deliver and maintain bespoke, high quality, good value student accommodation across London.

Tribe enjoys the support of many Higher Education Institutions across London as it works to combat the undersupply of student housing in the capital. Tribe has existing relationships with several local Higher Education Institutions including the University of Greenwich, Ravensbourne University and Trinity Laban Conservatoire of Music and Dance.

Our Vision

We will revitalize the Greenwich Quay site, delivering new purpose-built student accommodation, including affordable accommodation, catering to the growing and thriving Greenwich student population.

Through the provision of modern office space, we will support a range of employers with flexible workspaces in a coveted Creekside location.

New public realm for the whole Greenwich community will be delivered, with the area alongside Deptford Creek revamped with green landscaping, public seating areas and new pedestrian routes, providing a continuous link along the Creek to Creek Road.

Overview of the Proposal



Student Accommodation: c. 700 Purpose Built Student Accommodation (PBSA) rooms, including affordable student bedrooms, in a range of unit configurations, with considerable amenity for residents including a rooftop terrace, spaces to socialise and study areas.



Employment Space: c. 800 sqm of high-quality flexible employment space, suitable for a wide range of employers from numerous industries.



Public Realm: Generous open space, green landscaping and new pedestrian routes, including new Creekside walk.

Tell us what you think at www.tribegreenwichquay.co.uk

TRIBE



**Announcing our
new proposals for
Greenwich Quay**

WELCOME

Welcome to Your Tribe and Redington Capital's proposals to develop student accommodation and flexible office space at Greenwich Quay.



We are excited to be bringing forward proposals for much needed student accommodation and flexible office space at Greenwich Quay. As part of this scheme, new high quality green and pleasant public realm shall be provided alongside Deptford Creek, with new walking routes for the whole Greenwich community to enjoy.

The purpose of this consultation is to present our latest plans to the community to get your feedback. This will help us to ensure our proposals benefit the existing community before we submit our planning application to the Royal Borough of Greenwich. Please take time to read through the information presented here.

Once you have read our proposals, please submit your views through the feedback forms provided or online at TribeGreenwichQuay.co.uk

Meet the Developers (Your Tribe)

Born from a company with over 30-years' experience in the UK private housing sector, Your Tribe was established in 2020 to deliver and maintain bespoke, high quality, good value student accommodation across London, addressing the distinct lack of such accommodation across the Capital.

Greenwich Quay is our ninth development in the Capital, and with it we aim to further enhance our outstanding reputation, earned through the provision of a great experience to all of our student residents and commercial tenants.

Our rooms are well designed and built to a high specification. We provide a wide range of fantastic on-site amenities, supporting both student wellbeing and an exceptional student experience. We employ smart technology throughout our buildings to create vibrant student communities and further enhance the living environment. We're also very proud of our commitment to deliver green and sustainable developments.

When bringing forth new plans, we utilise the relationships we've developed across the Higher Education sector, garnering feedback and input from trusted partners to ensure our schemes are truly places where students can truly thrive academically and socially.

We operate on a one bill basis, with utilities, laundry facilities, access to all communal spaces and double beds included as standard, removing all the stress and uncertainty that typically surrounds accommodation arrangements.

We're proud that our schemes are particularly well regarded by Higher Education Institutions, who place great value in our all-inclusive model and the notable variety of high-quality amenity spaces we provide at our developments.

This really speaks to our strong, proven track record in not only delivering developments like the one we're proposing today – a mixed use scheme that caters to students, Higher Education Institutions and businesses alike – but also in achieving our overarching goal, which is to position our students, the academics, creatives, and problem solvers of the future, for success.

We're pleased to enjoy the support of local Higher Education Institutions for our proposals. These Institutions have welcomed the quality of our proposals and recognise the need for new student accommodation in the area.

OUR SITE

Our site is located on the north side of Creek Road, along the west bank of Deptford Creek, in close proximity to Creek Road bridge.



The site lies within the Deptford Creek/Greenwich Riverside Opportunity Area, an emerging high rise area with several tall buildings comprising up to 30 storeys, large scale residential and mixed-use schemes, and several ongoing development projects.

The site benefits from excellent transport links, with a manually assessed Public Transport Accessibility Level (PTAL) score of 4 – with 6 being the highest.

The site is 0.4 miles (7 minute walk) from Cutty Sark Station (DLR services), 0.6 miles (13 min walk) from Greenwich station (DLR and National Rail services) and 0.6 miles (11 min walk) from Deptford Station (National Rail Services).

There are numerous bus stops in close proximity to the site on Creek Road, serving routes to Canada Water, Russell Square, Trafalgar Square, Lewisham, Bromley and beyond.

Current use

The site currently accommodates three 3-4 storey brick buildings with existing office and residential uses (through conversion via permitted development rights). The existing buildings are of limited architectural merit and represent a poorly optimised use of land in an emerging high-rise area.

THE PROPOSAL

Our proposal entails the demolition of the existing buildings and the construction of a part 15, part 20 storey building, to provide new student accommodation, office space, and high quality public realm.



Office space

New high quality employment floorspace will be provided, with the delivery of approximately 800 sqm of flexible office (Class E) on the site. This will replace the existing, dated office floorspace with something more suited to the needs of modern employment.

Student accommodation

We will regenerate the Greenwich Quay site, delivering new purpose built student accommodation, catering to the growing and thriving Greenwich student population. We will provide c.700 Purpose Built Student Accommodation (PBSA) rooms, in a range of unit configurations, with considerable amenity for residents' wellbeing, including a rooftop garden, study lounge, fitness rooms, and study areas.

Public realm

New green public realm will be delivered alongside Deptford Creek, with seating areas set amongst planters and new green walking routes, in a part of the Creekside which has never before had public access, for the whole community to enjoy.

BENEFITS

Meeting the need for student accommodation

At present, there is a shortfall of over 10,000 Purpose Built Student Accommodation (PBSA) rooms in the area surrounding Greenwich Quay. That means thousands of students have been driven into sometimes unsuitable, unmanaged, not fit for purpose and increasingly scarce private rented accommodation.

In some cases, students are forced to defer a year or study at an alternative Higher Education Institution when appropriate student accommodation is not available, as was highlighted by the BBC earlier this year.

This is especially true for first years and students with special needs and disabilities, for whom purpose built student accommodation is the often the only appropriate housing option.

Such profound and significant disruption to the lives of students is entirely avoidable, and can be prevented by building purpose built student accommodation where it is needed.

Providing affordable student accommodation

Of the 700 PBSA units to be delivered as part of the Tribe Greenwich Quay scheme, 35% will be provided on an affordable basis.

Affordable student rents are set by the Mayor at a level equal to or below 55 per cent of the maximum income that a student in London living away from home could receive from the Government's Maintenance Loan scheme for that academic year.



Addressing a shortfall of over 10,000 student rooms in the local area.



Freeing up 280 residential units of varying sizes for Greenwich families



Providing 35% affordable student accommodation

Curbing anti-social behaviour

Students living in private rented accommodation are subject to considerably less supervision than in managed facilities, meaning there can be a higher prevalence of anti-social behaviour when students are not housed in the correct place.

Greenwich Quay will be managed by an on-site team in place 24/7, and the behaviour of students at the development will be controlled to ensure there is a high level of respect for neighbours, including the management of external amenity spaces and public realm areas to ensure students are not conducting themselves in an anti-social way. The presence of high quality indoor amenity spaces will ensure that students have places to gather and socialise that do not impact external areas and neighbouring residents.

Freeing up residential properties locally

The provision of c.700 Purpose Built Student Accommodation (PBSA) bedspaces will free up a considerable number of residential units in the local area for local families.

Under the Mayor's London Plan, the spatial development strategy for the capital, 2.5 PBSA bedspaces are equivalent to one residential unit.

Therefore, the provision of c.700 PBSA bedspaces at Greenwich Quay will free up c.280 residential units of varying unit sizes for local families in Greenwich, easing demand and price pressures, aiding local families to secure suitable accommodation.

DESIGN

The proposed development is in keeping with the emerging architectural character of Deptford Creek/ Greenwich Riverside Opportunity Area. There are numerous tall buildings in the immediate vicinity of our site, ranging from 16 to 30 storeys (built, under construction or consented).

The proposed development, in conjunction with Union Wharf on the other side of Creek Road, serves as a gateway to Deptford Creek and Deptford Creek bridge, announcing and complementing the water feature, contributing to overall sense of place and townscape. We have taken into consideration the constraints of this site, for example Deptford Creek on the immediate north and western boundary of our site.

Building design (Design principles)

We commissioned Carey Jones Chapman Tolcher (CJCT) for the design of our development.

CJCT is a UK based architecture & interior design firm, with a reputation for delivering quality, sustainable and award winning designs across all building sectors, including purpose built student accommodation.

We decided upon our building heights and layout after extensive testing of different design concepts with Royal Borough of Greenwich planning and urban design officers, the GLA and an independent Design Review Panel established by the Design Council, to ensure our scheme is visually integrated into the existing built environment.

The final scheme seeks to create a mediating height between the shorter local context to the east of the site, and the tall building cluster adjacent to the Creek.

It integrates with a preestablished arc of tall buildings adjacent to the Creek, minimising impact on townscape.

The chosen design also creates clear and legible entrances, creating a sense of arrival as one approaches the building.

Through careful design, the proposed design appropriately responds to the Creekside tall building cluster and the Deptford Creek/Greenwich Riverside Opportunity Area emerging townscape.



DETAILED PROPOSALS

Student accommodation

The Development will include c.700 Purpose Built Student Accommodation Rooms, including affordable rooms, in the following configuration:

- Cluster rooms with ensuite bathroom and shared living space/kitchen.
- Studio rooms.
- 10% wheelchair accessible studio rooms.

35% of rooms will be provided on an affordable rent basis.



Cluster room layout



Studio room layout

Amenity

At Your Tribe, we believe that student accommodation should be a true home away from home, fostering a feeling of community.

We've designed our scheme with the busy student in mind, offering a considerable array of convenient options that save time and contribute to overall health and wellbeing.

A planted roof garden will be provided at top floor level of each building. The roof gardens will provide a relaxing setting for students to unwind, study or socialise, set against a backdrop of stunning panoramic views across London which provides a unique student experience.

Below roof level a wide range of further high quality amenity is provided. Amenities include a wellness centre/gym, prayer room, study pods, games areas and lounges.



Example Tribe ensuite room



Planted roof garden amenity space

DETAILED PROPOSALS

Commercial space

The Greenwich Quay development will include c.800 sqm of Class E (flexible office) space, appropriately replacing the employment floorspace set to be lost with the redevelopment of the site.

The new office space will be high quality, flexible and adaptable, with considerable amenity and communal spaces delivered as part of Greenwich Quay scheme.

The new modern office space will be ideally located, will provide jobs for local people and will boost the local economy.

Your Tribe has a strong track record in managing and delivering a range of commercial spaces within its developments, with a dedicated asset management and property management team to ensure that the space is attractive to the needs of occupiers, well managed and supports the mixed-use development through activating public realm and ground floor facades.



Commercial space concept images



Public realm

Greenwich Quay will enhance the setting of the local area through the provision of high quality public realm.

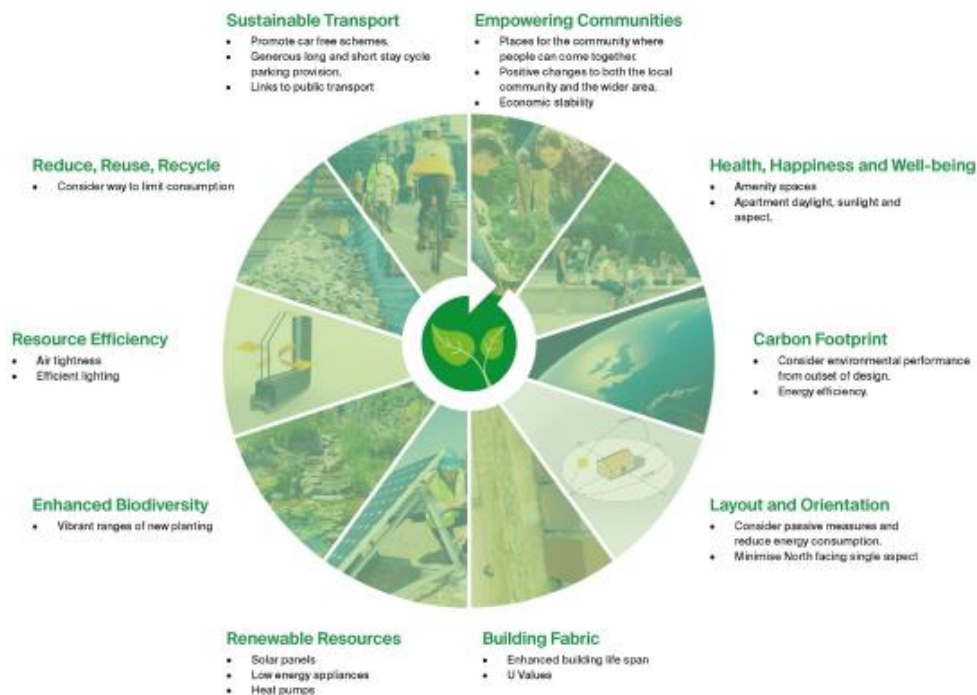
The area alongside Deptford Creek will be opened up to the public for the first time, providing a continuous link along the Creek to Creek Road.

This area will be green and pleasant, with movable seating set amongst planters in a biodiversity rich environment.

This new public realm will contribute to the continued of the regeneration of the local area and will provide local residents with a tranquil setting to sit, relax and/or socialise in, along with new walking routes for the whole Greenwich community to enjoy.

SUSTAINABILITY

Sustainability is of the utmost importance to Your Tribe, which is why we ensure that all of our new developments are lean, clean and green.



We will employ a variety of sustainability measures at Tribe Greenwich Quay, including:

- 
A "fabric first" approach – Using only energy efficient components and materials
- 
Air Source Heat Pumps – Extracting heat from the air to heat the building, reducing carbon emissions
- 
An airtight thermal envelope with accredited thermal bridging prevention – Keeping heat within the building for longer
- 
Potential further use of smart tech – To reduce demand by monitoring usage and encouraging sustainable student behaviour
- 
Solar PV – At roof level

Through these measures, we intend to achieve at least a 35% reduction in on-site carbon emissions, with a higher figure desired. We will then offset whatever our remaining emissions are, ensuring we are a Net Zero development.

FEEDBACK & NEXT STEPS

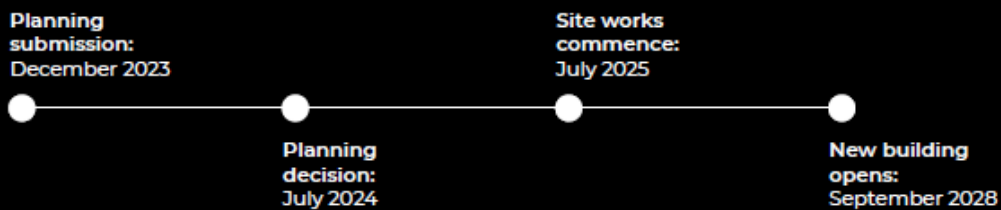
Thank you for taking the time to read about our proposals.

We would now appreciate it if you were to fill out a feedback form so that we are able to learn from the views of the community. The deadline for submitting your feedback is 27 November 2023.

You can also submit your feedback online at www.TribeGreenwichQuay.co.uk

Following this consultation, we will take time to consider your feedback before submitting our planning application to Greenwich Council.

Subject to a successful planning application, our current expected timeline is as follows:





Thank you for taking the time to view our proposals for much-needed student accommodation and office space at Greenwich Quay. Please let us know your thoughts by filling out this feedback form. Please return your completed feedback form no later than **27 November 2023**.

For more information, please contact us via:

Phone: **0203 398 1590**

Email: **haveyoursay@consultationonline.co.uk**

Privacy Statement

By filling in this form, you are agreeing that Cavendish Consulting can hold and process your personal data in relation to this public consultation exercise.

Cavendish will only share your personal data with the project team for planning evaluation purposes.

Your identifiable, personal data will not be used for any other purposes without your consent.

Cavendish and the project team will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask more about the comments you've made.

Cavendish acts on behalf of Your Tribe to run public consultation activities.

Your Details

Title (Miss/Mrs/Ms/Mr/Other):	Postcode:
First Name or Initial:	Age Group (please circle):
Surname:	Under 13 13-17 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+

Your Contact Details

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address:	Email:
	Telephone:
	If you would like to receive updates about the project, please check the appropriate box below, otherwise, leave blank.
	Email <input type="checkbox"/> Post <input type="checkbox"/> Telephone <input type="checkbox"/>

***PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS**



1. Do you support the principle of this site being regenerated?

Yes Yes with reservations Don't know No with reservations No

Comments:

2. Do you support the provision of new student accommodation, including 35% affordable student provision?

Yes Yes with reservations Don't know No with reservations No

Comments:

3. Do you support the provision of new high-quality flexible employment floorspace?

Yes Yes with reservations Don't know No with reservations No

Comments:

4. Do you support our proposals to improve the public spaces around the site, including a new Creekside walkway?

Yes Yes with reservations Don't know No with reservations No

Comments:

5. Do you have any further comments on the proposals?

Comments:

Thank you for your feedback.

Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address cavenidishconsulting/dp or by contacting us on 01962 893 893 / dataprotection@cavenidishconsulting.com.