



**Proposals for new Purpose Built Student Accommodation and Co-Living,
Millennium Way, Greenwich March 2026**

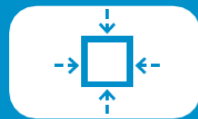
Animating a vacant site



Provide high quality student accommodation and co-living that capitalises on the local connections, encouraging walking and cycling



Considered approach to the internal arrangement of student and co-living rooms to create generous homes



Generous amenity spaces offering flexible uses for socialising, private study and relaxing



Full compliance with the relevant planning policy and guidance

Designed for the future of Greenwich



Strengthen north / south links to the future Greenwich Peninsula development and east along Millennium Way



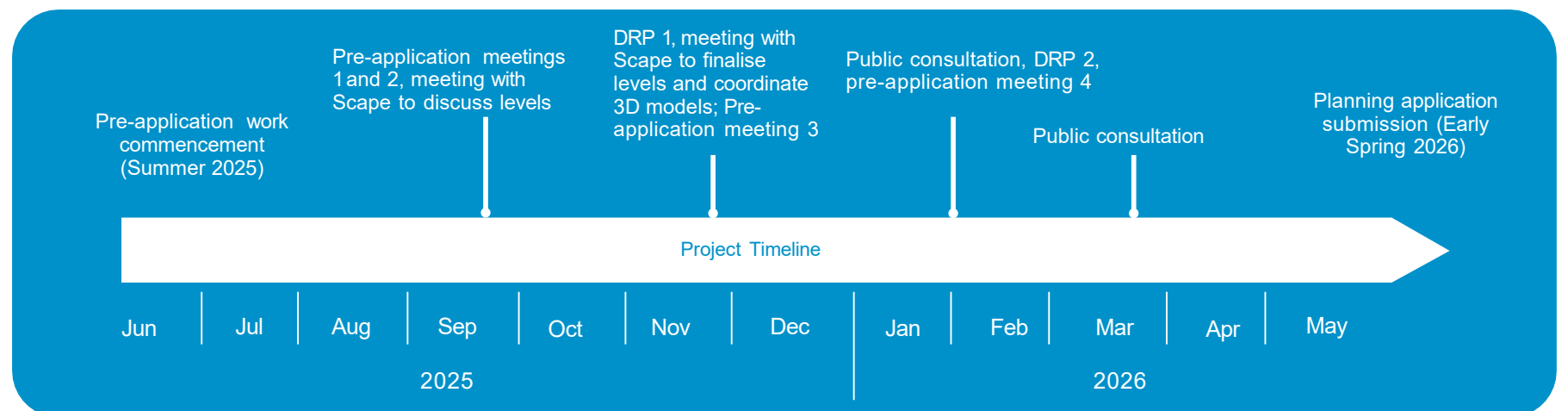
Height and proportions that are considerate to wider townscape views of Greenwich



Clearly defined entrances on approach from Millennium Way



Maximise active frontage along Millennium Way to create an animated street













Access and Connections

The site is located off Millennium Way and the Blackwall Tunnel Southern Approach route, a major arterial route connecting East and Southeast London.

A key benefit is the proximity of several TFL Underground stations, most notably North Greenwich Station which is less than a 10 minute walk from the site.

The pedestrian environment is currently poor and would benefit from improved crossing points and routes as development progresses along Millennium Way.

The site is a suitable location for new Purpose Built Student Accommodation, as multiple major UK universities have campuses within reasonable travel distances.

- Key:**
-  Site Boundary
 -  Underground Station
 -  Jubilee Line
 -  Blackwall Tunnel Route
 -  Silvertown Tunnel Route
 -  University Campuses
 -  Bus stop
 -  Bus Network
 -  Primary Cycle Route
 -  Future Possible Connections



The Existing Site

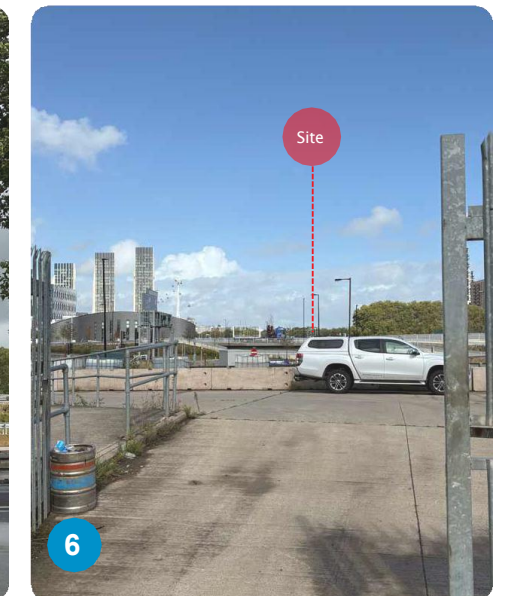
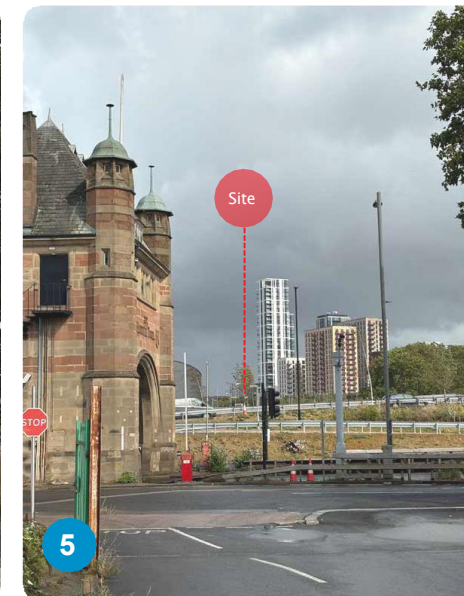
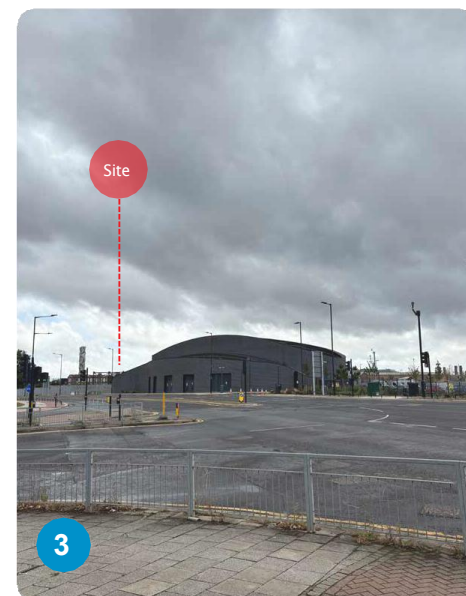
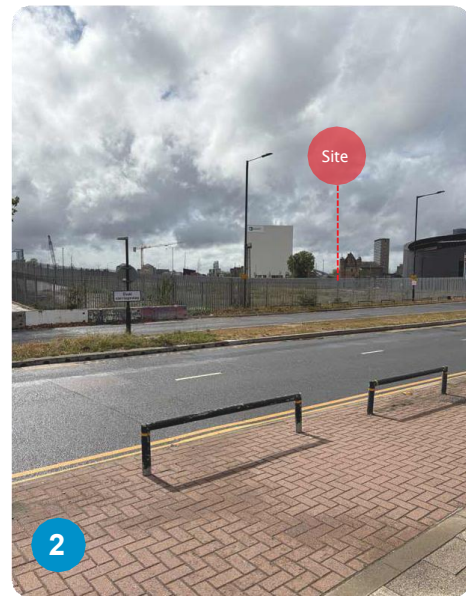
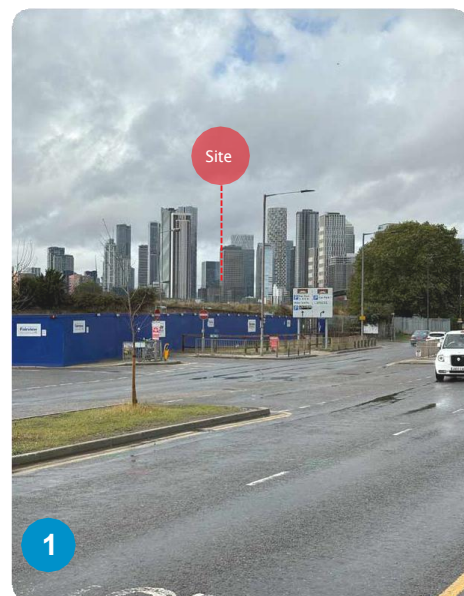
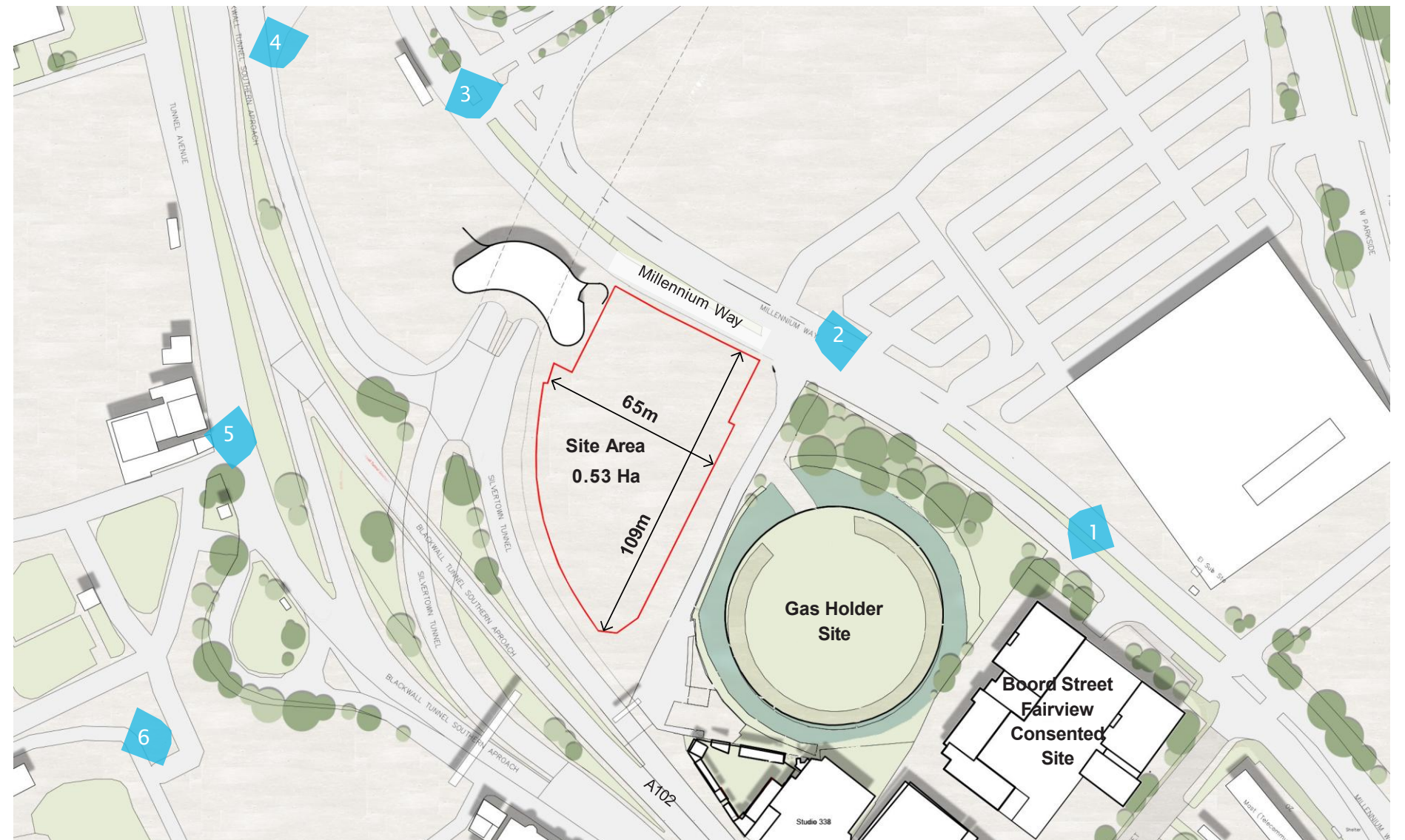
The site is approximately 0.53Ha and sits to the south of Millennium Way, approximately 0.2 miles from North Greenwich Station. Vehicular access onto the site is located at the northwest corner.

The site is currently vacant and was previously used for construction logistics during the construction of the Silvertown Tunnel entrance. The approach road is located to the south of the site at a lower level to the site.

Building heights are low as the majority of the consented development is yet to be completed, with the Silvertown Tunnel entrance to the west at 4 storeys.











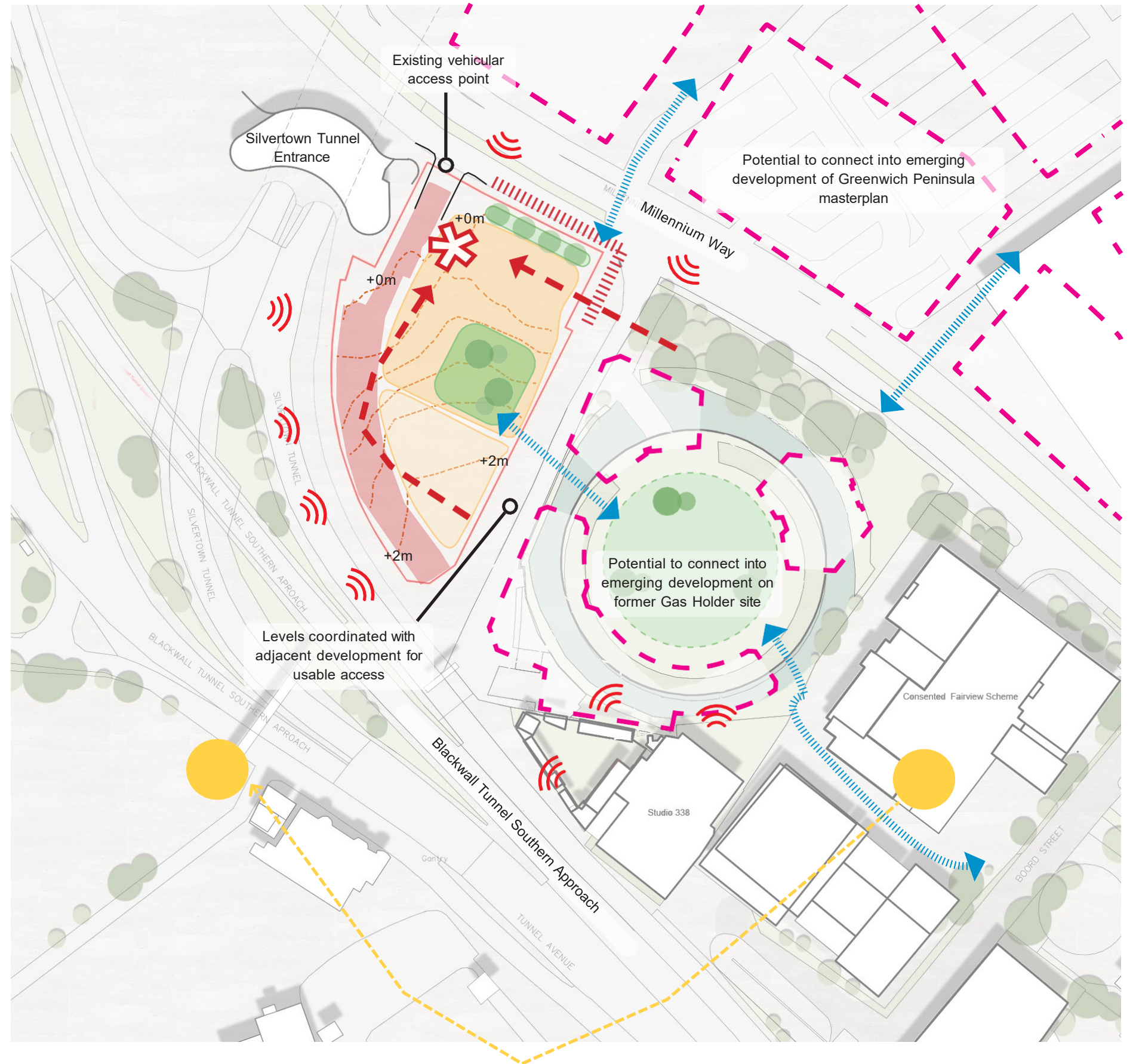
Site Aerial View



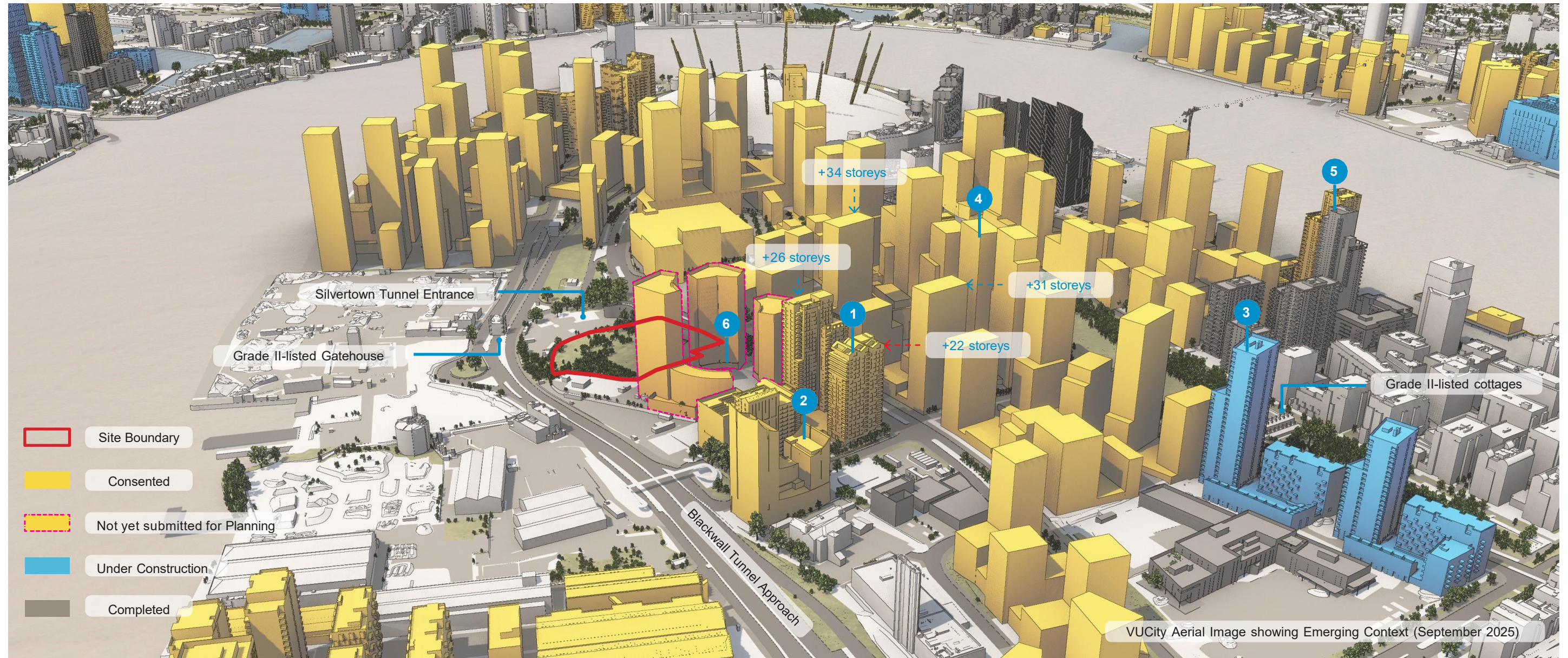
Site Constraints and Opportunities

Key:

-  Site Boundary
-  Silvertown Tunnel Easement and Restrictive Covenant
-  Existing Change of Levels
-  Noise pollution from adjacent roads and Studio 338 nightclub
-  Opportunity for Active Frontage along Millennium Way
-  Potential future development adjacent to site
-  Opportunity for connection to adjacent development and along Millennium Way
-  Sun Path
-  Opportunity for residential-led development
-  Opportunity for introducing new public realm with access to landscaping within adjacent sites, improving the area's BNG and UGF
-  Direction of increase to building heights
-  Opportunity for landmark building



The Emerging Development Context



1 Boord Street Fairview
(ref 24/0995/F)

- Residential-Led
- Consented



2 1 Boord Street
(ref 19/0939/F)

- Hotel
- Consented



3 Greenwich Peninsula Plot 18.02/03
(ref 19/2733/F)

- Residential-Led
- Under Construction



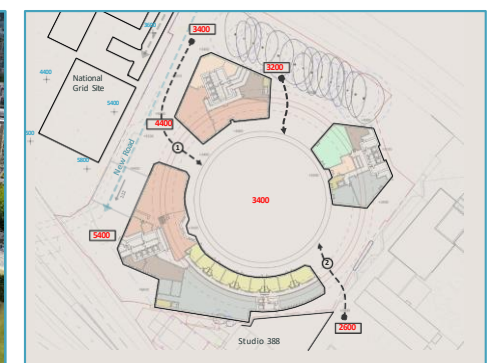
4 Greenwich Peninsula masterplan
(ref 19/2733/O)

- Residential-Led
- Consented



5 Greenwich Peninsula Plot MO104
(ref 15/0342/NM)

- Residential-Led
- Completed



6 Emerging Gas Holder site development

- Residential-Led
- Not yet submitted for planning

The Masterplan

In response to the emerging masterplan and Site Allocation, and following preapplication discussions with RBG, the following masterplan principles have been established for the site:

1 East-West Connection along Millennium Way

Building massing is located along Millennium Way to provide a point of destination along the primary east-west tree-lined pedestrian route. The proposed building heights increase towards the northwest corner of the site, in line with the Greenwich Peninsula GP3 guidance on heights gradient.

2 Connecting to the Emerging Context

The southern portion of the site provides an edge to the public realm and pedestrian routes that connect the site to the Knight Dragon, SGN site and Morden Wharf developments and further to Greenwich town centre. Vehicle access and servicing for the site is proposed along the western elevation where building is restricted within the restrictive covenant, prioritising provision of high-quality public realm along the east.

3 Active Frontages and Entrances

Entrances are strategically placed on corners of the public realm, providing clear wayfinding across the site. Amenity at ground wraps the public realm at the centre of the site, providing active frontages that connect with active frontages proposed on the emerging SGN site.



The Emerging Proposals

Number of Student Rooms : 673

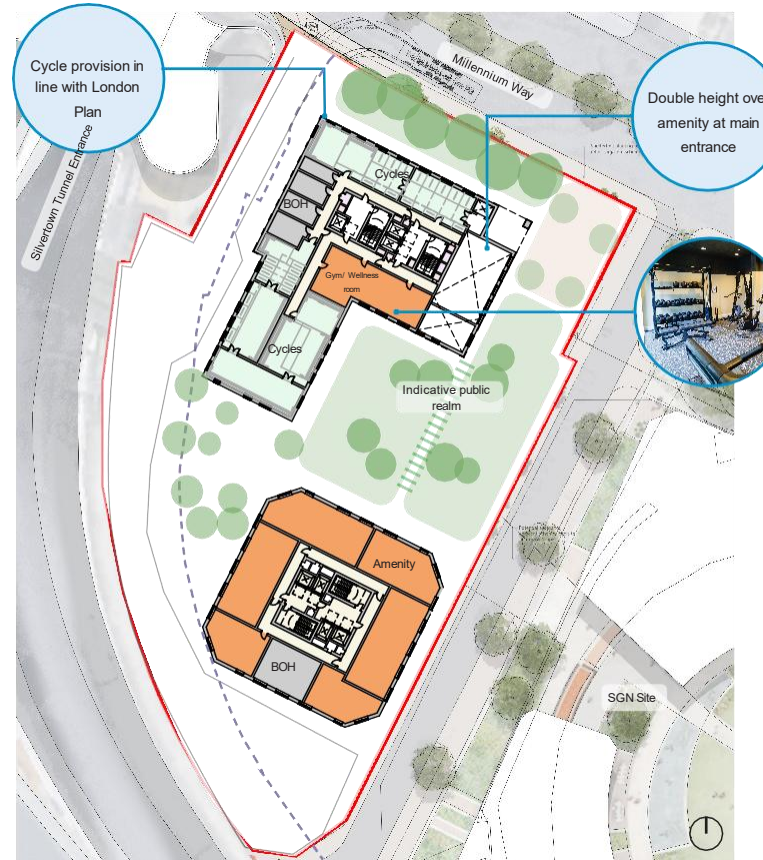
Number of Coliving Rooms : 380

Key:

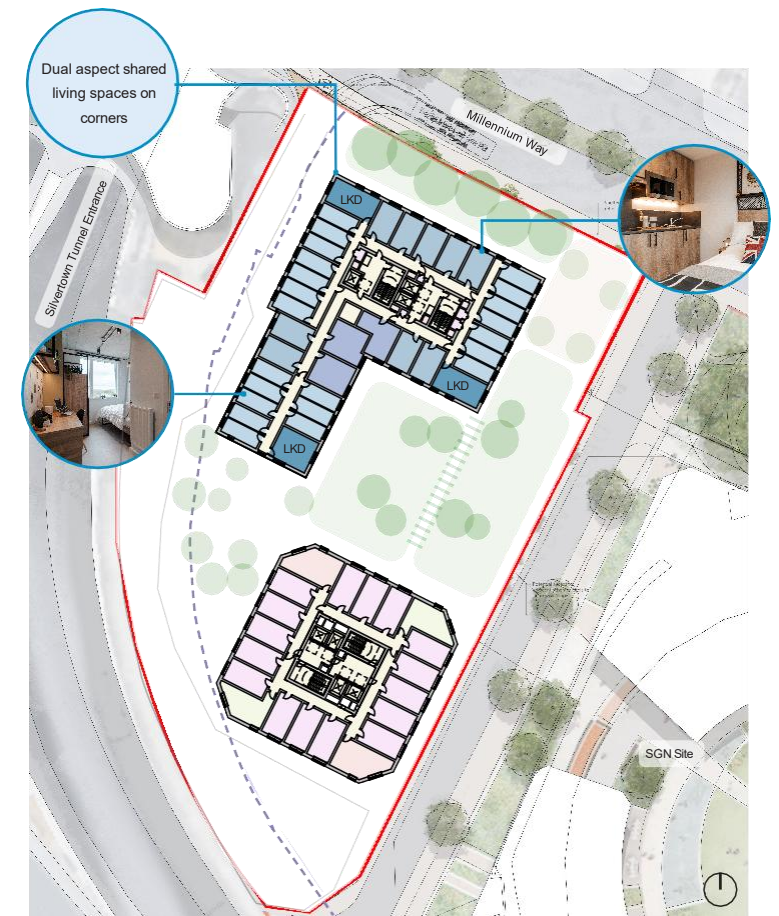
- Restrictive covenant
- Staff/Front-of-House
- Plant/Back-of-House
- Amenity
- ▼ Primary entrances
- Ensuite Cluster
- Studio
- Shared Living/ Kitchen/Dining
- Coliving - Studio
- Coliving - Premium Studio
- Coliving - Studio WHC



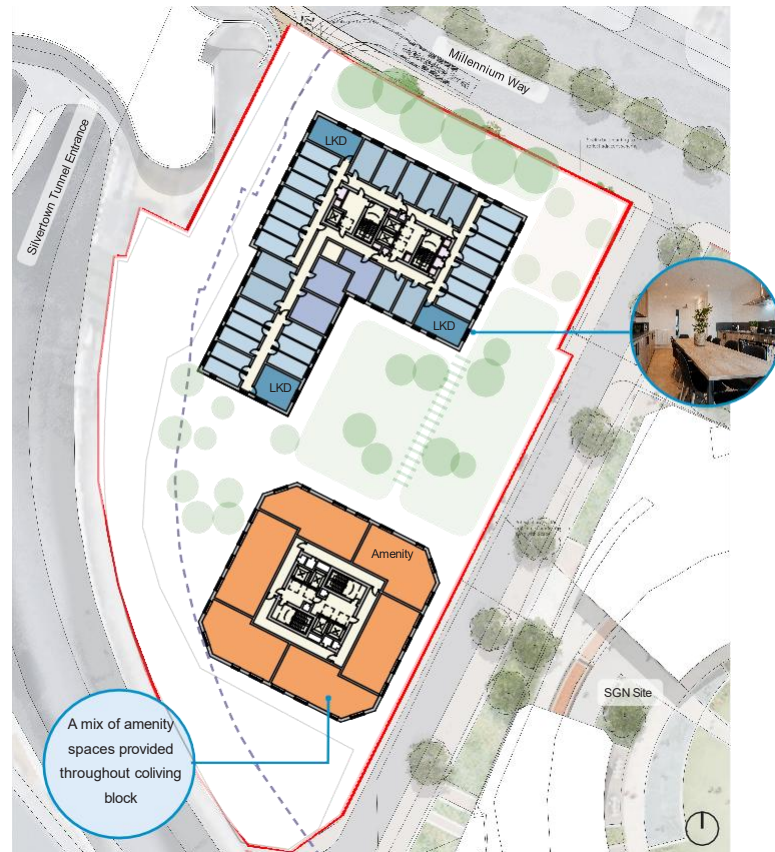
Proposed Ground Floor Plan



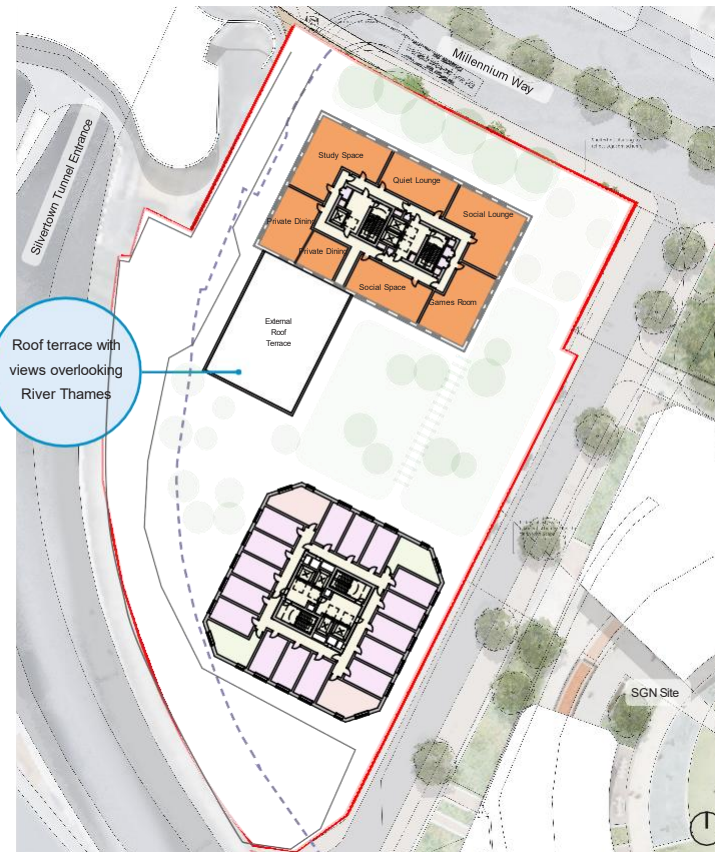
Proposed First Floor Plan



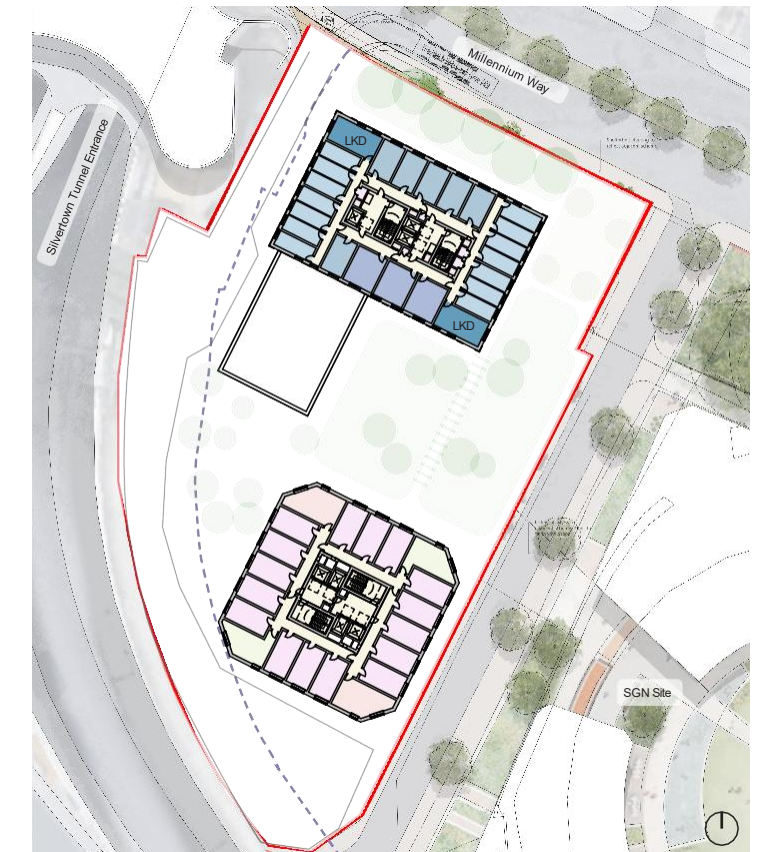
Proposed Typical Floor Plan



Proposed Amenity Floor Plan - Coliving



Proposed Amenity Floor Plan - Student



Proposed Typical Upper Floor Plan

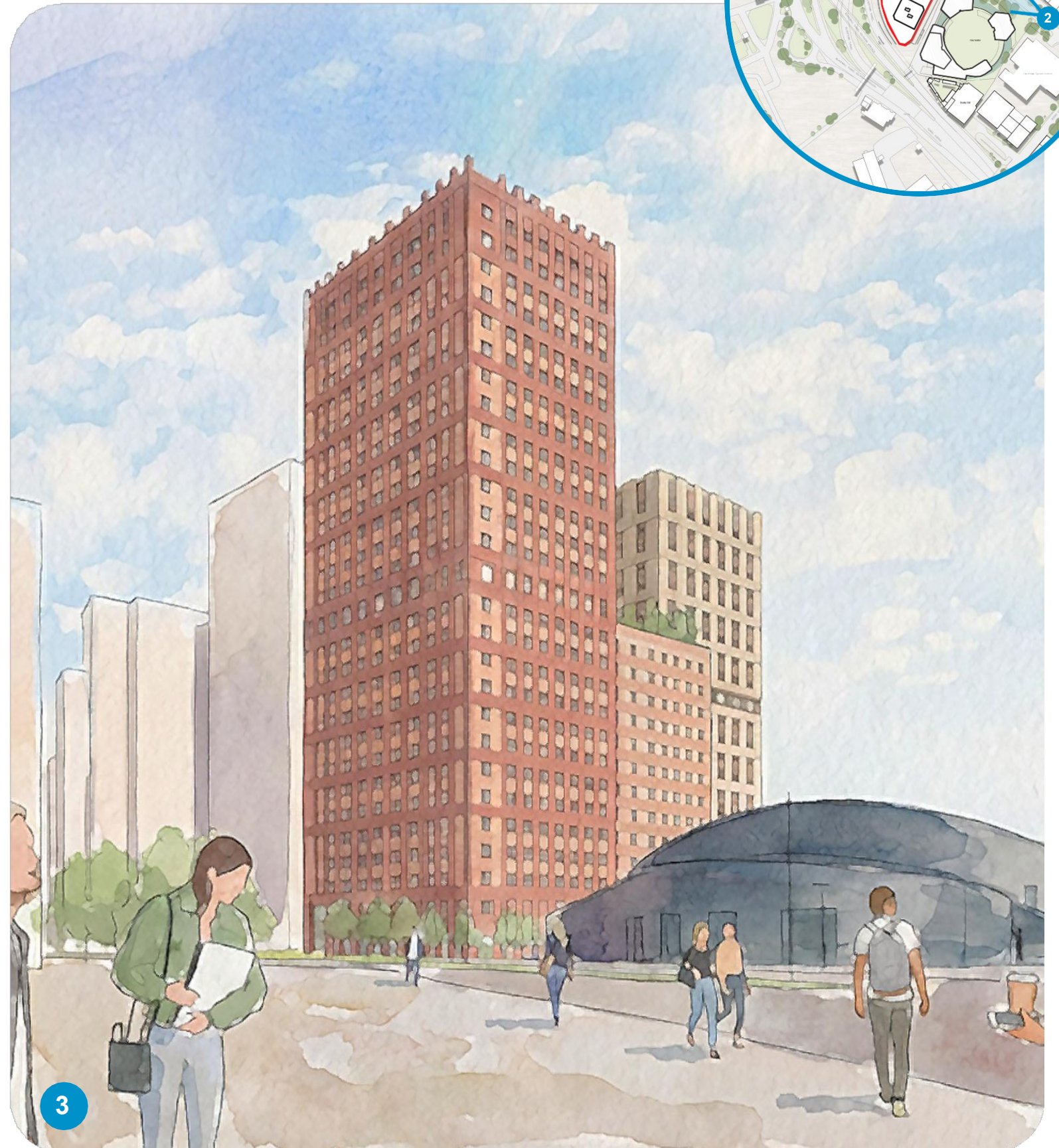
Illustrative Visuals



Proposed as viewed on from Proposed Crossing Adjacent to Scape Site



Proposed as viewed on Eastern Approach along Millennium Way



Proposed as viewed on Western Approach along Millennium Way

The New Public Realm



1 Entrance Plaza - With open views to enable clear natural wayfinding



2 Resident Courtyard - Semi private sunken courtyard with space for community gardening groups, exercise classes, a range of seating and student play



3 Millennium Way Frontage - Heavily planted frontage with large scale native species trees.



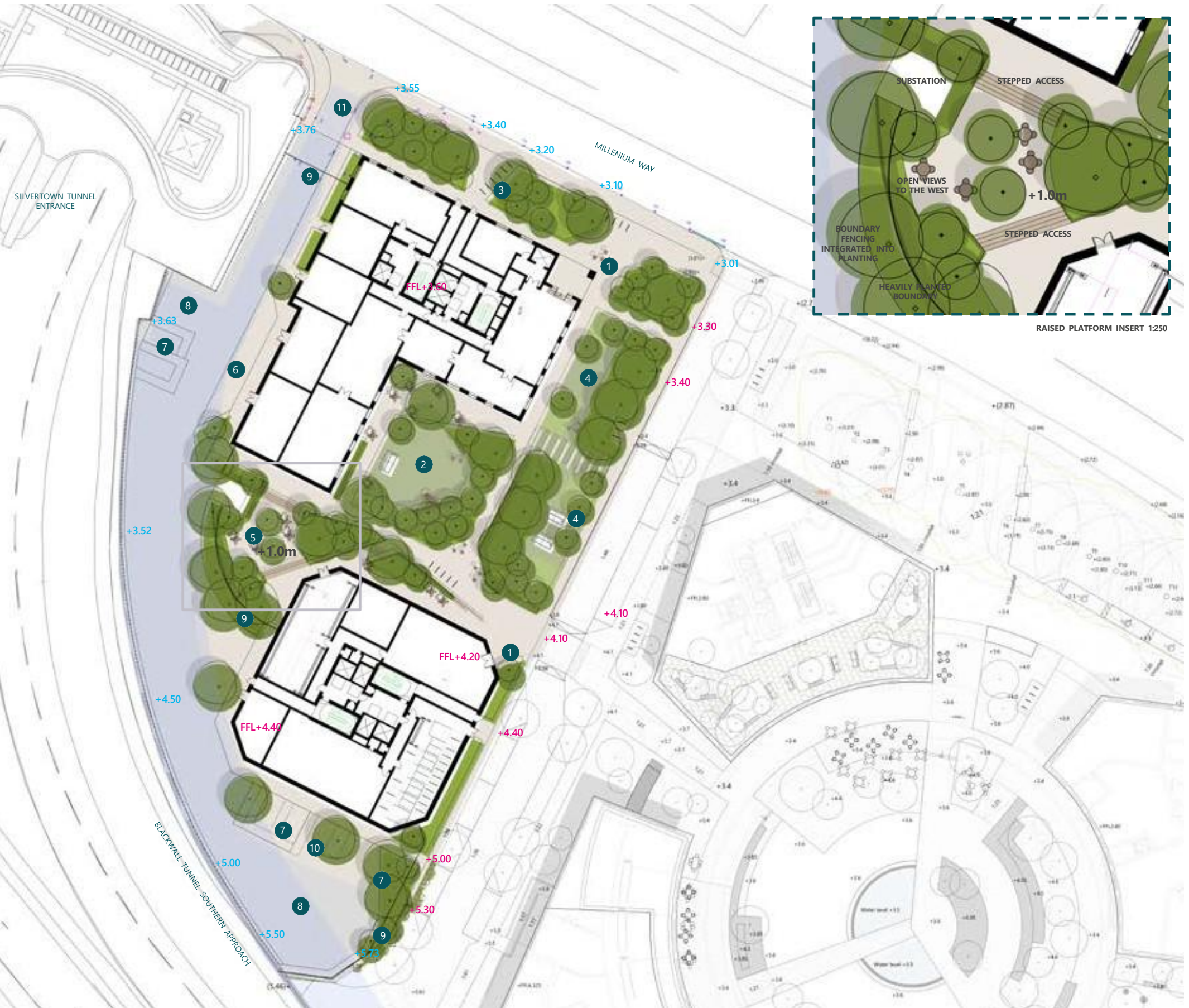
4 Communal Public Realm - Pocket park with seating, play and space for pop up kitchen events. This communal space creates a welcome green link



5 Raised viewing platform - 1.0m raised viewing deck with views to the west over the Thames. Incorporating seating, and large scale planting to create a semi private garden room within the design.



- 6 Loading bay
- 7 Accessible parking
- 8 Turning head
- 9 Fence and gates with emergency and fob access
- 10 Co Living loading bay
- 11 Copenhagen Crossing



RAISED PLATFORM INSERT 1:250