

Abbey Wood Property Ltd are pleased to welcome you to this consultation event to seek your feedback on the emerging proposals for 1a and 1c Eynsham Drive.

The site is located on the Greenwich Bexley border; on the corner of Eynsham Drive and the Harrow Manorway A2041 in Abbey Wood.

The site is currently occupied by a PDSA animal hospital (to be retained), and a car wash (to be removed).

Abbey Wood Property Ltd, also known as Definition Capital, are proposing to deliver 487 co-living homes and 110 hotel rooms in addition to maintaining and delivering a new PDSA facility (pet hospital).

*Thank you for taking the time to visit the proposals and we welcome your feedback on the emerging scheme.*



Aerial view of the site



View of the site looking north



View of the site looking south

## Definition Capital



- Premier property investment and development company in London
- Extensive, diverse portfolio of investments across London and the South East
- Developments comprise of residential housing, commercial units, hotels and mixed-use projects
- Sector involvement in property development & investment, co-living, hotels and Proptech
- Definition Capital backed co-living brand *Diff-Rent* offers exciting and comfortable spaces to live, work, and spend leisure time
- Add value to our areas of operation through our sustainability-focused development cycle

## Assael Architecture



- Award-winning practice of architects and designers
- London-based practice with experience designing across the UK and internationally
- 75 staff - one of the industry's best employers, winning AJ100 Employer of the Year in 2017
- Architecture, landscape design, interior design, visualisation and sustainability
- Residential specialists including Build to Rent, co-living, mixed-use & masterplanning
- Dedicated to designing high-quality, healthy and sustainable homes and buildings
- Concept design to completion and post occupancy evaluation
- Responsible with a commitment to giving back through fundraising and volunteering



Diff-Rent apartment



Assael experience in Greenwich: Union Wharf, Greenwich



The East London Hotel



Assael experience in co-living: Sunday Mills, Wandsworth




Permission was granted in 2018 for 272 homes across three key buildings. In summary, the consented scheme provides:

- 272 homes in total
- Commercial space activating Eynsham Drive and Harrow Manorway
- Relocation and reprovision of the PDSA
- South-facing landscaped amenity spaces on podium protected from the road and active green roofs
- Accommodating the widening of Eynsham Drive and Harrow Manorway

The consented scheme is **not deliverable** due to increased build and finance costs.

The massing and heights proposed in the extant have broadly remained the same; with only minor changes to accommodate the new uses.





## Consented

 <p>pdsa Pet hospital retained</p>	<p>272 homes</p> 
 <p>flexible commercial floorspace</p>	<p>Scheme not viable to deliver</p>



CGI of the consented scheme from Harrow Manorway

## Proposed

 <p>pdsa Pet hospital retained</p>	<p>487 co-living homes</p> 
 <p>creation of employment opportunities</p>	<p>110 hotel rooms</p> 



CGI of the proposed scheme from Harrow Manorway

- The proposal will deliver **487 co-living homes** and **110 hotel rooms**
- The scheme will retain and deliver the existing **PDSA** in the first phase on construction
- The client has been in discussion with **hotel operators**
- The development will **create employment opportunities** for the area

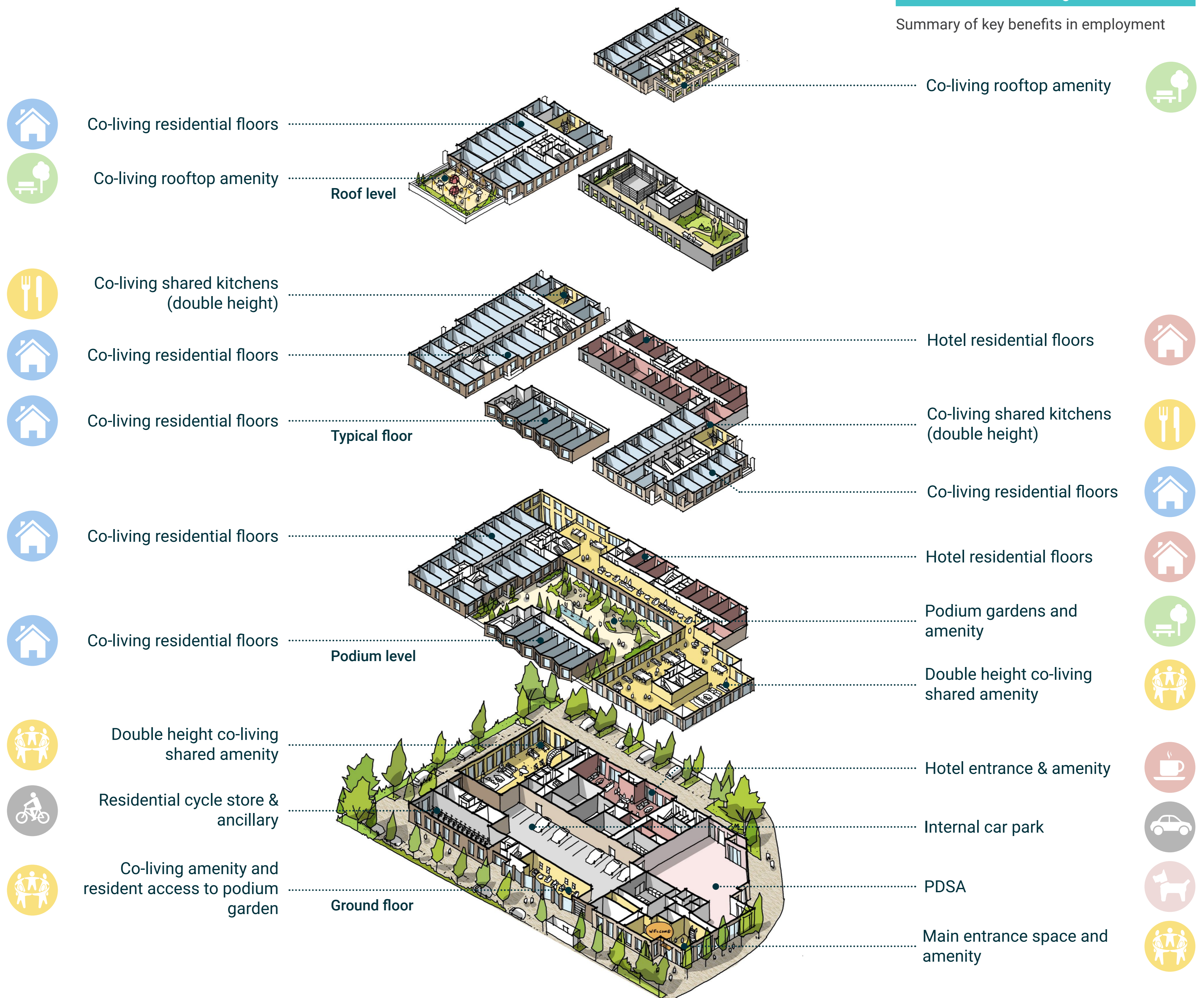
## Community benefits

- A **meeting space** within the proposed development will be allocated for use by local community groups to meet. The space would be provided for circa **15-20 hours each week at no charge**. The management and coordination of this space will be through the co-living management
- Employment opportunities will be delivered during the construction of the development
- An increase to the spending capacity in local area will **encourage local businesses**
- **£50,000 in public realm contributions** for improvements around Thistlebrook Estate in addition to S106 contributions
- Allocation of land along Harrow Manorway to **facilitate road network upgrade works**

## JOBS

<p><b>pdsa</b> 16 Jobs</p>		<p><b>Hotel</b> 38</p>	
<p>1 Job (per) 3 hotel rooms</p>		<p><b>Outsourced</b> Housekeepers</p>	
<p><b>Full time</b> General Manager Community Operations Maintenance Manager Concierge</p>		<p><b>Part time</b> Maintenance Operative Co-working Team</p>	
<p><b>Meeting space</b> for community use 15-20 hours each week no charge</p>			
<p><b>Employment</b> generated through construction</p>			
<p><b>Increase to spending capacity</b> in local area Local business Regeneration</p>			

Summary of key benefits in employment



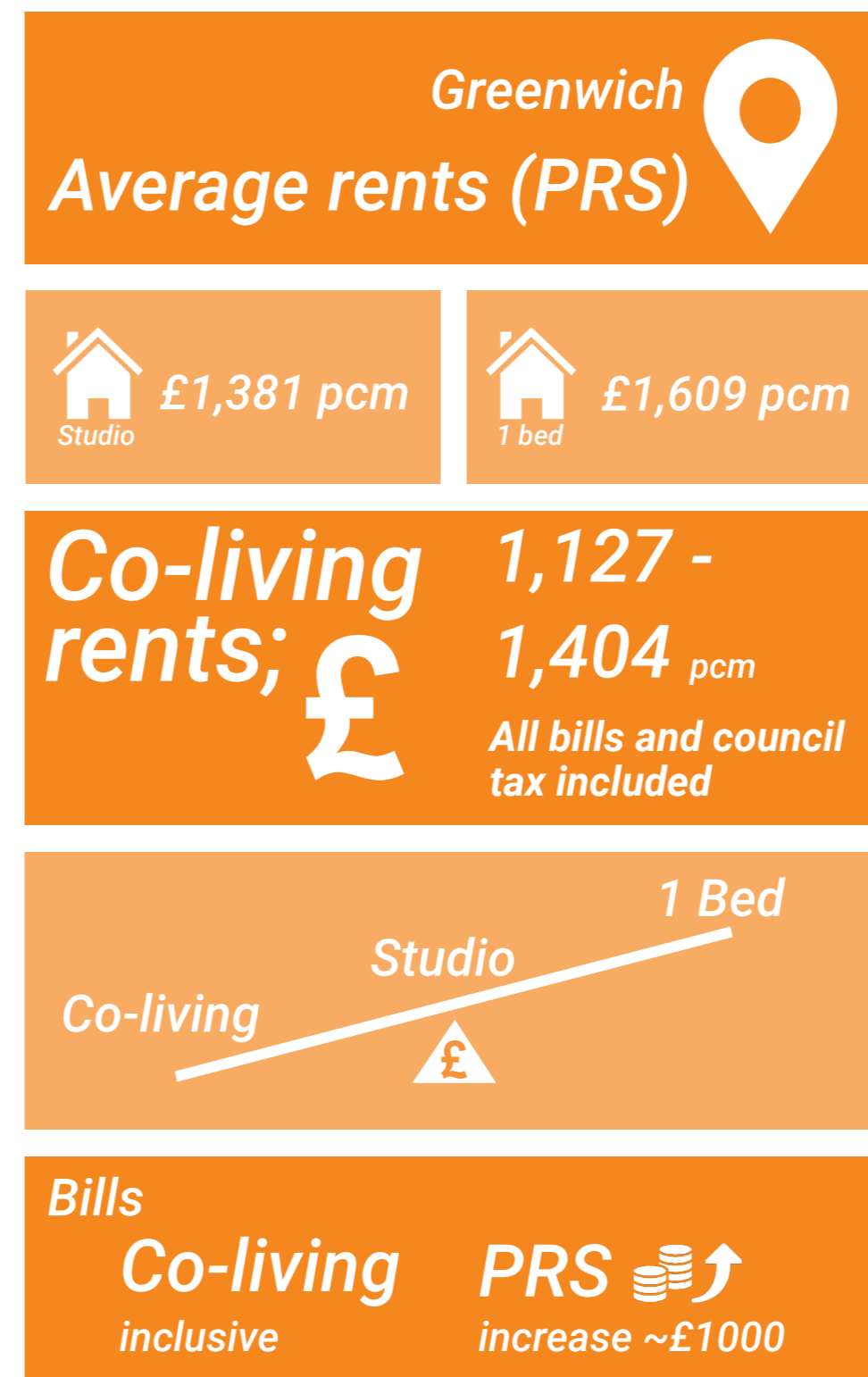
The provision of co-living on the site also offers the following clear benefits:

- **Relieving pressure** on existing housing stock
- Offering **greater choice** of housing types for renters
- **Diverting demand** away from HMOs
- **Releasing lower cost HMOs** for those on lower incomes
- **Releasing HMO and sharer stock** (including unlicensed HMO homes) back to single household occupants, **including families**

## Our co-living vision for Abbey Wood

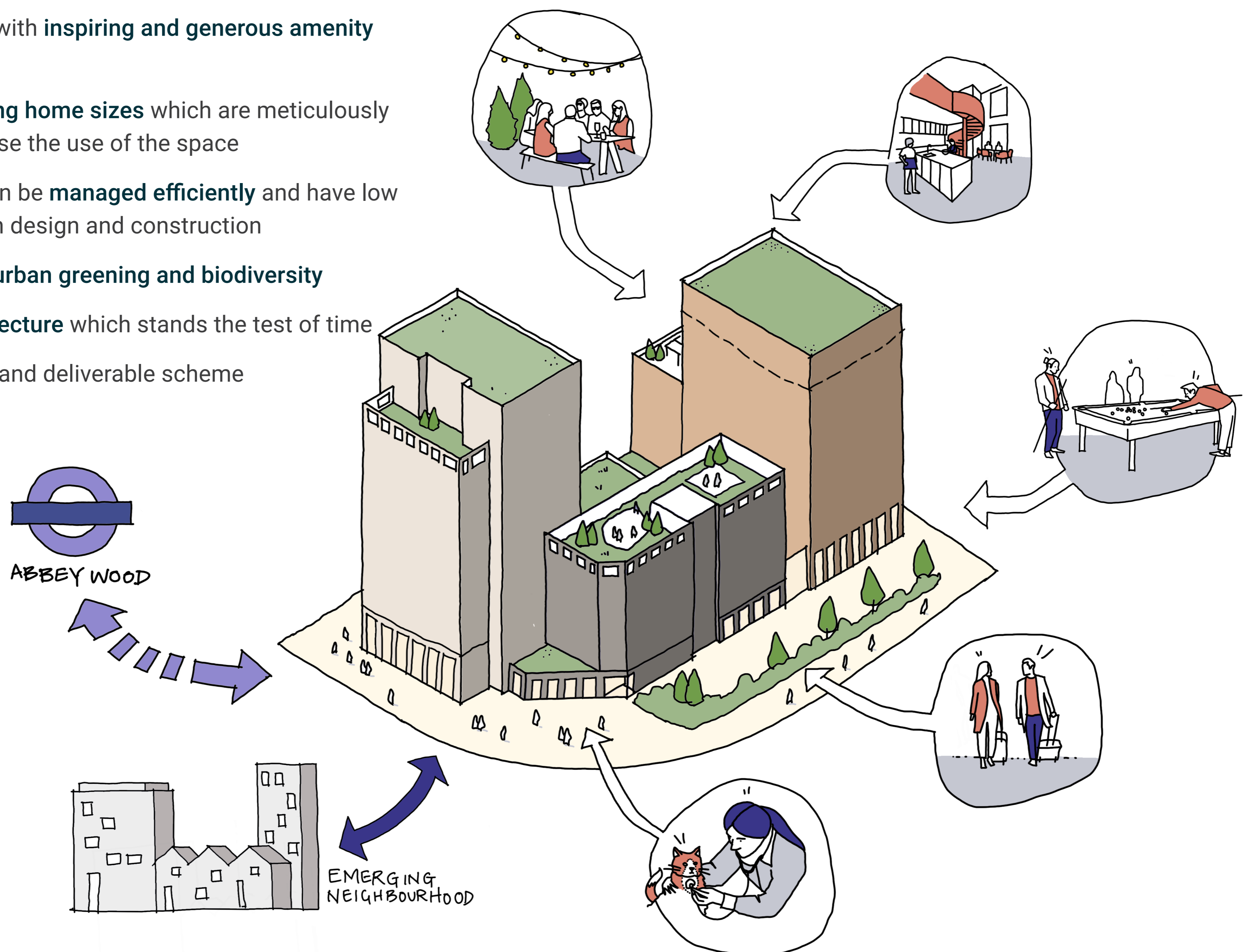
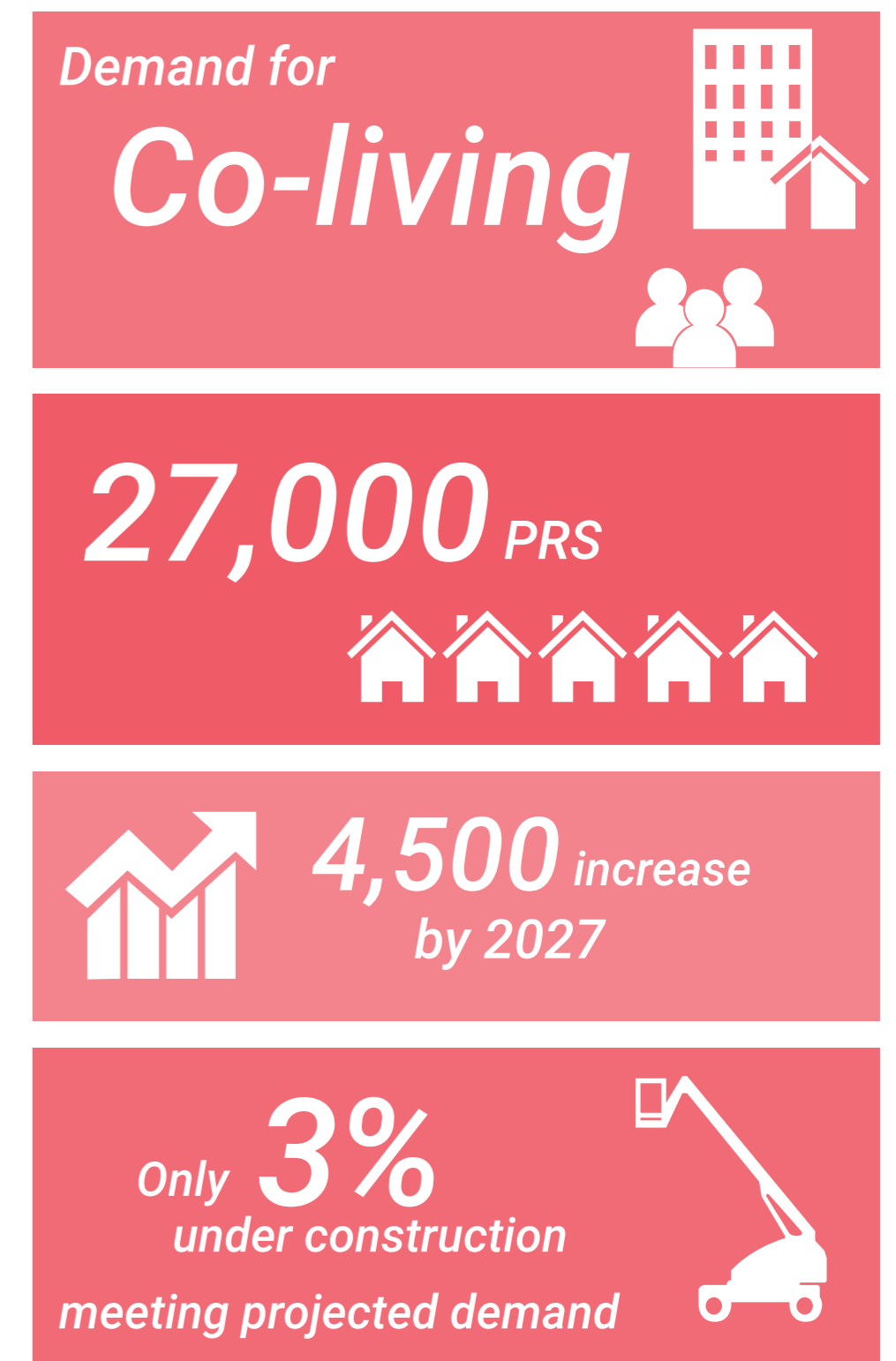
- **Deliver good rental homes** at an affordable price and of a much higher standard than in the existing local private rented sector
- **Security of tenancy** for tenants in an uncertain world and ending no-fault evictions
- A **community offer that ties into the surrounding context** and contributes locally by being open and inviting
- A **mix of uses** which interact and complement each other in a safe way
- A co-living design with **inspiring and generous amenity spaces**
- A **variety of co-living home sizes** which are meticulously planned to maximise the use of the space
- Buildings which can be **managed efficiently** and have low energy use through design and construction
- Enhancements to **urban greening and biodiversity**
- **High-quality architecture** which stands the test of time
- A buildable, viable and deliverable scheme

### RENTS



Co-living demand key figures

### DEMAND



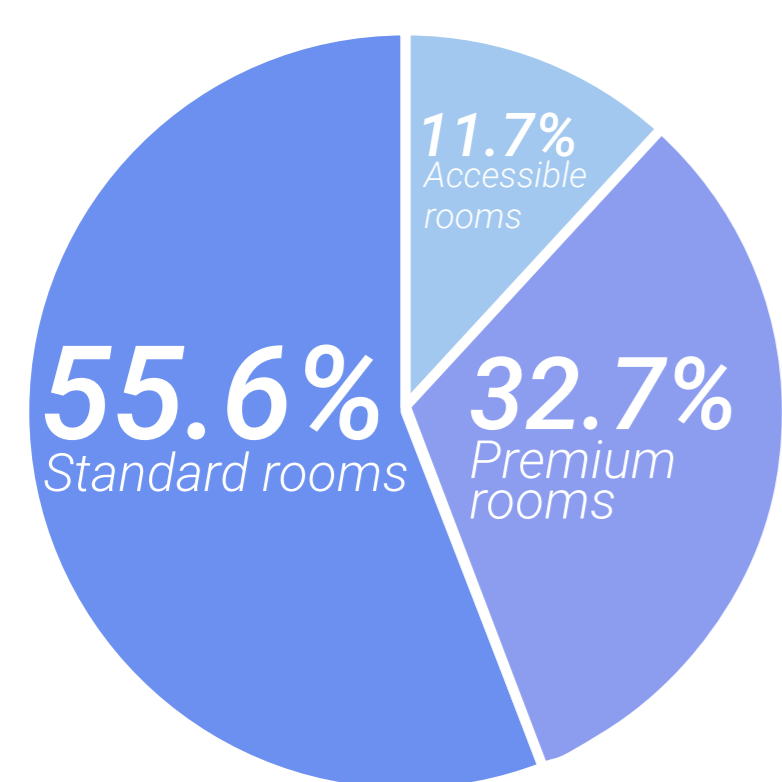
Concept diagram

The diagram below highlights how our proposal compares against other consented co-living schemes across London.

DEFINITION CAPITAL			THE COLLECTIVE	TIDE	FOLK	BALANCE OUT LIVING	PAUSE	FOLK
Eynsham Drive, Abbey Wood 487 Studios			Old Oak Common, OPDC 546 studios	College Road, Croydon 836 Studios	Palmerstone Road, Harrow 222 Studios	3 Culvert Road, Wandsworth 213 Studios	Kingsland Road, Hackney 121 Studios	Chatfield Road, Wandsworth 292 Studios
Standard rooms 18-21.9 sq m	Premium rooms 22-23.8 sq m	Accessible rooms 28.3-29.5 sq m						
20.5 sqm			13 sqm	20 sqm	16 sqm	20 sqm	24 sqm	16.8 sqm
5.36 sqm			2.7 sqm	2.5 sqm	3.3 sqm	4.3 sqm	5 sqm	5.8 sqm

The studios within the scheme will range from 18-22 sq m for a standard room, 22-24 sq m for a large/premium room to between 28 and 29.5 sq m for an accessible room. The most common type of studios is the standard room. This is a 2.65m wide room which benefits from full-height windows to maximise daylight into the space.

## ROOMS



55.6% at lowest scale of target rent of rooms 18-22 sq m £ 1,127

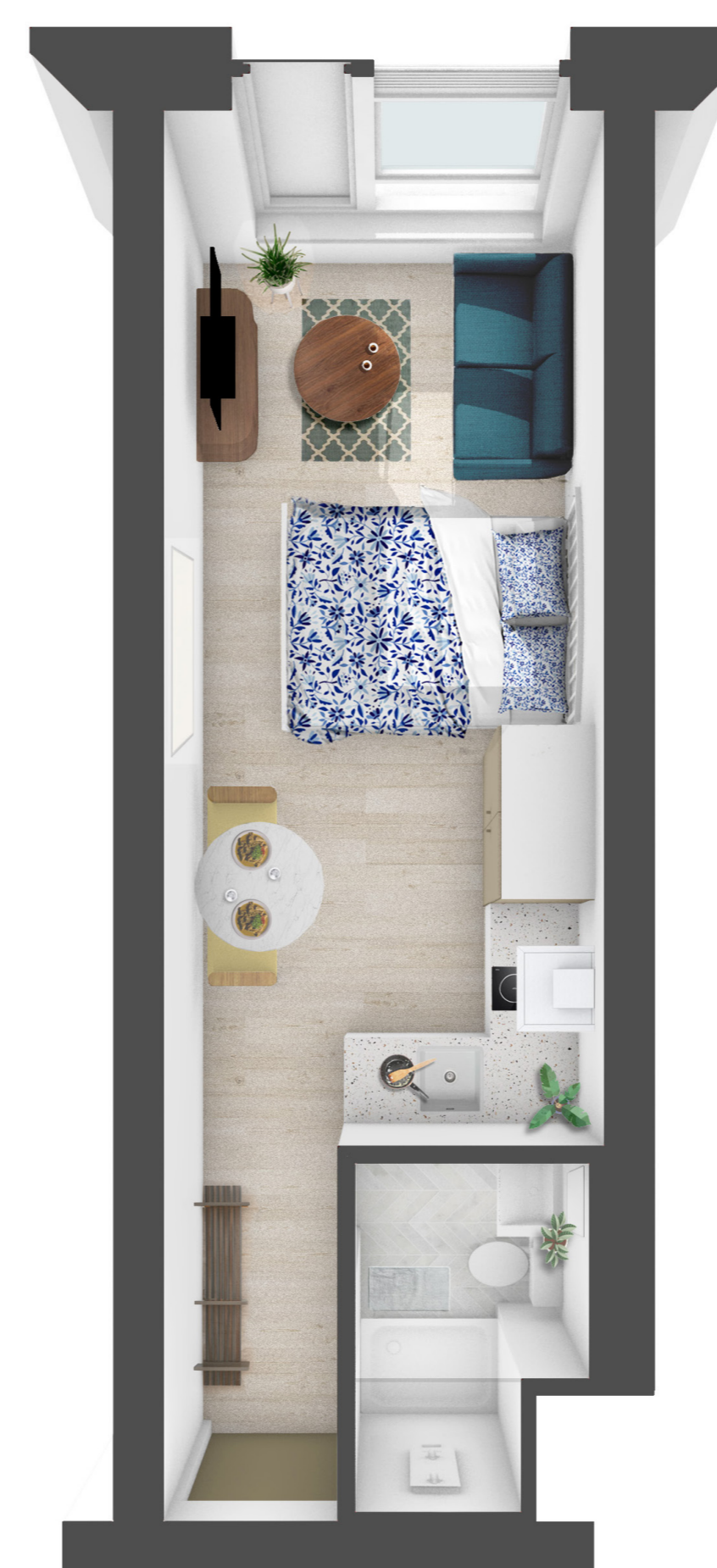
Premium rooms 32.7% 22-23.8sq m

11.7% +28 sq m provision accessible

Summary of co-living room offering



Typical layouts - Standard 18-22 sq m studio



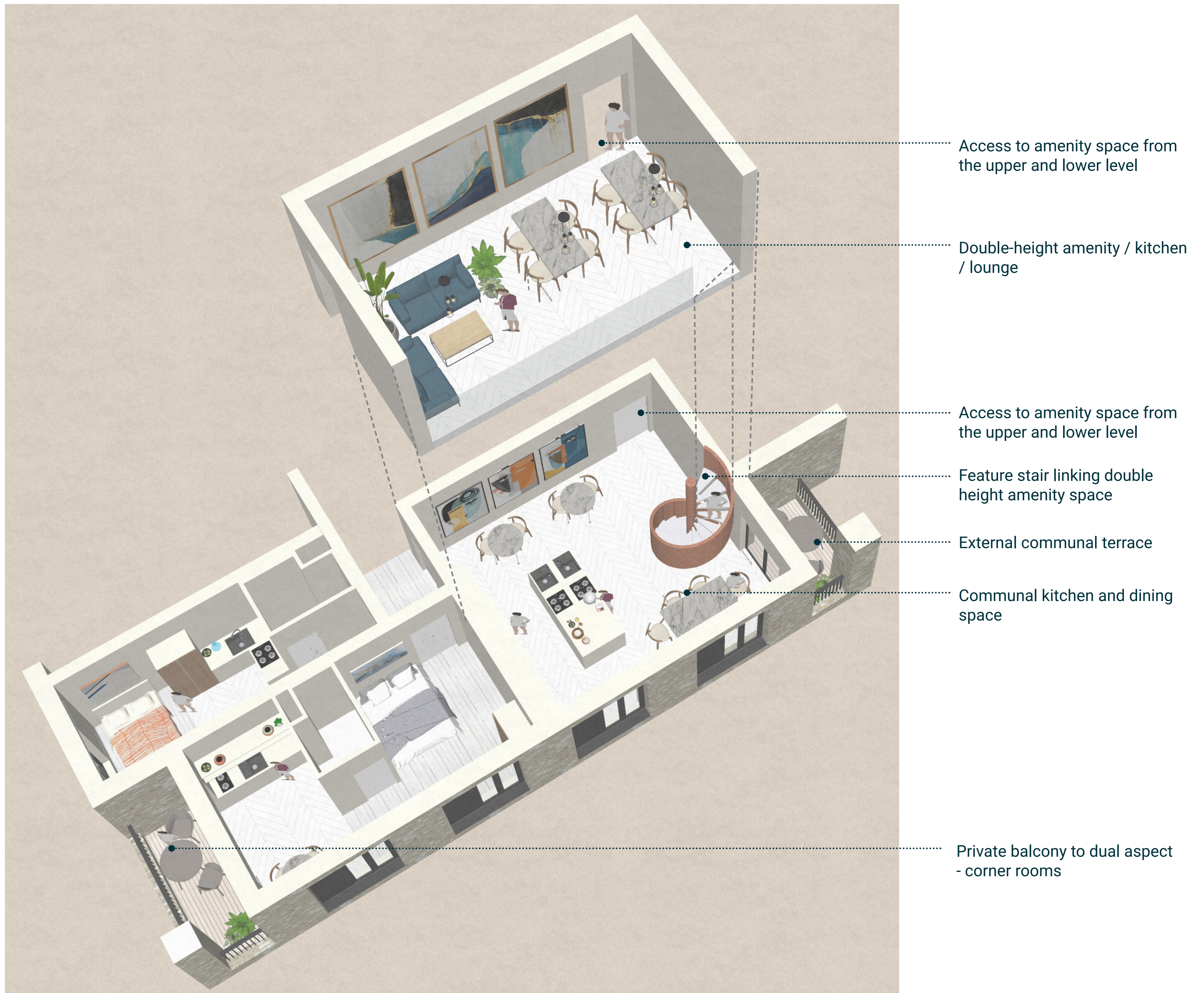
Typical layouts - Premium 22-24 sq m studio



Typical layouts - Accessible 28-29.5 sq m studio

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Every co-living residential floor will have access to a communal area with additional kitchen facilities. The communal areas are proposed as double-height spaces, allowing for a greater level of interaction between residents of different floors and discouraging social cliques.



Typical studio layout and access to double-height communal kitchen



Sketch of main entrance



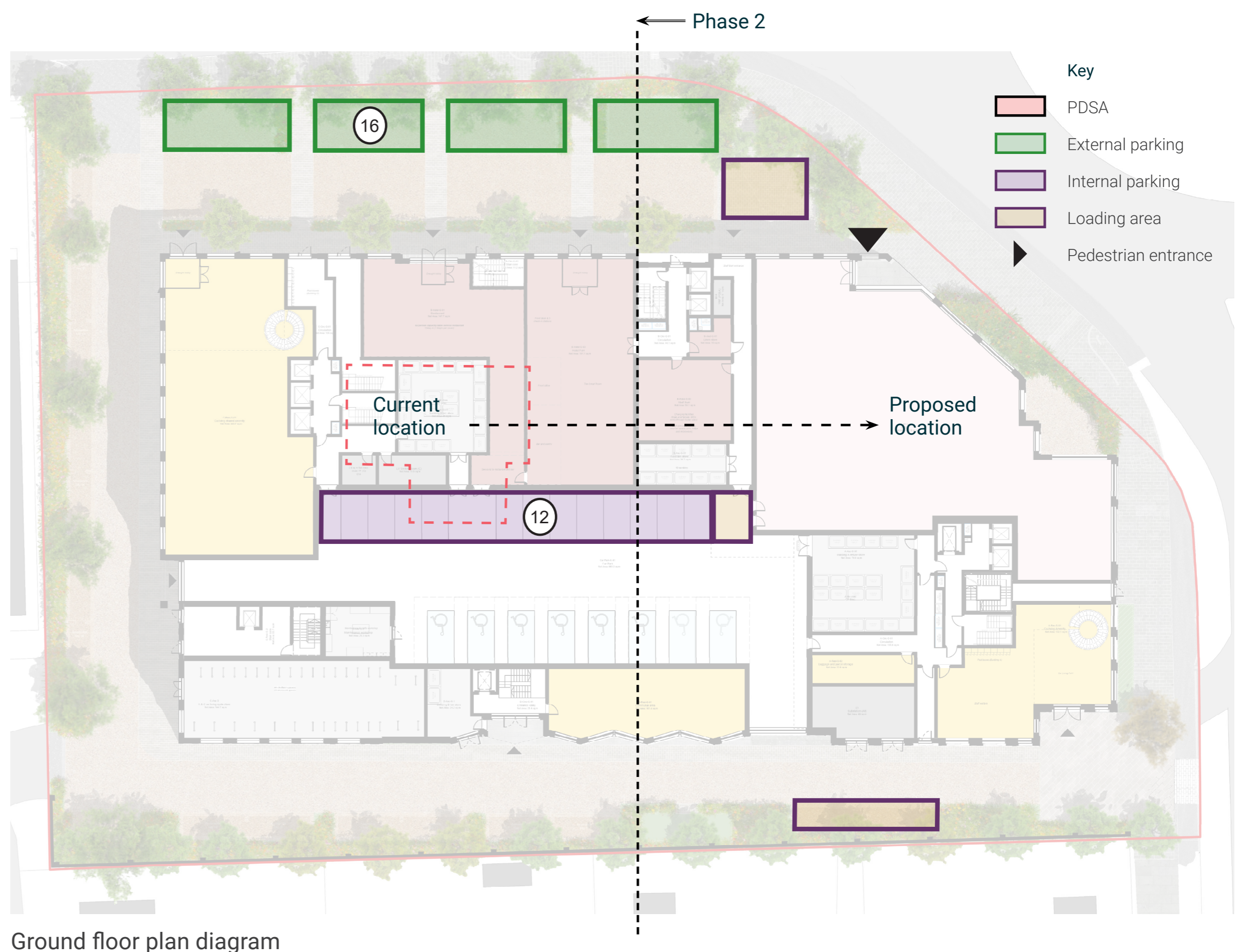
Sketch of residents amenity



Sketch of shared kitchen

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- The PDSA pet hospital has been **reprovided** on the Eynsham drive site by the roundabout
- Consultation was conducted with PDSA, discussing favoured phasing options and transition strategies
- This location allows for the PDSA to be completed in the first phase of the development
- The proposal includes an **increased floorspace** of 564 sq m
- **28 parking spaces have been reprovided**, including an emergency drop off zone for quick access to the hospital



Ground floor plan diagram





**16 Jobs**

**New Enhanced Facilities**

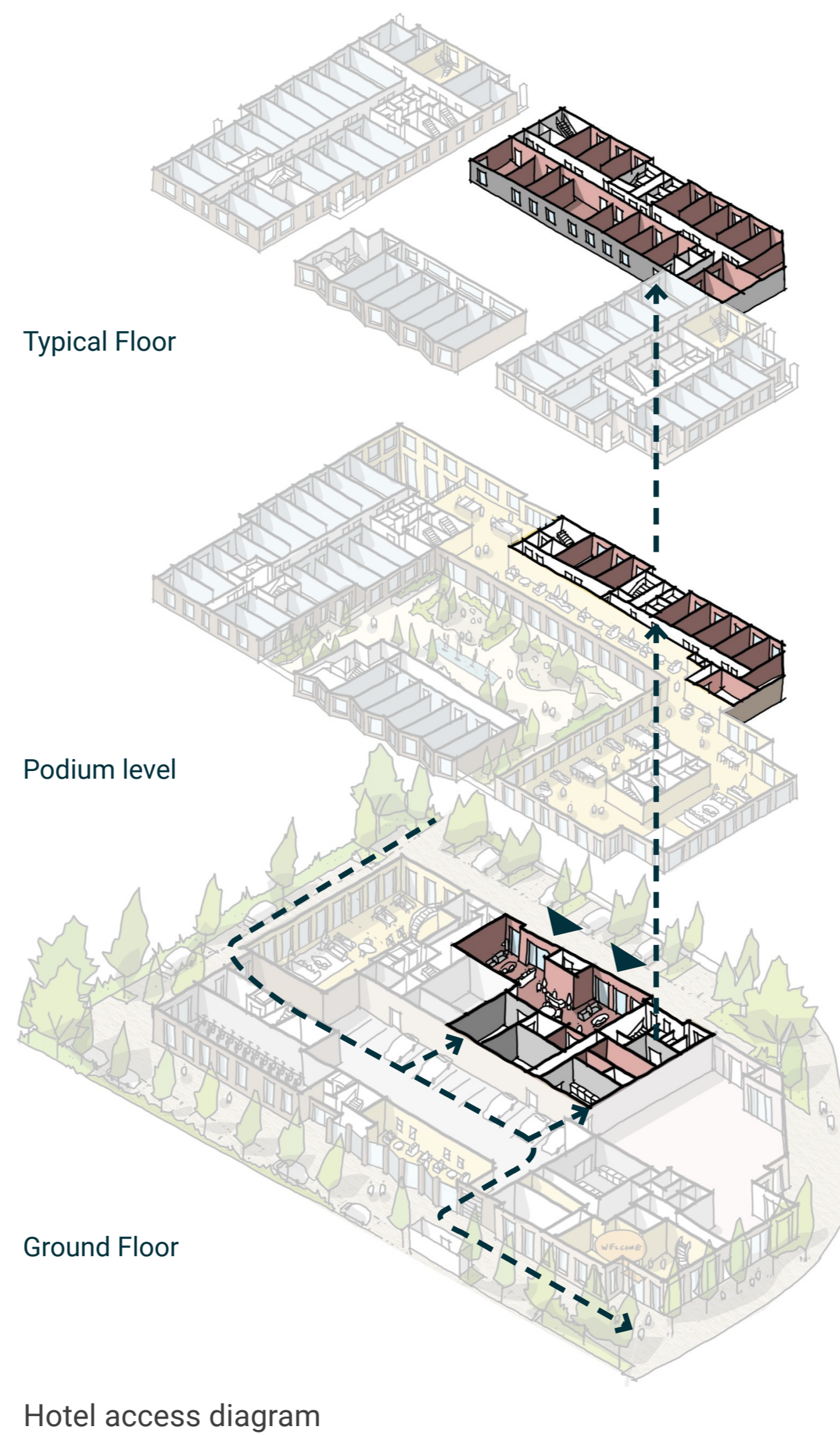
Key benefits summary



CGI of the new PDSA premises exterior from Eynsham Drive



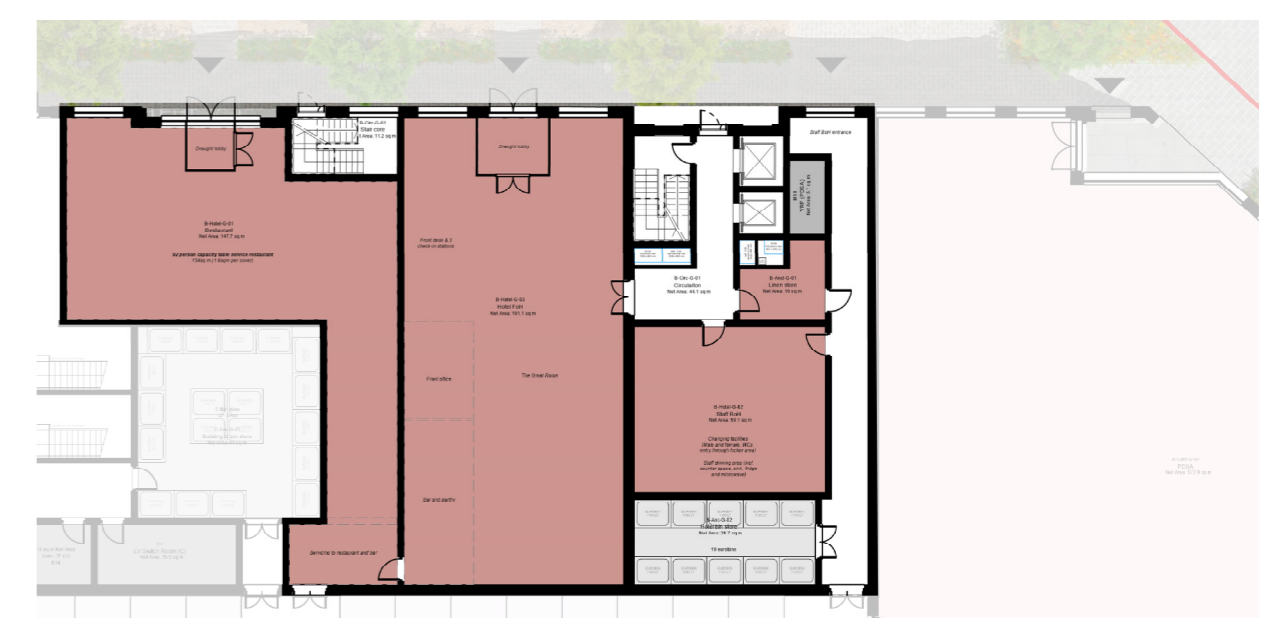
- A **110-room hotel** is proposed in Building B and will operate independently from the co-living offering
- A sufficient area is provided at basement and ground level for **a lobby, bar, fitness centre and ancillary spaces**
- **Servicing** can be managed from the street, or from the car park for Back of House servicing
- A **restaurant** is also proposed at the ground floor



Hotel second to sixth floor plan



Hotel first floor plan



Hotel ground floor plan



CGI of the north façade looking south-east from Eynsham Drive

## Servicing strategy



### Concierge

A concierge is located to the south-east in Building A. Front of House staff will also be present in the north-western entrance in Building C. The **hotel will be operated independently** and employ separate Front of House staff.



### Post

Buildings A and C entrances both **accommodate post boxes** and can be directly accessed by postal workers. The hotel and PDSA will receive post and parcels at their respective reception desks.



### Parcels

Delivery vehicles carrying scheduled parcels for all co-living residents can stop in the loading bay to the south of access road, located near the Building A entrance. Deliveries for the hotel and PDSA can stop in the **drop-off/pick-up plaza**, located near their respective entrances.



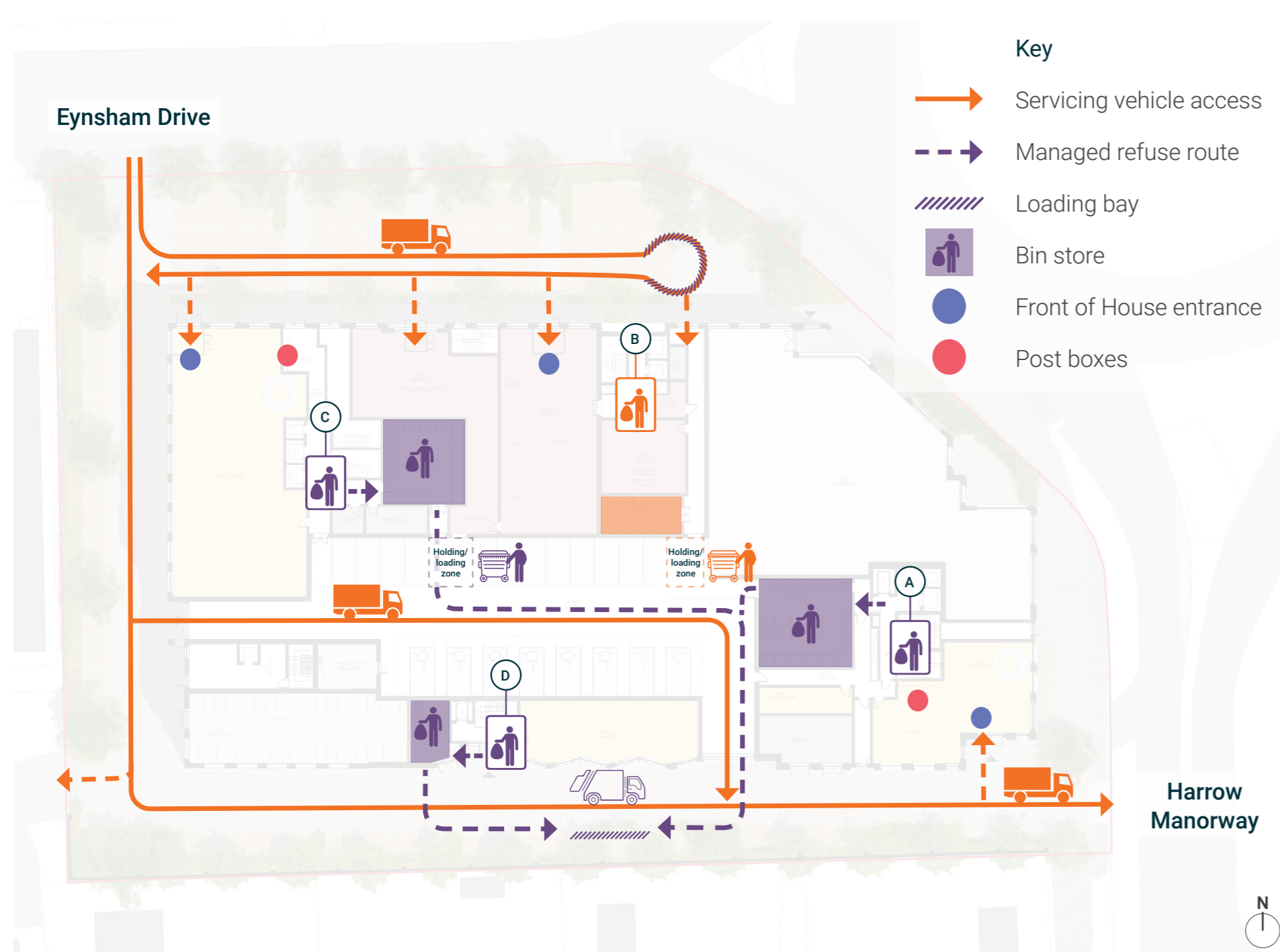
### Refuse

The co-living residents will deposit their waste in one of the **refuse stores located adjacent to their cores at ground**. The Building A & C stores will be serviced through a managed solution by the co-living operator staff. On collection day, they will be transferred from the holding/loading zones in the car park to the loading bay externally.



### Back of House

**Back of House deliveries** can be managed through the **internal car park**, with access provided to the co-living, hotel and PDSA. Informal holding/loading zones are proposed to assist with servicing and provide more room for turning or reversing.



Servicing strategy: Proposed ground floor plan

## Access strategy



### Access

The development is **easily accessible by foot, cycle, car and public transport**. The access strategy ensures a permeable layout around the proposal. It forms part of the Harrow Manorway improvement works that will be delivered following completion.



### Vehicular

The **one-way existing access route will be retained** and improved, **re-providing the 28 PDSA car parking spaces** part of the leasehold agreement. A further **21 accessible residential spaces** are also proposed, the same total included in the consented scheme proposal. **Internal car parking spaces** also form part of the proposal.



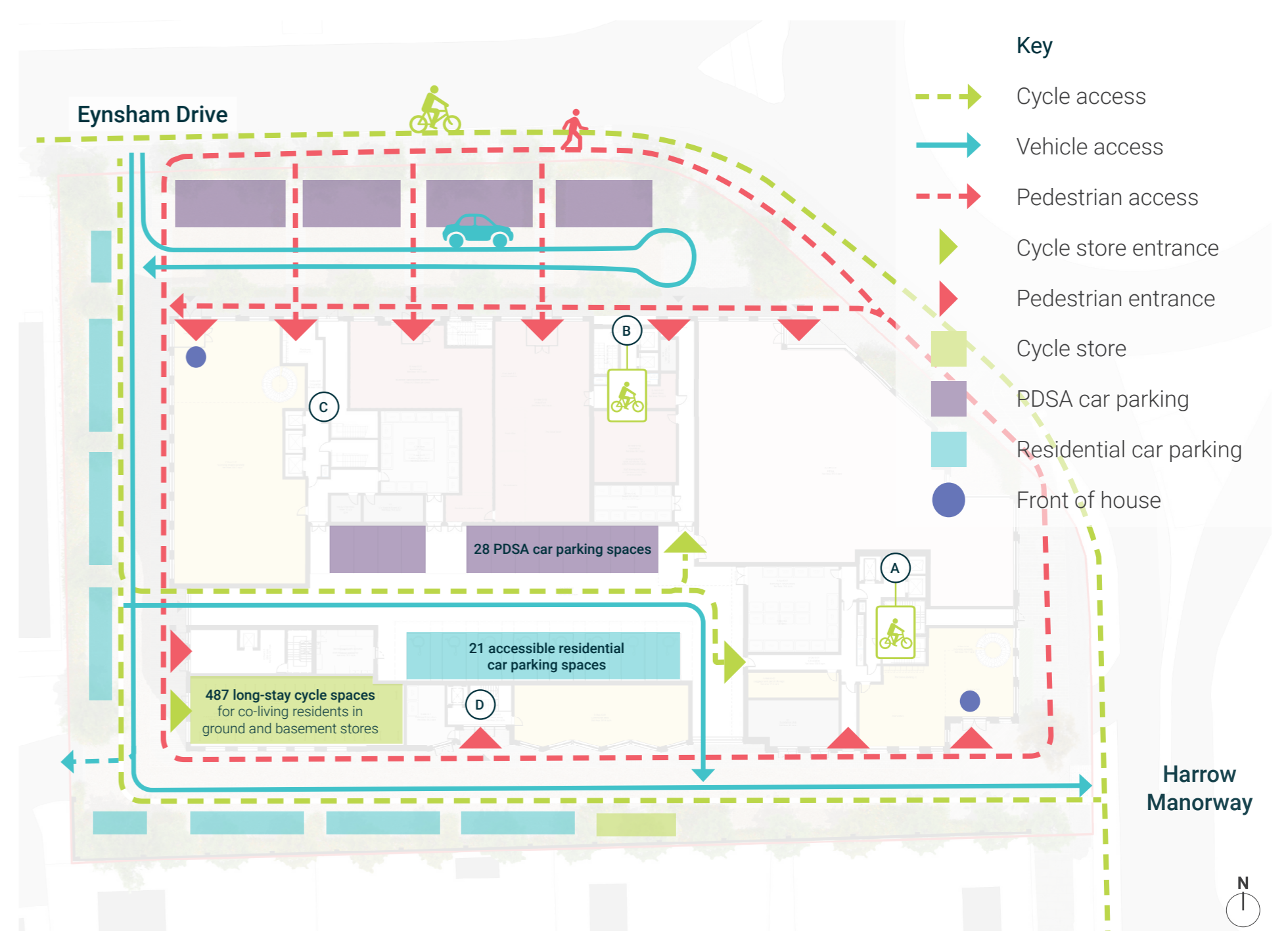
### Pedestrian

Pedestrians have **full access to all sides of development**. Key entrances for the co-living residents are located in the north-west and south-east, similar to the consented proposal. A **tertiary route** is proposed to the south to provide direct **private access to the podium garden** and co-living rooms in Building D. The hotel is accessed from the north and includes a drop-off/pick-up plaza.



### Cycle

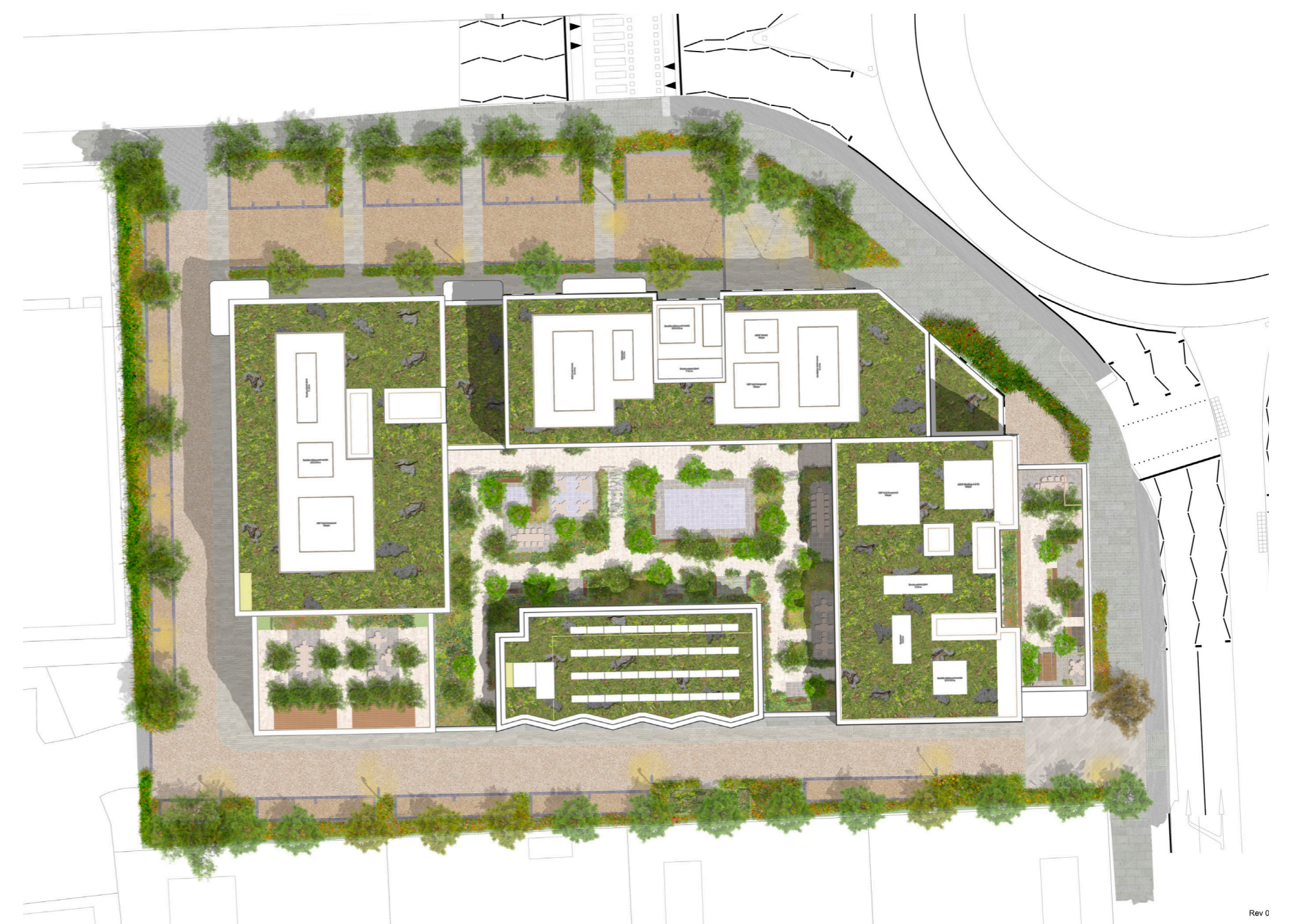
The majority of the long-stay 487 (1:1) **cycle parking** is located in the basement and can be accessed through the Building A core. A small number of hotel cycle spaces are also located in the basement. A **cycle store** is located to the south-west corner of the site, proposing Sheffield and wide stands. An **external cycle store for the PDSA staff and visitors** is located along the southern access road.



Access strategy: Proposed ground floor plan

## Landscape

- The ground around the development reinforces the **feeling of pedestrian dominance** and reduces the road-like aesthetic
- The **podium garden** comprises a network of **well-planted routes** connecting large social spaces and smaller more reflective areas
- A **range of seating and active spaces** will provide residents' opportunities to be together socially, actively and collaboratively
- **Planting, trees and climbers** will create a beautifully verdant setting, which can be enjoyed from within the building looking out



Combined roof and public realm masterplan

## Sustainability

- The proposal **will achieve a 52% CO2 reduction compared to Building Regs**, in excess of the minimum London Plan requirements, alongside a carbon offset financial contribution
- **BREEAM 'Excellent'** will be achieved for the commercial space
- **Urban Greening Factor of 0.4** and above will be targeted
- A mix of passive and mechanical ventilation will be utilised to ensure **good levels of comfort** within the accommodation, in respect of overheating



Block A roof terrace



Proposed podium garden landscape sketch

