CONSULTATION
Throughout the evolution of the proposals, the project team has listened and taken on feedback from a number of community groups as well as council officers. Engagement has been undertaken with:

- Royal Borough of Greenwich
- Greenwich West ward councillors
- CABE Design Council
- GLA
- Historic England
- Ashburnham Triangle Association
- The Greenwich Society
- Greenwich Council
- Local residents

A public exhibition was held on Wednesday 12th September 2018 from 4pm-7pm and Thursday 13th September 2018 from 4pm-8pm. The exhibition included a presentation from the architects, Squire & Partners, and an opportunity for residents to ask questions.

Around 50 residents attended the exhibition and feedback forms were provided for residents to share their feedback. Resident feedback and comments from officers led to revisions to the scheme which included a reconsideration of building heights to step away from Catherine Grove.

SPACE FOR LOCAL COMMUNITY GROUPS
London Hotel Group wanted to ensure that their proposals included the provision of space for use by local community and charity groups. Space has therefore been identified for this purpose which will be made available for free for 15-20 hours per week and formalised through a Community Group Management Strategy.

London Hotel Group has been in ongoing dialogue with Deaf Umbrella, Livability, Greenwich Co-Operative Development Agency, Greenwich Mencap and South East London Community Energy who have expressed interest in the use of the space.

Officer’s report quotes

- "The proposed development responds well to the historic context of the site and surrounding properties within the Ashburnham Triangle Conservation Area."
- "The principle of a hotel use at the application site has been found acceptable."
- "Overall the design quality, and appearance of the proposal enhances the setting and character of the Grade II Listed Building, and safeguards its heritage listing and improves public access to its features of historical interest."

Dear Councillor,

Planning Application: 19/1367/F

London Hotel Group is pleased to present its plans to redevelop Greenwich Magistrates Court and associated school buildings to provide a new 293 room hotel, restaurants, bars and ground floor public space.

Please find within this document a summary of the proposals, including how the design has evolved in response to local and officer feedback, as well as a short summary of the community engagement which has taken place. The plans seek to revitalise this much-loved local asset which has been empty for a number of years and give it a renewed purpose and lease of life.

The approach to the redevelopment has been heritage-led and we are proud to put forward these proposals which we feel are sympathetic to the building on site, and the surrounding area. As well as ensuring a high-quality of design for the hotel, we have also paid close attention to the public realm and ensuring that this has the same high-quality finish as the hotel buildings.

The Royal Borough of Greenwich has recommended this application for approval.

Yours faithfully,

Meher Nawab (CEO)
London Hotel Group
THE SITE

The site is located at the junction of Blackheath Road and Greenwich High Road and is part of the Ashburnham Triangle Conservation Area.

The former Greenwich Magistrates Court is a listed building and over the years has had some additions made to the building. The low-quality extensions are proposed to be removed and replaced with sensitive additions which complement the court building and the retained façade.

The two buildings to the western corner of the site are former school buildings which fall within the Ashburnham Triangle Conservation Area but are not locally listed.

PREVIOUS SCHEME

An earlier scheme was put forward by previous architects which proposed a tall and bulky structure replacing the corner school building. It was felt that this scheme was too dominant and out of keeping with the surrounding context and the character of the Ashburnham Triangle Conservation area.

As a result, a much more sympathetic approach has been put forward which retains both the Magistrates Court façade and both the school buildings and introduces new buildings to the site which are of a similar design, respecting the buildings currently on site.

THE PROPOSAL

The proposals for Greenwich magistrates court include:

- 293 room new hotel to meet an identified need
- Retention of the Grade II listed Greenwich Magistrates Court façade
- Retention of the school buildings
- Improved public realm and associated soft and hard landscaping
- New public space
- New restaurants and bars for local people and guests to enjoy
- Space for use by local community groups
- Height and massing stepped away from residents on Catherine Grove
- Basement parking for vehicles
- Increase in visitor spend for local businesses by approx. £1.4m per year
- CIL payment of £1,859,925
- 16 long stay and 10 short stay cycle parking spaces
- Creation of approx. 203 new construction jobs and up to 147 long-term employment opportunities

PUBLIC REALM AND LANDSCAPING

It was always a key aim of the proposals to bring the site back into public use. To that end, the scheme includes significant landscaping and improvements to the public realm to create active spaces for the public and guests to enjoy.

The landscape proposals aim to create a series of unique open space areas which include private, public and semi-private open spaces of a high-quality which are multi-functional and easy to maintain. The proposals also seek to maximise the ecological value of the site by the provision of habitat-rich and native plants.

There are three main spaces with different uses across the site. These are:
- Magistrates Courtyard - Public space (accessible)
- Linear Gardens – Private space
- Terraced Courtyard – Semi-private space