

MORTGRAMIT SQUARE WELCOME

Mortgramit Square Limited are pleased to welcome you to this consultation event to seek your feedback on the emerging proposals for Mortgramit Square. The site (Mortgramit Square) is bounded by Powis street to the south, Woolwich High Street to the north, and Hare Street to the east and consists of the Furlongs Motoring Complex.

Mortgramit Square is designed to be a destination people are proud to call home. The unique and dynamic setting will greet people from the town centre welcoming all to the new sustainable community.

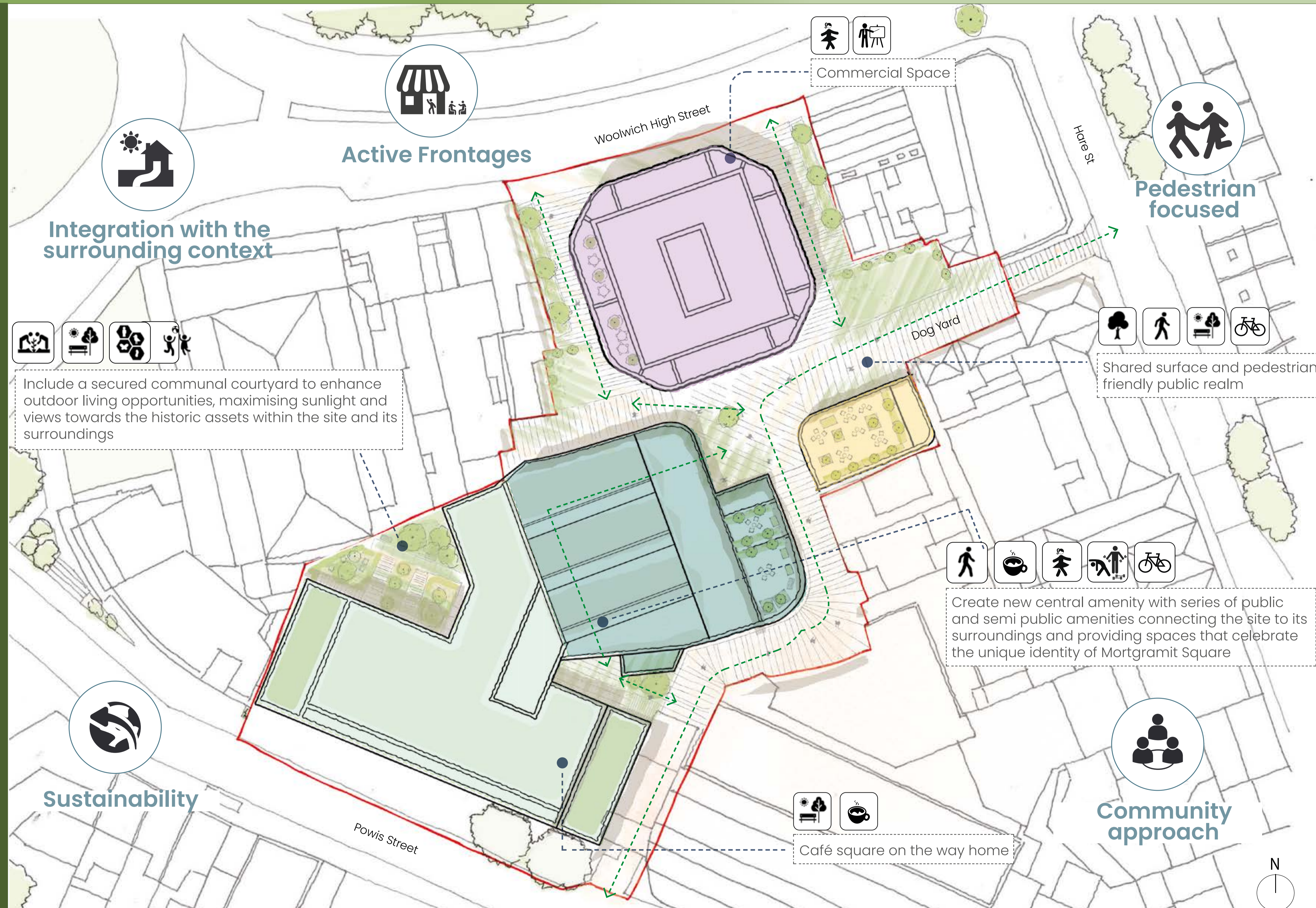
Thank you for attending our consultation event. We welcome your feedback on the emerging scheme.



MORTGRAMIT SQUARE ILLUSTRATIVE MASTERPLAN

Our approach for the design of Mortgramit Square recognises the importance of its context, historic assets, all the aspirations set for the development of the area and the ability to enhance its identity.

The different character areas highlight the diversity and variety of the Mortgramit Square masterplan, creating a sense of place and unique identities



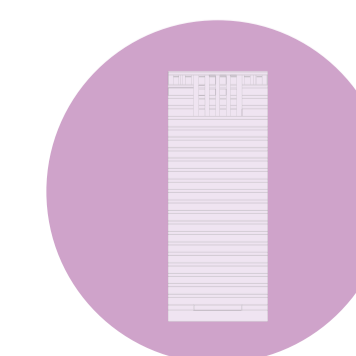
Furlongs Garage



Powis Street Building



The Workshop




Furlongs Landmark Building

MORTGRAMIT SQUARE BUILD TO RENT

The scheme will deliver 249 Build to Rent homes which will contribute to housing delivery in the Royal Borough of Greenwich.

Build to Rent is a term used to describe homes that have been designed, built and managed specifically for renters.

Build to rent apartments are high quality homes with access to:

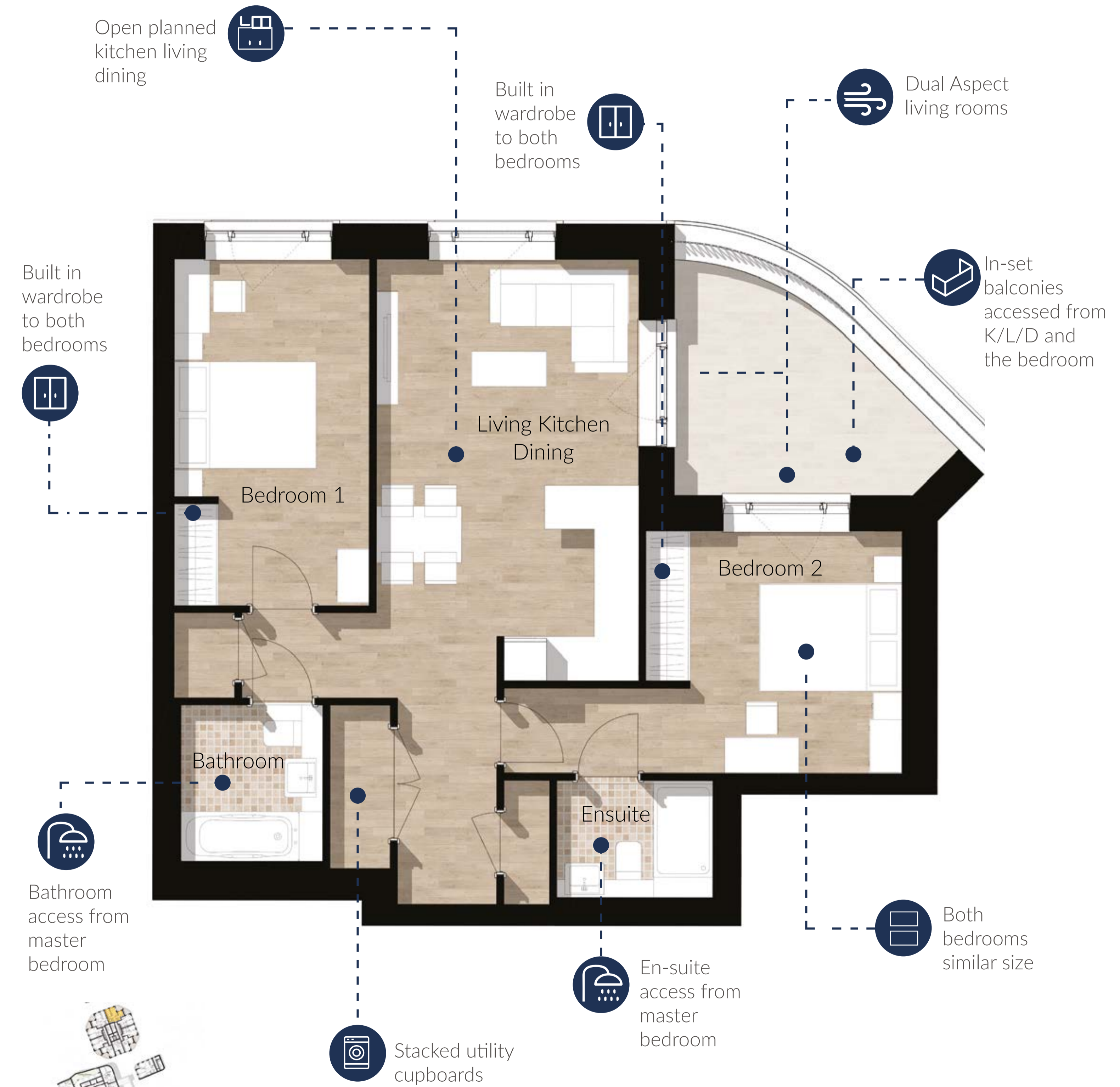
 High quality amenities including communal spaces, works spaces etc;

 On site management;

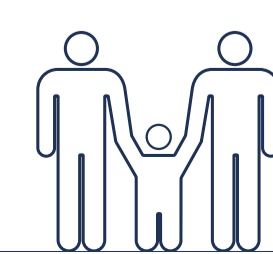
 Flexible contracts;

 A sense of community

The build to rent model offers longer tenancy agreements and are professionally managed by the owner or operator.



Live. Work. Play.



MORTGRAMIT SQUARE PLACEMAKING



Andrew - a resident

- Cycles back from work from Woolwich High Street and heads towards the bike space in the Landmark building
- Walks into the garage to use the flexible workspace and carry out some research
- Heads to the BTR Amenity Space to participate in social activities with the community
- Goes upstairs to his flat for the rest of the evening

Sandra - a visitor

- Goes on a walk along Powis Street to start the day
- Sits by the cafe in the passage, where she is meeting her friends for lunch
- Heads in the garage to attend her painting class in the workshops
- Walks back out through Dog Yard, pops by the workshop sale and heads out towards Hare Street

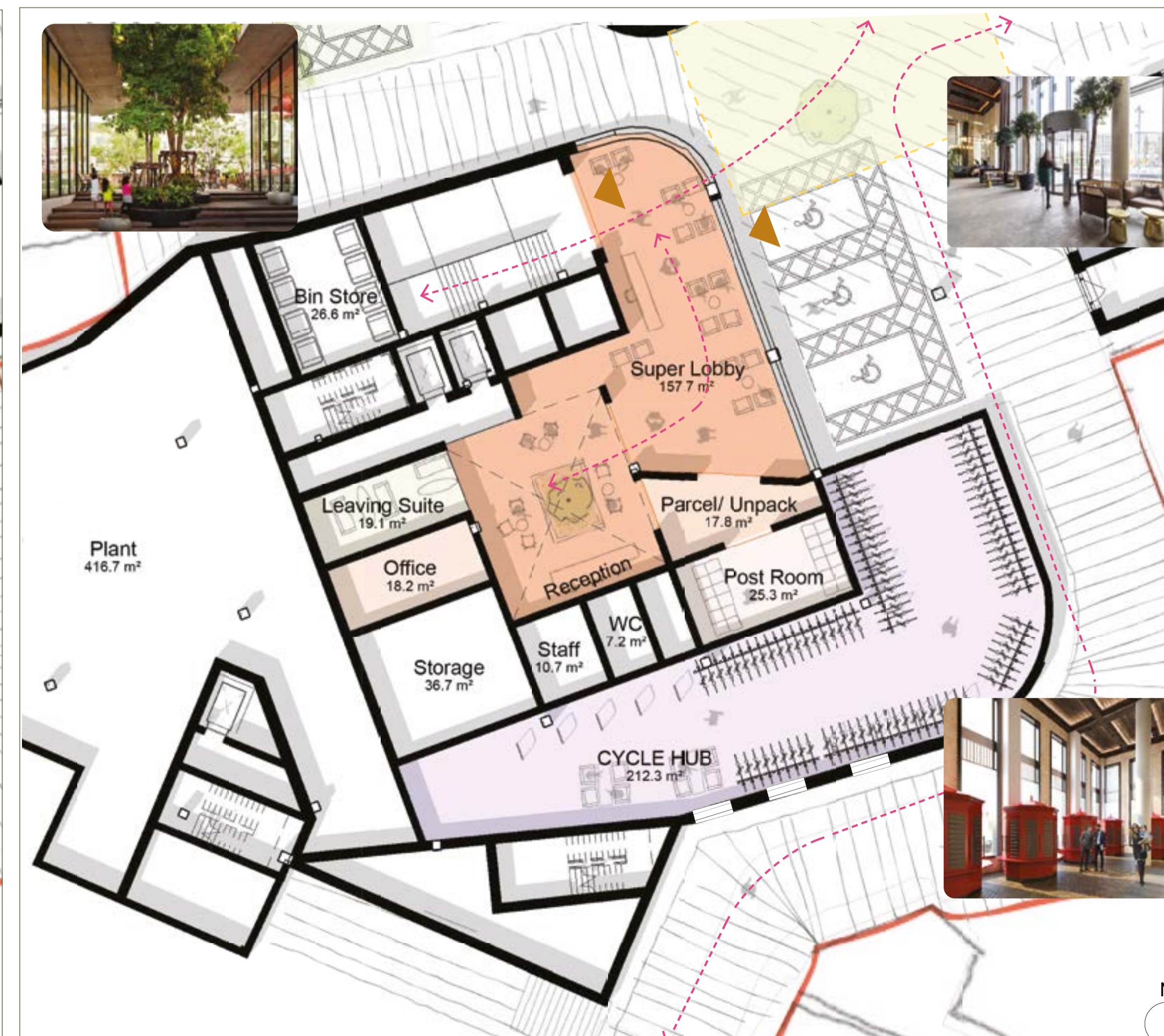
KEY ★ Heart of Mortgramit Sq

MORTGRAMIT SQUARE FURLONGS GARAGE

Lower Ground Floor & Upper Ground Floor

WORKSHOP

COMMUNITY



MORTGRAMIT SQUARE PLACEMAKING

Split level lower and upper ground activation



MORTGRAMIT SQUARE PLACEMAKING

Level 01



KEY

- Residential
- Residential lobby
- Commercial
- Cycle
- Affordable Workspace
- BTR amenity
- Plant/refuse store
- ① Public open spaces
- ② Resident's courtyard
- Historical Route
- Entrances

MORTGRAMIT SQUARE ILLUSTRATIVE FLOORPLANS

SUPER LOBBY

POST ROOMS

WELLBEING

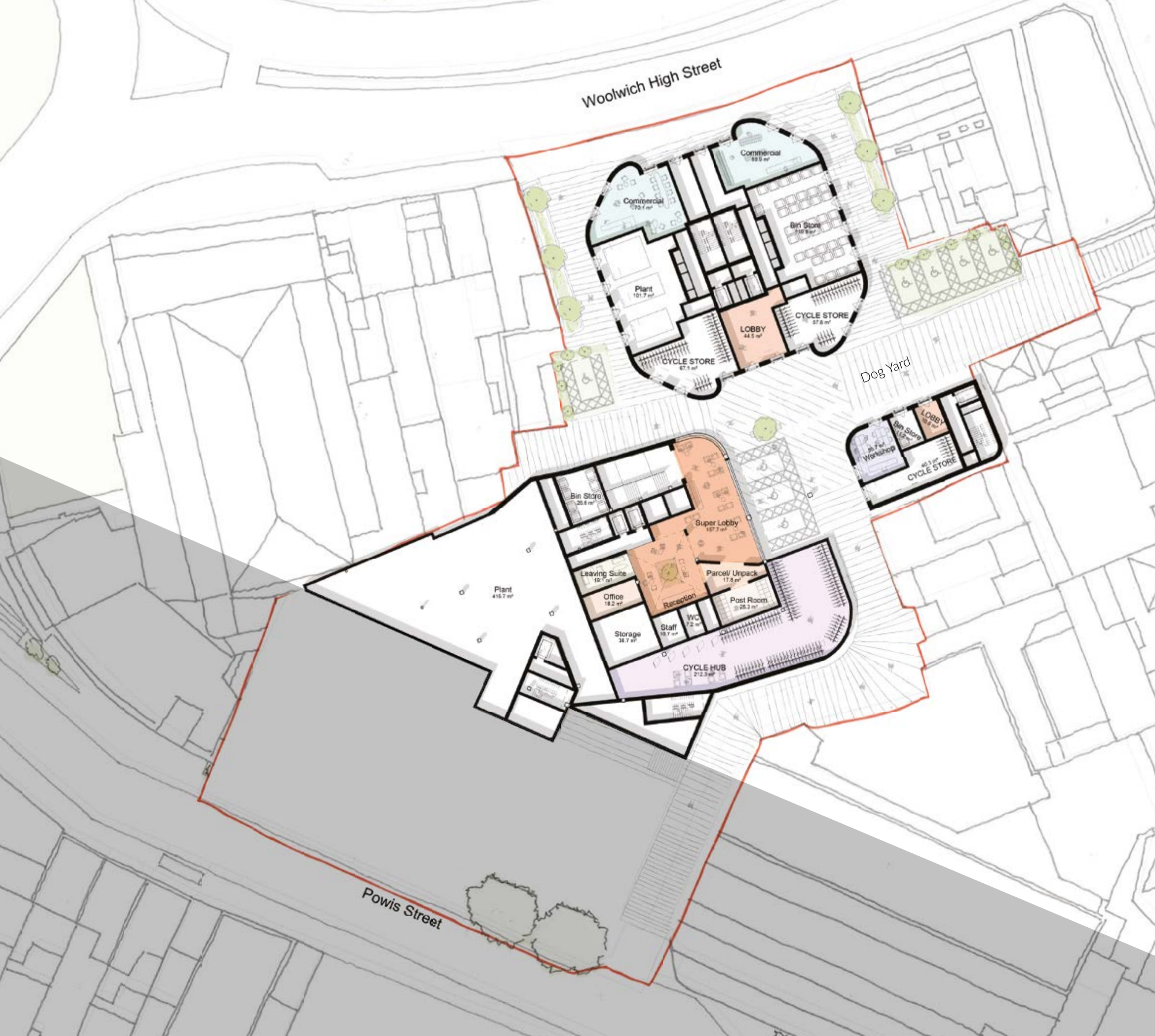
WORKSHOP

HIDDEN LONDON CHARACTER

WORKSHOP

COMMUNITY ATRIUM LOUNGE

RETAIL



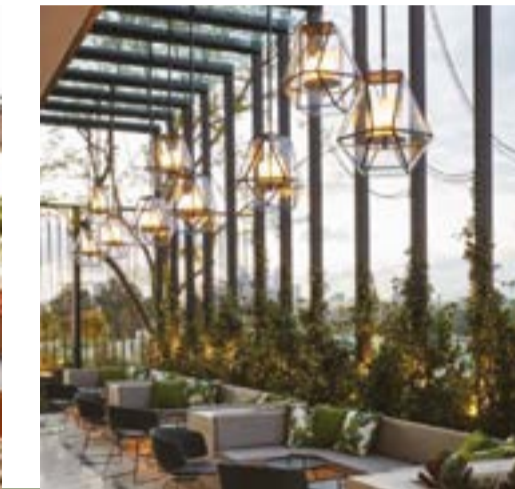
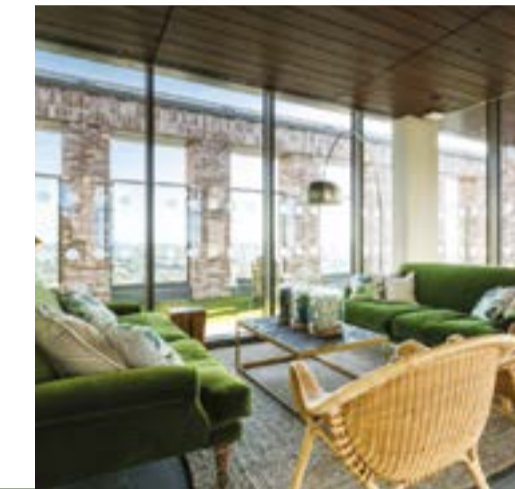
MORTGRAMIT SQUARE ILLUSTRATIVE FLOOR PLANS

BTR AMENITIES

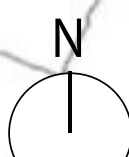


PODIUM GARDENS

BTR ROOFTOP AMENITIES



BIODIVERSE ROOF



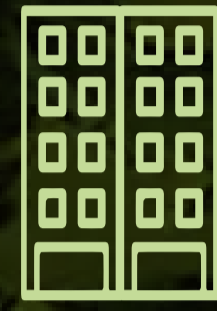
MORTGRAMIT SQUARE
ELEVATIONS



SUMMARY: PUBLIC BENEFITS



Vital contribution to housing supply in a highly accessible location



Diversification of housing supply in Woolwich via the introduction of Build to Rent Housing



Retention, enhancement and reinstatement of significant heritage assets for the public and residents to enjoy



Creation of intimate public realm destination with complementary uses that help to activate this part of the town centre



Potential for 15-17% Affordable Housing (subject to viability)



81% Dual Aspect Approx.



Total: 249 homes

- 1B1P: 67 homes = 27%
- 1B2P: 100 homes = 40%
- 2B3P: 1 home = <1%
- 2B4P: 67 homes = 27%
- 3B5P: 14 homes = 5%

- Build to Rent
- Affordable homes for Greenwich
- Regeneration within town centre site
- Retention and reuse of Furlongs Garage
- Dual aspect (81%) and high quality homes
- Family homes in low rise locations;
- 10% Wheelchair homes in low rise locations

