

# Welcome

MDPL Woolwich Ltd are pleased to welcome you to this consultation event to seek your feedback on the emerging proposals Riverside House, Beresford St, London, SE18 6BU.

Riverside House is situated at the corner of Woolwich High Street and Beresford Street.

The proposal seeks to bring forward a Hotel, Student Accommodation building and a number of public benefits. The site currently features two distinct blocks, a 14-storey tower to the northern end of the site and a 5-storey 'L'-shaped block to the south. There is a two storey connecting building between them.

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



# About MDPL Woolwich Ltd and Studio Moren

## MDPL Woolwich Limited

Formed in 2018, City Inc, now in partnership with MDPL, is a progressive mixed-use developer whose founding team are experienced in delivering planning and design-led projects.

We share a passion for the development process and a wholehearted belief in sustainability and good design. We pride ourselves on our reputation for being professional, reliable and personable with strong industry relationships and in-depth market knowledge.

Having been focussed on residentially led mixed use development, we have more latterly specialised in the shared living sectors of Co-living and PBSA.

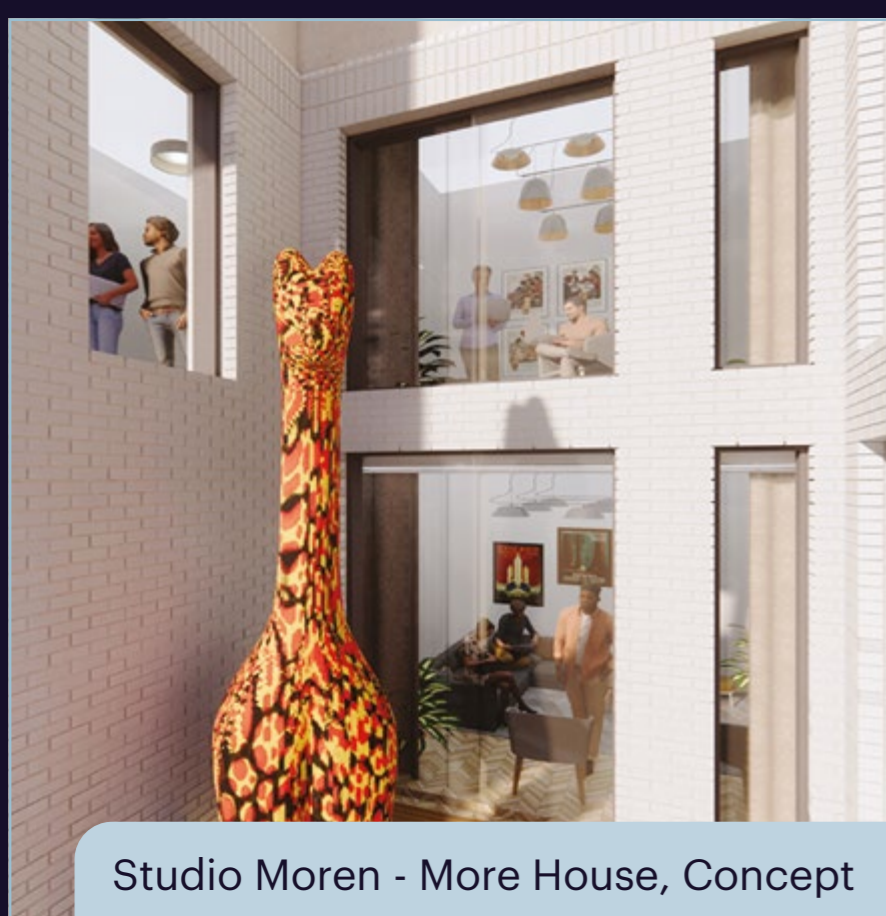
Our goal is to deliver projects in partnership with top market professionals, carefully chosen for their extensive experience and knowledge in the sector. We are proud to introduce new and upcoming developments, carefully considered for specific markets to ensure they make a positive impact on the region's economy. With a strong focus on regeneration without compromising the town's heritage, we strive to attract more people, young professionals, and families to these areas.

## Studio Moren

Studio Moren is an award-winning practice of Architects and Interior Designers with over 70 people specialising in hospitality and hotel design.

Over the last 30 years in business Studio Moren has established a world-renowned reputation in the hotel sector. Studio Moren is continuously redefining hotel design. Probably the most exciting new trend is the provision of public space & facilities that interact with the local neighbourhood, making hotels an active heart of local communities and streets. Hotel lobbies are now seen as dynamic public spaces in which to meet, work, eat, drink, and shop rather than places confined to greeting guests.

Our reputation as leaders in hotel design is based on our ability to deliver intelligent and creative solutions which meld both developer and operator requirements.



Studio Moren - More House, Concept



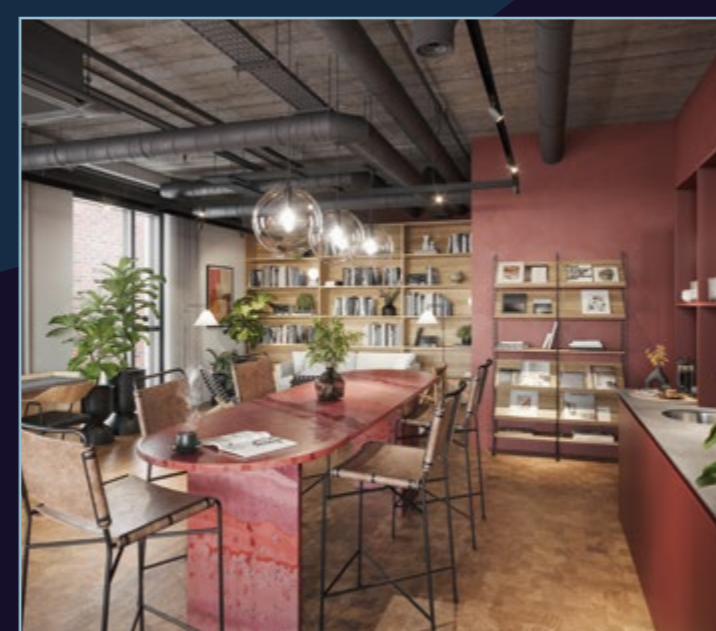
Studio Moren - More House Student Accomodation



Studio Moren - Louise House, Student Accomodation



Studio Moren - Marriott the Westin London City



Studio Moren - Hyatt Place London City East



# Scheme Summary

The existing buildings' structural elements will be retained but the external appearance will be improved. This will minimise waste and deliver a more environmentally and economically responsible proposal.

Additional storeys will be added and the buildings' overall design will be improved. The facades will be replaced for a more contemporary aesthetic, designed to sit visually within the surrounding modern tower blocks.

## What are you proposing?

The 14 storey tower to be turned into student accommodation and increased to 17 storeys.

The 5 storey 'L-shaped' block to become a hotel and increased to 7 storeys.

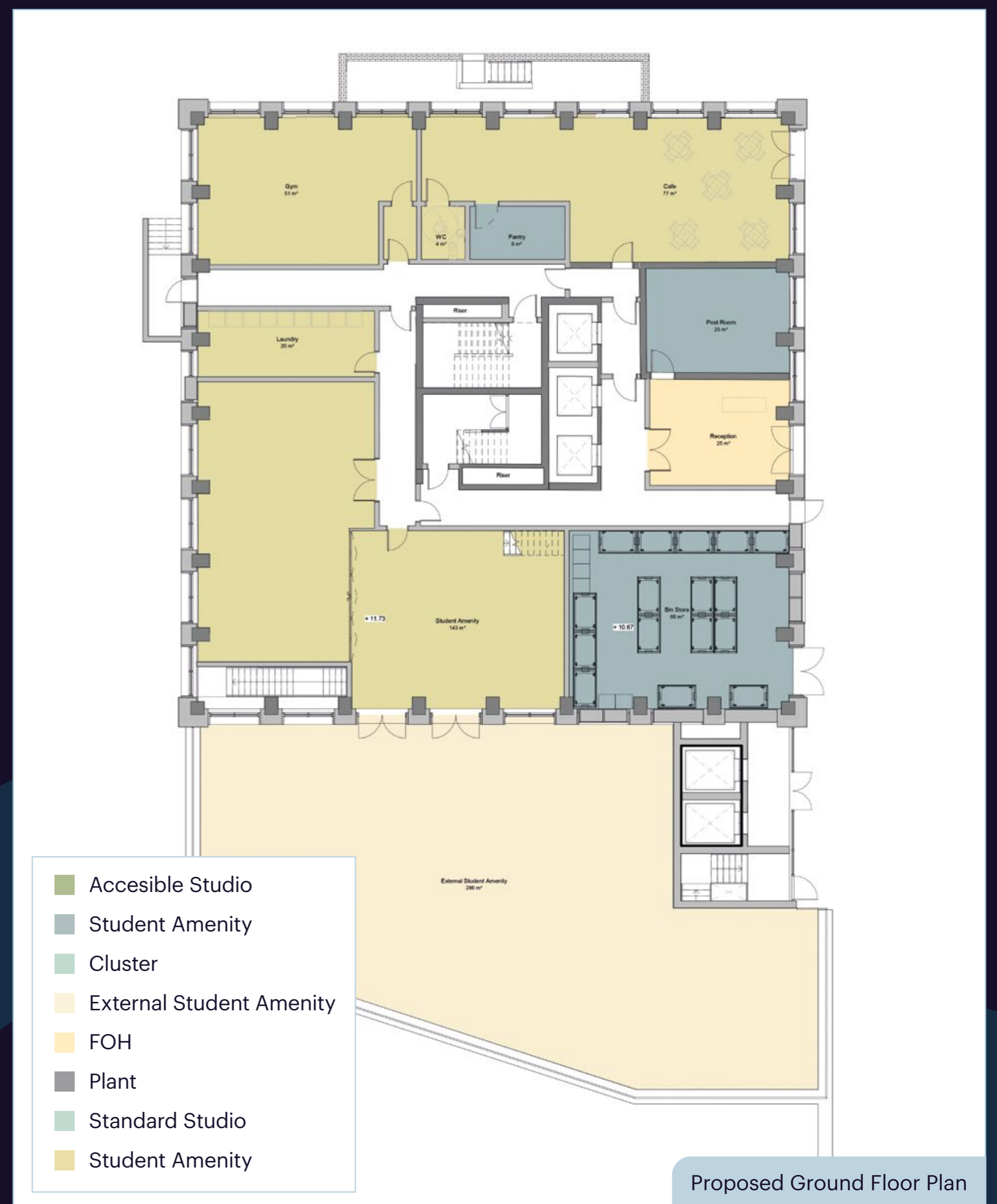
The proposals include:

- 332 purpose built student accommodation spaces including a café space
- A 265 room hotel including a restaurant, lounge, bar, and reception areas at the ground floor, accessible to all
- Ground floor commercial space on Beresford Street
- Significant public realm enhancements, increased levels of bio-diversity and improved connectivity



# ≡ Purpose-Built Student Accommodation

Purpose-Built Student Accommodation (PBSA) refers to residential properties specifically designed for students, offering tailored amenities such as high-speed internet, study spaces, and communal areas. Strategically located near transport networks and essential services, PBSA ensures a supportive and secure living environment that enhances both academic and social experiences for students. The average studio room will be 18sqm - 19sqm.



# Hotel

The proposed hotel aims to provide modern, high-quality accommodations with convenient access to local attractions and transport links. Featuring contemporary design and state-of-the-art amenities, this development will boost local tourism. It will contribute to Woolwich's ongoing revitalization and growth by creating jobs and attracting visitors, positively impacting the local economy.

Commercial space will be included on the ground floor fronting onto Beresford Street to activate and improve the local street scene.



# Typical Floor Plan: Hotel

The average room size of the hotel units are below:

- Guestroom - 14sqm
- Guestroom - 18sqm
- Studio suite - 23sqm

Below is a breakdown of the tenure of units within the hotel accommodation:

- One bed unit (14sqm) - 122
- One bed unit (18sqm) - 69
- Studio suite - 48
- Wheelchair Accessible - 26



Legend for room types:

- BOH
- Guestroom
- Guestroom Accessible

Proposed First Floor Plan



# Site Access

The site is contained within the existing and proposed buildings, whilst access to the site is provided from multiple directions:

- The tree-lined entrance from Beresford Street for pedestrians
- Woolwich High Street for pedestrians
- Vehicular access is through the southern entrance to the site via Creton Street, suitable for deliveries and taxis

A piazza surrounded by areas of lawn, planting and casual seating will create an inviting space for student residents and hotel guests to relax and socialise. Al fresco dining will create an exciting atmosphere

## Car parking

Parking will be prioritised for Blue Badge holders and emergency vehicles, as well as loading bays for service vehicles

## Vehicular and emergency access

Emergency vehicle access will be via the Creton Street entrance

## Deliveries and utilities

Deliveries are accessible via the Creton Street entrance

## Cycle Parking

The student accommodation block will have 34 sheffield stands and 260 secure cycle spaces while the hotel will also include visitor cycle parking



# Landscape

The main feature of the public realm facilities will be a new piazza. This will be a space where small events can take place such as markets and other community activities. It will be enhanced by significant tree planting and further landscape and biodiversity enhancements.

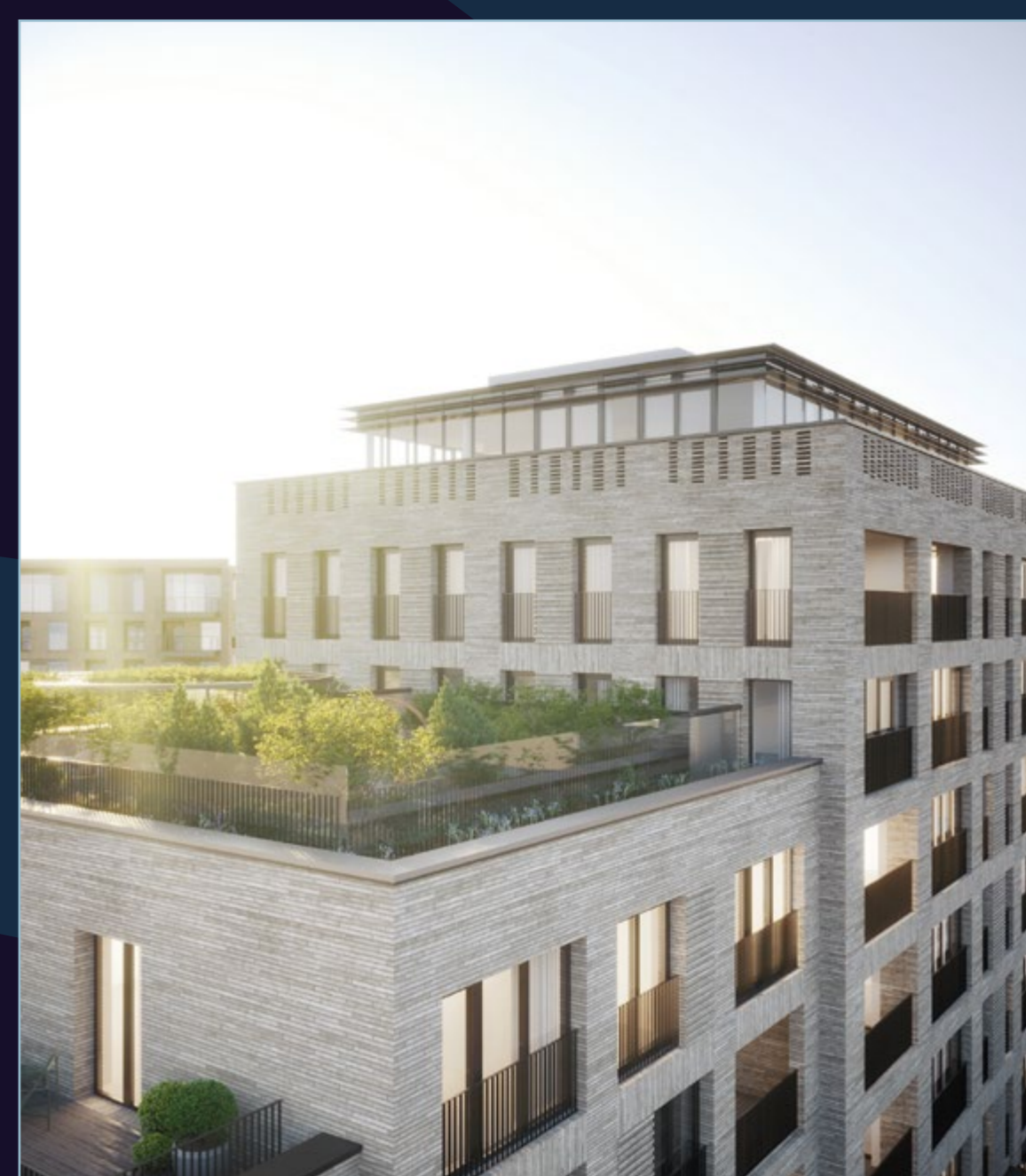
Casual seating is proposed to encourage relaxing and socialising and fresco dining will activate the space further.

A new public pedestrian route will be created through the middle of the site, creating a new connection from Beresford Street and Woolwich High Street to the Town centre.

The new piazza will be open to the public. Pedestrians will be able to walk between the buildings through to the other side; providing new connection routes in the area.



Ground Floor Landscape Masterplan



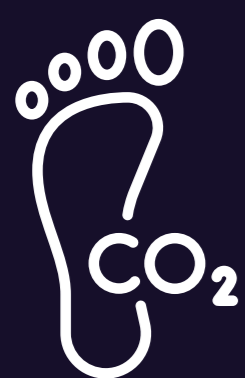


# Sustainability Approach

## Low carbon design strategy

Retaining the structural envelope and major internal structural elements significantly reduces the environmental impact of a building by minimising the need for additional materials and resources. The facade will be replaced with a high spec facade that will enhance the thermal performance and reduce energy demand.

The key strategies for the project will be:



### LOW/ZERO CARBON TECHNOLOGIES

Energy systems to maximise the reduction of CO2 emissions will be used including:



### ASHP ENERGY CENTRE

ASHP will be used to provide an energy centre for the building. With the decarbonisation of the grid, this will become more and more carbon efficient. This solution also allows compatibility with a future district heating scheme should it be feasible.



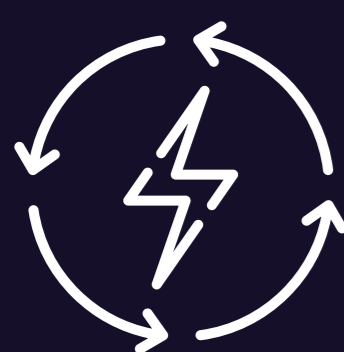
### FABRIC EFFICIENCY

A fabric first approach is to be taken with enhanced thermal performance values specified for the existing and new elements to create airtight, insulated buildings which reduce energy demand.



### WELL BEING

Mechanical ventilation supplemented with filtration of incoming airstreams will minimise external pollutants and noise balances, promoting wellbeing.



### ENERGY EFFICIENCY

Equipment and plant of enhanced efficiencies with the capability to match the varying seasonal and occupancy levels will be selected and used.



### AIR QUALITY

The ventilation strategy will utilise 100% outside air within the mechanical ventilation, improving the air quality. Green roofs and other landscaping are to be introduced to further improve the local air quality.



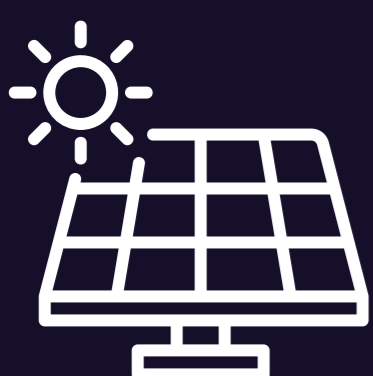
### DISTRICT HEATING NETWORK

Consideration will be given to enabling future connection to proposed District Heating Networks.



### ENERGY MODELLING

Dynamic Simulation Modelling (DSM) will be undertaken to demonstrate that building regulation targets are being met for the development.



### PHOTOVOLTAIC PANELS

The use of high efficiency photovoltaic panels will be considered to offset grid electricity. It is proposed that these will be sited over the ASHP plant area which will provide additional shading to them and increase the efficiency of the ASHP equipment.



### FIT FOR PURPOSE DESIGN

Overall, the scheme will have a fit for purpose strategy which will look to reduce embedded carbon in the installed elements, balance operability and energy use requirements, and provide a maintainable building.



### WATER EFFICIENCY

Use of water saving devices on showers, basins WC will be utilised with leak detection to reduce overall water consumption demand along primary energy consumption originating from the generation of domestic hot water.



### MITIGATE OVERHEATING

DSM will be undertaken in accordance with AD-O and the domestic overheating checklist completed to demonstrate summer solar gains are limited and excess heat can be removed. Hot water pipework will generally be distributed at lower temperatures and vertically through the building rather than through corridors to reduce overheating to communal spaces.



# Proposed CGI's

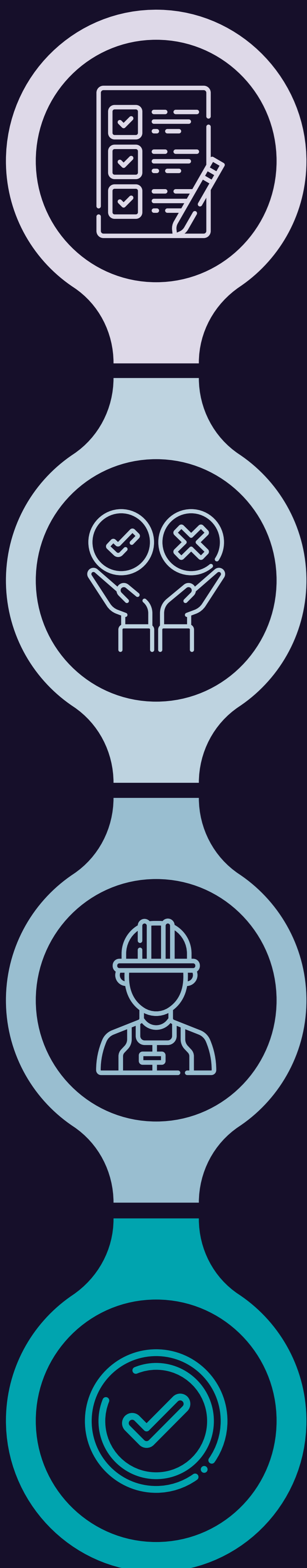


The above images show what the development will look like after 5 to 8 years of tree and plant growth.



# Next steps

## Indicative Timeline



**SUBMISSION**  
Summer 2024

**PERMISSION  
GRANTED**  
Spring 2025

**CONSTRUCTION  
BEGINS**  
Summer 2025

**COMPLETION**  
Summer 2027

## Thank you

Thank you for taking the time to consider our proposals for Riverside House, Beresford Street. We hope that you have found the information useful and would be delighted for you to submit your feedback on the scheme using the forms provided.

This feedback will be anonymously shared by the full project team and will inform their thinking as we progress towards a planning application later this summer.

This feedback will also form the basis of a Statement of Community Involvement, which will be one of the documents we will submit with the planning application.

We intend to submit the proposals for planning this summer. We welcome input from the community and will remain in touch with anyone who submits feedback as the project moves forward. You can also visit [riversidehouseconsultation.co.uk](https://riversidehouseconsultation.co.uk) which we will keep updated.

