



Riverside House

Public consultation

Welcome

Welcome and thank you for joining us to view our revised proposals for Riverside House. This updated plan will provide much-needed housing for the borough while continuing to support Woolwich as a great place to live, study, and work.



Proposed illustrative CGI view

About the consultation

We are submitting a planning application and want to hear from the community. This event is your opportunity to see the draft proposals and tell us what you think.

About Riverside House East

Riverside House East is currently a vacant office building with planning permission for a 265-room hotel.

We are exploring a new vision for the site that would create a vibrant mixed-use development, delivering purpose-built student accommodation and new homes. This approach would bring an underused site back into active use while supporting Woolwich's growing community and local economy.





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About the site

Riverside House is located on Beresford Street in the heart of Woolwich town centre. It benefits from excellent public transport connections, with Woolwich railway station, Elizabeth Line, DLR station and Woolwich Pier for Thames Clipper services, and Woolwich Ferry terminals are all a short walk away, as well as a number of bus routes.

The site sits within the 'Waterfront Living' zone, which is identified as an opportunity area for high-density housing in a green setting. It is surrounded by an array of newly constructed or recently approved tall buildings and high-density developments.

Existing aerial view showing the site's proximity to key public transport stations



Existing buildings





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Planning history

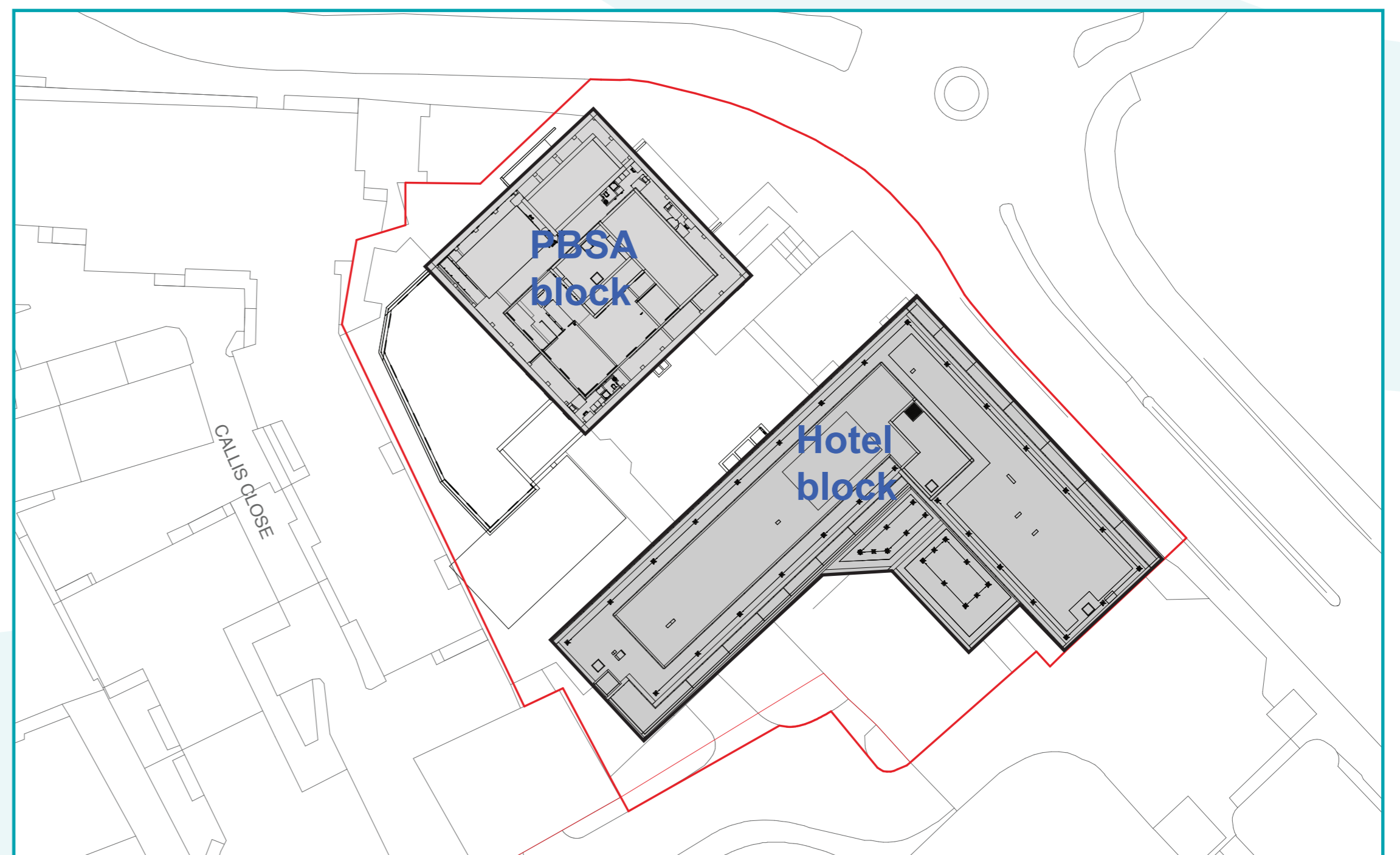
Background

Planning permission was granted for a hotel and student accommodation on the site in October 2025. This has yet to be considered.

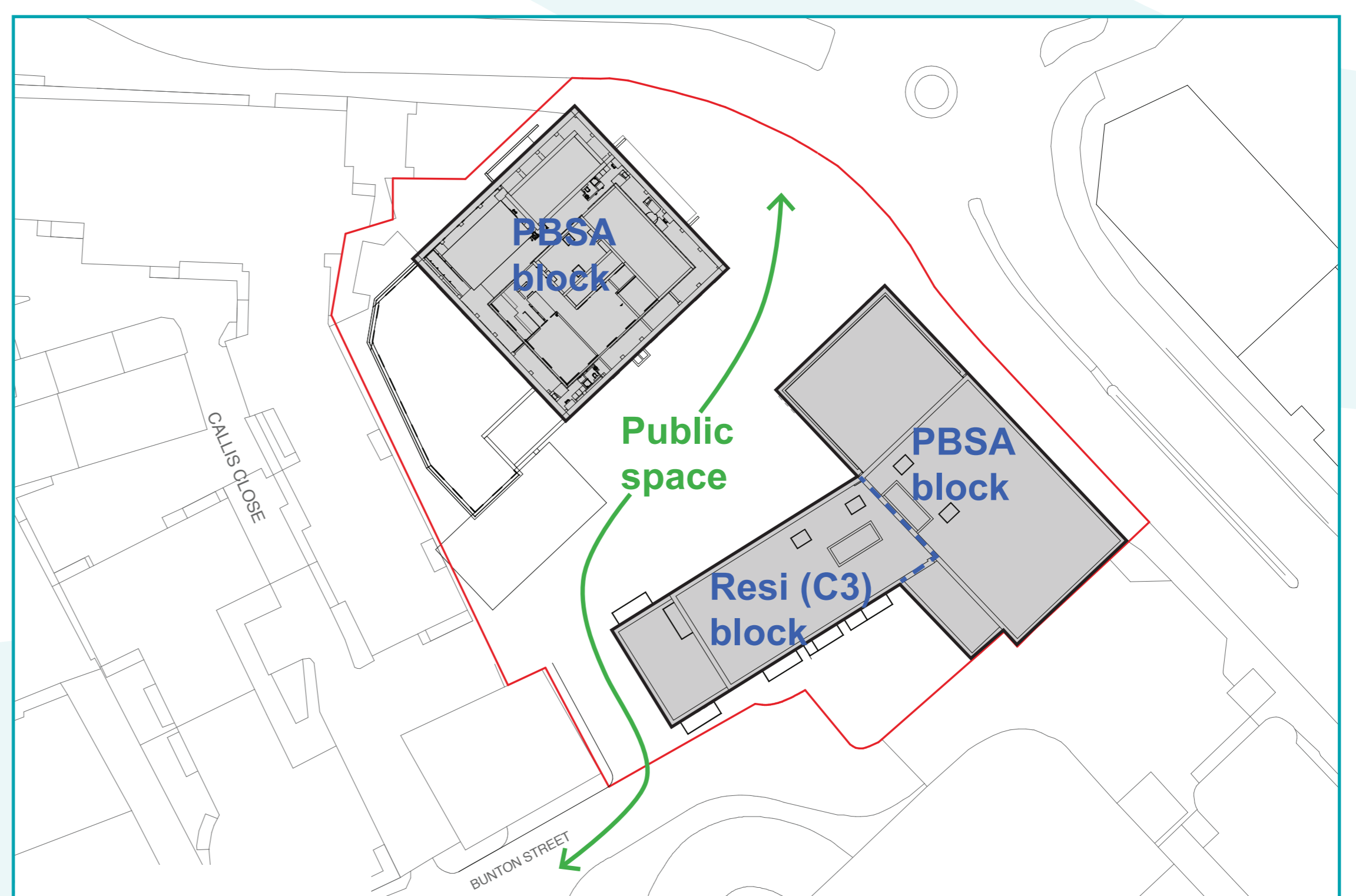
Why the scheme is changing

The hotel element is no longer viable, predominately due to construction inflation, and so the project team is proposing a revised scheme that would remove the hotel and instead deliver new homes and additional student accommodation.

The updated proposals would provide around 42 new homes, all of which would be affordable, alongside an additional 320 PBSA studios. This change would allow the site to deliver much-needed housing for the borough while continuing to support Woolwich as a place to live, study and work.



EXISTING consented scheme



PROPOSED scheme





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Purpose-Built Student Accommodation

What is PBSA?

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.

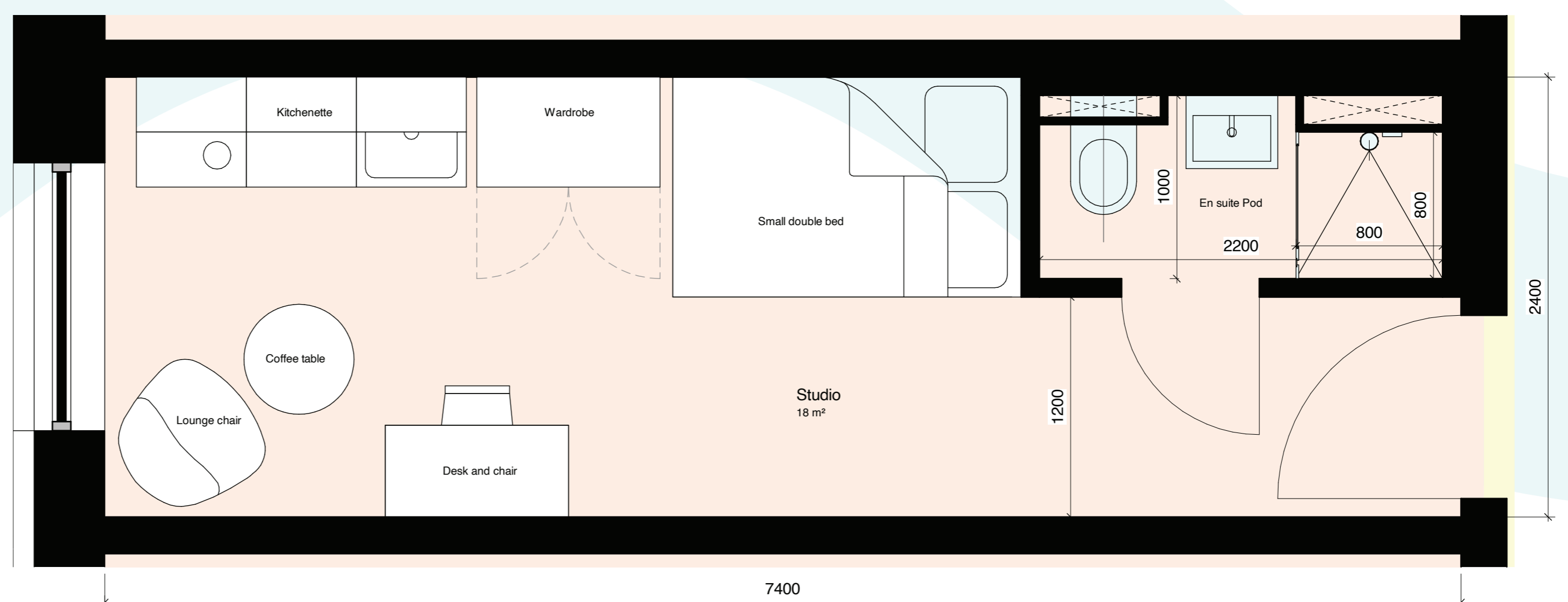
Why it's needed

There is a strong demand for PBSA in the local area. In 2024, there were 11,000 full-time students living in Greenwich with 62% living in privately rented accommodation outside their home or university accommodation.

The Royal Borough of Greenwich's Local Plan recognises the importance of student accommodation and believes that well-located and well-provisioned student accommodation is required to enhance Greenwich's role as a centre for education.

Our proposals include:

Typical Student Studio Layout

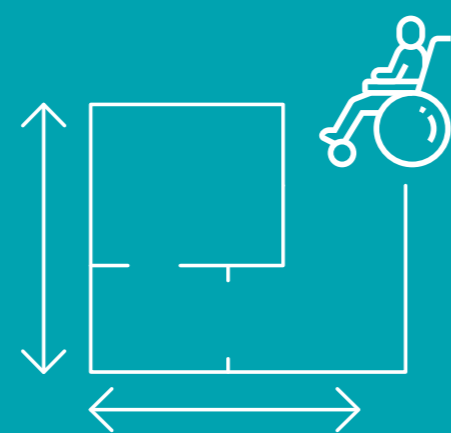


320



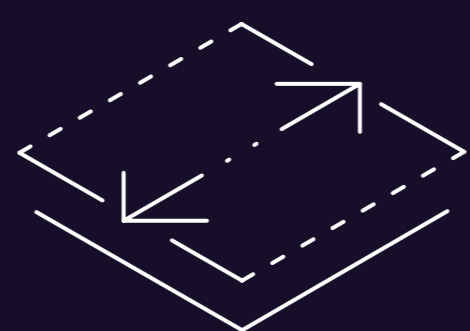
Student beds

10% OF



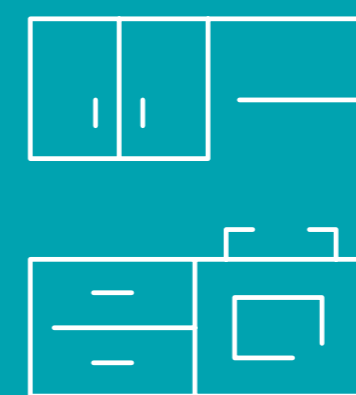
All student studios will be fully **accessible**

200 sqm



A large (about 200 sqm) communal **roof terrace**

High quality



Communal amenity and **co-working** spaces



24 Hour on-site management & security





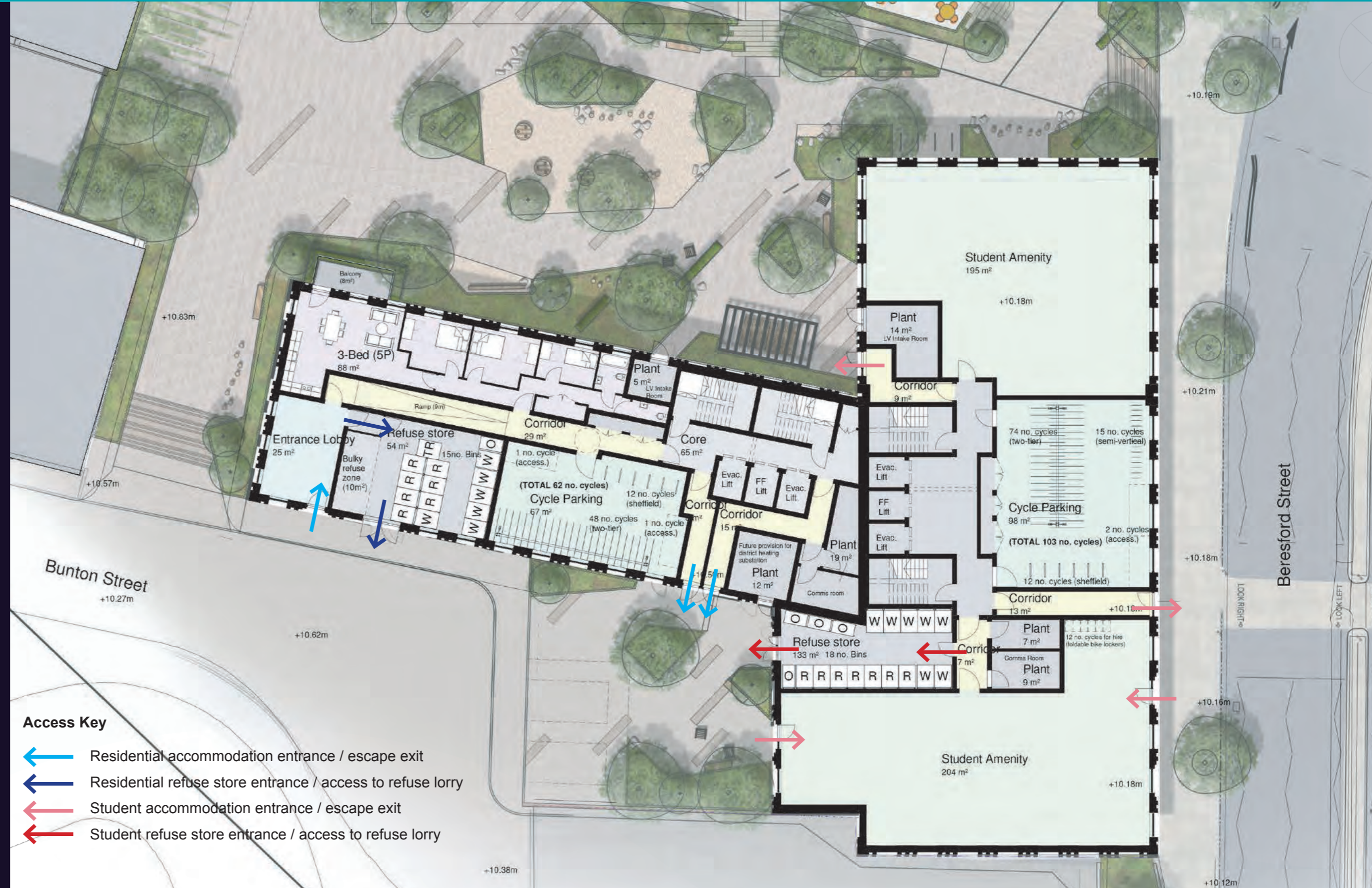
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Affordable new homes

We will deliver 42 new and affordable homes, including one-bed, two-bed and three-bed homes.

Proposed indicative ground floor plan sketch



Proposed typical level 8 to 10 plan





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Sustainability

We are committed to creating a greener, more sustainable Riverside House, for the benefit of residents, students, and the wider community. Our plans aim to reduce environmental impact, improve biodiversity, and encourage active, healthy lifestyles.

Our plans include:



More trees and plantings in public spaces on the ground floor, creating pleasant, shaded spaces for walking, relaxing, and socialising



Green roofs on the residential building, which help reduce rainwater runoff, improve insulation, and provide green space for residents



103 internal student cycle parking spaces and **62 internal** residential cycle parking spaces, encouraging cycling as a healthy, low-carbon way to travel design report



Green roofs and roof terrace



Ground floor





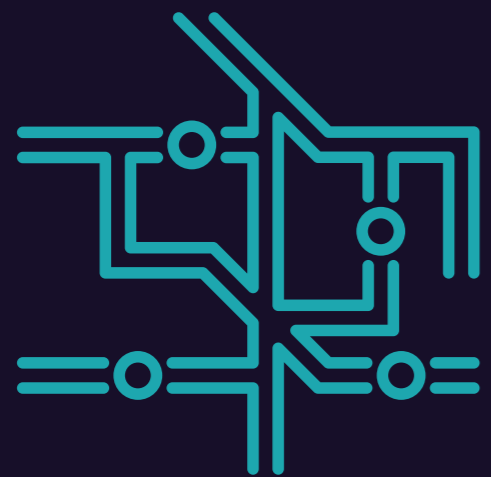
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Scheme benefits

We believe our plans will bring real benefits to the Woolwich community.

Our plans include:



Improve the pedestrian link between Beresford Street and Bunton Street through thoughtful landscaping, making it **safer and easier** to walk around the area



Deliver much needed **new and affordable homes** for local residents and PBSA to meet the demand in Greenwich



Bring significant economic benefits, including **construction, indirect and operational jobs**



Generate **student spending** in the local economy



Create an enlarged and **landscaped central public space**, connecting Beresford St to Powis St, the central shopping artery of Woolwich

Landscaped open space





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Thank you

Next steps

The project team will continue to engage with the community over the coming months, ensuring your feedback is considered and you are kept updated as plans progress.



**PUBLIC
CONSULTATION**
March **2026**



**PLANNING
APPLICATION
SUBMISSION**
April **2026**



**PLANNING
APPLICATION
DETERMINATION**
Summer/Autumn **2026**



**BEGIN WORK
ON SITE**
Summer **2027**



**FINALISE
CONSTRUCTION**
Summer **2029**

Tell us what you think



You can provide feedback directly to our team via a number of ways:



Fill in one of the feedback forms available today

 info@riversidehouseconsultation.co.uk

 riversidehouseconsultation.co.uk

 0203 026 3229

 FREEPOST CRATUS COMMUNICATIONS
(no further address details or stamps required)



SCAN TO VISIT
THE WEBSITE