



Greenwich Peninsula Ecology Park: Opportunities for Change

The Land Trust and Greenwich Millennium Village Ltd (GMVL) are joint applicants, in consultation with TCV, for a new Ecology Park Centre (EPC) and other enhancements for the Greenwich Peninsula Ecology Park. The application has been submitted to the Royal Borough of Greenwich in parallel with a Reserved Matters Approval for Plot 201 of the wider Greenwich Millennium Village.

The Ecology Park Gatehouse
Thames Path
John Harrison Way
SE10 0QZ

Improvements for Sustainable Environments and Access

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Context and Status

Greenwich Millennium Village Ltd are delivering the residential-led masterplan at Greenwich Millennium Village, which adjoins the Park. With the benefit of consulting users and the Friends of the Ecology Park group, the potential impact of Plot 201 has been re-examined in great detail. From this work, GMVL, The Land Trust, Biodiversity by Design and TCV have developed a package of compensation interventions which will lead to net gain for biodiversity and ecological amenity.

The package is considered suitable to compensate for the predicted impacts of Plot 201 in terms of biodiversity, while also producing a net gain in the capacity of the Park to provide ecological amenity value (education, psychological, well-being and more). The improvements will also facilitate further ecological enhancements to come with development of Plots 202 and 203.

Ecological Compensation and Enhancement Proposals

Both The Land Trust and GMVL are landowners with long term interests in the area and the delivery of a new Ecology Park Centre shows long term commitment to not only the localised site, but to the peninsula as a whole.

In summary, the submitted application seeks planning permission for the following:

- Removal of the existing Gatehouse and the creation of a new shingle beach within this location;
- Erection of a new building, complete with bio-diverse roof, decking area and a boardwalk extension to connect to the existing boardwalk network;
- Landscaping around the building, including new wetland area;
- Repair and partial redesign of wetland management system of the Ecology Park;
- Diversion of the existing cycle path;
- Ecological compensation and habitat enhancements.

A simultaneous application for Reserved Matters Approval has been submitted for Plot 201 of the wider masterplan site, according to condition 2 of outline planning permission. You can find details of the applications set out under references 19/4064/R and 19/4092/F on the Council's planning portal.

The Ecology Park Centre application is separate to the Reserved Matters application but both are linked in terms of delivery and this will be secured by a Section 106 Agreement.



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Front elevation of the proposed new Ecology Park Centre



The proposed position of the new Ecology Park Centre, buildings not drawn to scale

Ecology Park Centre

The proposed centre will be a high quality, sustainable design, and entirely clad in timber, complete with biodiverse roof and set in a new wetland habitat. This sustainable design will ensure the longevity of the building and support growth of the Park into the future.

With the success of the Park over the past 20 years, and pressure to cater for more residents and visitors, the current Gatehouse has become inadequate for the number of staff, volunteers, visitors and required storage and facilities. The proposed new Centre will comprise an area of 225m², an increase of 150m². The original Gatehouse will be carefully removed with the site developed into important new habitat in full sun.

Designs for the new Centre include a multifunctional space providing a variety of areas suitable for a range of activities including environmental education, volunteering and community outreach. This Centre will support the significant role that the Ecology Park has within the wider peninsula and London, allowing the team to manage growth of the Park into the future.

Summary of Improvements

Bat rocket towers

Replacement of the existing 20-year-old (unused) bat tower with new bat 'rocket towers' in suitable microclimatic regimes in the GPEP to try to attract roosting bats for the first time to the Park.

Lighting

Installation of ecologically sensitive internal and external lighting scheme for Plot 201.

Tern rafts

Replacement of all existing tern rafts with new predator resistant rafts and movement to locations of reasonable solar gain, including the creation of a large 'Breydon Water'-style tern raft as a 'supernormal stimulus' in the outer lake of the Ecology Park.

Ecology Centre

The Ecology Park Centre will be an exemplar of biophilic and biodiverse design, providing a significant boost to the value of the Ecology Park in terms of ecological amenity, expanding its potential to serve the public for decades to come. Its position will facilitate operation of the Ecology Park and its relationship with the new outdoor classroom. It also places the Centre in a suitable location to better manage biodiverse areas of Southern Park and new habitats associated with future development.

Gatehouse

The existing Gatehouse and ancillary buildings will be carefully deconstructed and the green roof relocated to a suitable nearby receptor area outside the Ecology Park. An extension of marsh and shingle beach habitat will be created in the former footprint (covering an overall area close to 200m²) and the Ecology Park boundary will be designed to provide security, emergency access and integrated habitat value.

Bats, birds and invertebrates

Installation of new bat roosting and bird nesting refuges at suitable locations throughout the Park. Addition of significant new invertebrate hotels and refuges in areas of good south-facing solar gain.

Wider Landscaping

Considering wildlife in the design of the soft estate around the built form in Building 201 itself through choice of species and inclusion of artificial refuges in appropriate locations and numbers.

Wetland management

Repair and partial redesign of wetland management system of the Ecology Park, including reinstating long-defunct water circulation and (in places) aeration - to underpin the ecological integrity of the wetland ecosystem and to enhance thermal mixing and hence minimise thermic effects of wetland shading.

Surveying and Monitoring

Pre-construction and post-completion habitat and species surveys will be undertaken. The monitoring programme will continue for a minimum of five years and cover key taxa such as invertebrates, birds and bats. Monitoring of key species including of the rare solitary wasp *Ancistrocerus antilope* will also be undertaken to understand its status in the Ecology Park.



Future Development and Opportunities for Further Improvement

The proposals for Plots 201 to 203 are linked to the progressive development of a new 'Ecological Swale' that will be delivered in three stages with each plot.

The wetland around the proposed Ecology Park Centre will be the first development phase of the swale.

The proposed design accommodates the centre and also converts existing hard standing to wetland, enhancing the Ecological Swale feature.

The different elements of the Ecological Swale are designed to work together as an extension of the

Ecology Park providing high quality habitat for many important species and leading, over time, to net ecological gain for the area.



The proposed Ecology Park Centre facing east

Project Partners

Greenwich Millennium Village Ltd.

Greenwich Millennium Village is a joint venture between Countryside and Taylor Wimpey in association with the Mayor of London.

www.gmv.london

The Land Trust

The Land Trust is a charity that is committed to the long-term sustainable management of open spaces for community benefit. Its vision is to improve the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits.

www.thelandtrust.org.uk

TCV

TCV (The Conservation Volunteers) is the community volunteering charity. It works together with people, communities and partners to deliver practical actions that have a lasting impact on people's health prospects and outdoor places.

www.tcv.org.uk

Biodiversity by Design

Biodiversity by Design is a creative and multi-faceted ecological consultancy with a global outlook and portfolio. Its director Dr Mike Wells was the original ecological designer of the Ecology Park and The Land Trust's ecological advisor for these latest enhancement proposals.

www.biodiversitybydesign.co.uk

How to find us

