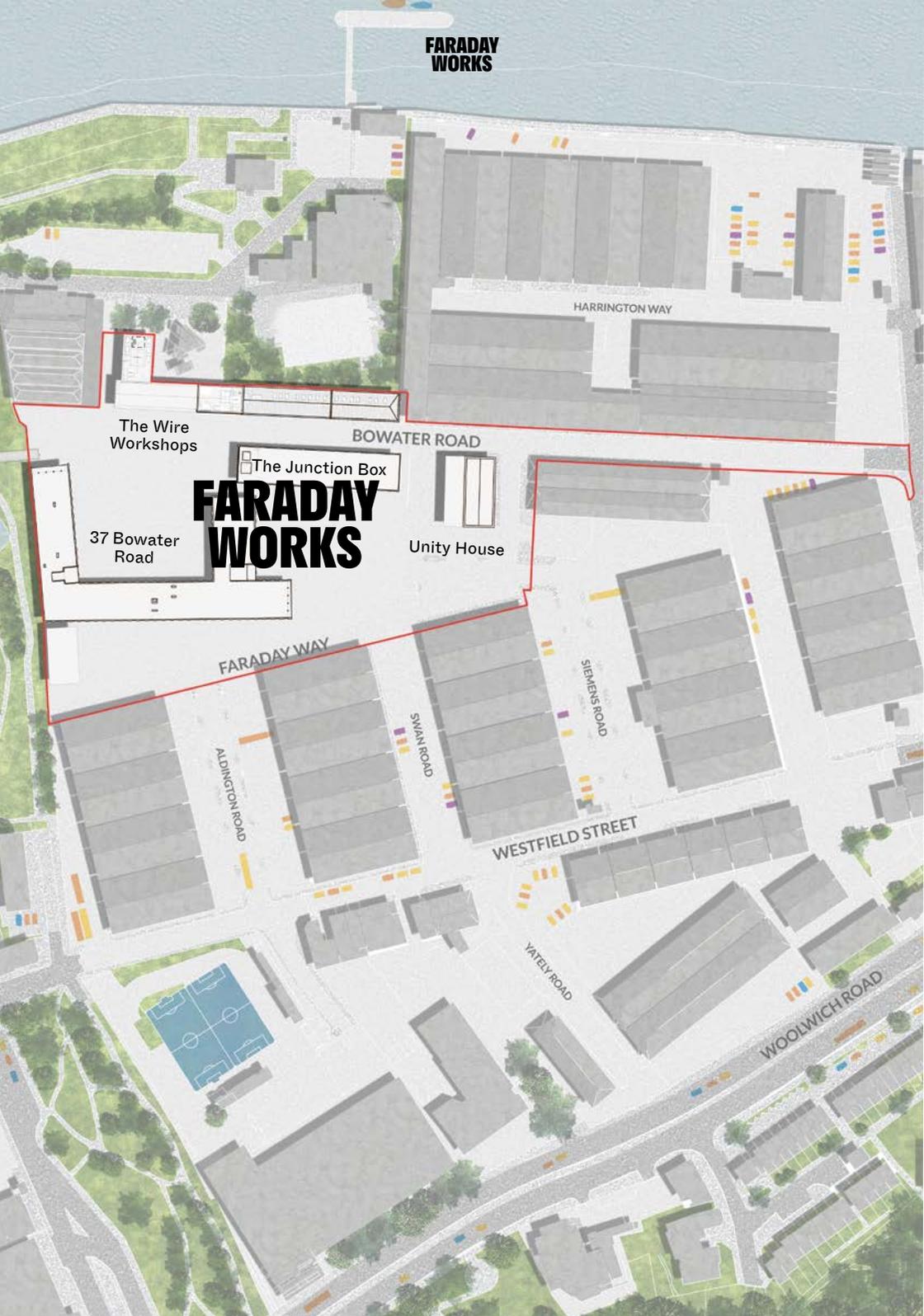


HERITAGE
JOBS
PLACE
RESPECT

**FARADAY
WORKS**

**WE NEED YOUR HELP IN DEFINING THE FUTURE OF
A PIECE OF CHARLTON RIVERSIDE'S RICH HERITAGE.**





WE NEED YOUR HELP TO DEFINE AND SHAPE THE FUTURE OF FARADAY WORKS

The Faraday Works site comprises four historic buildings in the north-eastern part of the Westminster Industrial Estate in Charlton Riverside.

We are making some changes to the planning application submitted at the end of 2019. Over previous public consultation sessions we've listened to and learned from your feedback, and we're once again asking for your input in order to create an exemplar London neighbourhood.

This booklet outlines our revised vision for Faraday Works – a heritage-led mixed use scheme that will bring new jobs, shops, homes and public space to Charlton Riverside.

COME AND TALK TO US:

We will be holding a series of online and in-person events where you can meet the team and ask questions.

Further details, including how to register can be found on the back page of this brochure.

GET IN TOUCH WITH YOUR FEEDBACK:

You can return the survey in the Freepost envelope provided or complete it on our website.

Visit: faradayworks.com
Call: 020 3633 6625
Email: hello@faradayworks.com

FARADAY WORKS

**An exemplar heritage-led scheme,
featuring new homes, retail and
employment spaces, all wrapped
in beautiful public realm.**

OUR KEY AMBITIONS

Our key principles and aspirations for the previous scheme remain in place, but have been improved and adapted both in line with your feedback and in response to the Grade II listing of 37 Bowater Road in 2020.

We agree that Charlton Riverside needs to be truly unique and distinctive, with the site's heritage being a key component of that identity.

These revised proposals are being brought forward by landowners Royal London and U+I, with Galliard Homes no longer involved in the scheme.

OUR PRIORITIES ARE TO

1

Safeguard the future of all the Listed and locally listed buildings on site including 37 Bowater Road

2

Bring employment back to the site with a diversity of workspaces, delivering approximately 800 jobs

3

Embrace Bowater Road's new public focus as a key route along the Thames Path

4

Create a diverse community, with a mix of different types and tenures of homes

5

Embed the unique history and character of the site into its future transformation



Sketch view of Faraday Works from BarrierPark.

HERITAGE

Our proposals are inspired by Faraday Works' rich history – over 150 years of innovation and industry.

We're breathing new life into these iconic, 'at risk' buildings, returning the same spirit of enterprise to the site as it saw in its heyday.



PRESERVING ALL HERITAGE BUILDINGS

Restoration of two locally listed buildings, the Wire Workshops and Junction Box, restoration of Grade II Listed 37 Bowater Road, and improvements to the setting of locally listed Unity House.



SENSITIVE RESTORATION

Repurposing of all buildings on site, giving them a new lease of life, full of the spirit of innovation and enterprise in their heyday.



INSPIRED BY RICH HISTORY

Exemplary heritage led restoration, and striking contemporary additions link the past to the future on one of the most important sites on Charlton Riverside.

A SITE STEEPED IN HISTORY

1863

MADE IN CHARLTON



In 1863 Siemens Brothers boldly launched one of London's most innovative factories, making state-of-the-art cables, before diversifying into telephones, measuring apparatus, electric lamps and bulbs.

1874

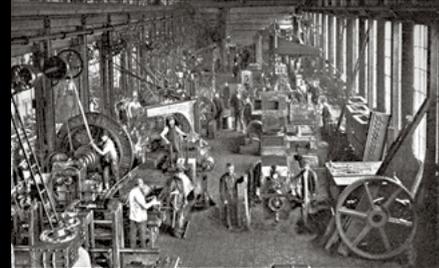
CALLING AMERICA



Siemens Brothers' factory produced thousands of miles of subsea telegraph cables to connect the world using their own cable-laying ship, the CS Faraday – named after William Siemens' mentor, Michael Faraday.

1880s

THE DYNAMIC TRIO



Made in Charlton, Siemens brothers dynamos and high voltage cables helped electricity spread like lightning across London and eventually the entire UK.

1881

LET THERE BE LIGHT



The Charlton factory was one of the leading manufacturers of arc lamps that were soon lighting factories, public buildings, streets and city squares. Incandescent bulbs quickly replaced arc lights, but Siemens Brothers was again at the cutting-edge.

1910

LONDON CALLING



In 1912, Siemens Brothers' success was helped by the Uniselecto, an electro-mechanical stepping switch that automatically connected calls. It sped up telephone exchanges – but reduced the need for switchboard operators.

1920s

BATTERIES INCLUDED



Early telephones and other devices needed batteries to work, made right here in Charlton. Siemens Brothers' batteries were also used for radios and in cars, which then vied with horses and carts and electric trolleybuses in the busy London streets.

1930

IT'S GOOD TO TALK



Launched in 1930, the Neophone was the iPhone of its day. Developed by Siemens Brothers for the Post Office, it was a big improvement on the "candlestick" telephone that could be found in many homes and businesses across the country.

1944

D-DAY LANDINGS

During the Second World War, Siemens developed a top-secret cable, the 'HAIS Cable', for an oil pipeline across the English Channel to support the Allied invasion of Normandy in 1944. The project was known as Operation PLUTO (Pipe-Lines Under the Ocean).

1968

LIFE AFTER SIEMENS

In 1968, the board of directors made the decision to close the Woolwich factory, rather than sacrificing any of their other factories. This dealt a devastating blow to the local community as it was the largest employer in the borough, after the closure of Woolwich Arsenal a year earlier.

THOUGHTFUL REDEVELOPMENT IN A CONSERVATION AREA

The Faraday Works site comprises four historic buildings in the north-eastern part of the Westminster Industrial Estate in Charlton Riverside. The area was in use as the Siemens Brothers Works until the late 1960's, and the area to the south and east remains reserved for industrial uses.

We are committed to ensuring existing neighbouring businesses can continue to operate unaffected by our proposals.



Image of existing buildings on site today



A KEY PART OF THE CHARLTON RIVERSIDE OPPORTUNITY AREA

Faraday Works sits within the Charlton Riverside Opportunity Area, identified by the Royal Borough of Greenwich and the Greater London Authority as an opportunity area for a significant number of new homes and jobs.

The Charlton Riverside Supplementary Planning Document (SPD) gives development guidance for the district, identifying Faraday Works as suitable for employment-led regeneration that can also include new homes.

WE'VE LISTENED TO YOUR FEEDBACK

Our previous proposals were informed and shaped by two rounds of consultation in February and July of 2019, where we received a combined 72% support for regenerating Faraday Works. Subsequently, a planning application was submitted to Royal Borough of Greenwich in December 2019 (Ref: 19/4034/F) but no decision has been made.

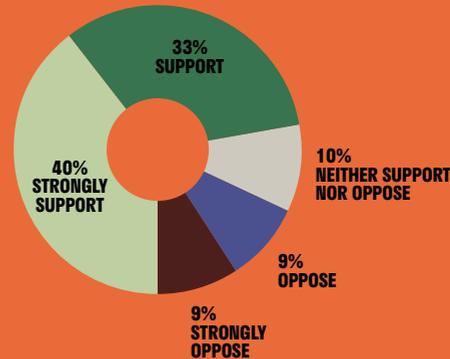
Shortly after submitting the application, 37 Bowater Road was designated Grade II Listed by Historic England, the only building on site planned for replacement. This means we're no longer able to proceed with our plans as they stand. We're bringing forward revised proposals for the site, that retain much of the ambition and ethos of the previous scheme, and centre the restoration of the historic buildings as a key piece of the Faraday Works story.



**We've the utmost respect
for Charlton's history, for the
neighbouring businesses, for
the masterplan and residents
– everything we do is based on
listening to and learning from you.**

WHAT YOU TOLD US PREVIOUSLY: BROADLY SPEAKING, ARE YOU SUPPORTIVE OF THE PLANS TO REDEVELOP FARADAY WORKS?

(COMBINED FEBRUARY AND JULY 2019 FEEDBACK)



WHAT PEOPLE SUPPORTED

- Regenerating this largely derelict site
- Restoration of heritage buildings
- Employment focus
- Affordable housing
- Design approach combining heritage and contemporary architecture

WHERE THERE WERE CONCERNS

- Loss of 37 Bowater Road in the previous plans
- Building heights over ten storeys

PLACE

Faraday Works will be a genuinely mixed-use community that returns life and industry to these buildings. A place where locals and visitors alike can benefit from shops, amenities, employment spaces and new homes, all wrapped in beautiful public realm.

A CONSIDERED DESIGN NARRATIVE

OVERVIEW OF KEY DESIGN MOVES:



RETAIN AND CONVERT EXISTING BUILDINGS

The buildings are on the 'heritage at risk' register, and without urgent work will deteriorate. We will retain and sensitively convert all the buildings on site, reusing as much of the structure and circulation as possible, and minimising the carbon footprint of the build process.



IMPROVING PERMEABILITY AND CONNECTIONS

A new north-south route will be opened up with access through the base of 37 Bowater Road, allowing access to neighbours and for Bowater Road to become a pedestrian and cycle priority street. This will create well-proportioned streets and spaces, with the careful addition of two new buildings.



CREATE FOCAL POINTS

We will create focal points for community uses off Faraday Way, around Unity House and the existing cafe. New industrial uses will be adjacent to the wider industrial estate, and workspaces will line Bowater Road.



PROTECTED COURTYARDS AND ROOF GARDENS

The design creates generous protected courtyards, with planning into the ground. On 37 Bowater Road, a large roof garden will face south towards Maryon Park.



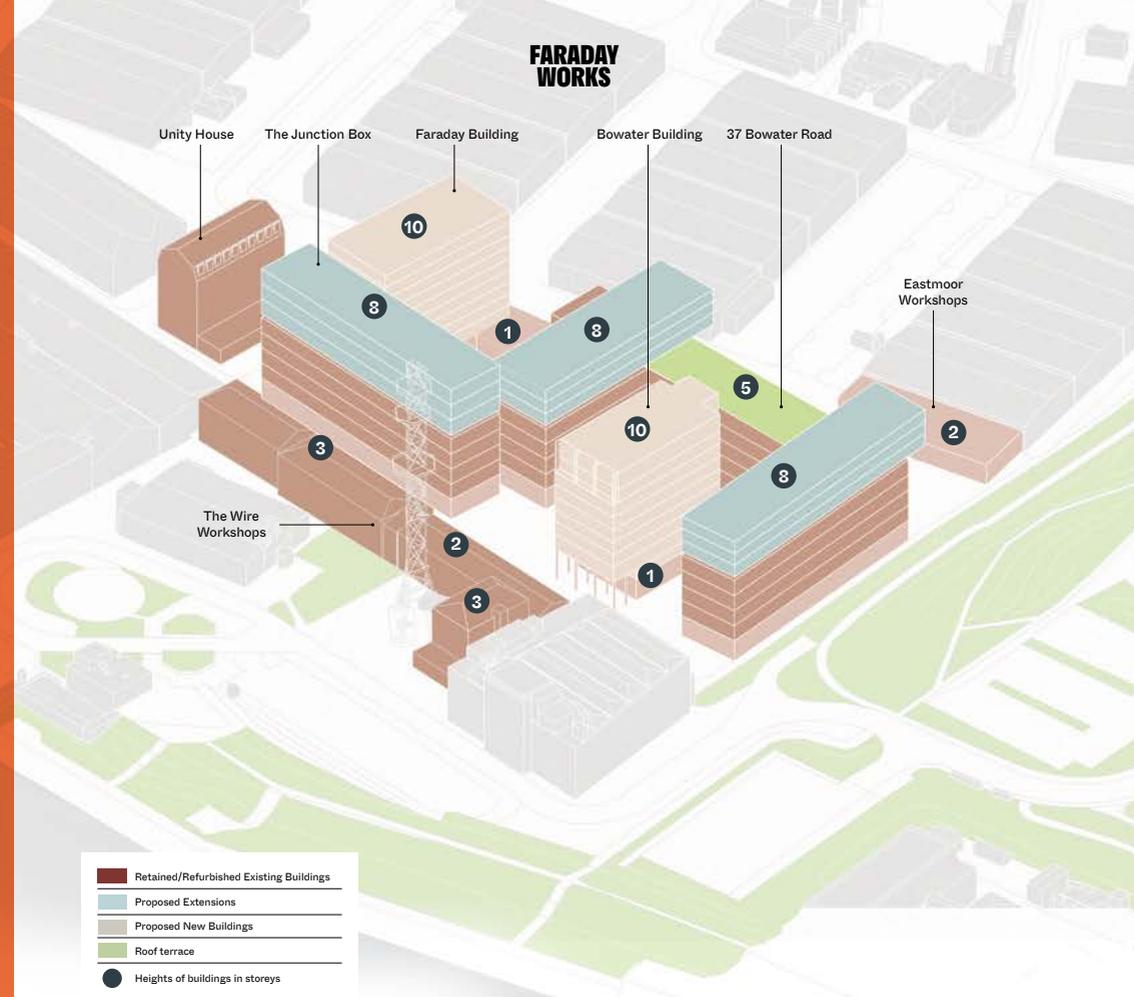
MAXIMISING DAYLIGHT

Two new infill buildings are orientated east/west to maximise daylight and avoid any north facing units.



CREATE NEW EXTENSIONS

Contemporary new extensions to the existing buildings are added while remaining within the maximum heights of the Charlton Riverside masterplan.



DESIGN AND MASSING

Our design celebrates the rich industrial history of the site, combining restored heritage brick and concrete factory facades, large crithal style factory windows, contemporary materials and design for new extensions.

Varied heights provide good views of the river, parks and central London, as well as breaking up the overall scale of the scheme, allowing for greater light into all the new homes. The tallest elements of the revised proposals are now at 10-storeys in comparison to the 13-storeys submitted as part of the original planning application resulting in a reduction in around 120 homes.

PRESERVING HERITAGE



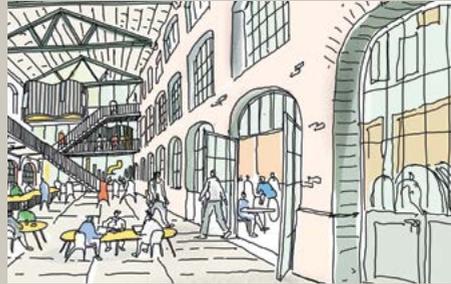
37 BOWATER ROAD

The prominent F shaped building at 37 Bowater Road received Grade II Listed status from Historic England in 2020 for its architectural and historical merit. 37 Bowater Road will now be sensitively restored and adapted along with all of the other existing buildings on site.

DESIGN APPROACH

The building will feature commercial and light industrial uses on the ground floor, and residential above, where unusually high ceilings and large open floorplates will create stunning new apartments featuring mezzanines, large crithal-style windows and exposed brick walls. Where possible, we will use existing internal circulation, but to ensure no north facing single-aspect units, some gallery access is required.

The cantilevered roof extensions on 37 Bowater Road reflect the engineering legacy of innovation and has been supported by Historic England and the Design Review Panel in early consultation. In addition to retaining the building we are looking at ways to incorporate modern methods of construction in order to maximise sustainability.



WIRE WORKSHOPS



The Wire Workshops is the oldest building on site and will be restored to house Plus X – a new business incubator for South East London.

Plus X provides specialist facilities, studios and workspace, alongside access to professional mentors. It is anticipated the renovated Wire Workshops will support approximately 500-600 jobs.

At ground level will be a public event space, museum displays, and a cafe accessible from Bowater Road, with a triple height lobby and roof extension providing a dramatic entrance to this building.

This is unchanged from the previous application

THE JUNCTION BOX



The Junction Box will be restored with a striking contemporary rooftop extension looking out over the Thames. Deck access and balconies will convert this industrial building into elegant new apartments, with new flexible workshops and retail spaces on the ground floor, bringing activity to Bowater Road.

This is unchanged from the previous application

EASTMOOR WORKSHOPS

Four new light industrial units act as a transition between the large sheds of the Westminster Industrial Estate and Faraday Works. These will provide double height spaces, with mezzanine offices, yards and loading access. The design is light, colourful and reflects the industrial materials of the estate in a contemporary way.



BOWATER BUILDING

A new residential building which will define the new north south route and Bowater Road. The design is contemporary, picking up architectural cues from the surrounding heritage buildings but not seeking to be a modern copy. A cut away ground floor provides views through to the internal courtyard of 37 Bowater Road, and covered area of public space.

FARADAY BUILDING

A new warehouse style residential building in the south-eastern corner of the site, with a facade taking direct cues from the heritage architecture around it. The ground floor includes community space and are currently working with Champions for Change and Charlton Athletic Community to explore if this can be a long term home for the boxing gym due to open on a meanwhile basis this summer in the Junction Box.



A GENUINELY MIXED-USE COMMUNITY

We are committed to creating a genuinely mixed-use place, with new homes and jobs side by side. Across the site we will deliver a wide range of types and tenures of home – including adapting some of these former industrial buildings into beautiful heritage apartments.

Informed by consultation and discussions with the Council, our top priorities are heritage, place and employment.

The costs associated with restoring the Listed 37 Bowater Road, alongside all of the other locally listed buildings, is significantly more than a conventional new build development.

Combined with the reduction in the heights of the buildings, and fewer homes delivered overall, this has implications on the delivery of on-site affordable housing.

To remain deliverable, the scheme can currently provide only 0%-8% affordable housing. We are working closely with the Council to bring in additional funding to improve this position.



Illustrative sketch of the proposals from Bowater Road



Illustrative view of one of the interiors of the apartments in 37 Bowater Road.



PROVIDING 380 NEW HOMES FOR LONDONERS

Featuring a mix of sizes and tenures.



CREATING NEW PUBLIC REALM AND LANDSCAPING IMPROVEMENTS

Including play space and priority for pedestrians and cyclists on Bowater Road.



SUPPORTING UP TO 800 NEW JOBS

Including light industrial space suitable for existing businesses locally.



EXCEEDING LONDON PLAN HOME SIZES

All homes meet or exceed London Plan sizes internally.



INSTALLING AN ACCELERATOR AND CO-WORKING SPACE

Plus X will provide space for businesses and entrepreneurs to thrive.



INTEGRATING HOMES WITH INDUSTRY

In order for Charlton Riverside to flourish as a place to live and work, we're solving the challenge of how to mix new homes with industry.



ADAPTING HISTORIC BUILDINGS

Despite the challenges of mixing homes and industry, two-thirds of the homes will have dual aspect and none will solely face north to maximise daylight.

A GREEN HEART

PUBLIC REALM AND LANDSCAPING

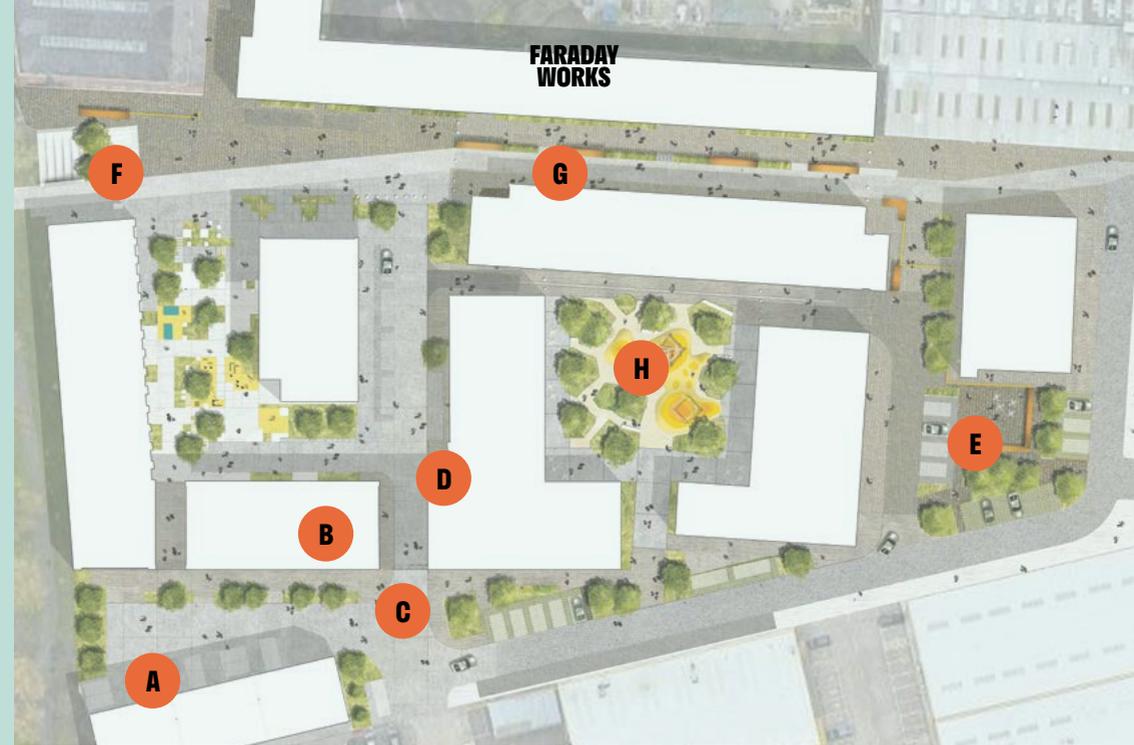
Bowater Road will become a largely car free and active street, with a pedestrian and cycle zone between the Junction Box and Wire Workshops.

Yards and courtyards between blocks will provide access and circulation, including possible new routes to the park from Faraday Way.

Robust industrial and heritage materials such as cobblestones and large concrete panels will be in keeping with the area, with cable reels used as inspiration for unique street furniture, such as benches, play equipment and signage.

Our scheme features large courtyard gardens, where residents will be able to enjoy a green escape from city living, with children able to make use of the innovative play spaces incorporated.

We are also exploring how we can use art, totems and signage as storytelling devices, going beyond the architecture to emphasise the site's historic Siemens Brothers connection.



TRANSPORT AND ACCESS

In-line with the London Plan, the scheme will be car-free for residents aside from Blue Badge disabled parking. Essential parking and delivery bays will be provided to support the operation of businesses.

Bowater Road will be opened at the eastern end and traffic will be re-routed south via Faraday Way and through a new access under 37 Bowater Road to access the core of the site, Wire Workshops and ArtHub.

- A** Opportunity for new pedestrian access to Barrier Gardens
- B** A south facing roof garden looking towards Maryon Park
- C** Landscaped yard between new industrial uses
- D** New north-south route maintains access to Bowater Road buildings
- E** New square with seating and public art outside the cafe
- F** Cycle and pedestrian access maintained to Barrier Gardens
- G** Street closed to through traffic to create a cycle and pedestrian focussed zone
- H** Main courtyard protected from noise, with children's play



Illustrative sketch of the proposals from Faraday Way

INDICATIVE TIMESCALES



HAVE YOUR SAY AND MEET THE TEAM

Given the current public health guidelines, we will be using a combination of consultation methods, enabling those who are not yet comfortable to meet in-person to participate in the process in a safe way.

We encourage you to complete the enclosed questionnaire once you have had the chance to review the proposals. You can return it to us in the Freepost envelope provided or via the identical survey on our website.

ONLINE

We will be hosting an online 'meet the team' event on:

Thursday 10th June
18:00-19:00

We will be presenting the scheme via Zoom, and you will also be able to ask questions to the design team.

To register, visit:
faradayworks.com

IN-PERSON

We will be hosting a series of architects tours on site on:

Tuesday 15th June
17:00-17:45, 18:00-18:45

Thursday 17th June
17:00-17:45, 18:00-18:45

To ensure we adhere to social distancing guidelines, these events are by appointment only.

To book a time slot to attend
Visit: faradayworks.com
Call: 020 3633 6625
Email: hello@faradayworks.com

