

CHARLTON! RICH HISTORY. BOLD IDENTITY. BRIGHT FUTURE.

Heritage. Innovation. Community. Industry.

Providing new homes, jobs, public spaces, repurposed heritage buildings and community facilities for the people of Charlton.

**FARADAY
WORKS**

FARADAY WORKS

A mixed-use place that returns life and industry to these historic buildings. A place where locals, residents, workers and guests can benefit from shops, cafés, bars, restaurants, workspaces and new homes, all set around a series of beautiful public spaces.

AWARD-WINNING ARCHITECTS

Working with Studio Egret West and Coffey Architects to create a beautiful and authentic sense of place

ENHANCEMENTS TO PEDESTRIAN AND CYCLE CONNECTIVITY

Accessibility and improved safety for all users

359 NEW HOMES

A mix of tenures including affordable homes

839 FTE JOBS

Across a range of industries including commercial and community spaces

8085 SQ.M GIA COMMERCIAL FLOORSPACE

Through new and refurbished spaces

£613K COUNCIL TAX RECEIPTS

per annum

£573K BUSINESS RATES

per annum

PRIORITISING SUSTAINABILITY

Creating a new green standard for Charlton with high environmental and biodiversity standards

DELIVERING AN ACCELERATOR AND CO-WORKING SPACE

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, solving the challenge of how to mix new homes with industry

CREATING NEW PUBLIC SPACE AND LANDSCAPING IMPROVEMENTS

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

EXCEEDING LONDON PLAN HOME SIZES

All homes meet or exceed London Plan sizes internally.

£4.1M

net additional resident expenditure annually supporting 37 FTE jobs

£125.3M

additional economic output (GVA) per year

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 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 café. New light industrial uses will be adjacent to the wider industrial estate, and workspaces will line Bowater Road.



COURTYARDS AND ROOF GARDENS

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



MAXIMISING DAYLIGHT

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 maximum height thresholds advocated within the Charlton Riverside Masterplan.



Left: Bowater Building
Centre and right: 37 Bowater Road

DESIGN AND MASSING

Our design celebrates the rich industrial history of the site, combining restored heritage brick and concrete factory facades, as well as contemporary materials and a thoughtful design for the 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.

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 high ceilings and large open floorplates will create stunning new apartments featuring mezzanines 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 roof extensions on 37 Bowater Road reflect the engineering legacy of innovation and have 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.

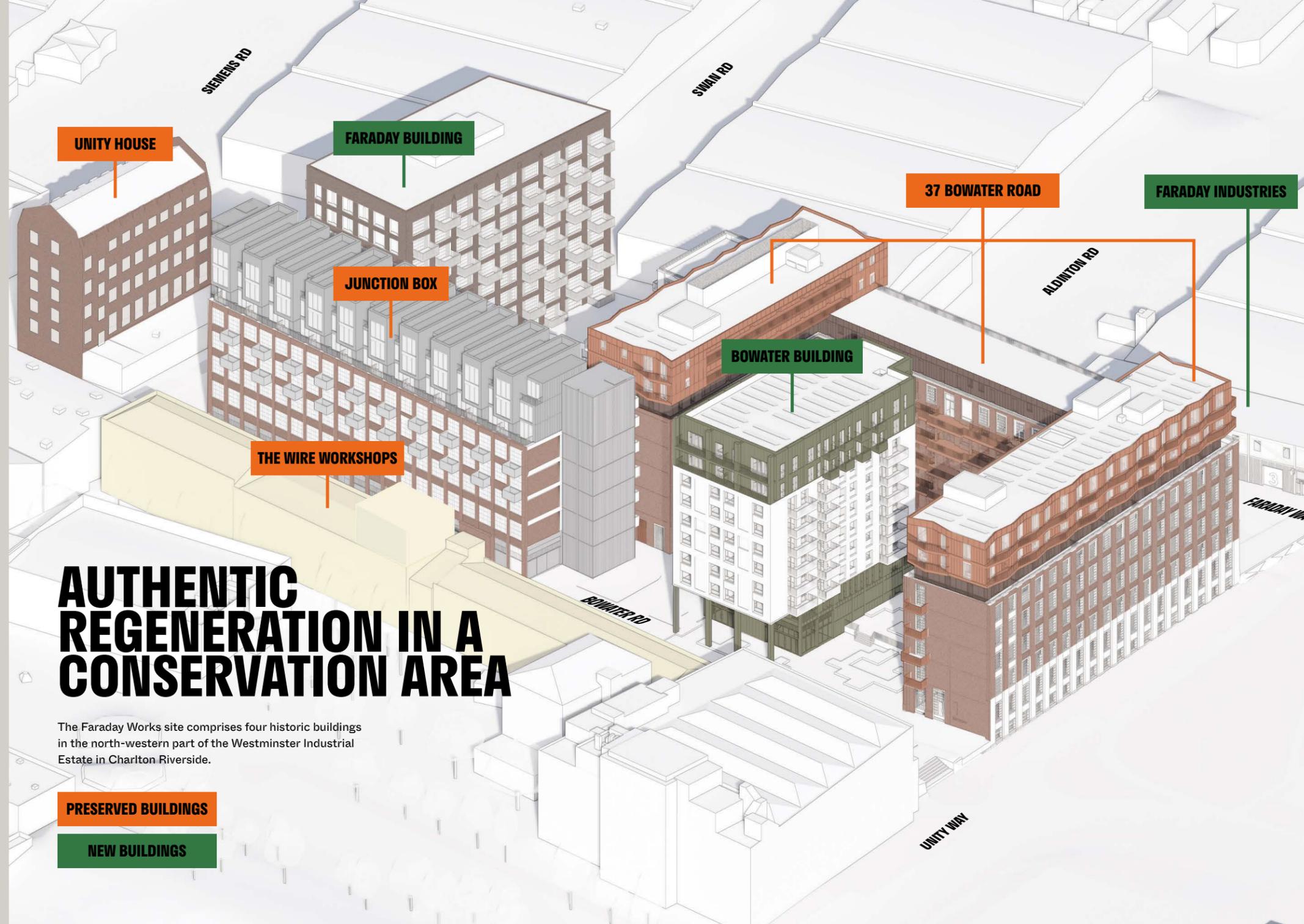


WIRE WORKSHOPS

The Wire Workshops is the oldest building on site and will be restored to provide workspace. It is anticipated the renovated Wire Workshops will support approximately 600 jobs.

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

This is unchanged from the original proposals.



AUTHENTIC REGENERATION IN A CONSERVATION AREA

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

PRESERVED BUILDINGS

NEW BUILDINGS



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 original proposals.

FARADAY INDUSTRIES

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.



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 we have been 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.

BOWATER BUILDING

A new residential building that 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.



INSPIRED BY OVER 150 YEARS OF INNOVATION AND INDUSTRY

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



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 the 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 they saw in their heyday.



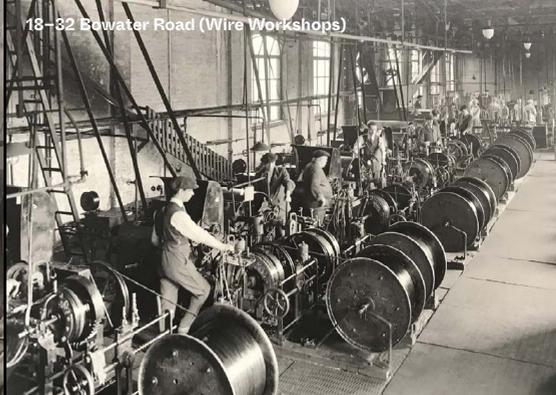
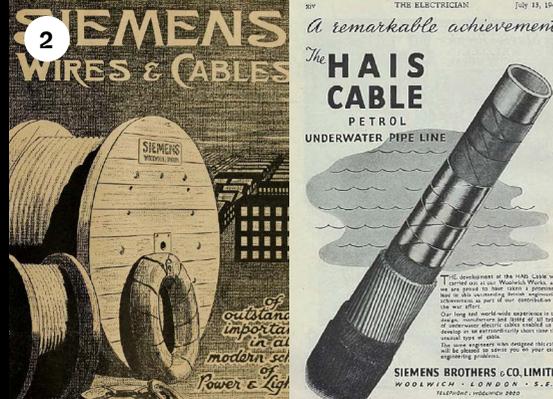
INSPIRED BY RICH HISTORY

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

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

Our heritage-led scheme will continue this epic legacy of innovation, where a whole new raft of makers, creatives and businesses will write the next chapter not only for Charlton Riverside, but for the wider economic success of the borough.



1 POWERING THE UK

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

2 CONNECTING THE WORLD

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.

3 SUPPORTING THE SECOND WORLD WAR EFFORT

During the Second World War, Siemens Brothers 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).

4 CHANGING HOW WE COMMUNICATE

Launched in 1930, the Neophone was 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.

A GREEN HEART



LUSH GREEN SPACES

Our scheme features large courtyard gardens, where residents will be able to enjoy a green escape from city living.



INNOVATIVE PLAY SPACES

Bespoke play spaces will be incorporated into the fabric of the scheme.



A FOCUS ON PUBLIC ART

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 connections to Siemens Brothers.



PRESERVING HERITAGE MATERIALS

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 street furniture, for example benches, play equipment and signage.



PRIORITISING PEOPLE OVER CARS

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



UNRIVALLED SUSTAINABILITY CREDENTIALS

Environmentally, the project sets a commendable standard. **It averts substantial waste and resource consumption by retaining building materials which translates to embodies carbon savings of roughly 742,800 kg CO₂.** This conservation effort, highlights the project's commitment to environmental stewardship and economic efficiency. It is anticipated that the retention of the existing buildings on site will allow us to achieve 40% material reuse/recycling across the masterplan.

The scheme's sustainability credentials are further bolstered by its focus on enhancing climate resilience. Features like passive shading, green roofs, and balconies improve energy efficiency, manage rainwater, and augment biodiversity. Moreover, the incorporation of renewable energy sources, such as photovoltaic systems and efficient air source heat pumps, underscores a commitment to reducing the carbon footprint.





A KEY PIECE 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 mixed employment and residential regeneration.



Overhead map of
Faraday Works
landscaping plan



FARADAY WORKS

01

COMBINED OFFICE AND WORKSPACE

GET IN TOUCH

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