Woolwich

Crossrail and the regeneration effect
Welcome to Woolwich

The regeneration of Woolwich and Royal Arsenal Riverside district is one of the most exciting projects this generation will witness. Developing this previously under-loved and unappreciated area of London will create a whole new vibrant destination.

With Crossrail, a new Woolwich is being generated, and is set to become one of London’s most sought after cultural hubs. Like all of London, Woolwich’s history is one of change and development, closely associated with the Royal Artillery and Engineering Corps. In Woolwich’s dockyards, Henry VIII’s flagship and later Charles Darwin’s Beagle were built. After the closure of the docks, Woolwich was dominated by the Royal Military Academy, Ordnance Factories and Artillery Barracks.

In total, Woolwich boasts over 60 of Greenwich’s listed buildings, many of which are triumphs of Edwardian Baroque and Modern Architecture. The majority of these buildings form part of the Royal Arsenal area, and are at the centre of the Royal Arsenal Riverside development.

Twenty years ago, much of the Woolwich riverside area was derelict, brownfield land. Since then the area has undergone a huge physical transformation. Modern apartment and retail areas mix with restored and refurbished Georgian buildings. Amongst these are gastropubs, cafés, restaurants, paved squares and landscaped gardens.

Starting with the development and regeneration of the 88 acre Royal Arsenal and Barracks, Woolwich is being renewed and redeveloped from a former military town to a cultural hub. Within this vibrant development, new restaurants, pubs, theatres, performance and artistic spaces are turning Woolwich into a town with a strong evening and weekend life. Amongst the Heritage Listed barracks, foundries, laboratories and warehouses of the Arsenal some of the most exciting, innovative residential buildings are emerging.

The dramatic redevelopment of Royal Arsenal Riverside has created a public square and heritage centre, improvements to the Thames Path and a new park. Over the next 12 years, High Street and Spray Street will be revitalised with pedestrianised areas and parks as well as new retail and commercial spaces.

Woolwich’s transport infrastructure will be boosted in 2018 by the opening of the Crossrail/Elizabeth Line station within the Royal Arsenal Riverside development. This will bring Canary Wharf within seven minutes and the City within 20 minutes of Woolwich.

British Land and the Woolwich Estate

In February 2018, British Land acquired the 4.9 acre Woolwich Estate for £103 million which covers much of the high street and town centre retail spaces. The estate includes over 50,000 sq ft of residential and 3,000 sq ft of office space. British Land are experts in placemaking, in sustainable development and in creating retail, residential and commercial environments which meets the needs of the whole community.

British Land’s purchase of this estate means that regeneration will now stretch into the very heart of Woolwich, bringing further residential, retail and community spaces. British Land have worked together with Crossrail to help areas benefit fully from the arrival of the Elizabeth Line.

The acquisition will transform the town centre and high street, providing mixed-use retail, commercial and residential spaces, which in turn will create a thriving retail centre for a well-connected, regenerating part of London.

Creating London’s newest cultural hub

Woolwich is establishing itself as a cultural and creative hub. In the new Cultural Quarter (due to open in December 2018 to coincide with Crossrail) Dash Arts will become the resident artistic and acting group, while younger generations of dancers and actors are created at the Academy of Performing Arts.

Woolwich is developing a reputation as a foodie hotspot with a vast variety of drinking and dining choices. Woolwich’s four new pubs (Dial Arch, The Guardhouse, Equitable and the Taproom) are accompanied by cafés, new restaurants and a street food festival. With the addition of a new 450 seat theatre, Woolwich offers food, drink and entertainment for every taste.

The transformation of Woolwich is about creating spaces and places for people, as much as creating homes and cultural venues. When the transformation of Woolwich is complete, Spray Street will be converted into a pedestrian quarter. Described as the ‘beating heart of Woolwich’, this area will house 650 new homes, offices, shops, cafés, a cinema and public spaces. At the same time, Love Lane and Thomas Street will feature a pocket park, cafés and bars. Gordon Square, which currently features Woolwich’s ‘Big Screen’, will be further developed to include a brand new leisure centre.

These dining and cultural destinations will further enhance Woolwich’s cultural credentials, which already include the annual Tall Ships festival, an international film festival, a food festival and the Greenwich+ Woolwich Festival of the Moon.
Woolwich: eat, sleep and play

Eat Woolwich

The Guardhouse
Housed within a heritage listed building, The Guardhouse is Woolwich’s new village pub. From luxurious leather seats beside a fire to outdoor dining and a menu of cocktails, ales and wines, this is a pub for all seasons.

Woolwich’s Indoor Market
Woolwich’s Indoor Market is home to Street Feast, a celebration of the best British and international street food. Accompanied by live music, diners can taste food ranging from burgers to dumplings, pizza to ice cream, while sipping on handcrafted wine and gin.

Farmers’ Market
On the second Saturday and last Saturday of every month, Royal Arsenal Riverside hosts its very own Farmers’ Market, located within Building 10, which provides quality locally sourced artisan food for residents and visitors. Traders range from bakers and greengrocers to cheesemongers and florists.

Boulangerie Jade
As well as an extensive and exciting brunch menu, Royal Arsenal Riverside’s artisan bakers boasts a variety of freshly baked Artisan breads, viennoiseries, cakes, tarts as well as savouries.

Con Gusto
Con Gusto is housed in the Grade II listed former guardhouse, originally built in 1815. This restaurant provides trendy dining in the unique and historic surroundings of No 1 Street, making the most of the riverside views.

Kailash Momo
Located near the Royal Arsenal Gatehouse, Kailash Momo offers an oasis of Tibetan cuisine at its finest in the heart of the Royal Arsenal Riverside development.

Drink Woolwich

Dial Arch
Set in the unique surroundings of this beautiful historic building, Dial Arch offers an extensive selection of cask ales and wines. It is also a destination for after work dining or a Sunday lunch, with a delicious menu focused on fresh, seasonal British food and pub classics.

Drury Lane Tea and Coffee
Drury is a family owned and run business and was one of the very first British companies to roast coffee for espresso use and was thus at the very heart of the ‘frothy coffee’ revolution of the 50s. Today, Drury offers 16 different espresso coffees and 120 different teas.

Hop Stuff Brewery and The Taproom
Hop Stuff is Royal Arsenal Riverside’s own craft brewery. Founded on the principle that ‘craft beer ought to be for everyone’, it is all about removing the barriers to craft beer without removing the quality. As well as seasonal,ippable lagers and ales, The Taproom offers pub favourites including sourdough pizza, buffalo wings, live music and good times.

Woolwich Equitable
Situated inside the Equitable Building Society premises, Equitable is Antic London’s latest pub. Inside, you will be greeted by an exciting mix of grand marble, vintage décor and quirky design features inspired by the building’s original function. On tap, locally brewed beer and ale from Hopstuff Brewery accompany regional beers, fine wine and spirits.

Experience Woolwich

Greenwich Heritage Centre
Housed in the old ordnance factory and store at the historic Royal Arsenal, the museum tells stories about the Royal Borough through objects, paintings, prints, drawings, maps, photographs and deeds.

Woolwich Centre
Designed by HML Architects, The Woolwich Centre is a new civic complex comprising approximately 250,000m³ accommodation. Within the centre are a local service centre, business centre, community gallery and cafe, public library and modern office accommodation.

Royal Arsenal Gardens
Within the Royal Arsenal Riverside development is Royal Arsenal Gardens, located alongside the Thames Path, the gardens offer a skate park, as well as a conservation meadow with wild flowers and stone sculptures.

Parks
Within a few minutes walk of the Royal Arsenal Riverside district are the Thames Walk, St Mary’s Gardens, Maribor Park, Wellington Park and General Gordon Square. General Gordon Square is home to the Woolwich Big Screen, on which cinema, sports, concerts and the opera are shown.

Creative Woolwich

Creative District
Housed within the former Royal Military Academy and the Old Laboratory Office is the Royal Arsenal Riverside Creative District. In addition to performance spaces, rehearsal rooms and a theatre, this district features a performing arts academy and eclectic theatre group ‘Dash Arts’.

Raw Studio
Founded by designer Nick Rawcliffe, Raw Studio is an interior design hub. Within is displayed the playfully conceived, bespoke furniture which has been shown at the Victoria and Albert Museum, London Design Festival and Chelsea Flower Show as well as international shows in Moscow and Milan.

Thames-Side Studios
Housed within the Woolwich Carriageworks building, Thames-Side Studios is a provider of affordable studio spaces for artists, makers and designers.

Healthy Woolwich

Eat Woolwich
Drink Woolwich
Experience Woolwich
Creative Woolwich
Healthy Woolwich

Clockwise from top: Royal Arsenal Gardens, Thames-Side Studios, Daily Life's Fridge, Woolwich; The Dial Arch pub.
Woolwich Town Hall, a Grade II listed example of the rare Edwardian Baroque style.
Regeneration and placemaking premium

From the famous transformations of Covent Garden, Southbank and Kings Cross, regeneration has always been an important part of the ever-evolving London landscape. Regeneration can take many forms; from the simple rejuvenation of a rundown area, through to an effective remodel of the underlying fabric by addressing the deeper social and economic environment.

Whatever form it takes, regeneration works to greatly improve the quality of life for an area’s residents and transforms it into a more desirable place to live. Our research shows this can have a marked impact on local property markets, with house prices around regeneration zones increasing by 4.7% per annum over and above wider house price growth.

Placemaking is also hugely important in ensuring the maximum benefit occurs from regeneration. This multi-faceted approach to design brings all elements of a development together in a cohesive and diverse environment. Placemaking ensures an area has the appropriate amount and type of residential, retail, education, leisure, work space, restaurants, open space, transport, exhibition and community space. Effective placemaking clearly benefits an area and this impacts property prices. Our research shows that effective placemaking can add 10% to property prices compared with the wider area.

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<th>House price uplift from regeneration</th>
<th>Price premium for a scheme with effective placemaking</th>
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<td>4.7% pa</td>
<td>10%</td>
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Greenwich is undergoing substantial regeneration. Since the announcement of the Crossrail route, 15 schemes have completed, delivering 2,600 units. There are currently eight schemes under construction, which are due to deliver 2,000 homes. Looking forward, there are 12 schemes in planning, which should add a further 3,000 units to the Woolwich stock.

This regeneration is showing up in house prices. Over the past five years, SE18 apartment prices have risen by 71%.

SE18, the district which includes Woolwich, shows average apartment prices in 2017 of £316,000. This is considerably below the average for the Borough of Greenwich of £359,800 and the Lewisham average of £361,129 or Tower Hamlets, across the Thames from Woolwich, which averaged £466,486 in 2017.

The regeneration of Woolwich has also had a positive effect on house price forecasts. While house prices in Greenwich are lower than those in surrounding boroughs, house prices are expected to grow at a faster pace (15.1%) than Lewisham (13.2%) and London (13.8%) over the next five years.

Average apartment prices across London, 2017

Woolwich: Key Facts

- Average apartment price: £316,000
- Forecast five year house price growth: 15%
- Total schemes in planning: 12 (2,914 units)
- Total schemes under construction: 8 (1,999 units)

Housing market

Since the announcement of Crossrail in Woolwich, house prices increased from £186,407 in 2010 to £316,473 in 2017. In comparison with Greenwich, Woolwich remains very affordable.

Woolwich: Callis Yard

Royal Brass Foundry

Average apartment price: £316,000
Forecast five year house price growth: 15%
Total schemes in planning: 12 (2,914 units)
Total schemes under construction: 8 (1,999 units)

Source: Land Registry
Crossrail: driving the regeneration of Woolwich

Long before Crossrail, Woolwich was a connected area, with the famous foot tunnel and ferry connecting North and South London, while the City was linked by the DLR and mainline railway. With the coming of Crossrail, however, Woolwich is placed within minutes of the global business and employment hubs of the City and Canary Wharf.

At the heart of Woolwich’s regeneration is the Woolwich Elizabeth Line station, part of Crossrail, the largest infrastructure project in Western Europe. Opening in late 2018, Crossrail will provide 12 services an hour, connecting the district with the City, Bond Street, Heathrow and Reading.

London is still the capital for global business and Woolwich places you within easy reach of London’s employment hubs.

Once Crossrail opens, Canary Wharf, for example, with its global businesses, fine bars, cafés, restaurants and over 200 fashion stores, will be located just seven minutes away. With Bond Street just 21 minutes and the City 14 minutes away, Woolwich is just a short journey from the financial and cultural heart of London.

Currently, Woolwich Arsenal DLR Station offers quick and easy access not just to East London destinations but to Central London and beyond. From here, Stratford International is 25 minutes, and Bank is 27 minutes.

National and International travel is also minutes away. From Woolwich Arsenal, City Airport is six minutes away. Upon the arrival of Crossrail, St Pancras Eurostar will be just 20 minutes, Paddington Station 25 minutes and Heathrow 48 minutes away.

£1.5bn INVESTMENT
21 mins BOND STREET
5,000 NEW RESIDENTS
14 mins LIVERPOOL STREET
7 mins CANARY WHARF
A NEW CULTURAL QUARTER
FARMERS MARKET
NEW THEATRE + REHEARSAL SPACES
NEW PUBS AND BREWERY
STREET FOOD FESTIVAL

Woolwich: A wealth of opportunity

Elizabeth Line
Central
Overground
Bakerloo
Circle
DLR
Hammersmith & City
Jubilee
Metropolitan
North
ern
Piccadilly
Victoria
Elizabeth

Shenfield
51min
Harold Wood
42min
Gidea Park
39min
Chadwell Heath
32min
Seven Kings
28min
Manor Park
23min
Maryland
18min
Brentwood
46min
Romford
36min
Goodmayes
30min
Illford
25min
Forest Gate
20min
Reading
76min
Maidenhead
63min
Taplow
60min
Slough
53min
Iver
48min
Heathrow
48min
Twyford
70min
Burnham
57min
Langley
50min
West Drayton
45min
Hayes & Harlington
42min
Southall
39min
Hanwell
39min
West Ealing
37min
Ealing Broadway
33min
Acton Mainline
32min
Paddington
25min
Bond Street
21min
Tottenham Court Road
19min
Farringdon
16min
Liverpool Street
14min
Whitechapel
11min

Woolwich
Abbey Wood
4min
Custom House
4min
Canary Wharf
7min
Stratford
16min

Woolwich
London SE18
Woolwich
London SE18
Exterior of an Art Deco building, Woolwich

Woolwich car ferry

The Art Deco exterior of Woolwich Arsenal Railway Station

General Gordon Park, home to the Woolwich Big Screen

No. 1 Street, Royal Arsenal Riverside
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