

# WELCOME...

WELCOME TO OUR EXHIBITION ABOUT THE PROPOSED DEVELOPMENT AT ERITH QUARRY. AT THIS EVENT, YOU CAN FIND OUT ABOUT THE DETAILS OF OUR PROPOSALS AND ASK ANY QUESTIONS YOU HAVE.

WE WERE REALLY PLEASED TO SEE SO MANY PEOPLE AT OUR CONSULTATION IN JULY AND FOUND THE COMMENTS FROM THE COMMUNITY VERY HELPFUL. DURING THE PAST FEW MONTHS WE HAVE BEEN CONSIDERING YOUR FEEDBACK AND WORKING WITH THE GREATER LONDON AUTHORITY AND LONDON BOROUGH OF BEXLEY ON DETAILED PROPOSALS. WE PLAN TO SUBMIT A PLANNING APPLICATION IN NOVEMBER.

HAVE YOUR SAY

PLEASE FEEL FREE TO SPEAK TO A MEMBER OF OUR TEAM, OR JUST READ THROUGH THESE BOARDS.

# THE PROPOSAL...

The Anderson Group bought Erith Quarry in January 2014 and has engaged with the London Borough of Bexley about how it could be re-used in line with the Council's development plan. The character of the site, an old quarry with a 30m height difference from top to bottom, presents significant challenges when bringing forward a development. As this is one of the company's most important projects, the proposals have responded to that challenge through a process of careful design work, research into the ecology and character of the Quarry, to bring it back into use.



Apartments adjacent to the primary school providing between one and two bedrooms.

3.1 hectare grassland retained by Riverdale Road.

Pedestrian and cycle routes through the Quarry links Fraser Road, Riverdale Road and Carlton Road.

Mixture of detached, semi-detached and terraced houses across the hillside providing between two and four bedroom homes.

Hilltop village green.

Carlton Road vehicle access to serve only 40-50 homes.

Space for new community facilities, public services or other non-residential use

Three-form entry primary school – with capacity for 630 pupils, phase 1 target for opening: September 2017.

Woodland tree belt retained around the perimeter.

Network of tree-lined streets, with existing trees retained wherever possible.

Up to 600 homes and apartments – reduced from up to 700.

Two hillside corridors for pedestrians and cyclists, providing play spaces, trees and planting along their lengths.

One or two parking spaces for each property, hidden under homes or set off the street.

'Insert of Bexley's 2004 Unitary Development Plan (UDP) which identifies Erith Quarry as a Site of Importance for Nature Conservation and a future site for housing and educational facilities.'



# THE PROPOSAL...



# A NEW PRIMARY SCHOOL

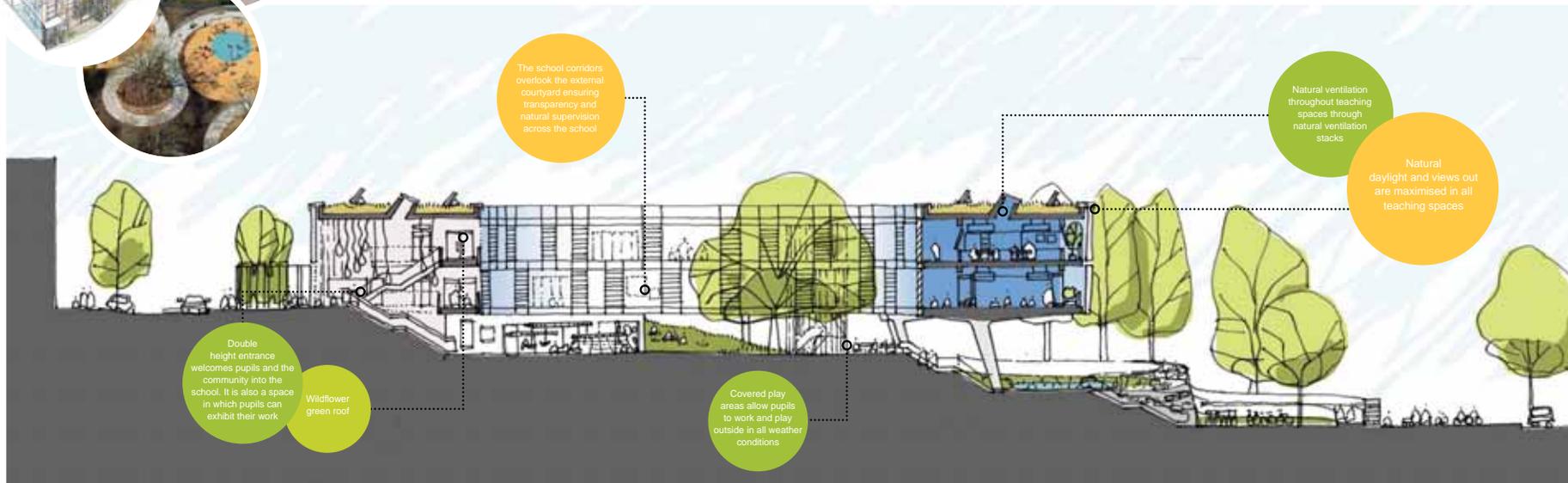
THE DESIGN PHILOSOPHY OF THE SCHOOL IS UNDERPINNED BY THE UNIQUE TOPOGRAPHY AND ECOLOGICAL HERITAGE OF THE SITE. THE SCHOOL TAKES THE FORM OF A BOLD THREE STOREY CIRCULAR FORM, WHICH HOVERS PLAYFULLY ABOVE THE TERRACED LANDSCAPE. THE AIM IS TO CREATE A MEMORABLE AND ASPIRATIONAL BUILDING, WHICH CHALLENGES THE PERCEPTION OF WHAT A PRIMARY A SCHOOL SHOULD BE AND WHICH THE COMMUNITY CAN BE PROUD OF.



An artist's sketch of Primary School from Fraser Road



Illustrative site plan



**East facing section**  
The school has been designed to be open, but secure. It also responds to the site's significant change in levels and ecological heritage. We have highlighted some of the key features on the section above.

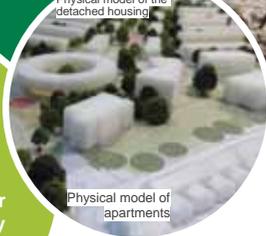
- Target opening in September 2017, with additional years phased in until 2021.
- Academy school operator to be chosen by the London Borough of Bexley.
- Teaching 630 pupils when fully open (21 Classrooms).
- Reception Year to Year 6 pupils (4 to 11 years old).
- Activity studio, drama studio, LRC and specialist teaching spaces for science, art and ICT.
- 50 staff and 44 pick-up/drop-off spaces on-site, 37 pick up/drop-off spaces on-street and 7 accessible spaces located next to entrance. Secure on-site cycle and scooter parking for pupils and staff.
- Sport England U-12 All Weather pitch and Sport England Muga for football, netball and basketball. Climbing wall, trim trail and habitat corner. Informal play terraces with story telling/role play corner, orchard and small external amphitheatre.

# NEW HOMES

ERITH QUARRY AIMS TO DELIVER A DIVERSE LIVING OFFER; MIXING THE JOYS OF THE OPEN SPACE OF SUBURBIA WITH THE INTENSITY REQUIRED TO BRING ACTIVITY AND LIFE TO THE STREETS AND PUBLIC SPACES.



Physical model of the detached housing



Physical model of apartments



Proposed view of the approach from Fraser Road

Notable sustainable measures – PV, Code Level 4 status, meeting and exceeding targets for green building set by the Greater London Authority.



Illustrative plan of the apartments

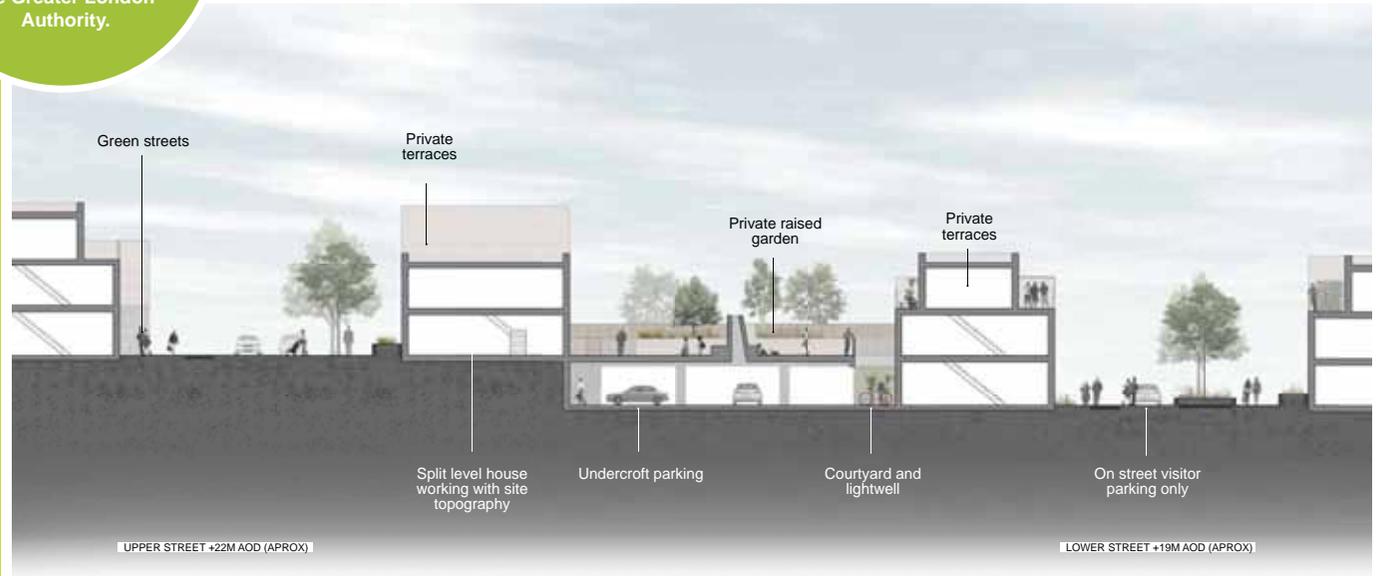
With up to 600 homes at Erith Quarry, proposals are for a mixture of 2, 3 and 4 beds, that range in size from a 1 bedroom apartment to a 4 bedroom detached house.

Key elements of the housing proposals:

- A variety of family home sizes – 37% of 1 and 2 bedroom flats / maisonettes and 63% of 3 and 4 bedroom houses
- A diverse range of home types – of the total there are around 47% flats, 20% maisonettes and 63% terraced, semi-detached and detached
- Generous outdoor space – a combination of balconies, roof terraces and rear gardens
- Access to public play space within the neighbourhood
- Tree-lined, low speed residential streets with landscaped areas and space for parking
- Residents parking – integrated cycle storage and a range of 1 and 2 car parking spaces per home, within either a private garage, in curtilage, undercroft or basement



Illustrative plan of the detached housing



Illustrative section through terraced housing and integrated undercroft parking

# OPEN SPACE...

AS THE MASTERPLAN HAS EVOLVED, A VARIETY OF DIFFERENT LANDSCAPE CHARACTERS HAVE EMERGED. THE APPROACH TO THE LANDSCAPE DESIGN HAS HELPED CREATE A LEGIBLE BUT CHARACTERFUL ENVIRONMENT THAT HAS A DIVERSE MIXTURE OF SPACES RANGING FROM RESIDENTIAL STREETS THAT FEEL SAFE AND QUIET, TO FUN AND EXCITING PLAY AREAS.



## Village Green

The village green sits at the site's highest point. A 'green' helps create a sense of community and, for this reason, is present in villages up and down the land. The team decided to create the 'green' in this location because the level ground lends itself well to this use. We also felt that this part of the development needed a focal point to provide balance to the strong community focus that will be on the school and urban square by the main Fraser Road entrance.



## Play Corridor

As stated earlier in this display the design of the housing scheme works with the contours the site to create a new community where the dominance of the car is reduced through the use of undercroft parking. This creates places that are more in tune with the site's green character and which are better suited to enjoyment by new and existing residents of Erith. Our proposed play corridor complements this design approach and will add to the quality of the local environment and people's enjoyment of it.



## The Urban Square

The urban square will greet pupils and residents on first entering the site by the main, Fraser Road entrance. As the main point of access and egress this part of the site has an important functional role in the way the scheme works but our team have also worked hard to ensure that the space works well visually to create a welcoming environment.



## Ecology Corridor

The ecology corridor plays an important role in the protection and enhancement of the site's existing ecology. The elevated walkways allow valuable ecology to grow and thrive and add to the quality of the environment for people walking through the new scheme.



# ECOLOGY...

THE ECOLOGY OF THE QUARRY HAS FORMED A SIGNIFICANT AND INFLUENTIAL PART OF THE DEVELOPMENT PROPOSALS. OUR ECOLOGISTS HAVE SPENT SEVERAL MONTHS THIS YEAR SURVEYING AND UNDERSTANDING THE EXISTING WILDLIFE AND PLANTS. THE SURVEY RESULTS HAVE BEEN SHARED WITH THE ECOLOGIST AT BEXLEY COUNCIL AND WE HAVE AGREED THAT 3.1 HECTARES OF EXISTING GRASSLAND SHOULD BE RETAINED AND RESTORED TO PROMOTE BIODIVERSITY AND PROTECT EXISTING SPECIES. THE SURVEY INCLUDED THE WOODLAND BELT AND THIS IS STILL TO BE RETAINED AS A KEY FEATURE OF THE SITE.



Japanese Knotweed

Removing non-native and overly dominant species, such as Japanese Knotweed, to prevent them threatening areas of most ecological value.



Bat Nesting Boxes

Bird nesting and bat roosting boxes installed to enhance these animals' use of the site



01 3.1 hectares of grassland set-aside with a 'hands off' approach, seeking to enhance the existing habitats of greatest ecological value.  
02 Woodland tree belt maintained, enhanced and incorporated within a site-wide ecological management plan.

- Conducted extensive surveys to identify the character of the site and species-specific surveys for reptiles, birds, bats and invertebrates.
- Retained the grassland area with greatest ecological value, adjacent to Riverdale Road, in addition to the woodland tree belt which surrounds the site.
- Proposed to set-up a management company which will be responsible for maintaining the ecological value of the woodland and grassland in the longterm.
- Proposed new drainage features across the site to prevent flooding and enhance habitat diversity.
- Introduced footpaths through the grassland to allow people to walk through it without damaging the ecology.



# WHAT HAPPENS NEXT?...



THANK YOU FOR COMING TO OUR PUBLIC EXHIBITION AND TAKING THE TIME TO LOOK AT THESE LATEST PROPOSALS. WE WOULD REALLY APPRECIATE ANY FURTHER FEEDBACK SO PLEASE SPEAK TO ONE OF OUR TEAM, OR LEAVE YOUR THOUGHTS ON A RESPONSE FORM.

AFTER THIS EXHIBITION, WE WILL BE RECORDING ALL THE FEEDBACK WE HAVE RECEIVED AND WILL BE WORKING ON FURTHER DETAILS OF THE PROPOSALS. THIS FEEDBACK WILL BE DOCUMENTED AS PART OF OUR PLANNING APPLICATION, WHICH WE PLAN TO SUBMIT NEXT MONTH.

PLEASE FEEL FREE TO SPEAK TO A MEMBER OF OUR TEAM, OR JUST READ THROUGH THE BOARDS.

WE'D LIKE TO KEEP TALKING.

IF SUCCESSFUL, WE HOPE TO BEGIN WORK IN 2015 AND OPEN THE PRIMARY SCHOOL IN SEPTEMBER 2017.

IF YOU HAVE ANY QUESTIONS, OR COMMENTS,

WE'D LIKE TO KEEP TALKING.

## CONTACT DETAILS

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Visit [www.erithquarry.co.uk](http://www.erithquarry.co.uk) for more information and to register for updates