



living



Residents' Newsletter/www.royalarsenalriverside.co.uk

Berkeley (Urban Renaissance) Ltd

The Warehouse

No.1 Street

Royal Arsenal Riverside's dynamic future

The Estate Management Office and residents' gym have been moved to a new location, while the stylish apartments at The Warehouse No.1 Street are proving popular with buyers

There are a range of exciting developments taking place across Royal Arsenal Riverside at the moment. Both the residents' gym and Concierge have moved to new premises at the North Range, on Duke of Wellington Avenue, next to the clock tower.

The Concierge team offers residents a wide range of services from behind the glass doors at their new premises. The facilities currently provided include looking after residents' keys, letting contractors into your apartment if you are not available, a dry cleaning service where cleaning can be dropped into the office before 14.00 daily, a car wash service and accepting and holding parcels for you. Head Concierge, Ola Saheed, says: "My team is proud to provide service with a smile. We enjoy looking after the residents at Royal Arsenal

Riverside and have been pleased by how many people have commented on our impressive Estate Management Office, which for many visitors will be their first experience of Royal Arsenal Riverside. We look forward to seeing many of you drop by."

The Royal Arsenal residents' gym offers you the chance to exercise 24 hours a day, seven days a week. The facilities in the new building include

cardiovascular and weight training equipment, and the gym boasts new showers, toilets and changing rooms. Membership costs £20 per month and is open to all residents.

"My team is proud to provide service with a smile"



Computer generated image of The Warehouse No.1 Street

Following its launch, the latest phase at Royal Arsenal Riverside, The Warehouse No.1 Street, is proving a hit with buyers. You will have noticed the building taking shape on the cobbled pedestrianised route which runs from Young's flagship pub The Dial Arch, and down to the river.

Combining a stylish warehouse feel with all the convenience and comforts of a new build home, the suites, Manhattan suites, one, two

and three bedroom apartments and penthouses are situated in a loft-style building and boast exposed brick feature walls. All apartments, which benefit from an enviable setting in the heart of Royal Arsenal Riverside, are anticipated to be fully complete during Winter 2012.

For more information on what is happening at Royal Arsenal Riverside please visit: www.royalarsenalriverside.co.uk



Three bedroom living room interior at The Warehouse No.1 Street



New £1.1 million health centre for Royal Arsenal Riverside

In the next couple of months you will be able to make use of a new state-of-the-art health centre at The Armouries, Arsenal Way.

The building work is set to complete this autumn, and when it opens it will include four consulting rooms, five GP rooms, a minor surgery room, two nurse treatment rooms, a medical library, pharmacy and research facilities, as well as a range of office and management suites, across a space of 10,500 square feet.

Designed in close consultation with Berkeley and The Trinity Medical Centre in Burrage Road Plumstead, which is set to move into the centre, it will give the practice new and much needed modern premises to operate from.

It looks set to provide the local community with a first class service.

John Anderson, Chairman of Berkeley Homes (Urban Renaissance) Ltd, comments: "The new health centre will be a fantastic addition to the onsite facilities at Royal Arsenal Riverside and really enforces the message that this is a prime location not only for a new home but also a new lifestyle."

The centre is being delivered by H-Med in conjunction with support and funding expertise from joint venture partner MedicX, a leading UK specialist investor in, developer of and manager of healthcare property.



Good neighbours become good friends



In August, Wellington Park played host to a free neighbourhood event, Party In The Park, where residents were invited to enjoy live music, free food and children were able to play on a bouncy castle. Organised by Royal Arsenal Community Events (RACE), the day was intended to encourage those living at Royal Arsenal Riverside to meet their neighbours.

Entertainment was provided by bands The Hares and ASAP who played their own versions

of well known songs to entertain the crowds, and a DJ kept the music playing until the end of the day.

Local resident, Hana Begley, 34, who visited the event along with son Alexander 16 months (photo), said: "It was a lovely event and the bands were particularly good. It was a great atmosphere with a good mixture for both adults and children. My little boy particularly enjoyed the bouncy castle, and all the children seemed to have a really good time."

First hotel for Royal Arsenal Riverside



Computer generated image is indicative only

Berkeley has secured a deal to bring a quality hotel to Royal Arsenal Riverside.

The deal is set to bring a 130 bedroom hotel into the area. The hotel will be operated under a well known brand and will provide a total of 4,144 sq m of accommodation. It is anticipated

to open in Spring 2013.

Royal Arsenal Riverside is the perfect location for a quality hotel as it has an established welcoming ambience and superb transport links including railway station, DLR and Thames Clipper services. In addition the forthcoming Crossrail project

means that it is ideally located for both business travellers and tourists looking for quick access to Canary Wharf, the City and West End.

The site has been acquired by specialist investor developer, Key Homes Group. Established in 1982, Key Homes Group has an investment and development pipeline of approximately £300 million, with a focus on the UK hotel sector. Rafik Patel of Key Homes Group comments: "Royal Arsenal Riverside is the perfect location for a quality mid-market hotel offering."

The hotel will provide an extra boost to Royal Arsenal Riverside, one of the UK's largest regeneration sites, where more than 1,750 homes have already been delivered, housing over 3,500 residents, and on site the development boasts a number of leisure facilities that residents can enjoy including: a gym, Young's gastropub, health & wellbeing centre, museum and a café and delicatessen.

Tesco Express opening this autumn



Image of forthcoming Tesco Express store is indicative only

This winter Tesco's 'Every Little Helps' approach will be coming to Royal Arsenal Riverside as work completes on the new Tesco Express store. Located at West Carriage House, the store will provide residents and the local community with a convenient and quality supermarket on their doorstep.

Set to open at the end of September it will be located in West Carriage House, off Royal

Carriage Mews. The Express store will provide customers with great value and fresh food.

Buying essentials on your way home from work after a busy day looks set to become easier, and the store will boast a range of products. It will sell fresh produce, wines and spirits and will be a great one stop shop for items such as bread, milk and eggs.

Home sweet home

If you currently rent but would like to buy a home, Royal Arsenal Riverside offers you the ideal opportunity

If you are currently renting at Royal Arsenal Riverside and you are ready to become a home owner you are in luck, apartments at The Warehouse No.1 Street are currently for sale.

A former renter who has bought a home at Royal Arsenal Riverside is Juan Osorio, 32, a business analyst for American Express. Originally from Colombia, he lives with his wife Carole and their 11 month old son Simon in the Armouries.

The couple rented a two bedroom flat at Royal Arsenal Riverside for two years and then bought their two bedroom home in December 2009 before moving in during March 2010.

Juan says: "We rented at Royal Arsenal Riverside for two years and enjoyed living here so much that when we were looking to start a family, we wanted to buy here and decided to look into the Armouries. It was a quick and easy process purchasing our new flat at Royal Arsenal Riverside and the sales and customer service teams were very helpful.

"We are very happy living here. We like the gardens, the riverside walks and enjoy the convenience of the concierge service. The transport links are also very good. My wife takes the boat every morning to work and it only takes me 55 minutes to get to my office in Victoria."

Apartments at The Warehouse No. 1 Street benefit from an enviable setting in the heart of



"We are very happy living here. We like the gardens, the riverside walks and enjoy the convenience of the concierge service."

Royal Arsenal Riverside. The local area boasts numerous restaurants and bars both on site and at the nearby O2 arena, and Canary Wharf. These include the high end steak chain, Gaucho, the London branch of Jamie Oliver's famous Italian diner, Jamie's Italian, and Italian food restaurant Zizzi. There are also a number of parks and open spaces only a short walk away such as Black Heath, Charlton Park and Greenwich Park, the oldest Royal Park in London.

Help for first time buyers

First time buyers looking to get a foot on to the property ladder will now be able to take advantage of a Government-backed scheme at Royal Arsenal Riverside

FirstBuy, a new product designed to help people into homeownership, is available to first time buyers looking to purchase a home at The Warehouse No.1 Street. To qualify and take advantage of FirstBuy, you must be a first time buyer; able to secure a mortgage with an approved lender; have an annual household income of less than £60,000; and be able to pay a minimum of 5% of the cost of your new home as a deposit.

Under FirstBuy, Berkeley and the Homes and Communities Agency (HCA), provide a loan of up to 20 per cent of the cost of a new home or apartment.

For full details on FirstBuy at The Warehouse No.1 Street, Royal Arsenal Riverside, please visit: www.royalarsenalriverside.co.uk, call: 020 8331 7130. For additional information please see: www.firststepslondon.org. (Terms and conditions apply*)



*Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. Check that this mortgage will meet your needs if you want to move or sell your home or you want your family to inherit it. If you are in any doubt, seek independent financial advice.

The eyes of the world on Greenwich

In 2012 the eyes of the world will be on Greenwich as one of the Olympic and Paralympic London boroughs. At Royal Arsenal Riverside, the locations where the events take place are literally on your doorstep

Olympic Events

Artistic gymnastics - Greenwich Peninsula venues, Saturday, 28 July 2012 to Sunday, 14 August 2012

Basketball - The O2, Saturday, 28 July 2012 to Sunday, 12 August 2012

Equestrian dressage - Greenwich Royal Park, Thursday, 2 August 2012 to Wednesday 8 August 2012

Equestrian eventing - Greenwich Royal Park, Saturday, 28 July 2012 to Tuesday, 31 July 2012

Equestrian show jumping - Greenwich Royal Park, Saturday, 4 August 2012 to Thursday, 9 August 2012

Shooting - Royal Artillery Barracks Woolwich, Saturday, 28 July 2012 to Monday, 6 August 2012

Trampolining - Greenwich Peninsula venues, Saturday, 28 July 2012 to Sunday, 14 August 2012

Modern pentathlon - Greenwich Royal Park, Saturday, 11 August 2012 and Sunday, 12 August 2012



Paralympic Events

Paralympic archery - Royal Artillery Barracks, Friday, 30 August 2012 to Wednesday, 5 September 2012

Paralympic equestrian - Greenwich Royal Park, Friday, 31 August 2012 to Tuesday, 4 September 2012

Paralympic shooting - Royal Artillery Barracks, Friday, 31 August 2012 to Wednesday, 5 September 2012

Wheelchair basketball - Greenwich Peninsula venues, Thursday, 30 August 2012 to Saturday, 8 September 2012

Raft of transport improvements in Woolwich

Crossrail is the new railway spanning the capital from west to east. The railway will deliver a 10% increase in capacity on the central London rail network and significantly enhance links between the east, central London and Heathrow.

Since 2005 Berkeley Homes and Greenwich Council have been in negotiations with the Government attempting to ensure that a Crossrail station is delivered in Woolwich. An agreement was finally reached in February 2011 in which Berkeley Homes co-funds and delivers the station box within the Royal Arsenal Riverside Development.

Since February, Berkeley has developed a specialist project team and conducted approximately 70% of the enabling works. This has involved setting up the site, demolishing buildings, strengthening the English Heritage listed buildings and diverting utilities. Excavation of the station box started in September and the structure is due to be complete by July 2013. Following this, tunnels will be constructed from Plumstead to the station box and then beneath the Thames towards Canary Wharf.

Berkeley Project Director, Mike Woolliscroft, said: "We appreciate the co-operation and support of our local residents as we undertake this important work, and apologise for any inconvenience caused. Crossrail should bring enormous benefits to the area and we are working hard to minimise the impact of the works on our neighbours."

The station fit-out is subject to further negotiations between the Government, Mayor, Greenwich Council and others. An operational station at the Royal Arsenal is forecast to reduce journey times to Canary Wharf to less than 10 minutes, Bond Street to 25 minutes and Heathrow to 50 minutes.



"Crossrail should bring enormous benefits to the area and we are working hard to minimise the impact of the works on our neighbours"

With just under a year to go to the London 2012 Olympic and Paralympic Games, the Docklands Light Railway (DLR) Stratford International extension opened in August and has extended the service from Woolwich Arsenal so that you can travel straight to Stratford International. The project is a key part of the London 2012 Olympic and Paralympic transport network.

The DLR serves Woolwich Arsenal with direct links to London City Airport taking just six minutes, and journey times to Canary Wharf and Stratford International, both taking just 19 minutes.

What's on at the O2?

A look ahead to concerts and events taking place only eight minutes away

Living at Royal Arsenal Riverside, you are only eight minutes away by river taxi from the world's leading entertainment venue, the O2.

Events this autumn include popular comedian Lee Evans, while the vocal talents of Rihanna, Katy Perry and Cliff Richard are just three acts who are performing throughout October.



Events throughout the autumn include:

- Lee Evans:** 28 September - 11 October
- Titans of Cricket:** 8 October
- Rihanna:** 5, 6 and 13 October
- Katy Perry:** 14 - 15 October
- Disney on Ice:** 20 - 23 October
- Cliff Richard - The Soulicious Tour:** 25 - 26 October
- Britney Spears:** 27 - 28 October
- Arctic Monkeys:** 29 - 30 October
- Tinie Tempah:** 4 November
- Barclays ATP World Tour Finals:** 20 - 27 November



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Autumn tipples

Whenever you fancy a drink this autumn, Young's flagship pub, The Dial Arch offers the perfect selection of ales including: Young's Bitter, Young's Special, Young's Anniversary Ale, Young's London Gold, Meantime's London Pale Ale and Charles Wells' Bombardier.

Manager, Laurence Cook, comments: "During the autumn Real Ale offers a perfect alternative tippie and Tuesday evenings offer a great chance to try some truly excellent Real Ales with our regular Cask Ale sampling events. Ask the staff for details and tasting notes."



New library for Woolwich

Next year Greenwich will become known as the Royal Borough of Greenwich in recognition of the area's growing stature and its links with the Royal family stretching back 800 years.

Ahead of this, a stunning new major town centre library has opened at The Woolwich Centre, 35 Wellington Street, SE18 6HQ, replacing the former library on Calderwood Street.

Open in the heart of Woolwich, near to transport links and the busy shopping area, it has facilities such as self-issue service for books, CDs and DVDs. It also has 100 computers for public use, including laptops, PCs, Apple Macs and iPads.

The library is part of the Woolwich Centre, a new council building which provides improved services for local people. The ground floor provides a range of council services and is open Monday to Friday, from 9am to 5pm.

For more information on the library please visit Greenwich Council's website: <http://www.greenwich.gov.uk/Greenwich/Learning/Libraries/FindLibrary/WoolwichLendingLibrary.htm>



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