



WELCOME

THE TIMBERYARD DEPTFORD

“ Welcome to The Timberyard Deptford Plot 5 consultation. Please take your time to review the information on display and share your feedback. The Project Team are on hand to answer any questions you may have. ”

OVERVIEW

The Timberyard Deptford will see the creation of new homes together with retail, workspaces and opportunities for flexible working and start-up businesses. In March 2016, planning permission was granted by Lewisham Council for the development of a new residential-led mixed use scheme.

Since then, Lendlease has been working on delivering the first phase of new homes on the site and further progressing the buildings’ designs in collaboration with architects.

Today we want to share these changes with you and gather your views to help refine the design for ‘Plot 5’, located on the corner of Evelyn Street and Oxestalls Road.



WHAT IS CHANGING

Lendlease is preparing updated plans that will create new homes and more affordable housing on the site. To facilitate these changes, a new planning application for a part of the site, known as ‘Plot 5’, will be prepared. Broadly, the proposed changes to ‘Plot 5’ will include:

- Additional new homes;
- A higher proportion of affordable housing;
- Additional workspace and retail uses;
- Improved pedestrian routes through and around the site; and
- Enhanced green landscaping.

It is also anticipated that there will be some further updates to the wider site in the future. Further details will follow as they are known.

More information and details of the proposed changes to ‘Plot 5’ are provided on Boards 3-8.



PROJECT TIMELINE





CONTEXT

THE TIMBERYARD DEPTFORD

(Approved under the Outline Planning Permission, March 2016)


PLANNING CONTEXT

The Timberyard Deptford is located in North Deptford between Pepys Park and Deptford Park. Previously known as 'Deptford Wharves', The Timberyard Deptford comprises an area of approximately 4.7 hectares (the same size as approximately 6.5 international football pitches) and includes a range of new housing, workspace and retail uses. The site is divided into 6 Plots, which will be built out in stages. In March 2016, planning permission was granted for the whole site. The information below summarises the scheme and the current stage of each Plot.


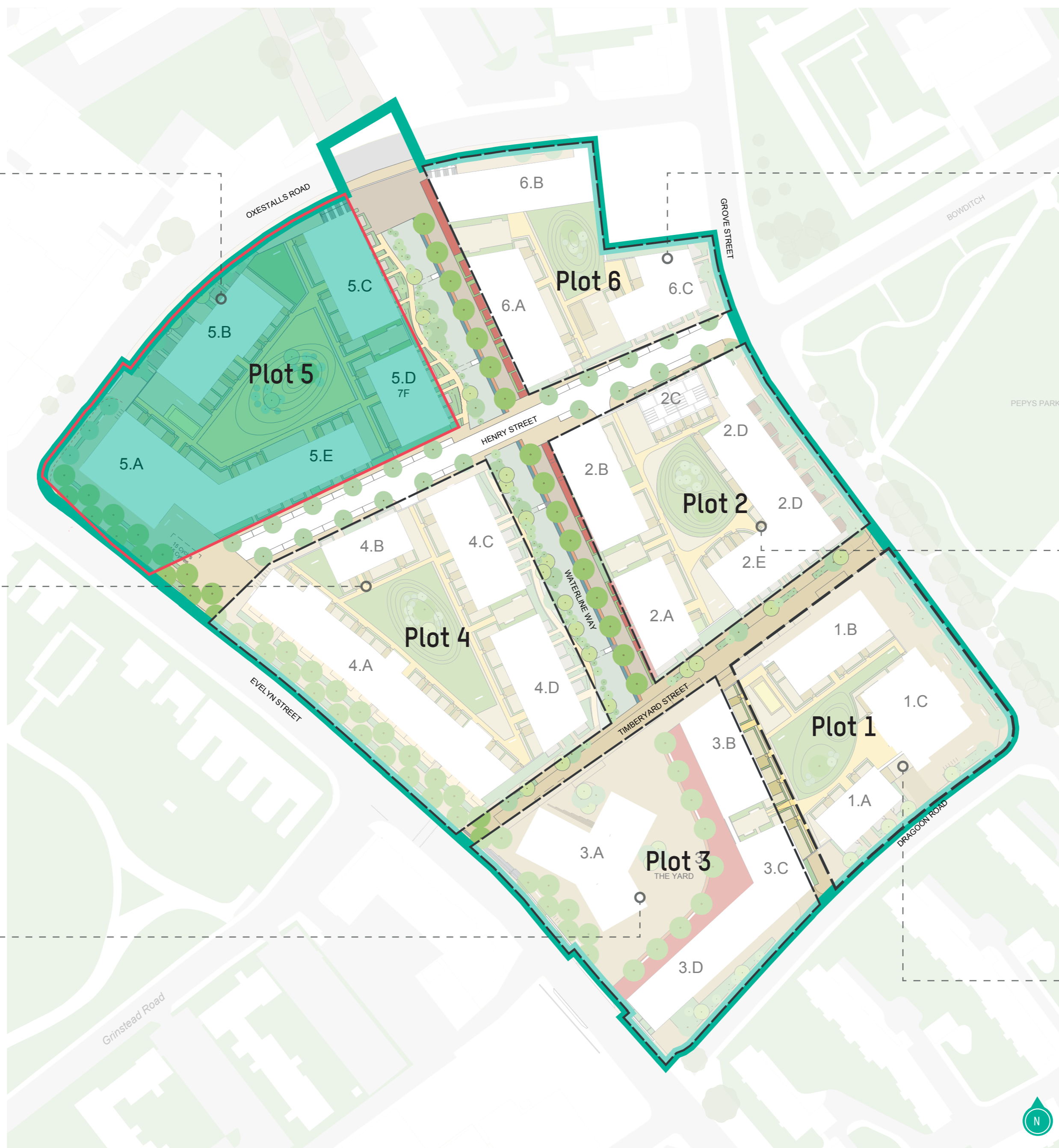
Plot 5
 March 2016
 Outline planning permission received
 December 2019
 Lendlease is currently preparing a new planning application (the subject of this consultation)




Plot 4
 March 2016
 Outline planning permission received
 February 2018
 Reserved matters approved




Plot 3
 March 2016
 Detailed planning permission received
 Early 2020
 Potential future updates to come


Plot 6
 March 2016
 Outline planning permission received
 March 2019
 Reserved matters approved



Plot 2
 March 2016
 Detailed planning permission received
 Late 2016
 Construction commenced



Plot 1
 March 2016
 Detailed planning permission received
 Early 2020
 Potential future updates to come



SUMMARY OF THE TIMBERYARD DEPTFORD



NEW HOMES

Up to 1,132 new homes across a range of sizes will be delivered on the site, including new affordable homes.



NEW WORKSPACE

A range of non-residential uses will provide new commercial workspaces to support local business and start-ups.



NEW ROUTES

When complete, the site will create new landscaped public pedestrian and cycle routes connecting Grove Street to Evelyn Street and Dragon Road to Waterline Way.



WATERLINE WAY

The existing cycle and pedestrian path to the north of the site will be extended under Oxestalls Road bridge to create a new landscaped connection through the site.



A PLACE TO ENJOY

Across the site there will be spaces for cafés, restaurants and retail uses. Trees and vegetation will be planted alongside new street furniture, lighting and public art.

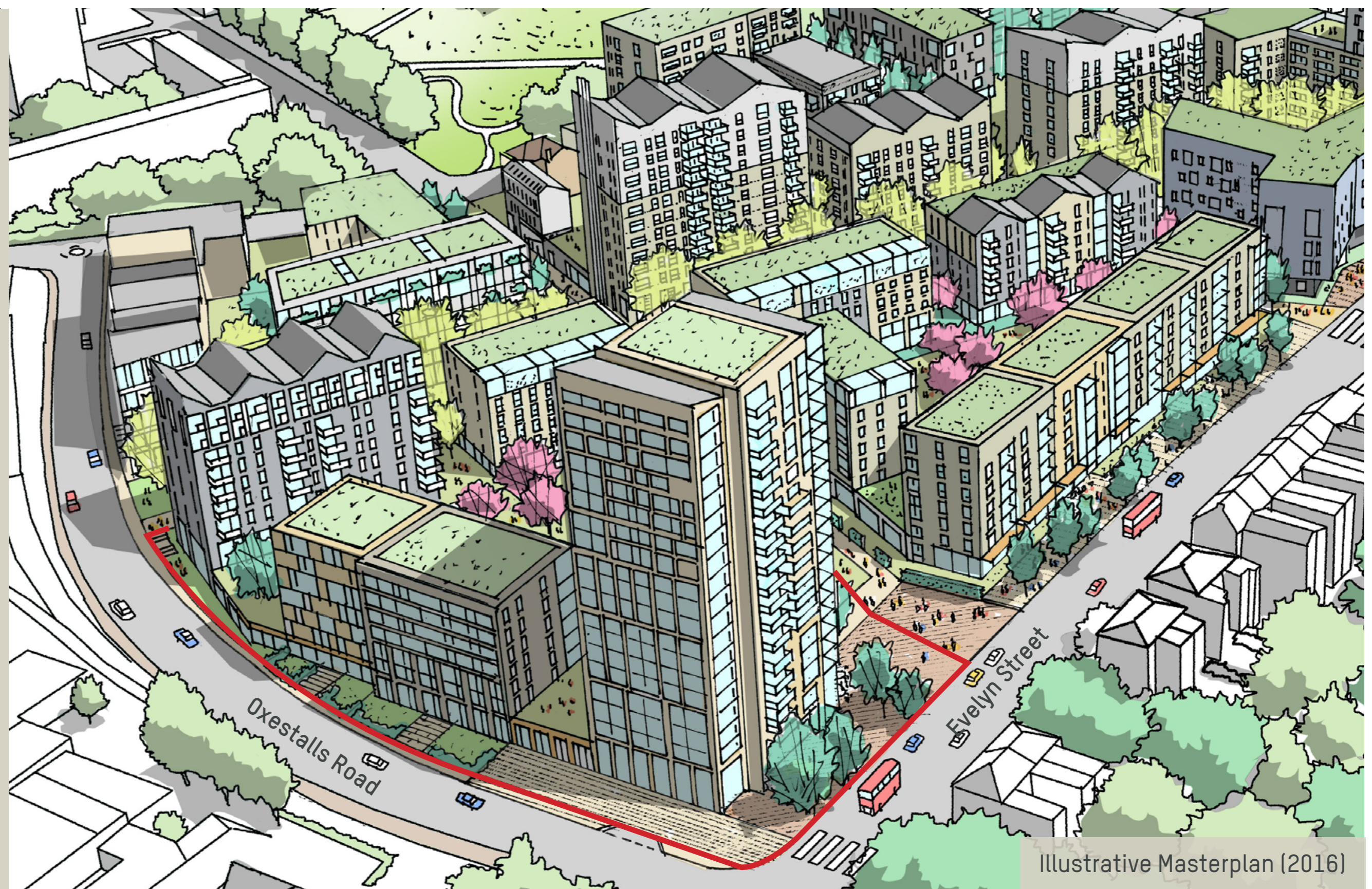
THE PROPOSAL

PLOT 5

WHAT'S CHANGED?

Several changes are proposed to the design, layout and uses on Plot 5 since the proposal received planning permission in 2016. These are summarised below:

- A redistribution of buildings to improve the layout of Plot 5;
- An increase to the maximum building height from 21 storeys to 28 storeys;
- Increases to the amount of new homes and non-residential floor space;
- Landscaping and sustainability improvements; and
- Improved pedestrian connections around Plot 5.

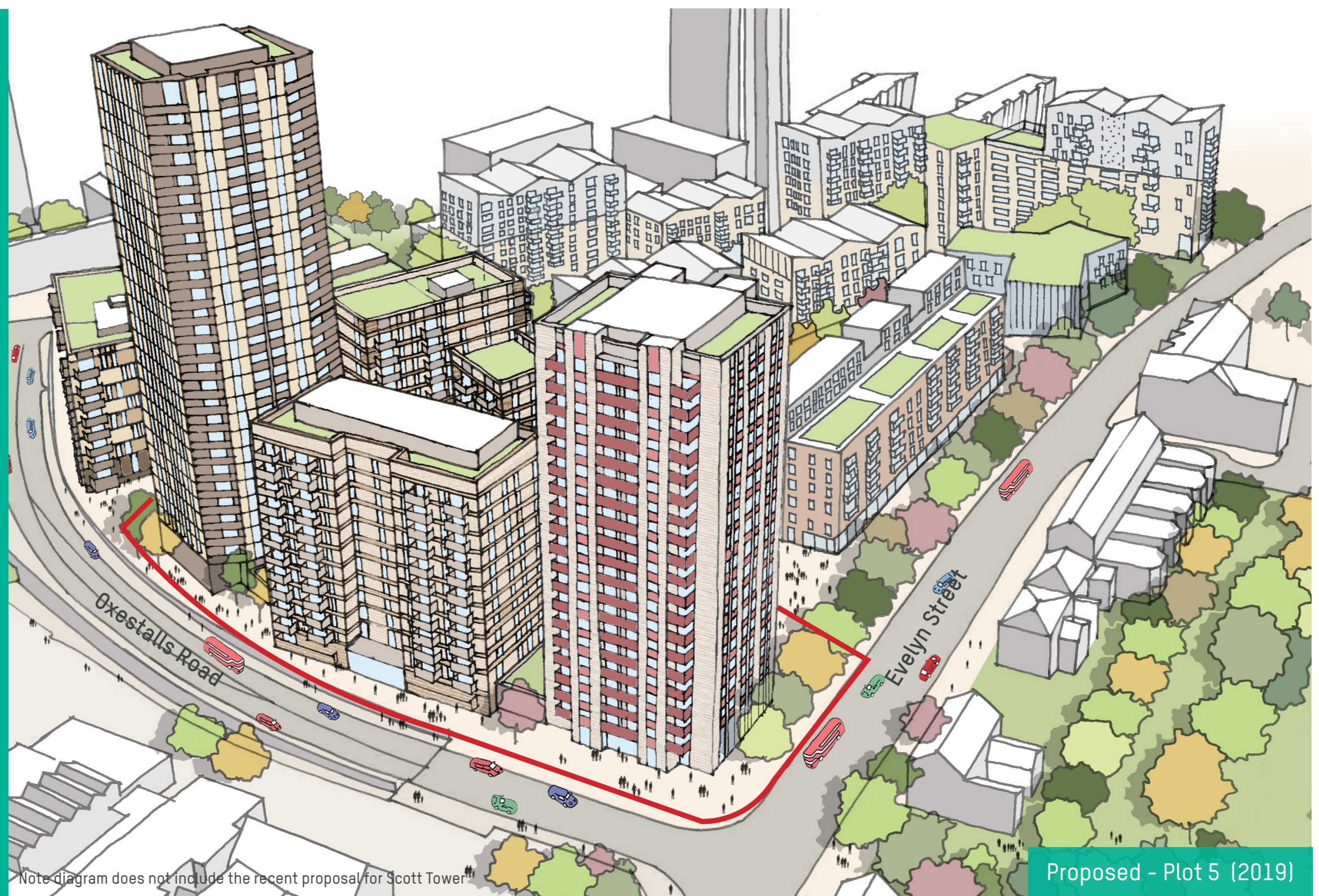


WHAT'S PROPOSED?

A summary of the proposed scheme is provided below:

- Provision of 554 homes, including affordable housing, ranging in size from one to three bedrooms to cater for different families and living preferences;
- Non-residential floorspace including workspace, restaurant/cafe and retail (a total of 5,153sqm); and
- Buildings ranging from 6 to 28 storeys.

Further information about other key features of Plot 5 are provided on Boards 4 - 8.



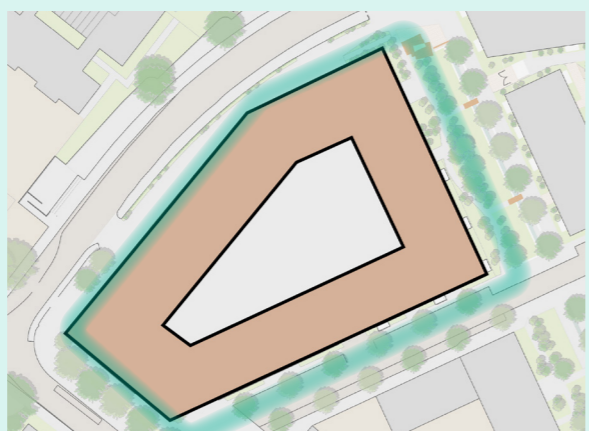
Note: diagram does not include the recent proposal for Scott Tower

Plot 5

PLOT 5 DESIGN PRINCIPLES

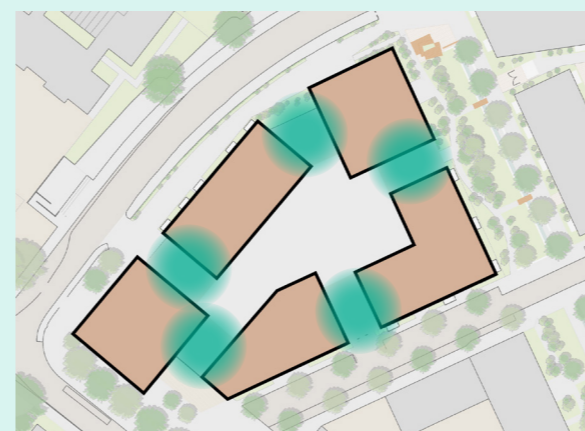
BUILDING FORM

Buildings will be designed to reflect the local context of North Deptford and the surrounding neighbourhood.



VISUAL SEPARATION

Buildings will be clearly separated visually with gaps.



GREEN LANDSCAPING

Incorporating greenery along street fronts and on buildings to enhance connections to nature.





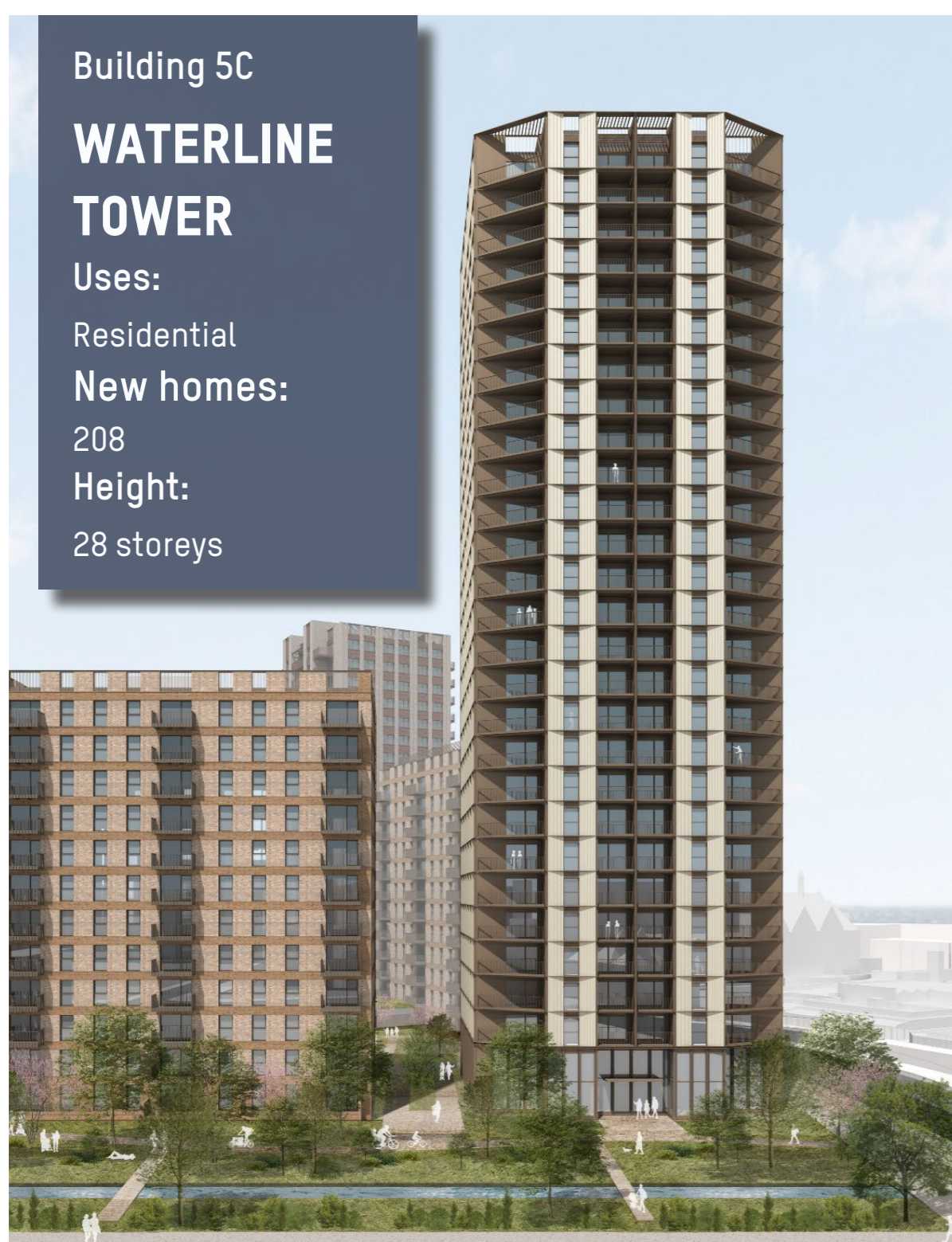
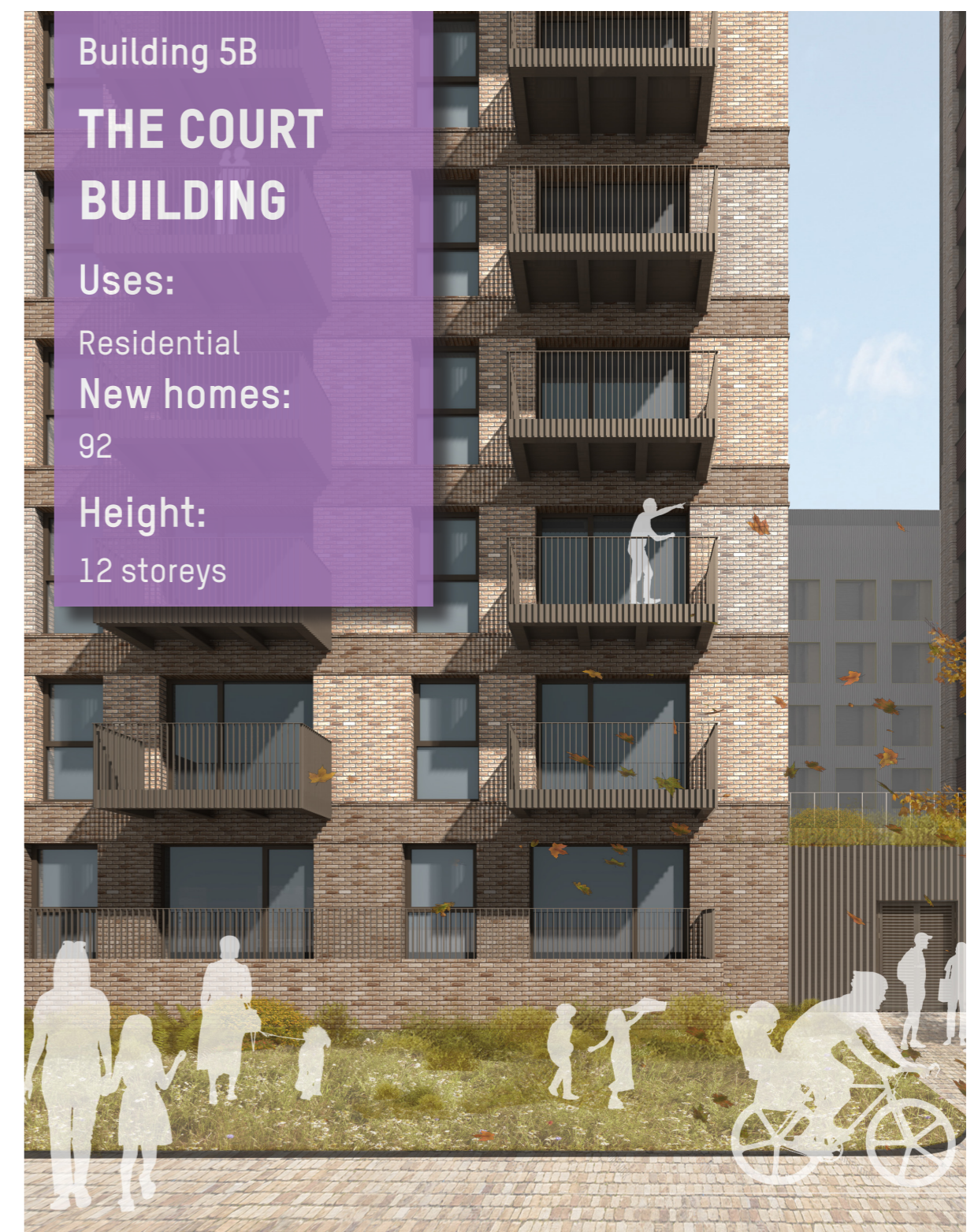
LAYOUT

PLOT 5

SUMMARY

Plot 5 will comprise 5 buildings that will accommodate a total of 554 new homes and 5,153m² of non-residential floorspace including dedicated workspace, restaurant/cafe and retail uses.

The buildings will range in heights from 6 to 28 storeys. A summary of the key aspects for each building is provided below.



DESIGN STRATEGY

PLOT 5

MATERIALITY

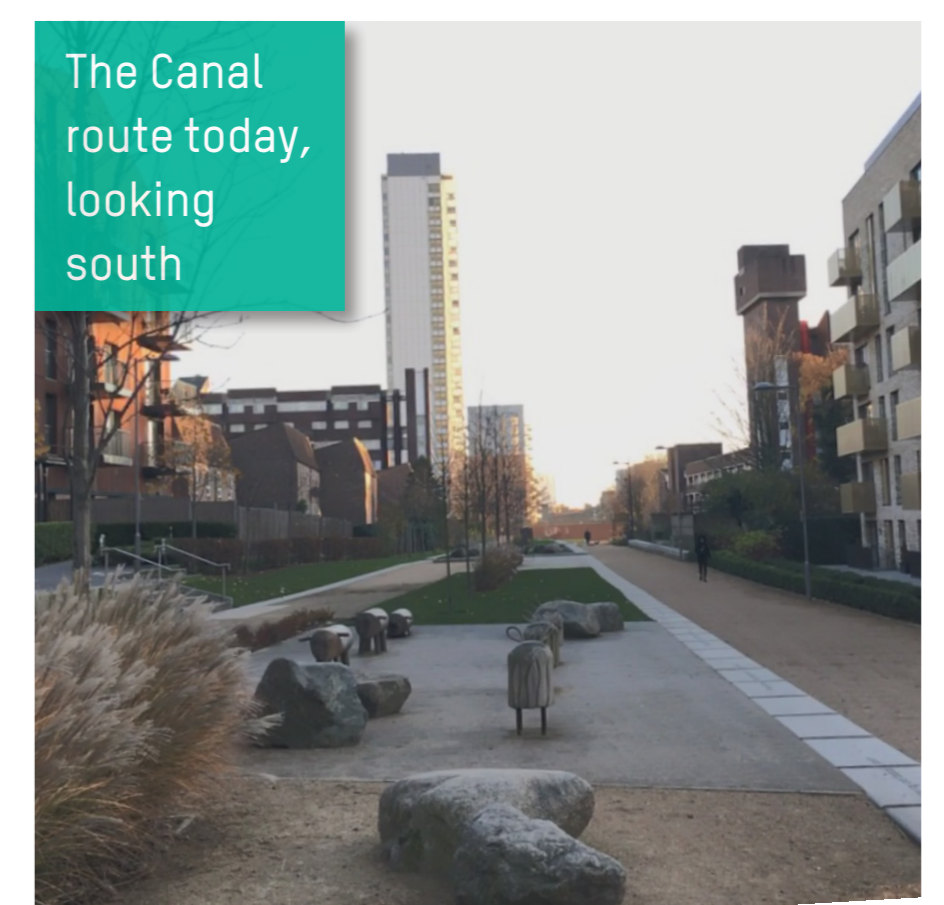
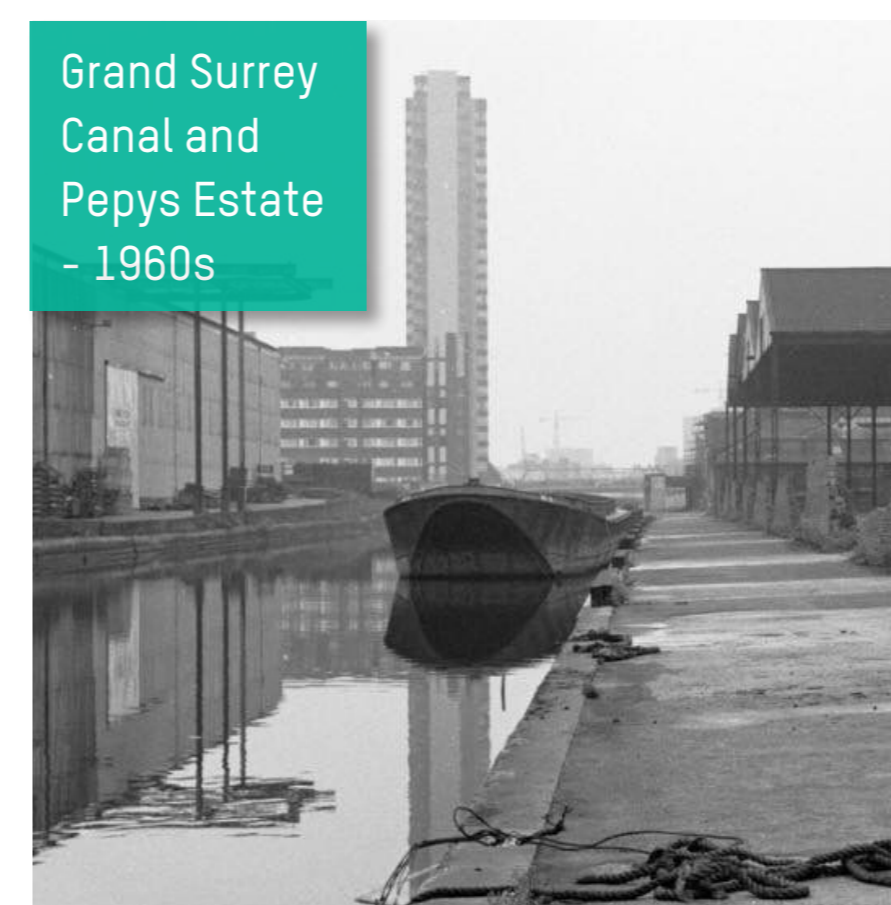
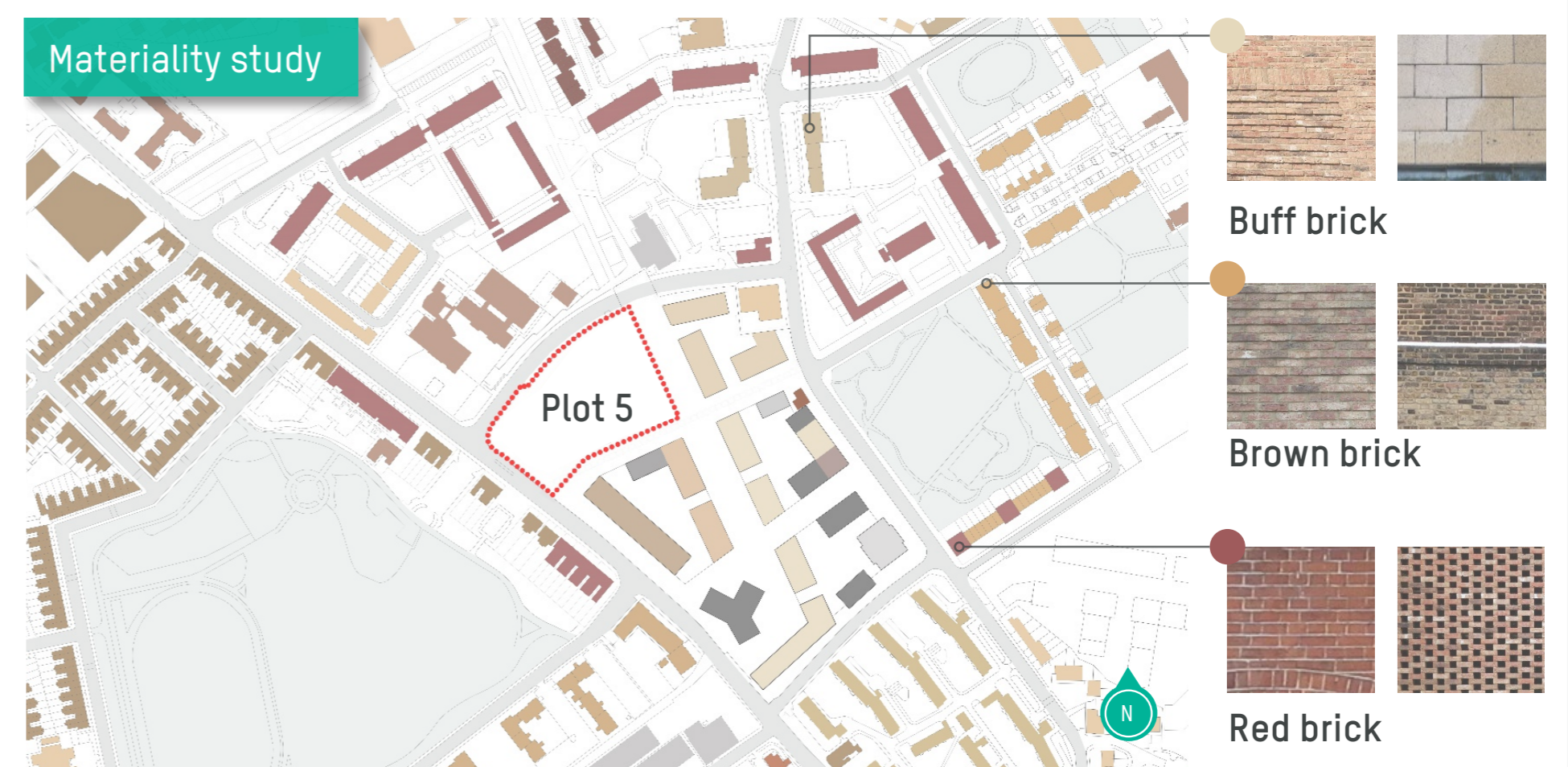
An analysis of existing brickwork patterns in the local neighbourhood has informed the materiality of the design proposals for Plot 5, as shown in the map opposite.

There are many variations locally and there is no single brick colour, texture or bond that is predominant. In this context, the intention for Plot 5 is to select a range of bricks that complement other bricks and patterns within the local neighbourhood.

LOCAL HERITAGE

The Timberyard Deptford has a rich history and connection to water and the timber trade. The site was bisected by the Grand Surrey Canal until the early 1970s, when it was filled in. Today, the historic canal route forms a linear pedestrian and cycle connection between Oxestalls Road bridge and Surrey Quays.

The Grand Surrey Canal has been a source of inspiration for the design development of The Timberyard. The current pathway will be extended into a new connection called 'Waterline Way', which will provide public access through the site and connections to Deptford and Pepys Park, adjacent to Plot 5.



SUSTAINABILITY

Plot 5 will incorporate a range of sustainability initiatives that will contribute to reducing carbon emissions and encouraging healthy and active lifestyles. A summary of some of the key sustainability measures for Plot 5 are summarised below:

- Retail and offices on Plot 5 will be designed in accordance with the latest BREEAM 2018 standards and targeting ratings from Very Good to Excellent.
- Homes will be designed to the latest green building standards.
- Lendlease are taking a 'fabric first' approach to the buildings, ensuring that homes are well insulated and have good overall airtightness, reducing drafts, air leakage and minimising the demand for heating.
- Rooftop solar (photovoltaic) panels will be incorporated.
- All homes will be designed with heat recovery systems that recycle heat from extract air and use it to heat incoming air.
- Heating and hot water for homes will be designed from a low carbon solution that uses the latest heat pump technology to save energy, reduce carbon emissions and reduce air pollution.
- Proposed materials will be selected to be durable, responsibly sourced, and release less pollutants.
- To reduce noise disturbance all homes will be designed with improved levels of sound insulation.
- Energy saving LED lighting will be proposed throughout the Plot.
- Homes will be designed with water efficient fittings and fixtures to reduce water usage.



BUILDING FORM

PLOT 5

BUILDING HEIGHT

The proposed buildings on Plot 5 have been designed to reflect the surrounding context and to minimise impacts to local neighbours.

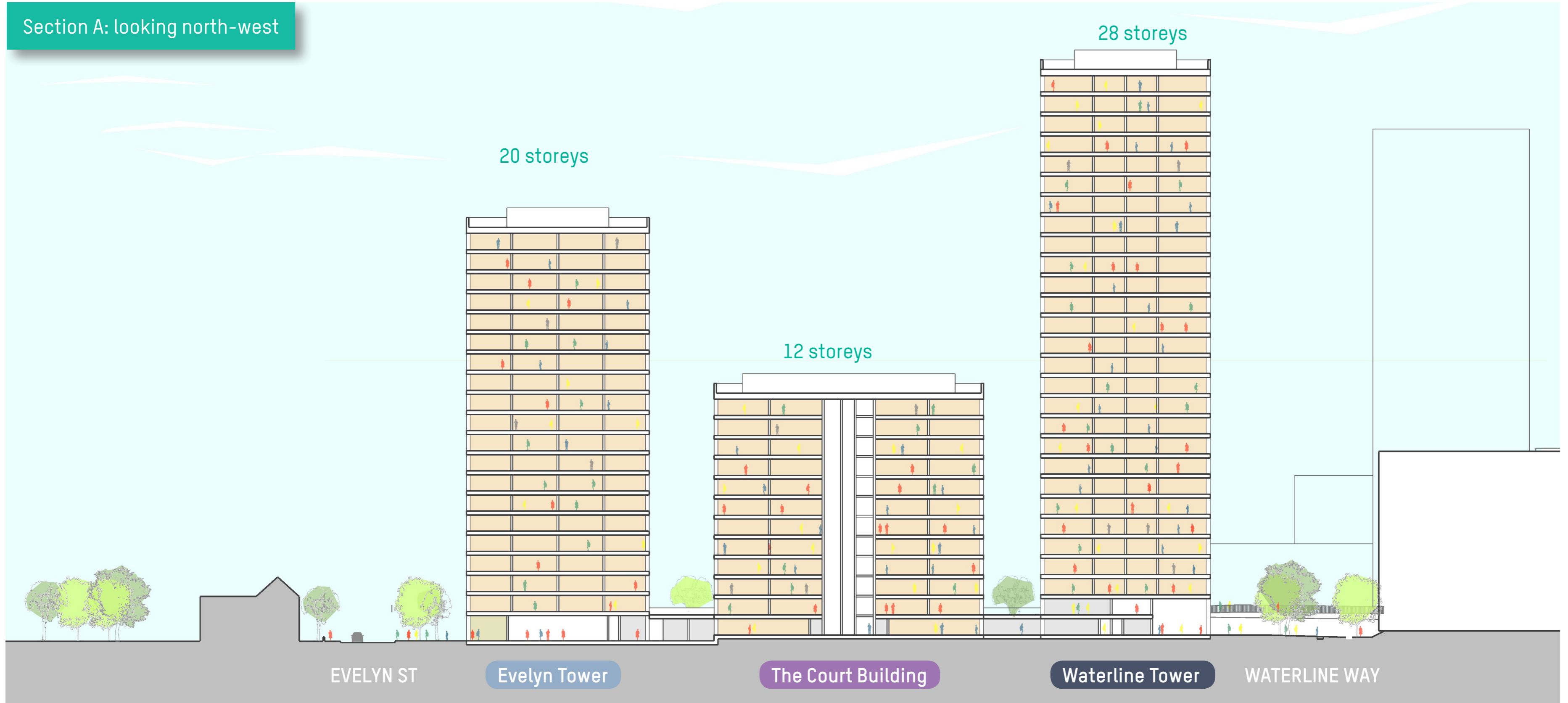
The project team are aware of new developments around Deptford and will undertake a full assessment of potential impacts prior to submitting a full planning application to Lewisham Council.

Building heights on Plot 5 will range from 6 to 28 storeys. This will include two towers, known as 'Waterline Tower' and 'Evelyn Tower' with heights of 28 and 20 storeys respectively.

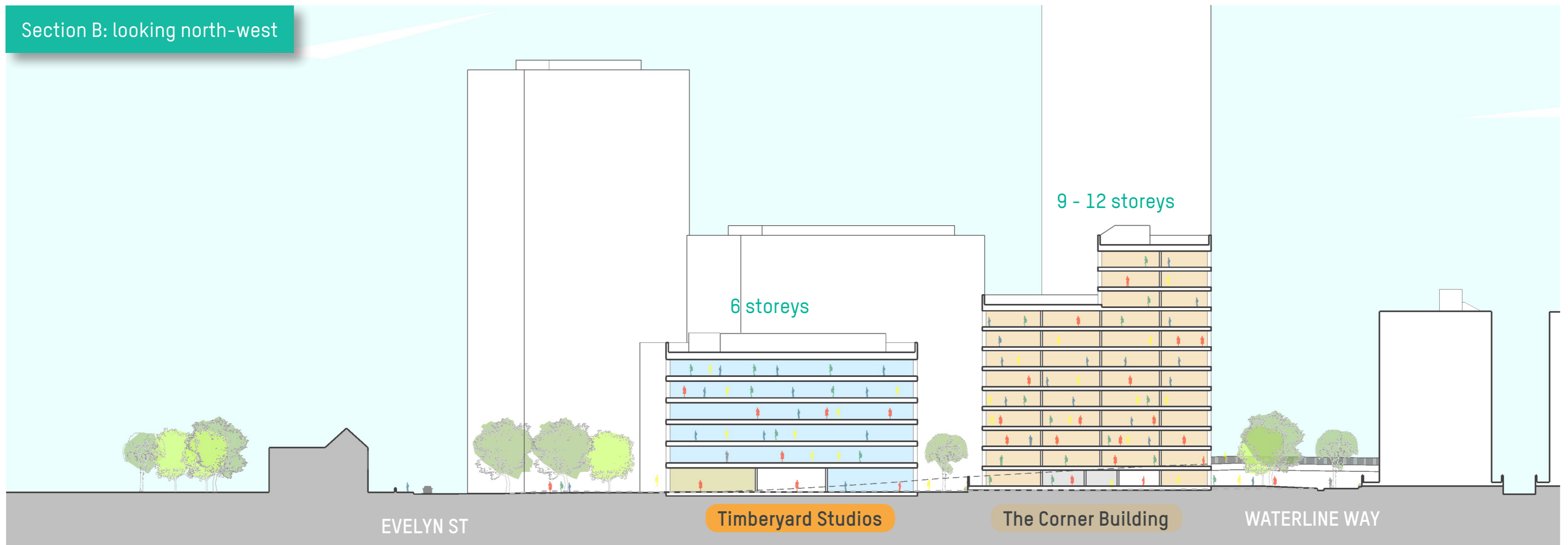
Technical studies to assess daylight, sunlight and wind will form part of the planning application. These studies will also inform the final design and development of Plot 5.



Section A: looking north-west



Section B: looking north-west





ROUTES & CONNECTIONS

THE TIMBERYARD DEPTFORD & PLOT 5

COMMITMENTS TO IMPROVING THE LOCAL TRANSPORT NETWORK

The project team are carefully considering the cumulative nature of recent developments in the local area, together with the potential transport impacts arising from the proposed development on Plot 5.

As part of the new planning application, Lendlease will be preparing a Travel Plan that will assess the full range of transport impacts associated with the proposal and develop measures to enhance the local network, promote sustainable travel to and from Plot 5, and improve safety around the site.

One of the key initiatives in line with planning policy aspirations will be ensuring that the development is car-free, with the exception of car parking spaces provided for Blue Badge residents (and some commercial uses).

For the Timberyard Deptford, Lendlease is providing a range of improvements to the local transport network through an agreement with Lewisham Council (section 106 agreement). A summary of some of the key contributions are outlined below.

BUS INFRASTRUCTURE

Improvements to local bus services and infrastructure including stops, shelters and information display equipment.

CONTROLLED PARKING

Introduction of a permit Controlled Parking Zone within the vicinity of the site. Future residents of the Timberyard Deptford will not be able to apply for local parking permits.

CAR-FREE DEVELOPMENT

Improvements to pedestrian and cycle connections in the local neighbourhood and broader area.

FOOTPATH IMPROVEMENTS

Footpath resurfacing along Evelyn Street, Dragoon Road and Grove Street including the provision of a new zebra crossing.

CYCLEWAYS

Links to TfL's Cycle Superhighway 4, which is to run along Evelyn Street with provision for cycle docking station. More than 1,000 new cycle parking spaces to be provided.

NEW ROUTES

Works beneath Oxestalls Road bridge will provide a new public connection through the site known as Waterline Way.



View looking north-east adjacent to Oxestalls Road



View looking north at corner of Evelyn Street & Oxestalls Road



View looking south towards Oxestalls Road Bridge



LANDSCAPING

PLOT 5

LANDSCAPING

There will be significant landscape improvements across the whole site, including the planting of more than 300 new trees. In addition, a range of specific landscaping treatments are proposed for Plot 5, as summarised below:



A. New landscaped routes
New landscaped routes will provide public access and high quality pedestrian and cycle paths.



B. Street lighting & furniture
New street lighting and outdoor furniture will enhance pedestrian safety and provide places for people to sit.



C. Planting along Evelyn St
New trees and planting along Evelyn Street will enhance the local streets.



D. Trees & Vegetation
Deciduous trees and evergreen plants proposed around the perimeter of Plot 5.



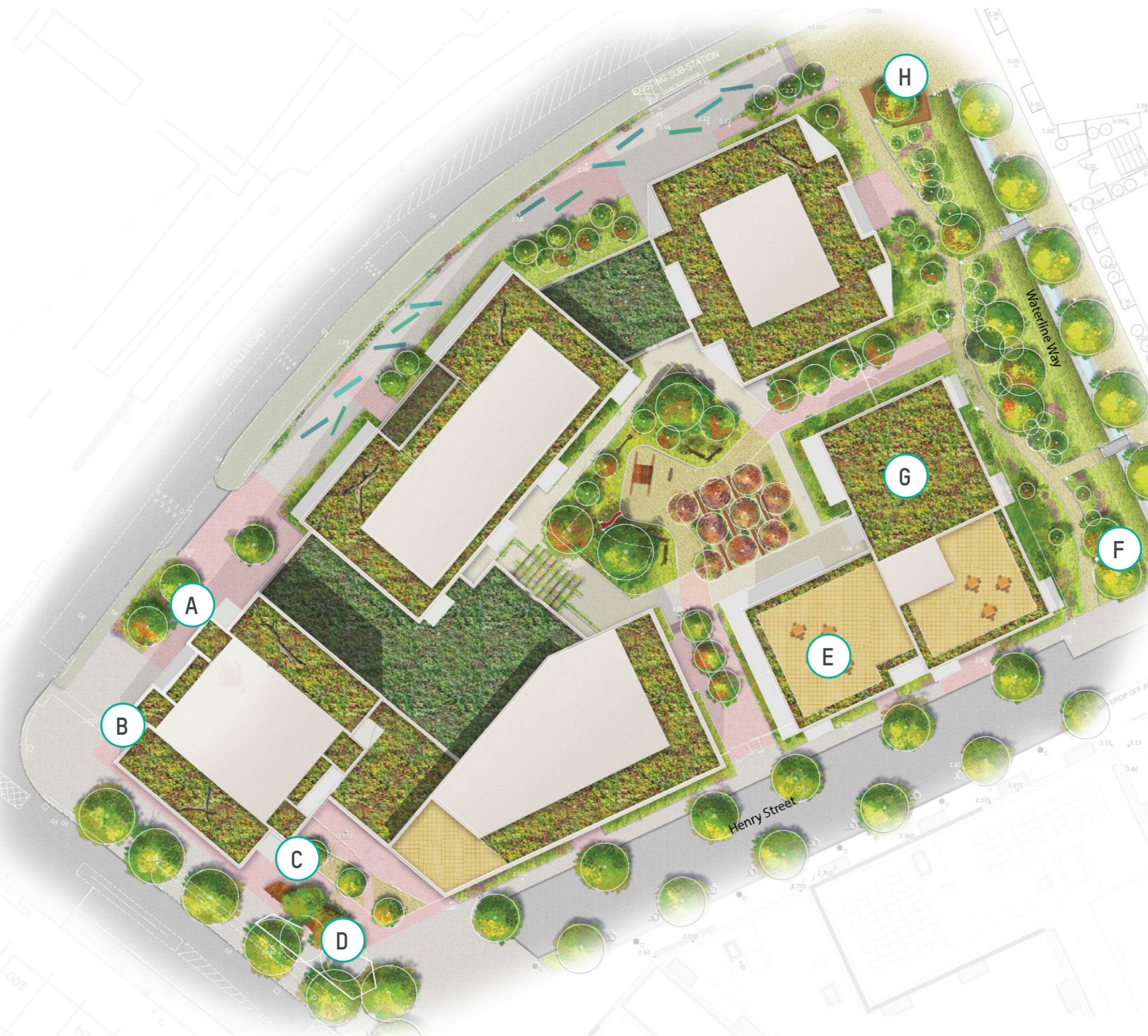
E. Roof gardens
Proposed roof terraces on the top of buildings with gardens that will enhance biodiversity.



G. Green roofs
'Living' green roofs will create new habitats for local flora and fauna.



F. Waterline Way
A new publicly accessible green spine known as 'Waterline Way' will provide a high quality pedestrian and cycle way through the site.



H. New connection
New link between Evelyn Street and Waterline Way.

VEGETATION PROPOSED

A variety of deciduous and evergreen trees and vegetation are proposed. The planting list will be developed to enhance biodiversity and habitat value, whilst providing structure and colour throughout the seasons.

A selection of proposed species are illustrated opposite.





COMMUNITY INITIATIVES

THE TIMBERYARD DEPTFORD

EMPLOYMENT, SKILLS & LEARNING



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LEWISHAM RESIDENTS EMPLOYED

Lendlease continue to work with Lewisham Council to support local residents and help them into employment on the project.



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COMMUNITY ACTIVITIES

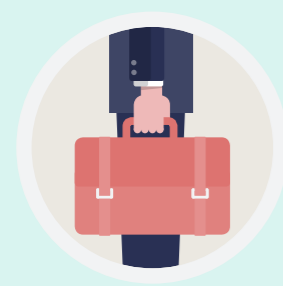
Lendlease is proud of the many community activities that we engage in each year. These include skilled volunteering such as employability workshops, gardening and working with the local school.



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APPRENTICESHIPS

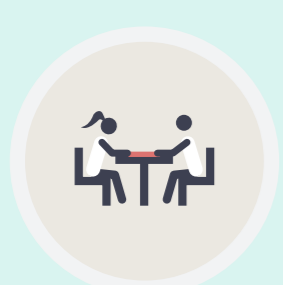
Lendlease has supported sub-contractors to employ apprentices on site in roles including dry lining and decorating, and has provided space within the site to develop and run an apprenticeship programme with Lewisham Council.



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WORK EXPERIENCE PLACEMENTS

Students from Deptford Green and Sydenham School joined Lendlease to sample work experience in the property and construction industry.



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GRADUATES

University graduates have been employed on the project as part of their practical training.

COMMUNITY ACTIVITIES

COMMUNITY DAY

Now in its 24th year, Community Day enables Lendlease staff to work alongside their colleagues, community partners, family members and suppliers to make a difference in the communities where we live and work. Some of the events that have taken place since the commencement of works include:

- **FareShare Delivery Day** - working in local businesses to organise the redistribution of surplus food from supermarkets.
- **Blackhorse Road Allotments** - clearing existing unused allotments to enable reuse by the local community.
- **CV/Employment Workshop** - supporting unemployed people who have suffered with mental illness or addiction.
- **Deptford Mission Disabled Centre** - volunteering with disabled, elderly people.
- **Deptford Park Primary School** - competition to build shelters, whilst learning about recycling, manufacturing processes, team work and construction techniques.
- **Community Action Centre 2000** - creating a community garden space for locals.



GRANT GIVING FUND

Lendlease has donated £20,000 which will be managed by Deptford Trust Challenge. The Grant is available to any community or charity group in the Evelyn Ward with applications expected to open in January 2020.

LOCAL ARTWORK

An opportunity to celebrate the heritage of the local area into the development has inspired the commissioning of several pieces of new artwork across 4 lobbies in Plot 2. The aim of the artworks will be to tell a story about the history and creative spirit that is felt by residents and community members past and present. Lendlease sought expressions of interest from local artists, with design of art work expected to commence mid-December 2019.

MEANWHILE USE

An application for 39 temporary containers has recently been submitted to Lewisham Council. The shipping containers will provide temporary space for new retail, small business and start ups to locate on site. There will also be some space dedicated for community uses.

HOW TO GET INVOLVED

SHARE YOUR VIEWS

We would love to hear your thoughts on the project as it evolves. Please share your views and complete a feedback form and return to a member of the team.

SIGN UP FOR PROJECT UPDATES

We will be sending out e-newsletters to our email database as the project develops. Let one of the project team know if you'd like to receive project updates, or email us and let us know your details at hello@thetimberyarddeptford.com.

GET INVOLVED IN A COMMUNITY PROJECT

Lendlease is currently seeking expressions of interest from local organisations interested in renting out space within the containers. If you are interested or would like to find out more, please speak to a member of the team.

CONTACT US

For more information, please contact the Timberyard Deptford team at Soundings on:

www.homesbylendlease.co.uk/deptford-consultation/

hello@thetimberyarddeptford.com

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