

# DEPTFORD LANDINGS

## PLOT 5 COMMUNITY UPDATE

We shall soon be submitting a planning application for Plot 5

### WELCOME TO AN UPDATE ON DEPTFORD LANDINGS

Deptford Landings is a new residential and mixed-use neighbourhood, part of the community of North Deptford. It is located between Pepys Park and Deptford Park. It is delivering new homes, with new retail, open public spaces, workspaces and space for start-up businesses.

An outline masterplan was approved in 2016 and the regeneration of the former industrial site is well underway and good progress is being made. The first plot (Plot 2) opposite Pepys Park was completed in early 2020, including the refurbished Victoria Pub, which is now open for business.

### PURPOSE OF THIS LEAFLET

- To update you on the Deptford Landings project.
- To show you how the plans for Plot 5 have been developed since last seen in March 2021 - and get your feedback. (See reverse for details of how to find out more and feed back)

### PLOTS 1, 3, 4 & 6 UPDATE

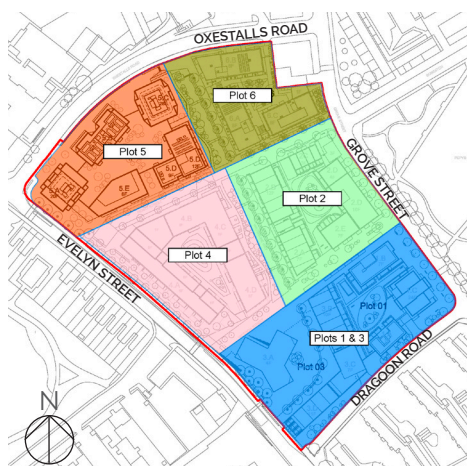
As a large area, Deptford Landings is being delivered in phases. A plot on Evelyn Street (Plot 4) will comprise of 251 units and is now under construction, with the retail let to be announced shortly. The addition of different tree species will add a variety of tree planting. Work is soon to start on the corner of Oxestalls Road and Grove Street (Plot 6).

Detail design proposals for two further plots (Plots 1 and 3) have been submitted to Lewisham Council for approval, a decision is expected later this year.

### PLOT 5 – TO BE PROGRESSED

Plot 5 is located on the site of the former petrol station opposite Deptford Park Primary School and is made up of five separate buildings, including two taller buildings.

A new planning application for Plot 5 will be submitted this summer. See central spread for an update on the project, this includes some changes we have made since the plans were last seen at consultation in March 2021.



Deptford Landings, site and plot plan



Plot 2 completed in early 2020 including the refurbished Victoria Pub (Photo taken 2021)



Plot 2 and Waterline Way looking towards Oxestalls Road (Photo taken 2020)

## CONSULTATION TO DATE ON PLOT 5

In March 2021 a public consultation took place on the revised plans for this plot, which responded to a previous consultation that took place in November 2019.

Feedback from 2021 shows support for the connectivity across the site (east west routes, the proposed underpass to Oxestalls Road and cycle routes as alternatives to Evelyn Street) as well as environmental aspects across the whole masterplan area.

The revised plans are now ready to be submitted to the council and this leaflet is sharing some of the ways the design has developed since March 2021 in response to your comments and those of the planning department.



Key:

- A** - Evelyn Tower, student accommodation + retail
- B** - Court building (residential)
- C** - Waterline Tower, residential
- D** - Corner building, residential
- E** - Commercial building + retail
- F** - Evelyn Square

3D view of Plot 5 [above]

Landscape Plan [left]

Before + After designs of Evelyn Tower [below]



## PLOT 5 DESIGN EVOLUTION SINCE MARCH 2021

### 1. EVELYN TOWER MATERIAL AND HEIGHT

**You said .....** Building materials need more consideration, Evelyn Tower does not fit in with the rest of Deptford Landings' residential buildings and does not reinforce local character and sense of place.

**We did.....** Changed Evelyn Tower (A) to using red tonal brickwork in keeping with other residential buildings across the wider site, and Deptford Park Primary School, whilst differentiating from the mid-rise buildings, like Commercial building (E).

Other changes to Evelyn Tower include slightly reducing the height to preserve views of St Paul's and increasing the distance between buildings to improve outlook from accommodation and quality of landscape spaces.



Current design



March 2021 design

## 2. THE GAPS BETWEEN BUILDINGS

**You said .....** Concern over intensification

**Response.....** The distance between buildings has been increased, allowing better views and light through. The set-backs at the ground floor of the buildings use a darker brick, emphasising the key access points to cycle stores, and allowing the buildings to be seen clearly at ground floor.

The gaps between buildings also provide opportunities for green walls, sedum roofs and raised planters, which will reveal the podium gardens above and increase the overall natural feel and environment.



View of 'gap' between Building E & D

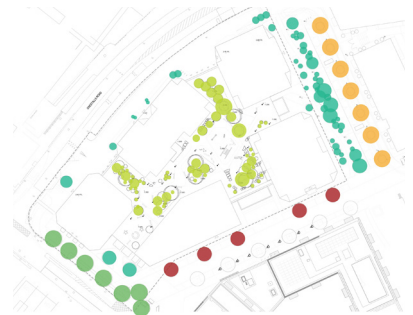


Podium gardens with clusters of planting to enhance biodiversity

## 3. BIODIVERSITY AND GREENING

**You said .....** You support the sustainability aspirations of the scheme. You would like to see even more intensity of green spaces, clustering of trees and plant species to support wildlife and sense of well-being

**Response.....** Features to attract species of birds, bats and insects including aggregates, dead wood, log piles and brick piles have been added. Also, green and brown roofs will enhance the biodiversity of the scheme.



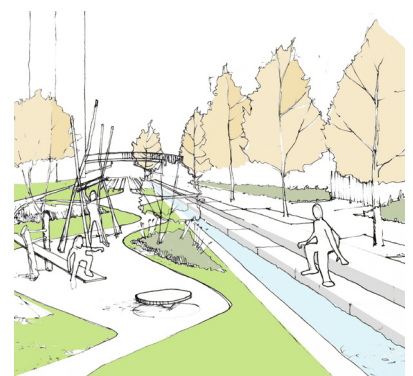
Tree plan and view of Evelyn Square

## 4. TREES AND EVELYN SQUARE

**You said .....** Increase trees generally and planting along Evelyn Street to reduce air pollution.

**Response.....** Trees play an important part in defining character and have been used to define Waterline Way and east west connections. A new avenue of trees is proposed along Evelyn Street. The trees have been selected for their ability to reduce air pollution.

Evelyn Square, at the entrance to Henry Street, has retail units (eg. shops, cafés, restaurants) on the ground floor that can accommodate spill out onto the square for seating and areas to dwell and spend time. Sustainable drainage and rain gardens will help with water management and improve biodiversity providing a wildlife corridor.



Opportunity for informal play to be integrated into the Waterline Way

## 5. PLAY SPACES

**You said .....** There needs to be more play spaces, especially for older children, and avoid dependence on the existing parks.

**Response.....** The play spaces on the podiums are for ages 0-4 and 5-11. New play provision for 12+ will be provided within Waterline Way by Plot 5.

## DROP-IN AT THE LENDLEASE SITE OFFICE

- Thursday 14 July 3:30pm – 7:30pm
- Saturday 16 July 11am-2.00pm

Lendlease will be opening their site office for a drop-in, where you can view the planning application drawings and documents and members of the team will answer your questions. You will also be able to access the roof terrace of the temporary site offices offering views across the construction site. See location plan below.

## SHARE YOUR FEEDBACK

Scan the QR code or visit the website to take part in a short survey:

<https://www.deptfordlandings.co.uk/plot-5-consultation-2022/>

Alternatively, fill in a short feedback form at the drop-in or complete the feedback form provided and return it to the site office (in person Monday-Friday, or by post) at the address below by **Friday 22 July 2022**.

Your feedback will be collected and used to produce a short report and addendum to the Statement of Community Involvement submitted with the planning application.

Once the planning application has been submitted you can view the application documents on the Lewisham Council planning portal and a link will be provided on the Deptford Landings website. Those who have signed up for updates will be informed at the time by email. You can then feed back your comments on the plans for Plot 5 as part of the council's statutory consultation, directly to the council.



Scan the code to take part in our survey!

## GET IN TOUCH

If you have any questions, or would like to get in touch with the team, please contact us:

**Phone** (Soundings): 020 7729 1705

**Website:** [www.deptfordlandings.co.uk/consultation](http://www.deptfordlandings.co.uk/consultation)

**Post:**

Deptford Landings  
Lendlease site office  
Evelyn Street  
London SE8 5RJ

**Email:** [consultation@deptfordlandings.co.uk](mailto:consultation@deptfordlandings.co.uk)

Scan the QR code to visit the website



Drop-in location map