

OVERVIEW

Welcome to Deptford Landings Plots 1 and 3 consultation. Please take your time to review these information boards and share your thoughts by completing our [online Feedback Form](#).

DEPTFORD LANDINGS

Deptford Landings, formerly known as the Timberyard Deptford, comprises an area of approximately 4.7 hectares. The development will provide new homes together with retail, workspaces and opportunities for flexible working and start-up businesses.

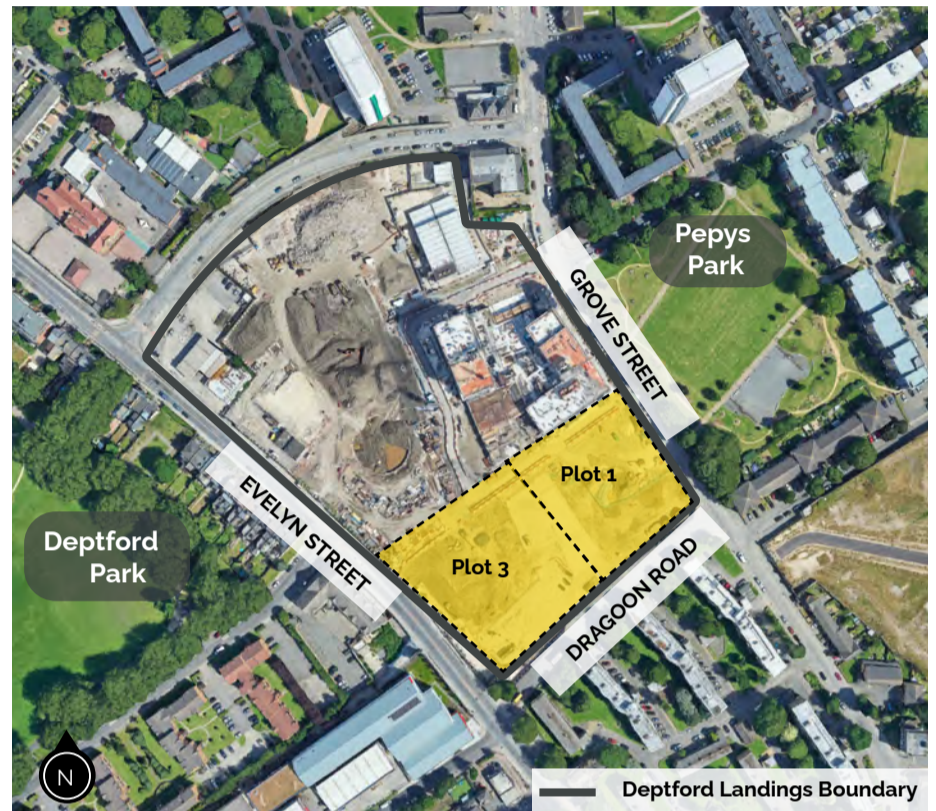
In March 2016, planning permission was granted by Lewisham Council for the development of this scheme, which comprises 6 Plots, including detailed planning permission for Plots 1 and 3. Lendlease has been working on delivering the first phase of new homes on the site and further progressing the designs of the other Plots in collaboration with our architects.

WHAT IS CHANGING?

Since 2016 Lendlease has been working with their architects to refine the designs that include the following proposed amendments:

- Omission of 1 building
- Additional public space along Dagoon Road
- Improved connections from Dagoon Road
- Increased ground floor activation
- Revision of heights to some buildings
- Enhanced green landscaping
- Upgrading designs to latest standards

More information about our proposed changes and new planning application is included in the following boards.



View down Dagoon Rd from Dagoon Junction



View down Grove St from Dagoon Junction

PLANNING PROCESS AND TIMELINE

The purpose of this consultation is to understand the community's views on the proposed changes detailed in this document.

Please fill out a Feedback Form between the **4th and 15th December 2020**, after which we will consider all responses as we develop our designs.

A [Feedback Form](#) can be completed either online, or you can request a hard copy via phone, email, or post (details on how to do this are included at the end of these information boards).



ABOUT PLOTS 1 AND 3

Plot 1

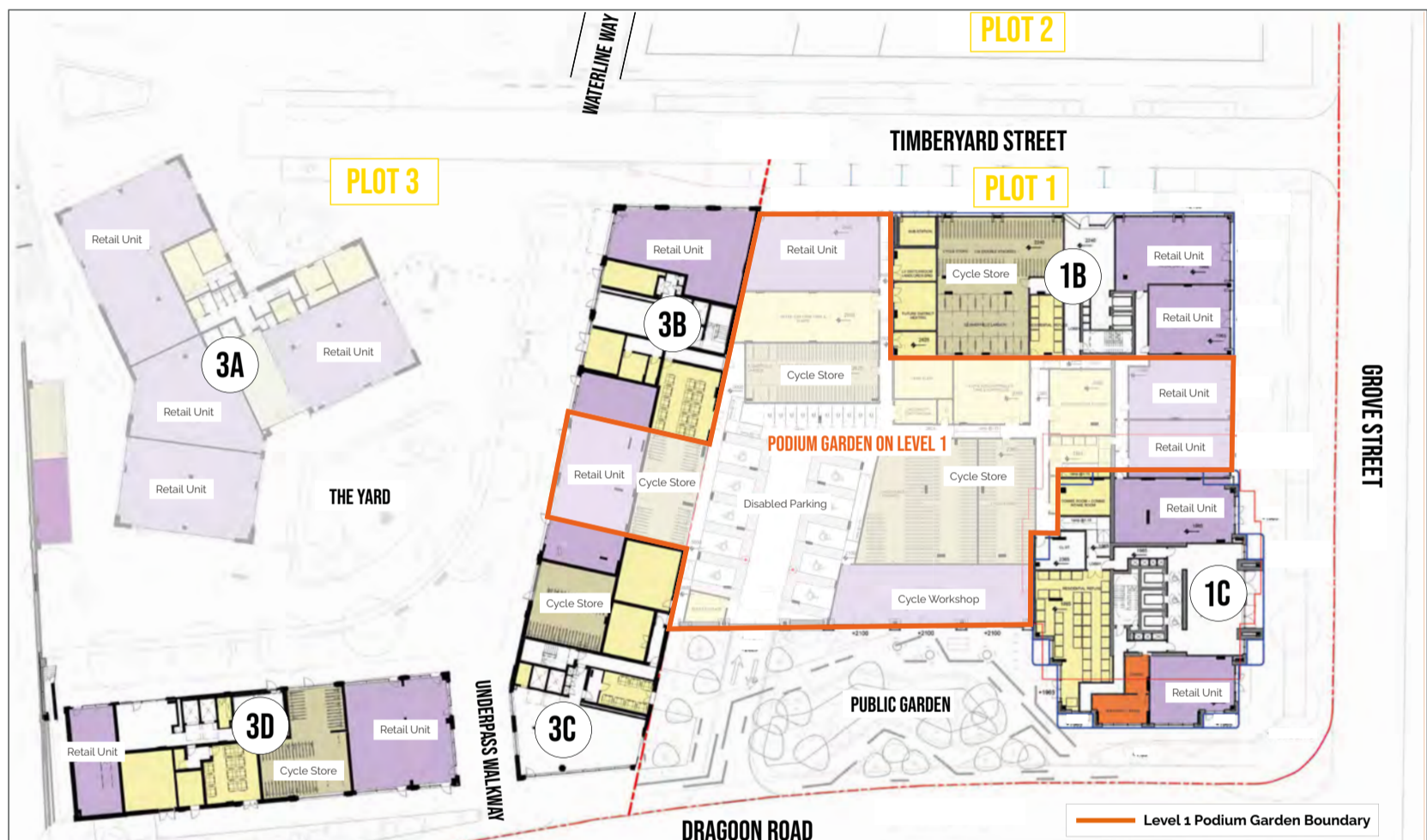
Plot 1 has been designed by HOK architects. Since the 2016 planning application Building 1A is proposed to be removed and a new public garden in its place along Dragoon Road. Plot 1 will therefore comprise 2 residential buildings that will accommodate 305 new homes.

In the centre of the site, a first floor podium garden will provide opportunities for new planting and habitats, play equipment and seating areas with views to The Yard, Waterline Way, Dragoon Road and Pepys Park across Grove Street.

Plot 3

Plot 3 has been designed by Hawkins Brown architects. The proposed amendments apply to blocks 3B, 3C, and 3D. These blocks will accommodate 184 new homes, together with up to 600m² (approx.) of non-residential floorspace.

The underpass walkway between buildings 3C and 3D is proposed to be widened to improve the connection between Dragoon Road and The Yard space, leading on to Waterline Way. This space will provide a vibrant public square organised around the distinctive Y-shaped hub for start-ups and creative businesses as well as a selection of shops.



Plots 1 and 3 site plan

DEPTFORD LANDINGS SUMMARY



A PLACE TO ENJOY

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



WATERLINE WAY

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



NEW HOMES

New homes of a range of types & sizes will be delivered across the development, including new affordable homes.



NEW WORKSPACE

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



NEW ROUTES

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

DESIGN APPROACH

INDUSTRIAL AND NAVAL PAST

Deptford Landings has a rich history and connection to water and the timber trade. The Deptford Royal Dockyard along the River Thames was an important facility where the building of naval warships took place between 1531 to 1869. Alongside this was the Royal Victoria Victualling Yard where navy provisions such as food barrels and clothing were manufactured and stored.

The Grand Surrey Canal played a vital role in this operation, transporting timber to the Dockyard. The Deptford Landings site was bisected by the Canal until the early 1970s, when it was filled in.

DESIGN INFLUENCES

Both its naval history and the still-visible presence of the Grand Surrey Canal have been a great source of inspiration for the design of the buildings and landscaping within Deptford Landings.

Additionally, an analysis of existing brickwork patterns in the local neighbourhood has informed the materials used in many of the buildings in Plots 1 and 3. There are numerous variations locally with no single brick colour, texture or bond that is predominant. The intention is to select a range of bricks across the Deptford Landings development site that complement the materials in the local neighbourhood.

FACADE INSPIRATION

Plot 1

The facades of Plot 1 buildings have taken inspiration from the stern of historic naval ships, as well as the ribbon windows seen in buildings in surrounding estates.



Pepys Estate, Bembridge House



Royal Dockyard: Naval Ship Stern



Plot 1 Building 1C facade proposal

Plot 3

The architects of Plot 3 have put brick front and centre, again incorporating the rich maritime and industrial past of the area into their colour schemes and contemporary designs,



Royal Victoria Victualling Yard



Blackhorse Bridge from West



Plot 3 building facade proposal

BUILDING FORM

PLOT 1

Previous Planning Approval

The 2016 planning permission was granted for 3 residential buildings on Plot 1 ranging from 7 to 24 storeys (25m to 80m).

What's Proposed?

Lendlease is proposing the omission of one building and redistributing homes into the remaining buildings in Plots 1 & 3, together with improvements to building designs.

- Building 1B: 8 storeys (29 m)
- Building 1C: 35 storeys (114m)
- Building 1A to be removed and replaced with a new public garden

These changes mean that Lendlease can provide the same number of homes but on a smaller footprint, whilst providing a new public garden on Dragon Road.



PLOT 3

Previous Planning Approval

The 2016 planning permission included 3 residential buildings and 1 commercial building on Plot 3 ranging from 5 to 11 storeys (21m to 38m).

What's Proposed?

Lendlease is proposing improvements to the residential building designs and connections between public spaces.

- Building 3A: no proposed changes (21m)
- Building 3B: 14 storeys (46m)
- Building 3C: 7 storeys (height unchanged, 24m)
- Building 3D: 11 storeys (height unchanged, 37m)



SUSTAINABLE DESIGN

SUSTAINABLE BUILDINGS

Plots 1 and 3 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 Plots 1 & 3 are summarised below:

- Non-residential floorspace in Plots 1 & 3 will be designed in line with the latest BREEAM 2018 standards, targeting 'Very Good' ratings.
- 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.
- Rooftop solar (photovoltaic) panels will be incorporated into all available roof spaces.
- 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.
- All homes will be designed with heat recovery systems that recycle heat from extract air and use it to heat incoming air.
- Building materials will be selected to be durable, responsibly sourced, and release less pollutants.
- Energy saving LED lighting is proposed throughout the Plots.
- Homes will be designed with water efficient fittings and fixtures to reduce water usage.



Combined green roof with photovoltaic panels



South Gardens, Elephant Park, Lendlease development

SUSTAINABLE LANDSCAPE



BIODIVERSITY

Planting and ecological features that significantly improve the habitat value of the site, including green and brown roofs.



PLAY AND SOCIAL

Play area for children alongside social spaces for adults.



SUSTAINABLE TRAVEL

Promoting car free development with cycle parking and workshop to encourage sustainable travel.



RAINWATER HARVESTING

Capturing rainwater to irrigate planting in the podium and public garden.



SUSTAINABLE DRAINAGE SYSTEMS

SUDS including a blue roof system to reduce rainwater runoff rates.

LANDSCAPING AND PUBLIC SPACES

PLOT 1 PUBLIC GARDEN

A proposed new addition to this planning application is the public garden on Dagoon Road, in place of Building 1A. The park represents an opportunity to create a vibrant and inclusive community space whilst strengthening pedestrian links along Dagoon Road and into The Yard in Plot 3.

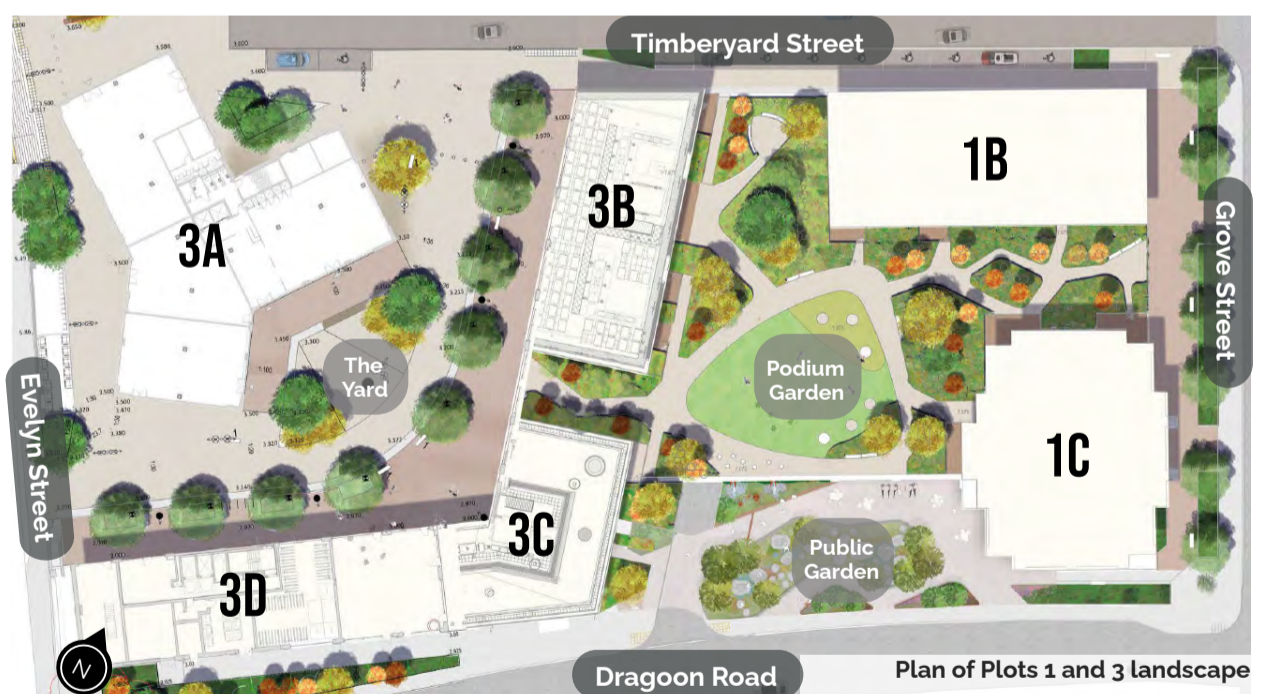
The space is 625m² (approx.) in size, will provide essential Sustainable Urban Drainage (SUDs) and a rain garden, and takes advantage of the South facing orientation and sunny aspect. There will also be an opportunity to incorporate natural play items and spaces, public art, lighting and wayfinding, whilst contributing to the biodiversity of the site and wider area.



Artists impression of Plot 1 public garden design

PLOTS 1 AND 3 LANDSCAPING

Landscape improvements are proposed across Plots 1 and 3, including the addition of a new public garden in place of building 1A, an improved podium garden design in the centre of Plot 1 and a general focus on increasing biodiversity, natural play opportunities, seating and ensuring the site is inviting to passing pedestrians and the local community.



Plan of Plots 1 and 3 landscape



Routes through biodiverse planting



Natural play inspiration



High quality finishes and detailing



Cycle workshop in public garden to activate the space

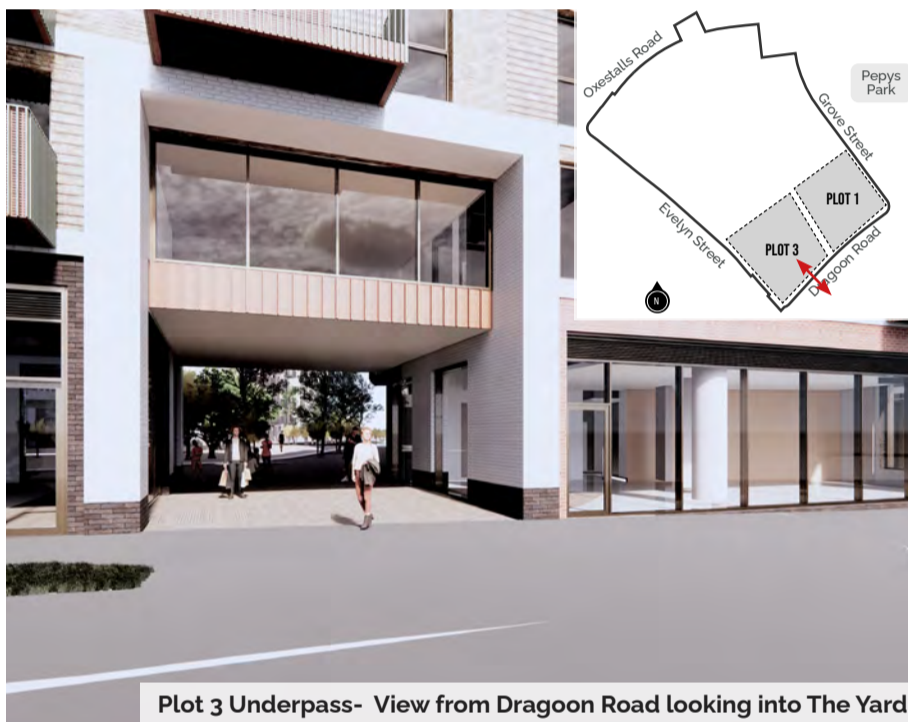
MOVEMENT AND CONNECTIONS

IMPROVED CONNECTIONS

Key features of the proposed changes to the 2016 approved planning permission include improving the underpass connecting the Yard and Waterline Way with Dagoon Road. This will increase visibility into the site from Dagoon Road.

Safe walking routes will be provided by consolidating the car park entrance and vehicle turning area into a single location. Additionally, the re-planned entrance lobbies will provide increased levels of natural surveillance at ground level.

As part of the proposed amendments, Lendlease will be preparing a Travel Plan that will assess the transport impacts associated with the proposal and develop measures to enhance the local network, promote sustainable travel to and from Plots 1 and 3, and improve safety around the site.



NEXT STEPS

COMMUNITY INITIATIVES



DEPTFORD CHALLENGE TRUST

Lendlease provided funding through the Deptford Challenge Trust for five community led projects benefitting Evelyn Ward. The recipients of the funding were the 2000 Community Action Centre, Deptford Folk, the Evelyn Parents Forum, Bench Outreach and Goldsmiths University.



SCHOOL WORK EXPERIENCE

In January two students from the Addey and Stanhope School joined the team onsite at Deptford Landings for a week of work experience, and Lendlease hope to welcome more students back in 2021.



COMMUNITY ART

At the end of 2019 Lendlease ran a competition for local artists to design artwork for two lobbies in the development in Plot 2. As part of her commission the successful artist, Sarah Garrod, held a community art workshop in February at St Nicholas Church in Deptford. Her artwork is now hanging in the lobbies of the buildings occupied by the site's first residents.



COVID 19 SUPPORT

During the first lockdown Lendlease provided funding to Lewisham Local to support the provision of culturally specific weekly food deliveries, wellbeing sessions and telephone befriending to support BAME communities in Lewisham.

Some of Lendlease Community Days and initiatives



HOW TO GET INVOLVED

Thank you for taking the time to read through our proposals for Plots 1 and 3. Please share your thoughts by filling out an online Feedback Form by clicking [here](#).

Alternatively you can get in touch with us using the details opposite to leave your feedback.

If you would like to request a printed version of these exhibition materials or feedback form, please get in touch with the team.

You can leave your feedback up to **Tuesday 15 December 2020.**

If you have any questions or would like to find out more about the proposals, please don't hesitate to get in touch with the team using the details below:



Website
www.deptfordlandings.co.uk/consultation



Email
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