

“ Welcome to the Deptford Landings Plot 5 consultation. Please take your time to review the information on display and share your feedback. Please get in touch via the contact details on the back of this document with any questions you may have. ”

ABOUT DEPTFORD LANDINGS

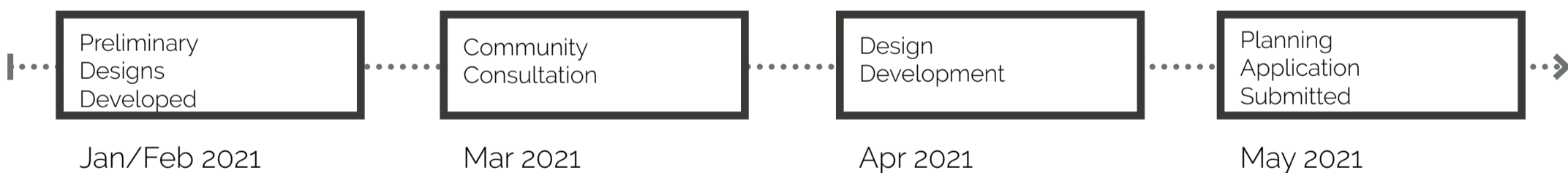
Deptford Landings, formerly known as the Timberyard Deptford, comprises an area of approximately 4.7 hectares. The development will provide new homes together with student accommodation, retail, workspaces and opportunities for flexible working and start-up businesses.

In March 2016, planning permission was granted by Lewisham Council for the development of this scheme, which comprises 6 Plots. 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.

In December 2019 we consulted the community on proposals for Plot 5. Following feedback received, we have made some amendments to the design, building use and site layout. We welcome your feedback on these updated proposals and are happy to answer any questions you may have.



PROJECT TIMELINE



SUMMARY OF DEPTFORD LANDINGS



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 Dagoon 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.

PLOT 5 CONTEXT

SITE CONTEXT

As with many large development sites, Deptford Landings will be delivered and completed in 'phases'. This means we have split the 4.7 hectare site up into smaller sites called 'Plots'. Please see below for a summary of how and when these proposed to be completed.

PLOT 5

March 2016
Outline planning permission received

Spring 2020
Lendlease is currently preparing a new planning application, the subject of this second stage consultation

PLOT 4

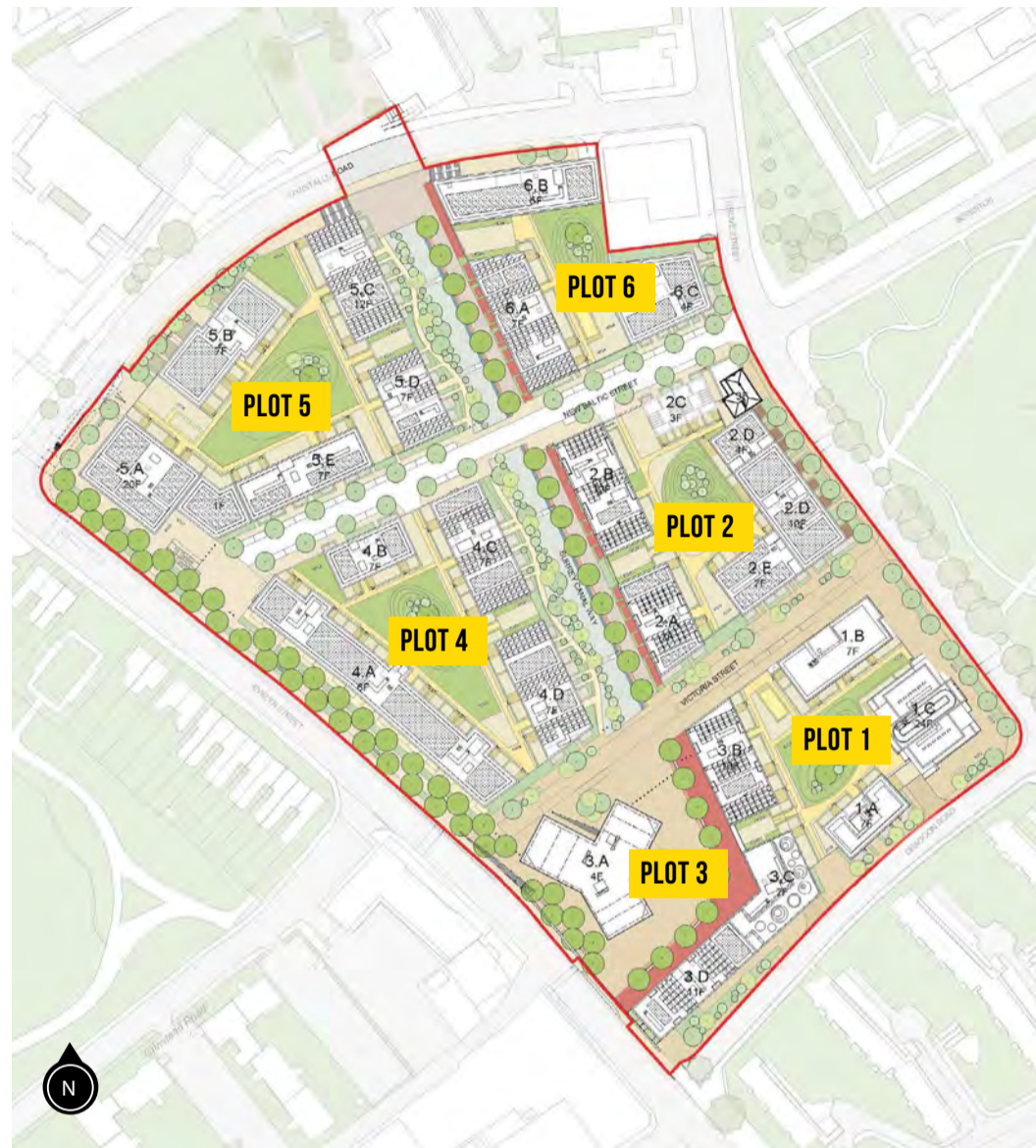
March 2016
Outline planning permission received

February 2018
Reserved matters (details) approved

PLOT 3

March 2016
Detailed planning permission received

Spring 2020
Proposed amendments to be submitted following Dec 2020 consultation



PLOT 6

March 2016
Outline planning permission received

March 2019
Reserved matters (details) approved

PLOT 2

March 2016
Detailed planning permission received

March 2020
Construction completed

PLOT 1

March 2016
Detailed planning permission received

Spring 2020
Proposed amendments to be submitted following Dec 2020 consultation

Please note that this is only an indicative plan

WHAT IS PROPOSED FOR PLOT 5?

Previous Planning Approval

The Outline planning permission granted in 2016 provided for building heights ranging from 8 to 22 storeys (26m to 69m).

What is Proposed?

Residential

Residential led mixed-use development delivering high-quality Private and Affordable Housing (Circa 400 units across 3 buildings ranging from 11 –28 storeys in height), including 10% wheelchair housing units.

Retail

Retail (e.g. shops, cafés, etc.) uses activating frontage along Evelyn Street.

Student

Circa 380 student rooms in 22 storey building incorporating associated amenity space and required back of house functions.

Office

Business commercial and service uses provided on plot in a standalone 6 storey building, activating frontage along Evelyn Street and Henry Street.

Tell us what you think about these proposals for Plot 5 by taking our [Online Survey here](#).



View looking south down Evelyn Street

DESIGN APPROACH

DESIGN PRINCIPLES

DEFINING THE STREETS

The southern edge of the plot will be defined by a new road (Henry Street), lined with tree planting to reinforce the east-west connection between Evelyn Street and Grove Street.



VISUAL + PHYSICAL GAPS

Visual and physical gaps will be introduced between buildings on Plot 5, allowing light and views to and from the first floor landscaped courtyard, whilst providing additional outdoor amenity space for residents.



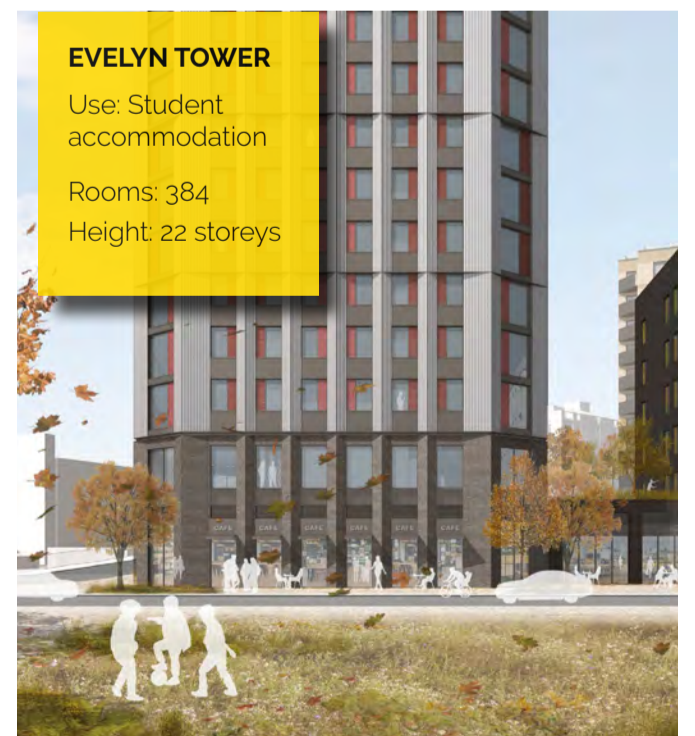
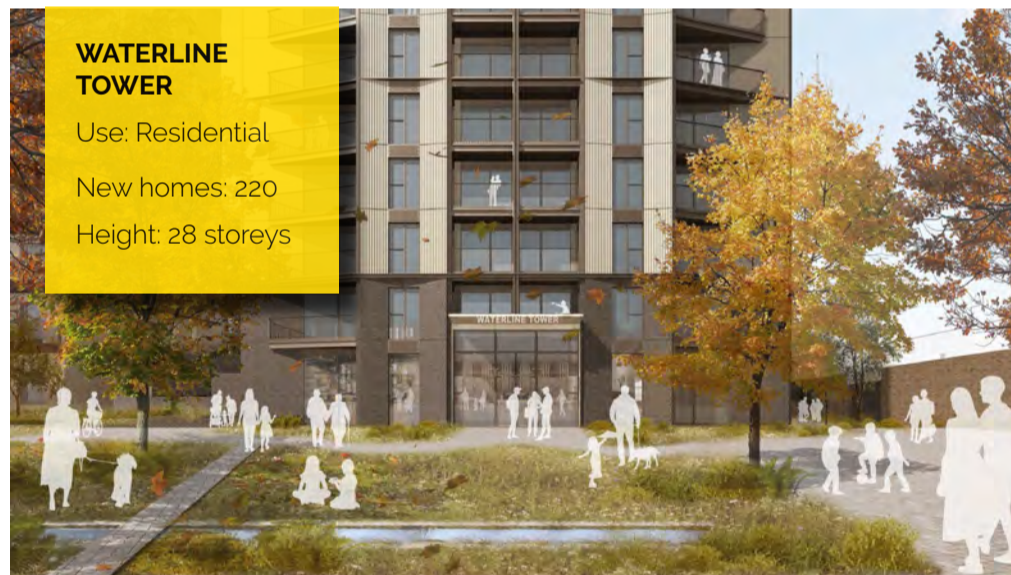
COURTYARD AMENITY

The first floor courtyard garden comprises of a shared amenity space of circa 1550sqm providing separate amenity areas for both residents and students within rich planting that will deliver biodiversity and seasonal interest.



LAYOUT AND MATERIALITY

An analysis of existing brickwork patterns in the local neighbourhood has informed the materiality of the design proposals for Plot 5. 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.



THE PROPOSAL

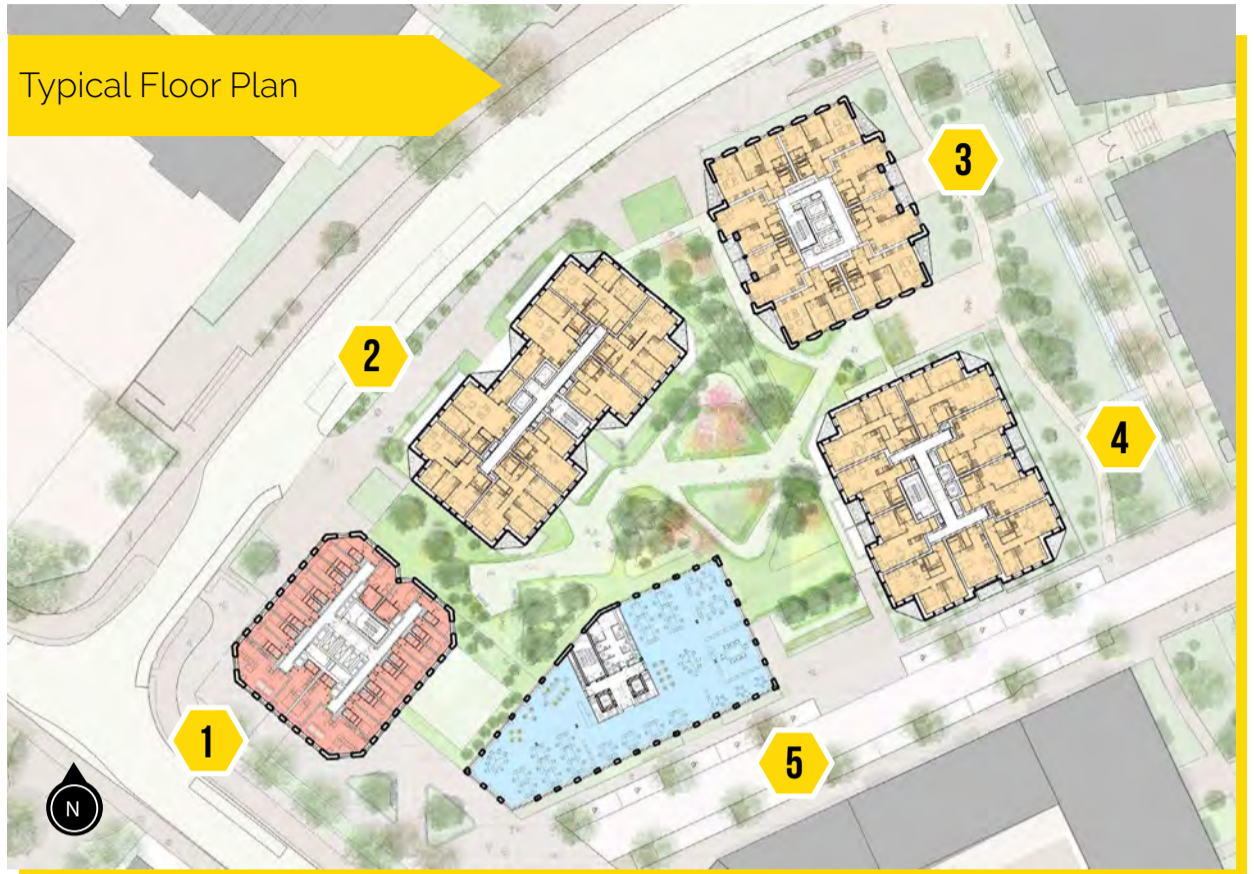
The proposed buildings on Plot 5 have been designed to reflect the surrounding context.

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.

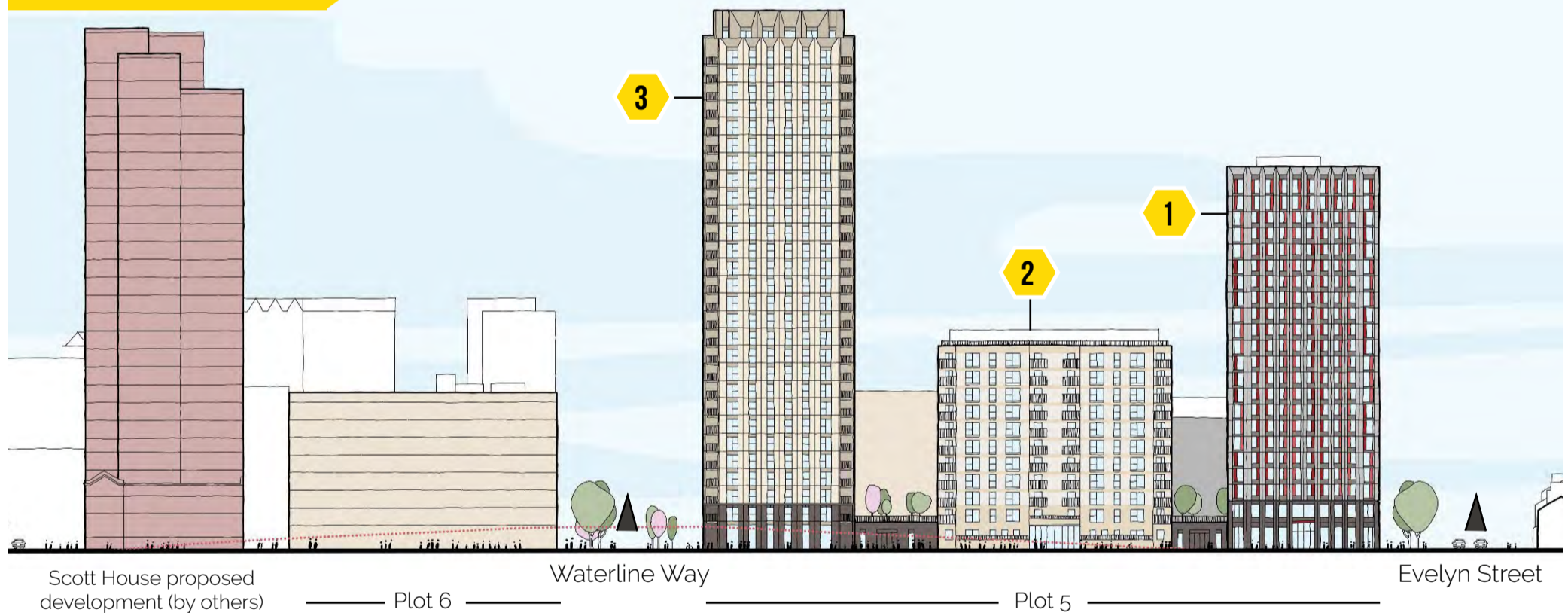
Building heights on Plot 5 will range from 6 to 28 storeys. This will include two towers, known as 'Waterline Tower' and 'Evelyn Tower' with heights of 28 and 22 storeys respectively.

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.

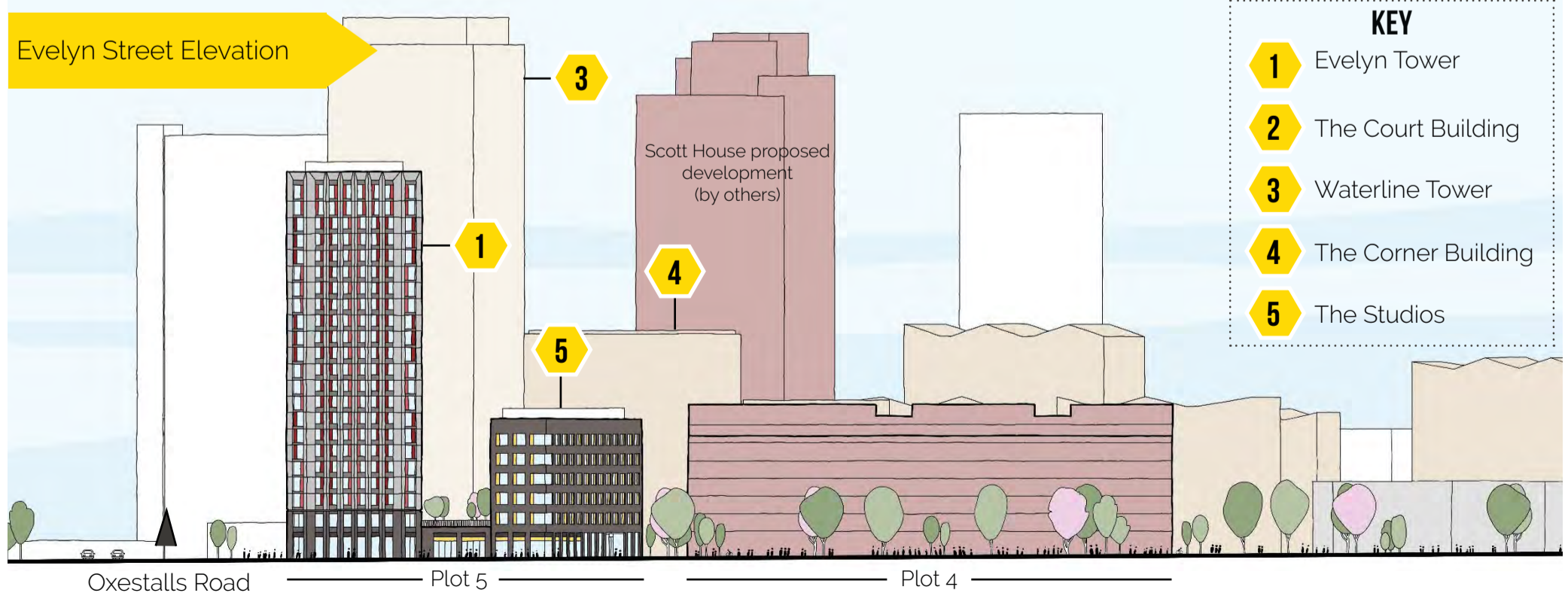
Typical Floor Plan



Oxestalls Road Elevation



Evelyn Street Elevation



- KEY**
- 1 Evelyn Tower
 - 2 The Court Building
 - 3 Waterline Tower
 - 4 The Corner Building
 - 5 The Studios

SUSTAINABILITY

SUSTAINABLE BUILDINGS

Plots 5 will incorporate a range of sustainability initiatives that will contribute to reducing carbon emissions and encouraging healthy and active lifestyles. The key sustainability measures for Plots 5 are summarised below:

- Non-residential floorspace in Plot 5 will be designed in line with the latest BREEAM 2018 standards, targeting 'Excellent' ratings where possible.
- 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 Plot.
- 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

Green and brown roods with log piles will encourage habitat and biodiversity.



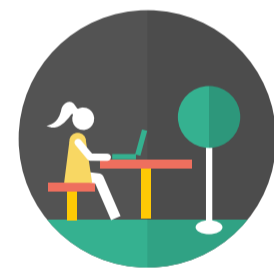
SUSTAINABLE TRAVEL

Plot 5 is immediately adjacent to TfL's Cycleway 4, which is to run along Evelyn Street with provision for cycle docking station.



SUSTAINABLE DRAINAGE

A blue roof will temporarily attenuate storm water and slow down discharge rates.



PLAY AND SOCIAL

The podium landscape integrates social spaces and play.

Architect's impression of the view along Evelyn Street



ROUTES AND CONNECTIONS

IMPROVING THE LOCAL TRANSPORT NETWORK

Bus Infrastructure

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

Footpath Improvements

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

Controlled Parking

Should the local authority introduce a Controlled Parking Zone, residents of Deptford Landings will be restricted from applying for parking permits.

Cycleways

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

Car-free Development

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

New Routes

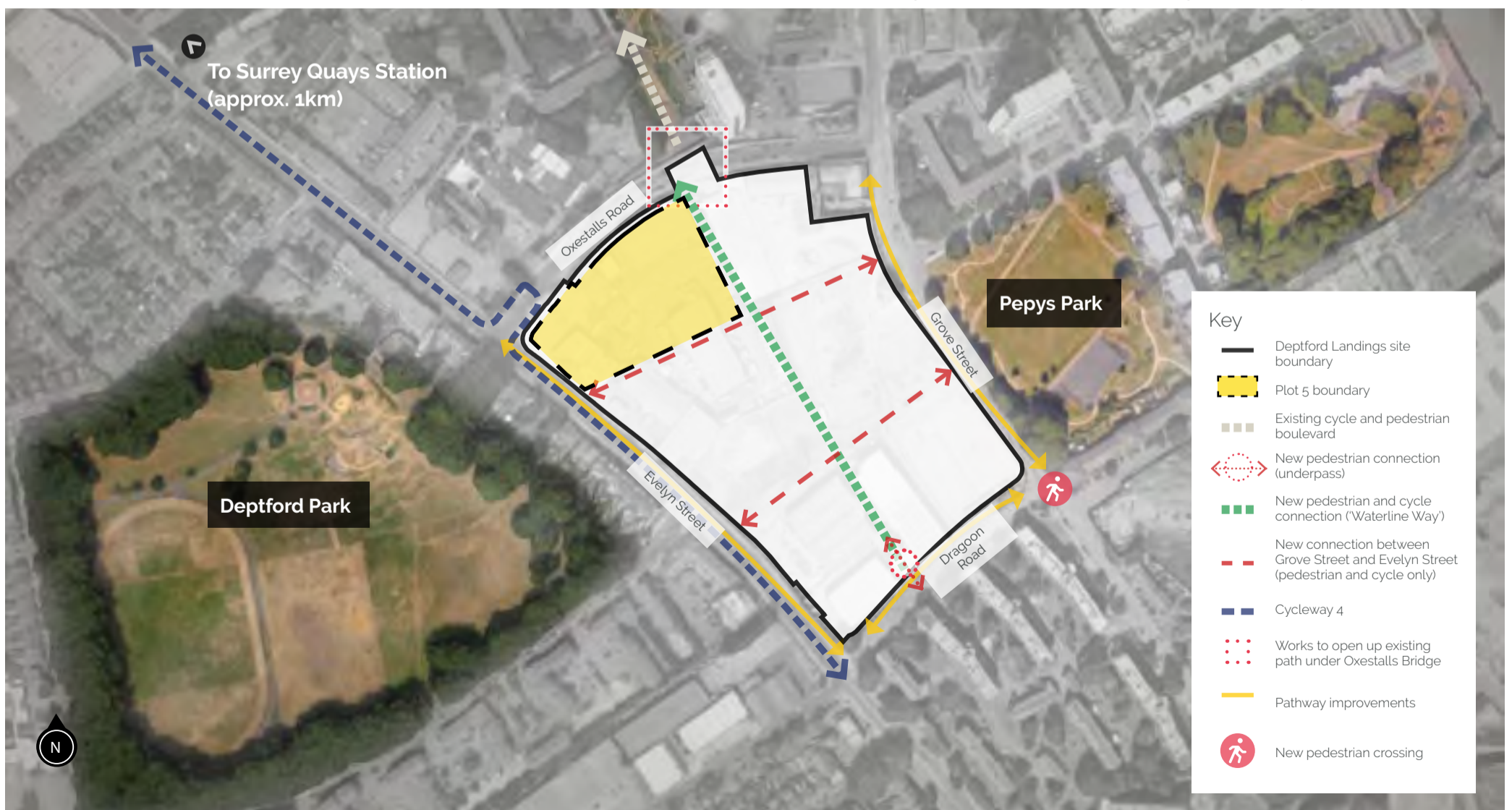
Works beneath Oxestalls Road bridge will provide a new public connection from Waterline Way. Additional new publicly accessible routes will be provided alongside Oxestalls Road bridge and from Evelyn Street to Grove Street via Henry Street.



Entrance of The Court Building



View looking into Henry Street



LANDSCAPING

There will be significant landscape improvements across the whole Deptford Landings site, including the planting of more than 300 new trees.

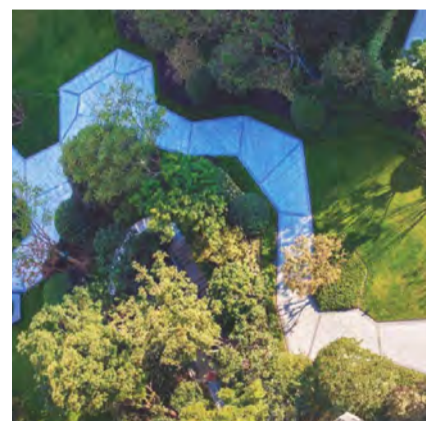
Key components of the first floor courtyard garden:

- Residents Garden with separate outdoor terrace for Evelyn Tower (block 5A). Play area for 0-5 and 5-11 year olds
- Combination of active and passive spaces
- Rich planting providing biodiversity and seasonal interest
- Planting designed to provide habitat connectivity from Deptford Park to Waterline Way
- Edges softened by vertical greening
- Sustainable drainage systems in the form of a blue roof to temporarily attenuate stormwater and to slow down discharge rates



Looking north of Henry Street

Tell us what you think about the sustainability initiatives set out in this proposal by filling in the Feedback Form or taking the Online Survey [here](#).



Precedent images



Consideration has been given for social interaction between toddlers. As such suitable elements such as toddler table and chairs will be located within quieter areas of the courtyard.

COMMUNITY INITIATIVES

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.

COMMUNITY ART

At the end of 2019 Lendlease ran a competition for local artists to design artwork for 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.

COMMUNITY GRANTS

Lendlease supported two local groups via their community grant applications, providing financial support for community food and arts programmes.



HOW TO GET INVOLVED

Thank you for taking the time to read through our proposals for Plot 5. Please share your thoughts by filling out an a paper Feedback Form or Online Survey 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 Wednesday 31st March 2021.



Scan the code to see our website



Scan the code to take part in our survey

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



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