

Deptford - the wider picture

Just some of the redevelopments planned or underway in the Deptford & New Cross area

Development sites

1. Cannon Wharf

See separate board

2. Marine Wharf

See separate boards

3. Oxestalls Road/ Deptford Wharves

See separate board

4. Convoys Wharf

See separate board

5. Surrey Canal Road

Capacity for new jobs and homes, possibly based on sport and leisure. Millwall FC would remain central to any redevelopment. Improving pedestrians' and cyclists' safety is an important factor.

6. Grinstead Road

Scope for a mix of new homes and business space. Could lead to improved views from Deptford Park, and safer and easier walking and cycling from Deptford Park to Folkestone Gardens.

7. Arklow Road

Focus on creating more business premises, and linking areas on either side of the railway.

8. Kent and Sun Wharves

New homes, plus premises for creative industries, and a new public path enabling better access to the waterside.

9. Deptford town centre

Deptford station to be rebuilt (mid-2010), and Tidemill School to be relocated and rebuilt alongside 'The Deptford Lounge' - a community building with a new library, café and Council AccessPoint (2011). Plus new public square, work units and 200 homes.

10. Sainsbury's site

Potential redevelopment of the land between the store and New Cross Road to provide better shopping and new homes, plus a new station with improved access.

11. NDC Centre

New community centre and public square, including premises for 8 GP's, a pharmacy, fitness facility, library, café, crèche and 173 new homes. Planning permission granted, aiming for completion by late 2010.

Environmental improvements

12. Pepys estate public spaces

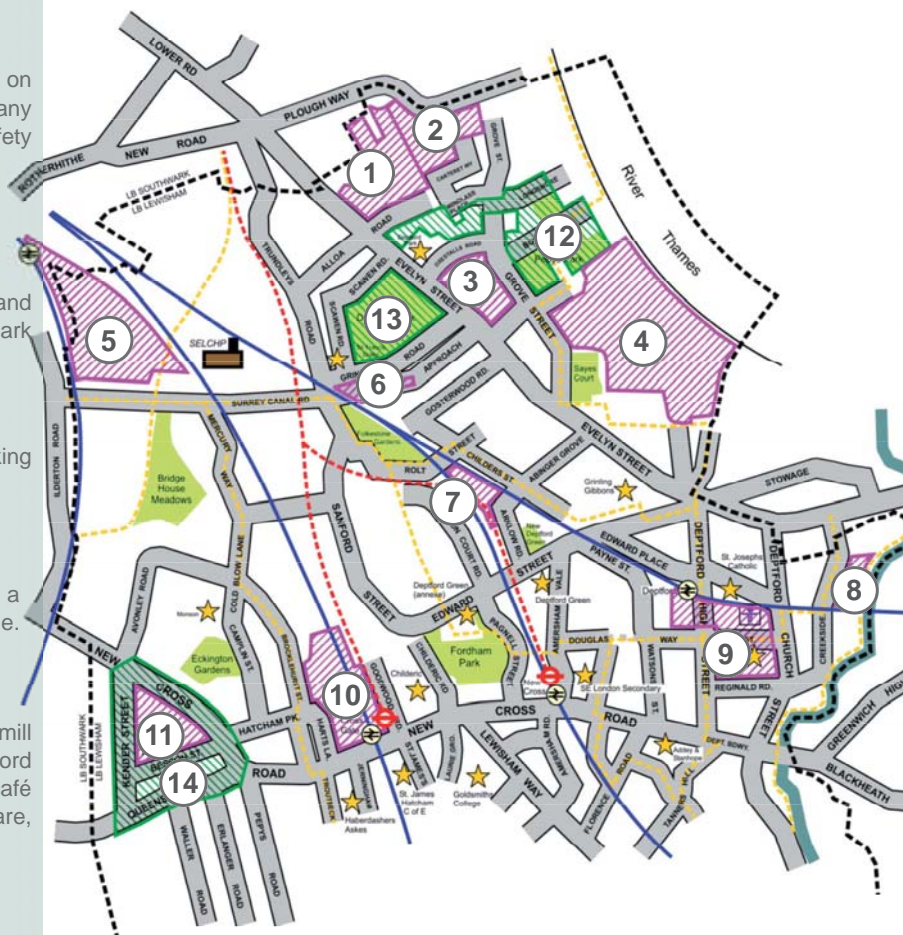
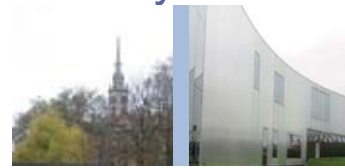
See separate board

13. Deptford Park

Various improvements planned, including a play area, new seating and improved signage. Phase one (Evelyn Street entrance) already completed; further work to be carried out in stages when funding becomes available.

14. New Cross gyratory

Alteration of the traffic system to enable two-way traffic back onto Queen's Road and New Cross Road. Works expected to start in late 2009.



Vision for Deptford and New Cross

The Council's vision for Deptford and New Cross is of an attractive, safe and prosperous place to live and work, with a strong local identity and sense of its own history.

Any redevelopment in the area will be guided by these principles:

Better access:

Creating new and improved safe and attractive routes, making it easier to get around and providing better access to the river and along the waterfront.

Landmarks:

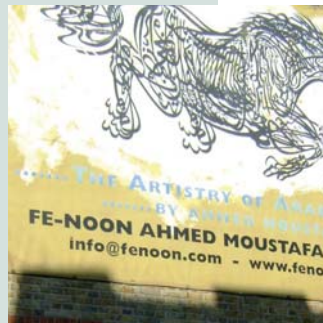
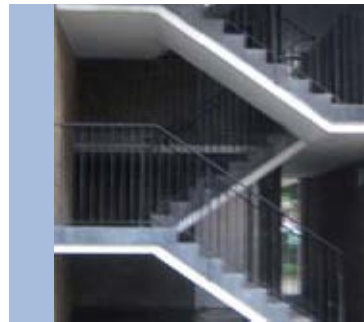
Building on the area's history and strengths to help make this somewhere that people want to live and to visit.

Greener:

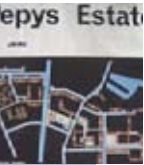
Making a bigger feature of the natural environment, parks and open spaces.

High quality:

Buildings, streets and public spaces that meet high standards of design and energy efficiency.



Local Development Framework



What is the LDF Core Strategy?

The LDF Core Strategy is the Council's new planning policy document that will be used to guide development in the borough over the next 15 years. It will also be used to determine all planning applications in the Borough of Lewisham. The LDF Core Strategy is currently being prepared by the Council. Some early consultation has already take place; but now the Council is consulting on the preferred locations for the homes and jobs that are needed over the next 15 years.

Why is this consultation important for North Deptford?

The North Deptford area contains a number of large sites that have so far been solely used for business (services and manufacturing) purposes. The current LDF Core Strategy Options - consultation asks whether these sites should be re-developed for a mix of new uses including employment, housing and other community facilities. *

* If redevelopment proposals come forward ahead of the LDF policies the Council will still need to deal with any planning applications.

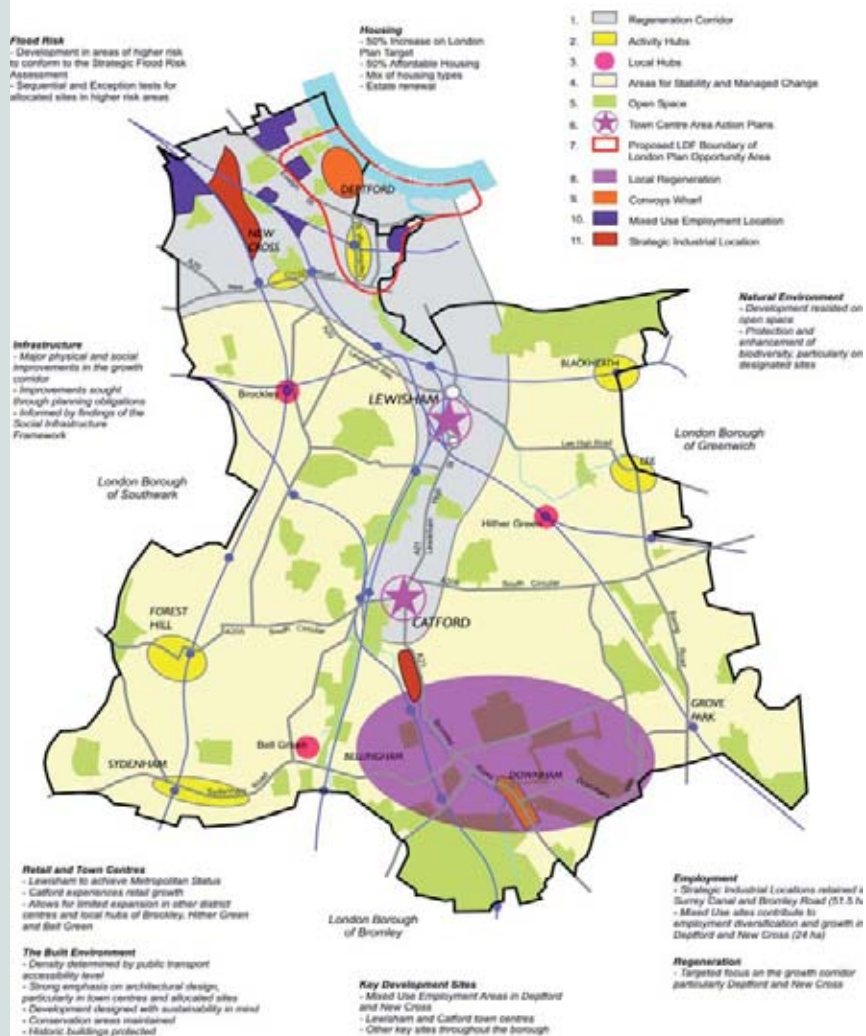
Have **your** say on the different options

There are two options put forward in this stage of the LDF consultation:

Option 1

Include North Deptford sites as appropriate for regeneration and growth, along with Lewisham and Catford town centres. The Council believes this would bring investment to the area which would enable local environmental improvements to be made.

Option 1 - Boroughwide Regeneration and Growth Corridor



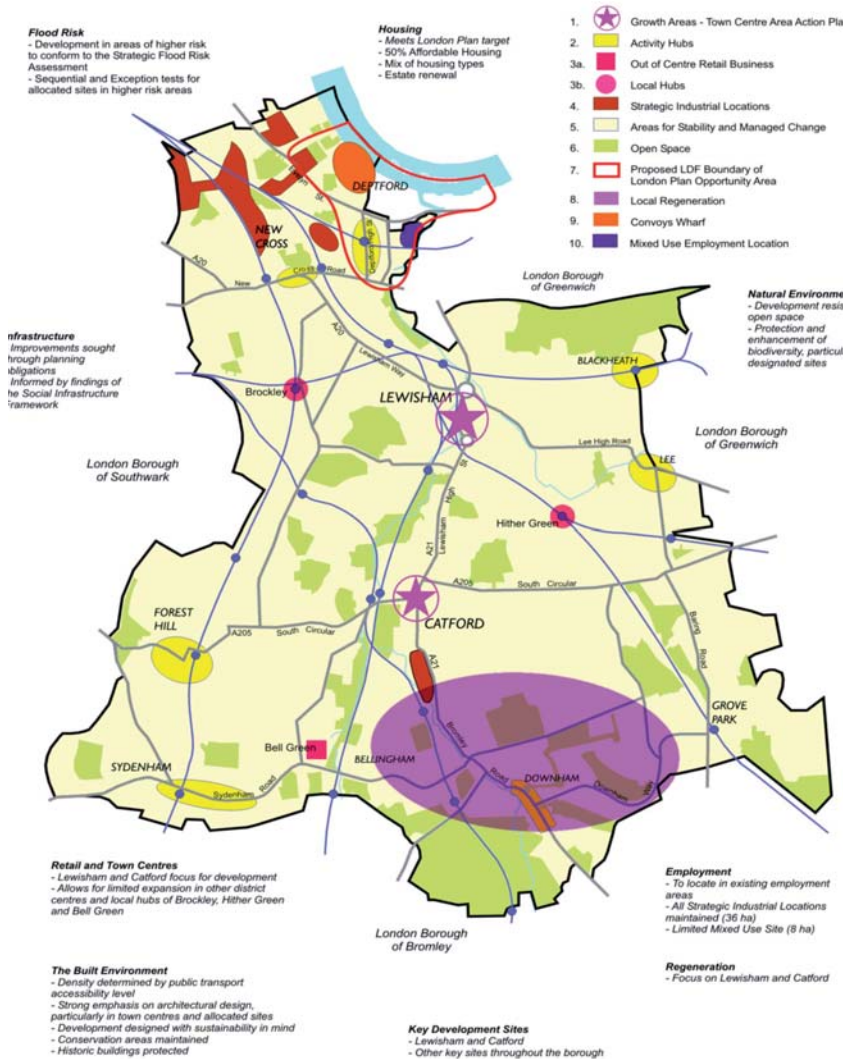
Local Development Framework



Option 2

Do not include North Deptford sites as appropriate for regeneration and growth which should be limited to Lewisham and Catford town centres. This would protect the relatively low grade employment land uses currently in the area.

Option 2 - Moderate approach to regeneration and growth



How do I comment?

A leaflet is available from the Council where you can express your views. Please call Planning Policy on 020 8314 8774, or email Planning@lewisham.gov.uk where more details are available.

What happens next?

The Council will be consulting widely on the future of North Deptford and the rest of the borough as part of the Core Strategy Options later this year and early next year. There are still several stages of preparation to go before the Council can adopt the Core Strategy, including a Public Enquiry, but it is hoped that the key part of the LDF the Core Strategy will be adopted in 2010.

Have **your** say on the different options

Also, if you feel there are other options you can suggest your ideas.



Marine Wharf (east side)

Current status:

- Application for commercial development currently on hold.

Developer's aspirations include:

- 150-200 new homes (35% affordable).
- Retail provision.
- Landscaped courtyards.
- High levels of energy efficiency and sustainability.

Land-owner/developer:

The Trademark Group



Architect's proposed design



The site at present



Location plan



Architect's proposed design

Architect - Studio One Architecture

Marine Wharf (west side)

Current status:

- Site currently being cleared.
- Design competition held to help appoint architect.
- Site currently a 'Defined Employment Area' - under review as part of LDF.
- In early discussions with Lewisham Council.

Developer's aspirations include:

- Re-use of brownfield land for housing and jobs.
- Creation of 'green' route along former Grand Surrey Canal.
- Matching up to standards set by other award-winning mixed use developments by Berkeley Group including Imperial Wharf, Fulham and Putney Wharf.
- Potential for wider Plough Way masterplan.

Land-owner/developer:

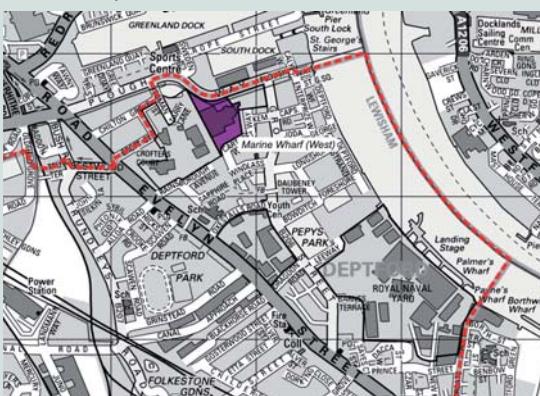
Berkeley Group



Berkeley's Group's award-winning mixed use development at Putney Wharf



The site at present

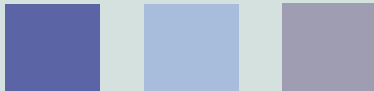


Location plan



Linear Park - early proposed design

Architect - Hamilton Associates



Convoys Wharf

Current status:

- Planning application submitted by News International in 2002 (site since sold to new owner).
- Agreed in principle by Lewisham Council and Greater London Authority (in whose view usage of the wharf as a cruise liner terminal is not considered appropriate).
- Discussions taken place in 2005 with GLA and Transport for London regarding tall buildings, affordable housing, energy and transport issues.
- Currently being reviewed by GLA for wharf-related issues.

Planning application includes:

- 3,500 new homes (35% affordable).
- Scope for 2,200 new jobs once complete.
- 1,000 construction jobs & training for local residents.
- New primary school.
- New doctors' surgery.
- New cultural building.
- Improvements to public transport and access to river.
- Renovation of Grade II listed warehouse.
- Reconfigured safeguarded wharf.
- Archaeological heritage of site will be respected.
- 3 tall buildings (40, 32 & 26 storeys high).

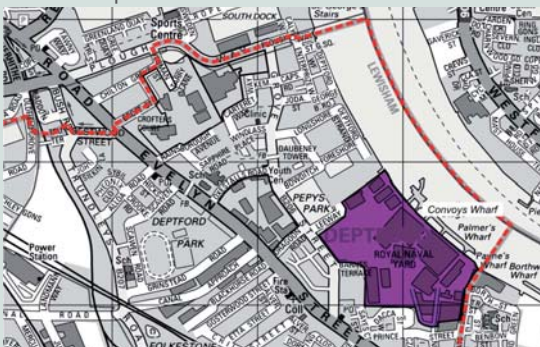
Land-owner/developer:
Hutchison Whampoa Property



Convoys Wharf courtyard



The site at present



Location plan



Convoys Wharf piazza

Architect - Richard Rogers Partnership

Cannon Wharf

Current status:

- Some public consultation already undertaken.
- Planning application submitted to Council. Council currently in discussion with developer.

Planning application includes:

- 665 homes (including affordable).
- New and enlarged business centre and additional commercial floorspace capable of providing 450 jobs.
- Children's nursery, trees and new public open space.
- Pedestrian and cycle routes through the site.
- Energy provided from renewable resources and use of Combined Heat and Power technology.

Land-owner/developer:

London Business Centres



Location plan



Architect's proposed design

Architect - RMA Architects



Deptford Wharves/ Oxestalls Road

Current status:

- Under discussion with Lewisham Council.
- Detailed consultation by developer to begin in December 2008 with a concluding exhibition before an expected planning submission in mid-2009.

Developer's aspirations include:

- 1,100-1,200 homes (including mix of tenures).
- Mix of commercial, retail, leisure and community uses.
- Route of the Grand Surrey Canal acting as a focal point.
- Improvements to walking and cycling routes and accessibility to public transport.
- Creation of new open public spaces, while creating better links between existing ones (Deptford and Pepys Parks).
- Achieving sustainability at all stages, from conception to realisation.

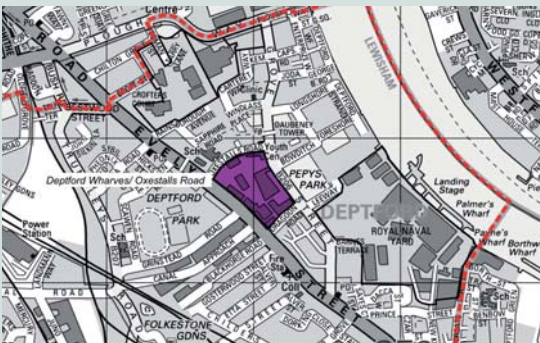
Primary land-owner/developer:

City and Provincial plc



The site at present

Architect's vision for the site



Location plan

Architect - Hawkins\ Brown

What will the impact be on local people?



We know that local people will ask questions about the impact of these developments on the area in terms of:

- housing
- public transport
- parking
- health provision
- community facilities
- school places
- jobs.



The Council is working closely with public and private sector partners to tackle these issues. We will address these needs: for example the proposal for Convoys Wharf already features a primary school and doctor's surgery.

- We are talking to local public sector professionals - including head teachers, doctors and housing providers - as part of this consultation.
- Already we have close working relationships with the likes of the PCT, who are looking at the capacity of GPs and dentists across the borough.
- The new 'Sustainable Development Partnership' will strengthen our existing working relationships.



We want to hear **your** thoughts and ideas on these important matters too, and will find ways to keep you informed of our progress.



Pepys Estate public spaces

- The Council has committed to carry out a number of improvements to the public realm in and around the Pepys estate, to the value of £3 million.
- Based on residents' aspirations for the area, the Council has prioritised work that fits in with its open space and sports strategies.
- Aspirations for Lower Pepys Park include re-landscaping, sport pitches and seating.
- If you would like to be involved in this consultation, please leave us your details.

