

## **Analysis – Deptford Character and Heritage – Aecom Report 2018**

**4.2.2** – The area is very low lying by nature being located on the floor of the Thames Valley and on the Southern Bank of the River Thames.

Reference – Map page 10.

**Planning guidance 2014** - “development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development”.

**Draft London Plan 2017** - “respond to local context by delivering spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality”

**London Plan 2016** - “development should have regard to the form, function and structure of an area”

Reference – page 11.

**Lewisham Core Strategy Policy 15** - “For all development the Council will ... ensure highest quality design and the protection or enhancement of the historic and natural environment ...”

Reference – page 12.

**UCL Urban Design evidence** – Reference Page 14.

### **4.3.4 – Historical Development**

“The name Deptford, derives from “Deep Ford” in the River Ravensbourne ...”

Deptford rose to prominence in the 16<sup>th</sup> Century when Henry VIII established a naval dockyard.

In 19<sup>th</sup> Century metal founders such as Josiah Stone & Co were major manufacturers.

Great working class communities developed around the dockyard and ship building.

Early 20<sup>th</sup> Century dominance of unregulated terrace housing, leading to 1930 Housing Act and period of social reform.

Slum clearance, combined with the renewal of housing after WW2.

Building of Modern single phase housing estates by Greater London Council.

From 1970's these housing estates hosted influential arts and music scene.

Laid the foundation for the first wave of gentrification.

Reference – page 15.

Time line diagram – from 1191 to 2008.

### **4.3.5 Cultural Associations**

Henry VIII Royal Deptford Dockyard.

Sir Francis Drake, Golden Hinde.

Sir Walter Raleigh, Queen Elizabeth 1.

Samuel Pepys.

John Evelyn.

More recently, Squeeze and Dire Straits.

4 conservation areas – Deptford High Street, St Paul's, Deptford Creekside, Brookmill Road.

Reference – page 20.

Deptford Park and Folkstone Gardens are designated as Public Open Space (POS), giving a degree of protection from National Planning Policy.

#### **4.3.7 Existing Landscape Character Assessment**

“a unique mixture of modern architecture and built heritage features. Many important historic buildings, features and designated landscapes provide evidence of a rich history”.

“a complex multi-layered place – the product of its long history and social, physical and economic change”.

Reference – page 21.

### **5 – Character Assessment**

Five distinctive townscape character areas (TCA's).

TCA 01 – Deptford Victorian Terraces

TCA 02 – Deptford's Historic Core

TCA 03 – New Cross estates

TCA 04 – Deptford estates

TCA 05 – North Deptford

Reference map – page 23.

**TCA – 01: Deptford Victorian Terraces** – Reference map – page 25.

“A distinctive architectural vernacular comprising two storey terrace homes with sash windows ...”

#### **5.2.6 Heritage Assets**

Two Grade II – Deptford Fire Station 1903 and Railway Viaduct between Deptford Creek and North Kent Junction 1833-36.

Reference – pages 24 to 31.

**TCA – 02: Deptford's Historic Core** – Reference map – page 33.

“A great variety of urban structure and built form with unifying features such as consistent building heights (not exceeding three storeys), and well connected narrow streets ...”

#### **5.3.6 Heritage Assets**

3 conservation areas and 24 listed buildings.

Reference – pages 32 to 44.

**TCA – 03: New Cross Estates** - Reference map – page 46.

“Low rise residential estates of a homogeneous twentieth century architectural design”.

#### **5.4.6 Heritage Assets**

Two listed - Railway Viaduct between Deptford Creek and North Kent Junction 1833-36, and Deptford Police Station 1912.

Reference – pages 45 to 51.

**TCA – 04: Deptford Estates** – Reference map – page 53.

“A townscape typically comprising residential blocks centered around semi-private green space”.

**5.5.6 Heritage Assets**

Single scheduled monument, Olympia Warehouse on Convoys Wharf.

13 listing buildings, most associated with the former Deptford Dockyard.

Reference – pages 52 to 60.

**TCA – 05: North Deptford** – Reference map – page 62.

“Mid to low rise residential development, typically not exceeding five storeys”.

**5.6.6 Heritage Assets**

No designated assets.

Reference – pages 61 to 66.

**6.1.1 – General Character Management Principles**

“New development which takes a considered and appropriate approach to design, in a contemporary style, is often more sympathetic to the historic fabric and townscape than poorly executed historical reference designs”.

“Innovative design, which is in scale to existing development and which reinforces local distinctiveness, is encouraged”.

Reference – page 67.

**6.1.2 – TCA 01: Deptford Victorian Terraces**

“Ensure the longevity of the avenues of London Plane trees that surround Deptford Park through protection and advanced replacement”.

**6.1.3 – TCA 02: Deptford’s Historic Core**

“Seek to develop innovation in new development that furthers the cultural identity of the area as well as the architectural character”.

Reference – page 68.

**6.1.4 – TCA 03: New Cross Estates**

“Retain, repair or replace original features on historic properties such as detailing on the St Marks Centre”.

**6.1.5 – TCA 04: Deptford Estates**



“New developments should use common materials for buildings to promote their individual identity and reinforce local distinctiveness”.

Reference – page 69.

#### **6.1.6 – TCS 05: North Deptford**

“New development should include on site provision of high quality public green space and public realm”.

Reference – page 70.