

King's Yard/Convoys Wharf - Presentation Notes

1. How it looked when it was a shipbuilding yard for the British Navy. Goes back to Henry VIII. The master Shipwright's House is on the left, one of the buildings which still exists.
2. How it looks now, from the river. You can see Aragon Tower on the right.
3. How it's planned to look. Again, Aragon Tower is on the right.
4. This is the view along New King Street from the corner of Deptford High Street as it is now (bottom right) and how it would look if the development goes ahead in its present form. You can see two of the towers and the building straight ahead is Plot 08.
5. This is inside the yard. The wall and line of trees to the right are behind Dacca Street. The Olympia Building is on the left. This is a listed building. The archeology of the site is still beneath the surface.
6. The vertical line is showing New King Street from the corner of Deptford High Street to the entrance of the yard. The horizontal line goes along the line of trees behind Dacca Street. Plot 08 is the first block the developers want to build along with Plot 15. The developers have Outline Planning Consent (OPP) for the development and have put in Reserved Matters Applications (RMAs) to the planners to have detailed agreement on Plots 08, 15 and 22, the Jetty.
7. Plot 08 is for 275 flats with 1 bedroom and 181 with two bedrooms, all privately owned. You can see an outline of the Olympia Building and the road is the main bus route through the site. There is an entrance to the podium along this route.
8. Plot 08 has a podium built over the car park. This is where they plan a play area for the under 5 year olds. Children 5 and over are expected to play 'off-site'.
9. On the right, this shows the type of play equipment they are considering. On the left is the 'child yield calculator'. This comes from the London Mayor's policy for Children and Young People's Play and Informal Recreation, which LB Lewisham have adopted. From this, the developers calculate there will be 14 under 5 year olds in a block of 456 flats, requiring at least 140 sqm of play space.
10. Plot 15 is for 124 affordable and social rented 1 to 4 bedroom flats, brought forward earlier in the timetable at the request of Lewisham's planning department and the Mayor, Damien Egan because of the housing need. The developers calculate 36 children under 5 will live there, so they should provide 362 sqm of play space.
11. This shows the footprint of the block in relation to the line of trees we saw earlier and Dacca Street. There is a wall between. The play area is in the corner of the block, again only for under 5 year olds. The fact that Plot 08 is privately owned and Plot 15 is affordable and social rented housing and the play areas are on private space for residents means that segregation of the different groups of children is structured into the design. Normally play areas should be in public spaces.
12. The green space within the site is only in private areas. There is little public space. Mainly it's along the roads, around the Olympia building and on the jetty. There isn't anywhere that children over 5 can play within sight of their homes and where parents can have sight of them playing. The developers are relying on them playing in surrounding parks and are planning a road joining Pepys Park and Twinkle Park. For this to happen, they must carry out a consultation with local park users and the responsible for the parks to make sure there is capacity there for additional users. Lewisham carried out an audit of play spaces in 2010. Every child should have at least 10 sqm of play space. LB Lewisham found the figure was around 1.8 across the borough and adopted the policy that from that point all new development must create the 10 sqm minimum required per child.
13. This shows what Voice 4 Deptford want from the development. One of our main concerns is that the voices of children and young people are heard in regard to what they want to see, as the people who will inherit whatever is built there. There is a requirement to set up a Youth Forum, which is what we would like to see happening.