



Deptford Neighbourhood Action

www.deptfordaction.org.uk

#PlanforDeptfordDNA

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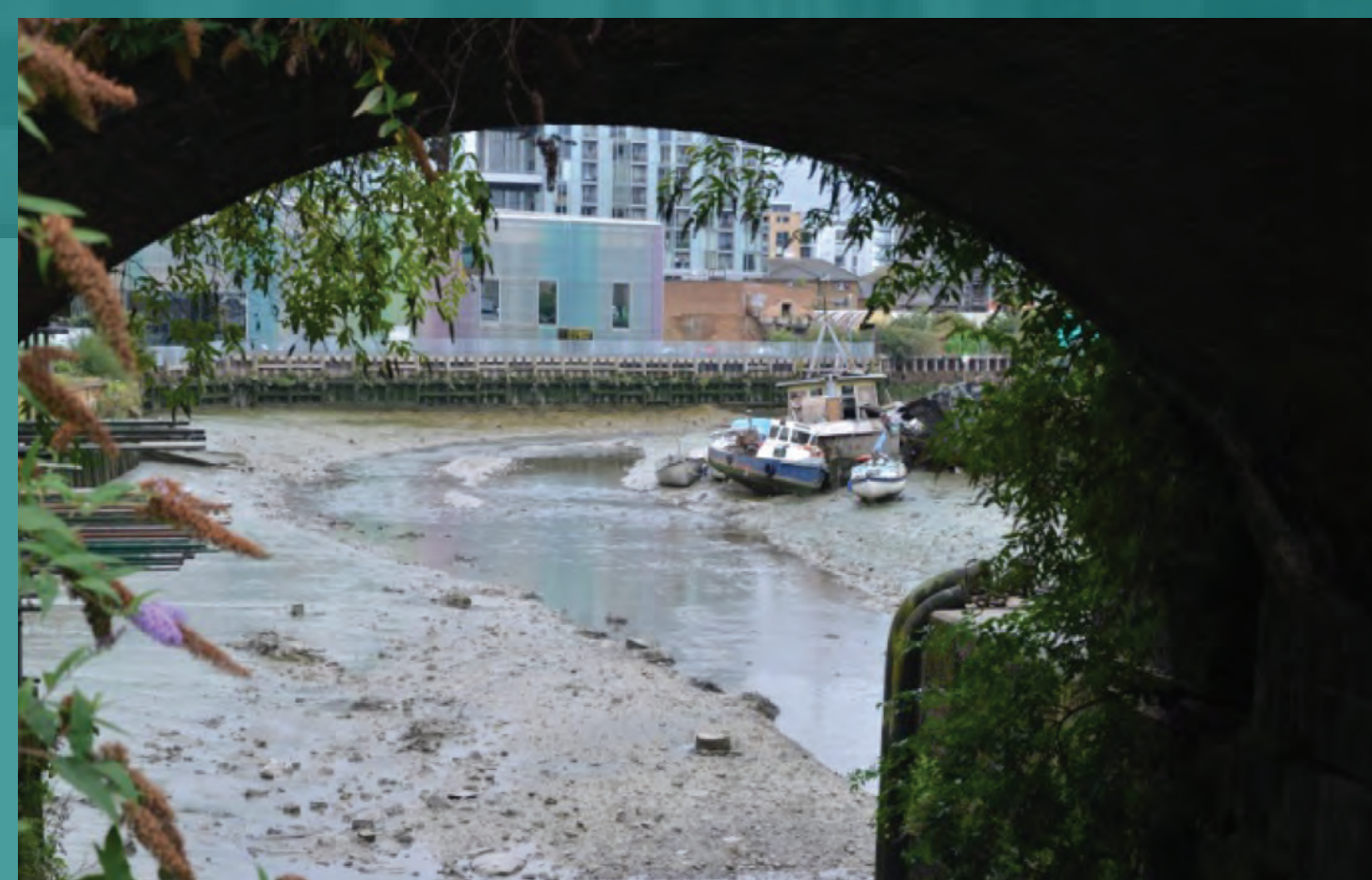
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#PlanforDeptford Draft Deptford Neighbourhood Plan 2020 to 2036 Pre-Submission Plan | Regulation 14 October 2019



Work in Progress

01 Introduction

1.1 Over the next 15 years Deptford neighbourhood plan area will benefit from significant financial contributions from development, earmarked for the community to spend on priority projects. Over the last four years Deptford Neighbourhood Action (DNA) engaged with many local groups and people to find out what matters most to local people. Working Groups of local volunteers have collected data, reviewed reports, the London Plan (old and new) and local planning policies in order to develop our first draft of our DNA Neighbourhood Plan with policies for forthcoming planning applications (Section 3) and a list of Community Priority Projects (Section 4).

1.2 We, from DNA and Working Group members, would like to invite you to help us shape and add detail to this draft of planning policies and priority projects through this consultation which is known as Regulation 14 under the Localism Act.

1.3 This draft Deptford Neighbourhood Plan contains:

- + a description of the neighbourhood characteristics (capturing what makes this area special)
- + a draft of proposed planning policies (which will need to be considered for future development proposals)
- + a draft of 'community priority projects' (intended to capture projects that the local community would most like to see delivered to improve the community well-being in Deptford)

Please tell us to what extent you can agree with the draft policies and projects in this document by using the online survey (see www.deptfordaction.org.uk). Do note these policies are in addition to the



National, London and Local Plan policies and aim to address our most pressing planning for a sustainable future.

Who are we?

1.4 We are a non-political organisation that has been established 4 years ago for the purpose of bringing local people together and developing a Neighbourhood Plan for Deptford. In 2015, we were designated as a Neighbourhood Plan Forum with the 'Community Right' under the Localism Act to develop a statutory Neighbourhood Plan. We all live, work or volunteer in the area.

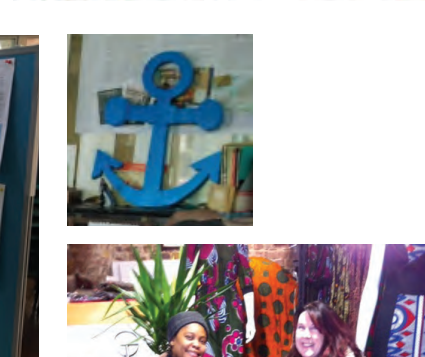
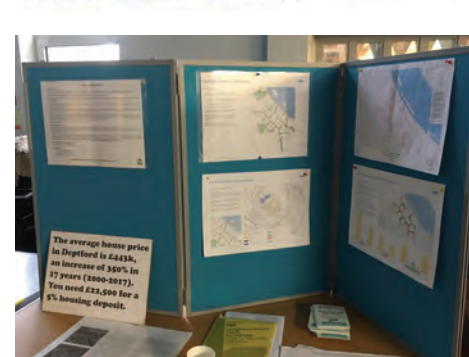
Anyone living, working or volunteering in the area can join DNA and is invited to do so. The Neighbourhood Plan Area, marked in red in the Map in Figure

1 is defined as Evelyn Ward and parts of New Cross Ward and parts of Brockley ward.

What is a Neighbourhood Development Plan?

1.5 Producing a Neighbourhood plan is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of a Neighbourhood Development Plan. Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. Neighbourhood Plan policies cannot block development that is already an adopted part of the Local or London Plan.

1.6 A Neighbourhood Plan can shape development, designate sites, protect local green spaces, support local employment and address many more planning matters in greater detail than it is possible for a Local Plan, the London Plan or National Planning Policy Framework and Guidance. All matters that require planning permission fall within the remit of Neighbourhood Plan Policies. However, there are limitations to what Neighbourhood Plans can achieve. They cannot address enforcement issues such as speed limits, traffic management and parking regulations. They do not designate Conservation Areas or enforce Tree Preservation Orders (TPOs) and matters of Licensing. They deal essentially with spatial issues such as the where, how and what can be built. While service issues, such as the funding of a bus route, are not spatial, Neighbourhood Plans can encourage funding for these through developer contributions and identifying them as Community Infrastructure Levy Priorities and Community Prior



Work in Progress



Work in Progress



How the Draft Plan was made?

DNA grew out of an interest that some of the Friends of Old Tidenhall School garden had about helping and supporting the wider community of Deptford to enable the local community to have more of a say in planning and development.

We came across The Localism Act 2011 which we realised would be a vehicle we could use to engage with London Borough of Lewisham (LBL).

Locality provided us with Angela Koch as our Advisor on becoming a Neighbourhood Forum in March 2015. Following on from this, we held a series of community meetings: at Deptford Lounge, the Albany, CAC 2000 and the Waldron Centre to ask people for their views on our

Constitution; the area they would like the Neighbourhood Forum to cover; which people and community groups DNA should reach out to; and what issues people would like to see the Neighbourhood Plan address.

In January 2016, DNA received its first funding through Locality (the Government department which supports the setting up of Neighbourhood Forums) in order to enable DNA to have a wider consultation with the local community.

DNA became a designated Neighbourhood Forum by LBL in February 2016.

Locality funding enabled us to hold three larger events which reached 110 local residents in three different areas of the community:

- + The Armada Community Centre on 15th February 2016
- + Vietnamese Family Day at CAC 2000 on 6th March 2016
- + The Evelyn Community Centre on 19th March 2016

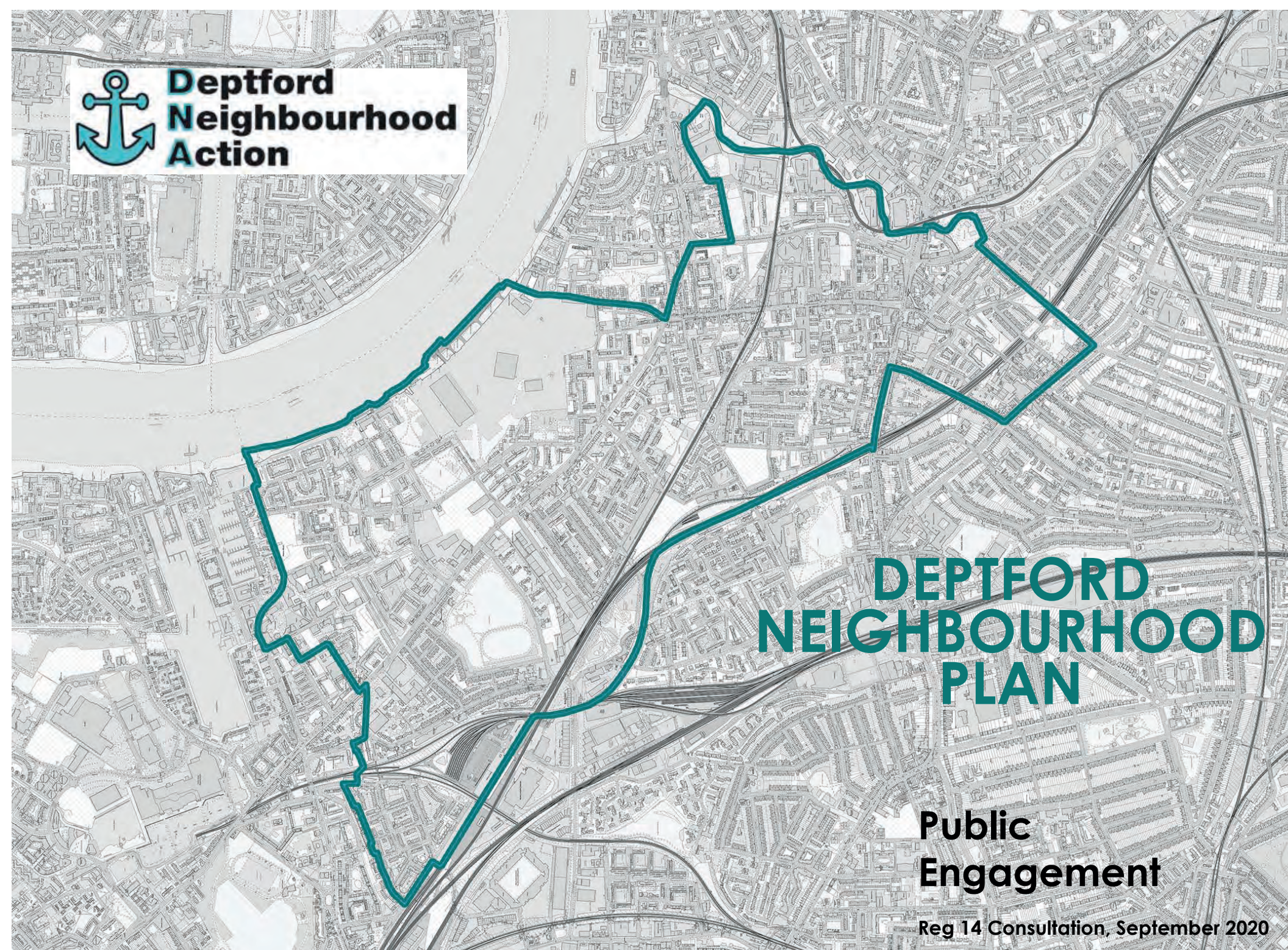
From January – May 2016 we were very lucky to have had the support of UCL (University College London) Urban Planning MA students conducting research projects into Green Spaces; Local Economy; & Community Assets – all of which are available on the DNA website – go to: <http://deptfordaction.org.uk>

We then established six working groups – to research and write the policies linking into the key objectives of the Neighbourhood Plan.

Feedback and input captured from attendees of DNA meetings and events 2015-2016 was noted and reviewed throughout that process. Together with our constitution, they have supported us in developing our policies and community priority projects.

We also took part in the Evelyn Communities Revival events in 2016, and have attended local community group meetings of organisations such as Voice4Deptford and Deptford Folk, as well as attending Evelyn Tenant and Resident Association meetings and the local Assemblies for New Cross and Deptford (and Brockley ones as we cross all three wards) and the Health Partnership board.

We have since 2016 held three AGMs: Our IGM on 10th September 2016, 14th October 2017, and 17th November 2018. Our next AGM is planned for December 2019.



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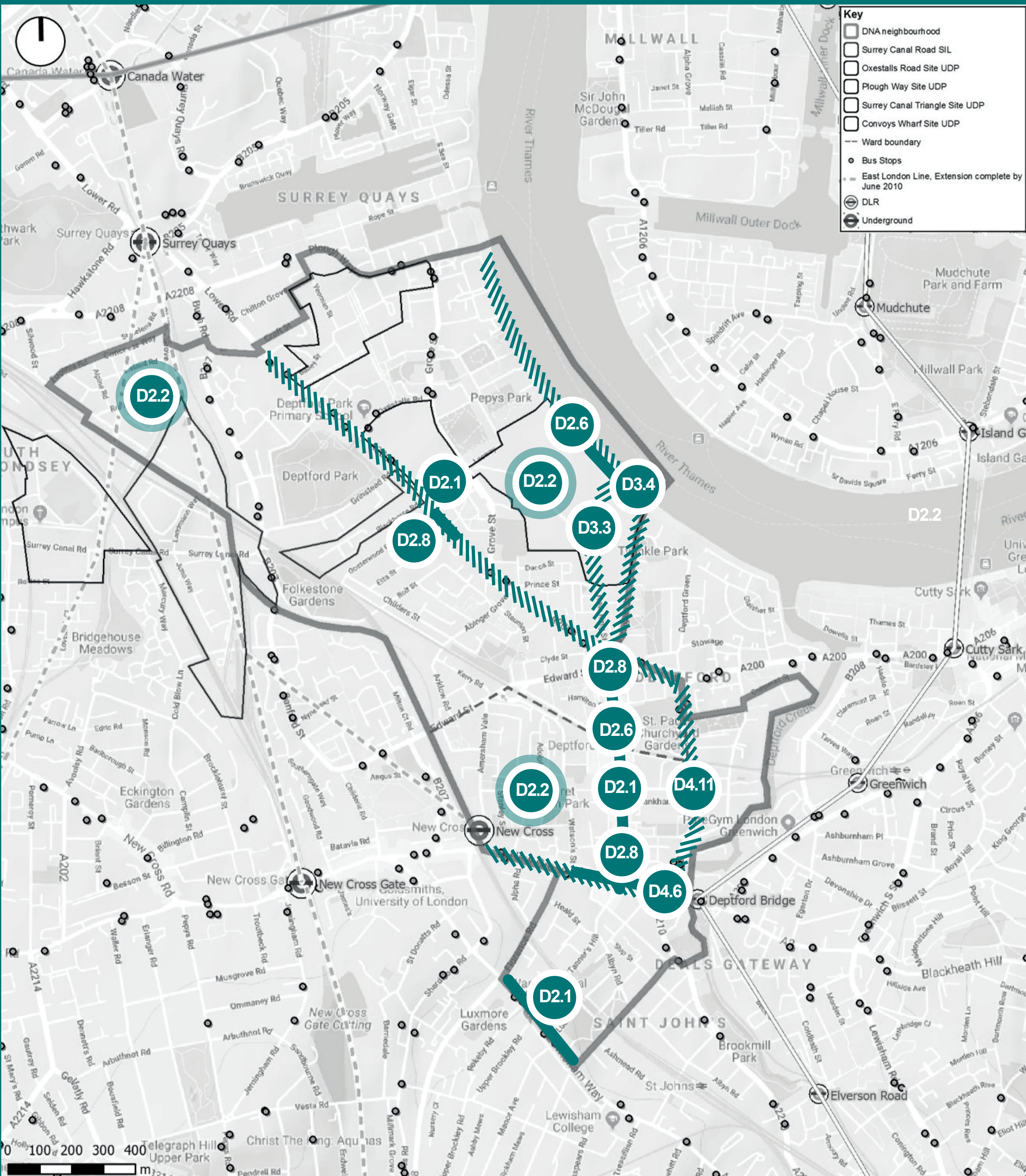


Deptford Neighbourhood Plan

(Map shows DNA policies relevant to a specific place in the DNA Area only | Note: Most DNA policies aim to shape all major planning applications in the area. Please review detail in Policy Sections)

- D2.1 More Local Employment Opportunities
- D2.2 DeptfordWorksAnchor (Local production, co-working, skills training, up-cycling, crafting)
- D2.6 Vibrancy in our high street, shopping areas, markets & waterfronts
- D2.8 Key Shopping and Services Hubs
- D3.3 Convoys Wharf Design Rules/Codes
- D3.4 Deptford Heritage Hub (on the River)
- D4.6 New Trees - Street Tree Corridors
- D4.11 Improved Air Quality Corridors

03 Deptford Plan



#PlanforDeptfordDNA

Policies

D1 Living in Deptford

- D1.1 'Refurbish First' Principle
- D1.2 Retention of Public Land
- D1.3 Tenure-blind and Pepper-potted Development
- D1.4 Affordable Housing Delivery on Public Land | Community Land Trusts
- D1.5 Lewisham Affordable Rent
- D1.6 Principal Residence
- D1.7 Infill/Windfall Sites
- D1.8 Homes for the Homeless
- D1.9 Independent Living
- D1.10 Mooring Rights
- D1.11 Passivhaus Standard
- D1.12 Building for Life 12
- D1.13 Good Design
- D1.14 Design Briefs
- D1.15 Statement of Community and Neighbour Consultation

D2 Local Economy & Employment

- D2.1 Local Employment Opportunity
- D2.2 Deptford Works Anchor
- D2.3 Reduce, Reuse, Recycle
- D2.4 Small Sites
- D2.5 Micro and Small Businesses
- D2.6 Vibrancy in our high street, shopping areas, markets and waterfronts
- D2.7 Shop Fronts
- D2.8 Key Shopping and Services Hubs

D3 Heritage & Identities

- D3.1 Strengthened Identity
- D3.2 Public Spaces
- D3.3 Design Code for Convoys Wharf
- D3.4 Deptford Heritage Hub Site
- D3.5 Retrofitting Historic Buildings
- D3.6 Local Listing of Buildings of Merit
- 1. 165-169 Lewisham Way
- 2. The Crossfield Estate
- 3. Heston and Deloraine House
- 4. The Stanley Street School for Partially Deaf Children
- 5. Maple House
- 6. 23-25 Arklow Street
- 7. Scott House
- 8. The Pepys Estate
- 9. South of Childers Street
- 10. Evelyn Mission Hall
- 11. Saffa House

D4 Health & Well-being

- D4.1 Creating a Healthier Deptford
- D4.2 Network of Public Health and Well-Being Hubs
- D4.3 More Socially Inclusive Development
- D4.4 Health Needs of Migrants, Refugees and Ethnic Minority Communities
- D4.5 Public Open Space Standards
- D4.6 New Trees
- D4.7 Healthy Homes
- D4.8 Expanding Walking, Cycling and Healthy Streets Initiatives
- D4.9 Healthy Residential Streets
- D4.10 Meanwhile Street Space
- D4.11 Air Quality

Local people told us to...

- INCREASE** the provision of quality social and affordable housing for local people on low and middle incomes
- IMPROVE** the health of the local community
- ENCOURAGE** community cohesion and active citizenship.
- PROMOTE and PROTECT** all forms of Deptford Heritage and Identities
- PROMOTE and DEVELOP** places for all creative communities to flourish
- SUPPORT** local businesses, organisations, industries and market traders
- PROMOTE** the safety for pedestrians and cyclists
- PROTECT and MAXIMISE** the amount and quality of Green, Open and Public Spaces in the promotion of a healthier environment
- CREATE** child-friendly environments

D5 Child-friendly Deptford

- D5.1 Space inside the home
- D5.2 Distance to Outdoor Play
- D5.3 Access route to outdoors
- D5.4 Designing with young people
- D5.5 Children and Young People's Play and Informal Recreation
- D5.6 Incidental Play

D1 Living in Deptford

D1.1 ‘Refurbish First’ Principle

A ‘Refurbish First’ Principle for existing public housing stock and community facilities located on public estate land is supported. (Ref. London Plan Policy H10 Loss of existing housing and estate redevelopment) as a key measure in de-carbonising house building and community provision.

D1.2 Retention of Public Estates

The retention of council owned public land and property is supported. Major estate regeneration involving the demolition of homes on public land of any tenure must be subjected to at least one independently run ballot aligned with the GLA funding requirement for Estate Regeneration.

D1.3 Tenure-blind and Pepper-potted Development

Major development which delivers tenure-blind and pepper potted local housing, aligned with local housing needs, is supported. (e.g.no ‘poor doors’ or separate access approach to building parts and spaces)

D1.4 Housing Delivery on Public Land | Community Land Trusts

Support is given to development delivered through community land trusts, housing cooperatives and community-led self-build, addressing effectively and in perpetuity the significant affordability gap in Lewisham, specifically in Deptford. Public landowners, including Lewisham Council, are expected to explore the possibility of community land trusts, cooperative housing and community-led self-build housing and demonstrate transparently through the production of a detailed business case.

D1.5 Affordable Renting

Major development that can demonstrate alignment with London Plan Policy H13 Build to Rent adapted to local market conditions and needs is supported.

D1.6 Principal Residence

Major development (as defined by Lewisham Council) providing new and additional open market homes is supported where it can demonstrate it will provide ‘Principal Residence’ for 90% of the homes. Sufficient guarantee must be provided by the applicant of such occupancy through a planning condition, obligation or legal agreement. For clarity: Principal Residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.



Goldsmith Street by Mikhail Riches Architects for Norwich City Council. 105 homes, 100% Social Housing, 100% PassivHaus Standard certified

D1.7 Infill/Windfall Sites

Small infill development (London Plan definition) will be supported, if it is of high quality design and meets the relevant requirements as set out in other policies in this Plan and where they:
a) are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.;
b) would achieve high standards of low carbon building design, construction and operation (Ref to D1.11)
c) Priority for any infilling development or redevelopment will be given to proposals which provide homes for families (3+ bedroom) who meet local housing need. The form and detail of development should support local character that is appropriate to the site’s context and the design must incorporate principles of creating good connections, transport and links with the wider neighbourhood.

d)Infill/windfall sites for genuinely affordable homes for local people developed via community land trusts or similarly community-led delivery routes are especially supported.

D1.8 Homes for the Homeless

Development that contributes to an increase in local homes for homeless individuals and families is supported. Support can be demonstrated as part of the affordable housing obligation and provided within the Neighbourhood Plan Area. Applicants which have regard to the simple design codes ‘1 home for a homeless household for every 100 homes build of any tenure’. A development proposal for a public toilet with shower facility free to use by all and located on /or near Griffin Square is also supported. (Ref. New London Plan Policy H14 Supported and specialised accommodation)

D1.9 Independent Living

Applications for new, converted and extended independent living and care homes are supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is positive with a good degree of spaces to socialise. (Ref Policy D4.3 More Socially Inclusive Development)

D1.10 Mooring Rights

Development that leads to the protection of boating rights and an increase of existing mooring capacity along Deptford’s waterways and river frontages is supported where reasonably possible and aligned with higher level policies and strategies. Community-based projects to create residential moorings may be considered as community-led housing (Policy SI16 Waterways – use and enjoyment, Part A 4 of London Policy H2 Small sites).

D1.11 PassivHaus Standard

Development achieving the low energy ‘PassivHaus Standard’ standard for residential and other uses is supported. Development should have due regard to low operational cost for occupants and achieving more carbon-neutral development for all tenures for heating, hot water and electricity use, where possible.

D1.12 Building for Life 12

Major development proposals should, where appropriate, demonstrate how they have had regard to the following:
a. Connections - Does the scheme integrate into surroundings?
b. Facilities & Services - Does the scheme provide (or is it close to) community facilities?
c. Public transport - Does the scheme have good accessibility to public transport?
d. Meeting local housing need - Does the development have a mix of housing types and tenures that suit local requirements?
e. Character - Does the scheme create a place with locally inspired distinctive character?
f. Working with the site and its context - Does the scheme take advantage of site characteristics e.g. topography, habitats etc.?
g. Creating well defined streets and spaces - Do buildings enclose streets and spaces and turn corners well?
h. Easy to find your way around - Is the scheme designed to make it easy to find your way around?

- i. Streets for all - Are streets designed to encourage low vehicle speeds?
- j. Car Parking - Is resident and visitor parking sufficient and well integrated?
- k. Public and private spaces - Will public and private areas be clearly defined?
- l. External storage and amenity - Is there adequate external storage for bins, recycling and cycles?

In addition, all major development should demonstrate how they provide child-friendly environments and spaces and/or support for children’s incidental play opportunities incl. ‘loose parts’. Applicants are required to fully comply with New London Plan Policy S4 Play and informal recreation.

In this regard adherence National Design Guide 2019 is supported.

D1.13 Good Design

Major development to demonstrate how they have regard to good design by:
a) satisfying New London Plan Design Policy requirements and the National Design Guide, and
b) making appropriate use of tools and processes for assessing and improving the design of development, including Design Review and collaborative, independently facilitated, design workshops, which engage a cross-section of the local community early in the design process (Royal Institute of British Architects work stage 0 to 3). Development proposals accompanied by evidence of early, proactive and effective community engagement in their evolution shall be looked on more favourably than those that cannot.

D1.14 Design Briefs

Large scale development is expected to be accompanied by a Design Brief produced by the Applicant prior to submission of a planning application. A Design Brief is envisaged to form part of a Design Access Statement. Accordingly a brief to contain relevant information supporting meaningful engagement and design scrutiny,

including, but not limited to:

- a. A site map showing the location of the site and its context within its immediate neighbourhood – including any areas of green spaces, flood zones, the location of any protected habitats or species, environment and heritage assets, landmark buildings, views and other key site constraints and opportunities
- b. A layout plan that shows how the proposed development could be accommodated on the site
- c. Scale, footprint, bulk and height of buildings
- d. Mix of dwelling types and tenure
- e. Design detail and guidelines
- f. Improvements to local infrastructure and facilities
- g. Access, parking, cycle and pedestrian ways and any required traffic impact and parking assessments
- h. Indicative timing and phasing of the proposed development including infrastructure provision and public transport access.
- i. Landscape detail and publicly accessible open spaces
- j. The location of trees and any that may be affected by the development
- k. Community benefits to be provided and when they occur in the phasing and delivery
- l. All relevant factual information explaining proposed dwelling and tenure mix, infrastructure provision and community benefits from a financial viability point of view as far as feasible

D1.15 Statement of Community and Neighbour Consultation

Major development proposals are required to be accompanied by a Statement of Community and Neighbour Consultation. It shall as a minimum include the following:
a. An explanation of how a broad cross-section of local people are likely to be affected by the development proposals; and
b. A record of the views expressed by local people on the proposed development; and
c. An explanation of how the proposals have addressed the views, ideas and any issues or concerns raised by local people.



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D2 Local Employment & Economy Policies

D2.1 Local Employment Opportunity

Development leading to the retention and expansion of existing employment spaces (use classes A, B, D and sui generis) in the following locations is especially supported:

- Deptford High Street,
- The Broadway,
- Evelyn shopping area,
- Gove Street,
- Deptford Church Street,
- and smaller parades, where feasible.

Exceptionally, applications for mixed use development which include new residential uses on employment land may be supported through the New London Plan Policy E7 'Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function', and subject to the following criteria being met:

- a 60% affordable homes target is met, and
- a financial contribution is made to local shop front and public realm improvements, and
- flexible and affordable space for the arts and cultural work and event space is delivered as part of the development.

D2.2 DeptfordWorks Anchors

New London Plan Policy E3 Affordable workspace is applicable in all of the Neighbourhood Plan Area in respect of major development. Major Development supporting the growth of a network of co-working spaces, workshops and studios across the Neighbourhood Plan Area is supported, specifically as part of identified strategic growth sites and development promoted on existing regeneration estates. It is proposed to call those hubs 'DeptfordWorks Anchors'.

Aligned with the London Plan E2, development proposals for new B1 business floorspace greater than 2,500 sqm (gross external area) should consider the scope for provision of a proportion of flexible workspace suitable for micro, small and medium-sized enterprises on site or within walking distance to the application site. (Ref D2.3)

Residential-led development proposals larger than 150 homes are encouraged to provide an appropriate proportion of B2 uses dedicated to DeptfordWorks Anchor facilities on site or within walking distance to the application site. A ratio of 1sqm for each 100sqm residential use is promoted through this policy.

What are DeptfordWorks Anchors?

DeptfordWorks Anchors are hubs for co-working, local production, training and services around a more circular economy addressing multiple courses of deprivation and the needs of a low carbon neighbourhood. DeptfordWorks Anchors are to host co-working spaces, studios and space for local production, up-cycling, repairing and re-purposing of old or faulty goods, becoming centres for a more circular economy as well as arts and culture. 'DeptfordWorks' Anchors are child-friendly places and play provision for under 5s is encouraged. (Ref New London Plan SD10, 2.10.4)

D2.3 Reduce, Reuse, Recycle

Development is expected to demonstrate to how it enables tenants, private and social landlords and owners to reduce, reuse and recycle waste and unwanted goods on-site and in the DNA neighbourhood. Specifically, development is expected to demonstrate how it contributes to London Plan Policy SI7 Reducing waste and supporting the circular economy.

Development is further expected to financially contribute to the provision of a network of public recycling stations for textiles, shoes, plastic, timber and other resources. Locations in higher density development and on Deptford High Street, Deptford Broadway and Evelyn Street, New Market Yard and Douglas Way are supported. A spatial coordination with Policy D2.2 DeptfordWorks Anchors is encouraged.

D2.6 Vibrancy in our high street, shopping areas, markets and waterfronts

- Development leading to the expansion and improvements of retail, services and workspaces in the designated town centre of Deptford High Street, Evelyn shopping area and on smaller parades is supported.
- Temporary use of empty commercial properties and spaces along the water frontages, Deptford Broadway, the High Street, Douglas Way, New Market Yard and Evelyn Street are supported provided that the temporary use would not have significant harmful impacts on the wider visitor experience or on the amenities of neighbouring residents. Where listed buildings of historic and cultural merit are underused, vacant or awaiting refurbishment, temporary uses will be supported where appropriate, in particular those that benefit the local community.
- Development leading to a waterfront market or a floating market as part of a 'Working River and Creek' are supported subject to all relevant policies and licensing requirements being met.

D2.7 Shop Fronts

Proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where the following criteria are satisfied:

- The proposal would result in the retention of a traditional shop front or features and details of architectural or historic interest; and
- The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part and the character of the Conservation Area; and
- Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

D2.8 Key Shopping and Services Hubs

Development which improves the range and quality of shops and services on The Broadway, Deptford High Street and Evelyn Street is strongly supported if it meets the following criteria:

- encourages and supports small businesses through initiatives such as shopfront improvements, and
- provides an attractive pedestrian environment, both for movement between the Town Centre, Creekside, and Pepys Estate and for sitting outside the shops and cafes; specifically with the needs of children, young people and elderly in mind, and
- reduces the impact of parked cars on the pedestrian environment whilst maintaining adequate access for vehicle supporting businesses including sufficient parking provision for bicycles

Any development proposals must demonstrate how they relate positively to the wider shopping and service hubs. Development should seek to achieve an outward-looking modern retail environment, by:

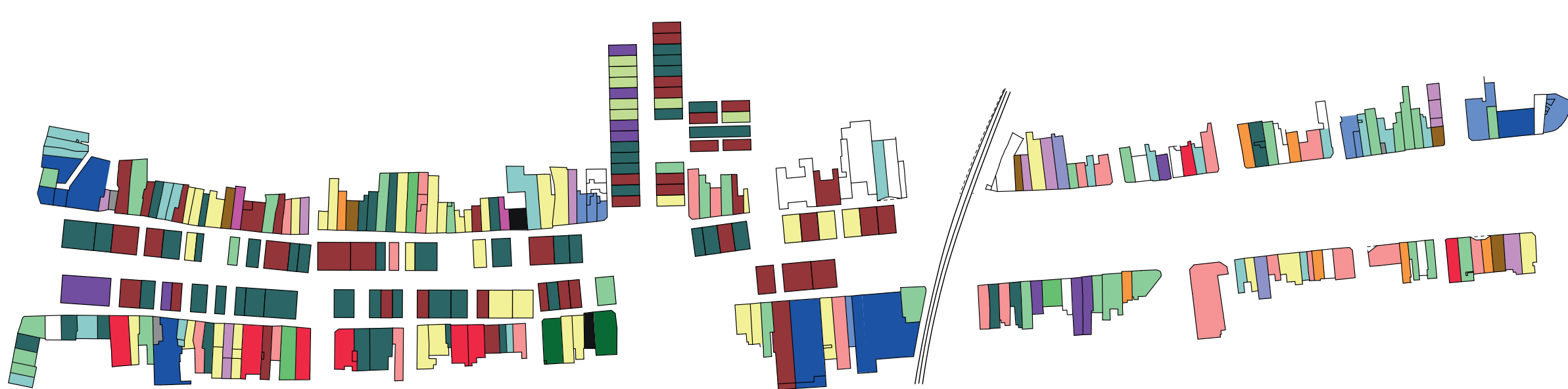
- creating a range of modern retail units, which maximise active frontages onto existing streets; and
- ensuring a child friendly and landscape-led approach for surfaces, service areas and the other public realm, and
- existing pedestrian routes should be re-aligned where possible, so that they are more direct, and
- The market should be positively integrated as far as possible, by making it more visible and creating direct and good quality pedestrian routes to it. Signposting to the centres should be improved.

D2 Local Employment

D2 Local Employment



Deptford High Street on Market Day, 2016



Legend:
B2B
Private
Empty
Unknown
Conceptual map, not to scale.



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D3 Heritage & Identity

D3.1 Strengthened Identity

- a) Development affecting Conservation Areas, designated and non-designated heritage assets and archeology and their settings must preserve and, wherever possible, seek to enhance their significance, quality, character and distinctiveness.
- b) Opportunities should be taken to retain and reinstate architectural features and structures where they contribute to the distinctiveness of the heritage asset and its setting.
- c) Development, which preserves and enhances identified character areas and their distinctiveness, specifically in the vicinity of designated and non-designated heritage assets and archeology ,is supported.
- d) This to include visible, hidden or lost heritage in the street- town- land- and riverscapes of Deptford, both above and below ground and water level.
- e) Regard must be given to the relevant Conservation Area Appraisals, identified issues, opportunities and managemnet principles in the Character and Heritage Assessment (Aecom, 2018) and the North Deptford and Deptford sections of the Lewisham Characterisation Study (draft, 2019), as well as Statutory and Locally Listed buildings and structures.

This can be achieved by addressing the following criteria documented as part of the Design and Access Statement:

1. developing and demonstrating a deep understanding of the current, recent and past of the site and setting by positively reflecting on the current character and heritage of the site in the context of its setting, and
2. responding comprehensively to relevant area information and guidance provided in Conservation Management Principles stated in the Deptford Heritage and Character Assessment, 2018 and identified issues and opportunities in the North Deptford and Deptford sections of the Lewisham Characterisation Study (2019)
3. carry out addition, and where necessary, site historic and archaeological investigations.
4. applicants going beyond the statutory information requirements will be looked at favourably due allowing officers, the public and planning committee members to carry out a more comprehensive assessment of the planning application's heritage merits.
5. engaging with local makers, artists, arts and cultural organisations in the design development is looked at favourably.

In this regard the National Design Guide 2019 is supported.

D3.2 Public Spaces

Development which enhances streets and public spaces including the river frontages as well access to the waterways through positively reflecting on Deptford's heritage, its character and the cultural identities is especially supported. Convoys Wharf Quays are of specific significance and the protection of the structure and enabling public access are support.

D3.3 Design Code for Convoys Wharf

Proposals for Convoys Wharf which respect and positively respond to the Convoys Wharf Design Code 2019 are supported.

D3.4 Deptford Heritage Hub Site

Major Development and/or pooled financial contributions which lead to accommodating a Deptford Heritage Hub on a site near or on the River Thames is supported. (Ref. Policy D2.6)

D3.5 Retrofitting Historic Buildings

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.

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D3.6 Local Listing of Buildings of Merit

The Deptford Plan nominates with reference to the Deptford Heritage and Character Assessment 2018 the following list of buildings and structures for Local Listing:

1. **165-169 Lewisham Way** is a high street shop, built c.1930s in the Art Deco architectural style with a white glazed ceramic facade. Architectural interest is derived from the contribution of the building to the diversity of styles found in the area. The building illustrates the social history of Deptford in the 1930s and therefore is also of historic interest.
2. **The Crossfield Estate** was constructed in the early 1930s, and represents the first phase of high density apartment blocks to be built by LCC in Deptford after the passing of the Housing and Slum Clearance Act 1930. The extensive estate of Neo-traditional architectural style buildings with some international modern flourishes, notable for their simple form, with large sash windows, projecting eaves and oversized stacks, is set amongst ample open green space. Historical interest is derived from the contribution of the structures in the developmental history of London's social housing provision.
3. **Heston and Deloraine House**, Tanners Hill, are apartments blocks constructed c.1980 in the international modern architectural style. Their construction employs reinforced concrete frames with London stock brick. The structures are defined by projecting balcony walkways with curved corners and stairwells, typical of the style. They are well preserved examples of post-war housing. Tidemill Junior and Infants School was built between 1882 and 1896 and is of a typical institutional style. The school building,

- constructed of London stock brick with red brick dressings, contributes to the architectural quality of the area and illustrates school provisions in the area.
4. **The Stanley Street School for Partially Deaf Children** was built between 1873 and 1895, of yellow stock brick with red brick dressings. The structure is built in a typical classical institutional style and of good architectural quality. It is also an important aspect of the social history of education provisions in Deptford.
5. **Maple House** was built c.1950 as high density social housing in the footprint of Victorian terraces demolished post-war. The block has references to classical and international modern architectural styles and is notable for its projecting eaves, cantilevered balconies, and a large arched passageway at the centre of its 'H' plan. The building is an important contribution to developmental history of 20th century housing provision in the Deptford and is of historic interest.
6. **23-25 Arklow Street** is an office building, dated to between 1916 and 1922, is built in a Neo-traditional architectural style with a later Art Deco upper storey facade. The building is a positive contribution to the architectural diversity of the area and as a remnant of the historically commercial character of the area.
7. **Scott House**, Grove Street, is the former offices of A. G. Scott & Co. Ltd who manufactured tin boxes in Deptford from 1890. The building is polychromatic, employing red, blue and yellow brick with stone dressings. It is illustrative of the past industrial character of the area, and is of historic interest. As a valuable contribution to the diversity of high quality building styles and types of the area the building is also of architectural interest.

8. **The Pepys Estate** illustrates an important era in the development of social housing policy that had such great impact on the living and social conditions of residents. For this reason they are an important part of Deptford's social history. Despite numerous alterations of the fabric of the buildings over time and the loss of structures which have been of detriment to the historic integrity of the estate, the Pepys Estate is a high quality example of the Brutalist Housing Estates which defined London's housing provisions of the period. The estate is also of architectural interest.
9. **South of Childers Street** comprises a row of early 20th century workshops, constructed of stock brick with red brick dressings, concrete lintels, large casements and M roofs. The structures are typical of early 20th century light industrial space and as an increasingly rare vestige of Deptford's industrial past are of historic interest.
10. **Evelyn Mission Hall**, Staunton Street, was built between 1873 and 1896 and is constructed of brown brick with buttresses on north west and south east elevations. The buildings are of interest as a centre for local religious and social activities since the late 19th century.
- 11 **Safa House**, a former Railway Institute, built between 1873 and 1895, is constructed in a classical revival architectural style, of yellow stock brick with gauged red brick and stone dressings. Of note are ionic pilasters and dentil cornices at each storey. The structure, while in a poor state of repair, makes a positive contribution to the historic character and appearance of the local area. The building illustrates the role of the railways to the local community as a significant local employer and is of historic interest.
- 12 The vast and connected **Pier structure at Convoys Wharf**.



- 1 165-169 Lewisham Way
- 2 Crossfield Estate
- 3 Heston House, Tanners Hill
- 4 Stanley Street School for Partially Deaf Children
- 5 Maple House
- 6 23-25 Arklow Street
- 7 Scott House
- 8 The Pepys Estate
- 9 South of Childers Street
- 10 Evelyn Mission Hall
- 11 Safa House
- 12 Convoys Wharf Pier



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D4 Health & Well-Being

D4 Health & Well-being

D4.1 Creating a Healthier Deptford

The New London Plan Policy GG3 'Creating a healthy city' aims to improve Londoners' health and reduce health inequalities is strongly supported. Applied to Deptford it states that those involved in planning and development must:

- ensure that the wider determinants of health are addressed in an integrated and co-ordinated way, taking a systematic approach to improving the mental and physical health of all and reducing health inequalities, and
- promote more active and healthy lives lifestyles for all and enable them to make healthy choices, and
- use the Healthy Streets Approach to prioritise health in all planning decisions, and
- assess the potential impacts of development proposals and development plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments, and planning for appropriate health and care infrastructure to address the needs of London's changing and growing population, and
- seek to improve Deptford's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution, and plan for improved access to and quality of green spaces, and the provision of new green infrastructure, and spaces for play, recreation and sports, and

D4.4 Health Needs of Migrants, Refugees and Ethnic Minority Communities

Large scale development to meet the particular health and integration needs of migrants, refugees and ethnic minority communities in the neighbourhood. This can be achieved by:

- providing space for or and resourcing of Black, Asian, Minority Ethnic and Refugee (BAMER) community organisations who are best placed to understand and respond to the full range of health needs in the local community, and
- enabling cross-cultural community space for gatherings and celebrations with the aim of giving recognition and voice to the diversity of cultures in Deptford. Positive impacts on boosting confidence, empowerment and well-being. Celebrating the cultural diversity of the local population will improve integration and appreciation of others (Ref. D4.2 and D2.2)

D4.5 Public Open Space Standards

Development which fails to demonstrate full compliance with Lewisham Leisure and Open Space or the London Plan standards, which ever is higher, is not supported.

Public local green and open spaces should be protected, enhanced and expanded by:

- The creation of new areas of publicly-accessible open spaces (green and blue), especially in areas of deficiency in access to public open space, and

- ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold, and
- seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options.

D4.2 Network of Public Health and Well-Being Hubs

New London Plan Policy S2 Health and Social Care facilities is supported. Especially, proposals for co-locating health services in existing, extended and new community facilities adjacent to green and water spaces and outdoor sports facilities are strongly supported. Major development is required to provide or where not feasible on-site financially contribute to such a health and well-being community infrastructure network. Health services shall ideally include early intervention, physical and mental health support and more holistic approaches to well-being which lead to a reduction in inequality in health by being accessible to all local residents, including migrants, refugees, ethnic minorities and homeless people. (Ref Policy D 2.2)

- For every 40 new homes provided the provision of at least 0.5ha of recreational space, including a local equipped play area in a location accessible to existing and new residents, which should be completed and operational before the development is completed, and
- Natural wildlife and biodiverse habitats are protected, enhanced and positively integrated into development and made accessible through education programmes for the children, pupils and adults, and
- The loss of green and open spaces should be resisted in areas of deficiency. If losses are proposed outside of areas of deficiency, equivalent or better quality provision should be made within the local walking-catchment area unless an up-to-date needs assessment demonstrates this is unnecessary, and
- Ensuring that future green and open space needs are planned for in areas with the potential for substantial change, and
- Ensuring that green and open space needs are planned in line with objectives in green infrastructure strategies, flood risk prevention and climate breakdown.

- Damage or loss of open space and green spaces on estates and waterfronts identified for its positive contribution to the neighbourhood area shall only be supported exceptionally and if it can be demonstrated that the benefits of development to the area outweigh the damage or loss.

D4.3 More Socially Inclusive Development

Major development which can demonstrate to meet the needs of older people, particularly living in single households, single parents and young adults from a range of cultural backgrounds within the proposed development are supported. This can be achieved through social care cooperatives, homes that enable a range of supported living options as well as simple measures such as attractive and sunny courtyards with opportunities to sit outside, work in a shared space/garden and meet neighbours. The positive and multi-purpose use of internal and external circulation space is a key requirement in achieving for socially inclusive developments. The co-location of meeting spaces for residents with co-working/learning/creative incubator space for micro businesses and studio space is encouraged.



D4.6 New Trees

The London Plan Policy G6 Urban Greening is supported as is the National Park City initiative. Development prioritising an increase in the number of trees (as specified in Table 8.2 of the London Plan, UGF 0.8) on site, in the neighbourhood, the borough and London is supported. As a simple guidance development should plant 1 tree for every 1 home build. Commercial development is not required to comply with this policy in the neighbourhood plan area but encouraged to do so. Specialist advice regarding the type of urban tree is to be taken into account especially in locations where air quality is noticeably and persistently poor or flood risk mitigation is needed in the Neighbourhood Plan area, the Borough and in London. Trees under this policy can be planted in all of these geographies with a preference for the Neighbourhood Plan Area if feasible.

See Proposal Map for Neighbourhood Plan Area priorities.



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D5 Child-friendly Deptford

D5 Child-friendly Deptford

C5.1 Space inside the home

Housing should provide children and young people adequate space to have privacy to play, do their homework, have their friends to visit and to interact with parents, eg allowing space in the kitchen for a chair to allow conversation and to help with food preparation; adequate space in their bedroom and/or the living room to do their home work; adequate space for books and materials.

D5.2 Distance to Outdoor Play

Applications for tall buildings are expected to demonstrate how families with children are normally accommodated no higher up than the 4th floors. This will support and maintain easy access between the home and outdoor play. Inter-visibility between the home and the outside area is strongly encouraged.

D5.3 Access route to outdoors

Major Applications are expected to demonstrate how easy independent access in and out of homes is achieved.

D5.4 Designing with young people

Applicants for major development are expected to engage children and young people in the design process as part of pre-application consultation activities.

D5.5 Children and Young People's Play and Informal Recreation

DNA supports maintaining present areas for play and informal recreation for all children and young people and expanding to ensure that the minimum area of 10 sqm per child for all ages is upheld. It also support the adoption by Lewisham of the Mayor of London's Policy S4 on Children and Young People's Play and Informal Recreation.

Space for children and young people which is age appropriate must be provided within the development, especially larger developments, for all ages. Reasons for not doing this should be justified and an assessment of the impact on local green space carried out.

C5.6 Incidental Play

Spaces for incidental play, pocket parks and natural play should be provided and be open to all children and young people and not segregated private play spaces.



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Theme: Local Economy & Employment

Community Priority Project 10: Financial support for a "Final mile" Project: Delivery by ultra low emission vehicles. (DeptfordWorks Anchors)

Community Priority Project 11: Financial support for the development of an incentive scheme in the form of financial rewards for those who recycle more (incl. businesses).

Community Priority Project 12: Financial support for cultural facilities and an Deptford arts venue.

Community Priority Project 13: Financial support for local shop front improvement grants and Public Recycling Stations in well frequented locations.

Community Priority Project 14: Financial support for the installation of local shopping directories at the Frankham Street car park and at the pedestrian end of Deptford High Street, and at entrances to walkways coming from New Cross towards the High Street, from the Albany to Deptford Station, outside Deptford Lounge and entrances into the New Market Yard.

Community Priority Project 15: Financial support for a Town Keeper with at least two members of support staff for 5 years.

Theme: Heritage & Identities

Community Priority Project 16: Financial support for a Deptford Heritage Hub.

Community Priority Project 17: Financial support for street signage respecting the identity of the ancient and historic towns of old and new Deptford.

Community Priority Project 18: The retrieval of 'lost' heritage landmarks such as the High Street anchor and the Dockyard clocktower to receive financial support.

Community Priority Project 19: Financial support for research into the lives of 'Deptfordians past', including people such as William Blue, John Caesar, etc.

Community Priority Project 20: Financial support for the Lenox Project.

Community Priority Project 21: Financial support into research into maritime Deptford's involvement in the North Atlantic Slave Trade and the production of exhibitions.vv

Community Projects



Theme: Living in Deptford

Community Priority Project 1:

Financial support for a 10 year long partnership programme between the Council, local deptford based community groups, Registered Social Housing Providers and developers for setting up Community Land Trusts.



Theme: Health & Well-being

Community Priority Project 2: Annual survey of health & well being in Deptford

Community Priority Project 3: Financial support for the development of a network of public health and wellbeing hubs/clubs for the 21st century.

Community Priority Project 4: Financial support for a programme to maintain and enhance public green space, improving the natural local environment.

Community Priority Project 5: Financial support for a programme to implement the Healthy Streets approach.

Community Priority Project 6: Financial support for the John Evelyn Community Garden, ETRA expansion of Multi use Games Area project, Sayes Court Garden projects and other such community projects that zfall within the scope of Deptford Neighbourhood Heritage, Green and Open Spaces Policies, organised in an bi-annual project competition.

Community Priority Project 7: Financial support for installing and maintaining additional local air quality monitoring stations and the sharing of realtime information.

Community priority project 8: Financial support for projects aimed at assessing poorly insulated estate properties and those improve properties in order to tackle fuel poverty for those most in need.

Community priority project 9: Financial support for sustainable education on biodiversity through collaborative approaches and activities between community and schools.



1895 Thankfull Sturdee published his Reminiscences of Old Deptford, a collection of 67 illustrations of the Deptford area reproduced from original art works and photographs. In the front he included a poem, but without any attribution.

“HERE then is Deptford, from whose pebbly beach
Sailed forth the giant armaments to scour the seas,
To find new worlds, and force the old
To tremble at the greatness of her name.
Great in her sea-born sons, but greater still
In all that made her mercifully just.
Here Marlow lived and died, sack-loving, silver tongued.
And doubt it not that Shakespeare came here too,
With rare Ben Jonson, to carouse and play
On Deptford Strond, hard by the Water-gate,
The English game of bowls.
Then, over all, John Evelyn's honor'd name,
In sweet companionship with Samuel Pepys,
Sheds such a lustre, that, while England lasts,
Deptford and they can hold their own
'Gainst any name on earth.”



Artwork created by local Artist with wishes for Deptford from local residents during a public engagement event at The Armada Community Centre on 13th February 2016

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Policies

D1 Living in Deptford

- D1.1 'Refurbish First' Principle
- D1.2 Retention of Public Land
- D1.3 Tenure-blind and Pepper-potted Development
- D1.4 Affordable Housing Delivery on Public Land | Community Land Trusts
- D1.5 Lewisham Affordable Rent
- D1.6 Principal Residence
- D1.7 Infill/Windfall Sites
- D1.8 Homes for the Homeless
- D1.9 Independent Living
- D1.10 Mooring Rights
- D1.11 Passivhaus Standard
- D1.12 Building for Life 12
- D1.13 Good Design
- D1.14 Design Briefs
- D1.15 Statement of Community and Neighbour Consultation

D2 Local Economy & Employment

- D2.1 Local Employment Opportunity
- D2.2 Deptford Works Anchor
- D2.3 Reduce, Reuse, Recycle
- D2.4 Small Sites
- D2.5 Micro and Small Businesses
- D2.6 Vibrancy in our high street, shopping areas, markets and waterfronts
- D2.7 Shop Fronts
- D2.8 Key Shopping and Services Hubs

D3 Heritage & Identities

- D3.1 Strengthened Identity
- D3.2 Public Spaces
- D3.3 Design Code for Convoys Wharf
- D3.4 Deptford Heritage Hub Site
- D3.5 Retrofitting Historic Buildings
- D3.6 Local Listing of Buildings of Merit
 - 1. 165-169 Lewisham Way
 - 2. The Crossfield Estate
 - 3. Heston and Deloraine House
 - 4. The Stanley Street School for Partially Deaf Children
 - 5. Maple House
 - 6. 23-25 Arklow Street
 - 7. Scott House
 - 8. The Pepys Estate
 - 9. South of Childers Street
 - 10. Evelyn Mission Hall
 - 11. Saffa House

D4 Health & Well-being

- D4.1 Creating a Healthier Deptford
- D4.2 Network of Public Health and Well-Being Hubs
- D4.3 More Socially Inclusive Development
- D4.4 Heath Needs of Migrants, Refugees and Ethnic Minority Communities
- D4.5 Public Open Space Standards
- D4.6 New Trees
- D4.7 Healthy Homes
- D4.8 Expanding Walking, Cycling and Healthy Streets Initiatives
- D4.9 Healthy Residential Streets
- D4.10 Meanwhile Street Space
- D4.11 Air Quality

Local people told us to...

- INCREASE** the provision of quality social and affordable housing for local people on low and middle incomes
- IMPROVE** the health of the local community
- ENCOURAGE** community cohesion and active citizenship.
- PROMOTE and PROTECT** all forms of Deptford Heritage and Identities
- PROMOTE and DEVELOP** places for all creative communities to flourish
- SUPPORT** local businesses, organisations, industries and market traders
- PROMOTE** the safety for pedestrians and cyclists
- PROTECT and MAXIMISE** the amount and quality of Green, Open and Public Spaces in the promotion of a healthier environment
- CREATE** child-friendly environments

D5 Child-friendly Deptford

- D5.1 Space inside the home
- D5.2 Distance to Outdoor Play
- D5.3 Access route to outdoors
- D5.4 Designing with young people
- D5.5 Children and Young People's Play and Informal Recreation
- D5.6 Incidental Play





**Deptford
Neighbourhood
Action**

**If you support the draft DNA
Plan... Please say so here.**

Thank you! *(with your Name, Street, Age, broadly)*

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www.surveymonkey.co.uk/r/PlanforDeptford
WIN 1 OF 2 HIGHSTREET VOUCHER | £50



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**Your ideas to improve it?
Please note them here. Thank you!**

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