

Strategic Planning Committee

Sun Wharf, Creekside, SE8

Application No. DC/20/118229

This presentation forms no part of a planning application and is for information only

Proposed development

- 220 residential units within buildings ranging between 6 and 19-storeys
- 39% Affordable housing by habitable rooms (77 units)
 - 46 London Affordable Rent (60%)
 - 31 Shared Ownership Intermediate (40%)
- 1132sqm commercial units with Blocks A and B
- 311sqm of affordable workspace within Container building
- Substantive new areas of public realm and Deptford Creek route



Aerial view – Existing context

Sun and Kent Wharf Mixed Use Employment Location

Site Allocation 11

Employment uses including creative industries, office, workshop development and housing

Opportunity Area

Creative Enterprise Zone

Cultural Quarter





Aerial view looking north



Site entrance from Creekside







Proposed layout



BUILDING HEIGHTS

KEY

-  BUILDING TYPE 1 - 19 STOREYS
-  BUILDING TYPE 2 - 7 STOREYS
-  BUILDING TYPE 3 - 6 & 7 STOREYS
-  BUILDING TYPE 4 - 3 STOREYS



East Elevation overlooking Deptford Creek



South Elevation facing viaduct







VIEW 04 - LOOKING NORTH-EAST ALONG CREEKSIDE TOWARDS THE SUN WHARF



VIEW 03 - LOOKING SOUTH-EAST FROM THE SITE ENTRANCE TOWARDS BUILDING A1





1. LOOKING NORTH ALONG THE CREEK PATH



3. LOOKING SOUTH FROM THE NORTH-EAST CORNER OF BUILDING B1



Site layout and Creek edge



Key public benefits

- Significant contribution towards housing delivery targets, including 220 new residential units, and 39% affordable housing, including 46 genuine affordable units.
- 1443sqm of commercial floorspace, including 311sqm of affordable workspace.
- Substantive areas of new high quality public realm.
- Provision of a new public Deptford Creek route.
- Financial contribution towards local highway and public realm works.

Key planning issues

- Principle of development;
- Design and scale of development;
- Housing
- Impact on surrounding developments, including:
 - Daylight, sunlight and overshadowing, outlook and privacy.
- Ecology issues, including new intertidal wall and resulting impact upon the Sand Martin/ Kingfisher bank.
- Highways
- S106 contributions

END