

Strategic Planning Committee

Plots 1 and 3, Deptford Landings, SE8

Application No. DC/21/122345

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

Proposed development

S73 Minor Material application to amend consented scheme DC/15/92295:

Maintain approved provision of 1,132 residential across the wider site;

Increase the number of residential units on Plots 1 and 3 from 377 Market units to **489**;

Removal of a consented 7-storey residential block on Plot 1 (1A);

Increase in height of 1C from consented 24-storeys to 35-storeys;

Height increase of 1B from 7 to 8-storeys;

Increase height of 3B from 10 to 14-storeys;

Increased commercial floorspace by 274sqm;

Proposed development

S73 Minor Material application to amend consented scheme DC/15/92295:

Elevational changes, including additional windows and balconies to Block 1B;

Alterations from consented sawtooth roofs to flat roofs in Plot 3;

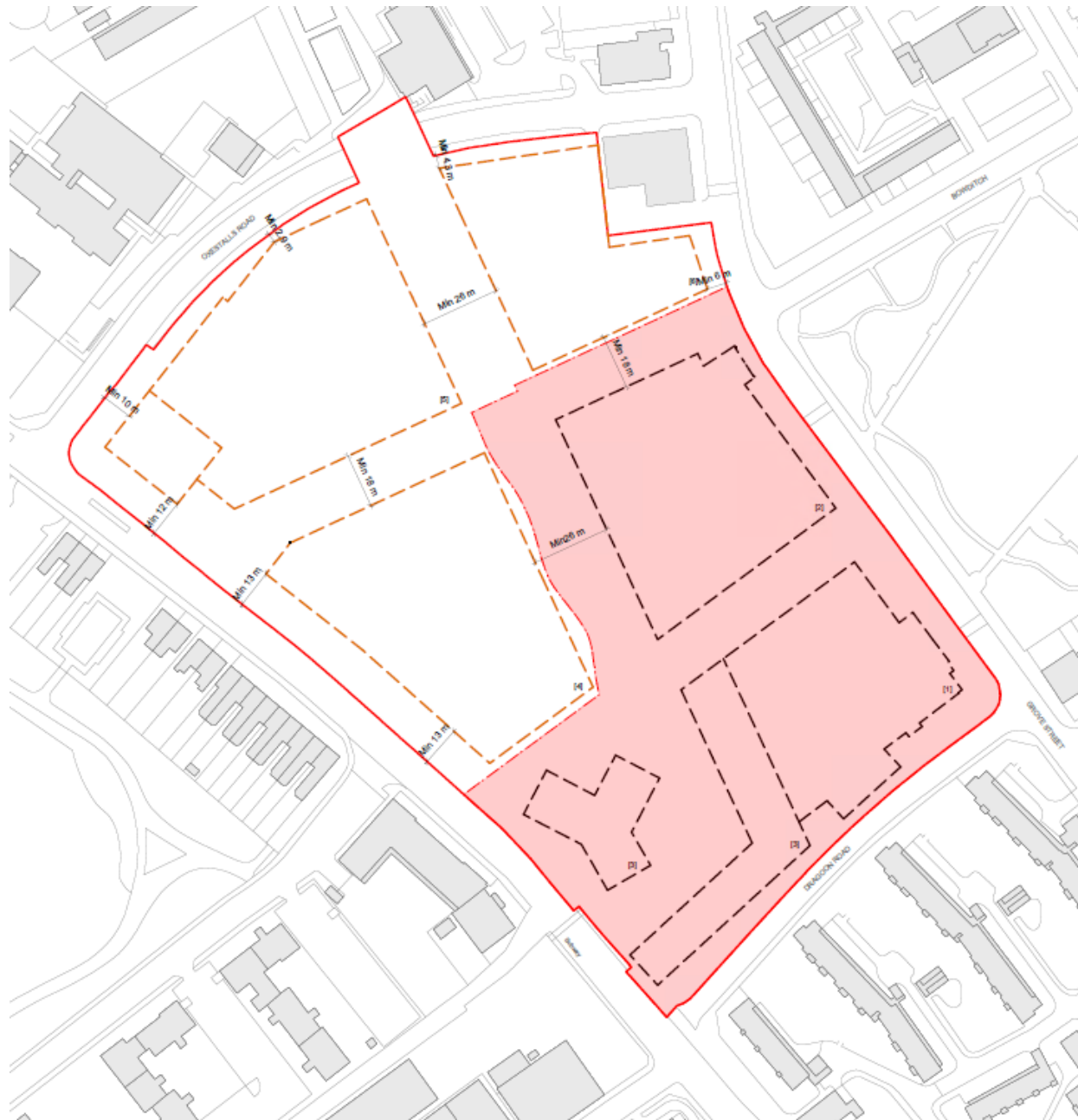
Reduction in parking bays from 33 to 18;

Provision of a publicly accessible pocket park fronting Dragoon Road.



**CONSENTED
MASTERPLAN**





CONSENTED MASTERPLAN – Hybrid application



AERIEL VIEW – EXISTING CONTEXT



Looking southwards to Dragon Road and the Trinity Estate

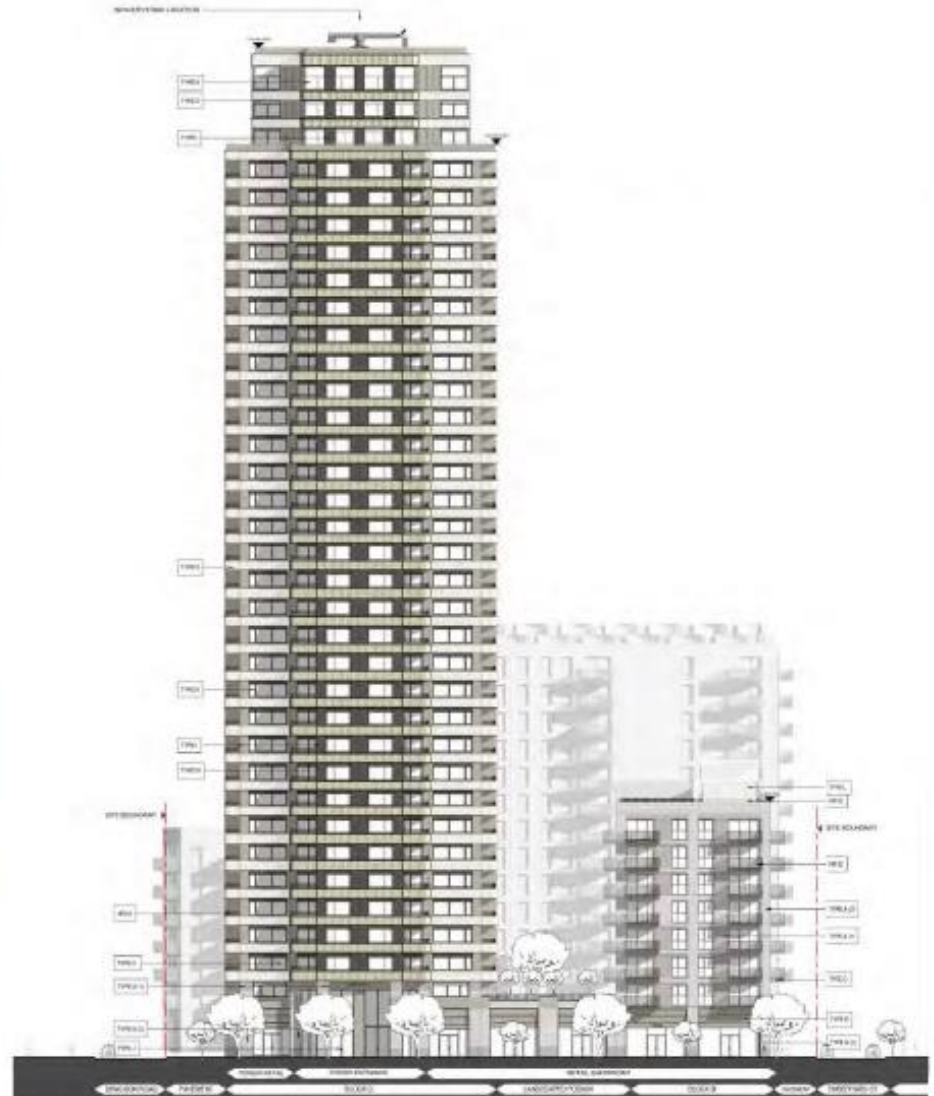


Plot 2, Deptford Landings, adjacent to the undeveloped Plot 1 site

Consented layout Plots 1 and 3

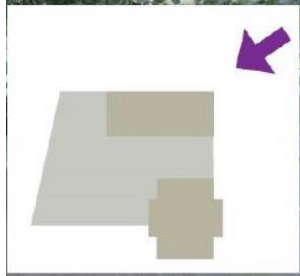






Consented 1C – 24-storeys

**Proposed 1C – 35-storeys,
256 units (uplift of 90)**





Building 1C



1C Comparison: Trinity Estate



1C Comparison: Grove Street



VIEW 03
D22818
ADVANCED DRAFT



VIEW 05
D22817
ADVANCED DRAFT



Consented 1B – 7-storeys

**Proposed 1B – 8-storeys,
49 units (uplift of 19)**



Consented 3B – 10-storeys

**Proposed 3B – 14-storeys, 91 units
(uplift of 28)**



Consented 3D – sawtooth roof



Proposed 3D – Flat roof

CGI – view from Evelyn Street southwards to ‘Y’ Building



Key public benefits

- Significant contribution towards housing delivery targets, including 489 new residential units, equating to 29% of the annual need.
- Provision of additional commercial floorspace, and up to 400 new full-time posts within Plots 1 and 3.
- Areas of new high quality public realm.
- The commencement and completion of the southern portion of the wider Masterplan site.
- New buildings of high design quality.
- Ecological and biodiversity improvements with the provision of the landscaped pocket park and podium garden, and provision of bird/ bat habitats.

Key planning issues

- Design and scale of development.
- Impact on surrounding developments, including:
 - Daylight, sunlight and overshadowing, outlook and privacy.
- Public realm, including a new pocket park.
- Highways.

END

