

Strategic Planning Committee

Plot 5, Deptford Landings, SE8

Application No. DC/22/127966

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

Proposed development

Full Planning Application:

Mixed Use Development;

- 405 residential units (C3)
- 382 student bedspaces
- Employment units, including affordable workspace
- Commercial floorspace

Building heights ranging between 6-storeys and 29-storeys

13no blue badge bays

Soft landscaping, including a podium garden

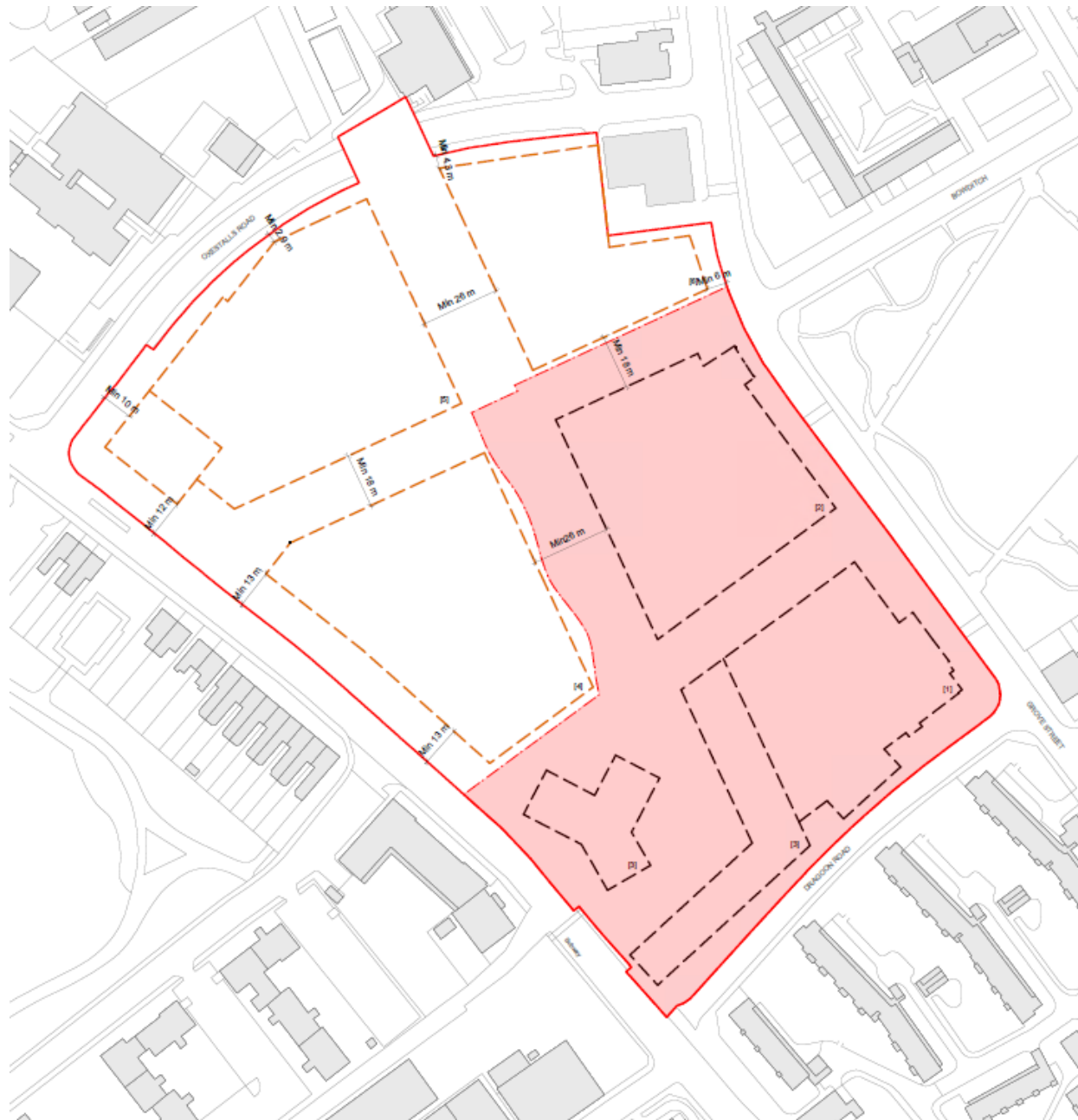
Affordable C3 housing – 35% by hab rooms (126 units)

Affordable student units (35%)



**CONSENTED
MASTERPLAN**





CONSENTED MASTERPLAN – Hybrid application



AERIEL VIEW – EXISTING CONTEXT



Looking eastwards towards Oxestalls Road

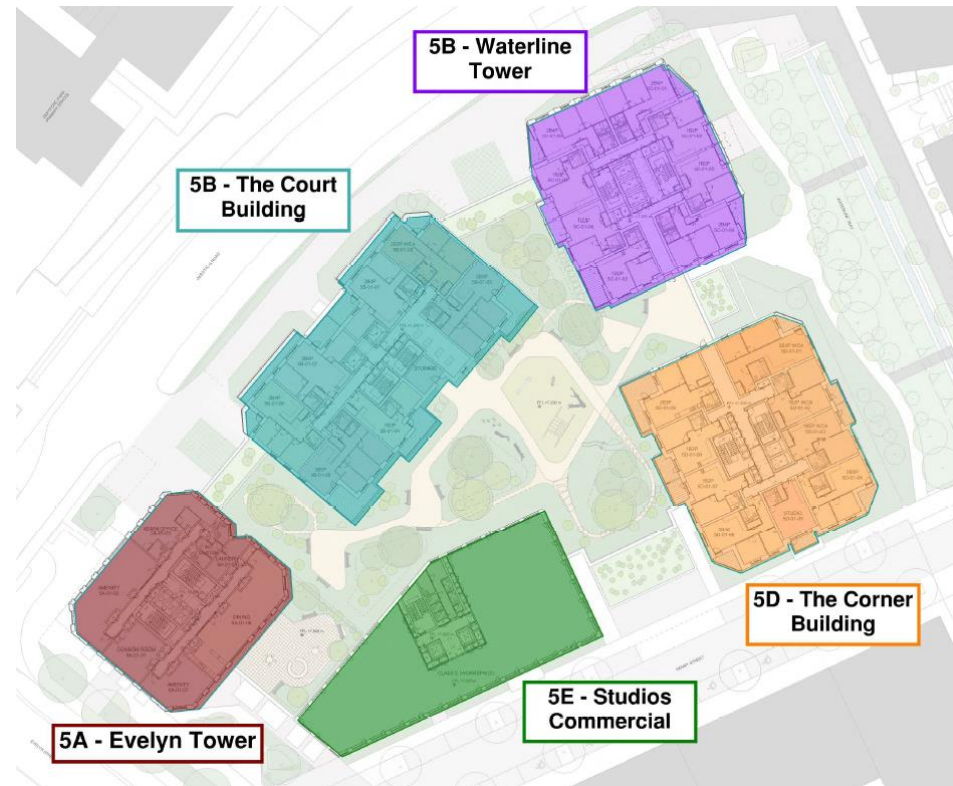


West towards Evelyn Street and Deptford Park

Consented layout Plot 5



Current Proposal







A: Evelyn Tower (5A) - 22-storeys
Student rooms

B: Court Building (5B) - 11-storeys
81 affordable units

C: Waterline Tower (5C) - 29-storeys
220 units

D: Corner Building (5D) - 12-storeys
104 units (S/O & Mar)

E: Timberyard Studios (5E) – Employment

View from Evelyn Street
5A, B and C





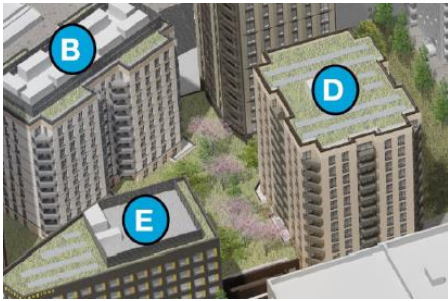
North Elevation - Top



East Elevation - Top



Waterline Tower (5C)



Timberyard Studios (5E)



Corner Building (5D)





Podium garden at Level 1

Key public benefits

- Significant contribution towards housing delivery targets, including 405 new residential units, equating to 24% of the annual need.
- Provision of additional commercial floorspace, and up to 350 new full-time jobs.
- Areas of new high quality public realm.
- Affordable housing provision, including genuine affordable units.
- New buildings of high design quality.
- Highways improvements.
- Ecological and biodiversity improvements with the provision of the 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.
- Standard of accommodation.
- Affordable Housing.
- Student Accommodation.
- Public realm.
- Highways.
- Employment.

END