

8.3 Convoys Wharf

Site description

- 8.9** Convoys Wharf is the borough's largest development site (16.6 ha) and represents one of the few remaining large sites on the Thames of London-wide significance. The site is situated on a bend of the Thames and takes up approximately half of Lewisham's river frontage.⁽¹⁵⁶⁾ The site falls within Flood Zone 3a (high probability of flooding) with high to medium residual risk. Importantly, part of the site is a protected wharf which is the subject of two Safeguarding Directions made by the Secretary of State.⁽¹⁵⁷⁾
- 8.10** The site has a long history as a source of employment and in the 16th century was the site of Henry VIII's Royal Naval Dockyard. The site contains a listed building, Olympia Warehouse, and part of the site is a Scheduled Ancient Monument. There are a number of significant archaeological remains on the site and the imprint of its historic use as one of London's premier dockyards is evident in archaeological records. The site's last main use was for the transhipment of newspaper products, which ceased in September 1999.
- 8.11** Located in an area of deprivation, the site is surrounded by housing, almost exclusively social housing built between 1950 and 1980. This includes the Pepys, Sayes Court, Trinity and Evelyn estates. The Oxestalls Road strategic site allocation is within close proximity to the north west. The site is currently poorly connected by public transport and the existing vehicular routes are prone to congestion. Access is currently via Prince Street, at the top of New King Street.

The proposal and rationale

- 8.12** In 2002 an outline planning application for the comprehensive redevelopment of the site was submitted by the then owners and the Council resolved to grant planning permission for the development in 2005. The planning application has been in abeyance since May 2005 and the Council would anticipate future development proposals to be the subject of a fresh planning application.
- 8.13** A site this size can transform the physical, social and economic fabric of this part of Deptford creating a new place in one of the borough's most deprived wards (Evelyn). The redevelopment and refurbishment of Convoys Wharf would make a major contribution to meeting Deptford's need for new homes, employment opportunities and community facilities, as well as providing a new destination on the riverfront.
- 8.14** The site has the potential to create a mix of uses that both support the development of commercial activity in the area, including the opportunity for continued wharf and wharf-related activities, the creative sector, as well as opportunity to tackle deprivation in surrounding communities. This will contribute to the diversity of the local economy and local job opportunities. It also offers the possibility of providing new links between the site and its surrounding neighbourhoods, as well as highlighting Deptford's rich naval history. There is the potential for the first time in centuries to open up a major part of Lewisham's river to the public and provide a direct connection between Deptford High Street and the Thames. This would improve accessibility and connectivity with better links across Deptford and New Cross and the potential to re-route the Thames Path along the river for all or part of the site's river frontage.

156 420 metres

157 Under London Plan Policy 4C.9 the redevelopment of safeguarded wharves should only be accepted if the wharf is no longer viable or capable of being made viable for cargo handling

- 8.15** The Lewisham ELS reviewed the employment land in the borough and concluded that Convoys Wharf, in size terms alone, is of strategic importance and this should be reflected in policy terms. Given its large size, redevelopment solely for employment uses is unlikely to be viable or deliverable. Therefore, it is considered that a high quality mixed use development, in so far as this is consistent with the maintenance of a viable wharf use, will achieve the Council's regeneration objectives. Development proposals which involve a reduction in the safeguarded wharf area will need to prove that the existing safeguarded wharf area is no longer viable and that the area retained is the maximum viable operational size.

Strategic Site Allocation 2

Convoys Wharf

1. The Convoys Wharf site is allocated for mixed use development. The Council will require a comprehensive phased approach to redevelopment in line with an approved Masterplan that delivers the following priorities:
 - a. satisfactorily addresses the protected wharf status of part of the site in general conformity with London Plan policy and ensures that any new development does not interfere with the operation of the wharf or prejudice its future operation
 - b. provides at least 20% of the built floorspace developed on the site (excluding the safeguarded wharf area) for a mix of business space (B1(c), B2, B8) as appropriate to the site and its wider context
 - c. provides retail uses to serve local needs that do not adversely impact on established town centres (A1, A2)
 - d. provides for a mix of restaurant, food and drink uses to serve the site and visitors
 - e. provides for non-residential institutions including a primary school and associated social infrastructure sufficient to meet the demand of the new resident population (D1)
 - f. provides tourism, heritage and leisure uses, including those that enhance the site's river related location and use (D2)
 - g. creates a sustainable high density residential environment at a density commensurate with the existing public transport accessibility level (PTAL) of the site or the future PTAL achieved through investment in transport infrastructure and services
 - h. provides for a mix of dwelling types accommodating, subject to an acceptable site layout, scale and massing, up to 3,500 new homes (C3), with a proportion of on-site affordable housing.
2. The following urban design principles have been identified as key features of any Masterplan for the site:
 - a. Continue the main access route north/south of Deptford High Street/New King Street to the Thames frontage.
 - b. Protect the strategic view of St. Paul's Cathedral which crosses the site, and take account of the wider panorama from Greenwich and the setting of the Maritime Greenwich World Heritage Site.
 - c. Protect and restore the Olympia Warehouse Listed Building and protect the principal archaeological features of the site including Double Dry Dock, John Evelyn House and Tudor Store House (Scheduled Ancient Monument) incorporating them into the layout and delivery of the Masterplan in a positive way as well as setting out a strategy for the protection and/or incorporation of other features of historic interest and importance.

Strategic Site Allocation 2

Cont...

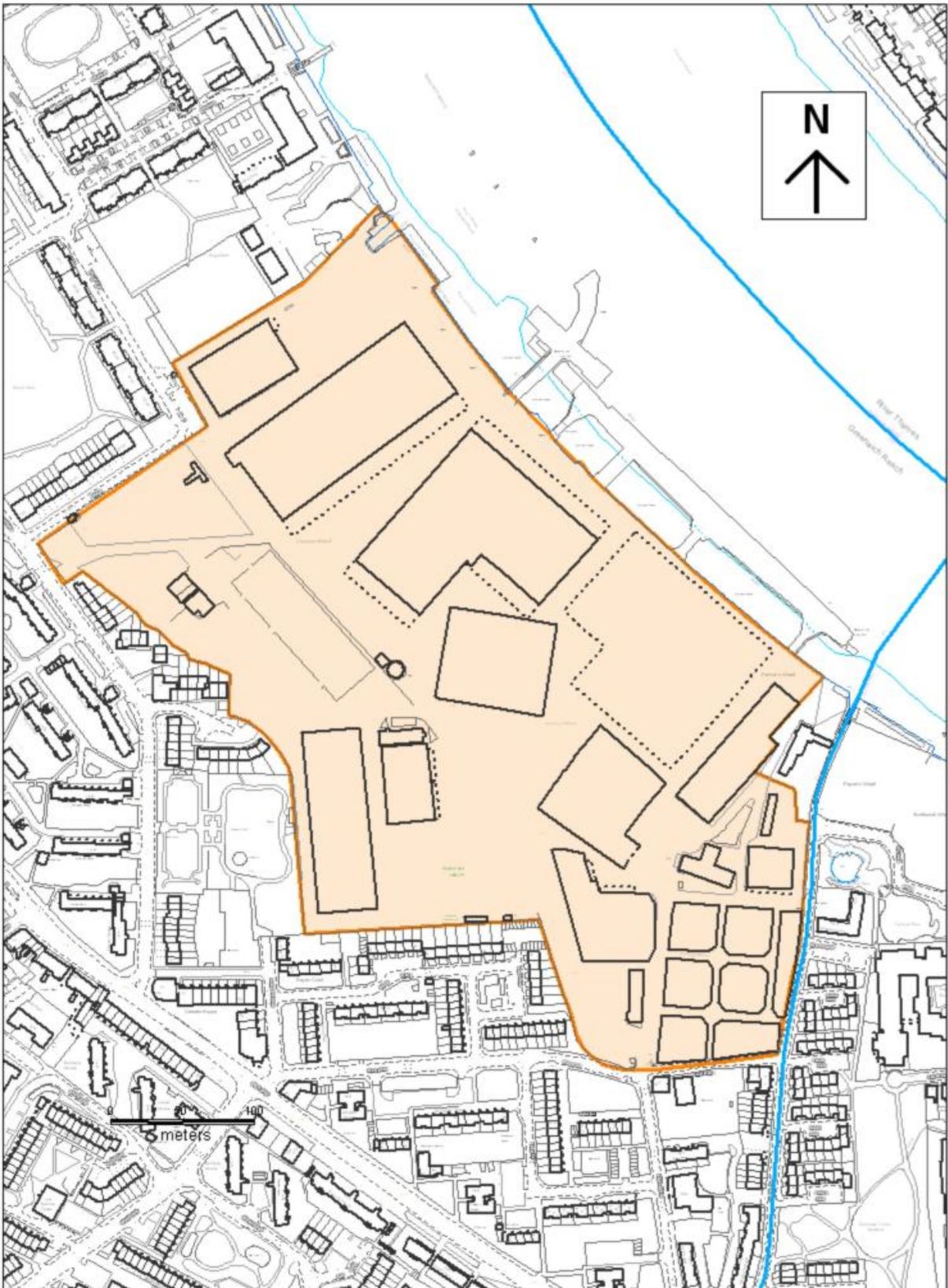
- d. Extend the Thames Path along the river front or as near as practicable given the protected wharf area.
- e. Provide on-site open space (public and private) including a mix of green and hard landscaping (including sustainable urban drainage systems) that add to and maximise the value of adjacent open space, including potentially a public open space between Olympia Warehouse and the Thames frontage.
- f. Ensure residential buildings provide an appropriate mix of non-residential uses at ground floor level and residential above.
- g. Vary the design, density and height of buildings to provide a range of environments and streetscapes.

Essential infrastructure

8.16 The essential site-specific and borough-wide projects are set out in Appendix 7 and full details can be found in the Infrastructure Delivery Plan (IDP). The site-specific essential infrastructure projects that must happen if the policy objectives (land use priorities and/or urban design principles) set out above are to be met in full are as follows (with IDP reference):

- Thames Path (P1E) – extension of Thames Path across the Convoys Wharf site
- Convoy Wharf Highway works (P1P) – works to nearby streets
- Convoys Wharf River Infrastructure (P1Q) – use of safeguarded wharf for freight purposes and option for introduction of River Bus
- Convoys Wharf School (S1D) – new 2FE Primary School
- Convoys Wharf Open Space (G1I) – new central open civic space (approx. 0.45ha).

Figure 8.1 Site boundaries for Convoys Wharf strategic site allocation



© Crown Copyright All rights reserved 100017710 2009