



# Evelyn local assembly meeting Convoys Wharf

21<sup>st</sup> January 2017

**Planning service, Lewisham Council**

- Deptford Creek/Greenwich Riverside Opportunity Area
  - The Regeneration and Growth Area
  - Strategic Site Allocation 2
  - Designated wharf
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- Area of Archaeological Priority
  - Grade II listed Olympia Warehouse
  - Grade II listed river wall
  - Tudor Store House - Scheduled ancient monument
  - The double dry dock and Sayes Court House
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- Protected viewing corridor of St Paul's Cathedral from Greenwich Park.

## Planning Policy Context



- **2002** – Outline application for the comprehensive mixed use redevelopment of the site (DC/02/52533)
- **26 May 2005** - Resolve to grant planning permission for the development subject to the application being referred to the GLA. GLA raise concerns about the wharf.
- **October 2010** - Hutchison Whampoa amends the original 2002 application.
- **March 2011** – The Council writes to the applicant airing concerns with proposals. Formal request issued and further information are submitted to Council in **July 2011**.
- **November 2011** – The Council writes to applicant advising of concerns. Application remains undetermined.
- **2012** - New master planners appointed. Sir Terry Farrell and Partners submit **DC/13/83358**.
- **2013** - The Council continue to raise concerns with the scheme
- **17 October 2013** - Hutchison Whampoa Properties (Europe) Ltd on behalf of the applicant requests that the Mayor of London becomes the local planning authority for application.
- **30 October 2013** - Despite the Council making representations, the Mayor of London advises the Council that he will determine the outline planning application.
- **31 March 2014** – The Mayor of London grants planning permission subject to a series of obligations and conditions.

## Planning history overview



The approved outline planning permission is for the demolition of all non-listed structures at the site, and comprehensive redevelopment (to include retention and refurbishment of the Grade II Listed Olympia Building) to provide up to 419,100m<sup>2</sup> of mixed use development comprising up to:

- 321,000m<sup>2</sup> **residential** (Class C3) (up to 3,500 units)
- 15,500m<sup>2</sup> **business space** (Class B1/live/work units)
- 2,200m<sup>2</sup> for up to three **energy centres**;
- 32,200m<sup>2</sup> **working wharf and vessel moorings** (Class B2 and sui generis);
- 27,070m<sup>2</sup> **hotel** (Class C1);
- 5,810m<sup>2</sup> **retail, financial and professional services** (Classes A1 and A2);
- 4,520m<sup>2</sup> **restaurant/cafes and drinking establishments** (Classes A3 and A4);
- 13,000m<sup>2</sup> **community/non-residential institutions** (Class D1 and D2),
- 1,840 **car parking spaces**, together with vehicular access and a **river bus facility**.

The development is divided into 22 separate plots. The outline sets the location of buildings on a number of plots, with minimum and maximum limits for building widths, lengths and heights. The scheme includes 3 towers (one of up to 48 storeys and two up to 38 storeys), a number of 'feature buildings' approximately 14 storeys high, and a series of low/medium scale blocks (2-10 storeys).

The development is to be delivered in 3 phases over a 10-15 year build out programme.

The Council will be acting as a determining body for the forthcoming Reserved Matters Applications

DC/13/83358 – Approved Outline Permission



Approved	For future consideration
<ul style="list-style-type: none"> <li>• maximum amount of development</li> <li>• number of individual plots</li> <li>• parameters for each plot that fix its location within the site and its shape, the maximum and minimum height, width and length of each building within the plot and the extent of podiums</li> <li>• height ranges and location of the 3 tall buildings (within an 8m limit of deviation)</li> <li>• type and amount of uses</li> <li>• points of access into the site</li> <li>• primary access routes through the site</li> <li>• road widths</li> <li>• amount of car parking</li> <li>• phasing</li> <li>• the full section 106 package</li> </ul>	<ul style="list-style-type: none"> <li>• appearance of buildings</li> <li>• the exact number of residential units</li> <li>• the exact amount and position of each use</li> <li>• the exact height (within approved parameters)</li> <li>• layouts of individual residential units</li> <li>• the exact mix of residential units</li> <li>• detailed landscaping</li> <li>• details of works to the Listed Building</li> </ul> <p>The agreed 15% Affordable Housing provision is subject to a viability review mechanism.</p>

## What is still to be approved?



- On 31st August 2016 Convoys Properties Ltd, part of the Hutchison Property Group (UK) Ltd served a notice advising of their intention to submit the First Reserved Matter application on or about 1st March 2017.
- The first Reserved Matter Submission will relate to the development plot P08 of Phase 1 only.

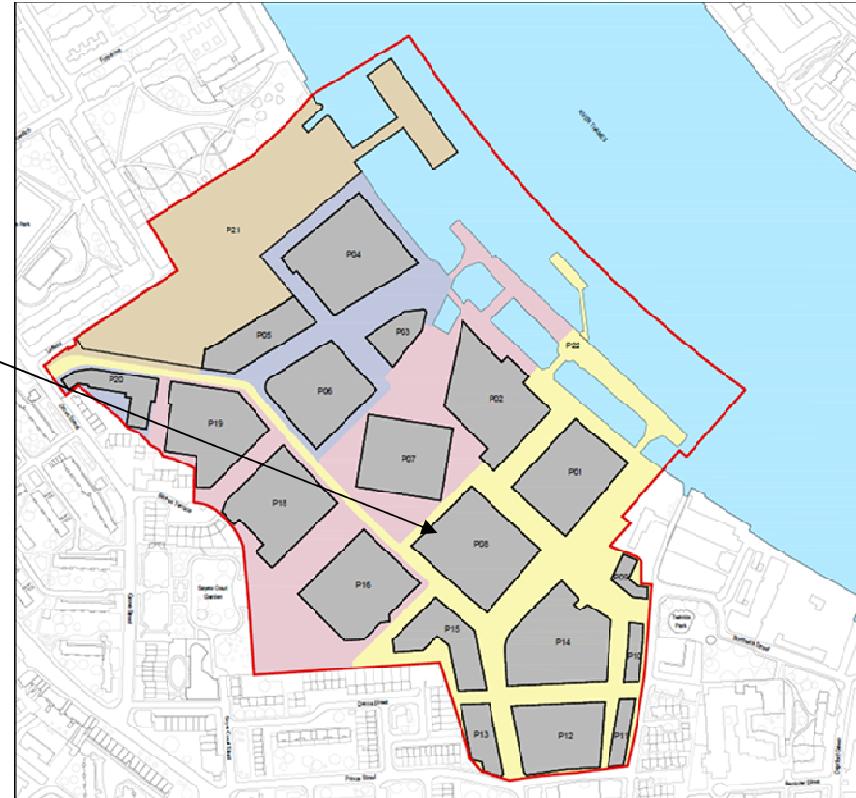
Development Plot P08 comprises the provision of:

- 37,400sqm of residential (Class C3) floor space
- 1,450sqm of shops (Class A1) and financial and professional services (Class A2) floor space; and
- 200sqm of restaurant and cafes (Class A3) and drinking establishments (Class A4).

The design is being progressed by Farrells who were the architects for the approved outline proposal.

The applicant will be responsible for carrying out pre-submission/pre-application consultation with the community and other bodies.

Once submitted, the Council will undertake its consultation responsibilities in accordance with statutory procedures.



## Next Steps

