

**Convoys Wharf Local Meeting
Evelyn Community Centre - 30th July**

Chair – Councillor Silvana Kelleher

Lewisham Planning attendees – David Robinson (Principal Planning Officer)
Michael Forrester (Major and Strategic Projects Team Leader)
Viv Evans (Head of Programmes: Complex Projects)

Applicant’s attendees – Simon Zargar (Planning Consultant, DP9)
Barnaby Collins (Planning Consultant, DP9)
Mark Howard (Hutchison Property Group)
Christopher Lee (Hutchison Property Group)
Tomek Marchewka (Hutchison Property Group)
Mike Stowell (Farrells, Masterplan and P08 architects)
David Henderson (Glenn Howells Architects, P15)
Ian Crockford (Marks Barfield Architects, P22)
Paul Winton (Gillespies Landscape Architects)
David Ravenscroft (Andy Sturgeon Design)

Public Attendance – Approximately 30 residents, Councillor Caroline Kalu

Speaker	Comment
David Robinson	Brief introduction to the scheme and reason for local meeting.
Resident	Design has been condemned by other architects. The design would provide no privacy and there are concerns over traffic.
Mike Stowell	Presentation of masterplan and proposals for P08, P15 and P22.
Resident	The proposals have no recognition of the history of the site. When will this be recognised?
Resident	Convoys is not an appropriate name. How are climate change and sustainable drainage being addressed? You will not be able to see the river with the proposed design. The development does not adequately address the area’s heritage. The jetty park is just being used as a marketing suite. These buildings and gardens could be anywhere. They do not take into account into the social and architectural history. The developers need to go back and ask themselves what they want to do with this site and what the legacy should be.
Resident	The jetty is designed as a traditional English garden, this could be so much more exciting. Designing within the outline parameters is not good enough.
Resident	There isn’t adequate play space provided on site – there will be a reliance on existing play spaces outside of the site. Most play spaces seem to be private. There are 25 play spaces in a 1 mile radius and only two are inaccessible. The play spaces appear token for passing through instead of genuine play. I.e. the rocks rather than genuine play. The masterplan needs to be revisited. P08 and P15 need to be open for public access.
Resident	P08 is fundamentally in the wrong place, blocking access and the view.
Resident	The corner of P08 is not good enough. Simple treatment is not good enough. The fabric does not suggest any history - no engagement of artists nor any recognition of heritage or value. Except the three colours of the brick on Watergate Street.

Resident	Materials are all very standard, there is no innovation. The brickwork on P15 is plain and shows no recognition of the history. The balconies seem to be outside of the development parameters.
Resident	There hasn't been adequate consultation on Dacca Street or with Greenwich residents. The community didn't have an opportunity to be consulted on the final scheme.
Paul Winton	Explained that the play spaces will give back to the community and the masterplan concept for play space provision.
Resident	Will the spaces be open to children below the poverty line?
Paul Winton	The public play spaces on site will be open and available to everyone.
Resident	The jetty park should be open and available to all. Where will there be swings and slides.
Paul Winton	There will be a dedicated play area with actual play equipment as well as opportunities for informal and creative play.
Resident	The architects should provide an image of what the playground will look like.
Resident	We have concerns over air quality and the impact from construction traffic.
Mark Howard	There isn't an intention to use Watergate Street as a main access for construction traffic although there may be some general traffic.
Resident	Even though there are other openings you are proposing to knock down a listed wall.
Mark Howard	The outline consent includes an access through the wall.
Resident	No one in Greenwich has been invited to any consultation. There will be an unacceptable impact on Twinkle Park. Traffic on Watergate Street will be dangerous and traffic calming methods are required. Construction vehicles on Paynes and Borthwick have already caused damage to the Highway.
Councillor Kelleher	I will make contact with West Greenwich Councillors.
Resident	Who did you consult on applications, no one on Watergate Street or West Greenwich were consulted.
Councillor Kelleher	There must be improvements in the applicant's consultation
Resident	The scale of buildings proposed are not appropriate for this area of London and do not reflect the area's heritage. What height is the lowest building?
Resident	Who owns the land and where do they reside?
Mark Howard	Convoys Property Limited and they reside in Hong Kong
Resident	There should be more wildlife brought into the area.
Resident	We should be able to see samples of all materials proposed as required by the S106 and planning conditions.
Resident	How many parking spaces are there per unit and how many of these will be allocated to social housing?
Mark Howard	In P15 there will be 12 disabled spaces. In total there is 1580 parking spaces but there is a restriction on Parking. In P08 there will be 181 parking spaces.
Resident	There is already an issue on Pepys Estate with a lack of parking. Cannon Wharf has already caused an issue. Social housing should have proximity to disabled parking spaces.
Mark Howard	There will be a disabled parking space for each disabled unit in P15.
Resident	This development doesn't seem right for Deptford. Where are the opportunities for the youth, where are the employment opportunities?
Mark Howard	There will be a local labour policy.
Resident	With regard to climate change, what is being done to take into account impact for new residents - and mitigate the mass in the wider area?

Mark Howard	The intention is that the development will connect with SELCHP. This is a requirement of the Section 106.
Resident	We wanted SELCHP to go to the Sir Francis Drake School and it wasn't possible here so why would it be possible at Convoys Wharf?
Resident	Lewisham have announced recently that they will not accept poor doors. The tenures are split and segregated.
Mark Howard	The intention is to provide safe and secure housing for all tenures
Resident	When permission was granted was the scheme financially viable?
Resident	There has been issues in the past where developers sit on commercial units and then ask for permission to change the use to residential units. How do the community ensure that employment space is retained?
Viv Evans	All the conditions and legal agreements are secured. The developer is allowed to vary these but all would require permission.
Resident	The community would be excluded from all new commercial units.
Resident	The consultation across the last 5 years has not been good enough. It has been consistently poor and people haven't been given proper information.
Resident	The applicant team has been smirking throughout. These are the attitudes that rile us.
Viv Evans	One of the projects I will be dealing with so you'll be hearing more from me as things progress. I've been making contact with local groups and individuals. It is a very complex site, but it does have outline permission and it is acknowledged that it doesn't address current issues in London including social housing. I hope that I can speak with you all personally going forward.
Resident	Need a new masterplan fair, have a pavilion on site, there needs to be community workshops and a completely new website.