

# **Strategic Planning Committee**

## **Sun Wharf, Creekside, SE8**

**Application No. DC/20/118229**

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

# Proposed development

- 220 residential units within buildings ranging between 6 and 19-storeys
- 39% Affordable housing by habitable rooms (77 units)
  - 46 London Affordable Rent (60%)
  - 31 Shared Ownership Intermediate (40%)
- 1132sqm commercial units with Blocks A and B
- 311sqm of affordable workspace within Container building
- Substantive new areas of public realm and Deptford Creek route







# Sun and Kent Wharf Mixed Use Employment Location

## Site Allocation 11

Employment uses including creative industries, office, workshop development and housing

Opportunity Area

Creative Enterprise Zone

Cultural Quarter









**Aerial view looking north**



**Site entrance from Creekside**







# Proposed layout



BUILDING HEIGHTS

### KEY

-  BUILDING TYPE 1 - 19 STOREYS
-  BUILDING TYPE 2 - 7 STOREYS
-  BUILDING TYPE 3 - 6 & 7 STOREYS
-  BUILDING TYPE 4 - 3 STOREYS





**East Elevation overlooking Deptford Creek**





**South Elevation facing viaduct**











VIEW 04 - LOOKING NORTH-EAST ALONG CREEKSIDE TOWARDS THE SUN WHARF





VIEW 03 - LOOKING SOUTH-EAST FROM THE SITE ENTRANCE TOWARDS BUILDING A1



**CGI – view toward entrance and container building**









1. LOOKING NORTH ALONG THE CREEK PATH



3. LOOKING SOUTH FROM THE NORTH-EAST CORNER OF BUILDING B1







# Key public benefits

- Significant contribution towards housing delivery targets, including 220 new residential units, and 39% affordable housing, including 46 genuine affordable units.
- 1443sqm of commercial floorspace, including 311sqm of affordable workspace.
- Substantive areas of new high quality public realm.
- Provision of a new public Deptford Creek route.
- Financial contribution towards local highway and public realm works.

# Key planning issues

- Principle of development;
- Design and scale of development;
- Housing
- Impact on surrounding developments, including:
  - Daylight, sunlight and overshadowing, outlook and privacy.
- Ecology issues, including new intertidal wall and resulting impact upon the Sand Martin/ Kingfisher bank.
- Highways
- S106 contributions



END