

Comments to London Borough of Lewisham on RMA DC/19/111912 Block 15 (Phase 1) Submitted in response to London Borough of Lewisham's consultation ending 31 May 2019

B) Ecology and Environment

Voice 4 Deptford Comments: Convoys Properties Limited have brought forward a plot with limited ecological and environmental merit. This is because;

- The whole of Convoys Wharf site is on archeological heritage World Monument Watch list. Nothing in the Plot 15 positioning or architecture honours the importance of this. Adjacent to Sayes Court Park and the new Sayes Court Garden Project an opportunity to provide world class architecture has been missed.
- Deptford High Street and St Paul's are conservation areas yet the developers for Plot 15 only offer the people of Deptford a 'neutral contribution' to the significance of the conservations. Why does Plot 15 aspire to make a positive contribution to these?
- The hotel has been removed from this plot, contrary to the OPP. Whilst this means that the ecological footprint on this plot will be lighter it also means that employment opportunities for the people of Deptford will be weaker. Where this hotel is to go now is unclear.
- Despite appearance to the contrary the mixed use nature of Convoys Wharf is very low. It is 77% private housing. Yet this on a site which has been a major centre of local employment.
- Energy centre will be a gas powered system. This method of providing energy is out of date as of 2019, let alone when the whole of Convoys Wharf has been completed. Some other developers in the locality e.g. Lendlease are swapping to a localised system of energy supply in each block instead of centralisation. This means a less carbon heavy footprint.
- Seven character areas, whilst forming part of the OPP, need a complete overhaul lead by the local community under the guidance of the Cultural Steering Group. In a primarily mixed heritage part of London (approx 76% of all school children in L B Lewisham are mixed heritage) it is unacceptable that a developer chooses royal and empire associations on behalf of the local community.
- The 'fantastic new park' is only an open space around the 'Olympia' warehouse. This goes nowhere towards the meeting the needs of young people and children in the area.