

# Convoys Wharf Plot 21

## Public Consultation 1

1<sup>st</sup> December 2020



# Plot 21 in the context of the consented Convoys Wharf Masterplan





# The site today - Perimeter condition



01. View from Leeway



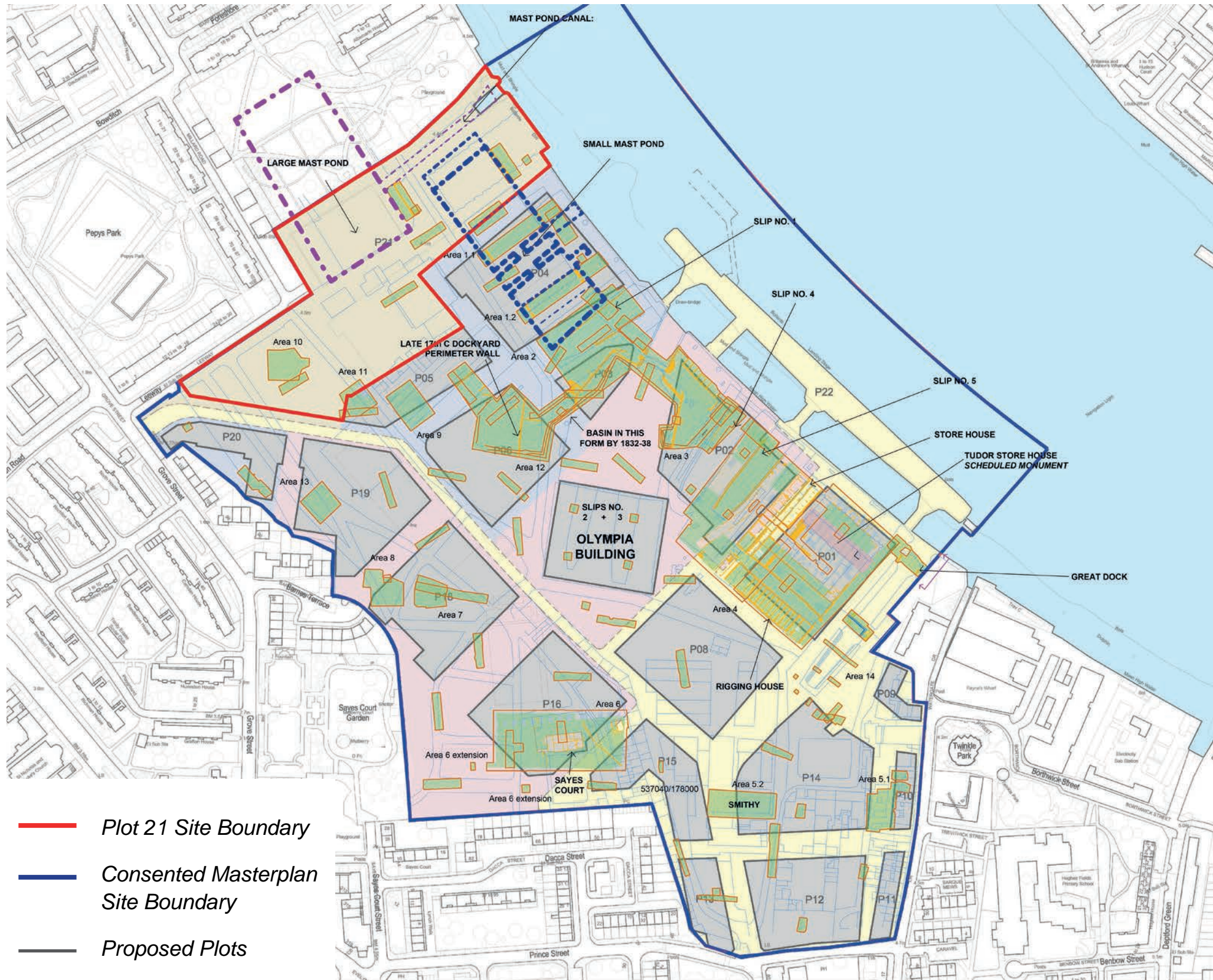
02. View from Pepys Park towards the site




03. View towards access to Pepys Park




# Archaeological heritage



Archaeological investigation showed that the site contains the remains of the Great Mast Pond, Mast Pond Canal and a small part of the Old Mast Pond. These are buried archaeological remains rather than upstanding features. The walls of the Mast Ponds and Mast Pond Canal will require preservation in situ as part of the Proposed Development.

 The Old Mast Pond  
17th-19th century

The size of the Old Mast Pond varied through time. Its size shrunk and was then infilled.

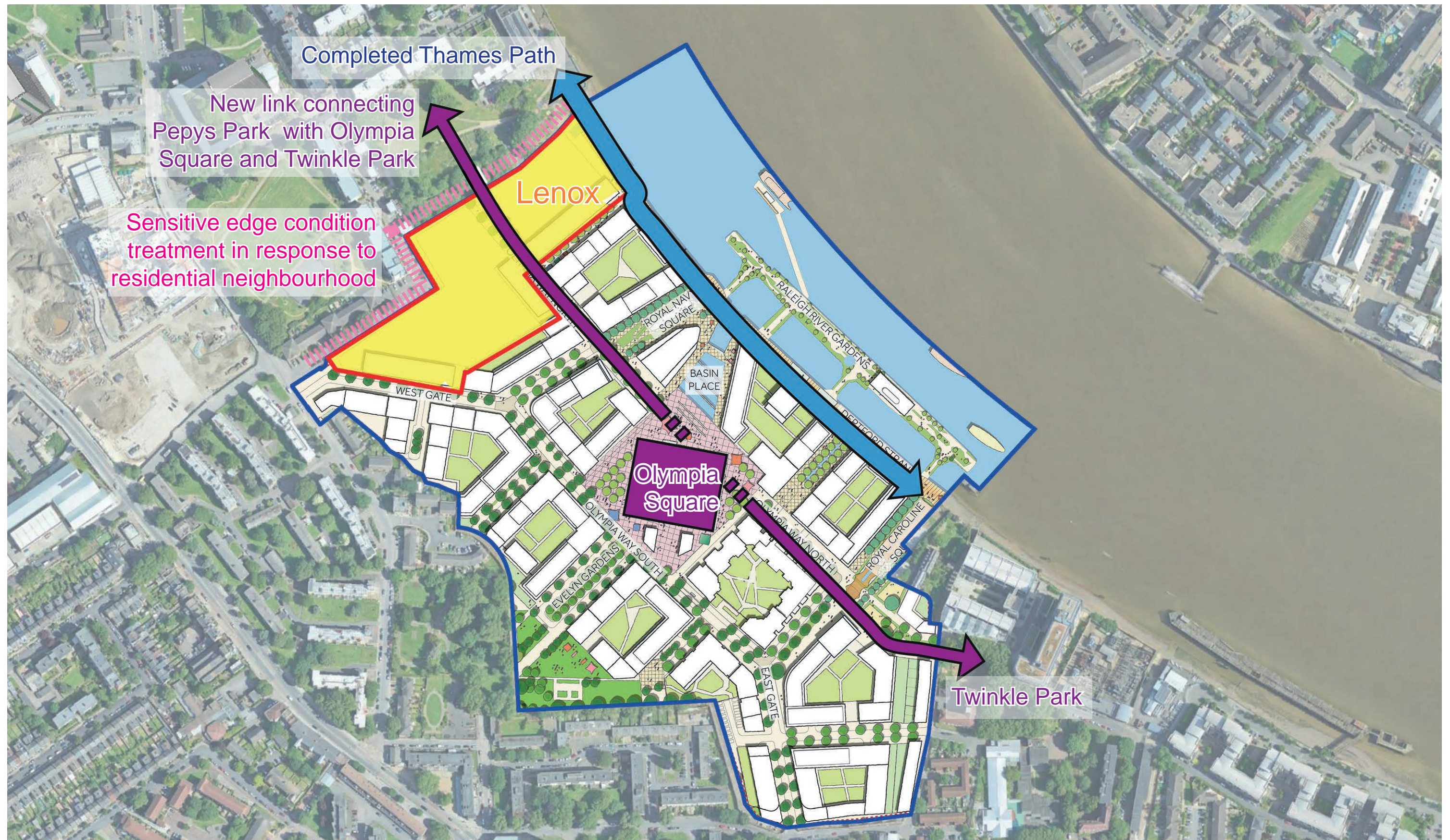
 The Great Mast Pond  
18th-20th century

The Great Mast Pond is a later addition, which nowadays lays partly under the Pepys Park.



# Urban Design Sitewide strategy

Masterplan extension for a residential mixed use development with space allocated for the Lenox Project





# Design principle 1: Reinforce 'One Street Back'





## Design principle 2 : Reference Archaeology in new Public Open Space





## Design principle 3 : Extend the Thames Path





## Design principle 4 : Accommodate the Lenox



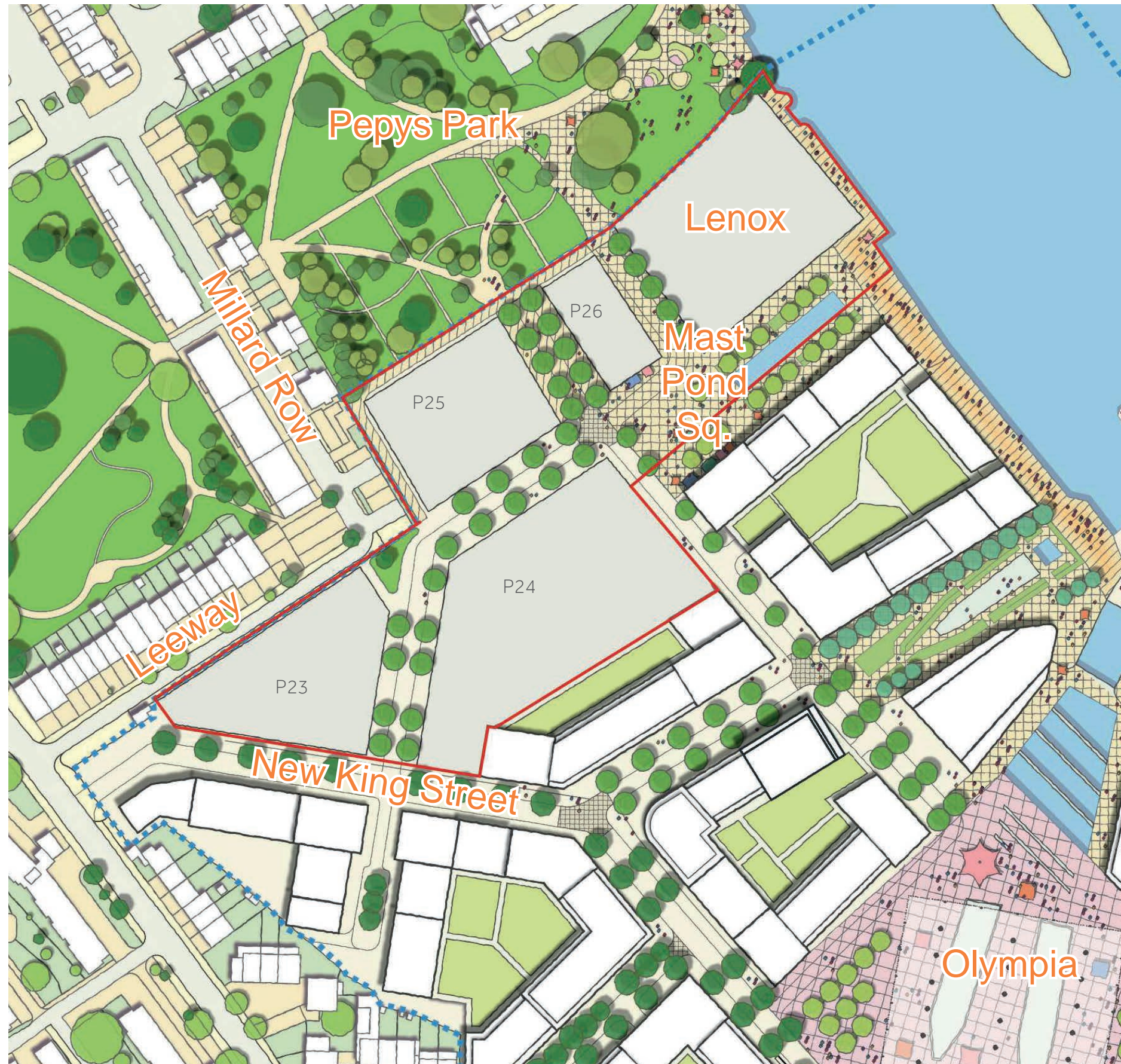


## Design principle 5 : Mark a new route to the river

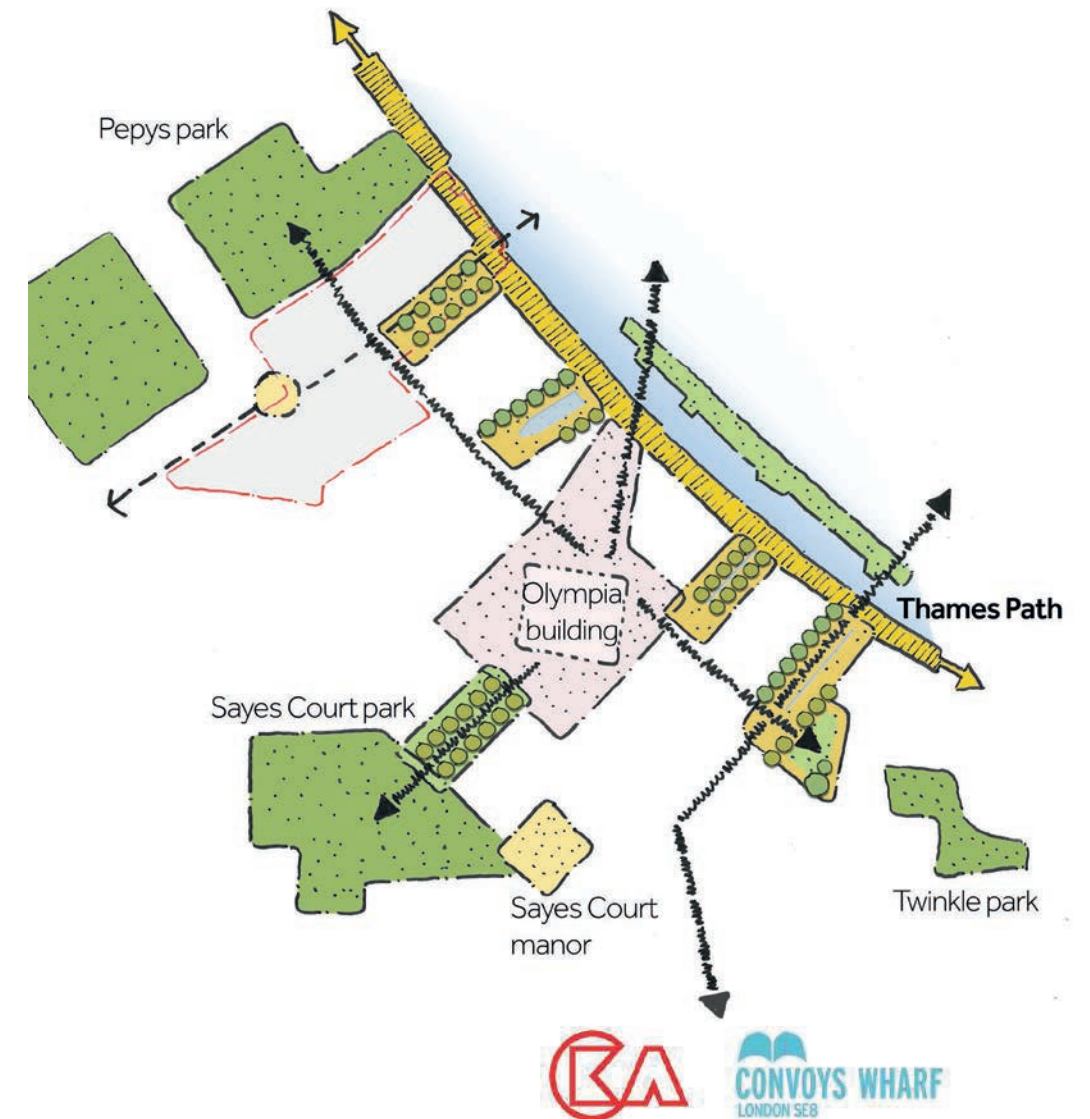




# Proposed Plot 21 Masterplan

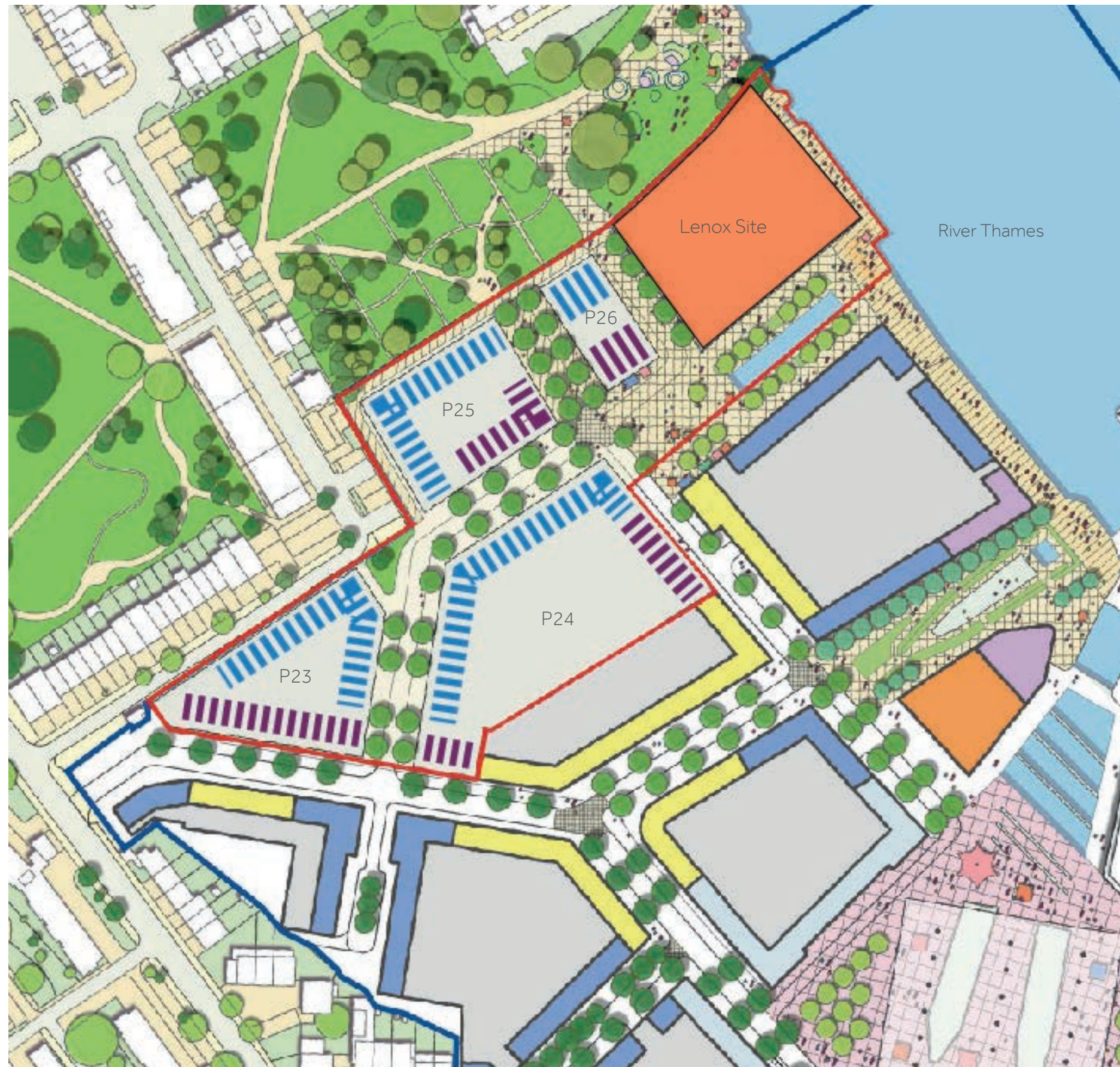


A network of connected places linking Olympia building and square with the wider communities





# Potential ground floor uses



## Potential Ground floor use

- Ground floor cultural / wharf related uses
- Ground floor use Class E
- Residential

## Consented masterplan ground floor use

- Residential
- Car park
- Ground floor retail
- Ground floor commercial
- Ground floor cultural



# Potential use Class E functions



Cafe Space - Catford Mews, Catford



Commercial - Coworking/Incubator space - DEK, Catford



Alfresco seating - Little Nans, Deptford



Local grocery store





# Potential concept for the Lenox site



*Shipbuilding Spaces*



*Workshop and Storage*



*Visitor Centre - Museum and education centre*

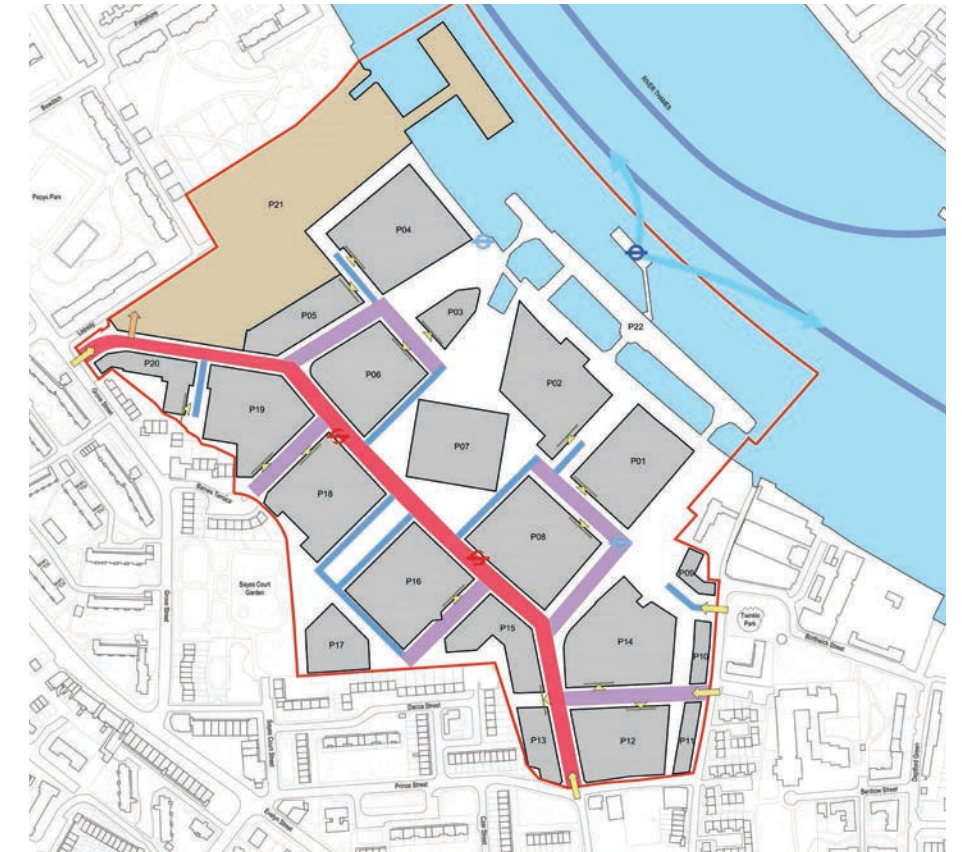
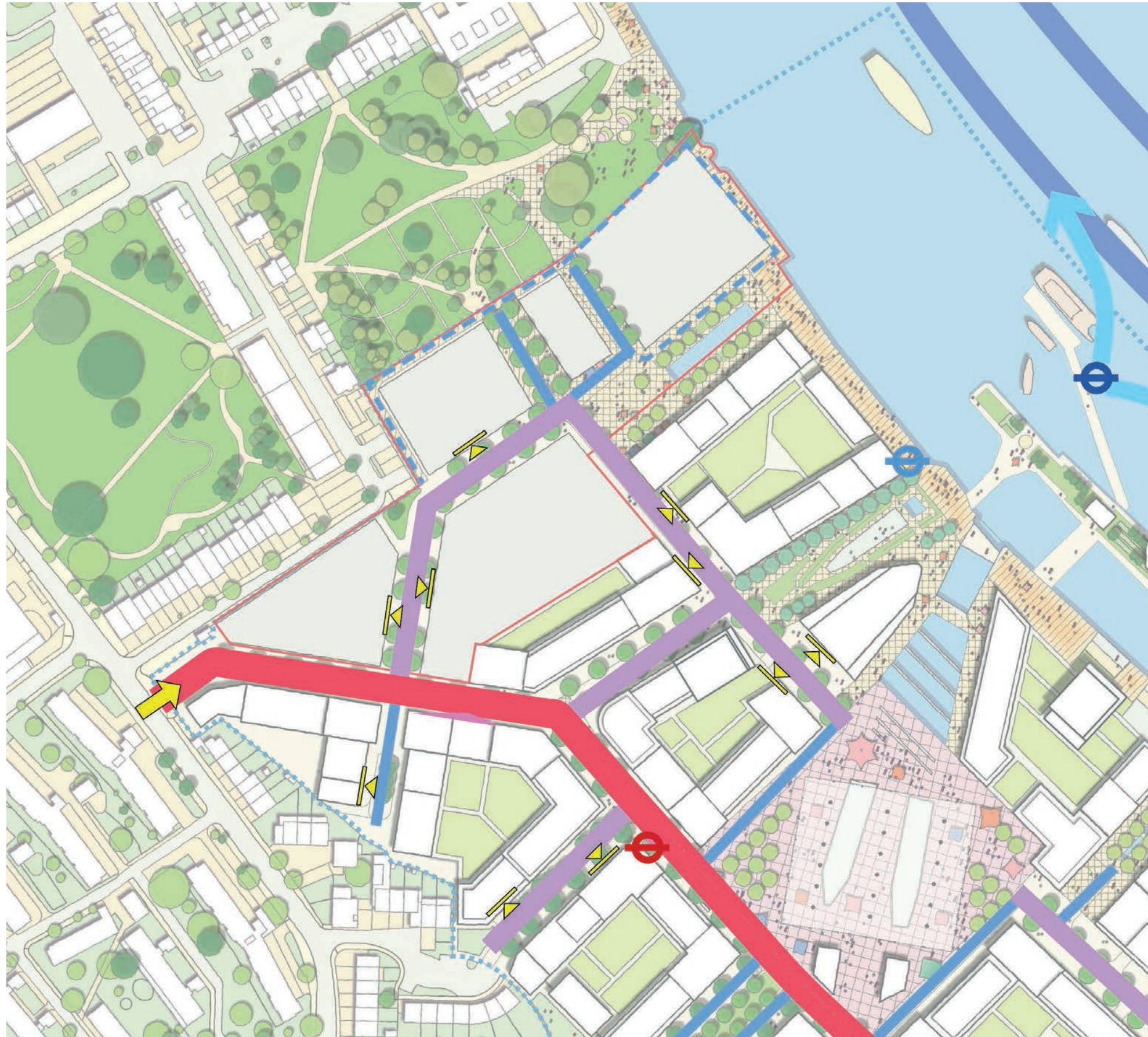


*Shipbuilding site after completion*





# Street network and access



*Street network and access as consented masterplan*

- Primary route
- Secondary route
- Tertiary route
- - - Emergency Access
- ▶ Illustrative car park access point
- ➔ Vehicular site access point
- Proposed River Boat Route To Site
- Proposed River Boat Route Outside Site
- ⊕ Proposed Bus Stop Inside Site
- ⊕ Proposed River Boat Stop Inside Site
- ⊕ Proposed Cycle Hire Station Locations

