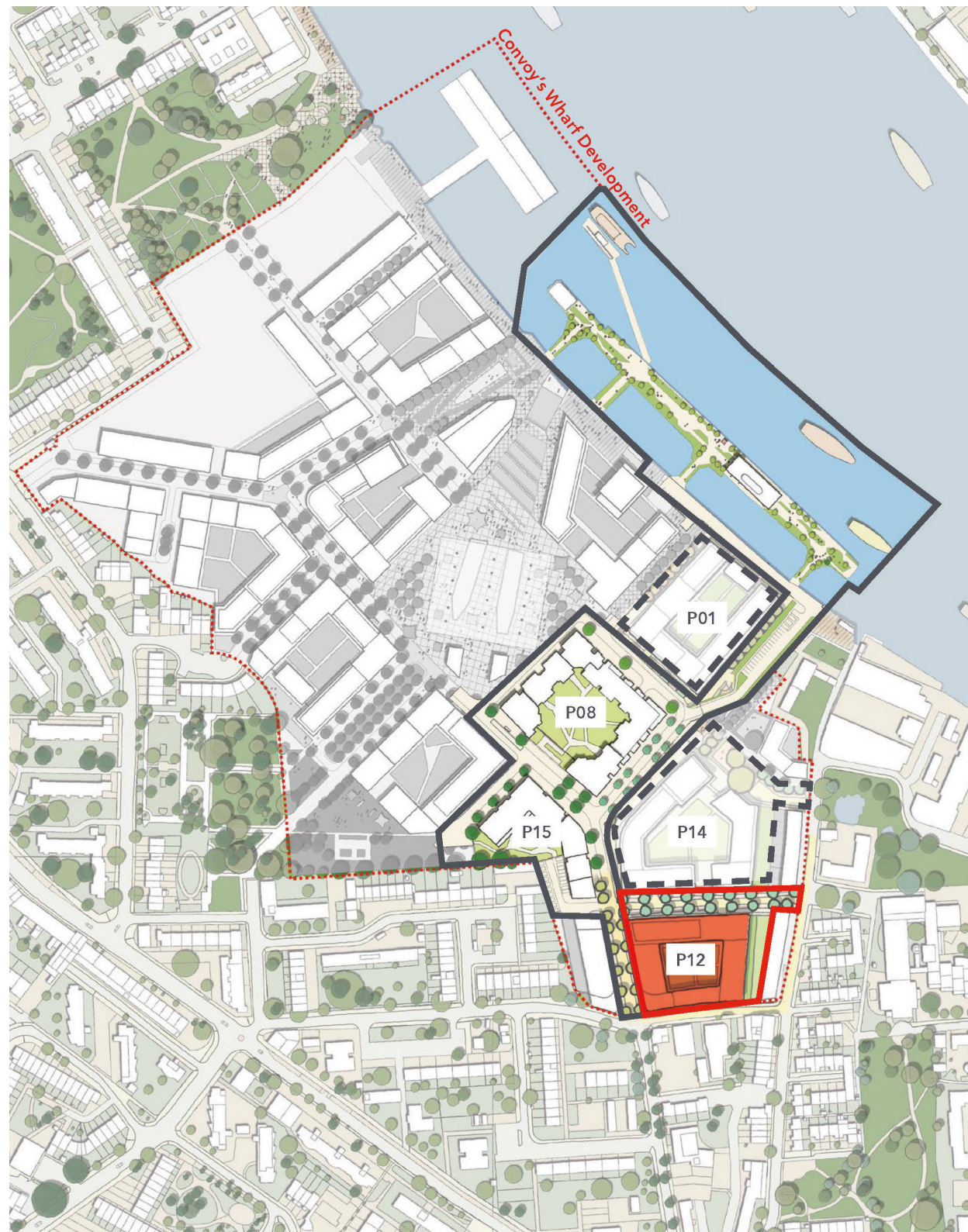
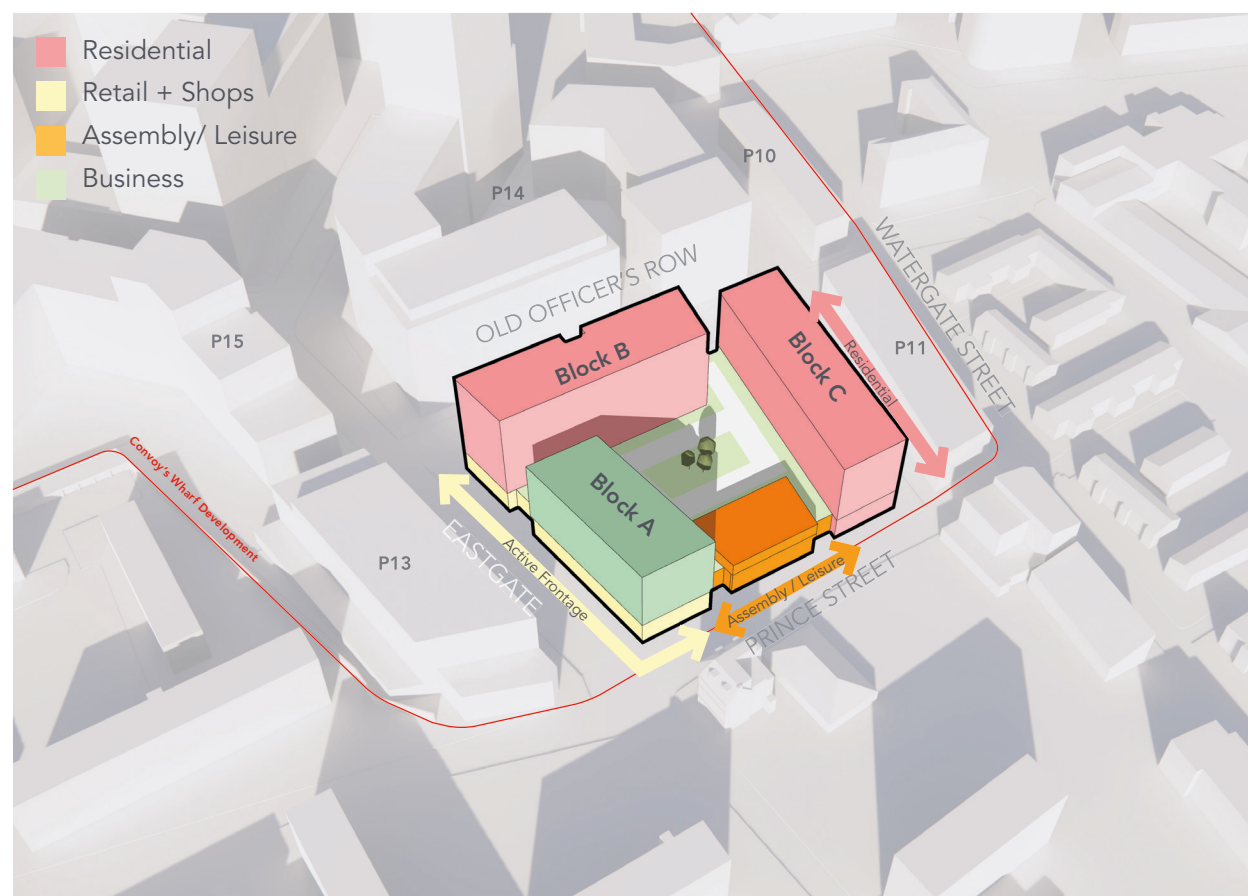


Convoys Wharf – Plot P12

Urban Context and Massing



Location plan



Proposed massing



P12 is the first plot in the masterplan on the approach from Eastgate. The design of the buildings has been developed to manage the change in scale between Deptford High Street and the more significant development to the north. It is driven by its existing context and coherence with future masterplan plots (including P11 and P13).

P12 comprises of ground plus 4-7 storeys and will provide:

- **108 homes** offering a mix of 1, 2, 3 & 4 bed apartments
- **400 m2 of retail space,**
- **650 m2 community facility,** both located at the ground floor, activating the frontages, to create the vibrant streetscape.
- **2970 m2 of workspace**
- **New tree lined streets and landscape** to perimeter streets

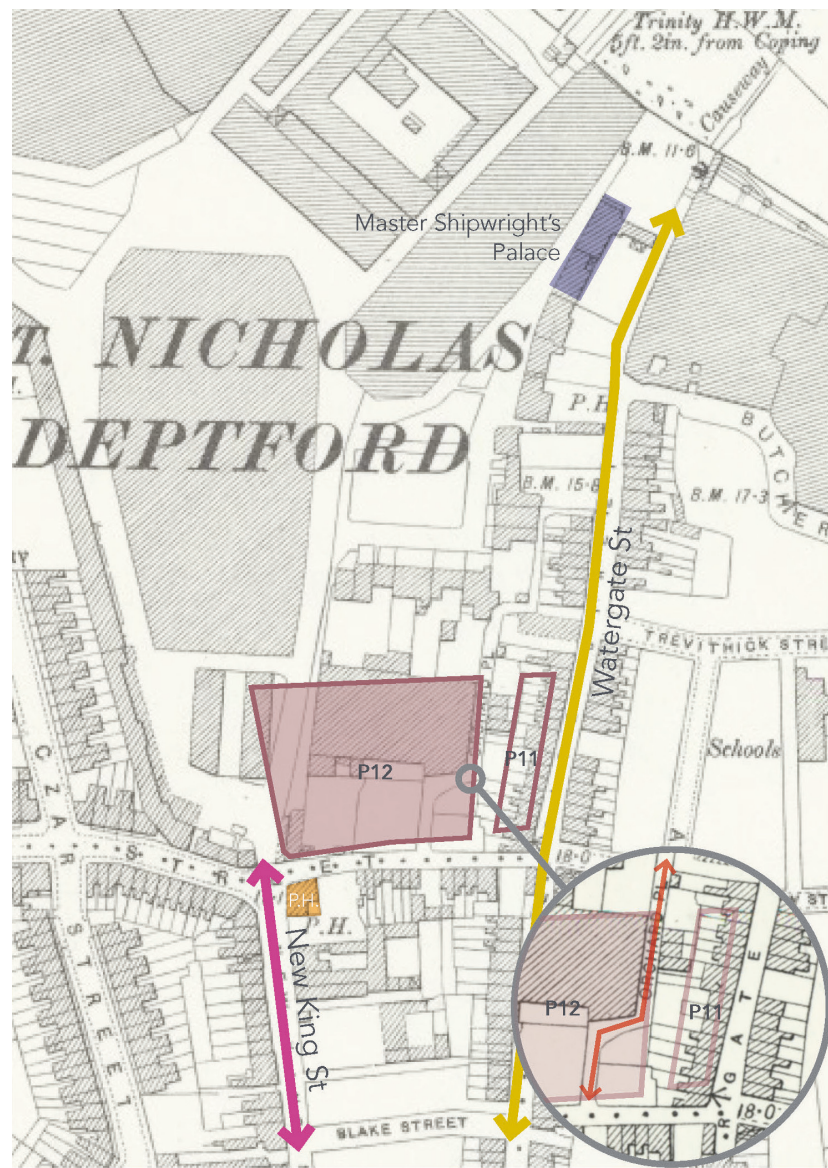


View south to the corner of Old Officer's Row and East Gate

Convoys Wharf – Plot P12

Architectural Principles

‘Orchard Place’ and a row of terraced houses existed between P11 and P12 c.1900 before it was demolished. These proposals look to reinstate this historic street pattern. From the gathered information, the historic dock buildings had similar notable characteristics, they were predominantly masonry, used masonry detailing with brick variation (type / size / colour) and the use of metalwork, these cues have been used for the proposed architectural treatment.



Historic street pattern and demonstration of its re-activation



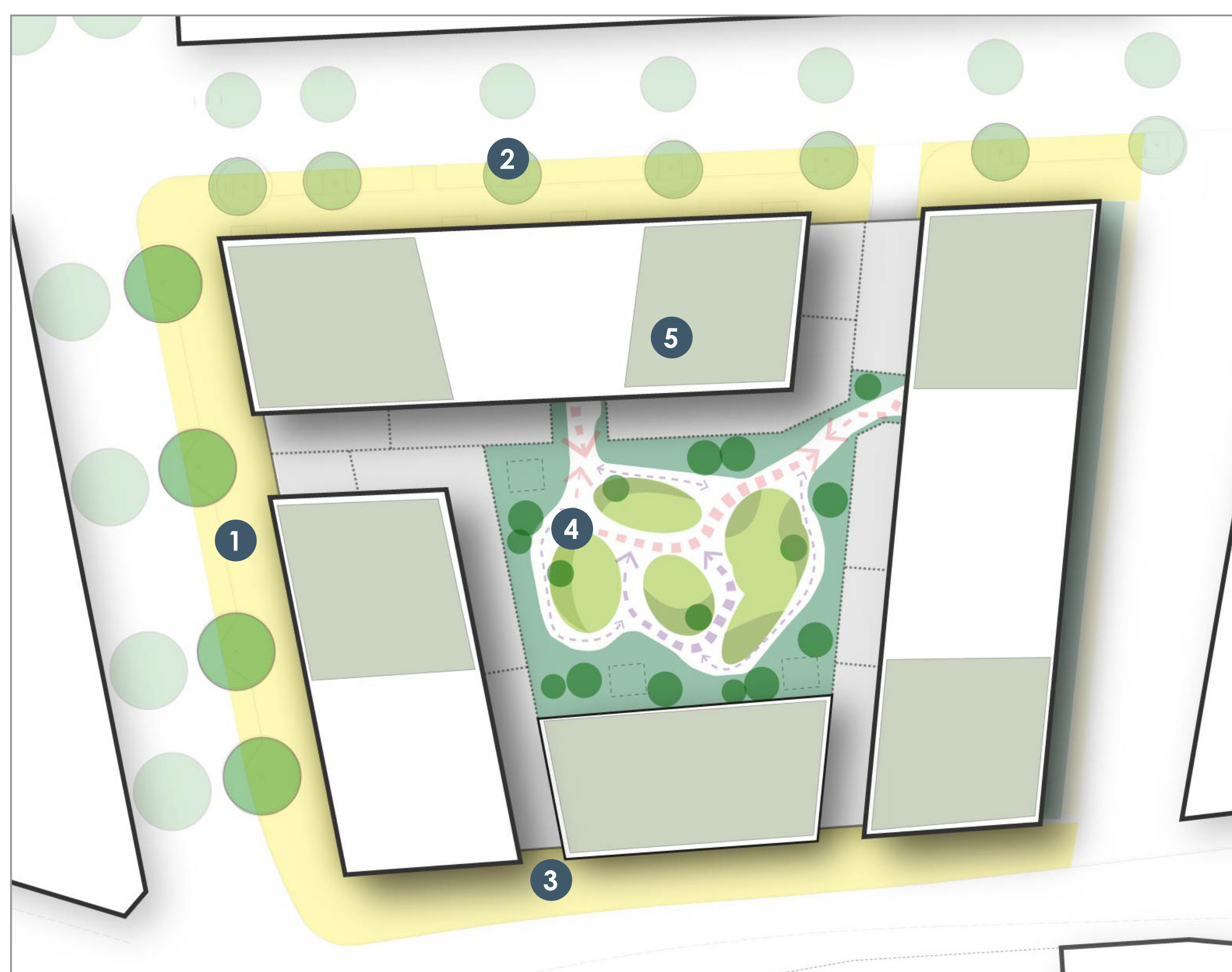
Architectural Principles, inspired by the local historic context

Convoys Wharf - Plot P12

Landscape & Public Realm

This plots landscape consists of the street scene surrounding the building and 2nd floor podium residents garden.

The podium garden design draws directly from the site's history, referencing historic 'Orchard Place' a terraced street which existed in this location in c.1900, and orchards shown on John Evelyn's 1623 plan of this location. The garden design will reference the orchard heritage and combine this with natural play opportunities and wildflower meadow planting to create garden that respond directly to its historical locality.



- 1 **Eastgate** - Primary route; Large elm trees along the road draw on the site's ship building heritage.
- 2 **Old Officer's Row** - Residential Street; unique character defined by the regimented box headed lime trees.
- 3 **Prince Street** - Opportunity for a pedestrian focussed environment; increased pavement widths.
- 4 **2nd Floor Residents Podium Garden** - Communal amenity space for residents, play features for 0-4 year olds.
- 5 **Biodiverse Roofs** - Site-wide 'stepping stone' habitats for wildlife.

Residents Podium Garden

Communal amenity space for residents at 2nd floor level accessed from communal building cores.

A dynamic green space and an important connection to nature and the plot's history.

Doorstep play space for 0-4 year old's

