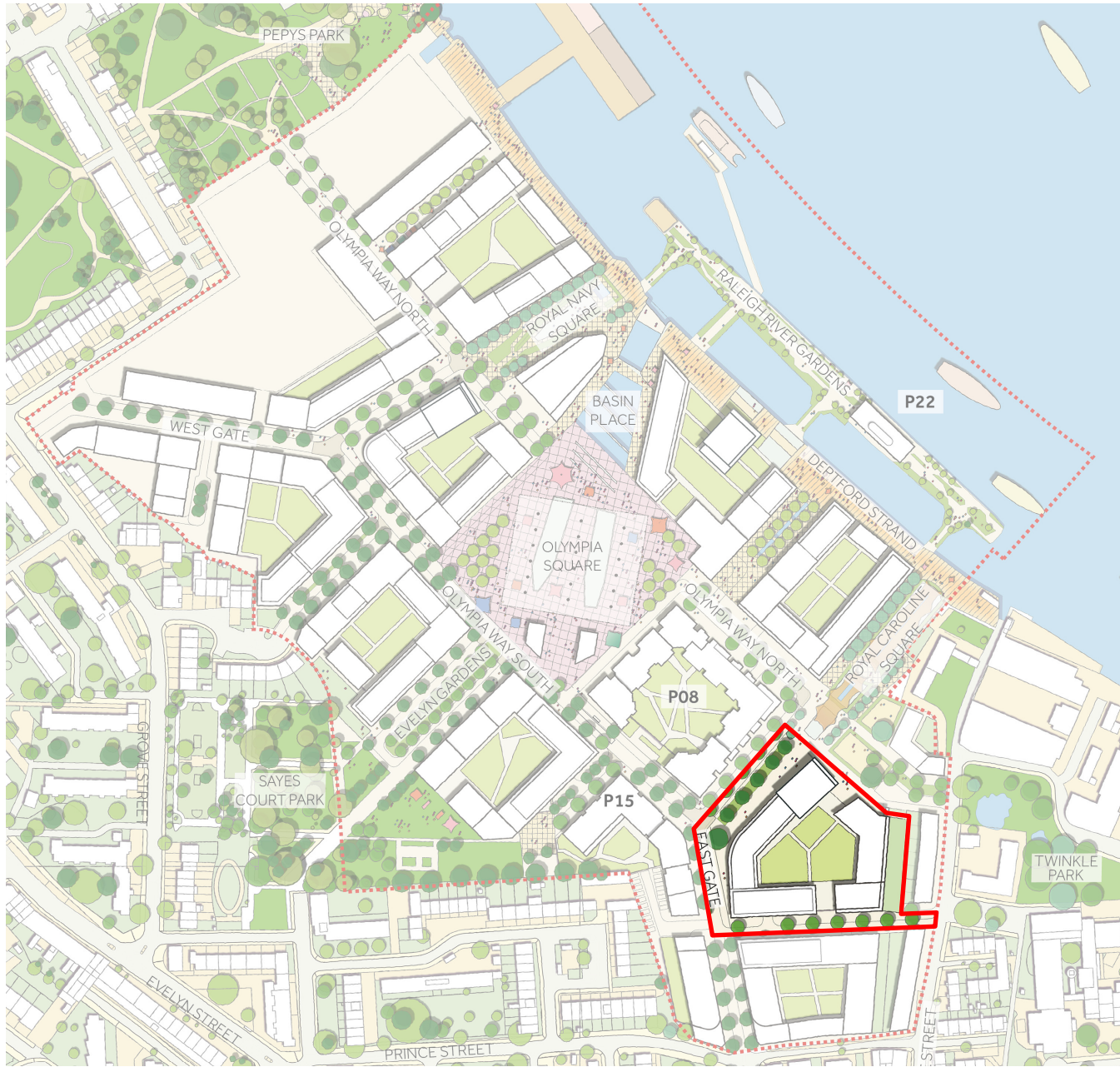


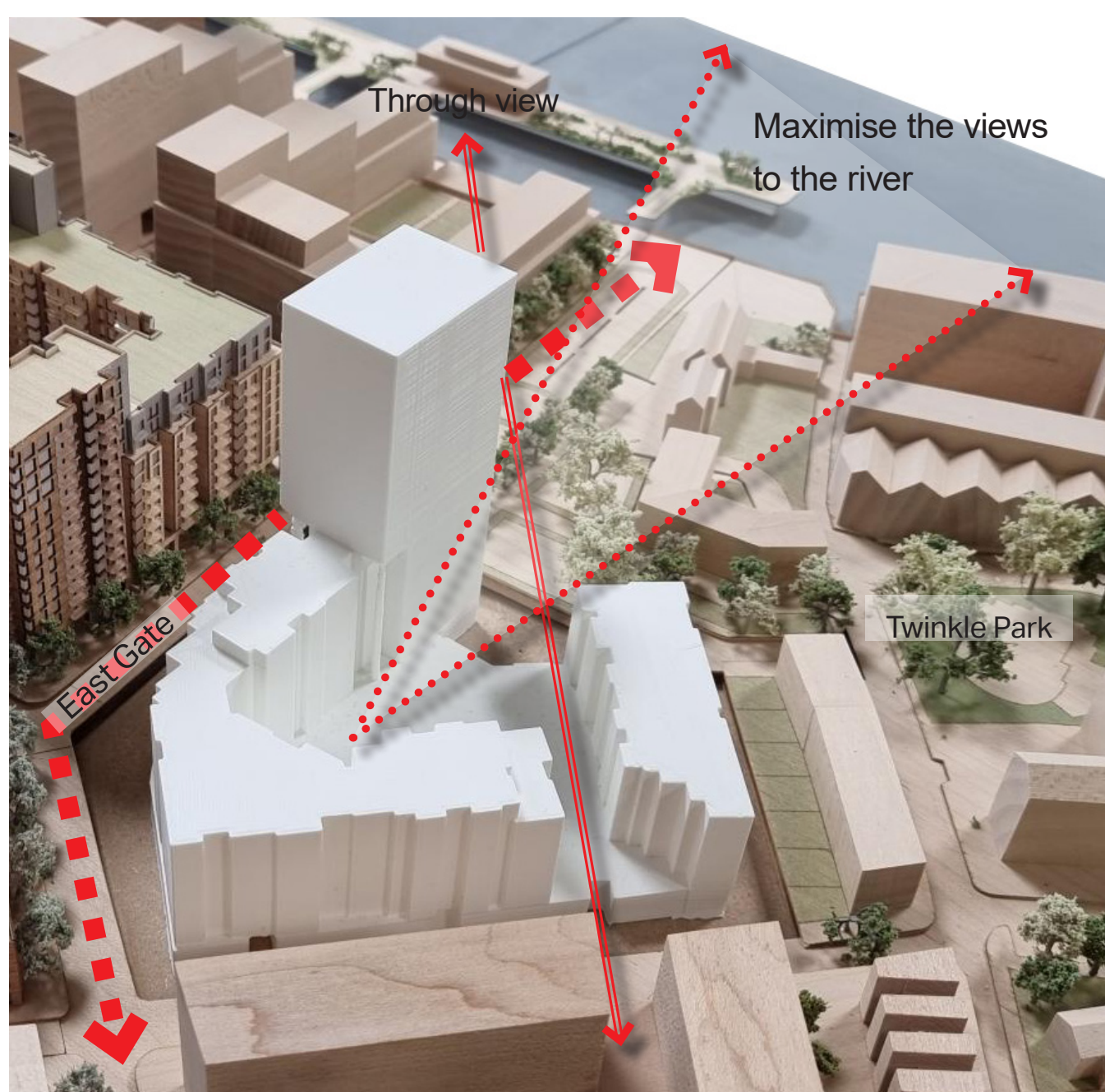
# Convoys Wharf - Plot P14

## Design Approach

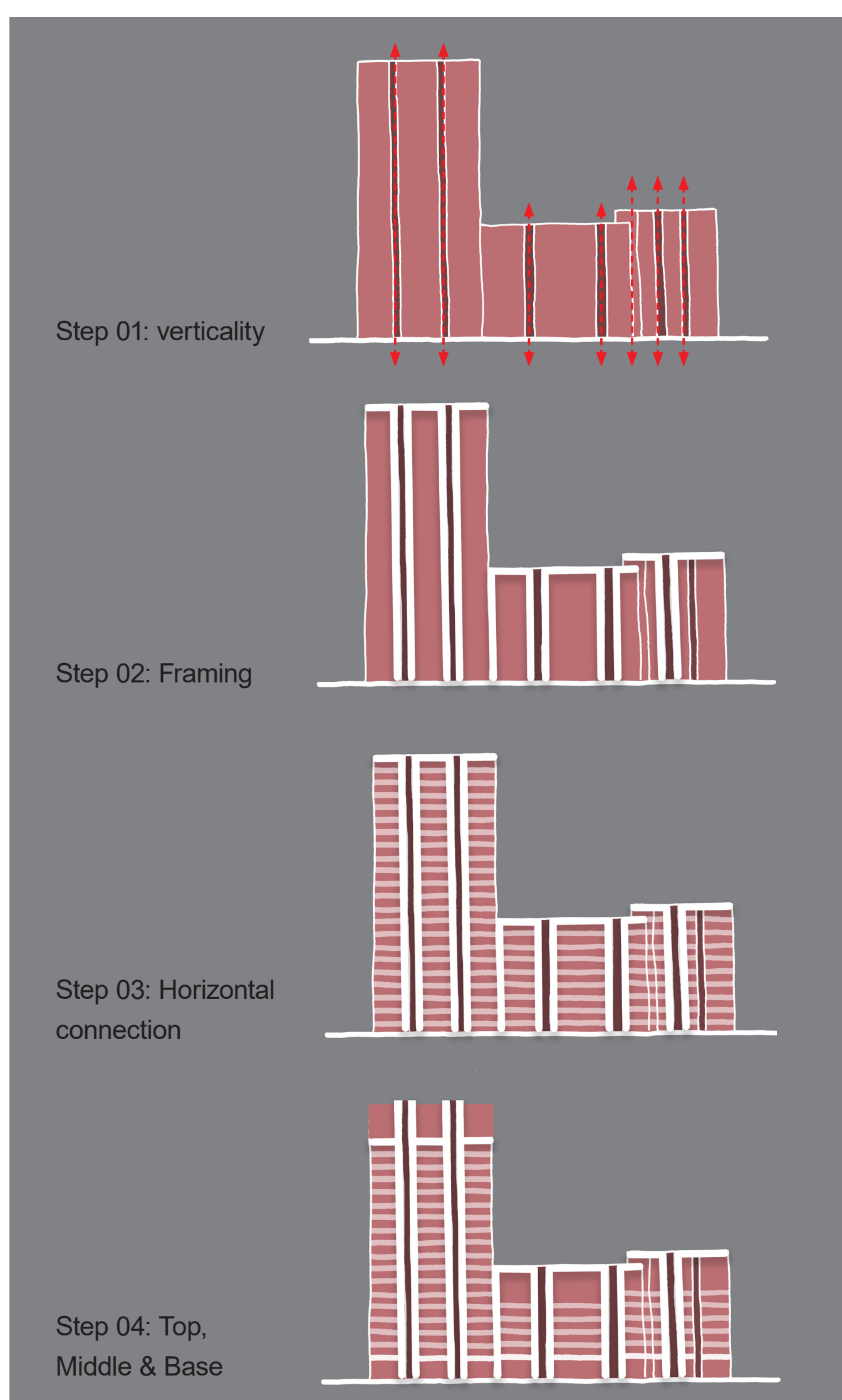


Plot P14 is the first tall building within the masterplan. The design of the building is driven by its existing context and coherence with future masterplan plots. Subsequently, the massing as per the consented outline masterplan has been reduced in response to its surroundings and the long strategic view of St. Paul's. P14 comprises of ground plus 6-22 storeys and will provide:

- **378 homes** offering a mix of studio, 1, 2 & 3 bed apartments
- **920 m<sup>2</sup> of retail space** located at the ground floor, activating the frontages, to create the vibrant streetscape.
- **New public realm and landscape** in proximity of Royal Caroline Square.



Proposed massing



Facade Concept



View from Twinkle Park





# Convoys Wharf - Plot P14

## Responding to Heritage

The most significant findings on the plot P14 site are the Smithy and the Officers' Quarters. The use of patternated metal for the horizontal façade panels visually references the industrial quality of the forged metal that would have been historically forged at the Smithy. Its texture and patternation will add visual interest to the facade. The primary vertical facade elements are to be clad in terra-cotta panels coherent with the materials and tones proposed for the adjacent plots.



Recreation of 18C The Smithy in the scale model and the reference image

Historic Map of the Dockyard



Patterned metal spandrel to the tower and the podium, inspired by the Smithy



View towards Royal Caroline Square, align with East Gate





# Convoys Wharf - Plot P14

## Landscape & Public Realm

The public realm around P14 responds to the masterplan guidelines in terms of hierarchy and character of the principal routes and spaces. Activated and engaging street frontages are complimented by generous, fully accessible footway routes and significant streetscape greening.

The design embraces the concept of Healthy Streets, offering a safe, welcoming and comfortable environment, incorporating regular seating opportunities and incidental play to engage and delight.

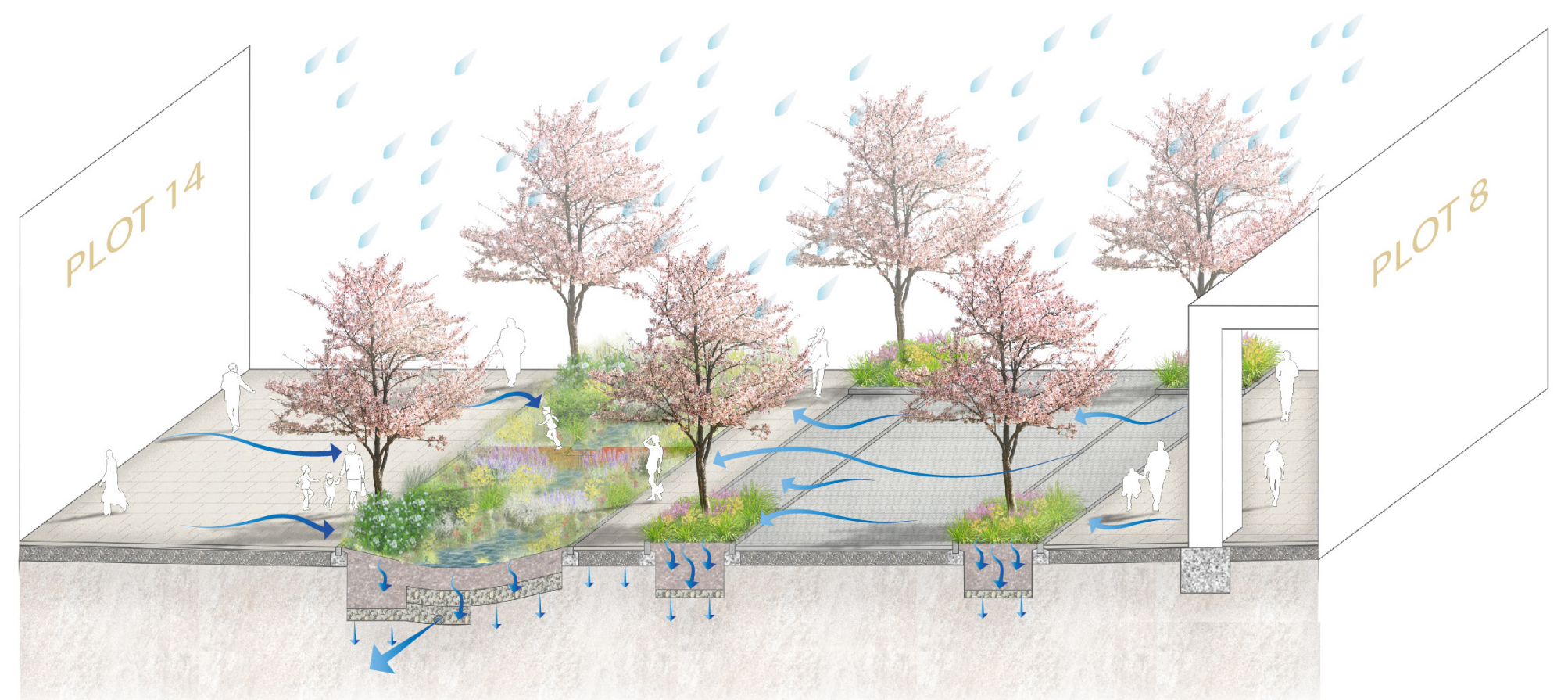
- 1 **Eastgate** - green streets connecting Deptford to the River, retail frontage, wide footways, planted raingardens, 'play-on-the-way' features
- 2 **Old Officer's Row** - connection to Watergate St, retail frontage, on-street parking, tree planting
- 3 **Pedestrian Link** - Controlled vehicle access, townhouse frontage, private gardens
- 4 **Northern Townhouses** - private front gardens, generous planting zone between houses and play space
- 5 **Podium Landscape** - residential gardens at first floor with 0-4 year old play space



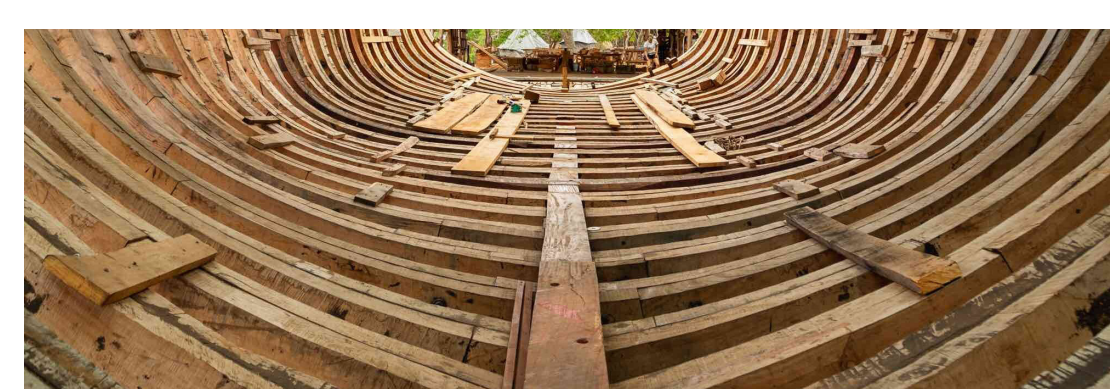
Landscape Plan

**Green streets** created to the west of P14 will:

- Provide visual amenity, increase local biodiversity and improve microclimate & air quality
- Use raingardens to capture, slow and cleanse stormwater run-off
- Reference heritage through landscape features and materials



Slice diagram through raingardens between P08 & P14



Structural timbers traditionally associated with shipbuilding



Raingarden (Sheffield)



View looking southwest towards P14 raingardens

