



# north deptford consultation





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## Executive Summary

In November and December 2008 Ipsos MORI and Urban Practitioners carried out a programme of consultation in North Deptford on behalf of the London Borough of Lewisham. The programme was targeted at residents of the North Deptford area, local public and voluntary sector stakeholders, local businesses and young people, and it aimed to gather local views about potential major developments facing North Deptford, as well as to reveal any significant planning issues which could be addressed by the Council.

The consultation found broad support for growth and regeneration in North Deptford, but with concerns regarding the impact of new residential development on community facilities, services and cohesion.

Many opportunities for improvement and investment were identified, including upgrades to the public realm, open spaces and local housing. The provision of new connections, new shops and improved community facilities and services as part of long term redevelopment of opportunity sites were also highlighted.

This will assist the Council with ongoing and future negotiation with developers of sites in the North Deptford area. It will also help the Council make strategic and key local decisions on how to improve the provision of local services and allocate resources.





# I. Introduction

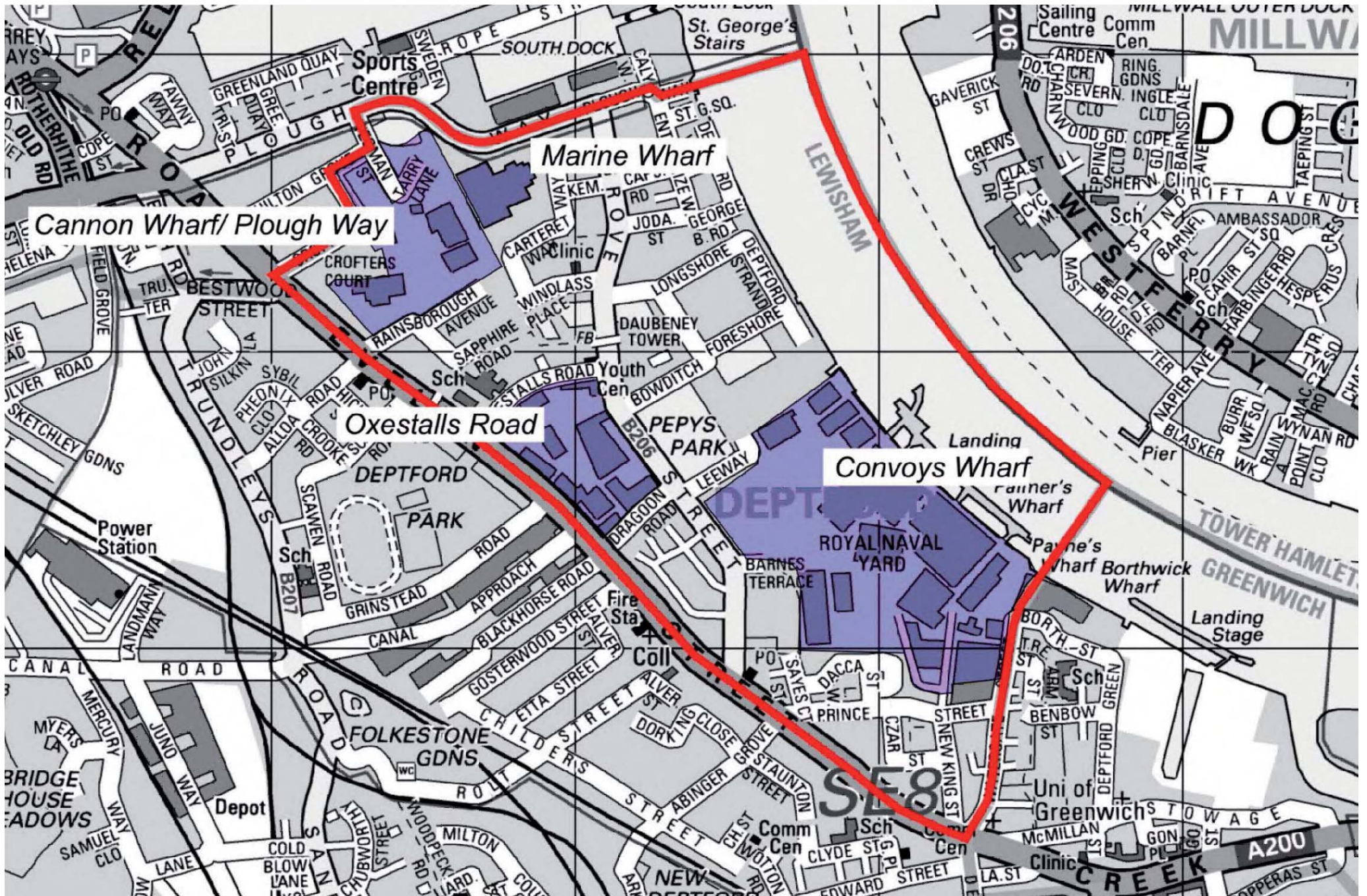
Ipsos Mori and Urban Practitioners were commissioned by the London Borough of Lewisham in September 2008 to carry out a consultation programme in North Deptford.

## Purpose

The purpose of the consultation programme, as set out in the brief, was to continue the Council's dialogue with local people and other stakeholders about future developments in a specific geographical area of North Lewisham/Deptford, aiming to:

- Share the Council's general vision for the North Lewisham/Deptford area, as set out in the emerging Local Development Framework;
- Provide information to local people on what is known at this stage about future developments in their specific area;
- Provide information on wider developments in the Deptford/New Cross area;
- Provide the local community with information on the Council's role and responsibilities – to ensure clarity about what the Council can and can't do;
- Seek views from the local community on their local area now – what is liked and disliked by those who currently live there. Ensure in doing so that views and concerns already expressed in previous consultation and engagement activities are referenced and reported back to the local community;
- Seek views from the local community on the possible future developments – what do they see as positive and what is seen, from the local community, as negative about the possible changes;
- Identify the key messages the local community / stakeholders would want to communicate to both the Council and perspective developers;
- Ensure that consultation on the Local Development Framework is an integral part of this process of engagement; and
- Ensure that people participating in this consultation and engagement project are informed as to how they can continue to be involved at subsequent stages.





North Deptford - study area and opportunity sites

## North Deptford

The consultation study area is located on the south bank of the Thames in North Deptford within the London Borough of Lewisham. The area contains a number of key development sites, shown on the plan opposite, surrounded by several large residential estates, including the Pepys Estate, Trinity, Sayes Court and Dacca Street. The main traffic route through the area is Evelyn Street (A200), linking the area with Deptford Creek and Greenwich to the south, and leading to Surrey Quays and on to Bermondsey in the north.

## Opportunity sites

Within the consultation area private developers are now, or will in the future, be bringing forward proposals for significant developments on a number of major sites. Given that these potential developments could cover as much as 50% of the land in the North Deptford area, the impact on the local community will be significant. Individual developers have been encouraged by the Council to undertake dedicated public consultation ahead of their submission of planning applications, but the Council wants to ensure that local people are aware of, and have their say on, the 'big picture' – the combined impact of the developments on the local environment.

The study area includes five major sites as follows:

- Marine Wharf (east side);
- Marine Wharf (west side);
- Convoys Wharf;
- Cannon Wharf; and
- Oxestalls Road / Deptford Wharves.

During the course of the consultation, a public

exhibition was prepared which featured each of these five major sites. Details of the each site and the schemes currently proposed for them are shown overleaf.

# Marine Wharf (east side)

## Current status:

- Application for commercial development currently on hold.

## Developer's aspirations include:

- 150-200 new homes (35% affordable).
- Retail provision.
- Landscaped courtyards.
- High levels of energy efficiency and sustainability.

Land-owner/developer:  
The Trademark Group



Architect's proposed design



The site at present



Location plan



Architect's proposed design

Architect - Studio One Architecture



# Marine Wharf (west side)

## Current status:

- Site currently being cleared.
- Design competition held to help appoint architect.
- Site currently a 'Defined Employment Area' - under review as part of LDF.
- In early discussions with Lewisham Council.

## Developer's aspirations include:

- Re-use of brownfield land for housing and jobs.
- Creation of 'green' route along former Grand Surrey Canal.
- Matching up to standards set by other award-winning mixed use developments by Berkeley Group including Imperial Wharf, Fulham and Putney Wharf.
- Potential for wider Plough Way masterplan.

Land-owner/developer:  
Berkeley Group



Berkeley's Group's award-winning mixed use development at Putney Wharf



Linear Park - early proposed design

Architect - Hamilton Associates



The site at present



Location plan





# Convoys Wharf

## Current status:

- Planning application submitted by News International in 2002 (site since sold to new owner).
- Agreed in principle by Lewisham Council and Greater London Authority (in whose view usage of the wharf as a cruise liner terminal is not considered appropriate).
- Discussions taken place in 2005 with GLA and Transport for London regarding tall buildings, affordable housing, energy and transport issues.
- Currently being reviewed by GLA for wharf-related issues.

## Planning application includes:

- 3,500 new homes (35% affordable).
- Scope for 2,200 new jobs once complete.
- 1,000 construction jobs & training for local residents.
- New primary school.
- New doctors' surgery.
- New cultural building.
- Improvements to public transport and access to river.
- Renovation of Grade II listed warehouse.
- Reconfigured safeguarded wharf.
- Archaeological heritage of site will be respected.
- 3 tall buildings (40, 32 & 26 storeys high).

Land-owner/developer:  
Hutchison Whampoa Property



Convoys Wharf courtyard



The site at present



Location plan



Convoys Wharf piazza

Architect - Richard Rogers Partnership

# Cannon Wharf

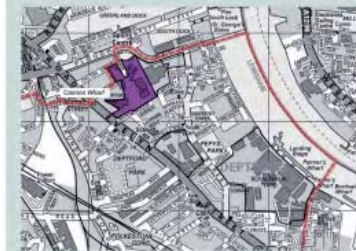
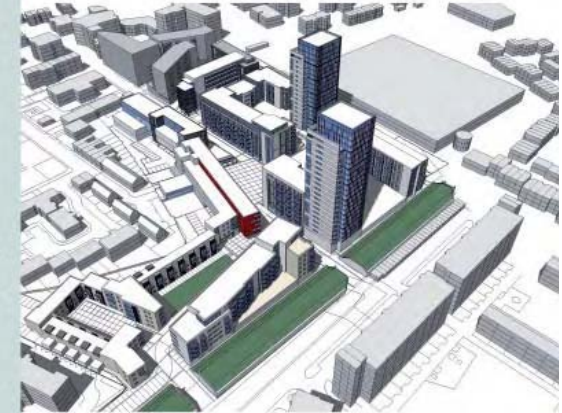
## Current status:

- Some public consultation already undertaken.
- Planning application submitted to Council. Council currently in discussion with developer.

## Planning application includes:

- 865 homes (including affordable).
- New and enlarged business centre and additional commercial floorspace capable of providing 450 jobs.
- Children's nursery, trees and new public open space.
- Pedestrian and cycle routes through the site.
- Energy provided from renewable resources and use of Combined Heat and Power technology.

Land-owner/developer:  
London Business Centres



Location plan

Architect's proposed design

Architect - RMAArchitects



# Deptford Wharves/ Oxestalls Road

## Current status:

- Under discussion with Lewisham Council.
- Detailed consultation by developer to begin in December 2008 with a concluding exhibition before an expected planning submission in mid-2009.

## Developer's aspirations include:

- 1,100-1,200 homes (including mix of tenures).
- Mix of commercial, retail, leisure and community uses.
- Route of the Grand Surrey Canal acting as a focal point.
- Improvements to walking and cycling routes and accessibility to public transport.
- Creation of new open public spaces, while creating better links between existing ones (Deptford and Pepys Parks).
- Achieving sustainability at all stages, from conception to realisation.

Primary land-owner/developer:  
City and Provincial plc



The site at present

Architect's vision for the site



Location plan

Architect - Hawkins+Brown



## Local Development Framework

Lewisham Council are in the process of renewing their development plan policies, against which proposals and planning applications will be judged. The LDF Core Strategy is the Council's new planning policy document that will be used to guide development in the Borough over the next 15 years and it will, once adopted, be used to determine all planning applications in the Borough of Lewisham. The LDF Core Strategy is currently being prepared by the Council. Some early consultation has already taken place; but now the Council is consulting on the preferred locations for the homes and jobs that will be needed over the next 15 years.

The North Deptford area contains a number of large sites that have so far been solely used for business (services and manufacturing) purposes. The current LDF Core Strategy Options consultation asks whether these sites should be redeveloped for a mix of new uses, including employment, housing and other community facilities. This consultation process provided the opportunity to respond to this specific question in advance of the formal consultation process, and the results will inform the Council's decision on it.

# Local Development Framework



## What is the LDF Core Strategy?

The LDF Core Strategy is the Council's new planning policy document that will be used to guide development in the borough over the next 15 years. It will also be used to determine all planning applications in the Borough of Lewisham. The LDF Core Strategy is currently being prepared by the Council. Some early consultation has already taken place; but now the Council is consulting on the preferred locations for the homes and jobs that are needed over the next 15 years.

## Why is this consultation important for North Deptford?

The North Deptford area contains a number of large sites that have so far been solely used for business (services and manufacturing) purposes. The current LDF Core Strategy Options - consultation asks whether these sites should be re-developed for a mix of new uses including employment, housing and other community facilities. \*

\* If redevelopment proposals come forward ahead of the LDF policies the Council will still need to deal with any planning applications.

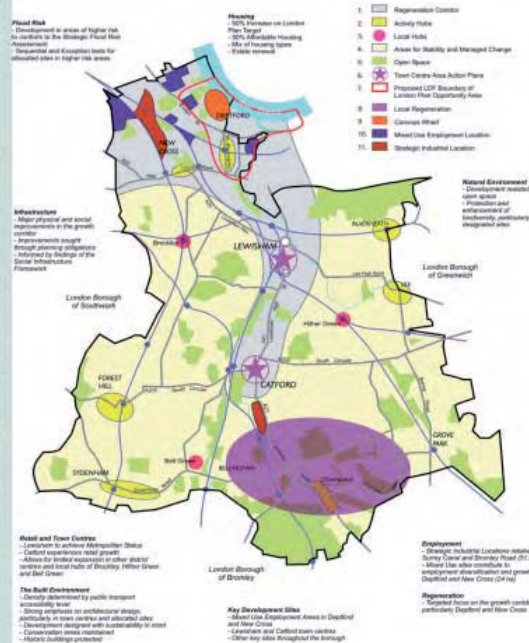
## Have **your** say on the different options

There are two options put forward in this stage of the LDF consultation:

## Option 1

Include North Deptford sites as appropriate for regeneration and growth, along with Lewisham and Catford town centres. The Council believes this would bring investment to the area which would enable local environmental improvements to be made.

Option 1 - Boroughwide Regeneration and Growth Corridor



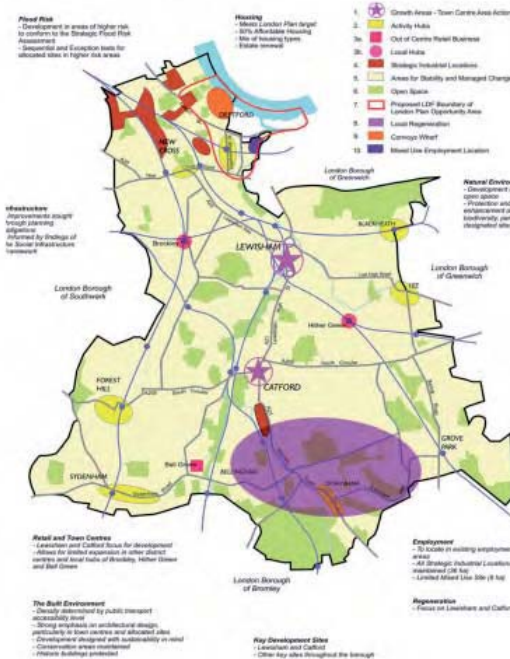
# Local Development Framework



## Option 2

Do not include North Deptford sites as appropriate for regeneration and growth which should be limited to Lewisham and Catford town centres. This would protect the relatively low grade employment land uses currently in the area.

Option 2 - Moderate approach to regeneration and growth



## How do I comment?

A leaflet is available from the Council where you can express your views. Please call Planning Policy on 020 8314 8774, or email [Planning@lewisham.gov.uk](mailto:Planning@lewisham.gov.uk) where more details are available.

## What happens next?

The Council will be consulting widely on the future of North Deptford and the rest of the borough as part of the Core Strategy Options later this year and early next year. There are still several stages of preparation to go before the Council can adopt the Core Strategy, including a Public Enquiry, but it is hoped that the key part of the LDF the Core Strategy will be adopted in 2010.

## Have **your** say on the different options

Also, if you feel there are other options you can suggest your ideas.



## Council-led projects

There are a number of key Council-led projects already underway, or gaining momentum, which also impact on the local area, and to which the Council wanted to obtain public reaction.

One of these projects is the Pepys Environmental Improvements Project; the Council has committed to spend almost £3 million from the sale of Aragon Tower on environmental improvements to the Pepys area of North Deptford. A consultation in 2006 suggested that Pepys residents wanted the money spent this way, and on local green spaces in particular. A key issue during *this* consultation was whether the £3m identified for improvements should be limited to the Pepys Estate.

The Plan opposite shows green space routes which could be enhanced as a result of this programme, as proposed by landscape designers BDP, who have been engaged by the Council to assist in outlining proposals for these improvements.



Green spaces and potential links in North Deptford (BDP)

## 2. Approach

It was decided that the most effective way to gather public opinion around the plans for the North Deptford area would be to use a combination of qualitative techniques, enabling us to reach a wide range of different groups and stakeholders within the local community. The following events were included:

- A deliberative workshop;
- A series of 3 public meetings;
- A stakeholder group discussion with local public and voluntary sector representatives;
- 2 stakeholder workshops with local business groups;
- A youth engagement activity; and
- Youth video diaries (ethnography).

The Consultation Programme took place in October and December 2008. The purpose and scope of each of these events were as follows:

### Deliberative workshop

Deliberative research - essentially a qualitative methodology, is designed to inform research participants about key issues so they are able to arrive at considered conclusions about the matter in question. Using deliberative techniques allows researchers to go beyond immediate reactions in order to have a balanced debate about the issues. This was particularly important for this study as it drew participants away from knee-jerk and emotionally charged reactions to the actual detail of proposed plans for the area. The extended time period of a deliberative workshop (around five hours) allows researchers to spend more time with participants than that spent during a typical discussion group, debating and deliberating different aspects of the plans, and working with them to ensure that they fully understand the issues at stake. Deliberative research essentially allows us to track changing views, as well as understand what has prompted such changes in opinion.

During the day, participants were asked to vote on a range of issues using IML voting, which creates what may appear to be topline quantitative data. This

technique is used in workshops to engage respondents and allows us to track changes in attitudes throughout the day. However, the use of this pseudo-quantitative methodology within qualitative work comes with its provisos relating to the small sample size and biases. All IML data has been viewed in the context of discussions and with a full pre- and post-voting understanding of how respondents interpreted the questions in their votes.

### Respondent overview

For the deliberative workshop, residents were recruited based on a number of quotas to ensure that the opinions could be broadly representative of the community as a whole. As this was a qualitative approach, the sample did not need to be statistically representative in the same manner as we would require for quantitative analysis. Quotas were set to plan for a range of views rather than to be used to provide statistically representative data reflecting the views of all residents. There were some omissions on the day which were picked up in other parts of the research, for example, the ethnographic interviews with the

### Deliberative event: breakdown by gender, age, estate, ethnicity and working status

Grouping		Number
Gender	Male	47
	Female	47
Age	18-26	17
	27 - 44	37
	45+	36
	Not given	4
Estate	Pepys	41
	Trinity	26
	Dacca Street / Sayes Court	22
	Non-Estate	4
Ethnicity	White	26
	Minority	68
Working Status	Working	51
	Not working	43

Source: Ipsos MORI

Somali and Vietnamese communities.

These quota categories were:

- Age;
- Ethnicity;
- Working Status;
- Social Class; and
- Residence.

For the deliberative workshop, the groups were split into nine tables based, primarily, on area of residence. There were also two tables of younger people (aged 18-26). It is common in qualitative research to split respondents based upon the environment within which they will feel most comfortable. Younger people tend to relax and communicate more among their own peers. In addition, they are likely to have different needs in terms of their residence than older residents. For the other seven tables, it was felt that there would be some difference across estates, especially relating to reactions to plans and priorities for the area.

## Agenda for the day

The deliberative workshop took place on 15th November 2008. Ipsos MORI and Urban Practitioners' moderators led the discussions on each of the tables, using a guide as an 'aide-memoire' to prompt discussion. Overleaf is the full agenda for the day. The first two sessions concentrated upon the main issues affecting quality of life on the three estates and the surrounding area. This also included the plenary session in which Councillor Alexander presented the Council's vision of the area. Discussion at this point was fairly general so as to warm up participants and get them thinking about the key factors which were then discussed in the third session. In Ipsos MORI's experience, this tactic encourages debate as it encourages participants to contemplate the issues about which they feel most strongly. This third session focused upon the Local Assembly Priorities and reactions to them. The afternoon saw minds turn towards the proposed development plans, before a question and answer session rounded off the day.

## Estate workshops

The residential estates within the study area are home to a significant section of the local community. There are four housing estates in the area. The Pepys and Trinity Estates are situated between Evelyn Street and the River, and sandwiched between the Oxestalls Road, Convoys Wharf and Cannon Wharf sites. Sayes Court and Dacca Street are located immediately south of the Oxestalls Road site, fronting onto Evelyn Street. Three public meetings were therefore held across these locations to gather views from residents of these specific estates. The workshop events took place on 18th, 20th and 24th November 2008, and were held locally in the 2000 Community Action Centre, and at the Sayes Court Club House to ensure easiest possible access to residents. They were held between 6.30 and 8.30 in the evening to ensure that daytime working did not disrupt attendance. The events were publicised by a letter of invitation from the Deputy Mayor, which was posted to every household within the North Deptford area two weeks prior to the events. Unfortunately, it transpired that not all letters arrived (this seemed to be a particular problem for Pendennis House - and reportedly not the first time this had been the case);



Activity	Time
Arrival, registration and refreshments	10.15 – 10.40
Introduction and welcome session Introduction from Chair IML voting session	10.40 – 11.00
Breakout session 1: Introduction and warm-up – living in North Deptford	11.00 – 11.35
Plenary session 1 Chair introduces Cllr Heidi Alexander IML voting session	11.35-11.50
Breakout session 2: Discussion of the issues facing North Deptford	11.50-12.15
Breakout session 3: Discussion of Local Assembly Priorities	12.15-12.45
Chair sum up	12.45-12.50
<b>Break for lunch</b>	<b>12.50-1.30</b>
Plenary session 2 Speaker: John Miller IML voting session	1.30-1.45
Breakout session 4: Discussion of specific regeneration sites; discussion of £3m allocation for Pepys Park	1.45-2.30
Final plenary session Final IML voting session	2.30-2.55



however, there was some back-up in the form of posters which were sent out, and distributed on the Council's behalf by TRA members and by Lewisham Homes staff. Attendees were encouraged to register in advance of the event in the interests of venue capacity limits, but the events were otherwise entirely open to the public. Catering was provided at each event using a local company.

Developers were present at the first two events (Pepys and Trinity Estates) by invitation from the Council. Their role was to inform residents about proposals during the first part of the evening. During the discussions, developers were invited to listen in to residents' comments, but not to contribute themselves. The Pepys and Trinity Estates meetings were attended by 56 and 62 people respectively (a mix of people from both estates was present at both), including Council Officers and developers.

The Sayes Court and Dacca Street workshop was a smaller event, reflecting the comparatively smaller size of these estates. Developers were not invited to this event, as it was thought that they might be an overwhelming presence due to the smaller number of residents. However, members of the consultant team

and a Council Officer were present to explain the exhibition and answer questions.

#### Exhibition

A set of exhibition boards (reproduced on pages 8-10) were displayed at each event which explained the development and planning context, as well as providing details of proposals for the opportunity sites. For the first 45 minutes of each event, attendees were encouraged to take the opportunity to view the exhibition and raise any questions or concerns and Council officers and developers were present at the events to answer their questions.

#### Worksheets

Participants were split up into small discussion groups, each facilitated by a member of the consultant team or Council officer. Members of the groups were asked to discuss their views on the local environment and how potential major schemes would impact on them. Two worksheets were used to record people's views, the first one addressing key issues for the area, the second containing a plan on where spatial and site-specific issues could be identified.

The themes discussed tended to fall into four main categories:

- Environment and movement (streets, safety, parking, activities);
- Community and youth facilities (Riverside Youth Centre, different age groups);
- Employment (local jobs, education and training, change of use of employment sites); and
- Housing (mix and type, gardens space, maintenance, management).

Each discussion was summarised with a list of priorities for the North Deptford Area.

For the first two events at the 2000 Community Action Centre, views on the Pepys public realm works were also gathered. After the discussions, a member of each group was selected to feed their priorities back to the wider audience, in order to ensure that a wide range of different views were heard.

# North Deptford Consultation

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## Stakeholder interviews and discussion groups

Local businesses and local public and voluntary organisations were targeted with three further discussion groups. For these groups, invites were sent to:

1. Businesses located in the Cannon Wharf Business Centre;
2. Businesses located in and around the Evelyn Triangle; and
3. Public and Voluntary stakeholders – Lewisham Homes, Riverside Youth Club, Deptford Green School, Creekside Forum, Pepys Community Forum, Deptford Park Primary School, Local NHS practice, Deptford Wardens, Safer Neighbourhoods team, Ilderton Foundation, Hyde Housing.

The first and third of these meetings took place on 4 December, and the second on the evening of the 9 December 2008. In each case, the exhibition boards were presented and a worksheet was used to raise issues and to structure discussion. An example of these worksheets is shown overleaf.

## Young people's engagement activities

### Schools/youth centres

Representatives of younger people in North Deptford were targeted and engaged through an event hosted by the Riverside Youth Centre. The event was held within youth club hours, incentivised with a JD Sports gift voucher for those who attended. The event had two principal objectives. Firstly, time was spent with local young people to hear their views on how public and open space in the Pepys area could be improved. This part of the event was run by BDP. Secondly, a rapid-fire questionnaire was presented to them with the objective of revealing clues as to how local young people use their local environment.

### Ethnography/video diaries

Engagement with local 16 and 17 year olds was crucial to this study, both as users of the urban environment and as would-be young adults requiring employment and housing for the first time in the years immediately ahead. Schools engagement, it was felt, would be unlikely to capture adequately the range of groups of this age which reside in the North Deptford area. In addition, we were keen that this age group was

given the opportunity to participate in something creative and that information was captured in a visually appealing way. For these reasons, ethnographic video diaries were our chosen method.

Ethnography is a form of research where the focus is on what really happens (actual behaviour and experience) rather than what is reported (or omitted!) by the researcher. We felt that for this project, ethnography had an important role in documenting how 16 and 17 year olds used and perceived the North Deptford area and the impact that they exerted upon it – both consciously and unconsciously. From previous ethnographic work in this area, we knew that young people used geographic space differently to other age groups and with different social implications. Filming ethnographic video diaries allowed us to understand the areas of North Deptford in which the participants live, socialise and work. The participants acted as our guides to the places in and around North Deptford that gave them identity and a sense of place.

We spent 2-3 hours with five small groups of (up to 4) young people, recording their thoughts and feelings as we moved through their neighbourhoods and familiar routes as well as observing how they came into contact





# North Deptford Consultation

## Education and training

Local jobs, education and training

## Environment and open spaces

Routes, safety, public realm, green spaces

## Priorities

## Community and youth facilities

Riverside Youth Centre, different age groups

## Housing

Mix and type, gardens and private space, maintenance, management

and socialised with other people of their age. We accompanied them to 'good' and 'bad' spaces as well as those which they saw as aspirational, so that we could try to fully understand what they deemed important or challenging about regeneration in the North Deptford area. It was important to cover a range of groups in the research, though the final list of participants was not representative. Instead the five groups contained people from a range of social and cultural backgrounds in the local area, and were selected mainly on the basis of their gender, age and ethnicity. The five groups, with 14 participants in total we interviewed were:

- Girls of various ethnic origins;
- Black-African boys;
- Boys of various ethnic origins;
- Somali boys; and
- Vietnamese girls and boys.

Each of the ethnographies was filmed providing rich visual and data for analysis.

## Evaluation of the Research Process

During this research study we drew on a range of methodologies to reach different groups in the North Deptford community. These aspects collectively create a comprehensive understanding of the needs of the community as a whole.

### Deliberative Event

As noted above, a key feature of deliberative research, particularly when drawing from such a limited area, is the community feel and 'engagement' aspects it invokes. The process follows stringent recruitment criteria which does not allow respondents to self-select, but rather relies on interviewers approaching residents and recruiting to strict quotas. Additionally, respondents were incentivised for their time (respondents received £60 each for taking part in the half day session).

As a result, the event included a number of residents who otherwise would not have taken part in this consultation process, which created a profile that was really quite different to the estate workshops. A number of residents at the deliberative event were used to assuming that their views wouldn't be heard and perhaps didn't really matter to the people who

have the power to do something about them. Some were fairly cynical at the start of the day about what impact they could possibly have, and were pleasantly surprised at how interesting and productive it had been. A further benefit was the opportunity to meet people from across the estates, and there were a number of examples where this was the first time a resident actually spoke to somebody who they regularly see around the estate. The lunchtime break really enhanced the inclusionary, social feel of the event, with Council staff mingling with residents.

Essentially, the deliberative event was about inclusion and facilitating an environment where residents, who are not used to expressing their views beyond specific complaints, or feeling that their views are being heard, are really listened to.

Most respondents found the day enjoyable. However, having set up this communication Lewisham must ensure that this is only the start and that their engagement with residents continues; that the outcomes and action points from this research are communicated to residents, and that residents see firm change and continue to feel engaged and involved in the future.

Many of the participants in the event tended to respond to issues in a fairly reactive manner rather than being proactive in pushing for change. It will be down to the Council to ensure that the momentum is maintained in regeneration and engagement work going forwards.

### Estates workshops

Feedback forms from the three estates workshop events suggest that participants found the events well organised, well run and very informative; in particular, attendees were glad to hear others views, and to discover that all the issues they wanted to raise had been addressed during the course of the evening.

From the consultant team's point of view, the workshops were very effective; the structured discussion elicited responses on a wide range of issues quickly and concisely, and the exhibition was effective in communicating a large amount of information quickly. The group masterplans also revealed a number of common themes and build a robust picture of shared aspirations and issues.

Although the workshops were well attended, there was scope to improve recruitment and advertisement of the

events. Despite the Council's best efforts to contact every resident on the estates concerned, several attendees did not receive an invite to the event, and, from informal discussion with attendees, it seems likely that many who did receive invitations did not feel that their attendance would be of any value. Recruitment and advertisement for consultation could therefore be worth further consideration.

The Sayes Court event was poorly attended – this can in part be explained by the distance between this area and the focus of the event which centred around the Oxestalls Road area. However, the Sayes Court area is closer to Convoys Wharf which is by some distance the largest development site. This lack of engagement and awareness will need to be addressed as planning and communication strategies evolve.

Several comments in the feedback forms indicated that the workshops were seen by many as a starting point for further communication and more in-depth discussion of specific issues. It will be important for Lewisham to follow up new contacts made with local stakeholders, and to encourage further involvement where appropriate.

#### Public/voluntary sector and business meetings

These meetings proved very useful to the consultant team as they distilled the particular view points of these two groups as distinct from residents' concerns. The results of this are evident in the report, which clearly sets out different development and regeneration priorities for different sectors of the community. These sessions were very well informed, and have brought forward a number of useful funding suggestions for Lewisham which are also documented in the report.

#### Youth workshop

A core element of this workshop, the landscaping design session, was the direct result of feedback from one of the estates workshops wherein it was suggested that young people were perhaps the key stakeholder to be engaged in the redevelopment of local open space. The use of the community centre and incentivised attendance ensured that the youth workshop was very well attended by a group within the community who are normally difficult to reach. The hands-on activity brought by BDP proved very engaging to young people, and ensured direct input into the masterplanning process from a large number of people.



The voting session was useful and covered a range of issues quickly and efficiently. However, it was felt that a predetermined group size would have made consultation more effective for this activity; due to the large numbers of young people who attended, individuals were more likely to be swayed by wider peer groups' responses, and it became challenging to effectively record individuals' qualitative comments on the issues raised. The consultant team would recommend conducting such activities in smaller groups which allow facilitators to retain individuals' attention and encourage their input more easily.

#### Report structure

A good deal of focus, discussion and concern was expressed about the condition of individual dwellings and the serious maintenance issues facing many of the blocks and estates. Whilst this raises many issues of great importance to the levels of satisfaction people have for their local environments, the core business of the programme of engagement was more related to the potential developer-led changes and investments facing the area, particularly through the potential redevelopment of the five key sites. It has not been possible to design a report structure that mirrors

exactly the Council service structures, but the findings of - and reflections on - the many views expressed generally fall fairly neatly under the following headings:

- Movement, traffic and transport;
- Physical environment and public space;
- Crime and safety;
- Community and youth facilities;
- Education and training;
- Housing; and
- Business facilities and training.