



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Mr D Pope
28 Foundry Street
Brighton
BN14AT

Direct Line: 020 8314 7400
Fax: 020 8314 3127
Email: Planning@lewisham.gov.uk
Date: 23 March 2017
Property Ref: DE/156/160/TP
Our Ref: DC/16/098942

Dear Mr Pope,

LISTED BUILDING CONSENT
Planning (Listed Buildings & Conservation Areas) Act 1990

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, grants listed building consent for the execution of works referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf.

The grant of listed building consent does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 03 November 2016

Application No: **DC/16/098942**

Development: Listed Building Consent for the landscaping works to the forecourt of St Paul's Church, Deptford High Street SE8

CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

1000002996-4-111-02, 1000002996-4-SK15-02, 1000002996-4-015-06, 1000002996-4-015-07, 1000002996-4-300-01, Design and Access Statement (November 2016) received 4 November 2016; 1000002996-5-111-01 rev 0, Notice Board Mock Up & Location 2996-04-SK19-01, 1000002996-5-010-05 rev 0 received 7 March 2017

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. No development shall commence on site until a detailed schedule and samples of all paving and kerb materials to be used have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 35 Public realm and DM 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens.

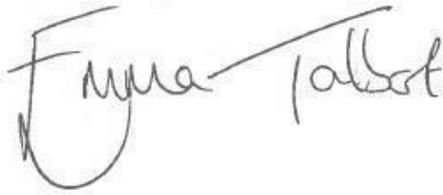
4. Prior to installation, details of the railings for the sarcophagus shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 35 Public realm and DM 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens.

INFORMATIVES

- A. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
- B. You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

Yours sincerely



Emma Talbot
Head of Planning

Statement of Applicant's Rights arising from Grant of Listed Building Consent subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse listed building consent for the proposed works subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government in accordance with sections 20 and 21 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- If listed building consent is granted subject to conditions, whether by the London Borough of Lewisham or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, the owner may serve on the London Borough of Lewisham a purchase notice requiring the Council to purchase the owner's interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to the Planning Inspectorate. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings & Conservation Areas) Act 1990.



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Direct Line: 020 8314 7400
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Email: Planning@lewisham.gov.uk
Date: 23 March 2017
Property Ref: DE/156/160/TP
Our Ref: DC/16/098906

Dear Mr Pope,

**PERMISSION FOR DEVELOPMENT
Town and Country Planning Act 1990 (as amended)**

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, permits the development referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 03 November 2016

Application No: **DC/16/098906**

Development: Landscaping works to the forecourt of St Paul's Church, Deptford High Street SE8.

CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

1000002996-4-111-02, 1000002996-4-SK15-02, 1000002996-4-015-06, 1000002996-4-015-07, 1000002996-4-300-01, Design and Access Statement (November 2016) received 4 November 2016; 1000002996-5-111-01 rev 0, Notice Board Mock Up & Location 2996-04-SK19-01, 1000002996-5-010-05 rev 0 received 7 March 2017

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. No development shall commence on site until a detailed schedule and samples of all paving and kerb materials to be used have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 35 Public realm and DM 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens.

4. No works shall take place on the site until appropriate protection of the Roman sarcophagus has been completed, in a manner to be agreed in writing with the Local Planning Authority.

Reason: In order to protect the Roman artefact from damage during construction.

5. Prior to installation, details of the railings for the sarcophagus shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

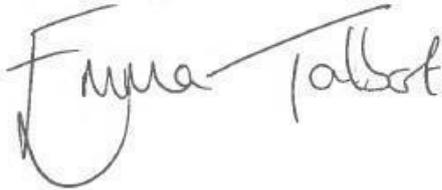
Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 35 Public realm and DM 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens.

INFORMATIVES

- A. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

- B. You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

Yours sincerely



Emma Talbot
Head of Planning

Statement of Applicant's Rights arising from Grant of Planning Permission subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough of Lewisham. This notice will require the London Borough of Lewisham to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 Part VI of the Town and Country Planning Act 1990.

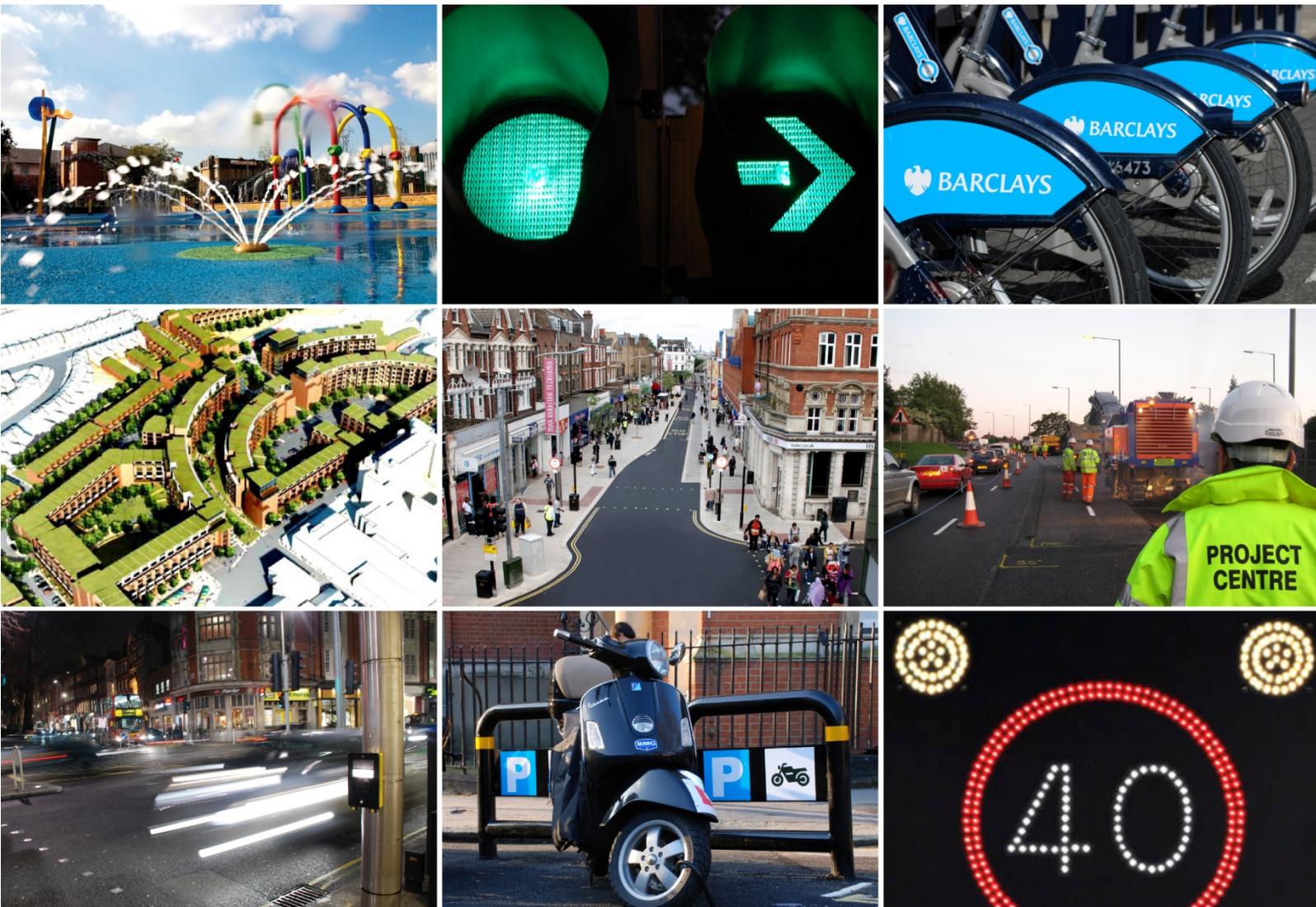
PROJECT CENTRE

Design and Access Statement (PP-05522669), Listed Building Consent

Public realm improvements to forecourt of S.Paul's Deptford off Deptford High Street

London Borough of Lewisham

November 2016



DOCUMENT CONTROL

Project Centre has prepared this report in accordance with the instructions from the London Borough of Lewisham. Project Centre shall not be liable for the use of any information contained herein for any purpose other than the sole and specific use for which it was prepared.

Report Reference	Issue	Description	Originator	Checked	Authorised
1000002996	A	Design and Access Statement	David Pope 2016-10-21	Sam Neal 2016-10-21	David Moores 2016-10-21
1000002996	B	Design and Access Statement & Heritage Statement	David Pope 2016-11-02	Sam Neal 2016-11-02	David Moores 2016-11-02

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1. INTRODUCTION

- 1.1 This Design and Access statement provides supporting information for application PP-05522669 for Listed Building Consent. It related to the forecourt of S. Paul's Church, Deptford, a Grade 1 Listed Building. The application concerns improvement works to the hard landscaped area in front of the church gates immediately off Deptford High St and Crossfield St. The application has been submitted by Project Centre Ltd on behalf of the London Borough of Lewisham, and the landowner (the Parochial Church Council of S. Paul's) has provided consent for the works.
- 1.2 The proposals are intended to enhance the setting of the church entrance and to bring the focus of the surrounding space and the immediate areas of Crossfield Street and Deptford High Street towards the church. This will help to integrate the forecourt with the proposed street works along Deptford High St to provide a seamless public realm. The existing historic Yorkstone and cobbles will be reused within the design. In essence the proposals on Church-owned land consist of an improvement of the quality of the materials to match those proposed in the public highway, while the form and function of the space remains essentially the same as it is currently. The existing tree will be replaced, and new planting will be added to bring seasonal colour and variety.
- 1.3 The work to the S. Paul's forecourt is part of a larger project to improve Deptford High St between the junction with Creek Road to the north and Giffin St to the south. This £2.8m value project is to be funded by TfL through their Major Schemes Programme with additional funding through S106 from Convoys Wharf and other local developments. The scheme has been through a comprehensive consultation process to invite comment from the wider community.
- 1.4 This statement provides planning analysis and commentary for the planning application, Identifying planning policies of relevance within the current development plan, including the London Plan and any local plans or SPD/G's. It also identifies the context and need for the proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies.
- 1.5 This statement also includes a heritage statement with reference to the heritage policies and Conservation Areas.

2. SITE AND SURROUNDINGS

- 2.1 S. Paul's Deptford is a Grade I listed Baroque-style church, built between 1712 and 1730 and designed by architect Thomas Archer.
- 2.2 The church sits in the centre of a large walled churchyard located between Deptford High Street to the west, Deptford Church Street to the west, Crossfield St and Coffey St to the south and to the north by properties off Mary Ann Gardens. The main entrance to the church off Deptford High Street is via a path that leads to the main portico from a small plaza set back from the street. This plaza is a west-facing space at the junction with Crossfield Street and Deptford High Street. It is almost entirely within Church ownership, with a small strip adjacent to Crossfield St which is public highway. The site boundary is not clearly defined by materials but is assumed to be the back of the footway on Deptford High St and the line of bollards on Crossfield St. It is a space which is open to the public at all times.
- 2.3 This entrance space is the subject of the current faculty application. The proposals are part of a wider £2.8m streetscape improvement project for the north end of Deptford High Street, designed by Lewisham Council and funded by TfL and S106 developer contributions.
- 2.4 It is wholly included in the S. Paul's Conservation Area. The surrounding context to the west is the Georgian high street environment of Deptford High Street, which is itself in the Deptford High St Conservation Area.
- 2.5 The existing plaza arrangement is modern and is estimated to date from the 1970's. It is paved with Yorkstone slabs, estimated to be part of the original paving materials, set within a grid of red bricks. To the north it is bounded by a building containing an undertaker's business. To the east it is bounded by metal railings, approximately 2m high with two pedestrian entrances and a vehicle entrance with large brick piers. These lead into the churchyard and the gates are all lockable. To the south and west are Crossfield Street and Deptford High Street respectively. There is no physical boundary, although vehicular access to the plaza is prevented by iron bollards along the property boundary. Crossfield Street leading up to the church gates is paved with historic granite cobbles and kerbs: the transition between the public highway is awkward as the cobbles need to take up a level difference caused by the kerb upstand. A Roman stone sarcophagus that was found to the south on Deptford Broadway sits beside a horizontal grave marker within the space on the northern edge, surrounded by a low wall and planting bed. A church notice board sits in the NE corner of the space. There are no other graves marked in the space, although as it was once part of the burial

ground there will be interments present. A small ornamental cherry tree is located next to the entrance gate. It is of no particular aesthetic value and throws out woody and untidy suckers from its base.

- 2.6 It should be noted that Crossfield St has recently been permanently closed off to vehicular traffic to become a cycle Quietway. Bollards have been placed across the street where it turns south east adjacent to the vehicular entrance to S. Paul's.
- 2.7 Site photographs can be seen in Appendix A, plates 1 to 6.

3. PROPOSED DEVELOPMENT

- 3.1 The design strategy is to better integrate the forecourt of S. Paul's with the wider context of the Deptford High Street and Crossfield St improvement works. The public highway outside the church land was identified as the key space within the scheme development and accordingly was to be considered top in terms of materials hierarchy and quality. It was decided that the design would in effect extend the S. Paul's forecourt treatment across the whole of the street to give the appearance of it being a unified space.
- 3.2 Access to the site is in no way altered because of these proposals. The space remains permeable to pedestrians and cyclists and access to the church is maintained from Crossfield St/ Deptford High St across the re-laid road surfacing.
- 3.3 In an acknowledgement of the Baroque design of the church, the axis created by the existing Yorkstone path leading from the churchyard gate to the portico is to be extended out beyond the church land into the street so that people passing by can be made aware of the church's presence in the landscape.
- 3.4 The underpinning element of the design is this axis. The historic Yorkstone slabs will be used for the extension of the axis to permit continuity of materials, but only within Church land. Any remaining Yorkstone slabs will be retained by the church for future repairs. The main field paving within the space is to be Marshall's Scoutmoor flame-textured Yorkstone that will, in time, resemble the older material. This paving extends out into the footways of the public highway on Deptford High Street. The paving coursing is dictated by the angle of the main axis, so that the effect is of a homogenous space that is focussed on the church entry.
- 3.5 The churchyard boundary within the forecourt space is to be defined in a 350mm wide silver-white granite trim with bollards in the same material protecting the space. The trim is to be flame textured and the bollards fine picked. This granite is to represent the old Portland stone railing base of the churchyard, but being more suited for the durability required in a publicly-accessible space it was preferred to the original material. The words "Welcome to S. Paul's Church" will be engraved into the stone trim either side of the axial path.
- 3.6 Within Crossfield Street (i.e. the public highway) the existing cobbled surface is to be lifted and re-laid to new levels. The same granite edge trim is to be employed with bollards to give the impression that the cobbled area is more like the drive into the church. The area will also be included in the Restricted Parking Zone proposed for the

high street, so it will be enforceable by LB Lewisham's parking enforcement officers. This is anticipated to reduce the frequency of problem parking as people learn they will be fined if they block the entrance. Crossfield St is now to be only for vehicular entry to the church and for pedestrian and cycle access along the Quietway. The bollards closing off the street are to be replaced with monumental stone bollards of the same type as being used on the church forecourt. They are aligned with the church forecourt bollards perpendicular to the axis of entry.

- 3.7 The existing cherry tree is proposed to be replaced in the same location with a Chinese red birch (*Betula albosinensis* "Fascination"), which has creamy white bark not unlike Portland Stone in colour. This tree has also been selected because it has a light canopy and upright form, which makes it easier to view the churchyard and Crossfield Street with CCTV from a new camera located opposite on Deptford High Street. Additional colourful planting is proposed in the corner where the current notice board is located. Both this and the tree will be maintained by the current contractor engaged by LB Lewisham for Church lands.
- 3.8 The public realm proposals outside the forecourt area also include improved white lighting on new columns, which should significantly improve the general safety from crime and the fear of crime in hours of darkness in the area. There are no lighting columns or ornamental lighting proposed for the church space: it will be lit through spillage from the highway lighting.
- 3.9 The 1970's engineering brick wall protecting the grave and sarcophagus is to be clad in the same granite as the edge trim. The railing is to be replaced with an artistic piece, subject to further design by an artist and agreement with Church authorities at a later date.
- 3.10 A new lockable church notice board is proposed to replace the existing open timber construction that is located in the soft landscaping in the NE corner of the site. This board is proposed to be sited on the railings adjacent to the main pedestrian gate. It would have a strong aluminium frame with vandal-resistant polycarbonate glazing, with the church name printed along the top. Size, colour and text are yet to be agreed with the Church.
- 3.11 The only drainage requirement on the site comes from the need to capture storm water. The existing gulleys are to be reused within the proposals, and enlarged planting areas will receive a proportion of the run off.

4. HERITAGE STATEMENT

- 4.1 The design of the S. Paul's forecourt has the consideration of the church's heritage at its core. The aim is to identify the historic extents of the churchyard through use of materials. Fig.1 shows the view of S. Paul's in approximately 1830. The axial route from the gate to the church portico and the Portland stone base to the churchyard railings are visible. These will once again be visible but in a different form.
- 4.2 The design mixes old and new natural materials, as discussed in section 3. Both the existing cobbles and the York stone are retained and reused. If additional cobbles are required, they will be picked up from elsewhere within the street works area for consistency of origin and wear profiles.
- 4.3 The use of natural high-quality materials throughout responds to the location of the site within the S. Paul's Conservation Area (CA). In terms of materials quality, it is a significant uplift from the existing that matches the objective of the overall design strategy to improve the streetscape in the Deptford High St CA. The design deliberately represents a merging of the two material palettes, where the York stone of the church forecourt is brought on to the footways of Deptford High St, using the same coursing as the axis path, to signify its importance in the streetscape.
- 4.4 The Council's policies towards heritage are taken from national guidance PPG5 and the Town and Country Planning Act 1990. This manifests itself through Core Strategy Policy 16, "Conservation areas, heritage assets and the historic environment."

In our view, the proposals meet the criteria of the policy's requirement for "the preservation of the historic environment and the well-loved and known significant buildings and other historic features of Lewisham (that) contribute to a sense of place and continuity." Also "Innovative improvements to the streetscape and the quality of urban design can bring real benefits in access and safety."

5. CONSULTATION

- 5.1 The main stakeholder involved in the development of these proposals has been the landowner, the Parochial Church Council of S. Paul's. Liaison with the PCC has been through meetings and correspondence with the rector of the parish, the Revd Paul Butler. He is the lead member in the PCC. Approval from the PCC was obtained for most aspects of the scheme on Sunday 31st July 2016. Remaining matters to be resolved include the final content of the paving text, the form of the low metal railing around the raised grave and the form of the new parish notice board.
- 5.2 The Church of England requires its own process of agreement to any proposals that occur on ecclesiastical land, called a Faculty. After going through the process of approval by the Diocesan Approvals Committee, this is granted by the Archdeacon of the Diocese of Southwark. In order to be approved by the DAC, details, plans, photographs, method statements and supporting design statements from the church architect are required. The Faculty application for S. Paul's forecourt will be submitted for the DAC meeting of 13th December 2016. The Faculty could then be awarded 28 days later.
- 5.3 The design team has liaised and met with LBL Conservation Team officers with regard to the design proposals. The design has been amended to follow the recommendations received. Records of the comments received and responses can be found in Appendix B

6. PLANNING POLICY CONSIDERATIONS

- 6.1 Lewisham's Local Development Framework is formed of a number of strategic, local and supplementary documents. Those which are relevant to consider for S. Paul's forecourt include the London Plan (2015), Lewisham Core Strategy (2011), and the Development Management Local Plan (2014). A number of supporting planning documents (SPDs) support the implementation of the formal development plan documents (DPDs).
- 6.2 There are a number of policies within the London Plan of relevance to this application relating to town centres, local character and public realm. Policy 2.15 relates to the development of London's network of town centres as *'the main foci for most Londoners sense of place and local identity within the capital'*. Policy 7.4 states that *'buildings, streets and open spaces should provide a high quality design response that is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings'*. Policy 7.5 states that, *'London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces'*.
- 6.3 There are a number of policies from the Lewisham Core Strategy which will need to be considered, including Spatial Policy 3 addressing District Hubs. Specifically for Deptford to, *'support the redevelopment of underused sites to ensure improved pedestrian connections to the station, throughout the town centre and to the surrounding neighbourhoods, in conjunction with an improved streetscape and public realm.'*
- 6.4 There are a number of policies from the Development Management Plan (2014) which will need to be considered including: DM25 Landscaping and Trees and DM35 Public realm.
- 6.5 Deptford is classified by the Lewisham Core Strategy (2011) as a "District Centre"; a strategic place of activity in the borough. Within the London Plan it is identified as an "Opportunity Area".
- 6.6 The works are proposed as part of the public realm improvement works to Deptford High Street that are to be funded by TfL under their Major Schemes programme. These works are driven by the development of Convoys Wharf and seek to address the aspirations of clause 4.12 of the Core Strategy, where Deptford High St is described as follows:

“Deptford and New Cross will become a sustainable location with a high quality environment, where an increasing number of businesses wish to locate, and where people choose to live, supported by new community facilities and public transport. The area will build on its prestigious art and educational institutions (Goldsmiths College University of London, Trinity Laban and the Albany Theatre) to become a thriving centre for creative businesses. Deptford High Street and New Cross Road will be vibrant local shopping areas. Deptford High Street will sustain its role in providing a highly varied selection of goods sold by individual traders with a bustling street market at its heart.”

6.7 Core Strategy Objective 1: Physical and socio-economic benefits

The overall physical improvements on Deptford high St will contribute to an enhancement of the area and help reduce deprivation through attracting 3rd party investment in the high street. These proposals at S. Paul’s add to the overall ambience of a rejuvenated street.

6.8 Core Strategy Objective 10: Protect and enhance Lewisham’s character.

The proposals address Lewisham’s Core Strategy (CP10) to Protect and Enhance Lewisham’s Character with the use of high-quality natural materials and a reuse of some of the elements of the existing materials.

6.9 The proposals as a whole comply with the London Plan’s policy of improving town centres, and Lewisham’s Core Strategy addressing District Hubs. The proposal seeks to contribute to the vitality of the District Centre of Deptford in line with the ambitions of Policy SP3 Core Strategy to improve the streetscape and public realm.

6.10 The improved design of the space outside S. Paul’s will address Policy 7.4 of the London Plan to ensure that buildings create a positive relationship with street level activity and help people feel comfortable with their surroundings. They will also respond to Policy 7.5 by creating a public space that is accessible, inclusive, connected, easy to understand and maintain, related to local context, and incorporating the highest quality design, landscaping, planting, street furniture and surfaces.

6.11 The new planting will also contribute to the “greening of the public realm” which is encouraged by Lewisham’s Core Strategy (CP12).

7. CONCLUSIONS

- 7.1 This planning application seeks permission to improve the design of the paved space outside S. Paul's for the benefit of the local community, and complies with various National and Local Plan policies.
- 7.2 The scheme for Deptford High St as a whole has been agreed with LB Lewisham's internal stakeholders, including Conservation Officers, and has been through an extensive process of consultation with the public and key external stakeholders. The plans for the forecourt have been reviewed and agreed with both LBL Conservation and the Parish Church.
- 7.3 Overall it is concluded that the proposed development will deliver a range of benefits to the local community. We therefore request that Lewisham Council grant planning permission.

APPENDIX A – HISTORIC IMAGES & SITE PHOTOGRAPHS



Fig 1. Illustration from c.1830 showing extent of S. Paul's churchyard right up to the Public Highway Boundary. The axial route to the portico and a stone base to the railings are in evidence.



Plate 1. View of church forecourt and Crossfield St from Deptford High St

Plate 2. View north showing grid pattern paving, notice board to be removed and raised burial surrounded by a low wall and rail.





Plate 3. View of church forecourt south towards Crossfield St. Level difference clear at bollard line. Tree to be removed and replaced in same location.

Plate 4. View west to Deptford High St showing interface with cobbles on Crossfield St





Plate 5. View of Crossfield St. Level difference clear at bollard line. Quietway closure motorised traffic visible centre rear.

Plate 6. View of notice board of be replaced and detail of iron railings and engineering brick walls



Quality

It is the policy of Project Centre to supply Services that meet or exceed our clients' expectations of Quality and Service. To this end, the Company's Quality Management System (QMS) has been structured to encompass all aspects of the Company's activities including such areas as Sales, Design and Client Service.

By adopting our QMS on all aspects of the Company, Project Centre aims to achieve the following objectives:

- Ensure a clear understanding of customer requirements;
- Ensure projects are completed to programme and within budget;
- Improve productivity by having consistent procedures;
- Increase flexibility of staff and systems through the adoption of a common approach to staff appraisal and training;
- Continually improve the standard of service we provide internally and externally;
- Achieve continuous and appropriate improvement in all aspects of the company;

Our Quality Management Manual is supported by detailed operational documentation. These relate to codes of practice, technical specifications, work instructions, Key Performance Indicators, and other relevant documentation to form a working set of documents governing the required work practices throughout the Company.

All employees are trained to understand and discharge their individual responsibilities to ensure the effective operation of the Quality Management System.



Accreditations



Memberships

