



**Tideway**

**Deptford Church Street**

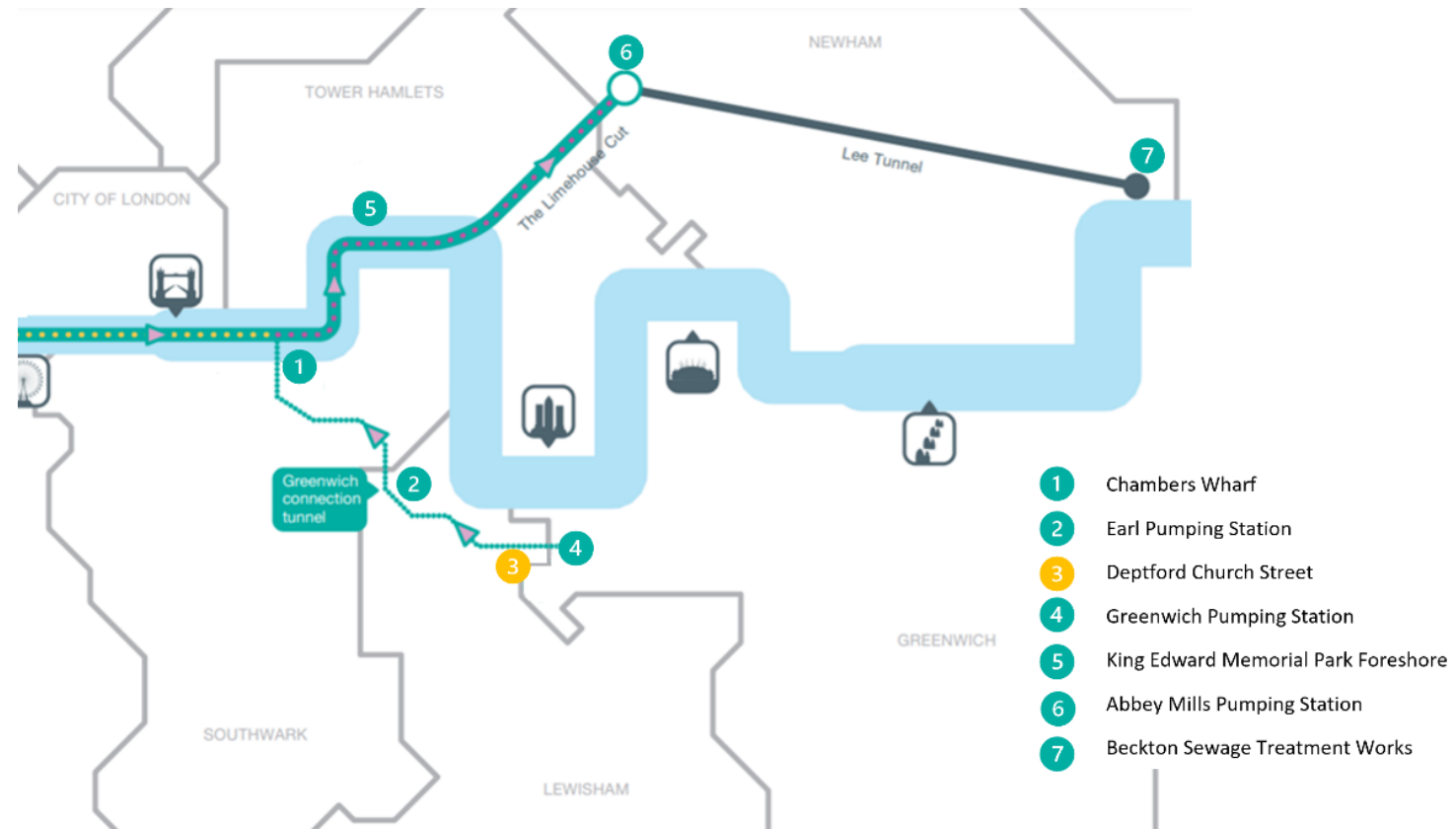
**Architecture and Landscaping Draft Submission**

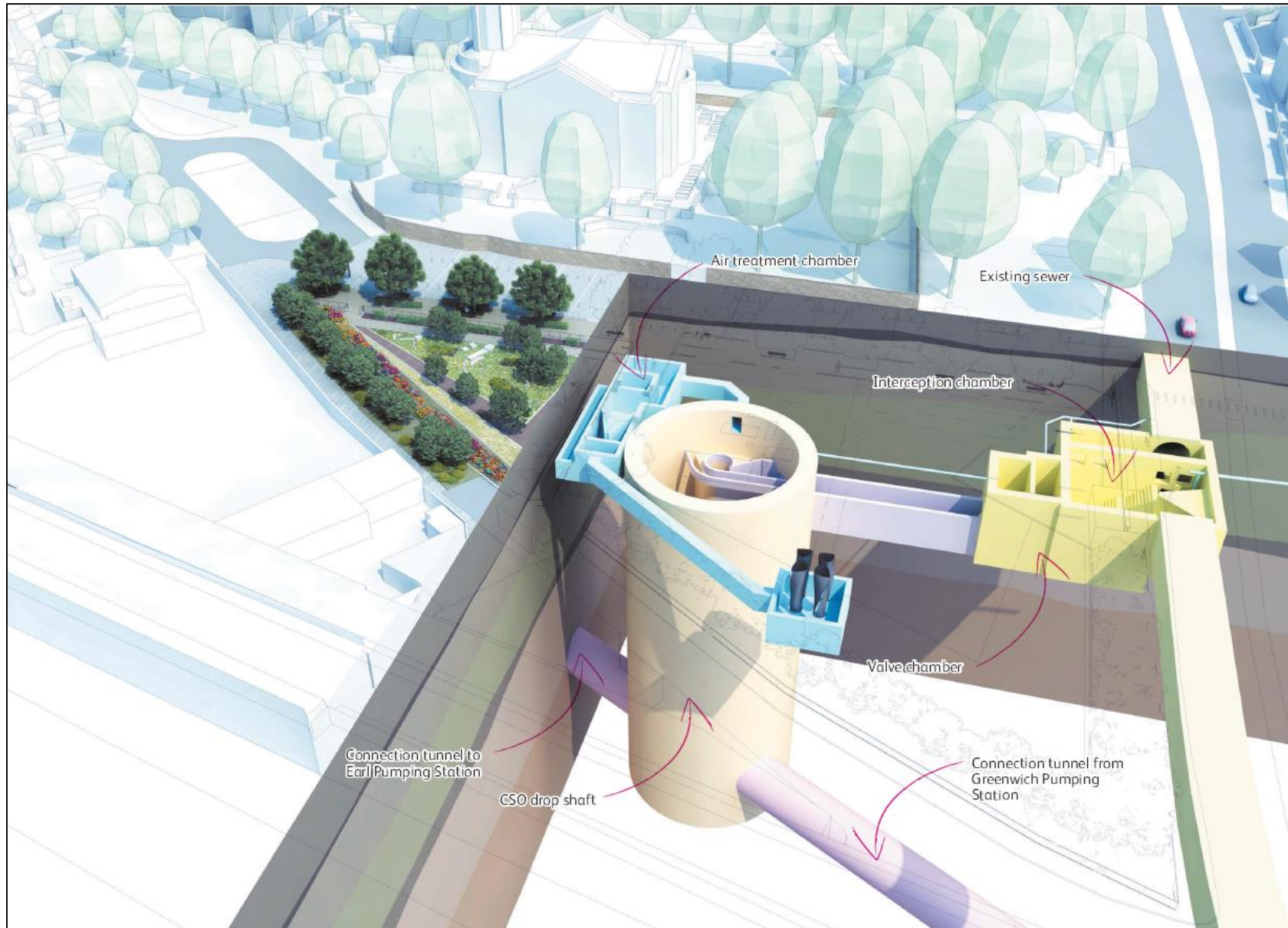
**06 April 2022**



# Thames Tideway Tunnel

- The Thames Tideway Tunnel (TTT) project is a Nationally Significant Infrastructure Project (NSIP)
- TTT Project (The Project) is authorised under Thames Water Utilities Limited Development Consent Order 2014 (DCO)
- The tunnel will intercept combined sewer overflows (CSOs) that frequently discharge into the River Thames and transfer them for treatment at Beckton Sewage Treatment Works.
- The work site at Deptford Church Street (DEPCS) is required to intercept the Deptford Storm Relief Sewer CSO.






The proposed works to intercept the sewer comprise:

- Combined Sewer Overflow (CSO) drop shaft approx. 17m in diameter and 48m deep
- Interception and valve chambers
- Connection culvert
- Air treatment chamber

# Deptford Church Street - Site Context and Parameters



 Limits of land to be acquired or used

 Site

# What's for approval?

- The DCO approved the principle of the development, including the necessity and location of the permanent above ground works and their maximum/minimum height. Therefore, the scope of what LB Lewisham can assess and approved is limited to:

- Size
- Visual appearance
- Materiality

- This is achieved by discharging the relevant requirements set out in Schedule 3 of the DCO:

| DCO Sch 3 Requirement | Title  |
|-----------------------|--|
| DEPCS 2               | Detailed design approval for permanent above-ground structures |
| DEPCS 3               | Detailed design approval for signature ventilation columns     |
| DEPCS 4               | Landscaping works  |
| DEPCS 9               | Specification of accesses (construction and operational)       |
| DEPCS 10              | Surface water drainage   |
| PW11                  | Interpretation Strategy (Artwork)                              |

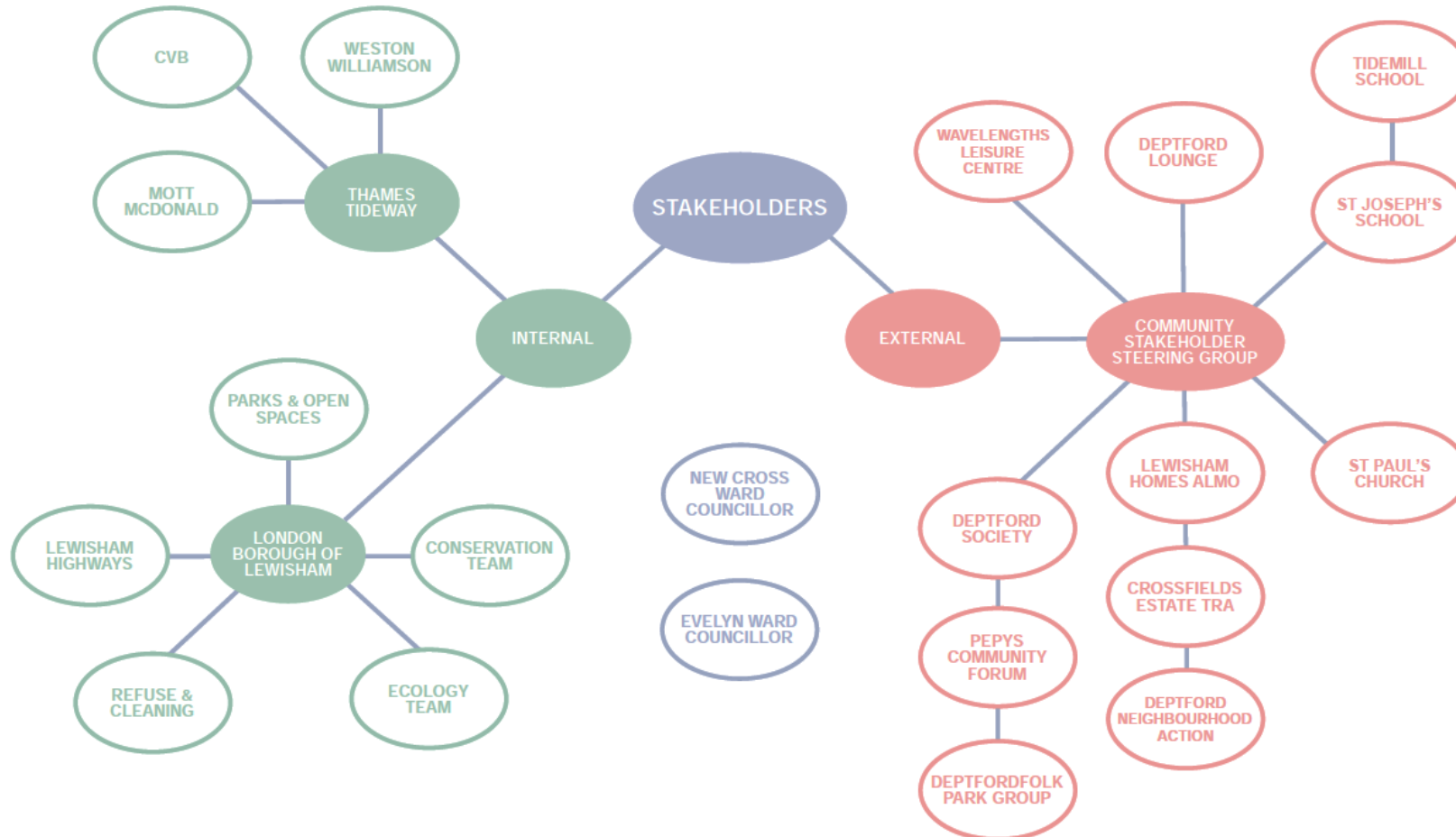
- In this regard, the application only relates to the above ground materials, finishes and soft & hard landscaping
- Electrical and Control Kiosk will be submitted as a separate planning application under the Town and Country Planning Act, 1990

# Design Development - Masterplan



- Masterplanning exercise conducted for the wider precinct (*Crossfield & Coffey Street Masterplan*).
- Formed the basis of current design within Tideway remit (denoted in red triangular area).
- Design development between 2016-2017 which involved an array of stakeholders.
- LBL endorsed masterplan can be accessed at the following link:  
<https://lewisham.gov.uk/inmyarea/regeneration/deptford/regenerating-crossfield-open-space>

## STAKEHOLDER MAPPING



## Crossfield open space is changing

and we want your views

A new public area will be created in the open space bordered by Crossfield Street, Coffey Street and Deptford Church Street. We want your views on our ideas for what to do with this space and are consulting on our initial designs.



Work will start on the project once construction of the Thames Tideway Tunnel is completed.

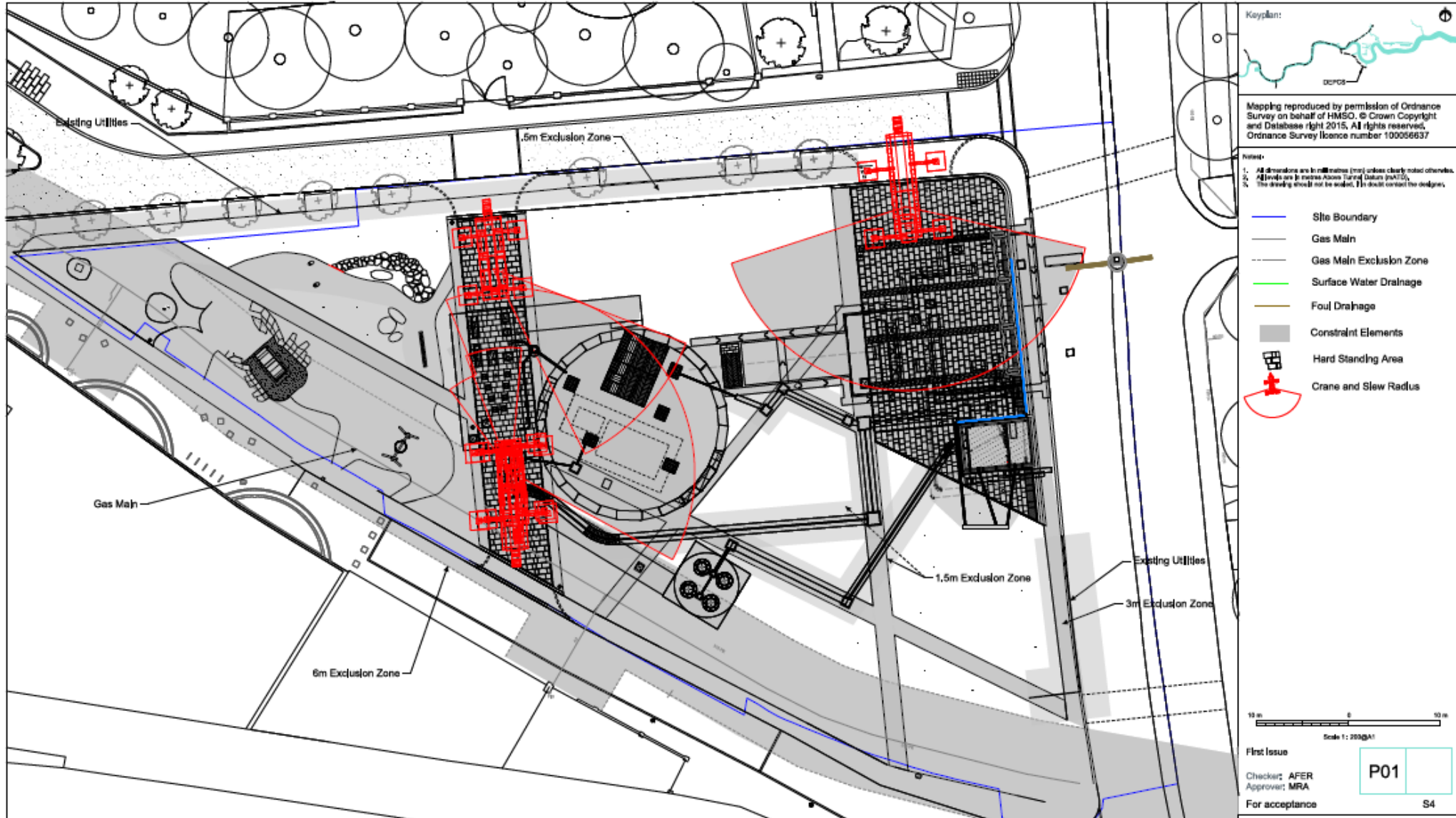
A public exhibition of the designs will run at Deptford Lounge from Friday 28 April–Friday 5 May where you will be able to see the designs and provide your views. Designers and council officers working on the project will be there to answer questions on Saturday 29 April from 9.30am–12 noon and Wednesday 3 May from 4–7.30pm.

You can also take part online between 2–23 May 2017 at [www.lewisham.gov.uk/crossfield](http://www.lewisham.gov.uk/crossfield). Hard copies of the consultation and designs can be requested by contacting the project manager on 020 8314 6089 or at [crossfieldspace@lewisham.gov.uk](mailto:crossfieldspace@lewisham.gov.uk).



Publicity leaflet for the Public Exhibition of the Masterplan

# Site Constraints





# Masterplan vs. Proposed Design



Masterplan



Proposed Design

# Permanent above ground structures (DEPCS 2, DEPCS 3)

- These are the structures which will be left permanently in place once Tideway construction works are finished.
- They will be located above ground and will be visible

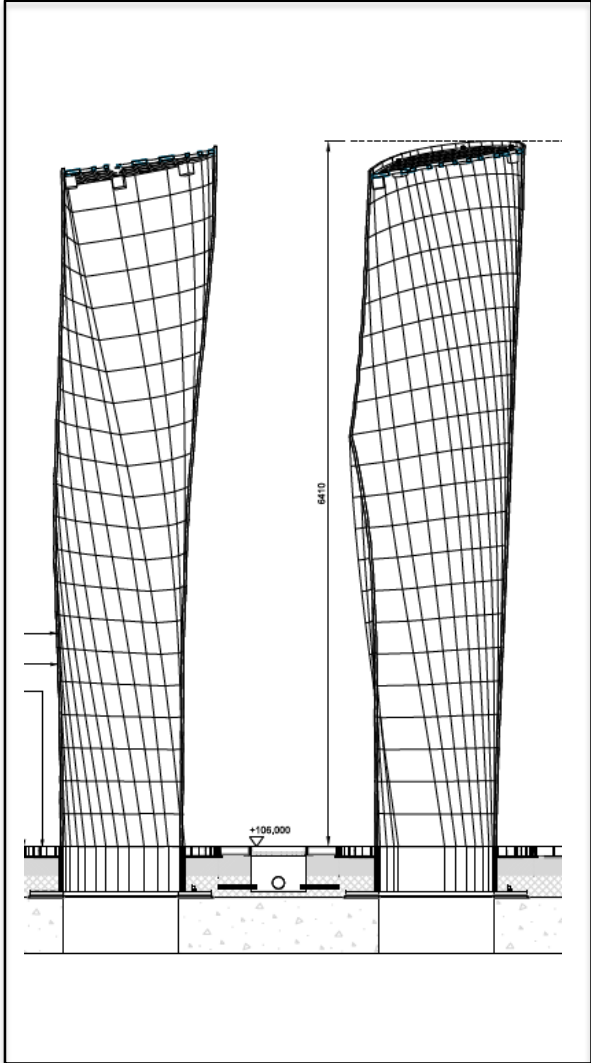


2 no. ventilation columns for interception and valve chamber

4 no. signature ventilation columns for shaft/tunnel

Electrical and control kiosk (for information)

# 4 no. signature ventilation columns (DEPCS 3)



# 2 No. Ventilation Columns & Electrical Control Kiosk (For Information)



Galvanised Steel

A dark grey rectangular block representing the material swatch for Galvanised Steel.

Corten Steel

A brown rectangular block representing the material swatch for Corten Steel.

Powder-coated louvered steel

A dark grey rectangular block representing the material swatch for Powder-coated louvered steel.



- **Two elements of Landscaping**

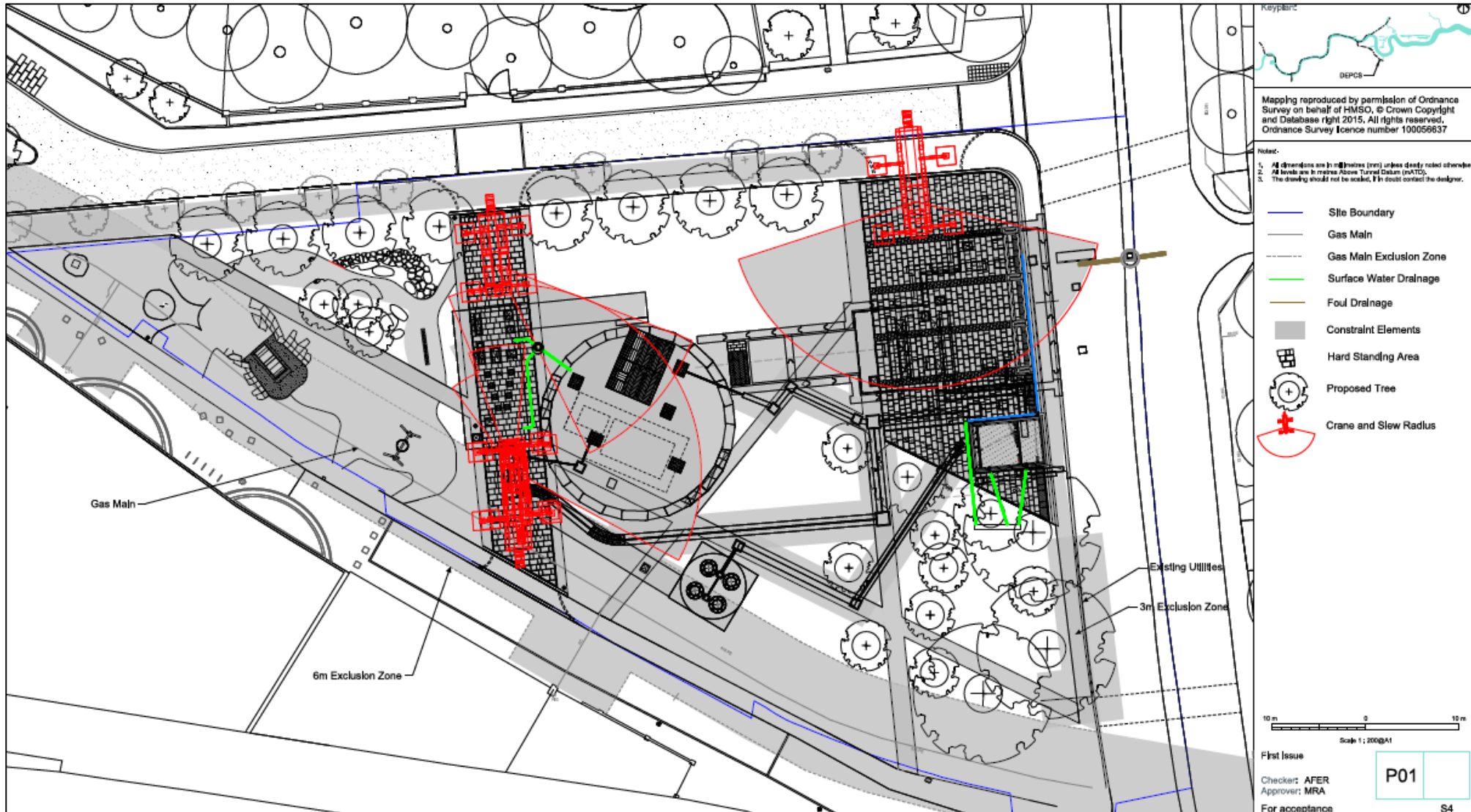
- **Soft Landscaping**

- Tree planting
- Planting beds
- Species rich grassland
- Sedum plants on kiosk roof

- **Hard Landscaping**

- Planted pergola
- Paved hard standing areas
- Resin bound pathways
- Play area
- Central stone access hatches
- Park furniture, signage & poetry

# Site Constraints – Deep rooted planting



# Key features



- ① Herb and foraging garden
- ② Bird boxes (positions to be agreed)
- ③ Planted pergola and square
- ④ Kiosk with sedum roof
- ⑤ Play area
- ⑥ 24 new trees on site
- ⑦ Short & long grass species
- ⑧ Shrub planting
- ⑨ Seasonal bulbs marking shaft
- ⑩ Signature ventilation columns
- ⑪ Ventilation columns
- ⑫ Better connectivity through and within

# Soft and Hard Landscaping – Planting – East



English Holly



Rosemary



Common Broom



Sedum Roof



Rowan



Whitebeam



Small-leaved Lime



Field Maple



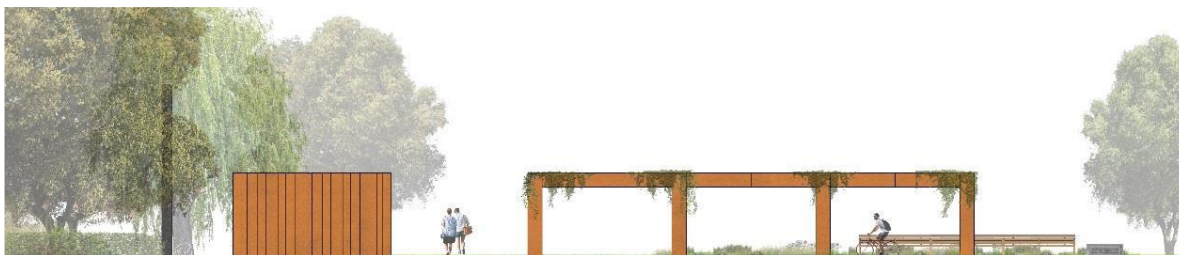
Tufted Hair Grass



Quaking Grass



Purple Moor Grass



Ivy



Ivy



Star Jasmine



# Soft and Hard Landscaping – Planting – Central



Field Maple



Rowan



Yoshino Cherry



Pittosporum



English Holly



Rosemary



Juniper



Common Broom



Crocus Blue Pearl



Crocus Vanguard



Common Snowdrop



Pittosporum

# Soft and Hard Landscaping – Planting – Play Area (West)



Apple Tree



Pear Tree



Plum Tree



Yoshino Cherry



Bay Leaf Shrub



Common Periwinkle



Rosemary



Wilson's Honeysuckle



Prostrate Rosemary



Soft shield fern



English Lavender



Pittosporum



Common Sage



Lavender Cotton



Holy Flax



Glaucous Sedge



Pendulous Sedge



Mexican Feather



Pheasant's Tail



Tufted Hair Grass



Purple Moor Grass



Chives



Thyme

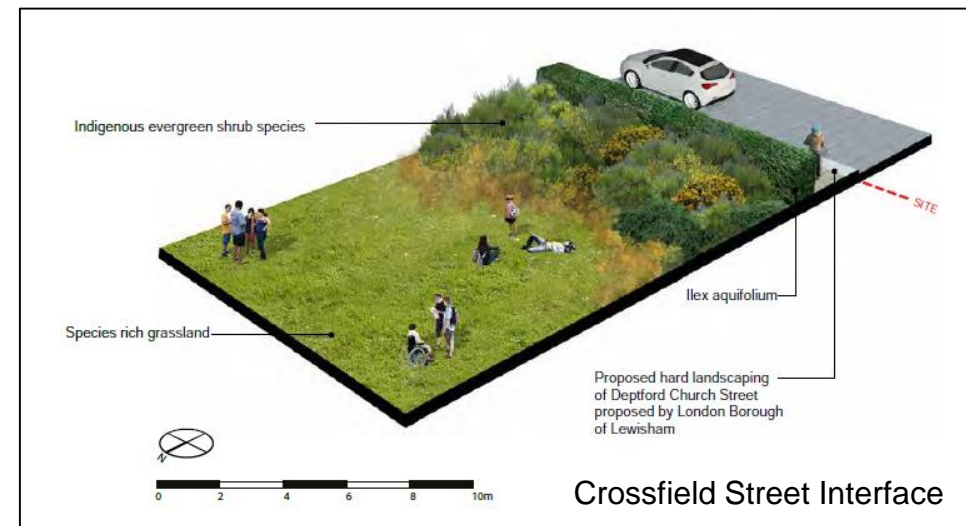
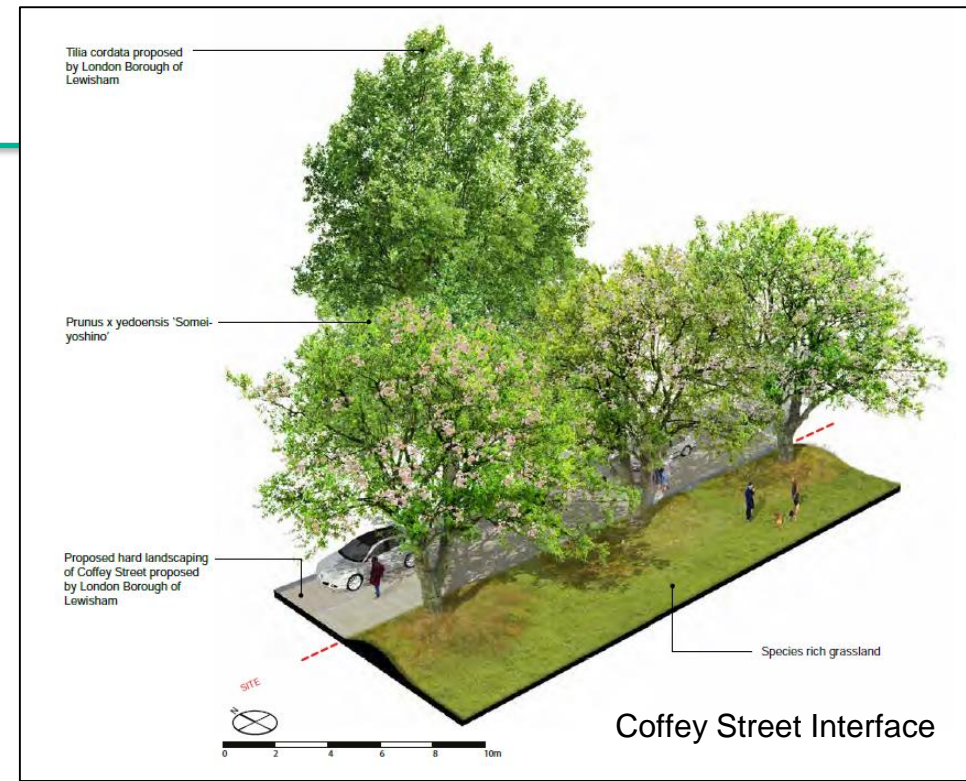
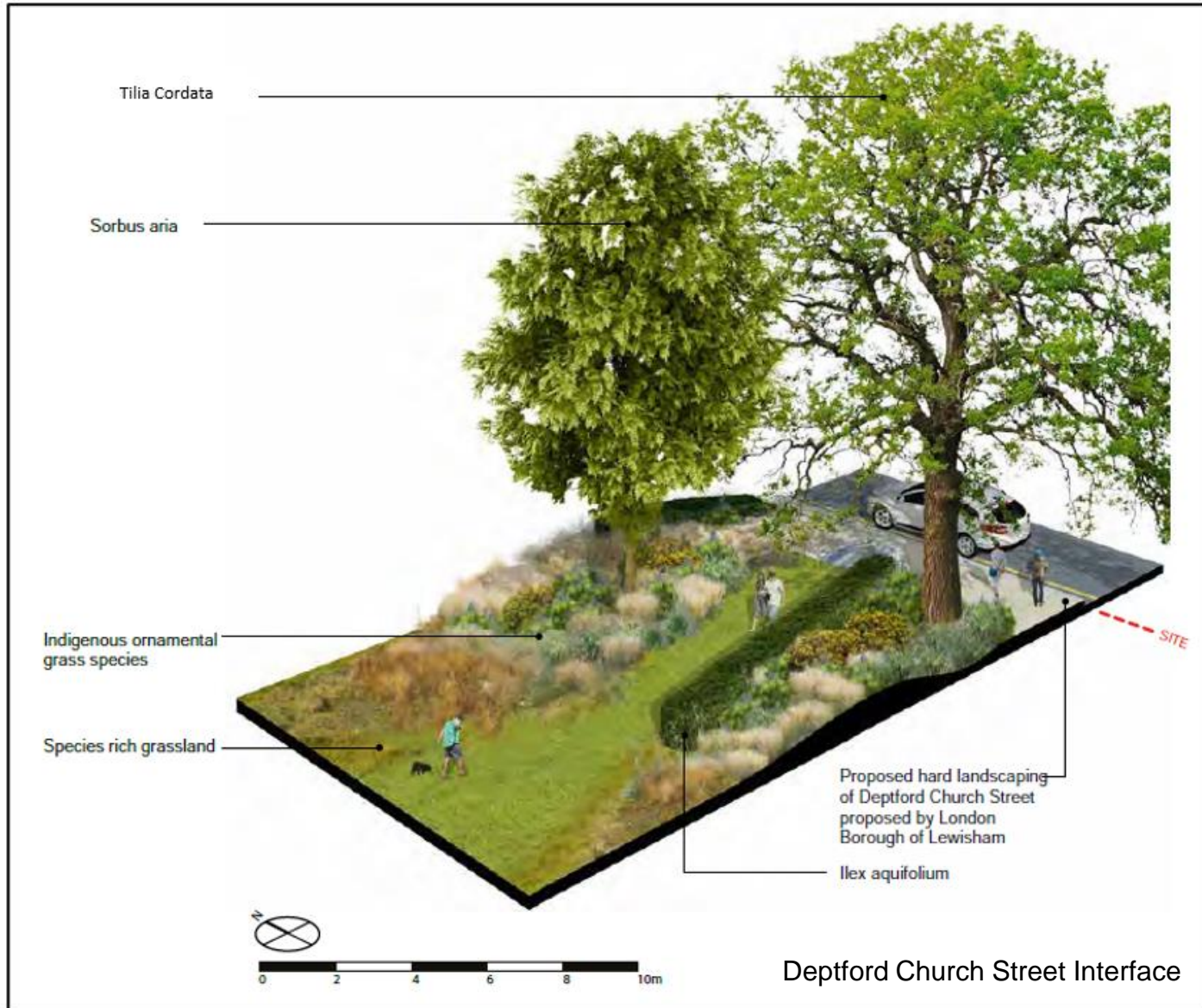


English Holly

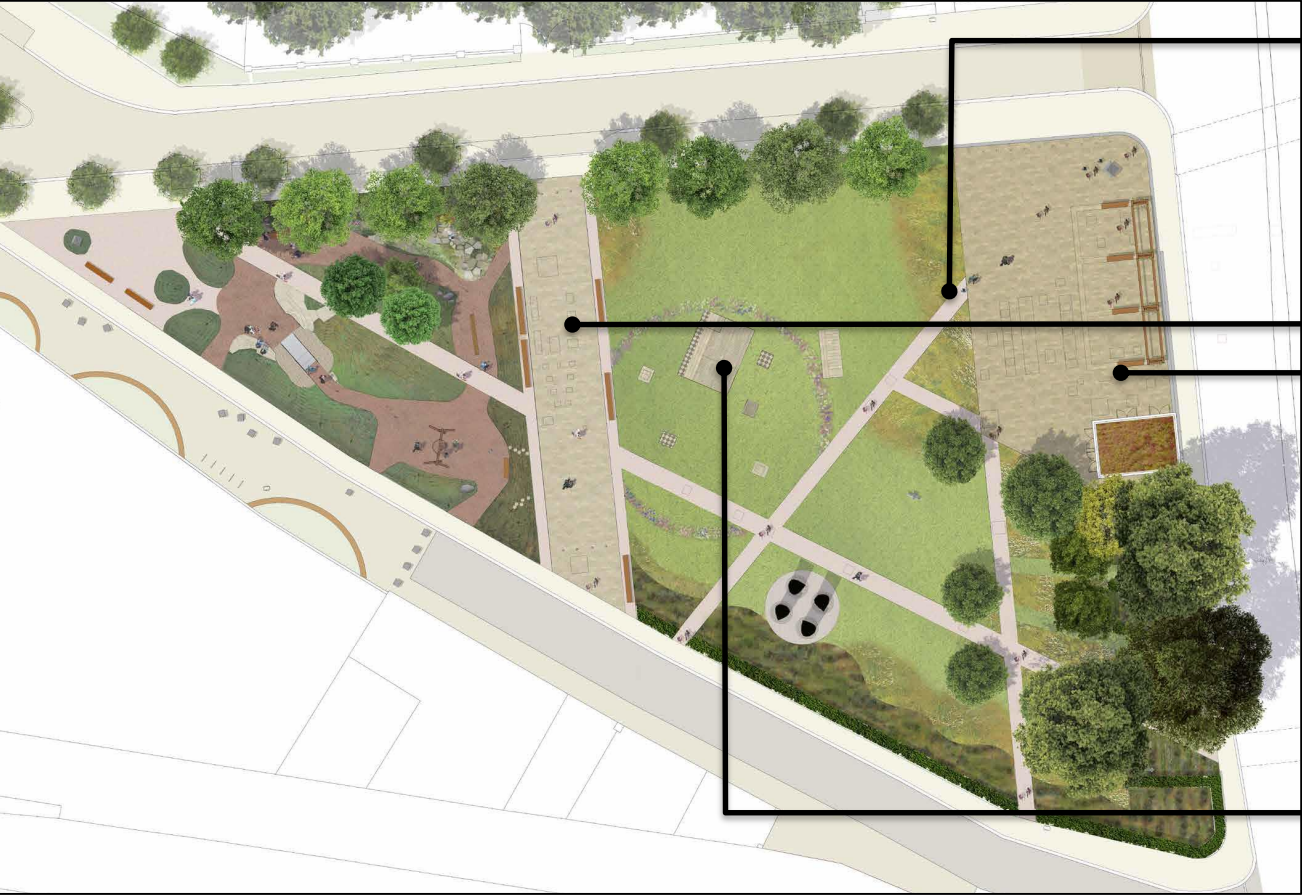
# Soft and Hard Landscaping – Species-rich Grassland




# Soft and Hard Landscaping – Street Interfacing




# Soft and Hard Landscaping – Hard surfacing



Muted tone resin bound gravel



Natural Stone



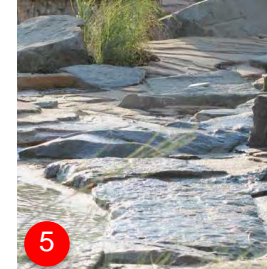
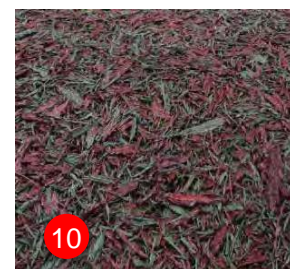
# Soft and Hard Landscaping – Play Area



### Play Equipment Key

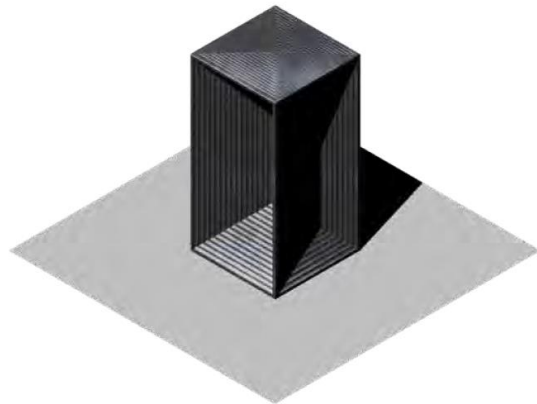
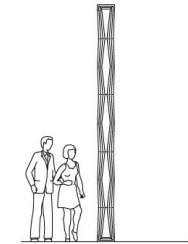
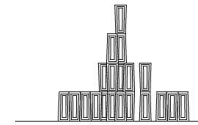
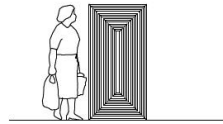
1. Nest swing
2. Balance blocks
3. Wobbly sheep
4. Stainless steel slide
5. Stepping stones
6. Boulders
7. Seating steps
8. Swale
9. Herb garden
10. Bound rubber bark
11. Gritstone paving
12. Wet Pour Rubber
13. Indicative seating locations to architects detail

Note: Contour lines give approximate height above surrounding boundary.

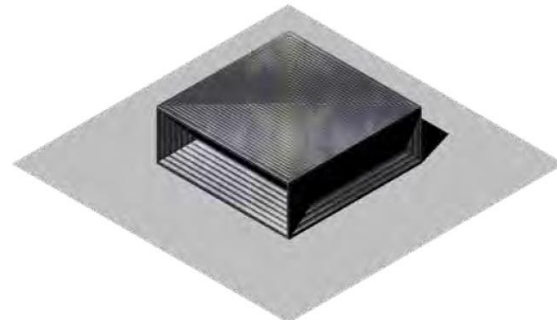


- **Artworks – a family of plinths**

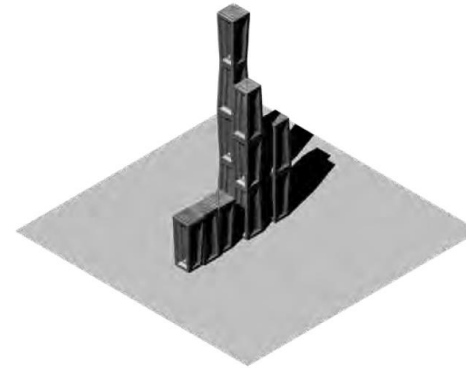
- Subverts traditional plinths, which once elevated grand symbols of power
- Now plinths become the artworks and celebrate everyday values of Deptford
- Values distil community workshop ideas from January 2018
- Names on plaques integrated into plinths



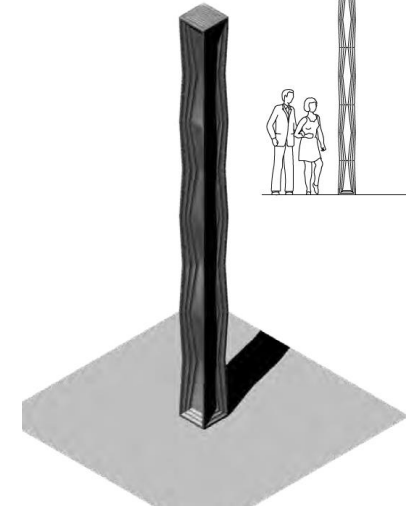
Plinth 01 - 'For Considering Our History'



Plinth 02 - 'Dead Bolshie'



Plinth 03 - 'It's Complex'

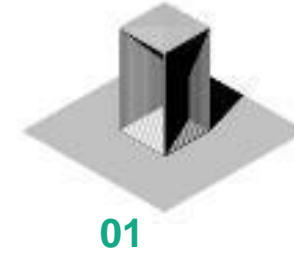


Plinth 04 - 'Good Spirit'

# Artwork - Location and finish



Plinth 01 - 'For Considering Our History'



Plinth 02 - 'Dead Bolshie'



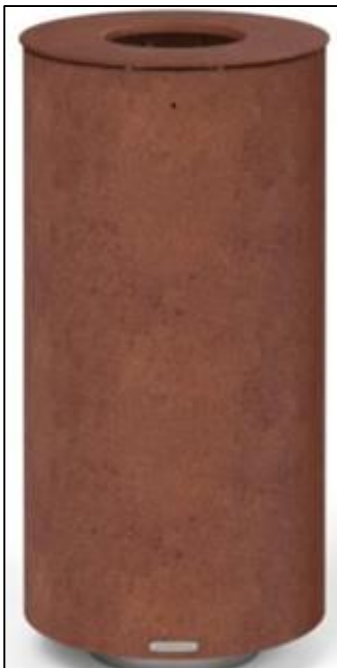
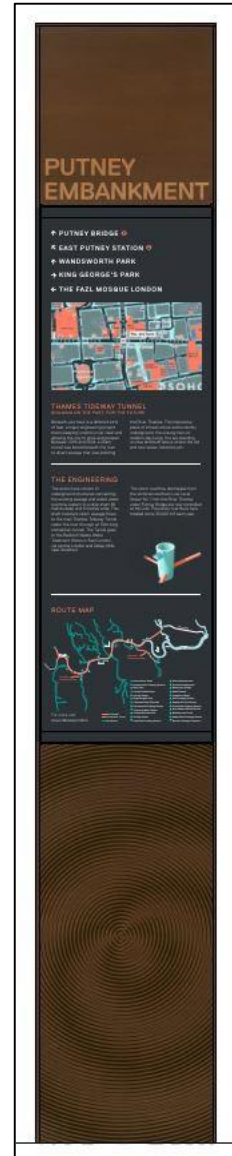
Plinth 03 - 'It's Complex'



Plinth 04 - 'Good Spirit'



# Soft and Hard Landscaping – Furniture, Signage and Poetry



- Application reference: DC/22/126198
- Submitted on 31 March 2022
- **How to view application documents and comment on the application**
  - Visit the [London Borough of Lewisham](#) website
  - Navigate to the '[Find and comment on planning applications](#)' page and search using the application reference above.
- Draft period ceases: **29 April 2022**

Questions?

