

Charter for Convoys Wharf

Centre for Innovation, Education and Research (CIER)

After years of trying, with little effect, to make our voice heard by the representatives of Hutchison Property Group, we, the people of Deptford, are taking the initiative to formulate a new approach. There is still time to create a better, world class heritage-led regeneration of the Convoys Wharf site that is based on social housing, jobs, green space and care for the natural environment and which respects our history. We are proposing to re-envision Convoys Wharf as a Centre for Innovation, Education and Research, proposals which align with the charitable aims of the Li Ka Shing Foundation.

Why change is needed

What the consented masterplan offers is not fitting for the 21st century, for social and environmental and many other reasons outlined below. The fate of surrounding housing developments sites demonstrate this. The developers of these other sites are experiencing difficulties and some developments have been halted for a time or sold off. However, this can be an advantage for the Convoys Wharf development. It is possible to learn from the experience of others and change direction.

1. History

Deptford has been a centre of innovation and creativity since beyond the time of Henry VIII up to the present day and Deptford people are well suited to take this step. The Deptford shipyard was the cradle of the British Navy, home of environmentalist John Evelyn and education reformers Rachel and Margaret McMillan. A more central place must be given to this to bring about heritage led regeneration.

2. Celebrate diversity of culture

Our Deptford is a diverse community. Many may have fled from injustice, persecution or wars. All have all been welcomed and found a place in our community. However, the present plan to introduce a population roughly equivalent to the present population of Deptford would bring harm. The community is already feeling the effect of an unprecedented surge of incomers, which the present infrastructure can scarcely cope with. To continue with the present plan would be to damage the lives of people in Deptford, degrading our environment, destroying our culture and increasing the social and financial divide by providing housing beyond the means of most people in need of housing.

3. Societal changes

Significant changes are taking place in society at this time. The changes affect the type of housing, work practices, environment and ecological concerns which are accelerating as a result of leaving the European Union and measures taken to tackle the COVID-19 virus and pandemic. People are looking for larger spaces for themselves and their children to work and relax at home, outdoor spaces for fresh air and exercise and homes within the range of their income.

4. Environmental emergency

Concrete Steel and glass are the most carbon producing and environmentally damaging materials on earth. We need to work with more ecologically sound materials. Buildings need to be to the highest environmental standards, with net-zero carbon emissions, heat efficient and in natural green spaces with trees along with recycling and a circular economy.

5. New Policies

The New 2021 London plan encourages Good Design promoting health over dense and cramped living conditions. The Deptford Neighbourhood Plan policies will be activated here

along with L B Lewisham's local plan. This new approach also supports the UK Government's 'levelling up' agenda and policies relating to young people and training.

Principles

- **Respect for the history and heritage of Deptford.** Inherited from predecessors knowledge, skills ingenuity; passed on over generations; heritage led regeneration.
- **Respect for every person** regardless of background, ethnicity, age or sexuality. All people be given equal respect. Young and old live together. Provide opportunities for all.
- **Respect for the environment.** The Earth is our home. Manage resources in harmony with nature. Share them equitably.

Re-Vision

The Masterplan

We are communicating our vision through a revised design concept which is being developed by the Deptford Community. The plan, which forms the starting point for a collaboration between Deptford people, shows the allocation of areas to different forms of activity, including:

- social rented housing,
- public green space, children's play areas, ecology park • shops, museums and visitor centre,
- safeguarded wharf and light industry and
- a quarter for creatives, artists and IT developers
- medical centre and community hub

The amount of housing is reduced to be in line with what the local infrastructure can support and more space is created to allow innovation, new forms of education and training and research into many areas of life such as medicine, materials, technology and ecological building techniques. It will need a different kind of investment. All of this is elaborated in the masterplan and graphics.

People, skills and initiative

Convoys Wharf as a Centre for Innovation brings together people with talent and initiative who have an interest in and feel an attachment to the site. We are proud of our history and heritage. Together we can create a world class centre showing integrated living, allowing those involved to unlock their potential. Here younger generations can learn, grow and become creative, fulfilled human beings, contributing to the health and wealth of society. The people to bring this about are available. This stored up energy needs to be mobilised and to manifest something unique on the site which shows respect for the spirit of place.

There is now an opportunity to transform the situation into something very special and auspicious for all.

Signed