



DEPTFORD

Navigating Change Together

Cover Image: Waterfront walk with Design Intervention

BU1 - Transforming Local Areas

Term 2 | Critical Design Response

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Fig. 1. Image of Main St.

Photo By: Anita Strasser, 2009

Executive Summary

Set on the Thames, Deptford is rich with Maritime industrial history. As a hub for trade, transportation and migration the area developed a lively, diverse community where newcomers and residents lived and worked. Economic activity declined with the closure of the dockyards, and through the past few decades a process of redevelopment has been underway. Recent transitions can be seen to be pushing out the old for the new, fragmenting social and urban fabric, which has led to contestation over Deptford's identity and future.

Through our collective analysis of the area we have proposed a vision for Deptford that strengthens existing community capacity to counter the adverse effects of top-down urbanization, to benefit from and contribute to the trajectory of change. This was defined from six lenses of urban analysis (culture and economy, urban fabric and landmarks, public and open space, housing and dwelling, leftovers and thresholds, infrastructures and spaces of mobility). We distilled this into key findings on which we carried out a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to identify and prioritize the most important aspects for community empowerment. From this, core principles and guidelines emerged that led to our design interventions.

Our vision is for residents past and present to feel solidarity with one another, a public culture anchored in recognition of different identities, belonging in and re-creating Deptford together.

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Context

Fig. 2. Image of River

Context

Deptford is located in Southeast London, on the Thames and directly across from Canary Wharf. It is situated at the north edge of Lewisham borough, between Greenwich and Rotherhithe. Deptford's name comes from being the place of a "deep-ford" over the river Ravensbourne, near its inflow to the Thames.

A ford is a crossing place; it is in this inter-change and mixing that Deptford's identity is born: at the confluence of change. Subject to the ebbs and flows of migration and cultures, trade and industries. This trajectory of transformation continues with new challenges and opportunities.

In recent years Deptford has experienced contested regeneration efforts, specifically regarding new housing developments planned by Lewisham Council and the Greater London Authority, centering lately around Convoy's Wharf. The Mayor, Sadiq Khan stated "London desperately needs more homes in order to promote opportunity and real choice for all Londoners, with a range of tenures that meets their diverse and changing needs and at prices they can afford" (London City Hall, 2017).

This statement stands in contrast with the influx of developers for whom Deptford represents a golden investment opportunity considering the convenient proximity to central London, sought after riverside location, surrounding open spaces and large amount of undeveloped land. Paradoxically, these historical strengths of Deptford, 'leftover' for years, and used to attract investment, are themselves becoming threatened in the rapid transformation and arguably myopic perspectives of regeneration.

Deptford risks losing its identity and culture, with diverse communities being supplanted, historical sites being built over, and exclusionary access to public realm such as the river. Lewisham Council's head of planning wrote to a developer to lament that the plans are "not, by a long way, a sufficient response to the history of the site and associated areas of historical significance."

This proposal suggests a transformative heritage which looks to the future whilst rooted in history; which capitalises on the Deptford's diverse social fabric weaving a new, hybrid public culture of care. This solidarity aims to protect Deptford's community assets and identity and allow novel strategies to emerge that ensure opportunities for all in the current regeneration.

Fig. 3. Context Map



STUDY AREA

Source: Group C2, Urban Analysis, 2017

History

In the early 1500's Greenwich was home to King's Yard. This wharf, one of the largest in London, was established by Henry VIII to build ships for the Royal Navy. For the next four hundred years it was the center of Britain's imperial expansion, building hundreds of warships, trading and exploration vessels – including Elizabeth I's fleet that defeated the Spanish Armada.

By the mid-1800s the shipyard was in decline; finally closing in 1869. Alongside shipbuilding, the docks were the site of the Royal Navy Victualling Yard, established in 1742 to stock provisions such as tobacco, rum and medical supplies. It quickly became the biggest victualling yard in the country and was re-named the Royal Victoria Victually Yard in honor of a royal visit.

After the Naval yard closed, it was used as a cattle market until 1913, and renamed Convoys Wharf. In 1980, Rupert Murdoch bought the site to use for News International, only to move the business in 2000 with plans to redevelop the site for housing, unsuccessfully; it was then sold to Hutchinson Whampoa and Cheung Kong Holdings. In 1994, Greenwich transferred this land to Deptford and the borough of Lewisham (deptfordisforever.net, 2017).

In the 1960's, throughout Deptford housing was torn down for redevelopment, causing evictions and derelict living conditions. Pepys estate was developed during the 60s and 70s to help solve the housing crisis as a state owned social housing project. It was completed in 1973, becoming a symbol of Deptford and poster child for London's welfare housing system (Municipal Dreams, 2017).

In 1999 TFL opened a DLR station in Deptford, connecting it to Canary Wharf and greater London (Potts, 2008). This more direct route for commuters has increased the gentrification process since rents are lower than in other areas throughout London.



Urban Analysis

Deptford Analysis

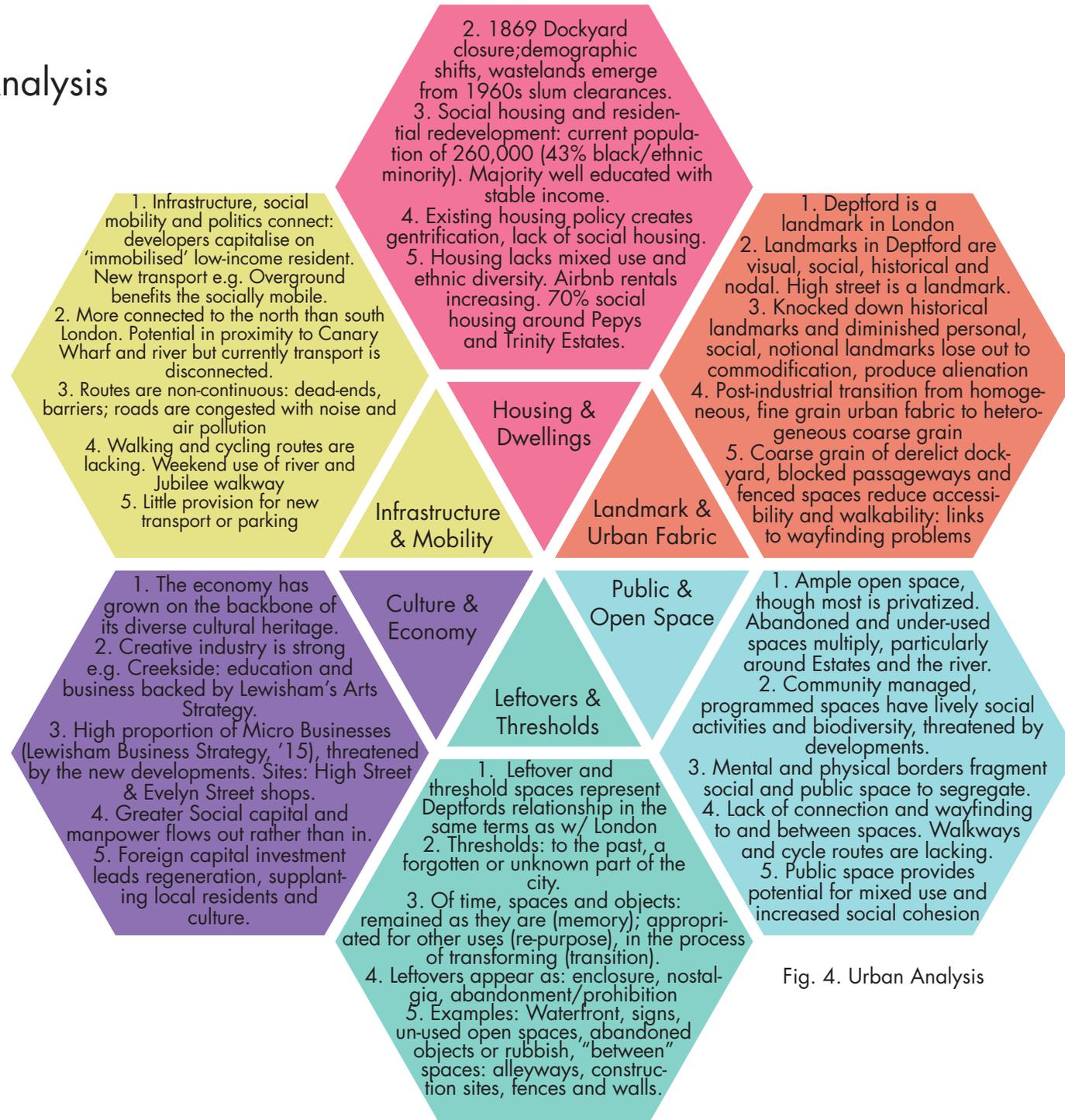
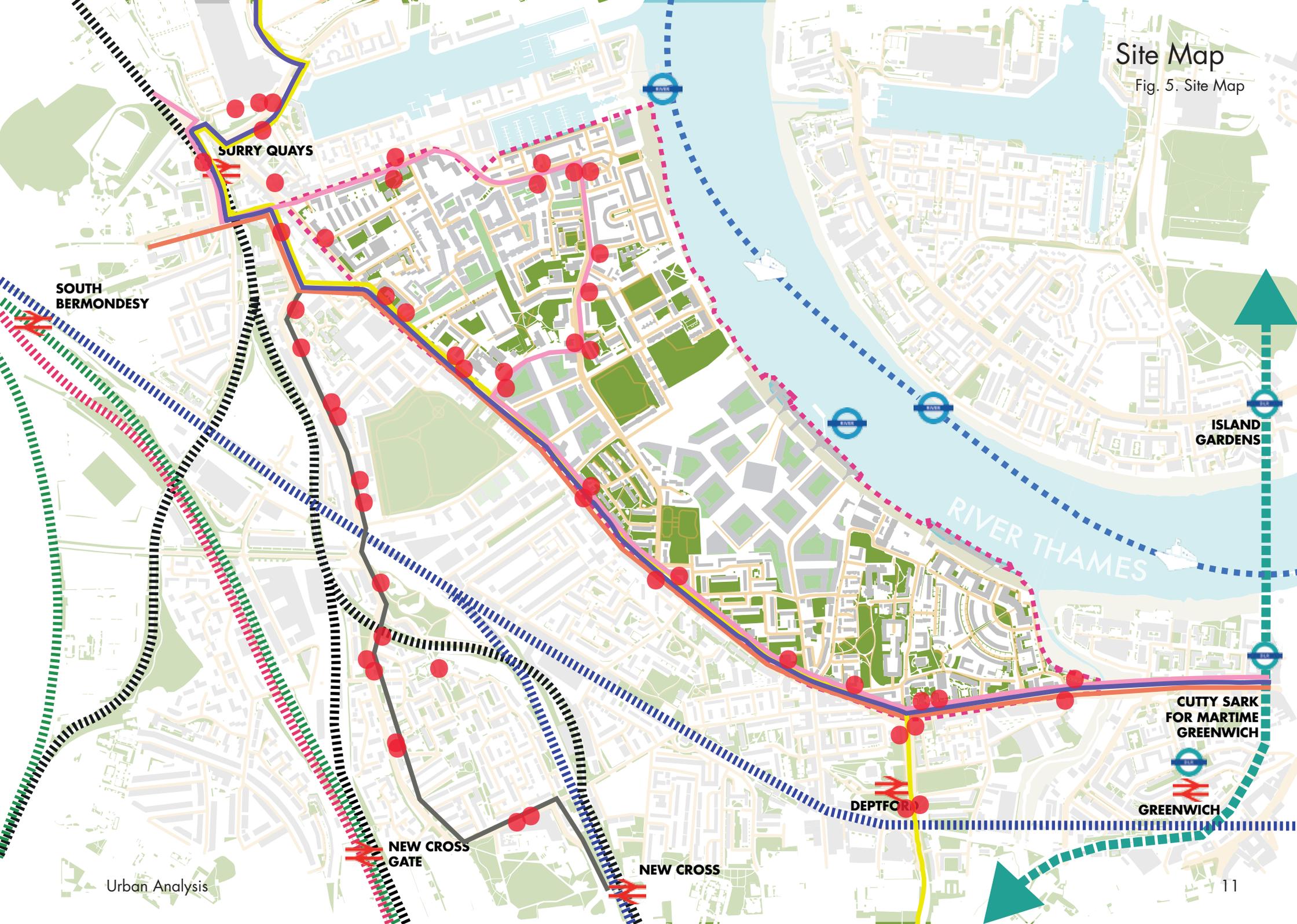


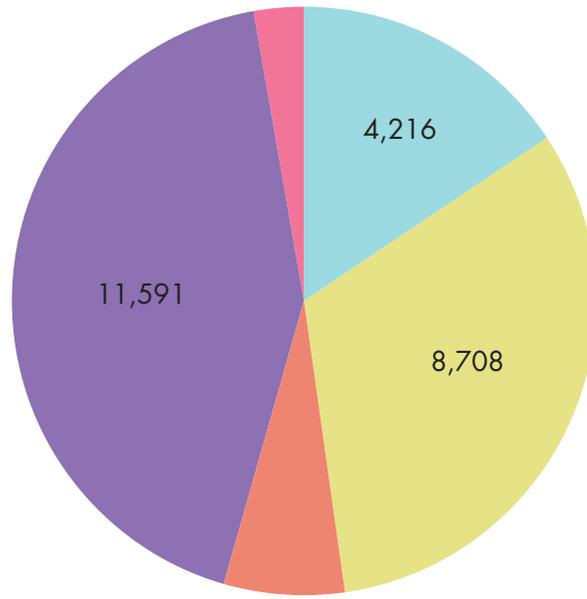
Fig. 4. Urban Analysis

Site Map

Fig. 5. Site Map



Demographics



- Residents who are White
- Residents who are other ethnic group (761)
- Residents who are Asian/Asian British
- Residents who are Black/African/Caribbean/Black British
- Residents who are Mixed/multiple ethnic groups (1,801)

Source: Local Government Association, n.d.
Fig. 7. Chart of Ethnic Groups

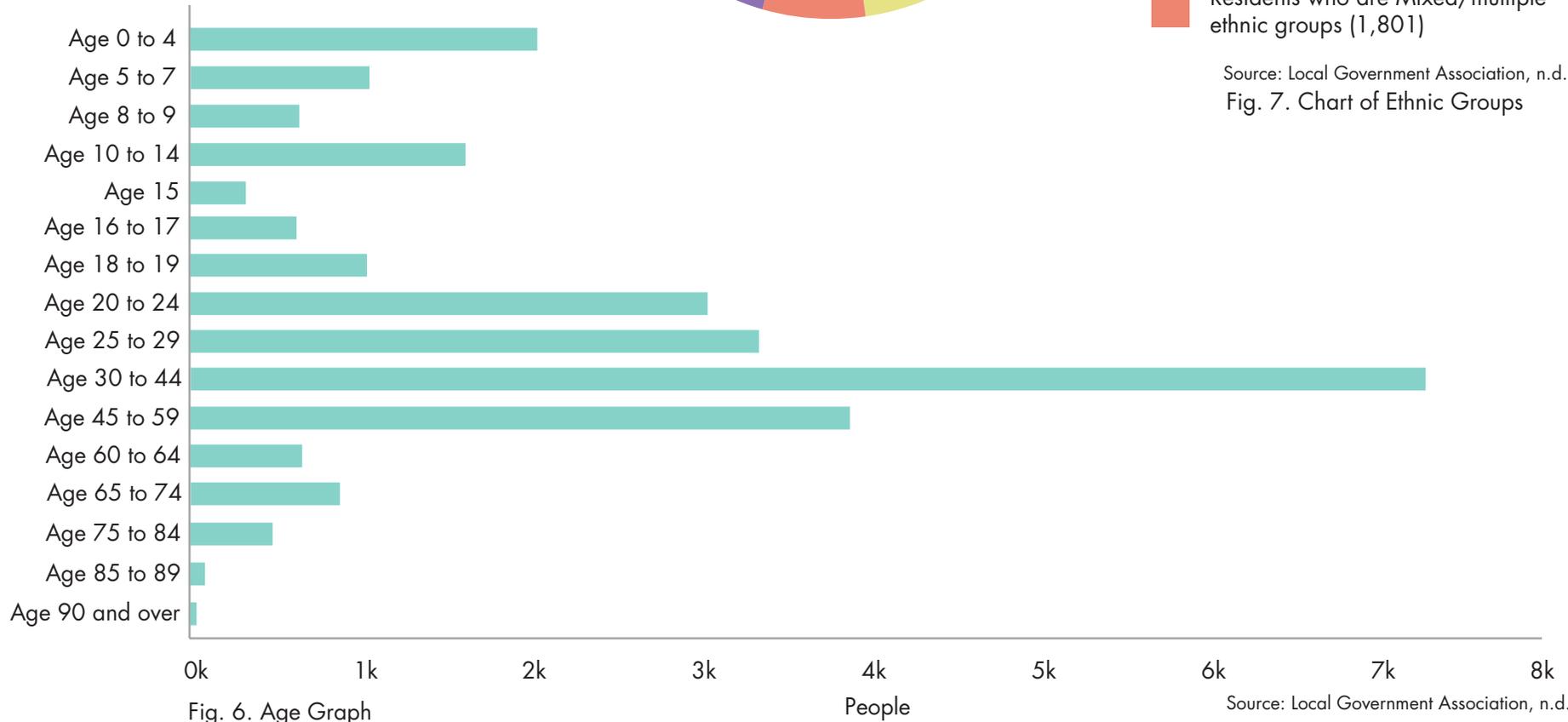


Fig. 6. Age Graph

Source: Local Government Association, n.d.

SWOT Analysis

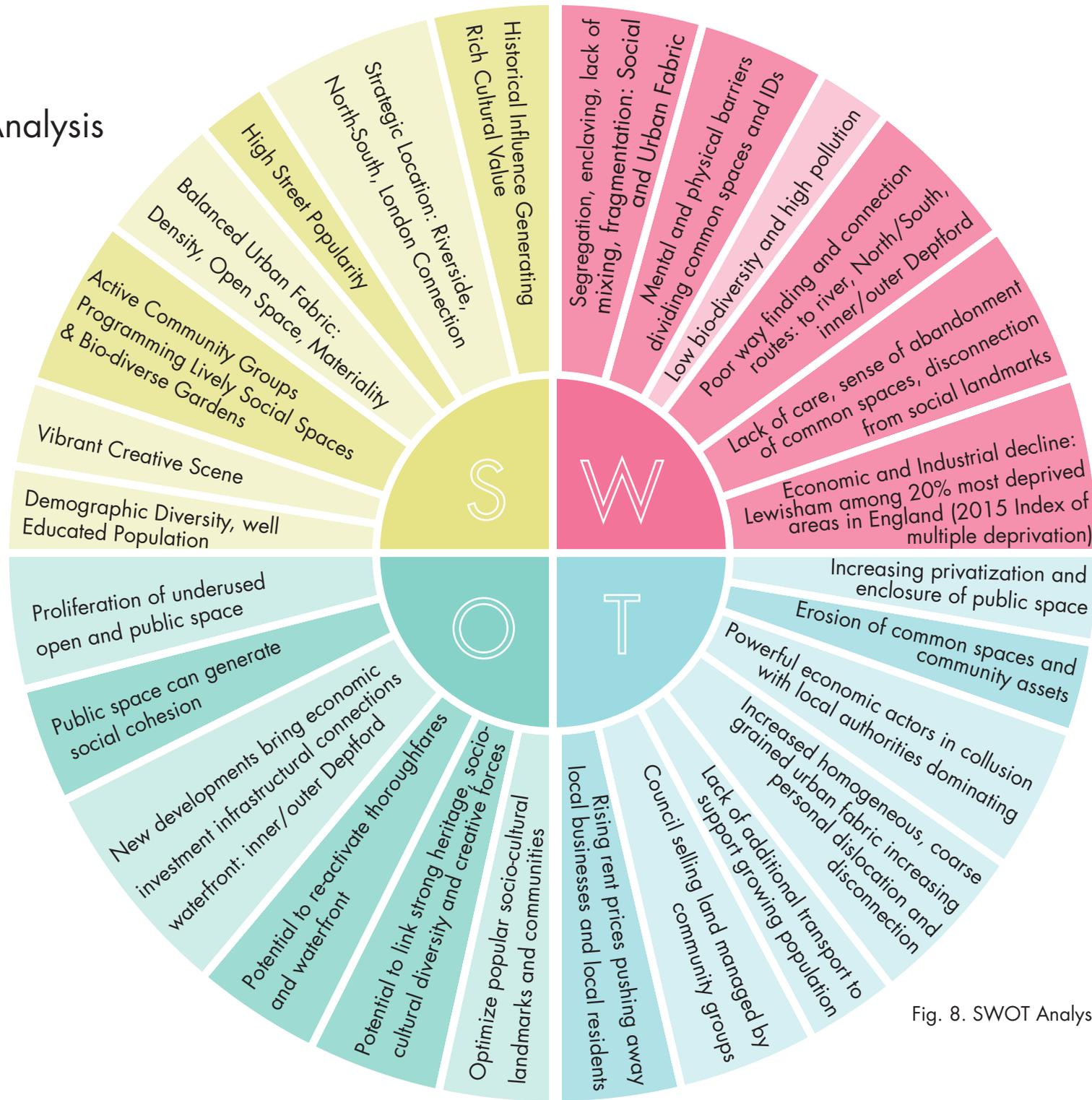


Fig. 8. SWOT Analysis

SWOT Conclusions

Deptford has a diverse demographic and a strong local voice with active citizen engagement. However, this is hindered by the apparent segregation of different groups, and the threat that new development brings to the spaces they inhabit. Some of these spaces provide the highest quality of biodiversity but are often replaced with privatised, hard-scaping. There is opportunity to combat this in some of the underused spaces around the river, and the green spaces between existing estates.

Deptford High Street and Market provides a place where different cultures and local economies can flourish, but rising rent prices are threatening the current opportunities for local economy. The change in demographic of the area is causing tensions between existing residents and newcomers, furthering the stigmatization of existing spaces and creating private enclaves within the new developments that enhance segregation.

Deptford is in a unique geographical location on the River Thames but the waterfront is not easy to access, causing a loss of connection between residents and the riverfront, which is historically important to Deptford's identity. This is made worse by the coarse-grain of the new developments, furthering the feeling of inaccessibility, and hindering way-finding in the area. This difficulty of wayfinding is made worse by a loss of social and cultural landmarks.



Fig. 9. Image of old vs. new development

Vision for Deptford... Negotiating difference to build a public culture of care anchored in recognition and belonging. Solidarity to channel hope and build civic power to navigate the flows of change for local prosperity.

Design Principles

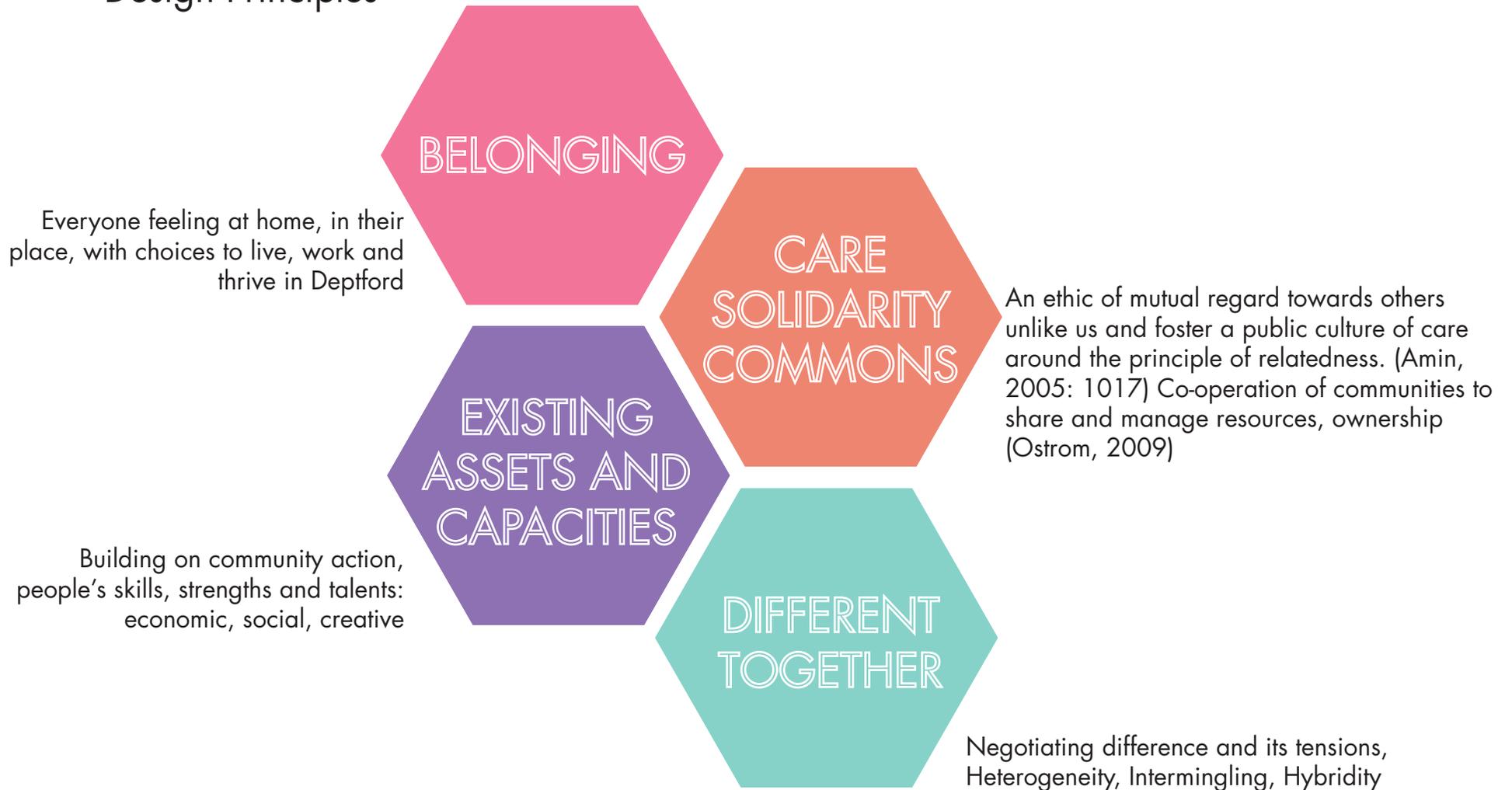


Fig. 10. Design Principles

Design Guidelines



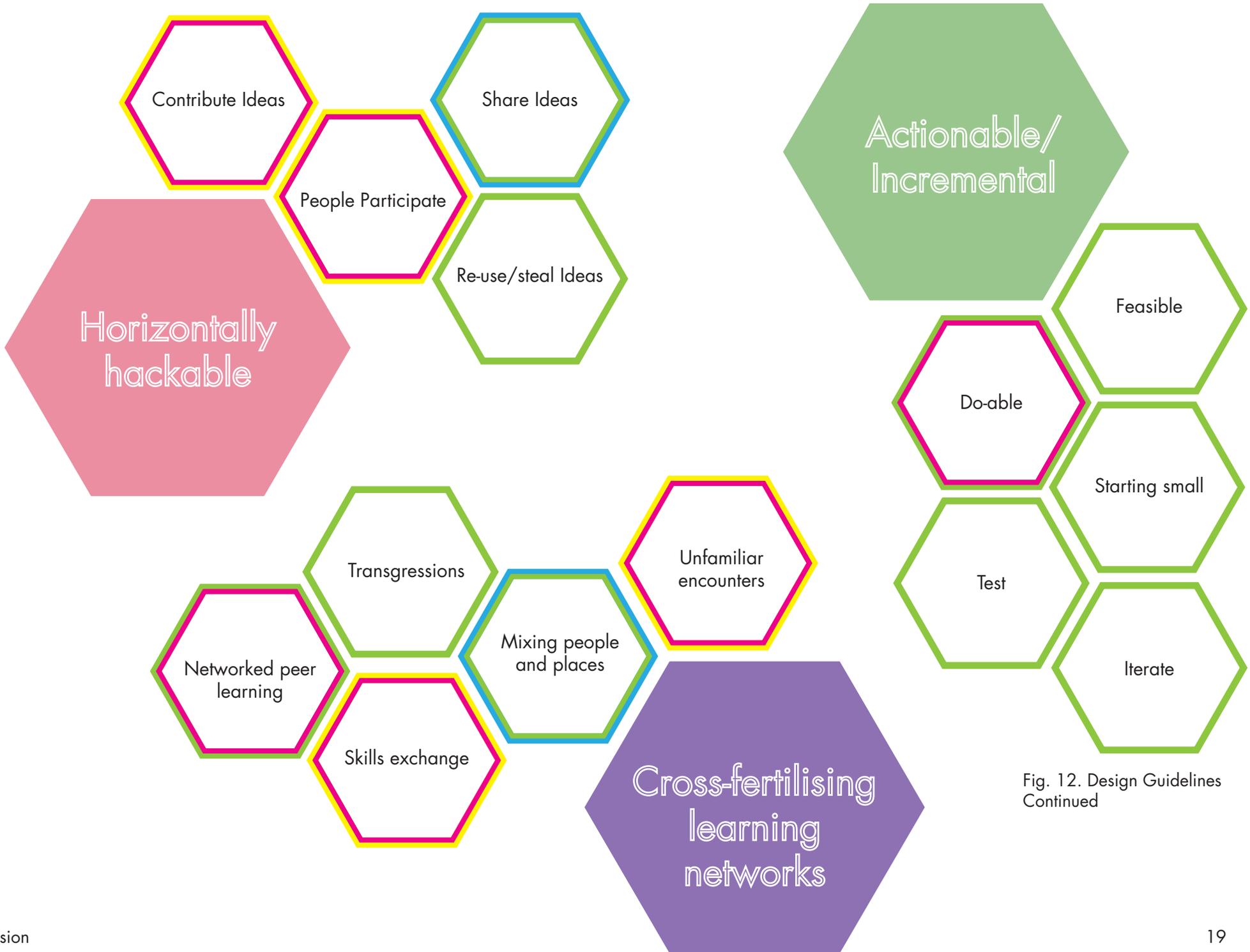


Fig. 12. Design Guidelines Continued

Methodology

Phase one, included four visits to Deptford to understand the use and provision of public and open space:

- 1- a class walk around the area to navigate the space and form initial impressions.
- 2- a guided walk by a community activist from Deptford Neighbourhood Action (DNA) around places of interest explaining changes in the area from their perspective on problems with the current development paradigm.
- 3- independently walking through open and public spaces at a weekend
- 4- speaking with a cross-section of people in cafes and pubs, including arts and music venues about how and where people spend time, changes in Deptford over the past twenty years.

We looked into the different actors in the provision and maintenance of public space in Deptford from community groups to Lewisham Council, private developers, and the Greater London Authority, including the Masterplans. We carried out desk research looking at community group and activist blogs, historical significance of public space.

This methodology allowed us to establish what is important to people in the area, and how this relates to use and perception of public and open space, which led to the production of our Analysis Report.

Phase two began with presenting our analysis report to DNA and other community activists. Through individual conversations we gained useful feedback. In particular we took away insights regarding:

- 1- problems with diversity, inter-mingling and segregation
- 2 - loss of community assets and space
- 3 - transforming waste into energy: concepts inspired by community gardening
- 4 - capitalising on local knowledge and culture as community assets - sparking potential for a transformative sense of heritage which channels diversity into new socio-cultural urban activism expressions

We undertook a thorough review of other groups' reports, analysing and summarising findings that stood out for us. This, with the insights above informed development of principles and guidelines for proposals. As a team we different talents, perspectives and inspirations collaborating as a team identification of sites and intervention themes.

This was substantiated with digital research and a return visit to Deptford to interview community members in our sites of interest who produced hand drawn maps. This inspired the content of the following interventions.

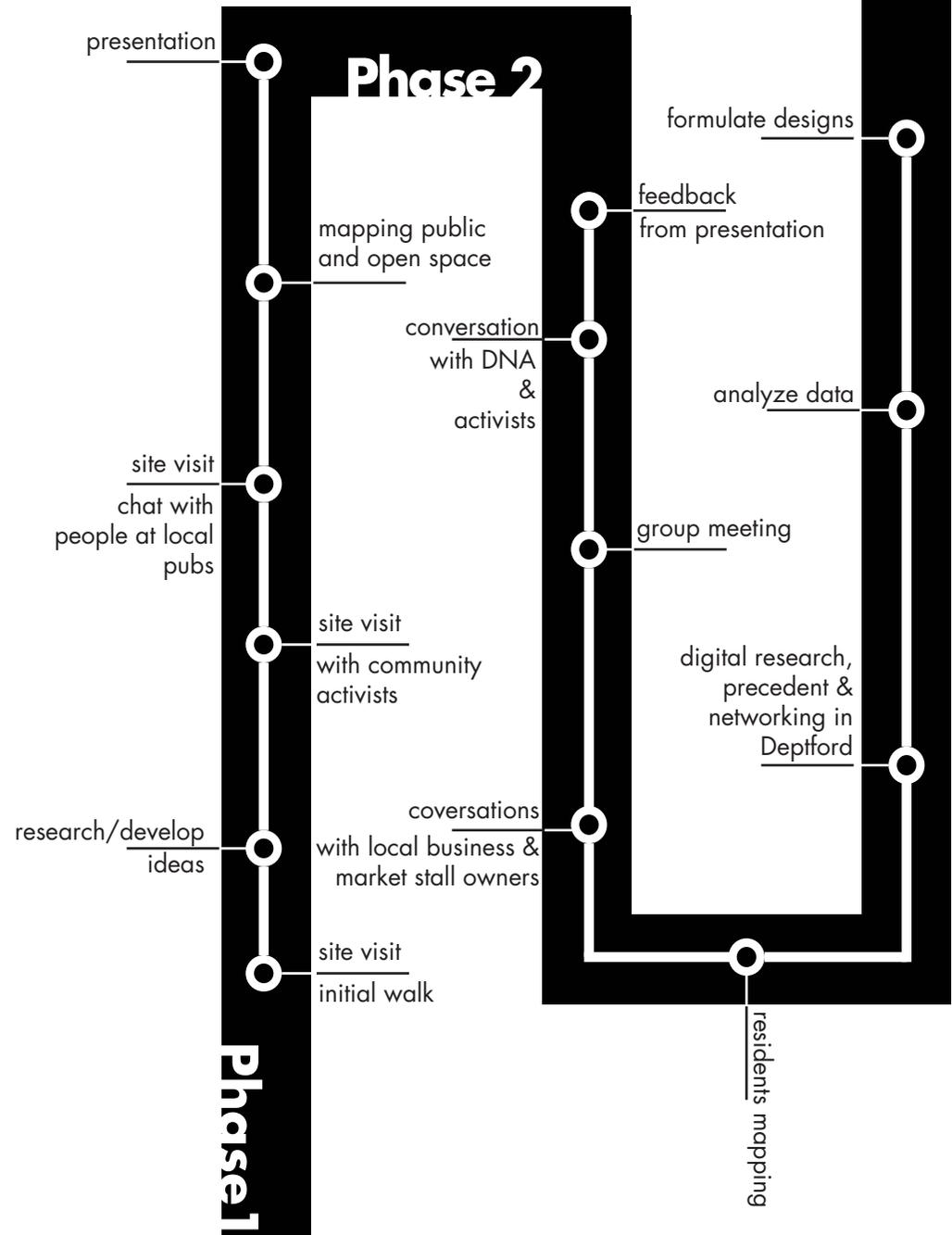


Fig. 13. Methodology 20

On Site Interviews



Fig. 14. Site Image

In order to better understand how recent and proposed development projects have affected Deptford's residents and business we interviewed local people on Deptford High Street.

The key points that came out of our conversations were:

- General sense that Deptford is losing its sense of community
- Different ethnic groups are segregated
- Deptford is being gentrified but at a slow pace
- Deptford is generally still quite a poor area in terms of income
- The new influx of cafes and bars is pushing up prices
- Some of those new to Deptford talk disparagingly about the area.
- People struggle to define an identity for Deptford
- They struggle to name a place they would take visitors beyond the market;
- The flea market / tat market seems to be the main focal point
- There needs to be more activities and social spaces for young people.

"It's changing, it's changed a lot. I mean, I've been here since I was nineteen and in those twenty-five years it's changed an awful lot. Sort of for the better and for the worse. They constantly, over the last twenty-five years, been trying to tart it up a little bit and it ain't really worked. There's something of a clash, I don't mean in an outright sense, but there's a bit of a clash between the old and the new."

Jon Johanson (44) Lived in Deptford since 19 and currently lives in Pepys Estate.

Observations:

The market is less popular now and traders are struggling but as most of them have been there for a long time and are older they are still managing to survive. However, some of the newer traders have to work additional jobs.

Despite the uproar around the anchor, no one mentioned the river, Deptford Creek or anything to do with the area's historical links to the Royal Navy.

Resident Mapping

These are examples of the mapping exercise we did with the residents. It works in conjunction with our site analysis to give us a holistic experience of Deptford.

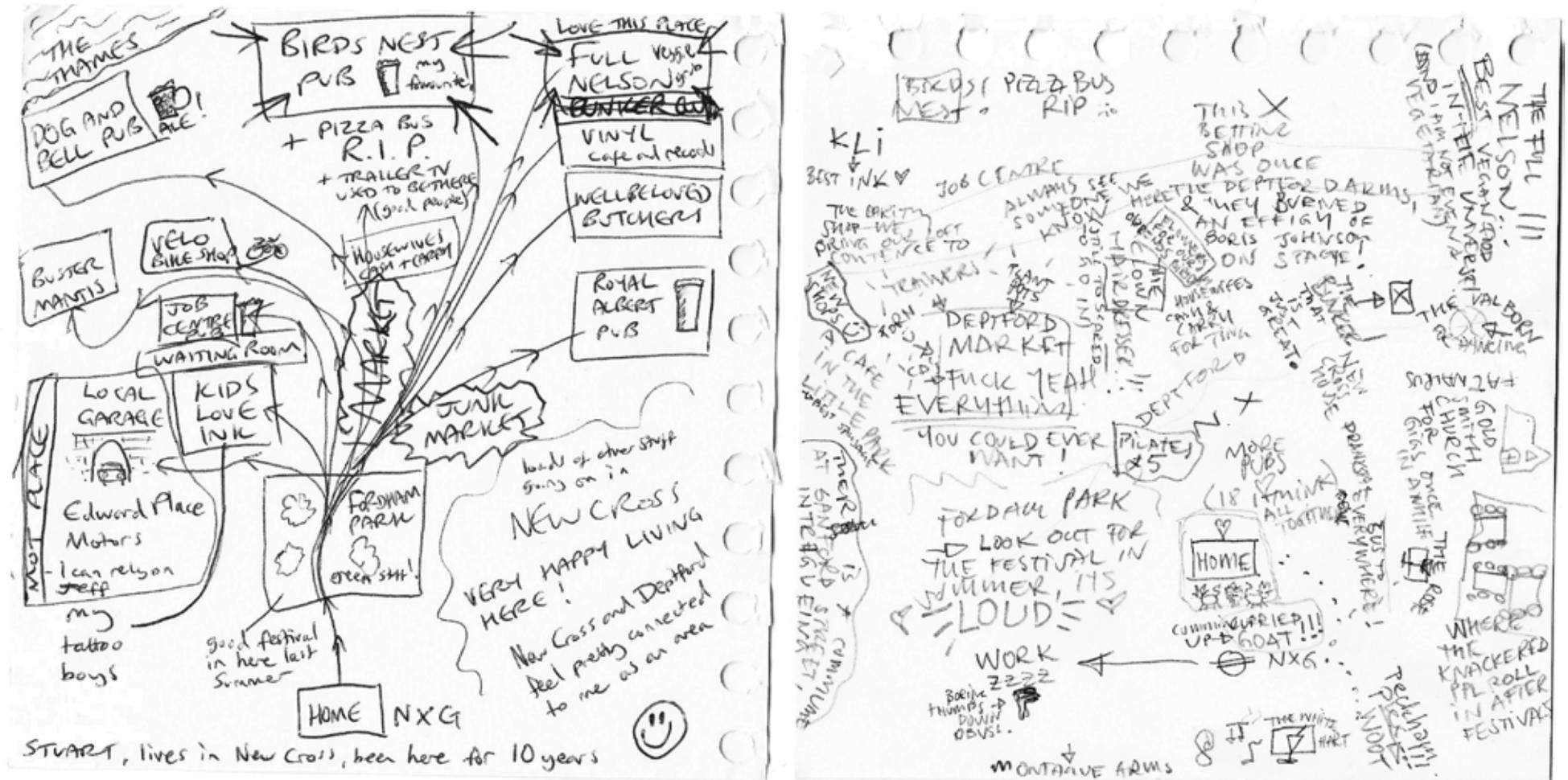


Fig. 15. Resident Map

Resident Quotes

“The clientele of the cafe (which opened two years ago) has changed a lot in the past year – and very quickly – with more ‘affluent’ customers so to speak. And more recently a lot of people have been coming into the cafe asking if Deptford is a nice area because they’re looking to buy a flat in the area. But they don’t seem to be going to greasy spoons, etc, and asking.”

Tom Robinson (22) Grew up in Wigan and moved to Deptford to study at Goldsmiths around three years ago. Works at London Velo bike shop and cafe on Deptford High Street.



Fig. 16. London Velo Image



Fig. 17. Main Street Image

“We’re not a whole community, we’re just sort of broken up so we don’t really do anything... we don’t have anywhere to go to but that’s because nobody wants to organise it. Doesn’t want to run that thing. That’s the problem we have as a Vietnamese community, nobody wants to run it.”

Nhung Nguyen (32) Daughter of owners of South Vietnamese supermarket on Deptford High Street. Worked there for 20 years but lives in Croydon.



Fig. 18. Market Image



Fig. 19. Resident Image

“I think the people that live here create the identity. Obviously there’s a large West African community so there’s lots of places to buy beautiful fabrics. We’ve got lots of Vietnamese people here so if you like pho then there’s lots of pho. So there’s a cultural identity I suppose.”

Alex (28) Lived in Deptford for three years and works at The Job Centre pub.

Design Introduction

Intervention Connections are shown in Fig. 20. They include:

- Hub
- Landmarks re-imagined
- Walking stories

The Hub is a core on-going process for social connection and knowledge sharing. The Landmarks and Walking stories are small interventions in particular spaces. The Hub builds from and catalyses the socio-cultural value these produce towards longer term community aims.

These interventions correspond to the guidelines as follows:

Landmarks re-imagined are artistic interpretations of social and personal symbols (such as the Anchor) of belonging in Deptford. Located in spaces that need 'activation' - use, care, re-visiting and re-representation - challenging stigma, as well as across community spaces. They have physical features that encourage lingering and social encounters.

Walking stories are themed walks around Deptford which pass through different sites of community interest: historical, environmental, cultural. They connect different sites: existing community spaces and re-activated 'anchor point' landmarks: lesser known or personal landmarks. The walks combine with telling different stories about people's journeys and experiences of Deptford. Improving permeability and [EDIT]By encouraging exploration of the area, and combining sites of interest from multiple factions of the community, the walks open these spaces up to more people and create networks between places, as well as showing them in a new light through use rather than hearsay.

Together the Walks and Landmarks create a platform for community mapping, which can be channelled into activism and advocacy through the Hub.

The Hub would be coordinated by existing community groups to facilitate their own interaction as well as that of their members and networks. It is a nodal process for encouraging multiple forms of social interaction and mixing: amongst people from different backgrounds, in between community groups, in different spaces.

It does this through co-programming community activities, skill-sharing and small-enterprise opportunities. It is a long-term process of intra-community learning and negotiation which drives solidarity and political energy to challenge the negative effects of regeneration.

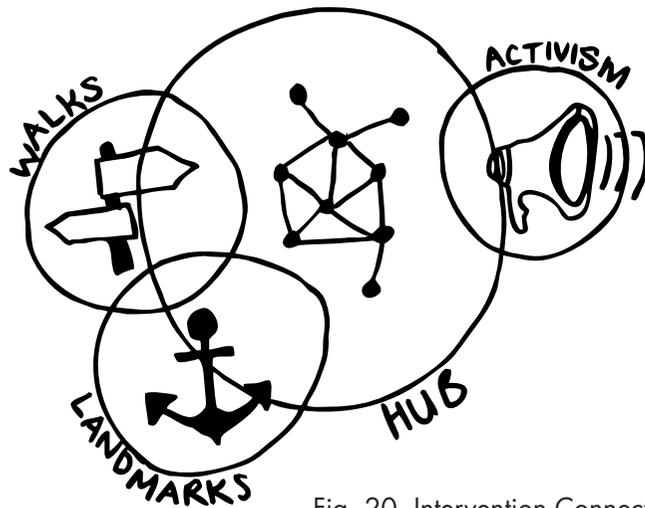


Fig. 20. Intervention Connections

Design Introduction Cont.

The interventions travel through and animate different sites and routes in Deptford, connecting them to each other. Aiding **wayfinding and wayfaring** towards the river and to community spaces, connecting North-South and Inner-Outer Deptford. They establish **new landmarks** as objects and in **people's imaginations** through use and social interaction.

This endows landmarks with an 'agency' - objects activated through social interactions and encourages hybridity (Latour, 2003) - people's stories and memories mixing together to create new experiences, reflections, perhaps new objects (Landmarks, Walks or something in a community space). This may highlight environmental issues (through Community Gardens, guerilla-planting at Landmarks, and Hub-run permaculture workshops); cross-fertilising **knowledge** and **mixing** cultural, political interactions with ecological concerns - which can act as a connector amongst different groups. (Latour, 2015)

The sum of these experiences create unfamiliar encounters and cultural transgressions (Amin, 2006) - an intermingling of people unlike each other.

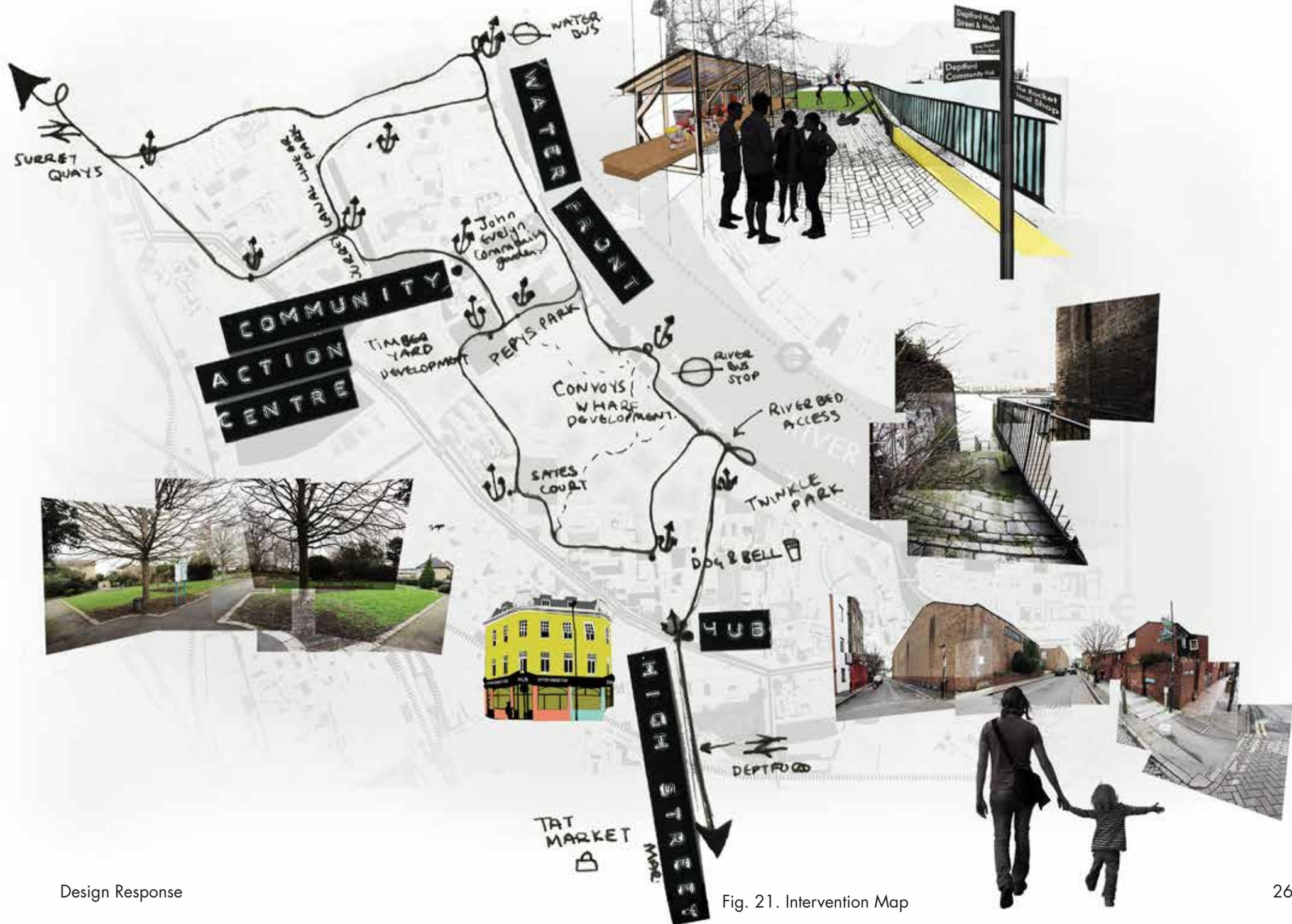
"When that tower was built people thought it may affect the area; this goes back to what I was saying before, the whole oil and water thing about less cohesion, because there's no sort of mingling of that community in that tower block by the river with the rest of the Pepys Estate. You don't see them. They haven't added anything to the area."

Jon Johanson (44) Lived in Deptford since he was 19 and currently lives on the Pepys Estate, speaking about Aragon Tower, infamously sold by Lewisham Council to Berkeley Homes and converted into private luxury flats.

The Hub facilitates and expands **networked peer-learning**, facilitated by different community organisations that choose to collaborate, enabling citizen skill-sharing as well as 'expert' or practitioner-led training, particularly targeted at local enterprise and creative industry.

Learning from diverse socio-cultural interactions and hybrid experiences of place aim to create a **transformative heritage**: looking forwards with a sense of history, in a way that engages with the trajectory of change. This allows the emergence (Hamdi, 2004) of transformative meanings of belonging and identity in and of Deptford, acting as a driver for political engagement and **change-led activism**.

Combining social and ecological campaigns may be a consideration for longer term political and advocacy aims through policy and holding authorities to account, as well as for social mobilisation tactics. As Matthew Gandy (2017) pointed out at an event on Mapping Environmental issues, metropolitan areas lead innovation in promoting biodiversity.



Timeline

'To do something big you start with something small and you start where it counts.' (Hamdi, 2014: 93)

Interventions are planned to be **actionable and incremental**. Each intervention description has a Feasibility Chart to help plan realistically through a process of testing and scaling up steadily. The Timeline on the following page Fig. 22. shows how this may happen through interventions interacting.

Re-imagined landmarks and Walking stories can begin earlier on, independently of each other and of the Hub. They connect with each other, and develop the hub from the new connections and social capital they produce - shown by the red boxes. From this the Hub develops, catalysing and cross-fertilising more Landmarks and Walks, and perhaps other neighbourhood interventions.

Community Engagement underpins all interventions and is on-going. **Horizontally hackable** means people create content, route, sites and participate in the Landmarks and Walks, and Hub. Each intervention should be 'deconstructable' into different elements to assist people to **steal and re-appropriate** ideas or **participate** at a level of their choosing: adding a place to stop at on a walk, **contributing** to the building of a landmark (through a Hub-run / community organisation workshop), developing a walk.

This may support community mapping initiatives and participation in developing visions of more inclusive regeneration and supportive action, through in constant **negotiation of needs of different social groups**. Specific Community Engagement needs analysis, mobilisation or service provision interventions may take place - either connected or not to the Landmarks and Walks.

Finally, networking and negotiating difference across different community groups is never quick or easy. It is an iterative process of steps forwards and backwards, gains and losses, complex local and identity politics, and tensions which must be mediated.

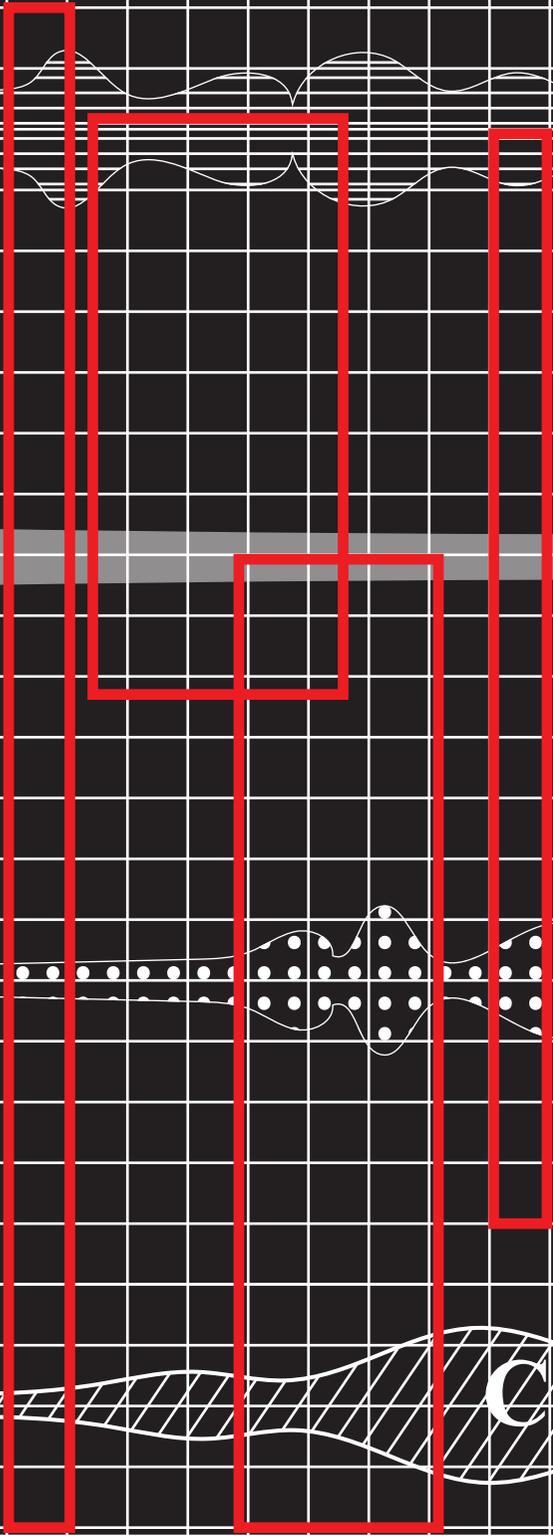
Fig. 22. Timeline (Following Page)

Landmarks

Hub >

Walks

Community Engagement



Deptford Hub

Purpose:

- Stronger connections between community groups and civil society organisations, with creative and arts groups and local businesses.
- Mixing and/or activities in each other's spaces
- Contributing to each other's causes
- Joining forces for resisting encroachment on the commons, public and open space
- Build on, strengthen, diversify existing attempts to network amongst organisations

Where:

- Spaces inside and out – in community run and managed spaces around Deptford
- In new space(s) such as empty shop space or other empty buildings
- Using existing Assets of Community Value in Deptford

What:

- Posting and referral: Access to employment skills, training, traineeships, apprenticeships
- Skills development workshops: for local businesses, under-served people including low-income groups, or community activists
- Citizen to citizen and practitioner-led in community decided skill areas
- Promotional space: notice-boards, flyering, temporary shop/exhibition space
- Cross-promotion of events in different spaces, Cross-promotion of local campaigns

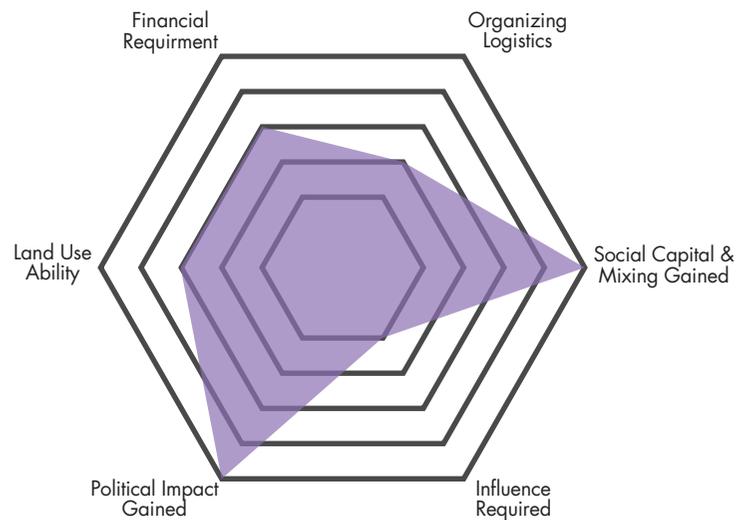


Fig. 23. Hub Feasibility

Deptford Hub

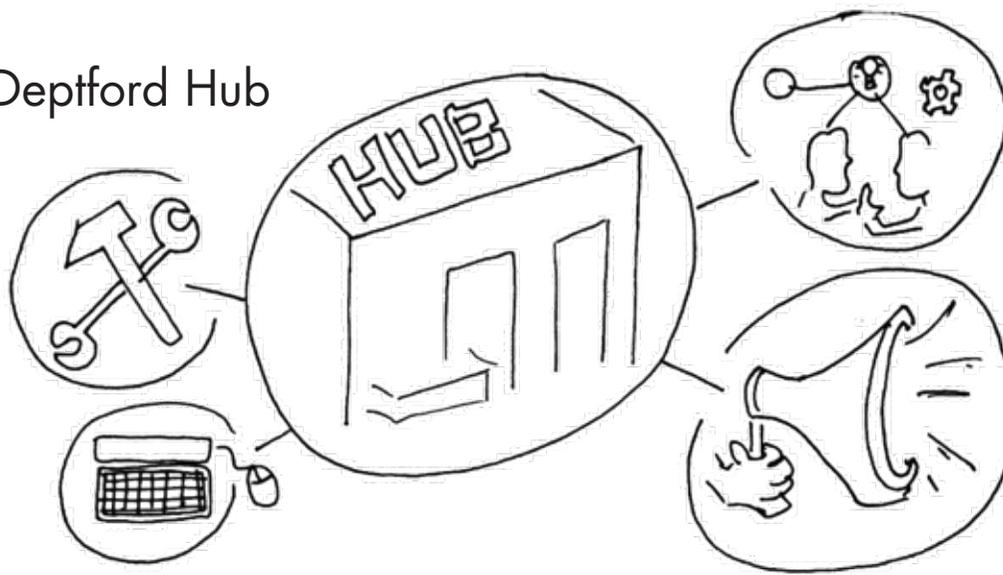


Fig. 24. Hub

Skillsbase: Networked place-based learning

Building on existing initiatives and broadening them, increasing accessibility (Gaved, 2016)

Example Activities:

Local businesses:

- Improving competencies to scale up and drive profits
- Digital skills, Marketing, Accounting

Citizen DIY skills:

- To save money, learn new skills, improve employment opportunities
- Public speaking
- Carpentry, electronics
- Fixing and repair: Re-start parties

Civic-learning events:

- Building on Old TideMill Garden's work with Public Works (Public Works Group, 2017)
- Human library – inter-cultural educational activities – meeting different people

Example classes:

- Joining Bottles – a wood-joining technique using shrunk plastic bottles.
- Starting a Community Land Trust - with the Rural Urban Synthesis

Society (RUSS)

- Public land grab poster making - with year 10 students to claim left over sites.

Design Response

The Hub is built through connections between community organizations, to create learning experiences.

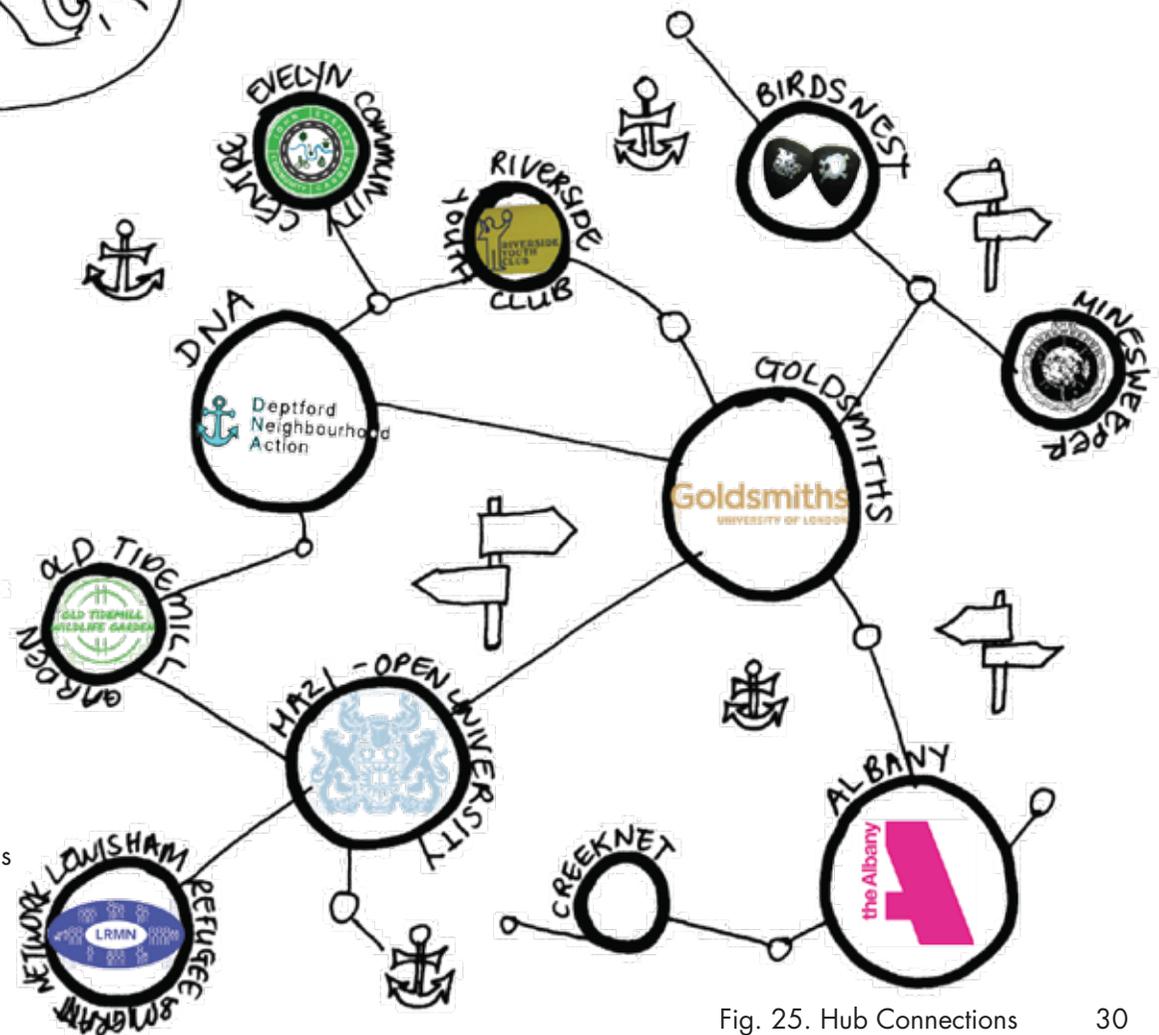


Fig. 25. Hub Connections

Deptford Hub

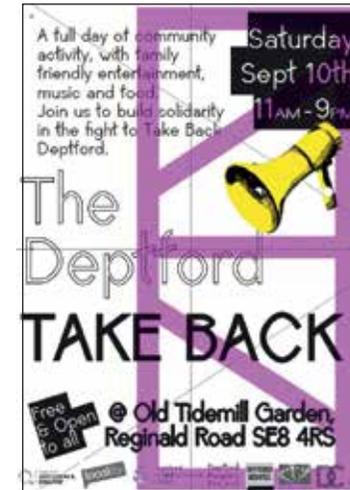
Examples

Advocacy



Activists: Getting the skills and tactics local activists need. While hosting a Horizontal citizen-citizen skills exchange and workshops

- DIY Aerial Mapping (Marin, 2017)



Deptford Take Back
Deptford Community Groups

Skills



Skills Base: Direct skills workshops, provide by citizens and practitioners. Including targeted learning events for young, low-income, disabled, learning difficulties, refugees, migrants or other under-served residents.



Civic University Public Works

The Rocket



The Rocket: Start up and showcase space
Rotating 'shop/exhibition' space to market new products and test business viability. Using empty building and shop space (Lewisham Council, 2017)



Nunhead Corner Jan Kattein Architects

Existing



Proposed



Fig. 27. Hub Illustrative

Deptford Landmarks

Purpose:

Through activating currently underused spaces the landmarks provide for community activity and social engagement. They enhance opportunities for local capacities including; community groups, creative industries and local businesses; and challenge the loss of active spaces due to new development.

The creation of new social landmarks as re-imagined social and personal symbols (such as the Anchor) create a sense of belonging and collective memory, encouraging use and care, whilst challenging stigma of existing areas.

Hackability

Landmarks are initiated through the insertion of a symbol and develop over time through the 'hacking' by different cultural and community groups.

These could include:

- Becoming a place to linger (seating, playspace)
- Becoming a place to connect to (walks, activities)
- Extension of 'The Rocket' (space for local business, market/food stalls)
- Community event space (Festivals, outdoor cinema)
- Providing for local interests (Community gardening, permaculture)

'Hacking' these spaces develops alongside the programming and networking of the Hub; with workshops and making spaces becoming a tool to develop the use and representation of space.

Although the Anchor is suggested here as a symbol for identity, the initial activation of a site could take various forms; with residents able to suggest and make their own interventions to highlight different aspects or use, depending on why that site was chosen. (See figure 31)

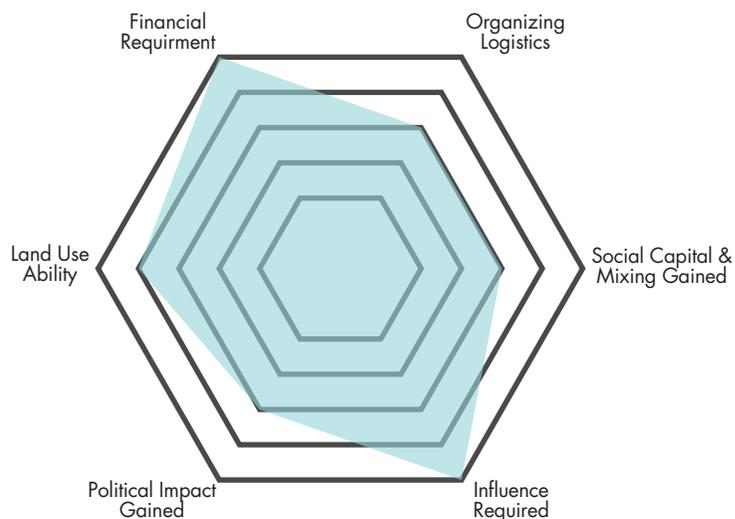


Fig. 28. Landmark Feasibility

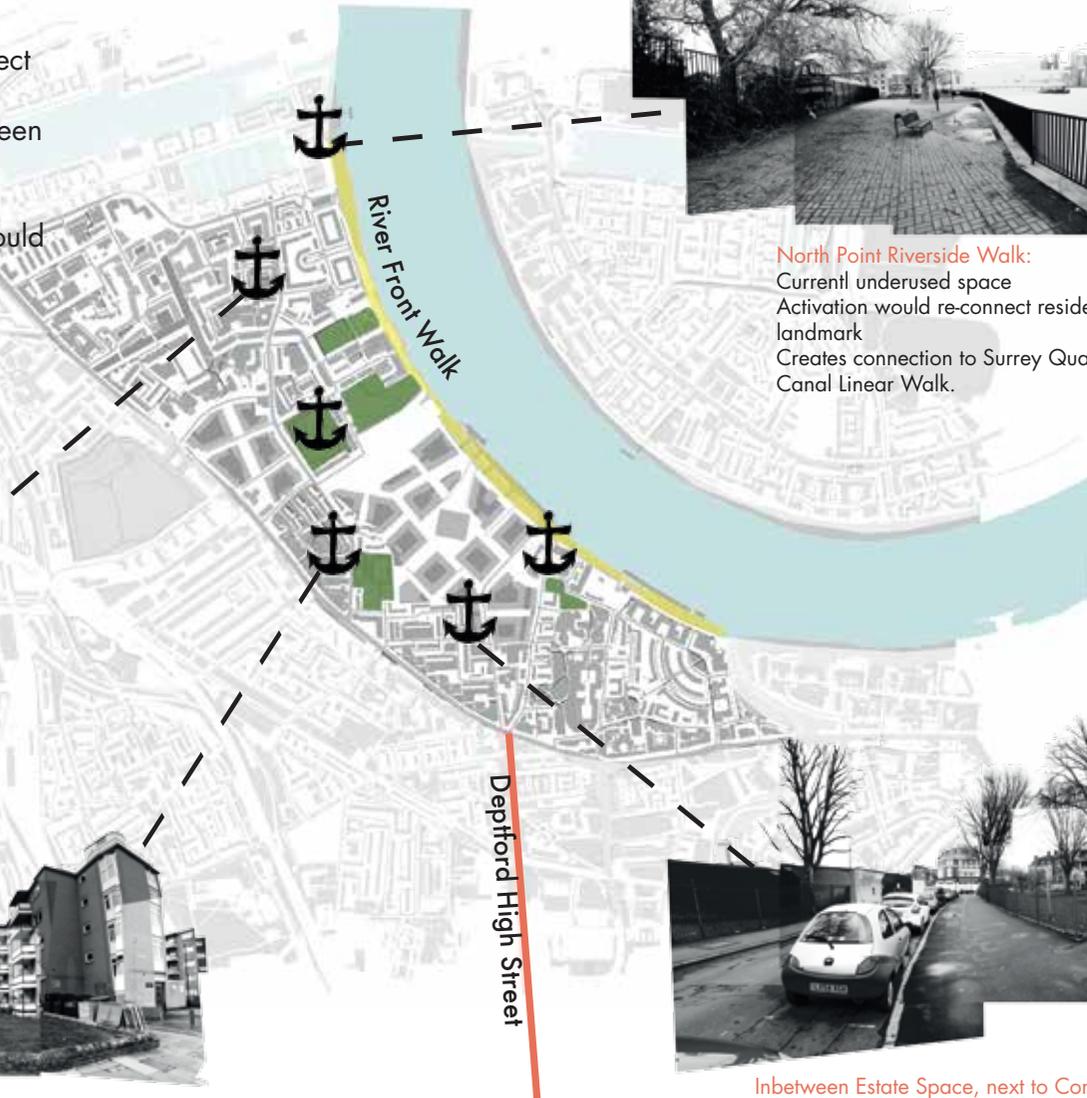
Fig. 29. Landmark Map

Possible Sites for Anchor Interventions:

The following sites are existing spaces that feel underused and uncared for and would encourage use of spaces that are often stigmatised.

They are strategic access points that also help connect routes from Deptford High Street and key transport links to the waterfront, improving permeability between existing spaces and the new developments.

These sites are suggestions; The local community would collectively decide sites that would be most useful to activate new community activity in the area.



Pepys Estate Spaces-
 Stigmatised Site
 Poor perception of area
 Close to 200 Community action centre
 Close to John Evlyn Community Garden



North Point Riverside Walk:
 Currentl underused space
 Activation would re-connect residents with the waterfront as a landmark
 Creates connection to Surrey Quays Station and new Surrey Canal Linear Walk.



Inbetween Estate Space, next to Sayes Court
 Key location to connect old and new
 Also encourages use of Sayes Court and future cultural and ecological plans for the site.



Inbetween Estate Space, next to Convoys Wharf:
 Encourages two way connections into new Convoys Warf area and out into exsiting residential border.
 Currently un-used space surrouded by fence.
 Remove physical and mental barriers to open space up to all.
 On route from Deptford Station and Deptford High Street.

Existing



Proposed



Fig. 30. Landmark Illustrative 1

Landmark "Hackable" Example

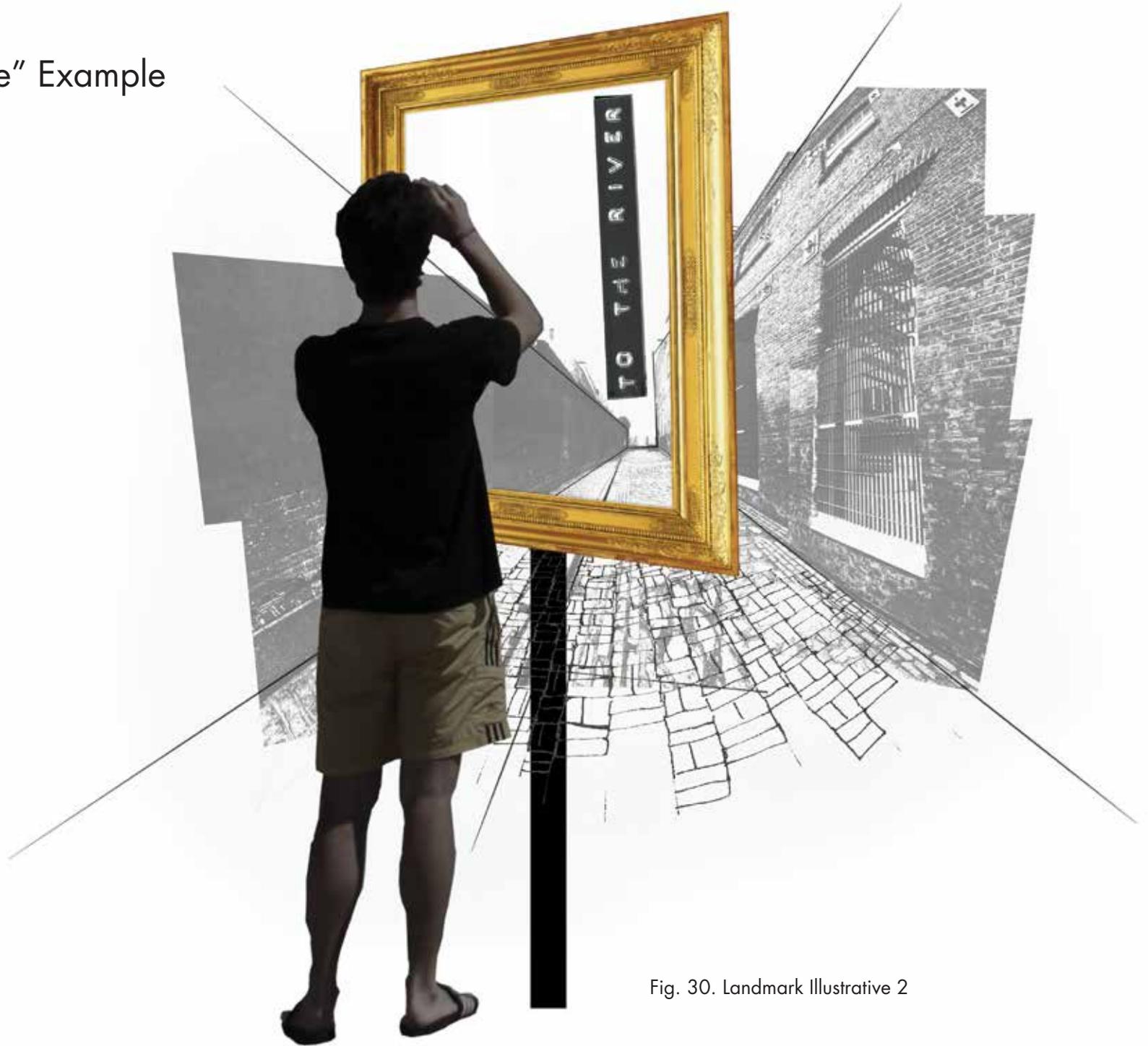


Fig. 30. Landmark Illustrative 2



Fig. 32. Landmark Examples

Deptford Walks

Through mapping historical, social, cultural and underused spaces, and combining them with residents lived experiences, the walks show how these spaces work together and create new routes that encourage people to explore the area, and use spaces that they had previously avoided or ignored. They challenge barriers created by stigma and multiply meanings of histories and local cultures, alongside opening up existing green and community spaces to more users.

By connecting routes between the high street and the river it addresses the lack of walkability and way-finding. Through people adding their own social and cultural landmarks they showcase local cultural and creative industries.

Presenting culture as a fluid and complex system rather than static and picturesque, historical presentation can stimulate an alternative perception of place and, with time, can nurture inclusion and a holistic city.

The walks help to integrate Deptford's new residents into the local community by encouraging them to spend time exploring their new home and meeting other residents. This creates a more cohesive community and avoids 'old' vs 'new', engaging local groups to interact with and learn about the place

Longer-term, this increases visibility, support and networking of Deptford's urban space campaigns to increase legitimacy. Mapping sites of collective heritage and community importance can be used as a tool for consolidating local knowledge, which can be important for advocacy - creating new imaginaries of heritage and culture

This intervention builds on existing guided walks as well as bringing to light the collective memory of Deptford's residents; creating routes that are informed but unguided, accessible to everyone and can be added to so they evolve over time.

Existing walks include:

- District 45 - Charles Booth Poverty Map
- Slavery, Abolition and Us - Guided Deptford Walk
- Walk the talk by Family services UK - 3 walks; Historical, Nutrition Based & storytelling

The walks are a combination of self-guided routes and community led tours; the programming of which would increase as the role of the 'hub' developed and the organizing of community mapping workshops are implemented.

They are inspired by Map Metra's project 'unGuide': "Based on the understanding that history is never objective, and that any place can be made enchanting by telling a fascinating story about it... it can maybe start to focus attention on the place, on the people who live there, and open up ways to imagine a future"

The key features would include a mix of physical signage and online database. New signage around the area will highlight different walkways and locations, while Interactive apps such as walkyourcity, allow people to propose new sites to stop off, create their own signs and propose their own walks.

Community run and organized activities and walks of the area including:

- Community mapping activities
- Walking routes and storytelling which would weave untold stories and histories
- Combine fiction and reality towards imagining alternative more inclusive futures

Physical and digital maps available at key points around Deptford, these could include: the Hub, Deptford Lounge, 200 Community Action Centre.

As well as places highlighted on the walks as places to visit, such as: Albany Theatre, Old Tidemill Wildlife Garden, The Dog and Bell Pub

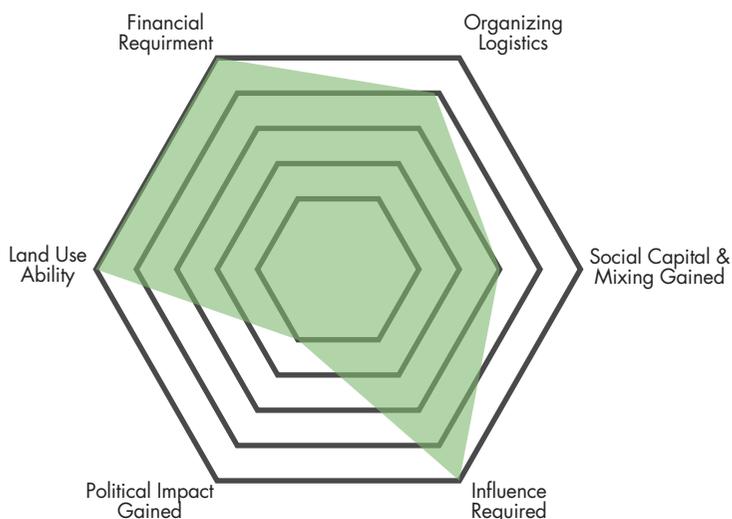


Fig. 33. Walk Feasibility

Fig. 34. Walk Map

Where:

Spaces the routes would connect could include the following:

Historical:

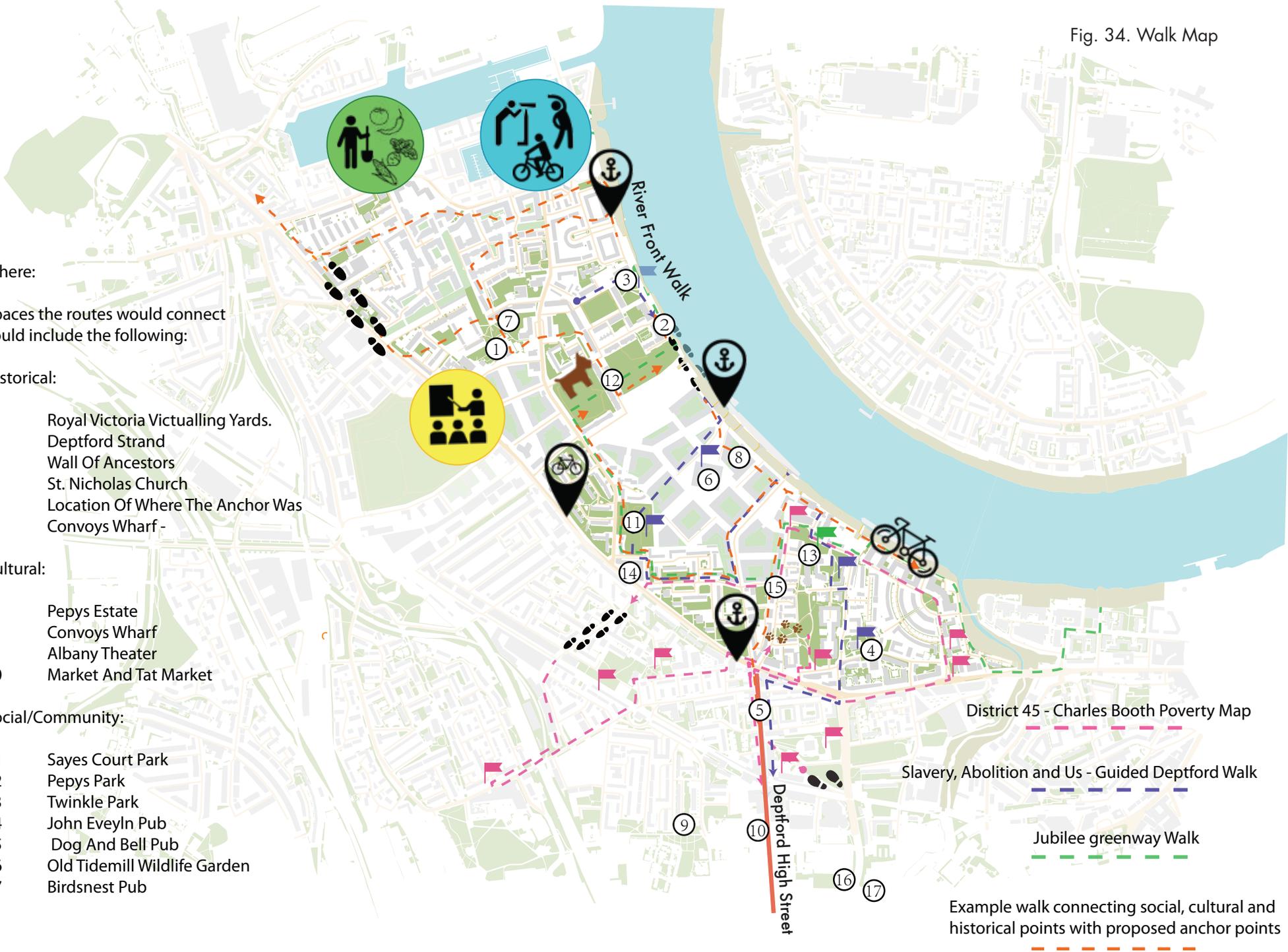
- 1 Royal Victoria Victualling Yards.
- 2 Deptford Strand
- 3 Wall Of Ancestors
- 4 St. Nicholas Church
- 5 Location Of Where The Anchor Was
- 6 Convoys Wharf -

Cultural:

- 7 Pepys Estate
- 8 Convoys Wharf
- 9 Albany Theater
- 10 Market And Tat Market

Social/Community:

- 11 Sayes Court Park
- 12 Pepys Park
- 13 Twinkle Park
- 14 John Eveyln Pub
- 15 Dog And Bell Pub
- 16 Old Tidemill Wildlife Garden
- 17 Birdsnest Pub



District 45 - Charles Booth Poverty Map

Slavery, Abolition and Us - Guided Deptford Walk

Jubilee greenway Walk

Example walk connecting social, cultural and historical points with proposed anchor points

Policy Recommendations

Local Economy / Small Businesses

See Appendix B for full text of policy statements referenced below.

[Lewisham Business Growth Strategy 2013-2023: Local Economy / Small Businesses: Aim 1 and Aim 3]

In order to capitalise on regeneration for local business growth, boost and diversify Lewisham's economy through nurturing creativity and entrepreneurship; recognising the strength and economic growth potential of Deptford's creative cluster.

[Just Space: Towards a Community Led Plan for London: Local Economy / Small Businesses: Page 28]

Recognising that small independent businesses including ethnic and migrant traders constitute the uniqueness, vibrancy and importance of Deptford Market locals and visitors alike,

Noting the swift regeneration encompassing Deptford and the risk it poses to such businesses and traders.

It is recommended for Lewisham Council and the GLA to provide spaces for workshops, studios, small retail units, industrial units, for example through:

- Converting currently unused shops (Lewisham Council website[1]) and other disused spaces.
- Negotiating for the provision of units through the MarketYard and conversion of units in new developments of Marine Wharf, Cannon Wharf, the Timber Yard at lower cost, subsidised rates for small businesses.

Such space can be identified and coordinated in partnership with the emerging 'Deptford Hub' and packaged with skills upgrading, seed or scale grants for small enterprise and market-access opportunities. This can be provided through the provision of expert, tailored business development advice and transferable soft skills such as communications and marketing, based on local needs assessments. This can be co-coordinated through the Deptford Hub: with technical support from Lewisham Council to access trainers and funding.

It is suggested for Lewisham Council to supporting partnership between Goldsmiths University towards these aims and to connect with the London Enterprise Panel (LEP)[2] particularly the Digital, Creative, Science and Technology (DCST) Working Group, particularly in consideration of Geoff Mulgan of NESTA's position as Co-chair of the board who has worked extensively on social and local innovation in the context of regeneration.

Protection of Green Space, Biodiversity and Public Health

The plethora of policies around protecting, preserving and enhancing open, green and public space and the public realm must be implemented at local level with the participation of Deptford's community.

[London Plan Green Space + Biodiversity + Heritage + Local Economy Policy 2.18]

Lewisham Council should work with the Mayor to protect and expand areas of biodiversity through existing community gardens and their public engagement activities promoting 'local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being'.

[Lewisham Leisure and Open Space Study (2010), Green Space + Biodiversity: Page 46]

In accordance with its own existing policies, Lewisham Council must protect open space in the Borough from inappropriate built development. Further, the Council must protect nature conservation and biodiversity.

Policy Recommendations (Continued)

Determining appropriateness, must be carried with participation of representatives of affected communities in a transparent process.

This need is urgent and it is paramount Lewisham Council respect its own policies considering current on-going threats to such space. For example Old Tide Mill Garden[3] with Panning Application (DC/16/095039) by Family Mosaic & Sherrygreen Homes for private homes, replacing social housing already in deficit.

Further Lewisham Council should seek to enhance nature conservation and biodiversity. In consideration of the documented innovation in biodiversity promoted by Deptford's Community Gardens, investment should be made in supporting and promoting their work.

Specifically this can happen through investment in funding Community led Walking Tours through the gardens and funding community engagement initiatives to involve greater numbers of people in ecological activities run by these groups. This includes micro-permaculture and planting activities and workshops in unused spaces of community benefit, designated by local community groups such as through the Deptford Hub.

In line with existing Lewisham policy to assess barriers to use of open and green space and measure to overcome such barriers, support to activating unused green space in areas of poor access and visibility due to fencing should be considered. These sites should be proposed by community groups to determine sites of highest use and therefore impact.

[Just Space: Towards a Community Led Plan for London Local Economy / Economy and Culture: Page 25]
This would also include supporting community led education initiatives through local youth centres, particularly around Estate areas where open and green bio-diverse space is lacking, and schools. This can be considered to complement and enhance existing arts, creative industries and education strategies – and through these multi-pronged approaches source funding, to benefit local economy and culture. It is imperative that new investments are made into existing community initiatives and voluntary organisations, social enterprises, education, play, religious, health and care facilities considering the lack of provision for this in large-scale new developments, particularly Convoy's Wharf.

RIVERSIDE & HERITAGE

[Just Space: Towards a Community Led Plan for London: Page 46]

Creating more access to public space along Deptford's riverfront must be a priority for Lewisham Council considering the Blue Ribbon Network as 'open space' giving waterways the status, as well as protection, of a park (p.45).

It is recommended that Deptford Creek and waterways around Deptford become part of the Blue Ribbon Network ensuring their protection. This should also encourage the development of community led activities, which bring people into interaction with the waterway, such as through community-designed arts, education and leisure interventions promotion social cohesion. This should be complemented by support to local economy and arts, culture and heritage strategies and investment funds.

Considering Upper Pepys Park is one of the few public access points to the river, this site must be protected and invested in, through activation from community led-initiatives such as local walks and community 'landmarks' as described above. In combination with encouraging biodiversity in the park, there is potential for this area to become a necessary counteraction to currently high levels of pollution caused by congested roads. This relates back to policies [London Plan Green Space + Biodiversity + Heritage + Local Economy Policy 2.18] to protect public Health

[London's Great Outdoors: A Manifesto for Public Space (Boris Johnson, 2009); London Plan Policy 7.9, Heritage-led Regeneration.]

Community led initiatives promotion walkways and way-finding through 'Storytelling walks' contribute to the realisations of GLA strategies for a more 'humane and healthier city where pedestrians and cyclists feel as if the space belongs to them as much as to cars'. Further, they promote social cohesion to create the sense of 'a connected city that brings together diverse communities and neighbourhoods with unique character'. This recognises Deptford as such an area, promoting its diversity as a cultural, social and economic asset that can drive prosperity for the local area and at a London-wide scale.



Fig. 35. Site Image

Conclusions

In many ways Deptford is symbolic of London’s rich and diverse peoples, history and culture. It also represents trends of regeneration across London and these proposed interventions, suggest to bring this to the forefront of advocacy efforts.

Deptford is made up of individuals who desire to strengthen their roots in a living space as a place they belong in. Through visits, analysis and talking with the residents and business owners we have come to the conclusion that addressing the differences in the multiple cultures residing in Deptford may galvanise creative tension, new ideas and greater cohesion.

Encouraging interactions of difference and learning is at the heart of our intervention proposals. It is possible that through this process “differentiating and divergence that elements of the city are taken beyond their ‘old neighbourhoods’ and placed in new circuits of interaction” (Simone, 2008: 187)

This aims to counteract segregation and fragmentation being reinforced by new developments, strengthening a public culture of care and solidarity in protecting Deptford from unequal regeneration.

- Build on the many existing community assets, increase their visible and make them travel inside and outside Deptford for local prosperity
- Encourage channel interaction and hybridity and foster peer-learning
- Recognise and represent multiple senses of and anchoring belonging, fostering place-based identity.

A challenge in this process is to balance needs, interests and assets of newcomers with those of existing residents, who also diverge. Encouraging newcomers to invest their time, money and care into Deptford, whilst ensuring local businesses can prosper is key to campaigns for securing a more equal regeneration process, and for re-invigorating the local economy.

A risk is that interventions become tactical urbanism which may even encourage gentrification. To mitigate this the Hub is proposed as a way for residents, through existing community groups to take these ideas and transform them into locally relevant initiatives based on needs.

The Hub is essentially a network - a complex and difficult process to manage. Good advice is provided by Oxfam (2017) on what makes an effective network, based on lessons learned from their extensive experience creating networks for development and social mobilisation.

A fundamental characteristic of an effective network is pre-existing social capital. This is built over time through interactions, shared experiences, and negotiations. Oxfam (IBID) highlight the importance of leadership, organization and accountability: this should be considered through a small Hub coordination team.

Thus a key recommendation of this report and what the interventions seek to support is starting from a small number of connections, building on existing relationships through mutual trust. The feasibility graphs are provided to provoke questions and discussion about if, how and where to start, and to weigh up pros and cons, benefits and risks, potential losses and gains.

Deptford: a campaign for London?

Finally, the interventions are designed to drive towards with long term advocacy aims in mind. The sites are chosen with this in mind and align with policy recommendations focusing on encouraging local business and cultural economies and public realm, open, and green space. It is the hope that advocacy efforts can unite across different groups and borders towards building a stronger London-wide campaign and collective action for promoting more socially and environmentally just regeneration.

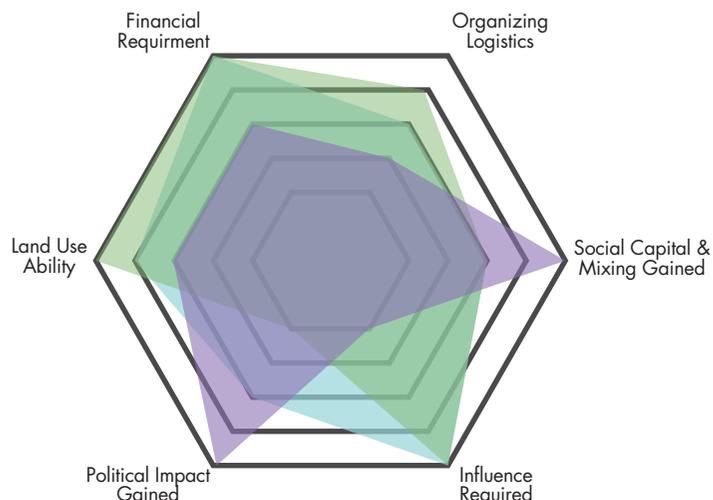


Fig. 36. Conclusion Feasibility

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Residents want anchor returned

Siân Boyle

CAMPAIGNERS are demanding the return of a cast-iron anchor to a high street after it was removed to deter drinkers gathering around it.

The Deptford anchor, pictured, was removed by council workers as part of a £1.2 million redevelopment of the area and to discourage people congregating

around it. Residents say it was an important symbol of Deptford's maritime heritage.

Julian Kingston, 61, said: "The council's solution was to remove the anchor, instead of removing the drinkers." They are also calling for the restoration of the Convoys Wharf site to enable the construction of a replica of The Lenox, a 17th century warship.



Appendix

Interview 1 – Alex (28) Lived in Deptford for three years and works at The Job Centre pub.

Do you spend a lot of time in the area?

“We'll live and work here so yeah if I'm not at home or at work then... yeah, there's lot's of place to hang out I guess – food and drink mainly. Other stuff, if I want to go and see a movie or go shopping you have to leave the area.”

Any particular places or areas you like going to?

“I like the Waiting Room. I like the Royal Albert, I don't know if that's technically Deptford – it might be considered New Cross – but, yeah, walking that way through here towards Greenwich. I already spend the majority of my time in the area so I don't think I'd spend that much more time here (if there were more things to do).”

How would you describe Deptford's identity?

“It's a bit of a mixed back really. I suppose, also, changing. Any area in London that you live in is in a constant state of flux, people are constantly coming and going. Things are opening, shutting down and changing. I don't think it's especially different from anywhere else in London to be honest with you, in that respect.”

“I would say because I work here and live here there's, obviously I know lot's of people. So I know people who work here, work there, so there is a genuine community. Other than that, I mean you can talk about anchors and navy history but nobody gives a shit about that I don't think.”

Is there an updated version of this identity?

“I think the people that live here create that. Obviously there's a large West African community so there's lots of places to buy beautiful fabrics. We've got lots of Vietnamese people here so if you like pho then there's lots of pho. So there's a cultural identity I suppose that's kind of developing, much in the same way you say about Brick Lane with Indian food; so I think that's happening for sure.”

Where would you take a friend/family member if they visited Deptford?

“I'd like to take them on a market day. It'd be nice to walk up and down the market. I'd probably bring them there (The Job Centre), maybe if we were going to eat there's a lot of nice places to go – maybe the Waiting Room, maybe along the New Market Yard just to have a look but the places are really small so you can't really sit down in a lot of them. I'd just give them a little tour. Depending on who it is I might end up in Greenwich – if it was your Nan you'd end in Greenwich.”

Interview 2 – Paul Dabin Owned fruit & veg stall in Deptford market for around 20 years but doesn't live in Deptford.

Says no one could get a pitch to trade at the market when he started – people were queuing up every week trying to win a vacant spot but now there are lots of empty spots. About 15 years ago he used to only work a Friday and Saturday and make a good living with lot's of regular customers (he still sells fruit and veg to the daughter of a woman he used to serve when he first started). Also said that you used to have to fight your way down the high street on a Saturday... now you could run down the high street wearing a blindfold and you wouldn't hit anyone.

Interview 3 – Jon Johanson (44) Lived in Deptford since he was 19 and currently lives on the Pepys Estate.

Do you spend a lot of leisure time in the area?

"Yeah I suppose I do." (Where?) "Pub on Evelyn Street called The Black Horse. I go to the pub called The Job Centre on the High Street sometimes. It used to actually be a Job Centre."

How would you describe Deptford's identity?

"It's changing, it's changed a lot. I mean, I've been here since I was nineteen and in those twenty-five years it's changed an awful lot. Sort of for the better and for the worse. They constantly, over the last twenty-five years, been trying to tart it up a little bit and it ain't really worked. There's something of a clash, I don't mean in an outright sense, but there's a bit of a clash between the old and the new."

How's that (clash) playing out?

"There's a slight oil and water element to it that's why. There's not the same sort of cohesion that you had before. Twenty-five years ago it felt like a community but now there's separation."

If you did a guided tour of Deptford where would you take people?

"We'll, I'd take them down the market, take them down the High Street. Aside from that there's not really that many options, just a couple of estates. I mean I live on the Pepy's Estate up the road. Really the High Street's the only thing of much interest."

Can you describe your regular routes through the area?

"From the Pepy's Estate down here (the High Street), down Evelyn Street – I'd be at New Cross Road."

How has the Pepy's Estate changed?

"Well you had that one tower block the council bought, they made a documentary about it – The Tower, and that was all turned into private flats selling for a fortune. You still got the other two tower blocks left. And the funny thing is it actually hasn't had much impact. When that tower was built people thought it may effect the area; this goes back to what I was saying before, the whole oil and water thing about less cohesion, because there's no sort of mingling of that community in that tower block by the river with the rest of the Pepys Estate. You don't see them. They haven't added anything to the area."

What could be improved in Deptford?

"More social housing. I mean there's a million and one things but nothing that they've haven't tried to do already that hasn't really worked. People just can't get a (council) flat. To me selling off that tower block for example, the one on the Pepy's Estate, I mean that's just criminal as far as I'm concerned. There are 144 flats in there, two bedroom flats, so 144 families could have been put there. Now it's been sold for loads and loads of money. And Lewisham Council were the beneficiaries of the sale, they have'nt actually ploughed any of the money, noticeably, back into the area. So yeah, not good. Not good."

Interview 4 – Mrs F Bryant (60's) Owner of habedashery stall at Deptford market but lives in North London.

Trades there on Wednesday and Saturday. She said the market used to be good when she started there ten years ago but now some traders are leaving. Says that since the anchor statue was removed she has noticed more traders leaving. Like other market traders she points out that there are now more vacant pitches.

They've made improvements to the High Street (like upgrading the pavements) but it has made no difference. Now market rates are going up by around £1 per week in April which may impact here business. People want the anchor back – they see it as part of the market's heritage.

Interview 5 – Kalfa Owner of underwear market stall and lived in Deptford four years.

Originally began working as a market trader in Deptford around five years ago but stopped after two (ish) years but opened his current stall about two years ago. He says business is getting much worse and that even five years ago it used to be really busy with no spaces for pitches. Now he has to work another job outside of Deptford because his market income is too low and the cost of living is getting really expensive.

For Kalfa the two main problems for market traders is that the cost of a pitch is too high and there are not enough car parking spaces for potential customers to travel from out of town. However, he also says that Deptford has good transport links (of people living in Deptford to get elsewhere in London).

Interview 6 – Matt (late 20's) Owner of Curve Skate shop on Deptford High Street.

Matt opened the skate shop two years ago but it wasn't his intention to do so ("I'm not here because it's up and coming."). He wanted to open a shop closer to New Cross – because of Goldsmith's University – but the rents in that area were not affordable. Deptford was the closest affordable place. He says business has been up and down but the skate scene in Deptford is getting better since the areas first skate park was built almost two years ago (some one we interviewed later said Matt was instrumental in getting support for the skate park). Matt also said he get's a lot criticism from older Deptford locals because they see the skate shop as a sign of gentrification but he says no one seems to complain about the large corporations such as Asda and Cost being on the High Street.

He also had a negative view of the area as full of people who get drunk and fight – and he says those people moving into new flats in Deptford get a raw deal / bad deal because they think they're moving into a nice area when actually it's bad). One guy in the shop with him said Deptford High Street is a "shit hole".

Interview 7 – Nhung Nguyen (32) Daughter of owners of South Vietnamese supermaket on Deptford High Street. Worked there for 20 years but lives in Croydon.

What could happen to help improve your business?

"I just need people to cook more. Nobody has the time to cook except at the weekend so usually the week days are quite quiet. So I just need people to come out and do more shopping. (Is that the only problem?) It could be that because we're at the end of the High Street, so maybe when people come from the station they don't go to the left they just go right onto the High Street where the market is, so they don't go this far. They think it's just a dead end."

Are most of your customers from the Vietnamese community?

"Yeah a lot of them are Vietnamese but we've also realised that because you've got the language school that that's helped bring in students. So for them they can walk down from Beleby (?) School and Greenwich, they can walk down here so we're ok with them coming in. But we need more customers coming in from this way too, from the station. And some people don't know we're here."

How would you describe Deptford's identity?

"We're not a whole community that's the thing. We're all quite split up – ethnically we're not together. I'd describe Deptford as quite raw, rough, we're not yet up there with all the other up and coming areas like Hackney, Brixton, Croydon, where still quite low key."

Interview 7 Continued - On the Vietnamese community

"We're not a whole community, we're just sort of broken up so we don't really do anything... we don't have anywhere to go to but that's because nobody wants to organise it. Doesn't want to run that thing. That's the problem we have as a Vietnamese community, nobody wants to run it."

If you had a friend or family member come to Deptford where would you take them?

"I'd probably take them to the Deptford junk yard, the market. That's the true identity of Deptford – the rough, the junk, the things that are available for cheap. But now, because more shops have opened there, there's more cafe and bars opening, it's making it more expensive now to be living in Deptford. So prices... the price of properties around here are too expensive."

Interview 8 – Ronnie Owner of Caribbean fruit and veg stall in Deptford market. Grew up in Deptford but left the area in the mid 1970s before returning to run stall in mid 1980s.

How has the area changed?

The area has changed a lot architecturally – there were a lot of Victorian houses which have now been demolished and replaced by ugly developments. The market has also changed, but then he says all markets change. There was a five year waiting list of a pitch in the 1980s. He wouldn't say the market is in decline but whereas the market was vibrant when he first started it is now seasonal. Business is slower in the autumn and winter but people come to the market more in the spring and summer.

He also had a more interesting take on the number of empty market pitches – a lot of the original traders have retired or passed-away and not all of them have been replaced. This is due to a combination of: 1) not enough people wanting start market stalls; and 2) those younger people who do start their own stalls not realising the amount of work required and so dropping out after a few months / years.

Ronnie also said there used to be more parks in Deptford when he was growing up but they've concreted over a lot of them.

What could be done to improve the area?

There needs to be an improvement in the amount of social activities available to people – and more communal spaces where (for example) mothers and babies can get involved in things (like potter classes). He said the Albany does provide some of this but it has to be truly affordable, which some activities are not. Plus there needs to be more challenging and creative activities for young people.

Interview 9 – Yoyo + Tom (26) Yoyo grew up in Deptford and moved back in July 2016.

How would you describe Deptford's identity?

Tom: "Very multicultural, it's working class, it's community based. London has lost it's identity, it's (Deptford's identity) the only one that's intact still." (Yoyo says "ish").

How is Deptford changing?

Yoyo: "Just in terms of the different kind of boutique shops that have been populated around, the kind of wish is that the market's going to close. It's been hard for people to find affordable living. People that I knew growing up here as well kind of lived in Deptford and resided here because it was cheap enough to rent and raise their families. That's slowly changing by the influx of different kinds of people moving in, creating their own businesses and also just property development and prices rising because the council are realising they can make money if they sell derelict property and sell it to a property developer who's basically going to hike up prices and not make it affordable for local people."

Interview 9 Continued - Where would you take someone visiting Deptford?

Yoyo: "To be fair most people who come to Deptford who are not from Deptford literally come for the market. Most people, I usually take them to Amber Tree (cafe) even though Amber Tree's not been in Deptford for very long but I would say the market is the most special thing about Deptford."

Interview 10 – Tom Robinson (22) Grew up in Wigan and moved to Deptford to study at Goldsmiths around three years ago. Works at London Velo bike shop and cafe on Deptford High Street.

Tom moved out of Deptford (to Catford) around six months ago because his landlord wanted to increase the rent to £600. He couldn't afford this but also couldn't find any other flats in the area within his price range (approx £500) so had to move to Catford. He says rents are increasing a lot in Deptford.

He said the clientele of the cafe (which opened two years ago) has changed a lot in the past year – and very quickly – with more 'affluent' customers so to speak. And more recently a lot of people have been coming into the cafe asking if Deptford is a nice area because they're looking to buy a flat in the area. But they don't seem to be going to greasy spoons, etc, and asking.

He says the shop has always done well because people who are really into cycling buy nice bikes even if they don't have a lot of money over all, so even people in Deptford buy things in the shop PLUS the bike mechanics are good so they get a lot of custom from people who need repairs. (That said, the average price of a bike was £1,000)

He has two friends who have lived in South East London and Deptford all their life and know the area. Both say Deptford has lost its sense of community but one says that at least it's now safe to walk down the street.

Without passing any judgement on Deptford he says he had people firing guns outside his house when he lived in Deptford and that people were stabbed outside his girlfriend's Deptford flat (she still lives in the area). He said he feels his white privilege is quite apparent because as a white man he doesn't feel like this level of violence impacts him in any way.

He feels the main problem in Deptford is the sell off of social housing and it's replacement with expensive private flats. But, he also says social housing is not necessarily the answer and perhaps some kind of local authority owned home with rents directly relative to the real median income of the UK could work (he sees the average income as around £20-25,000 when you remove the astronomical incomes of the top 1%).

Where would he go out in Deptford?

Didn't really go out much in Deptford because he always drank at the bar on Goldsmith's campus because it was cheap. But if he did go out it would be in Peckham – partly because a lot of his friend's lived in Peckham and not because Deptford didn't have anything to offer. He said the Bird's Nest pub is good but quite niche as it's in essence a punk venue.

Key Policies from the London Plan 2016

Green Space + Biodiversity + Heritage + Local Economy

Policy 2.18 Green Infrastructure: A) The Mayor will work with all relevant strategic partners to protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure. This multifunctional network will secure benefits including, but not limited to, biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being; C) In areas of deficiency for regional and metropolitan parks, opportunities for the creation of green infrastructure to help address this deficiency should be identified and their implementation should be supported.

Policy 4.1 Developing London's Economy: A) The Mayor will work with partners to promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors.

Policy 7.5 Public Realm: 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.

Policy 7.8 Heritage Assets and Archaeology: A) London's heritage assets and historic environment (including archaeological remains) should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account; B) Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Policy 7.9 Heritage-led Regeneration: Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Policy 7.18 Protecting Open Spaces and Addressing Deficiency: The Mayor supports the creation of new open space in London to ensure satisfactory levels of local provision to address areas of deficiency.

Policy 7.19 Biodiversity and Access to Nature: The Mayor will work with all relevant partners to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. This means planning for nature from the beginning of the development process and taking opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity action plans.

Policy 7.22 Land for Food: A) The Mayor will seek to encourage and support thriving farming and land-based sectors in London, particularly in the Green Belt; B) Use of land for growing food will be encouraged nearer to urban communities via such mechanisms as 'Capital Growth'.

Just Space: Towards a Community Led Plan for London

Green Space + Biodiversity / Environment

- Through the BRN policies the Mayor will designate the Blue Ribbon Network as 'open space' giving waterways the status, as well as protection, of a park (p.45).
- Require that the land alongside the Blue Ribbon Network should concentrate on activities, uses and development which specifically require a waterside location. Development in the vicinity of the waterside should establish and reflect a relationship with the waterways, and the planning process and design should start from the water (p.46).
- NB: Deptford Creek and waterways around Deptford are not part of the Blue Ribbon Network. If it could become part of the BRN it could bring more protection.
- Green space categorised as brownfield land (including communal green spaces on housing estates) needs to be protected, especially where there is a deficiency of green space. These should be designated in Local Plans and registered as assets of community value (p.46).
- Green space intersects with water, food growing, biodiversity and makes a contribution to reducing air pollution. Deficiencies in all functions of green space must be addressed (p.46).
- An implementation strategy to ensure every Londoner lives within 400 metres (10 minutes walk) of each type of green space (p.46-47).
- To counter the trend for passing public land to private ownership for public use, policy needs to refer to publically owned as well as publically accessible space (p.47).
- Recognise that green space also includes common land (commons) held in trust for future generations (p.47).
- Ensure sufficient resources for the maintenance of green spaces; encourage and support friends of park groups that provide stewardship, not only of parks but a range of community facilities and infrastructure (p.47).
- The amount of land in use for growing food will be increased in all urban communities in both inner and outer London through schemes such as integration of food growing spaces as a requirement in all new housing developments (p.48-49).
- Local Authorities must identify and safeguard land and infrastructure for commercial food production and community gardening, including allotments, parks, orchards, schools and large commercial small scale glass houses (p.50).
- Food growing and production should be considered as a priority use for public land that is underused or vacant, particularly where not suitable for housing, on a long term basis under the Community Right to Reclaim Land (Localism Act 2011), or where not possible then temporarily (p.50).

Local Economy / Small Businesses

- Protect London's poly-centric economy by supporting development which does not compromise the economy and diversity of local high streets, town centres of small scales, local shopping parades, markets and shopping centres (p.25).
- Recognise and protect street and covered markets.... Local authorities should seek to retain control of management and rent setting and must consult with traders and customers on future proposals (p.25).
- Protect existing premises used for low paid, unpaid and voluntary care and secure the provision of new facilities as part of new developments, with investment for organisations delivering all types of care, advice, training and skills (p.23).
- Protect clusters of small and independent businesses and ethnic and migrant traders which have a unique and irreplaceable character and assist communities to be resilient in the face of rapid change, particularly in areas undergoing regeneration and growth (p.28).
- Address the cumulative loss of workspace by working to increase capacity suitable for a diverse range of economic activities, including but not limited to: workshops, studios, small retail units, industrial units, yards, sheds, warehouses and wharves (p.28).
- Support capacity building in London's diverse business communities (SME's, etc) to encourage business-led solutions to redevelopment and change, such as in opportunity Areas, regeneration areas and business-led neighbourhood forums (p.28).

Heritage / Culture (+ little bit of Local Economy)

- Planning applications for major new development will take into account the need for new workspace to accommodate a mix of economic activities in all sectors, including community and voluntary organisations, social enterprises, education, play, religious, health and care facilities (p.25).

The Mayor's Biodiversity Strategy (Ken Livingston – 2005 but still relevant)

- **Policy 1:** The Mayor will work with partners to protect, manage and enhance London's biodiversity (p. 43).
 - **Proposal 1:** The Mayor will identify Sites of Metropolitan Importance for Nature Conservation. Boroughs should give strong protection to these sites in their Unitary Development Plans. The Metropolitan Sites include all sites of national or international importance for biodiversity (p.43).
 - **Proposal 2:** Boroughs should use the procedures adopted by the Mayor to identify and protect Sites of Borough and Local Importance for Nature Conservation and other local designations (p. 45).
 - **Proposal 3:** The Mayor will and boroughs should resist development which would have a significant adverse impact on the population or conservation status of protected or priority species (p.46).
 - **Proposal 4:** Where, exceptionally, development is permitted which has an adverse impact of a Site of Importance for Nature Conservation or other local designation or on the population or conservation status of protected or priority species, the Mayor will and boroughs should aim to secure compensatory measures to mitigate such adverse effects (p.46).
 - **Proposal 5:** The Mayor and boroughs should take account of the protection of wildlife habitats and biodiversity in the consideration of all planning applications (p. 47).
 - **Proposal 6:** The Mayor will and boroughs should ensure that new development capitalises on opportunities to create, manage and enhance wildlife habitat and natural landscape. Priority should be given to sites within or near to areas deficient in accessible wildlife sites, areas of regeneration, and adjacent to existing wildlife sites (p.46).
- **Policy 3:** The Mayor will encourage and promote the management, enhancement and creation of green space for biodiversity, and promote public access and appreciation of nature (p.59).
 - **Proposal 22:** The Mayor expects boroughs, in consultation with English Nature, to declare suitable sites as Local Nature Reserves, and to manage these sites to benefit biodiversity and people's access to nature.
 - **Proposal 24:** The Mayor will work with voluntary organisations to support and develop the role of local volunteers in protecting and managing local nature sites (p.63).
- **Policy 5:** The Mayor will seek to ensure that opportunities are taken to green the built environment within development proposals and to use open spaces in ecologically sensitive ways. This is particularly important in areas deficient in open spaces and in areas of regeneration (p. 70).
- **Policy 6:** The Mayor will promote local opportunities for regular direct contact with the natural world, through a variety of types of open space (such as allotments, community and cultural gardens, school grounds, environmental education centres and city farms, as well as informal wildlife areas).
- **Policy 7:** The Mayor will promote environmental education, participation and training for all ages and across all sectors of London's society (p.72).
- **Policy 11:** The Mayor will encourage the business community to play a major role in implementing the programme for conserving London's biodiversity (p.82).
- **Policy 13:** The Mayor is committed to increasing the funding for biodiversity projects in London, and wishes to ensure that major new development projects include provision for biodiversity (p. 87).

London Infrastructure Plan 2050 (Boris Johnson)

Page 41: It is important Londoners have access to high-quality green spaces even as the city increases in density in the future. Simply to keep pace with the projected population increase, we will need to create the equivalent of an additional 9000 ha of accessible green space to meet existing standards.

London's Business Improvement Districts

Recommendations:

- Supporting the development of new BIDs and other partnership structure
- Supporting the growth and development of existing BIDs
- Improving engagement and supporting shared learning
- Working with local authorities and BIDs to support new models: Identify a small number of areas in which to work with BIDs and corresponding local authorities to explore extended BID models, including testing out new relationships with local authorities and residents, and new funding and service delivery models, and possible new functions and powers.

London's Great Outdoors: A Manifesto for Public Space (Boris Johnson, 2009)

Objectives:

- A beautiful city where the spaces between buildings can inspire, excite and delight visitors and Londoners alike.
- A more humane and healthier city where pedestrians and cyclists feel as if the space belongs to them as much as to cars.
- A connected city that brings together diverse communities and neighbourhoods with unique character.

Better Green and Water Spaces:

- Working with the boroughs and other partners I want to create better links to waterside places and new public spaces along its banks.
- I also want to open up the Thames to new and improved river transport both for goods and for people, and to nurture fuller use of the water for sport and play.

When determining where we will be investing the Mayor would expect public space projects to demonstrate an ambition to achieve one or more of the following:

- Reconnect severed neighbourhoods
- Contribute to revitalising and strengthening town centres and high streets
- Enhance the quality of life
- Encourage walking, cycling and increased use of public transport
- Open up neglected water places for public use
- Improve the quality of green spaces and access to them, and enhance their biodiversity
- Remove barriers and create spaces that are accessible for everyone
- Reduce the impacts of climate change and enhance sustainability.

As a matter of course it is also expected that public space projects should be:

- Flexible, providing the potential for a variety of activities and events
- Comfortable, encouraging all types of use
- Accessible, catering to all users
- Safe throughout the day, night and year
- Sustainable and durable
- Beautiful and well designed, rich in texture and well executed
- Integrated with their surroundings and respectful of the characteristics of their locality.

Lewisham Council Policies

Lewisham Business Growth Strategy 2013-2023

Local Economy / Small Businesses

- Aim 1: To boost Lewisham's contribution to the London economy by enhancing the ability of new and existing businesses to thrive and grow
- Aim 2: To accelerate the expansion of the Lewisham economy by capitalising on major physical regeneration in the borough to create the right environment for business growth
- Aim 3: To diversify and expand the Lewisham economy by inspiring, nurturing and promoting the creativity and entrepreneurship of Lewisham residents

Lewisham Leisure and Open Space Study (2010)

Green Space + Biodiversity

Report states the main policy should be:

1. To protect open space in the Borough from inappropriate built development.
2. To seek to provide additional open space in the Borough, particularly in areas identified as deficient in accessible provision.
3. To protect and wherever possible enhance nature conservation and biodiversity in the Borough.

Other policy ideas in the document include:

- Developing new entrances to open space to make access easier for local communities.
- Explore the potential to achieve greater public access to private disused allotment sites and sites such as the old Goan Club.
- Assessing barriers to usage (of green space) such as the presence of busy roads which may deter visitors from accessing open space and considering the introduction of suitable measures to overcome these barriers such as new pedestrian crossing or vehicle speed reduction initiatives.