

# **REVIVING CONNECTIONS :**

Realizing the social potential of Deptford's public realm



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Realizing the social potential of Deptford's public realm

## **ACKNOWLEDGMENTS**

**BU1 TRANSFORMING LOCAL AREAS**

MSc Building & Urban Design in Development, UCL Development Planning Unit

Authors: Anna Stankiewicz, Ramya Ramesh, Theresa Abrassart, Zhiyao Gong [Group B1]



# EXECUTIVE SUMMARY

This report serves as a critical design response for the community of Deptford. It includes a holistic overview that incorporates an overall guiding vision, urban analysis, design principles, guidelines, and strategies, and concludes with recommendations in the form of design interventions. While it is a direct response to the Convoys Wharf development, wider plans and other forces of regeneration in the Deptford area have also been included. The document can be used at different levels from the individual to the council level.

Our vision is to connect the residents of Deptford to the public realm of their neighbourhood in order to increase its perceived value.

We have identified three main principles to act as foundations in challenging the existing order and implementing change at various scales:

We have identified three main principles to act as foundations in challenging the existing order and implementing change at various scales:

1. Widening accessibility to public space
2. Spreading awareness of available public space
3. Creating motivation and opportunities of engagement with public space

We have recognised the following guidelines that further elaborate on these principles and help actualise them:

1. Building and strengthening the network of open public spaces (OPS)
2. Developing a sense of shared ownership of existing space and strengthening the social network
3. Improving the walkability of Deptford
4. Enhancing the local identity through branding existing assets

5. Creating a sense of value of OPS in current and new residents
6. Networking existing organisations and campaigns in Deptford
7. Developing a sense of value and worth of existing community and infrastructure networks, including public spaces and local businesses
8. Broadening universal accessibility

Our vision is guided by the ethos of circular processes, which seek to simultaneously inform and conduce action. This strategic methodology is a syntax of interconnected processes between virtual and physical platforms, spatial and material strategies, and organisational strategies. It also underpins the urban analysis conducted through discourse analysis, observation, and research, which have allowed us to identify the main issues, constraints, and opportunities involved with the Convoys Wharf development, and the wider regeneration of the area.

Our Key strategies include:

1. Building a strong network of open public spaces
2. Building a relationship between the private and public realms of the neighbourhood
3. Facilitate the creation of a 'Map of Worth' for Deptford
4. Channel the Community Infrastructure Levy into interventions which encourage engagement with existing public space

Design responses based on the concept of circular processes are then demonstrated using these strategies. It is important to note that by no means are these responses normative, or are they specific to certain locations in the neighbourhood. We put forth these responses as mere demonstrations and initiations to the circular process. We hope that through our proposal, several other intervention ideas will emerge and take shape.



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# STORYLINE

## **This is what we want to achieve:**

Our plan is to help foster the community of Deptford as a cohesive and resilient neighborhood. We acknowledge our position and agency as students, and put forth our vision in the hope that it will serve as a guiding document to assist the residents of Deptford create a locality which is sustainable and unified.



## **This is why we think Deptford should have such a vision:**

Our urban planning framework of analysis has been a key motivating factor which has grounded us in the parameters of the neighborhood and what is achievable. It has revealed new spaces of opportunity and provided us with a basis for transformation.



## **This is how the vision can be framed:**

Design principles and guidelines provide a structural framework for our vision to be realised. These principles also act as a platform for ideas to evolve and a basis for discussion, debate and eventually, engagement.



## **This is how the Principles and Guidelines can be operationalized:**

Design strategies inform action. They include the potential activity, actors and time-frame required to enact the principles and guidelines. They outline the missions/objectives of our proposal.



## **This is where the proposed strategies can potentially take shape:**

These spaces of opportunity do not specifically isolate particular locations for design interventions, but they describe & demonstrate the spatial conditions within which they can be carried out. They provide cues for appropriate design ideas and action.



## **This is how the proposed strategies can be imagined, visualized and/or actualized:**

This section demonstrates different ways in which the strategies can be implemented in the identified spaces of opportunity, using visual representations and qualitative descriptions. We hope that these demonstrations act as precedents and trigger more ideas in the future.



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1.0.1.

# 1.0. INTRODUCTION

Deptford is located within the South East of London in the borough of Lewisham, alongside the River Thames. The area, has strong heritage linked to its naval history, particularly the Deptford Dockyard, established in 1513. Important historical figures, such as Sir Francis Drake, John Evelyn, and Capitan Cook, are linked to the site.

The Deptford Dockyard and Sayes Court (including the Sayes Court Garden and John Evelyn's home) were included in the World Monument Fund List, as culturally important sites that need to be protected in the future (WMF, 2016).

Since the economic decline and subsequent closing of the docks in the 20th century, the area has become a brownfield site. Deptford has altered drastically from its industrial past, as can be seen from our analysis.

The area's landscape and public sphere is being transformed through a public/private partnership between the Lewisham council and Hutchison Whampoa, in the form of the Convoys Wharf development. The project will generate 3,500 new homes, public open spaces, mixed retail spaces, car parking, and a hotel (Lewisham, 2010).

The regeneration of Deptford High Street (including Deptford Market and Deptford Lounge) and provision of new housing developments have attracted new residents into the area, with subsequent implications on the existing residents and Deptford's landscape.

Our proposal aims to capitalize on existing assets of Deptford by utilizing the social and economic potential of open public spaces to strengthen communal ties. The document gives direction and ideas to influence and utilise policy at various scales. It is organised by four main sections: [1] Vision, [2] Proposal, [3] Design interventions, and [4] Conclusions.

[1] The vision is supported by an urban analysis of Deptford. This is based on political, economic, social, legal, and environmental factors, which provide context for identifying the issues, constraints, and opportunities as basis for transformation.

[2] Our design strategies are based on the principles and guidelines developed on the basis of the urban analysis. The four key strategies may be used to inform action and be implemented at borough, neighbourhood, or street scales.

[3] The proposed design interventions identify spaces of opportunity based on typologies of public and private space relationship in Deptford. The interventions can be utilised to implement the strategies, or to stimulate ideas at the neighbourhood level.

[4] The final section concludes the urban analysis and design responses and presents the relevance of these in the context of Deptford.

2.0.V.

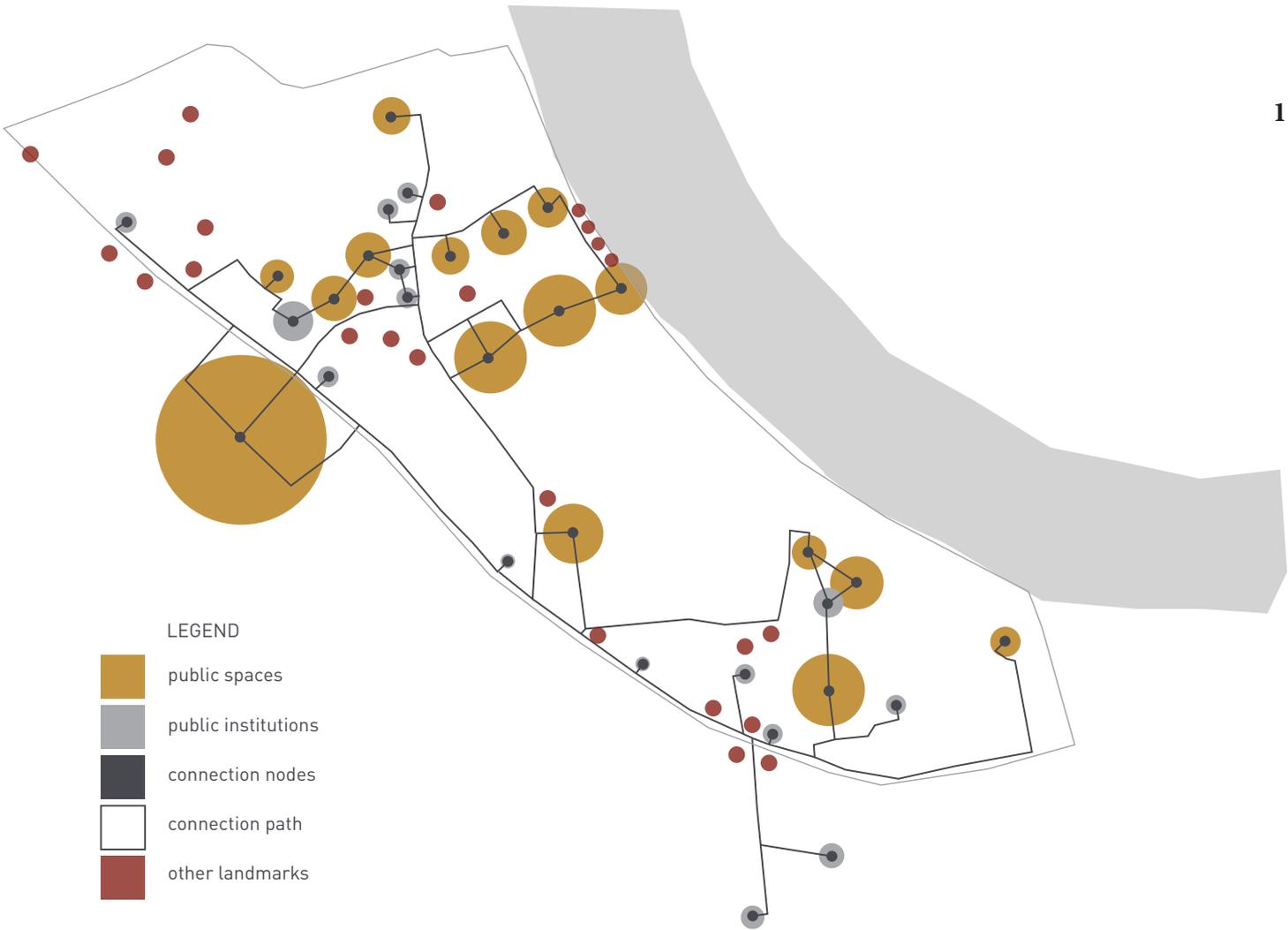
# 2.0. VISION

## 2.0. Vision Statement

Our vision is to connect the residents of Deptford to the public realm of their neighbourhood in order to increase their perceived value.

Public realm includes streets, open public spaces and the users of these spaces i.e. current and future residents of Deptford.

FIG 1. MAP OF EXISTING DEPFORD



## 2.0. VISION

### 2.1. Vision Statement

The vision focuses on building relationships to create a sense of pride in the neighbourhood. Firstly, between people and public spaces, and secondly among the people (individuals, groups, organisations) themselves.

This complements existing and future developments by considering the agency and ability of the community to put forth the strategies and implement them effectively.

#### Density

Over the years, Deptford has transformed from being an industrial hub to a residential area with small industrial pockets. The prevalent multi-storeyed residential buildings are sparsely distributed. This results in high actual density (people per unit area) but low perceivable density (built footprint per unit area and number of people using public spaces). Unless a mechanism of engagement with public spaces is devised, the new high end developments in Deptford will simply add to the hidden density, without activating the existing infrastructure.

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#### Connection to public spaces

Although Deptford is abundant in public spaces and infrastructure (streets, footpaths, pathways, parks, etc.), these are either underused or underutilized. Therefore, there is no need to create additional spaces, rather to increase awareness, accessibility, satisfaction, and engagement of the existing spaces. The Community Infrastructure Levy is a vital form of generating funding from private housing developments in order to improve community life. In Deptford, it is currently channelled towards the regeneration of the Olympia Building, and other projects within the Convoys Wharf area. However, our analysis shows that this is misguided, and that this should be redirected to the surrounding areas to benefit the wider community.

#### Connection between people

Lewisham is one of the most diverse boroughs of London. Although diversity adds to the richness and culture of the area, it also manifests itself in the form of fragmented sub-communities in Deptford.

Several organisations and initiatives are working towards achieving community cohesion, yet remain fragmented themselves in terms of the areas of operation. New developments in Deptford add another layer to this social segregation, particularly in the promotion of economic inequality. These factors can be mitigated through strengthening a sense of belonging and pride in the communities. Through engagement with public space, a symbiotic relationship can be built among the people, and act as an anchor within the old and new communities.

## 2.0. VISION

### 2.1.1. Positionality

We position ourselves as an external agency that is able to provide a neutral and alternative perspective on the transformation of Deptford. We can identify potential spaces of opportunity, without being limited by financial, operational, or logistical constraints, which could otherwise deter open and imaginative reflection. We strongly believe it is important for the residents of Deptford to challenge the upcoming developments and start imagining a 'new' Deptford. A Deptford that is warm, welcoming and conducive to a satisfying personal and social life. Our status as Urban Design students, and outsiders involved temporarily with the area, enabled us to devise ideas through personal observation, urban analysis, and discourse analysis. These sources and underlying vision have the potential to translate into an actual transformation of the neighbourhood.

### 2.1.2. Scope: Circle of Concern vs Circle of Influence

The vision of building long lasting social relationships through activation of public space can be called our 'Circle of Concern'. We are concerned with facilitating the creation of a socially sustainable and resilient neighbourhood and countering the negative forces of development. Current modes of space production in Deptford are market driven and a consequence of a hierarchical urban governance model. Neighbourhood plans have less scope for optimising their potential, as they are informed and guided by top-down governance.

Subsequently, it is important to recognise what we call our 'Circle of Influence'. Within said circle lie all the decision and actions we are capable of undertaking in order to create positive impact. The Circle of Influence commends complementary interventions within the wider system which will create an active and aware community, capable of challenging the existing order and implementing change.

## 2.0. VISION

### 2.2. Rationale: Urban Analysis

#### 2.2.1. Summary of Key Findings

Deptford is an area with complex social, economic, and political characteristics. It is marked by a housing shortage and an increasing population. The Convoys Wharf Development partly fulfils the borough's commitment to provide 1,385 new homes each year. However, this is mainly formed of high price housing, which excludes the existing residents. There is a great need for affordable and social rent in Deptford, that is not being met by the development. Issues of overcrowding, homelessness and crime are likely to worsen as a result. Furthermore, the influx of new, high income residents will greatly affect the socio-economic fabric of the area.

#### 2.2.2. PESLE Analysis

##### Political

The Convoys Wharf development has faced some serious opposition, due to an insufficient amount of social and affordable housing included (Lewisham, 2015). Lewisham council is required to provide 1,385 new homes each year, with 1,144 needing to be affordable (Cobweb Consulting, 2014), whilst being responsible for implementing plans and policies set by governing bodies. This limits the council's ability to execute neighbourhood level strategies. At a national level, the impact of Brexit may affect both the actual movement of Deptford's population and/or the perceived precarity of the people's dwelling.

##### Economic

The housing crisis in London has significant implications on the area. Deptford's housing prices are relatively low compared to other London boroughs, however it suffers from a housing shortage, particularly for low income groups. Lewisham council is relying on acquiring funding from private developers through the Community Infrastructure Levy, to regenerate the existing urban landscape and provide infrastructure (Lewisham, 2012).

The outward flow of capital in Deptford is greater than the inward flow. This has strong implications on the area's vitality and economic self-sufficiency. Deptford is marked by a significant number of independent small and micro businesses. The regeneration of the area, and the influx of large corporations, will greatly affect the existing economic fabric and local residents.

##### Social

Deptford is a socially diverse area. The main challenges it faces are increasing population, and an ageing population. Furthermore, overcrowding and crime are relatively high compared to London overall. These issues may in fact worsen as a result of the regeneration plans. It is likely that as prices increase in the area, the social fragmentation will also worsen, with certain residents becoming excluded. Additionally, they may lead to a loss of heritage.

##### Legal

The decision by mayor Boris Johnson to disrupt the traditional planning process, and overrule the council to grant the planning application of Convoys Wharf (GLA, 2017), has created a backlash from the public, residents, and organisations. The mayor agreed to a development of up to 3,500 new homes, in addition to the regeneration and development of some public interface. Furthermore, the Right to Buy scheme has certain implications on the social fabric of the area. Homes bought under this scheme can be then rented out privately, rather than provided for people in need of council housing.

##### Environmental

The regeneration of the riverside in addition to incoming residents may pose adverse impacts on the environments, in terms of noise pollution, flood risk, waste produced, pollution, sustainability, and the area's biodiversity. Moreover, the new developments will put a significant strain on the existing transportation networks, and the increased demand may have negative effects on existing residents and the environment.

Hierarchy (national, metropolitan, borough, neighborhood)

National Planning Policy Framework 2012

The London Plan

Lewisham Unitary Development Plan 2004

GLA Estate Renewal Program

Brexit and possible implications for residents

Resistance from community organizations

**P**

Housing crisis in London

Outward flow of capital greater than inward flow

Community infrastructure levy

Foreign investment

Large scale commercial businesses

Land prices

Deptford Lounge and Market Yard

**E**

Migration & diversity

Ageing population

Overcrowding & crime

Growing economic inequality

Loss of heritage

Digital community engagement

Activity & event programming in larger managed spaces

Social fragmentation

**S**

Public private partnerships

Mayor's overruling decision to approve development

Requirement for Lewisham to provide affordable housing

'Right to buy' implications

Commitments to biodiversity

Localism Act 2011

**L**

Pollution

Sustainability

Increase in transportation networks

Noise pollution

Flood risk

Biodiversity

Increase in waste production

River scene

**E**

FIG 2. PESLE DIAGRAM

## 2.0. VISION

### 2.2.3. Issues, Opportunities & Constraints

#### Issues

The high percentage of small businesses in Deptford contribute to the local economy and improve the circulation of capital in the area. However, the regeneration of the area will result in large corporations moving into the area, and pushing out existing small independent businesses. As gentrifying forces begin to act, the economic disparity between residents is likely to increase, with existing residents being excluded and community networks weakening. This is accelerated through the restriction (physical or social) to open spaces. Moreover, the forces of overcrowding and shortage of housing is accelerated by the nearby University of East London, and the need to student accommodation.

#### Opportunities

There are many leftover and under-utilised spaces in Deptford, which have the ability to be transformed in order to provide a public use for residents. Moreover, there are two main opportunity areas not currently considered, in the form of the Grand Surrey Canal and the Sayes Court gardens. The regeneration of Deptford presents an opportunity of generating tourism in the area, and subsequently strengthening its heritage links and boosting the local economy. The funds generated through the public/private partnership of Convoys Wharf are currently utilised mainly for the regeneration of the Olympia Building. However, they can be exploited for wider community benefit. Another important asset is the riverside, whose regeneration which will improve the accessibility and aesthetics of the area, as well as the walkability.

#### Constraints

Although certain retail and leisure spaces will be created through the Convoys Wharf development, there is no guarantee that the jobs created will benefit the economic capital of existing residents. In fact, due to the high house prices of the new homes, it is likely that the incoming inhabitants will work outside of Deptford, further disrupting the inward flow of capital. Moreover, the regeneration of Deptford must consider density. Currently, there is high hidden density, resulting in high rise buildings but also a lack of active streets and public spaces. In order to optimise the benefits of this regeneration, there must be an effort to reactivate these spaces. The Convoys Wharf developers are refusing to decrease the number of new dwellings created, which results in increased high density. This constrains the ability to diminish the negative effects of the regeneration project on existing residents.



FIG 3. SWOT DIAGRAM

3.0.P.

# 3.0. PROPOSAL

## 3.1. Design Principles & Guidelines

### 3.1.1. Principles

We have based our vision on an urban analysis. This has resulted in three main design principles.

#### **1. Widening accessibility to public space**

Despite the array of existing open public spaces in Deptford, accessibility is an issue. This is in terms of limited transportation networks, a lack of knowledge of these spaces, and invisible barriers, such as social and economic disparities, and restricted access.

#### **2. Spreading awareness of available public space**

Gentrifying actors are at place in Deptford, which will greatly alter the existing fabric. However, these can be mitigated to some extent through creating awareness of existing networks and infrastructure, and by increasing the perceived value of these spaces. Although, Deptford has strong existing infrastructure, it is not optimally utilized. This is because there is a low perceived value of existing space, in addition to a lack of incentive for its use.

#### **3. Creating motivation and opportunities of engagement with public space**

There are existing links within the communities of Deptford. However, in order for them to take ownership of space, and pursue neighbourhood goals, there must be engagement opportunities. Some of the issues generated by the regeneration and changing urban fabric of the area, can be appeased through active community involvement.

## 3.0. PROPOSAL

### 3.1.2. Guidelines

**This can be done through the following design guidelines:**

- Building and strengthening open public space networks
  - Developing a sense of shared ownership of existing space and strengthening the social network
  - Improving the walkability of Deptford
  - Enhancing the local identity through branding existing assets
  - Creating a sense of value of OPS in current and new residents
  - Networking existing organizations and campaigns in Deptford
- 20**
- Developing a sense of value and worth of existing community and infrastructure networks, including public spaces and local businesses
  - Broadening universal accessibility

# 3.0. PROPOSAL

## 3.2. Design Strategies

### 3.2.1. Methodology – Circular Processes

Given the transforming nature of space, knowledge, power and social relations, it is vital to think systemically while devising a methodology for arriving at design strategies for Deptford. The idea behind strategizing, is to pave way for action. However, action needs to be informed through analysis and continuously re-evaluated as part of a circular process. We have utilised the concept of circular processes (Romme and Edenburg, 2006) in arriving at our key strategies. As shown in Fig.3, the physical and organizational strategies continuously affect and inform each other, while the platform facilitates the creation of new strategies and interaction between existing strategies. This comes from the idea that space is social and space is political. Any activity occurring in a space transforms it and vice versa. However, a trigger is needed for this transformation. This is in the form of our strategies.

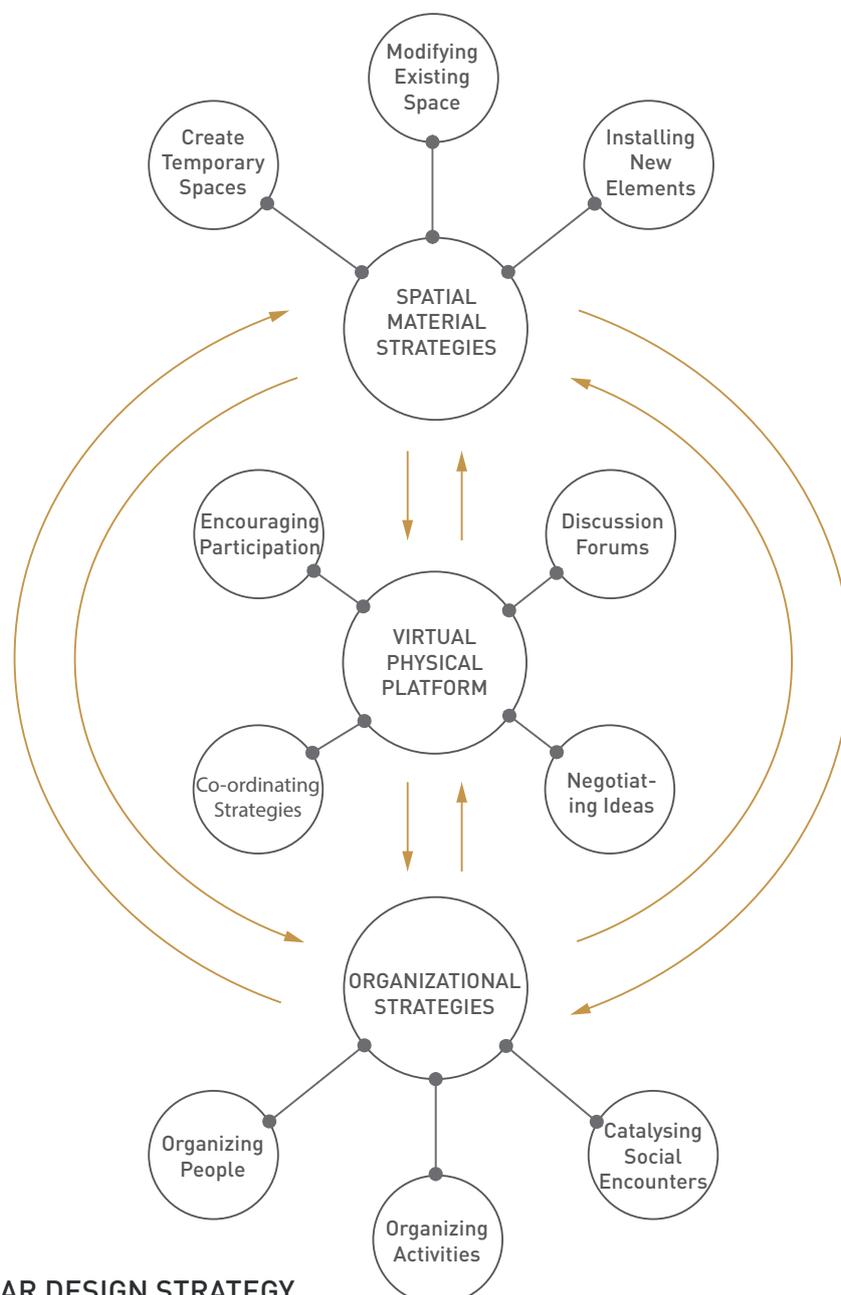


FIG 3. CIRCULAR DESIGN STRATEGY

## 3.0. PROPOSAL

### 3.2.2. Key Strategies

There is a need to design processes that will motivate people to engage collectively and actively with the existing public spaces. With this in mind, our key strategies are:

#### **Building a strong network of open public spaces:**

Since there is an abundance of public spaces in Deptford already, the key is to develop a network connecting these with each other and with people. This can be achieved through focusing on push and pull factors to attract people to utilise the spaces and to activate them. The neighbourhood scale must become apparent through building a mental model of the existing open public spaces network, for instance through the use of signage and visual markers.

#### **Assessing popularity of OPS**

The assessment of the popularity of open public spaces will aid in the analysis its usage. Subsequently, it will be possible to make recommendations on increasing the value of these spaces and promoting its usages by the public, based on particular needs of the community.

#### **Incentives**

Developing various strategies and incentives to promote existing networks and spaces in Deptford. Using either push or pull factors in order to attract activity in existing infrastructure. For instance, focusing on experiential or purposeful (social and economic) uses of public space, will lead to a revival of the existing space in Deptford.

#### **Building a relationship between the private and public realms of the neighbourhood**

Social fragmentation and economic disparity may be mitigated through building relationships between public and private realms of the neighbourhood and intervening at interfaces. For example, this can be done by creating a comfortable and enjoyable atmosphere through urban furniture and the creation of meeting points.

#### **Urban furniture**

The provision and transformation of urban furniture in the area will aid in the creation of value by users and broadening accessibility and usability of space.

#### **Creating meeting points**

Establishing existing infrastructure (open public spaces, community centers, local businesses) as strong community anchors in the area. Promoting the existing infrastructure into meeting points for new and existing residents will instil community values and increase the sense of ownership of space, as well as strengthen the existing infrastructure.

## 3.0. PROPOSAL

### **Facilitate the creation of a 'Map of Worth' for Deptford:**

Deptford has a low perceived value of existing assets which results in them being under-utilised by residents. In order to alleviate this, strategies must be put in place. For instance, this can be done through community value mapping and awareness campaigns.

#### **Awareness campaigns**

Creating awareness campaigns which seek to develop a sense of ownership of space of existing residents in Deptford. It will also aid in spreading awareness of the area's existing assets which would have been mapped through the mapping exercise.

#### **Mapping exercise**

Creating a 'map of worth' for the area's existing networks will lead to the improvement of perceived value in existing and new residents. The involvement of the public in this project, will aid in the development of shared ownership of space, bridging the gap between existing and new residents, and encourage active participation.

#### **Assessing popularity of OPS**

The assessment of the popularity of open public spaces will aid in the analysis its usage. Subsequently, it will be possible to make recommendations on increasing the value of these spaces and promoting its usages by the public, based on particular needs of the community.

### **Channel the Community Infrastructure Levy into interventions which encourage engagement with existing public space**

Rather than creating additional infrastructure and space in Deptford, the Community Infrastructure Levy should be instead channelled to optimise the existing assets. This needs to be done through interfering at the council level and public engagement.

#### **Events in OPSs**

Creating public events in existing open public spaces will utilise the existing infrastructure and promote engagement in the community. Open air cinema, festival, market, art performances are some examples.

#### **Intervening at council level**

Consolidating the existing community groups and actions in the area to work together in order to intervene at the council level and promote engagement and participation within the community.

**1 Widening accessibility to public space**

Building and strengthening the network of Open Public Spaces using spatial and social tools

Developing a sense of shared ownership of existing space and strengthening the social network

Improving the walkability of Deptford

**2 Spreading awareness of available public space**

Enhancing the local identity through branding existing assets

Creating a sense of value of OPS in current and new residents

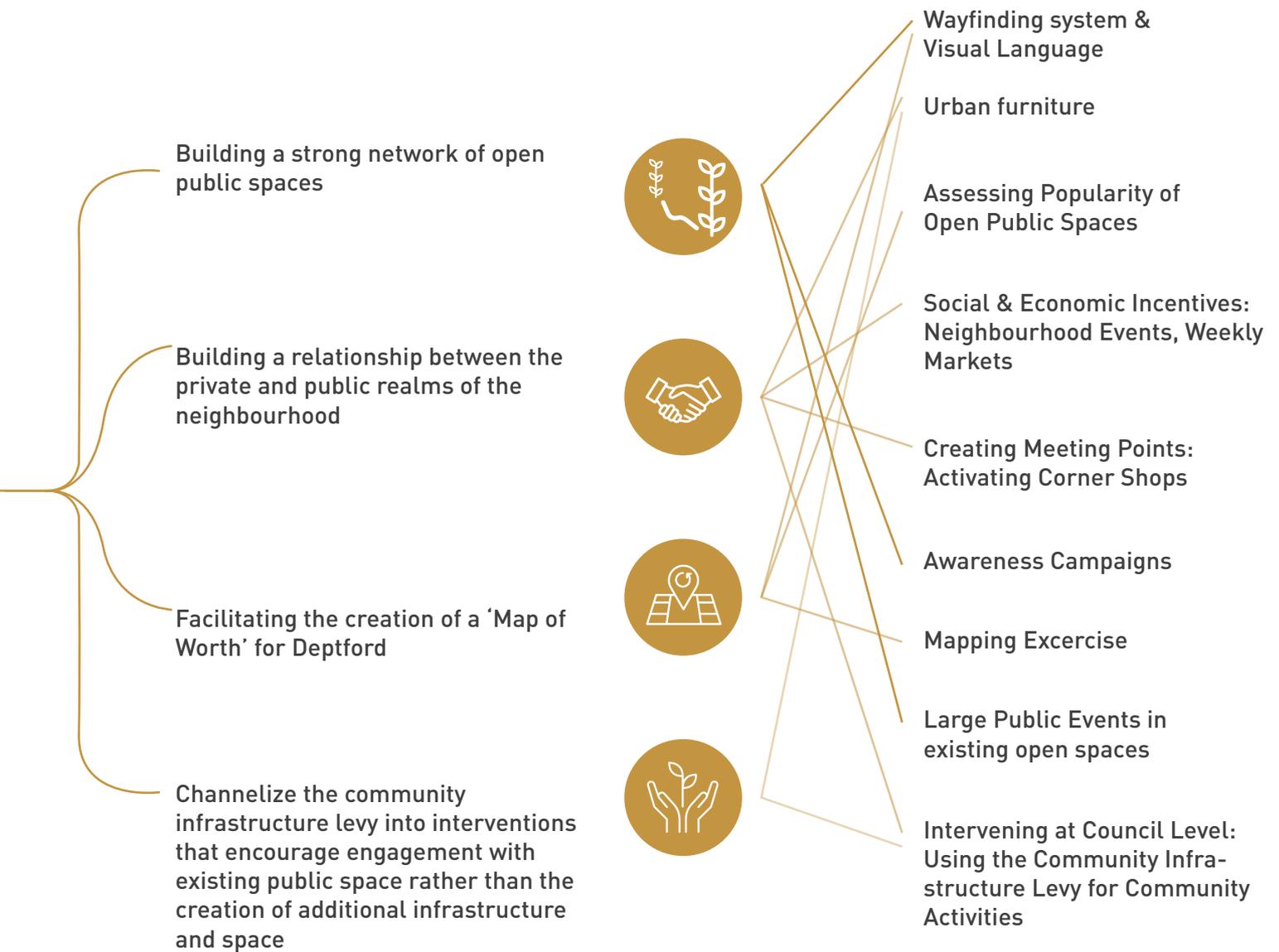
Networking existing organizations and campaigns in Deptford

**3 Creating motivation and opportunities of engagement with public space**

Developing a sense of value and worth of existing community and infrastructure networks, including public spaces and local businesses

Broadening universal accessibility

FIG 4. PRINCIPLES, GUIDELINES & STRATEGIES



**STRATEGIES**

**INTERVENTIONS**

4.0.D.

# 4.0. DESIGN INTERVENTION

## 4.1 Potential Spaces of Opportunity

### 4.1.1. Existing typologies of relationship between public and private spaces

On analysing the land use, street network and open public spaces in Deptford, we arrived at a set of typologies of relationship between private and public spaces in the neighbourhood. Fig. 7 illustrates the different kinds of public spaces that exist in between different types of private spaces viz. primary, secondary & tertiary streets, public parks and spaces around public institutions that exist between residences, mixed use areas and commercial areas. Each of these spaces holds a potential for transformation through the above mentioned strategic interventions.

On further analysis of these spaces, we arrived at eight main typologies of relationships between public and private spaces, as illustrated in Fig. 8. This way, interventions are not constrained by location but are determined by the conditions that govern a particular space. This makes the process of strategizing adaptable to different conditions in the context of the ever-transforming nature of Deptford. As shown in Fig. 8, each condition paves way for the implementation of appropriate strategies.

### 4.1.2 Potential Spaces of Intervention

Fig. 6 represents a map of Deptford showing the locations of the potential spaces of opportunity illustrated through photographs in Fig. 7. These interventions belong mostly to one of the eight typologies discussed above.

These are spread all over the neighbourhood, mostly along the secondary streets (Grove Street, Deptford High Street) and tertiary streets in the residential areas. It is interesting to note that many of the landmarks (as identified by us) also lie on secondary and tertiary streets (Refer Fig. 6). These landmarks could be used as anchors for interventions in the future, thus strengthening the network of inner access routes within the neighbourhood.

These spaces are only suggested as initiators of a larger movement of community building through the proposed circular design strategy, where every activity adds to the transformation of space and every spatial transformation creates new activities.

## 4.2. Potential Design Responses

### 4.2.1. The Larger Design Response

The overarching idea behind our design response is that each of the smaller proposed interventions are linked to each other in that one leads to the other or positively influences the other. For example, the mapping exercise leads to awareness of public spaces and capacitates people in contributing to the wayfinding and signage intervention. As people become more aware of their neighbourhood, they start feeling comfortable in using public spaces. Installing urban furniture at this point only adds to their engagement with public spaces. Urban furniture also facilitates the creation of meeting points at corner shops.

Since this is a cyclic process, the above relationship is established irrespective of which intervention is used as an initiator. This is also a manifestation of our belief that the social aspect of space cannot be taken away from it, especially when it comes to the use of public space. More the awareness and access, more the use, higher the transformation.

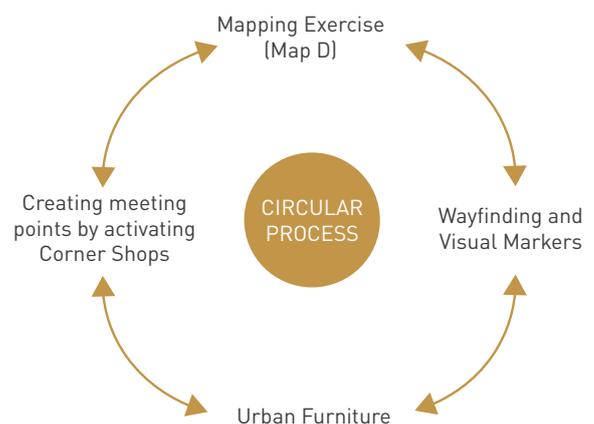


FIG 5. DEMONSTRATED CIRCULAR PROCESS

# 4.0. DESIGN INTERVENTION

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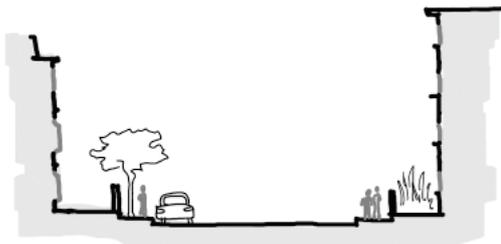
FIG 6. SPACES OF OPPORTUNITY MAP

# 4.0. DESIGN INTERVENTION

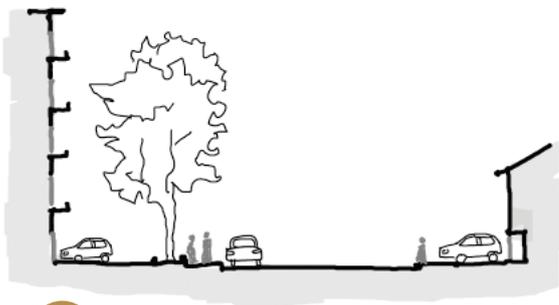


FIG 7. PHOTOGRAPHS OF SPACES OF OPPORTUNITY

## 4.0. DESIGN INTERVENTION

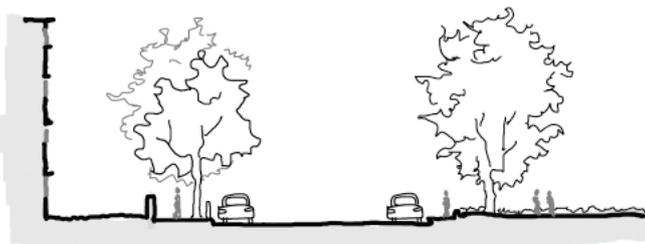


1



2

30



3

### TYPES OF POTENTIAL SPACES OF OPPORTUNITY IN DEPTFORD

#### 1. Space between Medium-rise Residences

The majority of Deptford is formed of this typology. There is little contrast in the usage and diversity of the opposing spaces, cultivating a sense of homogeneity. This may be exemplified by 'unhappy streets', with low footfall, and a low engagement with the spaces. Increasing the footfall and creating a more diverse territory could foster a sense of liveliness, activity, and sociability in urban thresholds.

#### 2. Space between High-rise and Low-rise Residences

Both high rise and low rise residences may have their own self-contained public spaces, such as green spaces, with a lack of mixed usage between the various residents. This adds to the invisible barriers and contrasting fabrics, creating a sense of exclusion and exclusivity.

#### 3. Space between Medium-rise Residence and Public Park

In order to optimise the usage and inject life into public open spaces, the strategy must focus on creating visual or purposeful incentives. This can be achieved through a mapping exercise, wherein the public/residents create a map of worth of public and private community assets. Moreover, community engagement projects and awareness campaigns could similarly provoke a sense of ownership to the spaces.

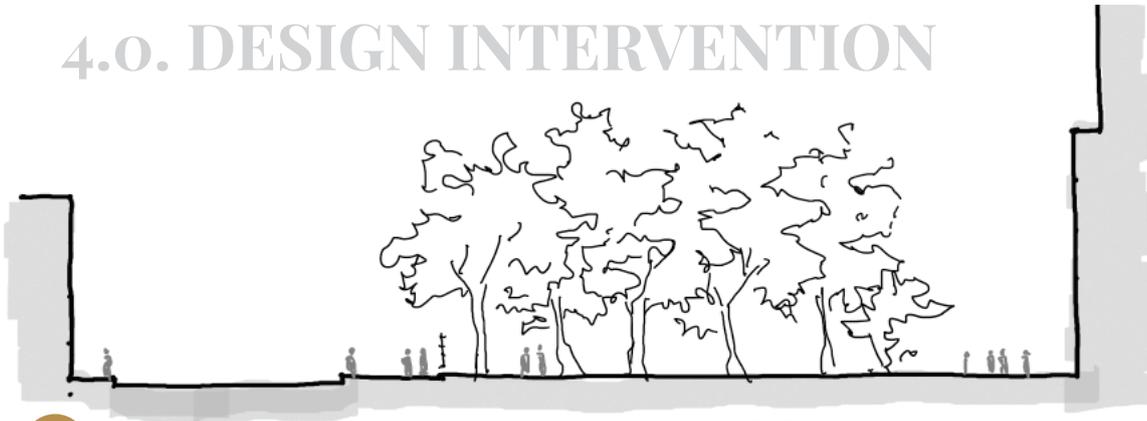
#### 4. Space between High-rise Residence and an Institution

Opposing high rise residential and institutional buildings may produce an atmosphere of intrusion and lack of privacy. These spaces are often exemplified by inactive and cold thresholds. A sense of intimacy can be achieved through the provision of urban furniture and strategic visual markers to develop positive views. The intimacy can be achieved as a balance, to gently blend the two high contrasting buildings, rather than to separate further.



4

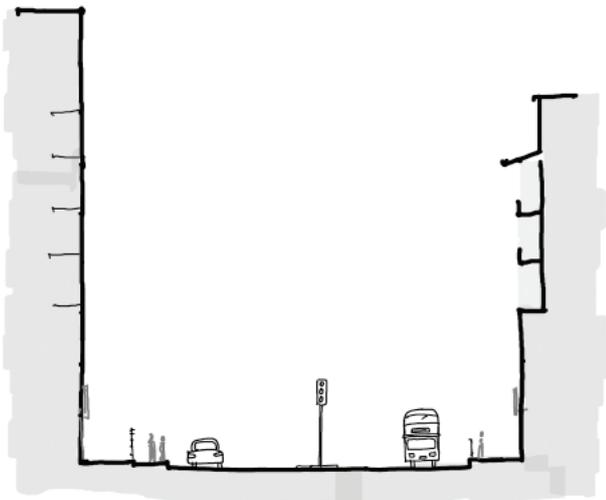
## 4.0. DESIGN INTERVENTION



5

### 5. Space between Low-rise Commercial areas & Institutions

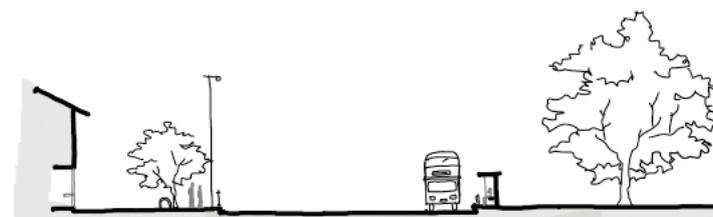
These places are marked by large, generally well accessible, in between thresholds spaces, but low engagement and a lack of a sense of ownership by residents. This can be addressed through creating map of worth in Deptford to give alternative and active usage to the spaces, as well as the creation of active meeting points.



6

### 6. Space between High-rise Mixed Use Buildings

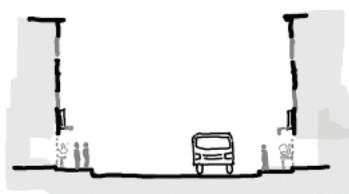
High rise mixed use buildings are promoted in order to prevent zoning and to provide active streets at ground floor level. However, this can result in a discrepancy towards the desired usage of the in between spaces and an animosity of the spaces. Orientation in this space can be offered through way finding, signage, and visual markers to create ports for creative engagement, as part of a developed OPS network.



6

### 7. Wide Space between Low-rise Commercial Buildings

Spaces between commercial buildings are often highly regulated, promote consumption activities, and are typically catered for the tenants. This can lead to an exclusionary nature which creates direct (narrow access) and invisible (socio-economic fragmentation) barriers of entry. This can be mediated by increasing accessibility, for example through universal, multipurpose, and inviting street furniture.



7

### 4. Narrow Space between Low-rise commercial buildings

These spaces are more clearly defined in terms of exclusion, with a particular and non-transferable usages of these spaces. Through developing particular community 'meeting points' in these space, the public engagement with the places grows to transform the space.

FIG 8. TYPOLOGY OF SPACES OF OPPORTUNITY

# 4.0. DESIGN INTERVENTION

## 4.2.2. Demonstration of Potential Design Responses

### Mapping Exercise (Map D)

This exercise aims at creating a 'map of worth' for Deptford through a participatory process of map making. The exercise is conducted through workshops followed by installation of large maps at different points in the neighbourhood (so people walking by can mark public spaces of value). The physical mapping is followed up by a mobile application called Map-D that continues the process and has a farther reach in spreading awareness. The actors involved include the residents, with facilitation and mediation by civil society organizations.

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FIG 9. WIREFRAMES OF MAPPING EXERCISE

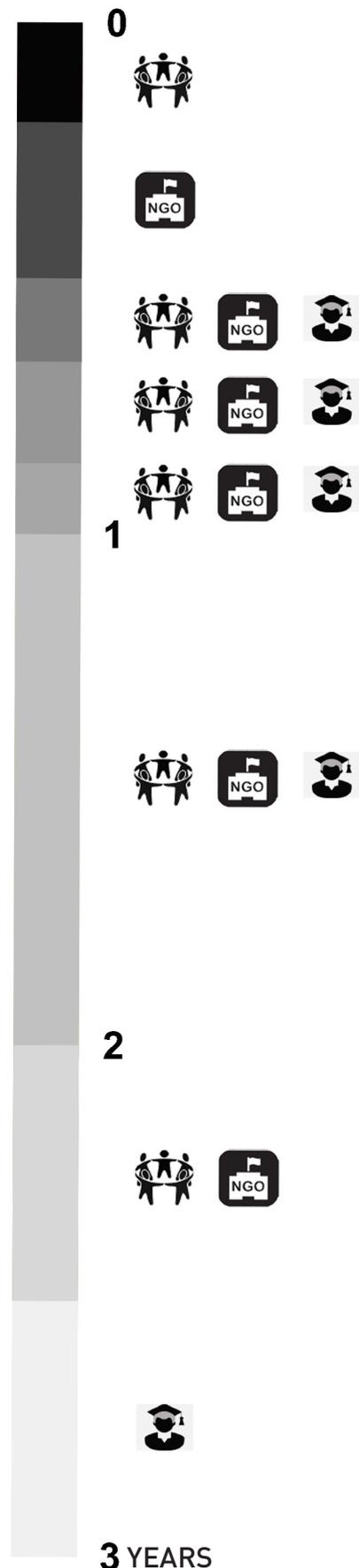


FIG 10. TIMELINE OF MAPPING EXERCISE

# 4.0. DESIGN INTERVENTION

## Wayfinding and Visual Markers

This intervention aims at connecting public spaces using visual markers and signage. Some of the activities include – painting pathways connecting public spaces, installing signage created by the residents, creating interactive signage, designing logos for public spaces and events, poster making exercises, etc. The actors involved include civil society organizations, residents and the local council (mostly funding through community infrastructure levy).



FIG 11. DEMONSTRATION OF LARGE STREET MAP



FIG 12. PAINTED PATHWAYS



FIG 13. DEMONSTRATION OF SIGNAGE

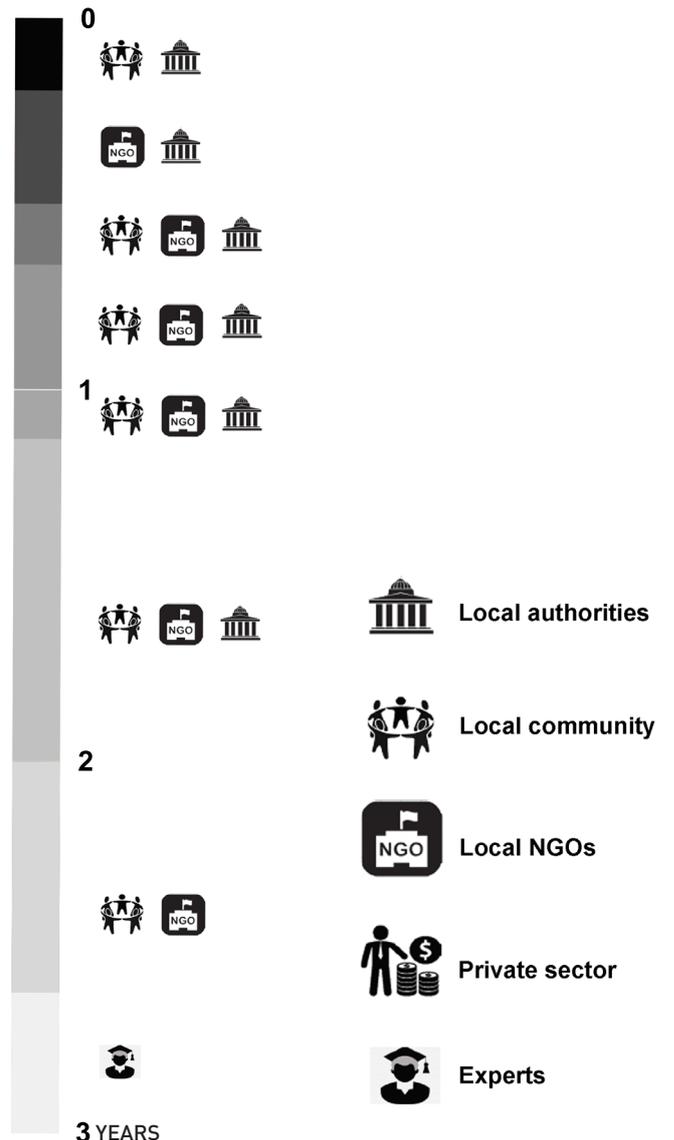


FIG 14. TIMELINE OF WAYFINDING PROJECT

# 4.0. DESIGN INTERVENTION

## Urban Furniture

While the above interventions aim at spreading awareness and connecting people visually to public spaces, this intervention aims at engaging people physically through the installation of street furniture like benches, small movable chairs and tables, children's play equipment, open-air low cost mechanical gym equipment, etc. This installation also facilitates the creation of meeting points for people.

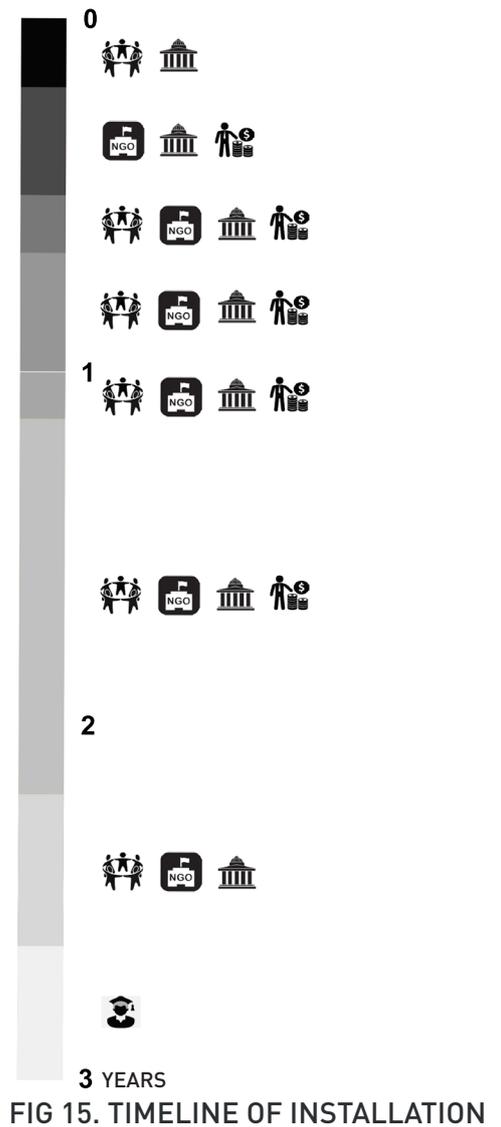


FIG 16. DEMONSTRATION OF URBAN FURNITURE INSTALLATION

# 4.0. DESIGN INTERVENTION

## Creating meeting points by activating Corner Shops

The use of urban furniture at small neighbourhood scale landmarks like corner shops can act as a catalyst for small daily or weekly activities (like board games, coffee shop etc.) that eventually becomes a part of people's routines and hence everyday life. The corner shop can then grow from a passive private business oriented space into a vibrant small scale public space.

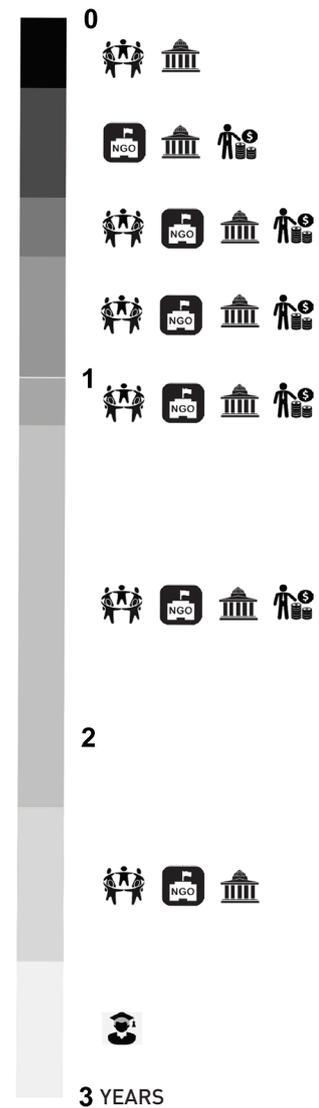


FIG 17. TIMELINE OF INSTALLATION



FIG 18. DEMONSTRATION OF SMALL SHOPS PROJECTS

5.0.C.

## 5.0. CONCLUSION

“ Urban design is essentially about place-making, where places are not just a specific space, but all the activities and events which made it possible “ - Buchanan, P (1988: 33).

Urban design is a vital facet in the pursuit of community cohesiveness and engagement.

It provides form, shape, and character to neighbourhoods and cities, forming varying elements into a viable network of streets, squares, and blocks.

Our vision for Deptford focuses on the concept of socially concerned urban design informed by circular processes between virtual and physical platforms, spatial and material strategies, and organisational frameworks, in order to counter the adverse effects of regeneration.

The design interventions seek to promote accessibility and 'inclusive environments for many, rather than exclusive places for a few' (Madanipour, 2006: 186). Through our proposal, we have attempted to reframe Urban Design as an inclusive process-oriented profession rather than a rigid, product-oriented one.

The regeneration plans for Deptford, including the new Convoys Wharf development, will drastically alter the urban landscape. This market driven approach has the potential to negatively affect the existing residents and communities, with unequal distribution of benefits in the area.

However, we believe that this order can be effectively challenged at the street, neighbourhood, and council level through community engagement, universal accessibility, and awareness.

To undergo the process of urban analysis which included envisioning and crafting a proposal that encompassed principles and strategies only served to reinforce our view of the role urban design can play towards transforming the public realm and fostering a sense of community.

We hope that our proposal for a circular design strategy builds a sense of pride and responsibility in Deptford's residents towards their neighbourhood so they can start reclaiming the space that they rightly deserve.



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