

Deptford Creekside, London

Deptford Creekside lies on the border of the London Boroughs of Lewisham and Greenwich. The purpose of the Charrette was to harness the energies and talents of the local community, stakeholders and organisations to create a vision for the future of Creekside and to help it feel more like a place than just an edge to the surrounding areas. **Jam** was selected to be the Sustainability Specialist within a multidisciplinary design team for the Deptford Creekside Charrette.

A design charrette is a planning and consultation event that brings together key stakeholders to create and support realistic design options for an area, over a very short time period. The charrette process differs from other collaborative planning techniques by enabling multiple stakeholders and a multidisciplinary design team to interact, review ideas in public and through smaller specialist meetings, in order to develop alternative concepts.



Project:
Deptford Creekside
Charrette

Client:
Design for London
LB of Lewisham
LB of Greenwich

Jam:
Sustainability
Advisor

Lead Organisation:
Creative Process

Consultants:
AZ Urban Studio
BRE Latz + Partners
Buschow Henley
Creekside Education
Trust
David Kohn Architects
Graham Harrington
Landolt Brown
Local artists
Waterman

Date Completed:
July 2008

Document launched:
February 2009

Local Exhibition:
November 2009

Awards:
Short listed for
London Planning Awards
'Best Conceptual Project'
March 2010

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The process lasted six days with five public meetings involving the local community, land owners, developers, local authorities, the environment agency and local businesses. The week culminated in the presentation of a proposed master plan at the Greenwich Picturehouse.

The draft masterplan responded to the challenges and proposed opportunities for the comprehensive regeneration of the area. **Jam** was responsible for developing the Sustainability Strategy for the masterplan.

The masterplan provided a starting point for the regeneration of Creekside and to inform the Supplementary Planning Documents for Lewisham and Greenwich Councils. It is also hoped the Charrette process will set a precedent for future similar consultations.

The project was short listed in the category of 'Best Conceptual Project' at the London Planning Awards 2009/10.



Key measures included:

- buildings designed to be energy efficient and follow the Mayor of London's energy hierarchy
- two mini multi-utility service centres (MUSCOs) with a Combined Heating and Cooling Plant to produce heating and cooling requirements via a district system through a central service duct.
- service duct to include a vacuum waste system to reduce the number of service vehicles as well as the ITC network
- MUSCOs fuelled by biomass (waste wood) transported to the creek by boat. Materials and waste products to be transported by boat to reduce vehicular traffic
- an anaerobic digester to convert sewage sludge from the pumping station to biogas to provide an alternative renewable source of energy
- a minimum of 20% of the energy requirements to be met from on-site renewable energy production
- rainwater harvested and treated through the landscape
- natural ecology of the creek to be protected and enhanced through terracing and the use of green and brown roofs
- all buildings to be flood resistant with residential uses above ground level and appropriate set back levels to be incorporated from the Creek's edge
- all materials to be from local and sustainable sources including the encouragement of reuse, recycling and whole life cycle assessment.