

Welcome

Welcome to this community drop-in event for the redevelopment of Deptford Bridge.

Following two rounds of consultation last year, RER has submitted their revised proposals for a new creekside destination at Deptford Bridge that will reinvigorate the local area with new public open spaces, landscaping, independent retail, food and beverage, homes, education and youth facilities.

Today's event sets out the submitted plans for this new neighbourhood of over 800 homes, 90,000 square feet of education and commercial space, and over two acres of landscaped public realm.

Today's event is an opportunity to:



Speak with the project team



See how the design of the application has changed



Learn about the submitted proposals and the principles behind them



Ask more detailed questions about the plans



Give your views on the final proposals



Suggest organisations that could benefit from the proposed community spaces

Meet the team

RER LONDON

Landowner and applicant

RER London specialises in creating characterful new places for local people throughout London. This project has presented an opportunity to transform an under-utilised, brownfield site on Deptford Creek, adjacent to a DLR station into a unique destination neighbourhood that will benefit local communities for generations.

CZWG

Architect

CZWG are an architectural design practice renowned for characterful and high-quality architecture. Using design to anchor new neighbourhoods and homes to their surrounding local context can enrich an area and evoke a strong visual identity to which people respond.

Cameo Partners design studio

Landscape Architect

Cameo & Partners is a team of landscape architects, urban designers, and interior designers who are passionate about creating spaces that reconnect people with nature within urban landscapes. They are committed to telling the story of each site through their designs, and strive to make a positive impact on communities.

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Scan to find out more on our website

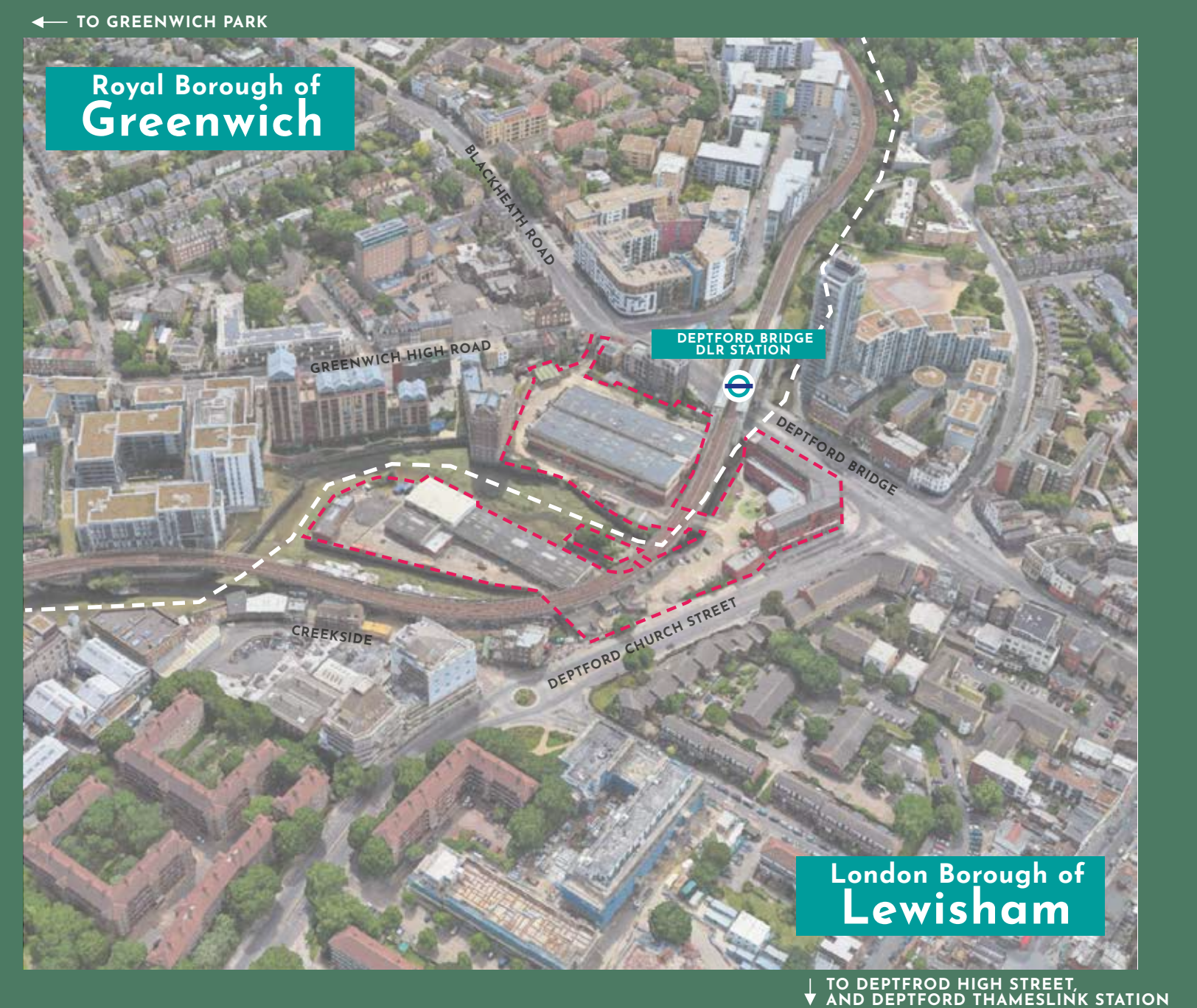


The site



The 4.6 acre brownfield site straddles both the Royal Borough of Greenwich and the London Borough of Lewisham.

The site has excellent transport links including cycle routes, buses, DLR, and nearby Thameslink stations, making it one of the most sustainable development locations in Lewisham and Greenwich.



Although the Deptford Bridge site includes 650m of waterfront, it is currently fenced off and has been inaccessible to the public for many years.

Most of the current buildings on site were part of Lewisham College. The educational facilities were relocated in July 2024 to their main Lewisham Way campus. The graduate art and design outpost departments of Goldsmiths College remain on site.

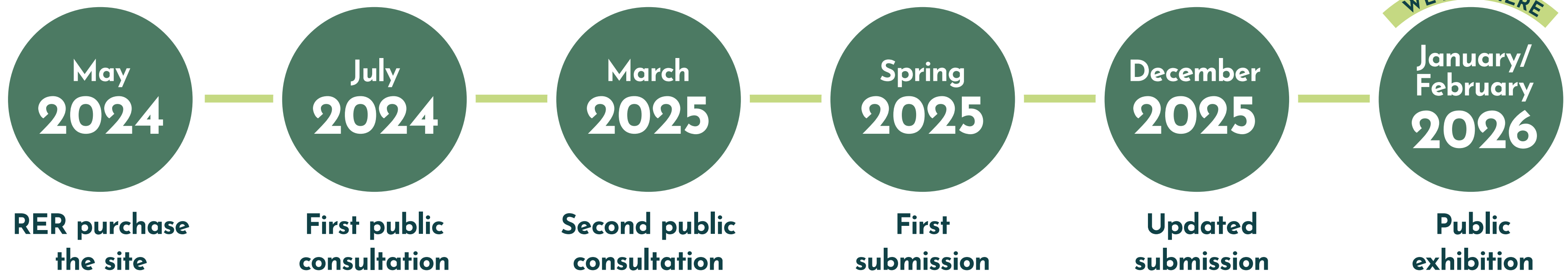
The site is surrounded by several conservation areas and partly sits within the Deptford Creekside Conservation Area.

There are several heritage buildings in the immediate vicinity, including Grade I and II listed buildings, which have been carefully studied and considered to inform the final designs.



Public consultation

Project timeline



For 18 months from the middle of 2024, RER's project team carried out wide-ranging consultation with local politicians, planning officers, community groups, nearby residents and businesses, using a mix of online and face-to-face methods.

Two rounds of consultation took place in July 2024 and March 2025. These were promoted with letters and flyers to over 2,500 neighbouring addresses, and a dedicated website was set up to promote the events and keep people informed

The aim has always been to make it easy for people to get involved and to give residents the chance to speak directly with the project team.



In total, over 100 people engaged in the consultation in person and online, with many providing feedback which has helped shape the final proposals.



The idea of regenerating the site, opening up access to Deptford Creek, creating a neighbourhood destination with independent shops and cafés, providing workspace and artists' studios, and providing new public spaces and landscaping were all positively received by the local community.

Some issues were raised about the scale of the proposals, possible impacts on neighbours, the amount of affordable housing and disruption during construction. Where possible, the project team has made design changes to address concerns, while also further developing community benefits.



Design response

Following community feedback, significant sitewide and building specific changes have been made to the submitted proposals. The updates have improved the redevelopment while ensuring it remains a viable proposal that delivers on the core principles of the project.

Sitewide changes

- Overall reduction in massing
- The overall building footprint has been reduced to increase public open space
- The public space has been enhanced with more greening and more landscaping features
- The design now includes more variety of colours and materials
- The creekside has been made even more accessible
- All building windows have been enlarged
- All homes will enjoy increased solar-shading from Juliet balconies
- The balconies and building corners have been softened to improve the overall appearance



Consulted proposal March 2025

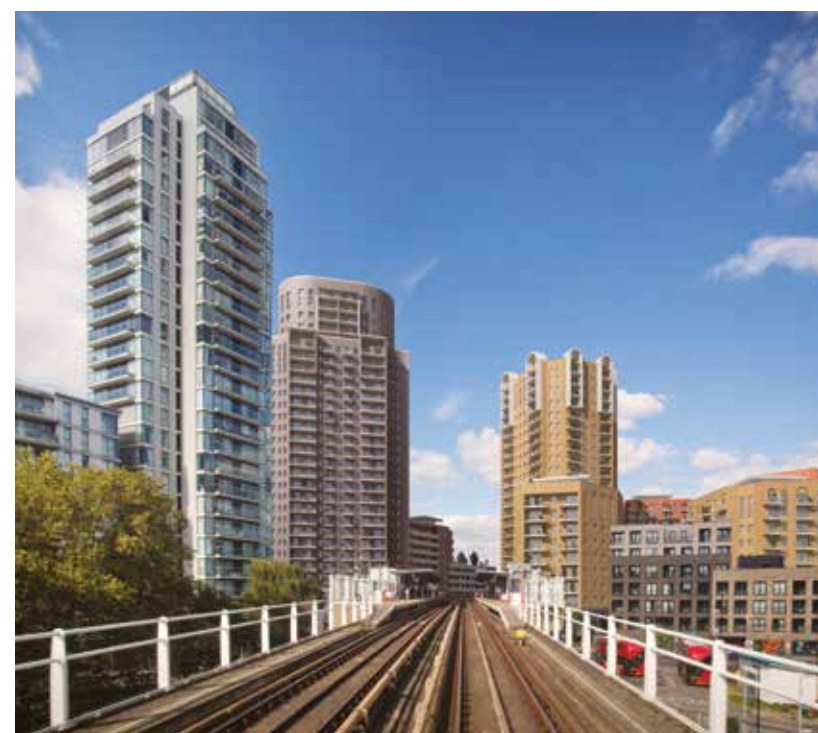
The overall impact of the changes has provided a more cohesive design with buildings that complement each other significantly.



Slimmer Building A



Redesigned Building D



Five-storey reduction Building E



Across the development the changes have led to:

- An increase in public open space.
- A reduction of homes by c.11% from approximately 900 to 802.
- An overall reduced building mass.

- A Building A**
 - The tower has been slimmed down
 - Its crown has been redesigned
- B Building B**
 - Redesigned to complement Building A from the street front
- C Building C**
 - Reduced footprint and new brickwork to complement other buildings
- D Building D**
 - Reimagined as the prime peninsula landmark with an attractive curved design
- E Building E**
 - The building height has been reduced by five storeys
 - Rotated to accommodate expanded creekside public space
- F Building F**
 - Redesigned to complement neighbouring buildings including a more rounded design
- G Building G**
 - The building has been reshaped and will be more attractive from the street front



Submitted proposal December 2025



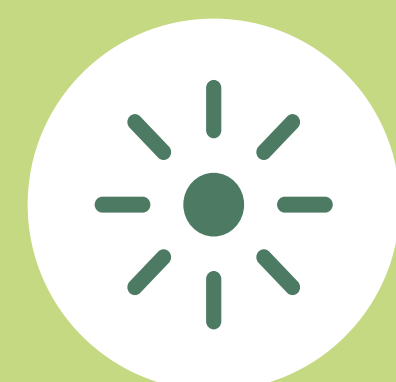
Vision



A new Creekside
destination

The following boards set out the proposal as submitted to Greenwich and Lewisham Councils.

Deptford Bridge is a vision-led project, with Five Placemaking Principles that have been used to create a unique local destination neighbourhood that reflects local character and addresses needs.



1. Celebrate Quirkiness

Deptford has a unique character, shaped by the Creek, a fascinating industrial/ maritime history, mix of cultures, bustling market and thriving creative scene - which the application will celebrate and enhance.



2. Create a Destination

The highly unusual nature of the site, its location on the banks of Deptford Creek next to the DLR make the site an ideal location for a new local destination with a distinctive character.



3. Provide Public Space

Most of the Creek is inaccessible, but the site has approximately 650m of waterfront - which will become inclusive public space, with biodiverse landscaping and viewpoints for local people to enjoy nature.



4. Address Housing Need

The location of the site next to the DLR, local bus routes, local shops and services, make it a highly sustainable location for residential development - and an opportunity to make a significant contribution to an acute local housing need.



5. Engage with Local Stakeholders

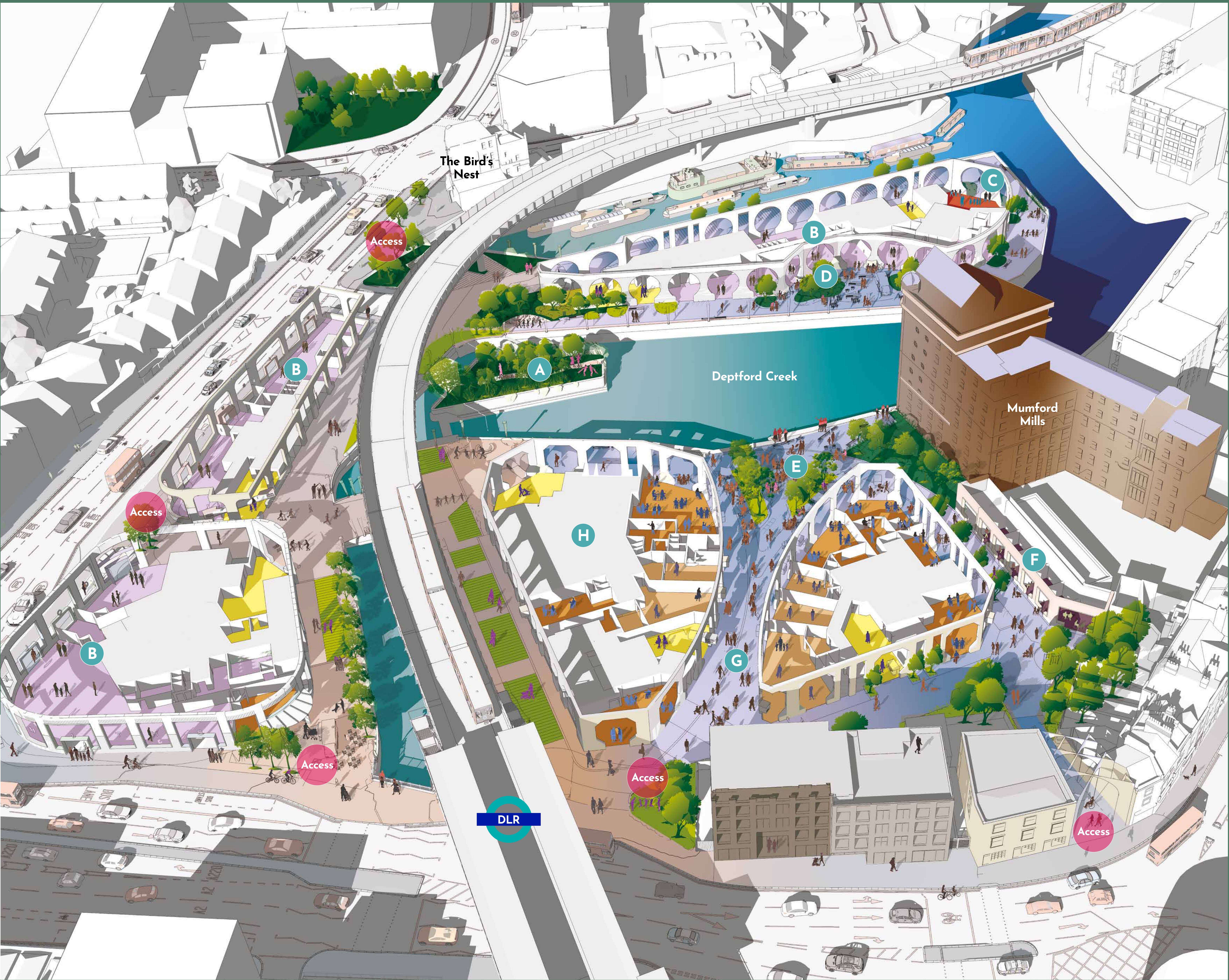
Alongside meetings with the GLA and LB Lewisham/Greenwich, the team has actively engaged with the community to gain local knowledge, understand issues and opportunities, and to seek feedback on design approaches. This will continue as the application progresses.

A new neighbourhood

The proposals celebrate local history and the shared heritage of Deptford Creek and the Ravensbourne River, while enhancing the setting of the listed Mumford's Mill. They will deliver extensive public access along the waterfront and improve permeability through the site, creating a distinctive "islands within islands" character.

Active ground floor spaces have been maximised, with a lively mix of artist studios, office and workshop space, independent shops, cafés and restaurants, residential lobbies, and education facilities. The result is a unique and quirky urban setting, anchored by Mumford's Square – a new waterside public space, designed to host events and activities.

Deptford Bridge is a pedestrian-first neighbourhood, with new landscape and tree planting and improved access to public transport. It has been designed as a meeting place for diverse communities, including artists and creative industries, students and young people, local people and families, workers and visitors, and new residents.



- A** Wild Ait
- B** Education teaching & studios
- C** Youth Facility
- D** The Overlook
- E** Mumford Square outdoor dining
- F** Artist Studios
- G** The Prospect retail/f&b
- H** Workspace First Floor

Public open space

The neighbourhood will be accessed from five new pedestrian entry points, that open Deptford Creek as a public waterfront. More than half of the entire site is dedicated to new public space, totalling over 10,000 square metres.

Residents and visitors will be able to walk through and along the creek more easily, with clearer routes, improved wayfinding, and stronger connections to surrounding streets.



Over two acres of new public open space



The new landscape is designed to feel distinctive and 'creek-focused', with a bold identity, enhanced ecological planting, and a series of spaces that can adapt to different uses throughout the day. The proposals include integrated sustainable urban drainage, more than 200 new trees, and approximately 650 metres of waterfront overlooking the creek.

As well as the ground-level public spaces, there will be a range of biodiverse podium and rooftop amenity spaces for new residents, including play areas for all ages, quieter seating zones, and biodiverse planting. In addition, there will be a further 4,000 square metres of resident gardens at podium and rooftop levels.



200+ new trees



New setting for Grade II Listed Mumford's
Mill and Heritage Interpretation Trail

New homes

There is an acute need for new homes across London, and this includes Greenwich and Lewisham. These proposals will help address this situation locally, as well as taking the opportunity to create an exciting new destination neighbourhood for people in Deptford.

A total of 802 new homes are proposed: 548 in Lewisham and 254 in Greenwich. These will be located across all new buildings except Building H and will include a mix of one-, two- and three-bedroom homes. Many of these will be dual aspect, and all will be at or above the level of the Docklands Light Railway.

Future residents will also have access to a range of public and private gardens and on-site play spaces for all ages.



800+ new homes at a highly sustainable location



On-site resident amenity and play space

This new neighbourhood will be a highly sustainable place to live, with residents able to enjoy many of the things they need right on their doorstep. It is also a highly accessible location -with excellent public transport connections, which make the site one of the most sustainable places for new homes in South East London.





Over 200 full time jobs on site and more jobs supported across the local economy

Commercial and Education

Deptford Bridge will be a truly mixed-use neighbourhood - including residential, commercial, educational and community uses, as well as outdoor public space.

Commercial Space

Deptford Bridge will provide over 35,000 square feet of independent shops, cafés, restaurants and creative workspace as well as new community space for young people. Together these will give the development a strong sense of character, while complementing other existing businesses in Deptford.

The proposals are expected to create over 200 full-time jobs on site once completed. With more than 800 new homes nearby, the new businesses will benefit from a strong local customer base, that will support local trade as well as attract visitors from the wider area.



Over 35,000 square feet of independent retail, cafés and creative workspaces



Education Space

The proposals will replace outdated and partially unused education space currently on site. In its place will be new educational and creative facilities designed to help future students and apprentices develop new skills and keep Deptford an exciting place to learn.

More than 55,000 square feet of educational space is proposed. RER London has held conversations with nearby institutions, local authorities and the Greater London Authority about potential education partners who could operate the space.



Over 55,000 square feet of modern educational facilities

Sustainability

The site today houses redundant buildings and hardstanding which make no contribution to biodiversity or low carbon design. The new proposals reimagine Deptford Bridge as a sustainable neighbourhood targeting BREEAM 'Excellent' sustainability standards (the second highest for a project of this kind) as well as maximising urban greening and ecology.



Publicly accessible

The new Deptford Bridge will be predominantly car-free, taking advantage of the high level of public transport to deliver a lightly trafficked pedestrian-friendly neighbourhood.



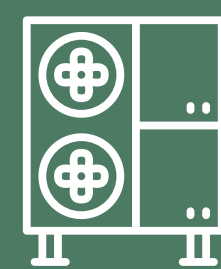
Enhance biodiversity

Biodiverse roofs, over 200 new trees and varied planting, alongside rain gardens, wild areas and new habitats.



Sustainable travel

Promoting active movement with safe and accessible pedestrian and cycle routes, resident cycle storage and visitor cycle parking to support low-carbon journeys.



Low carbon design

Reduced operational demand through high-quality sustainable energy systems such as air source heat pumps and solar panels.





£15m worth of contributions towards local infrastructure and capital projects in Section 106 agreements

Public Benefits



800+ new homes at a highly sustainable location



On-site resident amenity and play space



200+ new trees



Over 200 full time jobs on site and more jobs supported across the local economy



Over two acres of new public open space



New setting for Grade II Listed Mumford's Mill and Heritage Interpretation Trail



A new Creekside destination



Over 55,000 square feet of modern educational facilities



Over 35,000 square feet of independent retail, cafes and creative workspaces

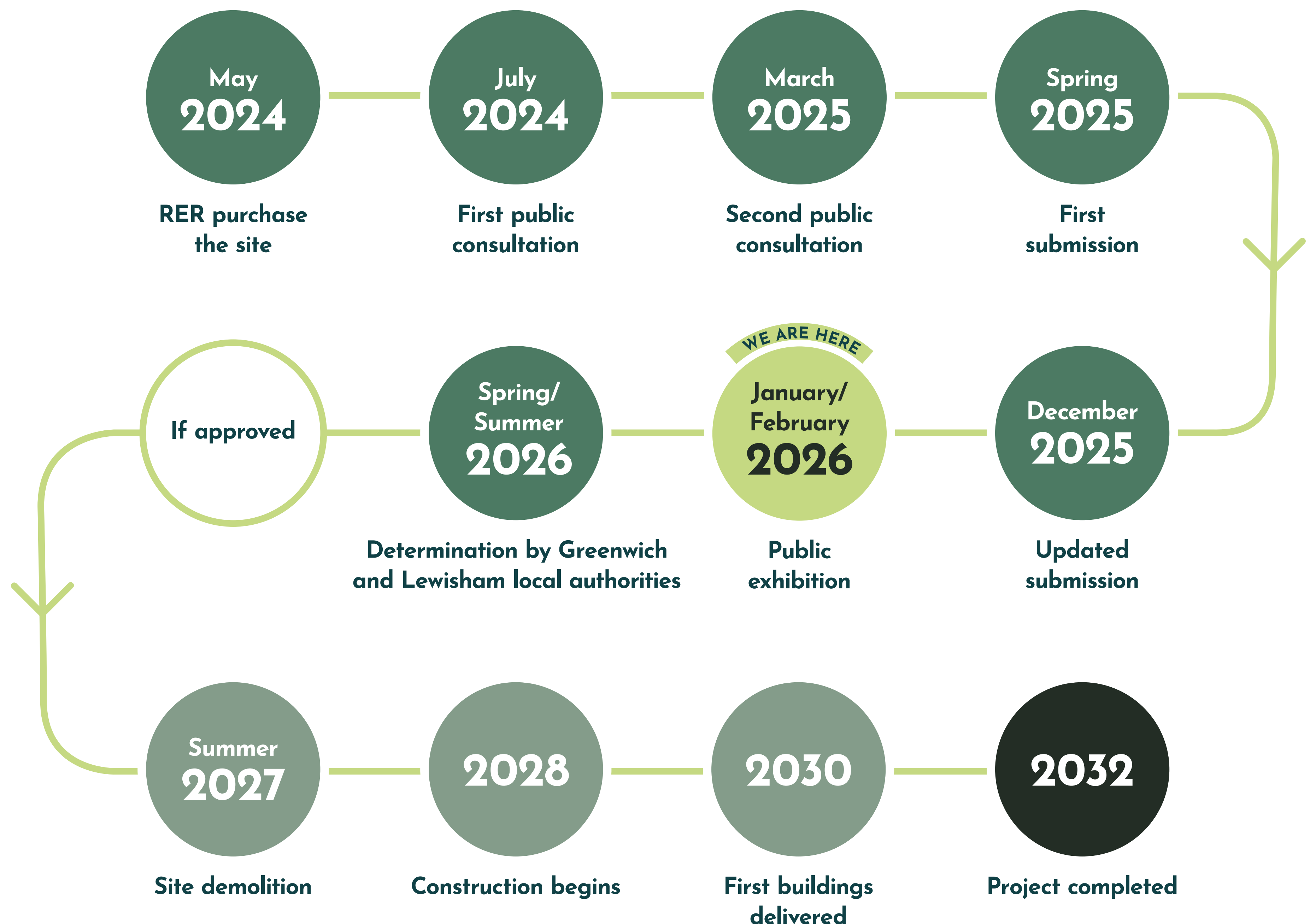


£15m worth of contributions towards local infrastructure and capital projects in Section 106 agreements

Next Steps

The timeline below shows how the scheme might progress subject to planning approval later this year. RER will work to see the project delivered as quickly as possible so that it can contribute to Deptford.

Project timeline



Thank you for attending.

We would welcome your views on the revised scheme, which we recently resubmitted for consideration by the two Local Authorities. You can complete a feedback form today and hand it in to a member of the project team. This will help the project team understand your views on the revised proposals, and what might make the new neighbourhood further benefit local people.

If you would like to register your official support for the application on the council's planning file, please speak to a member of the project team who will help you to do this.

Thank you for coming. Please continue to visit www.DeptfordBridge.co.uk for regular updates.

Scan me to
complete the
feedback form
online



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