

# Dockside des res

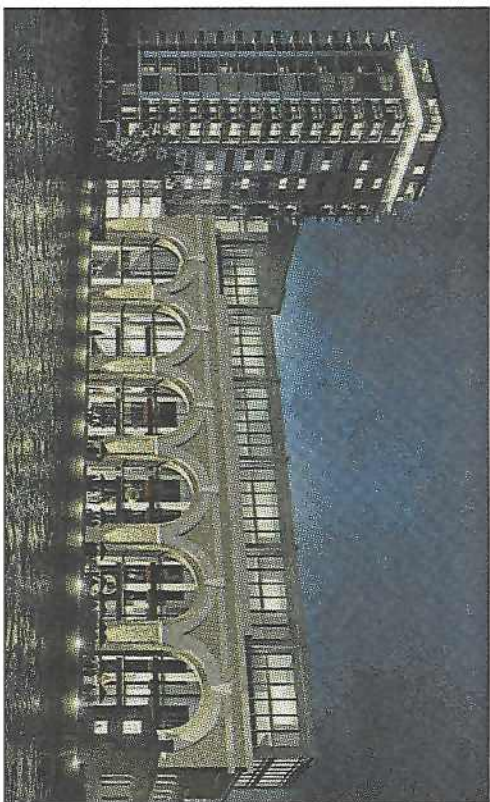
The neglected docks of Deptford are being transformed into a sought-after waterfront postcode, with a new riverside promenade and hundreds of new homes, says **David Spittles**

**E**XOTICALLY named Deptford Strand — historically accurate as it happens — is the name of a riverside strip between Rotherhithe and Greenwich in south-east London. Until recently, it looked much the same as it did 30 years ago — a neglected, post-docks waterfront of derelict wharves and industrial sheds blocking access to the Thames.

Change is afoot. That it has taken so long is remarkable. The sweep of regeneration along the banks of the Thames turned nearby neighbourhoods, such as Shad Thames, into fancy addresses as long ago as the 1980s. Across the water, now an easy hop on the Jubilee line, are smart Docklands apartment complexes inhabited by Canary Wharf traders. Up the road is Greenwich, with its splendid Georgian architecture, historic buildings and markets.

The Lewisham/Greenwich council boundary dissects Deptford Strand, which may explain why regeneration failed to take hold before now. Another reason is the nearby Peys's Estate, once a crime-ridden no-go zone.

However, improvements are under way. Council homes are being refurbished, private sales and shared-owner-



**Waterfront living, SE8: glass-walled penthouses will be added to the restored Paynes Wharf building in Deptford, with a new 18-storey residential tower. Call 020 7715 9700**

ship schemes are being introduced. Berkeley Homes has transformed one of the former council high-rise blocks into a stylish residential skyscraper called Argon Tower, which offers some of the most spectacular views of London. Resales start at about £300,000 for two-bedroom flats at this scheme. Now, a prized Victorian edifice called

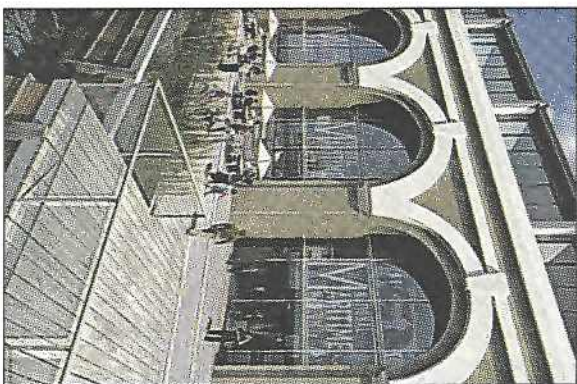
founded a Royal Naval Dockyard. With pedestrian access blocked, few people have seen the impressive facade of the listed Paynes Wharf, built in 1860 for the manufacture of marine boilers, which were loaded onto ships through magnificent Italianate arches. The body of the restored wharf will be exhibition and commercial space, with a line of 12 glass-walled duplex penthouses built on top. An 18-storey residential tower will be built alongside, with one-to-three-bedroom flats.

Developer Lane Castle is reinstating an historic route — Middle Watergate — through the site and a closed section of the Thames Path will be reopened. Off-plan sales will start in June, and completion of the scheme is due in summer 2009. Prices have yet to be fixed but will be much cheaper than Canary Wharf values, according to Paul O'Grady of Lane Castle. Estate agent King Sturge will handle sales. Call 020 7715 9700.

A primary school and sailing club are next to the development, making for a sense of neighbourhood. At the moment it is a quiet backwater, but

## 'Regeneration turned nearby neighbourhoods' into fancy addresses'

Convoy's Wharf — a three million sq ft development — will change this. Used most recently as a storage depot, at present the site sits in almost total isolation, surrounded by a 10ft-high security wall. About 3,000 flats are planned. A listed Victorian warehouse will be refurbished and three skyscrapers will be built. The masterplan includes cultural and community facilities as well as squares, moorings and river buses. The developer, Hutchison Whampoa, says the entire project will take 10 years. DTZ Residential will handle sales. For further information and enquiries, call DTZ on 020 7710 8111.



**Dockside in Deptford: the new riverside promenade will boast outdoor cafés**

The stunning Space2 development in Bethnal Green offers large 1 & 2 bed apartments and 2 bed penthouses just one stop from Liverpool Street. Set within a landmark building, the apartments boast spacious layouts and modern

specification. Many features are optional, and full bright offices are available. Call 020 7710 8111