

The emerging proposals for Rotherhithe Reach



The project team



Notting Hill Genesis is one of the largest housing associations in London and the south-east with housing stock in every London borough. We build and maintain quality affordable homes, creating diverse and thriving communities. This is our primary purpose. Everything else we do supports that.

We have more than 66,000 homes in London and the southeast, with more than 12,000 currently in the development pipeline.



Reynard Mills, Hounslow



Royal Albert Wharf

MACCREANOR LAVINGTON

Maccreeanor Lavington are the architects for the project and have considerable experience designing housing of every kind, school and community buildings, and workspace. Maccreeanor Lavington have delivered several award-winning buildings within Southwark. Including South Gardens, H10 Hotel Waterloo Road, Blackfriars Circus and Porters Edge.



South Gardens, Elephant and Castle



Blackfriars Circus



HTA Design LLP are the landscape architect for the project. They are specialists in landscape design for regeneration, masterplanning residential design, parks and public realm. The team deliver complex projects with beautiful solutions.



Westmoreland Park, the Aylesbury Estate Regeneration



Porters Edge, Canada Water

MAX FORDHAM

Max Fordham is building services engineers who have pioneered low energy and low carbon building design. They deliver buildings that work, with a focus on detail and finish, to ensure the engineering serves the architecture.



DP9 provides specialist expertise on planning feasibility and strategies, preparation of planning submissions and applications and negotiation through approval processes.

CampbellReith

consulting engineers

An independent firm of consulting engineers providing structural, civil, environmental, land quality, geotechnical, highways and transportation services, CampbellReith has a reputation for providing world class sustainable solutions across the built environment.



Lowick are coordinating communication and consultation activities for the development of the site. They are a communications consultancy with a specialist local engagement practice.

VELOCITY

Velocity Transport Planning is a specialist Transport Planning consultancy serving both public and private sector property development clients.

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Site history

Until demolition in 1970, the site was home to a gas works. It retains only one of the four gasholders, and the rest of the site is vacant. The site has been allocated in the Southwark Plan for development which must include new homes and a green pedestrian link between Salter Road and Windrose Close.



Existing gas infrastructure



Existing gas holder structure



View from Salter Road



View from Windrose Close



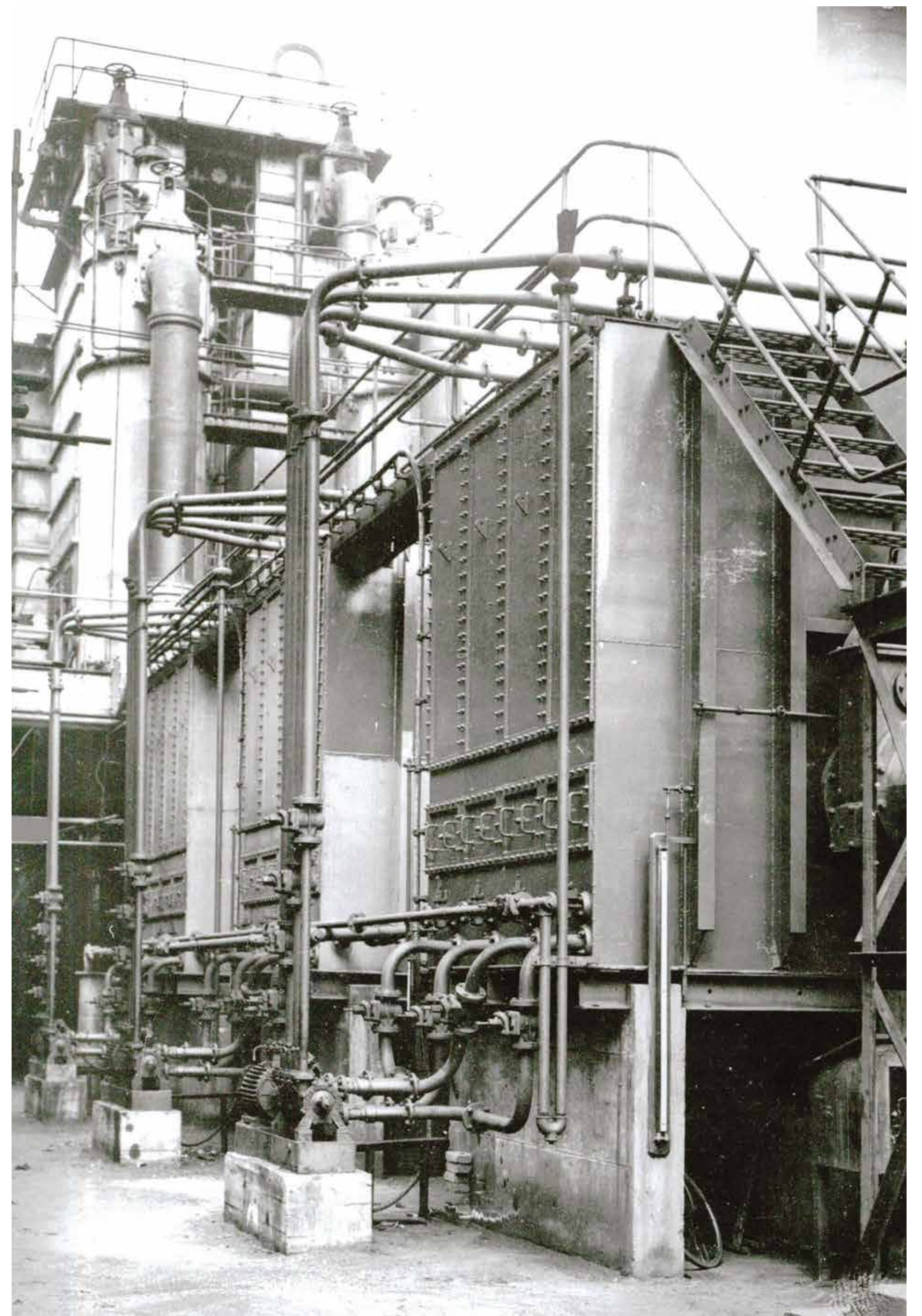
Aerial view of the site

The review of historical mapping for the site has shown:

- From the earliest available 19th century historical mapping, the site and surrounding area was occupied by the Surrey Consumer's Gas Works (pre-1896) / the South Metropolitan Gas Works (1896 onwards) until its demolition circa 1970.
- Historically there were several buildings including 4 gasholders, two pressure reducing systems, a control room, instrument room and electricity substation.
- Currently, the only remaining readily visible gasworks feature is the structure of redundant Gasholder No. 3.
- The surrounding area of Surrey Docks has undergone significant regeneration since the late 1960s, when the vast majority of the docks were infilled to enable the residential developments forming Surrey Quays.



Archive images showing the gasometer on site. Images are courtesy of the National Grid Archive.



Site characteristics and constraints

Preparing the site for development

CampbellReith have undertaken a review of the site to map the historical use and understand what remediation is required to prepare the site for development. A full risk investigation and assessment will be conducted before the remediation strategy is confirmed and the work is carried out, and this will be communicated with neighbours. A robust control and monitoring strategy will be developed for the remedial works.

Site constraints and considerations

The site is a former gasworks with some historic above ground structures and some ground constraints.

- Salter Road generates some noise, while the other edges are typically quiet.
- The trees along the northern boundary along Salter Road are protected by TPO, determining that the proposed development is set back and screened from the road.
- A new gas governor has been constructed and is located in the north west corner of the site.
- A telecommunications mast is currently located on top of the gasholder. The proposals will relocate the mast to a temporary position before a new permanent telecommunications mast is installed.

Existing trees

Existing site entrance

Lakeside access

Existing trees with TPO

Proposed second site entrance

Sun path

2 - 3 storey buildings

River views

Telecommunications mast

4-7 storey buildings

Bus stop

Temporary mast

New gas works infrastructure

Public transport



Plan detailing key considerations for the site

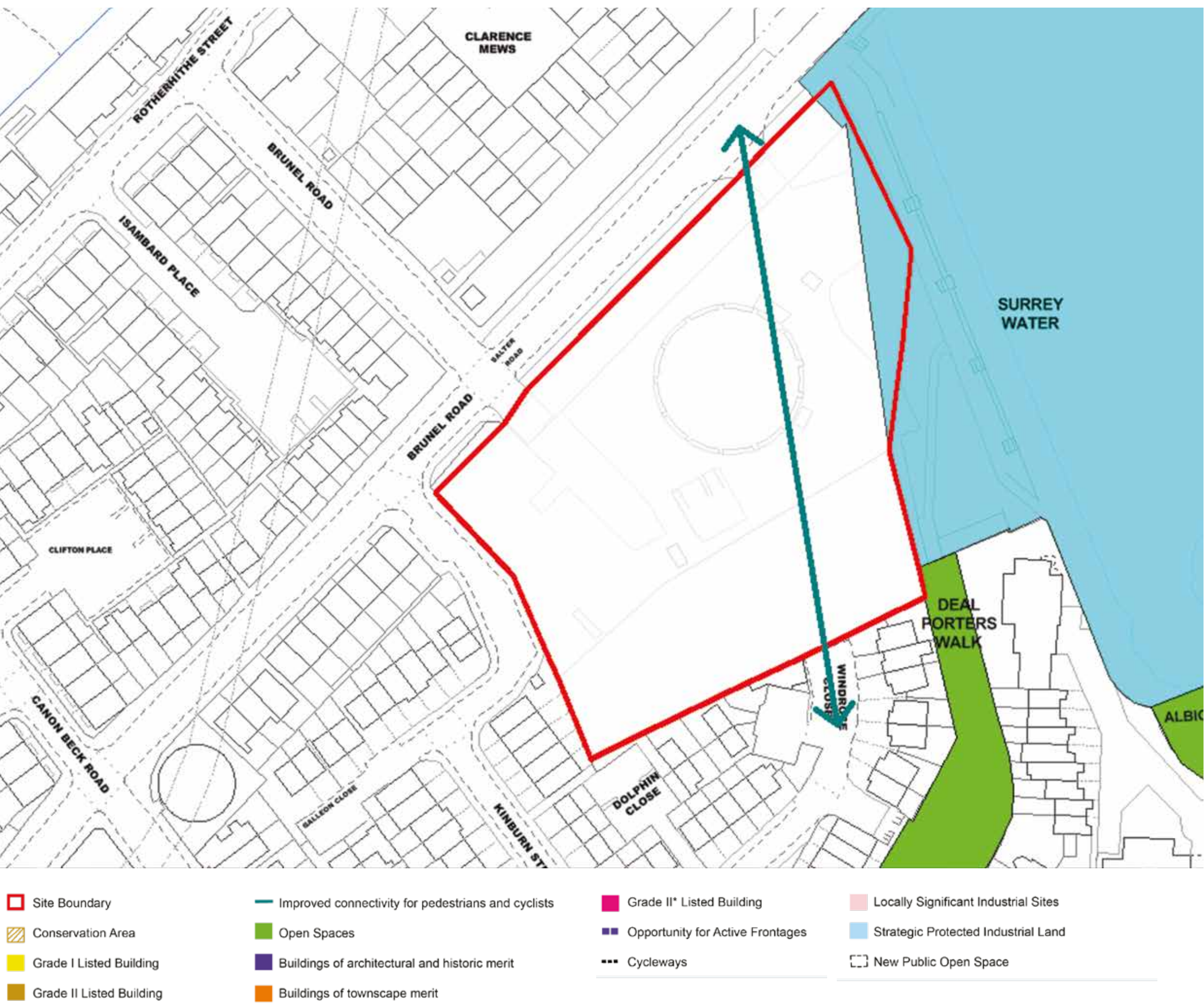
Southwark Plan Site Allocation

The site is allocated for development in the 2022 Southwark Plan. The key stipulations in the document relating to the site are:

- Minimum residential capacity of 160 homes.
- A new green link between Salter Road and Windrose Close.
- Should respond to the surrounding context in terms of scale and height.
- The development should be set back from the mature trees along Salter Road.



Existing gas holder structure on site



Our proposals



Aerial view of the proposal from the north

The early proposals deliver:

- Around 163 new homes, including a minimum of 35% affordable.
- Homes for Social Rent, Shared Ownership and Market Sale.
- A range of sizes, with 1, 2 and 3-bedroom apartments and 3-bedroom family houses.
- Buildings will range from 3 to 9 storeys in height.
- Car-free with the exception of blue badge spaces and car club spaces. All spaces will have electric vehicle charging points.
- Provision for resident and visitor cycle parking.
- A new green link, and pedestrian routes to encourage movement through the site.
- Communal spaces for residents and the public, including child play space and a woodland walk.
- New trees and planting around the site.
- Private gardens for houses and balconies for all apartments.

CGI of the proposed development



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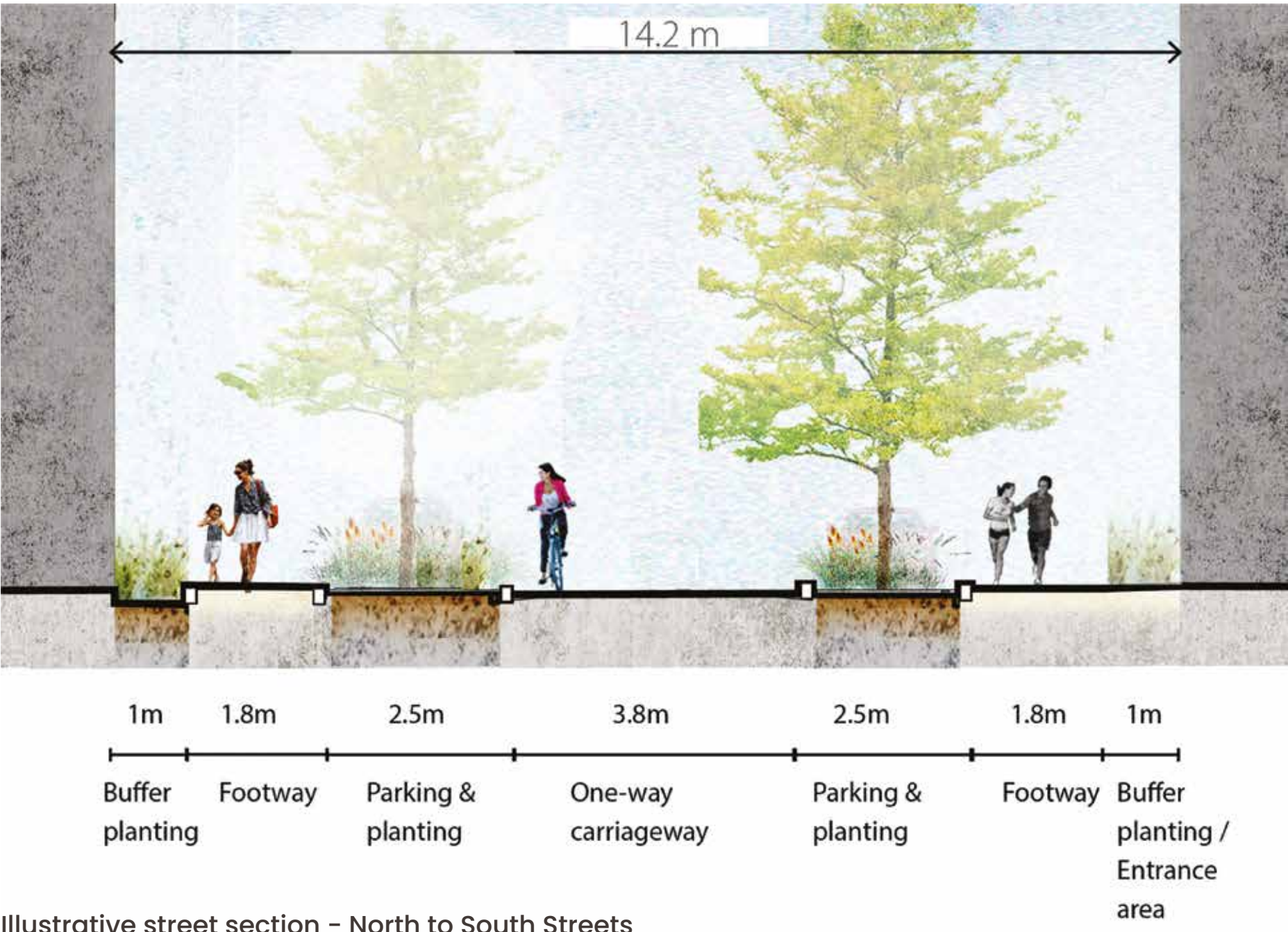
Our design approach

The scheme design is comprised of new family homes and streets carefully woven into the existing neighbourhood. To the south of the site, terraced townhouses are served by mews streets featuring high quality materials and generous greenery. To the north, along Salter Road and the Surrey Water dockside, apartment buildings make a more urban edge.

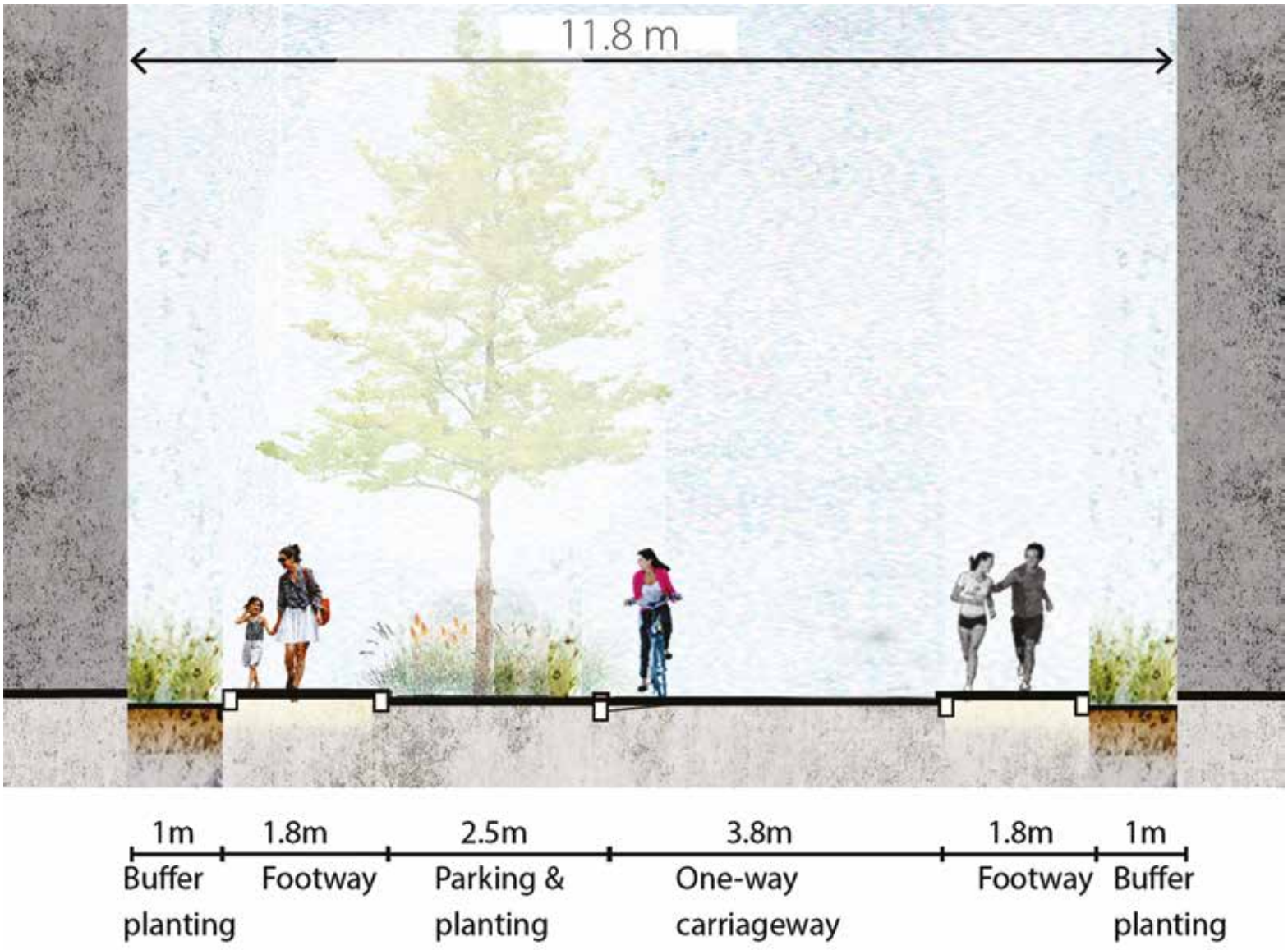
The houses, with their pitched roofs and front doors onto the street, have a more domestic feel, whereas the apartment buildings reference the character of the warehouses that once proliferated in this part of London.

The site's former industrial atmosphere is remembered in the landscaping between buildings, where planting is contrasted by hard-wearing materials and allusions to the enormous frame of the gasometer that characterises the site currently. All the buildings are envisaged as being in brick, in combination with other hardy materials and detailing to ensure they age gracefully. The development will not only fulfil but exceed the latest low energy standards, reducing embodied carbon wherever possible.

We are still at the early stages of our design, but we have included some examples of similar schemes produced by our architects.



Illustrative street section – North to South Streets



Illustrative street section – East to West Streets



Evolution South, Barnet



Dujardin Mews, Enfield



South Gardens, Southwark



Anne Mews, Barking and Dagenham

Delivering new landscaping, greening and sustainability measures

New landscaping

The proposed development complements the green woodland-like edges of the site, adding to the diverse range of tree species. The design respects the current TPO trees on site.

Pockets of green space with flower-rich, nectar providing planting and rain gardens, connecting people and wildlife to the green corridor of Deal Porters Walk and Surrey Water.

Within the proposal, rear gardens and green roofs increase the biodiversity of the development.



Example images of the types of landscaping which could be included as part of the design



Aerial landscaping plan

Play space

A new play area for 0-12 year olds will offer a variety of play opportunities for children living in the local area. The playground will form an integral part of the landscape design and narrative. Children will be encouraged to explore, play and interact with each other and nature in a fun and safe environment. The play offer will incorporate natural elements, bespoke features, sensory and inclusive play and a woodland walk with play on the way.



Example images of the type of play space being considered on site

Our energy strategy

The energy strategy is at an early stage, however measures will be included to make the development as sustainable as possible, including:

- The majority of heating will be supplied by Air Source Heat Pumps.
- Solar panels will partly power the heating systems.
- A fabric-first approach will be utilised to reduce heating and domestic hot water energy demand.



Example image of solar panels

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Benefits and next steps

Benefits of the emerging proposals



Affordable Housing
Much needed new affordable housing for Southwark, including Social Rent and Shared Ownership.



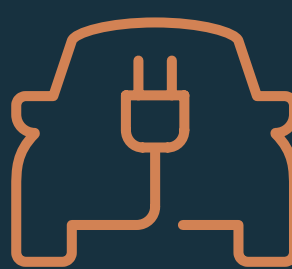
Green Link and Pedestrian Routes
The site will be opened up to the local community, including a new green link between Salter Road and Windrose Close.



Green Landscaping
Increased biodiversity with flower-rich planting, new tree planting and biodiverse green roofs.



Play Space
Publicly accessible play space will be created on site, including a woodland walk.



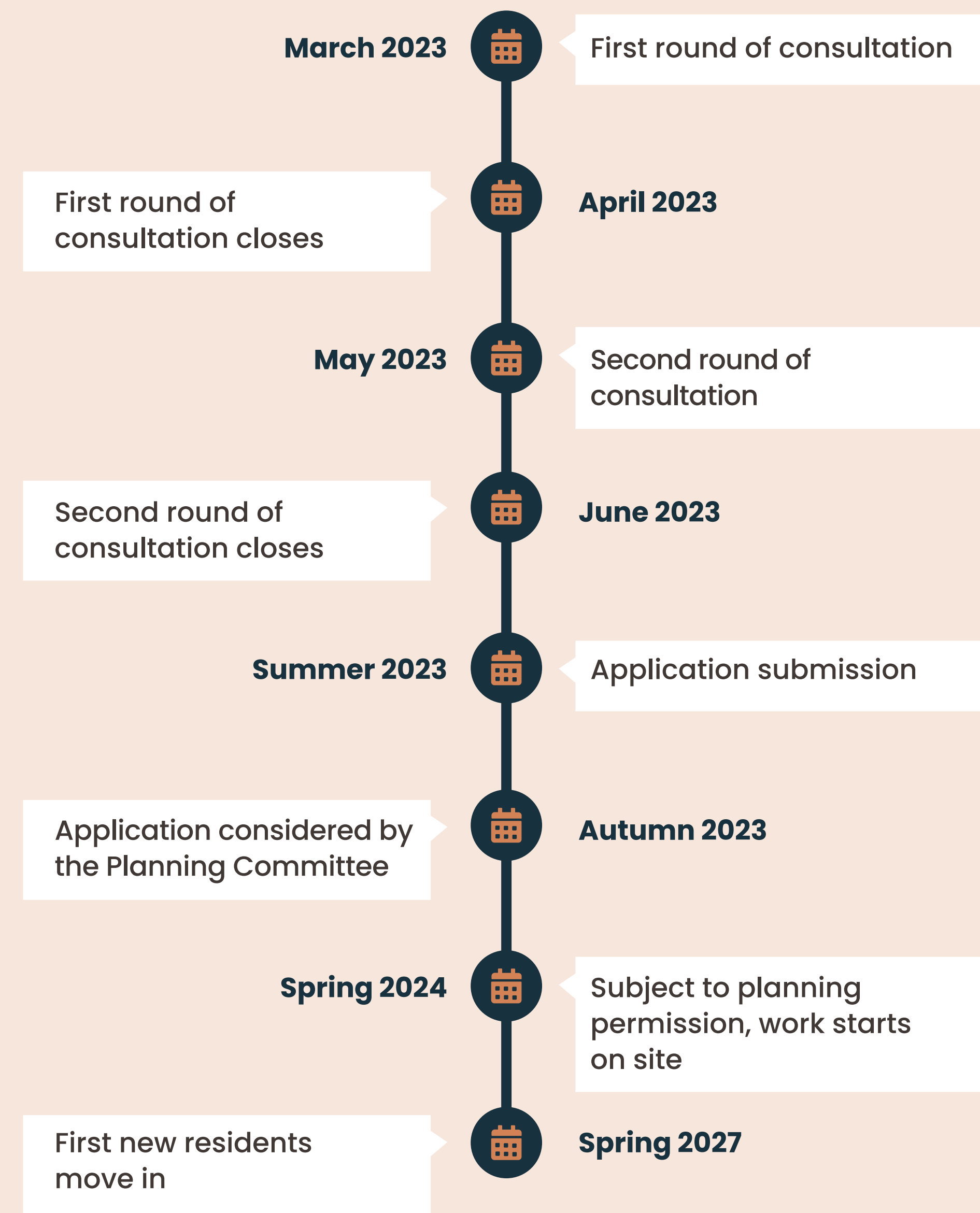
Transport
Car club spaces and electric vehicle charging will contribute to the global reduction of air pollution. Cycling will be encouraged with on-site cycle parking spaces together with secured storage areas across the site.



Local Community Contribution
Section 106 and Community Infrastructure Levy contributions by Notting Hill Genesis to go towards improving local infrastructure.

Our timeline

Notting Hill Genesis is working towards submitting a planning application to the London Borough of Southwark in Summer 2023. We are in the early design stages and keen to hear your views on the site and our current proposals ahead of further engagement throughout spring and early summer.



Construction

Notting Hill Genesis will only employ the construction contractors who are part of the Considerate Constructors Scheme, which ensures the impact of the building works on local communities is minimised in terms of noise, traffic, access and hours of operation. The Considerate Constructors scheme is a national initiative set up by the construction industry to improve its image. Construction sites and companies registered with the scheme are monitored against a Code of Considerate Practice.



There will be demolition and excavation as part of the works due to the existing infrastructure on-site. All works will be subject to a Construction Management Plan (CMP). The CMP aims to mitigate against any disturbance and nuisance caused by construction to neighbours of the site.

Next steps

We would like to hear your views on the emerging proposals for Rotherhithe Reach. You can provide feedback by filling out a questionnaire. Alternatively, you can fill out a survey at a later date on our website by scanning the QR code with your mobile.

You can contact us by:



Calling us on:
020 3633 2068



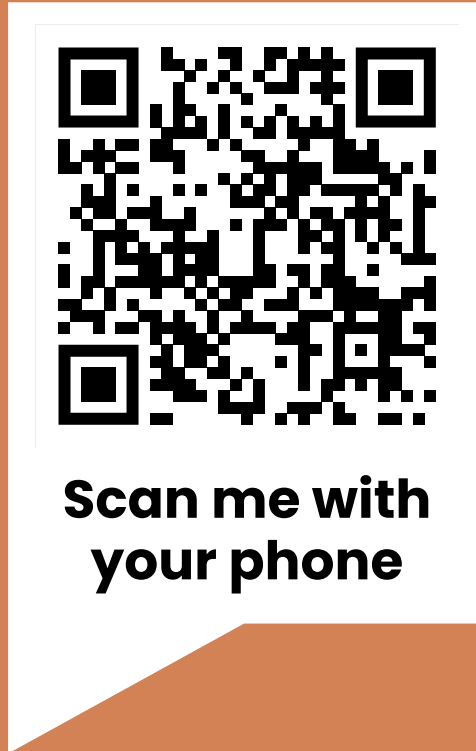
E-mailing us at:
hello@rotherhithereach.co.uk



Visiting
www.rotherhithereach.co.uk

Our consultation will close on 10 April.

A copy of these boards will be uploaded onto our project website.



Scan me with
your phone