

The emerging proposals for Rotherhithe Reach



About us



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 this mission.

We work in the community, providing homes for around 130,000 people along with social programmes, economic regeneration initiatives and the services and support that our residents need.

Our residents are at the heart of everything we do. They range from tenants to homeowners, with a diverse mix of social and economic backgrounds.

With over 50 years experience of housing delivery and property management, we aim to:

- Build and maintain high quality, affordable and sustainable homes
- Work with local authorities and development partners to tackle the housing crisis
- Specialise in mixed-tenure, sustainable developments
- Deliver homes that Londoners can afford, whatever their personal circumstances



Camberwell Fields, Southwark



Camberwell Fields, Southwark



Grange Walk, Southwark



Grange Walk, Southwark



Ratcliffe Cross Street, Tower Hamlets



Harrow Hotel, Harrow



Reynard Mills, Hounslow



Reynard Mills, Hounslow

**MACCREANOR
LAVINGTON**

Maccleanor Lavington are the architects for the project and have delivered several award-winning buildings within Southwark. Including South Gardens, H10 Hotel Waterloo Road, Blackfriars Circus and Porters Edge.



HTA Design LLP are specialists in landscape design for regeneration, master planning residential design, parks and public realm. With over 50 years experience in innovative and collaborative design, the team deliver complex projects with beautiful solutions.

MAX FORDHAM



CampbellReith
consulting engineers



VELOCITY4

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Site history

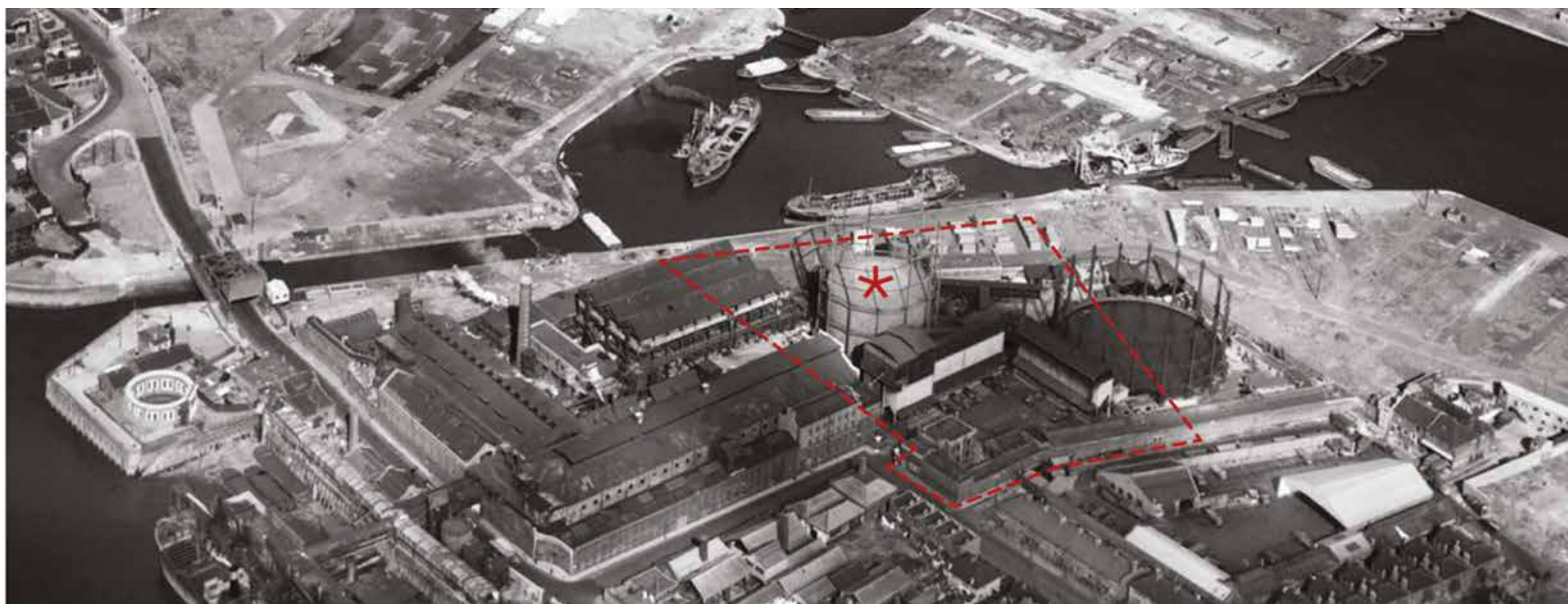
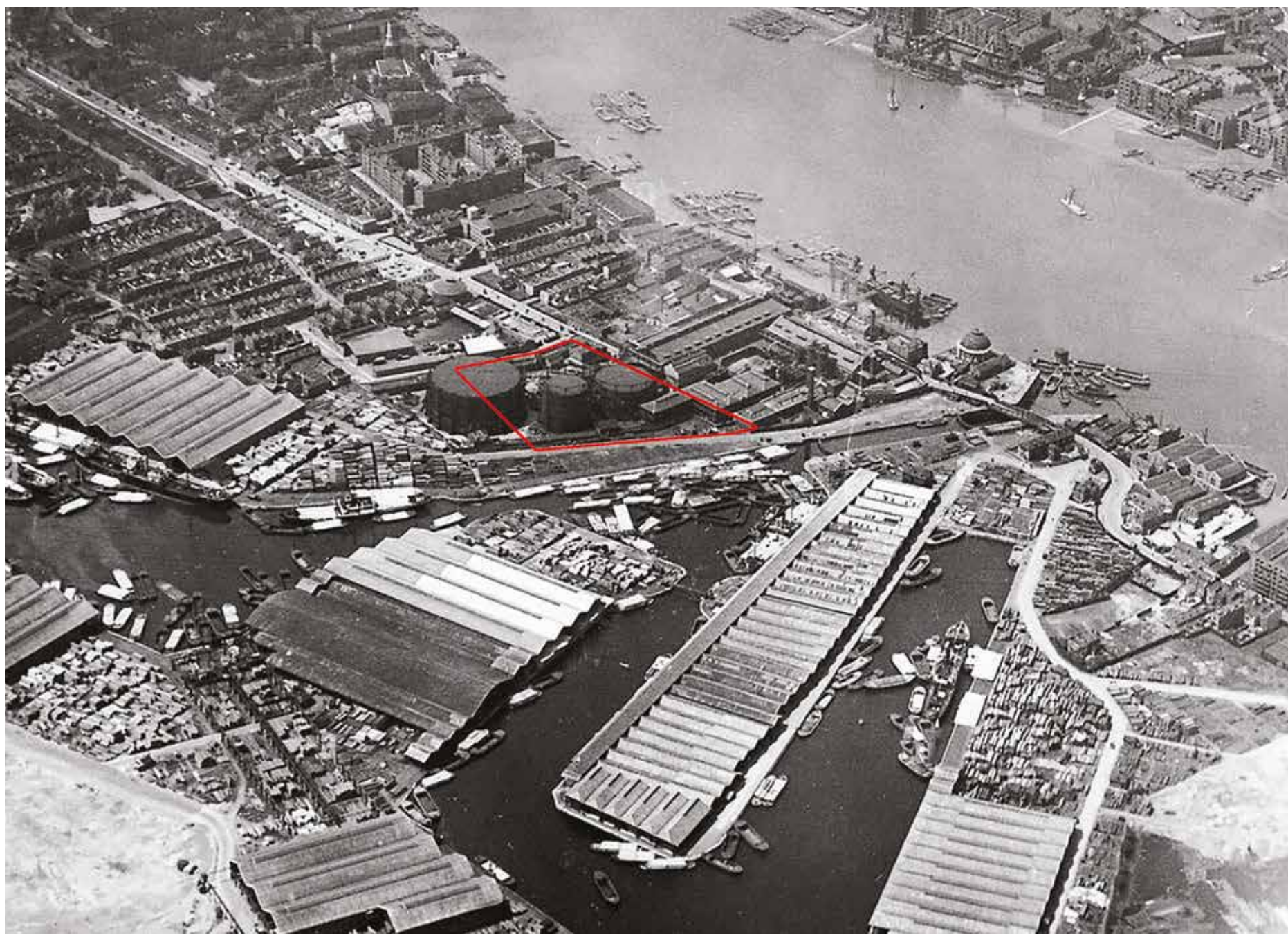
Over 4,000 gasworks were built in Great Britain, which have left a considerable environmental legacy. These have been progressively redeveloped, following the decline of gas manufacturing, into a wide range of uses including housing.

The Salter Road site was historically part of a gasworks used in the manufacture and storage of town gas from coal, a common process prior to the introduction of natural gas.

The gasworks site dates back to the 19th century and was once known as Surrey Consumers Gas Works before later becoming South Metropolitan Gas Works.

The historic site plan image below shows that most of the gas manufacture process occurred to the north and west of the current site, and at one point, extended across Salter Road and Brunel Road all the way to the River Thames.

This northern portion of the site was peripherally occupied by 'purifiers'; 'washers'; and, several storage tanks, whilst the remainder of the site was largely occupied by four gas holders, their associated tanks, ancillary processes and coke loading yard, hoppers and fitters.



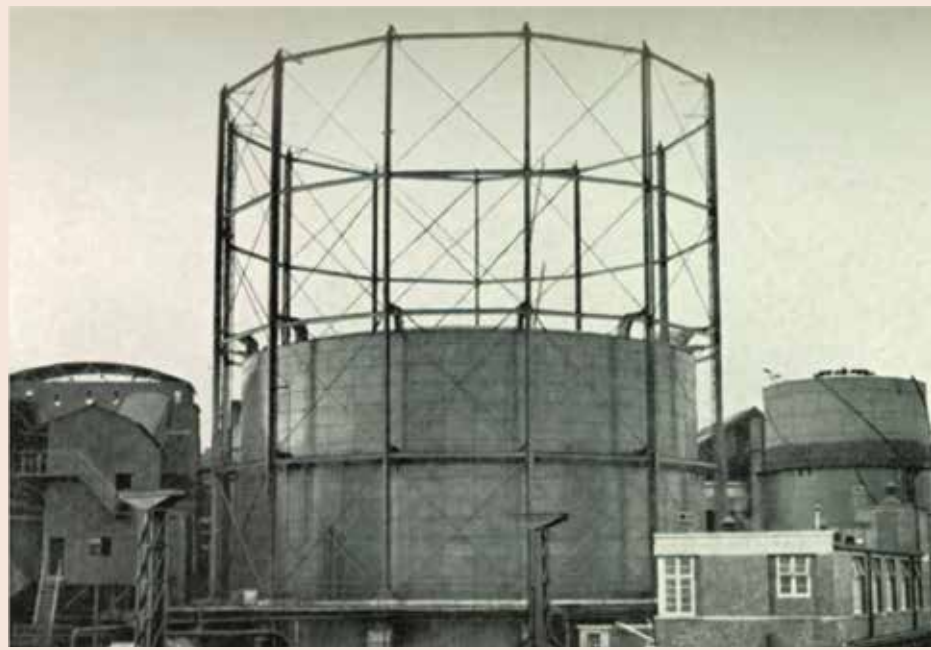
The site sustained damage during the Second World War, when a parachute mine destroyed one of the gas holders. The aerial photograph adjacent shows the scale of the site in 1952, with the remaining gas holder and current site boundary marked. It is important to note the remainder of the former Rotherhithe gasworks has already been redeveloped, such as the eastern side of Kinburn Street, which was once the southern part of the gasworks.



Houses on Brunel Road



Rotherhithe Gas Works, circa 1884



No 3 Gas Holder



Entrance to Rotherhithe Works

Remediation and Contamination

Contamination

The by-products of gas manufacture had onward commercial value, including the production of fertilizers and chemicals, but some of these may have entered the ground beneath the site where they remain to the present day.

Typical gas manufacture ‘contaminants’ include various types of hydrocarbons and soluble compounds and gas purification residues (including inorganic compounds and metals). The infrastructure associated with production may also present a potential source of contamination.

Responsibility for securing safe development rests with the developer and the local planning authority should be satisfied that the proposed development will be appropriate for its location and not pose an unacceptable risk.

At present, the assessment process for the Salter Road site is in its early stages. A Desk Study has been prepared and this incorporates the results of historic ground investigation information that has been provided by the current owners of the site [SGN] and Southwark Council.

A qualitative risk assessment has been completed that indicates there is a risk associated with potential land contamination and consequently a detailed investigation, risk assessment and remediation process will be required.

Process of assessment for land contamination

Stage 1: Ground investigation

Stage 2: Risk assessment

This will establish any contaminant sources, assess hazards, predict what, if any, degree of harm or pollution might result and how likely it is to occur and ultimately decide whether a risk is unacceptable.

Stage 3: Options appraisals

This stage will only take place if the decision to remediate the site has been taken. There are three steps to follow as part of this process:

1. Identify feasible remediation options.
2. Do a detailed evaluation of options.
3. Select the final remediation option.

Stage 4: Remediation implementation and verification

This stage is overseen by appropriate planning conditions and begins with the development of a remediation strategy. Remediation will then take place, and once complete, a verification report will be produced. Long term monitoring and maintenance of the site will take place if required.

Remediation

Remediation is the action required to prevent, minimise, remedy or mitigate the effects of the unacceptable risks.

The preferred remediation option will be selected following an options appraisal and in view of a wide range of technical, regulatory, practical and commercial objectives. Remediation will not take place until all relevant regulatory approvals are in place.

A key remedial objective will be reducing impacts of the remediation on people and the environment during the construction phase, notably air quality, noise and vibration.

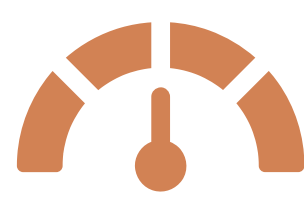
We are committed to engaging with stakeholders, including local residents, throughout the remediation process and recognise that the option selected must be acceptable to all stakeholders.

Construction

Should planning permission be granted, we will take a number of steps to ensure the safety and comfort of the surrounding community before any work starts on site. A Construction Environmental Management Plan will be submitted to Southwark Council and will include the items set out below:



Traffic Management Plan – Agreement will be sought with highways to establish site access protocols and a construction logistics plan will be submitted to the Council for approval.



Noise, Dust and Vibration Monitoring – Monitoring stations will be installed in key locations. These offer real time environmental feedback against set parameters. Automated alerts will be triggered should these parameters be breached so the work activity in question can be stopped, and corrective action implemented.



Dust Management – We will put measures in place to minimize the production of dust by controlled demolition and construction and to suppress any dust that is generated at source. Such measures include the use of fine water sprays and solid hoarding.



Community Liaison – The contractor will appoint a community liaison officer who will maintain good communication with neighbours and third parties throughout construction.

Considerate Constructors Scheme

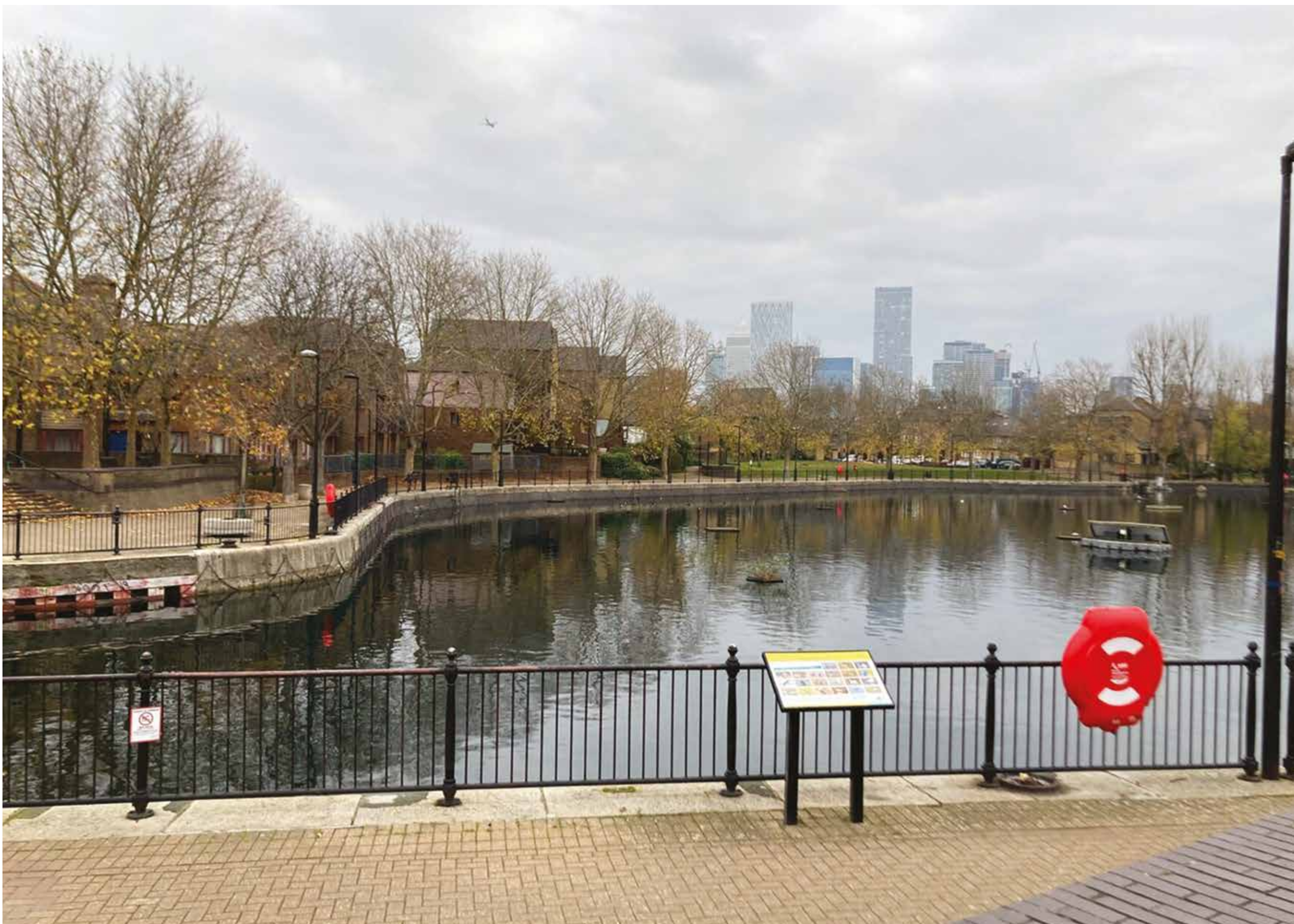
Notting Hill Genesis will only employ construction contractors who are part of the Considerate Constructors Scheme to ensure responsible and respectful construction and mitigate the impact of building works on local communities.

All contractors under the scheme must adhere to a Code of Considerate Practice, which focuses on three key sections: respecting the community, caring for the environment, and valuing the workforce.



Site characteristics and constraints

Throughout the consultation process, we have tried to balance the opportunities and constraints of the existing site. The views and photographs adjacent helped us further develop our designs, particularly around views and uses of Surrey Water.



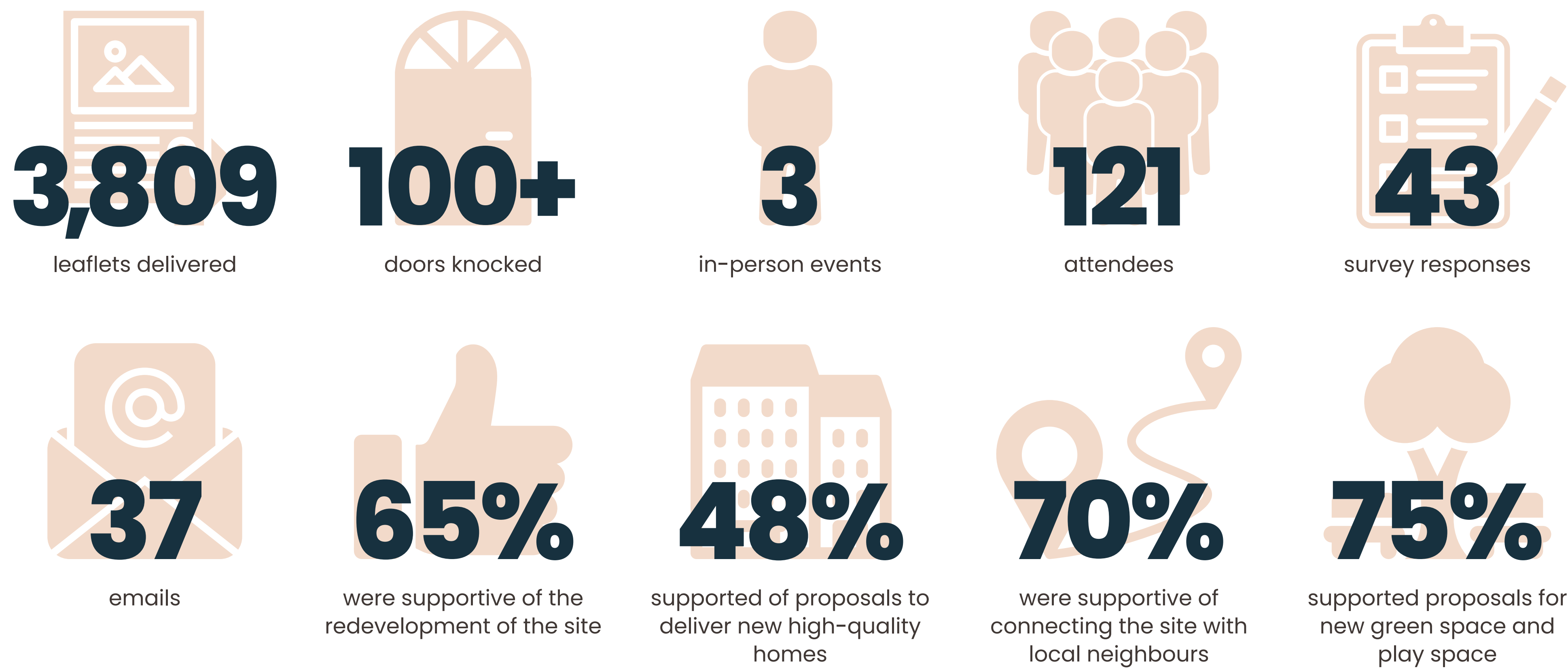
Site Opportunities and Constraints Plan

- Existing trees
- Existing trees with TPO
- 2 - 3 storey buildings
- 4-7 storey buildings
- New gas works infrastructure
- Existing site entrance
- Proposed second site entrance
- River views
- Bus stop
- Public transport
- Lakeside access
- Sun path
- Telecommunications mast
- Temporary mast



Consultation feedback

First round of consultation in numbers



You said...

Key issues and themes from the first round of consultation



... we did



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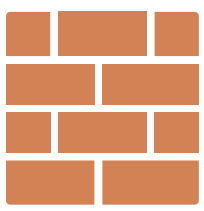
Our new proposals



152 new, and affordable, high quality homes including 24 new, much-needed family-sized houses in Southwark



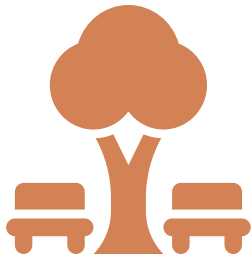
128 flats across three six-storey blocks



Retaining wall between Surrey Water and the site to be kept



Provide new play space for 0-12 year olds and green space on site



Introduce a verdant, pedestrian friendly landscape with rain gardens



Increase biodiversity with lower-rich planting, new tree planting and biodiverse green roof



Promote sustainable travel with a car club, cycle storage and electric vehicle charging



Open up the site to the local community including a new green link between Salter Road and Windrose Close



View From Across Surrey Water



Internal Site View



Courtyard Garden View

The emerging proposals for Rotherhithe Reach



Our new proposals

April 2023 Scheme



October 2023 Scheme



CGI of the proposed development

Key views

Existing



Existing view from across Surrey Water

April 2023



Before view from across Surrey Water

November 2023



After view from across Surrey Water



Existing view from Salter Road



Before view from Salter Road



After view from Salter Road

Landscaping and Heritage

Landscape

Key considerations for us were **connections for people + wildlife placemaking and activation** and **heritage and local character**.

We reflected on comments made about the boundary with the dock edge, making it lower and more permeable, and we have also added some more detail to how we might reference the area's local heritage.

Our updated landscape design maximising greening and creates opportunities for people to connect with nature and wildlife. A centrally located communal courtyard will provide a space for recreation for all age groups with a focus on health and well-being.

The green corridor of **Deal Porter's Way** is one of the key pedestrian routes linking the development to Canada Water station. It was a key consideration to create an inviting entrance to the site and provide an accessible route into the development.



The play area for all ages will introduce a rich sensory environment to engage and interact with nature and each other. The play space will incorporate lush, planted edges and a varied play offer including natural play elements. A sculptural climbing structure will draw inspiration from the gas holder and other industrial heritage assets found on site. At the centre of the play space, a seating area with a large feature tree will provide a meeting area for the residents and the wider community.



- 01 Shared surface with contrasting paving / pedestrian connections to neighbourhood
- 02 Vehicular entrances
- 03 Accessible route to Surrey Water quayside
- 04 Pedestrian green link to Windrose Close
- 05 Woodland walk with play on the way
- 06 Raingardens
- 07 Play space for 0-4 year olds
- 08 Play space for 5-11 year olds
- 09 Planted buffer with natural play pockets
- 10 Private patio gardens
- 11 Visitors cycle parking
- 12 Central amenity space
- 13 Screening to SGN compound

Aerial landscaping plan



Heritage

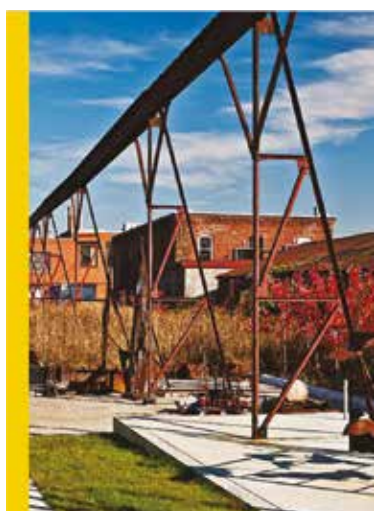
The heritage strategy celebrates the site's rich industrial heritage as part of the Rotherhithe gasworks that once occupied the site and the surrounding area. The landscape design will seek to reflect on the site's heritage by introducing the following:

Incorporating the footprint of the gas holder in numerous ways (floor markings, seating walls, play elements, planting strips). Seating walls could be constructed of bricks sourced from the existing eastern boundary wall.

Heritage inspired murals by local artists around the gas governor compound - the murals will also provide visual screening to the SGN compound.

Re-using parts of the existing gas holder structure within the landscape in the form of art installations dotted around the site.

Let us know what you think about how we celebrate the area's history. Complete one of our forms or go to our project website to leave your comments.



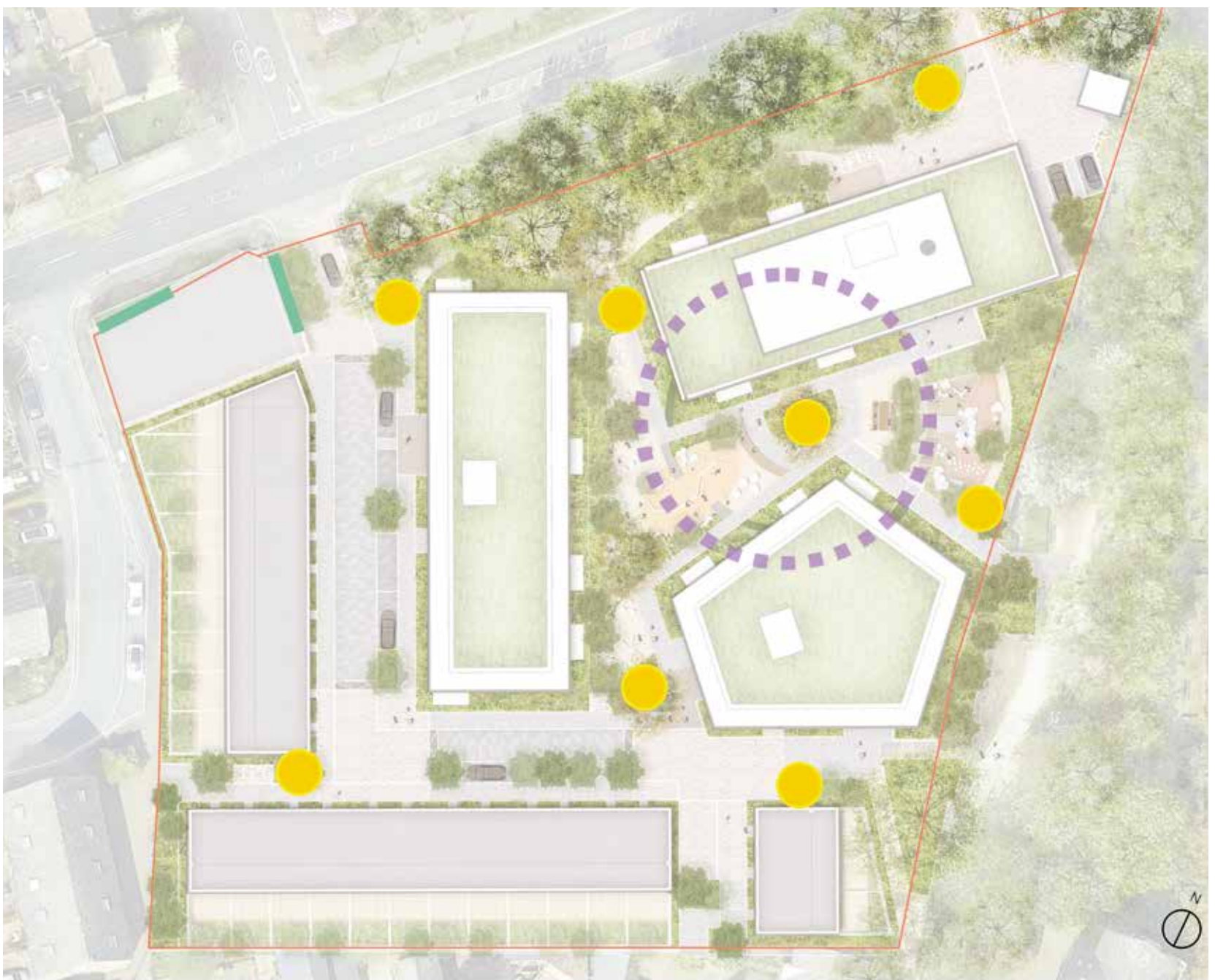
Industrial elements retained



Art installations



Floor markings



Seating wall from recycled block



Mural by local artist celebrating heritage

Energy Strategy and Sustainability

Energy Strategy

Our proposals will target net zero carbon in accordance with local planning policy and aim to achieve this through approximately 50% to 60% reduction in carbon emissions on site, and carbon offsetting.

The energy strategy will play a significant role in achieving a reduction in carbon emissions and will include the following measures.

- Excellent levels of insulation and air tightness ensuring low demand for heating.
- Mechanical Ventilation with heat recovery in all homes ensuring adequate ventilation throughout the year.
- All homes will have opening windows to mitigate summer time overheating.
- Heating and hot water will be provided to the apartment buildings from a communal heat network- 85% of the heat demand will be generated using Air Source Heat Pumps (ASHPs) with the remaining heat demand provided with gas fired boilers.
- Each of the houses will be provided with its own air source heat pump.
- PV panels on the roofs of each apartment building and on the roof of each house will generate renewable energy on site.



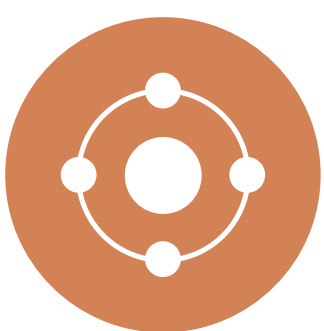
Example image of solar panels

Sustainability and transport

We have embedded the following key sustainability themes into our updated proposals to ensure the development meets planning requirements, but also meets the needs of the future.



Energy



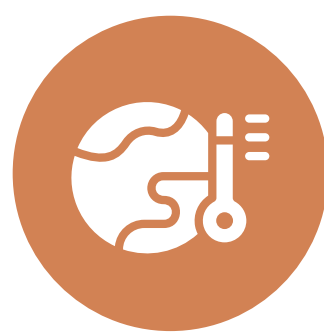
Whole Life Carbon



Waste



Water



Climate Change Adaption



Air Quality



Biodiversity and Transport

Our proposals actively encourage the specification of low environmental impact and resilient materials to provide durable construction, the optimisation of passive design and the reduction of construction waste. We aim to meet both London Plan targets set out by the Greater London Authority for Upfront and Embodied Carbon.

We will utilise high levels of accessible greening in the public and communal spaces and enable circular economy onsite through reuse of materials where feasible, such as the gas holder structure and existing paving.

Our development will encourage active travel through new pedestrian pathways and cycle storage, and deliver better, greener connections, such as the woodland walk and green link to Windrose Close.

There will be 7 parking spaces, of which 5 will be allocated for Blue Badge holders and 2 club car spaces. Parking provision on site has been designed to align with the Greater London Authority's London Plan, which requires developments to provide the minimum necessary parking levels, and where possible, a car free development. Free club car membership will be offered and new residents will be made aware that no parking spaces are available and the site sits within a CPZ.

Vehicular access to the development once complete has been carefully designed to minimise vehicle traffic movements within the site.

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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.



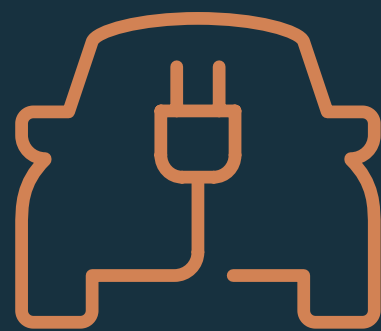
Green Landscaping

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 the submission of a planning application to the London Borough of Southwark later this year. We welcome your comments on this phase of the proposals, so that we can finalise the plans for the site.

March – April 2023



First round of consultation

Second round of consultation



November 2023

Winter 2023



Application submission

Application considered by the Planning Committee



Spring 2024

Autumn 2024



Subject to planning permission, work starts on site

First new residents move in



Summer 2027

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



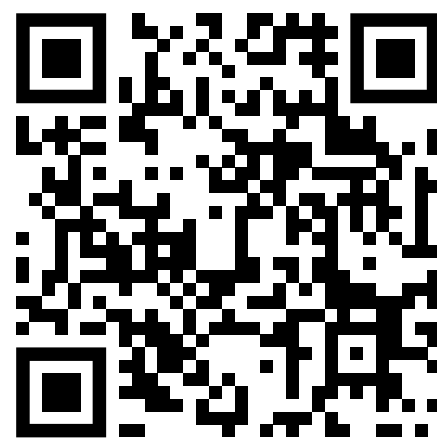
E-mailing us at:
hello@rotherhithereach.co.uk



Visiting
www.rotherhithereach.co.uk

Our consultation will close on 13 November 2023.

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



Scan me with
your phone