



Rotherhithe Reach

Meet the Contractor Webinar
Monday 7 September 2026 | 6:00–7:00pm

Welcome



Thank you for joining us. Tonight we're introducing John F Hunt, the contractor now appointed to carry out site preparation and remediation works at Rotherhithe Reach.

We'll present for around 20 minutes, then open the floor for 40 minutes of Q&A.

This is an open, unmuted session — please ask your questions live during the Q&A.



Notting Hill Genesis, Developer and Housing Association



**Turnkey
Regeneration**

Turnkey Regeneration, Remediation Advisors

**Lowick
Hedry**

Lowick Hedry, Community Liaison Officer

John F Hunt

John F Hunt, Site Contractor



London Borough of Southwark, Local Authority

About Notting Hill Genesis



67,110

Total properties owned
or under management

60,759 In London

6,351 Outside London

65,370

Properties under management
By tenure type:

General needs
35,435

Leasehold
9,747

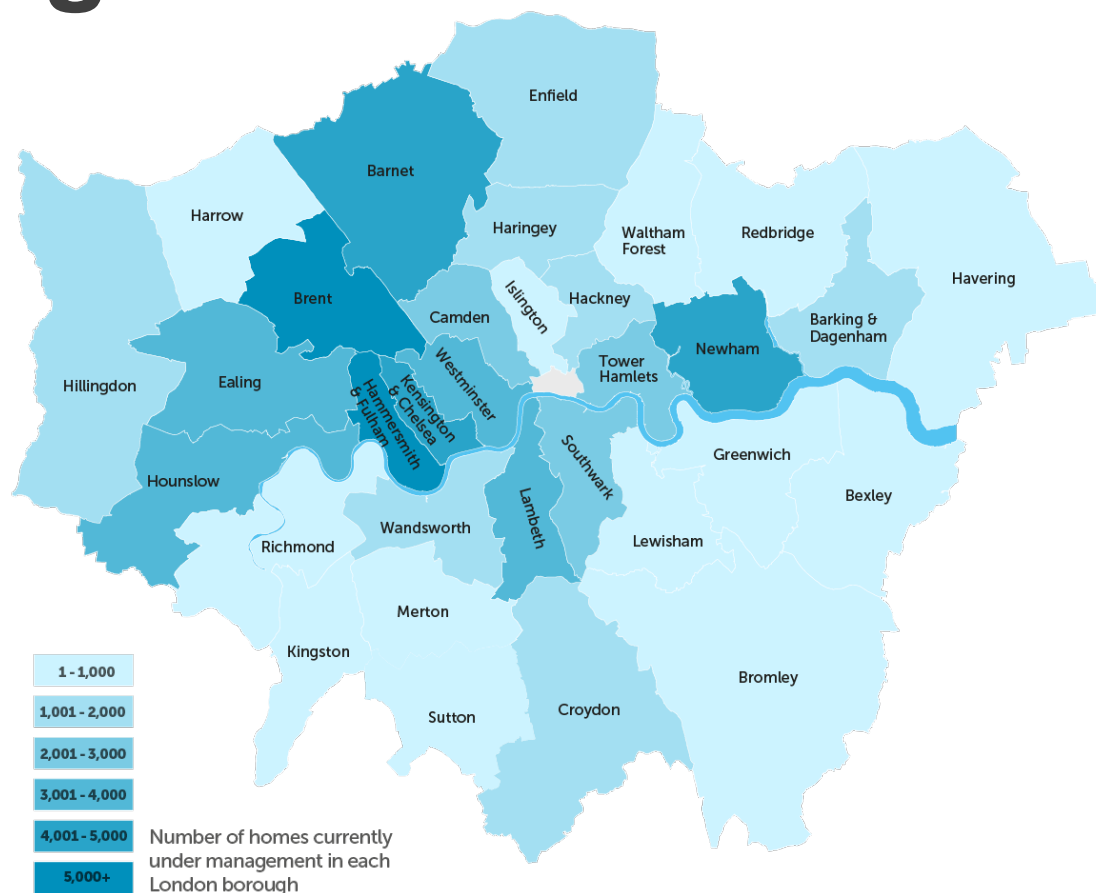
**Shared
ownership**
8,954

**Supported
housing**
3,248

**Market
rent**
3,208

Temporary housing
2,853

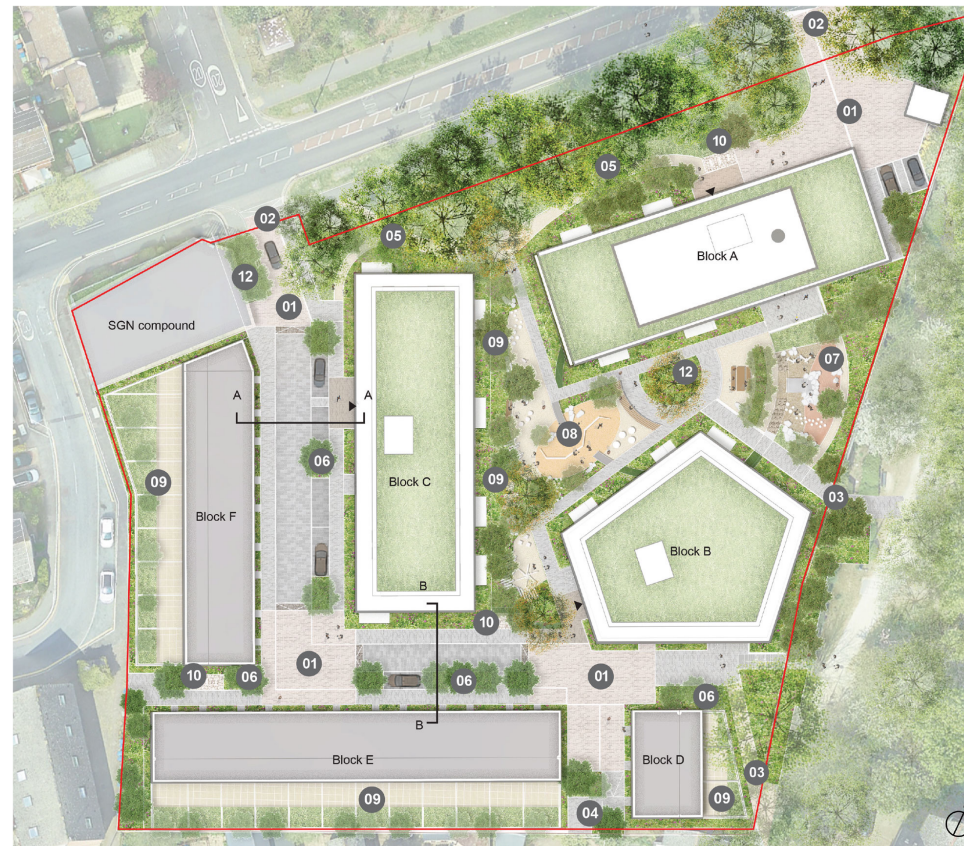
Key worker 1,086
Student 839



About Rotherhithe Reach

Scheme overview:

- ✓ 151 new homes, 35%+ affordable
- ✓ Car-free, with EV charging
- ✓ New green link: Salter Road to Windrose Close
- ✓ New public realm, tree planting & biodiversity
- ✓ Energy-efficient design, low-carbon heating
- ✓ Planning approved November 2024



- 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

Introduction to John F Hunt

- **Who are John F Hunt?** *A London-founded specialist contractor, established in 1982.*
- **Part of the John F Hunt Group:** *around 21 specialist companies, covering demolition, remediation, civil engineering and enabling works.*
- **Relevant experience :** *complex, contaminated and sensitive sites in dense urban and residential areas across London.*
- **Role at Rotherhithe Reach:** *appointed to carry out site preparation, gas holder demolition and remediation works this autumn, delivering the approved Remediation Strategy. They will act as the Dedicated Construction Liaison Officer for this project.*



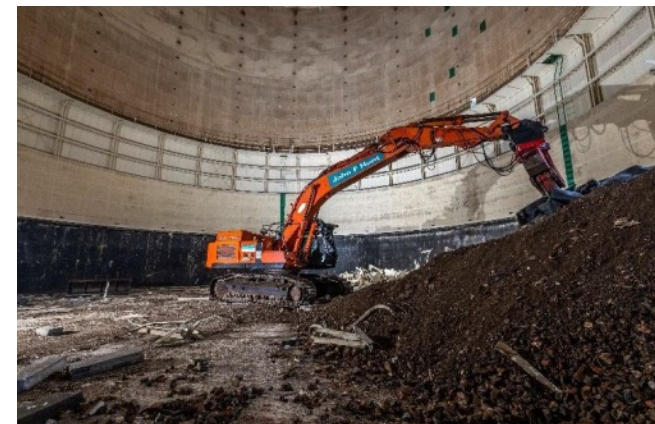
JFH Gas Holder and Remediation – Selected Case Studies



- *Oxted Gasholder removal*
- *Barnet Gas Works*
- *Bethnal Green Gas Works*
- *Sugar House Island*
- *Biggins Wood*
- All projects successfully signed off with regulators



Barnet Gas Works



Oxted Gasholder Demolition, Surrey

Recap: Findings of the Ground Investigation

- **Obstructions:** *old underground structures were found, and will need to be removed.*
- **Soils:** *the former gas works site is not majorly contaminated. Some contaminants are present, but are straightforward to manage safely.*
- **Groundwater:** *limited impact. Five contaminants were assessed in detail all of which exist at acceptable levels.*
- **Ground gas / vapours:** *limited impact. As a precaution, two buildings in the north-east will get extra gas protection, and all future buildings will have vapour membranes.*

Overall assessment: the site is suitable for development, subject to carrying out the Remediation Strategy.

Independent Remediation Consultant

- Turnkey Remediation appointed by NHG as independent reviewer of JF Hunt remediation works
- Turnkey drafted the remediation strategy and will be checking that the works are progressing in accordance with the strategy
- Turnkey will undertake site visits on behalf of NHG
- Turnkey will review the remediation verification report once produced

Remediation Strategy

- The Remediation Strategy for the site was developed by **Turnkey Regeneration**.
- The purpose of this document is to detail how the site will be brought into a condition suitable for its intended future use.
- It covers details relating to breaking of contaminant pathways, implementation of a discovery strategy and cut/fill earthworks strategy.
- Reviewed and accepted by Paul Nathaniel (independent consultant appointed on behalf of the local community).
- Available for review on the LBS planning portal (reference 26/AP/1472)
- Notting Hill Genesis are awaiting discharge of Planning Condition 3b from LB Southwark.



Rotherhithe Reach
Salter Road London
Remediation Strategy (Final)
May 2026

Construction Environmental Management Plan

- Details the environmental monitoring and mitigation measures that are to be implemented on site during the demolition and remediation phase.
- Prepared by **John F Hunt** to address Planning Condition 4
- Available for review on the LBS planning portal (reference 26/AP/2407)
- Notting Hill Genesis are awaiting discharge of Planning Condition 4 from LB Southwark.



John F Hunt
REGENERATION



John F Hunt Regeneration

Construction Environmental
Management Plan

Planning Condition 4a
Construction Environmental
Management Plan CEMP

Rotherhithe Reach
Salter Road, Southwark, SE16 6GA
Application Number
24/AP/0753

Demolition Noise and Vibration Environmental Management Plan

- Details the mitigation measures for noise and vibration that will be implemented throughout the demolition and remediation works.
- Prepared by **John F Hunt** to address Planning Condition 6
- Available for review on the LBS planning portal (reference 26/AP/2423)
- Notting Hill Genesis are awaiting discharge of Planning Condition 6 from LB Southwark.



John F Hunt
REGENERATION



John F Hunt
Regeneration
Demolition Noise & Vibration
Environmental Management Plan

Planning Condition 6
Demolition Noise Environmental
Management Plan

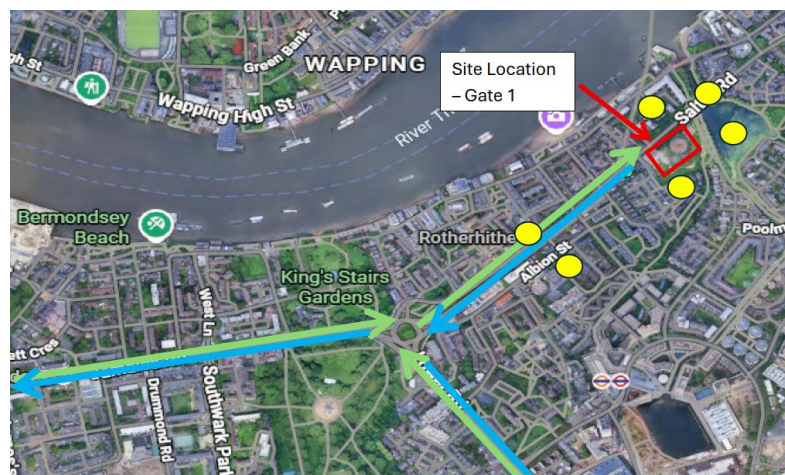
Rotherhithe Reach
Salter Road, Southwark, SE16 6GA
Application Number
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Construction Logistics Plan

SMS017/01 Site Traffic Management and Logistics Plan

John F Hunt
REGENERATION

- Details the construction logistics arrangements and freight vehicle movements to and from the site during the works
- Prepared by **John F Hunt** to address Planning Condition 5
- Available for review on the LBS planning portal (reference 26/AP/2408)
- Notting Hill Genesis are awaiting discharge of Planning Condition 5 from LB Southwark.



Preferred vehicle movement routes and sensitive receptors

John F Hunt Regeneration

Construction Logistics Plan for
Demolition, Remediation and Enabling
Works.

Planning Condition 5a
Construction Logistics Plan

Rotherhithe Reach

Salter Road, Southwark, SE16 6GA

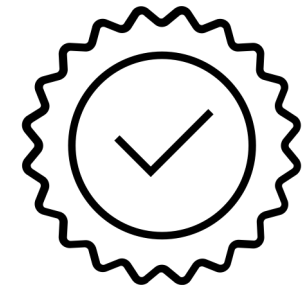
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Remediation Verification Report

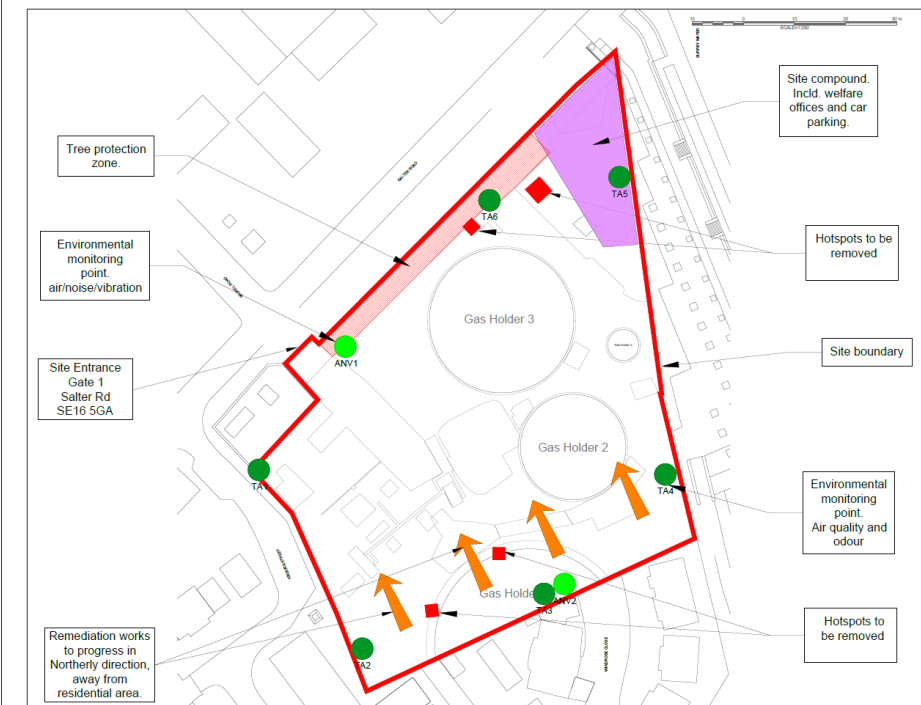
- Once the remediation of the site is complete, John F Hunt will prepare and issue a verification report to document the remediation undertaken and the full delivery of the remediation strategy.
- This will include verification test results and evidence to prove that the remediation has been undertaken.
- Groundwater monitoring will also be undertaken prior to, during and following completion of the remediation works – to demonstrate the works has not caused deterioration of underlying groundwaters.
- This will be available for review on the LB Southwark planning portal once the works are complete and the report has been issued.
- Full discharge of this element and associated condition will be provided at the completion of the development, once the final clean cover for the landscaping is completed.



How John F Hunt Will Remediate the Site

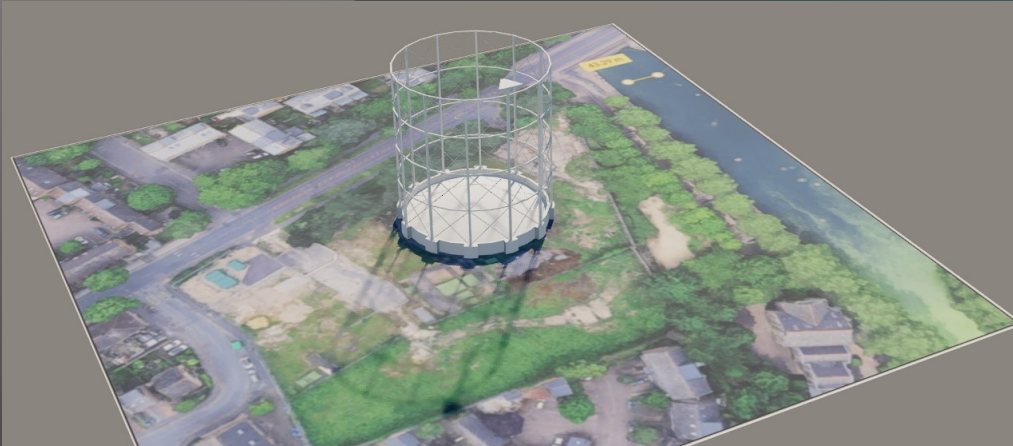


- **Cut-and-fill earthworks:** soils are excavated, tested and, where suitable, reused on site.
- **Hotspot removal:** four known hotspots will be excavated and removed from site.
- **Breaking contaminant pathways:** hardstanding, buildings and a clean cover system will keep the site safe.
- **Obstructions & gas holder removal:** the gas holder will be de-constructed, and below-ground obstructions strategically removed.
- **Discovery strategy:** any unexpected contamination found will be assessed and managed before work continues.
- **Sequencing:** works will be phased alongside the wider enabling and demolition activity on site.

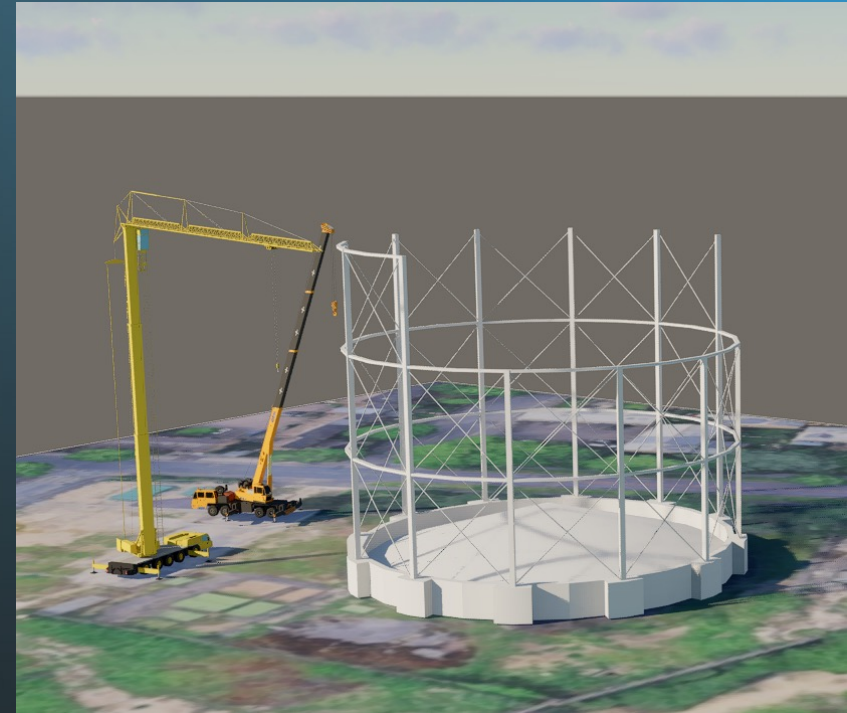


Remediation Plan – 4 x identified hotspots in red

Gas Holder Dismantling Sequence



Existing Site Conditions

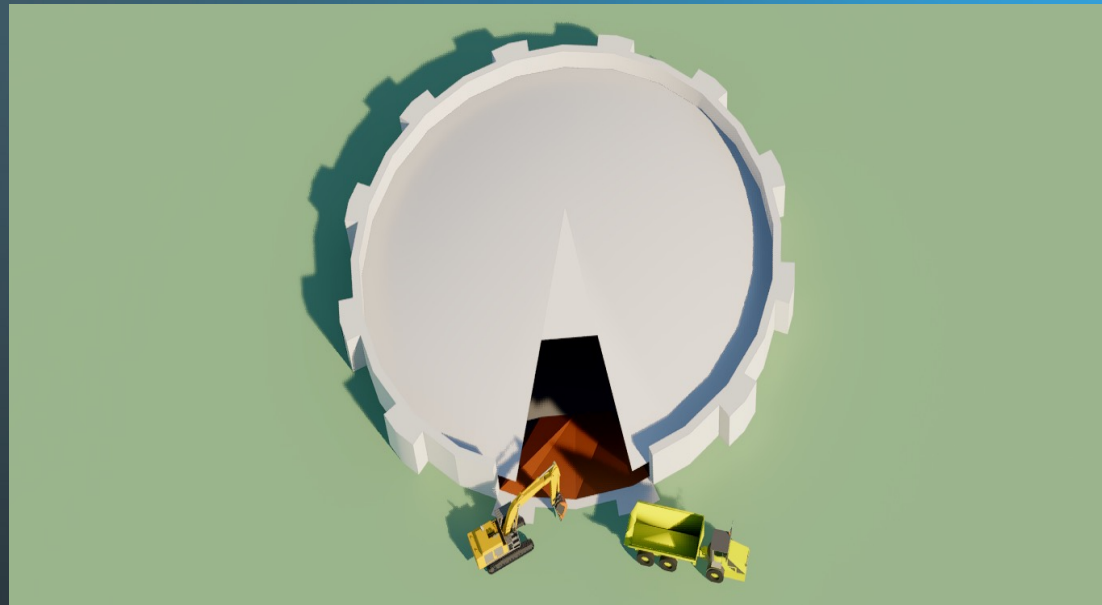


1. Commence frame dismantling from top down.

Gas Holder Dismantling Sequence

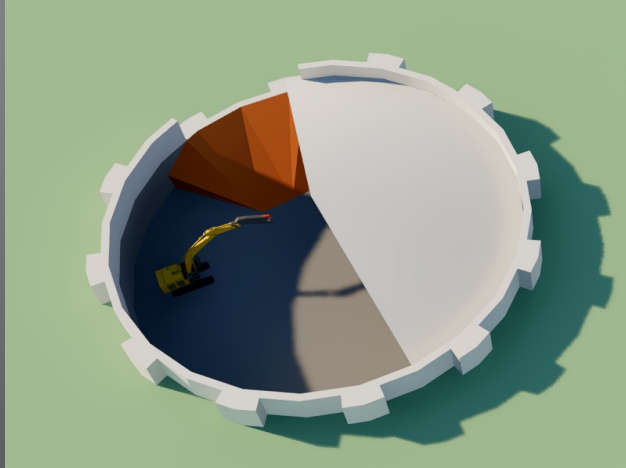


2. Dismantling of frame complete.

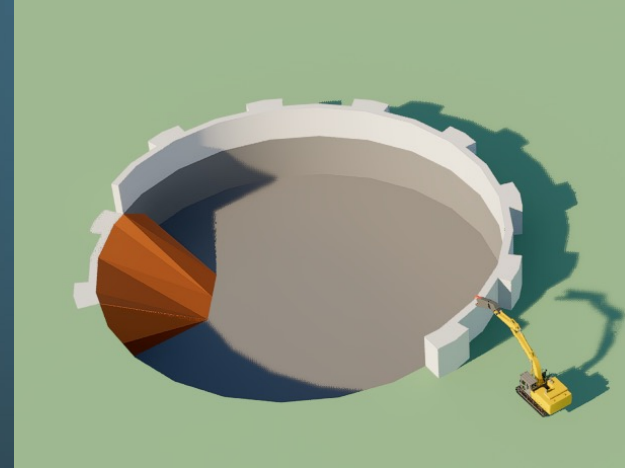


3. Create access into gas holder by removing section of crown and side wall and installation of access ramp.

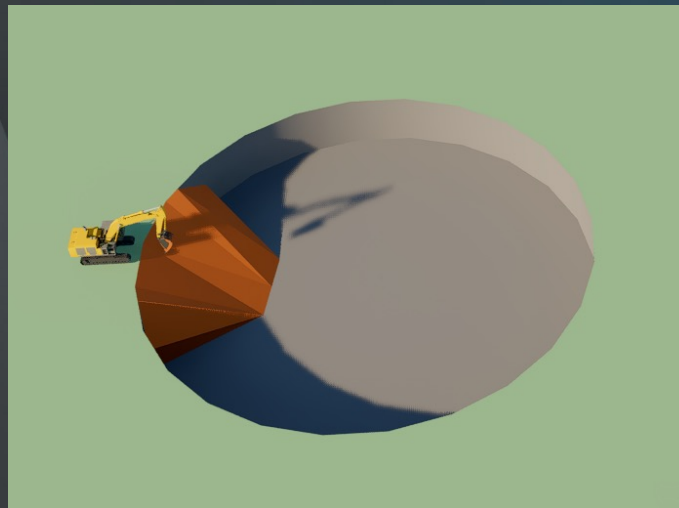
Gas Holder Dismantling Sequence



4. Progress dismantling works of crown and internal framework.



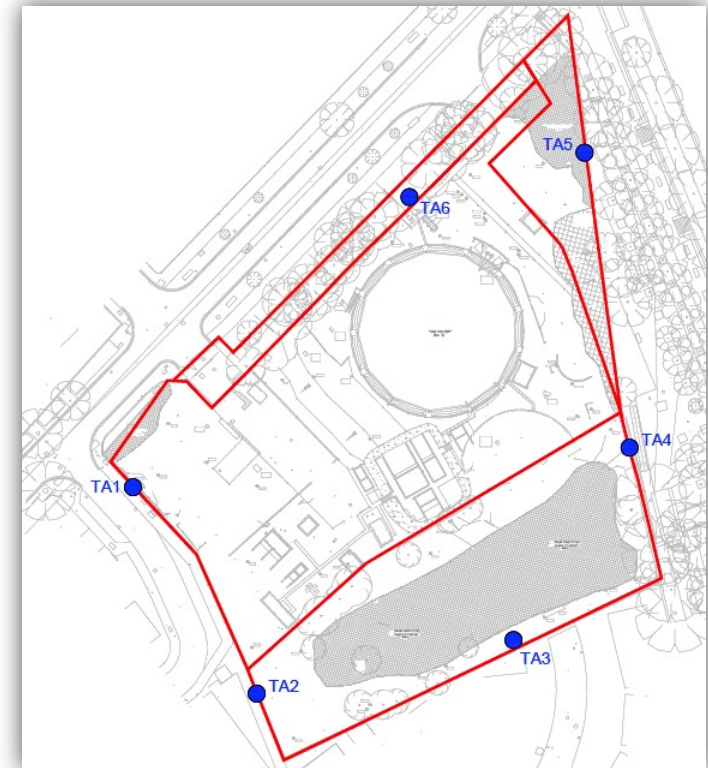
5. Progressive removal of outer gas holder walls



6. Dismantling complete. Now commencement of filling the gas holder void.

What Mitigations Will the Contractor Put in Place?

- **Air quality & odour:** *ongoing monitoring at the site boundary, plus regular laboratory sampling.*
- **Trigger response:** *if agreed limits are exceeded, work pauses immediately until it's corrected.*
- **Noise & vibration:** *working hours Mon–Fri 08:00–18:00, Sat 09:00–14:00, with advance notice for any exceptional Saturday working.*
- **Dust control:** *water sprays, foam suppression, hoarding and sealed wagons for removal.*
- **Traffic & logistics:** *agreed site routes, a booking system, and no engine idling for drivers.*
- **Ecology:** *wildlife, including foxes, safely managed.*
- **Dedicated Construction and Community Liaison Officer:** *John F Hunt & Lowick Hendry will be on hand throughout the construction process.*



Proposed location of environmental monitoring points

Environmental Controls In Practice



Acoustic barrier around generator to reduce noise output



Real time environmental monitor in place on boundary to site, near to closest residential receptors.

Environmental Controls In Practice



Use of plant with 'ripper tooth' attachment to pull at concrete slabs, which will then be processed using munching attachments to reduce noise and vibration



Odour suppression on venting gas holder.



Dust suppression on high-risk dust generating works.

Keeping you updated

Dedicated Construction Liaison Officer (DCLO)

- John F Hunt will act as a DCLO to minimise disruption for local residents, businesses and visitors during construction of Rotherhithe Reach
- The DCLO is the main point of contact for residents, responding to issues and questions via a dedicated project email and phone line. Emergency issues will be dealt with immediately.
- Lowick Hedry will remain the Community Liaison Officer (CLO) for the project to support community engagement as the development progresses.
- Nearby neighbours will receive e-newsletters, website updates and opportunities to speak directly with the contractor team at key points throughout the development.
- Enquiries will be acknowledged within 2 working days and responded to within 10 working days

Contact Details

Regeneration@johnfhunt.co.uk

Number: 01375 366700

Out of Hours: TBC

hello@rotherhithereach.co.uk

Number: 0800 061 4770

LB Southwark



Southwark Council Environmental Protection Team

environmental.protection@southwark.gov.uk

- Risks to health and wellbeing from pollution and the environment
- The regulator in respect of human health risks from land contamination
- Through the planning process we ensure the site is left safe and suitable for the end-user
- The regulator and consenting authority for environmental impacts of construction works: Noise; Vibration; Dust; Air Pollution; Odour.

Paul Nathanail – independent consultant appointed on behalf of the community to review the remediation strategy and works as they progress

LB Southwark



Resident Escalation Process to Southwark Council:

- Complaints or concerns should be made directly to the contractor via the resident liaison officer
- The contractor should be given sufficient opportunity resolve concerns or explain impacts
- Where residents remain concerned or dissatisfied with the response, they can contact Environmental Protection: environmental.protection@southwark.gov.uk. For complaints outside standard working hours contact Noise and Nuisance: 020 7525 5777

Demolition and Construction works are inevitably noisy, dusty and disruptive for local residents. Controls keep noise, vibration and dust within limits to protect health, but do not stop a level of impact and annoyance within ordinary working hours.

We require continuous automated monitoring for noise, vibration, dust and air pollution, and suitable management plans and controls. We will investigate all complaints and check on compliance but we are not able to prevent all disruption and have no power to require payment of compensation.

Temporary Telecoms Mast



Temporary mast installed to west of the site (beside Kinburn St)

Location is as per the planning consent

Proposed height of mast structure is 25m high

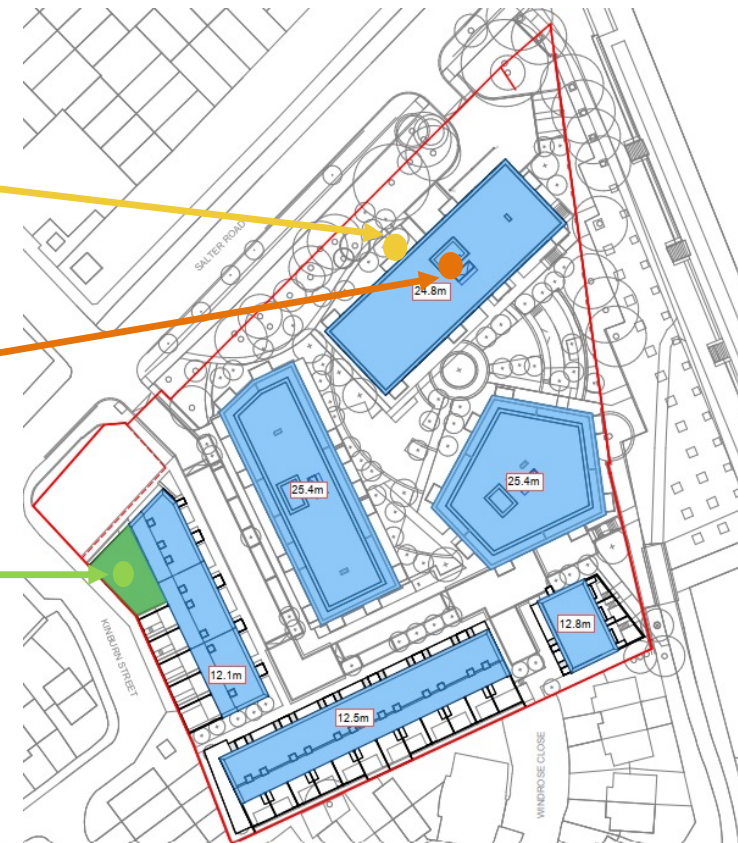
Temporary mast then allows existing mast to be removed & works to commence

Permanent telecommunications mast will be located on Block A roof

Approximate location of the mast currently

Approximate location of the new permanent mast

Approximate location of the temporary mast



Programme and Timeline



WE ARE HERE





Question and Answer Session

40 minutes for your questions