

Fulham Reach

A New Vision for Fulham Reach

June 2011
Newsletter 2



View 1 along the new river path

FULHAM REACH HYBRID PLANNING APPLICATION

St George is delighted to provide you with the following update on the exciting proposals for the redevelopment of Fulham Reach.

The planning application for Fulham Reach was registered with the London Borough of Hammersmith and Fulham on 1st March 2011 and given a registration number of 2011/00407/COMB. Following extensive consultation with the local community, statutory and non-statutory bodies St George has made amendments to the proposals.

The main changes can be summarised as follows:

- A reduction in the height of Block A from 9 storeys to 8 storeys;
- The repositioning of Blocks G and H further back from the riverside walk and a reduction in the overall height of these blocks to enhance views from Hammersmith Bridge and the riverside walk;
- Internal alterations to the ground floor layout of Block A to allow for the relocation and improved functionality of the proposed new riverside boat club;
- An increase in the amount of public open space surrounding Blocks G and H and inclusion of large landscaped areas for relaxation, doorstep play features and public art;

- Alterations to the massing of Blocks B and D resulting in an enhanced relationship with Frank Banfield Park and views from Winslow Road;
- Realignment and alterations to the massing and appearance of Block F, including the removal of its curved frontages and a marginal increase in the height of its link block by 1 storey to provide a better relationship with Blocks G, H and D;
- Stepping up in height of Block C from 3 storeys to 4 storeys to enhance the relationship with Block E; and
- Reduction in car parking provision from 770 to 470 spaces.

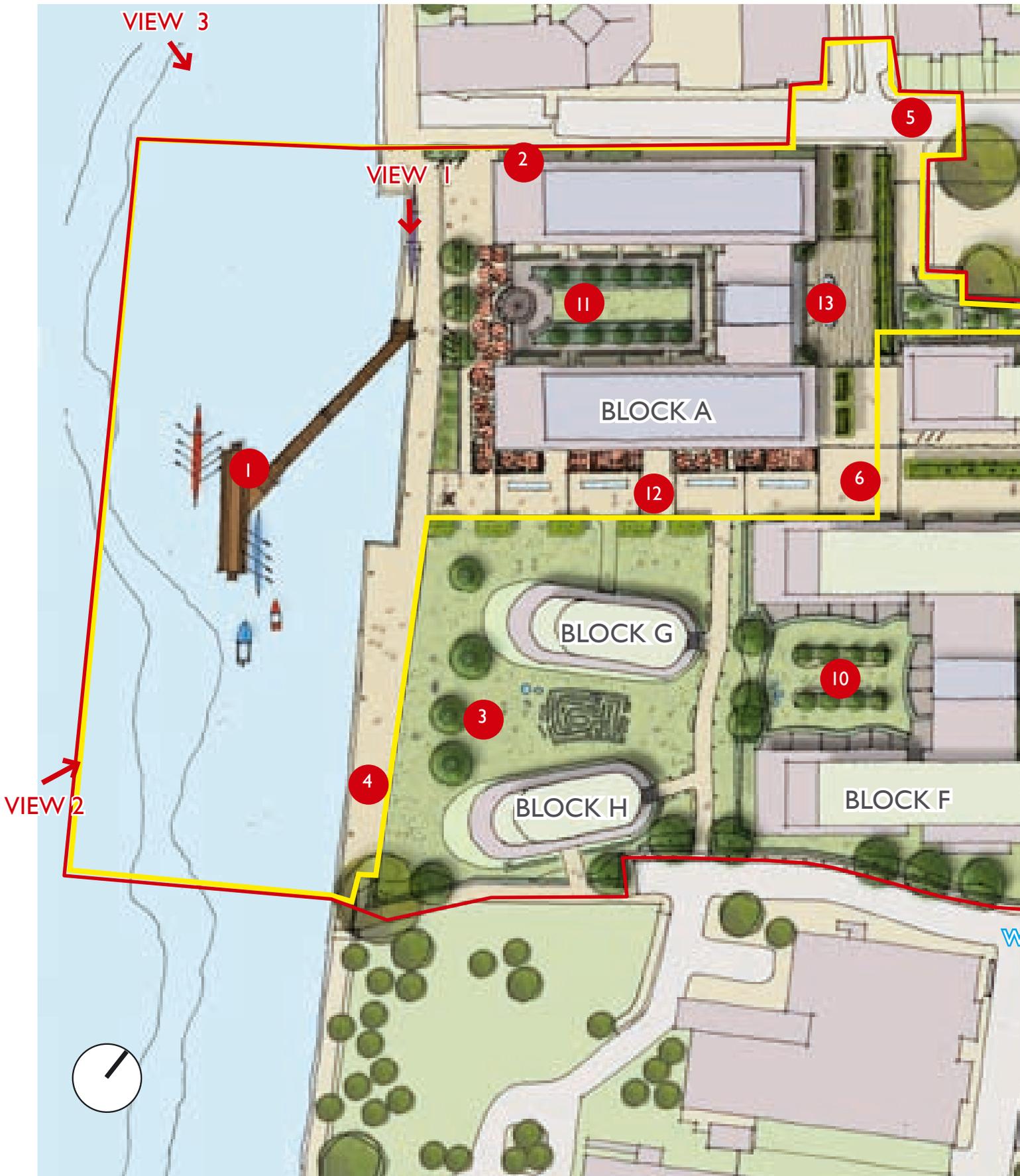
As a result of these alterations, the planning application documents have been amended and resubmitted to the council for consideration.

For more up to date information about Fulham Reach and to let us know your views about the proposals please visit the dedicated website at www.fulhamreach.co.uk. The website has a direct link to the Council's planning website where you can download the planning application documents.

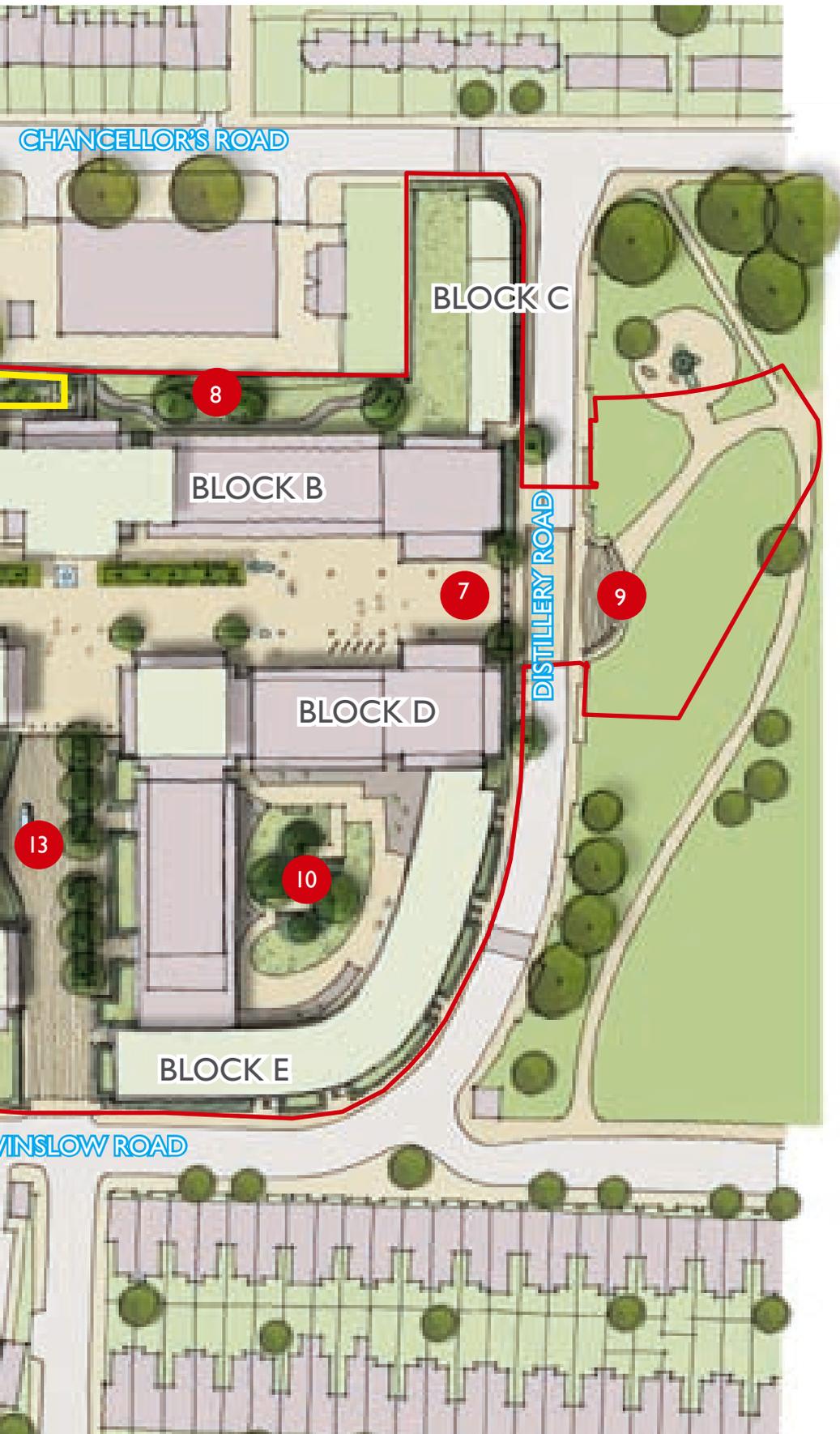
“It’s very exciting to know that this area is going to be developed at last!”

(Local community member)

A New Vision for Fulham Reach



Masterplan



The proposals for Fulham Reach aim to create a high quality, well managed, mixed-use neighbourhood to be enjoyed by new residents and the wider community.

KEY

-  Application Site Boundary
-  Phase One Boundary

1. New pontoon
2. Access to Boat Club
3. Public park
4. Thames Path
5. Entrance to underground carpark
6. Pedestrian streets & shared surface
7. Gateway entrance
8. Buffer planting to pumping station
9. Access and boundary wall alignment alterations to Frank Banfield Park
10. Residents' Courtyard
11. Raised Residents' Courtyard
12. River front piazza
13. Taxi drop off



VIEW 2 View from south riverbank

COMMUNITY ENGAGEMENT

The Fulham Reach community engagement process has been wide ranging, accessible and transparent throughout and participants have been able to make contact with St George and design team members easily and access information through the John Thompson & Partners' website as well as the dedicated Fulham Reach website www.fulhamreach.co.uk.

A number of key themes have emerged to date during the community engagement process:

- site context
- views
- materials
- location of height
- streets and spaces
- river accessibility
- car parking

The many views shared have been an integral part of the design process and have formed many of the amendments to date which have complemented the scheme.

Most recently a public exhibition was held on 23rd and 25th June 2011 at the Distillery Lane Centre where people had a chance to view the revised planning submission and leave their comments.

NEXT STEPS

St George will continue the community engagement process through the further planning and delivery of Fulham Reach to ensure that the local community can be fully involved going forward.

THAMES TUNNEL

The Fulham Reach site has been identified by Thames Water as a possible location for the construction of the Thames Tunnel. Following the first round of consultation Thames Water have indicated that the site may no longer be needed to facilitate the construction of the main tunnel but is still the preferred location for the Combine Sewer Overflow (CSO) shaft. This means that a much smaller site would be required for a shorter period of time. Phase two of the consultation process is due to be held in autumn 2011. Discussions are on-going with Thames Water to enable both projects to proceed concurrently whilst minimising any potential impacts on existing and future residents.



VIEW 3 from Hammersmith Bridge showing Fulham Reach in context