

Fulham Reach

A New Vision for Fulham Reach

July 2011
Newsletter 3



View 1 along the new river path towards Block A

Welcome to the third update newsletter on Fulham Reach from St George. This newsletter provides an update on our development proposals. We are grateful for your continued interest and involvement in the evolution of Fulham Reach.

FULHAM REACH

The redevelopment of Fulham Reach will bring many benefits to the local area:

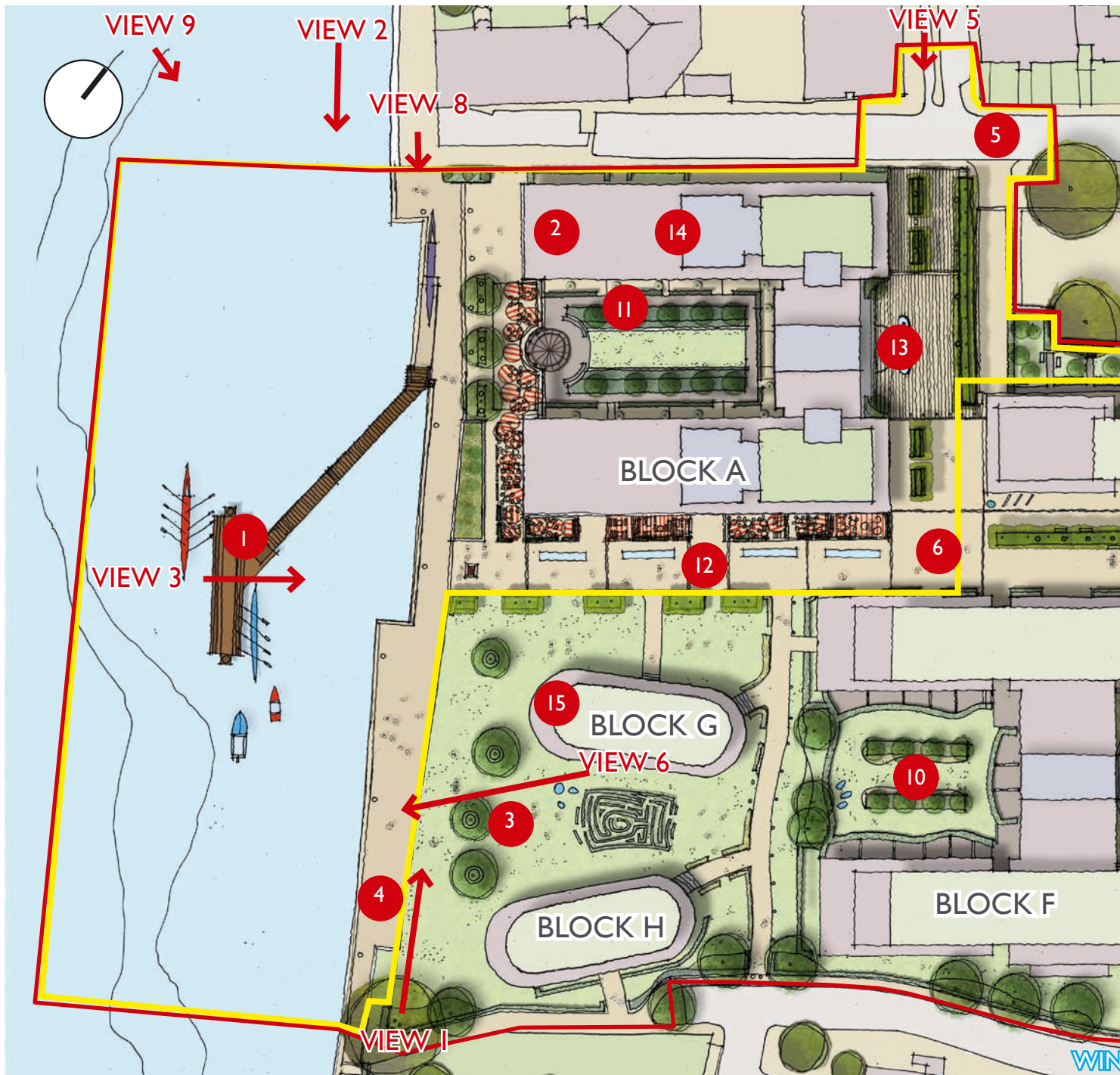
- Enhanced riverside walk;
- New riverside park, streets and landscaped spaces, 48% of the development will be public realm and 56% will be green landscaping;
- Mixed uses including offices, restaurants and shops;
- New boat club and pontoon;
- 744 new homes including affordable homes for local people
- Employment opportunities; and
- About £1.2 million per annum from the New Homes Bonus for six years; £7 million in total.

CHANGES TO THE PROPOSALS

Extensive consultation with the local community, statutory and non statutory bodies has led to further refinement of our proposals. On 23rd and 25th June 2011 we held an exhibition to show our proposed changes, which were well received. The main revisions since the application was submitted in February are:

- A reduction in the height of Block A from 9 to 8 storeys;
 - Moving Blocks G and H further back from the riverside walk;
 - A reduction in the height of Blocks G and H and the creation of an additional setback on the seventh floor;
 - Increased public amenity space provision around Blocks G and H including a maze for children;
 - Relocation of the boat club to a riverside location at the front of Block A;
 - An increase in the size of the boat club;
 - A reduction in the height of Blocks B and D which face Frank Banfield Park;
 - Realignment of Block F along the central boulevard and removal of the front stepped elements;
- (Continued on back page)*

A New Vision for Fulham Reach



View 2

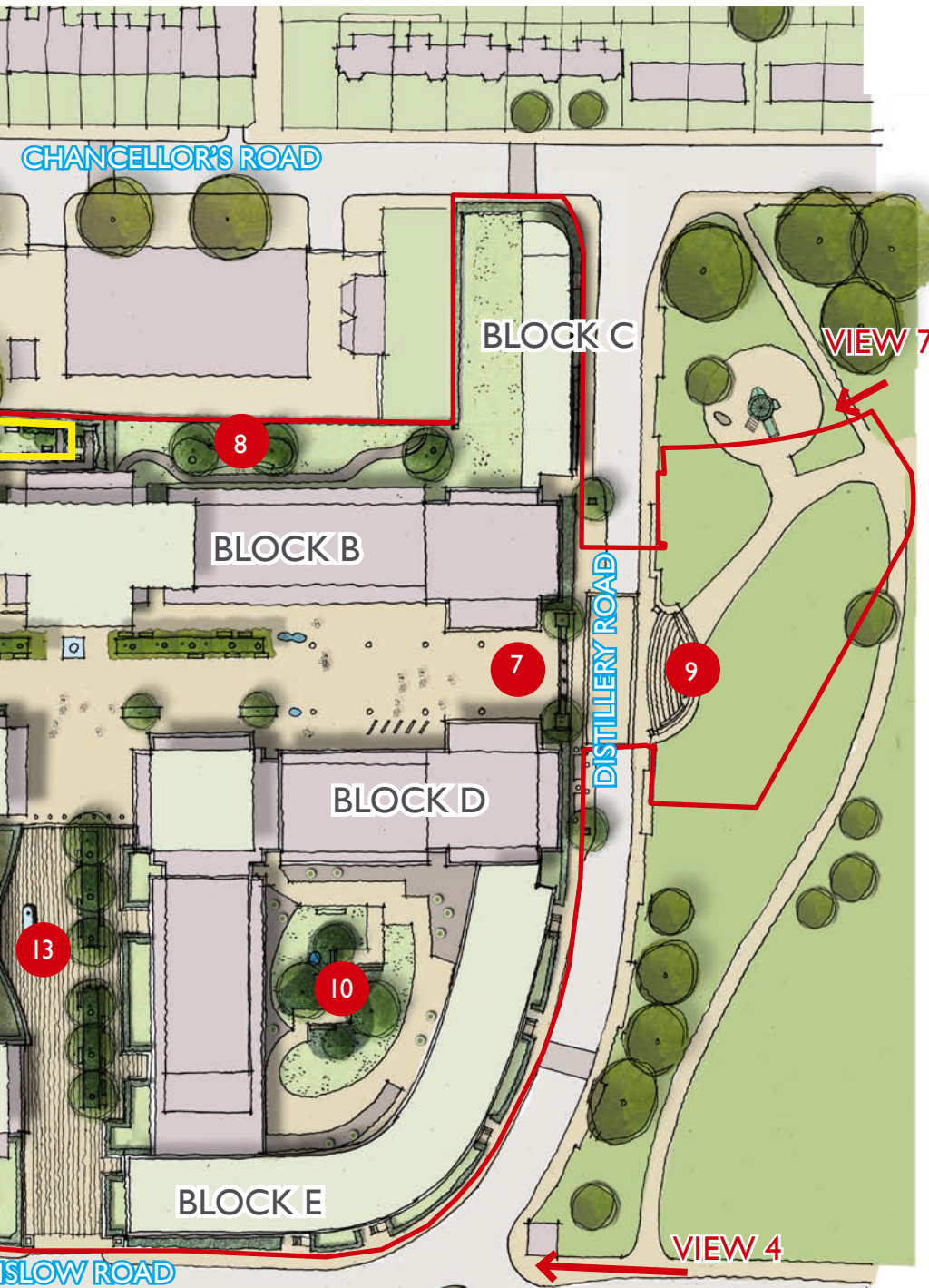


View 3



View 4

Masterplan



The proposals for Fulham Reach seek 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. Boat Club
3. Public park
4. River walk
5. Entrance to underground car park
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
14. Penthouse floor to Block A further setback & Green Roof
15. Top floor removed from Blocks G & H



View 5



View 6



VIEW 7 View from from Frank Banfield Park

- A change to height on Block C from 3 to 4 storeys;
- A change to the type of affordable housing proposed to Discount Market Sale homes; and
- A reduction in parking provision from 770 to 470 spaces.

As a result of the feedback from the exhibition we have made a number of **further refinements** which are:

- A reduction in the size of the top floor of Block A and the introduction of a green roof;
- Removal of the top floor from Blocks G and H, reducing from 8 to 7 storeys; and
- A reduction in the step in Block C.

PLANNING COMMITTEE

The amended planning application has been resubmitted to the council. A direct link to the Council's planning website is provided at www.fulhamreach.co.uk so you can view and download the application documents.

Alternatively you can send your comments on the proposals by emailing Plancomments@lbhf.gov.uk or by writing to Jason Kaye, Case Officer, Planning Division, Environment Services Department, London Borough of Hammersmith & Fulham, Town Hall, King Street, London W6 9JU.

The application will be considered by the Planning Committee on September 14th 2011.

We thank you for your involvement to date.

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 is no longer needed to facilitate the construction of the main tunnel but it is still necessary to connect the pumping station to the main tunnel. This means that a much smaller site is required for a shorter period of time and the works can be accommodated on the Fulham Reach site. Phase two of the consultation process is due to be held in autumn 2011. Discussions are ongoing with Thames Water to enable both projects to proceed concurrently whilst minimising any potential impacts on existing and future residents.



View 8 along the new river path towards Blocks G & H



VIEW 9 From Hammersmith Bridge showing Fulham Reach in context