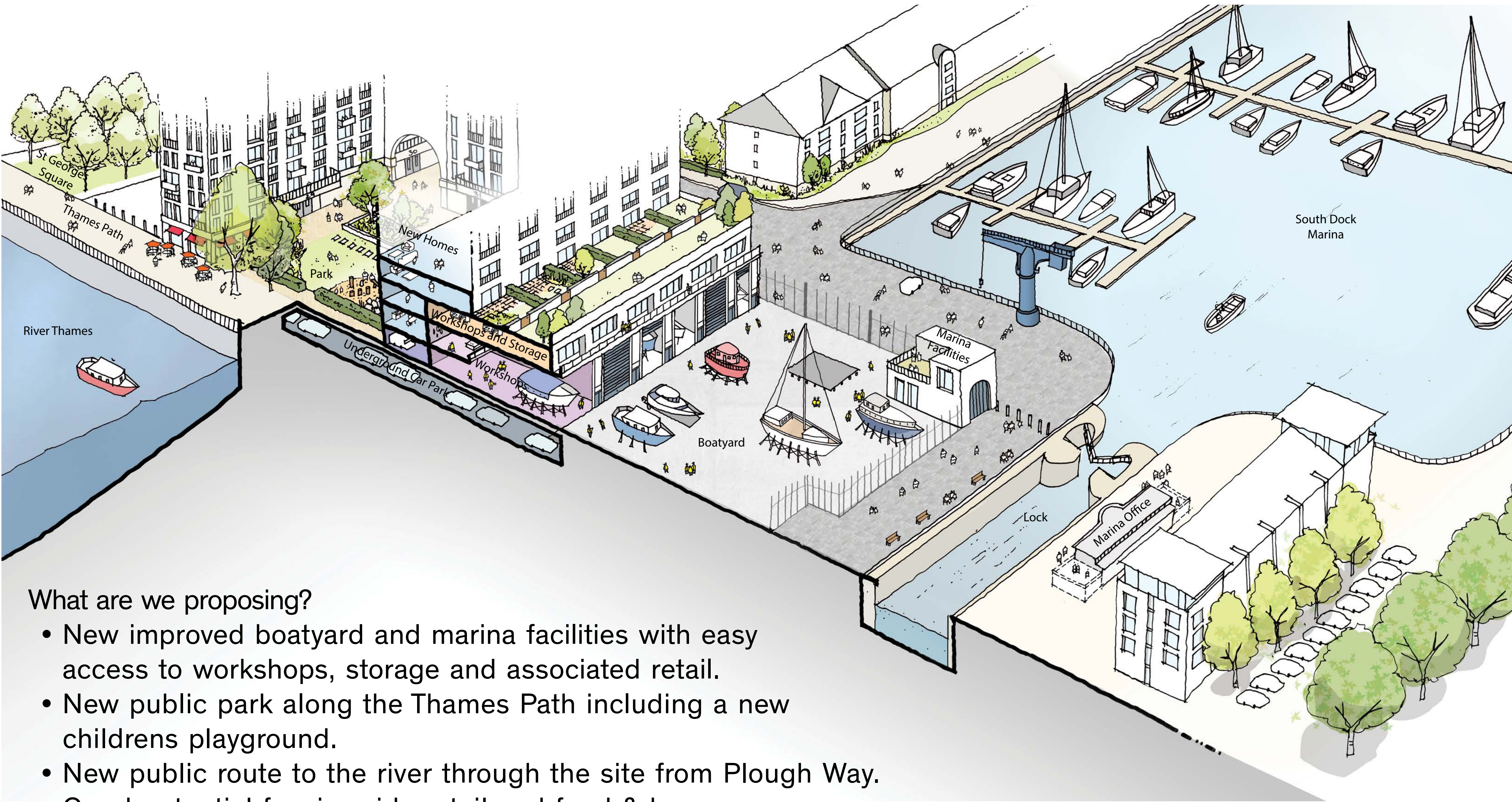


South Dock Marina



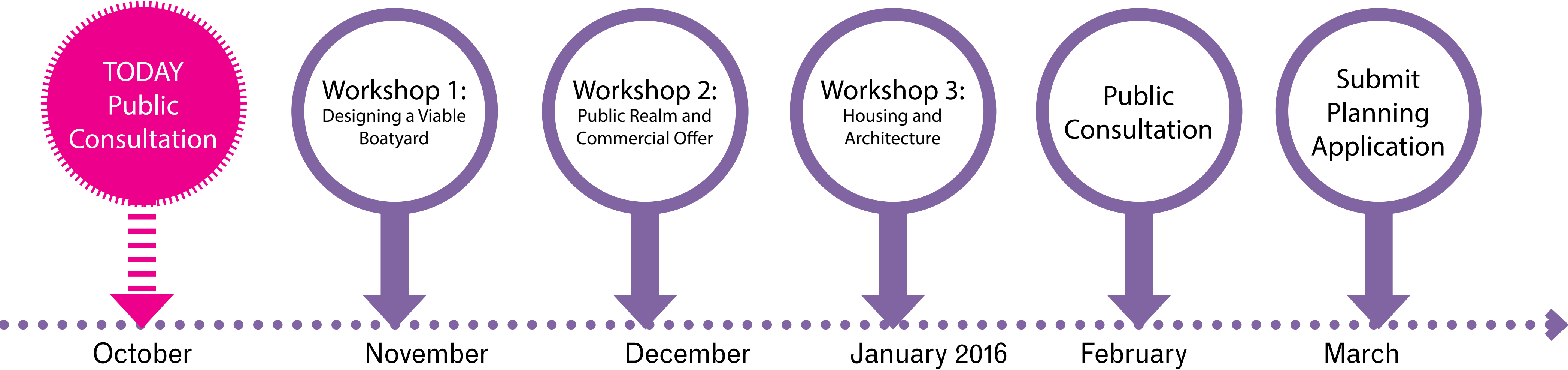
What are we proposing?

- New improved boatyard and marina facilities with easy access to workshops, storage and associated retail.
- New public park along the Thames Path including a new childrens playground.
- New public route to the river through the site from Plough Way.
- Good potential for riverside retail and food & beverage.
- 213 new homes with mixed tenure.
- Underground car parking.

Consultation Timeline:

Tell us what you like

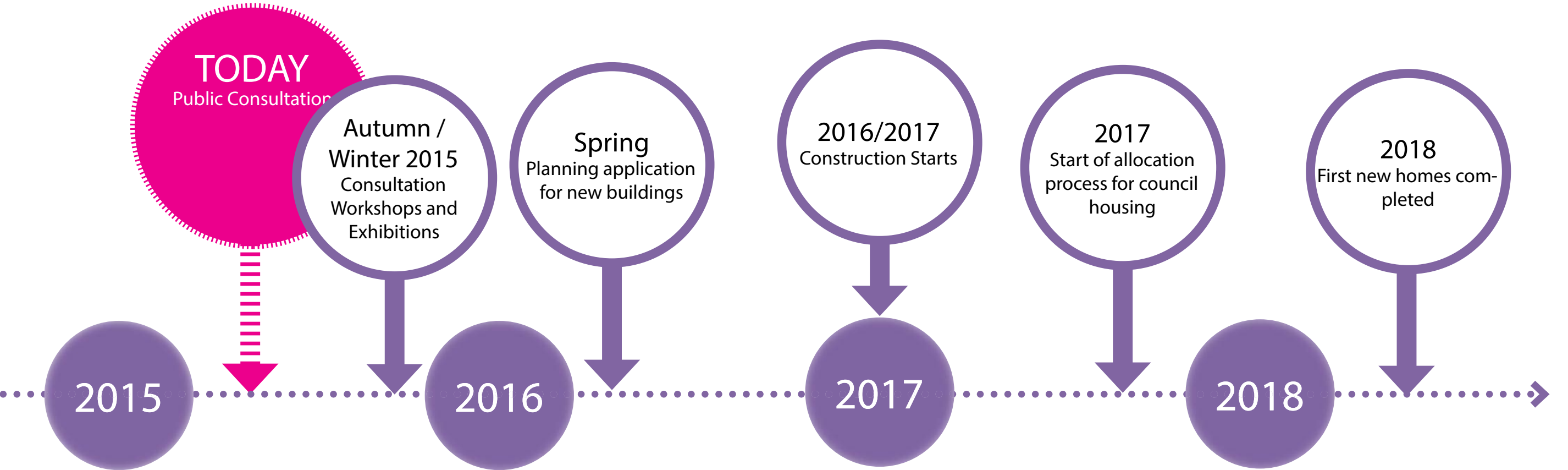
Tell us what you don't like



How to get involved?

- Throughout the project the Council will be involving those who live and work nearby and may be affected by any changes, in line with the Council's 'Charter of Principles' (see the Council's website for details)
- This will include a series of public exhibitions and workshops held this Autumn and Winter open to all
- If you would like to be kept informed of progress with this project please contact: housingregen@southwark.gov.uk

Project Timeline:



The Site



The site is:

- An operating boatyard
- Provides employment
- On the river edge
- Along the Jubilee Greenway (Thames Path)
- Has mature trees along the Thames Path
- 15min walk to Surrey Quays Station
- 2min walk to the Thames Clipper stop

In the local area, there are:

- Only few doorstep play spaces nearby
- Only few existing local amenities
- New residential & commercial developments underway.



The South Dock Marina



Aragon Tower



Baltic Quay



A Working Boatyard



The Thames Path looking South



The Thames Path looking North

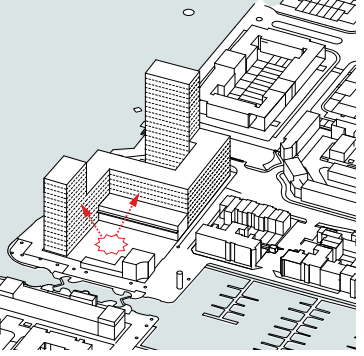
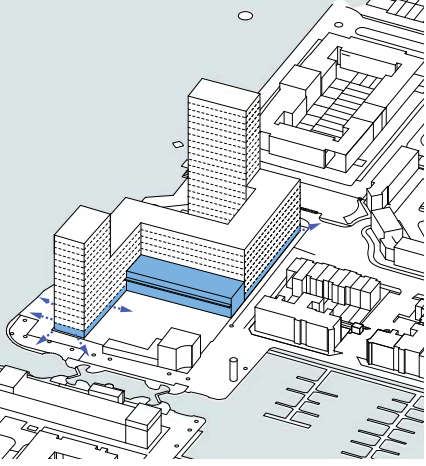
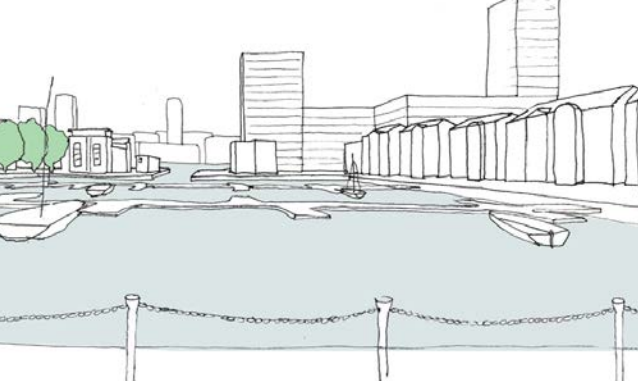
South Dock Marina

Adam Khan Architects + East + Levitt Bernstein

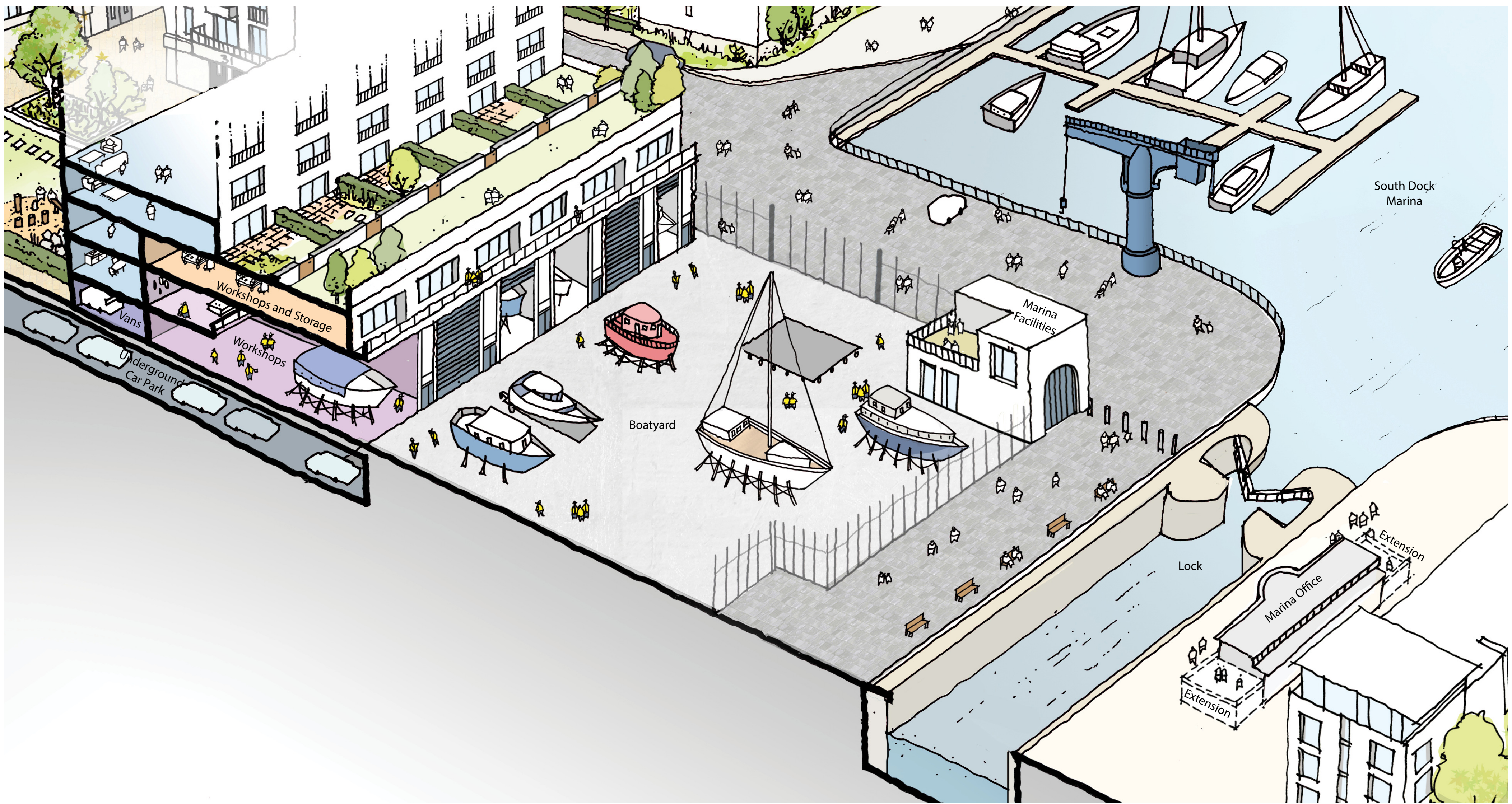
October 2015

Southwark
Council

Concerns and Actions

	Concerns raised	Actions taken	Next actions
<div>Noise</div> <div></div>	<ul style="list-style-type: none">Boatyard noise could be reflected off the face of the new buildings and could disturb existing residents	<ul style="list-style-type: none">Acoustic consultants have been appointed.They have carried out calculations based on a noise survey and information provided by the Harbour master.Their calculations show that the impact of the new building is minimal.	<ul style="list-style-type: none">Investigate benefits of solid, or partially solid enclosure to boatyard in terms of acoustic design, security and visual impact.Investigate potential benefits of acoustic treatment to new building façades
<div>Noise Complaint</div> <div></div>	<ul style="list-style-type: none">Noise complaints from new residents could threaten the long term viability of the boatyard	<ul style="list-style-type: none">A noise assessment has been carried out. This will inform requirements for noise attenuation within new dwellings.Southwark are looking at safeguarding boatyard operation through Planning conditions and development partner and leasehold agreements.	<ul style="list-style-type: none">Look at options to reduce impact of boatyard on new flats:<ul style="list-style-type: none">Winter gardens as noise bufferTriple glazingMechanical ventilation with heat recoveryOrientation of living rooms and bedrooms.
<div>Transport</div> <div></div>	<ul style="list-style-type: none">Concern that increase in number of residents with little new parking provision will lead to an even worse parking situation.Concern that increase in new residents would strain public transport services.	<ul style="list-style-type: none">Parking / traffic survey has been commissioned.Options for underground car parking for over 100 spaces for new residents have been developed.Southwark are in discussions with TFL regarding the extension of public transport services and establishing a cycle hire scheme.	<ul style="list-style-type: none">Look at options for:<ul style="list-style-type: none">Introducing car shares / car club for the use of new and existing residents.Integrating generous cycle parking spaces into the proposal.
<div>Boatyard</div> <div></div>	<ul style="list-style-type: none">Concern that boatyard is too smallConcern that boatyard access is too restricted	<ul style="list-style-type: none">The following have been assessed in detail:<ul style="list-style-type: none">How much covered area / lockable covered area is appropriateHow much workshop area is appropriate on the 1st floorAccommodation scheduleLorry turning area.	<ul style="list-style-type: none">Investigate further:<ul style="list-style-type: none">Ground floor boatyard related business useIncubator unitsSouthwark are assessing the following:<ul style="list-style-type: none">Current permitted areas for berths and extension to thisNumber of current cradlesFacilities the moorers use on the boatyard.Set up user group workshop with berth-holders and boat users.
<div>Retail / Restaurants / Cafés</div> <div></div>	<ul style="list-style-type: none">Concern of losing small community character with the new development.Concern that restaurants might be empty at weekend.Worry about impact of noise from boatyard on cafe during working hours.	<ul style="list-style-type: none">We are assessing the following:<ul style="list-style-type: none">Who visits the areaThe increase in visitor numbers due to surrounding developmentsRetail needs and viabilityRetail units to remain in Southwark's ownership.	<ul style="list-style-type: none">The location of the restaurant / café to be assessed.Assess interest within existing community to take on small shops / cafés.Investigate viability of pharmacy, hairdresser and other uses identified through public consultation.Set up user group workshop to discuss commercial offer.
<div>New Homes</div> <div></div>	<ul style="list-style-type: none">Concern that ground floors should not accommodate residential use only.Concern that residents will be commuters who are absent at weekend.Worry that affordable portion of the homes would turn into private ownership eventually.	<ul style="list-style-type: none">Active public uses of the Ground floor with shops and cafés.New public garden squareParking located undergroundTenure mix across the siteFamily accommodation included	<ul style="list-style-type: none">Southwark are assessing the following strategies:<ul style="list-style-type: none">How to safeguard employmentHow to safeguard affordable housingHow to encourage and support local retail businesses.
<div>Height Views and Daylight</div> <div></div>	<ul style="list-style-type: none">Concern that the new development is out of keeping with the surrounding area.Concern that there are already too many high rise developments nearby.Concern about development's impact on residents and berth-holders' views.Concern about development's impact on daylight to nearby residents.	<ul style="list-style-type: none">Other site strategy options have been tested.Further daylight and sunlight studies have been undertaken.Shoulder of building has been reduced from 8 to 7 storeys.Increased permeability from Plough Way to river via new public garden square.	<ul style="list-style-type: none">Carry out further adjustments to building massing further to Daylight and Sunlight assessments.Carry out further adjustments to building massing further to wind tunnelling assessment.
<div>Other</div>	<ul style="list-style-type: none">Concern about development creating wind tunnelling (this is noticed at the bottom of Baltic Quay).Worry about the impact on the use of the riverside path including existing trees.Concern that development will put more pressure on existing public services such as GPs and schools.	<ul style="list-style-type: none">Wind tunnel study has been commissioned.Arboricultural survey has been carried out.Existing trees are retained wherever possible.Southwark are carrying out detailed assessment of existing public services.	<ul style="list-style-type: none">Proposals for external spaces to be developed so as to provide good quality, inclusive, public amenity space with play areas.Tree strategy to be developed.

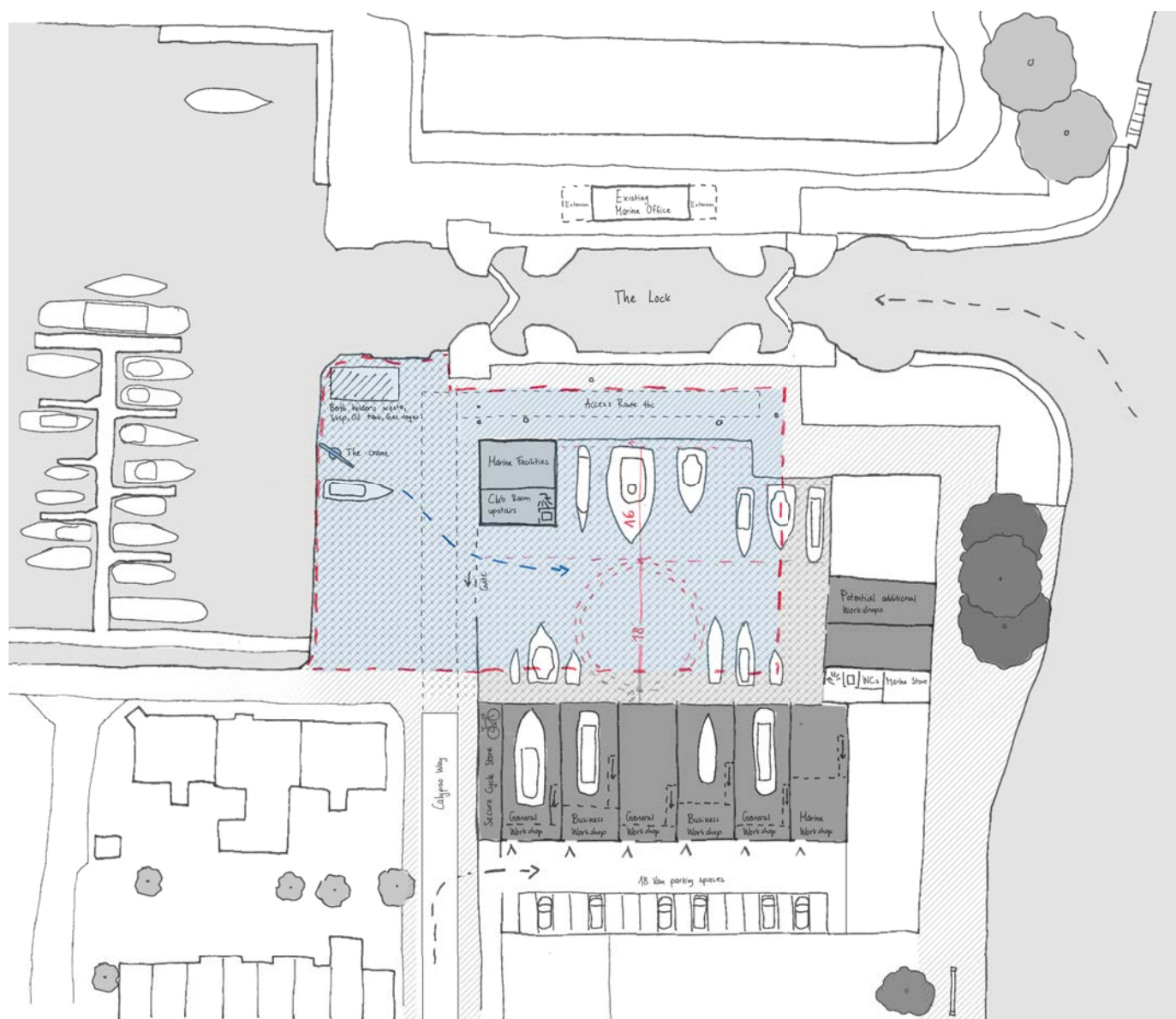
Improved Boatyard



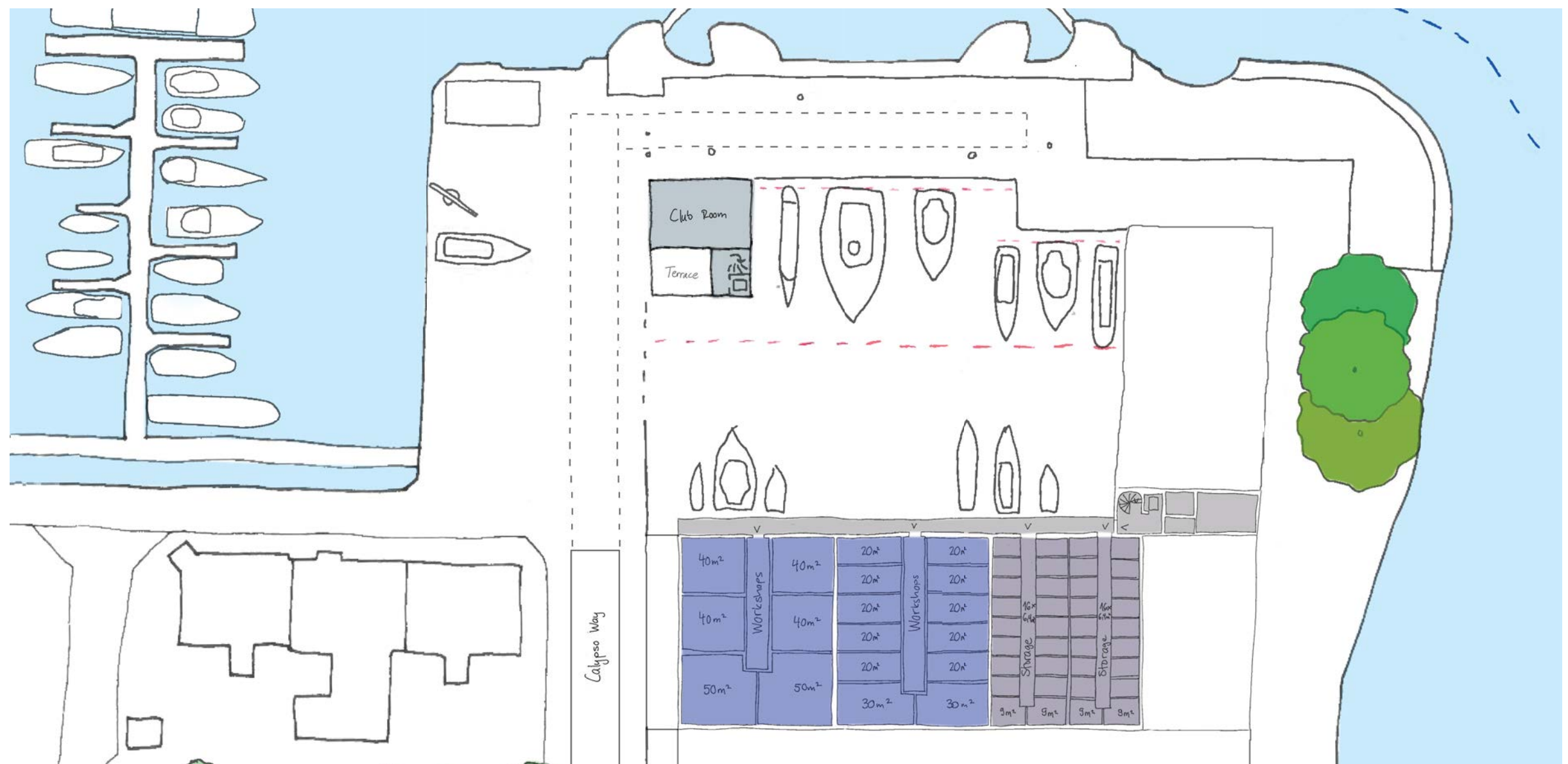
- Approximately 4,500 sqm total boatyard space
- 6no. workshops 7.75m x 19m
- 2 potential additional workshops 5.9m x 14m
- 18no. office/workshop units of varying size, from 20 to 50sqm
- 32no. storage cages, 6 to 9sqm each
- 18no. van parking spaces
- Marina facilities building including laundry, WCs, showers and a club room with terrace on the first floor
- Secure cycle storage for berth holders & boatyard users



Ground Floor



Boatyard Continues Operation during Construction of Housing

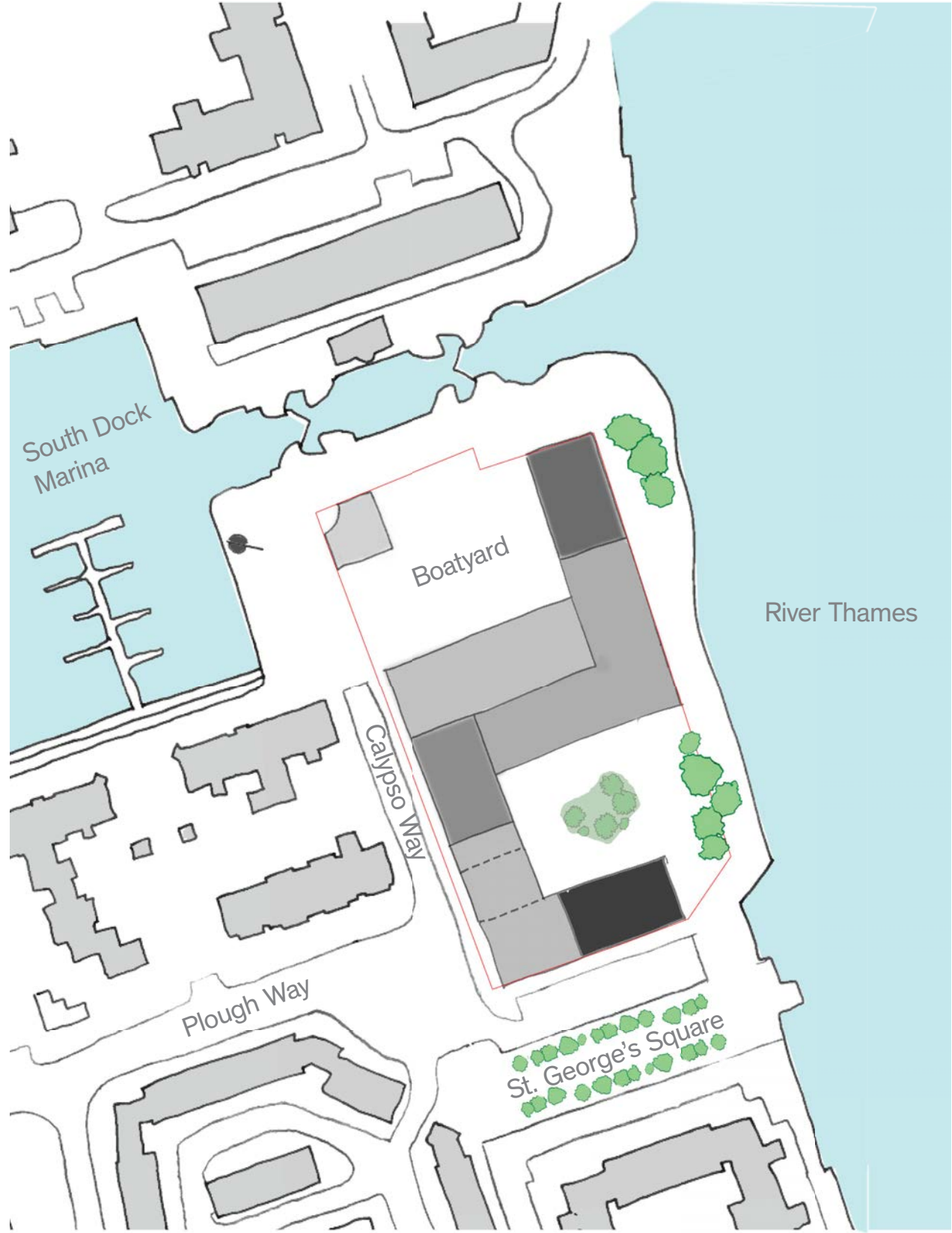


Workshops and Storage on First Floor

Public Realm and Landscape

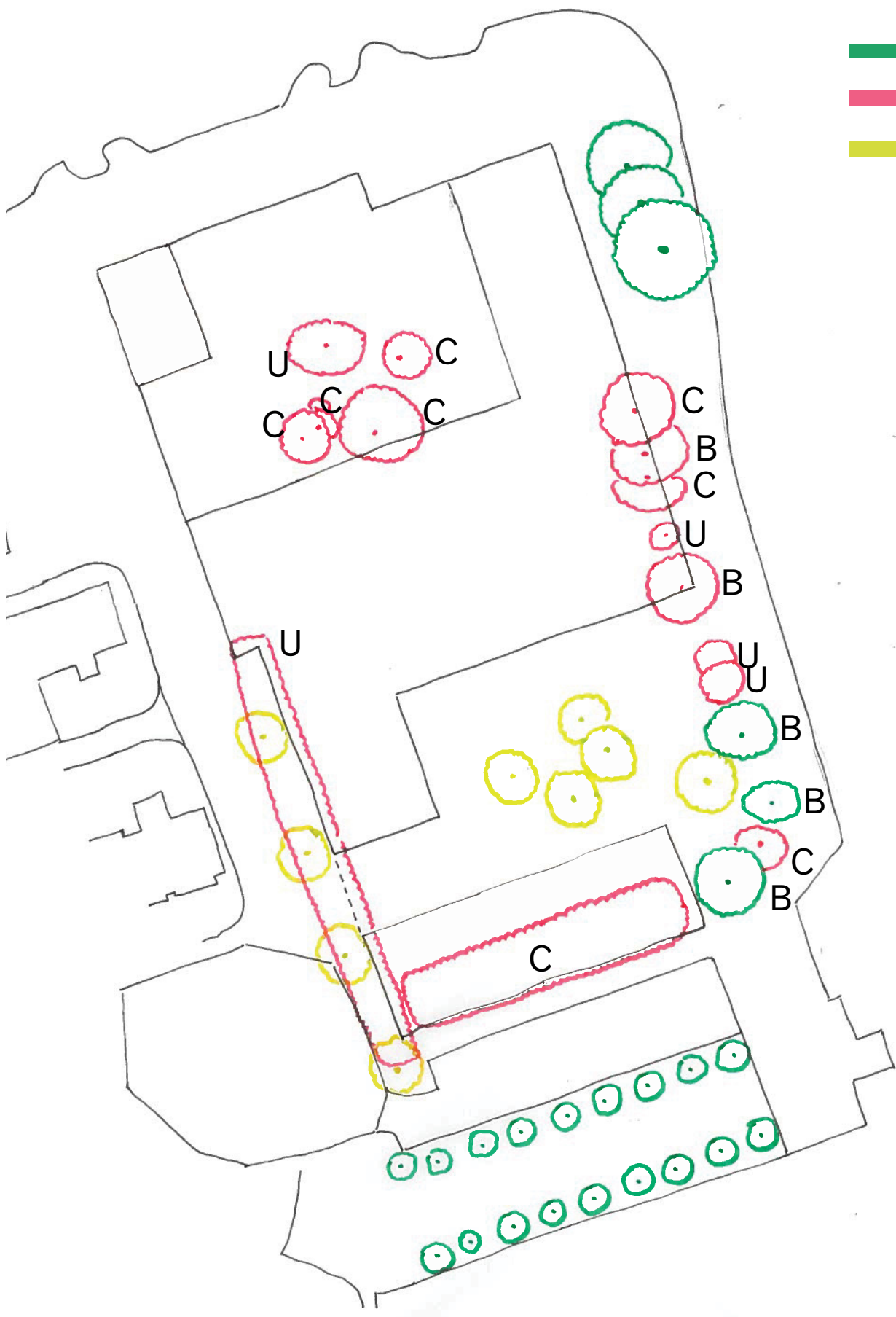


View Towards the Site Along the Thames Path



Proposed Site Plan

New, Retained and Removed Trees

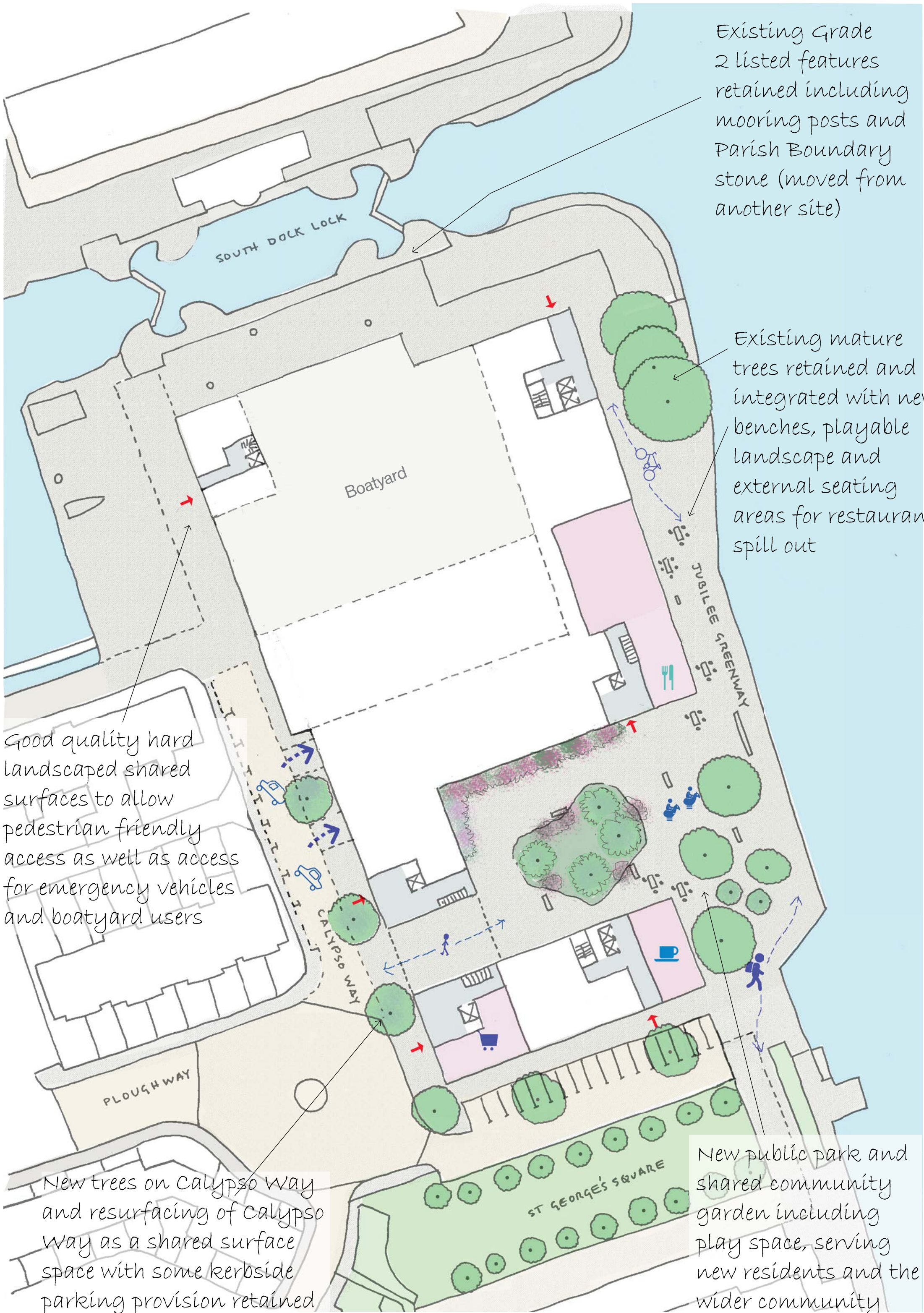


- Existing Trees Retained
 - Existing Trees to be Removed
 - New Trees
- A: High Quality and Value
B: Moderate Quality and Value
C: Low Quality and Value
U: Unsuitable for Retention
- There are no Category A trees on the site.
- Most trees to be removed are either Category C or Category U.
- Only two trees to be removed are Category B.
- Information based on Tree Survey Plan provided by arboricultural consultant.

Planting and Trees



Doorstep Play



Proposed Landscape Plan

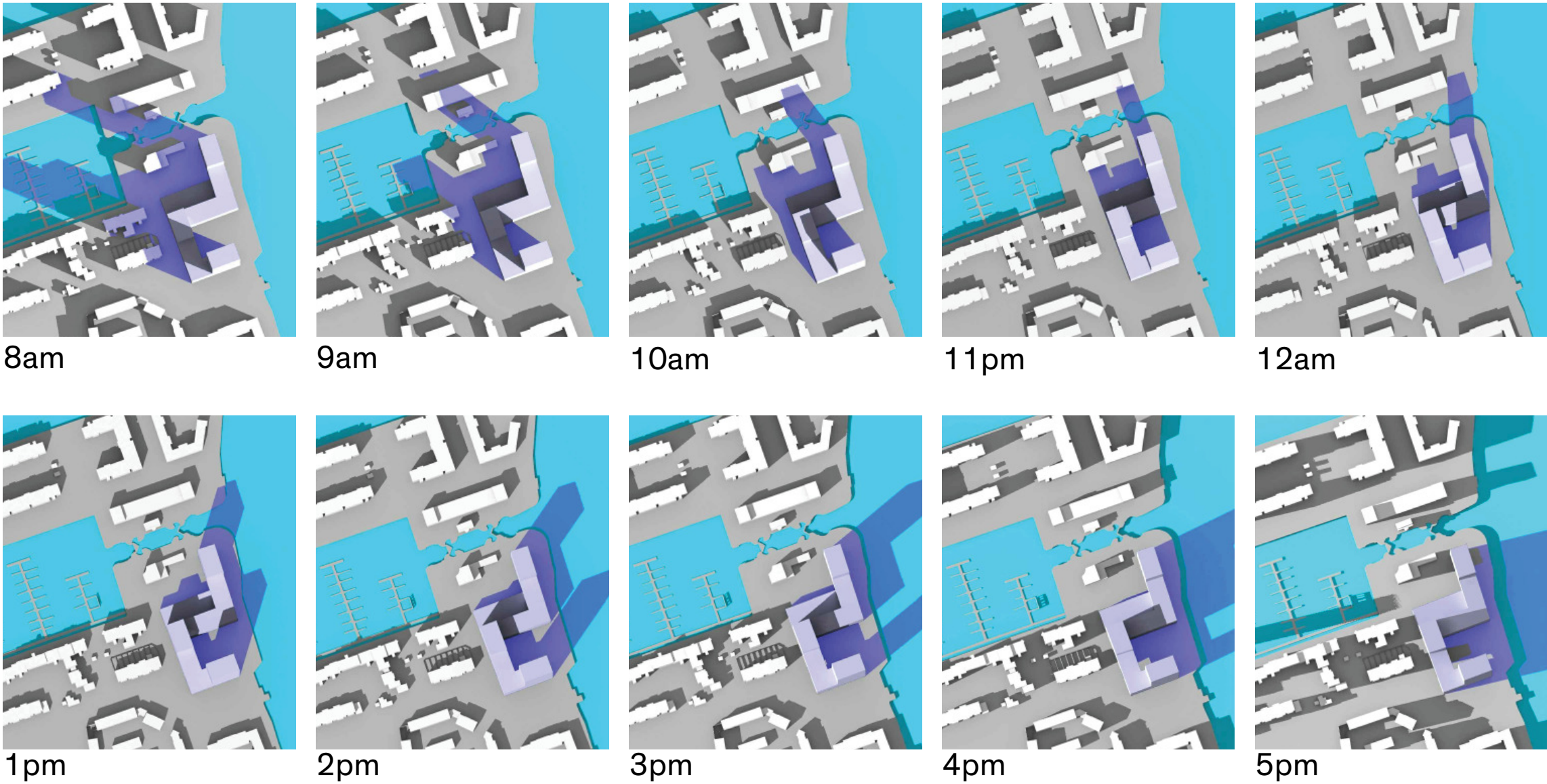
Architecture



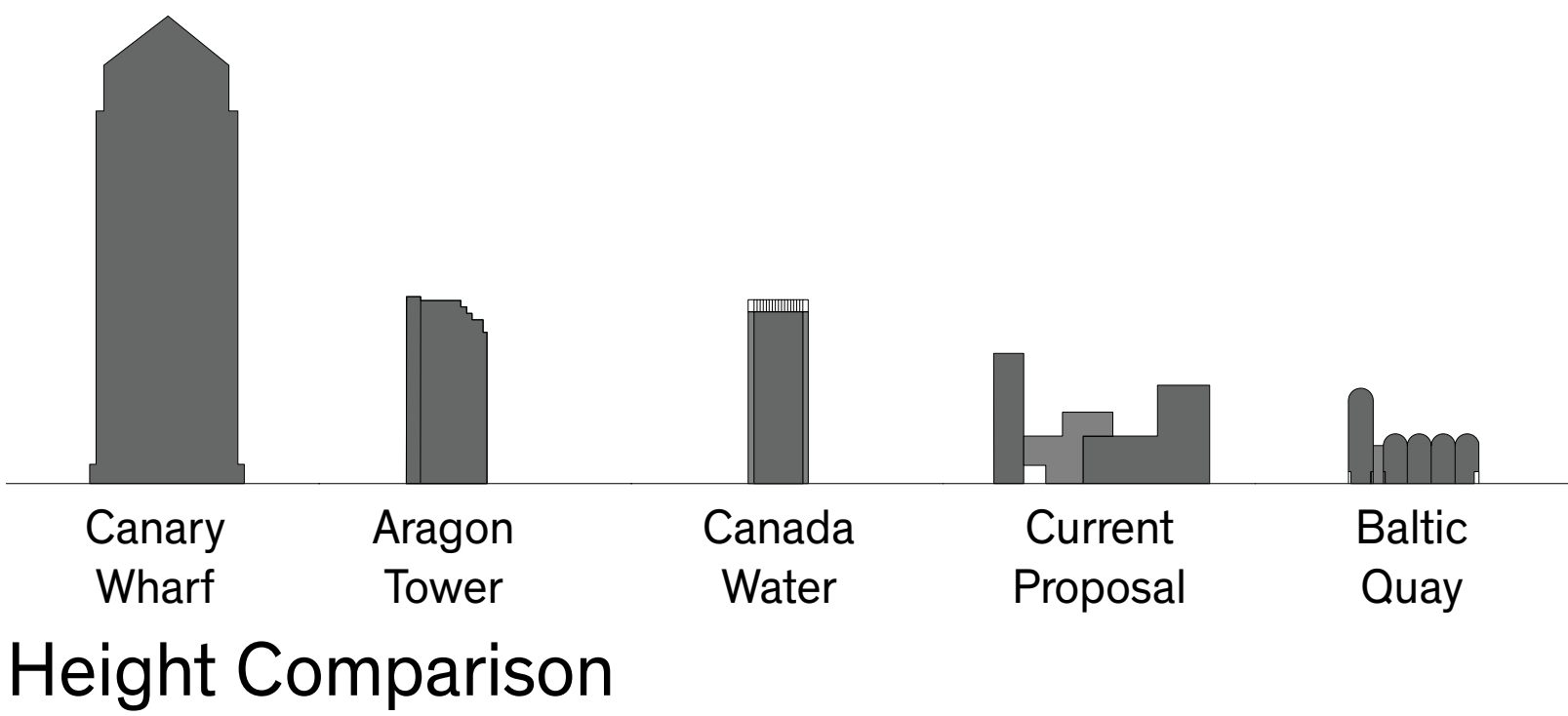
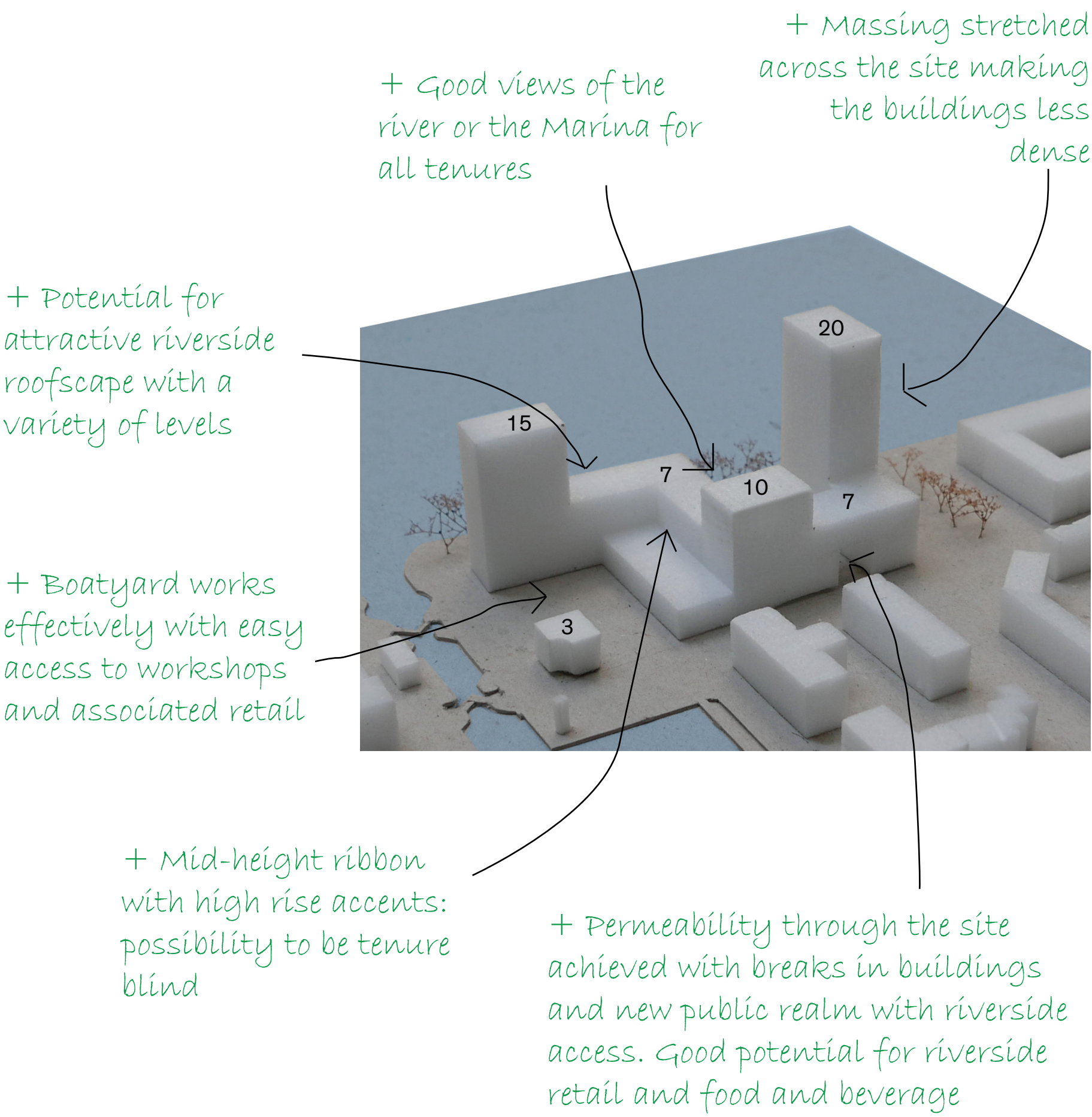
View Towards the Site from South Dock Marina



View Towards the Site Along Plough Way



Transient Overshadowing - March 21st



The tops of buildings are 'crowned' through a shift in articulation on the facade at the upper levels.



An archway creates a public route through the site, providing permeability in terms of movement and views to the river.



The proposal will aim to include variation in the facades.

Other Tested Options

Other site strategies have been tested.

These include:

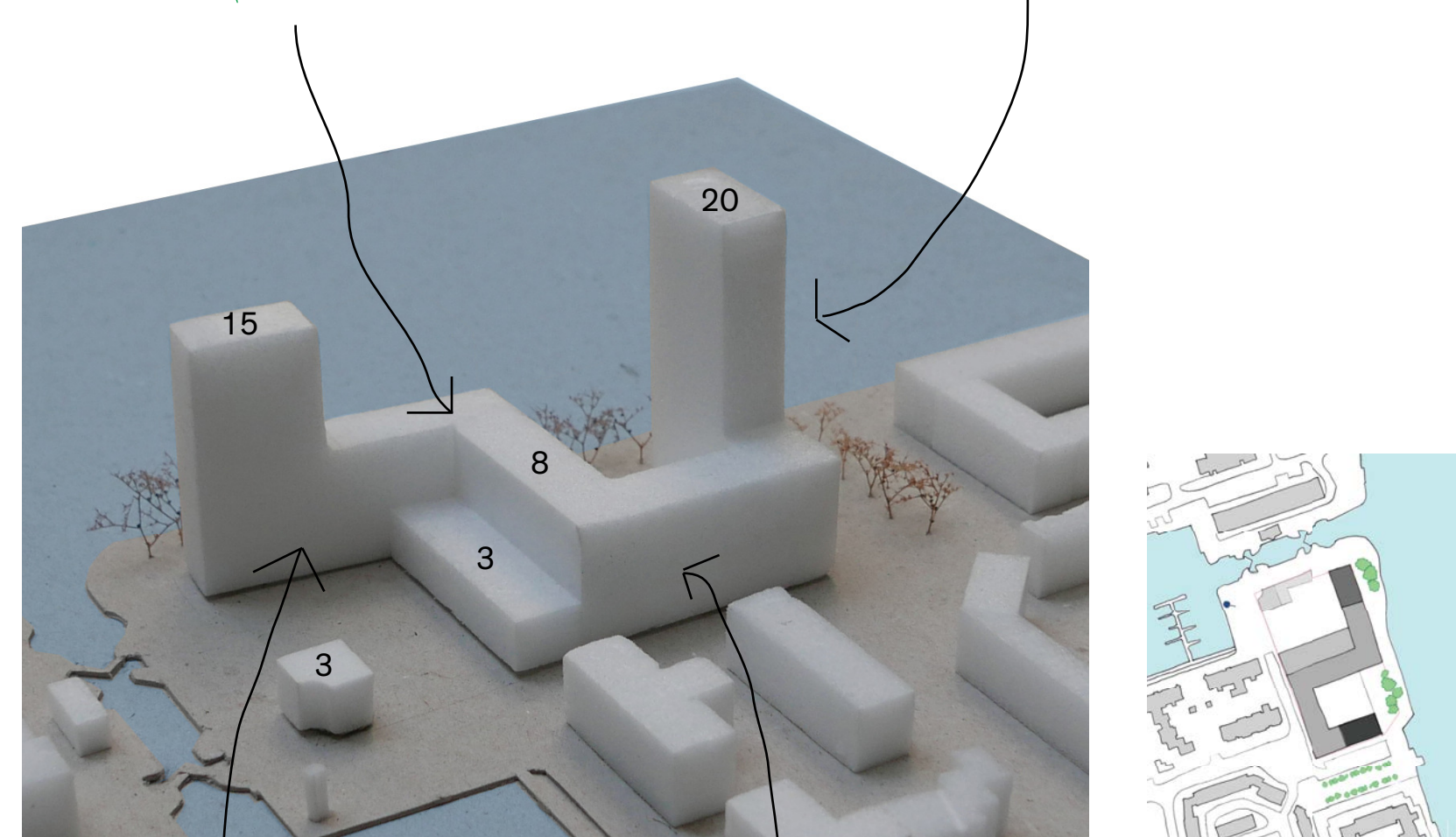
- Options with one, two or three towers.
- Options wrapping the boatyard on one side or two sides.
- Options with high elements to the North of the site or to the South of the site.

All those options allow for the same amount of internal area and the same total area for the boatyard.

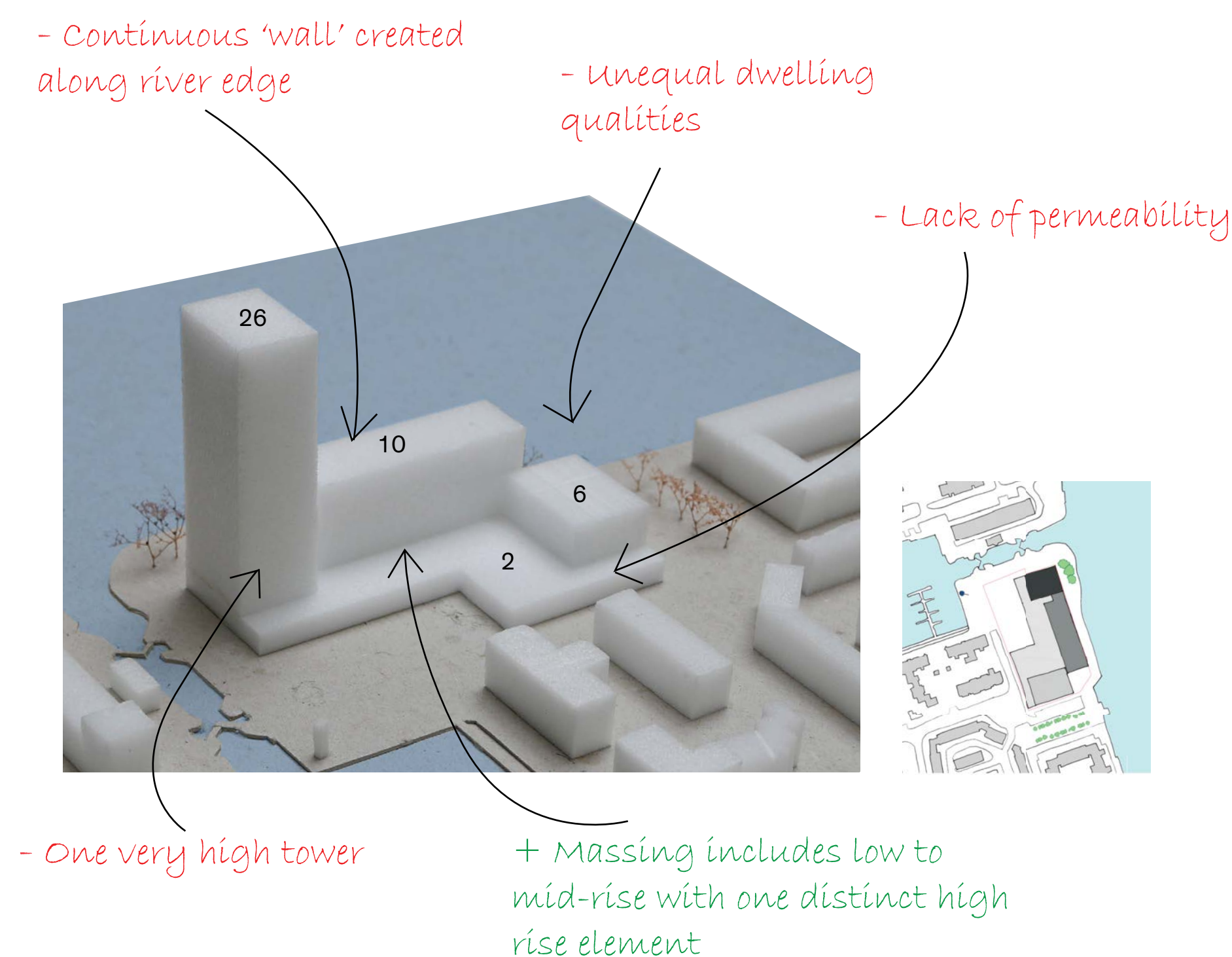
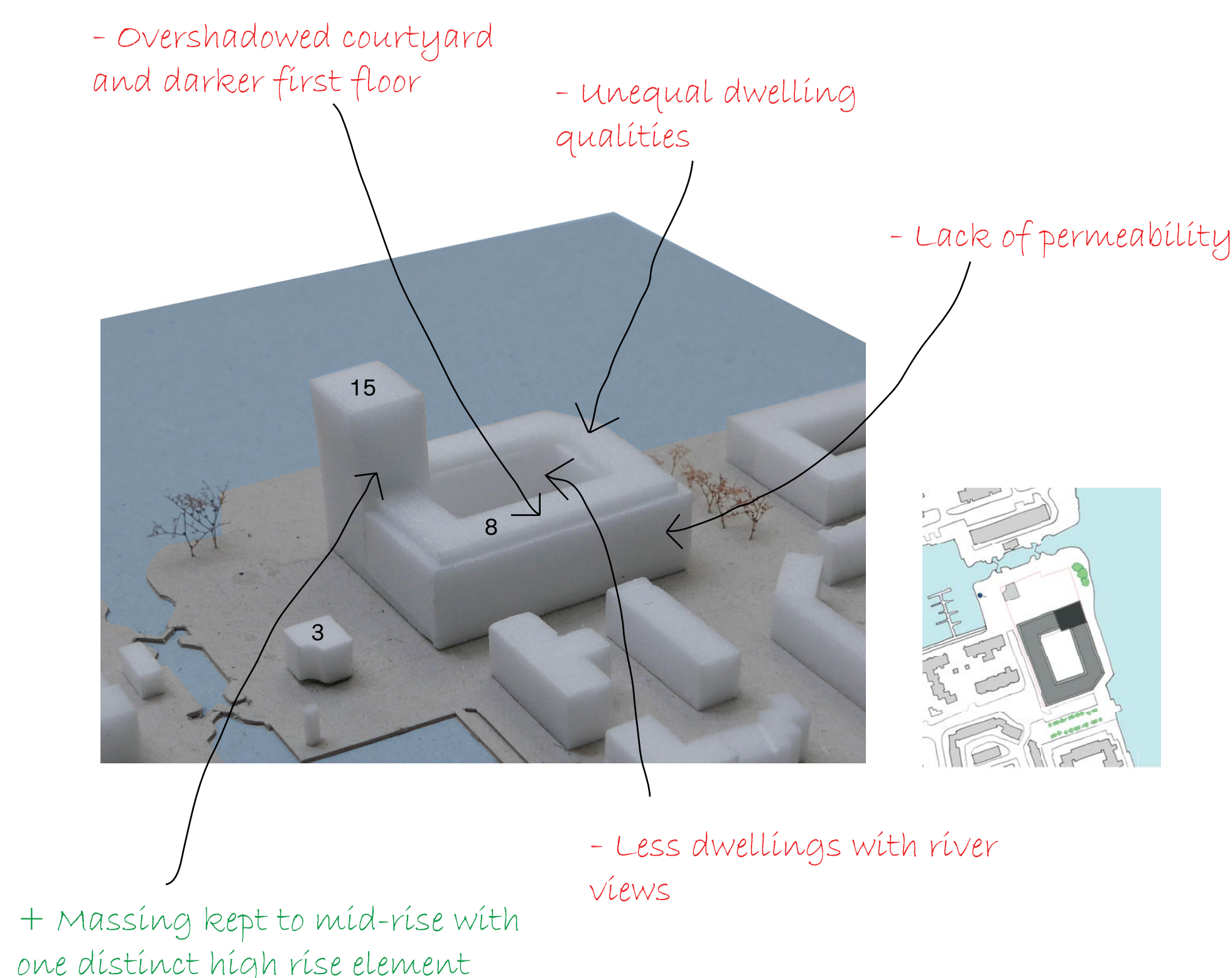
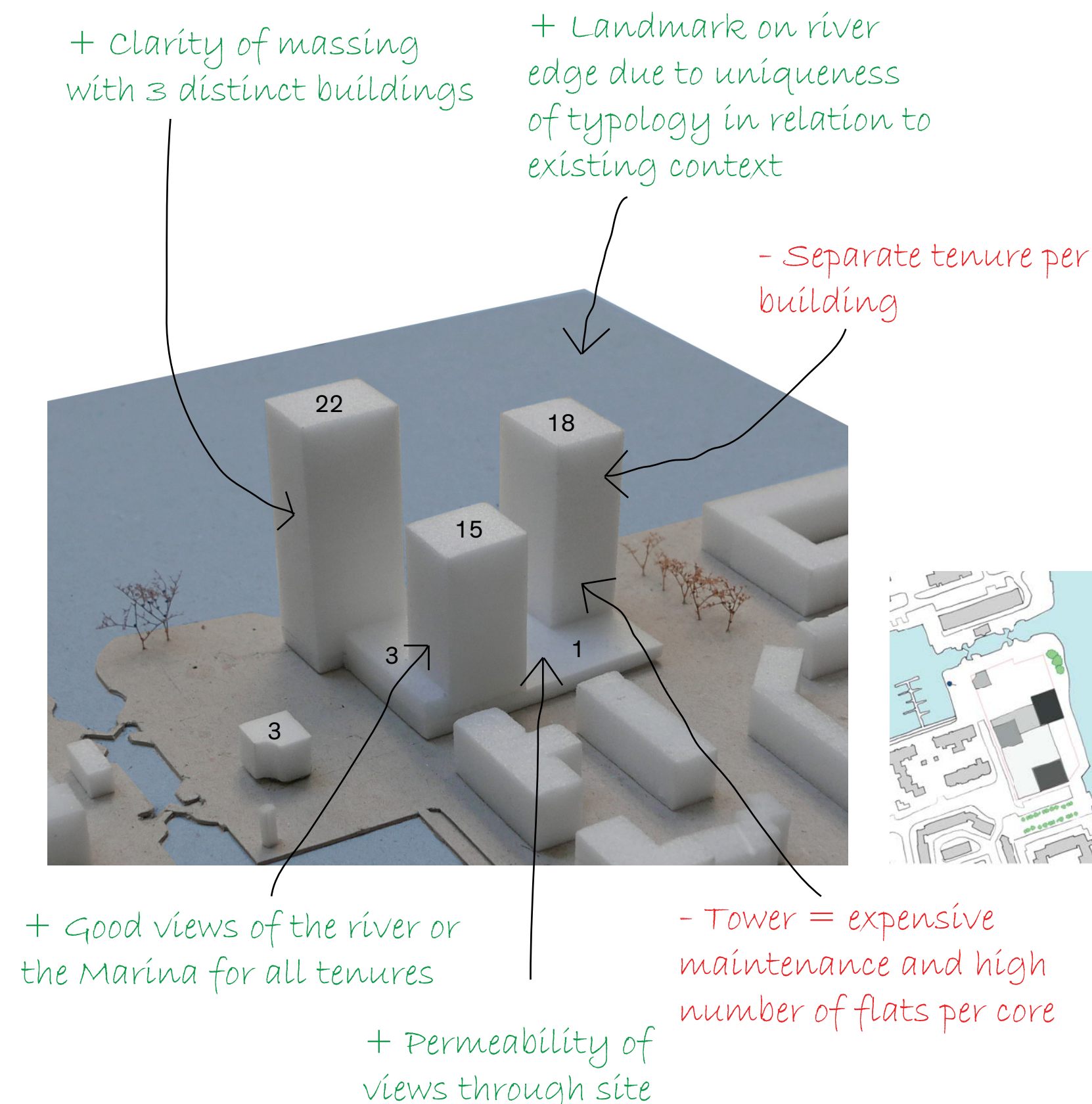
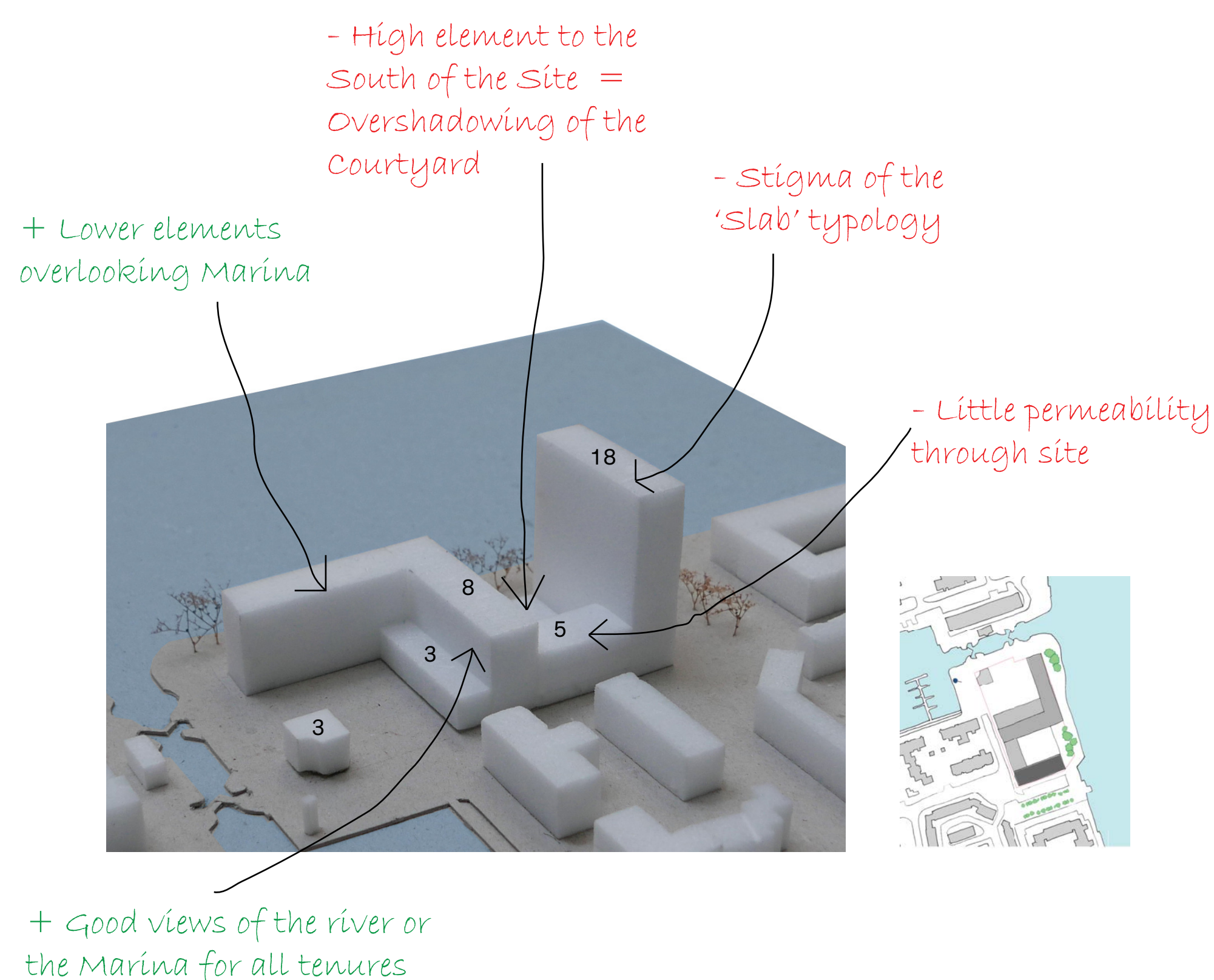
Below is a snapshot of the key tested options. All of which received detailed feedback from planners.

Annotations highlight the positives and negatives for each of the options.

- + Good views of the river or the Marina for all tenures
- + Massing stretched across the site making the buildings less dense



- + Mid-height ribbon with two high rise elements: possibility to be tenure blind
- Lack of Permeability



Boatyard comparison		Original boatyard		New boatyard	
	Item	Comment	Sq M	Comment	Sq M
1	Usable outdoor area for boats	Usable outdoor space for boat storage	1892	Usable outdoor space for boat storage	1600
2	Boat workshops	None	0	7 large fully enclosed workshops taking boats from 14 to 18 meters in length or multiple smaller vessels.	964
3	TOTAL USABLE BOAT SPACE	All outdoor	1892	Outdoor and indoor.	2564
4	Small Business Workshops. ³	Ad hoc container based, no security of tenure	0	12 small workshops with areas of 20 and 30 Sq metres	320
5	Medium Business workshops. ³	None	0	6 medium workshops with areas of 40 and 50 sq metres	320
7	TOTAL BUSINESS WORKSHOPS		0	With security of tenure.	640
8	Toilet/Laundry block	27 years old, inefficient and needs refurb.	108	New with private bathrooms and enhanced laundry	110
9	Berth holder storage	None provided. Self arranged in containers limited space	0	34 individual storage units from 9.6 to 9.4 sq metres	320
10	Marina community space	None	0	Marina club room and terrace	110
11	Marina maintenance workshop	Ad hoc container based	0	Purpose built marina maintenance workshop	150
12	Secure bicycle store	None	0	Enclosed secure store for up to 30 bicycles	30
13	Parking spaces Berth holders	22 marked spaces outdoor	600	20 in underground car park	600
14	Parking spaces business users	None	0	16 spaces plus motorcycle bays	600
15	Waste disposal and bin area	Currently open area in boatyard	0	Dedicated waste store located adjacent to crane	35
16	Unusable space		885		0
17	Tarmac area ⁴	Unsuitable for most boats	3415		0
18	Total Area	Total site area	6900	Total site and floor area	5159
19	Total Usable Area	Highly inefficient use of space	6015	Optimised for efficiency. ¹	5159

Notes.

86%

1. The new boatyard has 85% of the original usable yard size in more usable format with no wasted space.
2. Items shown in red are new or vastly improved areas.
3. Workshops will have leases with security of tenure creating a marine business village.
4. The Tarmac area of 3415 sq m is not suitable for most boats or the boat moving equipment.