

# Regeneration

Environment Scrutiny Commission  
20 January 2020

# Overview

It is generally recognised that high density development at key public transport hubs is the most sustainable form of development

Key landlords in the borough have signed an industry pact on the climate emergency – including British Land, Lend Lease, Native Land, Grosvenor and Land Securities

Southwark is already home to some best practice

- Land Securities developing their first carbon neutral office building at Sumner Street with another planned for Lavington Street
- Cutting edge developments are planning one of the best sustainable commercial developments in the UK on St Thomas Street incorporating best practice from the Netherlands.
- Joseph Homes are planning 3 of the “greenest” residential developments across 3 sites in Southwark Council
- Lend Lease have already built terraced houses to Passive House spec as part of Elephant Park first such development at scale in the UK
- Off site consolidated servicing proposed for Borough Yards and St Thomas Street

# Regeneration - North

## Elephant Park

- Carbon Neutral - was one of 30 world wide projects recognised by the Clinton Foundation for Climate Change
- Energy centre constructed to provide heat and power for the development using “green” gas
- Additional capacity at the energy to connect 1,000 new homes
- Waste minimisation – over 90% recyclable achieved during construction
- Modern methods of construction including off-site fabrication
- Bio Diversity – Landscaping, largest new park in central London for 70 years, 1,000 plus trees planted off site
- Scheme designed around mature tree retention

## E & C Town Centre

- Provision made for connection to LL’s energy centre
- Zero car parking
- Public transport upgrade
- Bike stands



## Canada Water

- Multi phased scheme which each phases tested for best option to achieve zero carbon with the option to connect to SELCHP considered on each phase
- New park and multiple public spaces incorporated including a new roof top park
- Upgrade to the wildlife habitat at Canada Water
- Public Transport upgrade
- Extension of bike hire scheme
- There is town centre car parking – this is principally due Tesco’s requirements and their current legal rights over the scheme – provision is made for this to be monitored and reduced over time as there is a shift from car based shopping



# Regeneration - South

## Aylesbury

- Networked heating solution based upon “green gas”, this is likely to be reviewed as further phases are brought forward and new technologies evolve
- New pocket parks/ open spaces and landscaping
- Reduction in car parking



## Peckham/Camberwell Town centres

- Main schemes Aylesham/Butterfly Walk compliant with NSP
- Car parking reduction (multi storey/Copeland Road)
- Improvement in public transport – Rye Lane Station improvements
- Pollution reduction schemes

# Regeneration - Old Kent Road

- District heating system connected to SELCHP
- Working with landlords to adapt different models eg electrification
- Greener belt
- Urban greening
- Sustainable urban drainage systems
- Car free developments
- Redesign of Old Kent Road to promote walking, cycling and public transport
- Promotion of Bakerloo Line extension



# Capital works/property

- Best practice incorporated into new build schemes (residential and non residential) – switched from gas fired district heating to air source heat pumps
- Off site fabrication and modern materials incorporated
- Minimisation of car parking
- New Asset Management Plan (AMP) will champion the Climate Emergency – 2 core elements estate rationalisation (from over 30 office locations to 2 main campuses in the last 10 years) and energy usage minimisation
- Programmes being developed to improve energy efficiency in our commercial estate
- Statutory requirement under the Minimum Energy Efficiency Standards to achieve satisfactory Energy Performance Certification in ALL new lettings and lease renewals – already in effect and the bar is rising.
- Due diligence in all new investment acquisitions in relation to environmental performance.

# Challenges ahead

## **Embedded Carbon**

- A key consideration when considering estate redevelopment
- Estate redevelopment is seen as a last resort
- Where practical existing concrete frames are being re-utilised – Maydew House
- A general shift in perception away from demolition and rebuild in the commercial sector – Printworks (Canada Water), Lavington Street, Blackfriars Court and The Biscuit Factory (in part) were all earmarked for demolition and rebuild however the structures are going to be reused

## **Big Issue**

- Speed of change around technology and best practice – a few years ago bio mass and bio methane were seen as the answer this is no longer the case – are we going to fall into the same trap?