

# Rochester Riverside Green Charter

## Background to Rochester Riverside

Rochester Riverside is an approximately 34 hectare site owned by Medway Council and SEEDA. It stretches from Rochester/Strood bridges to Doust Way located between the River Medway and the London - Dover railway line. Currently inaccessible to residents and visitors, the area will be transformed into an attractive place to live, work and play beside the River Medway. The council, in 2004, adopted, as supplementary planning guidance, a development brief prepared by consultants Edaw. The content of the masterplan is summarised below.

- Up to 2,000 new homes with houses and flats
- Shops, cafes and bars
- Offices
- Two hotels, one small and one with conference facilities
- Community facilities, including a new primary school
- A new river walk with cycle path
- New parks and play equipment
- New car park and town square on Corporation Street
- Improved connections with Rochester town centre.

Outline planning permission for the masterplan was granted in June 2006. Numerous planning conditions are attached to the planning permission, including several relating to environmental sustainability.

The planning conditions must be complied with and they set the minimum benchmark for sustainability. It is not the intention of this charter to unduly influence detailed building design unless it is specifically recommended to meet sustainability objectives.

The site is to be developed by the private sector in accordance with the planning permission. Developers bidding for the land will be required, through a comprehensive development agreement, to demonstrate how they will meet the requirements of the council and SEEDA.



More information is available at  
[www.medway.gov.uk/medwayrenaissance](http://www.medway.gov.uk/medwayrenaissance)  
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Rochester Riverside is a flagship regeneration project managed in partnership by Medway Council & SEEDA



## Introduction

Rochester Riverside is a flagship regeneration project within Medway Council's renaissance portfolio. It falls within the Government's Thames Gateway Growth Area and has received funding from the Sustainable Communities Programme.

This green charter enshrines the shared objective of the council and its partner SEEDA; to ensure that the regeneration of Rochester Riverside is environmentally sustainable. The charter will be used to ensure future developers of the site include innovative and creative solutions that will see Rochester Riverside being delivered as an exemplar and highly environmentally sustainable regeneration scheme.

## Sustainability Assessment

Medway Renaissance and SEEDA commissioned consultants Creative Environmental Networks, in partnership with Faber Maunsell, to develop a sustainable design and construction strategy to lay out ambitious but affordable, realistic minimum requirements for ensuring Rochester Riverside development makes best use of resources and limits its environmental impact.

The following sustainable design and construction themes were assessed.

- Building Performance
- Materials
- Waste
- Water
- Energy

The construction cost of each requirement was also assessed.

## Charter Requirements

The requirements seek to exceed those set by Building Regulations and those of the Government's Code for Sustainable Buildings.

Minimum standards across the themes are set out in this charter. Development Briefs (by building type) have been produced to support the implementation of the recommended solutions.

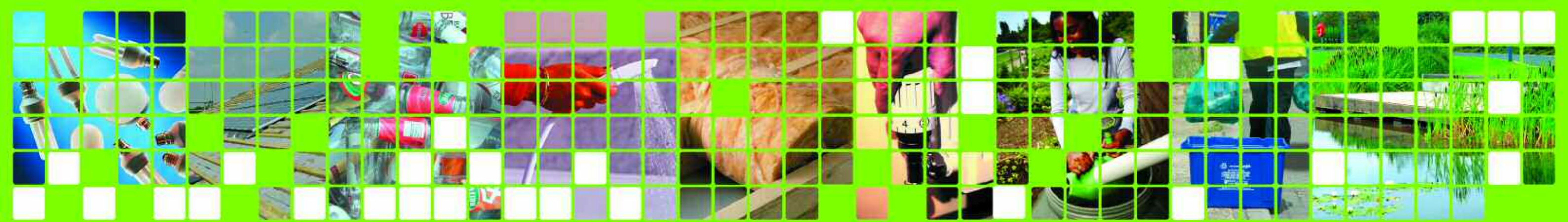
The conclusions of the work, encapsulated in the Development Briefs, demonstrate that through targeting specific requirements to appropriate building types, high levels of sustainability can be achieved at relatively low costs.

The Development Briefs provide developers with flexibility on how the particular requirements can be achieved and provide opportunity for choice, innovation and differentiation.

The requirements will be regularly reviewed over the course of the development of Rochester Riverside in the light of policy, regulation and technical development.

Future revisions may be agreed if it is found that more robust requirements can be achieved as the regeneration of the site develops.

The Development Briefs provide further information. This charter is not intended to provide an exhaustive list of the recommended minimum requirements.



## Minimum Requirements of the Green Charter

The following are the recommended minimum requirements to be implemented through the development briefs.

Sustainability criteria	Building Type										
	Apartments	Town houses	Live work houses	Hotels	Student accommodation	Offices	Retail, cafes and bars	Schools and community			
<b>Building performance</b>	EcoHomes 'Very Good' rating required, with feasibility of achieving 'Excellent' to be assessed.			Bespoke BREEAM Assessment required and expected to achieve 'Very Good' rating	Bespoke Ecohomes Assessment required and expected to achieve 'Very Good' rating	BREEAM 'Very Good' rating required, with feasibility of achieving 'Excellent' to be assessed.	Bespoke BREEAM Assessment required and expected to achieve 'Very Good' rating	BREEAM 'Very Good' rating required, with feasibility of achieving 'Excellent' to be assessed.			
<b>Construction Waste and Materials</b>	<b>Modern methods of construction (MMC)</b>			Aspiration for 25 per cent of development by volume to be constructed through MMC, with consideration to other factors (e.g. energy, quality).					No specific requirement.		
	<b>Lifecycle impact of materials</b>			11 of 16 EcoHomes 2005 credits for materials to be obtained (or 8 with Green Roofs).		As with offices and retail.		As with housing.		One of the four BREEAM 2005 credits for materials to be obtained (or zero with Green Roofs).	
	<b>Sustainable timber</b>			75 per cent by volume of timber used is to be sourced from companies able to demonstrate full chain of custody accreditation under a recognised timber certification schemes (e.g. FSC, PEFC, CSA or SFI). Alternatively the timber used can be made from consumer recycled waste wood or reused.							
	<b>Recycled materials</b>			Development should maximise the re-use of existing and high recycled content materials. Such materials should account for over 10 per cent of the value of materials used in the construction. An inventory of the specific materials used in construction including their value and their recycled content should be prepared.							
<b>Waste minimisation and recycling (from building occupants) - a range of specific measures are required in accordance with Medway Council's Waste Management Strategy</b>	Provide external space (within 30m) for waste collection containers.  Internal waste storage facilities to maximum EcoHomes credit.  Provide compost bin external storage area for dwellings with a garden .	External space for municipal collection within 30m of dwelling.  Internal waste storage to meet EcoHomes credit.	Space for storage and operation of a compactor or bailer.  Bedrooms with dry recyclable waste bins.  Kitchens with bin for recyclable waste collection.  Putrescible waste bins	Space for euro-bins.  Kitchens to have bins for collection of recyclable waste.  Bedrooms with bins for dry recyclable waste.	Space for storage of recyclable waste, to be accessible for collection and designed to allow for the installation of compactor or bailer (0.2 per cent of net lettable area up to 10m2).	Space for storage of waste.  Bins for public spaces must allow separate collection of dry recyclable waste and residual waste.	Space for recyclable waste, compactor or bailer and composting.  Communal bins and rooms with recyclable waste bins.  Kitchens to allow collection of recyclable and biodegradable waste.	Space for storage of waste, to be accessible for collection and designed to allow for the installation of compactor or bailer (0.2 per cent of net lettable area up to 10m2).	Space for storage of waste.  Bins for public spaces must allow separate collection of dry recyclable waste and residual waste.	Space for recyclable waste, compactor or bailer and composting.  Communal bins and rooms with recyclable waste bins.  Kitchens to allow collection of recyclable and biodegradable waste.	

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<b>Water - a range of specific targets and measures is required</b>	Consumption to be less than 35m3 / bedspace per year. Social Housing to be less than 40m3  Dwellings with gardens to have water butts, with capacity of 200 litres unless rainwater harvesting is specified.  Mixer showers to have thermostatic control.  Rainwater harvesting and low water use irrigation for communal gardens should be considered.			WCs with max 6/3 or 4.5 litre flush.  Urinals with presence control.  Flow regulated washbasin.  Shower flow < 9 litres / minute.  Mixer showers to have thermostatic control.	Consumption of 4.4m3/person per year.  Mixer showers to have thermostatic control.  Leak detection to be used.	As with hotels and student accommodation	4.4m3/person per year.  Mixer showers to have thermostatic control.  Leak detection to be used.	As with hotels and student accommodation	4.4m3/person per year.  Mixer showers to have thermostatic control.  Leak detection to be used.
<b>Green roofs - a total of 2500m<sup>2</sup> is required</b>	Podium decks will have a minimum of 17 per cent green roof coverage.	No specific target.	No specific target.	No specific target.	No specific target.	20 per cent of the available roof space.	No specific target.	20 per cent of the available roof space with green roof .	
<b>Sustainable energy</b>	<b>Energy efficiency</b>								
	Developers will be required to reduce energy consumption to Building Regulation standards as a minimum.								
	<b>Renewable energy – Average 12% carbon savings beyond building regulations</b>	11 per cent Carbon reduction through on site renewable energy systems.	18 per cent Carbon reduction through on site renewable energy systems.	Same target as town houses	No specific target.	11 per cent carbon reduction through onsite renewable energy technologies.	12 per cent carbon reduction through onsite renewable energy technologies.	4 per cent carbon reduction through onsite renewable energy technologies.	30 per cent carbon reduction through onsite renewable energy technologies.
<b>Combined heat and power - (CHP) feasibility required for centralised or biomass systems</b>	Demonstrate CHP has been investigated.	Not applicable to this development type unless part of a heat network		Demonstrate that CHP has been investigated.		Not applicable to this development type unless part of a heat network.			