

# ROCHESTER RIVERSIDE

City of learning, culture, tourism and enterprise

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RIVER MEDWAY



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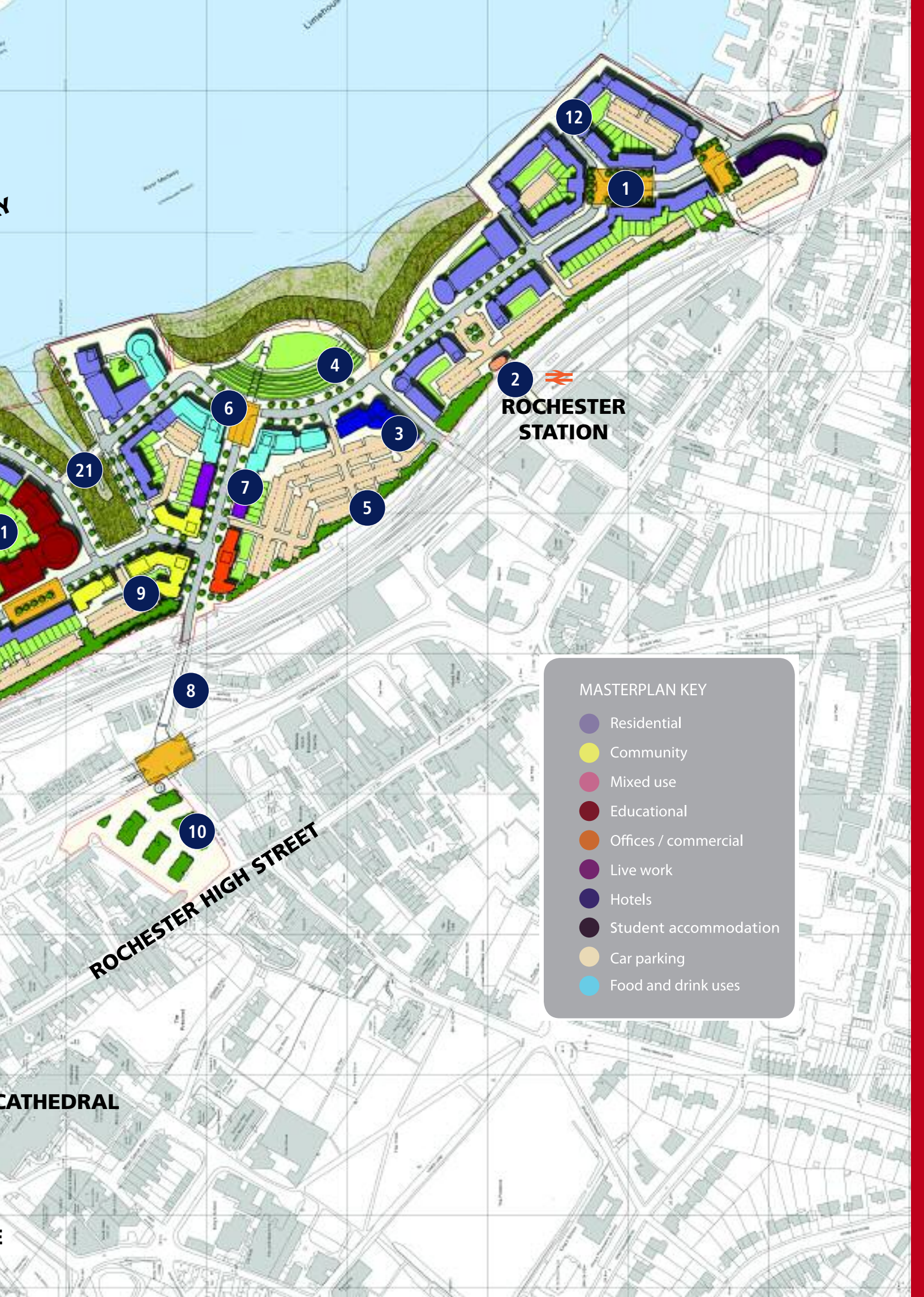
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CASTLE

CAT

RIVERVALE TOWN



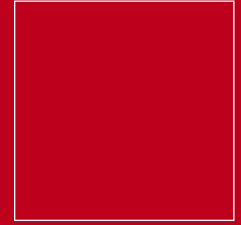
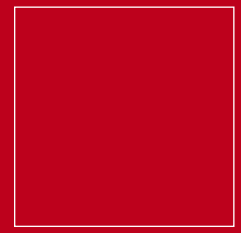
**ROCHESTER STATION**

**ROCHESTER HIGH STREET**

**CATHEDRAL**

**MASTERPLAN KEY**

- Residential
- Community
- Mixed use
- Educational
- Offices / commercial
- Live work
- Hotels
- Student accommodation
- Car parking
- Food and drink uses



## INDICATIVE MASTERPLAN

The planning permission for Rochester Riverside allows for the following development.

- 1 Residential development that complements the character of the Star Hill to Sun Pier Conservation Area.
- 2 A new entrance to Rochester Station.
- 3 A small hotel.
- 4 Waterfront Square including inter-tidal habitat.
- 5 Car parking provided on the site to meet the needs of all residents, workers and visitors.
- 6 A range of local bars, restaurants and cafes, encouraging activity around the Waterfront Square.
- 7 Live work units providing the opportunity for start-up businesses.
- 8 An upgraded Blue Boar Lane to create a strong link to Rochester High Street.
- 9 Community facilities including a health facility, multi-purpose community centre.
- 10 Market Square; an attractive space used for markets and car parking.
- 11 A new primary school with associated play area and publicly shared all-weather pitch.
- 12 Riverside walk and cycleway that connects public open spaces.
- 13 A maximum of 2000 homes, consisting of apartments and townhouses. The mix of dwellings provided will include 25% of affordable housing.
- 14 A new 400-430 space multi-storey car park and coach park providing parking for Rochester High Street. Active uses will be encouraged at street level.
- 15 Upgraded flood defences and a new river wall.
- 16 Publicly accessible open space for residents, workers and visitors provided throughout the site. This includes the provision of a new park and outdoor play facilities for children and young people.
- 17 Acorn Shipyard and the Castle View Business Centre incorporated into the scheme.
- 18 Flexible commercial and office space to provide small-scale employment uses and opportunities.
- 19 Local retail facilities that meet the daily needs of residents and workers.
- 20 High quality hotel with conference facilities.
- 21 Creek Bridge.

# ROCHESTER RIVERSIDE IS A FLAGSHIP REGENERATION PROJECT IN MEDWAY COUNCIL'S REGENERATION PROGRAMME. IT FALLS WITHIN THE GOVERNMENT'S THAMES GATEWAY GROWTH AREA AND IS BEING MANAGED BY THE COUNCIL WITH ITS PARTNER, THE SOUTH EAST ENGLAND DEVELOPMENT AGENCY (SEEDA).

## Location

The site comprises 32 hectares (74 acres) of development land and stretches from Rochester/Strood bridges southwards to Doust Way, between the River Medway and the London to 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 site is close to the historic centre of Rochester.

## Planning permission granted

In 2004 Medway Council adopted a development brief for Rochester Riverside as Supplementary Planning Guidance. The brief was subject to public consultation and in 2004 an outline planning application was made. In 2005 Medway Council resolved to grant planning permission, and the permission was issued in 2006.

## Land assembled

Over the past few years Medway Council and SEEDA have purchased all the land in the development area, with businesses now relocated to other premises. Please note that this excludes Castle View Business Centre and Acorn Shipyard which continue to trade as usual.

## Funding Secured

In 2005 Medway Council successfully secured over £38 million of Government funding for engineering works at Rochester Riverside in addition to the £16 million contribution from SEEDA.

## Engineering works

Contractors Edmund Nuttall/Van Oord JV were appointed in 2005 to carry out land raising, installation of new flood defences, cleansing of the site and creation of two enlarged creeks.

The contractors will be on site until early 2008. Their work is necessary to allow new development on the site.

## Benefits

Whilst meeting the Government's objective for providing more homes in Medway, Rochester Riverside will bring other benefits including;

- A new 2.5 km riverside walk and cycleway that will give public access to this stretch of riverside for the first time. It will also be possible to experience the new creek habitats at close hand.
- New hotels to help boost Medway's tourism industry. The largest hotel will have conference facilities to support a modern business economy.
- Up to 750 new jobs could be created.
- The design and range of housing will cater for all needs and will include 25 per cent affordable homes.
- As a high quality sustainable development, Rochester Riverside will exhibit the finest in modern design in buildings and landscaping.
- There will be places to eat, drink and simply watch time pass by at the waterside, with breathtaking views towards Fort Amherst.





## New development

Private developers will build the new development in phases. The council and SEEDA wish to work with developer partners who can successfully deliver the high quality required, to make Rochester Riverside a flagship and sustainable scheme. Completion of the whole development is likely to take more than 10 years.



## First phase

The first residential phase (at the southern end of the site) stretches from Doust Way to Blue Boar Creek, and will provide approximately 550 new homes and a large park. Following a marketing process starting in 2006, the first preferred residential development partner will be selected during 2007. At the same time, the hotel/office quarter near Rochester Bridge will also be marketed.

## Consultation

As developers work with the council on their detailed proposals, they will be required to involve the local community through consultation and provide regular information on their works. In the meantime, Medway Council will continue to issue regular newsletters to the local community, providing updates on the progress of the project.

## Planning the future

There is a great deal of work underway to ensure Rochester Riverside is a successful development. Medway Council and SEEDA place great emphasis on quality of design, environmental sustainability, standard of landscaping and play areas. Detailed strategies for these aspects of the scheme are being developed, together with a plan for future management arrangements to ensure the scheme remains of a high quality after it is finished.

The historical industrial heritage of the site is being respected through the future re-erection of the last remaining industrial crane, which has been dismantled for the present time.

## Creek Bridges

In 2006, a competition was held in collaboration with the Kent Architecture Centre for the design of the creek bridges

on the site. The exciting winning design by Birds Portchmouth Russum Architects, will be in the first development phase built at Blue Boar Creek.

## Indicative development programme

- 2005 Site assembly completed
- 2005 Government Sustainable Communities Programme funding approved
- 2005 Engineering contractor appointed
- 2006 Gas holders demolished, site clearance finished
- 2006 Outline Planning Permission granted for future development
- 2006 First development area marketed
- 2007 Hotel/office quarter marketed
- 2007 First phase residential development partner chosen
- 2008 Engineering contract finished
- 2009 First new homes built
- 2011 Primary school and community facilities developed
- 2022 Anticipated completion date.

## Further information

[www.medway.gov.uk/medwayrenaissance](http://www.medway.gov.uk/medwayrenaissance)  
[www.medwayrenaissance.com](http://www.medwayrenaissance.com)  
 email [regeneration@medway.gov.uk](mailto:regeneration@medway.gov.uk)  
 write to/visit Medway Renaissance at Eastgate House Annex, High Street, Rochester, Kent ME1 1EW, telephone 01634 337154

Please note that Castle View Business Centre and Acorn Shipyard continue to trade as usual.