



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Cremorne Wharf

Welcome

Welcome to our exhibition on proposals to redevelop Cremorne Wharf.

The Royal Borough of Kensington and Chelsea, the owner of the site, wants to work together with the local community to bring forward redevelopment proposals for this site.

Our proposals are to replace a run-down light industrial site with a vibrant new riverside development, providing a mix of new homes and small business space. We will create new public open spaces and provide direct access to a new stretch of the Thames Path for local people.

The site

Cremorne Wharf sits behind the Thames Water Pumping Station, south of Lots Road, east of Lots Road Power Station and west of Chelsea Wharf.

The site has been used for a series of light industrial uses including a waste management facility, a base for street cleaning operations and a winter salt store. However, the site is no longer required for such purposes.

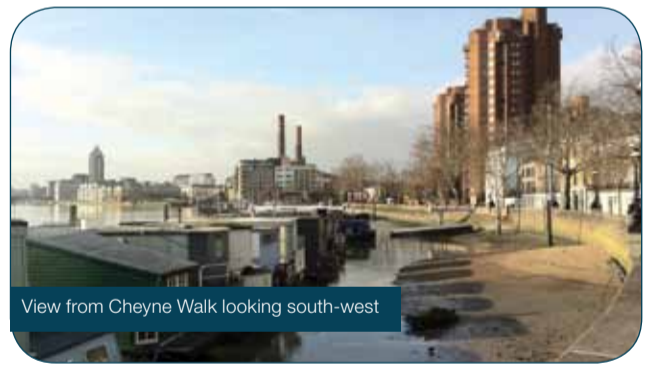
The site is currently classified as a safeguarded wharf, which means that there is a presumption that it should be retained for working wharf uses. We do not believe that the designation remains compatible with the residential nature of the local area and have submitted representations to the Mayor to allow for the removal of the safeguarded status.



Aerial view of the Cremorne Wharf site



View from Lots Road looking east



View from Cheyne Walk looking south-west



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Cremorne Wharf

Team



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**Applicant: Royal
Borough of Kensington
& Chelsea**

The site is owned by the Royal Borough of Kensington & Chelsea and the application is being brought forward by the Council's Property Department. Their responsibilities include managing the Council's property portfolio and identifying opportunities to maximise the use of the Council's property. The Property Department will submit a planning application to the Planning Department for consideration.

FieldenCleggBradleyStudios

**Architect: Fielden Clegg
Bradley Studios**

Established in 1978, FCB Studios have built a reputation for sustainable design and innovation, particularly in education and community buildings. They are also at the forefront of innovative housing design, working on everything from contemporary residential apartments to sustainable new neighbourhoods.

In 2008 FCB Studios received the RIBA Stirling Prize, the UK's top architectural award, for the Accordia development in Cambridge, the first time the award was given for a housing development. Chelsea Academy on Lots Road is a local example of their work, which involved using a highly constrained site. The design won the Building Awards Public Building of the Year 2011, was a 2011 RIBA Awards winner and was shortlisted for a clutch of other awards.



Chelsea Academy on Lots Road

The Council has appointed a highly experienced professional development consultancy team in order to receive the best possible advice on our application. In doing so the Council is mindful of the need to properly resource this project whilst ensuring the council delivers best value. Many of the professional services required to develop a project like this are not integral to the role of the Council and therefore it is more resource efficient to contract for those services as and when they are required.



Accordia, Cambridge

Other consultants:



**Lambert Smith
Hampton**
(Project managers)



Watermans
(Transport &
Sustainability)



Daniel Watney
(Planning advisers)



**Cascade
Communications**
(Community consultation)



Morse Heritage
(Heritage)

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Site constraints

Thames Water's proposals

Thames Water are seeking to use the site for the construction of the Thames Tunnel, which is a major infrastructure project to build a new sewer along the length of the Thames. The Borough is in discussions with Thames Water about their plans, so that we can understand the likely impact of their proposals on the local community and the site itself.

Thames Water's proposals would involve connecting the existing combined sewer outflow to the proposed Thames Tunnel. Construction would take around 3 years followed by the retention of permanent structures on the site, including three ventilation chimneys.

Thames Water currently intends to submit their application for planning permission towards the end 2012, with a decision likely sometime in late 2013 or into 2014. Construction is scheduled to commence in 2016.

The Royal Borough of Kensington and Chelsea recognises the importance of protecting Cremorne Gardens as an important piece of community green space. To ensure that Cremorne Gardens is protected should the Thames Tunnel project go ahead, the Royal Borough and Thames Water are currently having productive discussions regarding the detailed design of the scheme which would locate any Thames Tunnel works on the Cremorne Wharf site and ensure the Council retains control of the site after the works are completed.

The scheme that is being presented today allows for Thames Water's works to be incorporated onto the site in order to ensure that Cremorne Gardens is not required and can continue to offer locally important green space. By allowing space for Thames Water we ensure the design is future-proof, so if they do use the site we do not have to invest in an expensive re-design.



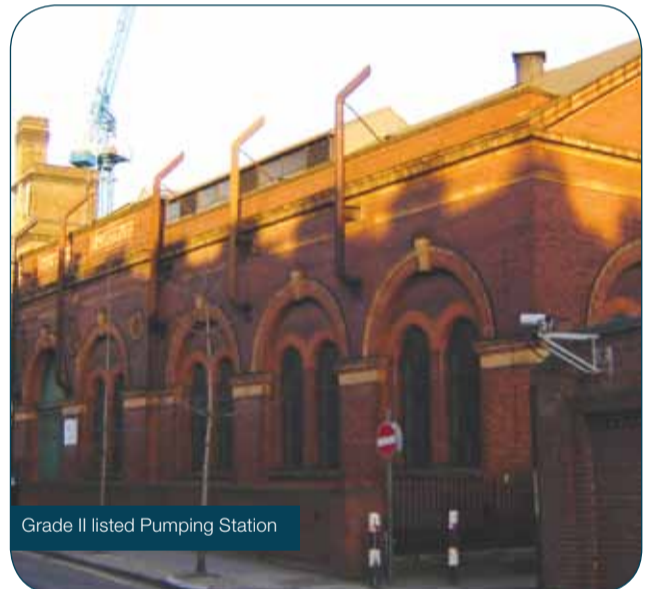
Cremorne Gardens

Relationship with our neighbours

We are aware of the importance of respecting neighbouring sites. The Council is working with specialist heritage consultants to ensure that the special historical and architectural character of the surrounding area is recognised and protected by the scheme.

Our proposals will provide opportunities for new public views of landmark buildings, including Lots Road Power Station and the Grade I listed St Mary's Church in Battersea. The neighbouring Grade II listed Pumping Station will benefit from the new landscaping.

The proposals seek to introduce a scheme that is compatible with the surrounding residential area and contributes to the local community by way of facilitating access through the site to the River and protecting Cremorne Gardens for continued use by local residents.



Grade II listed Pumping Station



Cremorne Wharf current view



Lots Road Power Station

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Our proposals

Summary

We are proposing to demolish the former waste transfer depot and introduce a high quality, mixed-use scheme with small business uses on the lower floors and new homes above. The development will also reintroduce the Thames Path and public routes through to Lots Road Power Station and Lots Road.

- Approximately 80 new and affordable homes, in a range of sizes to reflect local need

- Approximately 50 car parking spaces
- Accommodation for smaller businesses, start-up units and creative industries on the lower floors
- Potential to create around 90 jobs
- Café on the ground floor with fantastic views over the Thames
- Aiming for a high level of sustainability targeting BREEAM excellent and Code for Sustainable Homes level 5
- Providing physical and visual links to the Thames from Lots Road
- Retention of the jetty structure



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Our proposals

Design

Cremorne Wharf is located in a historically rich area of London fronting the River Thames. The site offers an opportunity to re-enforce the relationship with its historic context and add to the vibrancy and sustainability of the local community.

The proposal is for a mixed use development with a high quality building providing residential accommodation above a commercial development, creating an active river frontage.

We have used the context of the Lots Road Power Station and Chelsea Wharf buildings when thinking about the height and mass of the development. Running along the existing river edge the building echoes a familiar wharf building typology. The existing pumping station provides a historic threshold back towards the smaller scaled residential area to the west of the site.



Computer generated image of the site from Wandsworth

Public space

By limiting the development to one corner of the site, a clear vista has been established directly down to the river. From Lots Road a new public route will provide direct pedestrian access to the Thames Path, linking through to the Lots Road Power Station in the east, as well as back to Cremorne Gardens and Chelsea Wharf towards the north.

The ground floor layout also allows for a generous amount of green open space with associated landscaping, play space, sustainable drainage and ecological enhancements.



View of the site from the corner of Burnaby Street and Ashburnham Road



Accordia, Cambridge



Accordia, Cambridge

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Local issues

Transport and parking

There are likely to be around 50 parking spaces, around 10% of which will be disabled parking spaces. This will assist in ensuring that no pressure is put on existing on-street parking. In addition there will be some visitor parking spaces and a car club facility.

Each of the 80 apartments will have a secure cycle parking space as well as an element of visitor cycle parking with showers and changing rooms provided for employees, as required to meet our sustainability targets.

The site has good public transport links, including Imperial Wharf station, Fulham Broadway station and Chelsea Harbour Pier. There are bus connections along the western section of Lots Road, including the C3 which gives a cross river service and services into central London on the nearby Kings Road and A3220 Cheyne Walk.

The small number of vehicle trips associated with the scheme is not forecast to have any significant impacts in terms of additional queuing or delays on the surrounding road network.

The site has a lawful use as a council depot and the heavy goods vehicles currently visiting the site will no longer do so after the completion of the new scheme. Travel planning measures will be incorporated into the scheme to maximise non-car transport modes.

Our proposals will take into account the proposed works on the neighbouring Lots Road Power Station site and our transport impact assessment will show the cumulative impact of our proposal, construction traffic, Thames Water & the Lots Road Power Station redevelopment.

Construction

Any construction works will involve the adoption of a Construction and Environmental Management Plan and Construction Logistics Management Plan.

These will ensure that noise, dust, nuisance and disruption from the construction works are kept to a minimum. This will include monitoring of site construction activities, restricting the hours of works, ensuring construction vehicles do not use quieter residential streets and, most importantly, considering impacts cumulatively alongside other potential construction projects such as Lots Road Power Station. In addition, provision will be made for a community liaison officer and complaints management.

It will be a requirement for the appointed Main Contractor to sign up to the Considerate Constructors Scheme and achieve a high performance score (a minimum score of 4 in each category, and an overall score of 32 or greater).



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Next steps Timescales

	Thames Water	Lots Road Power Station	Our proposals
Now until the end of May 2012			On-going community consultation
May 2012			Planning application submitted
Summer 2012	Publicity for proposed application for development consent	Start of construction	Further public consultation
Autumn 2012			Application considered by RB Kensington and Chelsea Planning Committee
Winter 2012	Application submitted to Infrastructure Planning Commission (IPC) for development consent		
2013	Examination of application by IPC		
2014	Decision on application		
2016 2017-18	Construction to take place at some point during 2016-22, taking approximately 3 ½ years	Construction work completed 2017-18	Construction to start when Thames Water's construction completed, taking approximately 3 years
2022			
2022-2025			

Our timetable is driven to some extent by Thames Water's own programme, if this is put back we will also slow our timetable down.

Benefits

- Protecting Cremorne Gardens
- Release the site from its current light industrial use
- Approximately 80 new and affordable homes, in a range of sizes to reflect local need
- Potential to create around 90 jobs
- Providing physical and visual links to the Thames from Lots Road

Consultation

Thank you for visiting the exhibition today. We are keen to hear what local residents think about the proposals. This makes up the first stage of our consultation process. Following this we will be holding a series of meetings with local stakeholders to discuss our proposals in depth.

If our scheme changes substantially we will hold another exhibition to present them and discuss them with the community. We will also continue to hold meetings with the local ward councillors to keep them informed as our proposals develop.

To ensure that we understand the views of the local community, we would be grateful if you could take a few moments to fill in a questionnaire giving us your views.

The exhibition boards are available on our website

www.rbkc.gov.uk/cremornewharf and we have an online version of our questionnaire available also.

If you have any further questions, you can contact us in writing:

FAO Simon Rose
Royal Borough of Kensington and Chelsea
Freepost RSTS-XUJT-LCXZ
Public Consultation
5th Floor, 14 -16 Regent Street,
London, SW1Y 4PH
T: 020 7871 3565
E: cremornewharf@rbkc.gov.uk



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