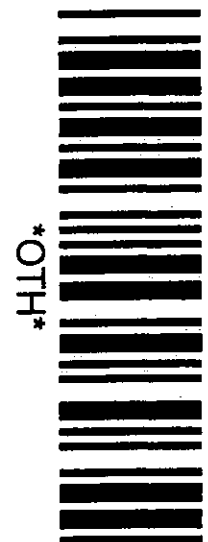


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

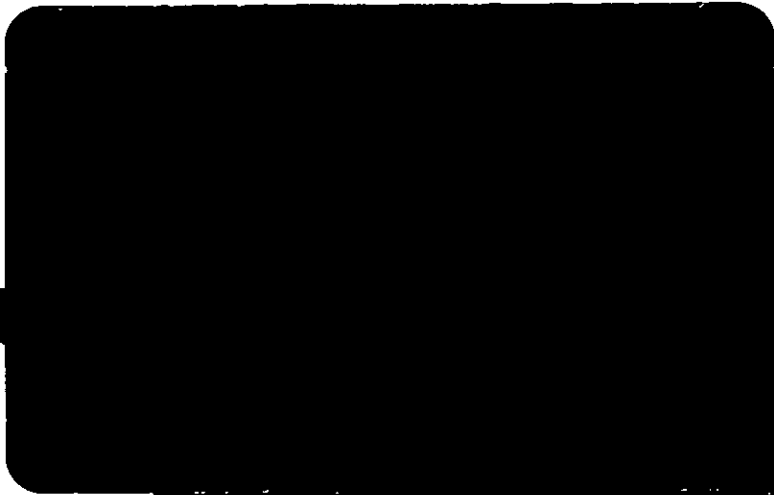
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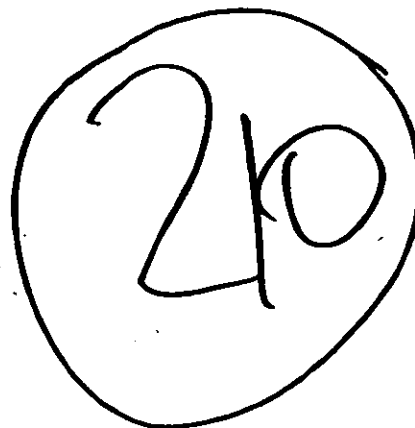
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**Waterman Environmental**  
Consulting Engineers & Scientists







**RISK ASSESSMENT AND REMEDIATION  
STRATEGY**

**LOTS ROAD POWER STATION  
DEVELOPMENT**

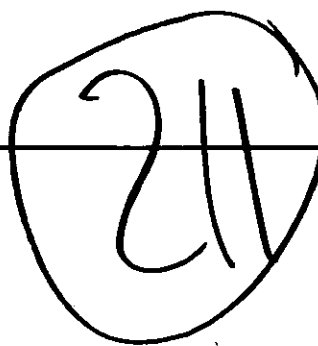
**FOR  
CIRCADIAN LTD**

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**R/EN1493-S.PDS.6.2.2**

**STATUS: 2ND ISSUE  
DATE: NOVEMBER 2002**



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**APPENDICES**

- A Site Plans**

RISK ASSESSMENT ANDREMEDIATION STRATEGYLOTS ROAD POWER STATION DEVELOPMENT

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**1.0 INTRODUCTION**

Instructions were received from Circadian Ltd in September 2002, to prepare a borough specific Supplementary Risk Assessment and Remediation strategy document for the Lots Road Power Station Development land situated within the Royal Borough of Kensington and Chelsea. The proposed end-use for the site is predominately residential with hardstanding open public spaces.

The environmental setting of the site summarised in this document is based on desk study and an updated borough specific site investigation report (Site Investigation and Environmental Summary Report on Site A Ref: R/EN1493-S.PDS.7.2.1 dated October 2002), which was prepared by Waterman Environmental for Circadian Ltd. The purpose of this report was to assist in evaluating the potential environmental risk associated with ground contamination at the site, and allow an appropriate risk assessment and remediation strategy to be established. A number of other site investigations and background summary reports have been produced by third parties prior to Waterman Environmental's involvement, these have been incorporated within the Site Investigation and Environmental Summary Report on Site A.

These reports provide an assessment of the contamination results against published guideline values (Interdepartmental Committee of Redevelopment Contaminated Land ICRCL 59/83 for Soils, and Drinking Water Standards for water and leachate results). The assessment undertaken at that time was based on a re-development masterplan comprising predominantly hard cover end use with basement car parks. In addition, in March 2002 the Department of the Environment Food and Rural Affairs (DEFRA) and the Environment Agency published a new set of guidelines (Contaminated Land Exposure Assessment Model (CLEA)), which will replace the ICRCL Values.

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To date the CLEA guidance only provides soil guideline values for seven parameters and it is acknowledged that further more detailed evaluation of the contamination present in various end use zones will be necessary as further CLEA values become available.

This report represents a preliminary qualitative and semi quantitative re-evaluation of the risk assessment for contamination at the site on the basis of the site redevelopment masterplan as submitted for planning approval, current guidance and legislation.

## **2.0 SUMMARY OF THE ENVIRONMENTAL SETTING OF THE SITE**

Full details of the site history and settings are provided in the Site Investigation and Environmental Summary Report on Site A. The development site is located within the Royal Borough of Kensington and Chelsea. The site is located on the northern bank of the River Thames centred on National Grid Reference TQ 26395, 76970. A site plan and site location plan are included in Appendix A.

The site located between Chelsea Creek to the south and Lots Road to the north, both running in a west to east direction. The creek flows into the River Thames, which forms the eastern boundary of the site. Residential properties along Lots Road are located to the north of the site with associated power station buildings and Chelsea Harbour located to the south.

The site consists of an approximately rectangular strip of land to the north of Chelsea Creek which is predominately occupied by the Lots Road Generating Station. A yard area and a number of associated smaller buildings are located in the eastern portion of the site and to the west of the generating building is the West Yard Pump House.

Historically the site was used as riverside wharfs prior to the construction of the power station between 1902 and 1905. A dock, coal storage pit / tank and a number of ancillary buildings were built in the west of the site following the power stations construction. The coal pit / tank was subsequently demolished and in-filled on conversion of the power station to oil. The dock was also in-filled.



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Ground investigations have confirmed the local geology to comprise Made Ground overlying Alluvial Clay, which in turn is overlying Terrace Gravels over London Clay. Chalk is located at depth. According to the Environment Agency (EA), 1:100,000 scale Groundwater Vulnerability Map, Sheet 39, West London, the alluvium and River Terrace Gravel Deposits are both classified as minor aquifers of High (Urban) Leaching Potential. These deposits are known to be in hydraulic continuity with the River Thames given the tidal fluctuations recorded. The underlying London Clay is classified as a non-aquifer, and the Woolwich and Reading Beds and the Thanet Sand Formation are minor aquifers. The Chalk at depth is classified as a major aquifer.

Significant hydrological features in the vicinity of the site include Chelsea Creek and the River Thames, which form the southern and eastern boundaries respectively. Within 250m the EA holds one record of a groundwater abstraction for industrial purposes and two licensed surface water abstractions both of which relate to Lots Road Power station. The site is not located within a groundwater Source Protection Zone

### **3.0 SITE INVESTIGATIONS**

A total of 34 sampling locations have been undertaken on the site with 112 soil samples analysed from these points at various depths. A plan of the sample locations is presented within Waterman Environmental's Site Investigation report Ref: R/EN1493-S.PDS.7.2.1 dated October 2002 and within Appendix A.

The site investigations identified elevated hotspot concentrations of toxic and phytotoxic metals mainly associated with the ashy Made Ground that is present across the site. Areas of concentrated contaminants include an infilled former Coal Pit and Dock located in the East Yard of the site. Leaching tests carried out show that generally the contaminants have a low mobility.

Perched Groundwater contained a variety of marginally elevated metals, sulphates, cyanides and phenols as well as phthalates recorded by a previous investigation. Contaminants encountered within the River Terrace Gravel Deposits generally

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matched the perched groundwater which again contained elevated metals, sulphate and phenols.

#### **4.0 LIMITATIONS TO EXISTING INVESTIGATIONS**

The power station has, until November 2002, been operational and it has therefore not been possible to assess the site as comprehensively as necessary due to operational practicalities. This is particularly apparent within the footprint of the generating building, below the ancillary buildings to the north west of the site and beneath the footprint of the west yard pump house.

Following shut down of the power station these areas will be comprehensively investigated by a series of trial pits and boreholes to establish the underlying ground conditions. Additional phases of investigation will also be undertaken should it prove necessary to supplement / refine the findings of the initial investigation. The scope of all these investigations will be submitted to the Royal Borough of Kensington and Chelsea and the Environment Agency.

#### **5.0 THE PROPOSED DEVELOPMENT**

It is proposed to redevelop the site for residential and commercial properties with parking. The power station building structure is to be retained and renovated with up to two levels of basement parking. Retail units are to be constructed on the ground floor with residential apartments above. Additional residential apartments are to be developed to the east of the power station including in a 30 storey tower overlooking Chelsea Creek and the Thames. Residential accommodation is also to be provided within the West Yard Pumphouse which is to be retained. Two levels of basement carparking are to be constructed in the area of the site to the east of the power station with hardstanding open amenity areas and landscaping at ground level.

A small section of the north western floorplan of the power station and a narrow strip of land bordering the River Thames are not underlain by basement car parks. The West Yard Pumphouse will also not contain underground parking, however there are currently two basement levels which will be retained.



Due to the presence of underground car parks across the majority of the site, the amenity areas and open areas bordering Chelsea Creek and the River Thames are predominately hardstanding. Areas of landscaping within these areas are to be contained within engineered pits, trenches and planters appropriate to the conditions and species of plants being established.

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**6.0 SUMMARY ENVIRONMENTAL ASSESSMENT**

The following environmental issues have been identified on the site a brief description of how these issues will be addressed is detailed overleaf:

# **Lots Road Power Station Development**

**EN1493-S**

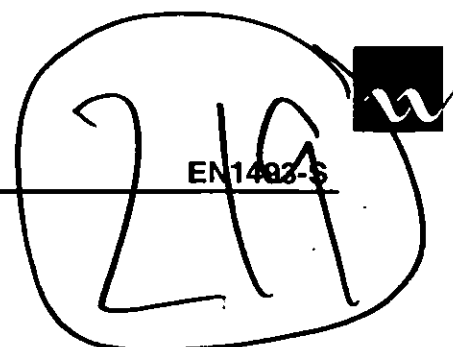
Source	Pathway(s)	Receptor(s)	Assessment Methodology	Risk (No Mitigation)	Mitigating Works	Residual Risk
Phytotoxic Metals	Plant Uptake through contact with contaminated soils	Plants and Landscaping	ICRCL	Medium	Hotspots of elevated determinants will be removed through basement construction. Hardstanding covering will prevent direct plant uptake. Any landscaping will be contained within engineered pits designed for the conditions and plants established. Imported material to meet all relevant assessment / methodology criteria.	Low
Phytotoxic Metals, Toxic Metals and Hydrocarbons	Ingestion / Inhalation of Soil Dust	Site Endusers	CLEA (ICRCL)	Low - Medium	Hotspots of elevated determinants will be removed through basement construction. Site end-users will be physically isolated from underlying remaining contaminants due to hardstanding covering. No residential gardens or allotments within the proposed design scheme. Validation sampling will be undertaken. Hotspots of elevated determinants will be removed. Dilution factors far in excess of any vapour emissions.	Low
	Ingestion / Inhalation of Building Dust					
	Dermal Contact					
Hydrocarbons	Inhalation of vapours	Site Endusers	Occupational Exposure Limits	Low - Medium		Low
Asbestos Fibres	Inhalation of released fibres	Site Endusers, Construction Workers and Members of the Public during Construction	Qualitative Control of Asbestos at work Regulations, HSE EH10 MHDS 39/4 & ICRCL	High	Identified areas of asbestos will be removed by a licensed contractor in accordance with the relevant legislation and best practice. Validation sampling will be undertaken.	Low
Phytotoxic Metals, Toxic Metals and Hydrocarbons	Ingestion / Inhalation of soil / dust	Construction Workers and Members of the Public during Construction	Occupational Exposure Limits	Medium - High	Appropriate PPE, Dust suppression and good site security.	Low
	Dermal Contact					
Sulfates	Direct Contact	Buildings and services	BRE Special Digest 1 (Concrete in aggressive ground, 2001)	Low - Medium	Hotspots of contamination will be removed. A Design Sulfate Class of DS-2, and Aggressive Chemical Environment for Concrete site classification of AC-2 should be adopted for the site.	Low
Hydrocarbons, Phenols and other contaminants	Direct Contact	Services	ICRCL	Medium	The majority of services will be routed through the underground carpark. Entry and exit points will be within appropriately lined trenches.	Low
Phytotoxic / Toxic Metals and Hydrocarbons	Leaching and migration through granular made ground	Neighbouring Sites	Qualitative	Low	Hardstanding construction will prevent the percolation of rainwater causing potential contaminant leaching. Groundwater flows are considered to be towards the River Thames rather than offsite. Results did not indicate significant leachable contaminants.	Low
Phytotoxic / Toxic Metals and Hydrocarbons	Leaching and migration through granular made ground	Terrace Gravel Groundwater, Woolwich and Reading / Thanet and Chalk Groundwater and River Thames	Qualitative and EA R&D note 20	Low	Hardstanding construction will prevent the percolation of groundwater causing potential contaminant leaching. Removal of hotspot contamination. Validation sampling.	Low

# **Lots Road Power Station Development**

**EN1493-S**

Source	Pathway(s)	Receptor(s)	Assessment Methodology	Risk (No Mitigation)	Mitigating Works	Residual Risk
Ground Gas	Methane, Carbon Dioxide and Low Oxygen Concentrations	Inhalation of vapours / absence of oxygen	Occupational Exposure Limits / Approved Document C of the Building Regulations.	Low	Dilution factor far in excess of gas emissions.	Low
				Medium	Provision of gas barrier and sub floor ventilation where buildings lie directly on made ground. Vehicle ventilation requirements within the underground carpark will be in excess of gas emissions. Additional SI to validate current proposals	
		Endusers of the Site (confined space accumulation)		Low	Dilution factor far in excess of gas emissions.	
		Public		Low	Dilution factor far in excess of gas emissions.	
		Endusers of the Site (confined space accumulation)		Medium	Provision of gas barrier and sub floor ventilation where buildings lie directly on made ground. Vehicle ventilation requirements within the underground carpark will be in excess of gas emissions. Additional SI to validate current proposals	
	Explosive concentrations of ground gas	Neighbouring Sites		Low	Dilution factor far in excess of gas emissions	
				Medium - High	High degree of monitoring and control of construction through site specific EMP. Removal of hotspot contamination. Perched water encountered will be pumped out and disposed accordingly.	
				Low - Medium	High degree of monitoring and control of construction through site specific EMP. Removal of hotspot contamination. Perched water encountered will be pumped out and disposed accordingly.	
				Low	Piles are not likely to penetrate through the London Clay. No Pathways.	
				Medium	Removal of hotspot contamination. Largely handstanding development restricting leachate migration / generation.	
Ground Water Contamination	Perched Groundwater	Free product / existing contaminated waters flowing through permeable strata	EA R&D note 20 / Qualitative / Drinking Water Standards	Low	Removal of hotspot contamination. Largely handstanding development restricting leachate migration / generation.	Low
				Medium	Removal of hotspot contamination. Largely handstanding development restricting leachate migration / generation.	
				Medium	Removal of hotspot contamination. Largely handstanding development restricting leachate migration / generation.	
				Low	Removal of hotspot contamination. Largely handstanding development restricting leachate migration / generation.	
				Low	High degree of dilution and attenuation.	
	Terrace Gravel Groundwater	Existing contaminated waters flowing through Permeable Strata	EA R&D note 20 / Qualitative / Drinking Water Standards	Low	Piles are not likely to penetrate through the London Clay. No Pathways.	Low
				Low	High degree of dilution and attenuation.	
				Low	Piles are not likely to penetrate through the London Clay. No Pathways.	
				Low	High degree of dilution and attenuation.	
				Low	Piles are not likely to penetrate through the London Clay. No Pathways.	

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## 7.0 ENVIRONMENTAL RISK ASSESSMENT

A qualitative assessment of the source-pathway-receptor linkages has been undertaken to give an indication of the overall environmental risk associated with the identified ground contamination at the site. Summaries of the various issues highlighted are further discussed below:

### 7.1 Soil Contamination

The site investigations identified elevated hotspot concentrations of toxic and phytotoxic metals mainly associated with the ashy Made Ground that is present across the site. Areas of concentrated contaminants include an in filled former coal pit / tank and dock located in the east yard. Leaching tests carried out show that generally the contaminants have a low mobility.

Current site proposals include the provision of a basement car park almost completely beneath the power station with a double level carpark beneath the land to the east of the power station including beneath the proposed buildings and tower to the east. The basement construction will therefore necessitate the excavation, and disposal off site, of a considerable amount of made ground. Contamination associated with this depth of made ground will be removed from site and disposed of in an appropriate manner in accordance with relevant Duty of Care legislation. Any uncontaminated soil will be reused on site, sold for use at other sites, or disposed of site to a licensed facility.

Following construction of buildings, hard cover and car parks, the potential source of the contaminants will either have been removed or be encapsulated by the hardstanding and underlying clayey alluvial layer. Vertical and horizontal migration of perched surface water within the made ground will therefore be minimal. Any existing migration pathways to the River Thames and underlying minor and major aquifers will therefore cease in these hardstanding areas.

The small percentage of remaining land, principally bordering the River Thames, that does not have underlying basement car parks is also to be covered with paving served by surface drainage to direct rainwater to the Creek and River. Thereby

preventing rainwater infiltration and leaching of contaminants to the River Thames and underlying minor and major aquifers.

Areas beneath the floor plan of the generating building, ancillary buildings and within the west yard that have not been adequately investigated due to the operational status of the Power Station. These will be fully investigated during decommissioning / post decommissioning to establish the underlying environmental conditions. Where determinants are elevated the risk to the local receptors will be fully evaluated and if necessary the areas will be appropriately remediated. All proposals will be submitted to the local authority and Environment Agency for approval. Remediated areas will be validated with additional testing and if necessary additional works will be undertaken to ensure the relevant clean up criteria are met.

## **7.2 Human Risks**

The section is focused solely on the likely risk to the human end users of the site following the construction of the properties.

On the basis of a source pathway receptor model for the site the risk to the end users of the site is low. This assessment is based on the fact that a minimum of between approximately 2.5m and 5m of soil will be removed of site depending whether a single or double basement is to be constructed. Following this the concrete floor slab for the carpark will prevent any direct contact. Where areas exist that do not have an underlying basement carpark there is again a hardstanding finish which will prevent direct contact. All landscaped areas will be contained within engineered pits appropriate to the conditions and plants established and soil imported will comply with the CLEA values and ICRCCL values.

On this basis there are not considered to be any pathways between contamination remaining on the site following the excavation of the carparks and the end users due to the hardstanding nature of the site.

## **7.3 Validation Testing**

Upon completion of basement carpark excavations, appropriate validation testing will be undertaken in order to confirm the absence of residual contamination. Any

samples that fail the appropriate validation criteria will be re-excavated and re-tested until they pass the relevant criteria.

#### **7.4 Groundwater**

A Tier One assessment of the risk to the underlying minor aquifer and nearby River Thames and Chelsea Creek was undertaken in accordance with the Environment Agency R&D note 20 - Methodology for the Derivation of Remedial Targets for Soil and Groundwater and using drinking water standards as preliminary assessment criteria.

Perched groundwater was not encountered in any significant quantities on the site. Samples have been obtained which did indicate marginally elevated metals, sulphates, cyanides and phenols as well as phthalates recorded by a previous investigation.

During construction works any near surface perched groundwaters encountered will be intercepted and precautions will be put in place to ensure that this is prevented from migrating either into the underlying River Terrace Gravel Deposit Aquifer or the River Thames. Any such water collected will be disposed of in an appropriate manner, in accordance with the requirements of the Environmental Agency or Thames Water, this will include the use of settling tanks / interceptors where requested.

Boreholes within the River Terrace Gravels have confirmed the minor aquifer to be in hydraulic continuity with the River Thames, with those boreholes close to the river showing the greatest tidal variation. Water analysis from the River Terrace Gravel Deposit Aquifer has confirmed this to have a broadly similar chemical composition to that of the perched groundwater.

The groundwater quality of the aquifer is considered to be typical for its location and the industrial heritage of the wider area which has included various potential pollution sources including the nearby town gasworks. Leachate results have shown that overlying elevated determinants on the site are not causing additional contamination to the water bodies. The presence of drained basement car parks across the majority of the site will also remove the majority of the sources of contamination. Significant

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migration of contaminants to the aquifer will therefore be prevented by the hardstanding nature of the development, severely limiting the potential for rainwater infiltration.

No remedial measures are therefore currently considered necessary for the River Terrace Gravel Deposit Aquifer. Water quality impact on the River Thames and Chelsea Creek from the River Terrace Gravel Deposit Aquifer is considered negligible on the basis of the extremely high dilution factors, extent of overlying contamination to be removed and hardstanding cover.

Additional site investigations within areas that have not been fully assessed (i.e. beneath the generating building) will also sample the waters from the Terrace Gravels. The groundwater condition will be re-evaluated following these works and and any a full risk assessment undertaken to assess the impact on the local receptors. This will be submitted for approval to the Local Authority and EA and any remedial measures considered necessary will be agreed and implemented.

Although there are to be double basements within the development and the chimneys have deep foundations these are only considered likely to have a localised diversion the groundwater within the minor Terrace Gravel Aquifer. Given the extent of the underlying London Clay (in excess of 30m) it is not considered the development will have an impact on the major chalk aquifer at depth.

## **7.5 Ground Gas**

Results from the underlying strata have indicated marginally elevated methane in a number of locations on the site. The maximum recorded concentration from the site has been 1.1%v/v. On the basis of existing limited results a passive gas venting system is provisionally proposed to protect future residents of the site. However where properties are constructed over basement car parks, which is most of the site except Block KC4 (the current location of the West Pump House), the ventilation requirements of the car parks to remove exhaust fumes, carbon monoxide, (typically three air changes per hour) will be greatly in excess of the ventilation required due to the ground gas. In these car park areas, gas protection measures are therefore not considered necessary.

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Where there are no basement car parks a passive gas venting system will be installed. This applies to the building at the location of the West Pump House (Block KC4) and those areas within the northwestern corner of the power station that are not underlain by car parks. Additional site investigations will, however, be undertaken in these areas and the results of these will be incorporated into the current gas assessment to confirm the gas protection measures that are required. This will be done in agreement with RBKC and the NHBC. In the event that higher than anticipated ground gas results are recorded then the gas protection measures would be upgraded to incorporate appropriate gas membranes and if necessary active dispersion methods.

#### **7.6 Landscape**

Where landscaped areas are located above underground car parks suitable engineered pits or planters will be constructed. Confirmation that any growing medium material meets the CLEA and ICRCCL guidelines will also be undertaken.

It is recommended that landscaped areas outside the footprint of the underground car park should be placed within a drained pit providing a suitable depth of growing medium, lined at the base and sides to restrict root growth into any residual made ground containing elevated chemical parameters.

#### **7.7 Services**

The majority of services will be routed from the surrounding road mains and will enter the site through the underground car park or basement areas. No specific measures are considered necessary.

In any areas where the services may come into contact with the Made Ground they will be constructed within a trench containing clean backfill.



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**Paul Shelley BSc (Hons) AIEMA**

pp

**John Marsh BSc (Hons) MSc FGS**

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**APPENDIX A**

**Site Plans**

Site Location Plan

Site Plan



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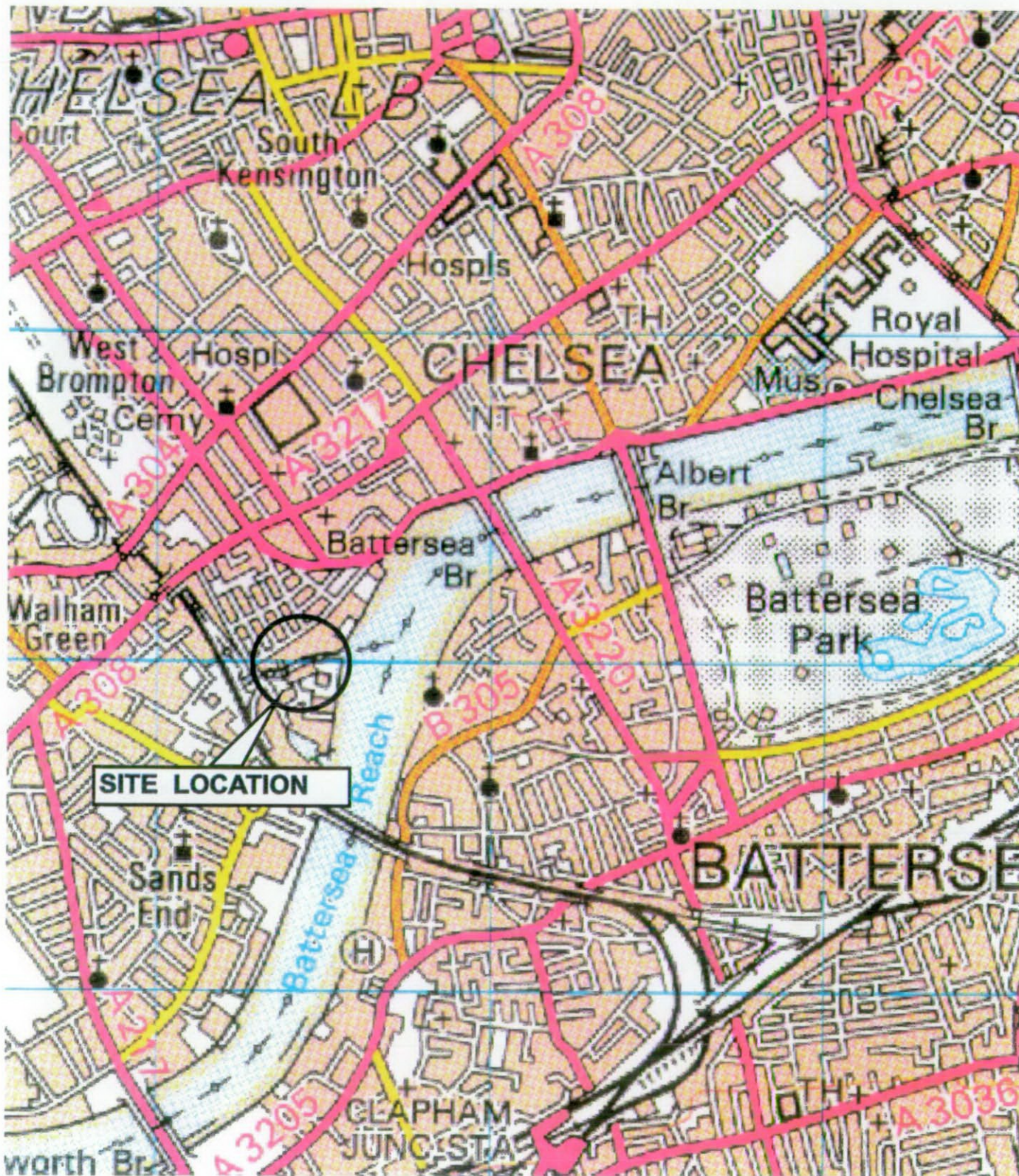
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Title:- Lots Road Power Station  
Site Location Plan

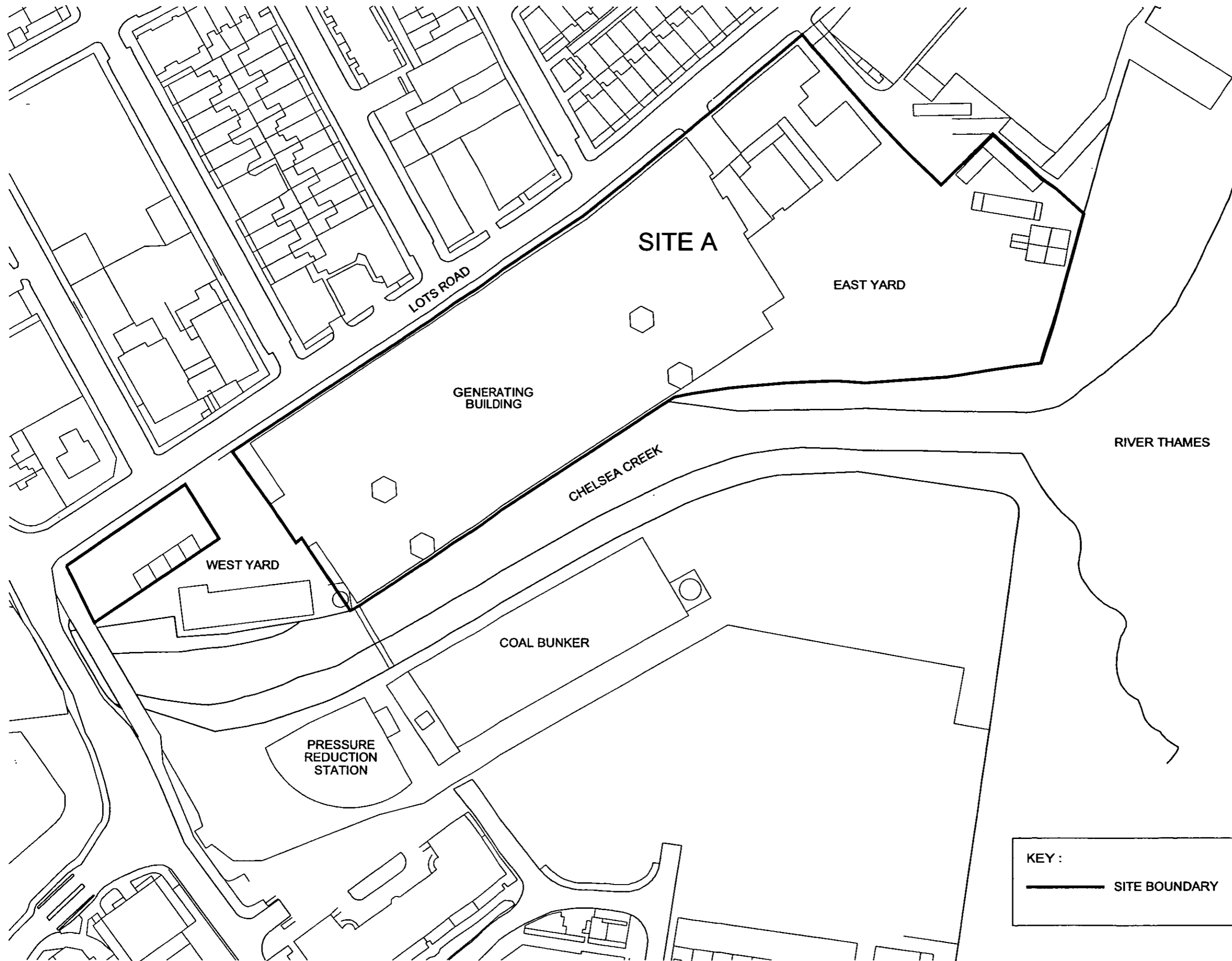
Date:- October 2002

Scale:- N.T.S.

226







**GENERAL NOTES**

1. DO NOT SCALE FROM THIS DRAWING.

2. SITE LAYOUT EXTRACTED FROM SMALL SCALE DRAWINGS. POSITIONS AND DIMENSIONS OF CURRENT AND FORMER STRUCTURES ARE APPROXIMATE ONLY.

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REV	DATE	DESCRIPTION	BY
D	9/10/00	REMOVE SITE B BOUNDARY LINE	DS
B	6/10/00	LABELS ADDED TO AREAS	CWS
A	01/6/00	PHASE II BOUNDARY ADDED	AM

AMENDMENTS

PROJECT: **LOTS ROAD, CHELSEA**

TITLE: **SITE PLAN**

CLIENT: **CIRCADIAN LTD**

ARCHITECT: **-**

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PRELIMINARY

Drawn by: CWS	Checked by: D.S.	Project No: 091002	EN1493
Scale: 1:500 @ A1		Computer File No:	
Publisher: WE	Zone: SA	Category: 80	Number: 02

**KEY :**

————— SITE BOUNDARY



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### **Waterman BBT** Consulting Engineers

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Facsimile: 020 7361 3463  
Email: johnw.thorne@rbkc.gov.uk

20/11/2002

My reference: DPS/DCSW/JT      Your reference: JWP/jp/PD5824      Please ask for: John W Thorne  
/PP/02/1324

Dear Mr Pool

### **Town & Country Planning Act 1990 Lots Road Power Station SW10**

I write with reference to your letter dated 28<sup>th</sup> October 2002 and enclosures setting out a proposed scheme to meet the Council's affordable housing requirements in the context of the above development. I would comment as follows on the details:

You will be aware of the views expressed at recent meetings between yourselves and Council Officers, that a higher ratio of RSL rented to RSL shared ownership units is desirable. I understand that you will be making some adjustment to this balance as agreed.

The Council's recently adopted Supplementary Planning Guidance on Housing seeks 10% of dwellings in new developments with ground floor or lift access to meet specified mobility standards making them adaptable for wheelchair occupiers. I enclose a copy for your information and seek your undertaking to address these standards.

The shared ownership element currently contains three 3 bedroom units which may be unaffordable to our priority groups.

The rental accommodation has a high proportion of 1 bedroom units. In order to meet housing needs my preference would be to see a mix of 10% 1 bedroom, 50% 2 bedroom, 30% 3 bedroom and 10% 4 bedroom rental units. Please advise me as to the balance of unit sizes which you intend to provide in the context of the development as a whole, including the land within the London Borough of Hammersmith & Fulham.

You have indicated your affordable housing offer is based on a TCI of 100%. I would wish to be reassured that this is both realistic, and consistent with the approach being taken to the Hammersmith and Fulham site.

My underlying concerns regarding the implications of service charges for affordability remain and I would appreciate any clarification you can offer in this respect including suggested provisions in a Section.106 undertaking.

I also anticipate receiving details of how you anticipate the eligibility requirements for the 'entry level' housing would be achieved through the S.106 agreement.

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Finally, I note that the submitted schedule indicates 'typical' unit sizes for the accommodation, and that the figure for 1 bedroom 'entry level' housing falls below the minimum net floor space standard of 44.5sqm which is set out in the UDP Planning Standards Chapter. This issue has been referred to in a number of meetings and, for the avoidance of doubt, I feel bound to reiterate that a favourable recommendation will not be forthcoming for any scheme which includes residential units which fall below the minimum UDP standard for floor area.

I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours sincerely

M J French  
Executive Director, Planning & Conservation

R R

cabe

J7

230

20 November 2002

Steve Davies  
Planning Department  
London Borough of Kensington & Chelsea (Royal)  
The Town Hall  
Hornton Street  
London  
W8 7NX

Dear Mr Davies

**KENSINGTON & CHELSEA/  
HAMMERSMITH & FULHAM:                      LOTS ROAD**

I am writing to let you know that this project, will be on the agenda of the next meeting of CABE's design review committee, to be held on Wednesday 4 December 2002.

The project will be dealt with as a 30 minute presentation, which means that we are not asking you to attend the meeting.

We will send a letter setting out the committee's views about 10 - 14 days after the meeting.

Yours sincerely

*Lesley Kates*

Lesley Kates  
design review team secretary

e-mail lkates@cabe.org.uk

cc                      London Borough of Hammersmith & Fulham

Commission for Architecture  
& the Built Environment

The Tower Building  
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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

231

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

Paul Finch  
Chairman, Design Review Committee  
CABE  
The Tower Building  
11 York Road  
London SE1 7NX

Switchboard: 020 7937 5464  
Extension: 2573  
Direct Line: 020 7361 2573  
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Email: [plnnjco@rbkc.gov.uk](mailto:plnnjco@rbkc.gov.uk)  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

22/11/02

My reference: PC/CD/NJC

Your reference:

Please ask for: Mr. N. Corbett

Dear Mr. Finch

## LOTS ROAD

I write with reference to a letter from Lesley Kates, design review team secretary, dated 20<sup>th</sup> November 2002 addressed to Mr. Davies. Please note that Mr. Davies now works for the London Borough of Hammersmith and Fulham.

I note that the Lots Road project is on the agenda of the next meeting of CABE's design review committee, to be held on Wednesday 4 December 2002, and that no representative of this Council is invited to attend.

Members of the design review panel may find it helpful to know that we have, in a letter dated 19<sup>th</sup> September 2002, expressed the following concerns to the applicants with regard to the design of the Lots Road proposal:

### Layout

In general terms, the layout does not appear to make the most of the potential of the RBKC part of the site. The square fronting the power station is likely to suffer from a poor sense of enclosure because of its size relative to the height and orientation of buildings. The public spaces abutting the River Thames are not defined by building frontages; as such they may suffer from a lack of surveillance and could be regarded as "left over" spaces. The built frontages should seek to provide greater surveillance over the whole of the public realm through elevation design and arrangement of uses. The combined effect of the buildings and open space should be to define a clear link from Lots Road to the River Thames.

### Tall Building

The height of the proposed tower remains inconsistent with the advice in the planning brief for the site and may be considered to contravene the provisions of UDP Policies CD4 and CD31. This aspect of the proposal is a matter of great concern to Councillors and local residents. The applicants have been asked to consider a reduction in height to no more than 25 storeys, reflecting that of the tower proposed for the Hammersmith and Fulham site and the heights of the buildings identified in the 'Cluster Diagram' on page 6 of the Environmental Statement Appendix A2.

The detailed design and choice of materials appears to be evolving and we follow this with interest.

I would be grateful if you could ensure that the panel members are aware of these concerns.

Yours sincerely

M J French  
Executive Director of Planning and Conservation

cc Montagu Evans

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# ENVIRONMENTAL SERVICES

COUNCIL OFFICES PEMBROKE ROAD LONDON W8 6PW

Executive Director MICHAEL STROUD BSc DipTE CEng FICE FIHT FIMgt

Director of Environmental Health PAUL MORSE MSc MCIEH

Mr J Marsh  
Waterman Environmental  
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Web: www.rbkc.gov.uk

2<sup>nd</sup> December 2002

COPY  
233  
THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

My reference: RJ/CL.LTR/28.11.02 Your reference: G/EN1493/367/PDS Please ask for: Rebecca Jane

Dear John

## **Lots Road – Risk Assessment and Remediation Strategy**

Following our meeting on Wednesday 13<sup>th</sup> November you requested that we respond to the submitted documents as soon as we could. Please find below therefore our comments following the submission of the Risk Assessment and Remediation Strategy.

It is very important you realise that when you re-submit the information next month, I may require further changes to be made or additional information to be provided as I have not seen a copy of the latest site investigation reports. I therefore cannot totally approve the remediation strategy proposed when I have not, first hand, seen the investigation to show where the contamination is and what the levels of contamination are.

### **1.0 Introduction**

*'This report represents a preliminary qualitative and semi quantitative re-evaluation of the risk assessment for contamination at the site on the basis of the site re-development masterplan as submitted for planning approval, current guidance and legislation.'* - Please explain why this is only a preliminary re-evaluation of the risk assessment. Does this mean that another version of this evaluation is to be submitted at some stage?

### **2.0 Summary of the Environmental Setting of the Site**

*'The coal pit/tank was subsequently demolished and in-filled on conversion of the power station to oil. The dock was also infilled.'* – Do you mention in another document what it has been infilled with?

*'Ground investigations have confirmed the local geology to comprise Made Ground overlying Alluvial clay etc...'* Please mention the depth that each of these layers goes down to.

### **4.0 Limitations to existing investigations, P4**

*'The power station has, until November 2002, been operational and it has therefore not been possible to assess the site as comprehensively as necessary due to operational practicalities. This is particularly apparent within the footprint of the generating building, below the ancillary buildings to the north west of the site and beneath the footprint of the west yard of the pump house. Following shut down of the power station these areas will be completely investigated by a series of trial pits and boreholes to establish the underlying ground conditions.'* - When will this be undertaken? Please supply a copy of the proposed methodology.

### **7.1 Soil Contamination**

*'Current site proposals include the provision of a basement car park almost completely beneath the power station with a double level carpark beneath the land to the east of the power station including beneath the proposed buildings and tower to the east. The basement construction will therefore necessitate the excavation, and disposal off-site of a considerable amount of made ground. – Please confirm that this will be to a depth of 5 metres as stated later in the text on P9. Also, how large an area will this cover?'*

*'Contamination associated with this depth of made ground will be removed from site and disposed of in an appropriate manner in accordance with relevant Duty of Care legislation.' – Please give an indication of the contamination associated with this depth of made ground.*

*'Any uncontaminated soil will be re-used on site, sold for use at other sites, or disposed of site to a licensed facility.' – Please explain how the soil will be shown to be uncontaminated – what sampling methodology will be used? Please confirm that only uncontaminated soil will be sold for use off-site.*

*'Following construction of buildings, hard cover and car parks, the potential source of the contaminants will either have been removed or be encapsulated by the hardstanding and underlying clayey alluvial layer.' – Please confirm that the completion report will detail how much material has been removed, how it has been disposed of and what contamination has been left in place and why.*

*'Areas beneath the floor plan of the generating building, ancillary buildings and within the west yard that have not been adequately investigated due to the operational status of the Power Station. These will be fully investigated during the decommissioning/post decommissioning to establish the underlying environmental conditions. All proposals will be submitted to the local authority and Environment Agency for approval.' – We look forward to seeing the proposed methodology and would like to accompany you on site when this is undertaken.*

### **7.2 Human Risk, (P9)**

*'All landscaped areas will be contained within engineered pits appropriate to the conditions and plants established and soil imported will comply with the CLEA values and ICRL values.' – Please give further details on these engineered pits – how will they be constructed? Also, please include a list of the criteria for the imported material within this document.*

### **7.3 Validation Testing, (P9)**

*'Any samples that fail the appropriate criteria will be re-excavated and re-tested until they pass the relevant criteria.' – Please give a list of what this criteria is. We would like to receive copies of all results so that we can monitor what is going on at the site.*

### **7.4 Groundwater, P10**

*'During construction works any near surface perched groundwaters will be intercepted and precautions will be put in place to ensure that this is prevented from migrating either into the underlying River Terrace Gravel Deposit aquifer or the River Thames.' – How will it be intercepted and what precautions will be put in place to prevent its migrations?*

*'Additional site investigations within areas that have not been fully assessed will also sample the water from the Terrace Gravels. The groundwater condition will be re-evaluated following these works and a full risk assessment undertaken to assess the impact on the local receptors. This will be submitted for approval to the Local Authority and EA and any remedial measures considered necessary will be agreed and implemented.' – We look forward to receiving this, for as I have said previously, we believe that groundwater will be a particular issue for this development. You are of course aware that your Environmental Statement highlights the CIRIA document 'engineering implications of rising groundwater levels in the deep aquifer beneath London.' This document places the site within the critical area for exceptional structures i.e. structures with basements deeper than about 20m and other*

structures whose foundations extend to between 30 and 50m below ground level. Please confirm whether you have consulted our Building Control Department yet?

The Environmental Statement also states that the deep basements on site A will result in a localised diversion of lateral groundwater flow within the Terrace Gravel. Has this yet been drawn to the attention of the Environment Agency and if so, what was their response?

### **7.5 Ground Gas**

*'On the basis of existing limited results a passive venting system is proposed to protect future residents of the site. However, where properties are constructed over basement car parks, which is most of the site except Block KC4, the ventilation requirements of the car parks to remove exhaust fumes, carbon monoxide, will be greatly in excess of the ventilation required due to the ground gas. In these car park areas, gas protection measures are therefore not considered necessary.'* - As requested in the meeting, please could you explain in more detail how the ventilation systems will work. We look forward to seeing the final gas assessment when it has been undertaken.

### **Other issues**

#### **Asbestos**

Please explain what measures will be put in place if asbestos is unexpectedly found.

#### **Completion Report**

Please give details about what you will include in your completion report.

#### **Environmental Monitoring**

Please give details of what environmental monitoring you propose to undertake on site, for example, dust, noise, groundwater, soil gasses etc.

#### **Timescales**

How long is the remediation likely to last. We would ideally like to meet up regularly on site whilst it is ongoing, and will also require regular written progress reports so that we know exactly what is occurring each week, and whether or not any problems have arisen.

#### **Hazardous Materials**

If at any time during the remediation works you anticipate using a potentially hazardous substance for the purposes of remediation, for example, quick lime for de-watering purposes, please would you advise us.

If you would like to discuss any of the above, then please do not hesitate to contact me.

Yours sincerely



Rebecca Jane  
Environmental Scientist  
Environmental Quality Unit.

**FAX****MONTAGU  
EVANS**

CHARTERED SURVEYORS

 Premier House  
 44-48 Dover Street  
 London W1X 4JX  
 Tel: 020 7493 4002  
 Fax: 020 7312 7548


**To:** John Thorne Esq.**Company:** RBKC - 020 7361 3463

Paul Entwistle Esq.

LBHF - 020 8753 3485

**Fax:****From:** Archie Avery**Telephone:** 0207 493 4002**Date:** 05 December 2002**Pages:** 3**Subject:** Lots Road Power Station

Please find attached a list of the external statutory consultees. This list contains the same consultees that were formally notified of the applications submitted in June 2002.

Please could you confirm that the list contains the requisite consultees. If any consultees have been omitted / or you require additional consultees to be notified, I would appreciate a quick response in order to calculate the number of the plans and documents required.

Yours sincerely

Archie Avery

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	- 6 DEC 2002					WNING
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If all pages are not received, please contact : Archie Avery

December 2002

## Lots Road Power Station Planning Application

List of statutory and non-statutory external consultees

All consultees to receive:

- Application forms
- Non technical summary
- Environmental Statement
- Plans (size given below)
- Full list of appendices

Consultee	Address	Plan Size
City of Westminster	Development Planning Services, PO Box 240, Westminster City Hall, 64 Victoria Street, SW1E 6QP	A0
Wandsworth	Planning Department, Town Hall, Wandsworth High Street, SW18 2PW	A0
Richmond upon Thames	Environmental Protection, Civic Centre, Twickenham, TW1 3BZ	A0
Lambeth	Planning and Development Control, Acre House, 10 Acre Lane, SW2 5SG	A0
The Countryside Agency	London Office, Dacre House, 19 Dacre Street, London, SW1H 0DH	A3
English Heritage (Built Environment)	Dr Rory O'Donnell, Kensington and South London Team, Room 102A, 23 Saville Row, London, W1S 2ET	A0
English Heritage (Archaeology)	Catherine Kavanagh, 23 Saville Row, London, W1S 2ET	A0
English Nature	Alex Machin, Ormond House, 26/27 Boswell Street, London, WC1N 3JZ	A3
Thames Water	Mr N. Bokuli, Development Control Co-ordinator, Maple Lodge, Denham Way, Maple Cross, Rickmansworth, WE3, 9SQ	A3
Health and Safety Executive	Construction Department, St Dunstan's House, 201-211 Borough High Street, London, SE1 1GZ	A3
The Environment Agency	Apollo House, 2 Bishops Square Business Park, St Albans Road West, Hatfield, HERTS, AL10 9EX	A0
Transport for London	Tanya Bailey, 10 <sup>th</sup> Floor, Windsor House, 42-50 Victoria Street, London, SW1H 0TL - 2 Copies	A0
CABE	Peter Stewart, The Tower Building, 11 York Road, London, SE1 7NX	A0
GLA	Hannah Elliot, Planning Decisions Unit, Romney House, Marsham Street, London, SW1P 3PY	A0
Highways Agency	Correspondence Unit, Room 13/14, St Christopher House, Southwark Street, London, SE1 0TE	A0
Port of London Authority	Bill Woodward, Licensing Officer, London River House, Royal Pier Road, Gravesend, Kent,	A3

No longer required.

December 2002

	DA12 2BG	
Railtrack plc ✓	Legal Secretariat, Railtrack Headquarters, Euston Square, London, NW1 2EE	A3
Glen Duggan CPDA ✓	Chelsea Police Station, 2 Lucan Place, London, SW3 3PB	A3
Ian Halden CPDA ✓	Fulham Police Station, Heckfield Place, London, SW6 5NL	A3
Civil Aviation Authority ✓	Aerodrome Safeguard, Aerodrome Standards Department, Aviation House, Gatwick Airport South, West Sussex, RH6 0YR	A0
Westminster Society ✓	Peter Handley, 41 The Gardens, East Dulwich, London, SE22 9QG	A3
Government Office for London ✓	Planning, 9 <sup>th</sup> Floor, Riverside Walk, 157-161 Millbank, London, SW1P 4RR	A0
Hammersmith and Fulham Primary Care ✓	5-7 Parsons Green, London, SW6 4UL	A3

**FAX****MONTAGU  
EVANS**

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44-48 Dover Street  
London W1X 4JX  
Tel: 020 7493 4002  
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To: John Thorne Esq.

Company: RBKC - 020 7361 3463

Paul Entwistle Esq.

LBHF - 020 8753 3485

Fax:

From: Archie Avery

Telephone: 0207 493 4002

Date: 29 May 2002

Pages: 2

Subject: Lots Road Power Station

Below is a list of the statutory and non-statutory external consultees. Could you confirm that the list below includes all the consultees you require us to notify.

1. • London Borough of Hammersmith and Fulham ACK 3/7
2. ~~Royal Borough of Kensington and Chelsea~~
3. • City of Westminster ACK 16/7
4. • London Borough of Wandsworth
5. • London Borough of Richmond
6. • London Borough of Lambeth REC 25/7 NO OB
7. • The Countryside Agency REC 23/7/02 NO OB
8. • English Heritage (Built Environment)
9. • English Heritage (Archaeology)
10. • English Nature REC 3/7/02
11. • Thames Water - ~~CONFIRMED~~
12. • Health and Safety Executive REC 27/6/02
13. • The Environment Agency REC 29/7/02 OBJ
14. • Transport for London
15. • Commission for Architecture and the Built Environment (CABE) REC 26/7/02 SUPPORT
16. • Greater London Authority (GLA) REC 5/8/02 SUP
17. • Highways Agency
18. • Port of London Authority - ~~CONFIRMED~~ REC 10/7/02
19. • Crime Prevention Officer - Chelsea Police
20. • Crime Prevention Officer - Fulham Police
21. • Railtrack
22. • Civil Aviation Authority
23. • Government Office for London (GOL) ACK 3/7/02
24. CPRG REC 17/7/02 OBJ

EX	HDC	TP	GAG	AD	CLU	AO
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We formally consulted The London Ecology Unit for the last application but they have now merged with the GLA, so don't require independent consultation.

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If all pages are not received, please contact: Archie Avery



# Waterman Environmental

Consulting Engineers & Scientists

Our ref: EN1493/C/379JM/JMcN  
Your ref:

Direct fax: 020 7928 0656  
Direct email: j.r.marsh@waterman-group.co.uk

Date: 11 December 2002

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Planning-

Deborah Simons  
Environment Agency  
Apollo House  
2 Bishops Square Business Park  
St Albans Road West  
Hatfield  
AL10 9EX

2002 DEC 13  
13 DEC 2002

CONTRACTS	NORTH	SOUTH
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COMPLAINT?		

Dear Deborah

**Re: Chelsea Creek, EA Reasons for Objection 2 and 3**

Further to our meeting of last week and your subsequent e-mail I am pleased that the Agency is now satisfied that there is no engineering reason why access to the proposed flood defences for maintenance can not be achieved.

For the record I confirm the following points:

- At the base of block HF1 adjacent to the creek it is confirmed that there was not to be an obstruction or a feature that would prevent vehicle movement or restrict vehicle headroom (previously thought to be a plinth at first floor level) this was noted to be a landscaping feature. This will ensure that there would be unrestricted areas around the base of the tower, providing a minimum width of 4.8m at that point.
- Similar issues were discussed at the foot of KC1. The line of the building is shown on drawing LRTW-3/PA/06-002\_A to be 5m from the river wall but a secondary dashed line is shown at its closest 2m from the river wall. It is confirmed that this does not represent a structure that limits or restricts vehicle access or restrict vehicle headroom at ground level.
- It is noted that path gradients were defined in the addendum ES and that they were generally set at a gradient for wheelchair use and would not therefore restrict vehicle access.
- It was noted that trees should be positioned at locations that do not restrict vehicle access or if this is not desirable (for landscaping reasons) that they are placed in movable planters. Following your e-mail confirmation that this issue could be conditioned we would suggest a condition to include wording along the following lines: 'No landscaping works approved by this permission shall be commenced until the layout and positioning of trees or other substantial landscaping features, whose location could restrict the reasonable access for maintenance of flood defences, has been agreed by the Environment Agency'.

IR	IR	IR	IR	IR	IR	IR	IR	IR	IR
R.B.	K.C.	16 DEC 2002	PLANNING	AO	AK	OS	OS	OS	OS
N	C	SW	SE	APP	IO	REC	ARB	FPLN	DES

Versailles Court 3 Paris Garden London SE1 8ND

t 020 7928 7888 f 020 7928 0656 e environmental@waterman-group.co.uk www.waterman-group.co.uk

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Director of Special Projects: John Whitham MMS MIEM Associates: John R. Marsh BSc(Hons) MSc FGS  
Consultant: Ann Heywood BSc(Hons) FRICS FRGS MIMgt

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Lockington London Manchester Moscow Newcastle Sheffield Solihull Southampton Sydney Warrington Warsaw  
Waterman Environmental Limited Registered in England Number 2537063 Registered Office Pickfords Wharf Clink Street London SE1 9DG



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I trust that this now resolves all the issues relating to the access to flood defences and Reasons 2 and 3 of your previous objection and I look forward to receiving your written confirmation.

Yours sincerely

**John Marsh**  
**For and on behalf of Waterman Environmental**

cc	Andrew Locke	Circadian
	Jim Pool	Montagu Evans
	Lenny Davis	Environment Agency
	Ian Blackburn	Environment Agency
	Paul Entwistle	London Borough of Hammersmith and Fulham
	John Thorne	Royal Borough of Kensington and Chelsea

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- City of London
- Glasgow
- Edinburgh

PR021324/13

blc in + pcam → JT

**MONTAGU  
EVANS**

AA/jb/PD5824

12 December 2002

The Royal Borough of Kensington & Chelsea  
Planning Department, Town Hall  
Hornton Street  
London W8 7NX

FAO: John Thorne Esq

**COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE**

242

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R.B.	1 <sup>3</sup> DEC 2002				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Sirs

**LOTS ROAD POWER STATION DEVELOPMENT  
AMENDMENT TO PLANNING APPLICATION REF: 02/01324**

Further to detailed discussions with members of your Council, please find enclosed a series of alterations to the current application (ref: 02/01324).

This planning application was submitted on 7 June 2002 and proposed a mixed used development involving the retention of the power station building, three new buildings and works to Chelsea Creek and Chelsea Basin, including the construction of three new bridges over the Creek. On 30 August 2002 a series of amendments to this current planning application were submitted containing alterations to Chelsea Creek to address comments by the Environment Agency. The alterations to Chelsea Creek were relatively minor and were incorporated into an addendum to the Environmental Statement that accompanied the application submitted on 7 June 2002.

We are now proposing further amendments to the planning application in order to address a number of issues raised by the Borough during the application process.

The principal changes to the application are as follows:

- The height of block KC1 has been reduced from 30 to 25 storeys.
- The provision of affordable housing units has increased from 146 to 166 units. This equates to 40% of the total number of units being affordable. Further to discussions with your housing department, the proportion of affordable housing has been altered increasing the number of RSL rented units to 144.
- The number of private units has been reduced to 254 units.
- A number of design alterations are proposed to Blocks KC1, KC2 and KC4.

**PARTNERS**

R G Thomas  
W C O'Hara  
C A Riding  
M J Kerr  
S L Thomas  
T P Watkins  
S R W Harris  
J T Bailey  
A C W Rowbotham  
P T H Lowrie

K J Mitchell  
R P Posner  
P B Grant  
H A Rutherford  
C M M Whyte  
A J Simmonds  
N P How  
R D Harvey  
D A M Reid  
R J Cohu

R P Woodman  
S J Waugh  
G S Davey  
A R McRitchie  
I J Michie  
R V Bower  
D A McCrory  
R M Phillpotts  
P J Mason  
M A C Higgin

S E Knight  
G Howes  
N P Law  
T J Raban  
M J Knight  
G C Essex  
M E Kut  
M Gudaitis  
I S Clark  
G H J McGonigal

Claire Treanor  
J G Anderson  
T J Earl  
R A Clarke  
D W Graham  
P E Henry  
B J Collins  
M R P Gibbs  
H W Morgan  
J W Pool

S J Fricker  
A P Richardson  
Louise Younger  
R Sewell  
M J Whitfield  
Lisbeth Dovey  
N D Dryburgh  
W A Scott

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J B Hermiston  
J C Pagella  
G M Skelcey

**SECRETARY**  
S M Wilson

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243

- Reconfiguration of the proposed public open spaces.

There is no proposed change in the quantum of commercial and retail floorspace or the number of car parking spaces provided at basement level.

The scale and nature of these proposed alterations and the fact that a new application is being submitted to the London Borough of Hammersmith and Fulham at the same time has resulted in a new Environmental Statement being prepared that considers the environmental implications of the scheme as a whole.

Accordingly, please find enclosed the following information in support of these proposed alterations to the current planning application:

1. 10 copies at size A3 and 5 copies at size A0 of the planning application drawings prepared by Terry Farrell and Partners (see attached drawing schedule).
2. 15 copies of the Environmental Statement
3. In pursuance of Regulation 14 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, one copy of a public notice placed in the Kensington Informer dated 6 December 2002. We also certify that a Notice has been left on site for not less than 7 days in the 28 days immediately proceeding the date of submission.

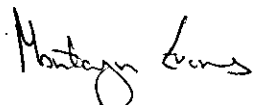
As you are aware, we have notified a previously agreed list of statutory and non statutory consultees of these proposed alterations. Each consultee has received a copy of the planning application covering letter, planning application drawings and a copy of the Environmental Statement.

Copies of the Environmental Statement will be available for sale. The suggested price for a full Environmental Statement is £350. This includes a full set of appendices including the detailed contamination reports associated with the development (option A). The Environmental Statement minus the detailed contamination report (option B) is available for £300. The Non Technical Summary will be available at no charge.

Whilst we have submitted 15 copies of the Environmental Statement, with 5 sets of option B and 10 sets of option A, further copies of the Environmental Statement will be available from Circadian's offices, c/o Taylor Woodrow Capital Developments, 4 Dunraven Street, London W1K 7FB (contact Louise Nicholson).

We trust this is sufficient information with which to consider these proposed alterations to the current application. However, if you require any further information please do not hesitate to contact Jim Pool of this office.

Yours faithfully



**MONTAGU EVANS**

Enc.

- City of London
- Glasgow
- Edinburgh

13 DEC 2002



**MONTAGU  
EVANS**

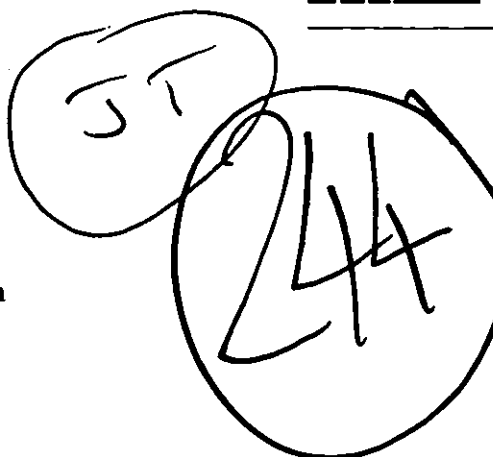
JWP/jb/PD5824

12 December 2002

The Town Clerk  
The Royal Borough of Kensington & Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

CHARTERED SURVEYORS

Premier House  
44-48 Dover Street  
London W1S 4AZ  
Tel: 020 7493 4002  
Fax: 020 7312 7548  
www.montagu-evans.co.uk



Dear Sirs

**LAND AT LOTS ROAD POWER STATION, CHELSEA CREEK AND LAND AT THAMES AVENUE, CHELSEA HARBOUR DRIVE, LONDON SW10  
PLANNING APPLICATION**

We enclose on behalf of our client, Circadian Ltd, a Notice served under the Town and Country (Planning) Act 1990 in connection with our client's proposals for the redevelopment of the Power Station site.

The Notice is served in connection with the planning application to develop the element of the site within the London Borough of Hammersmith and Fulham that was submitted to the Council offices with accompanying Environmental Statement on 12 December 2002.

We trust that you find these Notices to be in order. If you would like to discuss the contents of this application in more detail please contact Jim Pool of this office.

Yours faithfully

**MONTAGU EVANS**

Enc.

**PARTNERS**

R G Thomas  
W C O'Hara  
C A Riding  
M J Kerr  
S L Thomas  
T P Watkins  
S R W Harris  
J T Bailey  
A C W Rowbotham  
P T H Lowrie

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C M M Whyte  
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R D Harvey  
D A M Reid  
R J Cohu

R P Woodman  
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R M Phillpotts  
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**CONSULTANTS**  
D H Taylor  
N J R Braybrook  
R F Durman  
J P A Forsyth  
J B Hermiston  
J C Pagella  
G M Skelcey

**SECRETARY**  
S M Wilson

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**SCHEDULE 2  
PART 1**

245

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Environmental Impact Assessment) Regulations 1999**

**NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION**

**Proposed development of land at** Lots Road Power Station, Chelsea Creek and land at Thames Avenue, Chelsea Harbour Drive, London SW10

**I give notice that** Circadian

**is applying to the** London Borough of Hammersmith and Fulham

**for planning permission for the:** "demolition of the existing power station buildings and redevelopment to provide residential accommodation and ancillary car parking and associated works to Chelsea Creek and Chelsea Basin, including the construction of three bridges over the Creek."

**Any owner\* of the land or tenant\*\* who wishes to make representations about this application should write to the** London Borough of Hammersmith and Fulham, Environment Department, Hammersmith Town Hall, King Street, London W6 9JU within 21 days beginning with the date of service of this notice.

**Signed:**



**On behalf of:** Circadian Ltd

**Date:** 12 December 2002

\* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

\*\* "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

*Statement of owner's rights*

The grant of planning permission does not affect owner's rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

*Statement of agricultural tenant's rights*

The grant of planning permission for non-agricultural development may affect agricultural tenant's security of tenure.

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AA/jb/PD5824

18 December 2002

The Royal Borough of Kensington & Chelsea  
Planning Department, Town Hall  
Hornton Street  
London W8 7NX

FAO: John Thorne Esq

EX	HDC	TP	CAC	AD	CLU	AC
DIR						
R.B.	19 DEC 2002				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Sirs

**LOTS ROAD POWER STATION DEVELOPMENT  
AMENDMENT TO PLANNING APPLICATION REF: 02/01324**

Further to the submission of amendments to the current planning application ref: 02/01324, please find enclosed ground floor plan reference: LRTW4/PA/03-003. The ground floor plan submitted on the 12 December 2002 was incorrectly referenced as LRTW4/PA/04-003, hence the enclosed drawing supersedes that drawing.

Accordingly, please find enclosed 10 copies of the drawing at size A0 and 5 copies of the drawing at size A3. To prevent the bound size A3 drawings being recalled in light of this amendment we would appreciate you substituting this drawing within the five sets you have received. Also enclosed is a revised drawing schedule, which correctly references all the submitted drawings. Again please disregard the drawing schedule submitted on the 12 December 2002.

For your information the drawings sent to the agreed consultation list have also been amended accordingly. We also enclose a set of the covering letter sent to each of the agreed consultees.

We trust this is sufficient information with which to consider these proposed alterations to the current application. If you require any further information please do not hesitate to contact Jim Pool of this office.

Yours faithfully

*Montagu Evans*

**MONTAGU EVANS**

Enc.

**PARTNERS**

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W C O'Hara  
C A Riding  
M J Kerr  
S L Thomas  
T P Watkins  
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Sarah Yeoman  
Christine Blair

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J P A Forsyth  
J B Hermiston  
J C Pagella  
G M Skekey

S M Wilson

**CIRCADIAN**  
**LOTS ROAD POWER STATION DEVELOPMENT**  
**AND LAND AT THAMES AVENUE**

20 December 2002  
Page 1 of 3

**Drawing Schedule for Planning Application submitted to LBHF on the 12 December 2002 and  
amendments to the current planning application submitted to RBKC on 7 June 2002**


**Drawing Issue Sheet**

**REVISION 2**

**Key:**

HF/KC	Drawings formally submitted to both boroughs.
HF	Drawings formally submitted to London Borough of Hammersmith & Fulham.
KC	Drawings formally submitted to Royal Borough of Kensington & Chelsea.

Dwg No.	Title	Size	Scale	Borough
LRTW4/PA/03-001	SITE:EXISTING BUILDINGS + BOUNDARIES	A0	1:1000	HF/KC
LRTW4/PA/03-002	SITE PLAN: ROOF	A0	1:1000	HF/KC
LRTW4/PA/03-003	SITE PLAN: GROUND FLOOR	A0	1:1000	HF/KC
LRTW4/PA/04-001	CONTEXT ELEVATION RIVERSIDE	A0	1:500	HF/KC
LRTW4/PA/04-002	CONTEXT ELEVATION SOUTH SIDE / NORTH	A0	1:500	HF
LRTW4/PA/04-003	LONG SECTION THROUGH POWER STATION	A0	1:500	HF/KC
LRTW4/PA/04-004	BLOCK HF3, HF5 SOUTH ELEVATION	A0	1:500	HF/KC
LRTW4/PA/04-005	LOTS ROAD ELEVATION	A0	1:500	KC
LRTW4/PA/04-006	SECTION THROUGH POWER STATION	A0	1:500	KC
LRTW4/PA/04-007	BLOCK KC1, KC2, KC3, SOUTH	A0	1:250	KC
LRTW4/PA/05-001	ROOF PLAN	A0	1:400	KC
LRTW4/PA/05-002	PLAN BASEMENT -2	A0	1:250	KC
LRTW4/PA/05-003	PLAN BASEMENT -1	A0	1:250	KC
LRTW4/PA/05-004	PLAN GROUND FLOOR	A0	1:250	KC
LRTW4/PA/05-005	PLAN LEVEL 1	A0	1:250	KC
LRTW4/PA/05-006	PLAN LEVEL 2	A0	1:250	KC
LRTW4/PA/05-007	PLAN LEVEL 3	A0	1:250	KC
LRTW4/PA/05-008	PLAN LEVEL 4	A0	1:250	KC
LRTW4/PA/05-009	PLAN LEVEL 5	A0	1:250	KC
LRTW4/PA/05-010	PLAN LEVEL 6	A0	1:250	KC
LRTW4/PA/05-011	PLAN LEVEL 7	A0	1:250	KC
LRTW4/PA/05-012	PLAN LEVEL 8	A0	1:250	KC
LRTW4/PA/05-013	PLAN LEVEL 9	A0	1:250	KC
LRTW4/PA/05-014	PLAN LEVEL 10	A0	1:250	KC
LRTW4/PA/05-015	PLAN LEVEL 11	A0	1:250	KC
LRTW4/PA/05-016	PLAN LEVEL 12	A0	1:250	KC



LRTW4/PA/05-017	PLAN LEVEL 13	A0	1:250	KC
LRTW4/PA/05-018	BLOCK KC1 LEVELS	A0	1:250	KC
LRTW4/PA/05-019	ROOF PLAN	A0	1:250	KC
LRTW4/PA/06-020	PLAN BASEMENT -1	A0	1:250	HF
LRTW4/PA/06-021	PLAN GROUND FLOOR	A0	1:250	HF
LRTW4/PA/06-022	PLAN LEVEL 1	A0	1:250	HF
LRTW4/PA/06-023	PLAN LEVEL 2	A0	1:250	HF
LRTW4/PA/06-024	PLAN LEVEL 3	A0	1:250	HF
LRTW4/PA/06-025	PLAN LEVEL 4	A0	1:250	HF
LRTW4/PA/06-026	PLAN LEVEL 5	A0	1:250	HF
LRTW4/PA/06-027	PLAN LEVEL 6	A0	1:250	HF
LRTW4/PA/06-028	PLAN LEVEL 7	A0	1:250	HF
LRTW4/PA/06-029	PLAN LEVEL 8	A0	1:250	HF
LRTW4/PA/06-030	PLAN LEVEL 9	A0	1:250	HF
LRTW4/PA/06-031	PLAN LEVEL 10	A0	1:250	HF
LRTW4/PA/06-032	BLOCK HF1 LEVELS	A0	1:250	HF
LRTW4/PA/06-033	HF ROOF PLAN	A0	1:250	HF
LRTW4/PA/07-001	BLOCKS KC1, KC2	A0	1:250	KC
LRTW4/PA/07-002	BLOCK HF5 SECTION	A0	1:100	KC
LRTW4/PA/07-003	BLOCK HF3 SECTION	A1	1:100	HF
LRTW4/PA/07-004	BLOCK HF1 SECTION	A1	1:100	HF/KC
LRTW4/PA/07-005	BLOCK HF4 SECTION	A1	1:100	HF
LRTW4/PA/07-006	BLOCK HF2 SECTION	A1	1:100	HF
LRTW4/PA/08-101	BLOCK HF1 BUILDING ELEVATIONS	A0	1:250	KC
LRTW4/PA/08-102	BLOCK KC2 BUILDING ELEVATIONS	A1	1:250	KC
LRTW4/PA/08-103	BLOCK KC3 BUILDING ELEVATIONS	A0	1:250	KC
LRTW4/PA/08-104	BLOCK KC3 DETAILED ELEVATIONS	A0	1:100	KC
LRTW4/PA/08-105	BLOCK KC4 BUILDING ELEVATIONS	A1	1:250	KC
LRTW4/PA/08-106	BLOCK KC1 BUILDING ELEVATIONS	A1	1:250	HF
LRTW4/PA/08-107	BLOCK HF2 BUILDING ELEVATIONS	A1	1:250	HF
LRTW4/PA/08-108	BLOCK HF4 BUILDING ELEVATIONS	A1	1:250	HF
LRTW4/PA/08-109	BLOCK HF5 BUILDING ELEVATIONS	A1	1:250	HF
LRTW4/PA/08-110	BLOCK HF3 BUILDING ELEVATIONS	A1	1:250	HF
LRTW4/PA/08-111	BLOCKS HF3 BUILDING ELEVATIONS	A1	1:250	HF

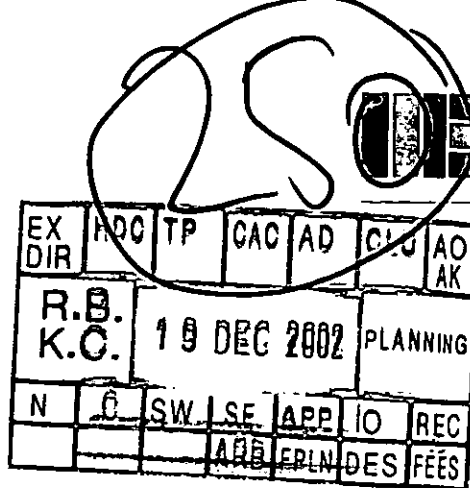
RANDLE SIDDELEY & ASSOCIATES DRAWINGS

589/01	B	LANDSCAPE MASTERPLAN	A1	1:400	HF/KC
589/02	B	LANDSCAPE ROOF PLAN	A1	1:400	HF/KC
589/03	B	HARD LANDSCAPE MASTERPLAN	A1		HF/KC

589/04	B	SOFT LANDSCAPE MASTERPLAN	A1		HF/KC
589/05	B	SECTION SHEET 1	A3	1:50	HF/KC
589/06	B	SECTION SHEET 2	A3	1:50	HF/KC
589/07	B	SECTION SHEET 3	A3	1:50	HF/KC
589/08	B	SECTION SHEET 4	A3	1:50	HF/KC
589/09	B	SECTION SHEET 5	A3	1:50	HF/KC
589/10	B	SECTION SHEET 6	A3	1:50	HF
589/11	B	SECTION SHEET 7	A3	1:50	HF
589/12	B	SECTION SHEET 8	A3	1:50	HF
589/13	B	SECTION SHEET 9	A3	1:50	HF
589/14	B	SECTION SHEET 10	A3	1:50	HF
589/15	B	SECTION SHEET 11	A3	1:50	HF
589/16	B	SECTION SHEET 12	A3	1:50	HF
589/17	B	Paving RBKC main plaza landscape plan	A3	1:200	HF
589/18	B	PAVING DETAILS (1)	A3	Var	HF
589/19	B	PAVING DETAILS (2)	A3	Var	HF
589/20	B	PAVING DETAILS (3)	A3	Var	HF
589/21	B	ROOF GARDEN DETAILS	A3	Var	HF
	B	IMAGE BOARDS	A3		

249

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**MONTAGU  
EVANS**

AMA/jb/PD.5824

18 December 2002

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 Development Planning Services  
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 SW1E 6QP

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PP021324/6

Dear Sirs

**LOTS ROAD POWER STATION AND LAND AT THAMES AVENUE, CHELSEA HARBOUR DRIVE, LONDON, SW10**

**Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999**

Circadian Ltd, are submitting a planning application to the London Borough of Hammersmith and Fulham to redevelop the above site for residential accommodation.

Circadian Ltd are also amending the current application in the Royal Borough of Kensington and Chelsea for a predominantly residential mixed use development. One Environmental Statement has been produced that considers the impact of the development for the whole site.

Within the Royal Borough of Kensington & Chelsea the principal amendments are as follows:

- The height of block KC1 has been reduced from 30 to 25 storeys.
- The provision of affordable housing units has increased from 146 to 166 units. This equates to 40% of the total number of units being affordable.
- A reduction in the number of private units from 276 to 254 units.
- A number of design changes are proposed to blocks KC1, KC2 and KC4.
- Alterations to the configuration of the proposed public open space.

With regards to the London Borough of Hammersmith & Fulham, the new planning application incorporates a series of changes to the previous scheme including:

**PARTNERS**

R G Thomas  
 W C O'Hara  
 C A Riding  
 M J Kerr  
 S L Thomas  
 T P Watkins  
 S R W Harris  
 J T Bailey  
 A C W Rowbotham  
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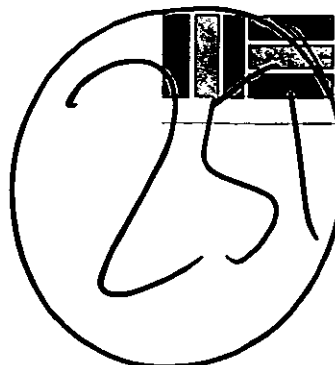
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AMA/jb/PD.5824

18 December 2002

London Borough of Wandsworth  
Planning Department Town Hall  
Wandsworth High Street  
London  
SW18 2PW



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A Kearey  
I D MacLeod  
Diane Rider  
P A Dempsey  
J Drew

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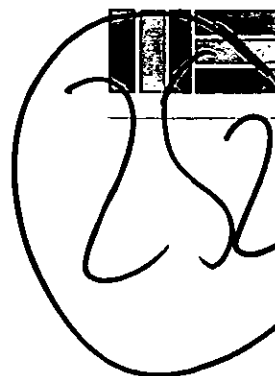
**CONSULTANTS**

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S M Cunliffe  
Joanna Fone  
Rachel Gee  
S M McDonald  
A D Munnis  
Sarah Yeoman  
Christine Blair

**SECRETARY**

S M Wilson

City of London  
Glasgow  
Edinburgh



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AMA/jb/PD.5824

18 December 2002

London Borough of Richmond Upon Thames  
Environmental Protection  
Civic Centre  
TW1 3BZ

Dear Sirs

**LOTS ROAD POWER STATION AND LAND AT THAMES AVENUE, CHELSEA HARBOUR  
DRIVE, LONDON, SW10**

**Town and Country Planning (Environmental Impact Assessment) (England and Wales)  
Regulations 1999**

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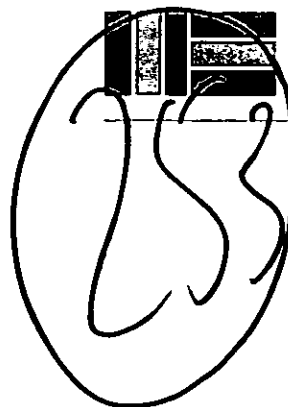
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18 December 2002

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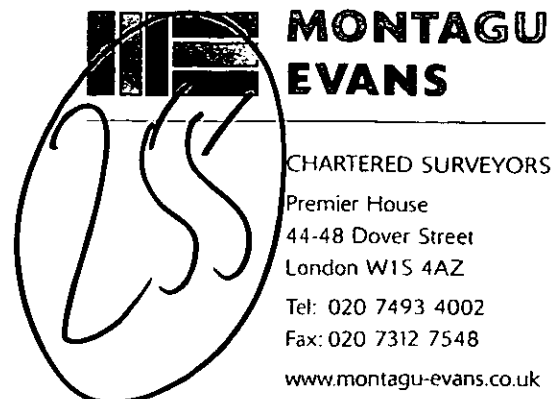
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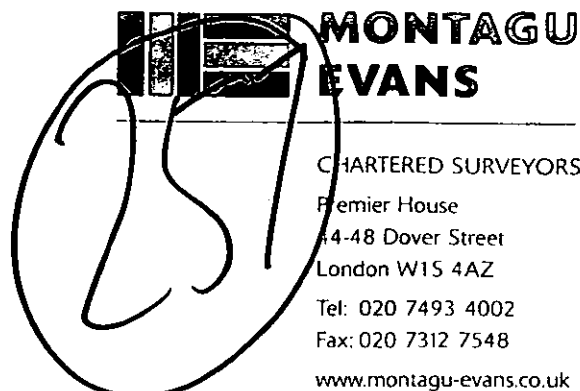
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- A reduction in the number of private units from 276 to 254 units.
- A number of design changes are proposed to blocks KC1, KC2 and KC4.
- Alterations to the configuration of the proposed public open space.

With regards to the London Borough of Hammersmith & Fulham, the new planning application incorporates a series of changes to the previous scheme including:

**PARTNERS**

R G Thomas  
W C O'Hara  
C A Riding  
M J Kerr  
S L Thomas  
T P Watkins  
S R W Harris  
J T Bailey  
A C W Rowbotham  
P T H Lowrie

K J Mitchell  
R P Posner  
P B Grant  
H A Rutherford  
C M M Whyte  
A J Simmonds  
N P How  
R D Harvey  
D A M Reid  
R J Cohu

R P Woodman  
S J Waugh  
G S Davey  
A R McRitchie  
I J Midhie  
R V Bower  
D A McCrory  
R M Philpotts  
P J Mason  
M A C Higgin

S E Knight  
G Howes  
N P Law  
T J Raban  
M J Knight  
G C Essex  
M E Kut  
M Gudatis  
I S Clark  
G H J McGonigal

Claire Treanor  
J G Anderson  
T J Earl  
R A Clarke  
D W Graham  
P E Henry  
B J Collins  
M R P Gibbs  
H W Morgan  
J W Pool

S J Fricker  
A P Richardson  
Louise Younger  
R Sewell  
M J Whitfield  
Lisbeth Dovey  
N D Dryburgh  
W A Scott  
J N Stephenson

**ASSOCIATES**

T J Masterman  
Sarah Donovan  
J Askham  
L Ewan  
P J Wise  
A Kearney  
I D MacLeod  
Diane Rider  
P A Dempsey  
J Drew

A H Wood  
N P Goodman  
S M Cunliffe  
Joanna Fone  
Rachel Gee  
S M McDonald  
A D Munnis  
Sarah Yeoman  
Christine Blair

**CONSULTANTS**

D H Taylor  
N J R Braybrook  
R F Durman  
J P A Forsyth  
J B Hermiston  
J C Pagella  
G M Skeley

**SECRETARY**

S M Wilson

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City of London  
Glasgow  
Edinburgh

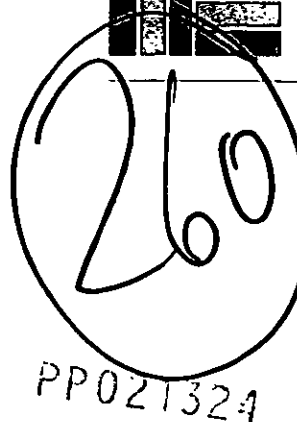


**MONTAGU  
EVANS**

AMA/jb/PD.5824

18 December 2002

Health & Safety Executive  
Construction Department  
St Dunstan's House, 201-211 Borough High  
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London  
SE1 1GZ



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Dear Sirs

**LOTS ROAD POWER STATION AND LAND AT THAMES AVENUE, CHELSEA HARBOUR  
DRIVE, LONDON, SW10**

**Town and Country Planning (Environmental Impact Assessment) (England and Wales)  
Regulations 1999**

Circadian Ltd, are submitting a planning application to the London Borough of Hammersmith and Fulham to redevelop the above site for residential accommodation.

Circadian Ltd are also amending the current application in the Royal Borough of Kensington and Chelsea for a predominantly residential mixed use development. One Environmental Statement has been produced that considers the impact of the development for the whole site.

Within the Royal Borough of Kensington & Chelsea the principal amendments are as follows:

- The height of block KC1 has been reduced from 30 to 25 storeys.
- The provision of affordable housing units has increased from 146 to 166 units. This equates to 40% of the total number of units being affordable.
- A reduction in the number of private units from 276 to 254 units.
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J T Bailey  
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P T H Lowe

K J Mitchell  
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R J Cohu

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S J Waugh  
G S Davey  
A R McRitchie  
I J Michie  
R V Bower  
D A McCroly  
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**SECRETARY**

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