

**ROYAL BOROUGH OF  
KENSINGTON AND  
CHELSEA**

**DOCUMENT TYPE**

**PLANNING APPLICATIONS**

**LATE UPDATE**

PP/02/01324

**Silver, Debrah: PC-Plan**

---

**From:** Silver, Debrah: PC-Plan  
**Sent:** 04 June 2009 10:44  
**To:** julian.shirley@dp9.co.uk  
**Subject:** RE: Lots Road Power Station  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Julian

Thanks for forwarding these documents on to me. For the most part, I have not seen them before and have set a copy over to Saskie to ensure that we are both now referring to the same documents. I will be in touch once I have been able to resolve the access issues for condition 12.

Regards

**Debrah Silver**  
 Senior Planning Officer  
 020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 03 June 2009 16:23  
**To:** Silver, Debrah: PC-Plan  
**Subject:** RE: Lots Road Power Station

Debrah

For completeness, please see attached the following documents in relation to Condition 12:

- Letter to RBKC dated 10<sup>th</sup> December 2007; with:
  - Copy of revised Middlemarch report December 2007;
  - Table of responses to RBKC comments
- Cover letter to RBKC dated 27<sup>th</sup> July 2008; enclosing
  - Revised ARUP Report dated 24<sup>th</sup> July 2008; (this supercedes the previous version sent in December 07);
- Revised drawing and letter dated 8<sup>th</sup> August 2008;
- EA letter recommending discharge of the condition dated 4<sup>th</sup> September 2008;
- Copy of LBHF approval of treatment of Creek condition dated 21 November 2008

Any progress on discharging this condition would be extremely welcome.

Regards  
 Julian

---

**From:** Debrah.Silver@rbkc.gov.uk [mailto:Debrah.Silver@rbkc.gov.uk]  
**Sent:** 03 June 2009 16:00  
**To:** Julian Shirley  
**Subject:** RE: Lots Road Power Station

09/12/2009

Thanks Julian

Are these the only two documents which we should refer to in order to help discharge condition 12? I am concerned that we are not reviewing the correct documents. Could you please confirm?

Regards

**Debrah Silver**  
Senior Planning Officer  
020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 03 June 2009 15:58  
**To:** Silver, Debrah: PC-Plan  
**Subject:** RE: Lots Road Power Station

Debrah

Thanks for your email. That document was submitted in July 2007.

In December 2007, the document was revised and re-submitted along with the Arup document and also a table of responses to queries raised by RBKC. These documents are attached,

Regards  
Julian

---

**From:** Debrah.Silver@rbkc.gov.uk [mailto:Debrah.Silver@rbkc.gov.uk]  
**Sent:** 03 June 2009 15:51  
**To:** Julian Shirley  
**Subject:** RE: Lots Road Power Station

Julian

The document we have been referring to is the Chelsea Basin Management Plan – a copy of the front cover is attached. I have not seen the ARUP document before.

Please let me know if we have been reviewing the wrong document.

Regards

**Debrah Silver**  
Senior Planning Officer  
020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

---

**From:** Julian Shirley [mailto:julian.shirley@dp9.co.uk]  
**Sent:** 02 June 2009 17:39  
**To:** Silver, Debrah: PC-Plan  
**Subject:** RE: Lots Road Power Station

09/12/2009

Debrah

Following our conversation, I have looked at the document submitted to accompany the detail submitted for condition 12 (copy attached). There is no public access granted to the creek or to the terraces.

Regards  
Julian

---

**From:** Debrah.Silver@rbkc.gov.uk [mailto:Debrah.Silver@rbkc.gov.uk]  
**Sent:** 26 May 2009 13:21  
**To:** Julian Shirley  
**Subject:** Lots Road Power Station

Dear Julian

**Re: Condition 12 – Treatment of Creek**

I have been following up the requirements of condition 12, with respect of public access on the Chelsea Basin site. I have been advised that the Council cannot grant public access rights over this land and as such, request that the Chelsea Basin Management Plan, and any other relevant document, should be amended to reflect this restriction.

Once the revised document/s have been received, I will be able to further the discharge requirements for this condition.

Please contact me should you wish to discuss.

Regards

**Debrah Silver**  
Senior Planning Officer  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

\*\*\*\*\*

The Royal Borough of Kensington and Chelsea.  
This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

09/12/2009

\*\*\*\*\*

---

This email has been scanned by the MessageLabs Email Security System.

---

---

This email has been scanned by the MessageLabs Email Security System.

---

---

This email has been scanned by the MessageLabs Email Security System.

---

---

This email has been scanned by the MessageLabs Email Security System.

---

Georgina Slater  
Royal Borough of Kensington and  
Cheslea  
Planning and Conservation  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

**Our ref:** NE/2007/104036/01-L02  
**Your ref:** PP/02/01324  
**Date:** 10 October 2007

Dear Ms Slater

**DETAILS PURSUANT TO CONDITIONS 7, 9, 12, AND 27 (KENSINGTON AND  
CHELSEA).  
LOTS ROAD POWER STATION**

We advise the following in relation to the discharge of Conditions 7, 12, and 27 of Planning Permission 2002/03132/FUL:

**Condition 7 (Landscaping)**

We are happy to recommend the discharge of this condition.

**Condition 9 (Riverside Walk)**

We cannot recommend the discharge of this condition as acceptable drawings with dimensions to scale have not been submitted to demonstrate that the distances set out in the condition have been achieved.

**Condition 12 (Treatment of Chelsea Creek)**

We cannot discharge the condition regarding the treatment of Chelsea Creek.

We do not think the terraces are designed to allow sufficient accretion of sediment which is necessary for the creation of a self-sustainable vegetated habitat. In addition, the terraces make extensive use of gabions and as such the end result is over-engineered and not a sufficient biodiversity enhancement to mitigation for the development.

We have reviewed the salinities for the creek and it is proposed to use freshwater plants in an area where it will be a third strength sea water at high tide (when the plants are inundated) so it is unlikely these plants will survive.

Environment Agency  
Apollo Court, 2 Bishops Square Business Park, St Albans Rd West, Hatfield, Herts, AL10 9EX.  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Cont/d..

Further to our meeting with the Applicant and Consultants at ARUP on 7 September 2007, we advised that within the terracing some sections are sloped to allow for flatfish to access the terraces. We also advised that a 'V' shaped could be knocked into the weirs to allow for migration of fish.

**Condition 27 (Site Investigation)**

We cannot recommend discharge of this conditions until we have received and reviewed all the Site Investigation reports and together with the agreed validation reports.

Please contact me if you have any questions to the above.

Yours sincerely

**Ms Anna Scott  
Major Projects Officer  
Planning Liaison**

Direct dial 01707 632323

Direct fax 01707 632515

Direct e-mail [anna.scott@environment-agency.gov.uk](mailto:anna.scott@environment-agency.gov.uk)

End

## West London River Group

**89 Hartington Road, Chiswick, London, W4 3TU. Tel: 020-8994 0232**

Paul Entwistle  
Environment Department, London Borough of Hammersmith and Fulham  
The Town Hall, King Street  
London W6 9JU.

10<sup>th</sup> October 2007.  
[as sent]

Dear Paul Entwistle,

**Lots Road - Land adjacent to south side of Chelsea Creek, Chelsea Harbour Drive.  
Planning Permission 2002/03132/FUL - submission of details pursuant to Condition 11.**

The West London Group is writing to comment on the submission by dp9 dated 6 AUG 07.

**1. INADEQUATE INFORMATION:**

Condition 11 relates to the treatment of Chelsea Creek. The submission by dp9 dated 6 AUG 07 is incomplete, and inadequate for detailed consideration by the Council, because a lot of the material is unenforceable. E.g. examples of materials etc, are worthless without specifications, working details and locations. There are also no details submitted of the "mooring posts, boat-landing and access facilities, and health and safety measures to be provided", as called for by Condition 11. In fact the submission, such as it is, states openly and categorically that the mooring posts, noted specifically as such on the Appeal drawings, and now granted planning permission, are nothing of the sort. (See Arup's Technical Note dated 3 AUG 07, sections 4.4, 4.5 and 4.6.) If mooring posts have been permitted, are they seriously applying now for permission to omit them? Surely this makes a nonsense of the whole Appeal/Judicial Review/Permission process, and is grossly unfair to all those involved in the process so far, from the two Judges in the High Court to the humblest volunteer in a local community group, to say nothing of all the local planning authority and Planning Inspectorate staff time expended. A symptom of the wholly inadequate way in which this submission has been made, is the slogan 'BE SAFE' inscribed in large block capitals on most of the drawings. From such 'details' as have so far been included, the authors clearly have no idea of safety on a navigable waterway, which Chelsea Creek is, because the drawings contain many unmarked hazards to navigation, as described below. And the drawings do NOT (yet) include the essential SAFETY ladders and grab-chains on all the vertical River and Creek walls. Another gap in the details submitted is the absence of any reference to the berths for Thames barges or similar vessels on the River wall itself, which were included in the drawings/illustrations submitted at the Appeal and now permitted.

**2. CREEKSCAPE/RIVERSCAPE:**

The first drawing listed, called the Landscape Key Plan, is characteristically titled, being all about the land, and NOT taking due account of the River and the Creek, to which Condition 11 specifically relates. (See dwg no. 1200.)

**3. HAZARDS TO NAVIGATION:**

The drawings show some of the new terraces in the Creek marked on their outer edges by vertical piles or posts. The posts lining the residual 9m./30' channel in the Creek, which mark the new terraces (underwater obstacles and therefore 'hazards to navigation'), need to carry the customary signs warning vessels to keep clear of the new hazards, i.e. red cans on the posts on the left going upstream (the south side of the Creek),

---

Association of Residents in Sands End - Barnes Community Association - Battersea Society  
Bishop's Park Co-ordinating Group - Chelsea Society - Chiswick Pier Trust - Chiswick Protection Group  
Environment Trust for Richmond upon Thames - Friends of Duke's Meadows - Fulham Society - Grove Park Group Hammersmith & Fulham Friends of the Earth - Hammersmith & Fulham Historic Buildings Group - Hammersmith Society Hartington Court Residents Association - Hurlingham Club - Hurlingham Yacht Club - Kew Residents Association  
The Kew Society - Lots Road Action Group - Mortlake Community Association - Mortlake with East Sheen Society  
North Barnes Residents Association - Old Chiswick Protection Society - Putney Society - Strand on the Green Association Vauxhall Society - Wandsworth Society - Westerly Ware Association  
Associates: Battersea Power Station Community Group - Gargoyle Wharf Community Action Group  
London Forum of Amenity & Civic Societies - London Rivers Association - London Society - Ranelagh Sailing Club  
River Thames Society - Thamesbank



and green triangles on the posts on the right side going upstream (the north side of the Creek). This will mark the channel in the correct way for safe navigation. These warning markers need to be shown on the drawings, if they are to BE SAFE, as they loudly claim. (See dwgs nos 7001, 7003, 7004, 7006, 7009 and 7010.)

#### 4. BOTTOM TERRACES:

The lowest new terraces (-0.200 and -0.100 AOD) are shown unmarked by posts/piles on most of the drawings. They should be marked in the customary way described above, or omitted. It would NOT BE SAFE for the Council to approve unmarked hazards to navigation, however winsomely invited. (See dwgs nos 1201 and 1202.)

#### 5. BRIDGE SOFFIT LEVELS:

These need to be established by reference to Ordnance Datum, as the paving and terrace levels already are. The Appeal/permission drawings indicated a headroom of only 1.9m/6' 2 3/4" where the Creekside Walk passes under the Middle Bridge. Actually the drawings now submitted look as though the headroom may be greater, which is warmly welcomed. But to be enforceable, this needs to be established beyond doubt by figured dimensions on drawings, before any approval can SAFELY be given (or enforced). (See dwgs nos 1204, 1205, and 7001.) If the Bridge soffit level of +6.650 AOD scaled off dwg no. 7001 is actually the soffit level proposed for the Middle and Upper Bridges, this would provide 2.65m/8' 6" clear under the Bridges where they cross the Creekside Walk. This would be a big improvement on the Appeal/permission scheme in this respect. We trust that we are reading the drawings correctly, and that this can be formally confirmed. This would give an air-draft of 2.75m. at Spring Tide High Water, according to section A2 - A2 on dwg no. 7001, which would be much better than the impractical 1.58m on the Appeal drawings, although less than the preferred minimum air-draft of 4m. But it is impossible from the drawings included in this submission to establish the actual levels. Until this additional information has been provided, any decision on this part of the Reserved Matters should be deferred.

#### 6. DRAFTING ERRORS:

The Section arrows indicating the direction in which the Section has been drawn, look as though they are the wrong way round on dwgs nos 7001, 7003, 7004, and 7010. This makes them UNSAFE as a basis for an informed and reasoned decision.

#### 7. CONCLUSION:

The West London River Group emphatically suggests that it would be UNSAFE for the Council to validate and consider the submission in respect of Condition 11 in its present state. Too much detail is missing for an enforceable decision to be reached. And a substantial change to the permitted design should NOT be smuggled through disguised as a Reserved Matter. Unless the submission is amended as indicated, WLRG recommends that the submission be NOT approved.

Yours sincerely

Peter Makower. Hon. Planning Adviser, West London River Group.

C.c. Fulham Society. Chelsea Society. Hammersmith & Fulham Historic Buildings Group.  
Battersea Society. Wandsworth Society. River Thames Society.  
RB Kensington & Chelsea. LB Wandsworth.

---

Association of Residents in Sands End - Barnes Community Association - Battersea Society  
Bishop's Park Co-ordinating Group - Chelsea Society - Chiswick Pier Trust - Chiswick Protection Group  
Environment Trust for Richmond upon Thames - Friends of Duke's Meadows - Fulham Society - Grove Park Group - Hammersmith & Fulham Friends of the Earth - Hammersmith & Fulham Historic Buildings Group - Hammersmith Society - Hartington Court Residents Association - Hurlingham Club - Hurlingham Yacht Club - Kew Residents Association  
The Kew Society - Lots Road Action Group - Mortlake Community Association - Mortlake with East Sheen Society  
North Barnes Residents Association - Old Chiswick Protection Society - Putney Society - Strand on the Green Association - Vauxhall Society - Wandsworth Society - Westley Ware Association  
Associates: Battersea Power Station Community Group - Gargoyle Wharf Community Action Group  
London Forum of Amenity & Civic Societies - London Rivers Association - London Society - Ranelagh Sailing Club  
River Thames Society - Thamesbank

## HAMMERSMITH AND FULHAM HISTORIC BUILDINGS GROUP

Chairman: Angela Dixon

31 St Peter's Square, London W6 9NW

Tel: Home: 020 8748 7416 Mob: 0772 179 1305

fax: 020 8563 8953 email:angeladixon@bulldoghome.com

Paul Entwistle  
Environment Department  
London Borough of Hammersmith and Fulham  
Town Hall  
King Street  
London W6 9JU

date: 14<sup>th</sup> October 2007  
our ref: Area18 (ACD)

Dear Paul Entwistle,

### **LOTS ROAD**

**Land adjacent to south side of Chelsea Creek, Chelsea Harbour Drive.**

**Re Planning Permission 2002/03132/FUL**

**Submission of details pursuant to conditions 6, 8 & 11 and 18**

I write on behalf of the H BG to express our concerns about the details supplied to fulfil the above conditions on the Lots Road scheme relating to landscaping and the Riverside Walk in our Borough. (We have not been consulted on, nor seen the details for, the part of the scheme in RBK&C. We assume these will be identical?)

### **1. BACKGROUND**

The Riverside Walk and the Creek is in the Sands End CA, and in the Thames Policy Area. The River is a Nature CA of Metropolitan Importance. I have included a list of relevant policies and guidance at the end of the letter.

The Group has argued for many years about the need for detailed design guidance for the Riverside Walk. At the last UDP enquiry it was agreed in principle that the Council's Riverside Walk Brief would be updated as a future project (see UDP EN 34 para 4.174). The Borough's *Street Smart* Guide now has a section on the Riverside Walk and more detailed guidance is currently being worked on by the Borough's Riverside Walk Working Party.

### **2. COMMENT AND OBJECTION**

#### **2.2 Landscaping Generally**

2.2.1. The plans state (see Town352(08)1300 Landscape Key Plan and Town352(08)1600 Landscape Key Plan Riverside Walk) '*This package established the principles of quality and design development only, exact details including more detailed working drawings and samples will be submitted at a later date.*'

Although there is an abundance of plans related to the above conditions, most of the details submitted are generic rather than specific eg the A3 booklet containing small photographs of possible materials – more a ‘sales’ brochure than details to discharge conditions.

The conditions specify the requirement for ‘*full details of both soft and hard landscaping*’. These applications do not provide full details including location and specification of the relevant items and therefore would not be enforceable. We ask that the conditions are not discharged until full details are supplied that are appropriate, meet the relevant standards and are specific enough to be enforceable.

2.2.2. Generally the landscaping is hard – apart from the retreated flood defence area alongside the Creek and some trees within the development. While appreciating the practical need for paths to be robust and easy both to maintain and to keep clean there are missed opportunities for ‘greening’ particularly along the Riverside Walk. Both the London Plan and the UDP support the ‘enhancement’ of biodiversity (see policy appendix). We hope that the Borough’s Biodiversity Officer can suggest some appropriate planting to enhance the green corridor along the Riverside.

2.2.3. We question whether the garish examples of play equipment are the most appropriate. In recent presentations from well known landscape consultants which I have attended, much more imaginative suggestions have been put forward for children’s play areas which are less intrusive into the surrounding landscaping.

2.2.4. We hope that the principles of SUDs have been applied to all the hard areas of landscaping.

2.2.5. Both sides of the existing avenue of horse chestnut trees (TPOs) now appear to be in private gardens (Farrell LRTW-4/PA/06-021-G). At the enquiry surely one row was to remain in the public area? If this is a revision, it should be refused. These potentially large trees are not suited to small private gardens and are likely not to survive there.

## **2.3 Riverside Walk Specifically**

2.3.1.. One of the principles behind the drive to have a Riverside Walk guide is to avoid the Riverside Walk being ‘annexed by design’ into the adjacent development. The Walk will be adopted by the Borough and should have a design style of its own conveying that it is a public path not a permissive private path.

The materials and street furniture of the Riverside Walk should follow the standards of *Street Smart*. In particular we suggest this is an area where York paving would be appropriate. The proposed benches and railing along the riverside are especially unsuitable. This part of the Riverside Walk (which is also the Thames Path National Trail) will be perceived by its users as a continuation of Chelsea Harbour, where riverside street furniture (eg the railings and the lamp posts) has been successful and stood the test of time. We suggest this, or something similar, should be continued, to avoid an unattractive and jarring ‘join’ in the section of the Riverside Walk up to the Creek.

2.3.2. We are concerned at what appear to be changes from the scheme discussed in such detail at the lengthy public inquiry. We note what appears to be an overhang over the Riverside Walk. Such overhangs have the effect of reducing the openness of the public area. If this is a revision, it should not be agreed.

2.3.3. There appears to be no attempt to enhance the green chain/corridor along the Riverside. No planting is suggested along the Riverside Walk. This is contrary to policies in both the London Plan and the UDP which support the enhancement of biodiversity (see policy appendix).

Trees should be included along the riverside walk which could improve the landscaping and the biodiversity. At the Inquiry it was established that the EA's requirements did not exclude this.

2.3.4. There is reference to installing grab chains and ladders along the River wall which is welcomed.

2.3.5 There are no proposals at the moment to improve the biodiversity of the river wall itself, a matter raised at the public inquiry. Wooden fendering could be installed at the same time as the chains and ladders along following Environment Agency guidelines on riverbank design: '*Riverbank Design Guidelines for the Tidal Thames*'. (see TSKtoC page3.8)

Considerable work is being done to enhance the biodiversity of the Creek. Not to continue such a simple improvement along the rest of the river wall is a wasted opportunity.

## **2.4.Treatment of the Creek**

2.4.1. We support the detailed comments about the proposed treatment of the Creek to our colleagues in the West London River Group. We note the following in particular..

2.4.2. A comfortable clearance under the bridges for boats in the Creek and pedestrians on the Creekside Walk is a priority.

2.4.3. We are astonished to read in the Arup report that

- ' Mooring Posts ...are '*not intended to be used for Mooring*' (para 4.4.1
- Signage to be provided stating '*Mooring prohibited*' (4.4.2)
- '*There is no provision for boat landing and mooring*' (para 4.5.)

The condition requires that: '*The scheme shall include details of the construction and subsequent maintenance of...the location and design of mooring posts, boat- landing and access facilities...*'

At the Inquiry we were assured that such access from the water was provided by the scheme. It is totally unacceptable that this should now be deleted.

## **3. Summary**

We object to the conditions being discharged on the details currently supplied.

Much of the detail submitted both in relation to materials and street furniture is 'indicative', unspecific in relation to location and not capable of enforcement.

In the case of the Riverside Walk the 'indicative' details do not comply with the guidance of Street Smart.

The current proposals do not satisfactorily enhance biodiversity along the Riverside.

The proposals for the Creek do not provide mooring posts, boat landing and access facilities as required by the condition.

We should be grateful to be consulted on any proposed revisions to the scheme which received permission as well as any amendments to the details supplied relating to conditions.

Yours sincerely

Angela Dixon  
Chairman

c West London River Group

**RELEVANT POLICY AND GUIDANCE**  
**Re Lots Road conditions.**

## **London Plan**

### **Policy 3D12 Biodiversity and Nature Conservation**

*The Mayor will work with partners to ensure a proactive approach to the protection, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy.*

**para 3.258** *The Mayor expects the biodiversity and natural heritage of London to be conserved and enhanced for the benefit of this and future generations*

**para 3.260** *.....Wherever appropriate new development should include new or enhanced habitat or design (such as green roofs) and landscaping that promotes biodiversity and provision for their management.*

### **Policy 4C3 The Natural Value of the Blue Ribbon Network**

*The Mayor will and Boroughs should protect and enhance the biodiversity of the: Blue Ribbon Network by:*

- *Resisting development that results in a net loss of biodiversity*
- *Designing new waterside development in ways that increase habitat value.....*

### **Policy 4C.4 Natural landscape**

*The Mayor will, and boroughs should, recognise the blue Ribbon Network as contributing to the open space network of London. Where appropriate natural landscapes should be protected and enhanced. As part of Open Space Strategies, boroughs should identify potential opportunities alongside waterways for the creation and enhancement of open spaces.*

## **Hammersmith & Fulham UDP**

### **Policy EN27 Nature Conservation Areas and Appendix 4.5**

*This states that the River Thames with its foreshore, drawdocks and inlets - including Chelsea Creek - is a Nature Conservation Area of Metropolitan Significance.*

### **Policy EN31A The Natural Environment of the Thames**

*The Council will seek to preserve and enhance the special character of the nature conservation and open space aspect of the Thames corridor and the quality of the natural environment of the Thames Policy Area with particular regard to...*

*(ii) the river's value as a nature conservation area of Metropolitan Importance (Policy EN27)*

### **EN34 The Riverside Walk**

*.... The walk should be at least 6 metres wide ...*

**paragraph 4.174** *The Council also accepts that the design of the Riverside Walk should reflect and enhance the natural character of the river wherever possible eg by planted embankments. The Council's Riverside Walk Brief ... will be updated now that the Thames Strategy Kew to Chelsea supplementary planning guidance has been approved.*

## **The Thames Strategy Kew to Chelsea 2002 (TSKtoC)**

Includes Chelsea Creek and the Lots Road site in Character Reach 7 (4.76-89). It recognises that:

- *'Existing vegetation is limited, small scale and should be reinforced. Species of a more appropriate size should be utilised.'* (4.88)
- *'The treatment of the River Walk will be an important consideration in the development of Lot's Road Power Station, the final phase of Chelsea Harbour and the treatment of Chelsea Creek.'* (4.89)
- *'The environmental value of Chelsea Creek should be protected and the potential for new wetland habitats investigated. These could form part of a green chain extending up to the Brompton Cemetery.'* (4.89)

**Policy SD15 (page 3.110)**

*A Riverside Walk of a minimum 6 metres width should be provided in all new development schemes on the riverside and variations in width should be encouraged to create a strong sequence of spaces of varying sizes.*

**Conservation Area Profile for Sands End CA**

**paragraph 6.24** *Links between the green edge of Hurlingham Club Grounds and the strong built edge of Chelsea Harbour to the east should be improved where possible through planting along the riverfront.*

**paragraph 6.18** *All new stretches of the River walk should incorporate high quality materials, lighting and landscaping including trees where appropriate.*

Georgina Slader  
Royal Borough of Kensington and  
Chelsea  
Planning and Conservation  
[georgina.slader@rbkc.gov.uk](mailto:georgina.slader@rbkc.gov.uk)

**Our ref:** TL/2008/100450/01-L02  
**Your ref:** 2007/02994/DET  
**Date:** 07 March 2008

Dear Ms Slader

**SUBMISSION OF DETAILS OF A SCHEME FOR THE TREATMENT OF CHELSEA CREEK PURSUANT TO CONDITION 12 OF PLANNING PERMISSION PP/02/01324 GRANTED BY THE SECRETARY OF STATE ON 30 JANUARY 2006.**

**LAND ADJACENT TO SOUTH SIDE OF CHELSEA CREEK, CHELSEA HARBOUR DRIVE, LONDON.**

Following the receipt of further information from ARUP, we are now in a position to comment on the discharge of Condition 12 of Planning Permission PP/02/01324. The information submitted related to the provision for boat landing and access facilities as required by the condition. We have the following comments to make:

**Provision for boat landing point**

When we were first consulted on the scheme we negotiated for a provision of a boat landing/pontoon to sit adjacent to the crescent shaped park along the creek side. We encouraged provision of this landing point through our recreational remit and it resulted in the specific wording in Condition 12:

*'The scheme shall include details of.....the location and design of mooring posts, boat-landing and access facilities and health and safety measures to be provided.'*

We acknowledge the correspondence from ARUP (dated 26 February 2007) in relation to the requirement for this landing area in the condition. In particular we acknowledge the safety issues and provisions that have been made for mooring posts and grab chains. However we do not feel that this is adequate mitigation and justification for not providing the boat landing provision as required by the condition.

We request that drawings are submitted to show a boating landing pontoon to be accommodated within a gap in the terraces adjacent to the crescent shaped park. We are happy to advise on the design of the pontoon.

Environment Agency  
30-34 Albert Embankment, London, SE1 7TL.  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Cont/d..



We recommend that either a rise and fall pontoon or provision for an access ladder with vertical fenders and vertical risers with rings. These are traditional method used for tidal waters. Please refer to photos attached to this letter.

The provision for this pontoon would be for the collective benefit of future residents and for recreational craft using the creek.

### **Terracing**

As discussed in previous meetings, much of the lower terrace will be rapidly covered by sediment and therefore is not of ecological value as a separate habitat. We have agreed that the lower terrace can be deleted.

The 3.8m upper terrace is high and this will influence the species of plants which will colonise it. To maximise the diversity of plant species a range of heights between mean high water springs and neaps would be more appropriate. If this can be achieved then it would have greater benefit ecologically.

The proposed bastions may be more effective in their trapping of silt, then the previously proposed gabion baskets and therefore we are happy with this design. The bastions should be hand packed to ensure that there is a range of gravel sizes within the baskets to increase their silt trapping and accretion capability.

### **Position**

We are satisfied with the overall design of the terracing and commend the work that ARUP have done in the design. However, we are unable to recommend the discharge of the condition until the requirement of the pontoon has been fulfilled.

Please contact me if you have any questions to the above.

Yours sincerely

**Ms Anna Scott**  
**Major Projects Officer**

Direct dial 020 7091 4042  
Direct e-mail [anna.scott@environment-agency.gov.uk](mailto:anna.scott@environment-agency.gov.uk)

**Jane Pitten**

---

**From:** Scott, Anna [anna.scott@environment-agency.gov.uk]  
**Sent:** 02 July 2008 11:02  
**To:** Jane Pitten  
**Cc:** Emily Whitehill  
**Subject:** RE: Lots Road Boat landing provision  
**Attachments:** LRS02-OAMR-9151-DT210-F1-03.PDF

Jane,

Thank you for sending through the revised drawing - titled River Walls Package 2: Detail of Boat-Landing Access dated 27/06/08 Revision 3. We can confirm that we are satisfied with the revised drawing. We also commend you on your efforts to ensure that it best meets the needs of the river users.

Can I please request that you now formally submit the drawings showing the location of the boat landing access and details to both LB of Hammersmith and Fulham and the Royal Borough of Kensington and Chelsea so that we can formally discharge the condition.

Kind Regards

Anna Scott

---

**From:** Jane Pitten [mailto:Jane.Pitten@arup.com]  
**Sent:** 30 June 2008 15:28  
**To:** Scott, Anna  
**Cc:** Emily Whitehill  
**Subject:** RE: Lots Road Boat landing provision

Anna,

Thanks for the email. Could you please copy in Emily Whitehill (cc'd on this email) when you respond to the boat landing drawing, as I am away on holiday for the rest of this week. Thanks in advance.

Regards

**Jane Pitten**  
Engineer  
ARUP  
13 Fitzroy Street, London W1T 4BQ  
Tel: +44 (0)20 7755 2514  
Fax: +44 (0)20 7755 2406  
[www.arup.com/maritime](http://www.arup.com/maritime)

---

**From:** Scott, Anna [mailto:anna.scott@environment-agency.gov.uk]  
**Sent:** 30 June 2008 09:10  
**To:** Jane Pitten  
**Subject:** RE: Lots Road Boat landing provision

Hi Jane

Thank you for sending through the revised drawing. I have sent this on to our internal staff and will aim to get back to you in the next couple of days.

24/07/2008

Kind Regards

**Anna Scott**  
**Major Projects Officer**  
Planning Liaison - North London

Direct Dial 020 7091 4042

Eastbury House  
9th Floor  
30-34 Albert Embankment  
SE1 7TL

Developers: [www.environment-agency.gov.uk/developers](http://www.environment-agency.gov.uk/developers)

*Please think about the environment and only print this email if required.*

---

**From:** Jane Pitten [mailto:Jane.Pitten@arup.com]  
**Sent:** 27 June 2008 17:15  
**To:** Scott, Anna  
**Subject:** Lots Road Boat landing provision

Click [here](#) to report this email as spam.

Anna,

As discussed in our earlier telephone conversation please find attached the updated drawing taking account of your latest comments and combining this with a 5m boat requirement as previously indicated by Peter Makower (member of West London River Group). Further fenders outside of the risers have been provided as you have suggested.

The spacing of the risers are now shown at approximately 5m. It may be easier for smaller boats to connect to this arrangement in comparison to the suggestion of 8m spacing of risers which may restrict the smaller boats usage.

Could you please let me know if this meets the EA's requirements or if you have any further requirements.

Thanks again.

Regards

**Jane Pitten**  
Engineer  
ARUP  
13 Fitzroy Street, London W1T 4BQ  
Tel: +44 (0)20 7755 2514  
Fax: +44 (0)20 7755 2406  
[www.arup.com/maritime](http://www.arup.com/maritime)

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

24/07/2008

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**World Environment Day 2008 - Time for a new routine.** Take part in our campaign by telling us what one thing you will do to stand up to climate change. Visit our website to tell us and find out more: [www.environment-agency.gov.uk/wed](http://www.environment-agency.gov.uk/wed)

---

Electronic mail messages entering and leaving Arup business systems are scanned for acceptability of content and viruses

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

**World Environment Day 2008 - Time for a new routine.** Take part in our campaign by telling us what one thing you will do to stand up to climate change. Visit our website to tell us and find out more: [www.environment-agency.gov.uk/wed](http://www.environment-agency.gov.uk/wed)

REFER TO DRAWING  
URS02-QAMR-9151-PL211-F100  
FOR LOCATION OF BOAT LANDING  
ACCESS POINT.

REV	DATE	REASON FOR ISSUE
00	31/03/08	DRAFT TENDER ISSUE
01	18/04/08	DRAFT TENDER ISSUE
02	09/05/08	FOR INFORMATION
03	27/06/08	FOR INFORMATION

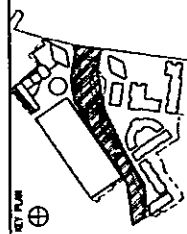
**Hutchlson Whampoa  
Property**

**ARUP**

12 Penny Spans  
London W11 4BQ  
Tel: +44 (0)20 7628 1521 Fax: +44 (0)20 7600 3524  
www.spans.co.uk

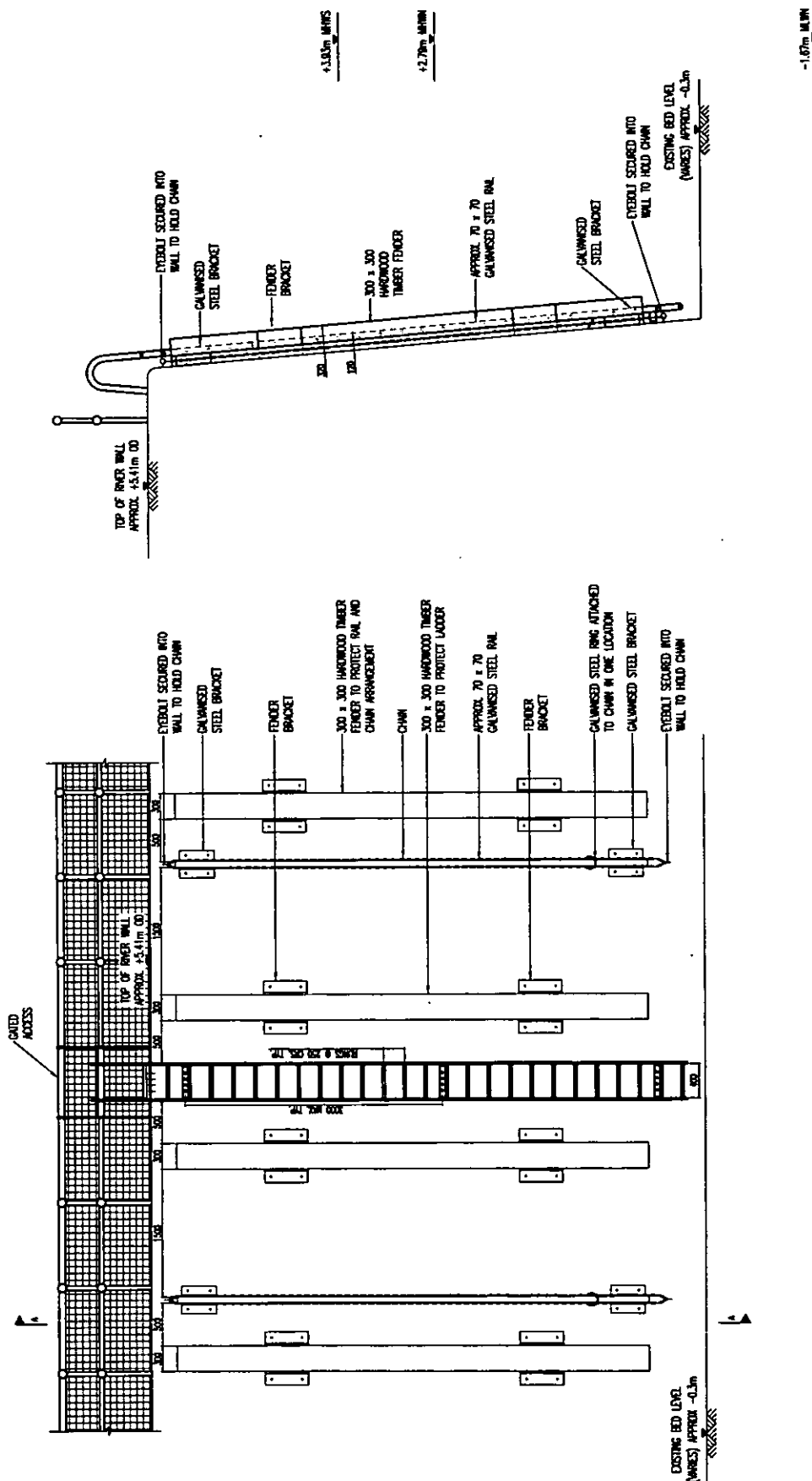
**PROOF**

LOTS ROAD  
LONDON



**RIVER WALLS  
PACKAGE 2:  
DETAIL OF  
BOAT-LANDING ACCESS**

STATUS	DRAFT TENDER	SZ	A3
DRAWN	_P	DATE	270608
CHECKED	_P	SCALE	1:50 approx.
APPROVED	CU	SYSTEM	AutoCAD
FILE NAME	UNEX-CHGR-4191-2776-FI-4D		
LRS 02	CA MR1915	DT 210F	03



ELEVATION

**SECTION A-A**



**Scale 1:50**

1. THESE WORKS ARE TO BE COMPLETED IN PACKAGE 2.
2. FOR DETAILS OF FUTURES AND FITTINGS REFER TO DRAWING URBOS-00A00-916-017131-00.

**! TERRACE**  
CASH IN TERRACE LOCALLY TO ALLOW  
CONNECTION BETWEEN DIFFERENT  
TERRACE LEVELS.



**EMERGENCY LABOR EXCISE**

**LOCATION OF DRUG CHARGES**

DD	31/03/2008	DRAFT INDEXED ISSUE
REV	DATE	REASON FOR ISSUE
CLIENT		

Hutchison Whampoa  
Property

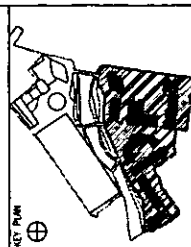
**ARUP**

1974  
 1975  
 1976  
 1977  
 1978  
 1979  
 1980  
 1981  
 1982  
 1983  
 1984  
 1985  
 1986  
 1987  
 1988  
 1989  
 1990  
 1991  
 1992  
 1993  
 1994  
 1995  
 1996  
 1997  
 1998  
 1999  
 2000  
 2001  
 2002  
 2003  
 2004  
 2005  
 2006  
 2007  
 2008  
 2009  
 2010  
 2011  
 2012  
 2013  
 2014  
 2015  
 2016  
 2017  
 2018  
 2019  
 2020  
 2021  
 2022  
 2023  
 2024  
 2025  
 2026  
 2027  
 2028  
 2029  
 2030  
 2031  
 2032  
 2033  
 2034  
 2035  
 2036  
 2037  
 2038  
 2039  
 2040  
 2041  
 2042  
 2043  
 2044  
 2045  
 2046  
 2047  
 2048  
 2049  
 2050  
 2051  
 2052  
 2053  
 2054  
 2055  
 2056  
 2057  
 2058  
 2059  
 2060  
 2061  
 2062  
 2063  
 2064  
 2065  
 2066  
 2067  
 2068  
 2069  
 2070  
 2071  
 2072  
 2073  
 2074  
 2075  
 2076  
 2077  
 2078  
 2079  
 2080  
 2081  
 2082  
 2083  
 2084  
 2085  
 2086  
 2087  
 2088  
 2089  
 2090  
 2091  
 2092  
 2093  
 2094  
 2095  
 2096  
 2097  
 2098  
 2099  
 2100  
 2101  
 2102  
 2103  
 2104  
 2105  
 2106  
 2107  
 2108  
 2109  
 2110  
 2111  
 2112  
 2113  
 2114  
 2115  
 2116  
 2117  
 2118  
 2119  
 2120  
 2121  
 2122  
 2123  
 2124  
 2125  
 2126  
 2127  
 2128  
 2129  
 2130  
 2131  
 2132  
 2133  
 2134  
 2135  
 2136  
 2137  
 2138  
 2139  
 2140  
 2141  
 2142  
 2143  
 2144  
 2145  
 2146  
 2147  
 2148  
 2149  
 2150  
 2151  
 2152  
 2153  
 2154  
 2155  
 2156  
 2157  
 2158  
 2159  
 2160  
 2161  
 2162  
 2163  
 2164  
 2165  
 2166  
 2167  
 2168  
 2169  
 2170  
 2171  
 2172  
 2173  
 2174  
 2175  
 2176  
 2177  
 2178  
 2179  
 2180  
 2181  
 2182  
 2183  
 2184  
 2185  
 2186  
 2187  
 2188  
 2189  
 2190  
 2191  
 2192  
 2193  
 2194  
 2195  
 2196  
 2197  
 2198  
 2199  
 2200  
 2201  
 2202  
 2203  
 2204  
 2205  
 2206  
 2207  
 2208  
 2209  
 2210  
 2211  
 2212  
 2213  
 2214  
 2215  
 2216  
 2217  
 2218  
 2219  
 2220  
 2221  
 2222  
 2223  
 2224  
 2225  
 2226  
 2227  
 2228  
 2229  
 2230  
 2231  
 2232  
 2233  
 2234  
 2235  
 2236  
 2237  
 2238  
 2239  
 2240  
 2241  
 2242  
 2243  
 2244  
 2245  
 2246  
 2247  
 2248  
 2249  
 2250  
 2251  
 2252  
 2253  
 2254  
 2255  
 2256  
 2257  
 2258  
 2259  
 2260  
 2261  
 2262  
 2263  
 2264  
 2265  
 2266  
 2267  
 2268  
 2269  
 2270  
 2271  
 2272  
 2273  
 2274  
 2275  
 2276  
 2277  
 2278  
 2279  
 2280  
 2281  
 2282  
 2283  
 2284  
 2285  
 2286  
 2287  
 2288  
 2289  
 2290  
 2291  
 2292  
 2293  
 2294  
 2295  
 2296  
 2297  
 2298  
 2299  
 2300  
 2301  
 2302  
 2303  
 2304  
 2305  
 2306  
 2307  
 2308  
 2309  
 2310  
 2311  
 2312  
 2313  
 2314  
 2315  
 2316  
 2317  
 2318  
 2319  
 2320  
 2321  
 2322  
 2323  
 2324  
 2325  
 2326  
 2327  
 2328  
 2329  
 2330  
 2331  
 2332  
 2333  
 2334  
 2335  
 2336  
 2337  
 2338  
 2339  
 2340  
 2341  
 2342  
 2343  
 2344  
 2345  
 2346  
 2347  
 2348  
 2349  
 2350  
 2351  
 2352  
 2353  
 2354  
 2355  
 2356  
 2357  
 2358  
 2359  
 2360  
 2361  
 2362  
 2363  
 2364  
 2365  
 2366  
 2367  
 2368  
 2369  
 2370  
 2371  
 2372  
 2373  
 2374  
 2375  
 2376  
 2377  
 2378  
 2379  
 2380  
 2381  
 2382  
 2383  
 2384  
 2385  
 2386  
 2387  
 2388  
 2389  
 2390  
 2391  
 2392  
 2393  
 2394  
 2395  
 2396  
 2397  
 2398  
 2399  
 2400  
 2401  
 2402  
 2403  
 2404  
 2405  
 2406  
 2407  
 2408  
 2409  
 2410  
 2411  
 2412  
 2413  
 2414  
 2415  
 2416  
 2417  
 2418  
 2419  
 2420  
 2421  
 2422  
 2423  
 2424  
 2425  
 2426  
 2427  
 2428

PROJECT

LOTS ROAD  
LONDON

**✓**



## DEPARTING FILE

**PACKAGE 2:**

## PLAN OF FIXTURES & FITTINGS

STATUS	DRAFT TENDER	SIZE	A1
SRVSN	SP	DATE	31/03/08
CHECKED	SP	SCALE	1/100 Approx.
APPROVED BY		SYSTEM	AUTOCAD
FILE NAME	L1252-DAMR-9151-PL21-F1-00		
PL 211	F1 00		

RS 02	DAMR 9151	PL 211	F1 00
-------	-----------	--------	-------



- [illegible]

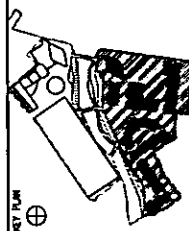
**Hutchlson Whampoa  
Property**

**ARUP**

33 Pittman Street  
London SE17 4BQ  
Tel 01-44 (0)20 7628 1371 Fax 01-44 (0)20 7628 2634  
www.bbc.co.uk

**Index**

LOTS ROAD  
LONDON

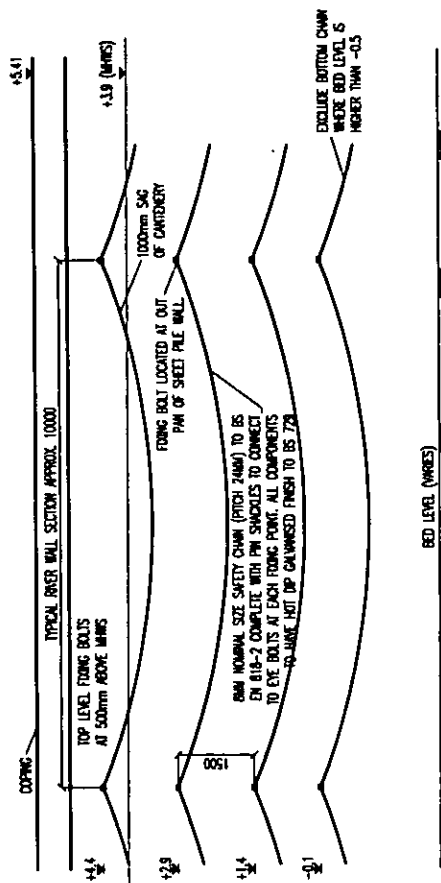


**Learning Int**

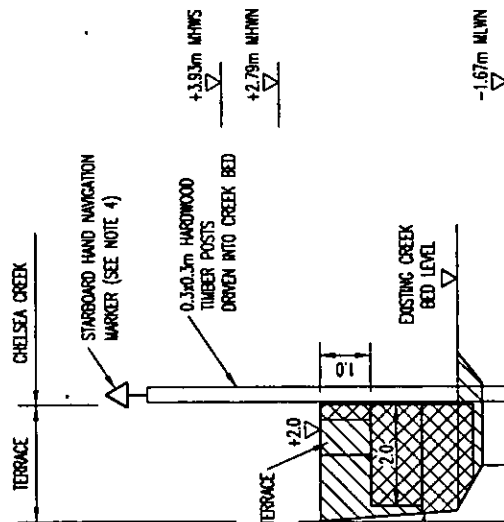
## DETAILS OF FIXTURES + FITTINGS

SERIALS	DRAFT TENDER	SIZE	A3
DRAWN	#	DATE	3/10/08
CHECKED	#	SCALE	AS NOTED
APPROVED	CU	SYSTEM	AutoCAD
FILE NAME	LSEZ-CHM-0131-0712-A-CO		
USER	JANIS		
PLT NO.	0000		
PLT DATE	06/09/15		
PLT TIME	DT 212F100		

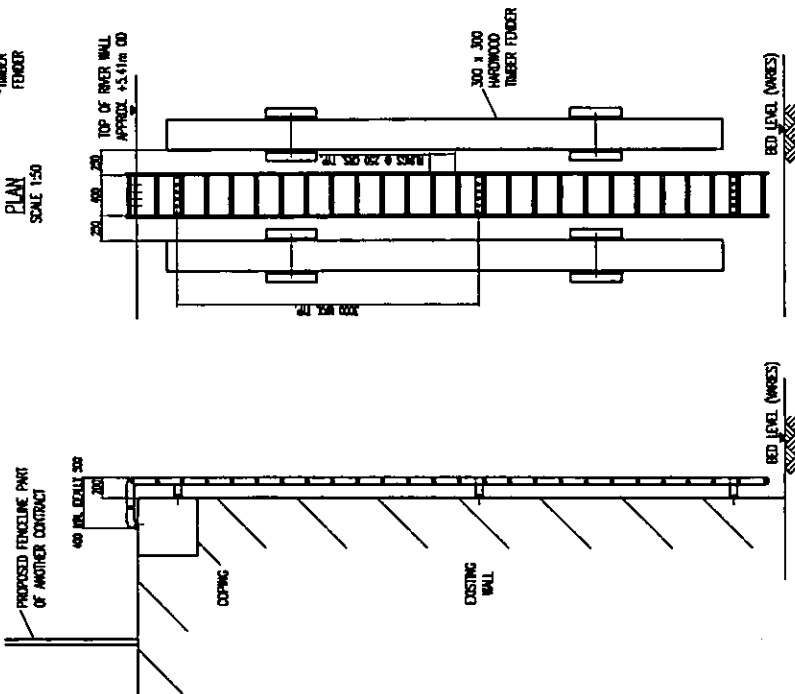
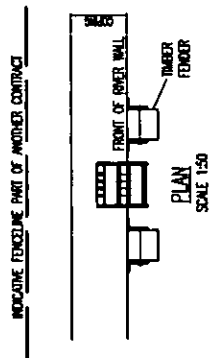
RES 02 0A M# 9151 DT 212 F1 00



**TYPICAL WALL ELEVATION SHOWING GRAB CHAIN LAYOUT**



**SECTION**  
**SCALE 1:100**



**ELEVATION**  
**SCALE 1:50**

**SECTION**  
**SCALE 1:50**

JRS/DP1025

10 December 2007

RB Kensington & Chelsea  
Planning and Borough Development  
The Town Hall  
Hornton Street  
London  
W8 7NX  
For the attention of Georgina Slader



100 Pall Mall  
London SW1Y 5NQ  
telephone 020 7004 1700  
facsimile 020 7004 1790  
www.dp9.co.uk

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**LOTS ROAD POWER STATION**  
**PLANNING PERMISSION REF. PP/02/01324**  
**Condition 7 – Landscaping**  
**Condition 9: Riverside Walk**  
**Condition 12: Treatment of Chelsea Creek**

We refer to your letter dated 29 October 2007 and to our subsequent discussions regarding the submission of details pursuant to conditions attached to the above planning permission. Further to our letter dated 3<sup>rd</sup> December 2007, we hereby enclose three copies of responses and revised material in respect of Condition 9 (Riverside Walk) and Condition 12 (Chelsea Creek) as set out in your letter. We also enclose consequential amendments to the details of the landscaping scheme as previously submitted.

Accordingly, the enclosed revised information is set out below in response to the comments raised in your Council's letter and also comments received from statutory consultees.

**Condition 7 – Landscaping**

We are pleased to note in your letter that the Council's Arboriculture Department considers the planting plans, including specifications and plant schedules to be acceptable.

As a result of revised drawings in relation to the treatment of the Creek (as set out under Condition 12 below), revised landscaping plans are submitted to reflect the proposed changes. The enclosed drawings as set out below are to be substituted into the submission of details for the landscaping scheme in place of those corresponding drawings previously submitted:

- Drawing No. TOWN352(08)1100 R02 – Landscape Key Plan;
- Drawing No. TOWN352(08)1101 R02 – Landscape Surface Finishes 1 of 3;
- Drawing No. TOWN352(08)1102 R02 – Landscape Finishes 2 of 3;
- Drawing No. TOWN352(08)1103 R02 – Landscape Surface Finishes 3 of 3;
- Drawing No. TOWN352(08)1104 R02 – Landscape Levels 1 of 3;
- Drawing No. TOWN352(08)1105 R02 – Landscape Levels 2 of 3;
- Drawing No. TOWN352(08)1106 R02 – Landscape Levels 3 of 3;





- Drawing No. TOWN352(08) 1107R02 – Landscape Planting 1 of 3;
- Drawing No. TOWN352(08) 1108 R02 – Landscape Planting 2 of 3;
- Drawing No. TOWN352(08) 1109 R02 – Landscape Planting 3 of 3;
- Drawing No. TOWN352(08) 7001 R02 – Schematic Section A-A;
- Drawing No. TOWN352(08) 7005 R02 – Schematic Section E-E;
- Drawing No. TOWN352(08) 7006 R02 – Schematic Section F-F;
- Drawing No. TOWN352(08) 1400 R02 - Intensive and Extensive Green Roofs;
- Drawing No. TOWN352(08) 1410 R01 – Sitewide Pedestrian Access Strategy
- Drawing No. TOWN352(08) 7009 R01 - Schematic Section J-J
- Drawing No. TOWN352(08) 7010 R01 – Schematic Section K-K

### **Condition 9 – Riverside Walk**

In respect of the points raised in your letter, we respond as follows:

- 1) We can confirm that a 2 metre unrestricted zone for pedestrians will be incorporated as shown on supplemental drawing ref. **TOWN352(08)9101** hereby enclosed. This is in accordance with Clause 10 and Plan 5 attached to the S106 Agreement.
- 2) The proposed plans have been amended as shown on supplemental drawing ref. **TOWN352(08)9102** hereby enclosed to show a 6.0m width for the Thames Path to ensure the requirements of the condition are met and there is clarity between the two ownerships.
- 3) There are two material booklets one for the landscaping scheme for main part of the site covered under Condition 7 and one for the Riverside walk only (Condition 9). We can confirm that the proposed adoptable paving on the Riverside Walk will be concrete paving as shown on Page 3 of the Materials Booklet ref. **TOWN352(08)350 R01** as previously submitted. The Power Station Plaza and Street will have a granite sett mix with single colour bands running through which will be aligned with the existing grid formed by the Power Station's architecture. Please refer to the images shown on Page 3 of the Materials Booklet ref. **TOWN352(08)250** as previously submitted under condition 7 for the landscaping scheme for the site.

Accordingly, to address the comments received, we hereby enclose three copies of revised drawings that substitute those corresponding drawings previously submitted. Please note that the revised drawings listed below incorporate the details shown on the supplemental drawings **TOWN352(08)9101 R00** and **TOWN352(08)9102 R00** referred to in the points above:

- Drawing No. TOWN352(08) 1500 R02 – Landscape Key Plan Riverside Walk;
- Drawing No. TOWN352(08) 1501 R02 – Landscape Surface Finishes K&C Riverside Walk;
- Drawing No. TOWN352(08) 1504 R02 – Landscape Levels K&C Riverside Walk;
- Drawing No. TOWN352(08) 7006 R02 – Schematic Section F-F;



## **Condition 12 – Treatment of Chelsea Creek**

We note the comments received from your Council's Ecology Services and also from the Environment Agency. We have also taken into account the comments made by the West London River Group in respect of the proposed treatment to the Creek as set out in their letter dated 10<sup>th</sup> October 2007 to LB Hammersmith & Fulham and copied to your Council.

Accordingly, we hereby enclose three copies of the following information that addresses the comments received:

- Technical Note and accompanying plans, prepared by ARUP dated 6<sup>th</sup> December 2007;
- A table of responses to the comments raised by the Environment Agency and the Council's Ecology Services, prepared by Middlemarch Environmental and ARUP;
- Input into Ecological Design, Management and Monitoring of Chelsea Creek and Basin – Ecological Design Ref. RT-MME-4911-02A (RBKC) Rev. A December 2007, prepared by Middlemarch Environmental.

The following drawings have been revised to reflect the proposed changes to the Creek and are to be substituted into the submission in place of those corresponding drawings previously submitted:

- Drawing No. TOWN352(08) 1200 R02 - Landscape Key Plan;
- Drawing No. TOWN352(08) 1201 R02 – Landscape Surface Finishes 1 of 2;
- Drawing No. TOWN352(08) 1202 R02 – Landscape Surface Finishes 2 of 2;
- Drawing No. TOWN352(08) 1204 R02 – Landscape Levels 1 of 2;
- Drawing No. TOWN352(08) 1205 R02 – Landscape Levels 2 of 2;
- Drawing No. TOWN352(08) 1207 R02 – Landscape Planting 1 of 2;
- Drawing No. TOWN352(08) 1208 R02 – Landscape Planting 2 of 2;
- Drawing No. TOWN352(08) 7001 R02 – Schematic Section A-A;
- Drawing No. TOWN352(08) 7003 R02 – Schematic Section C-C;
- Drawing No. TOWN352(08) 7004 R02 – Schematic Section D-D;
- Drawing No. TOWN352(08) 7005 R02 – Schematic Section E-E;
- Drawing No. TOWN352(08) 7006 R01 – Schematic Section F-F;
- Drawing No. TOWN352(08) 7009 R01 – Schematic Section J-J;
- Drawing No. TOWN352(08) 7010 R01 – Schematic Section K-K;
- Drawing No. TOWN352(08) 1410 R01 – Sitewide Pedestrian Access Strategy;
- Drawing No. TOWN352(08) 300 R02 – Materials Booklet

You will be aware that we recently submitted additional information to address the points raised in your Council's letter in respect of Condition 6 (Vehicular Access) and also in respect of Condition 27 (Contamination). Also, further to our recent telephone conversation, as discussed we would be grateful to receive your Council's formal approval of details in respect of Conditions 25 (Archaeology) and Condition 29 (Renewable Energy).



We trust that the information enclosed is sufficient to progress the discharge of the above conditions. If, however you require any further information please contact Julian Shirley at the above address.

Yours faithfully

DP9

Encs.

## **RBKC CONDITION 7**

### **Landscaping**

#### **Schedule of Revised Drawings (December 2007)**

- Drawing No. TOWN352(08)1100 R02 – Landscape Key Plan;
- Drawing No. TOWN352(08)1101 R02 – Landscape Surface Finishes 1 of 3;
- Drawing No. TOWN352(08)1102 R02 – Landscape Finishes 2 of 3;
- Drawing No. TOWN352(08) 1103 R02 – Landscape Surface Finishes 3 of 3;
- Drawing No. TOWN352(08) 1104 R02 – Landscape Levels 1 of 3;
- Drawing No. TOWN352(08) 1105 R02 – Landscape Levels 2 of 3;
- Drawing No. TOWN352(08) 1106 R02 – Landscape Levels 3 of 3;
- Drawing No. TOWN352(08) 1107R02 – Landscape Planting 1 of 3;
- Drawing No. TOWN352(08) 1108 R02 – Landscape Planting 2 of 3;
- Drawing No. TOWN352(08) 1109 R02 – Landscape Planting 3 of 3;
- Drawing No. TOWN352(08) 7001 R02 – Schematic Section A-A;
- Drawing No. TOWN352(08) 7005 R02 – Schematic Section E-E;
- Drawing No. TOWN352(08) 7006 R02 – Schematic Section F-F;
- Drawing No. TOWN352(08) 1400 R02 - Intensive and Extensive Green Roofs;
- Drawing No. TOWN352(08) 1410 R01 – Sitewide Pedestrian Access Strategy
- Drawing No. TOWN352(08) 7009 R01 - Schematic Section J-J
- Drawing No. TOWN352(08) 7010 R01 – Schematic Section K-K

## **RBKC CONDITION 9**

### **Riverside Walk**

#### **Schedule of Revised Drawings (December 2007)**

- Drawing No. TOWN352(08) 1500 R02 – Landscape Key Plan Riverside Walk;
- Drawing No. TOWN352(08) 1501 R02 – Landscape Surface Finishes K&C Riverside Walk;
- Drawing No. TOWN352(08) 1504 R02 – Landscape Levels K&C Riverside Walk;
- Drawing No. TOWN352(08) 7006 R02 – Schematic Section F-F;

#### **Supplemental Drawings:**

- Drawing No. TOWN352(08)9101 R00 – 24 Hour Pedestrian Access from Lots Road
- Drawing No. TOWN352(08)9102 R00 – Extent of Riverside Walk

**RBKC CONDITION 12**  
**Treatment of Chelsea Creek**  
**Schedule of Revised Drawings (December 2007)**

- Drawing No. TOWN352(08) 1200 R02 - Landscape Key Plan;
  - Drawing No. TOWN352(08) 1201 R02 – Landscape Surface Finishes 1 of 2;
  - Drawing No. TOWN352(08) 1202 R02 – Landscape Surface Finishes 2 of 2;
  - Drawing No. TOWN352(08) 1204 R02 – Landscape Levels 1 of 2;
  - Drawing No. TOWN352(08) 1205 R02 – Landscape Levels 2 of 2;
  - Drawing No. TOWN352(08) 1207 R02 – Landscape Planting 1 of 2;
  - Drawing No. TOWN352(08) 1208 R02 – Landscape Planting 2 of 2;
  - Drawing No. TOWN352(08) 7001 R02 – Schematic Section A-A;
  - Drawing No. TOWN352(08) 7003 R02 – Schematic Section C-C;
  - Drawing No. TOWN352(08) 7004 R02 – Schematic Section D-D;
  - Drawing No. TOWN352(08) 7005 R02 – Schematic Section E-E;
  - Drawing No. TOWN352(08) 7006 R01 – Schematic Section F-F;
  - Drawing No. TOWN352(08) 7009 R01– Schematic Section J-J;
  - Drawing No. TOWN352(08) 7010 R01– Schematic Section K-K;
  - Drawing No. TOWN352(08) 1410 R01– Sitewide Pedestrian Access Strategy;
  - Drawing No. TOWN352(08) 300 R02– Materials Booklet
- 
- Technical Note and accompanying plans, prepared by ARUP dated 6<sup>th</sup> December 2007;
- 
- Input into Ecological Design, Management and Monitoring of Chelsea Creek and Basin – Ecological Design Ref. RT-MME-4911-02A (RBKC) Rev. A December 2007.

**LOTS ROAD POWER STATION,  
CHELSEA, GREATER LONDON**

**INPUT INTO ECOLOGICAL DESIGN,  
MANAGEMENT AND MONITORING OF  
CHELSEA CREEK AND BASIN**

**ECOLOGICAL DESIGN**

**ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA**

A Report to Circadian Ltd

Middlemarch Environmental Ltd  
Triumph House  
Birmingham Road  
Allesley  
Coventry  
CV5 9AZ

Tel: 01676 525880

Fax: 01676521400

E-Mail: [admin@middlemarch-environmental.com](mailto:admin@middlemarch-environmental.com)

Web Site: [www.middlemarch-environmental.com](http://www.middlemarch-environmental.com)

Report Number: RT-MME-4911-02 A (RBKC) Rev A

Submitted: July 2007

Revised: December 2007

LOTS ROAD POWER STATION,  
CHELSEA, GREATER LONDON

INPUT INTO ECOLOGICAL DESIGN,  
MANAGEMENT AND MONITORING OF  
CHELSEA CREEK AND BASIN

ECOLOGICAL DESIGN

ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA

CONTROLLED COPY

01 OF 02

01 CIRCADIAN LTD  
02 MIDDLEMARCH ENVIRONMENTAL LTD

This report was conducted and compiled by  
Dr Katy Read MCIWEM MIEEM CEnv DipSM  
and Dr Philip Femor MIEEM CEnv

*The contents of this report are the responsibility of Middlemarch Environmental Ltd.  
It should be noted, that whilst every effort is made to meet the client's brief,  
no site investigation can ensure complete assessment  
or prediction of the natural environment.*

Contract Number C4911

December 2007



## CONTENTS

<b>1. INTRODUCTION.....</b>	<b>4</b>
<b>2. THE SITE .....</b>	<b>6</b>
2.1 PROPOSED DEVELOPMENT SITE .....	6
2.2 CHELSEA CREEK .....	6
<b>3. ECOLOGICAL INPUT TO TREATMENT OF CHELSEA CREEK .....</b>	<b>7</b>
3.1 INTRODUCTION .....	7
3.2 POTENTIAL ECOLOGICAL BENEFITS OF CREEK RESTORATION .....	8
3.3 DESIGN CRITERIA AND OBJECTIVES .....	10
3.3.1 Introduction.....	10
3.3.2 Objectives.....	10
3.3.3 Terrace 1 .....	11
3.3.4 Terrace 2 .....	15
<b>4. ECOLOGICAL DESIGN OF BIRD / BAT BOXES .....</b>	<b>19</b>
4.1 INTRODUCTION .....	19
4.2 POTENTIAL ECOLOGICAL BENEFITS OF NESTING BOXES / LEDGES .....	19
4.3 DESIGN CRITERIA AND OBJECTIVES .....	20
4.3.1 Introduction.....	20
4.3.2 Objectives.....	21
4.3.3 BIRD BOXES.....	21
4.3.4 BAT BOXES.....	24
<b>REFERENCES.....</b>	<b>28</b>
<b>APPENDICES .....</b>	<b>31</b>
APPENDIX 1.....	32

## 1. INTRODUCTION

On 6<sup>th</sup> June 2007, Middlemarch Environmental Ltd was commissioned by Circadian Ltd to provide ecological design input with respect to the proposed development of Lots Road Power Station for residential use.

These works are to provide ecological support to the development of a 4.58 ha site located on a bend in the Thames adjacent to the King's Road, Chelsea (London). It is understood that 3.31 ha of the developed site will be retained as open space. The development will provide a new urban quarter containing 821 homes, shops, transport infrastructure and riverside open space. The scheme intends to open up around 600 m of river and creek to public use. The on-site former canal feature, known as Chelsea Creek will be transformed into a new linear park and water garden.

Mitigation proposed in the Environmental Statement (Circadian, 2004) for this project involves the ecological restoration and enhancement of Chelsea Creek, the biodiversity of which has been shown to have deteriorated since the cessation of its use as a receptor for cooling water from the (now dormant) Power Station in 2002. It is understood that the first tranche of ecological support for these works are required to fulfil a range of ecological planning conditions imposed by the Royal Borough of Kensington and Chelsea (RBK&C) and the London Borough of Hammersmith and Fulham (LBH&F). This report provides information with respect to the ecological input to the project within the Royal Borough of Kensington and Chelsea. It is understood that those conditions which must be met before the site may be cleared are as follows.

### *RBK&C Condition 12: Treatment of Chelsea Creek*

'Development shall not begin until a scheme for the treatment of Chelsea Creek has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the construction and subsequent maintenance of the inter-tidal terraces, of the marginal and aquatic species to be planted and of the location and design of mooring posts, boat landing and access facilities and health and safety measures be provided. Development shall be carried out in accordance with both the approved details and a programme of implementation first agreed in writing with the local planning authority.'

These works have been carried out in accordance with the above brief and have utilised the following information about the site provided to Middlemarch Environmental Ltd by the client:

- 'Lots Road Power Station and Land at Thames Avenue Development – Regulation 19 Environmental Statement'. Circadian. November 2004.

- 'A Management Plan for Chelsea Creek Nature Area'. Nardell. June 1992.
- 'The Foreshore Communities and Sediment Habitats in Chelsea Creek'. Physalia. August 2004.
- 'Lots Road Power Station – Input Into Ecological Design, Management and Monitoring of Chelsea Creek and Basin: Nesting Bird Survey and Site Clearance Protocol. April 2007.
- 'BREEAM Ecological Assessment EcoHomes – Lots Road Power Station, London'. Middlemarch Environmental Ltd. April 2007.
- 'Lots Road, London – A Report on the Issues Associated with Planting on the Roofs Terraces'. Townshend Landscape Architects Ltd. January 2007. Issue: Draft for Comment.
- 'Lots Road Intensive and Extensive Green Roofs'. Townsend Drawing TOWN352(08)1400 Rev R01. July 07.

This report is associated with the ecological design associated with the following aspects of the project:

- Guidance on ecological planting;
- Guidance on ecological aspects of creek design; and
- Selection and positioning of nesting and roosting boxes/platforms.

Townsend's Drawing TOWN352(08)1400 RevR01 was issued after completion of the original report for this project and the location of extensive green roofs shown in the drawing was different from that presented to Middlemarch Environmental Ltd by Townsend's prior to completion of the report. It has therefore transpired that there are to be no extensive green roofs included within the RBKC section of the site at Lots Road.

This report provides information with respect to the proposed treatment of Chelsea Creek (Section 3) and ecological input to the design of bird / bat boxes and platforms (Section 4).

## **2. THE SITE**

### **2.1 PROPOSED DEVELOPMENT SITE**

The site is located to the north and south of Chelsea Creek and thus contains land in both the Royal Borough of Kensington and Chelsea (RBKC) and the London Borough of Hammersmith and Fulham (LMHF). To the north of the Chelsea Creek the site contains the Lots Road Power Station, to the south of the Creek the site currently comprises an open area of semi-improved grassland, tall ruderal and scattered scrub areas.

The proposed development would comprise the following:

- Retention and conversion of the power station as a mixed-use community building.
- Creation of two towers on the north and south bank of the Chelsea Creek fronting on to the River Thames.
- Creation of 9 blocks of affordable housing and private residential areas within the site.
- Provision of open space and public areas within the site.
- Restoration of Chelsea Creek and Basin.

### **2.2 CHELSEA CREEK**

Chelsea Creek is a man-made tidal canal, 357 m long from its mouth on the River Thames to its end adjacent to the West London Railway. The creek is approximately 25 m wide for most of its length, widening on the west side of Lots Road bridge to form a basin area.

Historically Chelsea Creek was a small river known as Counter Creek, which flowed from north of Shepherds Bush to emerge into the river Thames close to the location of the present day creek. In 1828 the route of the creek was widened and straightened to form the Kensington Canal. Eventually the section of the canal between Lots Road and Kings Road was infilled and the waters diverted to sewer. Thus the catchment of Chelsea Creek has been urbanised and drained to sewer and as a result there are currently minimal water inputs to the top end of the creek. As part of the power station operation water was abstracted from the River Thames, screened to remove silt and debris and then used as cooling water. The warmed water was then discharged in to the central section of the creek 24 hours a day throughout the year. This continued from 1905 until 2002 when the power station was closed.

### 3. ECOLOGICAL INPUT TO TREATMENT OF CHELSEA CREEK

#### 3.1 INTRODUCTION

Information with respect to the treatment of Chelsea Creek was provided in the following documentation:

- 'Lots Road Power Station and Land at Thames Avenue Development – Regulation 19 Environmental Statement'. Circadian. November 2004.
- 'Lots Road Development – Creek Terraces' Townshend Drawing [Issued 15-06-07].
- 'Lots Road Development – Analysis of Planting Zones' Townshend Drawing [Issued 06-06-07].
- 'Impact of the Closure of Lots Road Power Station – Sediment Accretion in Chelsea Creek' Extract and Figures. Waterman Environmental. No Date.
- 'Tide levels approx. and indicative'. No reference. No Date.

A number of options were considered with respect to the treatment of Chelsea Creek as part of the development proposals. The Environmental Statement (Circadian, 2004) presents a fully tidal option which it is understood will be implemented as part of the proposed development of the site. This option includes the creation of terraces along the edge of the creek which will be inundated and exposed with the tide of the river.

The data provided shows three terraces which are to be created:

- Terrace 1** This is furthest from the centre of the creek and has been designed to have a finished ground level of 3.80 mAOD.
- Terrace 2** This is the middle terrace and has been designed to have a finished ground level of 2.00 mAOD.
- Terrace 3** This is closest to the centre of the creek and has been designed to have a finished ground level of 0.80 mAOD. Note – there are no terraces at this level within the Royal Borough of Kensington and Chelsea area of the proposed development and therefore no information regarding this terrace has been included.

It is understood that the terraces would be created using natural stone gabions with a depth of soil at the top of the gabions which would be suitable for planting establishment.

With respect to the ecological input to the treatment of Chelsea Creek, focus is predominately made on the proposed vegetation establishment of the three terraces which are to be created along the

banks of the creek and proposed habitat enhancement works within the basin area to the west of the proposed development site.

The London Biodiversity Action Plan (BAP) includes a Tidal Thames Habitat Action Plan (HAP) which states that the River Thames can be divided into two zones – freshwater and brackish. Chelsea Creek is within the Upper Tidal Thames and can be categorised as the freshwater zone.

In addition, the LBHF BAP (no date) states that the '*river [Thames] within the Borough is predominately fresh water, as the influx of the sea acts as a piston pushing back the water coming down stream*'.

Pitten (pers. comm. 2007) states that the water in the creek is '*a mixture of both (brackish) although the proportion of freshwater versus saline will change depending on tide level and other factors*'. However, assessment of the most recent ecological survey report for the creek area completed by Physalia (2004) shows that the majority of the plant species recorded in and around the creek are freshwater / terrestrial species, with the exception of sea aster *Aster tripolium* a brackish water species. They conclude that the communities found have now stabilised after closure of the power station and therefore should represent the type of species which will survive given the salinity levels of the creek. In addition, Bertrand (pers. comm. 2007) stated that the tidal water in Deptford Creek (downstream of Chelsea Creek) was predominately freshwater, with hardly any saline plant species being found within the creek itself.

Gowing (pers. comm 2007) concluded that if the water within the creek was freshwater, the plant assemblages likely to be found would be the same as on a regular floodplain, assuming that the plants could withstand the hydrological implications of tides.

Thus, the development of planting schedules for the terraces have focused on the inclusion of predominately freshwater species (although some, such as common reed *Phragmites australis* thrive in both freshwater and brackish water situations).

### 3.2 POTENTIAL ECOLOGICAL BENEFITS OF CREEK RESTORATION

The Tidal Thames HAP states that '*The Tidal Thames and Creeks within London have been designated as a Site of Metropolitan Importance for Nature Conservation. [This] signifies that every part of the river and its tidal tributaries are of major importance for nature conservation in*

*the Capital'*. Indeed, Chelsea Creek is specifically noted as a tributary of nature conservation value in Greater London. This is also reflected in the Royal Borough of Kensington and Chelsea Local Biodiversity Action Plan (no date) which states that '*Chelsea Creek is recognised as an important habitat, particularly for fish spawning*'. The BAP identifies that '*there is significant development planned for the River Thames at Chelsea Creek...the opportunity to enhance the adjacent habitat should be seized*'.

The Environmental Statement (Circadian, 2004) states that with respect to the creation of terraces along the banks of Chelsea Creek the terraces would be '*planted with communities typical of the low, mid and upper marsh habitats that have been lost from most of the Thames due to development*'.

Table 3.1 provides a summary of habitats and species listed on the London BAP and RBKC LBAP which may benefit as a result of the proposed restoration of Chelsea Creek.

Habitats / Species	Targets / Notes	London BAP	RBKC LBAP
<b>Habitats</b>			
Tidal Thames	To conserve and enhance the wildlife habitats, species diversity and local distinctiveness of the tidal Thames. To create new areas of riverine habitat.	✓	
Reedbeds	To increase London's overall reedbed habitat resource.	✓	
Water (including marshes, ponds, canals and rivers)	To conserve and enhance the wildlife of water habitats.		✓
<b>Mammals</b>			
Pipistrelle and other bat species	To reverse the current population declines in London's bats. To protect and create new...suitable feeding habitat.	✓	✓
<b>Birds</b>			
Grey heron	Flagship species. To conserve London's grey heron population by [new]...foraging habitat. Note - also listed as flagship species on Tidal Thames HAP.	✓	

**Table 3.1: A Checklist of London Species of Conservation Concern Which Might Benefit from Proposed Habitat Creation / Enhancement**

### 3.3 DESIGN CRITERIA AND OBJECTIVES

#### 3.3.1 Introduction

Design criteria for the terraces were specified in the Environmental Statement and have been used to develop the objectives outlined in Section 3.3.2.

#### 3.3.2 Objectives

Using the proposed mitigation outlined in the Environmental Statement and the London BAP and the RBKC Local BAP the following objectives have been determined with respect to the ecological design of the treatment of Chelsea Creek:

- Obj1) To provide target habitats detailed in the Environmental Statement (low marsh, reedbed and riverine / terrestrial planting) within the created terraces along Chelsea Creek.
- Obj2) To provide suitable habitat for target species identified within the Environmental Statement (birds and bats).
- Obj3) To provide target habitats listed on the London BAP (tidal Thames, reedbeds).
- Obj4) To provide habitat for target species listed on the London Biodiversity Action Plan (pipistrelle and other bats, grey heron).
- Obj5) To provide target habitats listed on the Royal Borough of Kensington and Chelsea LBAP (water).
- Obj6) To provide habitat for target species listed on the Royal Borough of Kensington and Chelsea LBAP (pipistrelle and other bats).
- Obj7) To provide species and features which will fulfil the recommendations outlined in Middlemarch Environmental Ltd BREEAM EcoHomes 2006 assessment report.
- Obj8) To provide positive visual impact where possible to the terraces along the banks of Chelsea Creek (Gray, pers. comm. 2007).

These objectives will be met through implementation of the design criteria outlined in Sections 3.3.3 to 3.3.5.



### 3.3.3 Terrace 1

Terrace 1 is located furthest away from the centre of the creek and will have a finished ground level of 3.80 mAOD. This terrace will be exposed at low, high and neap high tides but will be inundated with 0.30 m depth of water during spring high tides.

The plans presented in the Environmental Statement (Circadian, 2004) and subsequent drawings from Townshends show that the design criteria for this area includes grassland and trees. The Environmental Statement (Circadian, 2004) states that the '*Planting design would utilise indigenous species throughout the public realm and along the creek*'.

Given the fact that the terrace will be inundated with water during spring tides, the species recommended for the grassland, trees and shrub areas have been chosen to replicate freshwater systems which are subject to periodic inundation. With respect to the grassland areas it is recommended that the substrate be seeded with a grass mix (see Table 3.1) which replicates an MG4 *Alopecurus pratensis* – *Sanguisorba officinalis* grassland. This grassland is typical of a lowland flower-rich meadow found on floodplains of large English rivers (including the Thames) with deep alluvial soils and/or gravel terraces. The grassland is generally found on fine-textured, but highly structured soils which are permeable to water and have the ability to store relatively large volumes of water in a form that vegetation can access (Wheeler et al, 2004).

Seed should be sown by hand at a rate of 4g / m<sup>2</sup> in either early autumn or spring. Seeding should not be completed immediately prior to a spring high water tide as the seed will be washed away. Careful planning should be taken to ensure that the seed sowing is timed to maximise establishment potential between tidal inundation of terrace. Tree / shrub planting should be completed during the winter.

Within the grassland areas, ideally at the edge of the terraces, areas which retain flood water should be created. This can be achieved by creating 'wet' pockets using an impermeable substrate so that when spring high tide water floods over the terrace some of the water is retained in these 'wet pocket' areas. These areas will then support colourful target wetland emergent species such as purple loosestrife and yellow flag iris.

Trees should be established in clumps within scrub species planted beneath to create pockets of trees and shrubs which would be utilised by birds and bats for foraging and, when the areas is well developed, potentially nesting.

**Table 3.1: Meadow Mixture for Wetlands**  
(seed mix from Emorsgate Seeds)

MEADOW MIXTURE FOR WETLANDS		
Percentage of Mix	Scientific Name	Common Name
<b>Wildflowers</b>		
0.5	<i>Achillea millefolium</i>	Yarrow
2.0	<i>Centaurea nigra</i>	Common Knapweed
2.0	<i>Filipendula ulmaria</i>	Meadowsweet
1.0	<i>Galium verum</i>	Lady's Bedstraw
1.2	<i>Leucanthemum vulgare</i>	Oxeye Daisy
0.8	<i>Lotus pedunculatus</i>	Greater Birdsfoot Trefoil
0.5	<i>Lychnis flos-cuculi</i>	Ragged Robin
1.0	<i>Plantago lanceolata</i>	Ribwort Plantain
1.0	<i>Primula veris</i>	Cowslip
1.3	<i>Prunella vulgaris</i>	Selfheal
2.5	<i>Ranunculus acris</i>	Meadow Buttercup
1.0	<i>Rhinanthus minor</i>	Yellow Rattle
1.2	<i>Rumex acetosa</i>	Common Sorrel
1.0	<i>Sanguisorba officinalis</i>	Great Burnet
1.0	<i>Silene silaus</i>	Pepper-saxifrage
1.0	<i>Stachys officinalis</i>	Betony
1.0	<i>Vicia cracca</i>	Tufted Vetch
<b>Grasses</b>		
8.0	<i>Agrostis capillaris</i> (w)	Common Bent
4.0	<i>Alopecurus pratensis</i> (w)	Meadow Foxtail
2.0	<i>Anthoxanthum odoratum</i> (w)	Sweet Vernal-grass
1.0	<i>Briza media</i> (w)	Quaking Grass
40.0	<i>Cynosurus cristatus</i>	Crested Dogstail
1.0	<i>Deschampsia cespitosa</i> (w)	Tufted Hair-grass
24.0	<i>Festuca rubra</i> (w)	Slender Creeping Red Fescue

An assessment of the suitability of the species listed in the Environmental Statement (Circadian, 2004) for planting on Terrace 1 is provided in Table 3.2. This table presents published water level requirements of target species and an assessment of the species habitat range and suitability. Recommendations of additional species to plant are also provided in Table 3.2.

Table 3.2: Proposed Species For Planting on Terrace 1

TERRACE 1: TERRESTRIAL / RIVERINE PLANTING		Terrace Water Level Range: Predominately exposed but also inundated by 0.30 during high spring water tide		Species to Be Included in Planting Specification
Species	Water Level Requirements	Assessment of Suitability		
Listed in Environmental Statement (landscape drawings and text)				
Dogwood <i>Cornus sanguinea</i>	-	Native, in woodlands and scrub on limestone or base-rich clays. This species is not generally found dominant in woodlands which are subject to flooding and therefore is not recommended for inclusion.	*	
Grey willow <i>Salix cinerea</i>	Range: -0.10 to +0.10 m	Marshes and fens at low altitude. Species found in floodplain wet woodland habitats.	✓ (tree)	
Ivy <i>Hedera helix</i>	-	Native, on trees banks, rocks and creeping over the ground. This species is not generally found dominant in woodlands which are subject to flooding and therefore is not recommended for inclusion.	*	
Alder <i>Alnus glutinosa</i>	Range: -0.90 to +0.30 Preferred: -0.03 to +0.15	Native, damp woods and rivers and by lakes. Species found in floodplain wet woodland habitats.	✓ (tree)	
River birch <i>Betula nigra</i>	-	Tree native to the south-eastern United States and therefore not recommended for use in UK native planting mix.	*	
Other Recommended Species				
Goat willow <i>Salix caprea</i>	Not specifically listed. Other willows shown as:- Range: -0.10 to +0.10 m	Damp and rough ground, hedges and open woodland.	✓ (tree / scrub)	
Alder buckthorn <i>Frangula alnus</i>	Range: -0.40 to 0.00	Native, scrub, bogs and open woods usually on damp peaty soils.	✓ (scrub)	
Guelder rose <i>Viburnum opulus</i>	-	Native, woods, scrub and hedges. Species found in floodplain wet woodland habitats.	✓ (scrub)	
Dog rose <i>Rose canina</i>	-	Native, hedges, scrub, and wood-boarders. Species found in floodplain wet woodland habitats.	✓ (scrub)	
Meadow mixture for wetlands (see Table 3.1)	-	Mixture of suitable wildflowers and grasses which can cope with occasional inundation of freshwater.	✓ (grassland)	

<sup>1</sup> Water level requirements data from Newbold and Mountford (1998)

<sup>2</sup> Species data from Rose (1981) and Stace (2001)

Table 3.2: Proposed Species For Planting on Terrace 1

TERRACE 1: TERRESTRIAL / RIVERINE PLANTING		Terrace Water Level Range:	Predominately exposed but also inundated by 0.30 during high spring water tide	
Species	Water Level Requirements	Assessment of Suitability	Species To Be Included in Planting Specification?	
Purple loosestrife <i>Lythrum salicaria</i>	Range: -0.40 to +0.10 Preferred: -0.10 to +0.10	Native, by water and in marshes and fens. Listed on LBHF BAP. Species should be included in 'wet' pocket areas.	✓ (grassland – in 'wet' pockets)	
Yellow flag-iris <i>Iris pseudacorus</i>	Range: -0.60 to +0.60 Preferred: -0.10 to +0.10	Native, wet meadows, fens and ditches, by lakes and rivers. Species should be included in 'wet' pocket areas.	✓ (grassland – in 'wet' pockets)	

### 3.3.4 Terrace 2

Terrace 2 is the central terrace and will have a finished ground level of 2.00 mAOD. This terrace will be exposed at low tides but will be inundated with between 0.80 m and 1.90 m depth of water during high tide and neap and spring high tides.

The plans presented in the Environmental Statement (Circadian, 2004) and subsequent drawings from Townshends show that the design criteria for this area includes reedbed. The Environmental Statement (Circadian, 2004) states that the '*Planting design would utilise indigenous species throughout the public realm and along the creek*'.

This terrace would be inundated on a daily basis and therefore the plants specified should be able to cope with regular inundation and also should provide a visually interesting habitat type whilst the tides are low and the area is not inundated. Therefore species with an erect growth form have been chosen as these will continue to stand upright during low tide.

The dominant species within the planting on Terrace 2 should be common reed *Phragmites australis*. This is a target species within the reedbed habitat and provides not only a visually interesting habitat but also feeding and perching areas for a number of bird species which may use the creek.

Hawke and José (1996) suggest that reed grows best in finer soils such as clay and silts. Thus to maximise establishment potential, such soils should be utilised within the planting bed areas of the top of the terraces. Although the terraces will be subject to rising and falling water levels, reedbeds are generally most successfully maintained when the plants are growing in permanently wet soils. Thus, to ensure that when the tide drops the soils within the planting bed are maintained in a saturated state, the planting bed should be lined with an impermeable liner prior to importation of soils. When the water levels within the creek fall with the tide, water will be maintained within the soils in the reedbed planting zone thus ensuring maximum growth and stability of the plants within the zone.

With respect to the establishment of reedbed species within the planting zone, the greatest challenges will be during the establishment phase of the reedbed development. Hawke and José (1996) state that the use of pot grown plants increases the success of establishing a reedbed. However, they also recommend that during establishment, the top third of the reed shoots be above

water to ensure the rhizome and roots receive oxygen through the aerial parts above water. The maximum water depth during establishment should be 50 mm, with the soils not allowed to dry out during the establishment phase. This will be difficult to manage with a tidal system where any seedlings will be inundated from the point that they are planted with up to 1.90 m of water. To ensure establishment therefore it will be necessary to plant the reedbed using well established, full height reeds. These can be supplied in either 2 litre pots or as root balled plants. It is recommended that the root balled plants be used in this instance as these are grown to have rhizomes already growing out from the plant and are most successful when establishing reeds in an area of inundation. The reeds would need to be grown to order and Yarnigdale Nurseries (a specialist *Phragmites* grower) state that they could either grow reed from local provenance (if suitable seed was collected in September/October) or from a known source on the River Severn (this reed source would be from plants which were used to tidal fluctuations and potentially a low level of salinity and therefore may be suited to use in this situation). To grow reeds to full height suitable for use in this project 2-3 months notice would be required if plants can grow through the growing season (March to September) or 6 months notice if ordered during the dormant season (October to February).

The reedbed should be planted at a rate of 1 reed plant per m<sup>2</sup>. It would then take 2-3 for establishment to full reedbed. Reed planting from plugs / plants can be undertaken at any time of the year but the best time is April / May, as early as possible after the frosts have ceased (Hawke and José, 1996).

An assessment of the suitability of the species listed in the Environmental Statement (Circadian, 2004) for planting on Terrace 2 is provided in Table 3.3. This table presents published water level requirements of target species and an assessment of the species habitat range and suitability. Recommendations of additional species to plant are also provided in Table 3.3.

A summary of the proposed terrace planting and the objectives which each one meets is provided in Table 3.4. Images of habitats proposed for the terraces are shown in Appendix 1.

Table 3.3: Proposed Species For Planting on Terrace 2

TERRACE 2: REEDBED		Terrace Water Level Range:	Exposed at low tide. Inundated with 1.9 m water during high spring water tide.
Species	Water Level Requirements	Assessment of Suitability	Species to be included in Planting Specifications
<b>Listed in Environmental Statement</b> <i>Common reed Phragmites australis</i>	Range: -1.00 to +2.00 Preferred: -0.20 to 0.00 Species can cope with +4.00 m depth of water if tall enough.	Native, in rivers, canals, marshes, edges of estuaries (plus other locations). Reed is able to thrive in places where there is a gradient of saline mixing and appear to be able to survive in soils which have a saline input (Hawke and José, 1996). Haslam (2003) states that a little chronic salt such as found on the banks of tidal rivers favours Phragmites and concludes that in rivers, salt seems to give reed more tolerance to flowing water and bank erosion.	✓ (reedbed)

<sup>3</sup> Water level requirements data from Newbold and Mountford (1998) and Haslam (2003)

<sup>4</sup> Species data from Rose (1981) and Stace (2001)

Table 3.4: Summary of Proposed Creek Terrace Planting

Creek Terrace	Proposed Habitat Type	Obj(1) ES Habitat	Obj(2) ES Species	Obj(3) London BAP Habitat	Obj(4) London BAP Species	Obj(5) RBKC BAP Habitat	Obj(6) RBKC BAP Species	Obj(7) BREEAM Credits	Obj(10) Positive Visual Impact
Terrace 1	Terrestrial / riverine planting	✓ (riverine planting)	✓ (bats & birds)	-	✓ (bats & grey heron)	-	✓ (bats)	✓ (species diversity)	✓ (meadow & trees)
Terrace 2	Reedbed	✓ (reedbed)	✓ (birds)	✓ (tidal Thames, reedbed)	✓ (bats & grey heron)	✓ (water)	✓ (bats)	✓ (species diversity)	✓ (reedbed)



## **4. ECOLOGICAL DESIGN OF BIRD / BAT BOXES**

### **4.1 INTRODUCTION**

Information with respect to the proposed location and design of bat boxes and bird boxes and ledges at the site were provided in the following documentation:

- 'Lots Road Power Station and Land at Thames Avenue Development – Regulation 19 Environmental Statement'. Circadian. November 2004.
- 'BREEAM Ecological Assessment EcoHomes – Lots Road Power Station, London'. Middlemarch Environmental Ltd. April 2007.

### **4.2 POTENTIAL ECOLOGICAL BENEFITS OF NESTING BOXES / LEDGES**

The case for providing nest boxes in and around our gardens and developments has never been greater. du Feu (2003) states that changes in weather pattern and damage as a result of climate change, the use of pesticides and herbicides, the increasingly sanitised and hostile agricultural landscape and the loss of habitat through urban developments are just some examples of the huge number of potential threats currently faced by the UK's birds. du Feu (2003) concludes that although the provision of nest boxes alone will not solve the problems, where a lack of nesting sites is a factor limiting breeding population, nest boxes can provide an instant, but long-term solution.

Bat boxes are designed to encourage bats into areas where there are few natural roosting sites. Bat boxes have a useful place in bat conservation, although they are generally utilised less than bird boxes.

Table 4.1 provides a list of bird and bat species listed on the London BAP and the Royal Borough of Kensington and Chelsea Local Biodiversity Action Plan (RBKC LBAP).

**Table 4.1: A Checklist of London Species of Conservation Concern  
Which Might Benefit from Bat and Bird Boxes**

Habitats / Species	London BAP	RBKC LBAP
<b>Mammals</b>		
Pipistrelle and other bats	✓	✓
<b>Birds</b>		
Black redstart	✓	
Grey heron	✓	
House sparrow	✓	✓
Peregrine	✓	

### 4.3 DESIGN CRITERIA AND OBJECTIVES

#### 4.3.1 Introduction

With respect to design criteria for the bat and bird boxes and ledges, the Environmental Statement (Circadian, 2004) identifies the following mitigation: *'Boxes for nesting birds, including house martins and black redstart would be incorporated into the scheme... Boxes for bats would be incorporated within the scheme'*. In addition the Environmental Statement concludes that *'those blocks with extensive green roofs (i.e. closest to the creek) would include roost sites designed to replace the heron high tide roost on the Power Station'*.

Middlemarch Environmental Ltd (2007b) provided the following recommendations for inclusion within the proposed development to provide suitable features for Ecological Credits under BREEAM EcoHomes 2006 scheme. It should be noted that this covers both the RBKC and LBHF areas of the site and therefore the total number relates to both parts of the site.

- *'8 bird boxes are to be erected; these should include at least 1 nest box specific to black redstart and another specific to peregrine falcon.'*
- *'Five bat boxes/bricks are to be erected / installed. The bat boxes can either be attached to the building or to the existing trees.'*
- *'To replace the roosting opportunities for the birds associated with the River Thames that will be removed by the development. Ledges should be incorporated into the new buildings on site and perches designed into the creek reprofiling scheme.'* Note – this will be provided on the LBHF side of the site.

#### 4.3.2 Objectives

Using the proposed mitigation outlined in the Environmental Statement and the London BAP and the RBKC and LBHF Local BAPs the following objectives have been determined with respect to the ecological design of the bat boxes and bird boxes and ledges for the site:

- Obj1) To provide a minimum of 8 bird boxes within the proposed development, with some targeted towards black redstart, house sparrow and peregrine falcon.
- Obj2) To provide a minimum of 5 bat boxes / bricks within the proposed development.
- Obj3) To provide a minimum of 3 bird ledges within the proposed development suitable for use by roosting herons (to be located on LBHF side of site).

These objectives will be met through implementation of the design criteria outlined in Sections 4.3.3 to 4.3.5.

#### 4.3.3 BIRD BOXES

The highest priority when siting any nestbox must be to provide a safe, comfortable environment in which birds can nest successfully. All boxes should also be positioned such that maintenance and cleaning is as simple as possible, and if records are to be kept, ease of inspection must also be considered to minimise the risk of disturbance to nesting birds.

With respect to box location du Feu (2003) provides the following guidance:

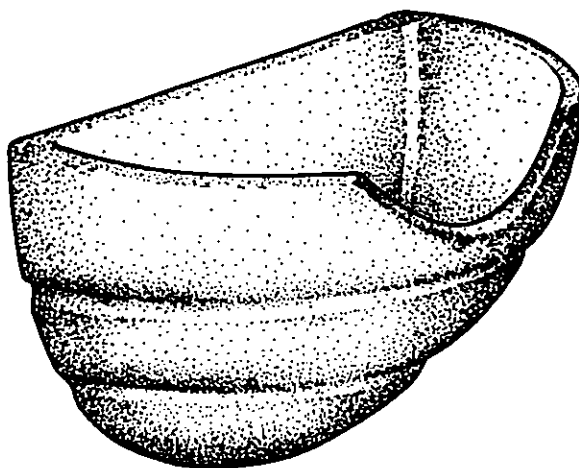
- **Aspect** – The direction that the box entrance faces makes relatively little difference provided that it is sheltered from prevailing wind, rain and strong sunlight. In exposed areas it is recommended that the entrance should be located to face between north and south-east.
- **Height** – The nest box must be sited to allow a clear flight path. Additional information is provided below for specific nest boxes.
- **Reducing Access for Predators** – boxes should be located way from potential predators.

Information with respect to boxes for target species is provided below.

##### House martin

- House martin boxes are made of concrete and are 70 mm high, 120 mm wide at the back and 90 mm deep (Figure 4.1).

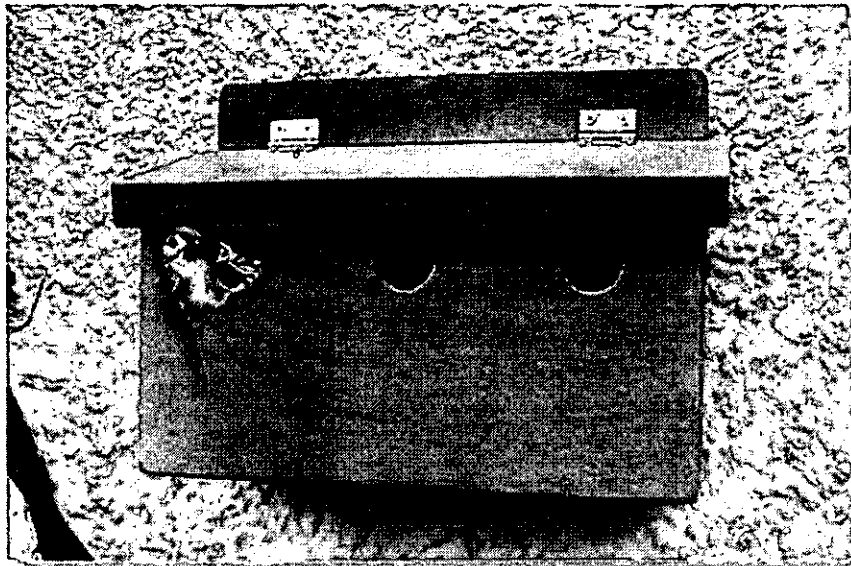
- The boxes should be mounted under the eaves of a building or fixed to a ledge approximately 120 mm wide and secure boxes underneath. The box must be sited to ensure water does not trickle into box. Site boxes in groups not singly, as this will encourage colonisation.



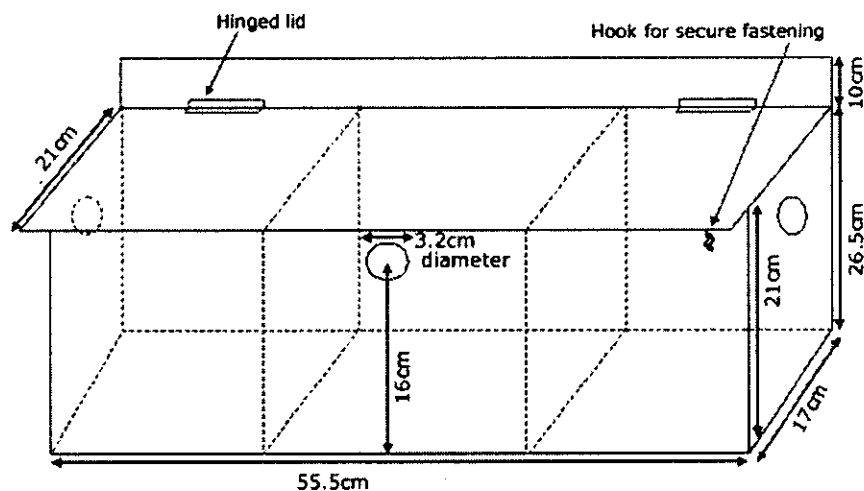
**Fig. 4.1: House Martin Nest Box**

#### House Sparrow

- House sparrows will utilise small hole-entrances boxes with a 32 mm diameter hole (see Figure 4.2). Hole-entrance boxes are preferred as they offer greater seclusion, security from predators and shelter from the elements.
- House sparrows may nest colonially and therefore the inclusion of sparrow terraces within the proposed development would be of benefit for this species (Figure 4.4). The interior of the sparrow terrace is sub-divided into three for three sparrow families. All the entrances are situated on the front so that the box can be positioned facing away from the prevailing weather and close to a corner if required. However, if the location is appropriate a box with entrance holes on the ends may be used (Figure 4.3).



**Fig.4.2: Sparrow Terrace With Entrance Holes to Front**  
(image from The Nestbox Company Limited)



**Fig. 4.3: Sparrow Terrace With Entrance Holes to Front**  
(image from Lincolnshire Wildlife Trust)

- Sparrow terraces should be located a minimum of 3 m from ground level so that the box is not in direct sun in May or June, and where there is no public access / disturbance. It is recommended that house sparrow terraces be installed on the north-eastern or north-western sides of Building KC4.

### Peregrine Falcon

- A box suitable for peregrine falcons should be approximately 0.80 m wide, 0.50 m long and 0.50 m high (with a slope on the roof from back to front with an overhang to prevent water dripping into the box). A strip of wood approximately 0.15 m high should be affixed across the frontal base of the box.
- Alternatively peregrine falcons will utilise trays for nesting. A tray should similarly be 0.80 m x 0.50 m with a 0.15 m ledge all the way around the edge of the tray. Trays should be located within sheltered aspects e.g. a natural recess within a building or a window ledge area (if the latter then away from human observation/interference).
- Boxes / trays should be located high on buildings but away from human interference i.e. not where access is required for regular maintenance, etc. They should be sheltered positions away from extremes of the elements (a south-eastern aspect is usually the favoured location).
- Boxes / trays should be sited sloping slightly backwards and should be securely fixed in position.
- Boxes / trays should be constructed from suitable materials. Thin man-made materials should be avoided, although exterior plywood is suitable.
- A series of small holes should be drilled into the base of the box/tray to allow drainage.
- For peregrine falcons the floor of the box / tray should be covered with rounded pea gravel.

The peregrine falcon box should be located as high as possible on the top of the highest building within the proposed development footprint.

### **4.3.4 BAT BOXES**

- Bat roosting boxes (Figure 4.4) are similar to bird boxes, but the entrance should be a narrow slot at least 20 mm wide underneath the box, allowing the animal to crawl up into the roost. The wood should be unplanned, at least 20 mm thick and most importantly left untreated as bats do not like unpleasant smells. The thickness of the wood gives the bat protection from any changes in temperature, like ourselves the bat is warm blooded. The size of bat boxes should be: 100 mm wide, 80 mm deep and 400 mm high.
- Bat boxes are most likely to be used if they are located in places where bats are known to feed. Woodland, parkland and river banks are good places as are gardens close to ponds, rivers or

parks. If possible they should be close to a hedge or tree line as some species of bat use these to navigate and are reluctant to cross open spaces to access their roost.

- Bat boxes should be placed as high as possible (4-5 m high) in clusters around the trunk of a tree i.e. with three boxes at different aspects (ideally south, south-east and south-west) around the tree trunk.
- Bat bricks (Figure 4.5) should be placed in a clean, quiet, draught free environment, ideally on a gable end or as close to a soffit as possible. Most bats will roost in a cavity wall rather than in a loft or large space. The cavity wall should be free from insulation material at least from the level of the brick to the top of the wall.

Table 4.2 provides a summary of the proposed locations for the bird and bat boxes as part of the proposed development.

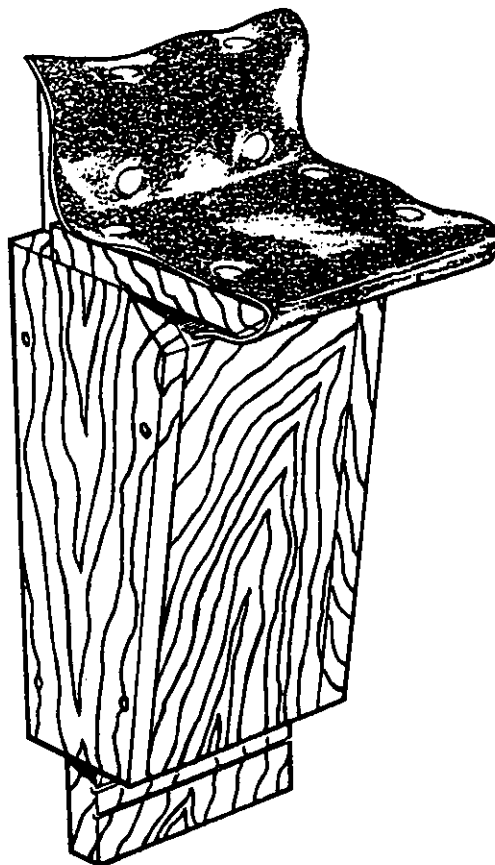


Fig. 4.4: Bat Roosting Box

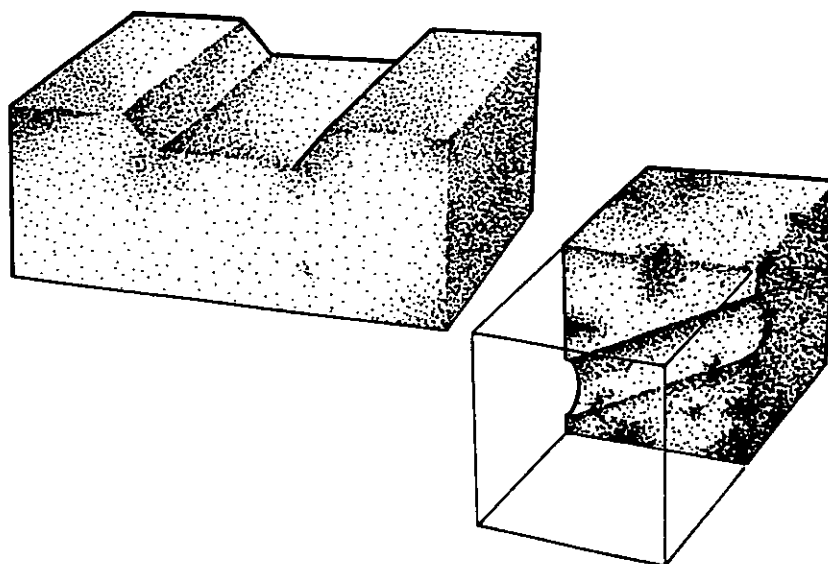


Fig. 4.5: Bat Bricks



Table 4.2: Summary of Proposed Locations for Bird and Bat Boxes

Building Reference	House Sparrow Boxes	House Martin Boxes	Peregrine Falcon Box / Ledge	Other assorted open- entrance and open fronted boxes	Bat Boxes	Bat Bricks
KC4	2 no. sparrow terraces on north-eastern edge of building	4 no. boxes on south-eastern edge of building	-	5 no. boxes on north- eastern, south-eastern and south-western walls	3 no. bat boxes on trees to west of building	5 no. bat bricks on north-eastern, south- eastern and south- western walls
KCI	-	-	1 no. peregrine falcon box and 1 no. peregrine falcon ledge on highest point on building	-	-	-
Total	2 no.	4 no.	1 no. ledges 1 no. boxes	5 no. boxes	3 no. boxes	5 no. bat bricks

## REFERENCES

- Burgess, H. (2004). 'An assessment of the potential for green roofs for bird conservation in the UK'. BSc Hons Geography Thesis, University of Sussex.
- Brown, R. (2007). Pers. Comm. Emorsgate Seeds. King's Lynn, Norfolk.
- Bertrand, N. (2007). Pers. Comm. The Creekside Centre, Deptford Creek, London.
- Circadian. (2004). 'Lots Road Power Station and Land at Thames Avenue Development – Regulation 19 Environmental Statement'.
- du Feu, C. (2003). *The BTO Nestbox Guide*. British Trust for Ornithology. Thetford. Norfolk.
- Grant, G. (2006). *Green roofs and façades*. IHS BRE Press, Bracknell.
- Grant, G. Engleback, L and Nicholson (2003). 'Green Roofs: their existing status and potential for conserving biodiversity in urban areas'. English Nature Research Report 498. English Nature, Peterborough.
- Gray, D. (2007). Pers. Comm. Hutchison Whampoa Property, London.
- Gowing, D. (2007). Pers. Comm. Lecturer and Soil / Water Science Researcher. Open University, Milton Keynes.
- Haslam, S. M. (2003). *Understanding Wetlands: Fen, Bog and Marsh*. Taylor & Francis, London.
- Hawke, C. J. and José, P. V., (1996), *Reedbed Management for Commercial and Wildlife Interests*. RSBP, The Lodge, Sandy, Bedfordshire.
- Jones, R. A. (2002). 'Tecticolous Invertebrates – the invertebrate fauna on green roofs in urban London'. English Nature Report.

Kirby, P. (2001). *Habitat Management for Invertebrates: a practical handbook*. Royal Society for the Protection of Birds, Sandy, Bedfordshire.

London Borough of Hamersmith and Fulham. (no date). 'London Borough of Hamersmith and Fulham Biodiversity Action Plan'. Available:  
[http://www.lbhf.gov.uk/Directory/Business/Business\\_support\\_and\\_Advice/Community economic\\_development/20318\\_Biodiversity.asp](http://www.lbhf.gov.uk/Directory/Business/Business_support_and_Advice/Community_economic_development/20318_Biodiversity.asp)

Middlemarch Environmental Ltd. (2007a). 'Lots Road Power Station – Input Into Ecological Design, Management and Monitoring of Chelsea Creek and Basin: Nesting Bird Survey and Site Clearance Protocol.' Middlemarch Environmental Ltd Report RT-MME-4911-01. April 2007.

Middlemarch Environmental Ltd. (2007b). 'BREEAM Ecological Assessment EcoHomes – Lots Road Power Station, London'. Middlemarch Environmental Ltd Report RT-MME-4913. April 2007.

Nardell (1992). 'A Management Plan for Chelsea Creek Nature Area'. Report prepared for The Royal Borough of Kensington & Chelsea. June 1992.

Newbold, C. and Mountfort, O. (1997). 'Water level requirements of wetland plants and animals'. *English Nature Freshwater Series No. 5*. English Nature, Peterborough, UK.

Physalia. (2004). 'The Foreshore Communities and Sediment Habitats in Chelsea Creek – Pre-Development Ecological Survey'. Report prepared for CPM Limited. August 2004.

Pitten, J. (2007). Pers. Comm. Enginner, ARUP, London.

Rose, F. (1981). *The Wild Flower Key: British Isles – N.W. Europe*. Fredrick Warne, London.

Stace, C. (2001). *New Flora of the British Isles (Second Edition)*. Cambridge University Press, Cambridge.

The Royal Borough of Kensington and Chelsea (no date). 'The Royal Borough of Kensington and Chelsea Local Biodiversity Action Plan'. Available:

<http://www.rbkc.gov.uk/EnvironmentalServices/ecology/biodiversity0406.asp>

Townshend Landscape Architects Ltd. (2007). 'Lots Road London – A Report on the Issues Associated with planting on the Roof Terraces'. Report TOWN352(9D)001 Rev.R00 [Draft for Comment]. January 2007.

Wheeler, B. D., Gowing, D. J. G., Shaw, S. C., Mountford, J. O. and Money, R. P. (2004). *Ecohydrological Guidelines for Lowland Wetland Plant Communities*. Final report Environment Agency – Anglian Region.

## **APPENDICES**

### **Appendix 1    Example Images of Terrace Planting Schemes**

## **APPENDIX 1**

### **Example Images of Terrace Planting**



**Fig. A1.1: Tidal Reedbed at Blacktoft Sands**  
(image from RSPB)

Image of naturally occurring tidal reedbed with exposed mud and at Blacktoft Sands, within the Humber Estuary SSSI. This is the largest tidal reedbed in England (second largest in the UK) and is managed for nature conservation.



**Fig. A1.2: Deptford Creek, Location of The Creekside Centre**  
(image from The Creekside Centre)

Images of Deptford Creek, London, where works have been completed to provide opportunities for natural colonisation of species. The Creekside Centre is an environmental education resource which provide educational activities and access to the Creek.

**MIDDLEMARCH ENVIRONMENTAL  
QUALITY ASSURANCE**

**TITLE: LOTS ROAD POWER STATION,  
CHELSEA, GREATER LONDON**

**INPUT INTO ECOLOGICAL DESIGN,  
MANAGEMENT AND MONITORING OF  
CHELSEA CREEK AND BASIN**

**ECOLOGICAL DESIGN**

**ROYAL BOROUGH OF KENSINGTON AND CHELSEA**

**A Report to Circadian Ltd**

**Contract Number: C4911**

**Report Number: RT-MME-4911-02 A (RBKC) RevA**

**Revision Number: RevA**

**Description: Final**

**Date: December 2007**

**Checked:**

**James Calow  
Principal Consultant**

**Approved:**

**Dr Philip Fermor  
Managing Director**



**Lots Road 123162 Responses to Royal Borough Kensington and Chelsea**  
**6.12.07**

This summarises responses to comments under RBKC Condition 12.

Refer to previous submission of documents to address:

- Condition 12:  
Arup Design Notes Condition 12 and attached drawings, submitted on 06.08.07

QUERY No.	CONDITION	QUERY	RESPONSE	RELATED DRAWING
1 [ref 1]	Condition 12	Terraces do not allow sufficient accretion of sediment necessary for the creation of self sustainable vegetated habitat. Terraces are over-engineered.	An alternative gabion design is proposed that allows topsoil in the top gabion basket. This will allow vegetation to grow in this area.	Arup Drawings: 123162-01-001 123162-01-005
2 [ref 1]	Condition 12	Terraces should be sloped to allow flatfish to access the terraces.  'V' shaped notches should be cut in weirs to allow migration of fish.	Three sections of terrace have slopes between +2.8m and +3.8m to meet this requirement. In addition to this the bottom (0.8m) terrace has been sloped down towards the creek bed in places. 'V' shaped notches will be cut out of the existing weir system.	Arup Design Note: Condition 12. Arup Drawing: 123162-01-001
4 [ref 2]	Condition 12	Request for hydrological and engineering plans for the proposal to pump water back into the creek	This has not been developed under Condition 12. We have met the requirement of no net loss of flood storage (condition 11) regardless of pumping water to keep silt levels down.	N/A
5[Ref 4]	Condition 12	Suggested locations of navigation markers. Navigation would be much improved by omitting the bottom terrace.	Following a meeting with West London River Group, we have amended the number and location of the mooring posts. We have now deleted the bottom terrace and the lowest terrace has been marked as suggested.	Arup Drawings: 123162-01-001 123162-01-005
6 [Ref 4]	Condition 12	Include a pontoon between the middle and upper bridges against the Power Station	It is not proposed to provide a pontoon for the development.	N/A
7[Ref 4]	Condition 12	It would be much more "appropriate and good looking" "to leave out the bottom three terraces both sides (or bottom two?), and concentrate the landscaping where it feels most comfortable along the River bank at the top of the river wall"	The revised submission materials provide a scheme which responds to the landscape and ecological requirements. It provides a balance of ecological and landscape quality and interest which has been further improved by the removal of the lower terrace and providing sloping terraces in places.	Refer to Townshend drawings

## Responses to Royal Borough Kensington and Chelsea

Lots Road 123162

6.12.07

8 [Ref 5]	Condition 12	Provision for future addition of pontoon against the Power Station wall between the middle and upper bridges. Suggested detailing the bridge railings or sections next to the Power Station with removable panels, so that it would be relatively easy to add the gangways down to the pontoon at some time in the future.	It is not proposed to provide a pontoon for the development.	N/A
9 [Ref 5, 6]	Condition 12	Provision for mooring large vessels (like Thames barges as shown in planning drawings) against the southern Thames frontage wall. Wooden piles, access ladders, set back railings for walking space, mooring cleats, gate in railing, bollards suggested.	Emergency ladders have been incorporated into the scheme.	Arup Drawing: 123162-01-012
10 [Ref 6]	Condition 12	Raise bridge soffit levels to allow for future reopening of the channel of the old Chelsea Creek canal.	The proposed bridge soffit levels are intended to replicate the existing bridge levels at the centre of the bridge.	
11 [Ref 6]	Condition 12	Navigation markers should be lights, at least at the mouth of the creek	This has been provided.	Arup Drawings: 123162-01-001 123162-01-005
13 [Ref 6]	Condition 12	Escape ladders, safety chains requested.	These have been provided.	Arup Drawing: 123162-01-012
14 [Ref 6]	Condition 12	Encourage use of Thames for deliveries of materials removal of spoil etc.	Noted. This is being actively considered.	

### References

- [1] Letter from Anna Scott of EA to Georgina Slater of RBKC dated 10 October 2007
- [2] Notes from Jennifer O'Riley of Ecology Services to RBKC dated 29 October, 2007

Arup have also received comments directly from the EA

Lots Road 123162      **Responses to Royal Borough Kensington and Chelsea**  
6.12.07

[3]      Email from Anna Scott of EA to Jane Pitten of Arup dated 10 October, 2007

HWPG have also received written comments directly from the West London River Group:

- [4]      Letter from Peter Makower of West London River Group to David Benyon of HWPG dated 13 November, 2007
- [5]      Letter from Peter Makower of West London River Group to David Benyon of HWPG dated 26 November, 2007
- [6]      Minutes of meeting with HWPG, Arup, River Thames Society, West London River Group dated 31 October, 2007

JRS/DP1025

29 July 2008



Royal Borough of Kensington & Chelsea  
Planning and Conservation  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX  
For the attention of Georgina Slader

100 Pall Mall  
London SW1Y 5NQ  
telephone 020 7004 1700  
facsimile 020 7004 1790  
[www.dp9.co.uk](http://www.dp9.co.uk)

Dear Sirs

**LOTS ROAD POWER STATION  
PLANNING PERMISSION REF. PP/02/01324  
Submission of Details Pursuant To Condition 12**

We refer to the above application for the submission of details relating to the treatment of Chelsea Creek as required by Condition 12 of the above planning permission.

As you are aware, following the submission of revised information in December 2007, our clients and their consultant team have carried out extensive discussions with the Environment Agency and interested groups with regard to the provision of a boat landing facility as part of the proposed details.

Accordingly, we hereby enclose three copies of a revised Technical Note and accompanying drawings prepared by ARUP that now includes the provision of a boat facility.

The revised proposals to include the boat landing facility have been discussed with the Environment Agency, the West London River Group and the River Thames Society who consider the proposed measures to be acceptable. The Environment Agency recommendations on the design of the facility have been incorporated in the proposed landing facility which has subsequently been agreed with the West London River Group and River Thames Society.

We can confirm that a copy of the enclosed information has been sent direct to the West London River Group for their information. A copy of the information has also been submitted to LB Hammersmith & Fulham to discharge condition 11 of planning permission 2002/03132/FUL.

Whilst writing, you will be aware that we are awaiting a response from the Council in respect of the information submitted in respect of the remaining outstanding conditions. We would therefore be grateful to receive confirmation that the information submitted is acceptable as a matter of urgency.

We hope that in light of the enclosed information, the above condition can now be discharged. If you have any queries, please contact Julian Shirley at the above address.



Yours faithfully

DP9

DP9

Encs.

THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



Planning Consultants

JRS/DP1025

8 August 2008

Royal Borough of Kensington & Chelsea  
Planning and Conservation  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX  
For the attention of Georgina Slader



100 Pall Mall  
London SW1Y 5NQ

telephone 020 7004 1700  
facsimile 020 7004 1790

[www.dp9.co.uk](http://www.dp9.co.uk)

Dear Sirs

**LOTS ROAD POWER STATION  
PLANNING PERMISSION REF. PP/02/01324  
Submission of Details Pursuant To Condition 12**

We refer to the amended details submitted to your Council pursuant to the above condition on 29<sup>th</sup> July 2008.

Please note that the plan included within the revised Technical Note entitled 'Plan of Fixtures and Fittings' (Plan No. LRS02 OA MR 9151 PL 211 F1 00) is incorrect. Accordingly, we hereby enclose three copies of a revised drawing ref. 123162-01-001 Issue C that shows the correct mooring post locations and boat landing provision.

We hope that in light of the enclosed information is acceptable and the condition can now be discharged. If you have any queries, please contact Julian Shirley at the above address.

Yours faithfully

DP9

Encs.

Georgina Slader  
Royal Borough of Kensington and  
Chelsea  
[georgina.slader@rbkc.gov.uk](mailto:georgina.slader@rbkc.gov.uk)

**Our ref:** TL/2008/100450/03-L02

**Date:** 04 September 2008

Dear Ms Slader

**SUBMISSION OF DETAILS OF A SCHEME FOR THE TREATMENT OF  
CHELSEA CREEK PURSUANT TO CONDITION 12 OF PLANNING  
PERMISSION PP/02/01324. FURTHER INFORMATION RECEIVED.  
LAND ADJACENT TO SOUTH SIDE OF CHELSEA CREEK, CHELSEA  
HARBOUR DRIVE, LONDON.**

Following the receipt of the drawing titled '*Chelsea Creek Terraces Engineering Design of Gabion Retaining Walls Mooring Post Location Plan*' (drawing number 123162-00 revision C dated 04/08/08), we can confirm that the details submitted pursuant to the discharge of Condition 12 are satisfactory. Therefore we are able to recommend the discharge of this condition.

Please contact me if you have any questions to the above.

Yours sincerely

**Ms Anna Scott**  
**Major Projects Officer**

Direct dial 020 7091 4042  
Direct e-mail [anna.scott@environment-agency.gov.uk](mailto:anna.scott@environment-agency.gov.uk)

cc ARUP ([jane.pitten@arup.com](mailto:jane.pitten@arup.com))

DP9 ([julian.shirley@dp9.co.uk](mailto:julian.shirley@dp9.co.uk))



London Borough of Hammersmith and Fulham  
Development Management Service  
3rd Floor, Hammersmith Town Hall Extension, King Street, London W6 9JU  
Tel: 020 8753 1084  
Fax: 020 8753 3423  
Email: [environment@lbhf.gov.uk](mailto:environment@lbhf.gov.uk)  
Web: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)



DP9  
100 Pall Mall  
London  
SW1Y 5NQ

21st November 2008

Applicant:  
Circadian Ltd  
C/O 4 Dunraven Street  
London  
W1Y 3FG

Application Reference: **2007/02994/DET**

Registered on: **7th August 2007**

### Town and Country Planning Act 1990

### APPROVAL OF DETAILS

#### Location and Description:

**Land Adjacent To South Side Of Chelsea Creek Chelsea Harbour Drive Chelsea Harbour London**

Submission of details of a scheme for the treatment of Chelsea Creek, pursuant to Condition 11 of planning permission 2002/03132/FUL granted by the Secretary of State on 30 January 2006.

Drawing Nos: TOWN352(08) 1200 R02; 1201 R02; 1202 R02; 1204 R02; 1205 R02; 1207 R01; 1208 R02; 7001 R02; 7003 R02; 7004 R02; 7005 R02; 7006 R02; 7009 R01; 7010 R01; 1410 R01; 300 R02-Materials Booklet; Technical Note and accompanying plans dated 24/07/2008; Input into Ecological Design, Management and Monitoring of Chelsea Creek and Basin Ref: RT-MME-4911-02B (LBHF) Rev A dated Dec 07

#### Particulars of Decision:

**Approval granted to the details as submitted.**

On behalf of the Director of Environment  
Duly authorised by the Council to sign this notice.



**Silver, Debrah: PC-Plan**

---

**From:** Laing, Saskie: TELS-WasteLeis  
**Sent:** 23 October 2009 16:46  
**To:** Silver, Debrah: PC-Plan; Tiernan, Peter: CP-Fin  
**Subject:** RE:  
**Attachments:** Condition12\_18Dec08\_sl.doc; RE: Lots Road Power Station - Discharge Condition 12

Dear Debrah,

From the information in your email, it does not sound like there are any changes from the Ecological Perspective. As far as I'm aware the only outstanding issue that HW may raise is that relating to public access to the basin area, this has an implication in relation to the Chelsea Basin Management in which public access is proposed. I've attached the relevant the relevant correspondence.

Kind regards

**Saskie Laing** (MIEEM, AIEMA)  
 Ecology Service Manager  
 Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185  
 Mobile: 079 7606 0347  
 Fax: 020 7371 4682

Holland Park Ecology Centre, The Stable Yard, Ilchester Place, London W8 6LU

Our Values: Public Service, Appreciative, Collaborative, Innovative and Positive

---

**From:** Silver, Debrah: PC-Plan  
**Sent:** 23 October 2009 16:02  
**To:** Tiernan, Peter: CP-Fin; Laing, Saskie: TELS-WasteLeis  
**Subject:**

Dear Peter and Saskie,

I am trying to gain a better understanding of the requirements of condition 12 (Chelsea Creek), especially after receiving the recent phone calls from Hutchison Whampoa. As a reminder, the condition states:

*Development shall not begin until a scheme for the treatment of Chelsea Creek has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the construction and subsequent maintenance of the inter-tidal terraces, of the marginal and aquatic species to be planted and of the location and design of mooring posts, boat-landing and access facilities and health and safety measures to be provided. Development shall be carried out in accordance with both the approved details and a programme of implementation first agreed in writing with the local planning authority.*

As part of their submission to discharge the condition, Arup have prepared a report (attached) which deals with the technical (non-ecological) elements of the condition including:

- Construction and maintenance of the inter-tidal terraces,
- Terrace design,
- Marginal and aquatic species,
- Design of mooring posts,
- Boat landing and access facilities and
- Health and safety measures.

Under section 4.2, which relates to the maintenance of inter-tidal terraces, the report refers to a large crane accessing the path along the Creek and Thames frontage from the land side (first paragraph) and a barge providing access to the terraces from the Creek side (second paragraph). Peter, I note in your email dated 20 October 2009 at 10:19am, you clearly indicate that a short team lease is required "to enable Circadian Limited to over-sail the air space over Chelsea Creek with tower cranes, scaffolding, etc". Although I

acknowledge that the lease is required for access, from a planning perspective, we do not require a completed lease agreement prior to discharging the condition. However, we would not be able to discharge the condition without a disclaimer being inserted into this document clearly stating that a lease is required to be agreed between Circadian and the Council. The issue of access is dealt within the S106 obligation, and the draft leases would link in with it, rather than the condition of consent.

Likewise, paragraph 4 of section 4.6 states that "boats will be able to access the Creek". From my understanding, this would be taken care of within the long term lease agreement and once again, a disclaimer is required stating that a lease agreement is required.

As a matter of interest, the opening sentence of section 4.7 states that "it is not the intention to provide public access to the terraces or the Creek bed" which would alleviate the requirement of any lease agreement in this instance.

So, my game plan, subject to your agreement, would be to require the HW/Arup to amend the report to ensure that it explicitly states that lease agreements need to be entered into with the Council. This would then allow the planning department to discharge the outstanding condition and still require HW to complete the short and long term lease agreements with property services. I hope that by doing this it would not undermine the current negotiations with HW on both lease agreements. Saskie, from an ecological perspective, I don't think that there are any changes and the information submitted can still be discharged.

I await your agreement to my proposed game plan before contacting HW.

Regards

**Debrah Silver**

Senior Planning Officer - Strategic Development  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

---

**WASTE MANAGEMENT AND LEISURE**  
**INTERNAL MEMORANDUM**

---

<b>TO:</b>	Debrah Silver	<b>ROOM NO:</b>	Kensington Town Hall
<b>CC:</b>	Barrie Maclaurin		
<b>FROM:</b>	Saskie Lovell	<b>ROOM NO:</b>	Ecology Centre
<b>TELEPHONE:</b>	0207 938 8185	<b>FAX:</b>	
<b>EMAIL:</b>	Saskie.lovell@rbkc.gov.uk		
<b>DATE:</b>	19 <sup>th</sup> December 2008	<b>REF:</b>	Planning permission ref: PP/02/01324
<b>SUBJECT:</b>	Lots Road. Condition 12		

---

Dear Debrah

I confirm that the details submitted by DP9 on the 10<sup>th</sup> December 2007, in conjunction with the Chelsea Basin Management Plan and the Habitats within development site management plans by Middlemarch Environmental, submitted on 7<sup>th</sup> August 2007, have been reviewed.

In addition, a meeting with the development team was attended by myself on the 16<sup>th</sup> December 2008. This resulted in many of the outstanding issues being addressed. In terms of the information provided in the above documentation and its relevance to the ecological enhancement of the Chelsea Creek and Basin area I am now happy to discharge condition 12.

However, I understand there are outstanding issues relating the access (public and otherwise) to the Chelsea Basin site. These issues, and how they relate to the proposed prescriptions contained in the Chelsea Basin Management Plan (dated: July 2007, report no: RT-MME-4911-03), need to be resolved by Planning.

In the case that the details submitted in the management plan are altered I request that the Ecology Service be consulted before the condition is formally discharged.

Yours sincerely,

Saskie Lovell (MIEEM, AIEMA)  
Ecology Service Manager



INVESTOR IN PEOPLE

**Silver, Debrah: PC-Plan**

---

**From:** Flanagan, Michael: CP-Fin  
**Sent:** 18 December 2008 15:26  
**To:** Prout, David: PC-Plan; Brill, Tot: TELS-Director  
**Cc:** Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Coey, Bruce: PC-Plan; Laing, Saskie: TELS-WasteLeis; Seal, Sue: CP-Fin  
**Subject:** RE: Lots Road Power Station - Discharge Condition 12

Tot

The Council, as landowner, has been very clear that we do not want public access to the land that we own.

Michael

---

**From:** Prout, David: PC-Plan  
**Sent:** 18 December 2008 12:10  
**To:** Brill, Tot: TELS-Director; Flanagan, Michael: CP-Fin  
**Cc:** Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Coey, Bruce: PC-Plan; Lovell, Saskie: TELS-WasteLeis  
**Subject:** RE: Lots Road Power Station - Discharge Condition 12

Tot, the ecological works, I think, are welcome. There was, however, an issue around access. When I last saw this (although you can't see from the attached plan) the access was to the north of the basin. That land belongs to the Council and we do not – if I recall – want public access to it. Michael will no doubt have views. D

David Prout  
 Executive Director  
 Planning and Borough Development  
 Royal Borough of Kensington and Chelsea  
 Rm 323, Town Hall  
 Hornton Street  
 London W8 7NX

Tel: 020 7361 2944  
 Fax: 020 7361 3463

---

**From:** Lovell, Saskie: TELS-WasteLeis  
**Sent:** 18 December 2008 11:00  
**To:** Brill, Tot: TELS-Director  
**Cc:** Silver, Debrah: PC-Plan; Maclaurin, Barrie: TELS-WasteLeis; Prout, David: PC-Plan; Coey, Bruce: PC-Plan  
**Subject:** Lots Road Power Station - Discharge Condition 12

Dear Tot,

It is my understanding that you have been involved in the Lots Road Power Station Development.

We need some clarity regarding the council's stance in terms of the capital works programme for the Chelsea Basin area (map attached), as being offered by the developer. There is an opportunity for the developer to enhance this site for us. Ecologically this is an opportunity that we should not disregard as the site forms part of the tidal Thames and is a Site of Nature Conservation Importance (Metropolitan level). Its enhancement will show that this site is under positive management, which be reflected under National Indicator 197. The developers are offering to:

09/12/2009

1. Clean up the open mud and tidal foreshore
2. Enhance the scrub area and plant more trees
3. Construct access route, viewing area, replace fencing and install interpretation boards

I am happy, in terms of the ecological aspects, for the developer carrying out the work specified in the Chelsea Basin Management Plan dated July 2007 and therefore sign off condition 12. However, David Prout has indicated that this land is owned by the council and the access to it has not been agreed. If this is the case then this essentially prevents this work from being undertaken.

The developer is keen to get condition 12 signed off so the work can commence. Please can you inform me how I should proceed here?

Kind regards,

**Saskie Lovell** (MIEEM, AIEEMA)  
Ecology Service Manager  
Royal Borough of Kensington and Chelsea

Phone: 020 7938 8185  
Mobile: 079 7606 0347  
Fax: 020 7371 4682

Holland Park Ecology Centre, The Old Stable Yard, Ilchester Place, London W8 6LU

**Vote for Little Wormwood Scrubs to receive a grant under the Mayor's Priority Parks Programme!**  
**<http://www.london.gov.uk/parksvote/region/northwest/littlewormwood.jsp>**

**Silver, Debrah: PC-Plan**

---

**From:** Tiernan, Peter: CP-Fin  
**Sent:** 26 October 2009 10:59  
**To:** Silver, Debrah: PC-Plan  
**Cc:** Laing, Saskie: TELS-WasteLeis  
**Subject:** Chelsea Creek and Basin SW10

Dear Debrah (cc Saskie)

Your proposals to progress HW's current concerns in regard to Condition 12 are acceptable to Property Services.

In regard to public access arrangements which Saskie has commented upon in her e-mail of 23 October timed at 16:46, I would advise that my instruction from the Director for Property on this specific matter are as follows:-

1. Property Services seeks to ensure that HW will not give any rights to the parkway and access routes at or around or over Chelsea Creek and Basin that would result in any new management responsibilities or result in any other liability falling on the Council.
2. No public access to be given to Chelsea Basin.

Kind regards

Peter  
 26/10/09

---

**From:** Silver, Debrah: PC-Plan  
**Sent:** 23 October 2009 16:02  
**To:** Tiernan, Peter: CP-Fin; Laing, Saskie: TELS-WasteLeis  
**Subject:**

Dear Peter and Saskie,

I am trying to gain a better understanding of the requirements of condition 12 (Chelsea Creek), especially after receiving the recent phone calls from Hutchison Whampoa. As a reminder, the condition states:

*Development shall not begin until a scheme for the treatment of Chelsea Creek has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the construction and subsequent maintenance of the inter-tidal terraces, of the marginal and aquatic species to be planted and of the location and design of mooring posts, boat-landing and access facilities and health and safety measures to be provided. Development shall be carried out in accordance with both the approved details and a programme of implementation first agreed in writing with the local planning authority.*

As part of their submission to discharge the condition, Arup have prepared a report (attached) which deals with the technical (non-ecological) elements of the condition including:

- Construction and maintenance of the inter-tidal terraces,
- Terrace design,
- Marginal and aquatic species,
- Design of mooring posts,
- Boat landing and access facilities and
- Health and safety measures.

Under section 4.2, which relates to the maintenance of inter-tidal terraces, the report refers to a large crane

09/12/2009

accessing the path along the Creek and Thames frontage from the land side (first paragraph) and a barge providing access to the terraces from the Creek side (second paragraph). Peter, I note in your email dated 20 October 2009 at 10:19am, you clearly indicate that a short term lease is required "to enable Circadian Limited to over-sail the air space over Chelsea Creek with tower cranes, scaffolding, etc". Although I acknowledge that the lease is required for access, from a planning perspective, we do not require a completed lease agreement prior to discharging the condition. However, we would not be able to discharge the condition without a disclaimer being inserted into this document clearly stating that a lease is required to be agreed between Circadian and the Council. The issue of access is dealt within the S106 obligation, and the draft leases would link in with it, rather than the condition of consent.

Likewise, paragraph 4 of section 4.6 states that "boats will be able to access the Creek". From my understanding, this would be taken care of within the long term lease agreement and once again, a disclaimer is required stating that a lease agreement is required.

As a matter of interest, the opening sentence of section 4.7 states that "it is not the intention to provide public access to the terraces or the Creek bed" which would alleviate the requirement of any lease agreement in this instance.

So, my game plan, subject to your agreement, would be to require the HW/Arup to amend the report to ensure that it explicitly states that lease agreements need to be entered into with the Council. This would then allow the planning department to discharge the outstanding condition and still require HW to complete the short and long term lease agreements with property services. I hope that by doing this it would not undermine the current negotiations with HW on both lease agreements. Saskie, from an ecological perspective, I don't think that there are any changes and the information submitted can still be discharged.

I await your agreement to my proposed game plan before contacting HW.

Regards

**Debrah Silver**

Senior Planning Officer - Strategic Development  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

Job title	Lots Road	Job number	123162
Cc		File reference	4.0
Prepared by	Jane Pitten x 52514 Tally Watson x 56423	Date	10th November 2009
Subject	Appeal Ref: APP/K5600/A/04/1146268 RBKC Planning Condition 12 Rev 6		

## 1. INTRODUCTION

This Technical Note addresses the requirements of Condition 12 attached to planning permission ref. PP/02/01324 of Royal Borough of Kensington and Chelsea (RBKC) as specified in the decision letter dated 30<sup>th</sup> January 06 [Ref.1] for the redevelopment of the land at Lots Road Power Station.

This note and the accompanying documents are intended to fulfil the requirements of the Condition. Information **prepared** by Arup and the design team to address this condition **was submitted to the Council in August 2007 and December**. Since the information was submitted, feedback has been received through RBKC, incorporating various consultees' comments. This report now intends to address these comments (the Environment Agency, and West London River Group [Ref 2]) **and supersedes the Technical Note previously submitted**.

**Textual changes to the Technical Note previously submitted are highlighted in bold.**

The enclosed drawings now propose a boat landing facility within the design. Further discussions have been held with the Environment Agency, West London River Group and River Thames Society representatives regarding provisions for a boat landing facility (see [Ref 2] for details of discussions).

We followed the recommendations of the EA and have now agreed the boat landing design with them, see attached [Ref 2]. Subsequently the boat landing solution was reviewed and agreed with the representatives of West London River Group and River Thames Society at a meeting dated 16<sup>th</sup> July 2008.

This revised Technical Note should be read in conjunction with the enclosed correspondence with the EA and the West London River Group and the Hammersmith & Fulham Historic Buildings Group [Ref 2]. As such, the following revised drawings are now also submitted in order to address the comments raised and **obtain approval of the submitted details pursuant to the above condition**.

ExD	HDC	HSS	HPD	HoE	Policy	Design	LES
DC	Received RBKC Planning					Reg	PIO
Ent	16 NOV 2009					LLC	Apprs
Sa Dev	N&N	Obj	Supp	No Obj	Rev	Other	

## 2. CONDITION 12

### 2.1 The Condition

Condition 12 states that,

*"Development shall not begin until a scheme for the treatment of Chelsea Creek has been submitted to and approved in writing by the local planning authority. The scheme shall include*



*details of the construction and subsequent maintenance of the inter-tidal terraces, of the marginal and aquatic species to be planted and of the location and design of mooring posts, boat-landing and access facilities and health and safety measures to be provided. Development shall be carried out in accordance with both the approved details and a programme of implementation first agreed in writing with the local planning authority.'*

We understand that the above condition was attached to the planning permission to address comments received from the Environment Agency (EA).

### **3. PLANNING CONTEXT**

#### **3.1 RBKC requirements: Comparison with planning submission**

The proposals for Chelsea Creek are consistent with the approved planning application drawings and Environmental Statement [Ref 3] submitted for planning permission in November 2004, considered at the Public Inquiry in February - April 2005 and granted consent by the Secretary of State in January 2006, subject to changes which have now been made according to comments received through RBKC after the previous submission of this design note.

These changes are generally:

- Adjustments to the Creek terraces
- Navigation post locations
- Provision of a boat landing facility

#### **3.2 Environment Agency requirements**

Discussions took place over an extended period between the Environment Agency and Waterman Environmental before the developing designs were acceptable in principle to the Agency. This note addresses the comments raised by the Environment Agency in their Position Statement dated January 05 2005 [Ref.4] and their more recent comments on the previous submission of information for this condition [Ref 2]. **Further discussions have now been held with the EA regarding boat landing provisions [Ref 2].**

### **4. DETAILS SUBMITTED PURSUANT TO CONDITION 12**

#### **4.1 Construction Details of Intertidal Terraces**

Refer to the Arup drawings [Ref 5] showing the typical terrace gabion construction details.

The method of construction will be:

- Designate a new flood defence line set back behind the existing river wall (existing ground levels are generally above the statutory defence level of +5.41mOD)
- Lower ground levels behind the existing river wall and demolish the top of the wall where necessary
- Excavate the Creek bed to the underside of the proposed gabion baskets or to terrace gravels, whichever is lower.
- Place geotextile and gravel levelling layer on excavated bed
- Place lower level gabion baskets and fill with rock

- Place geotextile and granular fill behind gabion basket.
- Continue to build up gabion baskets and fill in layers.
- Place soil in the pockets provided
- Make good existing wall locally where it will still be exposed
- Construct reinforced concrete retaining wall at crest of slope, where required.
- Construct footpath and handrail along top of wall
- Plant terraces

For landscaping details refer to Townshend drawings [Ref 6] and Townshend Materials Booklet and Landscape Planting Drawings [Ref 7]. For ecological design and management of the terraces refer to Middlemarch Environmental Ltd 'Input to Ecological Design' Reports [Ref 8].

## 4.2 Maintenance of inter-tidal terraces

Part of the Creek wall can be accessed on the landward side. Refer to Arup drawing [Ref 9]. This shows that a large crane can access the path along the Creek and Thames frontage. This crane will have a reach of approximately 20m allowing it to pick up and replace gabion baskets used in the inter-tidal terraces. Crane access is subject to agreement with the Council as landowner.

The location of the power station building may restrict the crane from reaching the terraces below in this area. As a result a barge with a tracked excavator will be required to access the terraces from the Creek side in this area subject to agreement with the Council as landowner. The lower terraces can be reached by an excavator on a barge which can rest on the bed of the Creek at low tide. The higher level of terrace can be accessed from the barge resting on the gabions of the lower terrace when the tide permits.

The heights of a barge and excavator have been considered for access, taking into account the restriction of the bed level and proposed bridge soffit levels. Refer to Arup drawing showing boat clearances for the Creek [Ref 10]. From this it can be seen that the total height of a barge and excavator (including draught) is less than the height difference between the bridge soffit and bed level. It is therefore possible for the maintenance plant to access the terraces from the Creek (depending on tide levels). Barge access is subject to agreement with the Council as landowner.

It is likely that the gabions will have to be replaced or repaired during the design life of the development. However gabion design life can be maximised during construction by carefully packing the gabions using good quality rock fill and also using galvanised and PVC coated mesh to obtain a maximum design life. The design life would be a minimum of 10 years in saline tidal conditions but could be substantially longer. It is recommended that an engineer inspects the gabion terraces when the gabion design life is approaching its limit to determine the maintenance requirements.

Plants may also require replacement when the gabion baskets are replaced (refer to References 7 and 8 which provide details of the planting proposed for the terraces).

In addition to the maintenance of the gabion baskets, there will be maintenance required to deal with the rubbish accumulating in the terraces from the tidal waters or from boat users. A set of

steps will be provided to allow access to the upper terrace levels for maintenance. Refer to Townshend's drawing [Ref 11].

### 4.3 Terrace Design

As a result of navigational discussions with River Thames Society and West London River Group [Ref 2], the lowest terrace at the approximate level of -0.1m OD has now been removed.

As a result of comments from the EA, the terraces will be sloped locally to allow flatfish to access the terraces. Terraces have been sloped in places between 0.2m to 0.8m and between 2.8m and 3.8m. Refer to Townshend's drawings [Ref 6] and Arup sections [Ref 5] showing levels of the terraces.

As previously stated, the terrace walls will be mainly of gabion design. The gabions on the surface of the terraces will be of a special design to allow topsoil and plants to be planted within the gabion. Refer to Arup sections [Ref 5] for details.

### 4.4 Marginal and aquatic species

Details of the proposed marginal and aquatic species are provided on Townshend landscape planting drawings and Materials Booklet [Ref.7] and Middlemarch Creek Management Plan [Ref 8].

### 4.5 Design of Mooring Posts

Mooring posts have now been adjusted where possible to take on board the comments from River Thames Society and West London River Group [Ref 2]. As a result, the location and number of mooring posts have been amended in accordance with the consultees' requirements.

#### 4.5.1 Function

Although described as 'mooring posts' in Condition 12, the posts are mainly intended to be used as navigation posts. The function of the posts will be:

- Posts are placed as a marker for the lowest terrace level to aid navigation of boats
- They will also provide perches for water birds
- They can be used for mooring but this will be the subject of limitations on duration to avoid management issues regarding long term mooring (particularly overnight).
- **Although the posts could be used for mooring in an emergency, the intention is that boats will use the boat landing facility provided for mooring purposes. See Section 4.6 below for further details of the proposed facility.**

#### 4.5.2 Description

Refer to Townshend drawings showing post locations [Ref 11], and Arup drawings [Ref. 5]

- Navigation posts to be 300mm x 300mm hardwood timber from sustainable source.
- Posts to be driven into Creek bed.
- Signage to be provided on or near the posts stating 'Overnight mooring prohibited' or similar.
- Posts to be fitted with red cans marking the port hand (LBHF side of Creek) and green cones marking starboard hand (RBKC side of Creek).
- Mooring posts to have red lights at the mouth of the Creek at port hand and green lights at the mouth of the Creek at starboard hand.

## 4.6 Boat landing and Access facilities

Provision for a boat landing facility has been developed after further discussions with the EA since the submission of documents for RBKC Condition 12 and LBHF Condition 11 in December 2007.

Following discussions with the EA and representatives of West London River Group and River Thames Society, provision has now been made in the proposals for a boat landing facility. Refer to Arup drawings [Ref 12] for details and location. The boat landing facility is positioned against the vertical wall to the north side of the Creek.

The design shows a ladder with vertical rails with rings attached that a boat can moor against. Fenders are provided for protection of the boats and ladders / rails. The spacing of the rails is shown at approximately 5m, ideal for a 5m length boat, although a range of boat sizes can use it. Signage is to be provided near the boat landing facility stating 'Overnight Mooring prohibited' or similar. The access to the ladder will be gated from the site. Access will be granted using a telecom system.

Boats will be able to access the Creek, subject to agreement with the Council as landowner and there are posts in place to ensure their navigation is guided away from the terraces.

All proposed bridges will have a soffit level no lower than the existing bridge at the site. As such, the proposed bridges will not impose any further height restriction for navigation in comparison to the existing bridge.

It is important to note that the Creek is tidally restricted. Due to the tidal nature of the river, boat access will be restricted in the Creek at low tide when the water is not at a sufficient depth (as is the existing case on site).

The Creek can be used by a series of boats during a specific tidal window. Canoes and narrow boats will be able to use the Creek, although they will be restricted during the lower half of the tidal cycle as the Creek will have very low flow in low tide. Refer to Arup drawing [Ref 10] for details of clearances for typical boats that would be able to navigate up the Creek.

Navigation posts will mark the lower terraces. As stated in Section 4.5.2, these posts will be fitted with red cans marking the port hand and green cones marking the starboard hand. Lights will be fitted at the mouth of the Creek. Refer to Arup Creek drawings for details [Ref 5].

## 4.7 Health and Safety measures to be provided

It is not the intention to provide public access to the terraces or the Creek bed. This is because:

- The Creek is naturally silty. The Creek bed and terraces will be unsafe to walk on
- Public access will damage the intertidal flora
- Disturbance to fauna

For health and safety purposes, emergency escape routes and life buoys are to be provided. Grab chains will be located at the sheer walls where there are no terraces. In the terraces, stepped gabions will be provided for escape in places. Refer to Townshend's drawing [Ref 11] and Arup ladder and grab chain detail drawing [Ref 12] for escape provisions.

Concrete steps provided from the riverside path down to the upper intertidal terrace, for maintenance purposes will be gated to permit access to maintenance staff only.

## 4.8 Programme of Implementation

The "programme of Implementation" has been agreed to with both RBK&C and LBH&F Councils and the precise detail of those agreements are contained within the documents executed on 24th April 2005 [Ref 13].

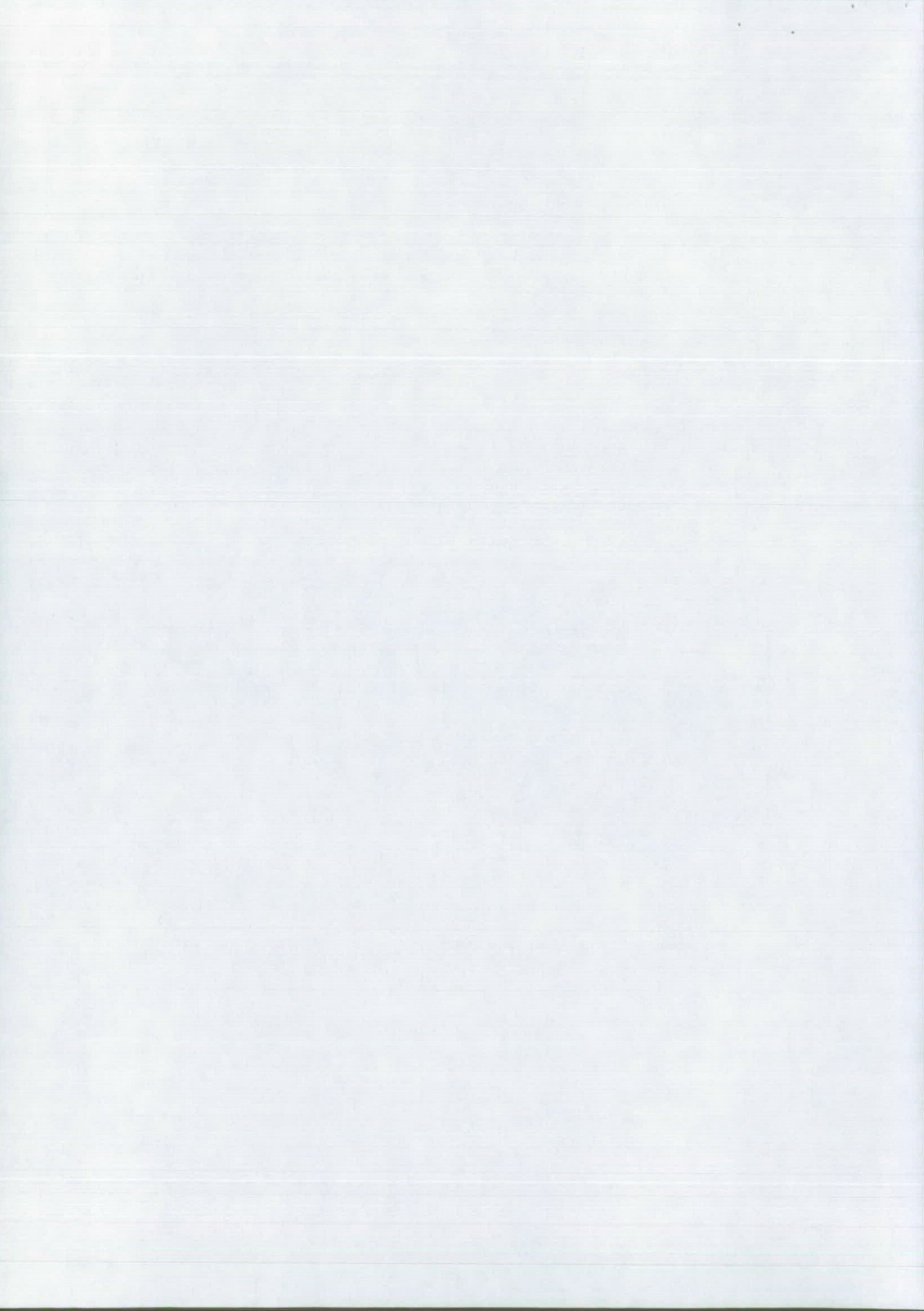
## 4.9 Creek Bed

Part of the Creek bed comprises a series of concrete campsheds enclosed within piled weirs to form a low water channel near the mouth of the Creek. Outside this low water channel, the Creek bed was, whilst the power station was operational, varying compositions of shingle, compacted chalk beds and silt and mud sediments (refer to Section 13 of Reference 3). See photo below from 1995 when the Power Station was in operation.



The existing Creek has silted up since the Power Station was closed in 2002. The silt now covers the concrete low water channel. See the photograph below taken in 2007.









The new development will re-introduce a low water flow from the power station outfalls but at a much lower volume than previously. It is expected that this cooling water flow from the new development will lower the silt level within the low water channel downstream of the cooling water outlets; but will remain silty compared to when the power station was in operation.

In the proposals the Creek low water channel will be narrowed where the proposed new terraces encroach. The new terraces will have gravel and soil in place of the existing concrete. Underneath the new gabion walls and terraces it is proposed to remove the softer layer of mud and silt sediments so that the terraces are founded on firm material. See Arup Creek drawings, [Ref 5].

Where the low water channel remains exposed, the Creek bed will be left as it is. The new low water flow is likely to wash out some but not all of the silt which has built up since 2002.

The existing concrete campsheds containing weirs will have 'V' notches cut out of each weir to allow fish to travel more easily upstream into the Creek.

## 5. REFERENCES

1. Secretary of State letter: Planning Applications 2002/03132/FUL and PP/02/01324 2002. 30<sup>th</sup> January 2006
2. Consultees responses to previous Condition 12 submission:
  - EA letter (reference NE/2007/104036/01-L02), dated 10<sup>th</sup> October 2007
  - West London River Group letter for Condition 11 LBHF, dated 10<sup>th</sup> October
  - Hammersmith and Fulham Historic Buildings Group, dated 14<sup>th</sup> October 2007**







**EA letter to Georgina Slader RBKC (reference TL/2008/100450/01-L02), dated 7<sup>th</sup> March 2008**

**EA Email to Jane Pitten Arup, dated 2<sup>nd</sup> July 2008**

3. Circadian, Regulation 19: Environmental Statement, Nov 2004.
4. EA Position Statement: Application and Appeal by Circadian Land at South Side of Chelsea Creek Harbour Creek, Lots Road Power Station. January 2005.
5. Arup Creek Drawings:  
123162-01-001 Chelsea Creek Terraces Engineering Design of Gabion retaining walls – Plan  
123162-01-005 Chelsea Creek Terraces Engineering Design of Gabion retaining walls – Section 4-4
6. Townshend Drawings - Terrace Sections:  
TOWN 352 (08) 7001, Lots Road Creek: Schematic Section A-A'.  
TOWN 352 (08) 7005, Lots Road Creek: Schematic Section E-E'.  
TOWN 352 (08) 7006, Lots Road Creek: Schematic Section F-F'.
7. Townshend's Materials Booklet and Landscape planting drawings  
TOWN 352 (08) 300, Lots Road Creek Materials Booklet.  
TOWN 352 (08) 1207, Lots Road Creek: Landscape Planting 1 of 2.  
TOWN 352 (08) 1208, Lots Road Creek: Landscape Planting 2 of 2.
8. Middlemarch Environmental Ltd Documents:  
  
RT-MME-4911-02A (RBKC): Input into Ecological Design, Management & Monitoring of Chelsea Creek and basin: Ecological design.  
  
RT-MME-4911-03 (RBKC): Input into Ecological Design, Management & Monitoring of Chelsea Creek and basin: Chelsea Basin Management Plan.  
  
RT-MME-4911-04A (RBKC): Input into Ecological Design, Management & Monitoring of Chelsea Creek and basin: Habitats within development site Management Plan.
9. Arup Drawing  
123162-03-21: "Swept Path Analysis for 15T Mobile Crane".
10. Arup Drawing:  
123162-01-SK020, Chelsea Creek Boat Clearances.
11. Townshend's Creek Drawings:  
TOWN 352 (08) 1201, Lots Road Creek: Landscape Surface Finishes Plan Creek 1 of 2.  
TOWN 352 (08) 1202, Lots Road Creek: Landscape Surface Finishes Plan Creek 2 of 2.
12. Arup Drawing:  
**LRS02-OAMR-9151-DT210-F1-03, Detail of Boat Landing Access**  
**LRS02-OAMR-9151-PL211-F1-00, Plan of fixtures and fittings**  
**LRS02-OAMR-9151-DT212-F1-00, Details of Fixtures and Fittings**
- 13 The Mayor and Burgesses of the Royal Borough of Kensington & Chelsea:

---

Deed Made Pursuant to Section 106 of the Town and Country Planning Act 1990 Relating to  
Land at Lots Road Power Station and Chelsea Creek, Lots Road, London SW10. 25.04.05

13/11/2003

# Hutchison Whampoa Property



12 November 2009

Royal Borough of Kensington & Chelsea  
Planning and Borough Development  
The Town Hall  
Hornton Street  
London  
W8 3NX

F.A.O. Debrah Silver

Dear Sirs

**Re: Town and Country Planning Act 1900 (As Amended)**  
**Lots Road Power Station**  
**Planning Permission Ref. PP/02/01324**  
**Condition 12: Treatment of Chelsea Creek**

We refer to your email dated 12 October 2009 and our subsequent discussions at our meeting on 10 November 2009 regarding submission of details pursuant to conditions attached to the above planning permission.

We hereby enclose three copies of the revised Arup Technical Note dated 10 November 2009 in respect of Condition 12 (Chelsea Creek) following requests by the Council to include the wording "subject to agreement with the Council" where reference is made to access.

We trust that the enclosed information is sufficient to progress the discharge of the above Condition and we look forward to the Councils formal notice of discharge. If however you require any further information, please contact me.

Yours faithfully

*Daniel J. Gray*

**Daniel Gray**  
Project Manager

Enc:

c.c. EH / GG / HF

ExD	HDC	HSS	HPD	HoE	Policy	Design	Trees
DC		Received RBKC Planning				Reg	PIO
Ent		16 NOV 2009				LLC	Access
Str Dev		N&N	Obj	Supp	No Obj	Rev	Other

Circadian Limited

Hutchison House, 5 Hester Road, London SW11 4AN, United Kingdom

Tel +44 (0) 20 7350 5640 Fax +44 (0) 20 7350 5641

www.hwpjg.com

Registered in UK, registration no. 03857131

A Hutchison Whampoa and Cheung Kong (Holdings) Joint Venture

[Go Back](#)[New Search](#)[Map Location](#)

## The Electronic Atlas

To change the titles please select the Print menu

### Building Information

Electricity Generating

Station

55 Lots Road

LONDON

SW10 0QH

UPRN

217055659

Ward

Cremorne

Easting

526408

Northing

177049

Property

Non-Residential

Type

Building

Mosaic Info

[Click here](#)

Pictometry

177049 526408

Classification CU03

Description Commercial: Utilities: Power  
Stations

Cautionary

No

[View Map](#)① [Set Ref](#)

1

② [Set Ref](#)

2

### Unit Information

No matches found.

### GIS Report

: Showing up to **3 nearest results** per layer within **0.1m** of address.



LAYER	NAME	INFO DESCRIPTION	Map Feedback
Development Sites	Major Sites with Development Opportunities	N/A Area 3	<a href="#">Map</a>
Employment Zones	Employment Zone	N/A Area 11	<a href="#">Map</a>
Flood Risk Zone 2	NA	<a href="#">Click</a>	<a href="#">Map</a>
Flood Risk Zone 3	NA	<a href="#">Click</a> Zone 3	<a href="#">Map</a>
Metropolitan Importance	NA	N/A Area 2	<a href="#">Map</a>
Proposed Special Policy Area	Thames Special Policy Area	N/A Proposed Thames Special Policy Area	<a href="#">Map</a>
Unsuitable for Diplomatic Uses	South	N/A Area 6	<a href="#">Map</a>

### Lookups

BLPU Type 3 Unit Type 600

Housing Zone E Wards S

Noise Zone 10

Polling District CRA

Corporate Property Database 01726489

Number of Properties 1

Planning ID 21676

Sequence 5200

### Map (100m Zoom)



## Silver, Debrah: PC-Plan

**From:** DanielGray@hwpg.com  
**Sent:** 09 December 2009 10:04  
**To:** Silver, Debrah: PC-Plan  
**Subject:** RE: Arup Technical Note

THE ROYAL BOROUGH OF  
**KENSINGTON  
 AND CHELSEA**

**Attachments:** Letter to RBKC 2907 C12.pdf; Revised Drawing Sent 0808.pdf; Letter to LBHF and RBKC 0808.pdf; EA Letter recommending discharge of RBKC C12 Treatment of Creek.doc; Middlemarch RBKC Condition 12 911-02 A RevA.PDF; LBHF C11 Creek Approval 21th November 08.pdf; RBKC Lett 1012 Conditions 7 9 12.pdf; RBKC C12 Table of responses ARUP.DOC; RE: Lots Road Power Station; 02.11.09 EH RBK&C signoff.pdf; 04.12.09 Diane Abrams EH.PDF; Appendices Condition 12 240708 Rev 3 RBKC final.pdf; LR 091112 LT RBK&C Debrah Silver DG HM.pdf

Morning Debrah,

Apologies for the delay.

We have been giving this some thought whilst checking with DP9 and can confirm that the only document which has been updated since the original submission is the Technical Note relating to Condition 12. We understood from previous correspondence from the Council that with the requested amendment, Condition 12 could be discharged. The other citations which are referred to are currently with the Council for the discharge of the Landscape Condition together with the associated reports on the Creek Management and Creek Basin Report. I have attached some previously submitted documentation which may assist you.

There is considerable time and cost in retrieving other documents and re-issuing them, particularly the Environmental Impact Assessment which comprises some 14 lever arch folders which were all issued as part of the original planning application (Public Enquiry) and have been re-issued to RBK&C on a few occasions since! Perhaps you might be able to let us know specifically which documents you are unsure of being up to date so that we might limit the volume of work involved once you have had an opportunity to review the attachments.

Whilst writing, our Archaeological Consultants CGMS recently issued the Historic Building Recording document to English Heritage which has now been approved by them. We attach the letter from EH issued to you on 2<sup>nd</sup> November recommending that Condition 25 be fully discharged now. We would be grateful if the Council could now issue a formal note to fully discharge Condition 25.

Please can you let me know if we can assist you further together with an anticipated timescale for the full Discharge of Conditions 12 and 25?

Regards,

Dan

---

**From:** Debrah.Silver@rbkc.gov.uk [mailto:Debrah.Silver@rbkc.gov.uk]  
**Sent:** 08 December 2009 10:41  
**To:** Daniel Gray (HWPEL - Project Manager)  
**Subject:** FW: Arup Technical Note  
**Importance:** High

Morning Daniel,

Just following up on this email, would you be able to give me an indication of when I am likely to receive these references?

Thank you

Regards

09/12/2009

**Debrah Silver**

Senior Planning Officer - Strategic Development  
020 7361 2699



THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

---

**From:** Silver, Debrah: PC-Plan  
**Sent:** 23 November 2009 15:41  
**To:** 'DanielGray@hwpg.com'  
**Subject:** Arup Technical Note

Dear Daniel

Thank you for amending the Technical Note prepared by Arup (dated 10<sup>th</sup> November 2009) and submitting it for our consideration. It appears that the amendments to this Note may now be acceptable. I note that through the body of the document, there are 13 references which provide additional information on some of the more technical elements. Would it be possible to receive a copy of these references so that I am able to discharge the complete document and also to ensure our records are up to date?

Thanking you in advance.

Regards

**Debrah Silver**

Senior Planning Officer - Strategic Development  
Planning and Borough Development  
Town Hall  
Hornton Street  
London  
W8 7NX

Telephone: 020 7361 2699

*This email may contain information which is confidential, legally privileged and/or copyright. This email is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.*

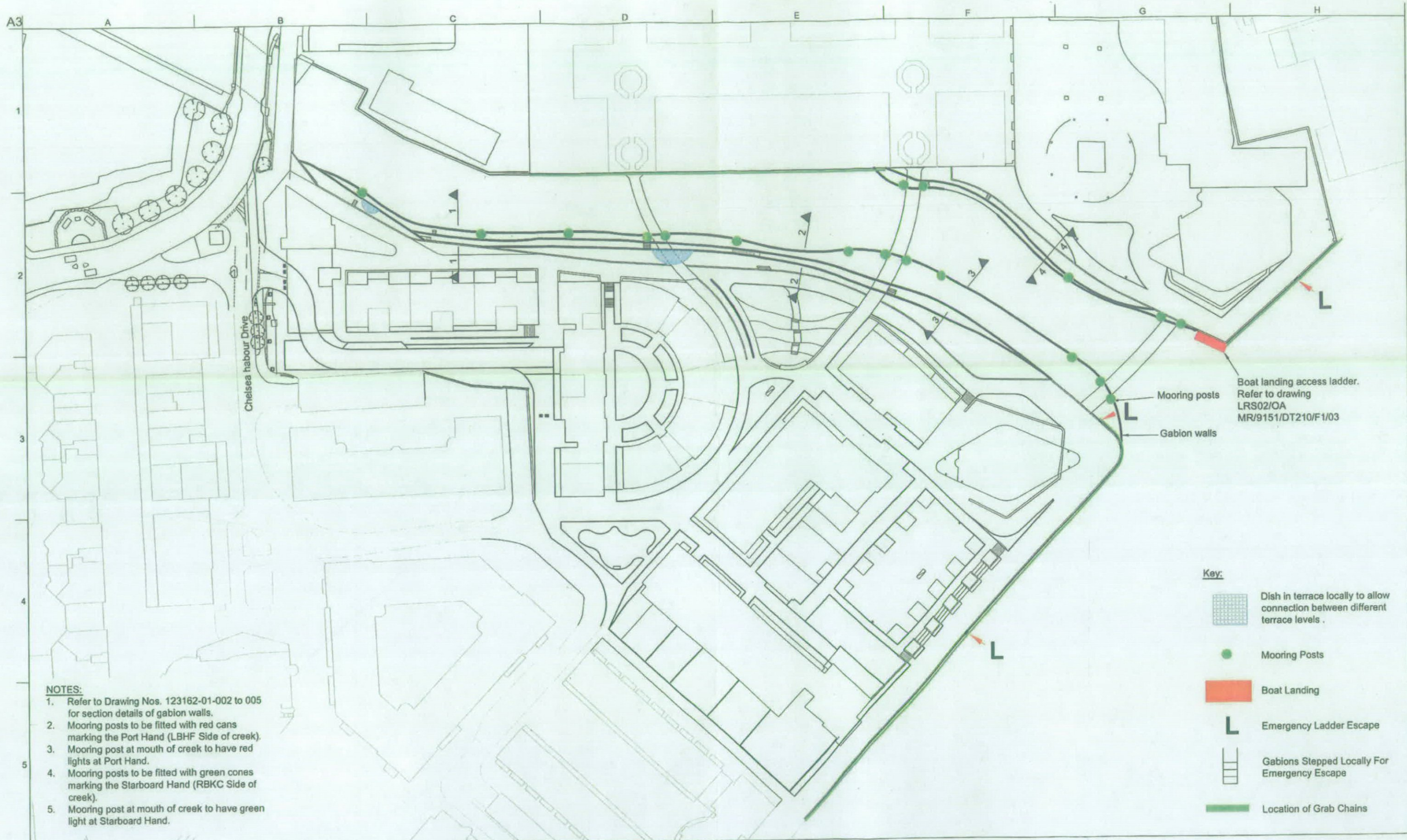
\*\*\*\*\*

The Royal Borough of Kensington and Chelsea.  
This e-mail may contain information which is confidential,  
legally privileged and/or copyright protected. This e-mail  
is intended for the addressee only. If you receive this in  
error, please contact the sender and delete the material  
from your computer.

\*\*\*\*\*

09/12/2009





- NOTES:**
1. Refer to Drawing Nos. 123162-01-002 to 005 for section details of gabion walls.
  2. Mooring posts to be fitted with red cans marking the Port Hand (LBHF Side of creek).
  3. Mooring post at mouth of creek to have red lights at Port Hand.
  4. Mooring posts to be fitted with green cones marking the Starboard Hand (RBKC Side of creek).
  5. Mooring post at mouth of creek to have green light at Starboard Hand.

Boat landing access ladder.  
Refer to drawing  
LRS02/OA  
MR/9151/DT210/F1/03

Mooring posts

Gabion walls

- Key:**
- Dish in terrace locally to allow connection between different terrace levels.
  - Mooring Posts
  - Boat Landing
  - Emergency Ladder Escape
  - Gabions Stepped Locally For Emergency Escape
  - Location of Grab Chains

**ARUP**

13 Fitzroy Street  
London W1T 4BQ  
Tel +44 (0)20 7636 1531 Fax +44 (0)20 7580 3924  
www.arup.com

C	04/08/08	JH	CT	CU
B	06/12/07	ACC	EW	CU
A	28/11/07	ACC	EW	CU
	24/07/07	ACC	EW	CU
Issue	Date	By	Chkd	Appd

Client  
**Hutchison Whampoa Ltd.**

Job Title  
**Lots Road**

Drawing Title  
**Chelsea Creek Terraces  
Engineering Design of Gabion  
Retaining Walls + Mooring Post  
Locations Plan**

Scale at A3	1:1000
Plot ID	94729597-E80F-48F2-8113-D514D71FE7A1
Drawing Status	<b>FOR INFORMATION</b>
Job No	123162-00
Drawing No	123162-01-001
Issue	C



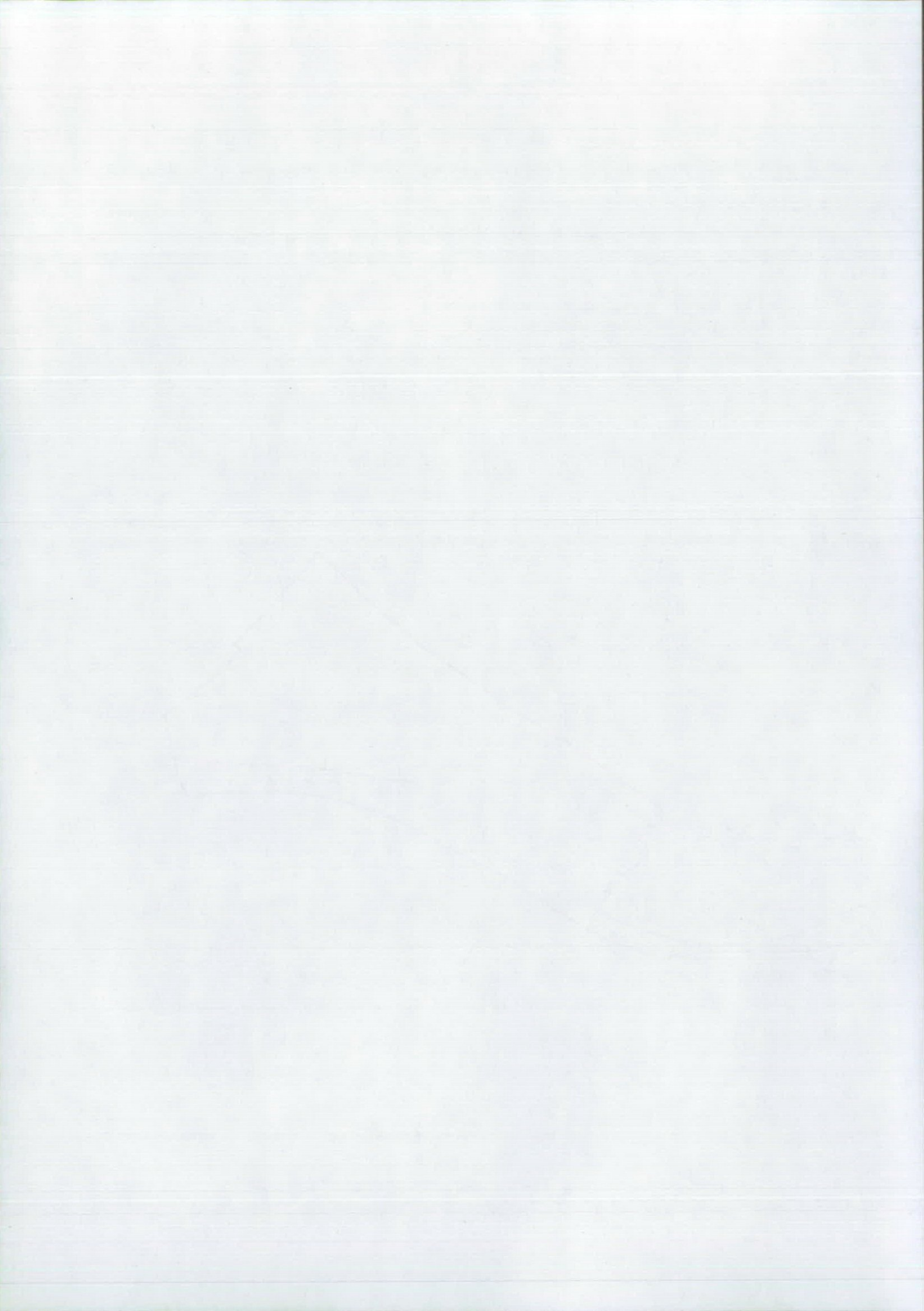




## Lots Road Power Station







**Planning and Borough Development**  
Kensington Town Hall, Hornton Street, LONDON, W8 7NX

**Executive Director Planning and Borough Development**  
Peter Lerner



THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**

D Gray  
Hutchison Whampoa Property  
Hutchison House  
5 Hester Road  
London SW11 4AN

My Ref: DPS/DC/CON/02/01324/ ad1

UPRN: 217055659  
Please ask for: South West Area Team.

Dear Sir,

Date: 09/12/2009

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING**  
**(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**  
**DISCHARGE OF CONDITION(S)**

The Royal Borough of Kensington and Chelsea hereby discharges the Conditions referred to in the schedule below and in accordance with the plans submitted.

**SCHEDULE**

<b><u>DEVELOPMENT:</u></b>	Discharge of condition 12 (Chelsea Creek) of planning permission PP/02/01324
<b><u>SITE ADDRESS:</u></b>	<b>Electricity Generating Station, 55 Lots Road, LONDON, SW10 0QH</b>
<b><u>RBK&amp;C Drawing Nos:</u></b>	CON/02/01324/ad1
<b><u>Applicant's Drawing Nos:</u></b>	Technical Note prepared by Arup and dated 10th November 2009
<b><u>Application Dated:</u></b>	12/11/2009
<b><u>Application Completed:</u></b>	16/11/2009

Yours faithfully,

**Peter Lerner**

Executive Director, Planning and Borough Development

Direct Line 020 7361-2699  
Email: [Planning@rbkc.gov.uk](mailto:Planning@rbkc.gov.uk)  
Fax 020 7361-3463  
Web: [www.rbkc.gov.uk/planning](http://www.rbkc.gov.uk/planning)