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PP/02/01324

Lots Road Power Station And Chelsea Creek

Due to case file size the content has been broken down and scanned in sections as denoted.

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**ROYAL BOROUGH OF
KENSINGTON AND
CHELSEA**

DOCUMENT TYPE

COUNCIL CASE 6

PLANNING APPLICATIONS

PUBLIC INQUIRY

PP/02/01324

A/TF/A/1

Town and Country Planning Act 1990, Section 78

Proof of Evidence Appendix A

Terry Farrell & Partners

on behalf of

Circadian Limited

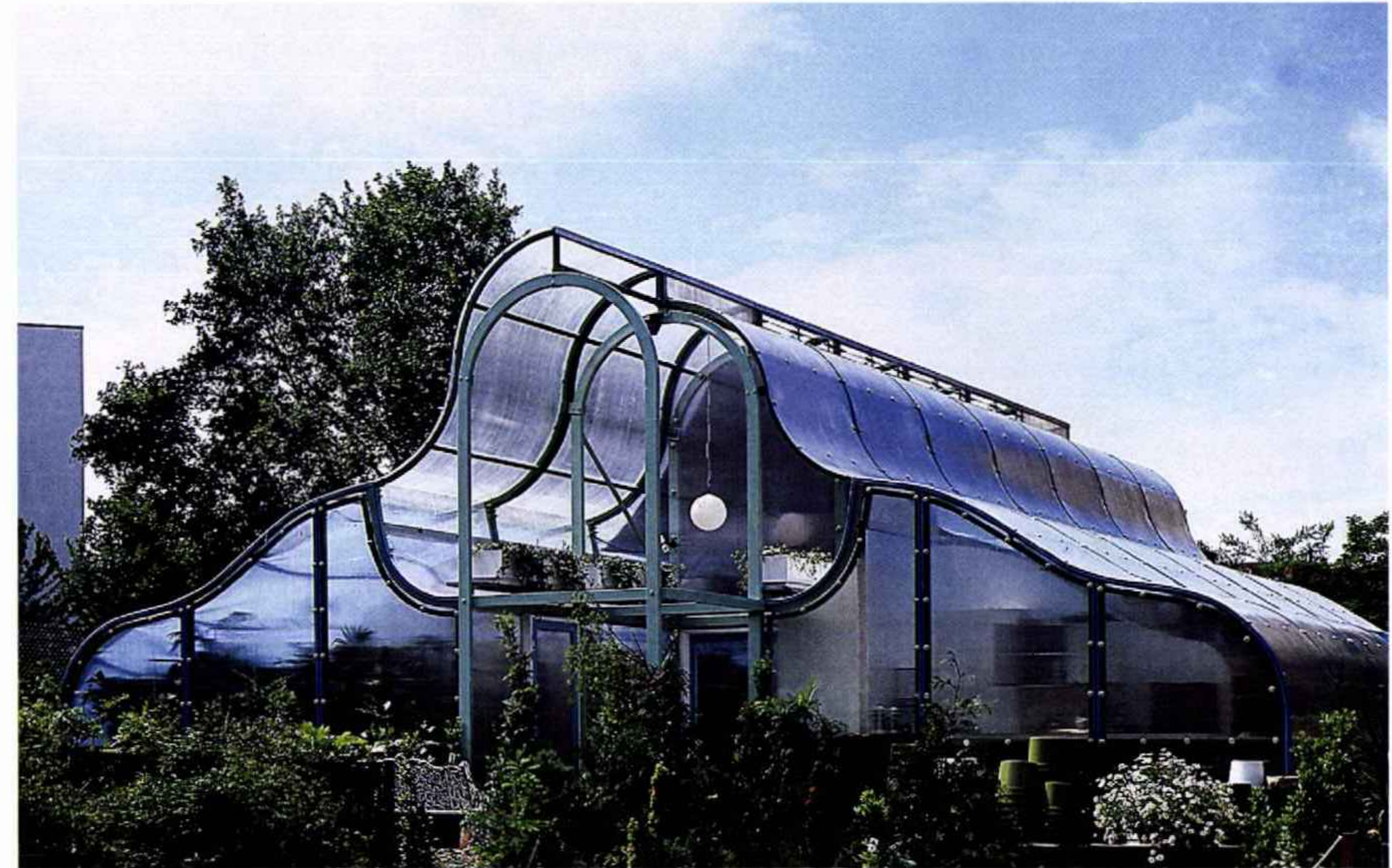
**Land at Lots Road Power Station
&
Thames Avenue, London SW10**

London Borough of Hammersmith & Fulham
&
Royal Borough of Kensington and Chelsea

Planning Inspectorate Reference:
APP/K5600/A/04/1146268
APP/H5390/V/04/1148781

01 January 2005

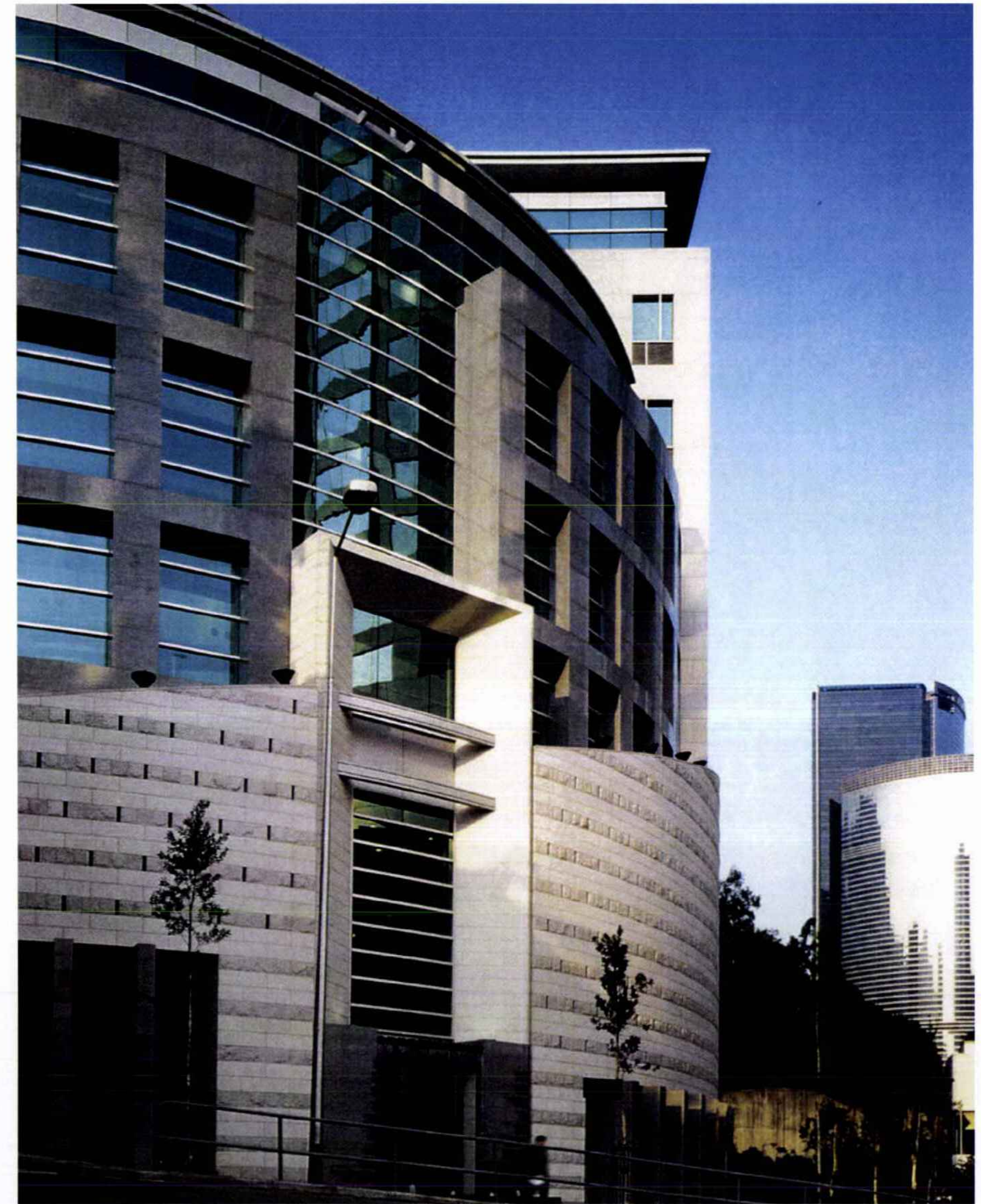
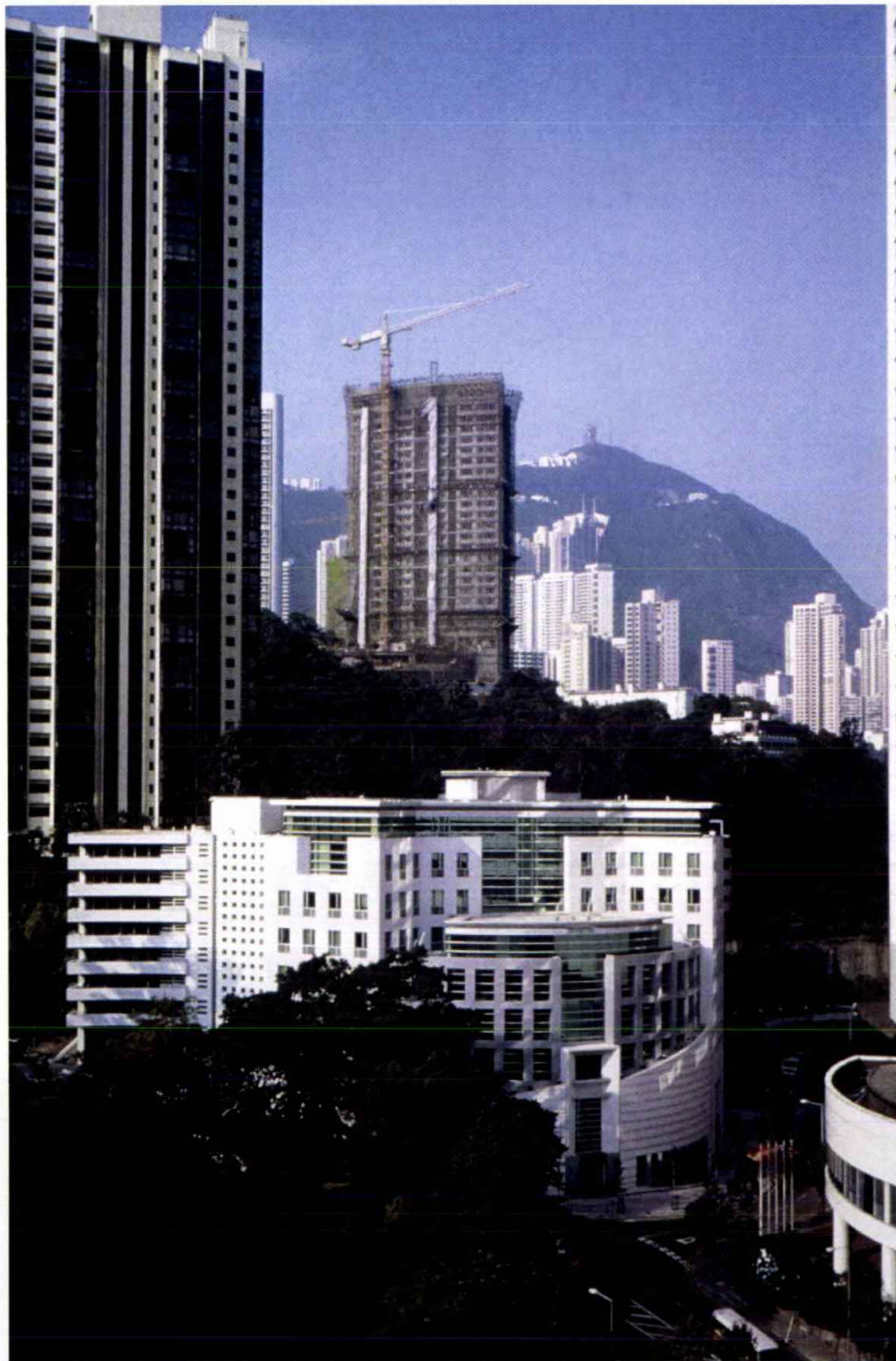




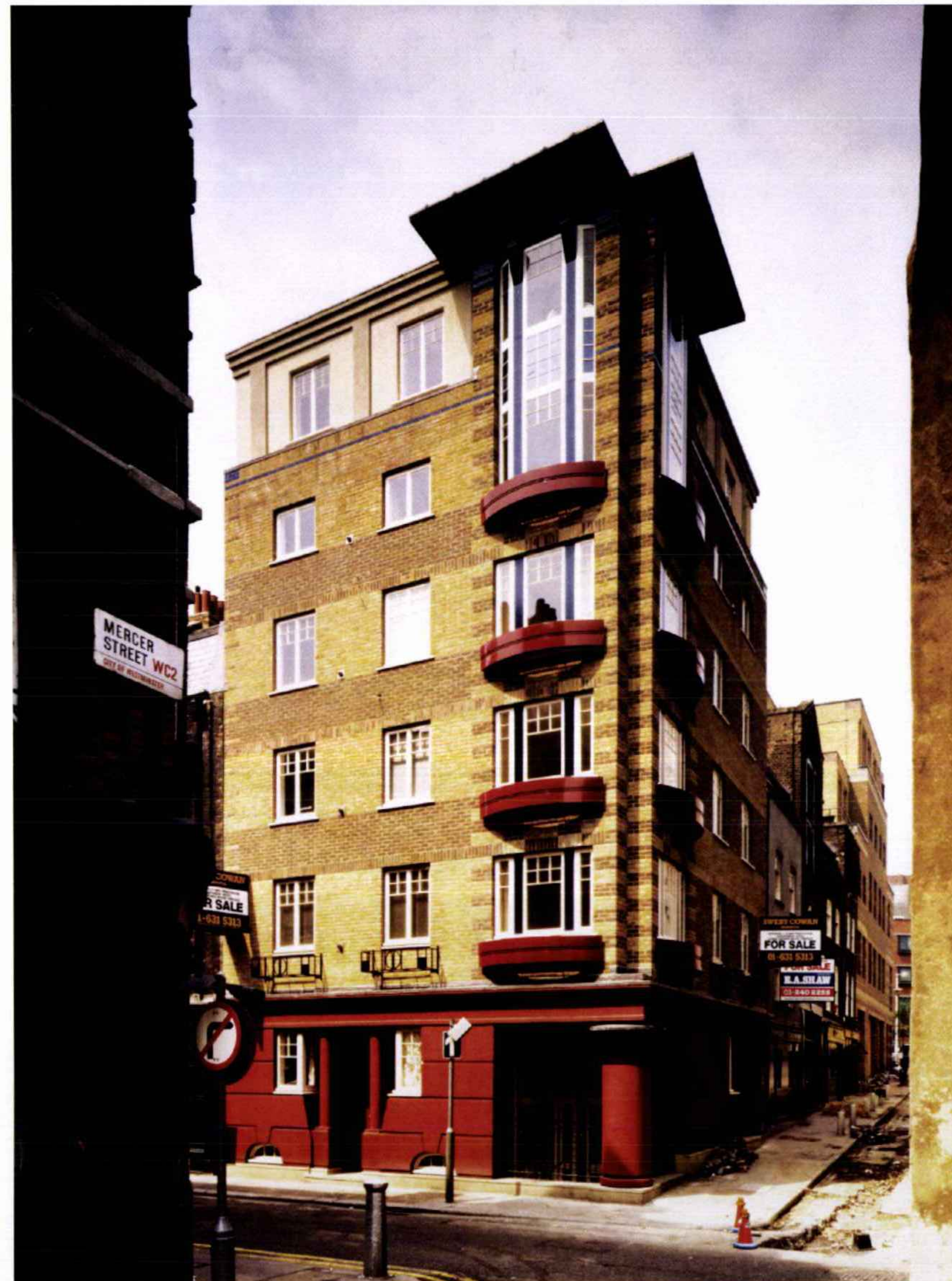
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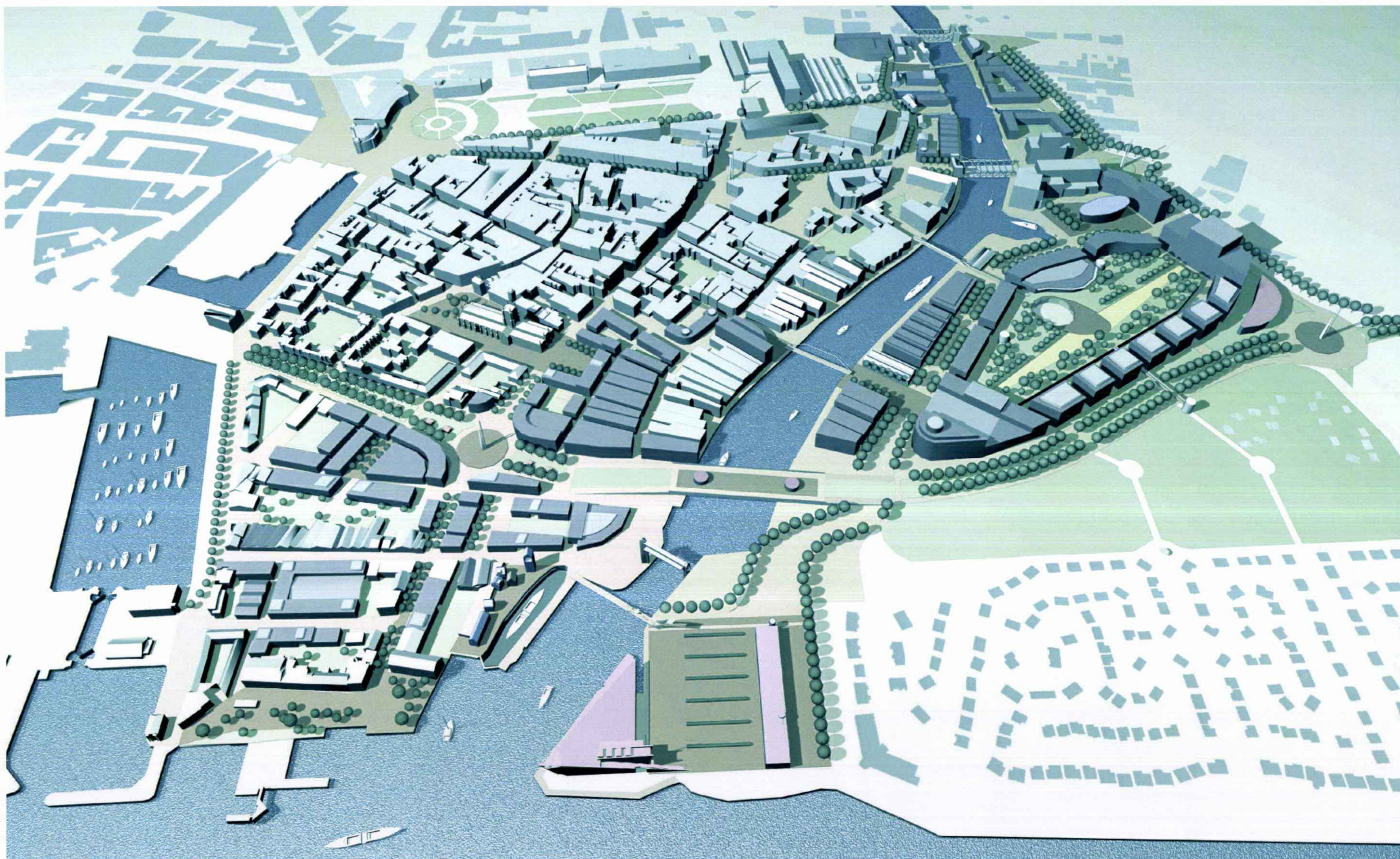
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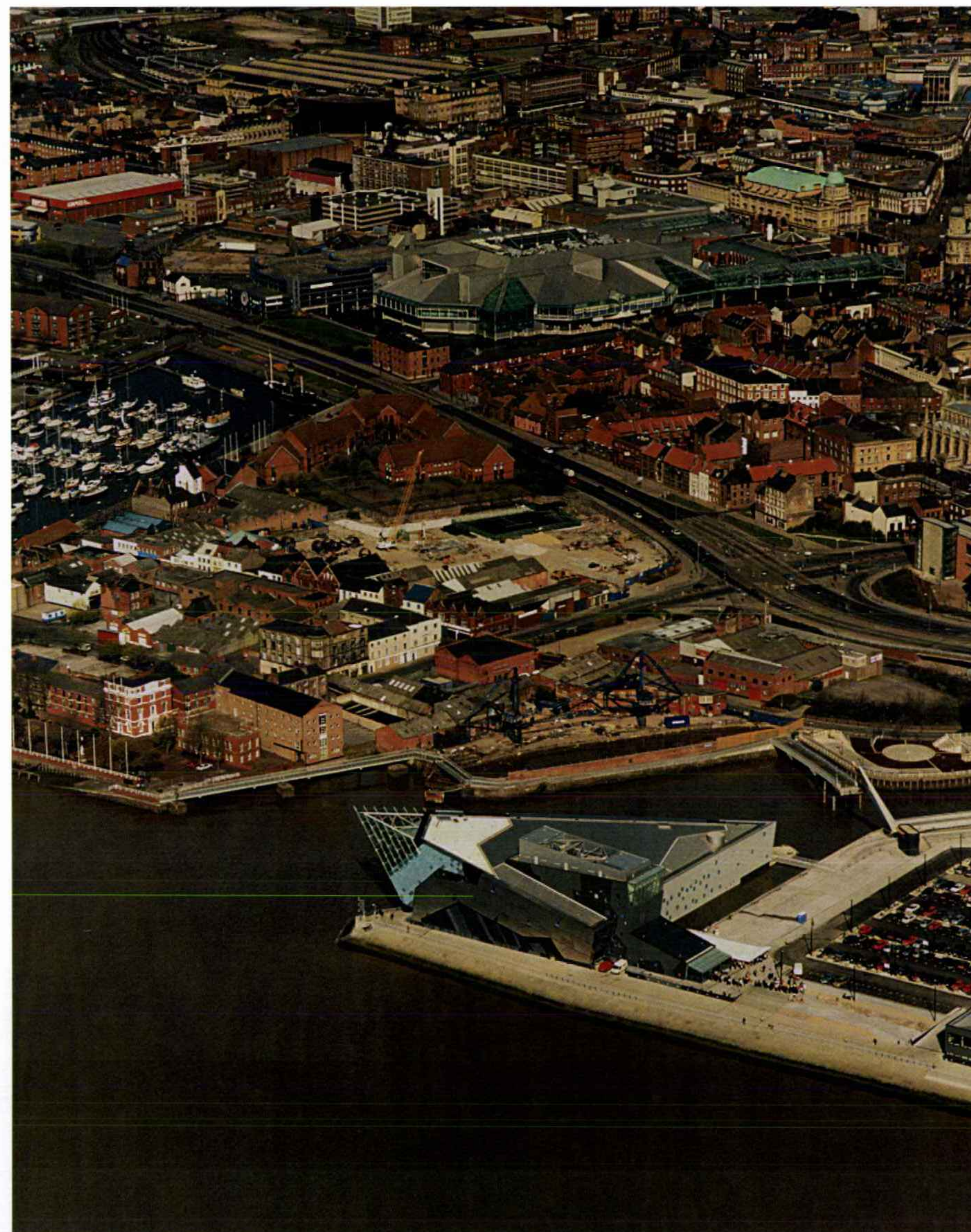
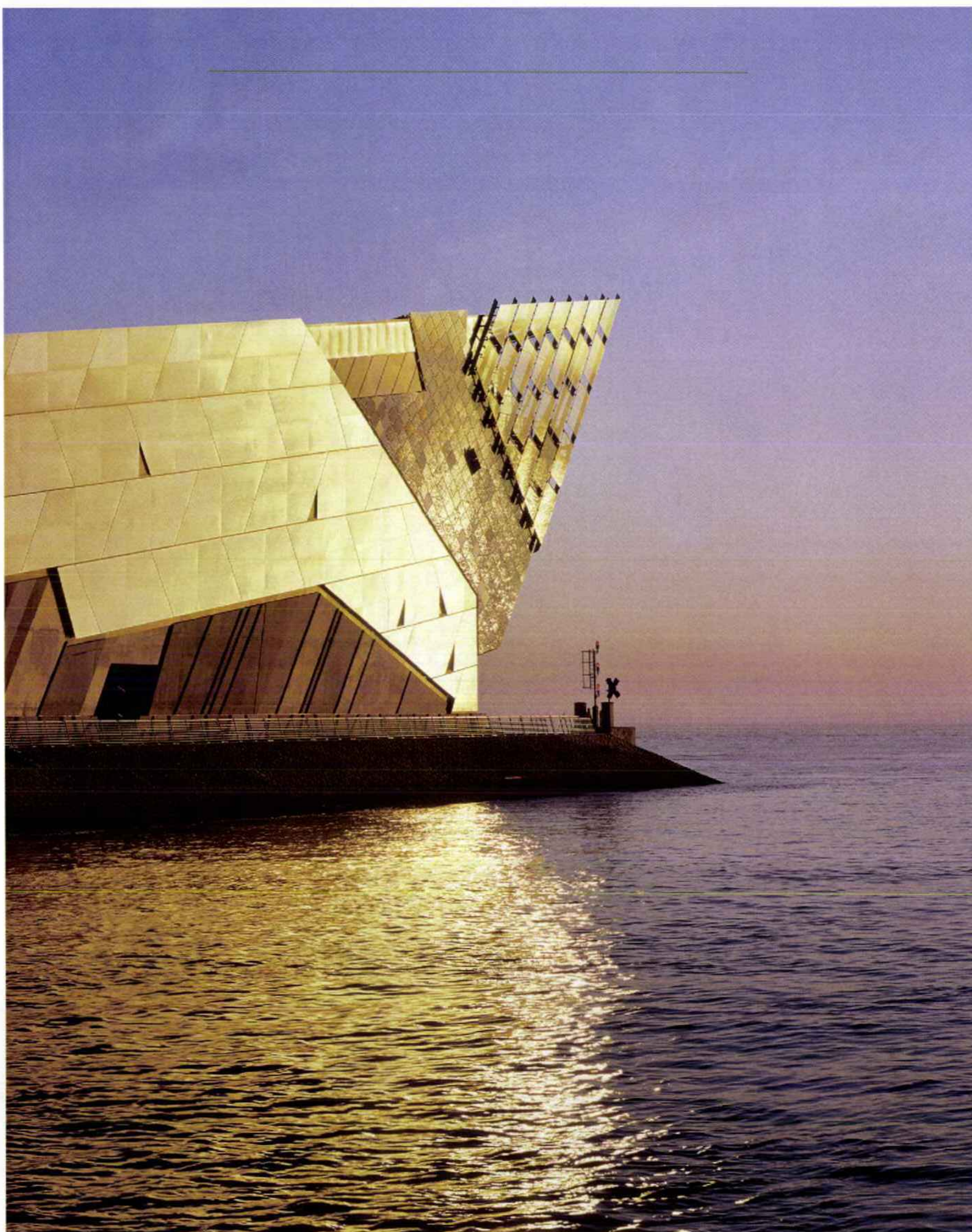
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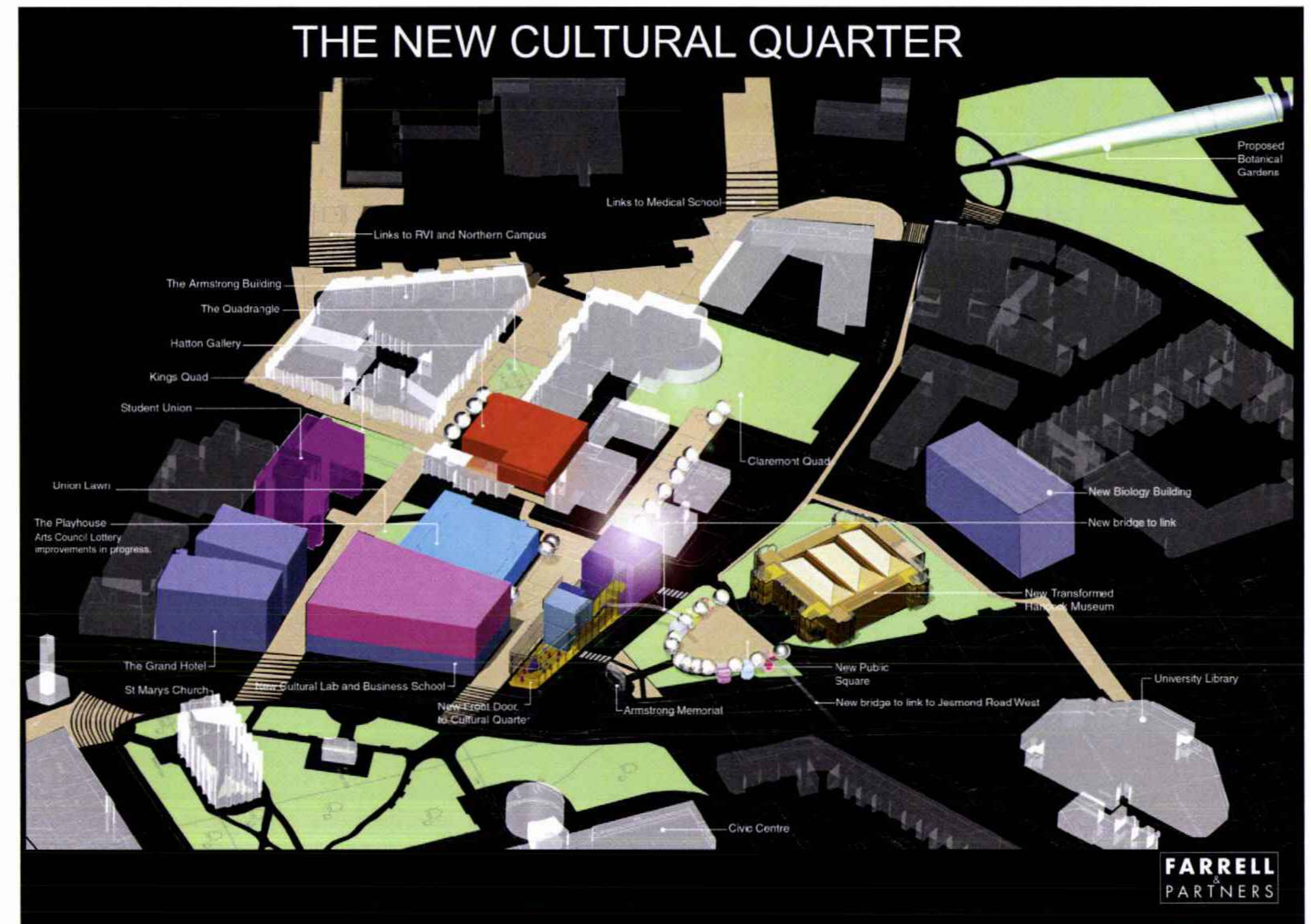
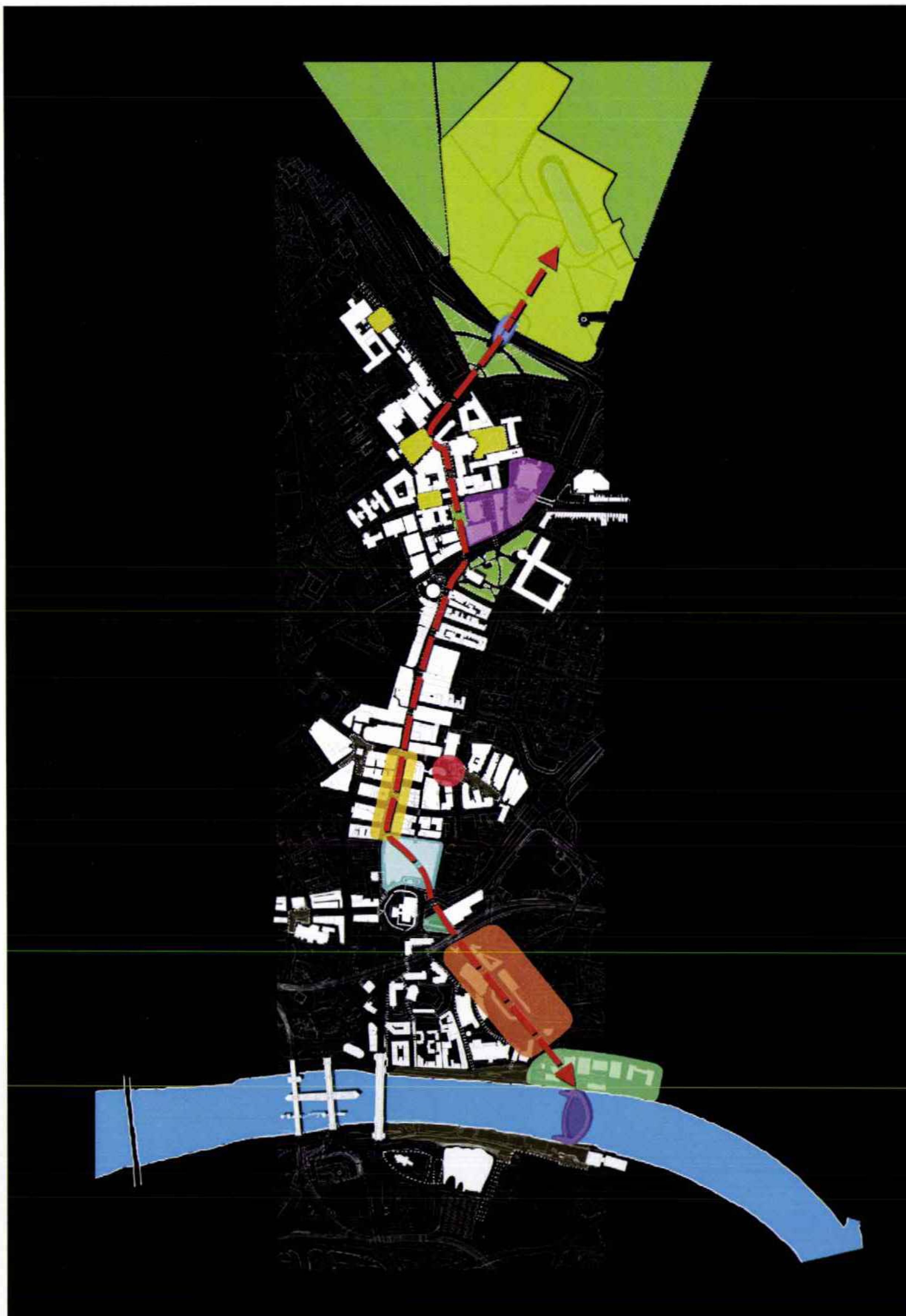
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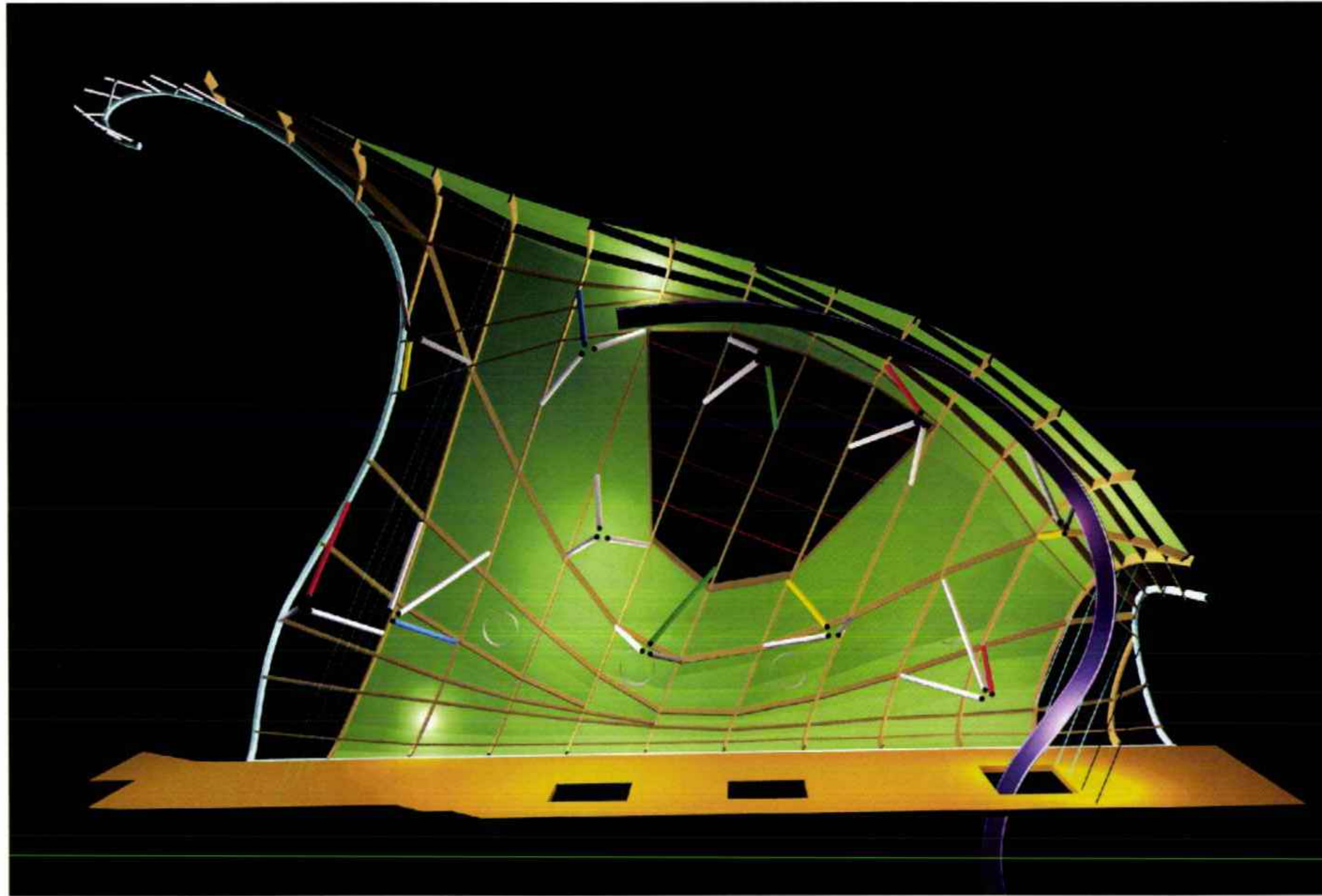


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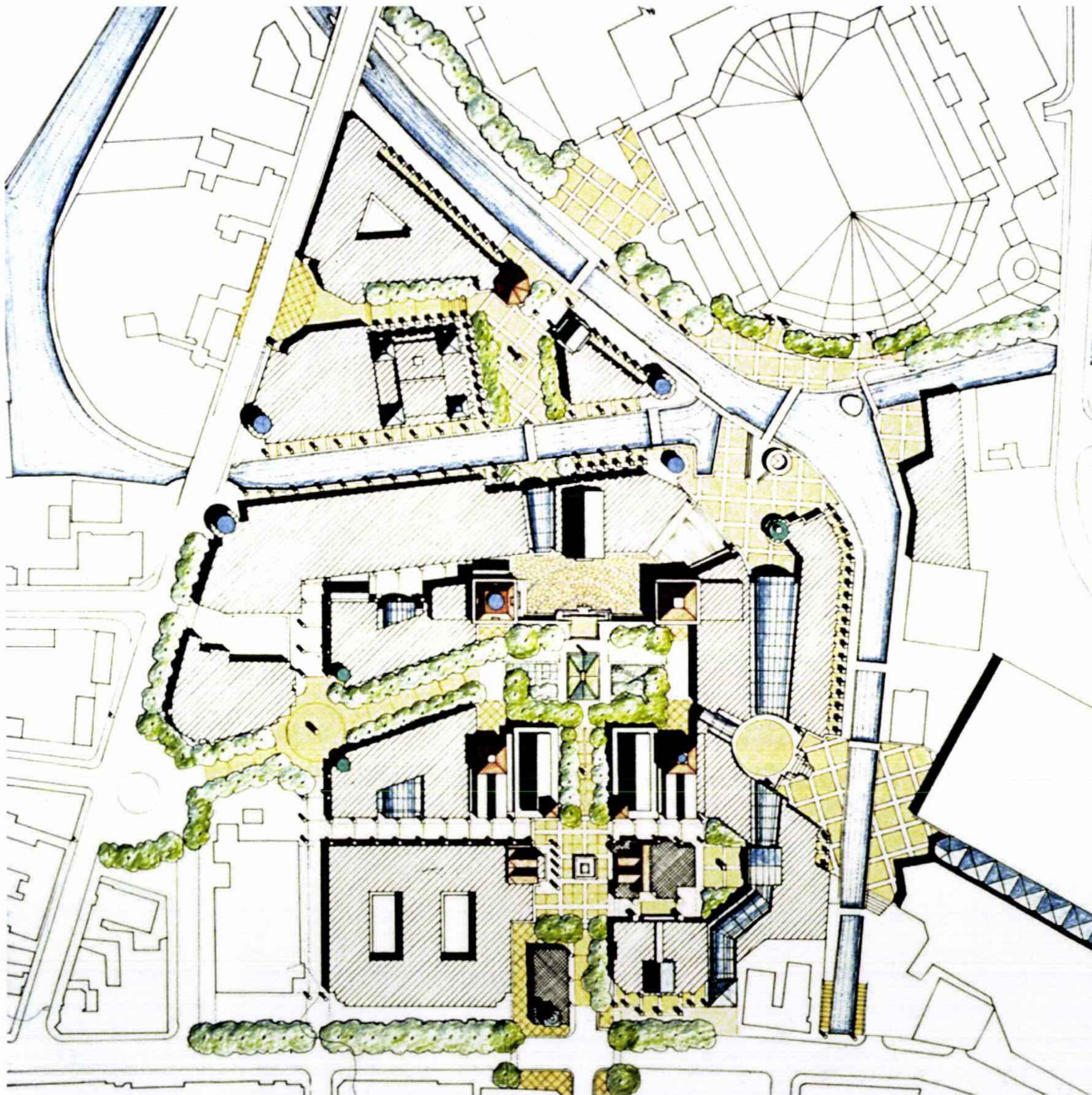
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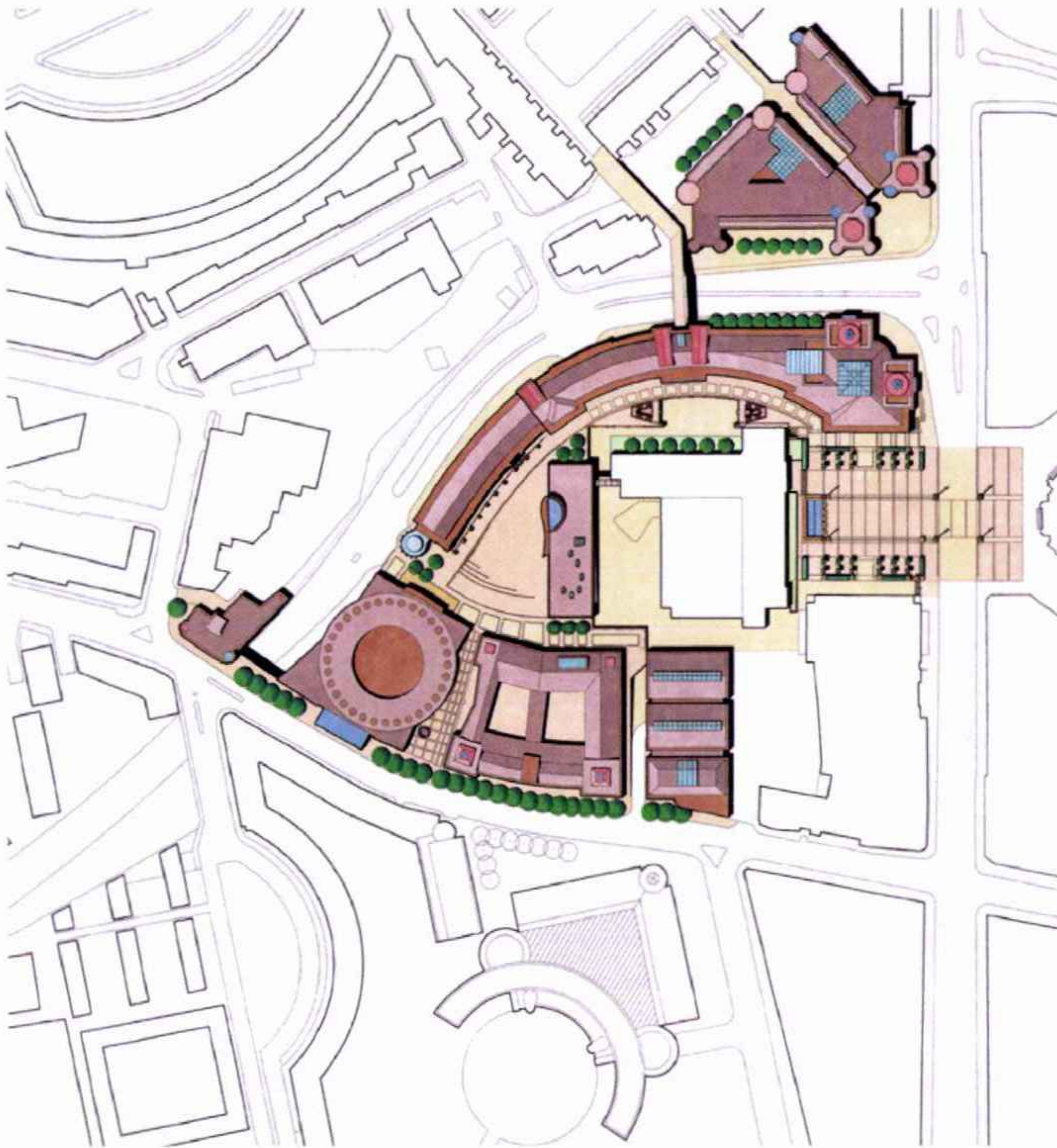
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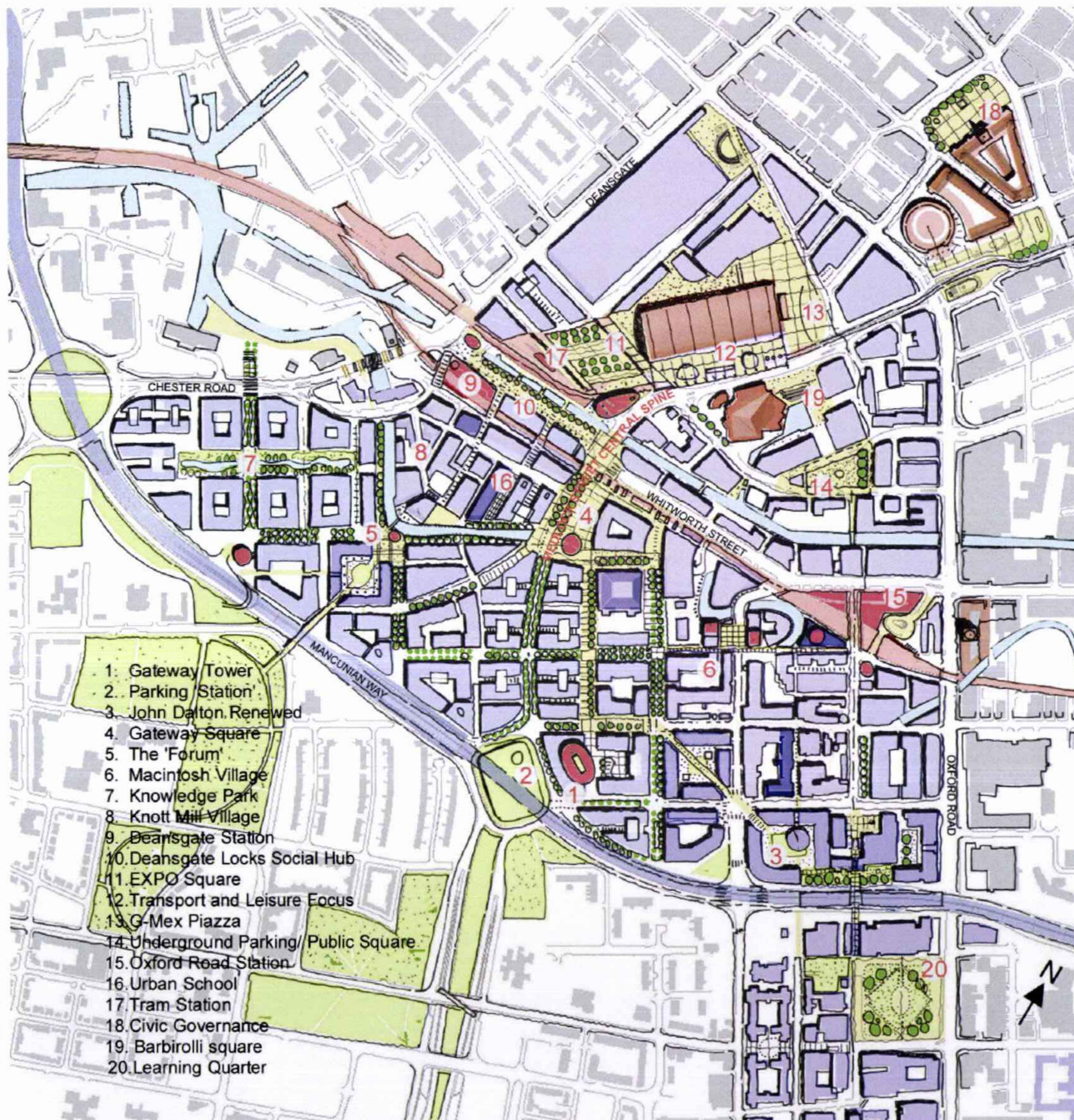
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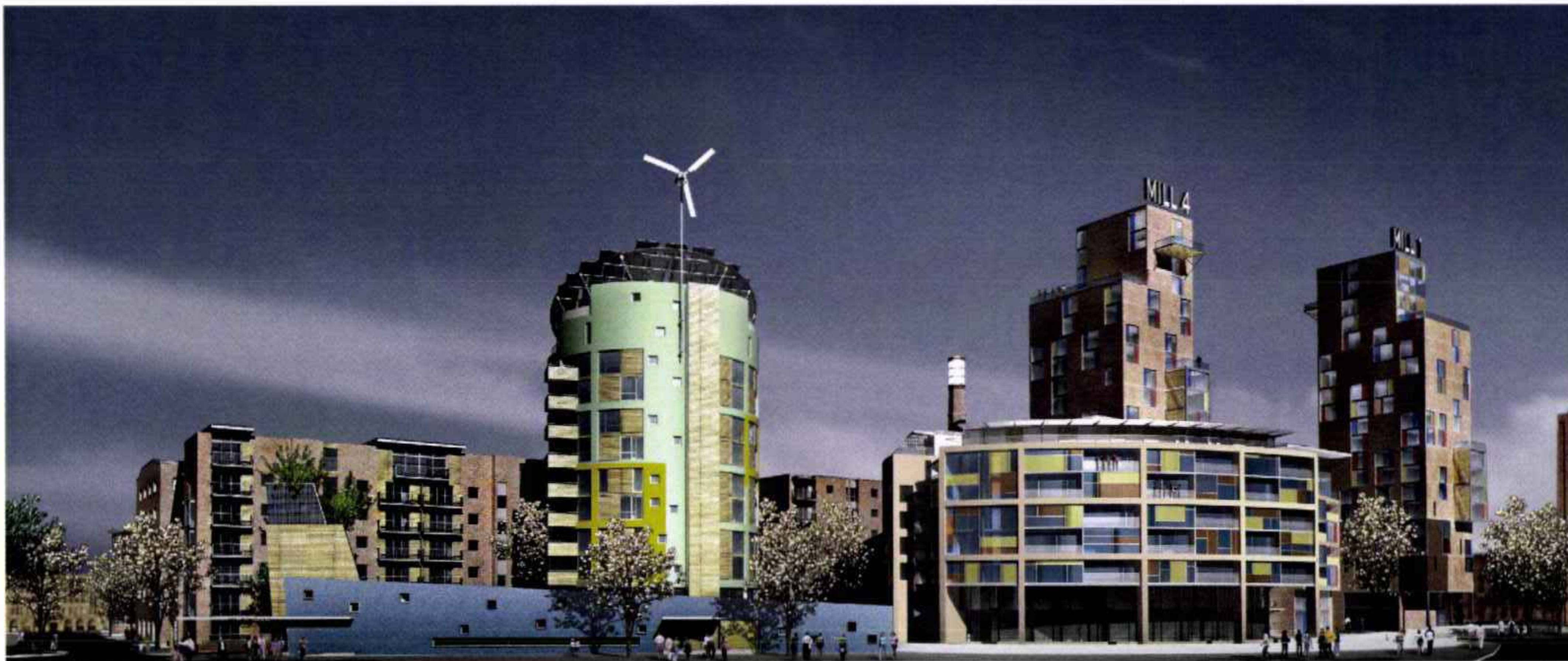
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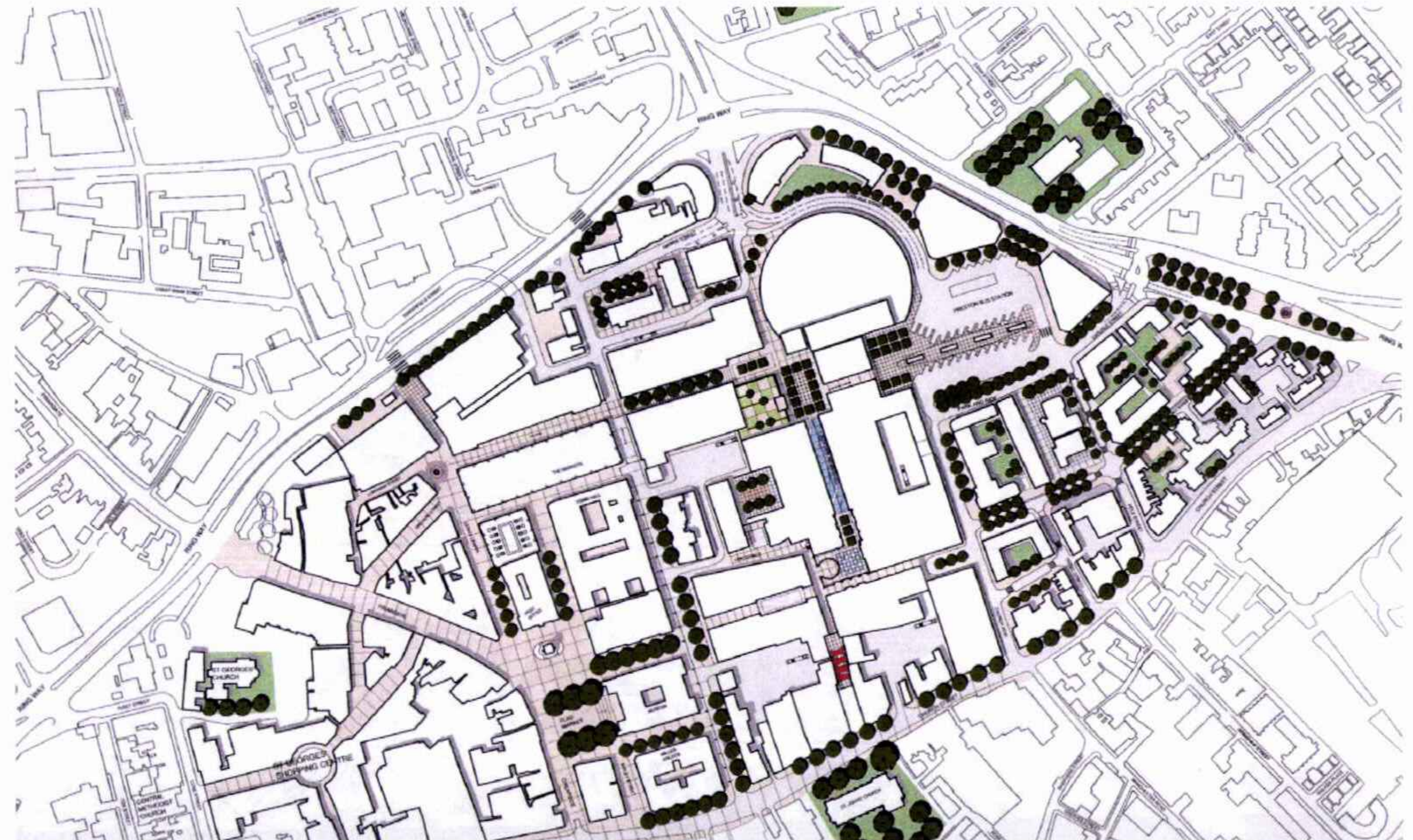
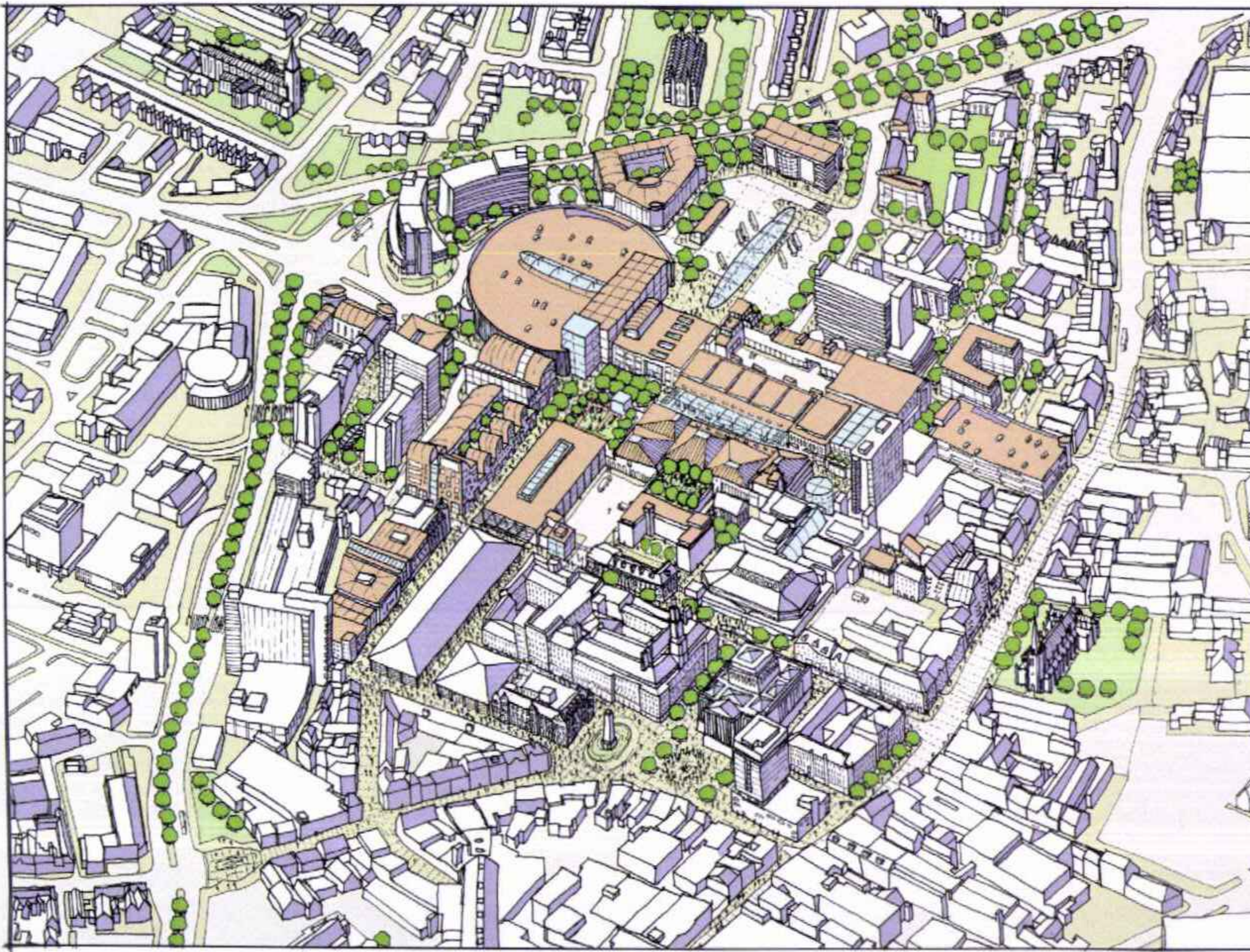
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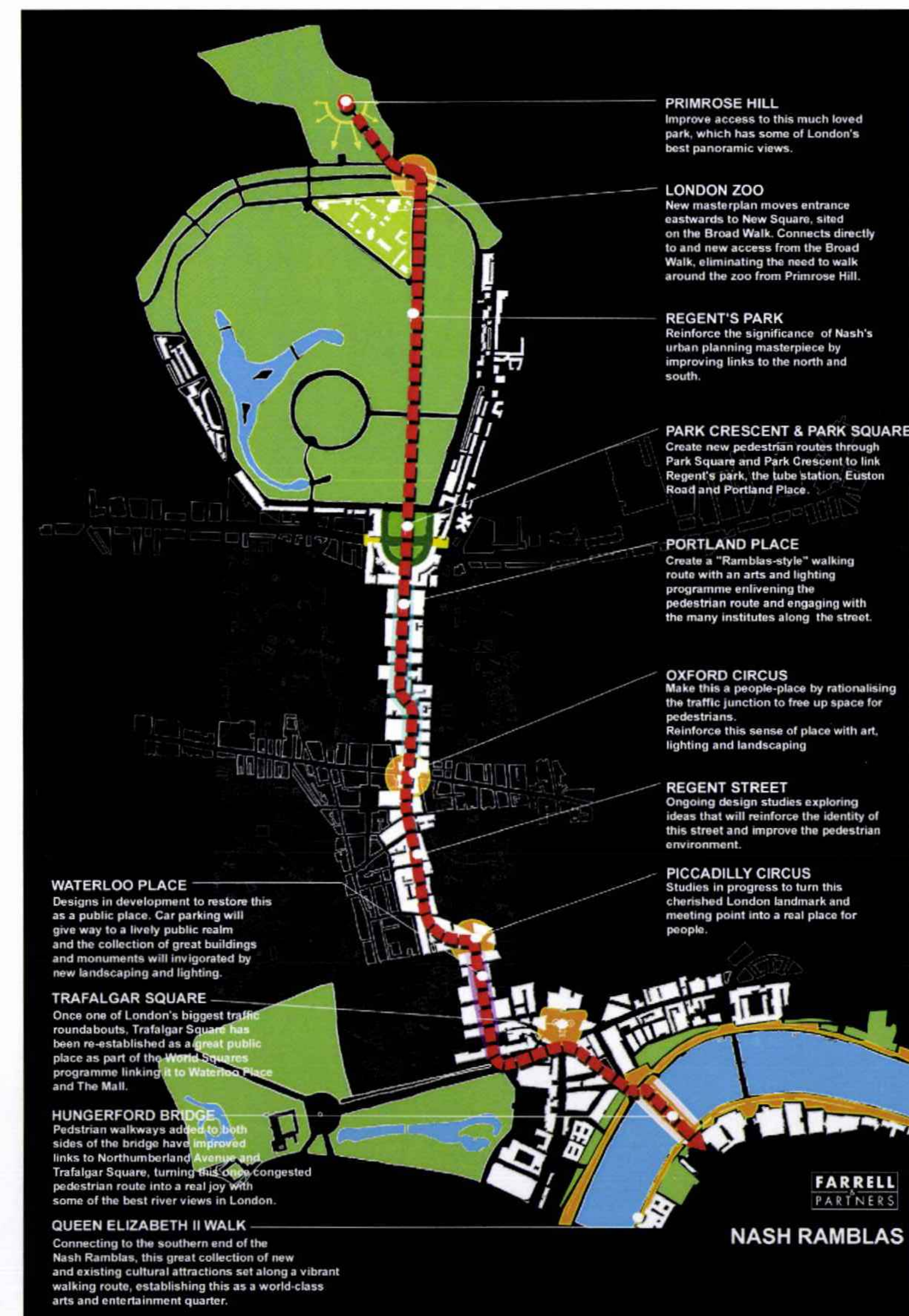
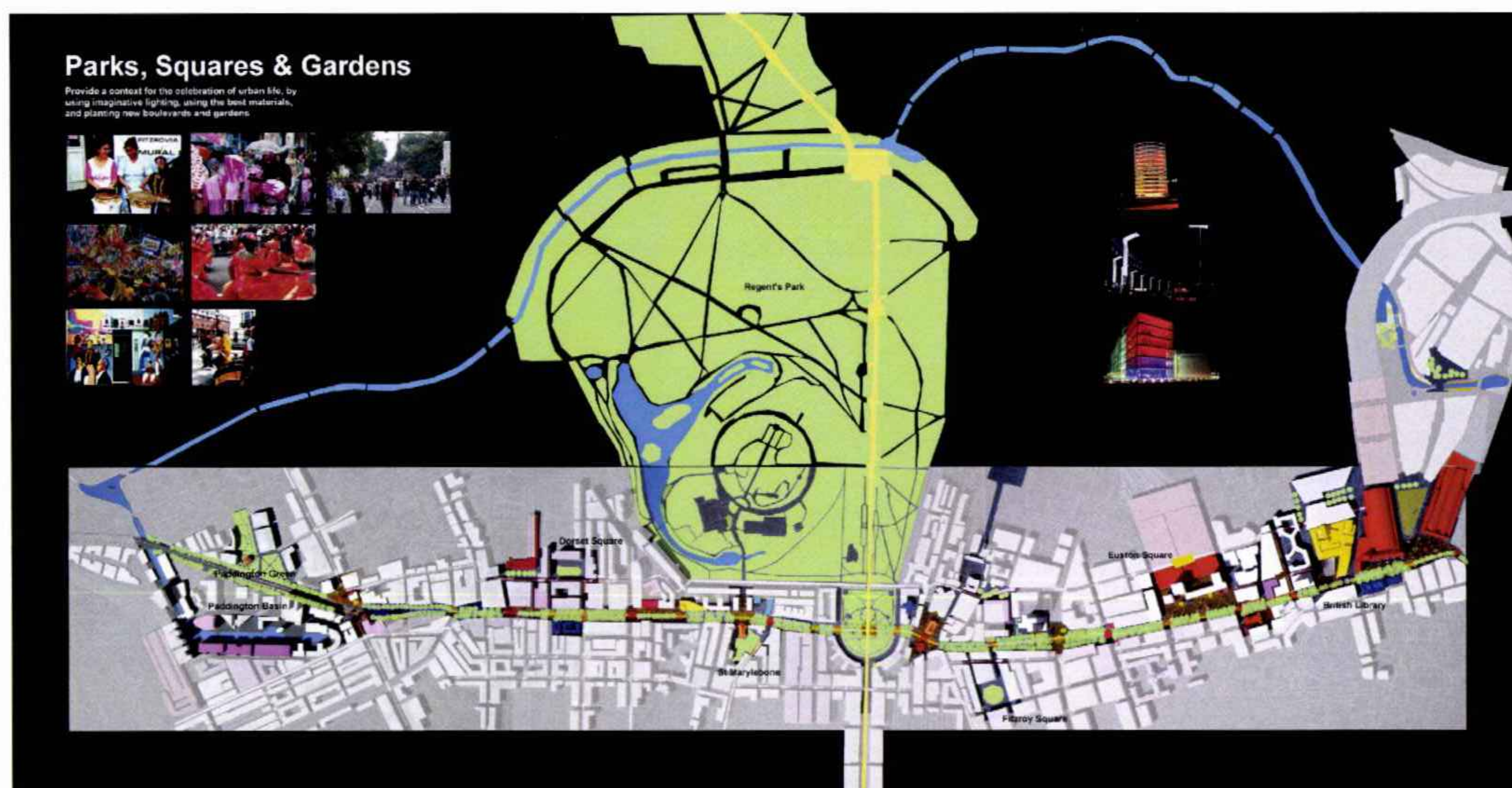
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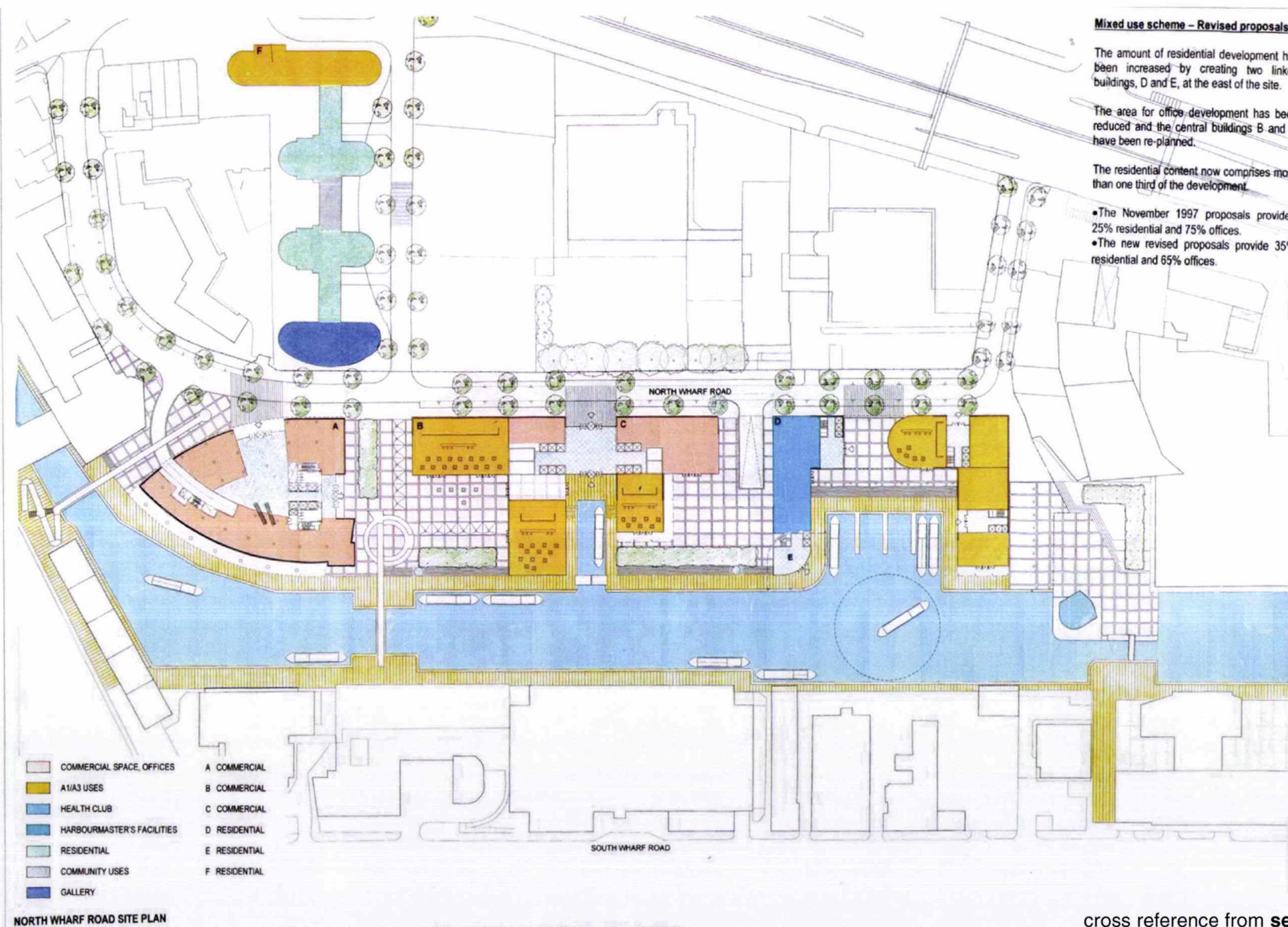
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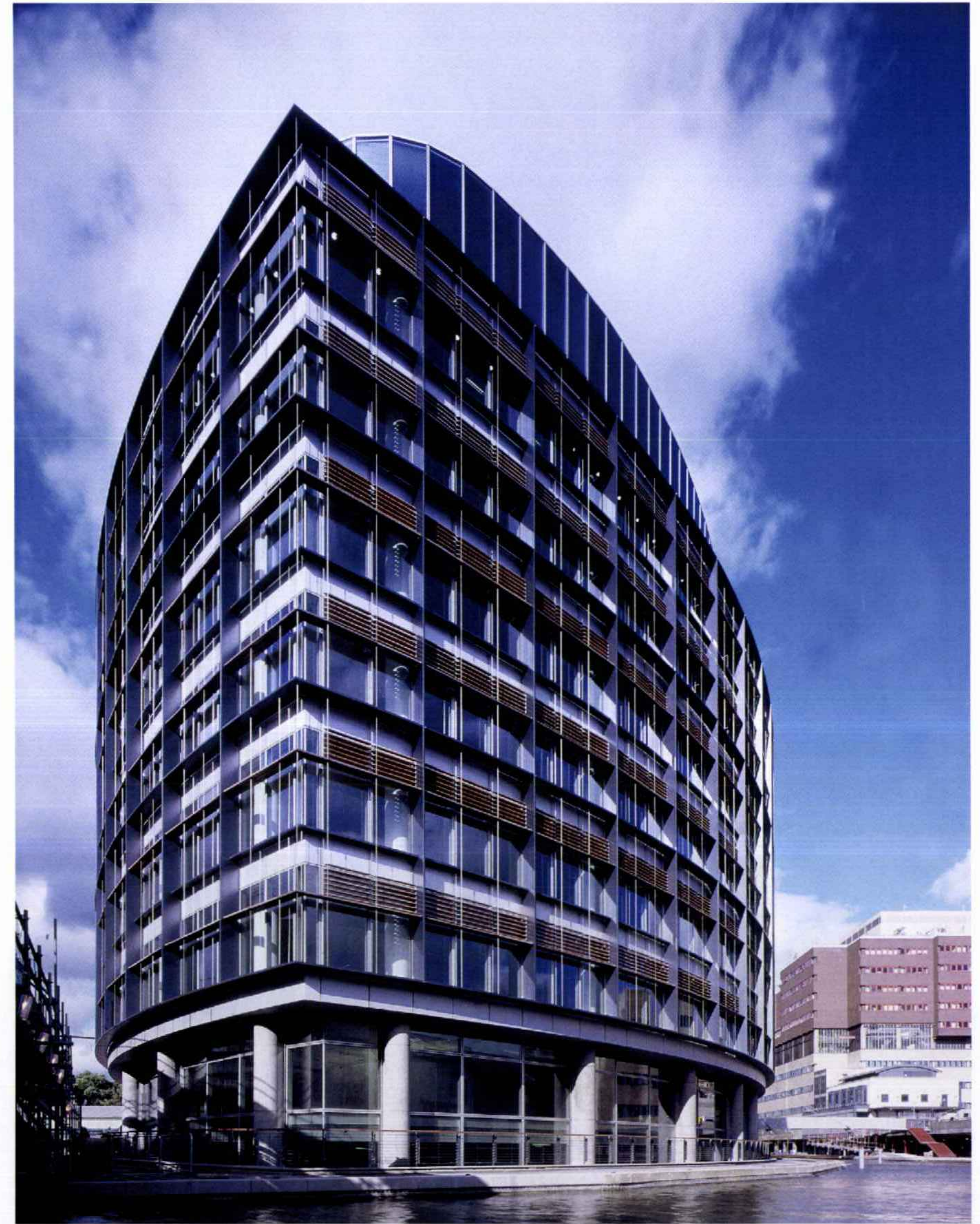


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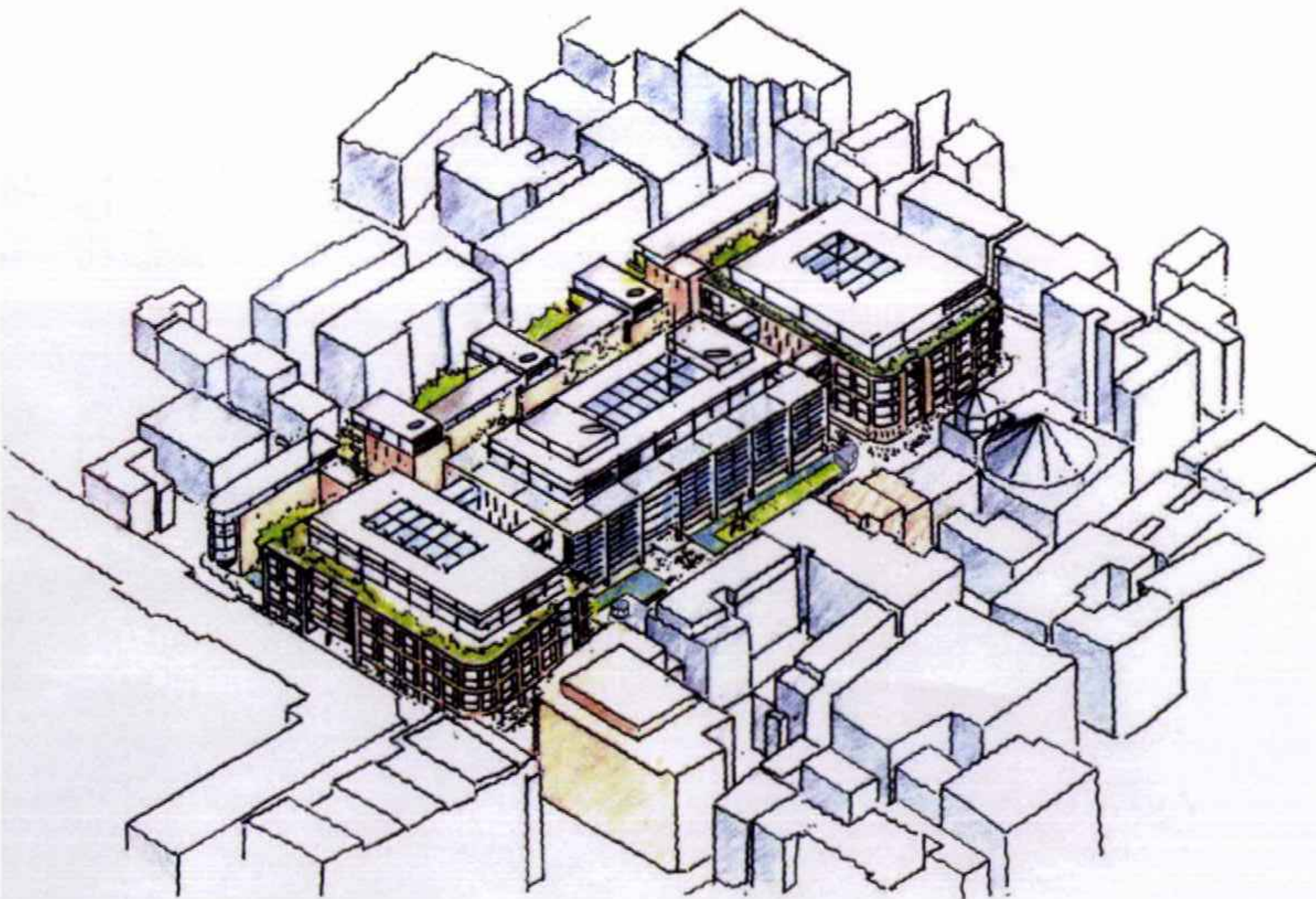


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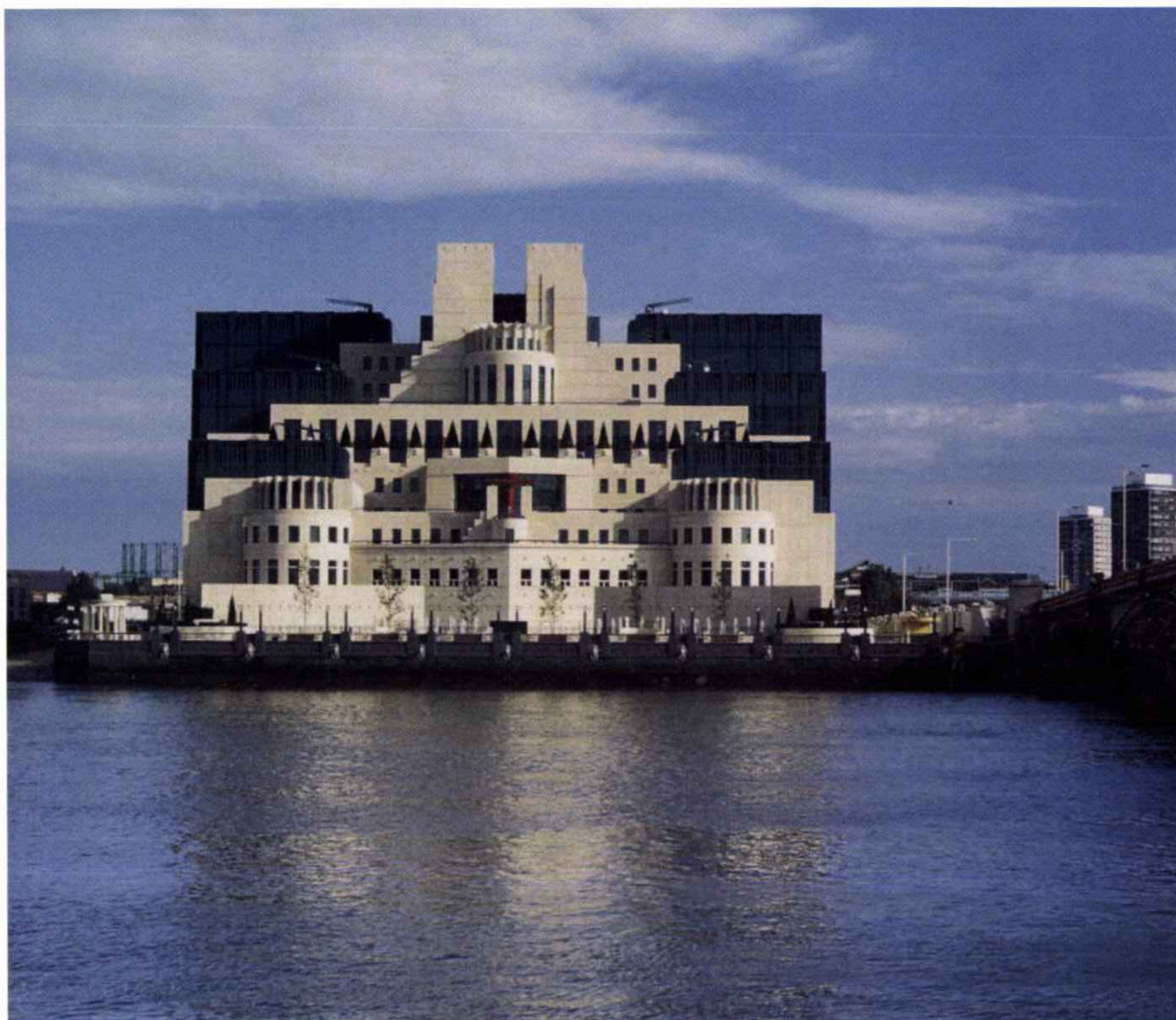


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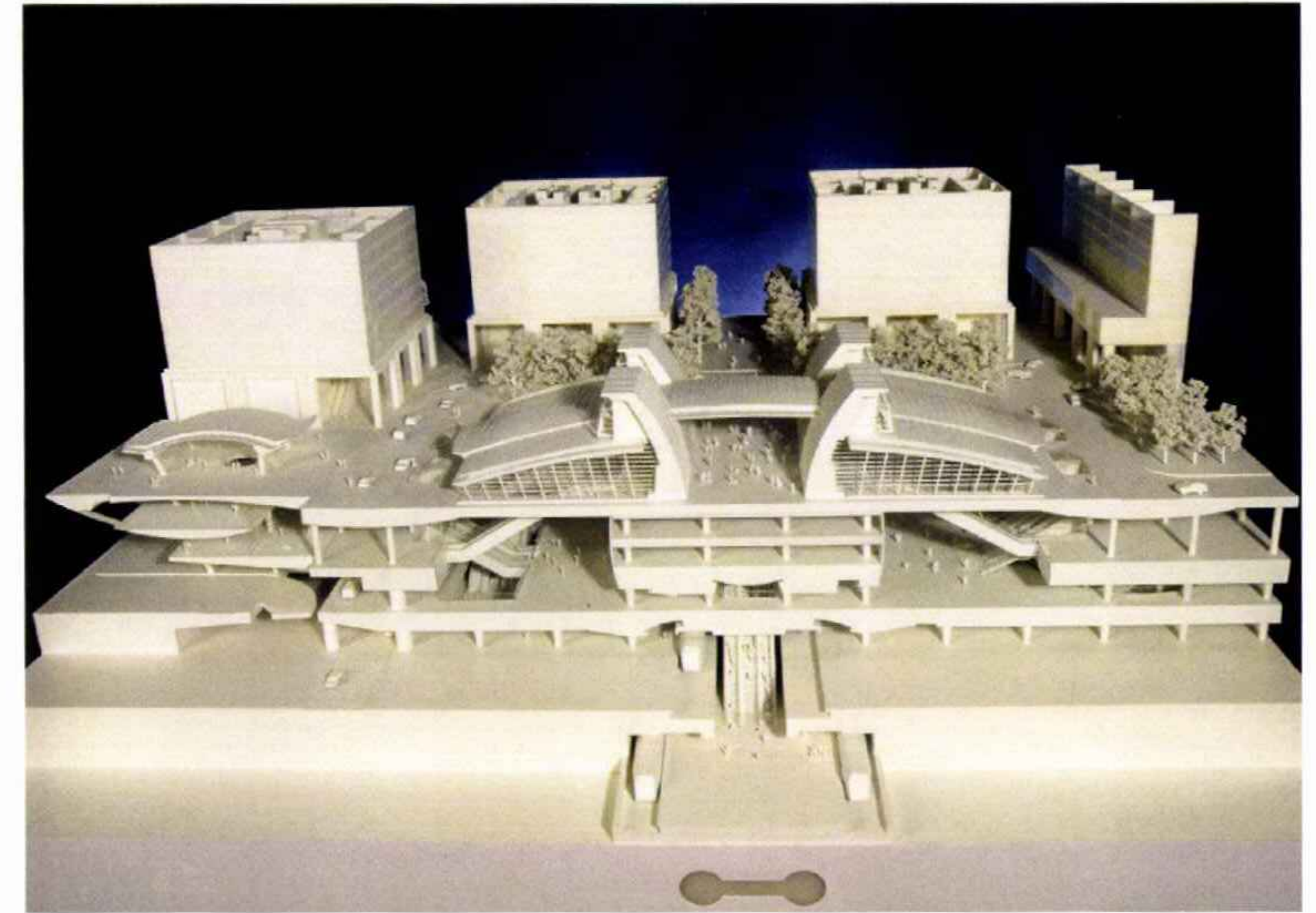
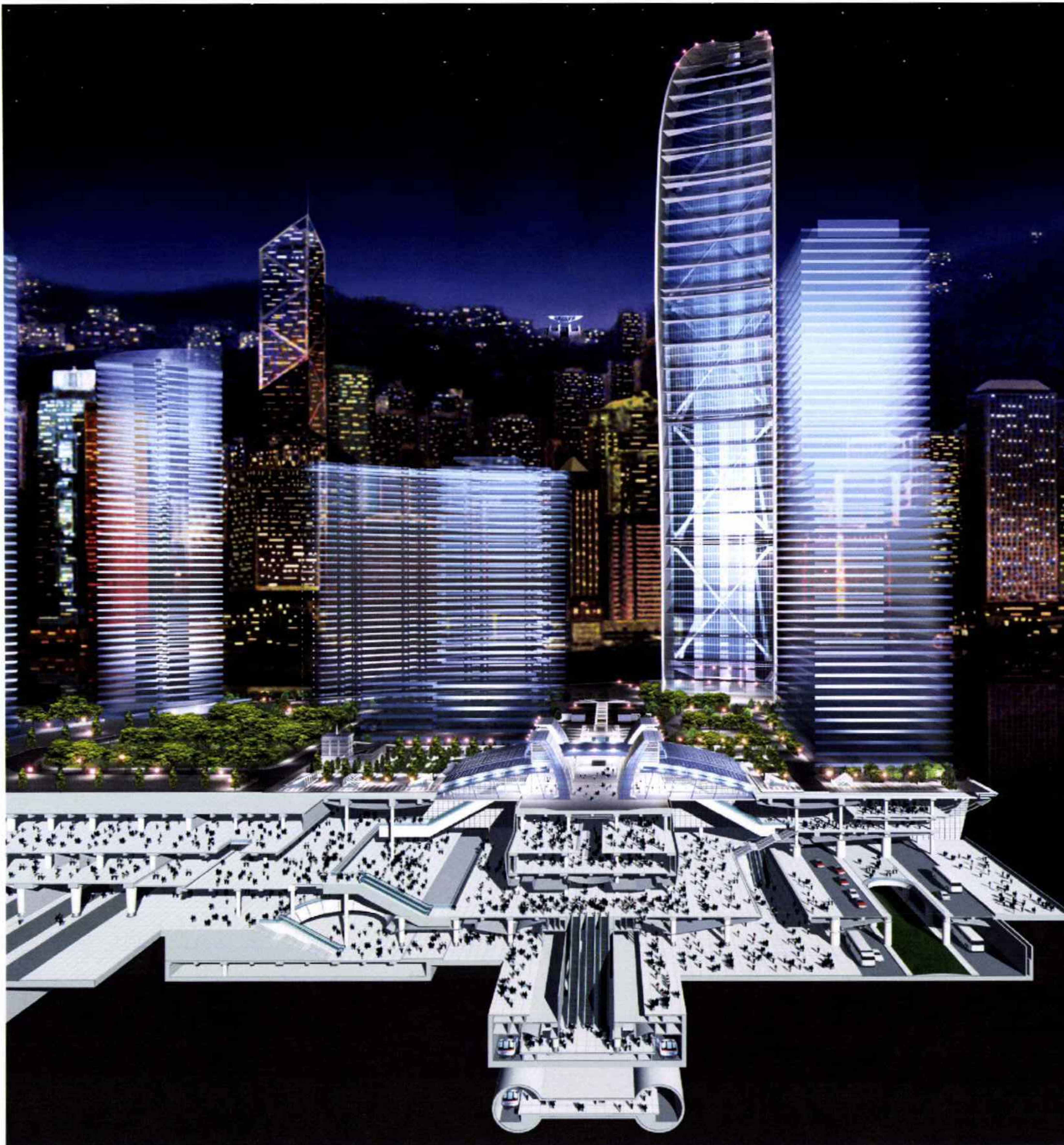


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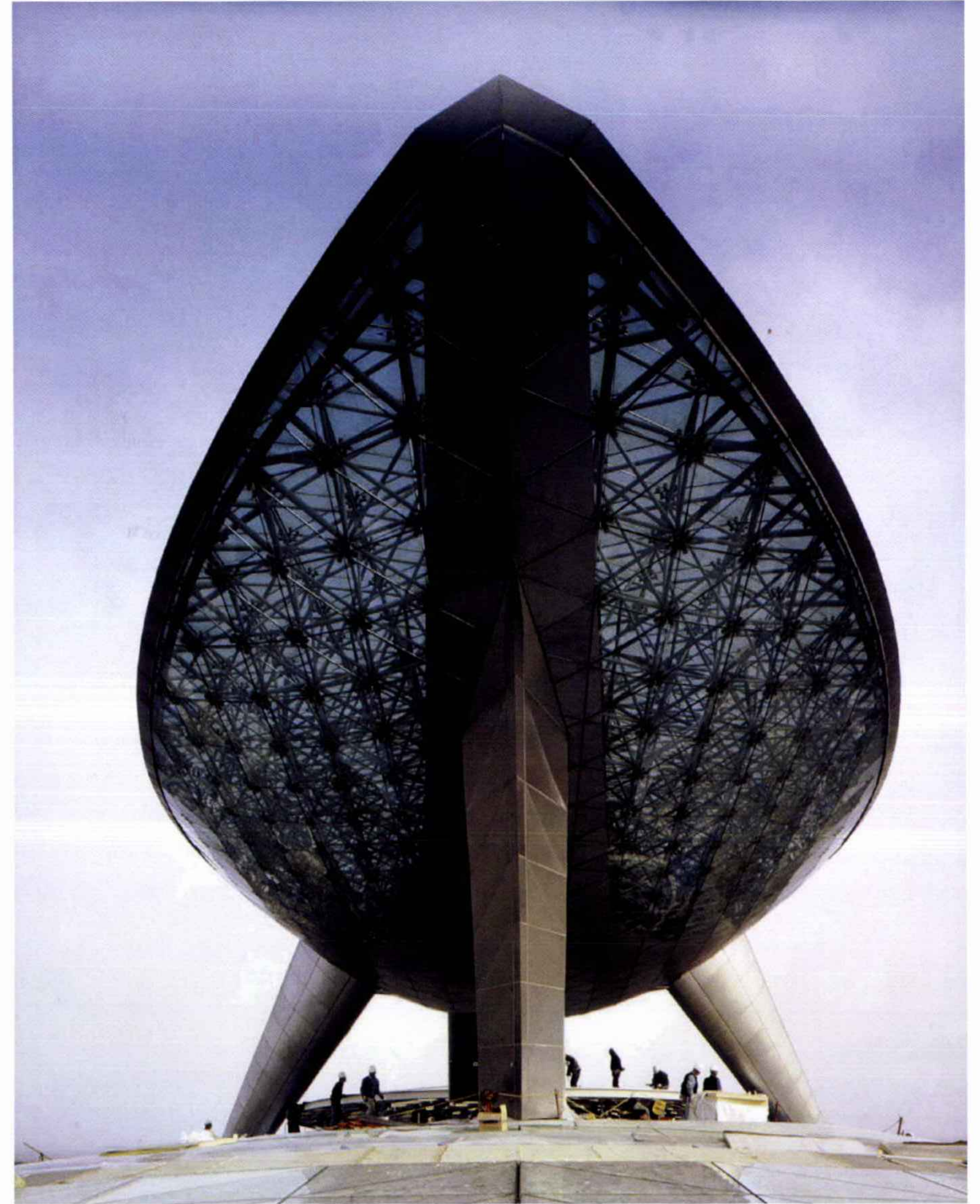
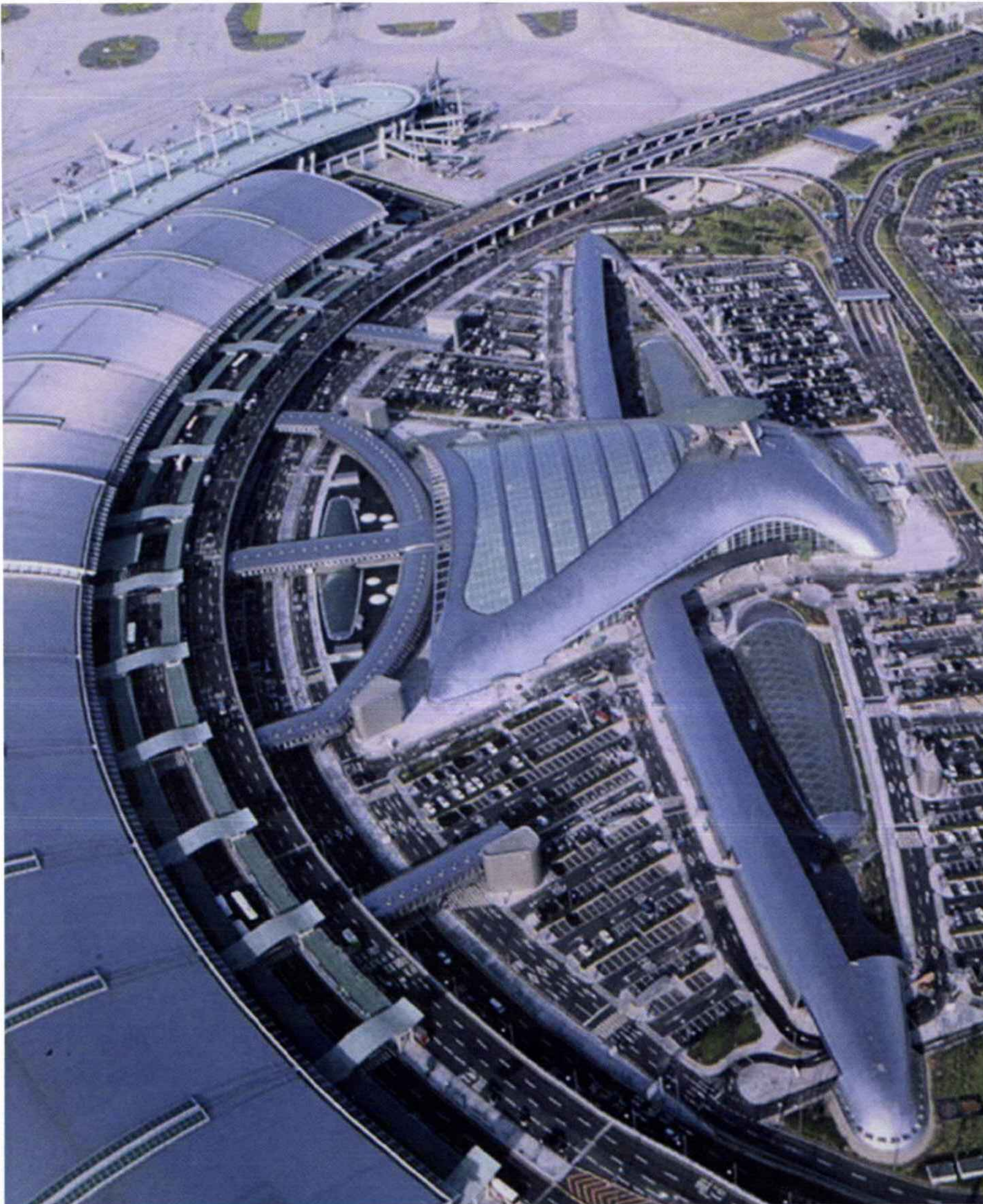
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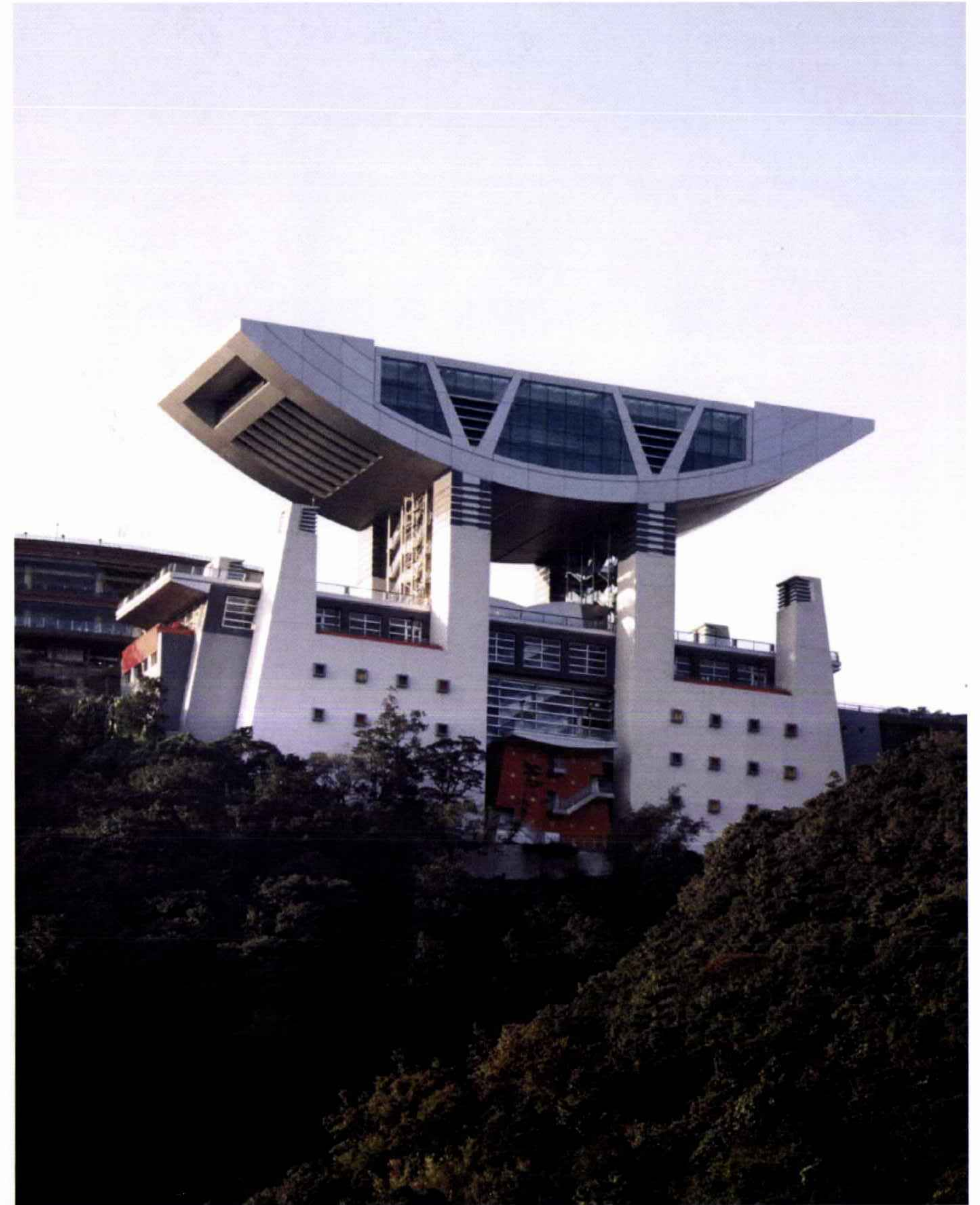
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cross reference from **section 1.2.12**



cross reference from sections 1.2.3, 1.2.12 & 1.3.1

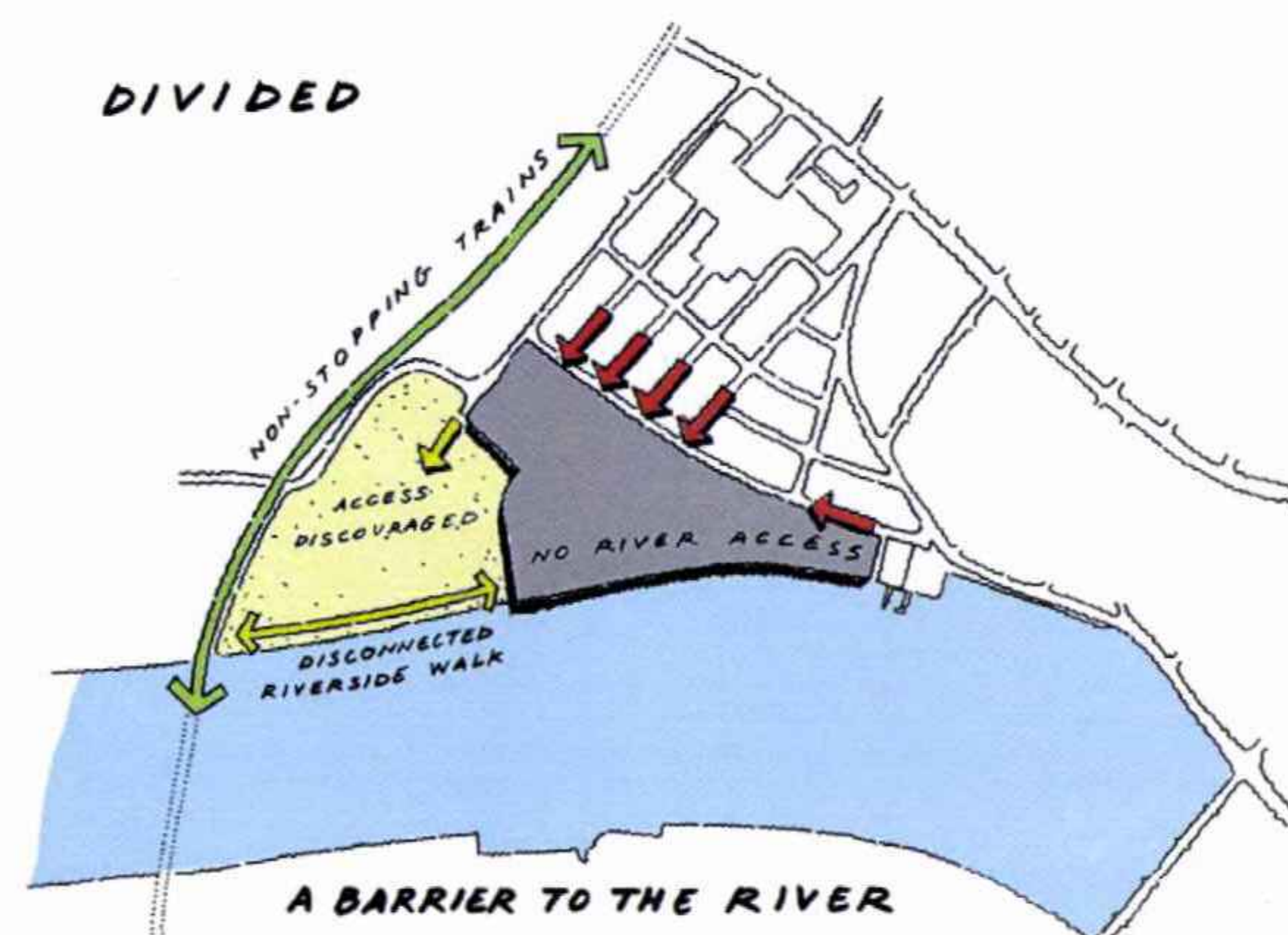


Figure 5.8a Permeability plan view: before

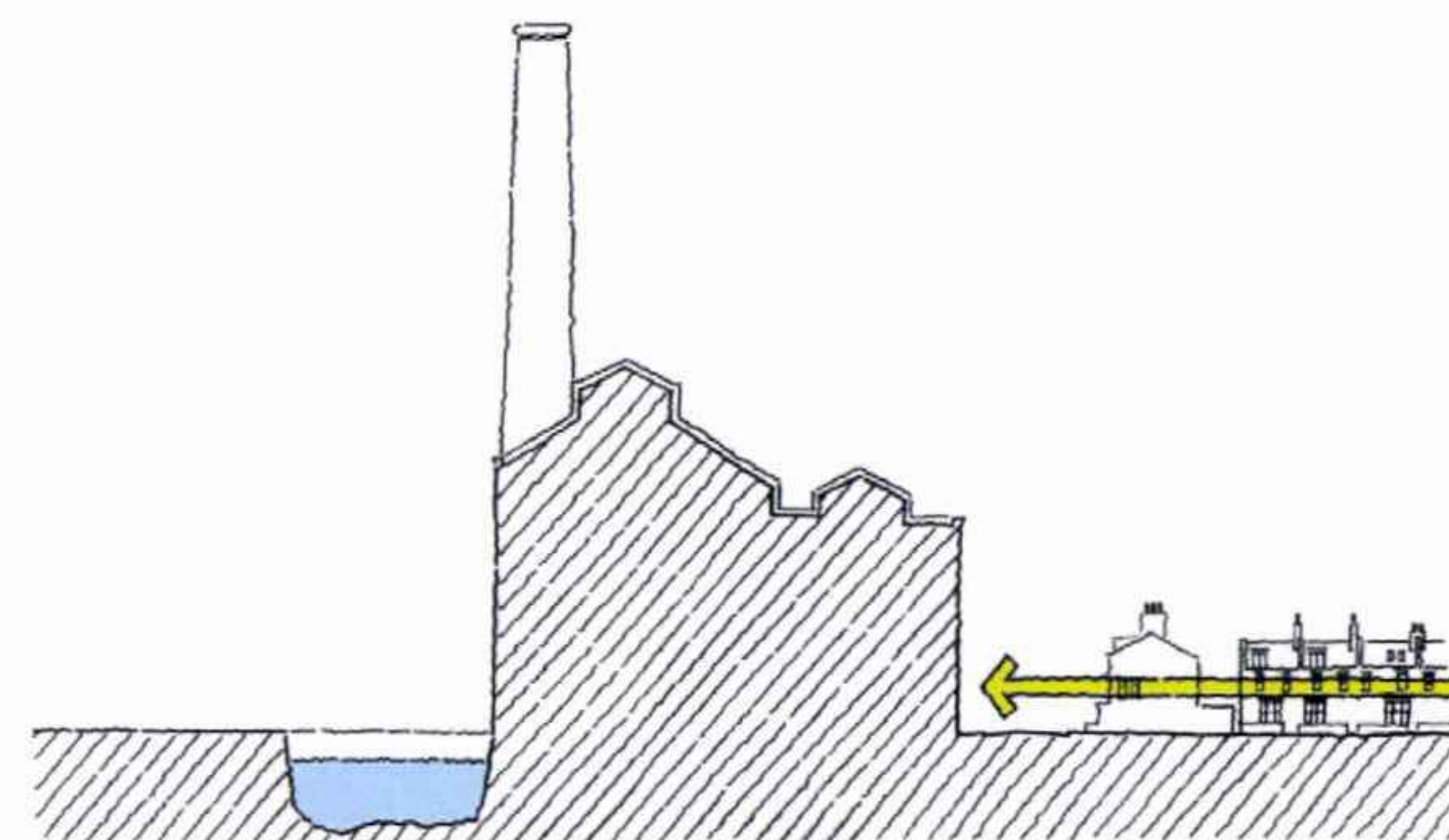


Figure 5.9a Permeability section: before

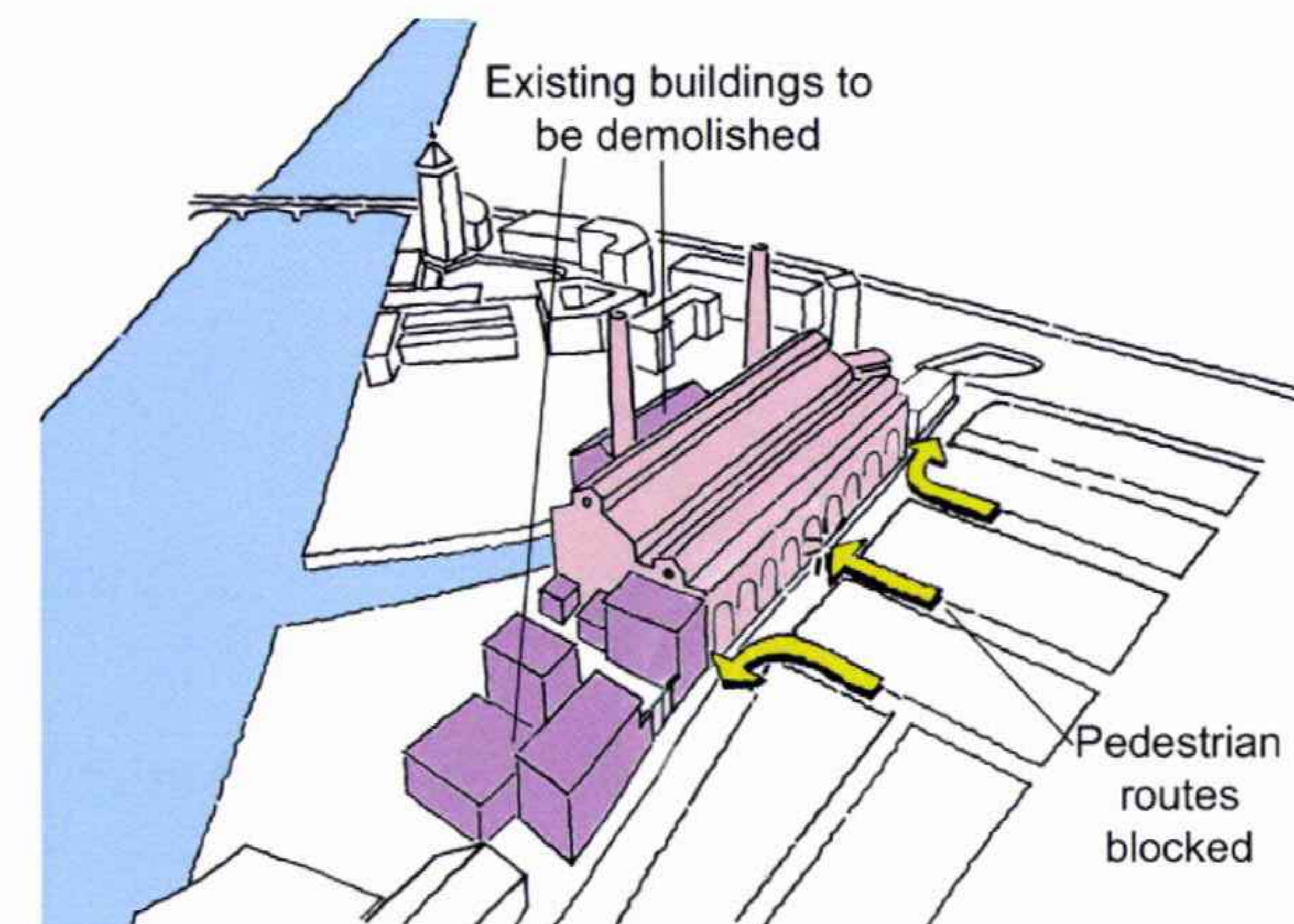


Figure 5.10a Permeability perspective view: before

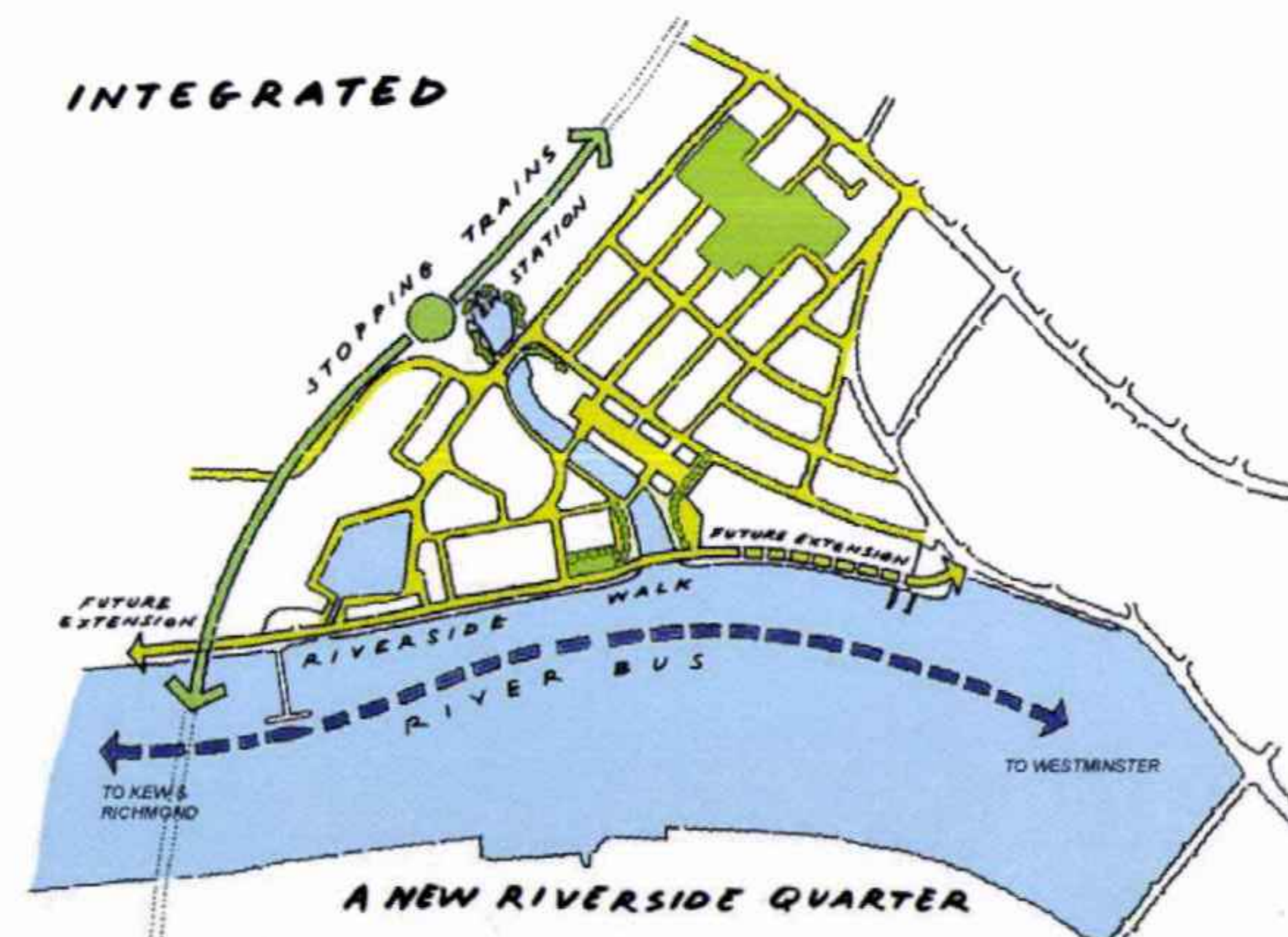


Figure 5.8b Permeability plan view: after

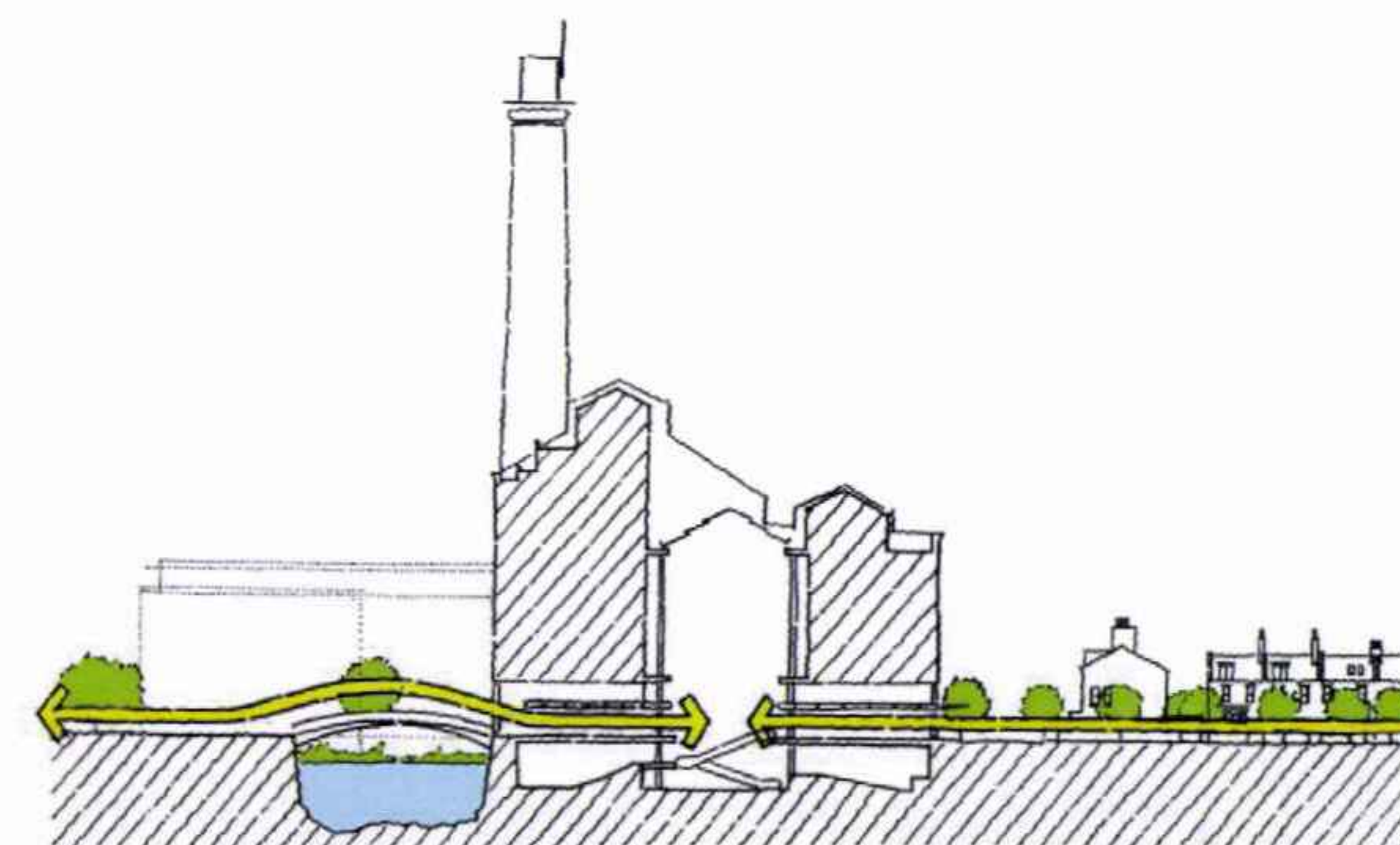


Figure 5.9b Permeability section: after

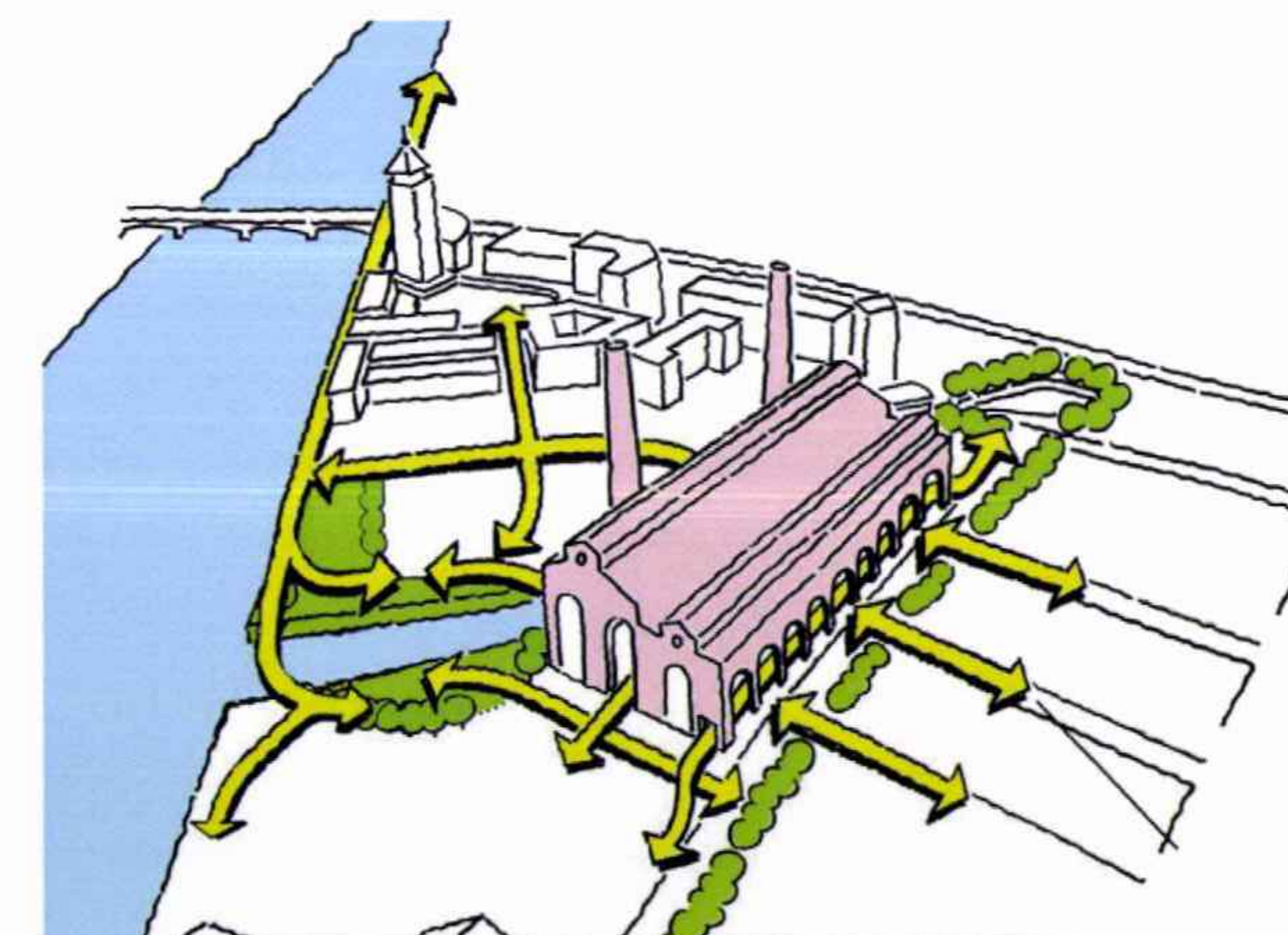


Figure 5.10b Permeability perspective view: after

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cross reference from **section 2.2.4**



cross reference from sections 2.2.5 & 2.2.10

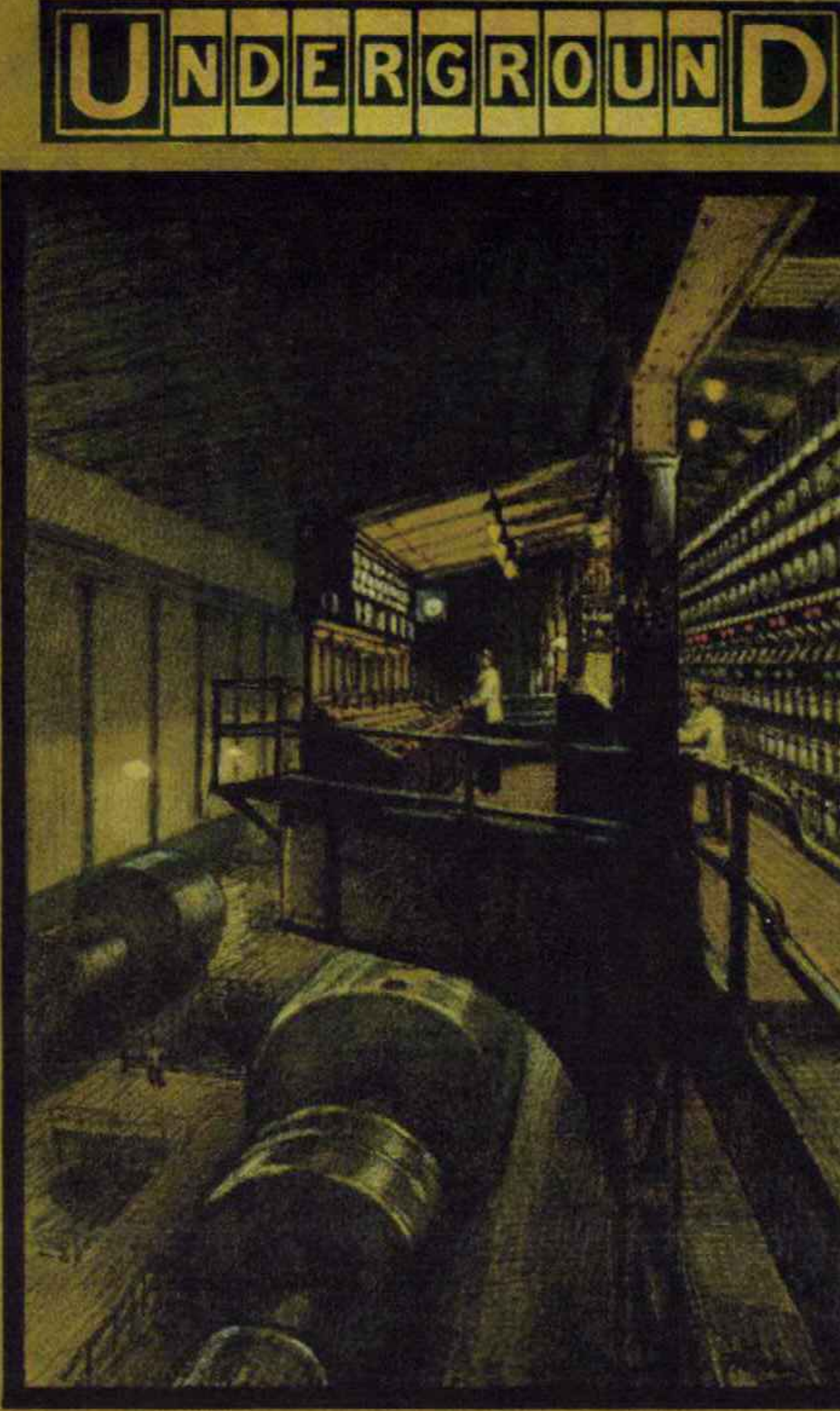
UNDERGROUND



"THE MOVING SPIRIT OF LONDON."
 THIS POWER-HOUSE BURNS 500 TONS OF COAL A DAY; IT CONTAINS—
 8 TURBO-GENERATORS, running at
 1000 REVOLUTIONS per MINUTE, developing
 65,000 HORSE-POWER; to work
 80 MILES OF RAILWAY
 145 LIFTS and
 900 CARS
**For the USE and BENEFIT
 of the PEOPLE OF LONDON**

1000—J. 191.—S.E.10. T. WAY, L.N.W. Group, S.C.

UNDERGROUND

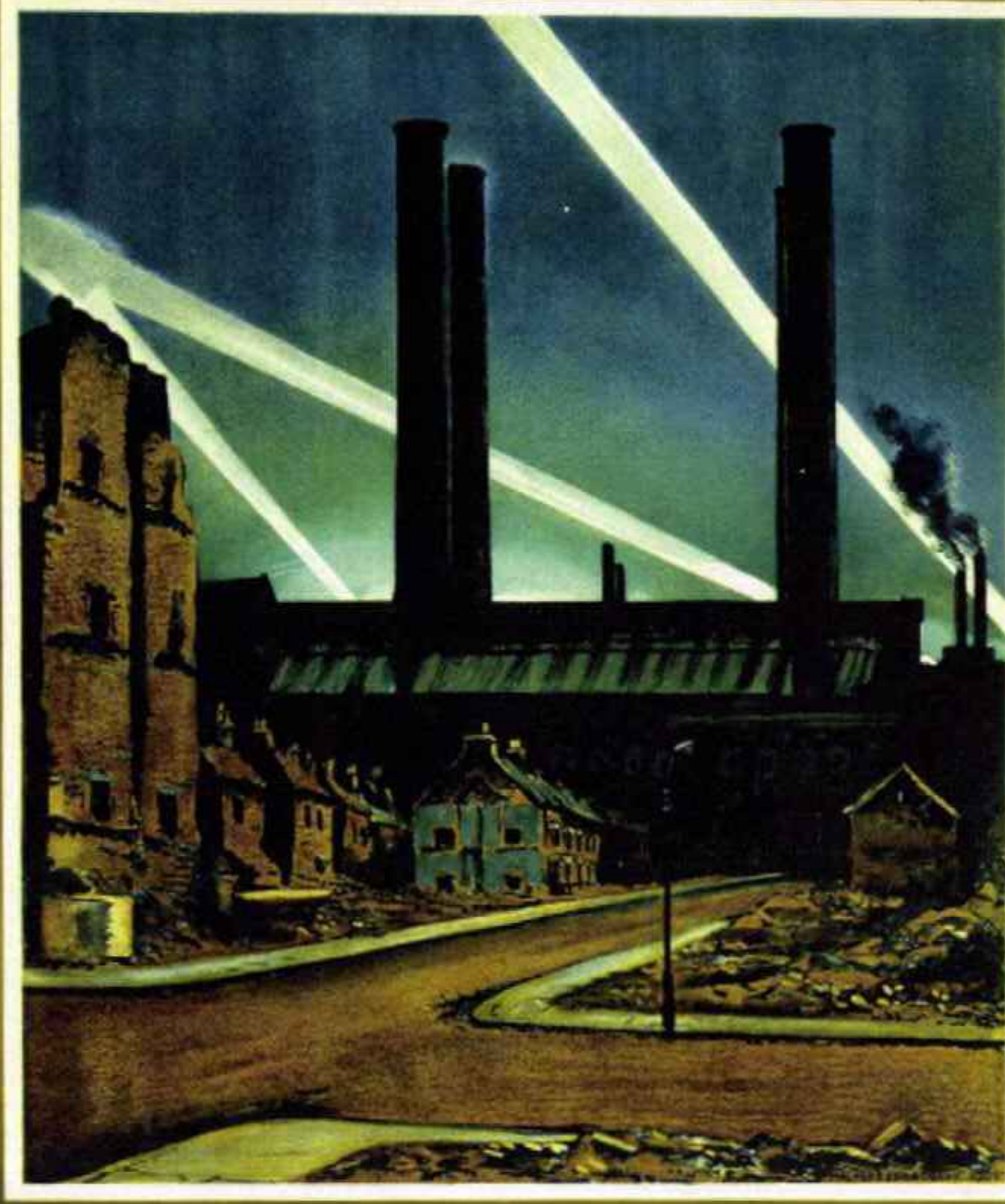


**SWITCHBOARD,
 LOTS ROAD, CHELSEA.**

THE MODERN JUPITER
 HURLING HIS
 LIGHTNING.

AT THIS SWITCHBOARD
 IS CONTROLLED ALL THE CURRENT
 (450,000 UNITS DAILY)
 FOR WORKING OUR
UNDERGROUND SYSTEM.

THE PROUD CITY

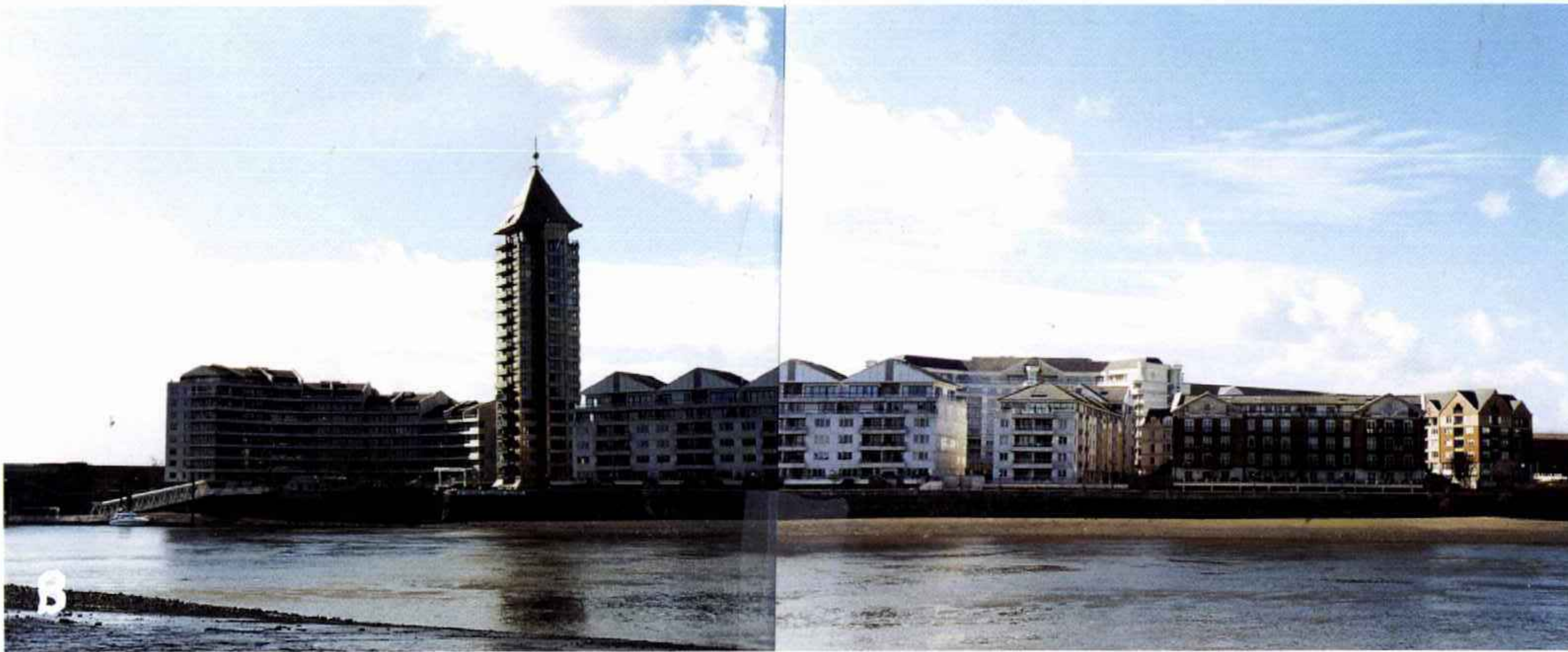


CHELSEA POWER HOUSE FROM MEER STREET

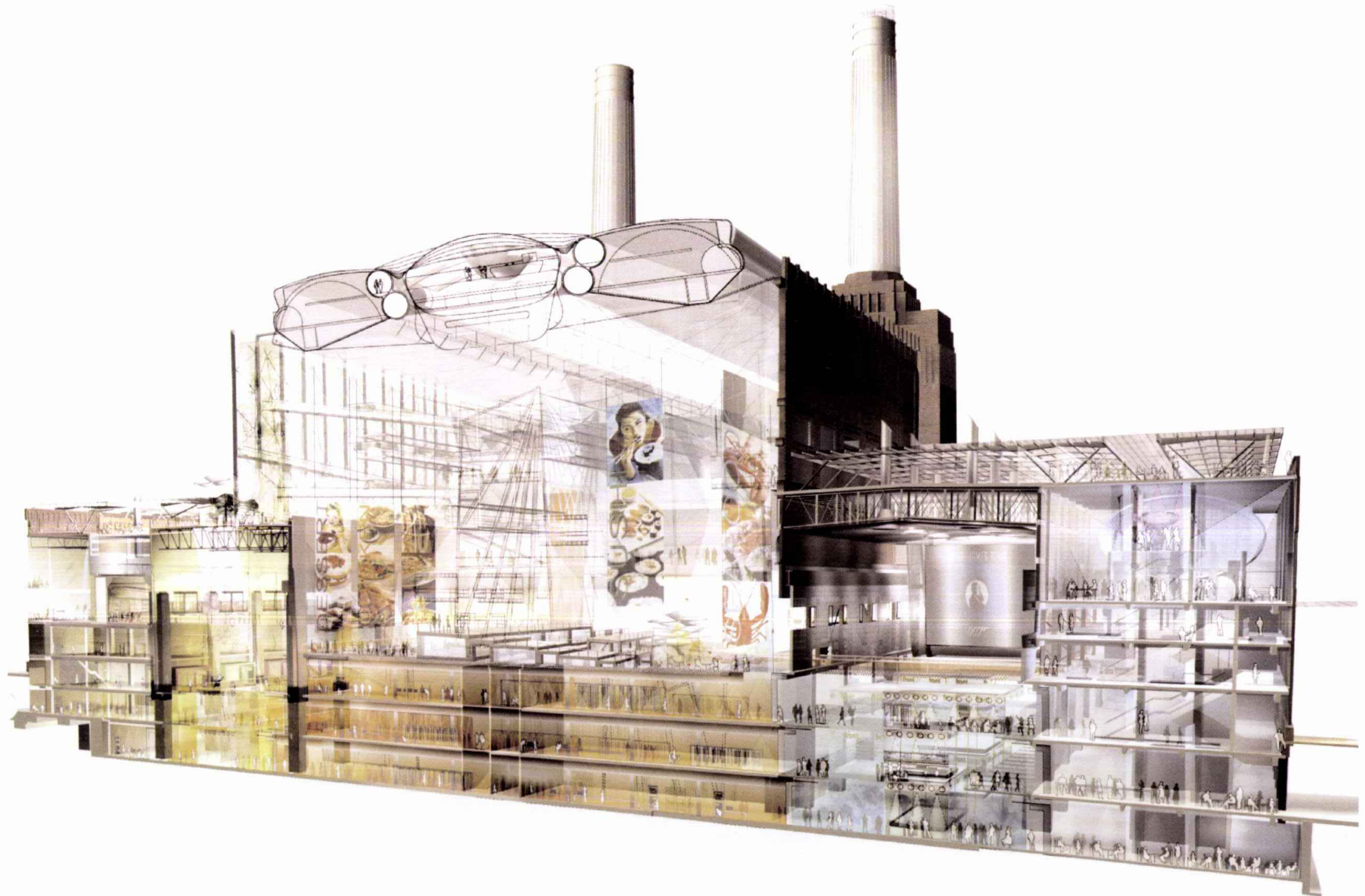
the poor buildings lose themselves in the dim sky, and the tall chimneys become campanili, and the warehouses are places in the night, and the whole city hangs in the heavens...

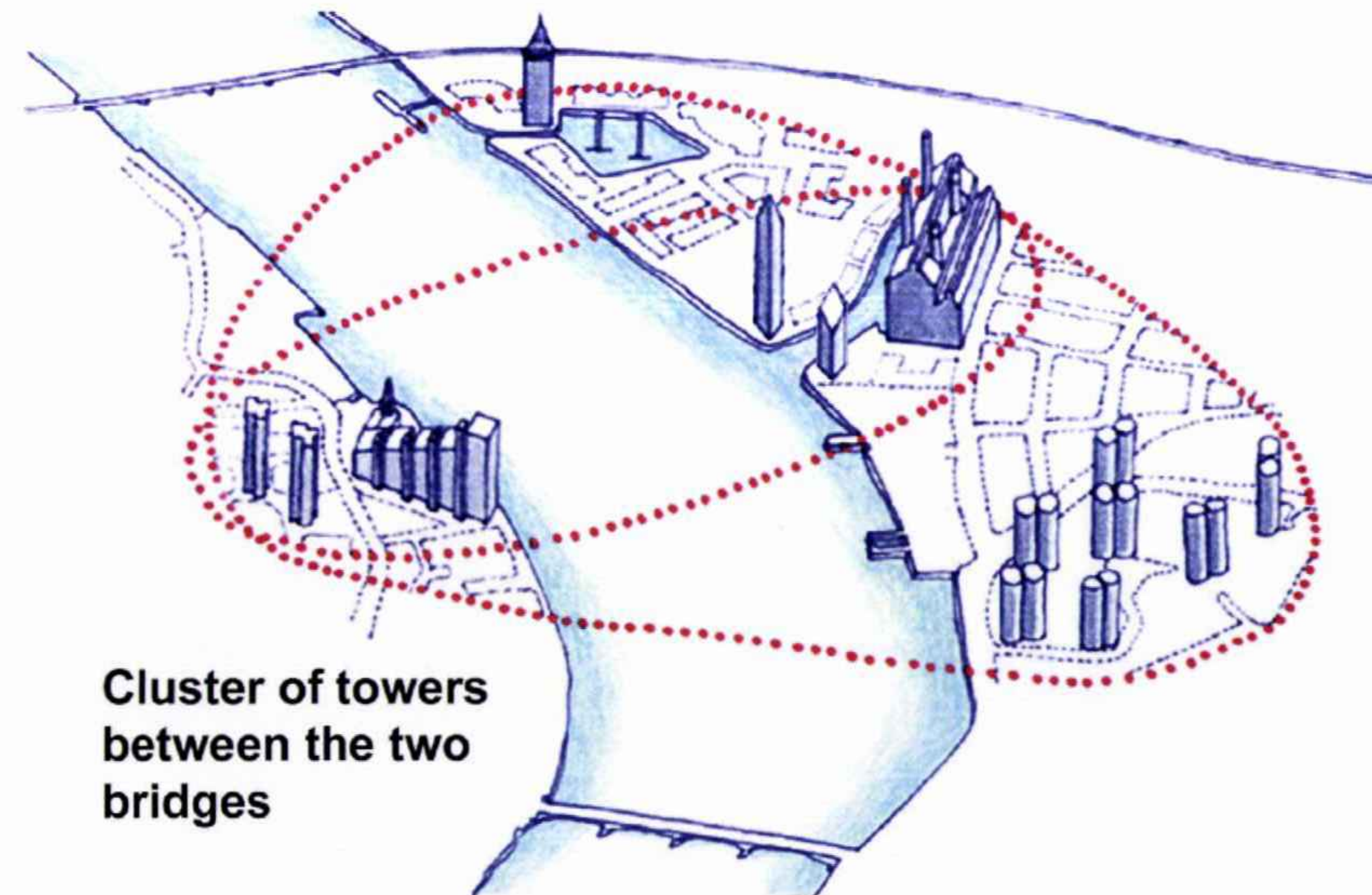
James McNeill Whistler

cross reference from section 2.2.9



cross reference from **section 2.2.11**

cross reference from **section 2.2.13**



Cluster of towers
between the two
bridges

cross reference from **section 2.2.14**



cross reference from **section 2.2.14**



cross reference from **sections 2.2.15 / 5.2.7 / 5.2.10**

Issue Three Summer 2001

Circadian submits Lots Road Planning Application to Boroughs



A computer enhanced image from Battersea Bridge illustrating the local cluster of towers, together with the proposed pair of landmark towers at the mouth of Chelsea Creek on the Lots Road power station site.

After two years work, Circadian, the joint venture company owned by Taylor Woodrow Capital Developments and Hutchison Whampoa Properties, has submitted its detailed planning application to the Royal Borough of Kensington & Chelsea and London Borough of Hammersmith & Fulham for the redevelopment of the Lots Road power station site.

Plans for the power station, one of the three original riverside power stations in Central London, propose an extended urban quarter on the 3.46 hectare (8.55 acre) site, which straddles Chelsea Creek on the boundary between the two boroughs.

Regarded as one of London's largest and most important urban regeneration projects of recent times, the £350 million project has been masterminded by internationally renowned architect, Terry Farrell, whose London projects include Charing Cross, the M16 building and currently, the new Home Office headquarters in Victoria.

Power station to be retained

The application includes retention of the Victorian brick-built power station building, which has supplied electricity to London's underground for nearly a hundred years. A public street, similar in size to the main hall at Tate Modern, will run the full length of the building and a public viewing tower is proposed for the top of one of the two chimneys. There will also be eight new buildings, including two landmark towers, positioned either side of the creek mouth and inspired by the work of top British sculptor, Lynn Chadwick.

32% Affordable Housing

In total the development (excluding basement car parks and new street) amounts to approximately 110,000 square metres (or 1.2 million square feet). This includes around 10,000 square metres (or 108,000 square feet) of commercial, ancillary residential and community uses with provision for local shops and restaurants. Together the development will provide more than 700 residential units, thirty-two percent of which will be affordable, including those for key workers.

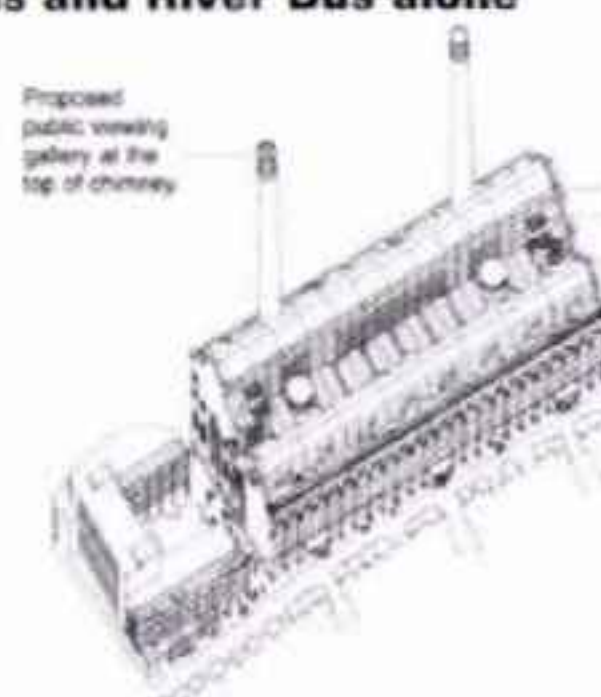
Chairman of Circadian, Alasdair Nicholls, says:

"This project is one of the most important and technically complex brownfield redevelopments in the capital, requiring a substantial decommissioning and decontamination programme, lasting 18 months and costing, in the power station alone, £30 million. We believe our proposals have addressed the key environmental, transport and affordable housing needs and we are greatly encouraged by the enthusiasm with which our proposals have been received."

A UK first for Lots Road

In what is believed to be the first initiative of its kind on any private residential development in the UK, Circadian is providing a Transport Information Centre on site with a full time manager and dedicated transport website. Available to the wider local community, the scheme will keep residents updated on transport and traffic initiatives, encouraging the use of new and improved public transport and river bus services as well as walking and cycling. Circadian's transportation planners, Symonds, predict that public transport capacity will be improved by an additional 1000 passenger movements per hour on Express Bus, C3 bus and River Bus alone during the peak hour period.

Building work cannot begin until late 2002 when London Underground are scheduled to vacate the power station site.



→ find out more...

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| 1 Planning application submitted | 2 The plans in more detail | 3 A Major Urban Regeneration Initiative
The Future of Chelsea Creek
Stop Press & In brief
Contact Details |
|----------------------------------|----------------------------|--|

circadian news



Issue Four Autumn 2001

Circadian Buys Chelsea Harbour Phase II Land

Circadian, the joint venture between Taylor Woodrow Capital Developments and Hutchison Whampoa Properties, has bought the site known as Chelsea Harbour Phase II. Amounting in all to 2.2 acres, the land is situated on the River Thames between Chelsea Harbour and the Lots Road power station site, off Thames Avenue, SW10.



Artist's impression of the Thames Avenue development from the River Thames

The Chairman of Circadian, Alasdair Nicholls, says that the purchase of this additional land enables Circadian to deliver a comprehensive scheme over both this site and their power station site adjoining:

"Our architect, Sir Terry Farrell, is one of this country's most respected architects, and a master planner of world class stature. His vision for Lots Road was always for a broader picture, including both sites, which in all amount to 11 acres, where Circadian proposes a scheme creating a new riverside residential quarter for London."

More Public Space on the River

"It is probably the last opportunity, certainly within West London, that a brownfield site of this size, on the river, will come up for residential development," says Nicholls. "It gives us an opportunity to open up West Chelsea to the river, the power station having prevented riverside access for over a century."

Circadian's masterplan for the combined sites has been developed around Public Open Space and garden squares. There will be an additional 500 metres of newly created Thames Path National Trail. New public footpaths will pass through the power station and link neighbouring streets to the River Thames.

£5 million has been earmarked to landscape water gardens around Chelsea Creek, which dissects the site between the boundaries of Kensington and Chelsea and Hammersmith and Fulham. There will be a creekside walk, three pedestrian bridges and a nature reserve in the basin at the head of the creek.

Continued on page 2

→ find out more...

CONTENTS

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| 1 Circadian Buys Chelsea Harbour Phase II Land | 2 Circadian Buys (Continued)
Overshadowing
Transport & Traffic Update | 3 What Happens to Chelsea Creek After De-Commissioning
Current Status Update
Community News
Contact Details |
|--|---|--|

Insert: Thames Avenue, SW10 Planning Application



circadian news

cross reference from section 2.4.1



ENGLISH HERITAGE

LONDON REGION

Jim Pool BSc Dip TP MRTPI
Montagu Evans
Chartered Surveyors
44-46 Dover Street
London
W1S 4AZ

Your Ref: JWP/jb/PD/3824

Our Ref: LRS/008160/PS

Direct Dial: 0207-973-3471

Direct Fax: 0207-973-3702

27 June 2001

Dear Mr Pool

Your proposals for the redevelopment of the Lots Road Power Station site were considered by our London Advisory Committee on 4 May, and subsequently by our Commissioners at their meeting on 27 June following the publication of the joint English Heritage-CABE *Guidance on Tall Buildings* on 12 June.

Your proposals were assessed in the light of the criteria set out in the Guidance. Of particular importance to English Heritage were the potential impact of your proposed tall buildings on the wider historic environment, and the relationship of the new development to the topography of the area and other tall buildings in the vicinity.

English Heritage warmly welcomes the adaptation and conversion of the Lots Road Power Station to a residential, office and mixed use building, and the principle of two towers in this location. With regard to the former Power Station, we would like more of the original fabric to be retained including the 1930s control room, overhead gantries and other internal elements, including the spine wall between the two turbine halls. The building should be fully recorded before any demolition or alterations take place.

In considering the wider development on the site, we believe that the location is appropriate, in principle, for two tall buildings, which we think will enhance river views and the skyline of this part of London. In coming to this conclusion we are mindful of the effect of several other tall buildings on the area including the King's Road towers, Chelsea Harbour, Montevetro and the power station chimneys. The small footprint of the proposed towers results in slender profiles which are both interesting and elegant, particularly the long views from the river, and in dynamic views from the bridges to the east. The landmark location at a major bend in the river and opposite Montevetro are also important considerations. In developing the emerging scheme, we would like to explore further with you the precise impact of the towers on views from surrounding conservation areas and, in particular, on Brompton Cemetery. In addition, as we have discussed, more

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ENGLISH HERITAGE

detailed work is still needed to resolve the public spaces around the site and also on the relationship between the Power Station and the proposed new buildings. We look forward to discussing these aspects with you in due course.

I am copying this letter to Kensington & Chelsea and also Hammersmith & Fulham Borough Councils to whom I understand you are about to make full planning applications.

Yours sincerely
Nicholas Antram

Nicholas Antram
Assistant Regional Director
Kensington and South London Team

cc: Sir Terry Farrell, Terry Farrell & Partners
Jon Rouse, CABE

cross reference from section 2.4.2



ENGLISH HERITAGE

NEWS RELEASE

498/06/01

Wednesday 27 June 2001

ENGLISH HERITAGE DECISIONS ON LOTS ROAD AND LONDON BRIDGE TOWER

For Immediate Release

Two new Tall Building cases – for Lots Road Power Station and London Bridge – have been assessed by English Heritage under the criteria outlined in the consultation paper *Guidance on Tall Buildings*, launched jointly with CABE (Commission for Architecture and the Built Environment) on 12 June 2001. Among the criteria for evaluating tall buildings, the impact on the wider historic environment and the relationship of the new development with the topography of the area and other tall buildings, are of particular importance to English Heritage.

Sir Neil Cossons, Chairman of English Heritage, said:

"Our decision today demonstrates that the English Heritage and CABE *Guidance on Tall Buildings* is working. We have looked at two new schemes in parallel.

At Lots Road we have warmly welcomed the principle of two high quality tall buildings which we think will enhance river views and the skyline of this part of London without damaging the historic environment of the wider area.

Conversely, we believe that the London Bridge Tower would have a major detrimental impact on the Tower of London World Heritage site – like a spike through its heart. It would also be wholly inappropriate and unsympathetic to the character of Southwark and two protected strategic views of St Paul's. We feel it should not proceed."

(MORE)

31 541 018 PIVC LONDON 001 9715 227
Telephone 020 7 541 018 Fax 020 7 541 018

-2-

English Heritage Commissioners welcomed the Terry Farrell and Partners adaptation and conversion of the Lots Road Power Station as a residential, office and mixed-use building. The scheme at pre-application stage has been given a green light, subject to detailed discussions on the retention of the 1930s control room, overhead gantries and other internal elements as part of the overall scheme. The Power Station provided electricity for over a century to London's underground network and is currently awaiting the outcome of a listing recommendation to the Secretary of State.

In addition to the conversion of the Power Station, two new tall buildings are planned for the site. Dynamic views of the power station from Battersea Bridge, Albert Bridge and Chelsea Bridge and its landmark position on a bend in the river, as well as its relationship to Chelsea Harbour, the World's End Towers and the Montevetro Building were all taken into account. Commissioners believe that the two tall towers of differing heights will complement the 85 metre chimneys of the Power Station and its surroundings, and provide a dramatic new focal point that will enhance river views. More detailed work is also recommended for the public space around the site and the relationship between the Power Station and the proposed new buildings.

A second tall building, London Bridge Tower, which at 306 metres would be the tallest building in Europe, by the Renzo Piano Building Workshop was also considered. Commissioners took the view that while the building is potentially of the highest quality, the proposed tower in this location would detract severely from the setting of the Tower of London World Heritage site, the character of Southwark and two protected strategic views of St Paul's – from Kenwood and Parliament Hill Fields.

In this case, English Heritage also shares CABE's site-specific concerns that the scheme fails to provide a comprehensive masterplan for the integration of the new building with the wider re-development of London Bridge Station and the Borough Market area. *Guidance Notes for Tall Buildings* emphasises that the relationship to transport infrastructure, and particularly public transport provision, must be taken into account. A building of the size of London Bridge Tower would put considerable additional stress on the already overloaded capacity of the transport infrastructure. English Heritage believes that this is the wrong location for the tallest building in Europe.

(MORE)

cross reference from section 2.4.2

-3-

As the scheme raises major strategic issues of more than local importance and is also contrary to Southwark Council's Unitary Development Plan, English Heritage believes that a wider public debate is essential and that the scheme should be called in by the Secretary of State for Transport, Local Government and the Regions for his decision to enable all of the issues to be considered thoroughly. In the event of a public enquiry English Heritage staff will attend and give evidence.

[Ends]

Notes for Editors

- Full copies of **Guidance on Tall Buildings** are available at www.english-heritage.org.uk or www.english-heritage.org.uk or from English Heritage Customer Services on 01793 414910.

For further press information please contact:

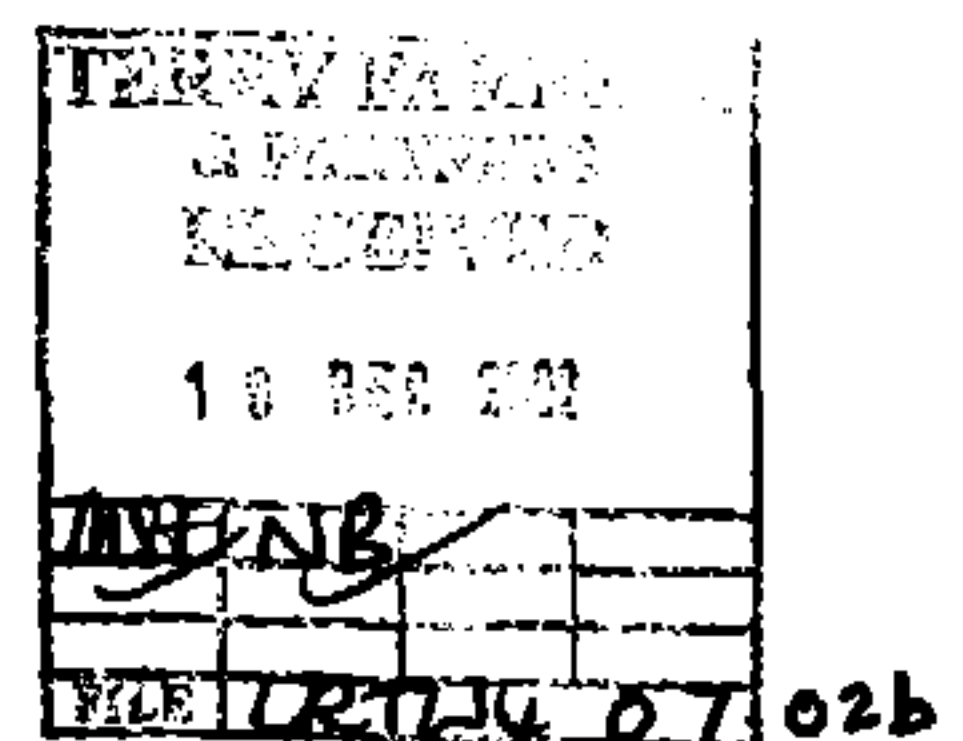
Sophie Jepson, English Heritage, tel. 020 7973 3294 or fax. 020 7973 3294 or e-mail: sophie.jepson@english-heritage.org.uk.

cross reference from section 2.4.2

07.040
cabe

13 December 2002

Aidan Potter
Terry Farrell Partnership
7 Hatton Street
London
NW8 8PL



DR/L/20&13/A

Dear Aidan,

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

Thank you for coming to the meeting of CABE's design review committee on the 4 December in connection with this scheme. We are grateful for the trouble that was taken in preparing the presentation material and for the presentation itself. Having considered the scheme in the light of the presentation and the discussion which followed it, the committee's views are as follows:-

We welcome the changes which have been made to this scheme, which we think have improved it, although the broad principles of the project which we supported are still in place.

The changes to the site layout have in our view resulted in a successful sequence of open spaces each with a distinct character. We think that the relative heights and locations of the towers work well. The new D-shaped block, providing accommodation with a clear distinction between fronts and backs, is also welcomed.

Noting that there will be considerable numbers of children living in the housing provided in this project, we would like more thought to be given to the question of how children of all ages will spend their time, and what provision can be made for them - particularly for teenagers, where good solutions are harder to find.

Please keep the committee in touch with the progress of this scheme. If there is any point on which you would like clarification, please telephone me.

Yours sincerely

Peter Stewart

Peter Stewart
Director of design review

cc Malcolm Kerr
Steve Davies
Paul Entwistle
Philip Davies

Montagu Evans
London Borough of Kensington & Chelsea
London Borough of Hammersmith & Fulham
English Heritage

Commission for Architecture
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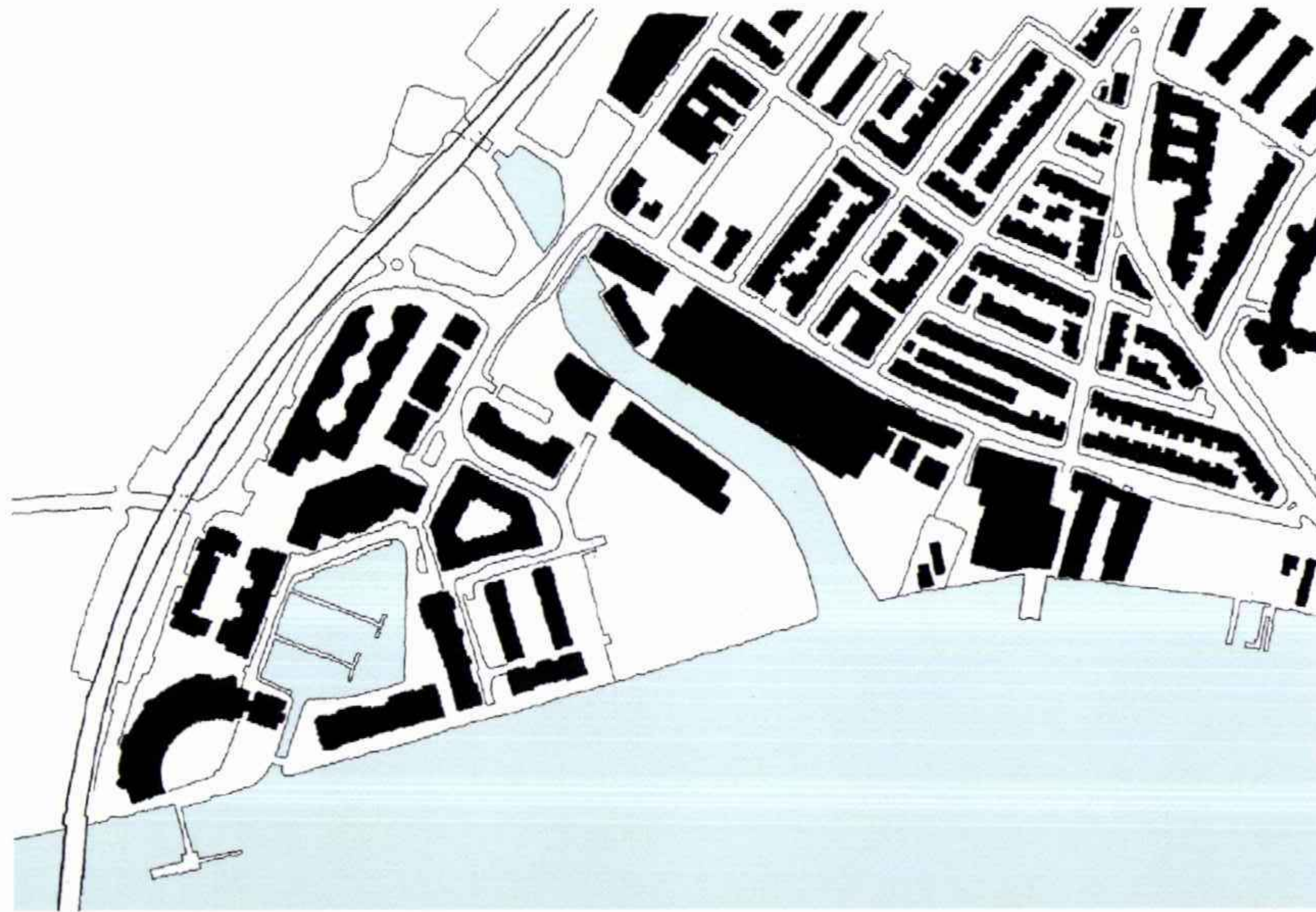
Registered in England No. 2851882
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11 York Road London SE1 7NX

**FARRELL
PARTNERS**

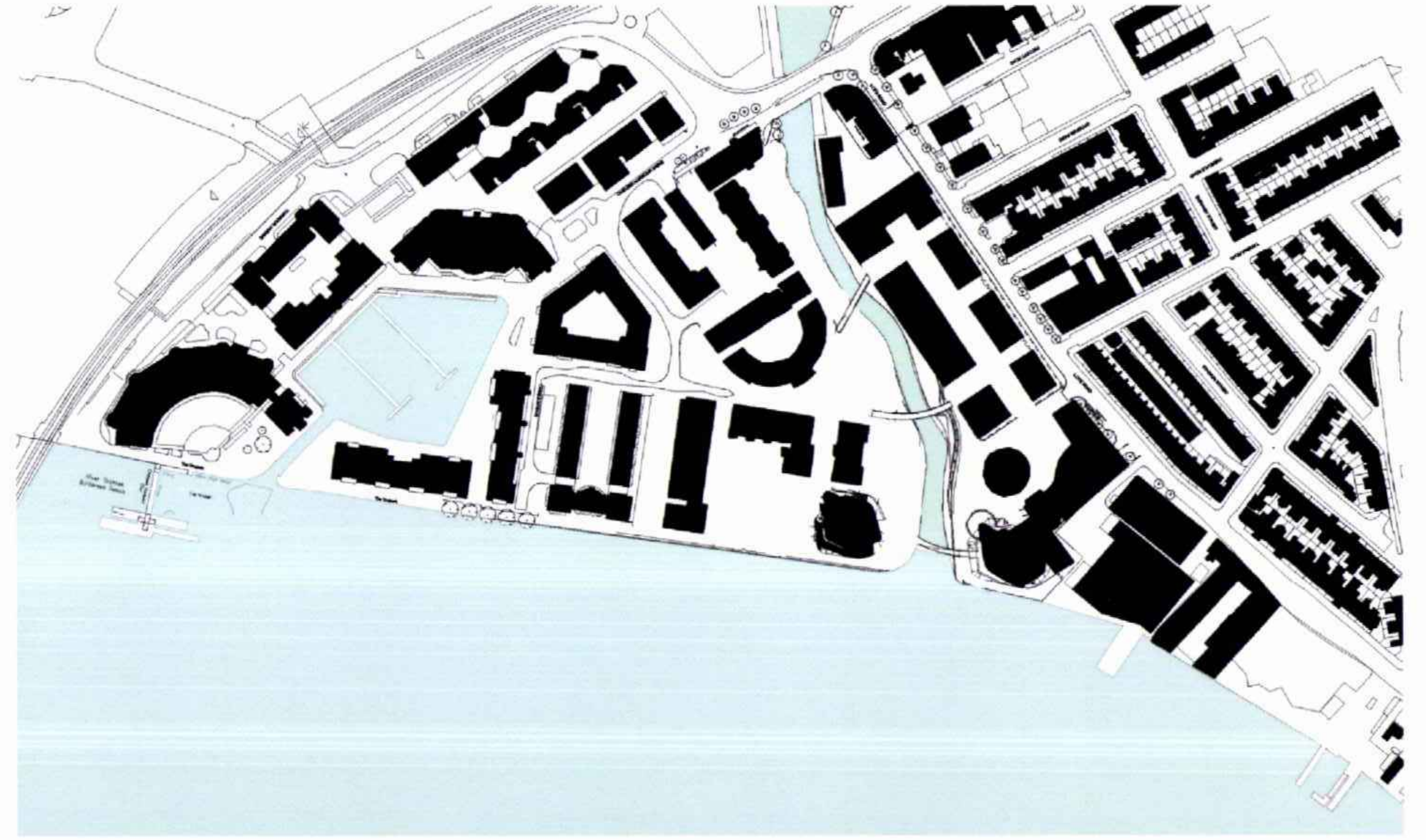
cross reference from section 2.4.2



cross reference from **sections 2.5.1 & 2.5.2**

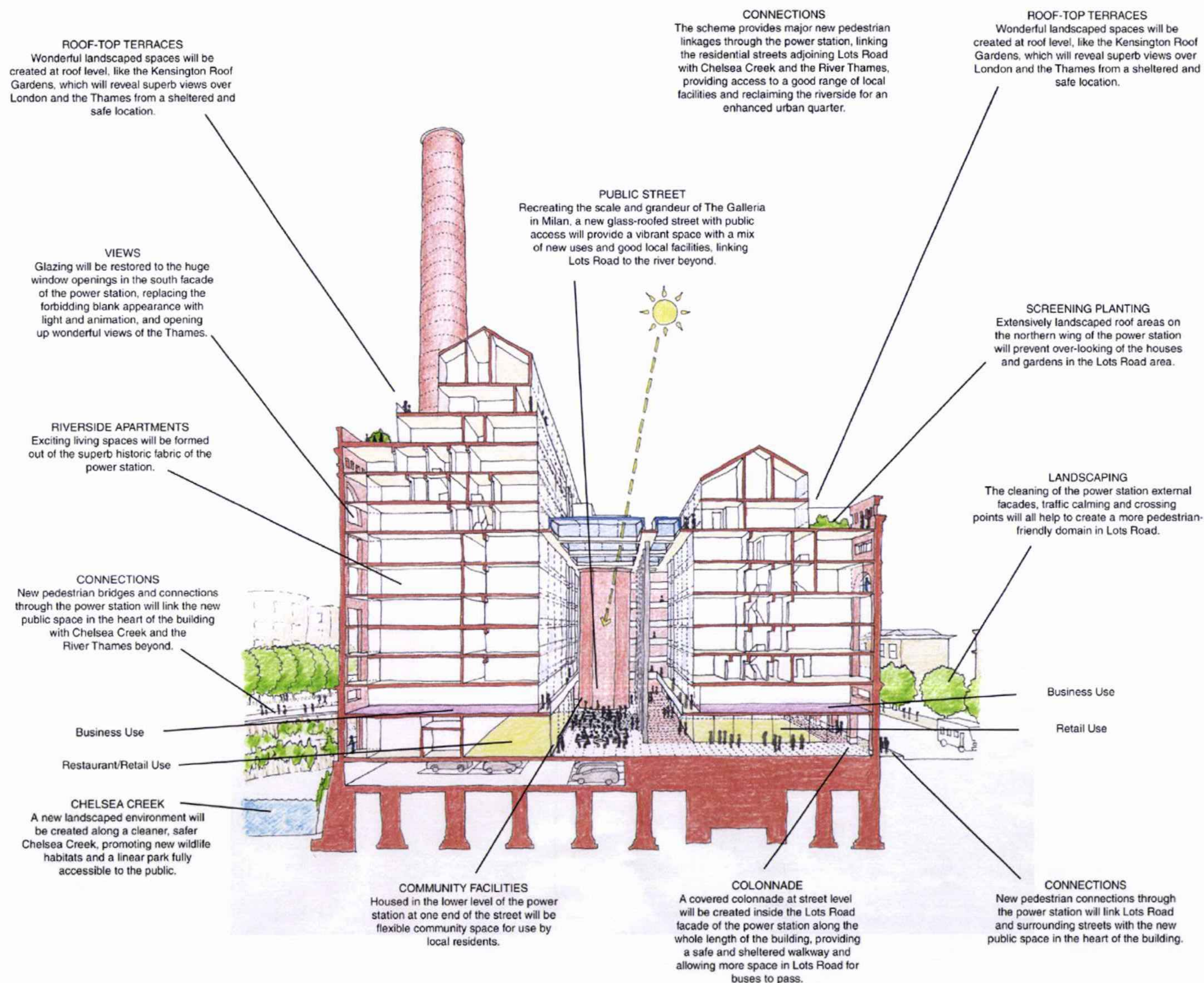


existing residential grain and street pattern

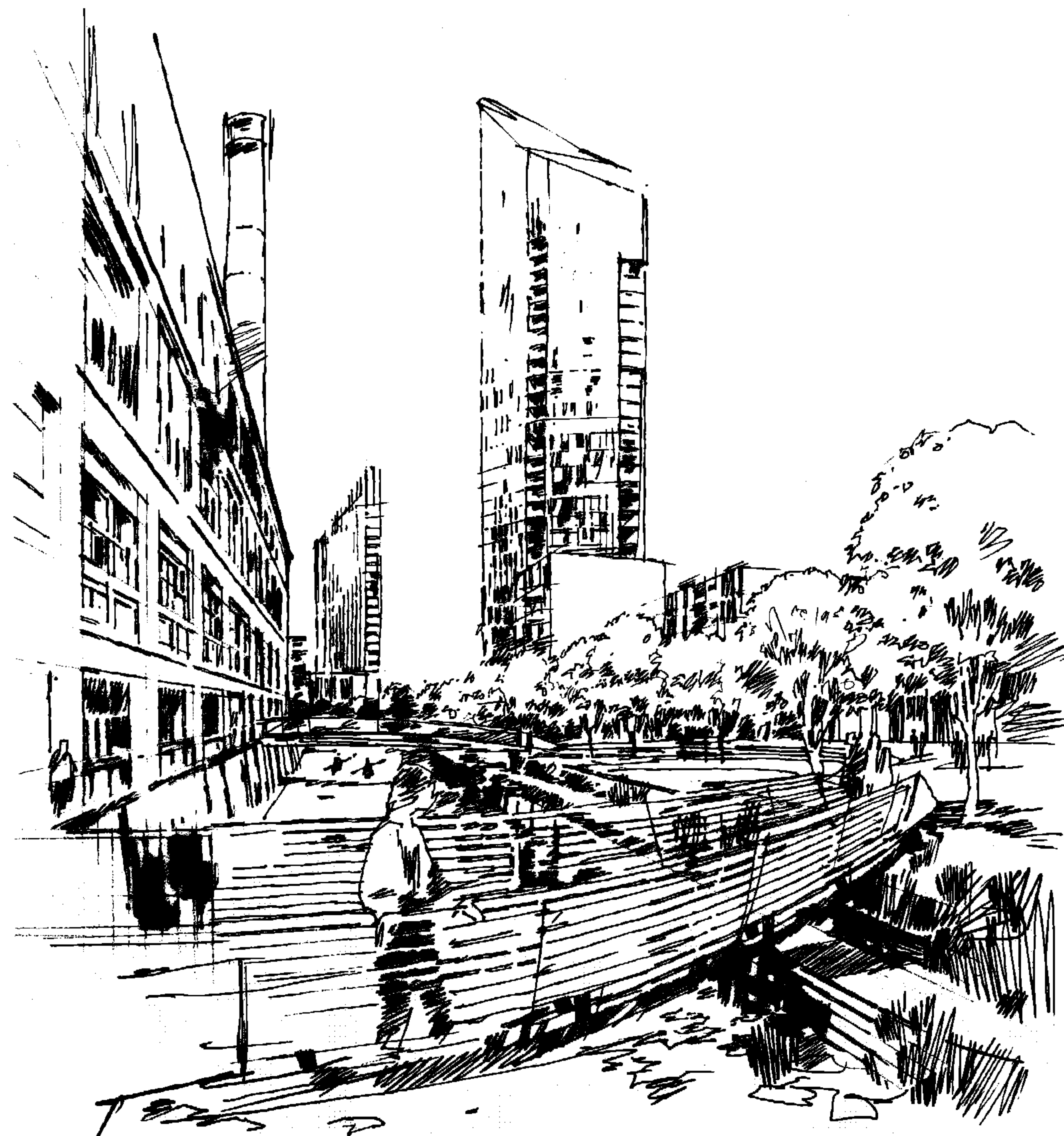


proposed street pattern

cross reference from **section 3.2.2**



cross reference from sections 3.3.4 & 3.6.6

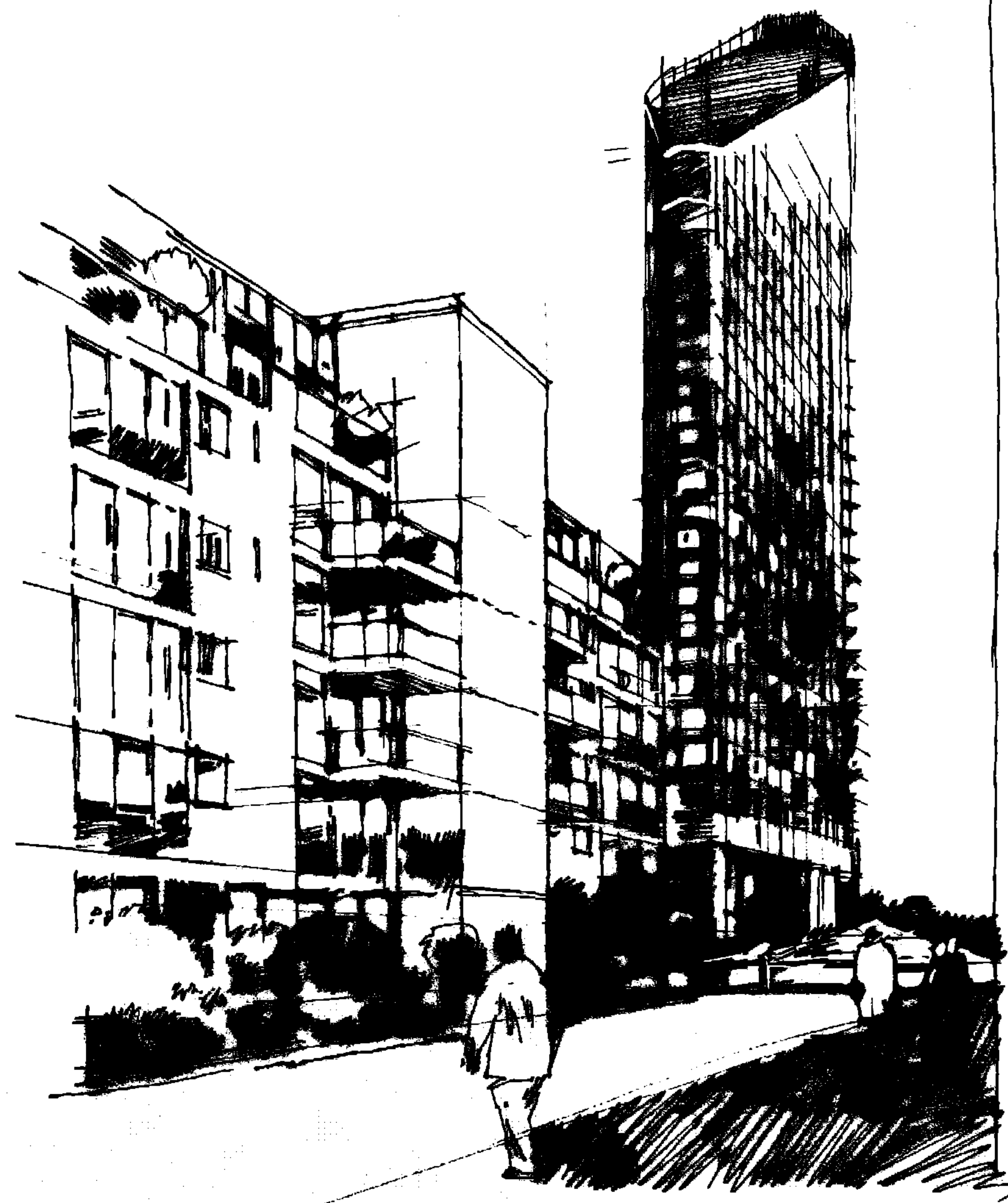


cross reference from sections 3.3.5 & 3.3.12

cross reference from **section 3.3.6**



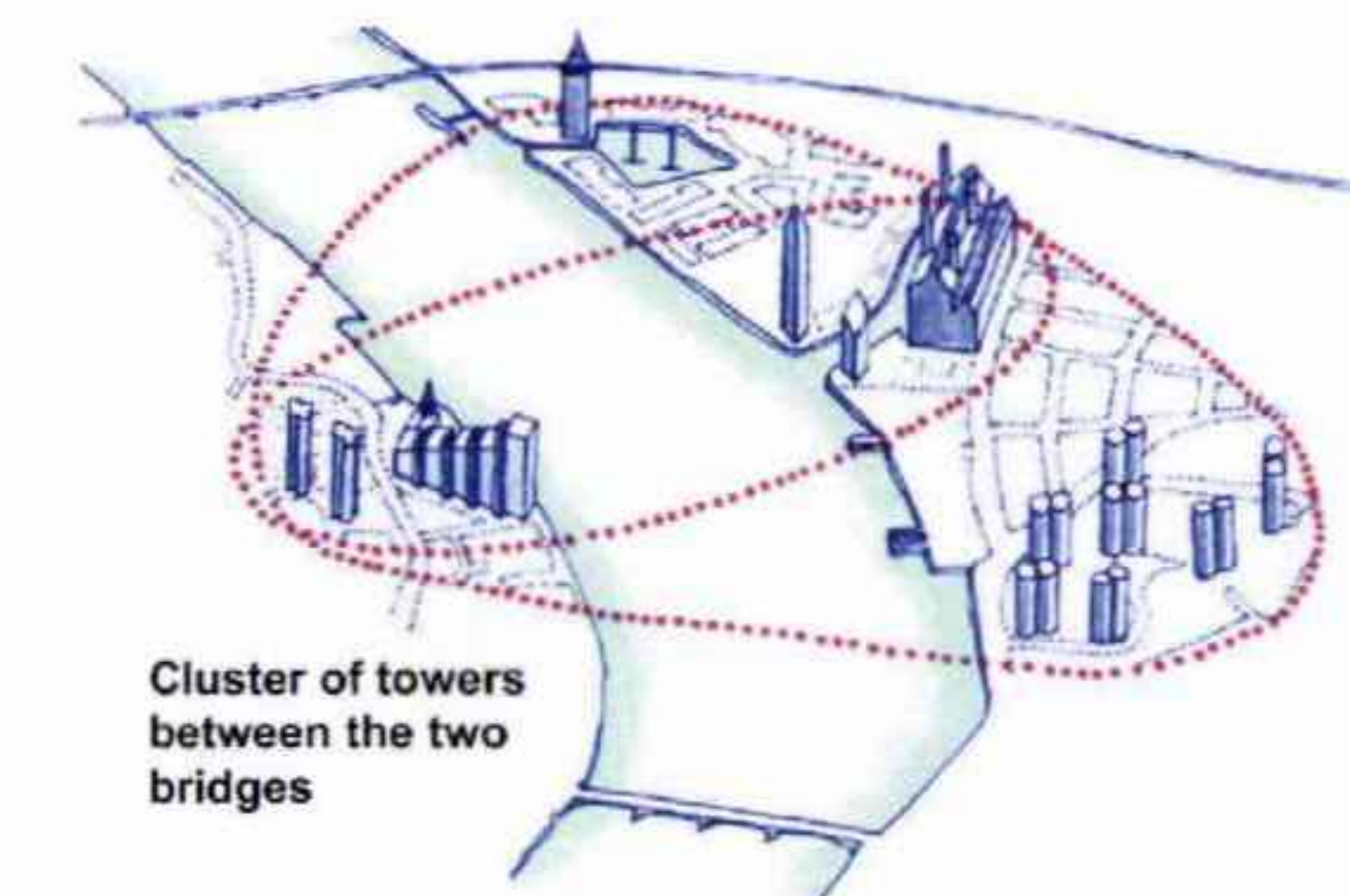
cross reference from section 3.3.7



cross reference from section 3.3.19



cross reference from **section 3.5.4**



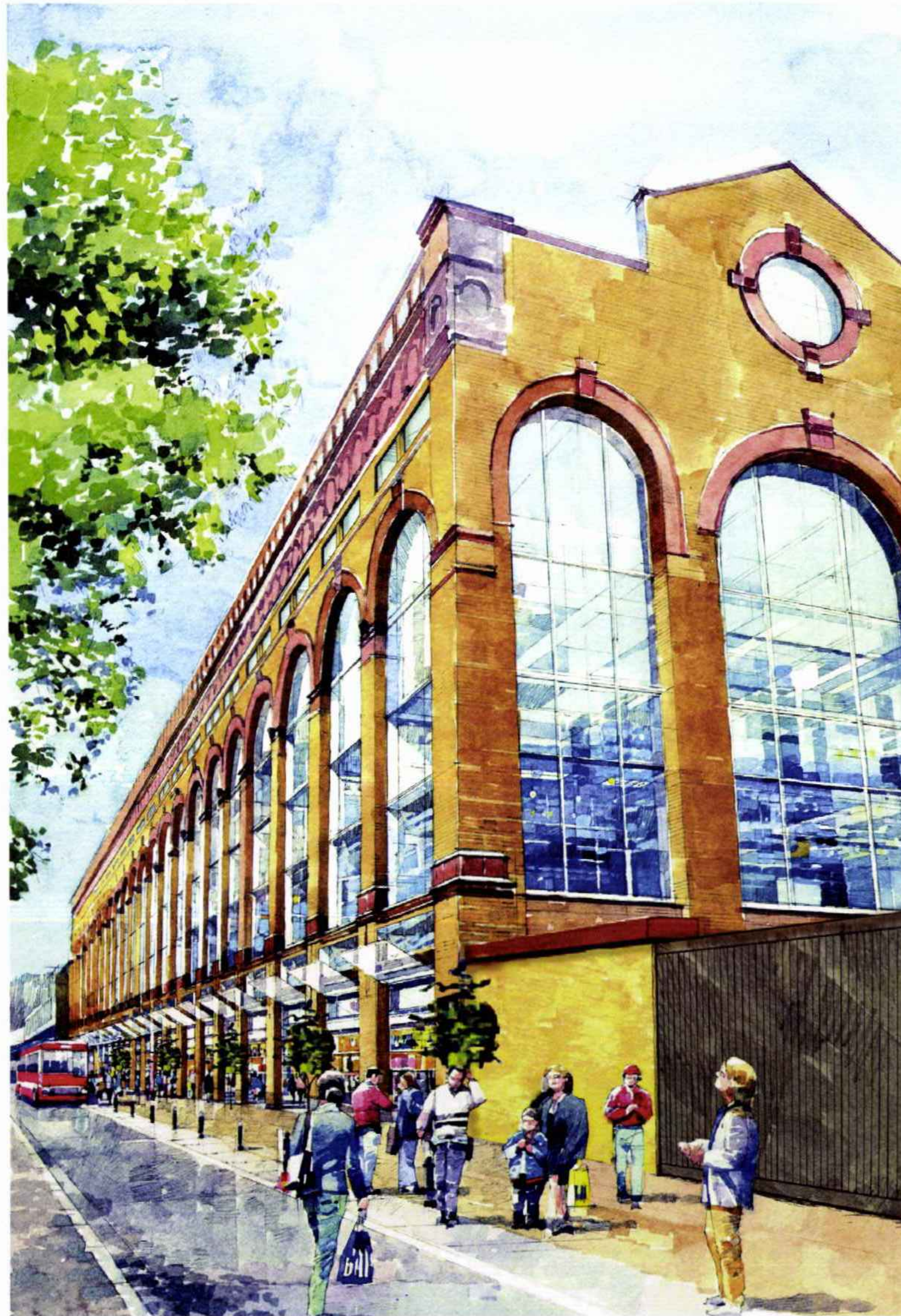
Cluster of towers
between the two
bridges

cross reference from **section 3.5.9**



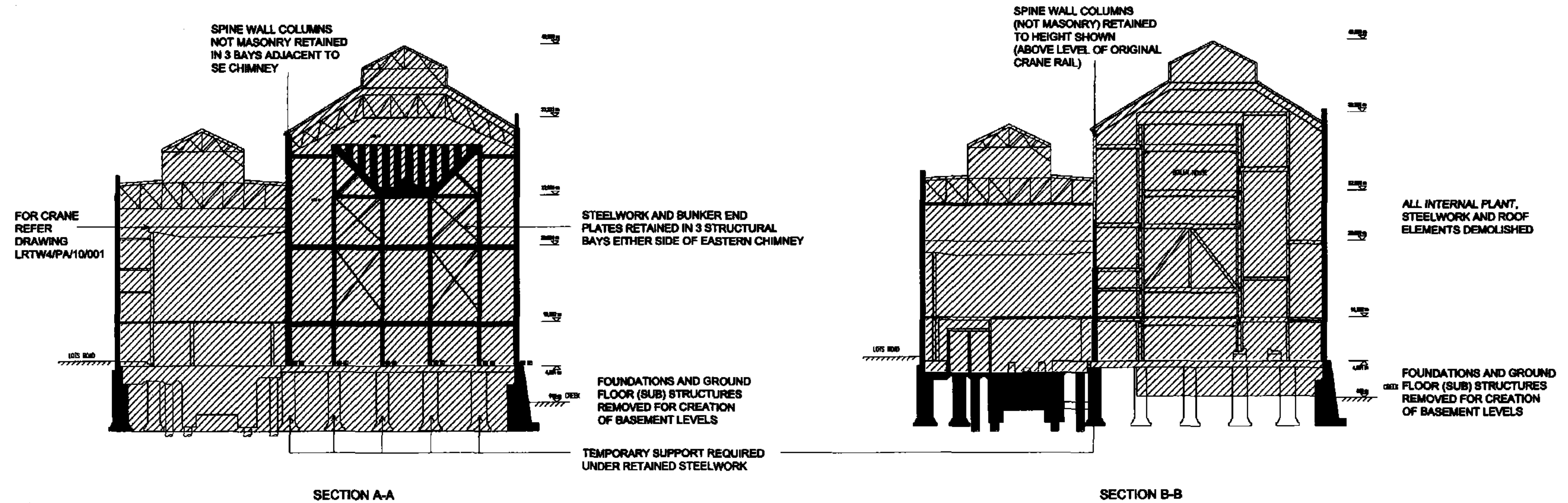
artists impression of the shop / retail frontages on Lots Road



cross reference from sections 3.4.4 & 3.6.3



view along Lots Road, looking east

cross reference from **section 3.6.4**



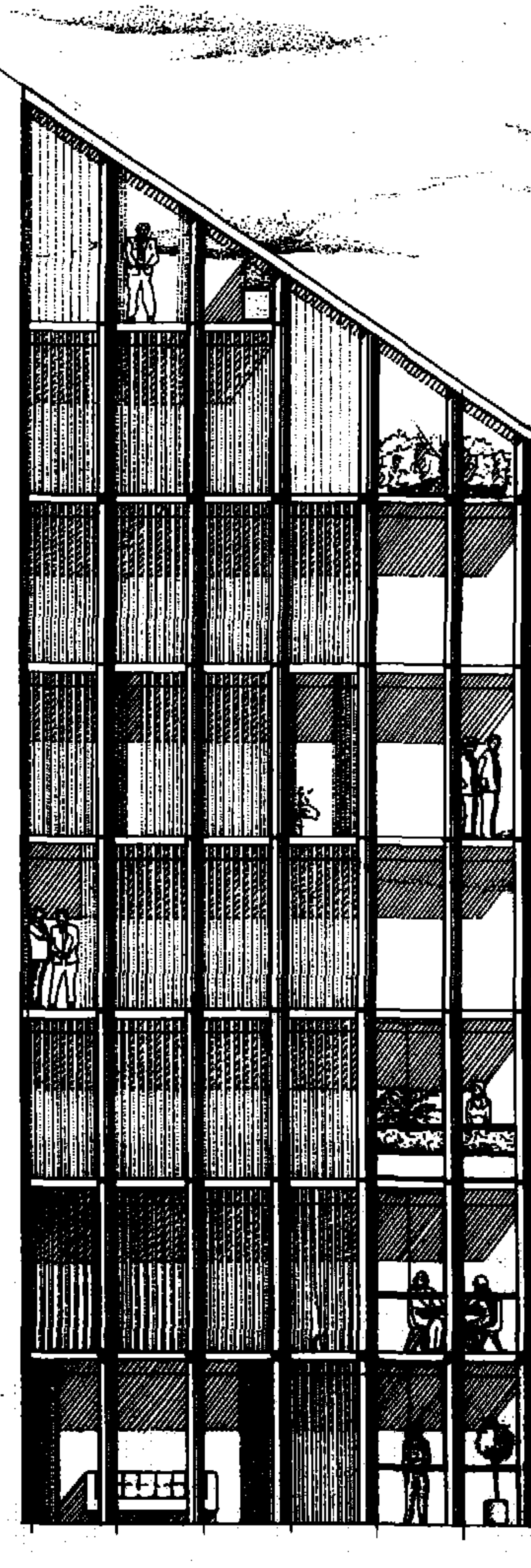
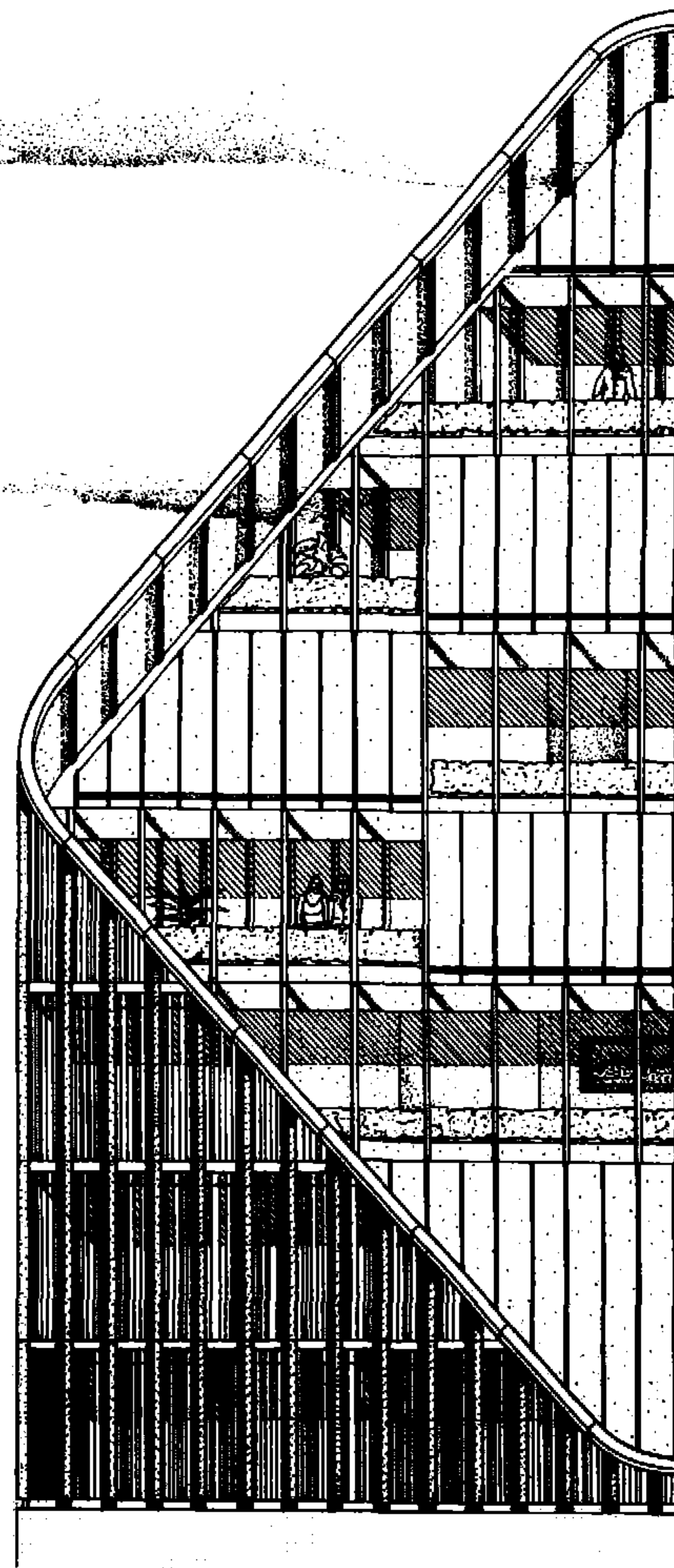
 AREA TO BE DEMOLISHED
 AREA TO BE RETAINED

CHIMNEYS NOT SHOWN FOR CLARITY, BUT RETAINED IN THEIR ENTIRETY. REFER DRAWING LRTW-4/PA/10/004 FOR NEW OPENINGS IN CHIMNEYS

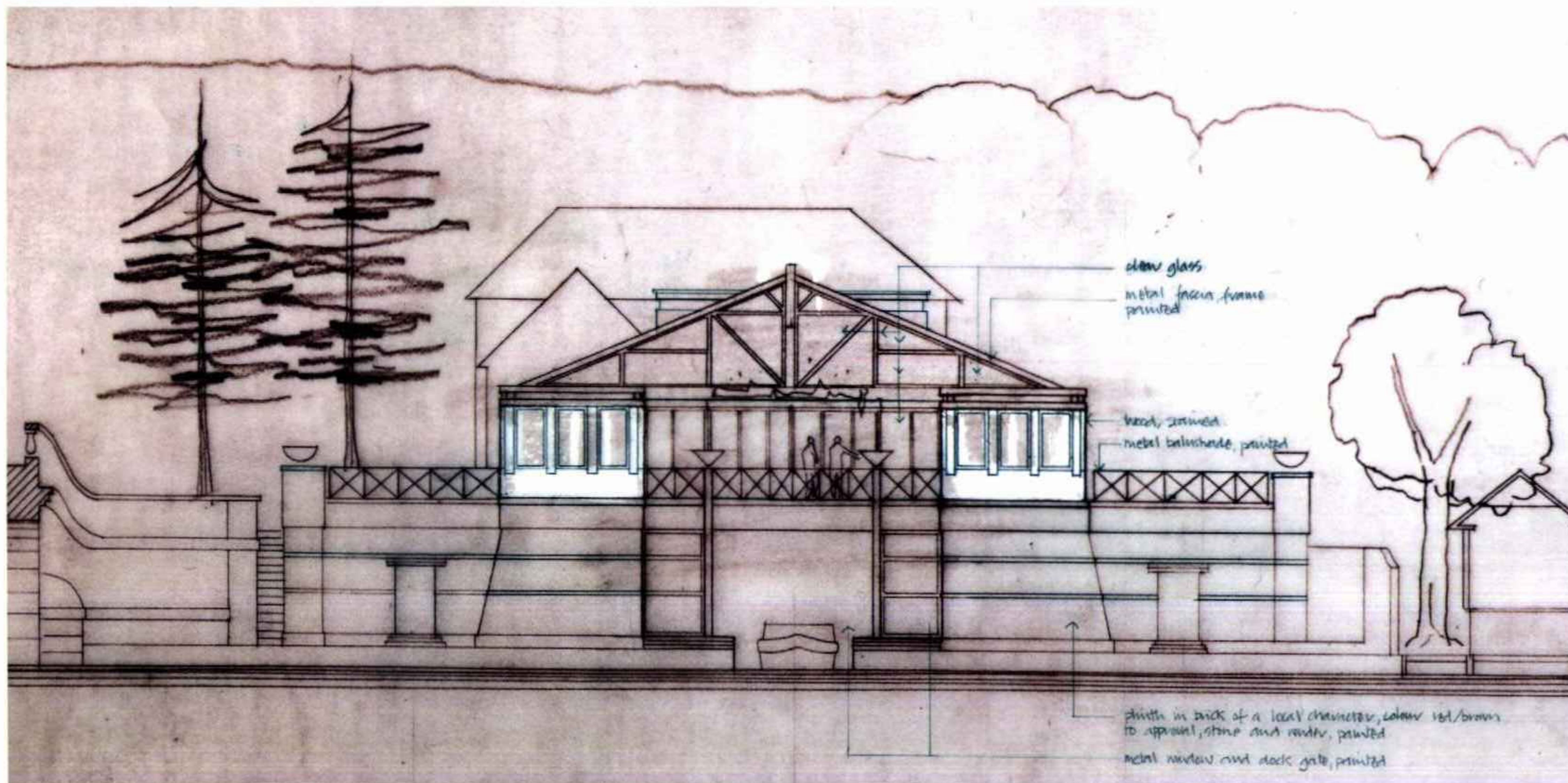
REFER TO WATERMAN ENVIRONMENTAL DRAWINGS FOR PLANT REMOVAL

REFER TO TFP DRAWING LRTW-4/PA/07-007 FOR HEIGHT OF SPINE WALL COLUMNS

cross reference from sections 2.2.8 & 3.6.5



cross reference from sections 3.7.6 & 3.7.7

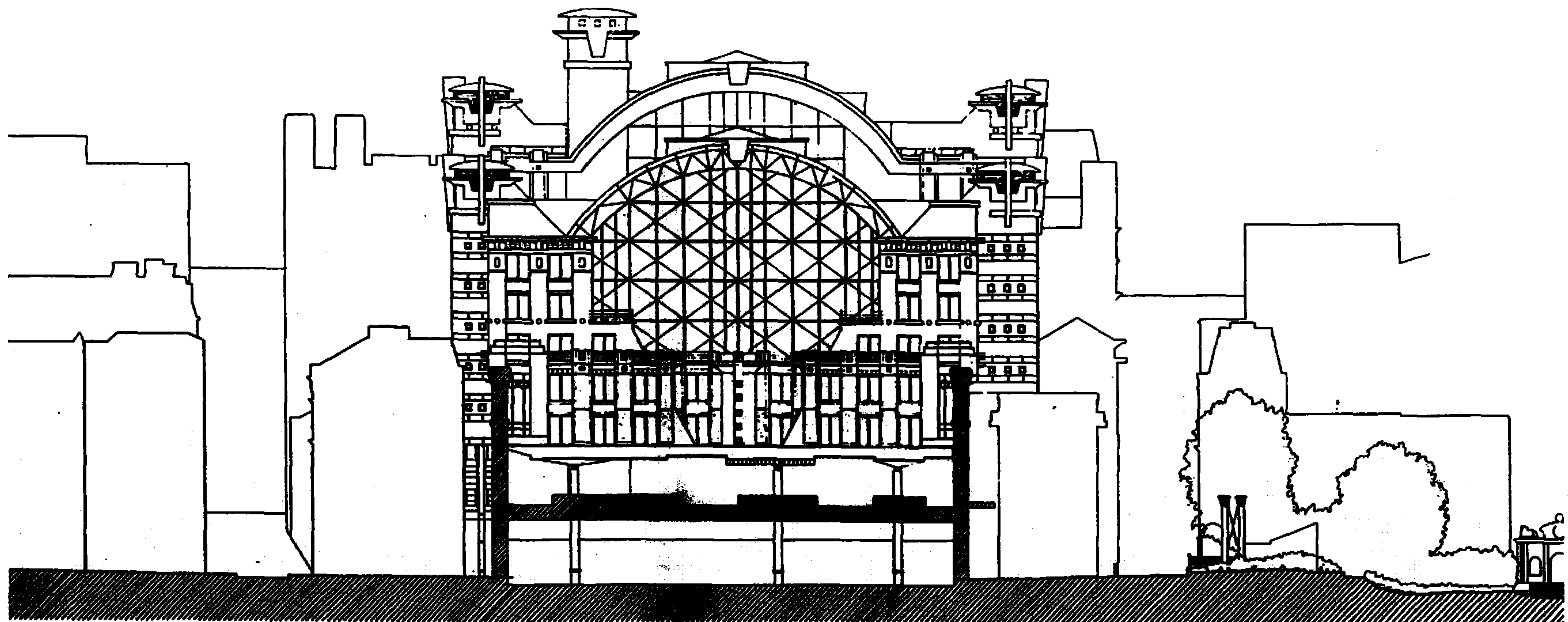


cross reference from **section 4.2.1**

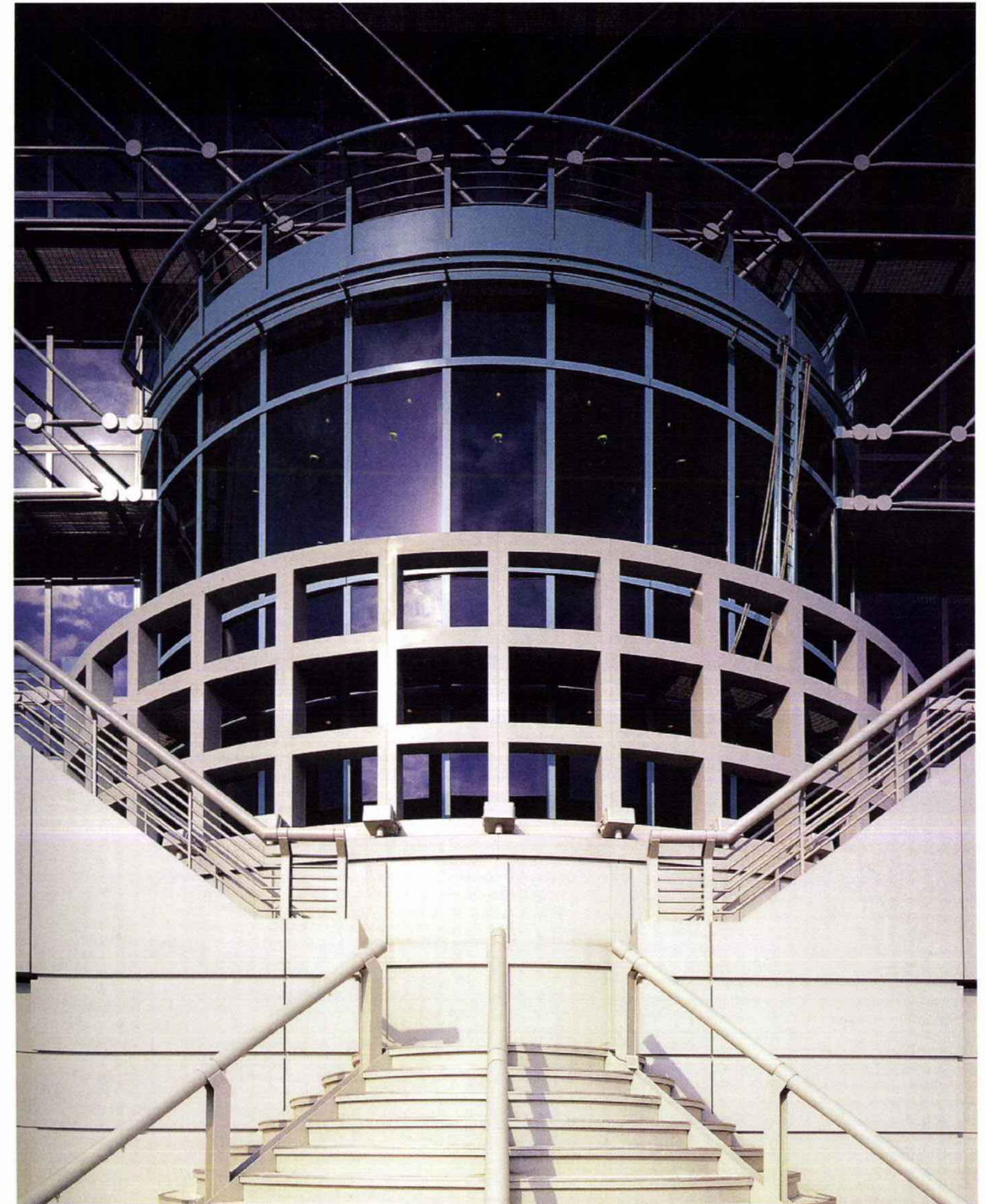
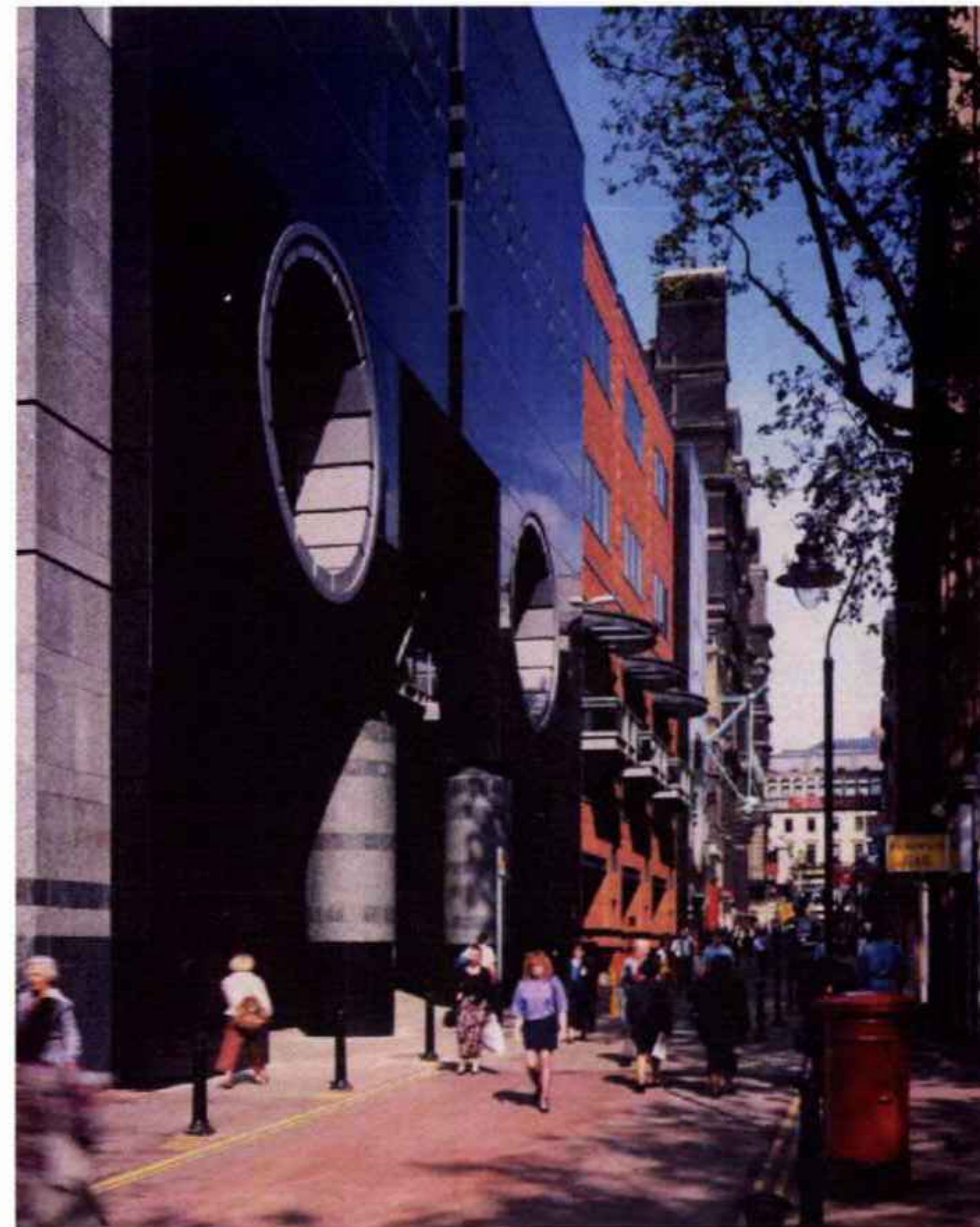
AIR - RIGHTS BUILDING

SOUTH ELEVATION

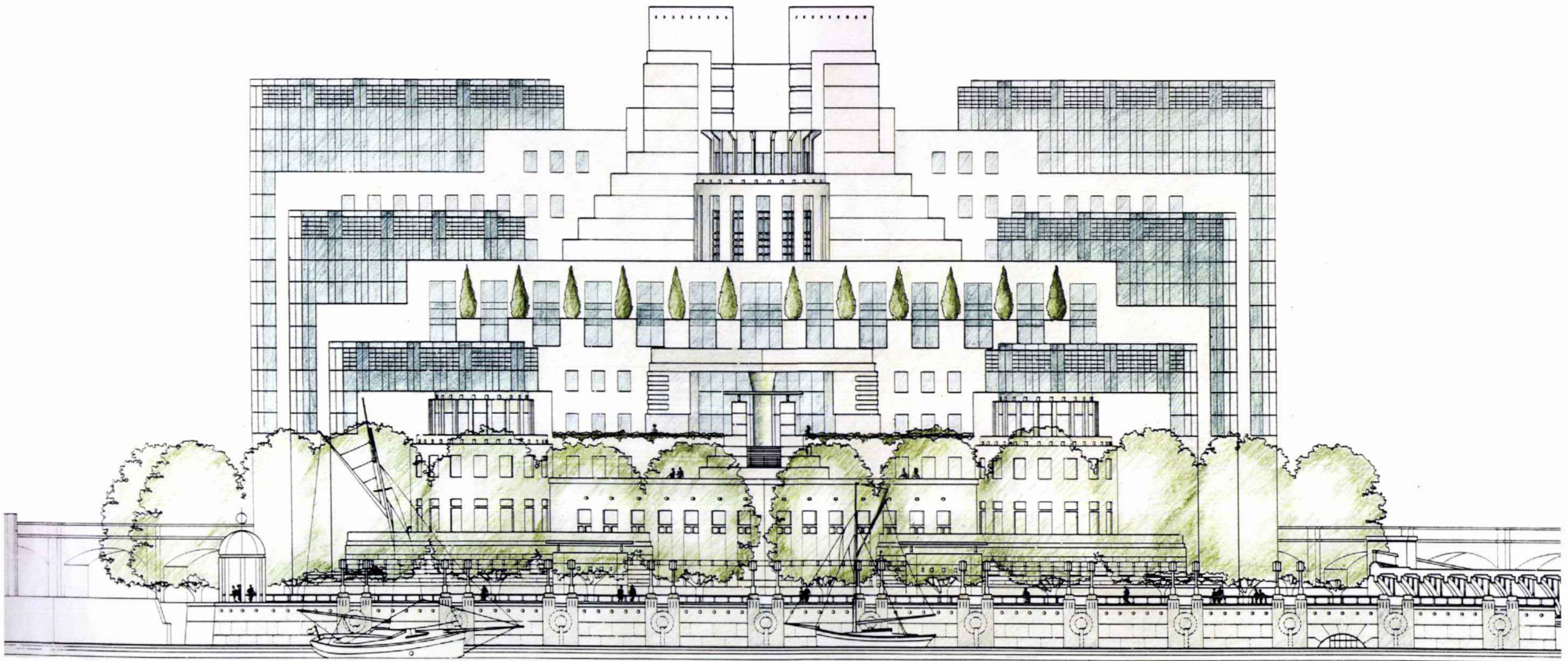
CX.A/AR/01/0019



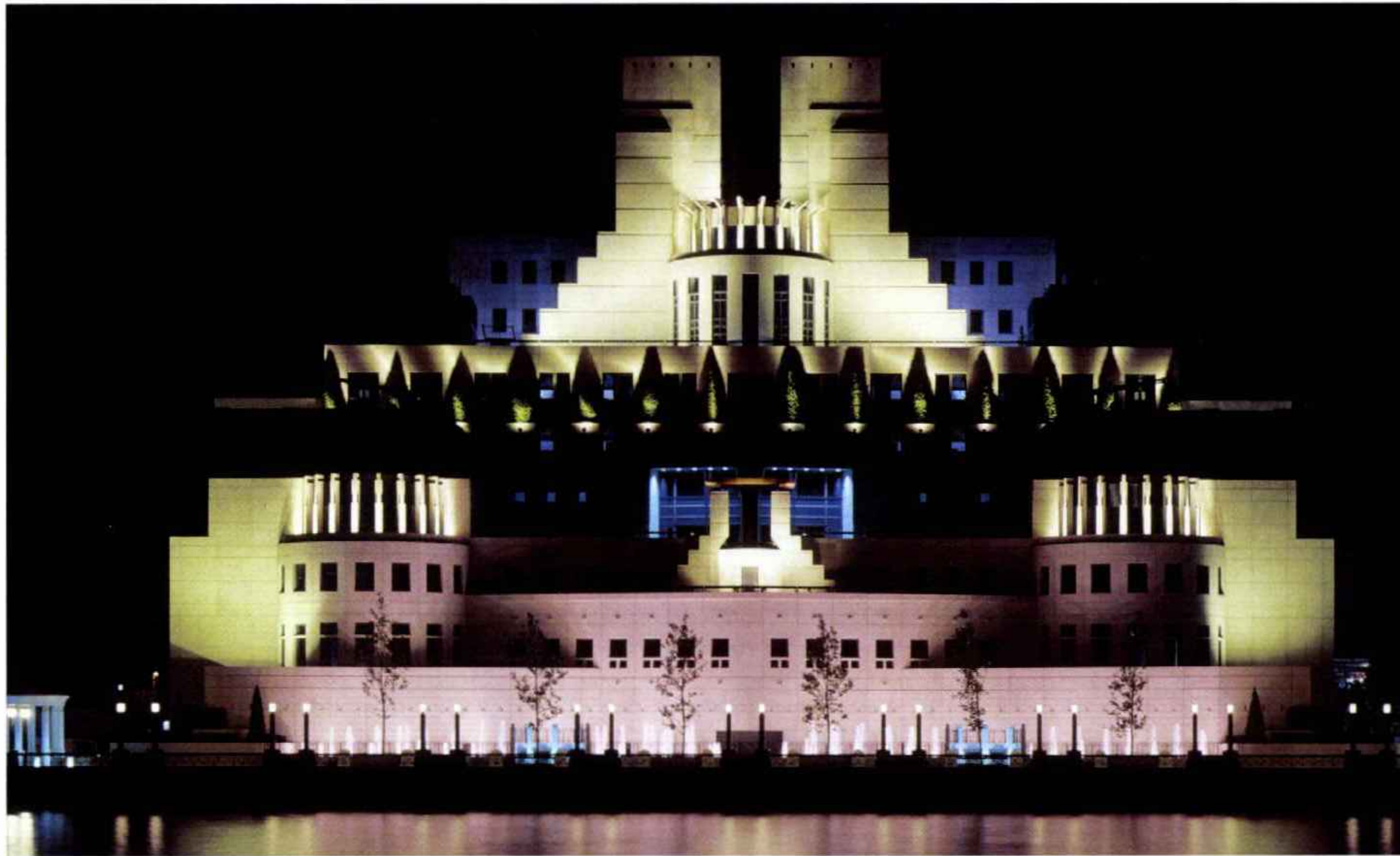
cross reference from section 4.2.2



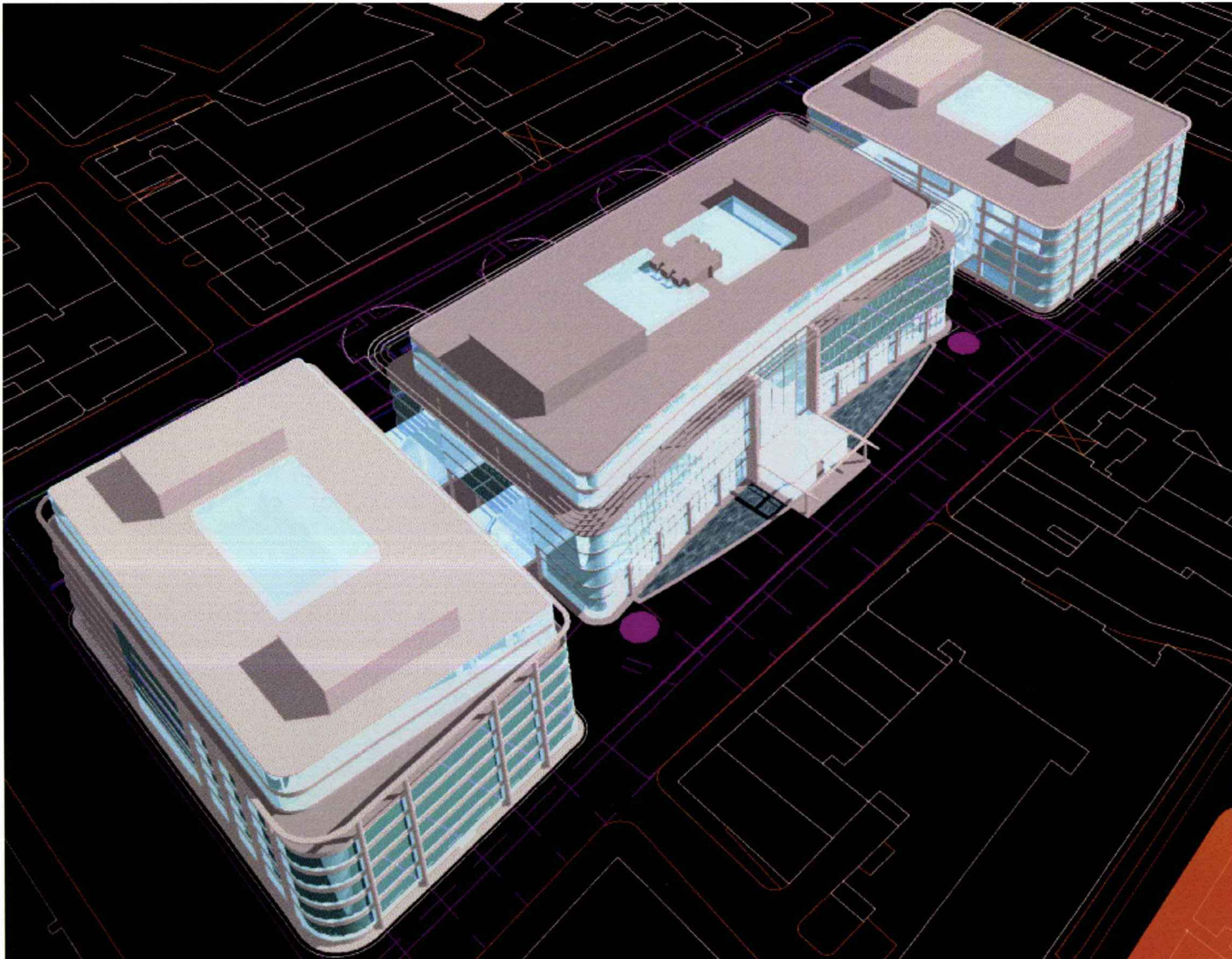
cross reference from **section 4.2.2**



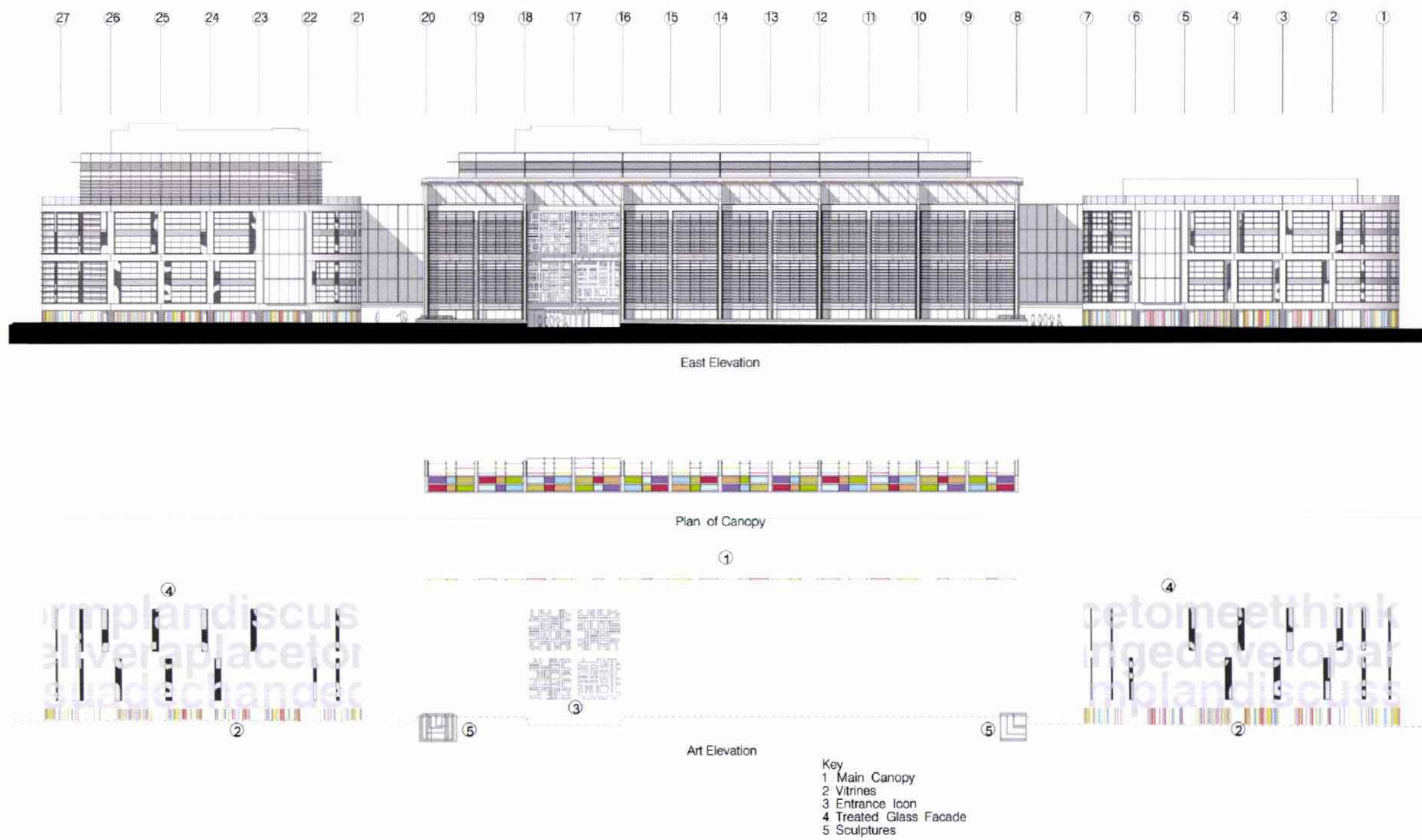
cross reference from **section 4.2.3**



cross reference from section 4.2.3



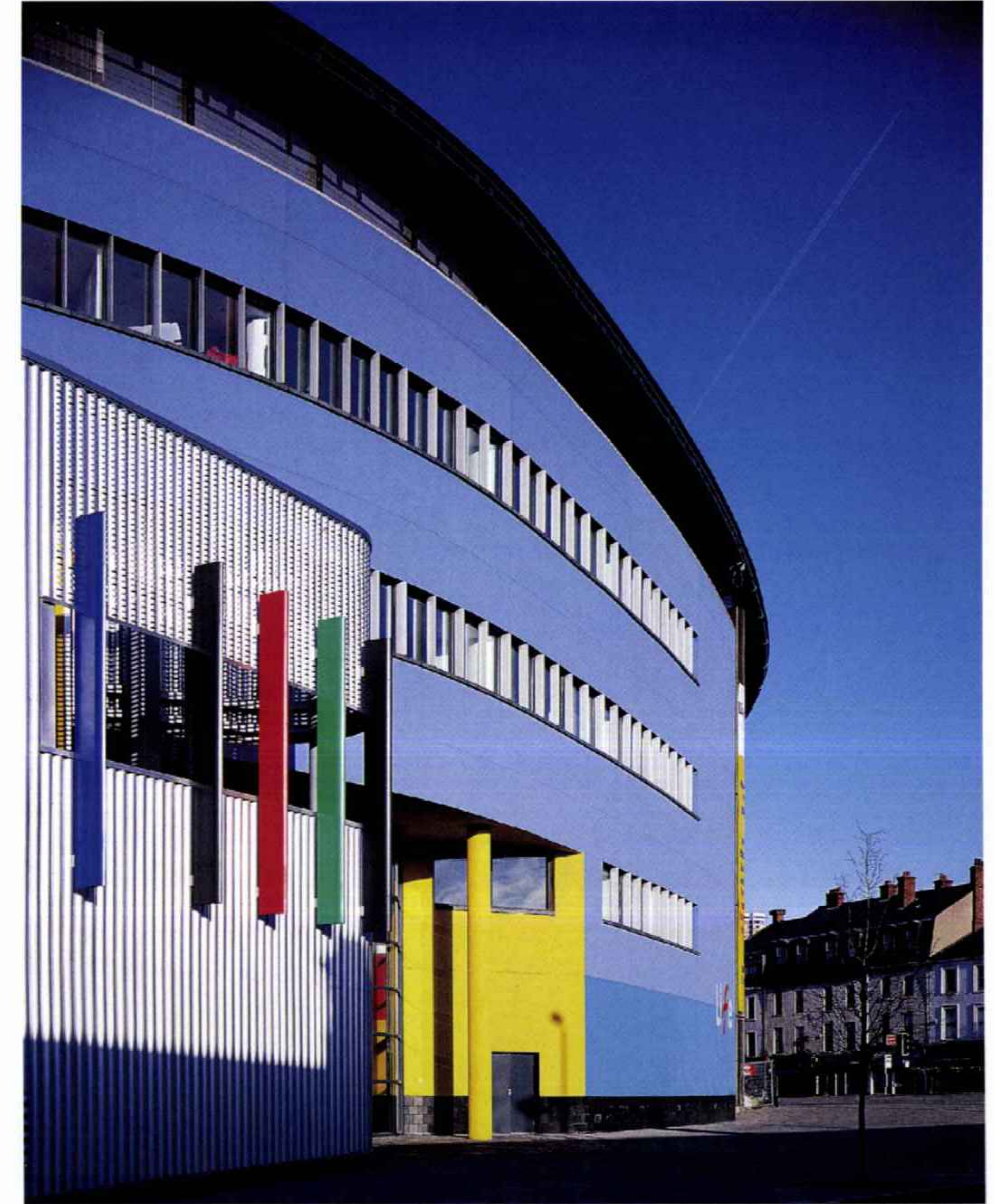
cross reference from **section 4.2.4**



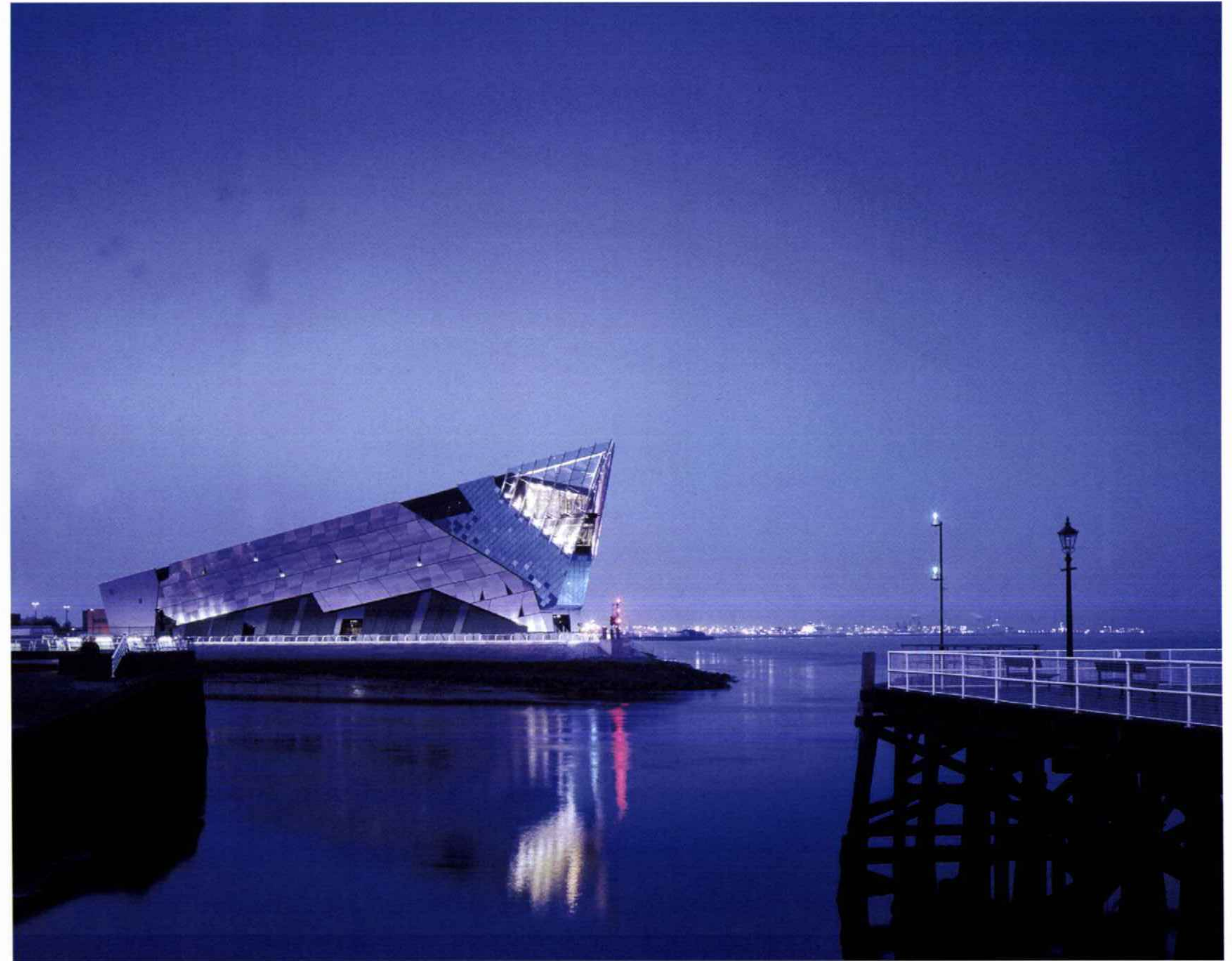
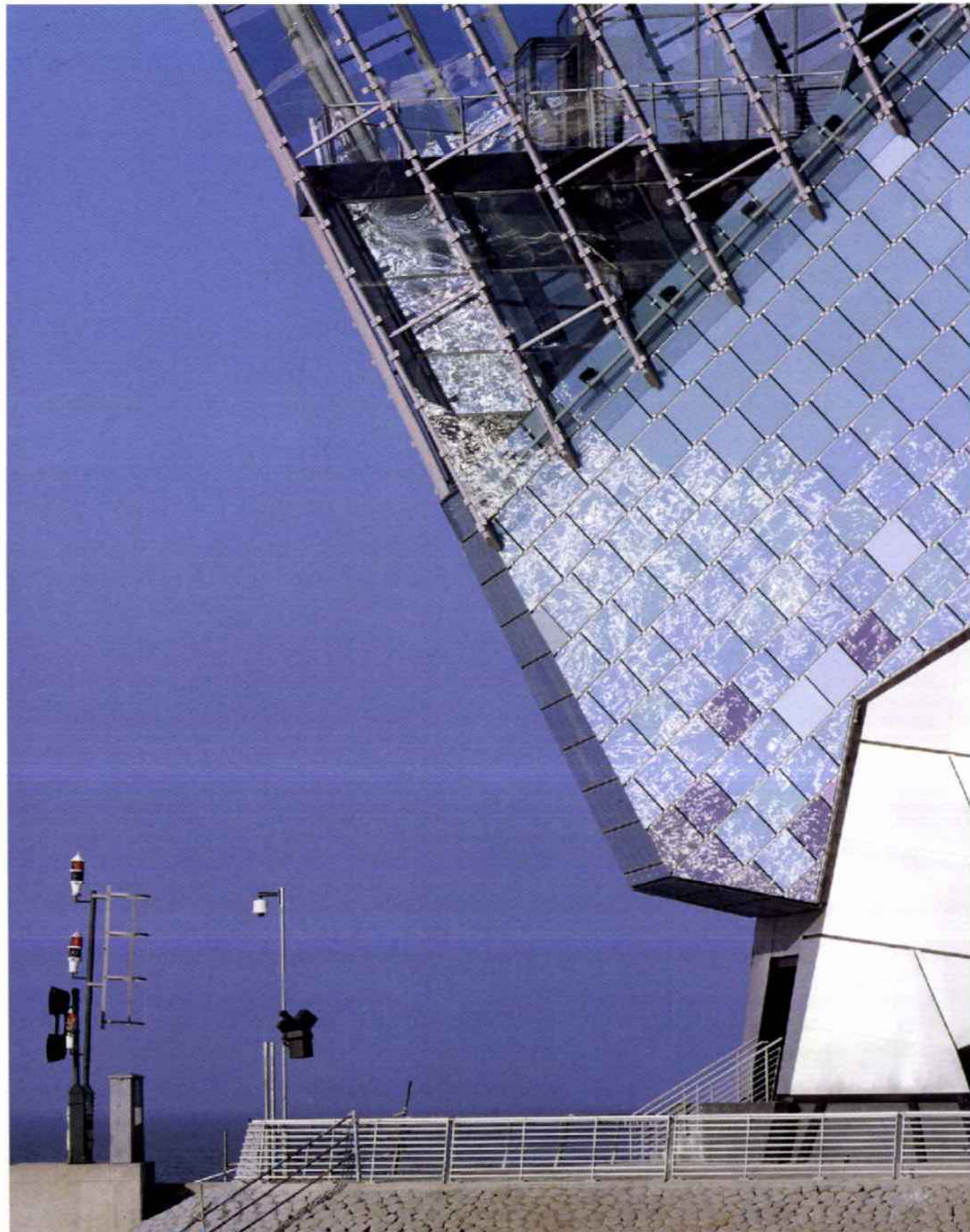
cross reference from **section 4.2.5**



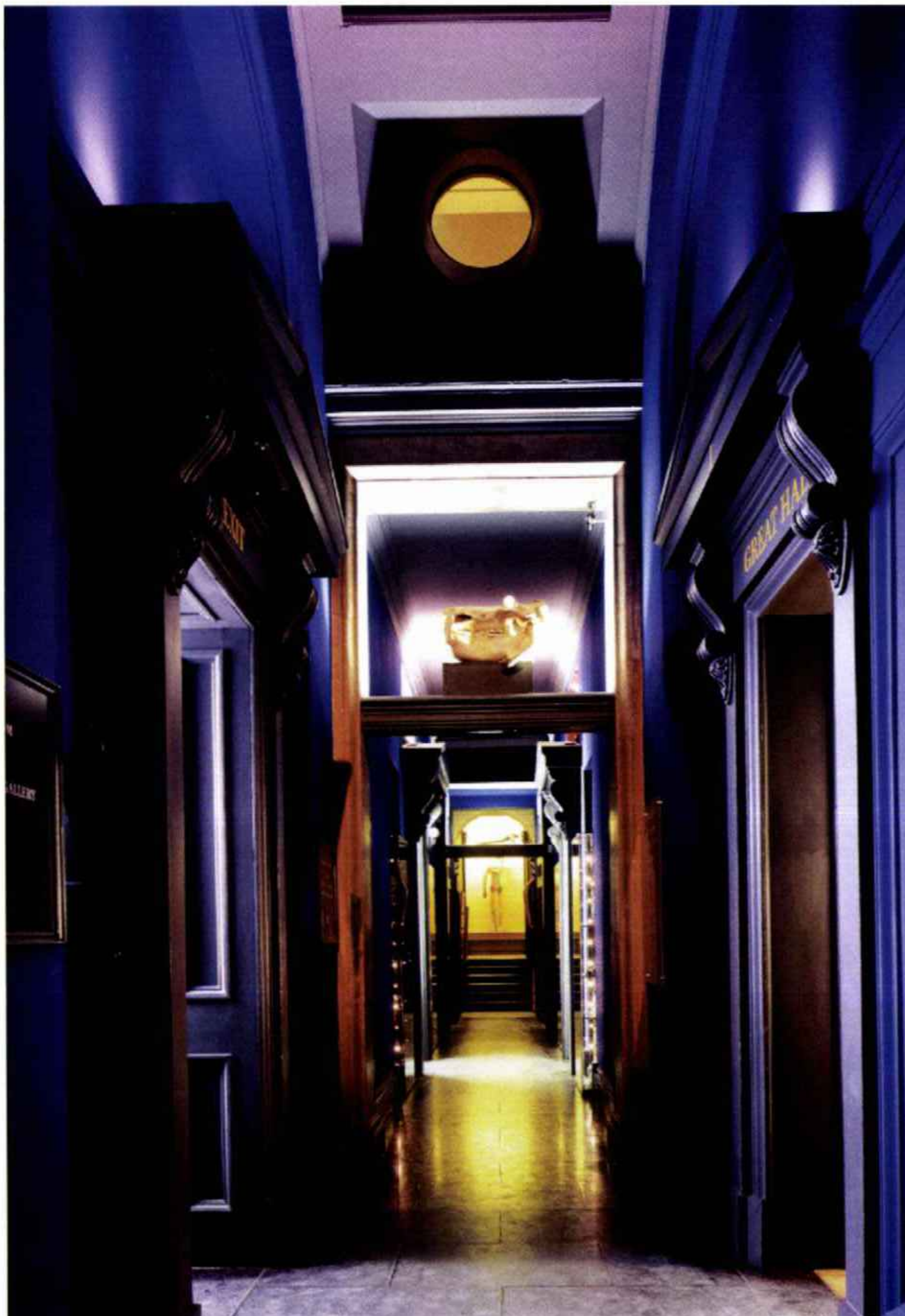
cross reference from **section 4.2.6**



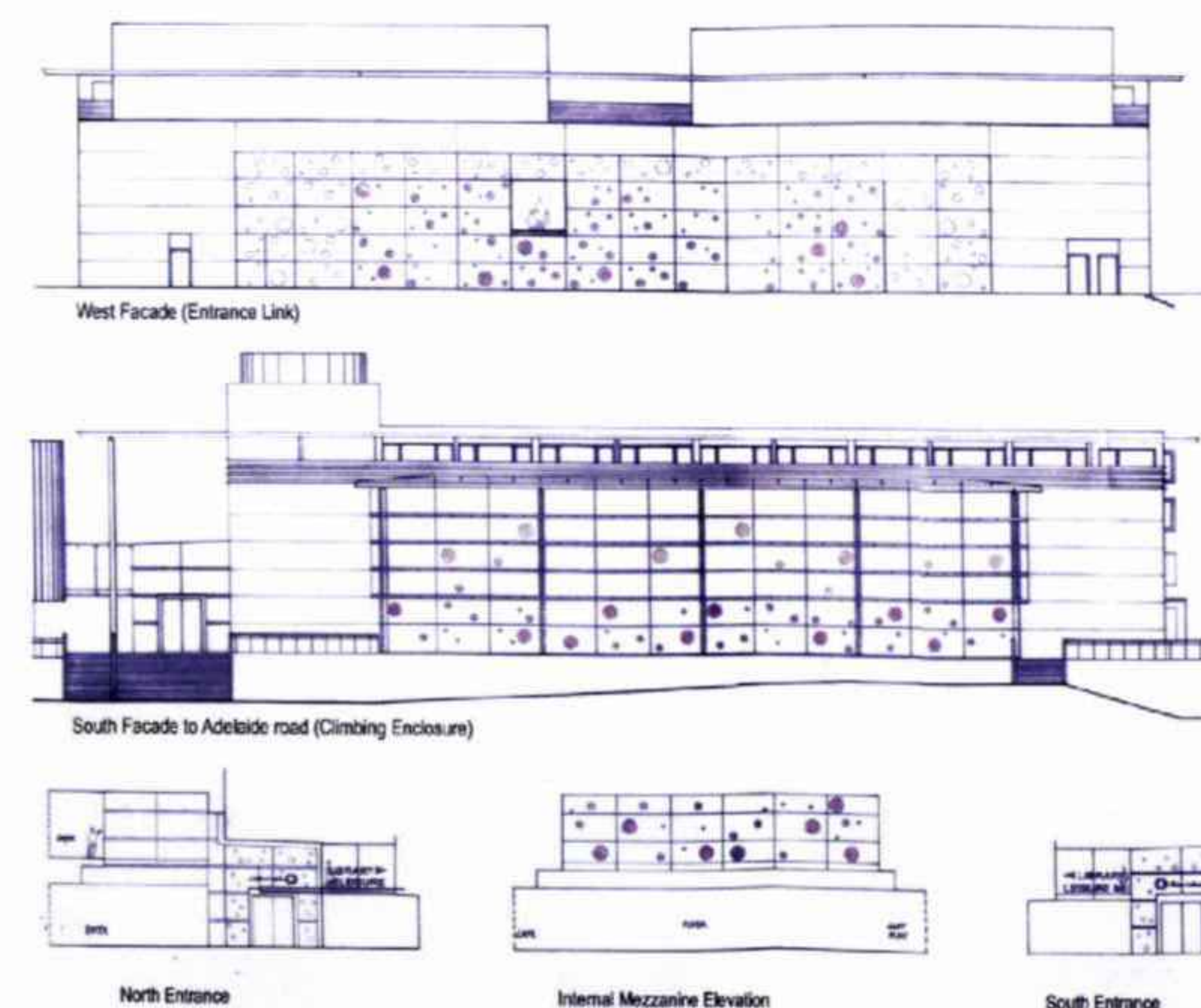
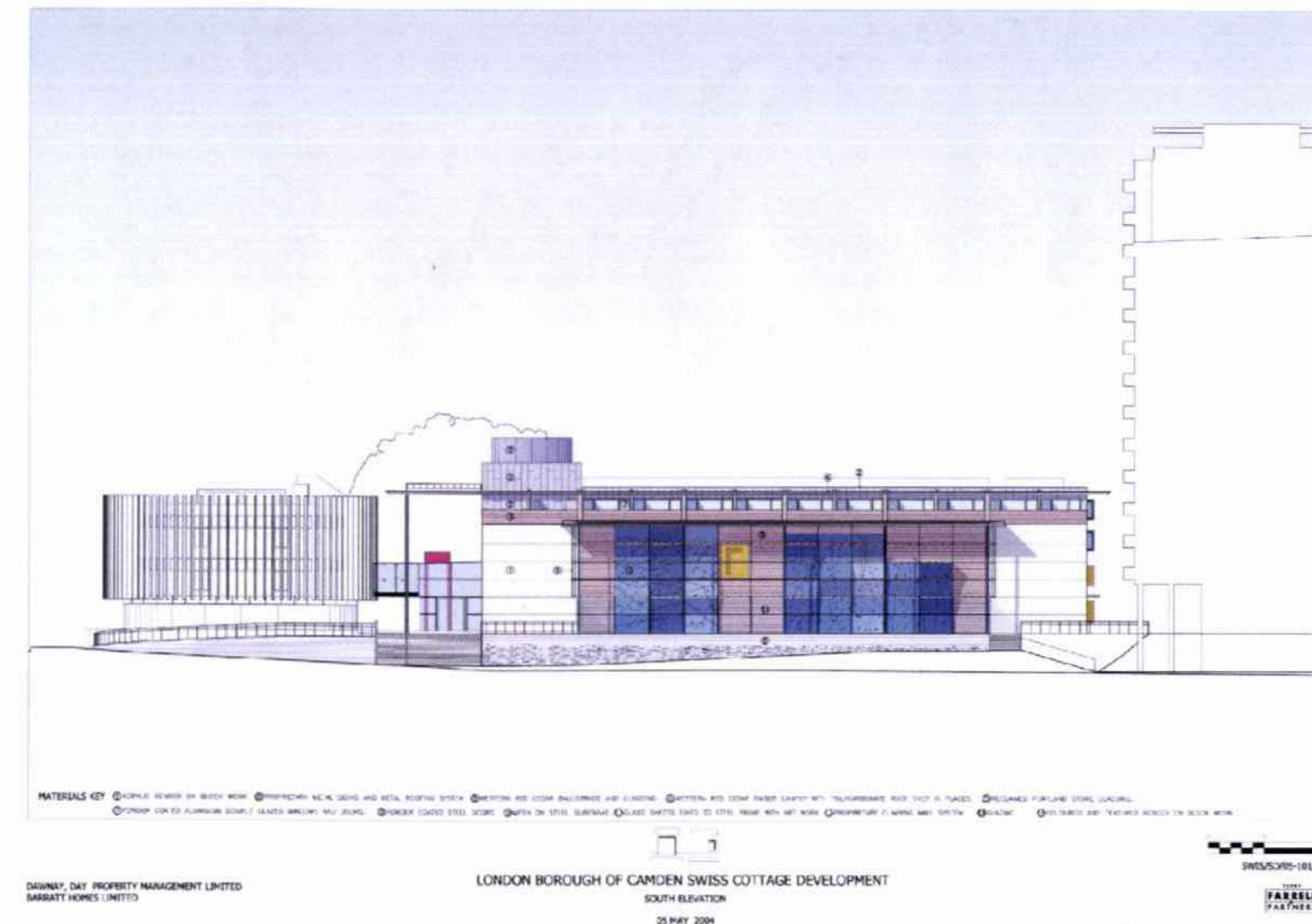
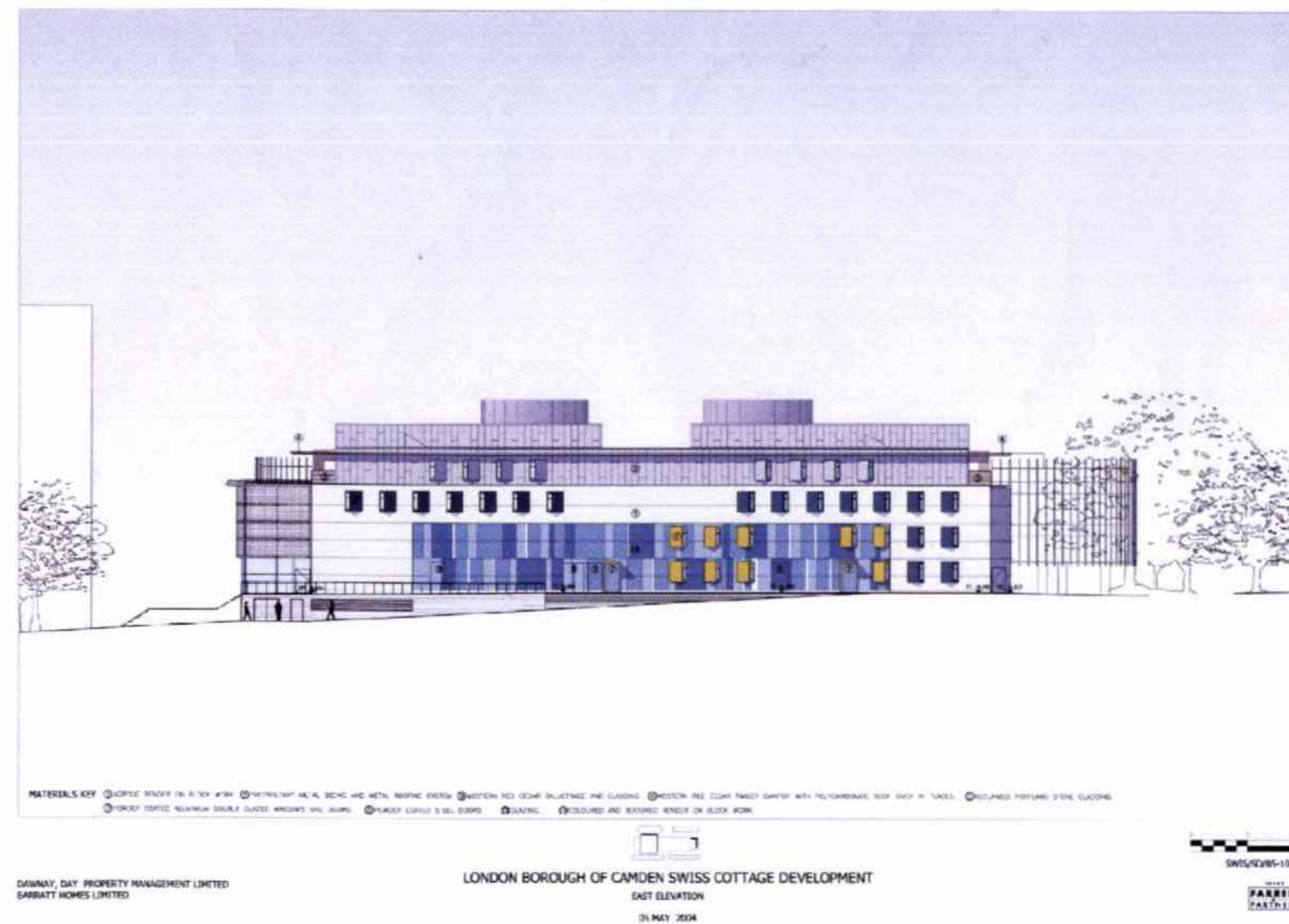
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cross reference from **section 4.2.6**



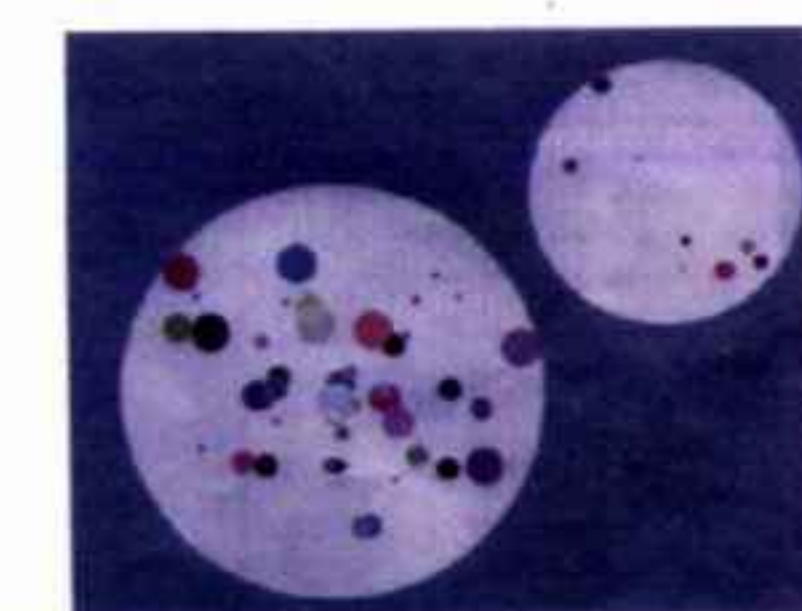
Terry Farrell & Partners are collaborating with the lighting artist, Martin Richman, on the entrance link and climbing enclosure aspects of the new leisure centre. Martin has already worked successfully with the architect's of the new Theatre and Library refurbishment at Swiss Cottage. His involvement in the Leisure centre will help ensure a unified and coherent masterplan approach.

The artwork consists of various films (dichroic, translucent and luminous) applied to the glazing which will give a constantly changing facade as people move around the building and from day to night.

The organic and random pattern of the balls will give a dynamic juxta vitality to the building glazing contrasting with the rigid orthogonal grid that provides the framework for the art.

**SWISS COTTAGE MASTERPLAN
ARTS STRATEGY**

Colour wash of Entrance Link by Martin Richman



Overlapping film overlaid on glass



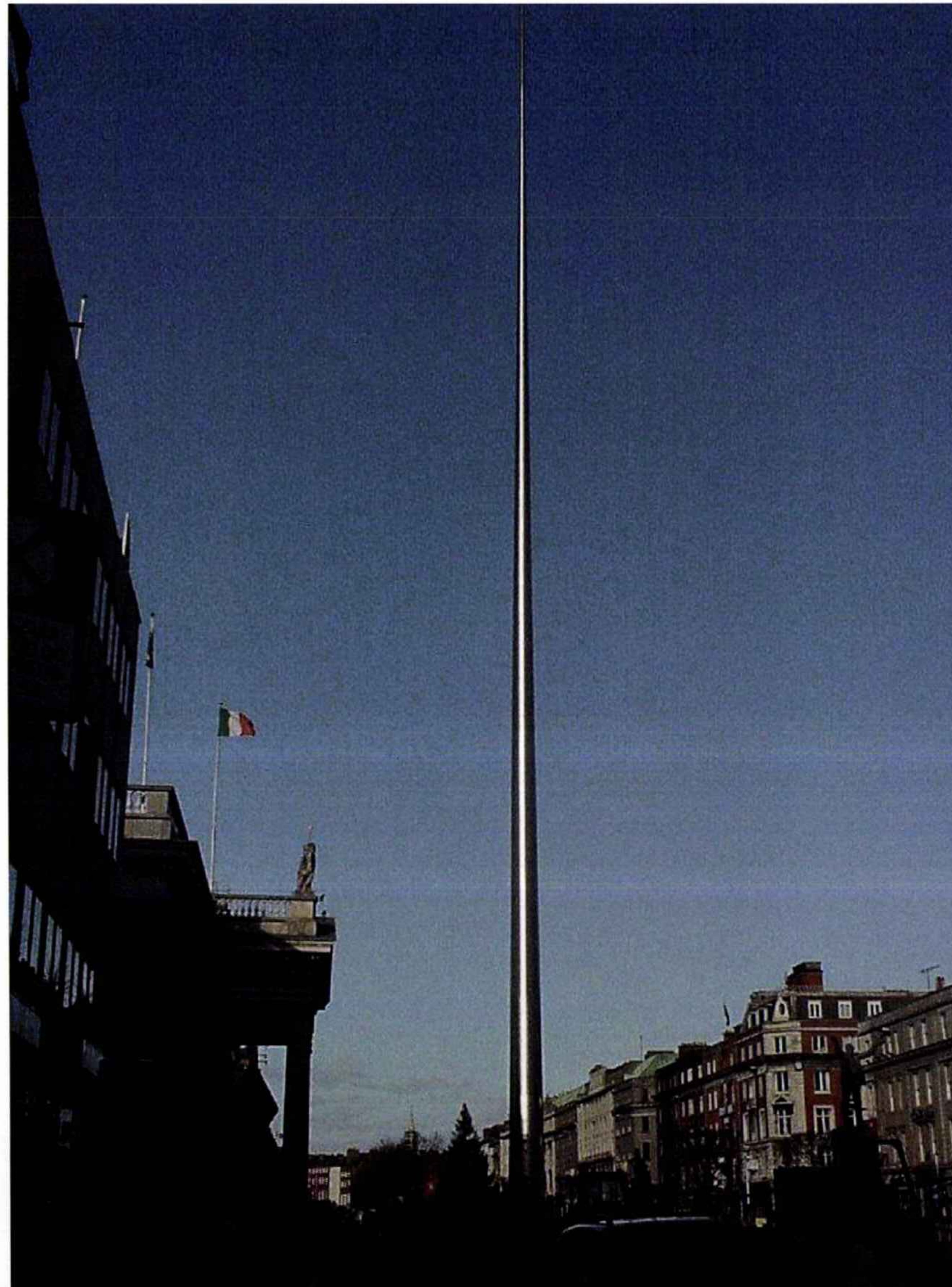
Colour wash of Climbing Wall by Martin Richman

FARRELL
PACIFIC

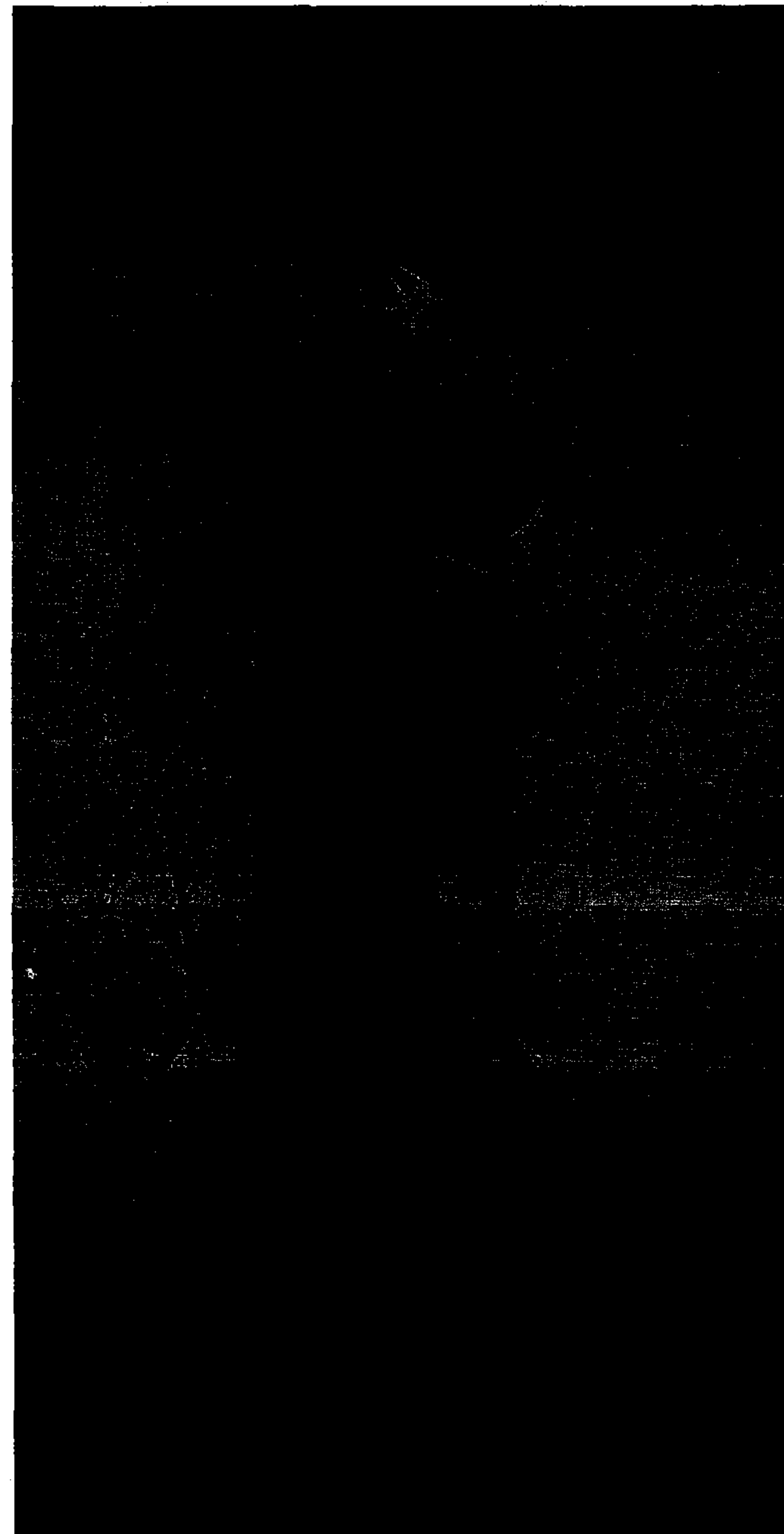
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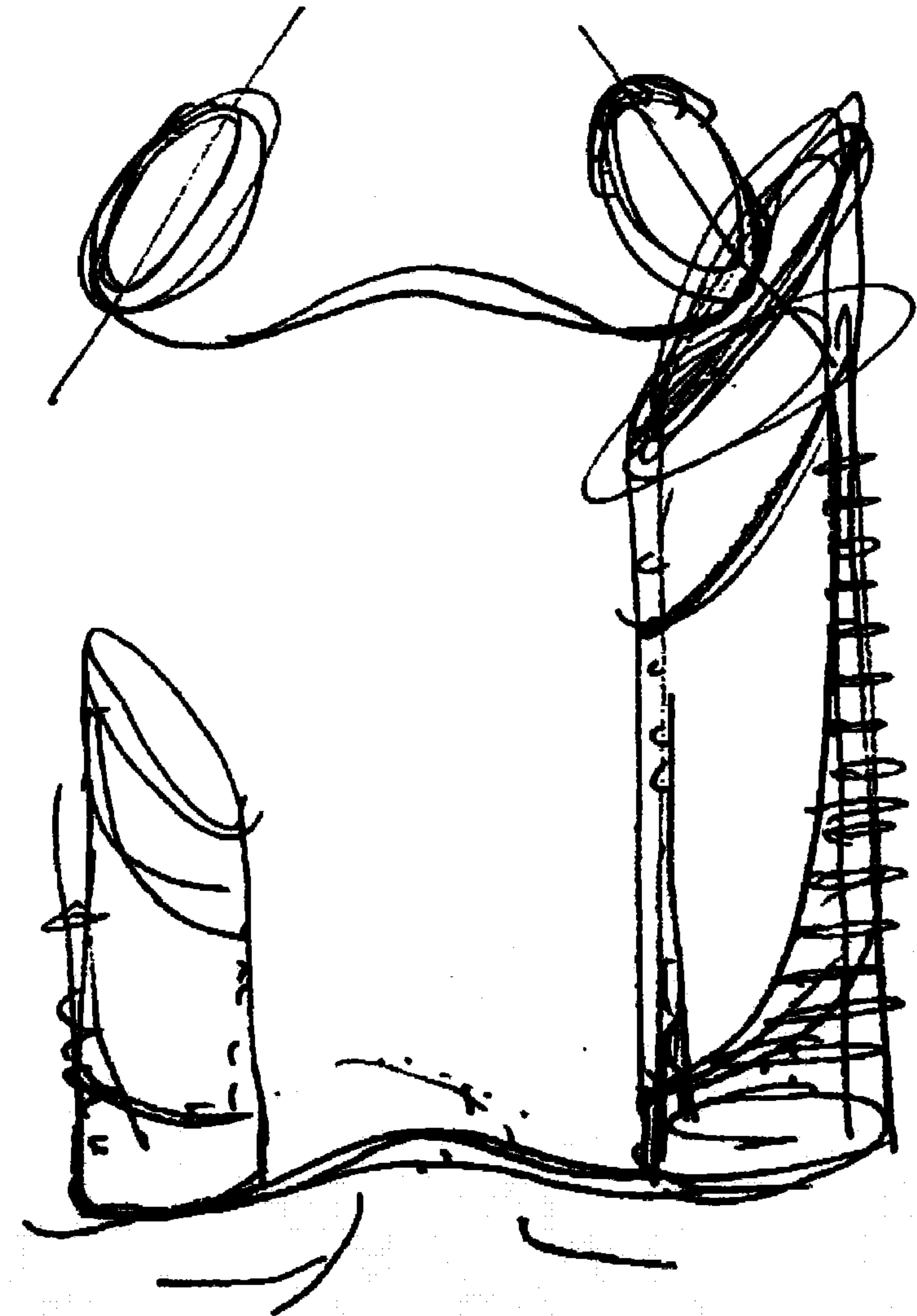
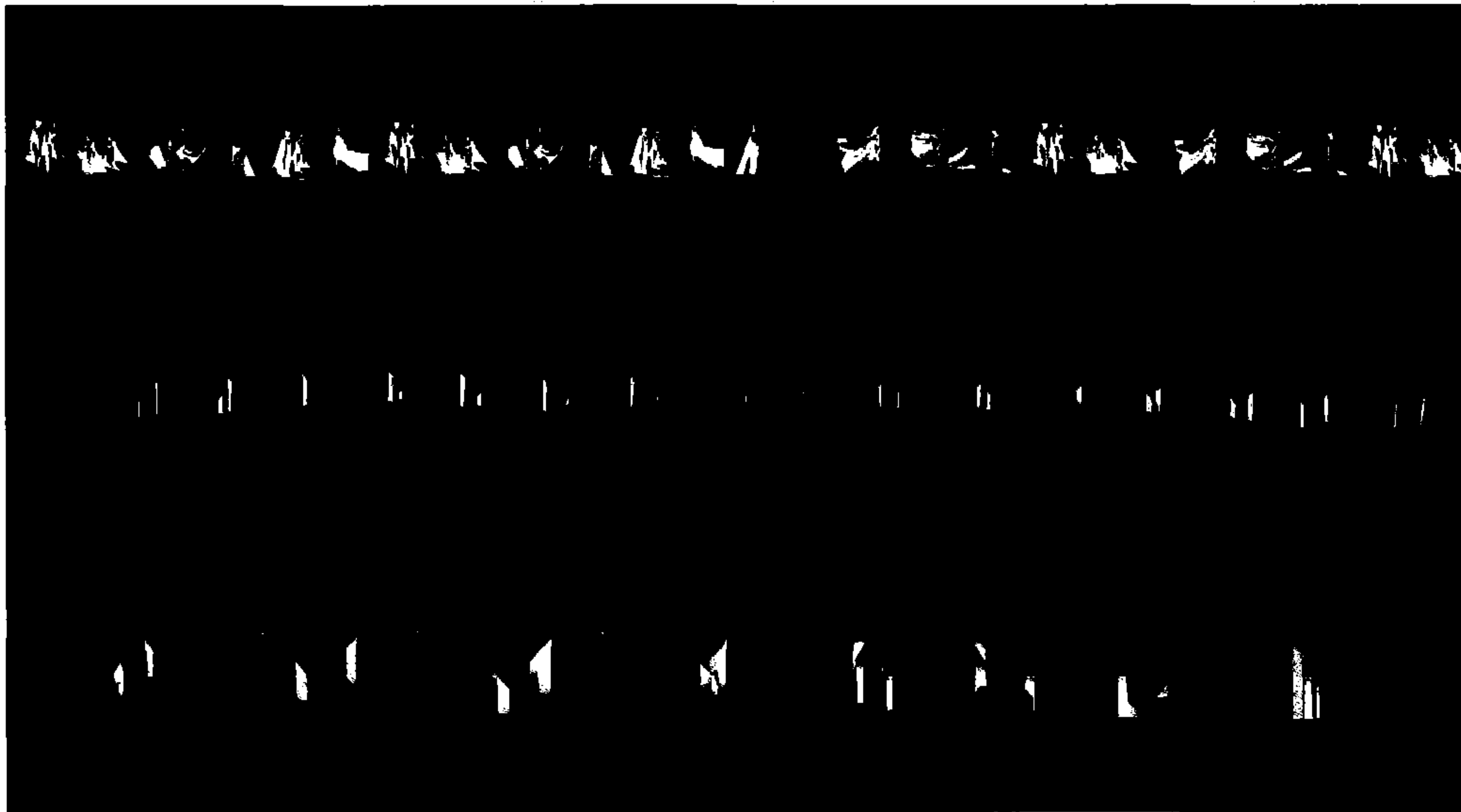
cross reference from **section 4.3.1**



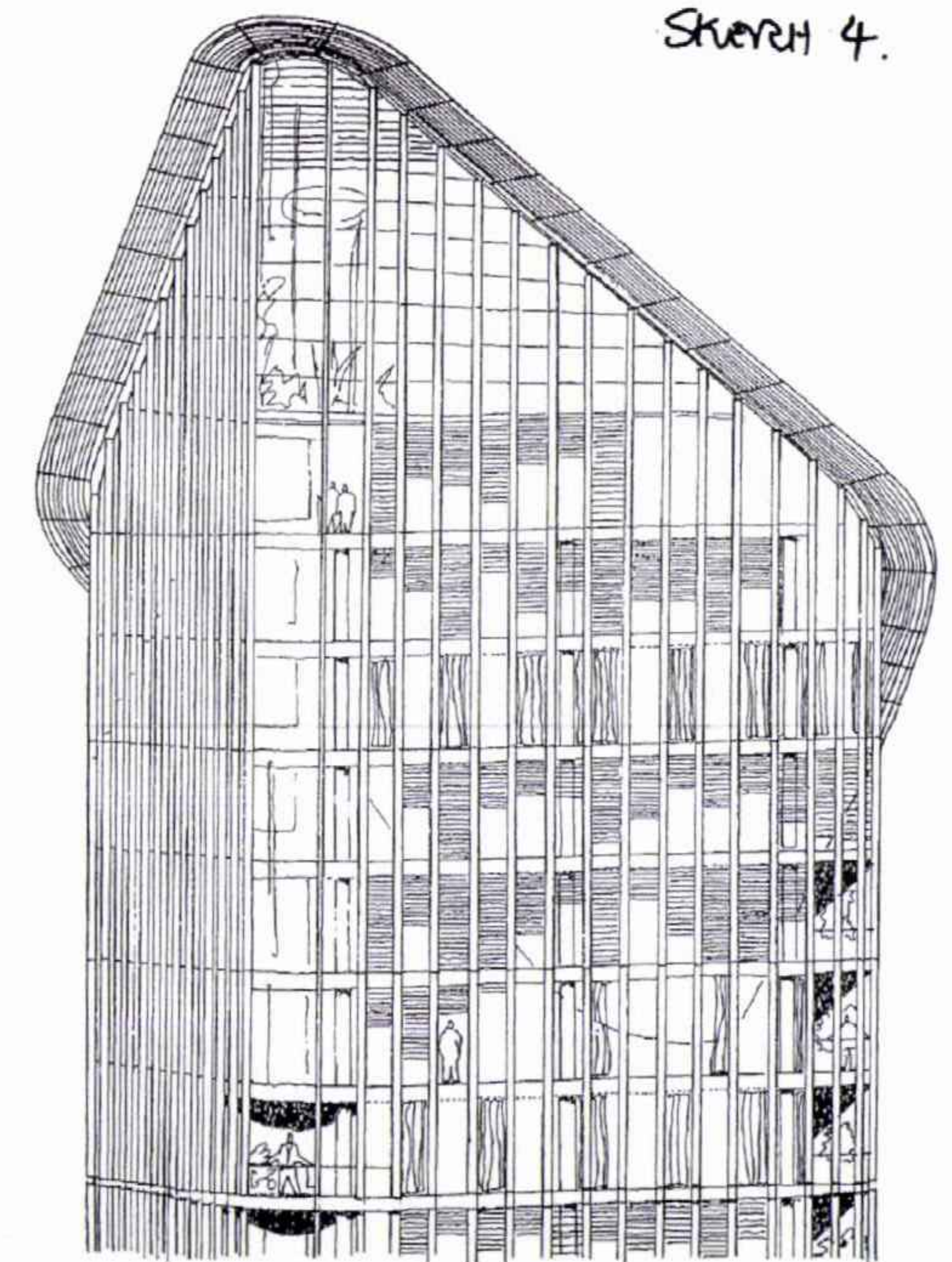
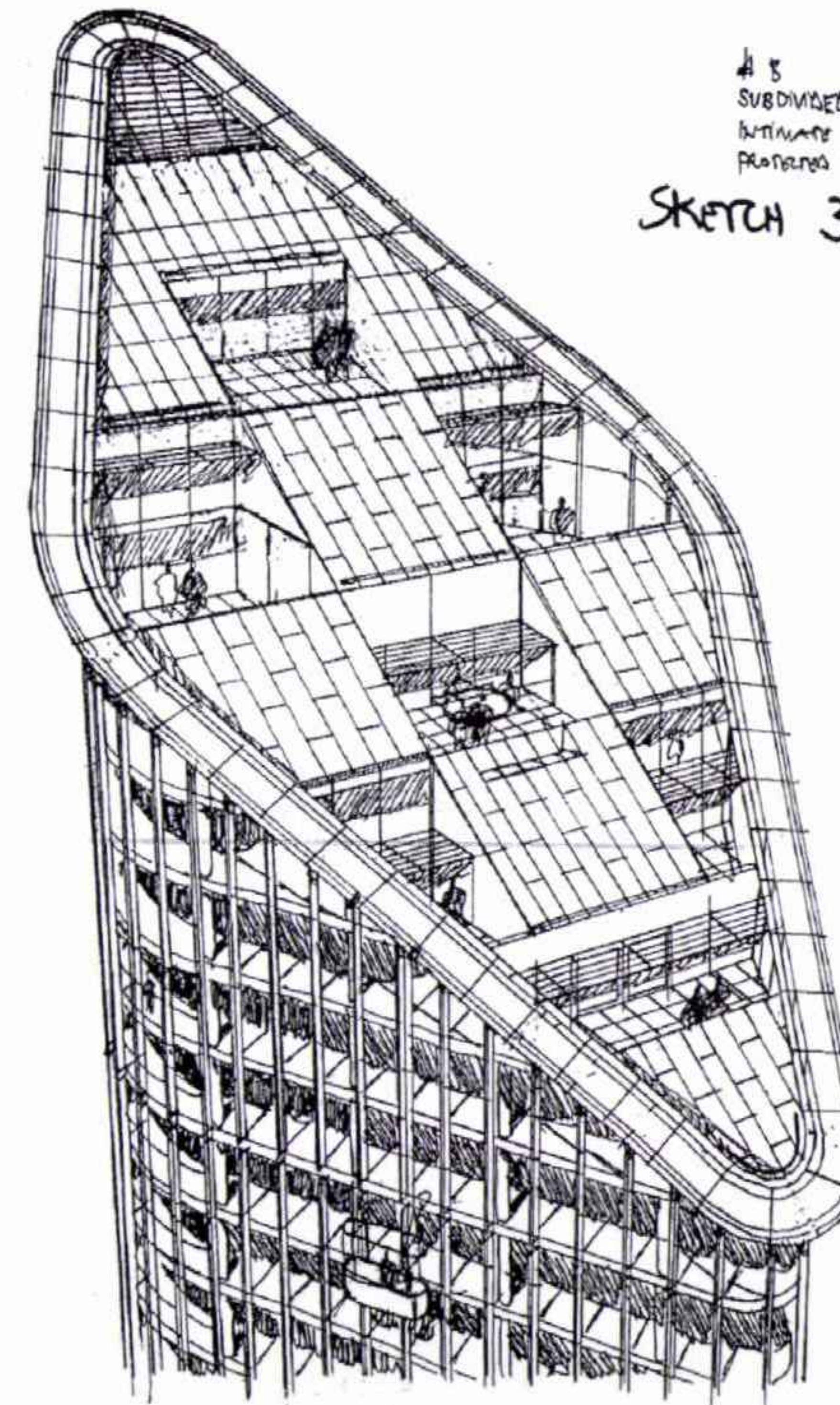
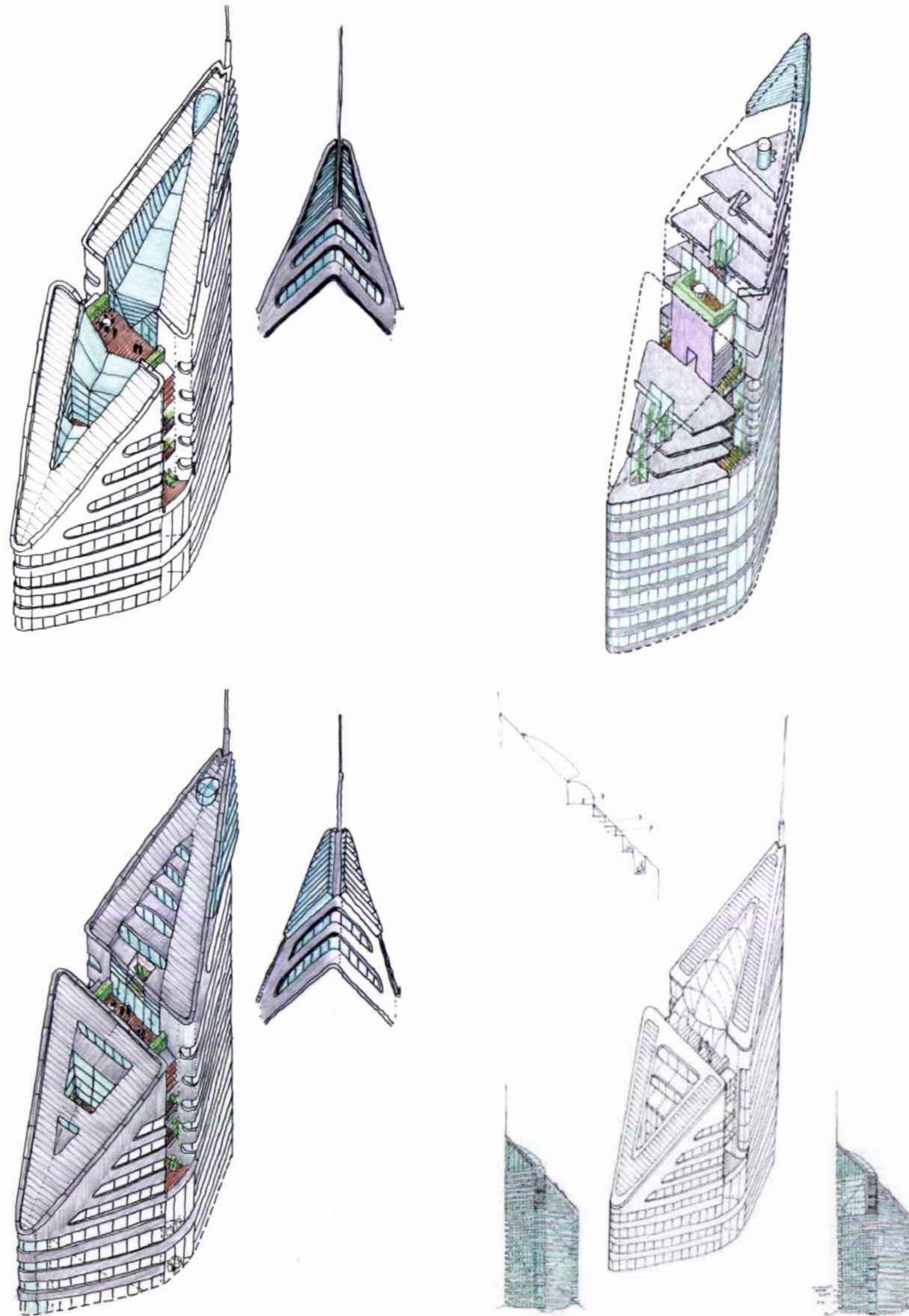
cross reference from **section 4.3.1**



cross reference from section 4.3.3-1



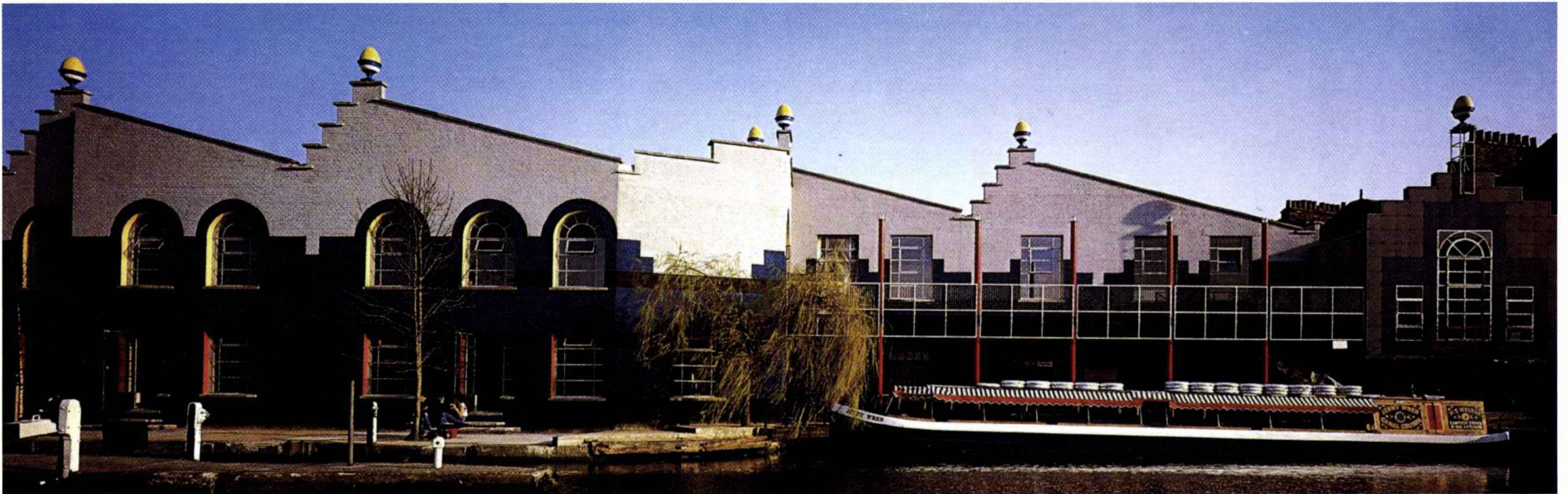
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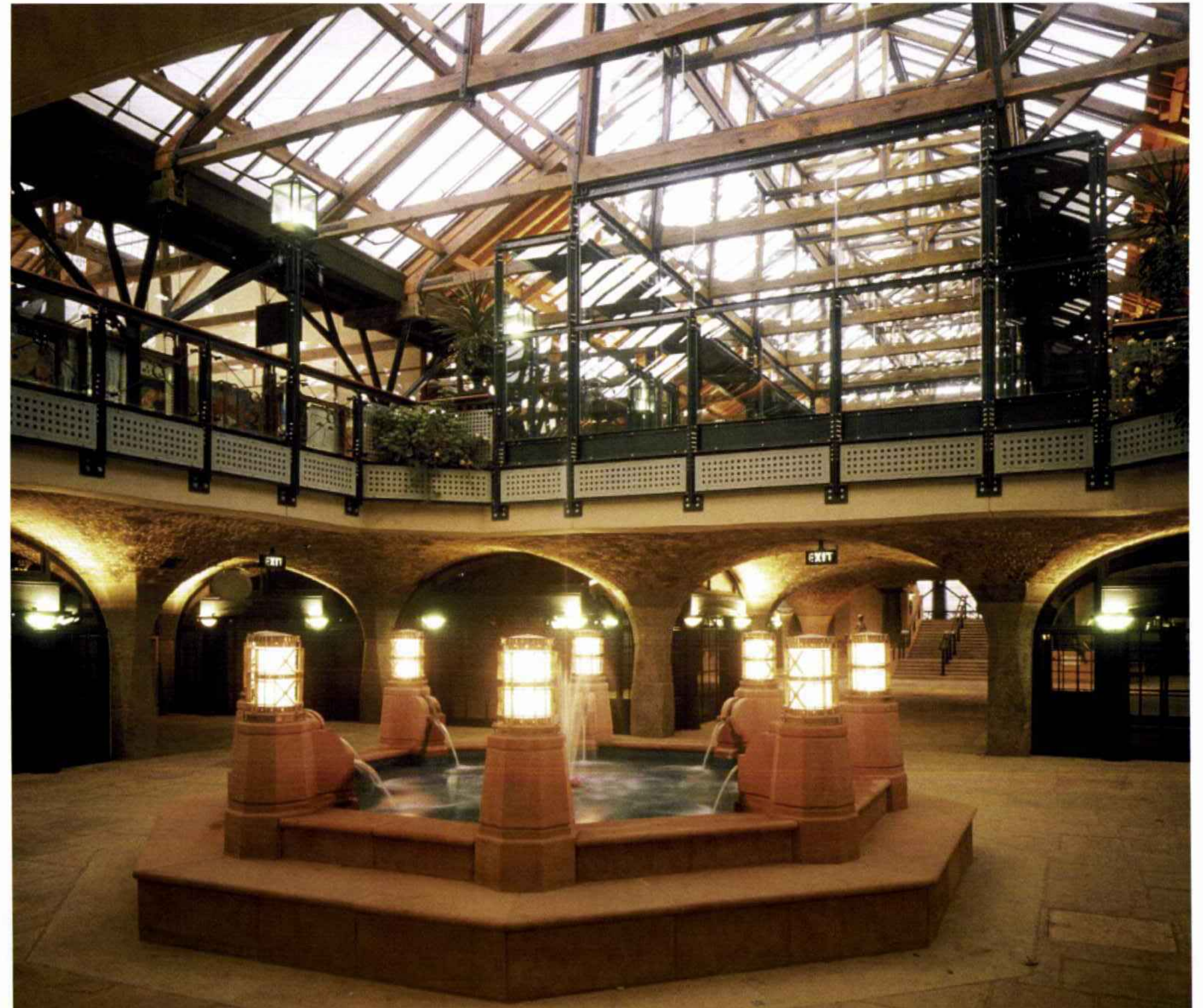
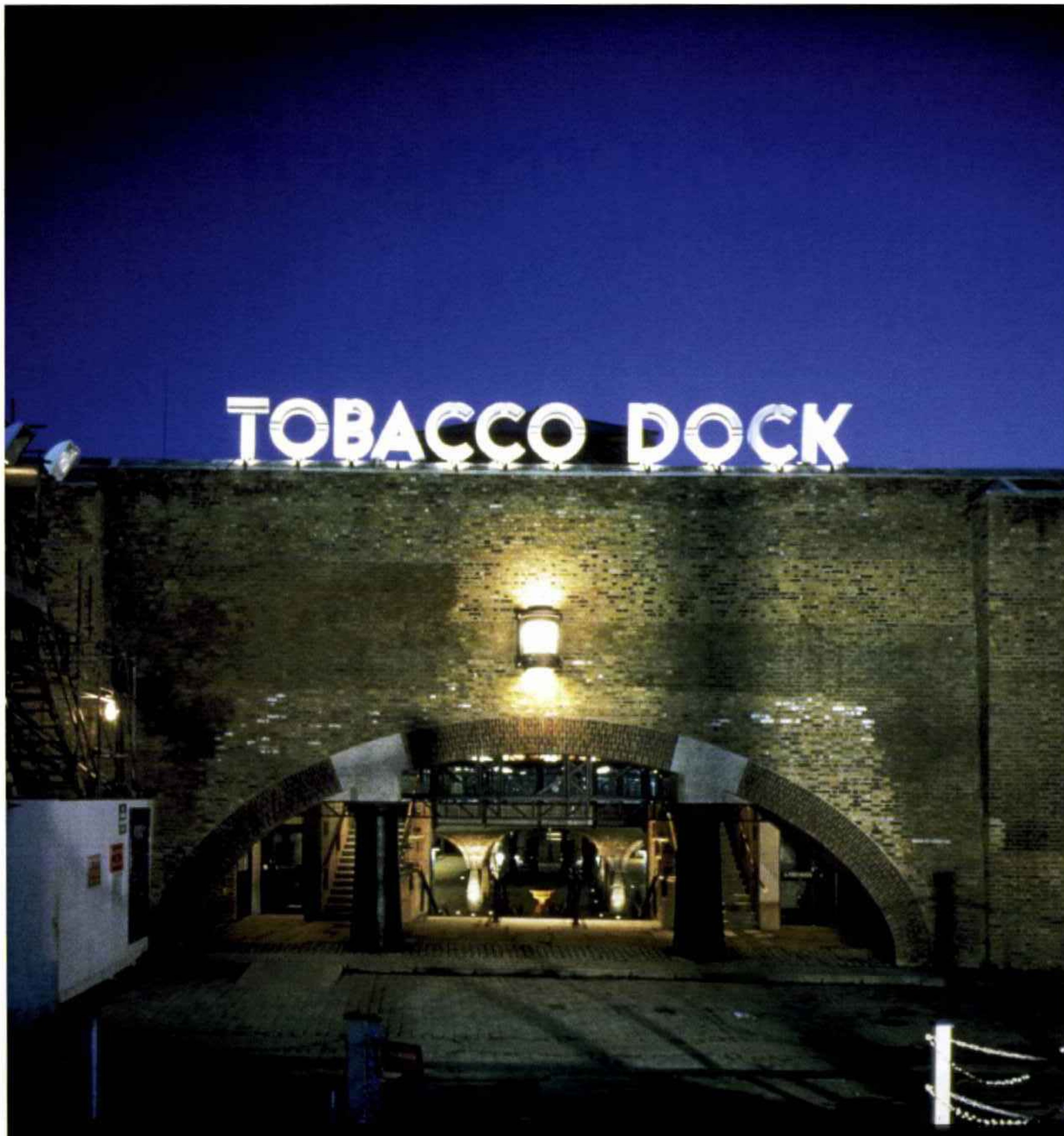
cross reference from section 4.3.4



cross reference from **sections 4.2.6 & 4.3.7**



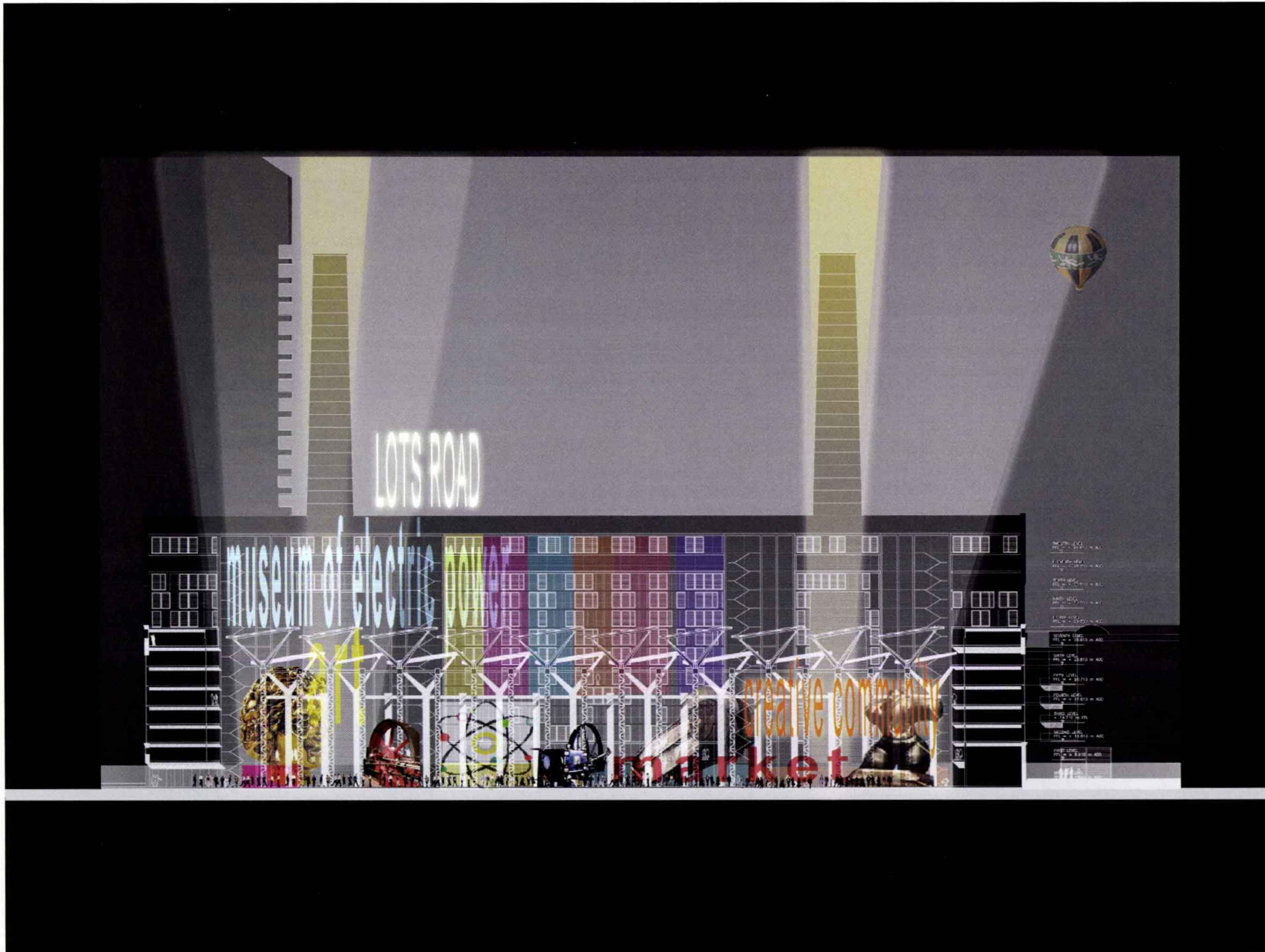
cross reference from **section 4.3.8**



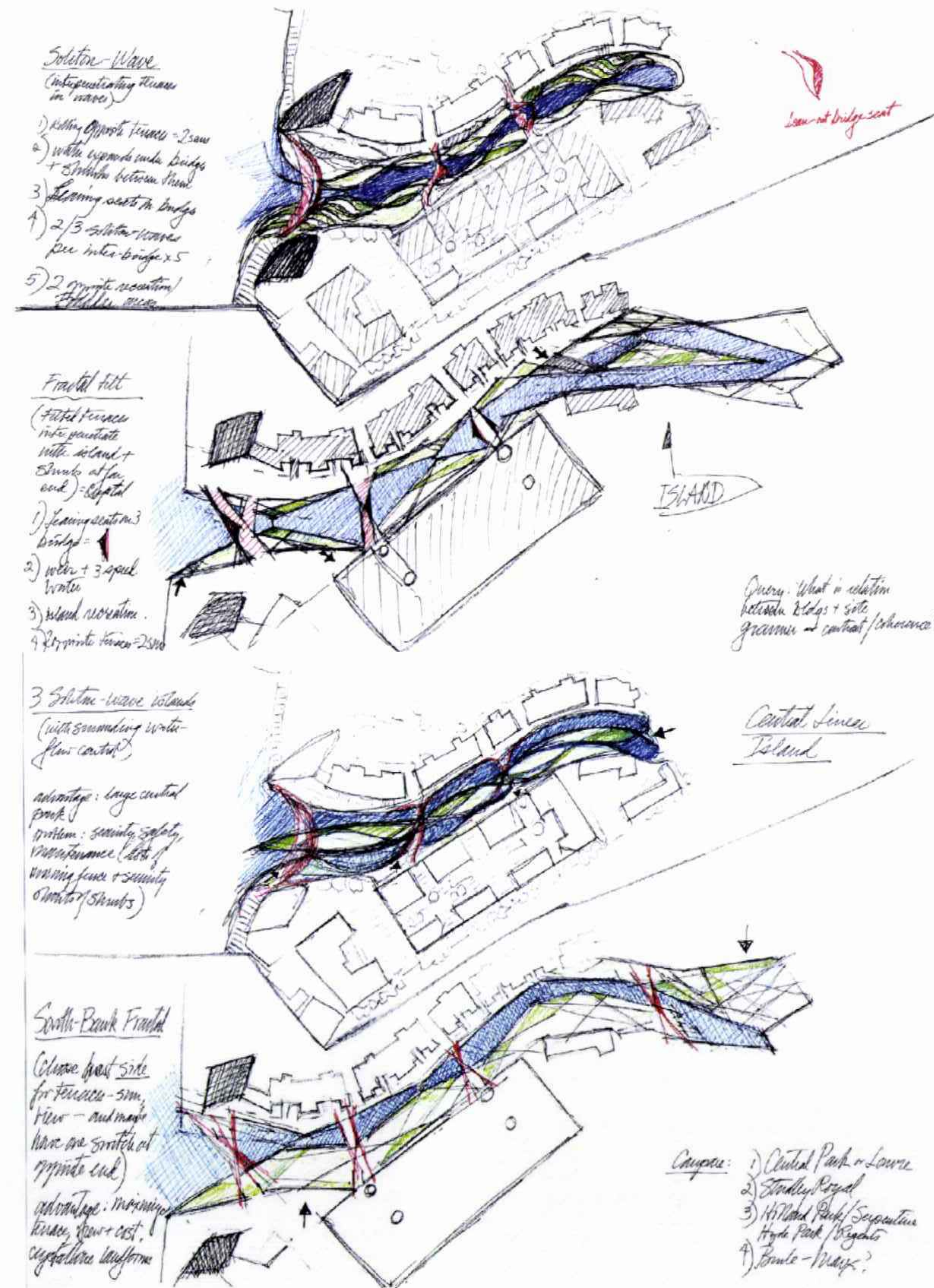
cross reference from **section 4.3.8**



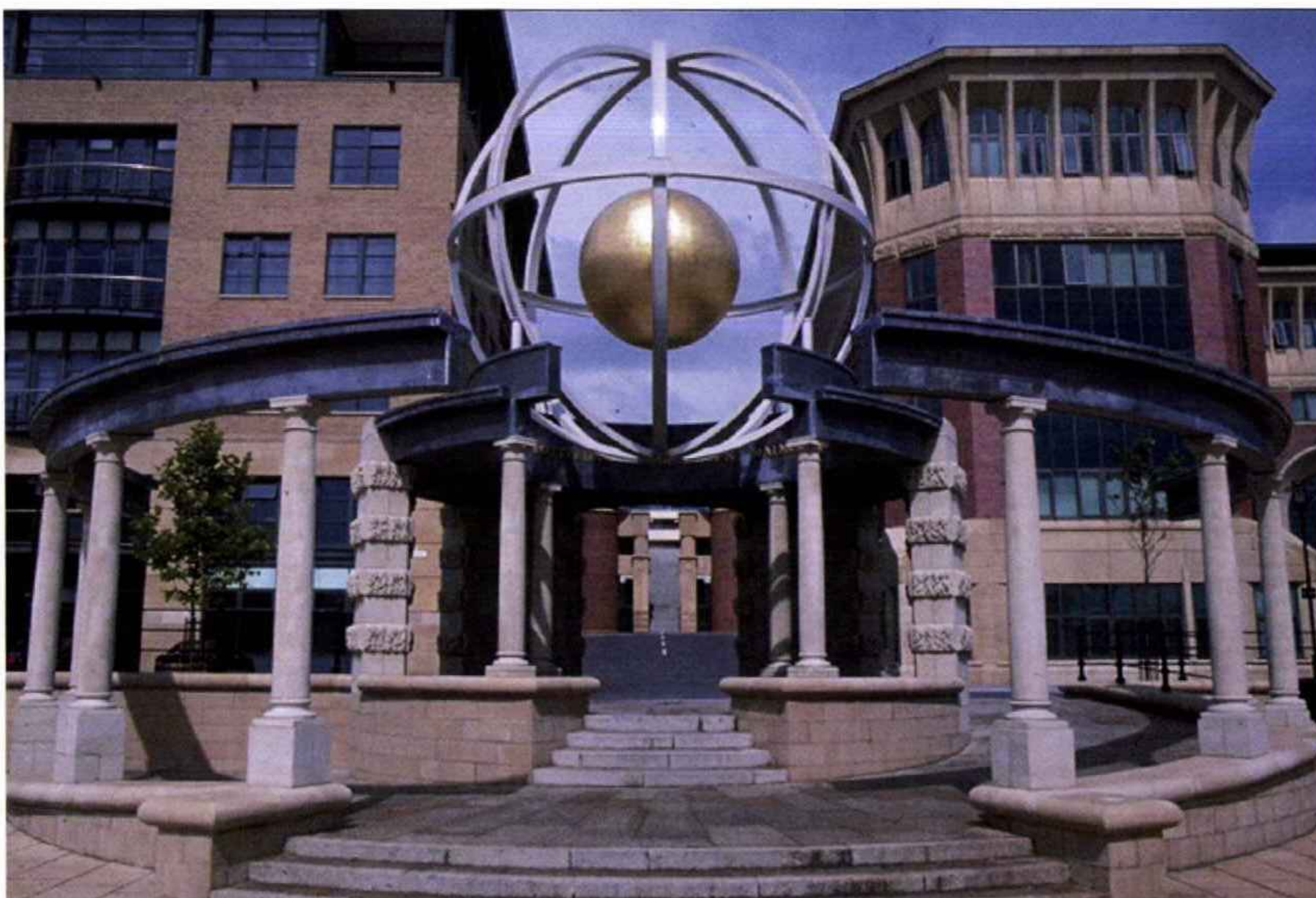
cross reference from **section 4.3.9**



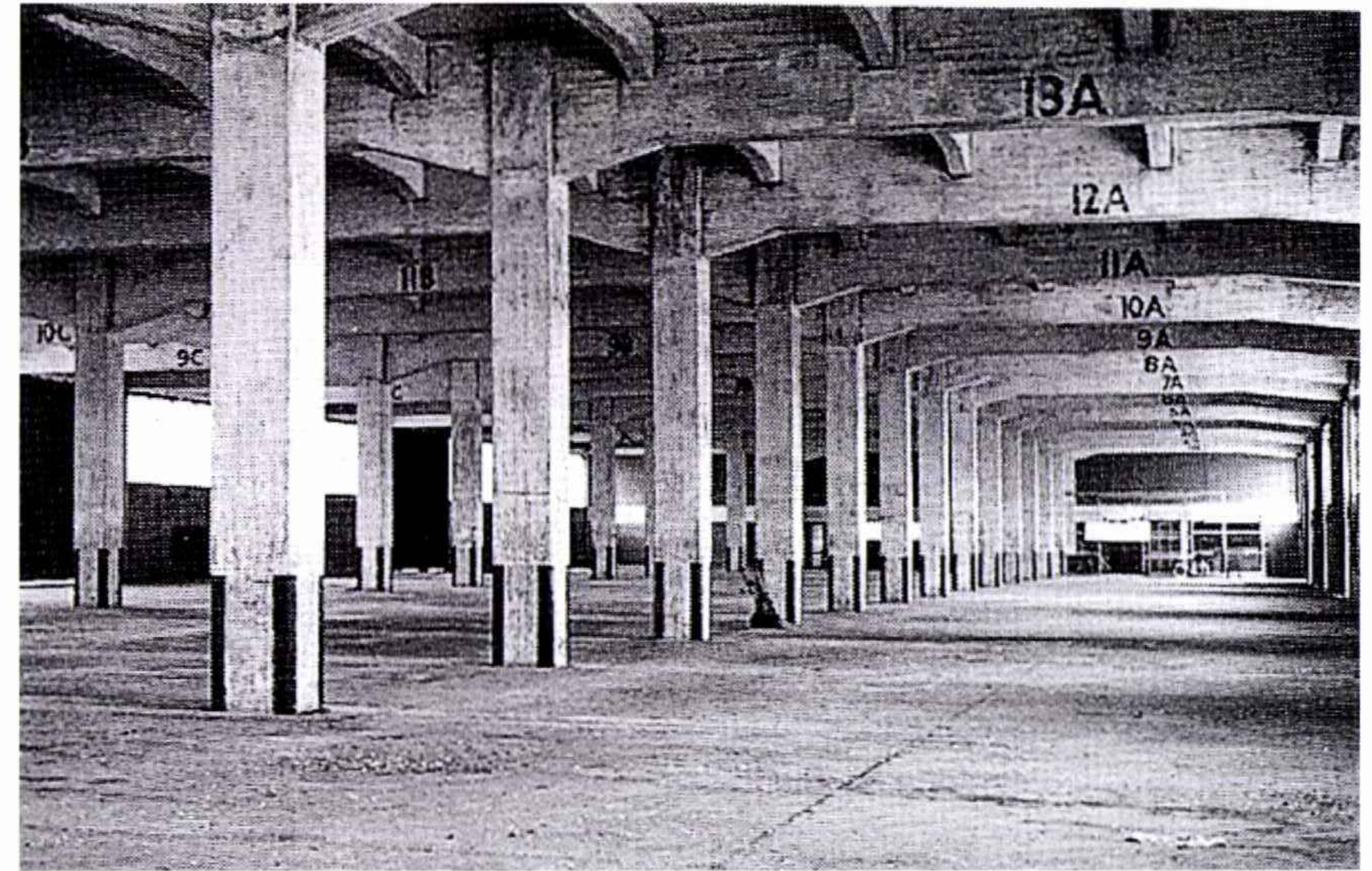
cross reference from section 4.3.10



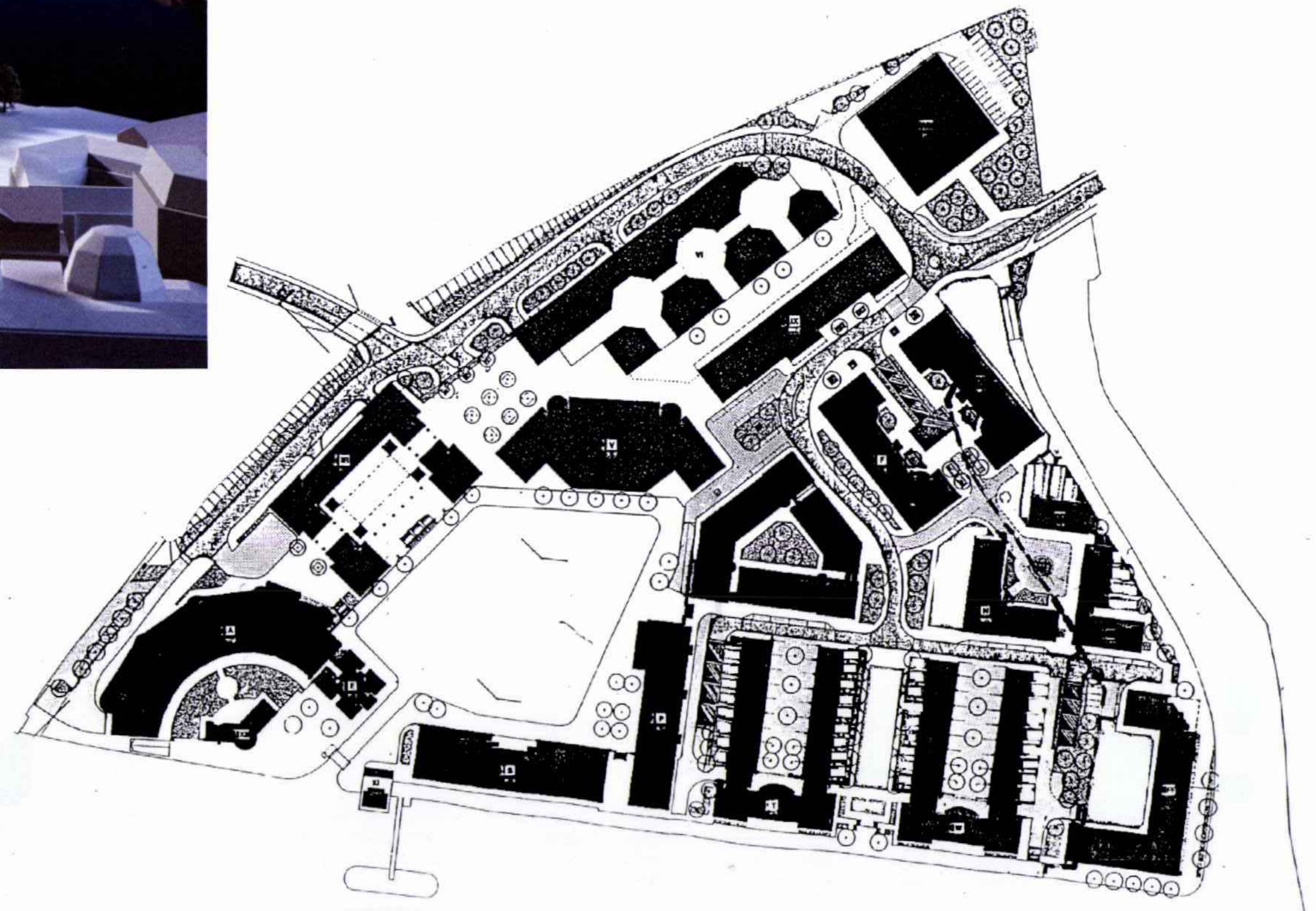
cross reference from section 4.3.12



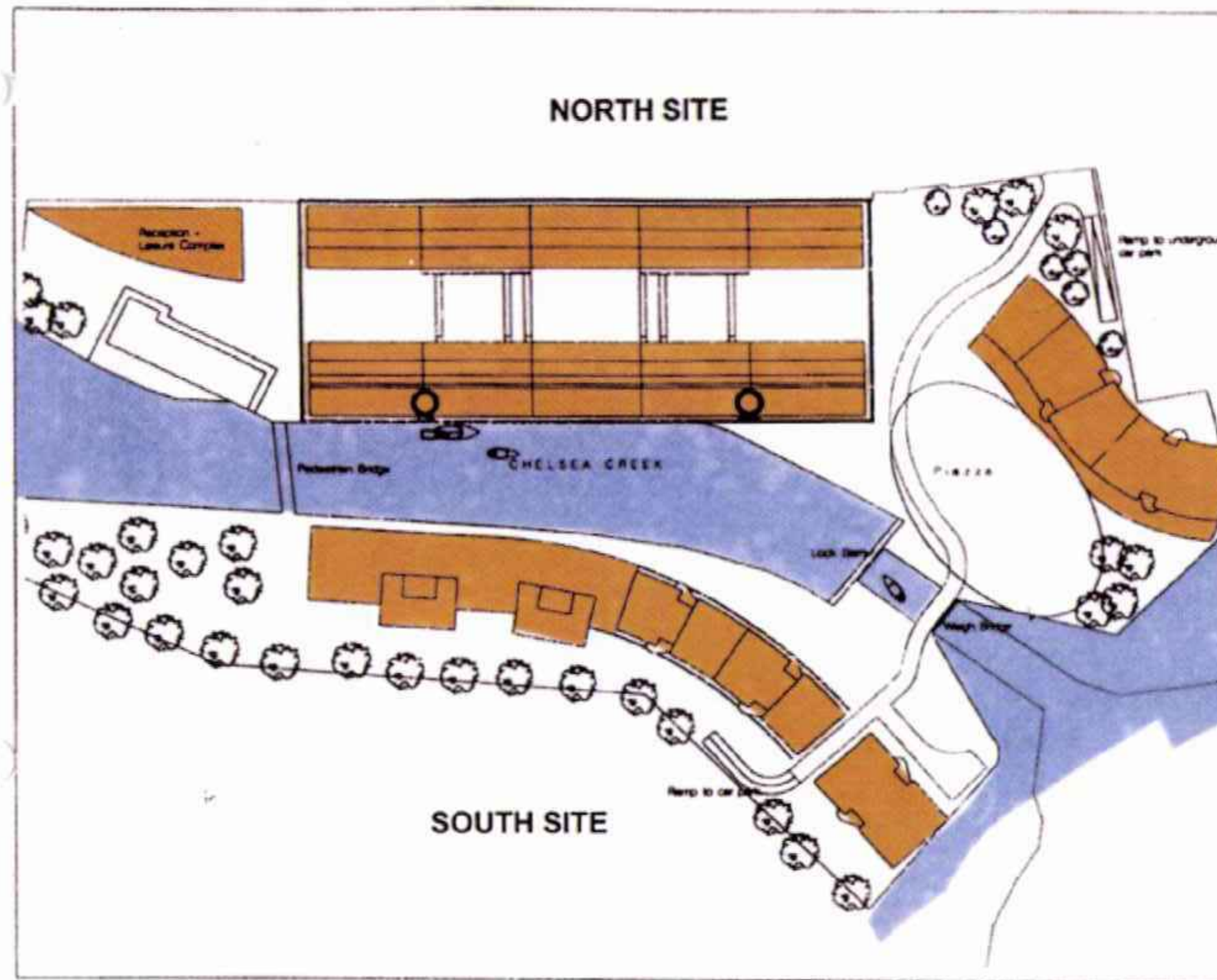
cross reference from **section 4.3.12**



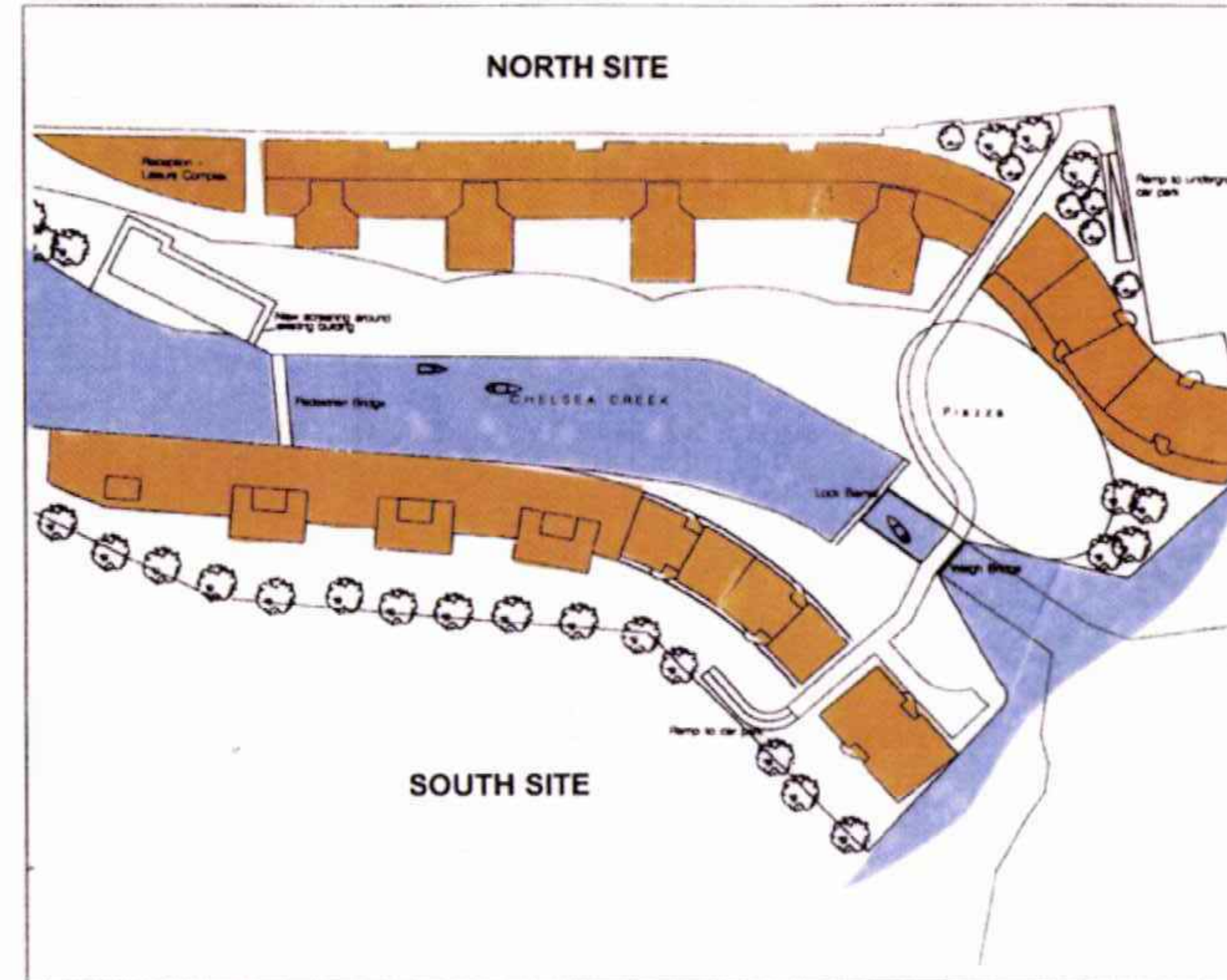
cross reference from **section 4.3.18**



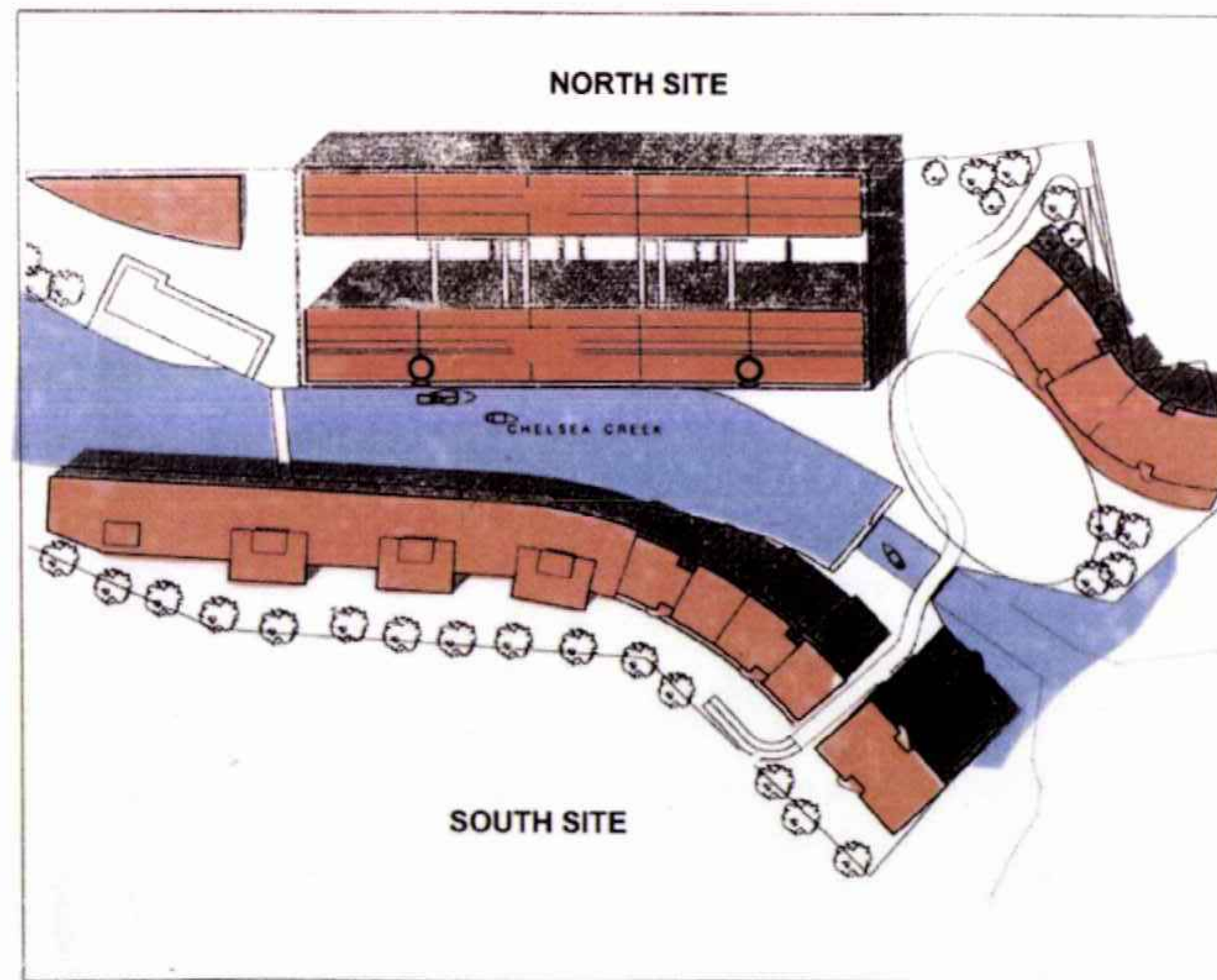
cross reference from **section 8.4**



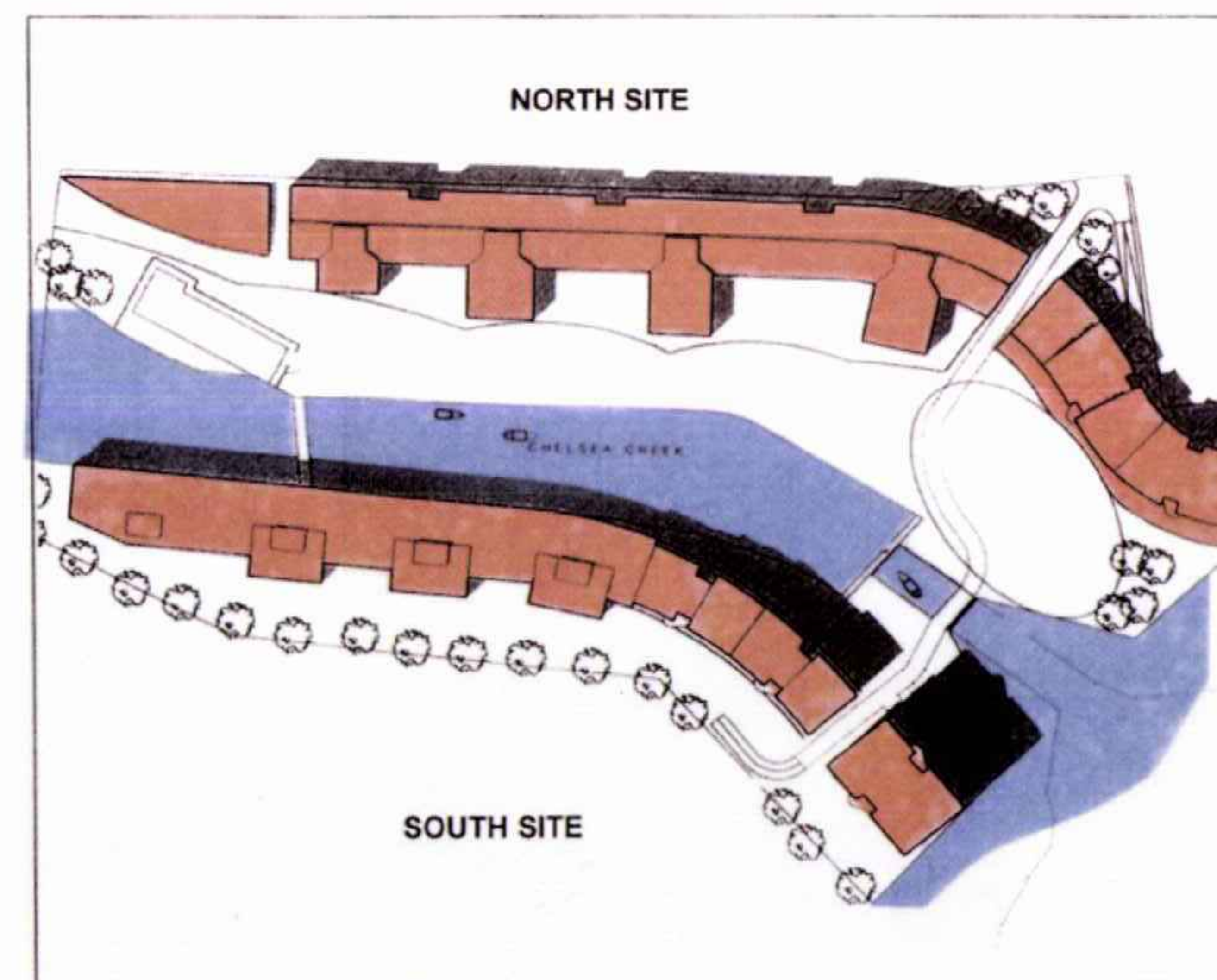
Option 1



Option 2



Option 3



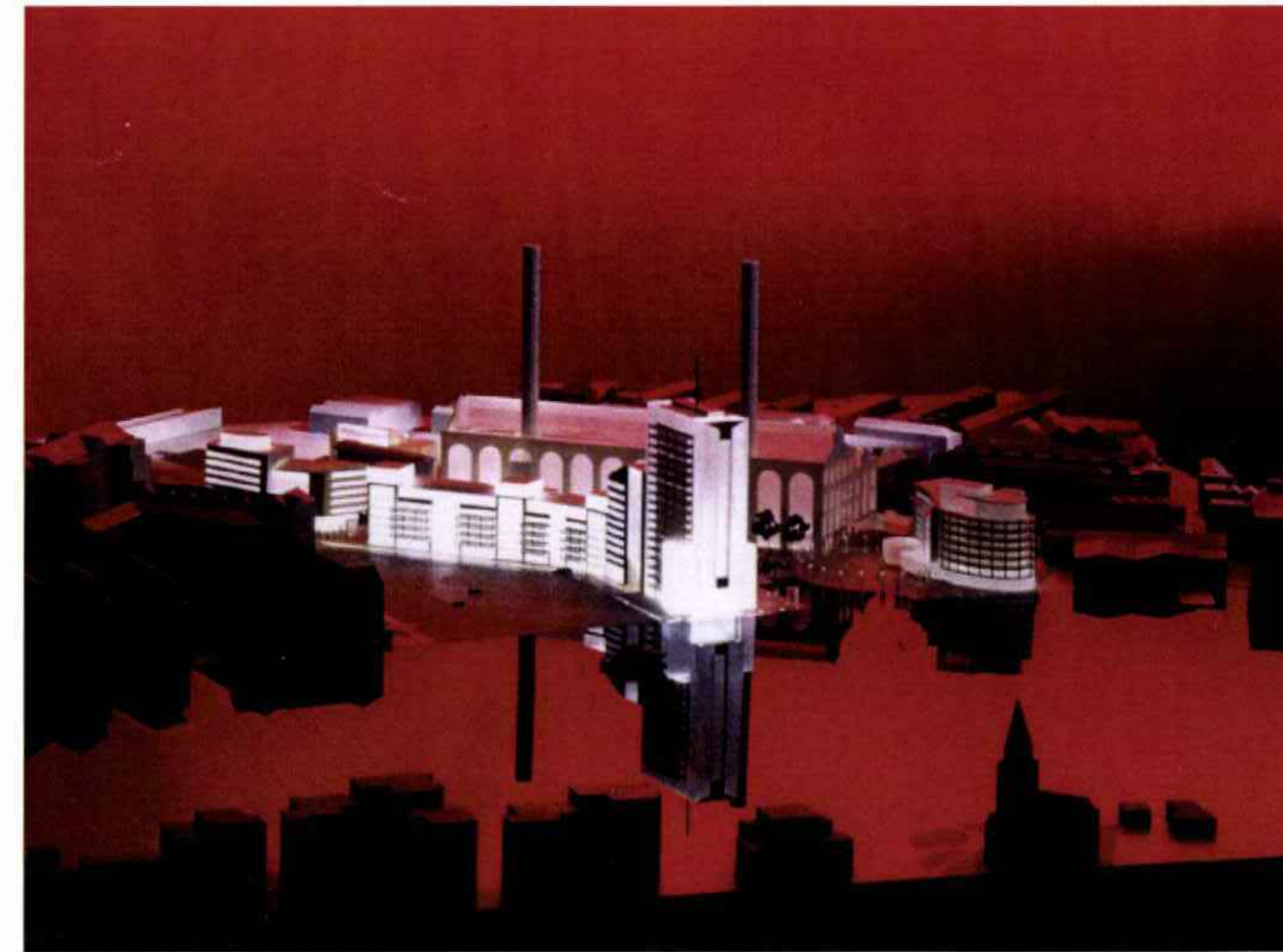
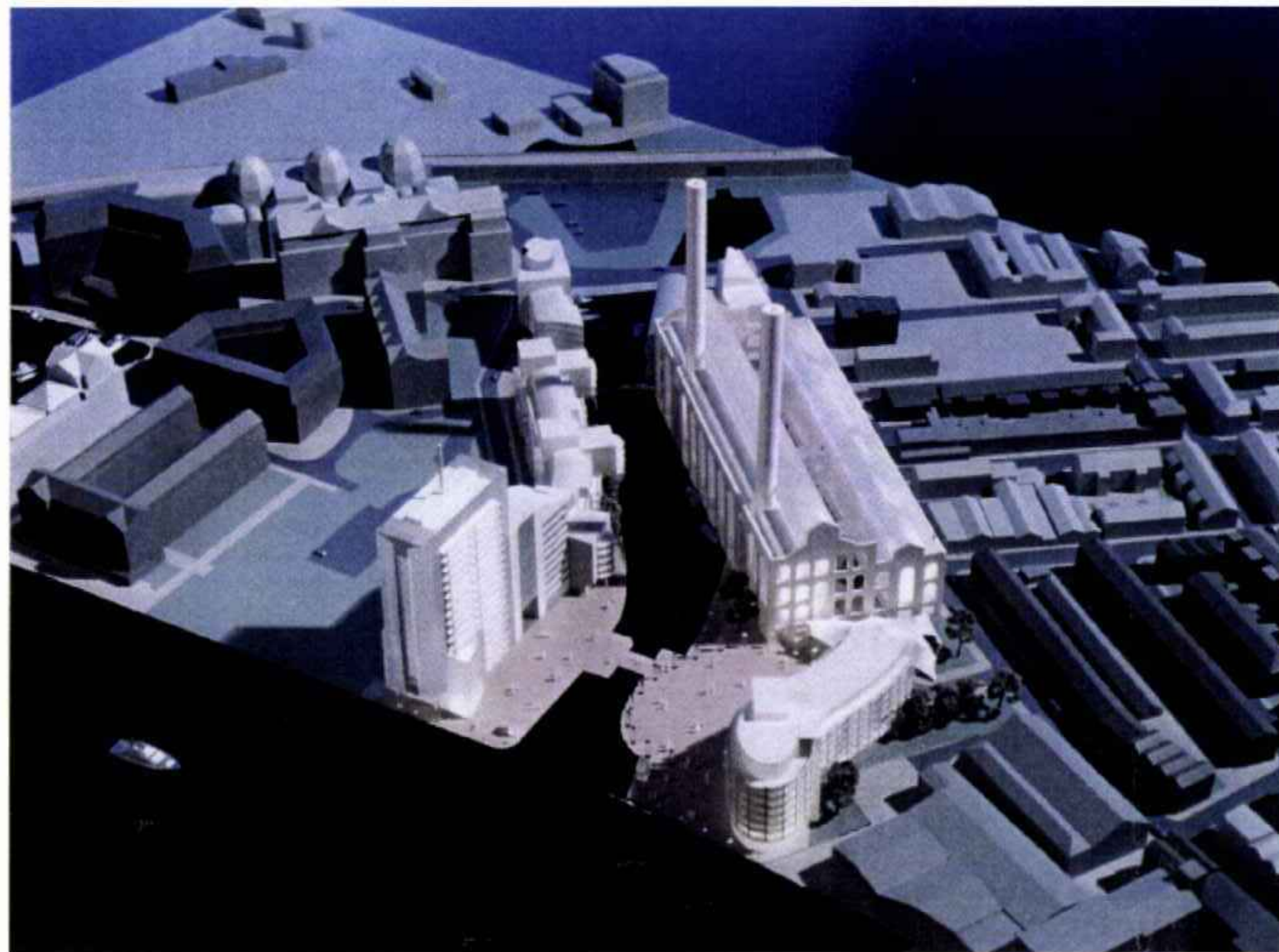
Option 4

CHELSEA CREEK PROPOSALS

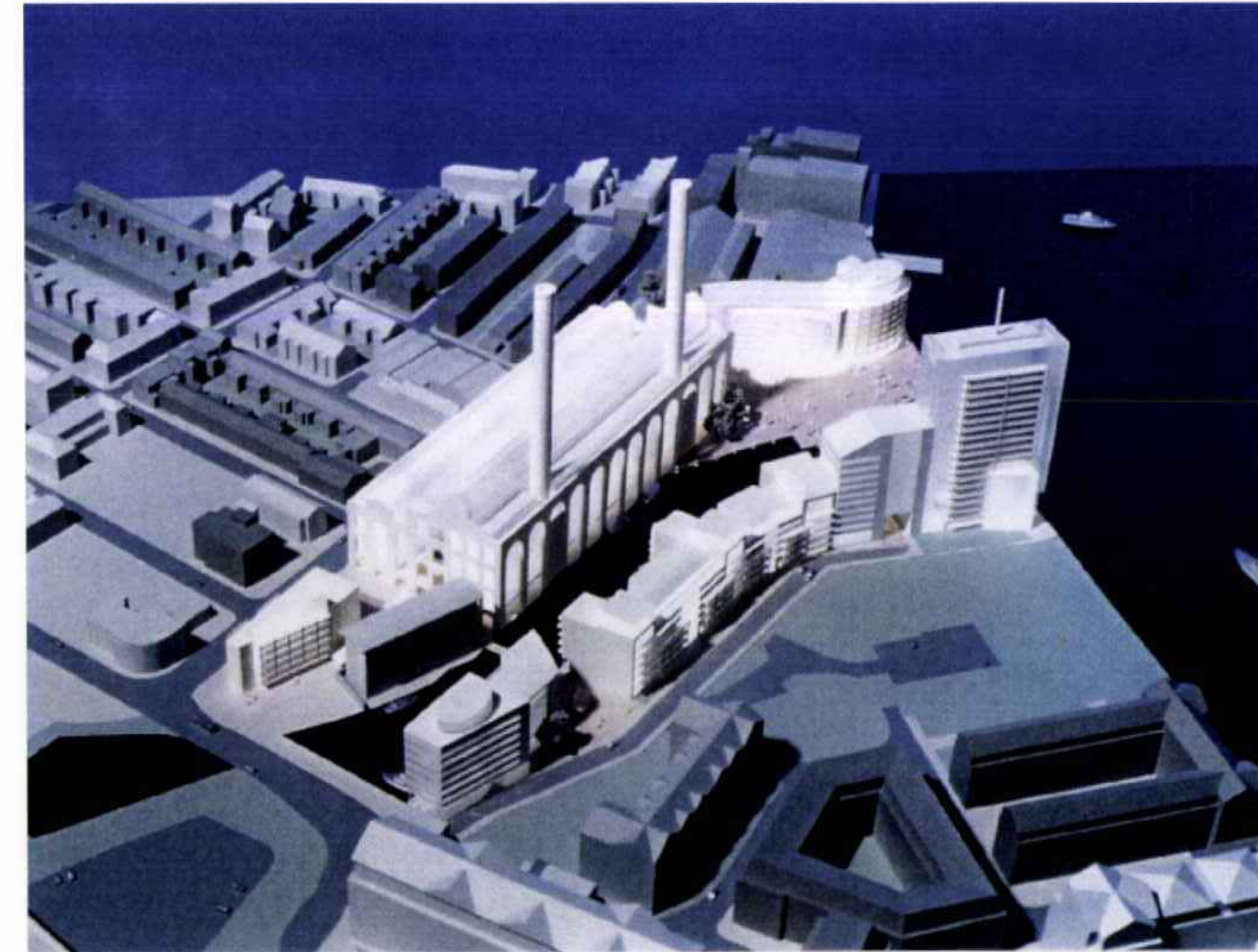
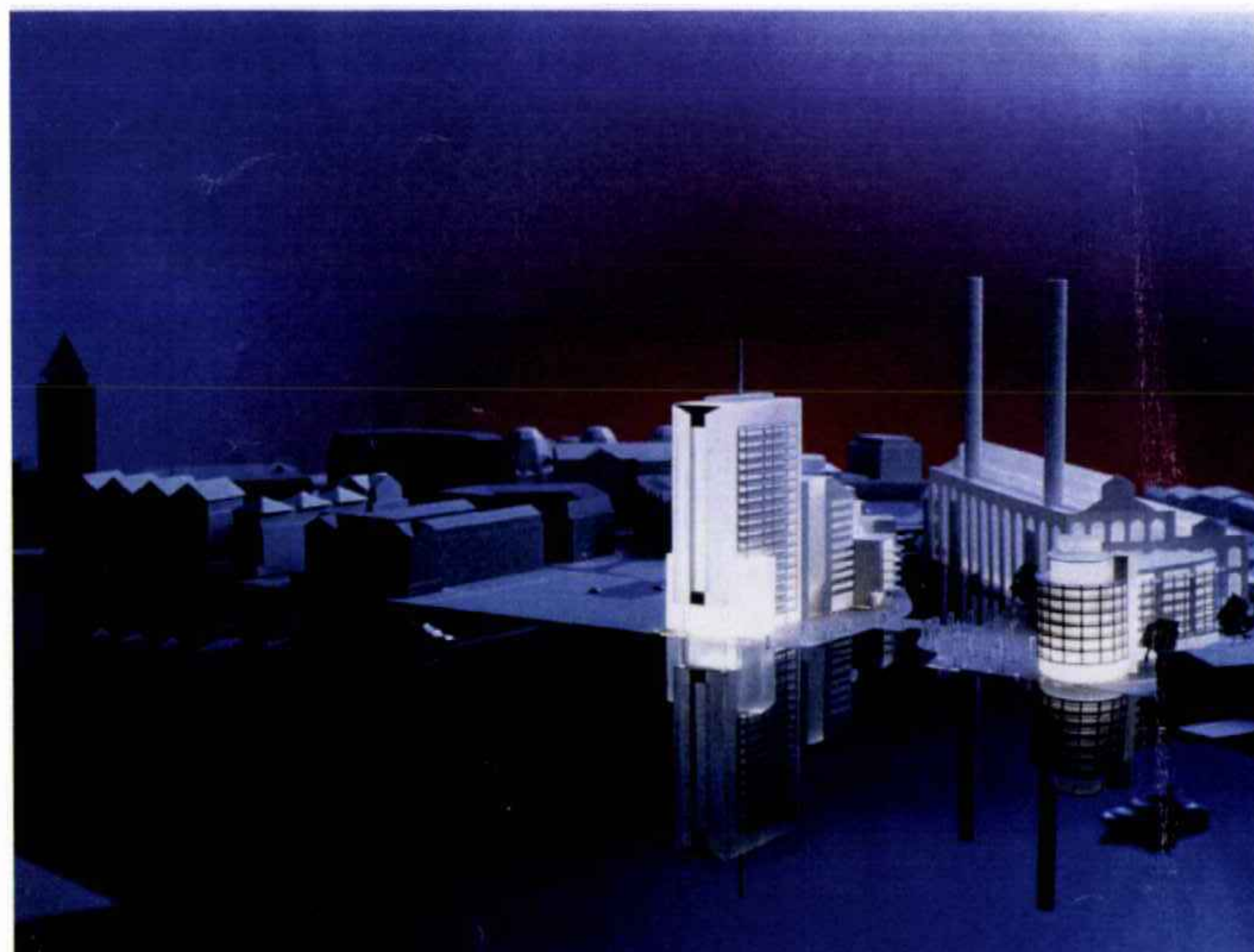
OPTIONS 1-4

INTRODUCTION TO DEVELOPMENT PROPOSALS

cross reference from section 8.7

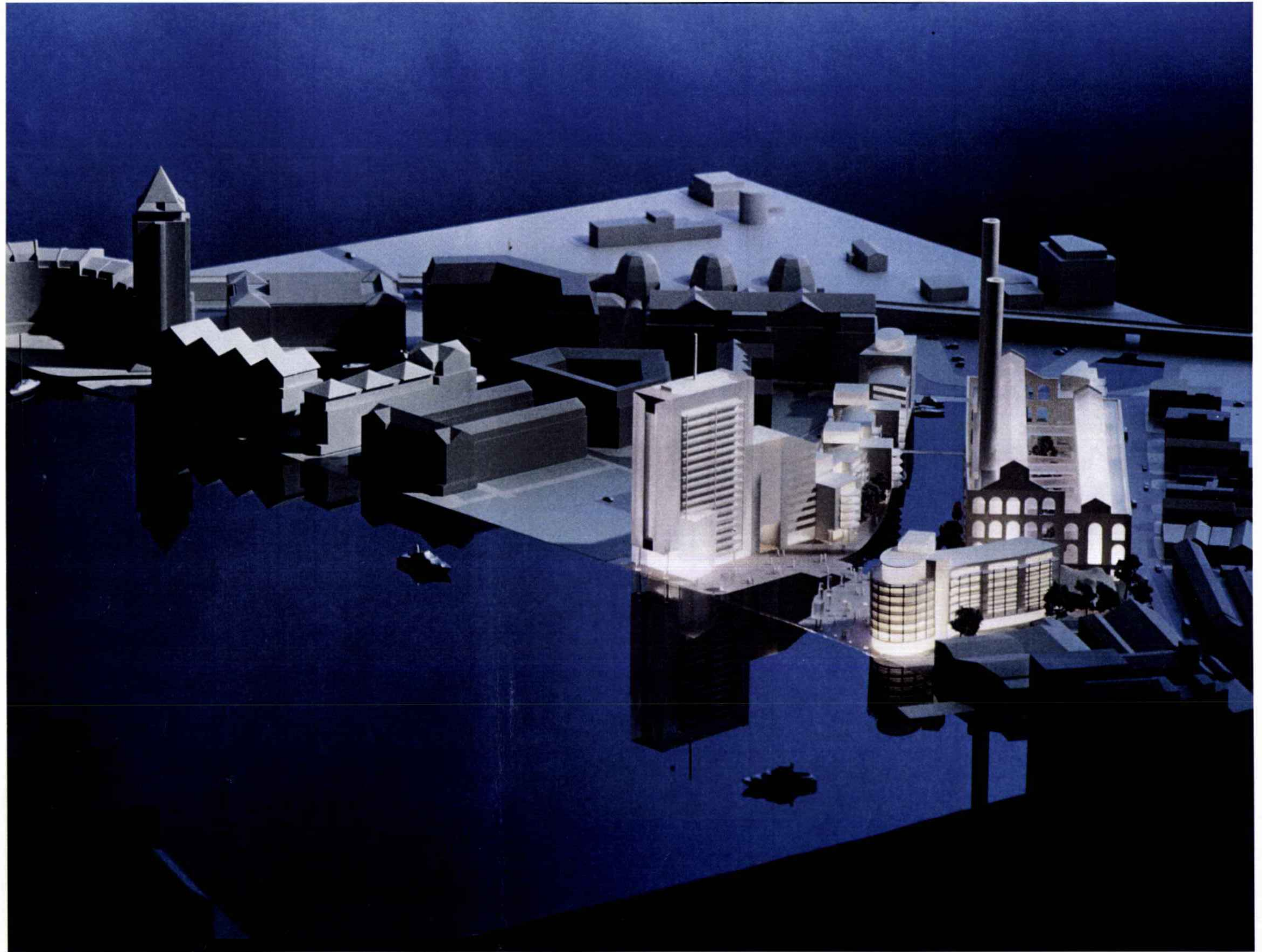


CHELSEA CREEK
MODEL PHOTOGRAPHS OPTION THREE

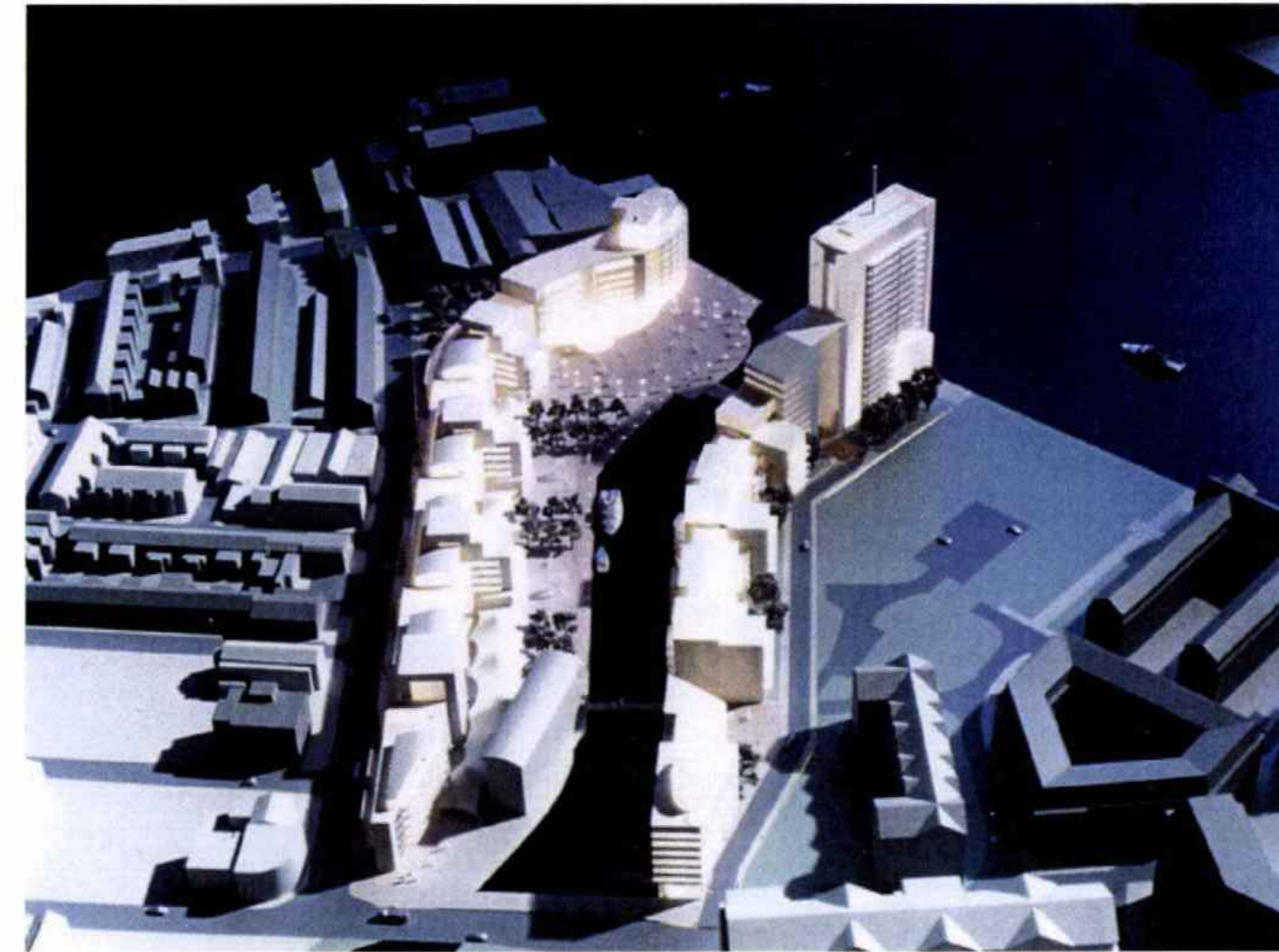
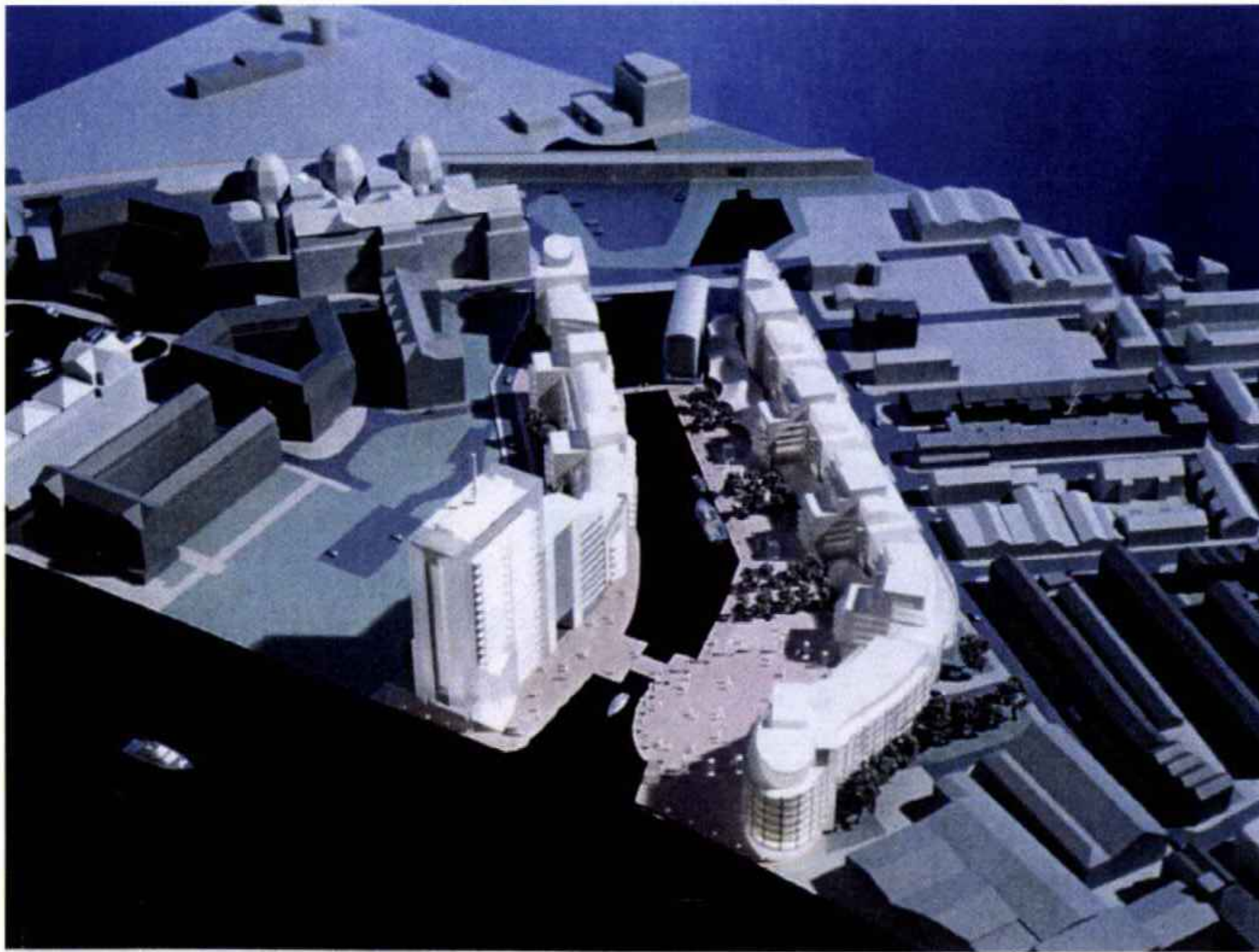


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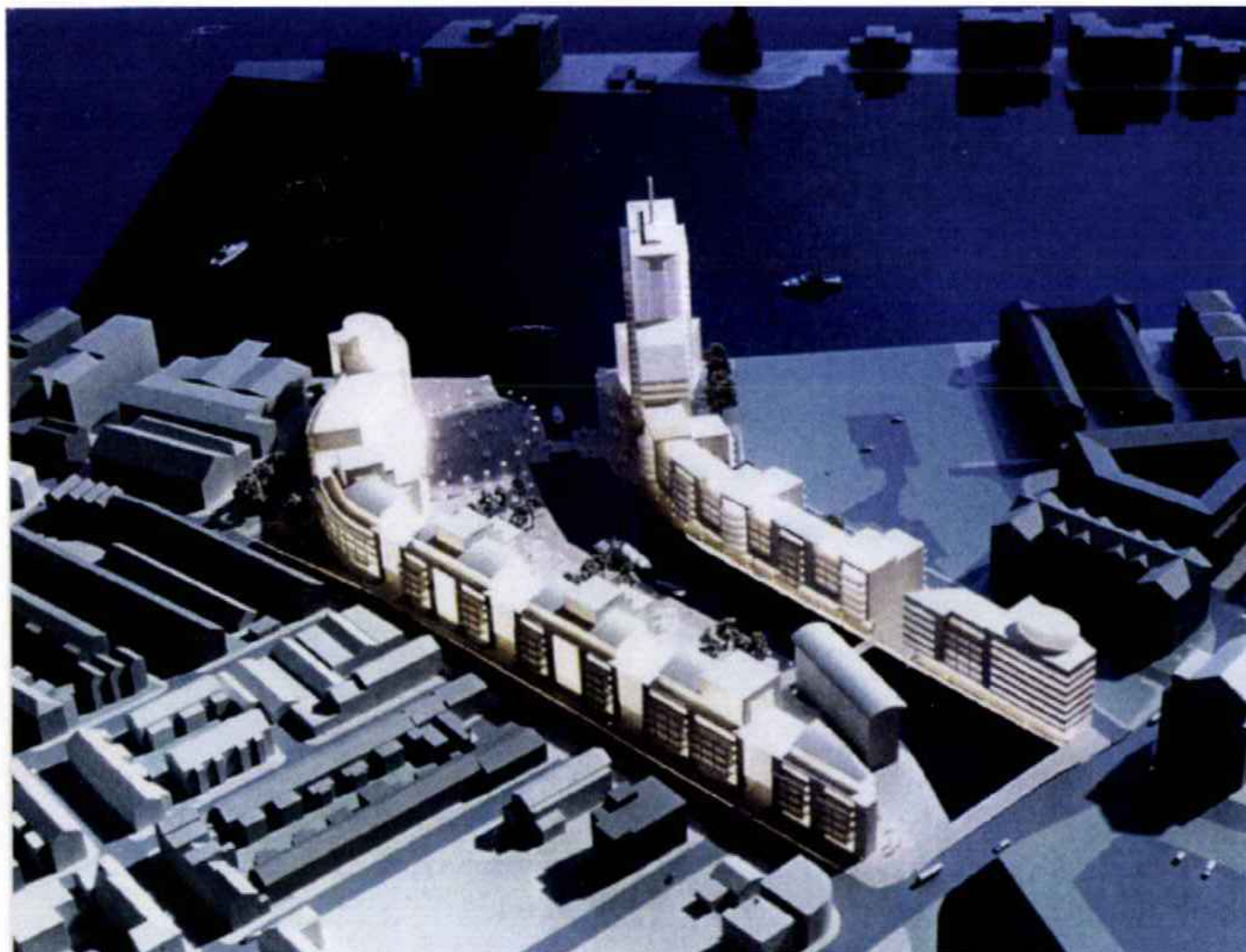
CHELSEA CREEK
MODEL PHOTOGRAPHS OPTION THREE



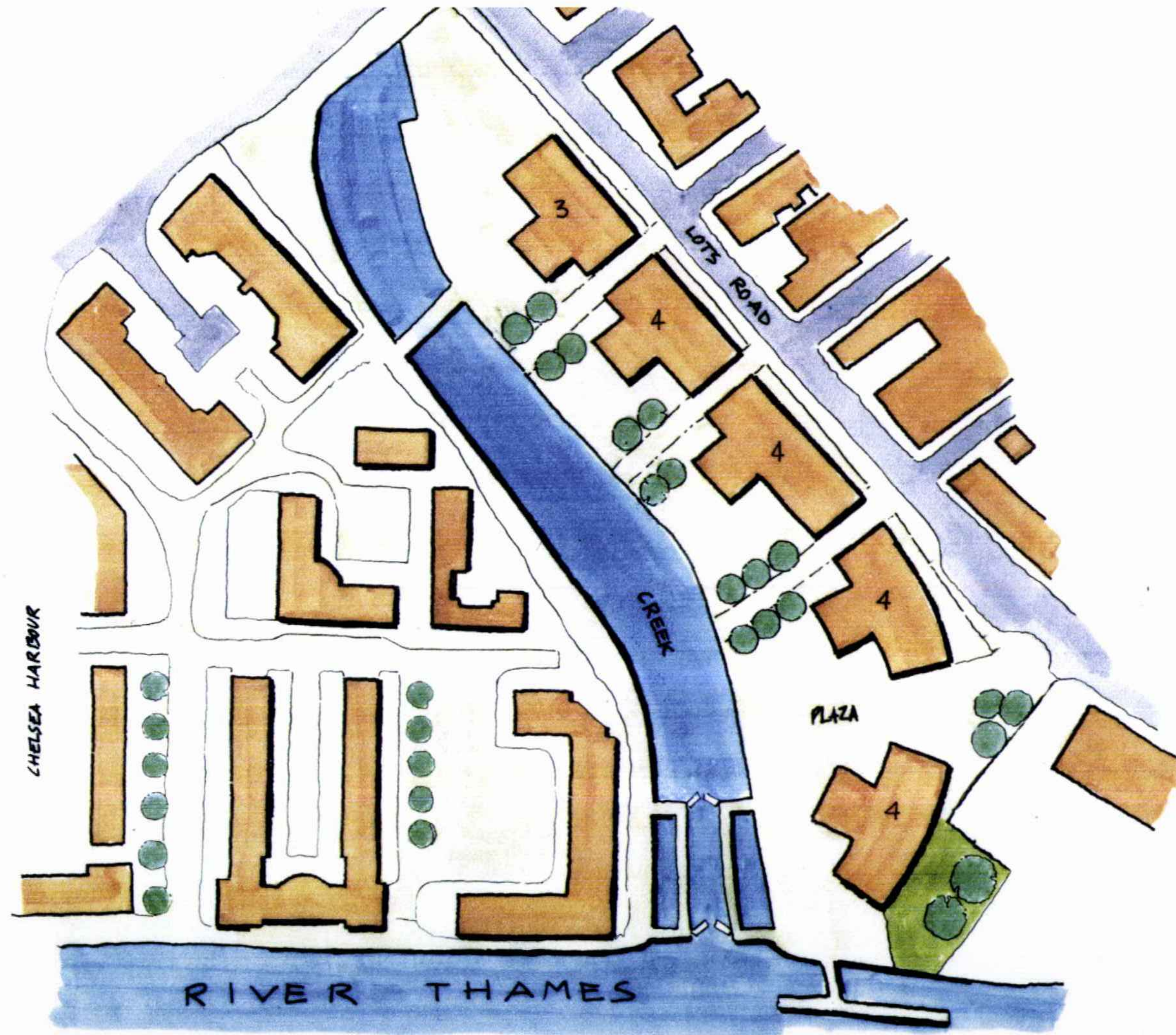
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CHELSEA CREEK
MODEL PHOTOGRAPHS OPTION FOUR



cross reference from **section 8.10**



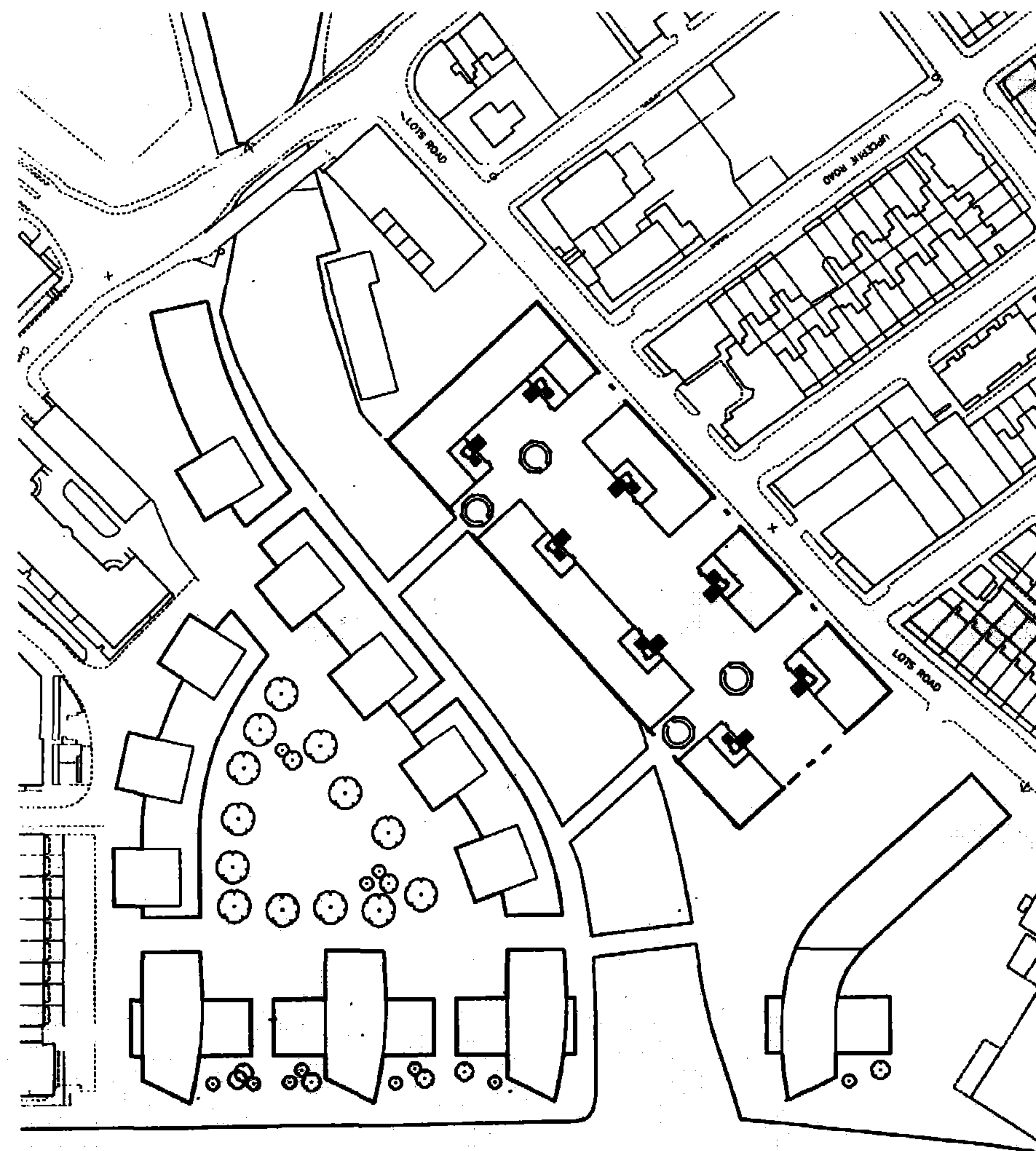
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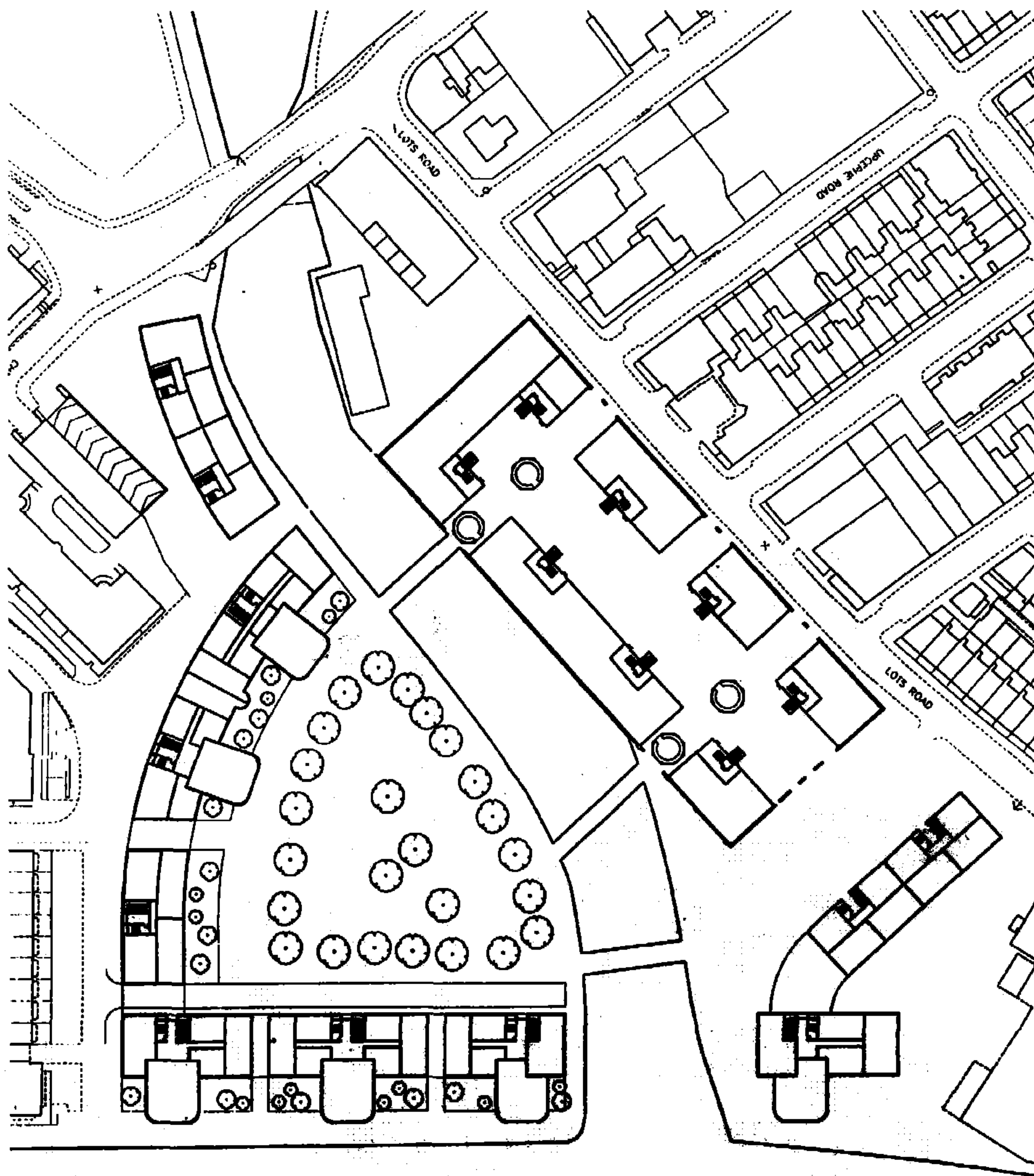
cross reference from section 8.16



**LOTS ROAD POWER STATION
GROUND FLOOR PLAN**

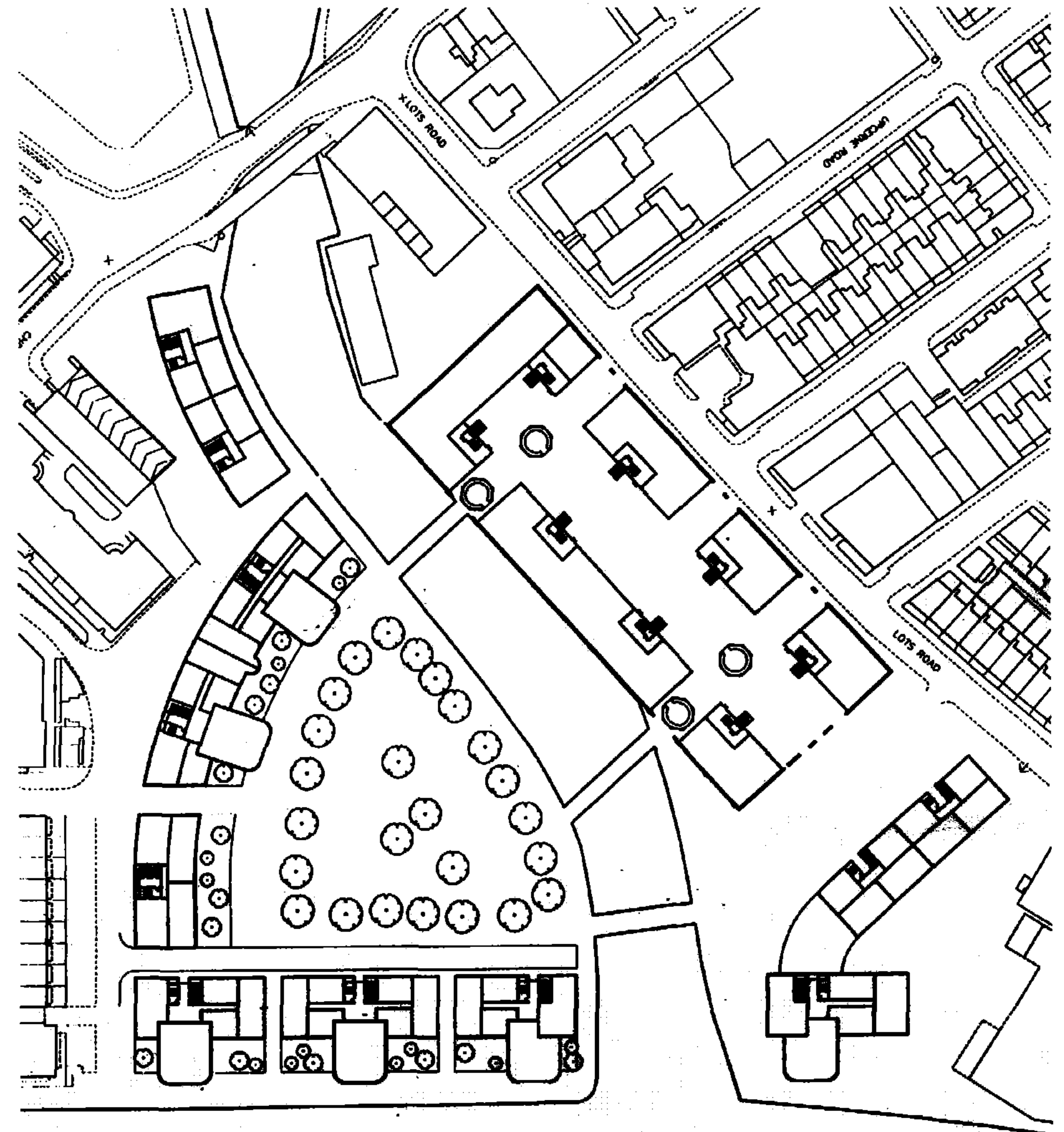
**LRTW / SK / 062
OPTION D 1:1000**

cross reference from section 8.17



LOTS ROAD POWER STATION
GROUND FLOOR PLAN

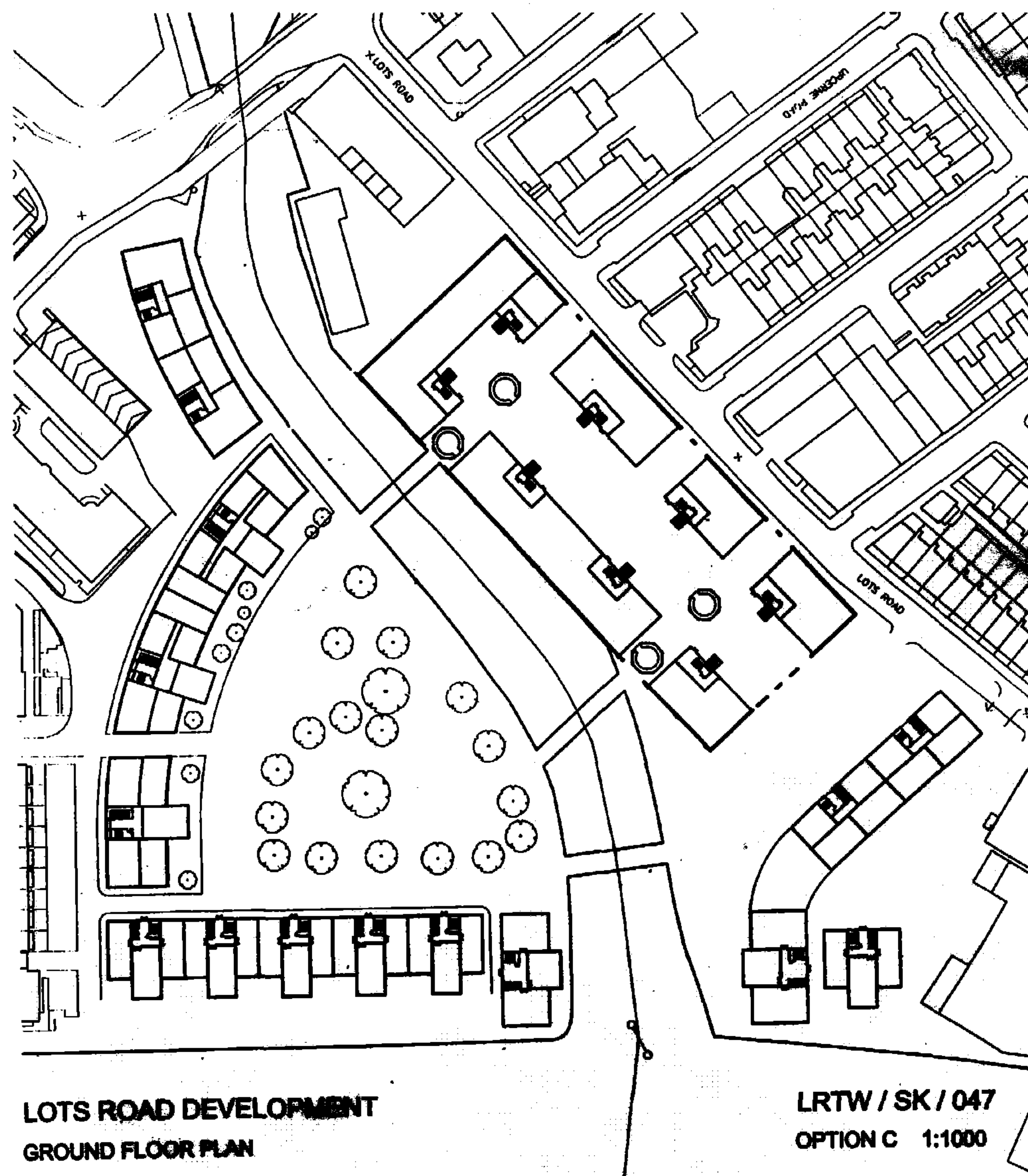
LRTW / SK / 037
OPTION A 1:1000



LOTS ROAD POWER STATION
GROUND FLOOR PLAN

LRTW / SK / 042
OPTION B 1:1000

cross reference from section 8.18



cross reference from section 8.18

**LANDMARK TOWERS**

The two remaining chimneys, once the largest in Europe, will be adapted to incorporate wind turbines as an environmentally friendly source of power for the ventilation system.

PENTHOUSES

Exciting new multi-level living accommodation and roof top terraces creating new skyline within the envelope of the existing building.

ROOF-TOP TERRACES

Wonderful landscaped spaces will be created at roof level, like the Kensington Roof Gardens, where the public can visit a roof-top restaurant/café and enjoy superb views over London and the Thames from a sheltered and safe location.

PUBLIC STREET

Recreating the scale and grandeur of The Galleria in Milan, a new glass-roofed street with 24-hour public access will provide a vibrant space with a mix of new uses and good local facilities, linking Lots Road to the river beyond.

SCREENING PLANTING

Extensively landscaped roof areas on the northern wing of the Powerhouse will prevent overlooking of the existing houses and gardens in the Lots Road area.

VIEWS

Glazing will be restored to the huge window openings in the south facade of the Powerhouse replacing the forbidding blank appearance with light and animation, and opening up wonderful views of the Thames.

HOUSING

Innovative split-level apartments designed to combine living and working will provide affordable accommodation and will animate this side of the Powerhouse along Lots Road.

LANDSCAPING

The cleaning of the Powerhouse external facades, planting of the mature trees, new pavement and road surfaces, traffic calming and crossing points will all create a more pedestrian-friendly domain in Lots Road.

RIVERSIDE APARTMENTS

Exciting spaces for living will be formed out of the superb historic fabric of the Powerhouse.

CHelsea CREEK

A new landscaped environment will be created along a cleaner, safer Chelsea Creek, promoting new wildlife habitats and a linear park fully accessible to the public.

SPORTS FACILITY

- The latest in fitness design with a flexible multi-sports space and leisure pool.
- "State of the art" machine fitness technology.
- The ultimate fitness experience for the enjoyment of all.

CONNECTIONS

New pedestrian bridges and connections through the Powerhouse will link the new public space in the heart of the building with Chelsea Creek and the River beyond.

THEATRE

A multi-performance space will provide for a range of uses - cinema, theatre, parties, meetings.

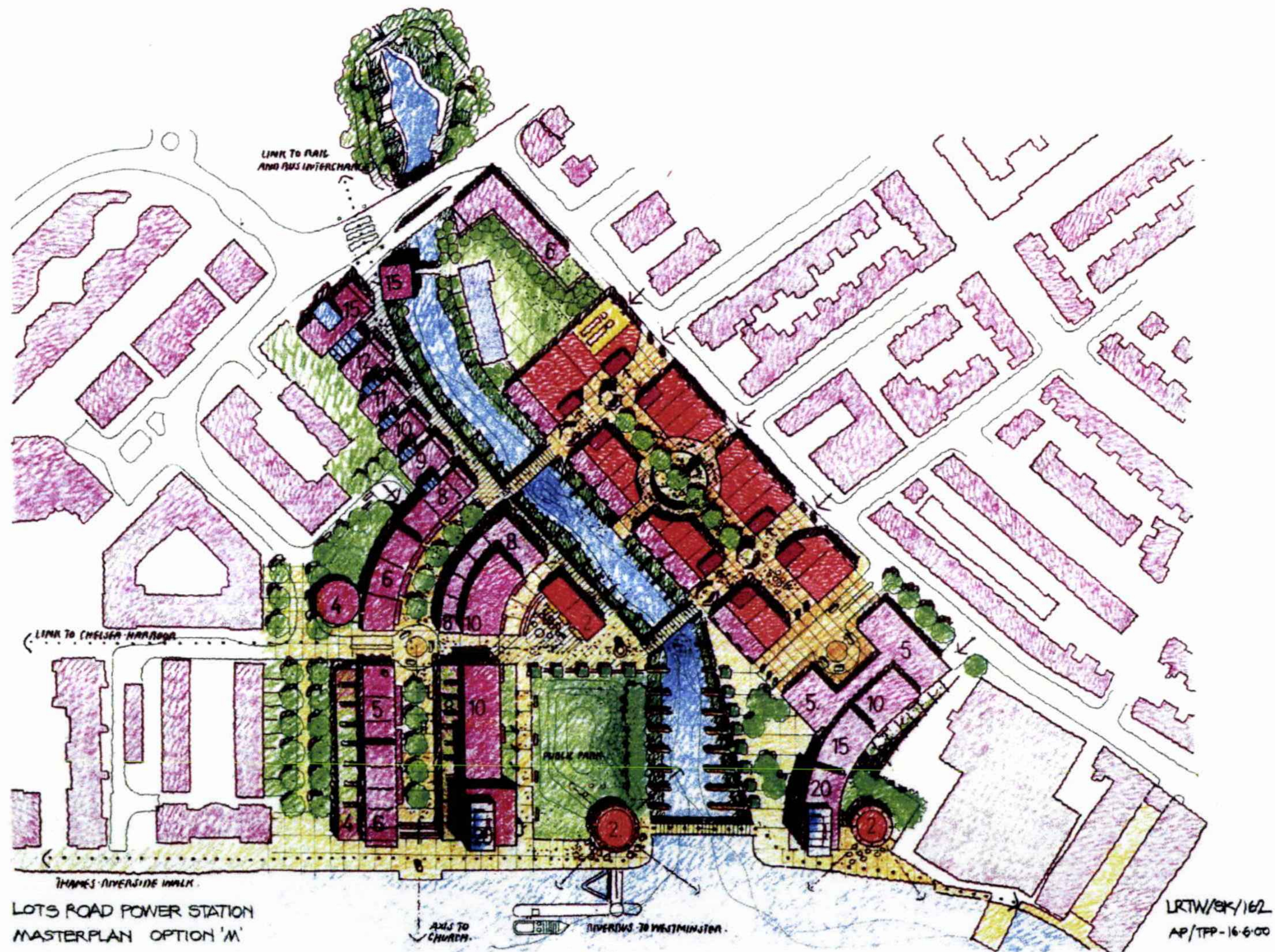
COMMUNITY FACILITIES

Housed in the lower level of the street and accessible by lifts and escalators, a range of good community facilities will be available to local residents.

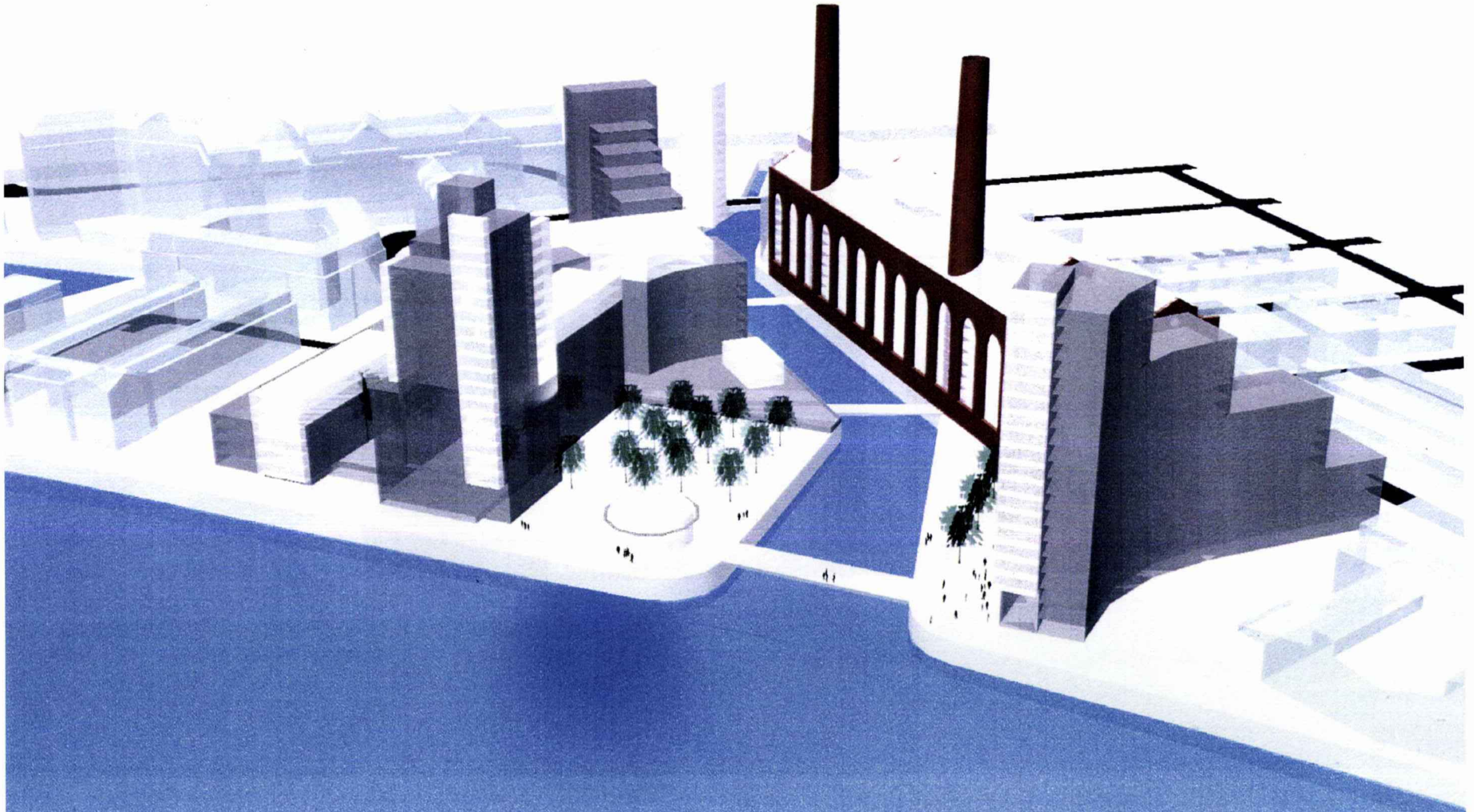
COLONNADE

A covered colonnade at street level will be created inside the Lots Road facade of the Powerhouse along the whole length of the building, providing a safe and sheltered walkway, allowing more space in Lots Road for a dedicated bus lane.

cross reference from **section 8.20**

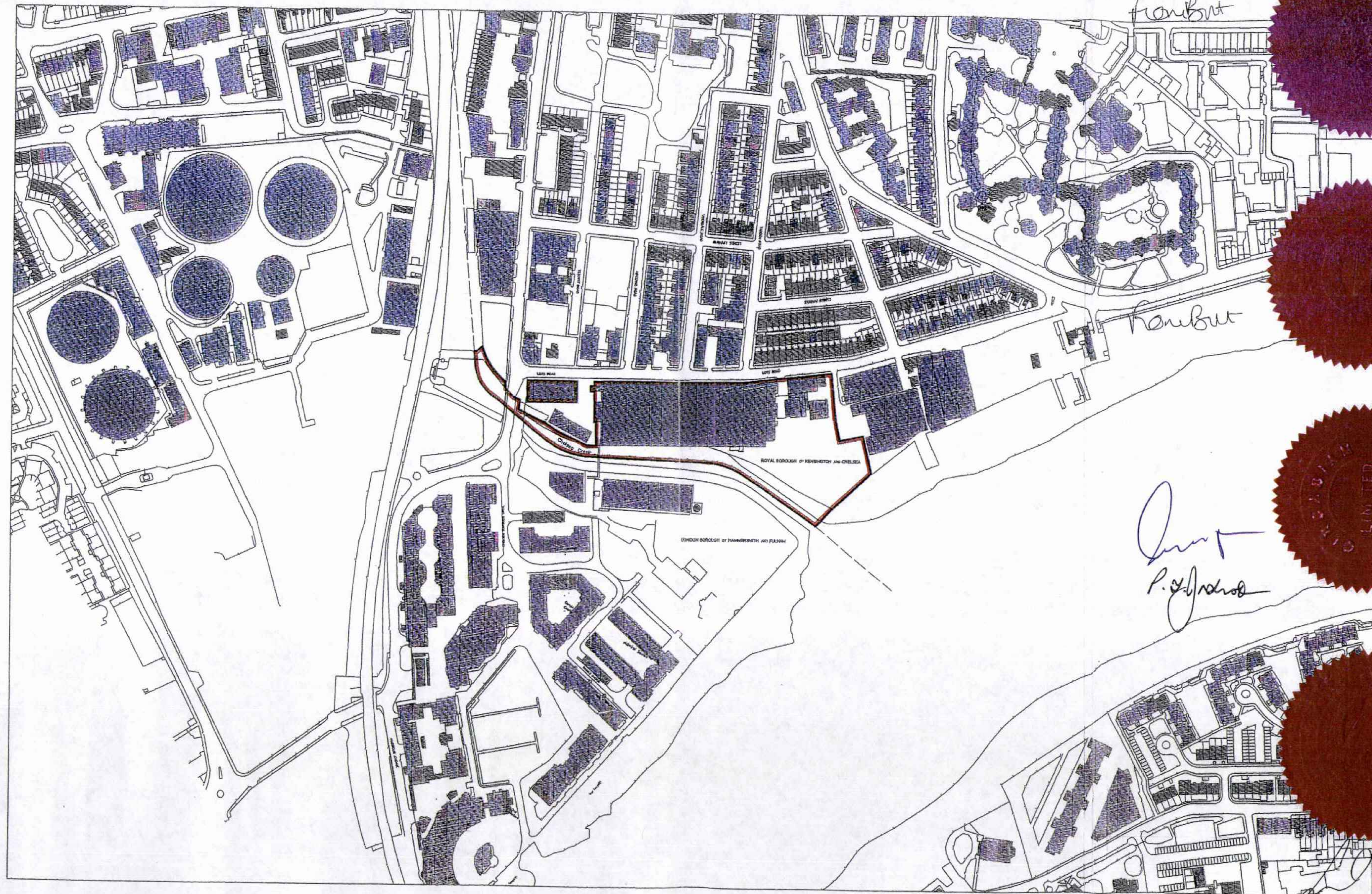


cross reference from section 8.20



cross reference from **section 8.20**

cross reference from **section 8.20**



Signature
P. J. Jones

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

CIRCADIUM Ltd.

SITE PLAN: RBKC
OCTOBER 2004

SCALE 1/1000 @ A0
LRTW-4/PA/03-004-

PLAN 1