PP/02/01324	Lots Road Power Station And Chelsea Creek 1- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 2- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 3- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 4- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 5- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 6- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 7- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 8- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 9- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 10- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 11- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 12- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 13- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 14- 41
PP/02/01324	Lots Road Power Station And Chelsea Creek 15- 41

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

DOCUMENT TYPE

(11) REFUSED DRAWINGS 1

PLANNING APPLICATIONS

PUBLIC INQUIRY

PP/02/01324

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.

Index of content of case files

File Number: Content of File:

- 01-10 Council Case
- 11- 13 Refused Drawings
- 14 -17 Amended Drawings
- 18-19 Hammersmith And Fulham Plans
- 20-21 CD of Planning Drawings
- 22 Other Docs
- 23 Baily Bridge
- 24 Officers Notes and Other Correspondents
- 25 Condition 5
- 26 Condition 6
- 27 Condition 7
- 28 Condition 9
- 29 CONFIDENTIAL DOCS
- 30 Condition II
- 31 Condition II
- 32 Condition 12
- 33 Condition 12
- 34 Condition 12 -CONFIDENTAIL DOCS
- 35 Condition 12 -Superseded Docs
- 36 Condition 12 -Superseded Docs
- 37 Condition 12 -Superseded Drawings
- 38 Condition 12 -Superseded Drawings
- 39 Condition 25
- 40 Condition 25 + 29
- 41 Condition 27

Lots Road power station and land at Thames Avenue Development

Table 5.6

1 Residential Accommodation

Block	Private (no. of units)	Affordable (no. of units)	Planning Use Class	Totals	Gross External Area sq. m
Site A					
KC 1	40		C3		10,175
KC 2	19	55	C3		9,610
KC 3	195	61	C3		44,658
KC 4		50	C3		5,189
Total in Site A	254	166		420	69,632
Affordable % in Site A	60%	40%			
Site B					
HF 1	75		C3		16,001
HF 2	18		C3		3,076
HF 3 (a/b/c)		216	C3		17,714
HF 4	50		C3		6,891
HF 5	38		C3		6,472
Total in Site B	181	216		397	50,154
Affordable % in Site B	46%	54%			
Total for Sites A and B	435	382		817	119,786
Affordable % for whole site		47%			

Table 5.7

2 Ancillary Residential Accommodation

Block	Description	Planning Use Class	Floor	Gross External Area sq. m
Site A				
KC 1	Gym	C3	Ground/First	571
KC 3	Estate Management	C3	Ground	171
KC 3	Transport Management	C3	Ground	92
Total Site A				834
Site B				
HF1	Gym	C3	Ground/First	823
HF3	Estate Management	C3	Ground/First	191
Total Site B				1,014
Total Sites A and B				1,848

Table 5.8

3 Commercial/Communal Accommodation

Block	Description	Planning Use Class	Floor	Gross External Area sq. m
Site A				
KC1	Workshop/light industrial	B1	Ground	295
KC 2	Workshop/light industrial	B1	Ground	344
	Nursery		Ground	418
KC 3	Workshop/light industrial	B1	Basement	392
	Community	D	Basement/Grnd	478
	Retail/Units	A1/A2	Ground	1,573
	Restaurant	A3	Ground	406
	Offices	B1	First	4,961
Total Site A				8,867
Site B				
Total Site B				0
Total Sites A and B				8,867

Table 5.9

4 Other accommodation

Block	Description	Planning Use Class	Floor	Gross External Area sq. m
Site A				
KC 2	Loading Bay/Plant	-	Ground	151
KC 3	Covered Street	-	Ground	2,907
	Loading Bay/Servicing Area	-	Ground	545
KC4	Plant		Basement	736
Total Site A				4,339
Total Sites A & B				4,339

Table 5.10

6 Car Parks

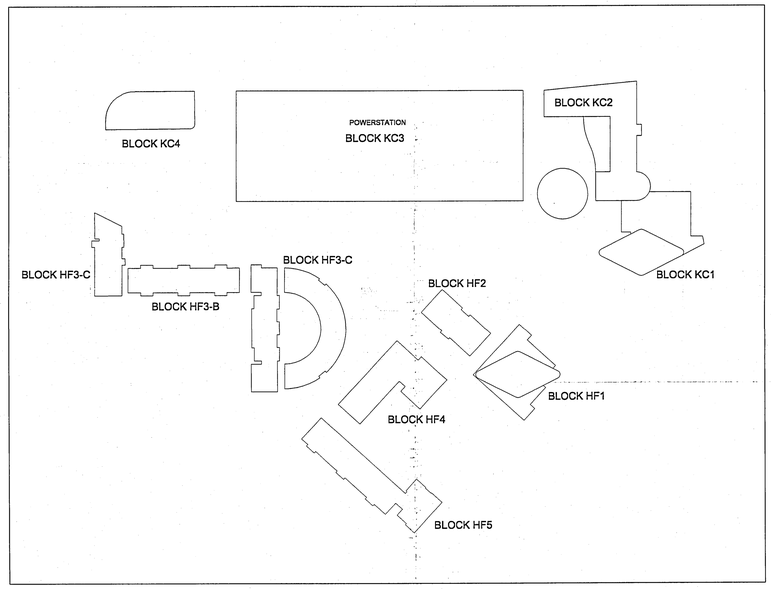
Block	Description	Planning Use Class	Floor	Gross External Area sq. m
Site A				
Car Park/Plant	Double Basement Car Park	-	Basement	17,435
Site B				
Car Park/Plant	Semi-basement Car Park	-	Semi-basement	10,013
Total Sites A and B				27,448

Table 5.11

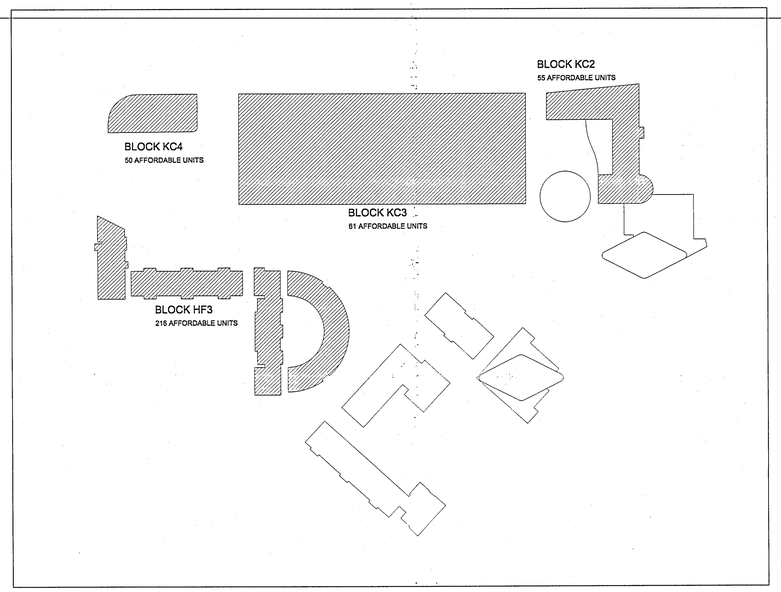
6 Summary

Block		Gross External Area sq. m
Site A		
Table 1	Residential Accommodation	69,632
Table 2	Ancillary Residential Accommodation	834
Table 3	Commercial/Communal Accommodation	8,867
Table 4	Other accommodation	4,339
Table 5	Car Parks	17,435
Total Site A		101,107
Site B		
Table 1	Residential Accommodation	50,154
Table 2	Ancillary Residential Accommodation	1,014
Table 3	Commercial/Communal Accommodation	0
Table 4	Other accommodation	0
Table 5	Car Parks	10,013
Total Site B		61,181
Total Sites A and B		162,288

1. TABLES OF AREAS, USES AND SITE TOTALS



2. BLOCK LABELLING



3. LOCATION OF AFFORDABLE HOUSING

LRTW4/PA/00-000	Cover Sheet	A0	NTS
LRTW4/PA/00-001	Index, Areas, Uses, Block Labelling	A0	NTS
LRTW4/PA/03-001	Existing Buildings and Boundaries	A0	1/1000
LRTW4/PA/03-002	Roof Plan	A0	1/1000
LRTW4/PA/03-003	Ground Floor Plan	A0	1/1000
LRTW4/PA/04-001	Context Elevation Riverside	A0+	1/500
LRTW4/PA/04-002	South Site - North Elevation	A0+	1/500
LRTW4/PA/04-003	Long Section through Powerstation	A0+	1/500
LRTW4/PA/04-004	Blocks HF3, HF5 South Elevation	A0	1/500
LRTW4/PA/04-005	Lots Road Elevation	A0+	1/500
LRTW4/PA/04-006	Section Through Powerstation	A0+	1/500
LRTW4/PA/04-007	Blocks KC1, KC2, KC3 South Elevation	A0	1/250
LRTW4/PA/05-001	Roof Plan	A0	1/400
LRTW4/PA/05-002	KC Basement - 2	A0	1/250
LRTW4/PA/05-003	KC Basement - 1	A0	1/250
LRTW4/PA/05-004	KC Level 00	A0	1/250
LRTW4/PA/05-005	KC Level 01	A0	1/250
LRTW4/PA/05-006	KC Level 02	A0	1/250
LRTW4/PA/05-007	KC Level 03	A0	1/250
LRTW4/PA/05-008	KC Level 04	A0	1/250
LRTW4/PA/05-009	KC Level 05	A0	1/250
LRTW4/PA/05-010	KC Level 06	A0	1/250
LRTW4/PA/05-011	KC Level 07	A0	1/250
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LRTW4/PA/05-015	KC Level 11	A0	1/250
LRTW4/PA/05-016	KC Level 12	A0	1/250
LRTW4/PA/05-017	KC Level 13	A0	1/250
LRTW4/PA/05-018	Block KC1 Levels	A0	1/250
LRTW4/PA/05-019	KC Roof Plan	A0	1/250
LRTW4/PA/06-020	HF Basement - 1	A0	1/250
LRTW4/PA/06-021	HF Level 00	A0	1/250
LRTW4/PA/06-022	HF Level 01	A0	1/250
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LRTW4/PA/06-031	HF Level 10	A0	1/250
LRTW4/PA/06-032	Block HF1 Levels	A0	1/250
LRTW4/PA/06-033	HF Roof Plan	A0	1/250
LRTW4/PA/07-001	Blocks KC2, KC3 Section	A1	1/250
LRTW4/PA/07-002	Block HF5 Section	A1	1/100
LRTW4/PA/07-003	Block HF3 Section	A1	1/100
LRTW4/PA/07-004	Block HF1 Section	A1	1/100
LRTW4/PA/07-005	Block HF4 Section	A1	1/100
LRTW4/PA/07-006	Block HF2 Section	A1	1/100
LRTW4/PA/07-007	KC1 KC3 Section		
LRTW4/PA/08-101	KC1 Elevations	A0	1/250
LRTW4/PA/08-102	KC2 Elevations	A1	1/250
LRTW4/PA/08-103	KC3 Elevations	A0	1/250
LRTW4/PA/08-104	KC3 Detailed Elevations	A0	1/100
LRTW4/PA/08-105	KC4 Elevations	A1	1/250
LRTW4/PA/08-106	HF1 Elevations	A0	1/250
LRTW4/PA/08-107	HF2 Elevations	A1	1/250
LRTW4/PA/08-108	HF4 Elevations	A1	1/250
LRTW4/PA/08-109	HF5 Elevations	A1	1/250
LRTW4/PA/08-110	HF3 Elevations	A0	1/250
LRTW4/PA/08-111	HF3 Elevations	A0	1/250

RANDLE SIDDELEY ASSOCIATES DRAWINGS

589/01	Landscape Masterplan
589/02	Roof Plan
589/03	Hard Landscape Masterplan
589/04	Soft Landscape Masterplan
589/05	Landscape Section 1
589/06	Landscape Section 2
589/07	Landscape Section 3
589/08	Landscape Section 4
589/09	Landscape Section 5
589/10	Landscape Section 6
589/11	Landscape Section 7
589/12	Landscape Section 8
589/13	Landscape Section 9
589/14	Landscape Section 10
589/15	Landscape Section 11
589/16	Landscape Section 12
589/17	RBKC Main Plaza Landscape Plan
589/18	Paving Details (1)
589/19	Paving Details (2)
589/20	Paving Details (3)
589/21	Roof Garden Details

4. INDEX OF DRAWINGS

REFUSED BY PLANNING APPLICATIONS CTTEE MAJOR APPLICATIONS 28 OCT 2003

REF

LRTW4/PA/00-01

CIRCADIAN Ltd.

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

INDEX, AREAS / USES / UNIT TOTALS, BLOCK LABELLING PLAN

DECEMBER 2002

TERRY FARRELL & PARTNERS

Creek Basin

L.U.L. land (BSP)

Chelsea Creek

Thames water Pumping station

Sita waste transfer station

Site A
Royal borough of Kensington and Chelsea

Creek and basin owned by the Royal Borough of Kensington and Chelsea

Site B
London borough of Hammersmith and Fulham

existing buildings to be demolished

Chelsea Harbour

LOTS ROAD

BURNAVY STREET

STADIUM STREET

REFUSED BY
PLANNING SERVICES CTTEE
MAJOR APPLICATIONS
28 OCT 2003
REFUSAL REF

EX	HDC	TP	GAC	AO	GLU	AO
DIR						
R.B.						
R.C.						

13 DEC 2002 PLANNING

A	G	SW	E	APP	IO	REG
				DPM	DECL	PA

SCALE 1/1000 @ A0
LRTW-4/PA/03-001

TERRY FARRELL & PARTNERS

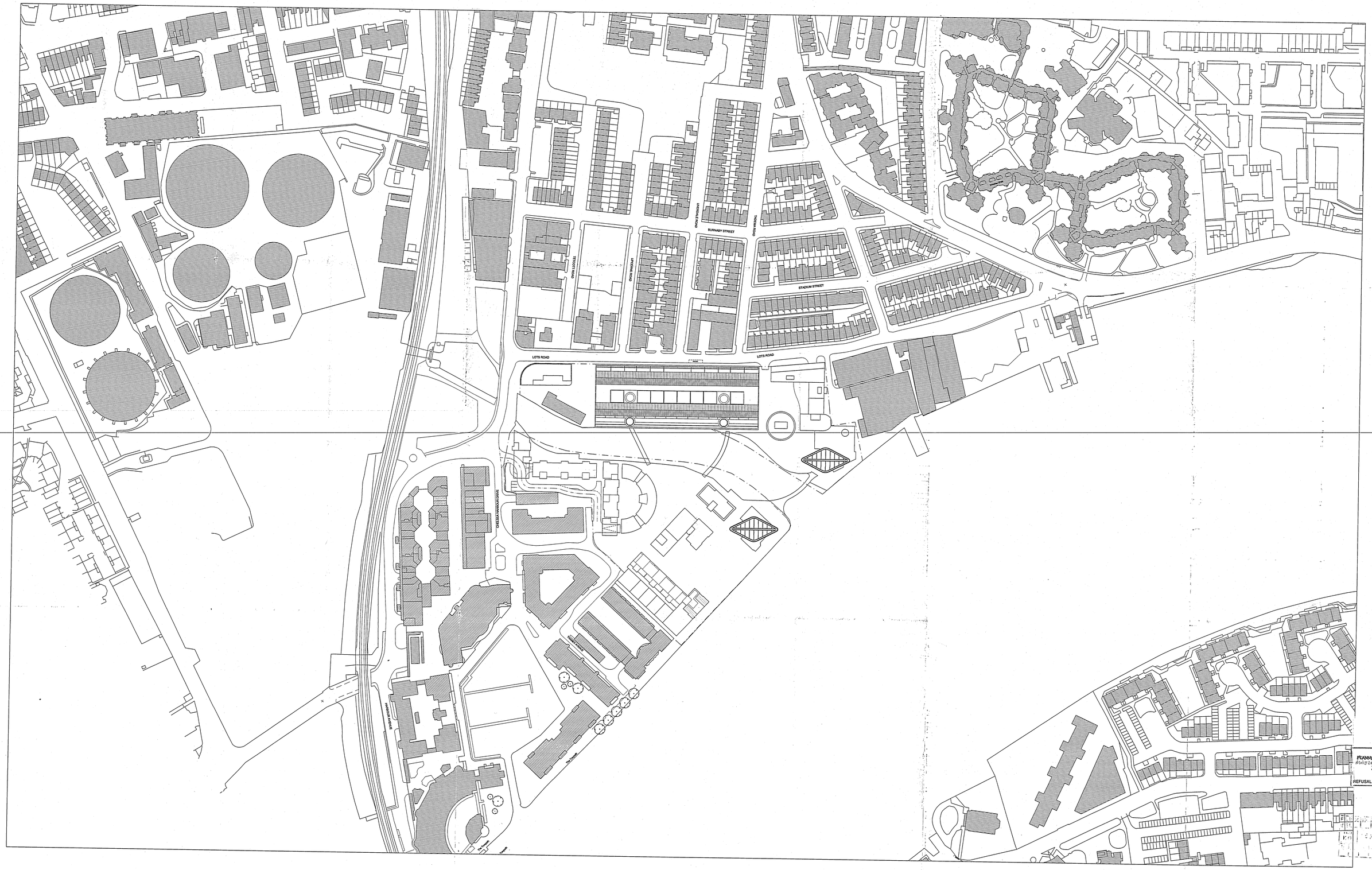
CIRCADIAN Ltd.

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

SITE: EXISTING BUILDINGS AND BOUNDARIES

DECEMBER 2002

PP021321 1B



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DATE OF DECISION
28 OCT 2003
REFUSAL REF

REVISED

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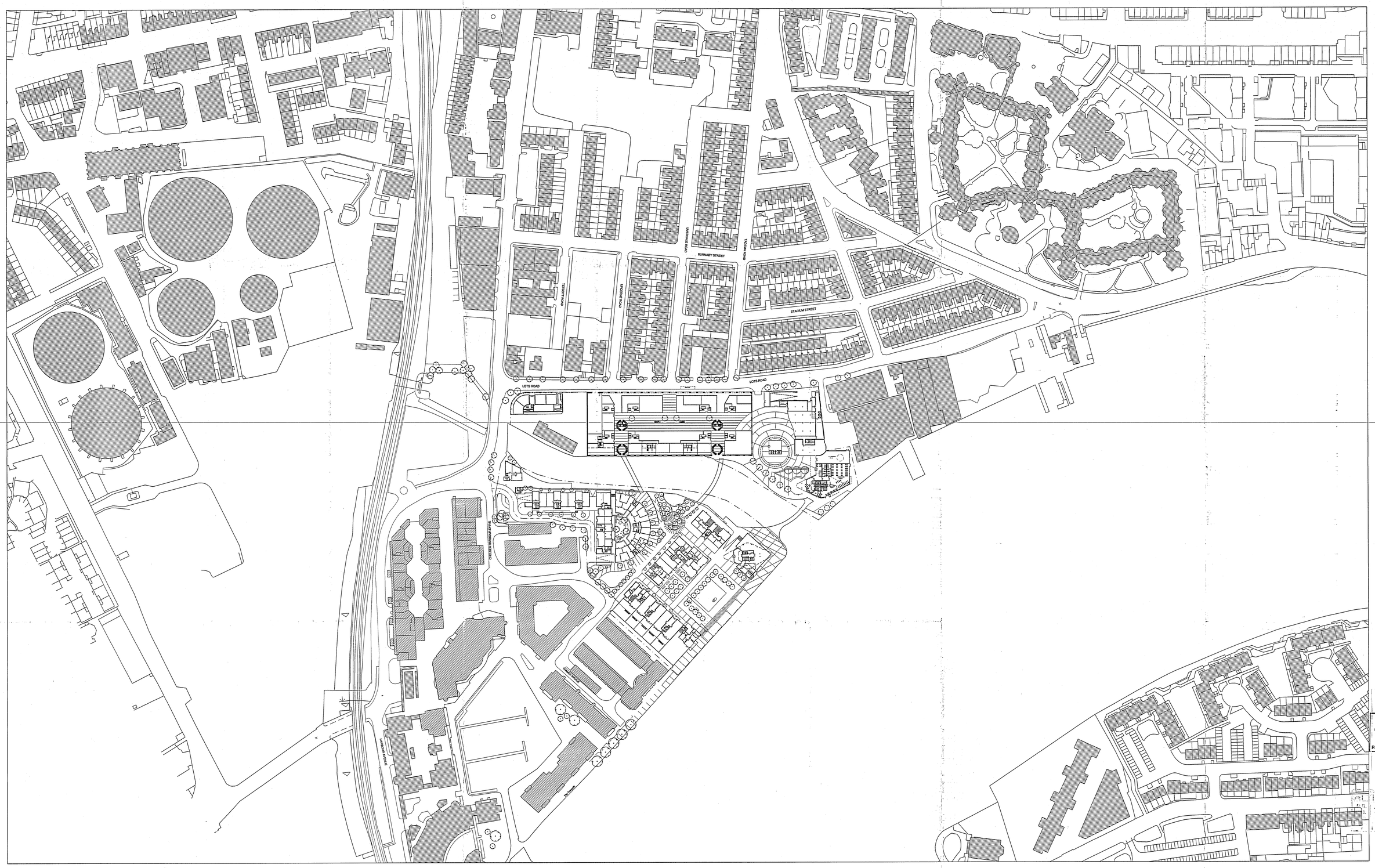
LRTW-4/PA/03-002-A

CIRCADIAN Ltd.

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

SITEPLAN: ROOF
DECEMBER 2002

TERRY FARRELL & PARTNERS



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28 OCT 2003
REFUSAL REF.

17021324/C REVISED

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LRTW-4/PA-03/003-A

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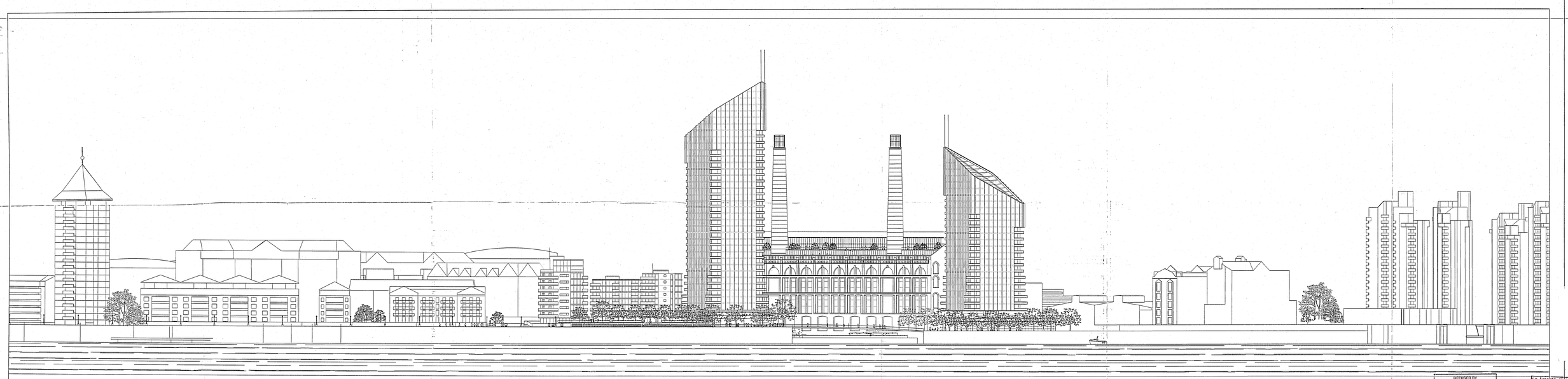
CIRCADIAN Ltd.

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

SITEPLAN: GROUND

DECEMBER 2002



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AWARD APPLICATIONS
28 OCT 2003
REFUSAL REF

EX DIR | NDC | TP | CD | AD | CLU | AO | AK
R.B. K.C. | 13 OCT 2003 | PLANNING

PP02132 SCALE 1:500 @ EXTA0
1B LRTW4/PA-04/01

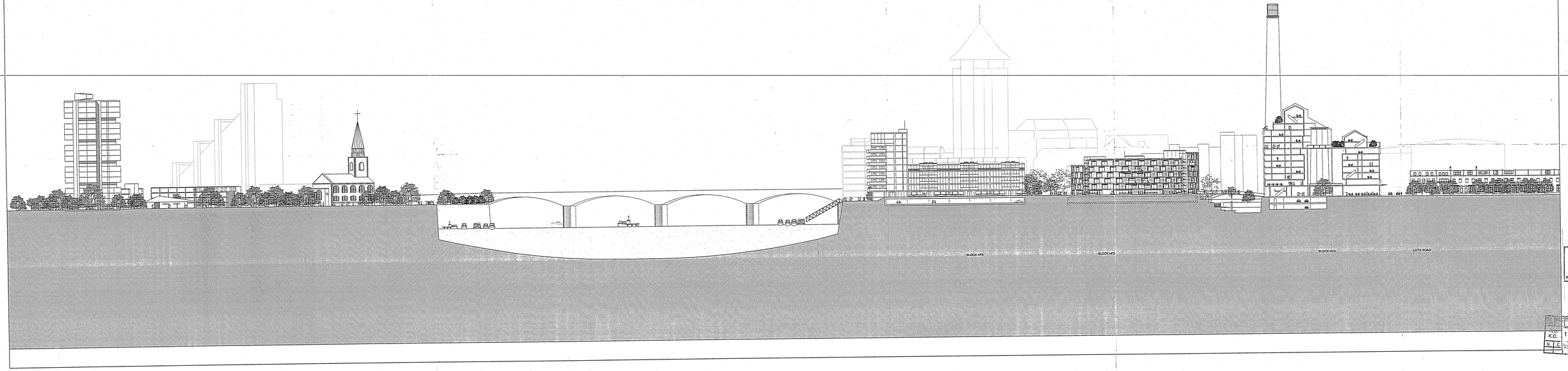
TERRY FARRELL PARTNERS

CIRCADIAN Ltd.

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

CONTEXT ELEVATION RIVERSIDE

DECEMBER 2002



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TRADE APPLICATIONS
28 OCT 2003
REFUSAL REF _____

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K.C.	13	D	C 2002	PLANNING			
N	E			APPD	KO	RECT	
				PLANNING			

SCALE 1:500 @ A0EXT

LRTW4/PA/04-003

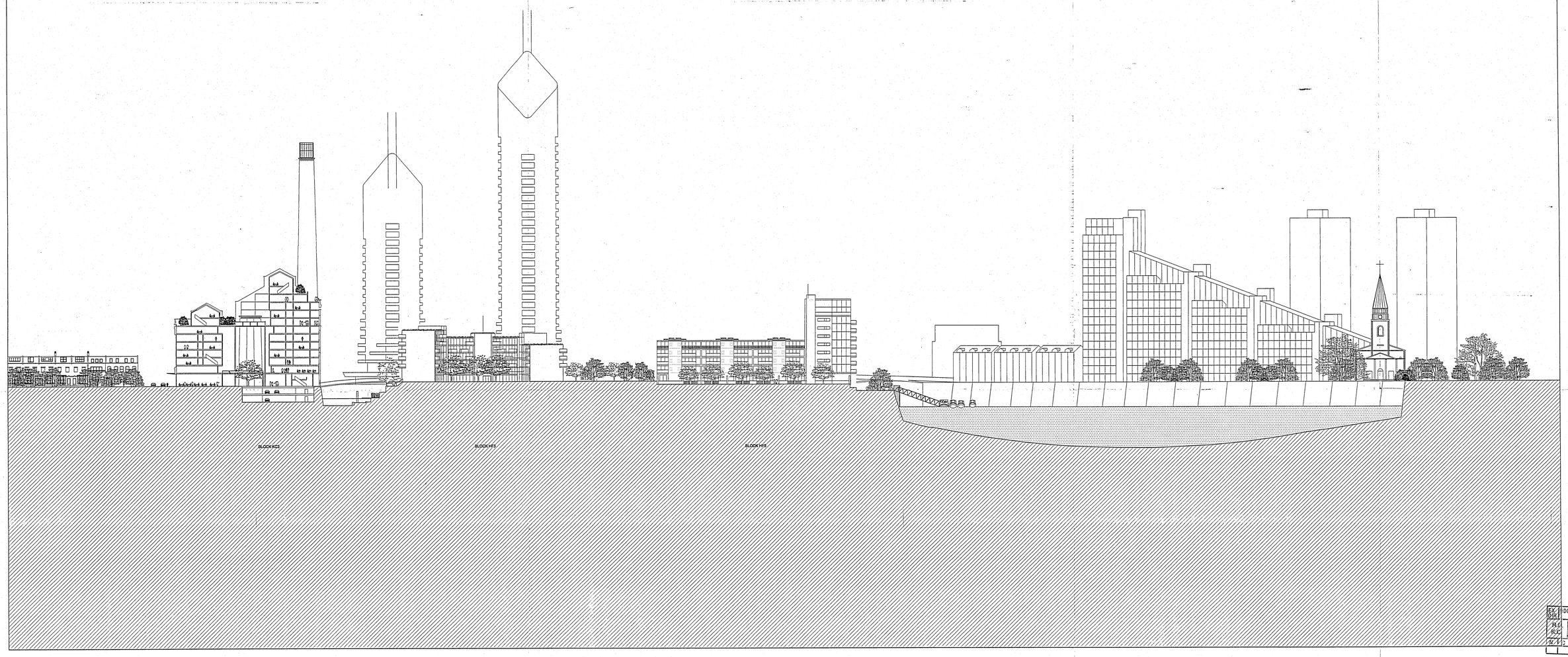
TERRY FARRELL PARTNERS

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

LONG SECTION THROUGH POWERSTATION

DEC 2002

CIRCADIAN Ltd.



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INDEX APPLICATIONS
20 OCT 2003
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RC/KC		13 DEC 2002			PLANNING		
REV	DRN	CHK	APP	APD	REF		

SCALE 1:500 @ A0

LRTW4/PA/04-004

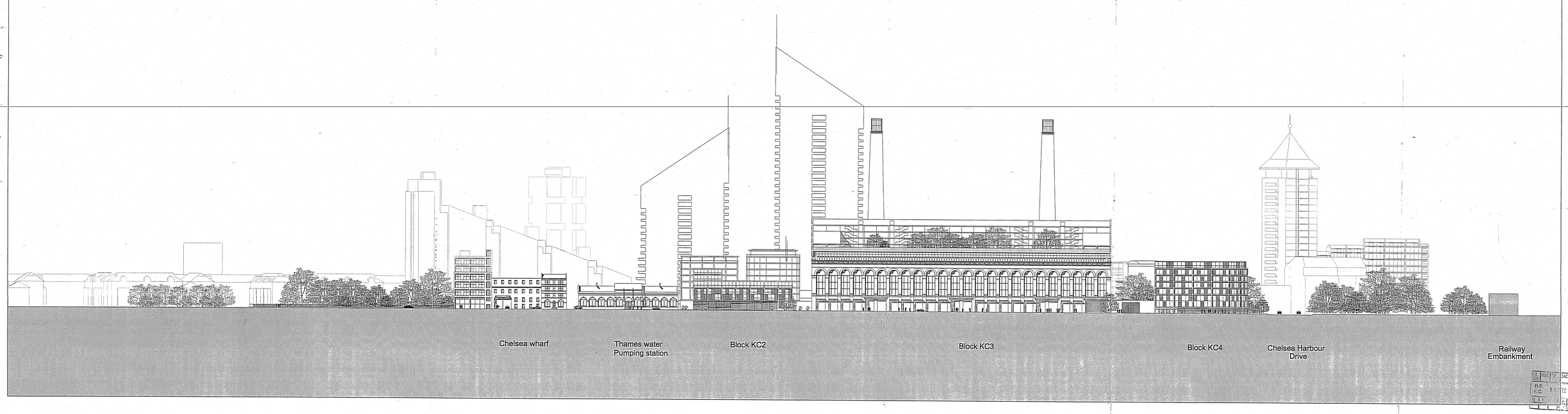
LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

BLOCK HF5, HF3 SOUTH ELEVATION

DECEMBER 2002

CIRCADIAN Ltd.

TERRY FARRELL & PARTNERS



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PLANNING SERVICES
APPROVED WITH CONDITIONS
20 OCT 2003

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DRAW No LRTW4/PA/04-005

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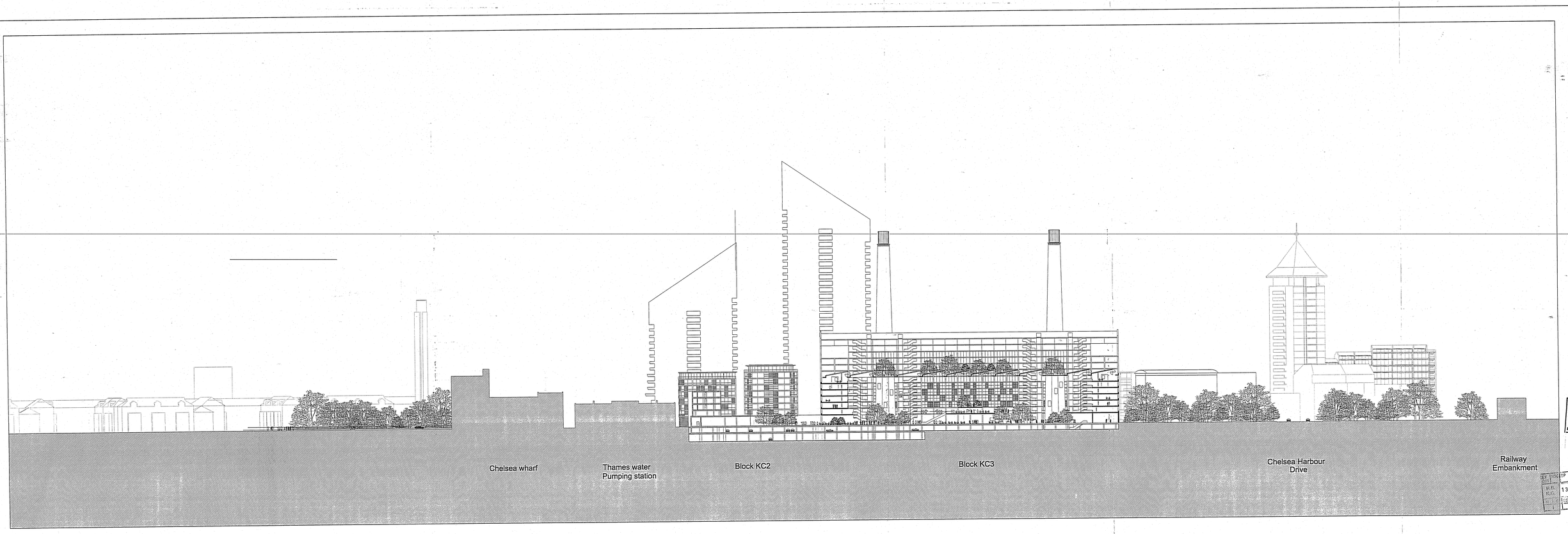
LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

LOTS ROAD ELEVATION

DECEMBER 2002



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29 OCT 2003
REFUSAL REF.

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H.B. | R.C. | 13 OCT 2002 | PLANNING
T.T. | C.C.T. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20

SCALE 1/500 @ A0EXT
LRTW3/PA/04-006

PP021324

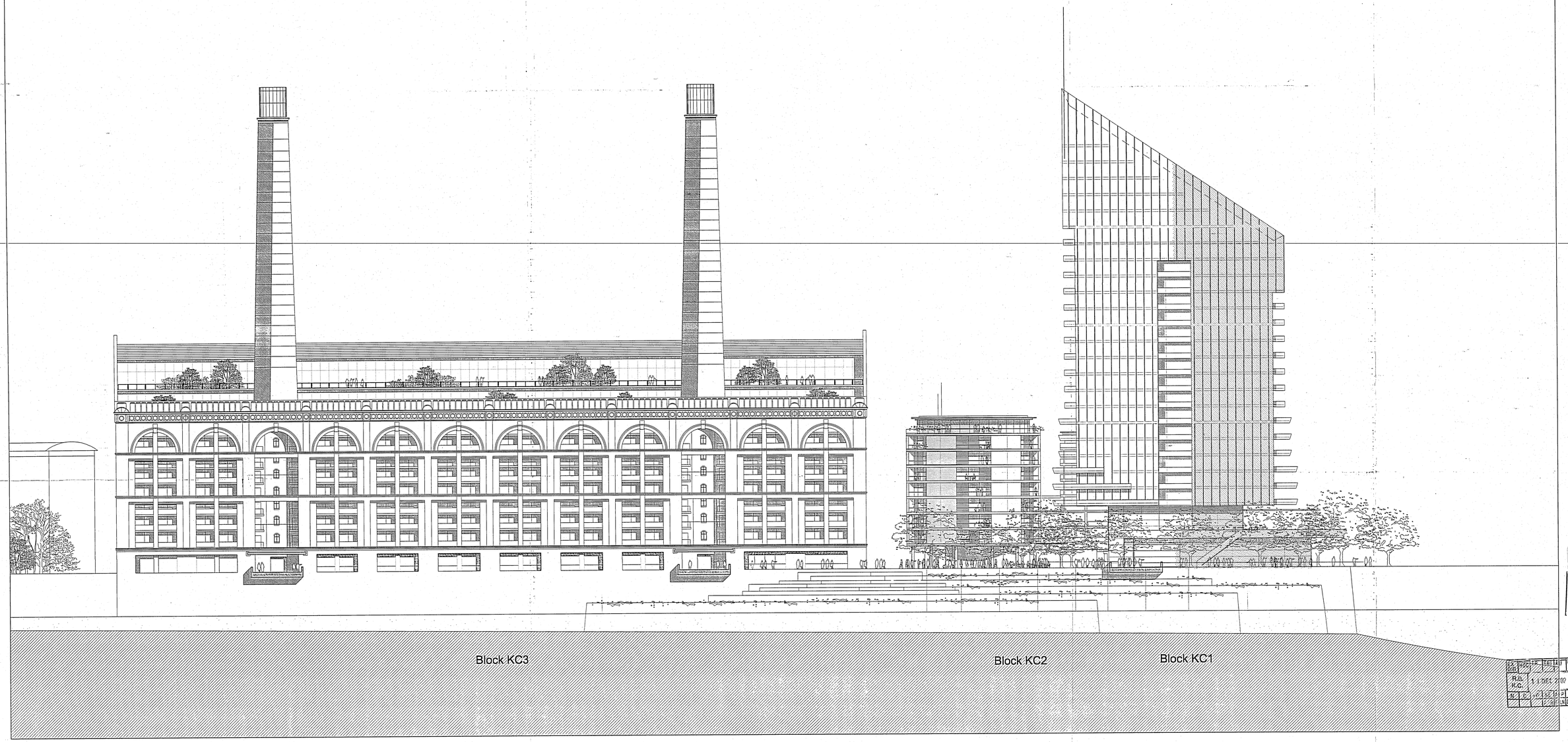
TERRY
FARRELL
PARTNERS

CIRCADIAN Ltd.

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

SECTION THROUGH THE POWERSTATION

DECEMBER 2002



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MAJOR APPLICATIONS
29 OCT 2003
REFUSAL REF.

SCALE 1:250 @ A0

LRTW4/PA/04-007

LOTS ROAD POWERSTATION AND LAND AT THAMES AVENUE DEVELOPMENT

BUILDING ELEVATION: BLOCKS KC1, KC2, KC3 : SOUTH

DECEMBER 2002

CIRCADIAN Ltd.

TERRY FARRELL & PARTNERS

PP021524 B