

## **RBKC/THAMES WATER MEETING – 27 April 2012**

### **THAMES TUNNEL DEVELOPMENTS AT CREMORNE WHARF AND CHELSEA EMBANKMENT**

#### **DRAFT MINUTES**

##### **1. Present / Introductions**

**RBKC:** Richard Craig (Planning), Patricia Cuervo (Planning)

**TW:** Clare Donnelly (Architect), Sarah Dye (Engineer Manager), John Pearson (Planning Manager), Zoe Chick (Planning Assistant), Alex Gilmour (Engineer)

**English Heritage:** Claire Craig

##### **2. Minutes of previous meetings**

Minutes were reviewed. Outstanding actions: CD to send information about the intertidal habitat and maintenance to SL.

##### **4. Lots Road Pumping Station Works**

JP explained that a plan to show the equipment in the pumping station was being produced.

AG said that the equipment will fit into the green kiosks/boxes which will be set away from the floor. Their physical attachment will be limited. Some walls are tiled. To bring cables into the station from the outside, the old Victorian gas mains could be used. There may be a need to remove the solace chamber (which is not original) in the basement and drill the floors.

RC asked about a set of double doors in the plan.

AG said he will come back on that.

RC wanted to visit the station and confirmation on the size and level of attachment of the cabinets to the wall. He asked if the wall behind and the tiling would be maintained.

JP said that they did not want a large intervention to the structure of the building. The DCO will not contain a great amount of detail but it will contain information on the fabric of the building, methodology, etc. The DCO will include planning and listed building consent.

- Action: AG to give feedback on the set of double doors in the plan.
- Action: ZC to arrange a site visit for Lots Road (it took place on the 29<sup>th</sup> May).

### 3. **Chelsea Embankment Foreshore Design**

CD described the new scheme which included a flooding terrace with ramps and therefore railings were not needed. She said that the shape of the foreshore will have to be fixed for the DCO but there could be flexibility on what will be on the structure.

RC said that the scheme had gone a long way in terms of design, making the site a more interesting place. He needed more detail to understand the practicability of the wall, its height, lighting etc. He said he would encourage the kiosks to be incorporated in the wall.

CD said that there will be a low level of lighting. The high vents for the interception chamber will be 6m high and with a small diameter, similar to lampposts.

RC asked about the budget for the design and how the landscaping will be fixed.

SD said that most of the costs are focused on the civil engineering side of the project so they did not have detailed costings for landscaping and design.

JP said that they will probably specify materials rather than the budget.

CC said that the materials need to make a positive statement to the setting of the Royal Hospital.

RC said that in 10 years time when the detail design comes to the Council, we would like to be reassured that the design principles will be strong to obtain a good design.

JP said that the parameters within which the issues need to be fixed should be set up in the DCO.

RC said that he would include in the principles the flooding terrace and work with these parameters within the DCO. He pointed out that maintenance and responsibility of the open space should also be confirmed.

JP said that Thames Water will retain the freehold of the structure. Ongoing maintenance will be discussed with the Council and TfL.

SD said there will be a committed sum for maintenance.

PC asked about the different consents.

JP said that the meetings will be set up when they get the information they needed on transport (model provisions), asset protection (river wall, bridges), etc. Meetings will be taking place from May.

## 5. DCO level of detail

### **Cremorne Wharf**

PC said that the Thames Path needed to be included in the Design Principles. A townscape analysis along with a heritage statement and a plan showing the location of works should be provided.

JP explained that some details such as footprint of the building, scale, elevational treatment, materials, roof finish, position of buildings entrance(s) and windows, location of vents, height, diameter and noise levels will be included in the design principles. He said that the townscape analysis needed to be discussed.

RC asked about the sewer outlet under the jetty.

SD said that the jetty provides some protection to the CSO and if it goes, then the same kind of protection will need to be provided.

### **Chelsea Embankment**

RC asked for plans identifying any loss or changes to listed structures. He reiterated that it would be important to include the flooding terrace in the principles.

JP said that there was no intention to change or lose any structures. He also said that other issues which will be incorporated into the Design Principles were: design and materials of benches, new wall, balustrade structures, steps, tree removal, drainage to the site, lighting and location of structures (vents, kiosks).

- Action: PC to share the latest design with Jonathan Bore and give a final preferred vision of the Council. (Action finalised the week after the meeting).
- PC to send the Council's comments to the design principles (sent on the 7<sup>th</sup> June).

## 6. AOB

No other business was raised.