

Thames Tideway Tunnel
Thames Water Utilities Limited



Application for Development Consent

Application Reference Number: WWO10001

Heritage Statement

Doc Ref: **5.3**

Appendix D

APFP Regulations 2009: Regulation **5(2)(m)**

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Thames Tideway Tunnel

Heritage Statement Appendix D: Dormay Street

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Appendix D: Dormay Street

D.1 Site location and context

- D.1.1 The proposed development site is located within the London Borough of Wandsworth along the River Wandle, approximately 350m from its confluence with the River Thames. The site comprises areas of hardstanding in parts of the London Borough of Wandsworth's Frogmore Complex and Causeway Island. It also includes the junction of The Causeway, Dormay Street and Armoury Way to the south.
- D.1.2 The Frogmore Storm Relief – Bell Lane Creek CSO runs through the western section of the site and discharges into Bell Lane Creek, which runs through the centre of the site.
- D.1.3 Causeway Island is currently used for open air storage of motor vehicles and materials (refer to Figure D.1 below). There are a number of semi-mature trees on the southern boundary of the 'island', which are not subject to Tree Protection Orders.
- D.1.4 The site is designated by the London Borough of Wandsworth as part of the Central Wandsworth Locally Significant Industrial Area for industrial employment use. The two parcels of land that form the site are both allocated for B1c, B2 and B8 uses in the London Borough of Wandsworth's adopted *Site Specific Allocations Document* (February 2012) (SSAD).
- D.1.5 The site identified in the SSAD as 'Causeway Island' forms part of the northern section of the site, and the site identified as 'Keltbray site, Wentworth House and adjacent land at Dormay Street' forms the southern part of the site adjacent to the south of Bell Lane Creek (refer to Figure D.2 below). The SSAD also sets out the council's aspirations for a new riverside walkway between Causeway Island and Dormay Street, via a newly constructed bridge link over Bell Lane Creek.
- D.1.6 The site falls within the Wandsworth Archaeological Priority Area and partially within the Wandsworth Town Conservation Area.
- D.1.7 The site is bounded by a fenceline to the north (beyond which lie a vehicle storage area and railway lines), The Causeway to the east (beyond which lies the River Wandle), the junction of Dormay Street and Armoury Way to the south, and the remainder of the Frogmore Complex to the west.
- D.1.8 The area to the north of the site comprises mixed commercial and industrial uses. A planning application to change the use of the northern part of Dormay Street was approved on 15 August 2012. The planning consent allows an area at the dead end of Dormay Street, which is currently designated Highway Land, to be stopped up, subject to obtaining the necessary highway consents.
- D.1.9 To the east of the site and the River Wandle are an industrial estate and a gasholder station with associated plant. To the south, the site backs onto clusters of industrial buildings along Dormay Street including Wentworth

House (40m from the site), which is a Grade II listed building currently in office use. The Armoury public house, its adjoining cottages, and three two-storey terraced properties are located further to the south at the junction of Dormay Street and Armoury Way.

- D.1.10 The residential area to the southwest of the site is primarily characterised by three- to four-storey residential apartment blocks, and there is further residential development beyond. The Frogmore Complex forms part of a wider industrial area to the west.

Historical context

- D.1.11 Situated on the western bank of the River Wandle, a tributary to the River Thames, the site was once an area of marshland to the north of the village of Wandsworth. It attracted sparse industrial development in the post-medieval period.
- D.1.12 Wentworth House, a two-storey Grade II listed house set back from Dormay Street, was built to the south of the site in the early 18th century. Both Dormay Street (formerly Bell Lane) and The Causeway were laid out by the mid-18th century.
- D.1.13 In the mid-18th century, there were a number of buildings set around the channels of the River Wandle on the site that were probably for industrial purposes. The River Wandle supplied power, a means of transport and water for various industrial processes. The site provided ample wharfage at the southern end of Bell Lane Creek and access to the River Thames.
- D.1.14 By the mid-19th century, the railway that had been constructed along the northern boundary of the site had provided the impetus for urban growth and industrial development, including malt kilns, on the southern part of the site. There were also two small inlets/wharfs off the main body of Bell Lane Creek within the site. By the end of the 19th century, the Wandsworth Royal Laundry occupied part of the site and a weir had been constructed on the River Wandle.
- D.1.15 Early 20th century mapping shows that the site changed little from the mid-19th century, except that some of the buildings that had stood on the western part of the site had been demolished. By the late 1960s, earlier buildings on the southern part of the site had been demolished and replaced with three light industrial buildings. The northern part of the site remained open and is now an area of hardstanding.
- D.1.16 There is a cluster of surviving historic buildings at the junction of Dormay Street and Armoury Way to the south of the site where the 1960s industrial buildings and workshops front onto Dormay Street. This pattern of development contrasts with the earlier Wentworth House, which is set back from the street.

D.1.17 Figure D.1 shows the view of the site to the south. Bell Lane Creek lies beyond the trees. Figure D.2 shows the view of the site to the southwest from Bell Lane Creek.

Figure D.1 View of the site to the south (standard lens)



Figure D.2 View of the site to the southwest from Bell Lane Creek (standard lens)



D.2 Relevant local heritage policy and guidance

- D.2.1 As the application for development consent relates to a Nationally Significant Infrastructure Project, the NPS is the primary basis for decision making on all planning issues raised by the application. When it comes to assessing the acceptability of the application proposals, it is the NPS that sets the relevant criteria to be applied. However, the project has been developed in the knowledge of local planning policies and, particularly, local land use planning designations.
- D.2.2 The London Borough of Wandsworth's *Local Development Framework* comprises the *Core Strategy* (October 2010), the *Development Management Policies Document (DMPD)*, the *Site Specific Allocations Document (SSAD)* and the *Important Local Views Supplementary Planning Guidance*. The guidance in the *Wandsworth Town Conservation Area Appraisal* (draft 2007) is also relevant.
- D.2.3 *Core Strategy* Policy IS3 (Good quality design and townscape) states that: "a. The Council will protect and reinforce the existing varied character and heritage of the borough. b. The layout, form and design of new buildings and the spaces around them should contribute positively to the local environment, creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible to all, sustainable, functional, adaptable, durable, inclusive, and while having their own distinctive identity maintain and reinforce local character".
- D.2.4 *DMPD* Policy DMS2 (Managing the historic environment) states that: "a. applications affecting a heritage asset or its setting will be granted where it: i. is in accordance with PPS 5, the London Plan and relevant English Heritage guidance; ii. takes full account of the Council's Conservation Area Appraisals and Management Strategies; "b. Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment, and where they have consideration for the following:
- "i. the conservation of features and elements that contribute to the heritage asset's significance and character [...];
 - "ii. the reinstatement of features and elements that contribute to the heritage asset's significance which have been lost which may include any of the above items or others;
 - "iii. the conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;
 - "iv. the removal of additions or modifications that are considered harmful to the significance of any heritage asset [...];
 - "v. the use of the heritage asset should be compatible with the conservation of its significance;

“vi. historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record.

“c. Development involving the demolition or removal of significant parts of heritage assets will be granted in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of PPS 5 policies HE 9 and 10.

“d. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the proposals map), will need to be assessed and may be required to be accompanied by an archaeological evaluation report. [...] The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation”.

D.2.5 DMPD Policy DMO6 (Riverside development) states that:

“a. New development on sites adjoining the River Thames and River Wandle will be permitted where it: [...]

“ii. protects existing views;

“iii. provides open spaces and other appropriate infrastructure and amenities;

“iv. protects and enhances the habitat value of the river and shoreline and does not cause harmful effects on the river regime, environment, biodiversity or archaeology of the river (including banks, walls and foreshore);

“v. does not adversely impact neighbouring sites and uses, particularly docks and safeguarded wharves; and

“vi. does not harm the stability or continuity of tidal or flood defences (See Policy DMS7 for further detail)”.

D.2.6 The two parcels of land that form Dormay Street are both allocated for B1c, B2 and B8 uses in the London Borough of Wandsworth’s adopted *Site Specific Allocations Document* (February 2012) (SSAD). The site identified in the SSAD as ‘Causeway Island’ (proposals map ref. no. 40) forms part of the northern section of the site, and the site identified as ‘Keltbray site, Wentworth House and adjacent land at Dormay Street’ (proposals map ref. no. 42) forms the southern part of the site adjacent to the south of Bell Lane Creek.

D.2.7 The SSAD also sets out the council’s aspirations for a new riverside walkway between Causeway Island and Dormay Street, via a newly constructed bridge link over Bell Lane Creek.

D.2.8 The SSAD states on p.87 that *“Wentworth House (listed Grade II) should be retained and its setting enhanced. It is desirable to retain the existing industrial buildings immediately north and adjacent to Wentworth House. These are considered to make a positive contribution to the character and appearance of this part of the Wandsworth Town Conservation Area and have the potential to be adapted for a range of uses”.*

- D.2.9 The *Important Local Views Supplementary Planning Guidance* cites *Unitary Development Plan (UDP) Policy TBE8* and states that: “Development will not be permitted which would materially harm: [...] (c) views upstream and downstream from bridges over the River Thames and Wandle; [...] d) views of listed buildings, other buildings of local interest and landmarks; [...] (h) views along ‘green chains’”.
- D.2.10 Views from The Causeway to/from the River Thames are specifically referenced in this document (p. 14).
- D.2.11 *Wandsworth Town Conservation Area Appraisal and Management Strategy* states that: “2.2 Armoury Way is seen essentially as an area with potential for enhancement. There are two interesting clusters of buildings, one at Dormay Street, and the other at Barchard Street/Fairfield Street. Both suffer from compromised settings dominated by traffic, signage and advertising hoardings. Issues are: ... Dormay Street – a possible gateway to the River Thames.”

D.3 Description of heritage assets and significance summary

- D.3.1 There are no designated heritage assets (as defined in the NPS, para. 4.10.2) within the site; a small part of the site falls within a conservation area. There are a number of heritage assets nearby. These heritage assets are illustrated in the Historic environment features map and the Conservation areas map. The numbering on the Historic environment features map refers to the gazetteer in which the heritage assets are described in the *Environmental Statement*, which accompanies the application (Vol 8, Appendix E.1). The gazetteer is provided at the end of this appendix.
- D.3.2 The heritage assets include:
- a. Wandsworth Town Conservation Area
 - b. the undesignated Bell Lane Creek river wall
 - c. the Grade II listed Wentworth House
 - d. an undesignated barge bed on Bell Lane Creek
 - e. the locally listed Armoury public house
 - f. an undesignated area of granite setts and boundary wall on The Causeway
 - g. archaeology.

Wandsworth Town Conservation Area

- D.3.3 The Wandsworth Town Conservation Area was designated to protect the historic character of the old town centre of Wandsworth, which possesses a wealth of historic buildings of diverse characters that reflect its historic role as an industrial town before it was subsumed by London (refer to the Conservation areas map).

- D.3.4 Key features of the conservation area are the surviving historic street pattern and the intermixing of residential and industrial properties, which is characteristic of the 18th century. The *Wandsworth Town Conservation Area Appraisal and Management Strategy* notes that Wentworth House, Dormay Street and the buildings next to the Armoury public house “are reminders of the traditional townscape of this locality”.
- D.3.5 Dormay Street leads northwards from Armoury Way in a slight curve, which is accentuated by its narrowness and the industrial buildings that front directly onto the pavement. The set-back frontage of Wentworth House provides some visual relief. The historic views to the north to Bell Lane Creek between the former industrial buildings were lost following the erection of the modern industrial shed at the end of the road. There are views along the River Wandle from Armoury Way, although these mainly comprise the walls and light industrial buildings that line the river.
- D.3.6 The conservation area includes a plain, utilitarian, 20th century, single-storey brick industrial building, with two saw tooth roofs. The building sits at the northern end of Dormay Street within the southern boundary of the site. The building has minimal visual or historic interest and it seems that it was included in the designation because its street frontage completes the curving sweep of Dormay Street and forms a secondary part of the setting of Wentworth House.
- D.3.7 The other buildings within the site do not have any visual or heritage interest and are excluded from the conservation area. Their contribution to its setting is low, and they currently close off views of Bell Lane Creek from the area.

Bell Lane Creek river wall

- D.3.8 The existing river wall on both sides of Bell Lane Creek comprises a multi-phase canal wall of brick, stone and concrete (refer to the Historic environment features map). The wall may date to the early 19th century, with later 19th century, early 20th century, and modern additions. The wall is undesignated; however, it contributes to the past industrial character of the creek and Wandle valley. However, sections of the southern river wall show signs of distress through cracking and may require alteration and strengthening.

Wentworth House

- D.3.9 The Grade II listed Wentworth House is an early 18th century stock brick, two-storey house with red brick dressings and a slate roof (refer to the Historic environment features map). It is set back from Dormay Street behind a brick wall with gate piers that enclose a small garden.
- D.3.10 Wentworth House’s designation recognises its high significance as one of the surviving residential buildings from Wandsworth’s first phase of industrialisation, when proprietors lived next to or within their businesses.
- D.3.11 To the north, the house is abutted by a two-storey, stock brick industrial shed to the north, and by a single-storey brick shed to the south. Neither of these buildings is of heritage interest. On the western side of Dormay Street is a tall, single-storey, post-war, brick industrial building with a flat

parapet. In contrast to Wentworth House these modern industrial buildings present a hard edge to the pavement.

D.3.12 The setting of Wentworth House is defined by the hard frontages and utilitarian industrial character of the neighbouring buildings and the slight curve of Dormay Street. There is no clear line of sight between the house and the site; however, both are visible in views from part way along the southern end of Dormay Street.

D.3.13 Figure D.3 overleaf shows Wentworth House to the right and the industrial sheds on the far left in the view down Dormay Street from the north. Figure D.4 shows the same view from the south from the entrance to the site. Figure D.5 shows the site from Dormay Street.

Figure D.3 View of Wentworth House and the industrial sheds down Dormay Street (standard lens)



Figure D.4 View along Dormay Street to the south (standard lens)



Figure D.5 View of the site from Dormay Street (standard lens)



Barge bed

- D.3.14 The southern side of Bell Lane Creek has evidence of a timber revetment that retains rounded boulders and dumped materials. The eastern part of the revetment is covered by a layer of concrete, which appears to be a late 19th/20th century barge bed (refer to the Historic environment features map). Such barge beds are common along the foreshore of industrial rivers and were often constructed using a layer of Chalk. The barge bed is undesignated.

The Armoury public house

- D.3.15 The undesignated Armoury public house is identified within the *Wandsworth Town Conservation Area Appraisal and Management Strategy* (see Historic environment features map). It forms part of the character of a group of buildings on the corner of Armoury Way and Dormay Street. The building itself is of historical, evidential and aesthetic value and is considered to be a heritage asset of medium significance. However, due to the extent of modern development along Armoury Way, the contribution of setting to its significance is low.

Boundary wall and granite setts

- D.3.16 The 19th century stock brick river wall with a sandstone coping along the eastern side of the site and granite sett paving on The Causeway are features of low significance related to the industrial uses of the area (refer to the Historic environment features map). They do not fall within the Wandsworth Town Conservation Area.

Figure D.6 View of the granite setts on The Causeway (standard lens)



Archaeology

- D.3.17 The proposed site lies within an Archaeological Priority Area that was designated in recognition of the potential presence of industrial and pre-industrial archaeological remains.
- D.3.18 The assessment of archaeological potential in the *Environmental Statement* concludes that the northern part of the site is on land that was probably never developed for industry and has high potential for palaeoenvironmental remains. The whole site has low potential for Roman and early medieval remains, moderate potential for later medieval remains, and high potential for prehistoric and post-medieval remains.
- D.3.19 Although the light 19th century industrial buildings in the area were swept away in the mid-20th century, some aspects of the site's industrial archaeology remain, including the boundary wall, granite setts and the barge bed. All of these features may date from the 19th century but are of low heritage interest.

Significance summary

- D.3.20 An assessment of the significance of the heritage assets and the potential effects of the proposed works at this site is set out in the *Environmental Statement* (Vol 8). The assessment includes a full statement of significance for built heritage and buried archaeological assets at the site. The significance is summarised below in Table D.1.

Table D.1 Significance of heritage assets at Dormay Street

Heritage asset	Heritage significance	Reason for significance
Wandsworth Town Conservation Area	High	The core of an 18th century and later industrial village. It is characterised by remnants of the former townscape and industrial use of the area and riverside, which is most apparent in the narrow form of Dormay Street and The Causeway.
Bell Lane Creek river wall	Low	Contributes to industrial character with fragments of 19th century fabric and has historical and evidential value, although it is damaged and may require alteration and strengthening.
Barge bed on Bell Lane Creek	Low	Related to the industrial use of the creek.
Wentworth House	High	Reflects the mixed-use characteristic of the early industrial period and is valued within the Wandsworth Town Conservation Area.
Boundary wall and granite setts	Low	Survive from the area's industrial past.
Armoury public house	Medium	Contributes to the character of the conservation area and has historical, aesthetic and evidential value.
Archaeological potential	Low to medium	Likelihood of finds from the prehistoric, late medieval and post-medieval periods.

D.4 Descriptions of proposals and required heritage consents

D.4.1 A summary of the proposed temporary and permanent works at Dormay Street is set out below.

Temporary construction works

D.4.1 The works involve constructing a CSO drop shaft and associated chambers and culverts to the south of Bell Lane Creek. This would involve erecting a site compound with hoardings and the use of an area to the north of Bell Lane Creek for storage, parking, offices and welfare facilities. A temporary Bailey bridge may need to be constructed over Bell Lane Creek to facilitate access between the two areas of the site. The works would require the use of cranes. These elements would be removed on completion of the works.

D.4.2 Several trees along the northern bank of Bell Lane Creek would be removed and reinstated on completion of the works.

Permanent above-ground structures

D.4.3 Post construction, the visible structures on the site would include a 6m high ventilation column in the northwestern corner of the southern half of the site; an integrated electrical and control kiosk and ventilation structure (3m to 6m high) in the southern half of the site; and a bollarded operational refuge around the integrated kiosk structure.

D.4.4 The evolution of the design of the permanent works and the alternatives considered are set out in the *Design and Access Statement*, which accompanies the application. The design proposals are illustrated in the drawings within the *Book of Plans* and were developed in line with the *Design Principles* and the *Code of Construction Practice*, which also accompany the application, to minimise the impact of the proposed works and structures on their surroundings, in line with relevant national, regional and local policies.

D.4.5 The aspects of the proposed works that would affect the nearby heritage assets are set out below. The proposals that would normally require Listed Building Consent or Conservation Area Consent are also identified.

D.4.6 Refer to the Historic environment features map, the Conservation areas map and the drawings listed in Table D.2 overleaf. This table sets out the drawings of the proposed works that may affect heritage assets, which are provided in A3 format at the end of this appendix. It also provides the status and location of the drawings within the application.

Table D.2 Drawings relating to heritage assets at Dormay Street

Drawing title	Drawing status
Location plan	For information
As existing site features plan	For information
Demolition and site clearance plan	For approval
Site works parameter plan	For approval
Permanent works layout	Illustrative
Proposed site features plan	Indicative, save for layout of above-ground structures, which is illustrative
Section AA	Illustrative
As existing and proposed south elevation	Illustrative
As existing and proposed east elevation	Illustrative
Kiosk and ventilation structure design intent	Indicative
Construction phase 1: Site set-up, shaft construction and tunnelling	Illustrative
Construction phase 2: Construction of other structures	Illustrative

The drawings are located in Section 10 of the *Book of Plans*.

Wandsworth Town Conservation Area

- D.4.7 The proposed works of relevance to the Wandsworth Town Conservation Area include the site compound on The Causeway, the construction works at the end of Dormay Street, and the potential alterations to the road junction of Dormay Street and Armoury Way, which would be reversed at the end of the construction phase. These works would temporarily affect the setting and character of this part of the conservation area (refer to the Demolition and site clearance plan).
- D.4.8 The permanent works of relevance include the demolition of the 20th century single-storey brick shed at the northern end of Dormay Street and the installation of new ventilation structures in the southern half of the proposed site. These works would permanently affect views of the conservation area from the south and its character. Refer to the following drawings: Proposed site features plan, Section AA, As existing and proposed elevations, and Kiosk and ventilation structure design intent.
- D.4.9 No heritage-related design principles were developed in relation to the conservation area.

Works normally requiring Conservation Area Consent

- D.4.10 The demolition of the brick shed would normally require Conservation Area Consent.

Bell Lane Creek river wall

- D.4.11 The proposed works of relevance to the Bell Lane Creek river wall may include the construction of the temporary Bailey bridge over the creek to facilitate site access. The river wall on both the northern and southern banks of the creek would be permanently stabilised and strengthened. This would involve removing sections of the wall on both banks. No works would be carried out within the creek. Refer to the following drawings: Permanent works layout, As existing and proposed south elevation, and Construction phase 1: Site set-up, shaft construction and tunnelling.
- D.4.12 At the end of the construction period, an inter-tidal terrace would be added to the southern side of the river wall.
- D.4.13 The design principles for the final design of this site include the site-specific principles set out in Section 4.5 of the *Design Principles*. The site-specific principles that relate to the significance of the Bell Lane Creek and the river wall include the following:

Reference	Site-specific design principles
DRMST.05	The permanent works shall be positioned to allow for the future provision of a river walkway with a minimum width of 4m from the edge of the kiosk to the river wall.
DRMST.06	A detailed assessment of the existing river wall shall be carried out prior to construction. Should the wall require strengthening, substantial renovation or rebuilding, it shall be reconstructed to enable provision for biodiversity. Furthermore, it shall be designed to support the forecast raised flood defence levels stipulated in the Environment Agency's Thames Estuary 2100 Guidance. The wall finishes shall relate to the surroundings and in agreement with the Environment Agency, the wall shall incorporate horizontal fenders to enable accretion and potential habitat for vegetation and invertebrates.
DRMST.08	A section of river wall on the southern side of Bell Lane Creek east of the shaft location shall be altered at the end of the construction period to incorporate an inter-tidal terrace.

- D.4.14 No heritage consent would normally be required.

Wentworth House

- D.4.15 The hoardings around the site would temporarily affect the setting of Wentworth House (refer to the Construction phase 1: Site set-up, shaft construction and tunnelling and Demolition and site clearance plan).
- D.4.16 The demolition of the brick shed and the construction of the ventilation column and integrated kiosk structure would affect its setting permanently (refer to the As existing and proposed east elevation drawings).
- D.4.17 No heritage consent would normally be required.

Barge bed

- D.4.18 The barge bed would be damaged by the insertion of piles for a jack up barge. No heritage consent would normally be required.

Armoury public house

- D.4.19 At the beginning and end of the construction phase, the junction adjacent to the Armoury public house may be altered in order to facilitate vehicular access to the site. These works would be visible in broad views towards the Armoury and would temporarily affect its setting (refer to the Construction phase 1: Site set-up, shaft construction and tunnelling drawing).

- D.4.20 No heritage consent would normally be required.

Boundary wall and granite setts

- D.4.21 The boundary wall and granite setts would not be physically affected by the construction works, although its setting would be slightly altered. They would not be affected by the permanent works.

- D.4.22 No heritage consent would normally be required.

Archaeology

- D.4.23 The works carried out as part of the initial site set-up, including demolishing the existing modern buildings in the southern part of the site, removing trees, preliminary site stripping, and constructing a crane base would remove or destroy any archaeological remains in the made ground within the site. The remains could potentially comprise the footings of 19th century (and possibly earlier) industrial buildings of medium significance. However, the made ground may be entirely modern, in which case there would be no impact on archaeological remains. The construction of the Bailey bridge over the creek would not entail significant ground disturbance.
- D.4.24 Deep excavations for the CSO drop shaft and below-ground infrastructure would entirely remove any archaeological remains within the footprint of the excavations. Refer to the following drawings: Demolition and site clearance plan, Construction phase 1: Site set-up, shaft construction and tunnelling, Construction phase 2: Construction of other structures, and Section AA.
- D.4.25 The strengthening work to the river wall on both sides of Bell Lane Creek would locally remove any archaeological remains within the footprint of the works. The high magnitude of impact of these works would reduce the significance of any remains to negligible.
- D.4.26 Any potential harm to the significance of archaeological remains during construction would be mitigated by a programme of investigation and recording. The details of this programme are set out in the *Overarching Archaeological Written Scheme of Investigation*, which accompanies the application.

D.5 Heritage design considerations

- D.5.1 As most of the project works would be below ground, the key design objective for the permanent works was to integrate the functional components of the system into the context of the historic environment. The site-specific design objective at Dormay Street was to have regard to the existing below-ground infrastructure and the setting of the Wandsworth Town Conservation Area and Wentworth House.
- D.5.2 The design of the works at this site was informed by a process of stakeholder engagement and design review. The potential negative effects on the riverside walkway, and the significance, character and setting of the conservation area and the setting of Wentworth House were minimised by sensitive siting of the above-ground structures.
- D.5.3 Also, in order to facilitate the use of a riverside walkway, the integrated kiosk structure was relocated and rotated to the west by 90 degrees.

D.6 Mitigation measures

- D.6.1 Due to the presence of heritage assets nearby, the National Policy Statement for Waste Water (the 'NPS') requires the proposed development to be based on an understanding of the significance of heritage assets (para. 4.10.11), minimise any impacts on their significance (paras. 4.10.12 to 4.10.14), minimise impacts on their setting (para. 4.10.17), mitigate any negative impacts (para. 4.10.18 to 21), and ensure that the proposals are of a high design quality (Section 3.5). These requirements are reflected in similar policies in the *London Plan* (2011), the *Core Strategy*, the *DMPD* and the *Wandsworth Town Conservation Area Appraisal and Management Strategy*.
- D.6.2 The impact of clearing the existing buildings on the southern side of Bell Lane Creek and creating an open area in which the above-ground structures would be positioned would be mitigated by the high quality design and improved public access. The setting of the Wandsworth Town Conservation Area and Wentworth House would be improved; facilitating access past Wentworth House would also better reveal its significance.
- D.6.3 The demolition of the brick shed would affect the character and appearance of the conservation area and the setting of Wentworth House. However, the effect would constitute an enhancement as a historic vista to the north towards Bell Lane Creek from the southern end of Dormay Street would be reinstated. It would also potentially improve the link to the riverside, as sought in London Borough of Wandsworth policies. The industrial building adjacent to Wentworth House would be retained, which would preserve that aspect of its setting.
- D.6.4 The removal of trees on the northern bank of Bell Lane Creek and the potential construction of the temporary Bailey bridge would be mitigated by reinstating the trees following construction. This would provide a degree of protection to the setting of the nearby heritage assets.

- D.6.5 No highly significant archaeology is anticipated that would merit preservation *in situ*, therefore a watching brief during site preparation and construction should be sufficient mitigation. Targeted investigations within the footprints of the CSO drop shaft, associated culvert, barge bed, temporary Bailey bridge and river wall could be carried out as the works proceed, if necessary, in accordance with the *Overarching Archaeological Written Scheme of Investigation*, which accompanies this application. A site-specific *Archaeological Written Scheme of Investigation* would be prepared at a later date, as set out in the *Code of Construction Practice Part A* (Section 12).
- D.6.6 A suitable programme of investigation would ensure preservation by record. It would advance understanding of the significance of any finds, which would be disseminated via the usual channel. This would satisfy the requirement in the NPS (para. 4.10.18) to record any unavoidable losses, which reflects *London Plan Policy 7.8*.
- D.6.7 For the duration of the proposed works, all heritage assets would be safeguarded by the provisions of a site-specific heritage management plan. This plan would be prepared by the contractor prior to commencing construction in accordance with Section 12 of the *Code of Construction Practice Part A*, which also states the following:
- a. Archaeological works shall be undertaken in accordance with a Site-specific Archaeological Written Scheme of Investigation, which could include protection of archaeological resources.
 - b. Original materials shall be retained and re-used where possible.
- D.6.8 Section 12 of the *Code of Construction Practice Part B*, Dormay Street, Also notes the “*potential for early archaeological trenches*”.

D.7 Assessment of effects

- D.7.1 The *Environmental Statement* assesses the effects of the proposals on the historic environment. The discussion below summarises the significant and less significant effects, having regard to the criteria in the NPS. The summary assessment is based on the significance of the heritage assets identified in Section D.3, the impacts identified in Section D.4, and the mitigation measures described in Section D.6.

Wandsworth Town Conservation Area

- D.7.2 The temporary hoardings would only affect the northernmost end of the Wandsworth Town Conservation Area. The demolition of the brick shed of no architectural interest would affect the sense of enclosure at the northern end of Dormay Street. Cumulatively, this would have a minor negative effect on its character, significance and setting as a whole, which would amount to less than substantial harm.
- D.7.3 The proposed operational scheme has taken opportunities to enhance the long term setting of the Wandsworth Town Conservation Area by opening up lost views northwards from Dormay Street.

Bell Lane Creek river wall

- D.7.4 The temporary Bailey bridge over Bell Lane Creek could be designed to safeguard the existing flood defences and cause minimal harm to the river wall. The bridge would span the creek and have a minimal impact on any archaeology in its foreshore.
- D.7.5 The localised nature of any damage resulting from the strengthening works to the river wall would constitute a minor negative effect as it is of low significance. The effect would amount to less than substantial harm.
- D.7.6 The permanent effects on the river wall would be negligible, as its appearance would not be significantly altered.

Barge bed

- D.7.7 The piling for the jack-up barge would significantly damage the significance of the barge bed. However, in view of its low significance, it would have a moderate negative effect. The effect would amount to less than substantial harm, as some evidence of the structure would remain.

Wentworth House

- D.7.8 The temporary impact of the proposed works on the setting of Wentworth House would be similar to the effects on the setting of the Wandsworth Town Conservation Area. However, the adjacent industrial building, which forms the key element in its setting to the north, would not be affected.
- D.7.9 Furthermore, the works would restore historic views from Dormay Street to Bell Lane Creek that formed part of its setting before the later 20th century. Overall, these works would have a minor permanent positive effect.

The Armoury public house

- D.7.10 The construction works would be visible in broad views towards the Armoury from across Armoury Road and detract from them to a small degree. Given the Armoury's medium significance and the very low magnitude of change to its setting, the works would have a minor temporary negative effect and would result in less than substantial harm.
- D.7.11 The reinstated historic views along Dormay Street would have a minor permanent positive effect on its setting.

Boundary wall and granite setts

- D.7.12 There construction works would have a minor temporary negative effect on the setting of the boundary wall, in view of its low significance. There would be no effect on the granite setts.
- D.7.13 The increased public accessibility to the area would improve the setting of the boundary wall and constitute a minor permanent positive effect.

Archaeology

- D.7.14 Stripping the upper layer of made ground and excavations for the below-ground works would affect any archaeological assets within the site. However, any assets are likely to be of low to medium significance, which would constitute a low to moderate negative effect.
- D.7.15 The mitigation measures described in Section D.6 are proportionate to the significance of the archaeology and would reduce the impact of the works to negligible.

Assessment in relation to policy

- D.7.16 The demolition of the brick shed within Wandsworth Town Conservation Area would have a minor negative effect on the area as a whole. The significance of the area relates to the preservation of a mix of light industrial and residential uses, which would be preserved and its setting enhanced. The proposals would minimise the conflict between preservation of its significance and the need for development and would cause less than substantial harm. This approach satisfies paras. 4.10.11, 4.10.12, 4.10.13, 4.10.14 and 4.10.15 of the NPS, which also reflect *London Plan Policy 7.8*, *DMPD Policy DMS2*, and para. 2.2 of the *Wandsworth Town Conservation Area Appraisal and Management Strategy*.
- D.7.17 The construction works would have a minor temporary negative effect on the setting of Wentworth House due to the removal of the brick shed in its setting. However, the proposed operational scheme has taken opportunities to enhance the long term setting of the Wandsworth Town Conservation Area by opening up lost views northwards from Dormay Street which would better reveal its significance and have a minor positive permanent effect on its setting. This would satisfy paras. 4.10.12 and 4.10.17 of the NPS, which reflect *London Plan Policy 7.8*, *Core Strategy Policies PL1 and IS3*, and *DMPD Policies DMS1 and DMS2*.
- D.7.18 The works to the Bell Lane Creek river wall would be executed in such a way to limit damage to any archaeology within the area (likely to be of low significance) and enhance the existing flood protection. The harm caused by the works to the river wall would fall below the threshold where refusal of consent is advised, unless substantial public benefit can be demonstrated. This satisfies paras. 4.10.11 and 4.10.14 of the NPS, which reflect *Core Strategy Policy PL9*.
- D.7.19 The measures to mitigate the loss of any archaeology are proportionate to its generally low predicted significance and the loss would constitute an acceptable impact. The works would be mitigated by the programme of investigation and recording, which would meet the requirements of paras. 4.10.18 to 4.10.20 of the NPS and reflect *London Plan Policy 7.8* and *DMPD Policy DMS2*.

D.8 Conclusion

- D.8.1 The main potential heritage impact at this site would be the effect on the character and appearance of the Wandsworth Town Conservation Area and the setting of the Grade II listed Wentworth House from the removal of the existing buildings on the site and the brick shed. The effects of the temporary hoardings and plant for construction would be low overall in heritage terms due to the robust industrial character of the area.
- D.8.2 The site would be made good featuring small above-ground structures. Every effort was made to minimise any adverse impacts of the permanent works in terms of careful positioning, massing, scale, and detailed design. The alterations would respect the existing line of Dormay Street and open up historic views along Dormay Street to Bell Lane Creek.
- D.8.3 Although there would be some harmful effects, they would be minimised by the high quality design of the proposals and none would amount to substantial harm. The alterations would also have significant heritage benefits, which would outweigh the harm done and satisfy para. 4.10.14 of the NPS. The proposed works and permanent above-ground structures would comply with the requirements of the NPS, which reflect similar policies in the *London Plan*, the *Core Strategy*, the *DMPD* and the *Wandsworth Town Conservation Area Appraisal and Management Strategy*.
- D.8.4 The archaeology that is likely to be present on the site would be investigated and recorded as necessary; overall, the works would have a negligible negative effect.
- D.8.5 In summary, the proposals would cause no substantial harm to any of the heritage assets within or around the site. They would have a beneficial effect on the Wandsworth Town Conservation Area and the setting of Wentworth House.

Gazetteer of known heritage assets

Details of known heritage assets within the assessment area are provided in Table D.3 below as illustrated on the Historic environment features map.

All known heritage assets within the assessment area are referred to by a historic environment assessment (HEA) number. Assets within the site are referred to and labelled in the Historic environment features map with the prefix 1, eg, HEA 1a, 1b, 1c. References to assets outside the site but within the assessment area are referred to numerically from 2 onwards, eg, HEA 2, 3, 4, and 5). The gazetteer also appears within the *Environmental Statement*, Vol 8, Appendix E.1.

Table D.3 Historic environment: Gazetteer of known heritage assets shown on the historic environment features map

HEA Ref.	Description	Site code/ HER ref/ List Entry Number
1A	Barge bed of probable 19th or 20th century date located on the south side of Bell Lane Creek. Identified by the Museum of London Archaeology (MOLA) site visit in 2011.	---
1B	Yellow stock brick wall around part of the site probably associated with the 19th century layout of the former industrial buildings. Identified by the Museum of London Archaeology (MOLA) site visit in 2011.	---
1C	A small patch of cobbled surface of granite sets, remains along the river pathway to the south of the site and east of Dormay Street. These are most likely remnants of the industrial area of the Wandle riverside and the industrial buildings once constructed along this area. They contribute to the industrial character of the area and probably date to around the mid-19th century.	---
1D	Existing river wall on both sides of Bell Lane Creek. Multiphase canal wall of brick, stone and concrete, earliest phase possibly dating to the early 19th century, with additions to present.	---
1E	The location of the first factory of Burroughs Wellcome and Company (now GlaxoSmithKline), constructed in c. 1883 (burnt down in 1889).	---
1F	The chance find of a Neolithic to Bronze Age palstave from the Wandle River, recorded on the GLHER.	020830
2	Frogmore Depot, Dormay Street, SW18. An archaeological evaluation by Museum of London Archaeology Service (MoLAS; now named MOLA) in 2004. Samples were taken through the deposits and analysed. The stratigraphy consisted of three phases of organic silts overlaid by clays dating from 2300 BC - AD 1150 (Late Neolithic to medieval periods) and capped by disturbed ground. Evidence of grass and marsh, and cereal production that was likely to have taken place nearby. There were clear indications of the changing environment along the River Wandle, including the increasing influence of the Thames over time. Other deposits indicated sediments characterised	FDD04

HEA Ref.	Description	Site code/ HER ref/ List Entry Number
	by the bright colours of an 18th or 19th-century nearby dye factory.	
3	Wentworth House with forecourt wall, gate and gate piers. Grade II listed. Early 18th century. Two storeys, 5 windows, with one window later extension. Brown brick. Red brick band first floor. New slate roof. Flat door hood on richly-carved brackets. Original wood eaves cornice (remodelled). Red gauged flat arches and dressings to flush framed windows. Staircase with thick turned balusters, wide handrail, square newels and panelling. Panelling and wood cornice in ground floor area. Later wrought iron gate and stone capped piers to ramped forecourt wall.	1183819
4	Findspot of Neolithic, scrapers and flakes (tools) found by chance. The exact location is uncertain; thought to be from Truckers Estate, close to the junction of West Hill Road and Santos Road. Recorded on the Greater London Historic Environment Record (GLHER).	031198
5	Stables of the former Ram (Youngs) Brewery Complex. Grade II listed. Constructed 1896 with minor 20th century alterations.	1391086
6	Former Ram Brewery, Wandsworth High Street, SW18. An archaeological watching brief by MoLAS in 2007. Demolition deposits of 18th-20th-century date were recorded above natural gravels.	RBY07
7	The chance find of an early Romano British coin and fragments of pottery. Recorded on the GLHER.	020761
8	The chance find of a Mesolithic flake/blade from the "Wandsworth waterside" in 1981. Recorded on the GLHER.	031187
9	Ferrier Industrial Estate, Morie Street, SW18. An archaeological evaluation by AOC Archaeology Ltd in 2000. Prehistoric features were found cut into the natural brickearth or gravels. Five pits were recorded in the north of the site, three of which may have been part of a fence line. In the middle of the site, a shallow ditch and a cluster of three pits were found, in the south of the site, a possible shallow ditch. Two fragments of Late Neolithic - Early Bronze Age pottery and struck flint fragments were recovered from these features. Above lay a ploughsoil containing struck flint, covered by a soil deposit of 18th - 19th-century date. A number of 19th and 20th-century walls, and surfaces were also exposed.	MOI00
10	5 Church Row, Wandsworth Plain, SW18. An archaeological evaluation by Pre-Construct Archaeology (PCA) in 2000. Natural was not observed. A series of dumped layers were recorded which made up the ground beside of the River Wandle, presumably behind a river revetment. These were cut by the foundations of two buildings, the first of which was a brick built wall dated to the 17th or 18th century, the second was probably a late 19th-century outbuilding or industrial unit within the Church Row property.	CWP00
11	7, 8 and 9 Church Row. Grade II listed. 18th Century townhouses.	1065559
12	1-6 Church Row. Grade II* listed. Townhouses c. 1723.	1183550

HEA Ref.	Description	Site code/ HER ref/ List Entry Number
13	The chance find of an Iron Age blade, a possible Roman bronze knife, a Roman spud tool, a medieval dagger and a medieval snafflebit (part of a horse's bridle). Recorded on the GLHER.	031276 031312 031311 031370 031369
14	The Church of All Saints. Grade II* listed. Tower constructed in 1630 and refaced and raised 1841. Body of church largely rebuilt in 1779. Alteration and improvement works in the 19th century.	1357684
15	The Church of All Saints burial ground recorded by Mrs Basil Holmes in 1896.	Holmes ID: 168
16	52–58 Putney Bridge Road, SW15. An archaeological evaluation by Oxford Archaeological Unit (OAU) in 1997. No significant archaeological remains were revealed and no artefacts earlier than 19th century were recovered. The only deposits exposed comprised a post-mediaeval garden soil, overlain by shallow brick foundations associated with Victorian houses demolished in recent times.	PTB97
17	66–84 Putney Bridge Road, SW18. An archaeological evaluation by MoLAS in 2001. Natural gravels were cut by two linear features containing struck flint tools, possibly of Mesolithic or Early Neolithic date, and a fragment of medieval pottery. There was also an undated posthole. It is likely that this represented a prehistoric scatter of flints that had been disturbed and re-deposited by medieval agricultural activity. The features were sealed by medieval or later plough soils.	PBD01
18	Osiers Road (The Morganite Works), SW18. An archaeological watching brief and excavation by PCA in 2004 and 2005. An infilled water course was recorded. This feature is shown on maps of the 18th and early 19th century. A timber stake of unknown date was identified in association with the water course. Natural sand and terrace gravels were recorded between 101.1–103.0m Above Tunnel Datum (ATD). The second phase recorded the fill of the channel produced pottery from a range of periods from medieval to post medieval. An assessment of the sedimentary sequence of the channel was taken and indicates mineral rich deposition between 2020–1700 BC and peat formation from 1500 cal BC. Peat formation continued until 380-540 cal AD. The date of 1500 BC for the start of peat formation is comparable with other well-dated peat sequences in the lower reaches of the River Thames. After this period there is evidence of renewed fluvial sedimentation, possibly due to further migration of the main river channel, or increased flooding due to changes in the fluvial regime within the Wandle Valley river catchment. Insect remains, after peat formation, indicate that the local environment was damp. The presence of herbivores indicated possible anthropogenic activity, such as pastoral farming. Natural sandy gravel was recorded between 103.3m OD and 104.5m ATD.	98164
19	Former Ram (Youngs) Brewery Complex. Grade II* listed. Late-18th century, early to mid-19th century with late 19th and 20th century	1065461

HEA Ref.	Description	Site code/ HER ref/ List Entry Number
	additions and alterations.	
20	A ship wreck visible at low tide. Observed during the site visit and recorded by the UK Hydrographic Office.	---
21	14 Armoury Way: The Crane Public House (now The Armoury). A 19th century building of local interest. The building is not listed.	---
22	Surrey Iron Railway (point indicates the approximate location of this north-south linear feature at its closest point to the site to the east). This railway opened in 1803, connected the Thames with Croydon and Merstham, and was the first public horse-drawn railway independent of a canal. The line ran to the east of the Wandle, crossing the north-east corner of the current site to serve the Wandle mills. The line closed in 1846.	---
23	Richmond and Windsor Branch Line. Brick built railway viaduct dating to the mid-19th century.	---
24	Bazalgette Southern Low Level Sewer. Mid/late 19th-century sewer.	---

Table D.4 List of drawings in order

Drawing title
Historic environment features map
Conservation areas map
Location plan
As existing site features plan
Demolition and site clearance plan
Site works parameter plan
Permanent works layout
Proposed site features plan
Section AA
As existing and proposed south elevation
As existing and proposed east elevation
Kiosk and ventilation structure design intent
Construction phase 1: Site set-up, shaft construction and tunnelling
Construction phase 2: Construction of other structures

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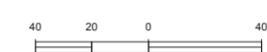
Keyplan:



Key

- Limits of Land to be Acquired or Used
- Local Authority Boundary
- Heritage Feature/Findspot
- Heritage Feature
- Statutorily Listed Building
- Statutorily Listed Building
- Past Investigation
- Bazalgette sewer
- Surrey Iron Railway
- Wreck/Obstruction

The reference number for historic environment features correspond to the descriptions in the 'Gazetteer of known heritage assets' in Environmental Statement Vol. 18 Appendix E.1



Scale 1 : 2,500 at A3

FOR INFORMATION

Location

Dormay Street
London Borough of Wandsworth

Document Information

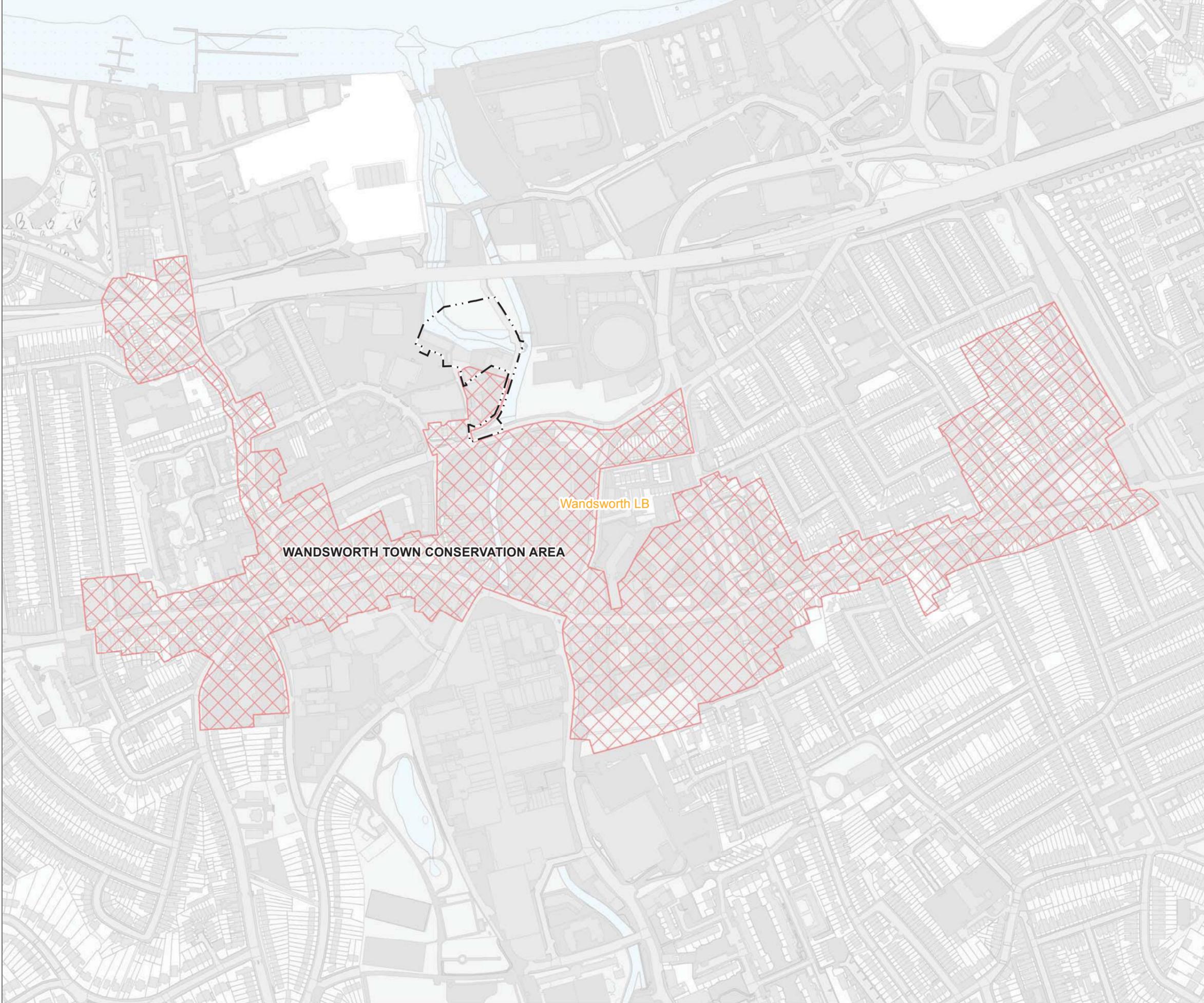
Heritage Statement

Historic environment features map

1PL03-HE-65230
January 2013



- Key
- Limits of Land to be Acquired or Used
 - Local Authority Boundary
 - Conservation Area



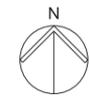
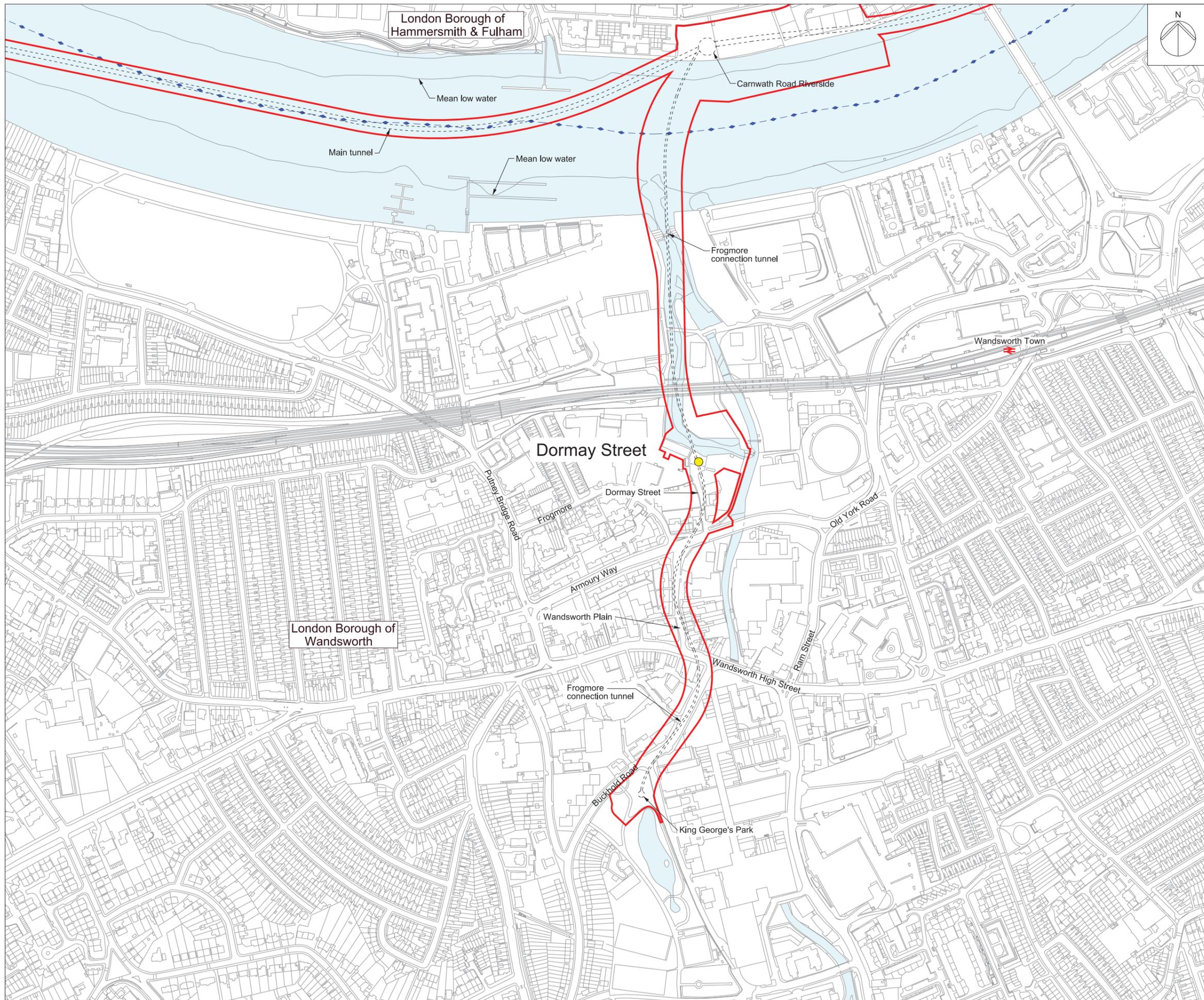
FOR INFORMATION

Location
Dormay Street
London Borough of Wandsworth

Document Information
Heritage Statement
Conservation areas map

PL03-HE-65245
January 2013





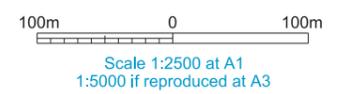
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- Key:**
- Local authority boundary
 - Order limits
 - Tunnel
 - Shaft

- Notes:**
1. The alignment of the tunnels are illustrative within limits of deviation.



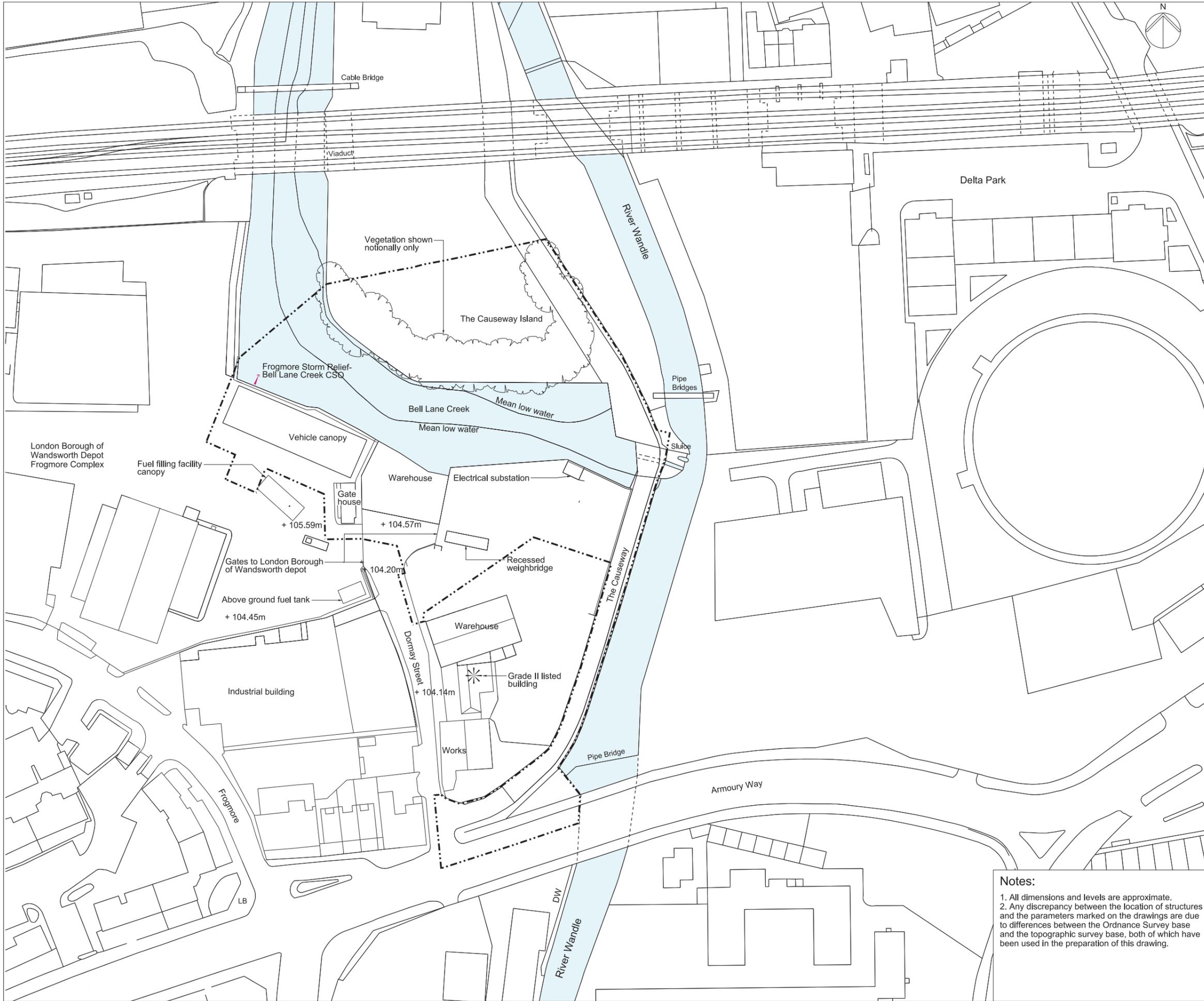
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Location
Dormay Street
 London Borough of Wandsworth

Document Information
Application for Development Consent
 Location plan

Book of plans - section 10
 DCO-PP-08X-DRMST-100001
 January 2013



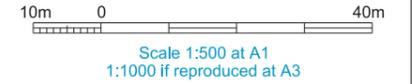


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- Key:
- Limits of land to be acquired or used (LLAU)
 - + 105.40m Existing levels (shown in metres above tunnel datum)
 - ✳ Listed buildings/structures
 - Approximate position of CSO outlet



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Location
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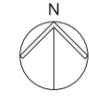
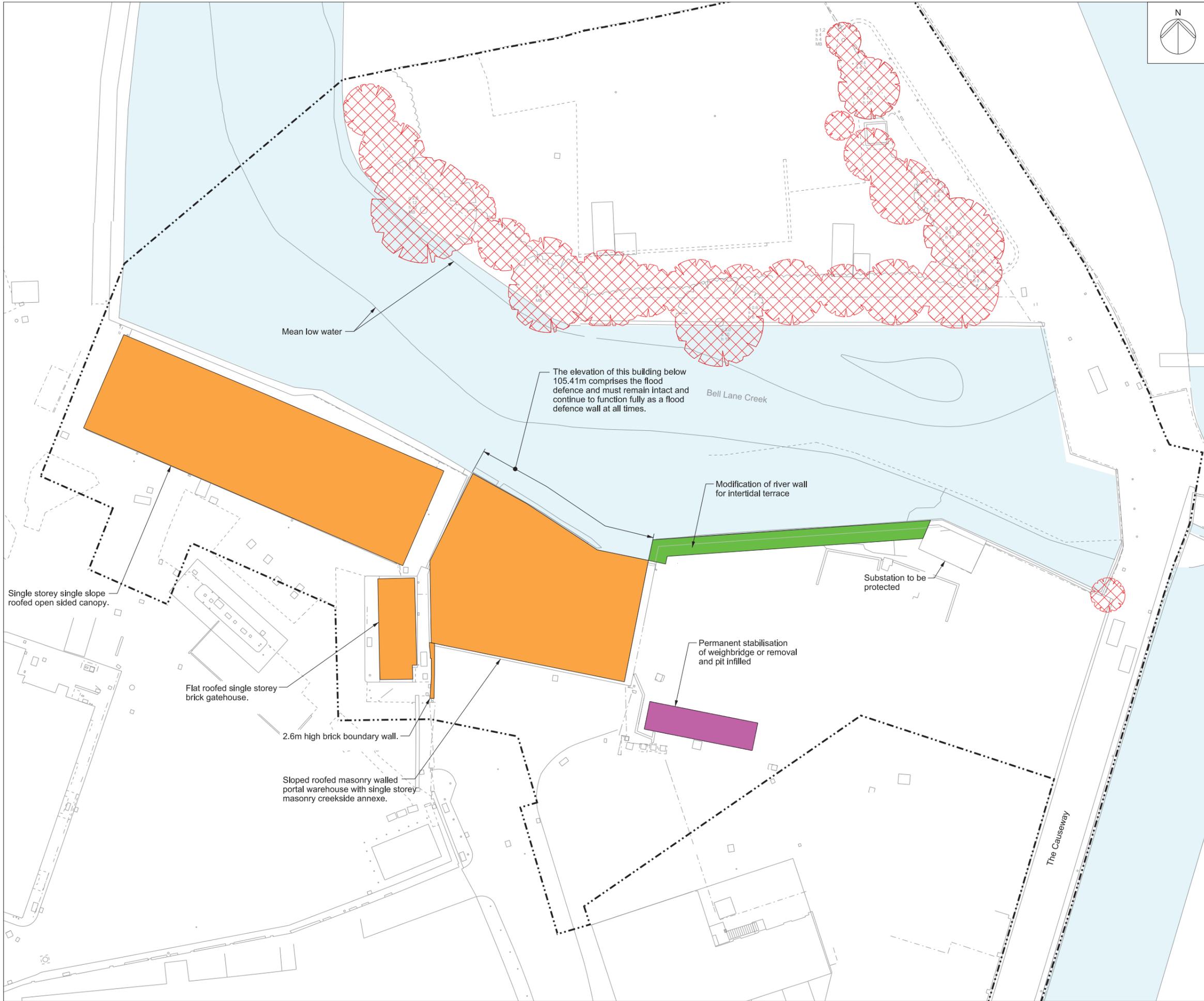
Document Information
Application for Development Consent

As existing
Site features plan
Book of plans - section 10
DCO-PP-08X-DRMST-100002
January 2013

Notes:

1. All dimensions and levels are approximate.
2. Any discrepancy between the location of structures and the parameters marked on the drawings are due to differences between the Ordnance Survey base and the topographic survey base, both of which have been used in the preparation of this drawing.





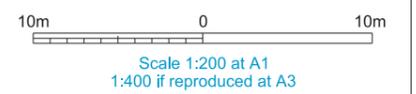
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- Key:**
- Limits of land to be acquired or used (LLAU)
 - Trees to be removed
 - Above ground structures to be removed
 - Below ground structures to be removed or infilled
 - Structure to be removed and relocated or reinstated

- Notes:**
1. Minor items to be removed (e.g. barriers, bollards etc.) are not shown.
 2. General activities of site clearance such as removal of hardstanding and foundations, stripping of topsoil and clearance of minor vegetation not shown.



FOR APPROVAL

Location
Dormay Street
 London Borough of Wandsworth

Document Information
Application for Development Consent
 Demolition and site clearance

Book of plans - section 10
 DCO-PP-08X-DRMST-100004
 January 2013



Table 1

Above ground permanent structure	Maximum height above finished ground level (Minimum heights are in brackets where applicable)
Ventilation column(s)	6.0m
Integrated electrical and control kiosks and ventilation structure(s)	6.0m Integrated kiosk (3.0m Electrical and control kiosk) (4.0m Ventilation structure)

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Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Limits of land to be acquired or used (LLAU)
 - Zone within which all permanent site structures would be located
 - Zone within which the shaft would be located
 - Zone within which permanent above ground structures would be located (those listed in Table 1)
 - Zone within which required landscaping would be located
 - Maximum extent of intertidal terracing / river wall

- Notes:**
- All dimensions and levels are approximate.
 - The Site Works Parameter Key Plan identifies each zone independently.
 - The zone within which the shaft would be located would include all permanent works including shaft walls (including appropriate allowances for construction tolerances) and if applicable under-reaming. Shaft construction temporary works may be located within or outside this zone provided they are located within the Limits of land to be acquired or used.

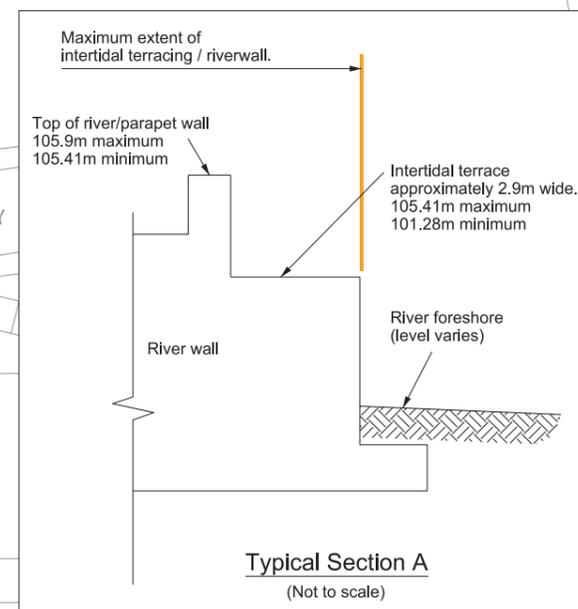
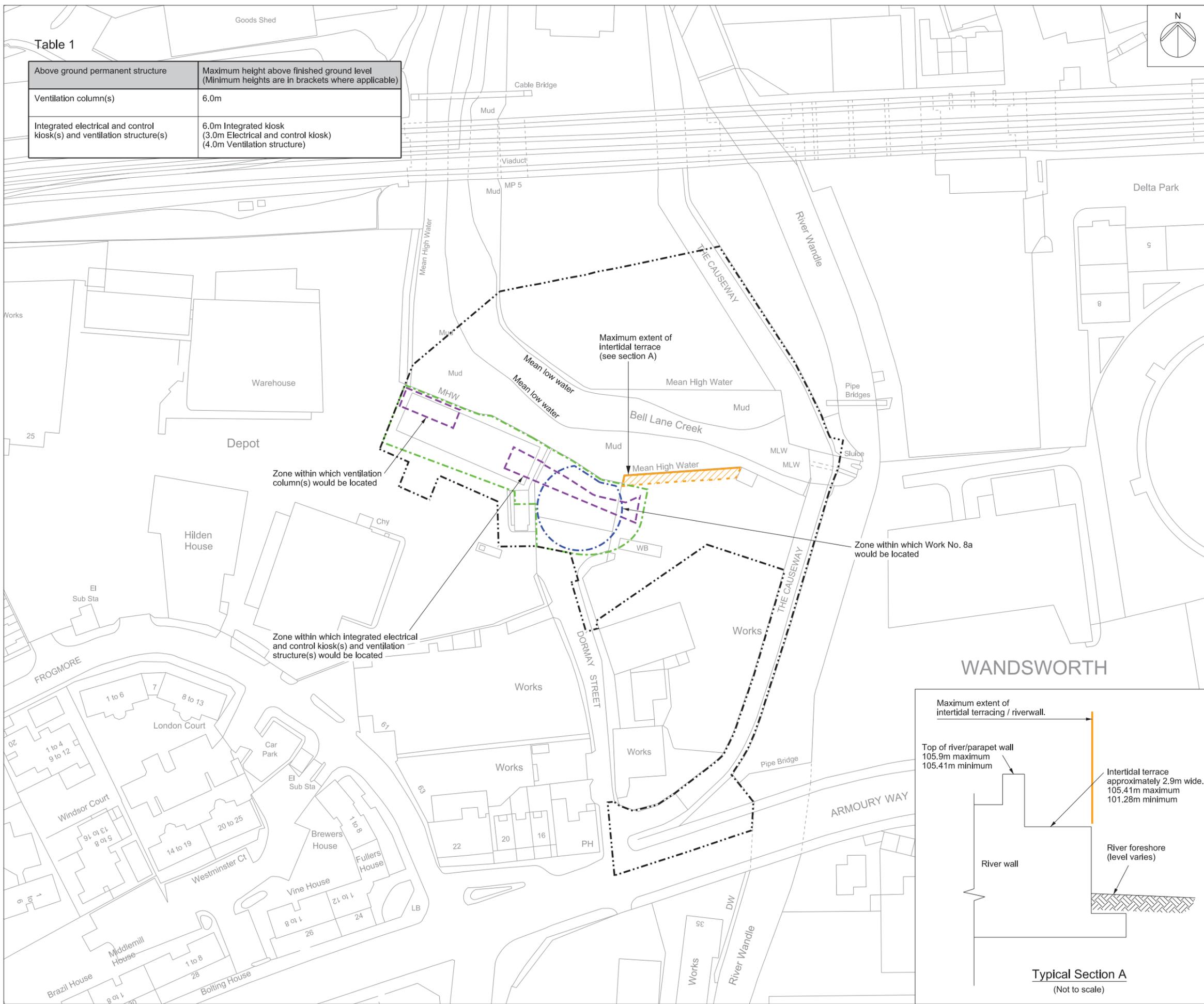


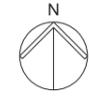
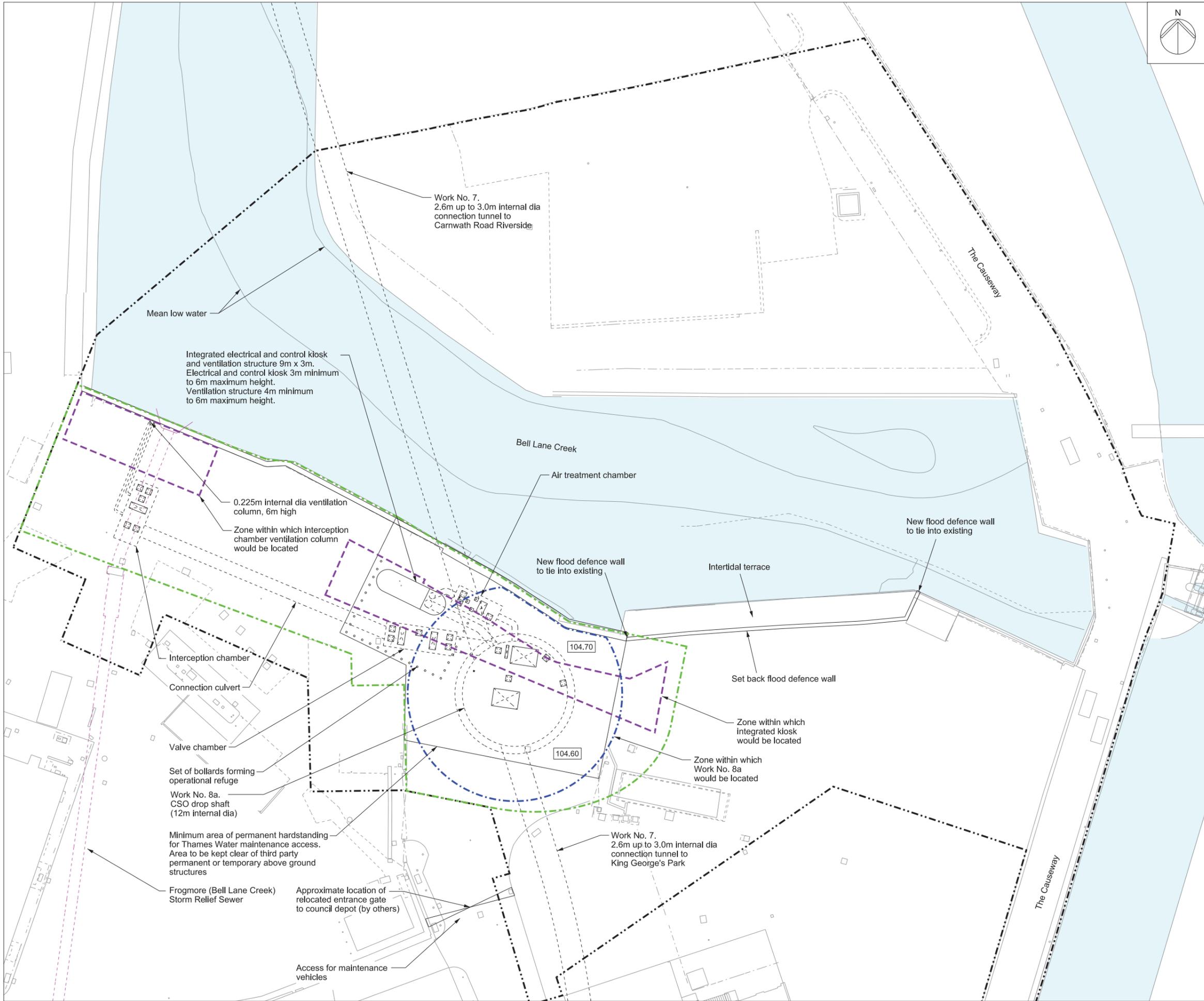
FOR APPROVAL

Location
Dormay Street
London Borough of Wandsworth

Document Information
Application for Development Consent
Site works parameter plan

Book of plans - section 10
DCO-PP-08X-DRMST-100005
January 2013





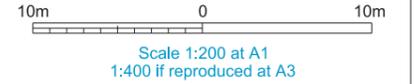
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Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Limits of land to be acquired or used (LLAU)
 - Existing sewers
 - Proposed access cover
 - Proposed level (shown in metres above tunnel datum)
 - Zone within which all permanent site structures would be located
 - Zone within which the shaft would be located
 - Zone within which permanent above ground structures would be located

- Notes:**
- All dimensions and levels are approximate.
 - Any discrepancy between the location of structures and the parameters marked on the drawings are due to differences between the Ordnance Survey base and topographical survey base, both of which have been used in the preparation of this drawing.
 - This drawing shows permanent site structures only. Landscaping hard works and soft works are shown on the Proposed landscape plan and/or Proposed site features plan.



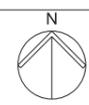
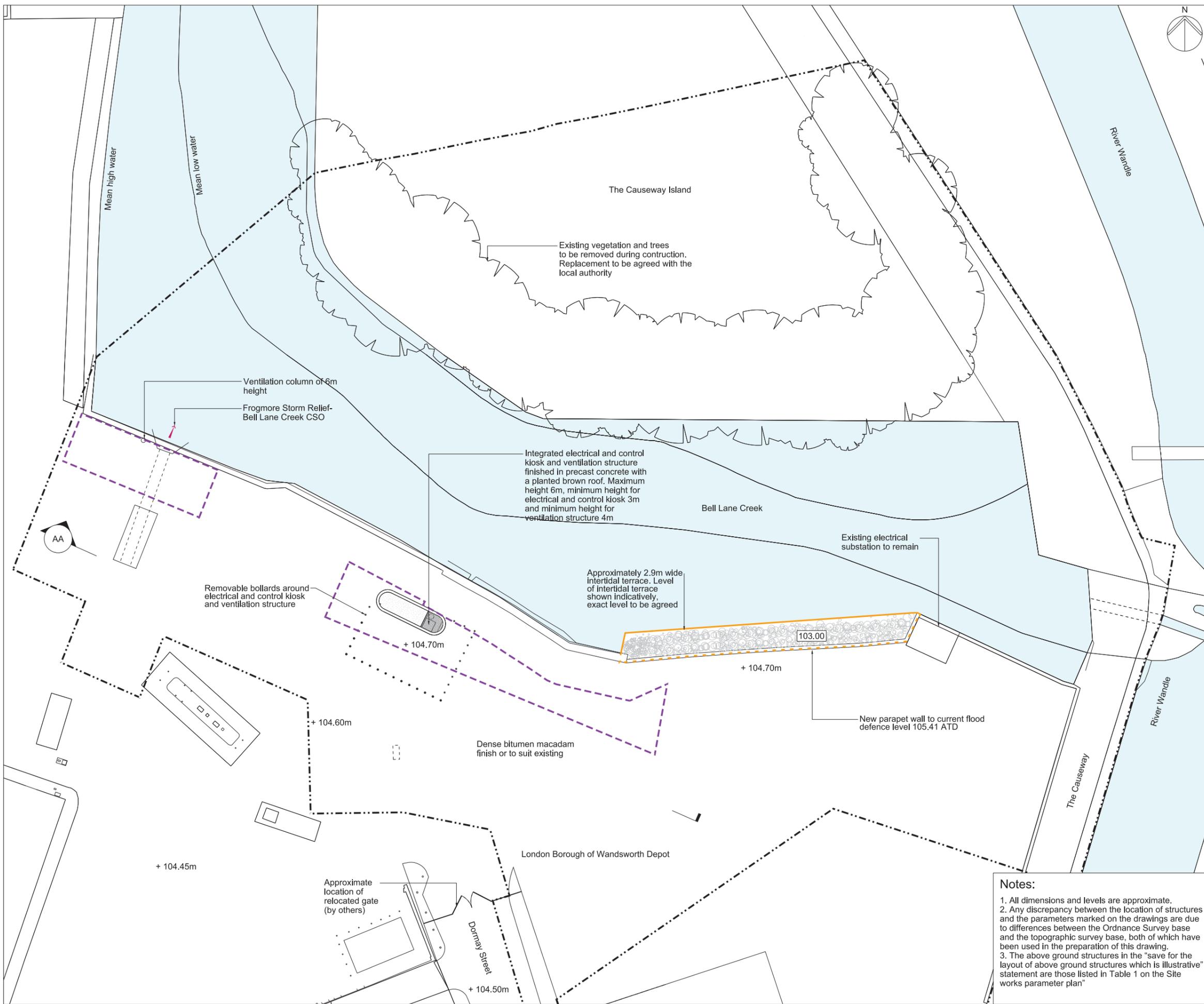
ILLUSTRATIVE

Location
Dormy Street
London Borough of Wandsworth

Document Information
Application for Development Consent
Permanent works layout

Book of plans - section 10
DCO-PP-08X-DRMST-100007
January 2013



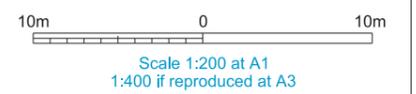


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Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

- Key:**
- Limits of land to be acquired or used (LLAU)
 - - - Zone within which permanent above ground structures would be located
 - - - Zone within which required landscaping would be located
 - Maximum extent of foreshore structure
 - - - Authorised channel
 - + 105.40m Existing levels (shown in metres above tunnel datum)
 - 105.40 Proposed levels (shown in metres above tunnel datum)
 - Approximate position of CSO outlet



INDICATIVE
Save for layout of above ground structures which is illustrative

Location
Dormay Street
London Borough of Wandsworth

Document Information
Application for Development Consent

Proposed
Site features plan
Book of plans - section 10
DCO-PP-08X-DRMST-100008
January 2013



- Notes:**
1. All dimensions and levels are approximate.
 2. Any discrepancy between the location of structures and the parameters marked on the drawings are due to differences between the Ordnance Survey base and the topographic survey base, both of which have been used in the preparation of this drawing.
 3. The above ground structures in the "save for the layout of above ground structures which is illustrative" statement are those listed in Table 1 on the Site works parameter plan

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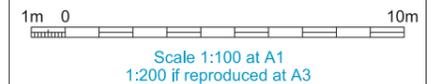
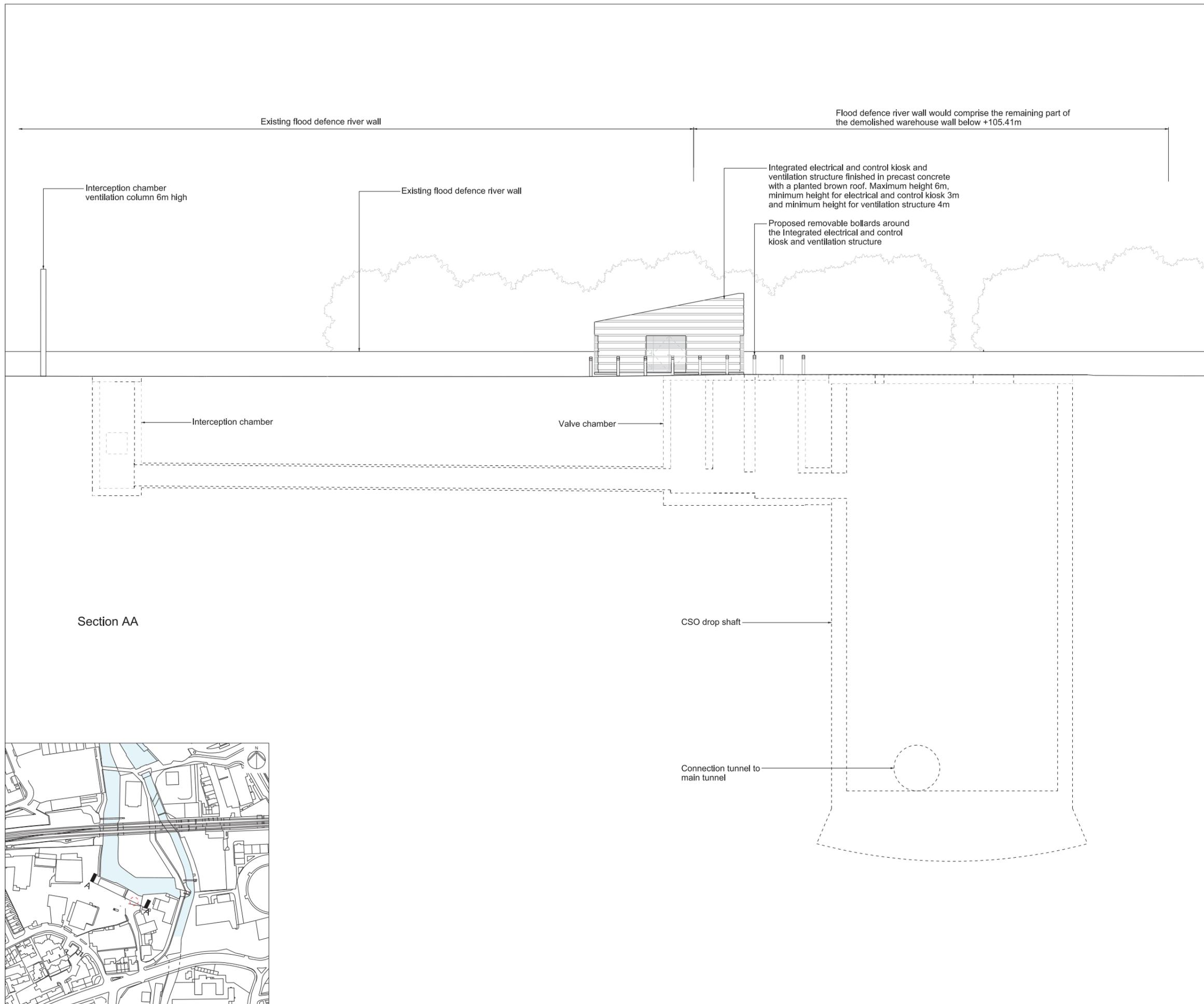
Keyplan:



Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.

Notes:

1. All dimensions and levels are approximate.
2. The purpose of this section is to show the scale of the below ground infrastructure to be provided.



ILLUSTRATIVE

Location
Dormay Street
 London Borough of Wandsworth

Document Information
Application for Development Consent
 Section AA

Book of plans - section 10
 DCO-PP-08X-DRMST-100009
 January 2013



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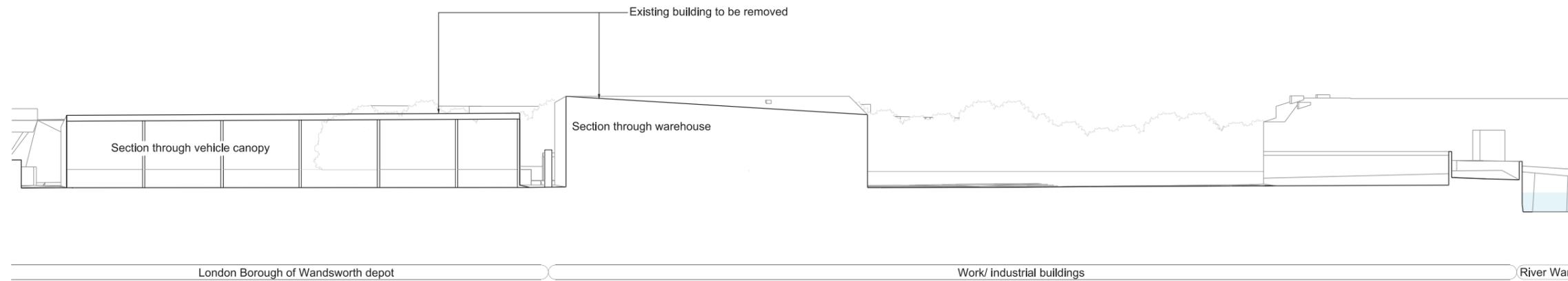
Keyplan:



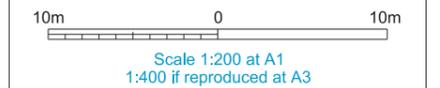
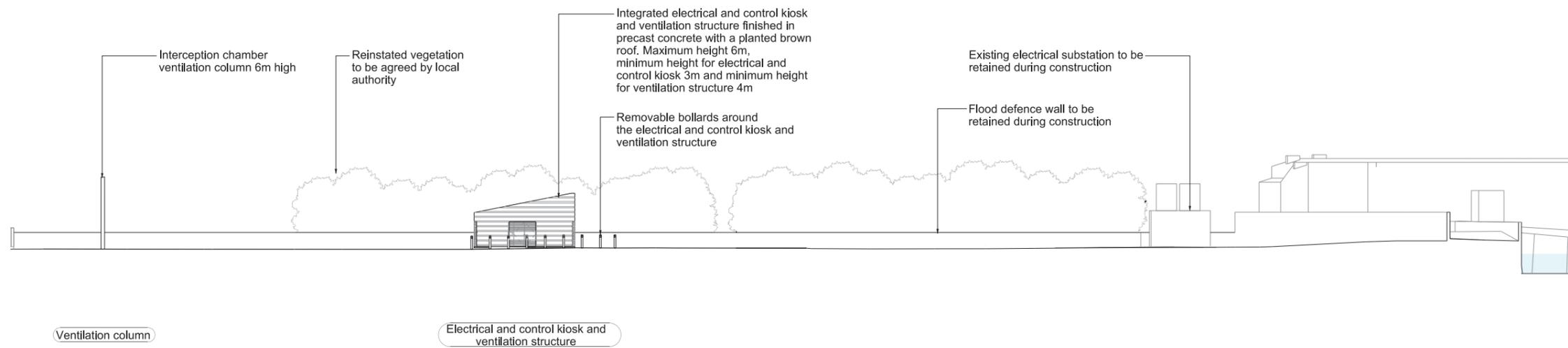
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Notes:

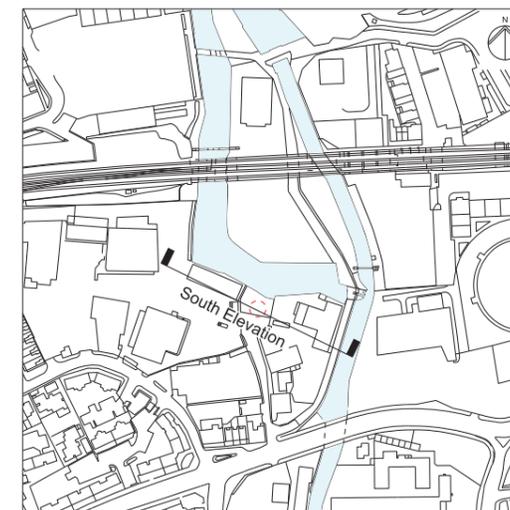
1. All dimensions and levels are approximate.



As existing South elevation



Proposed South elevation



ILLUSTRATIVE

Location
Dormay Street
London Borough of Wandsworth

Document Information
Application for Development Consent
As existing and proposed
South elevation
Book of plans - section 10
DCO-PP-08X-DRMST-100010
January 2013

Thames Tideway Tunnel
Creating a cleaner, healthier River Thames



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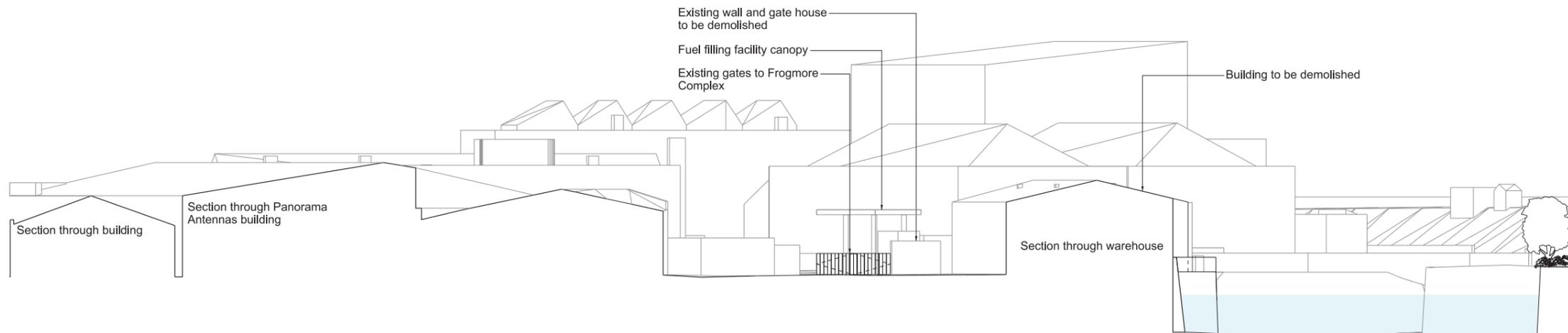
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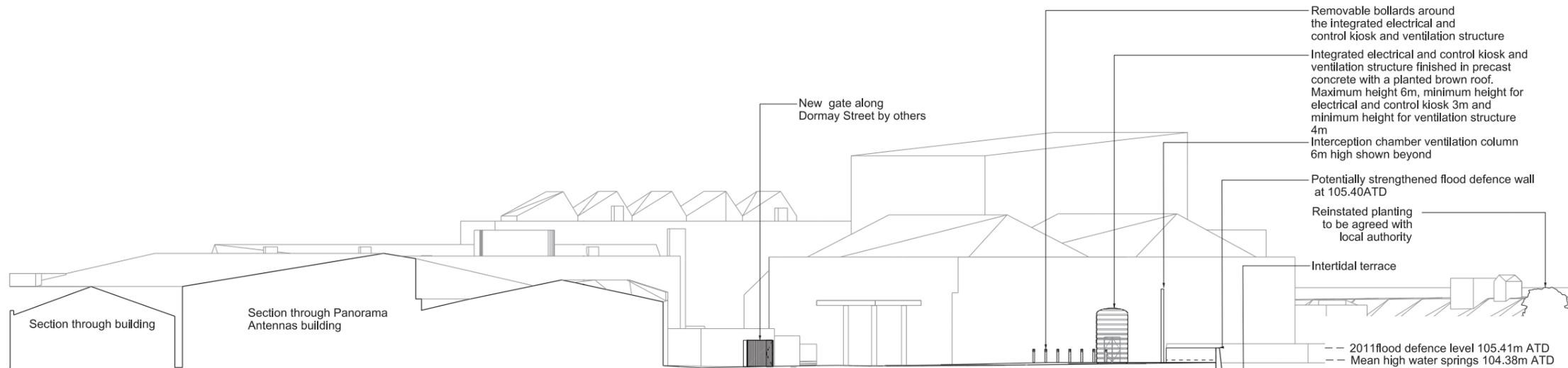
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Notes:

1. All dimensions and levels are approximate.



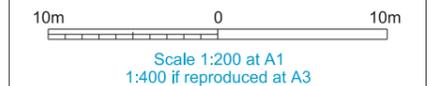
As existing East elevation



Proposed East elevation

--- 2011 flood defence level 105.41m ATD
 --- Mean high water springs 104.38m ATD
 --- Mean low water springs 98.38m ATD

Intertidal level shown indicatively exact level to be agreed



ILLUSTRATIVE

Location
Dormay Street
 London Borough of Wandsworth

Document Information
Application for Development Consent

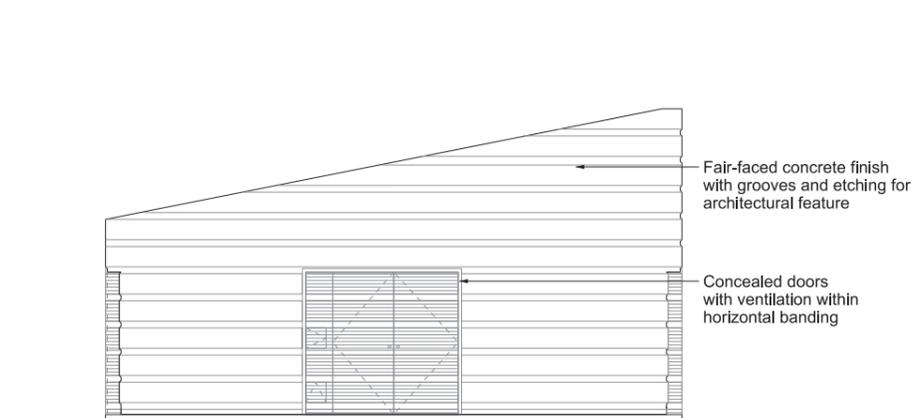
As existing and proposed
 East elevation
 Book of plans - section 10
 DCO-PP-08X-DRMST-100011
 January 2013

Thames Tideway Tunnel
 Creating a cleaner, healthier River Thames

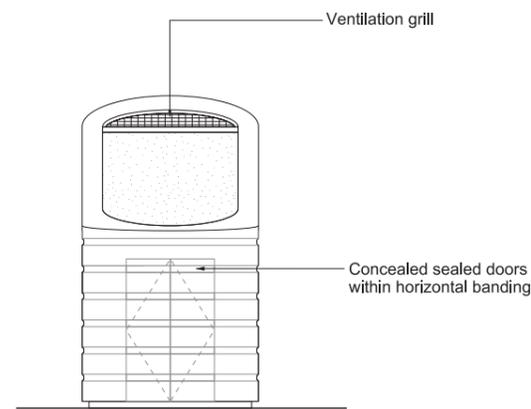




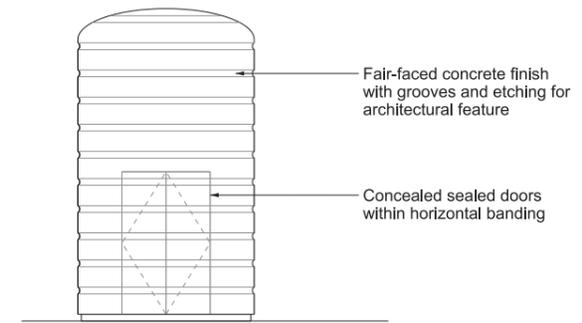
Coordinates are to be Ordnance Survey Datum OSGB36. All levels are in metres and relate to the Tunnel Datum which is 100 metres below Ordnance Datum Newlyn.



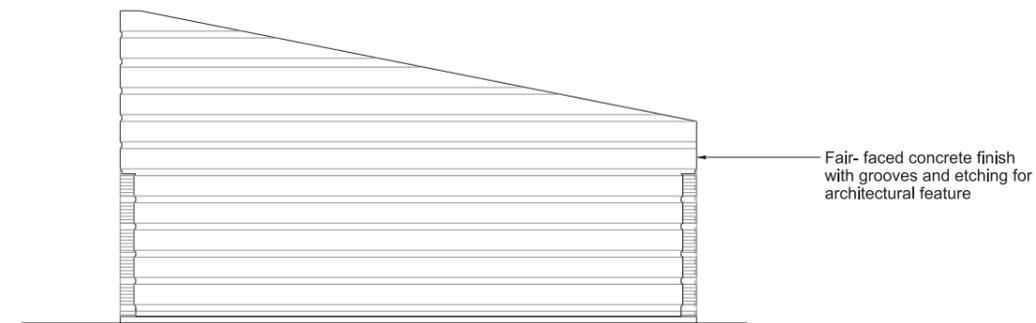
South elevation



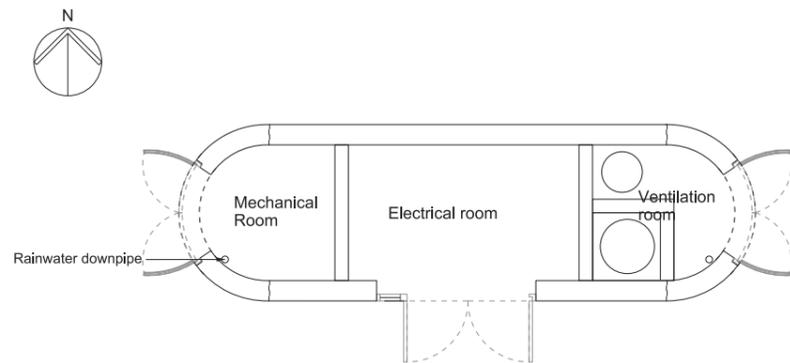
West elevation



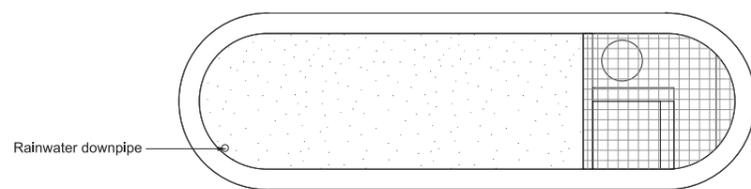
East elevation



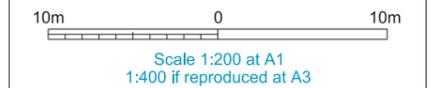
North elevation



Plan



Roof plan



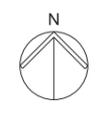
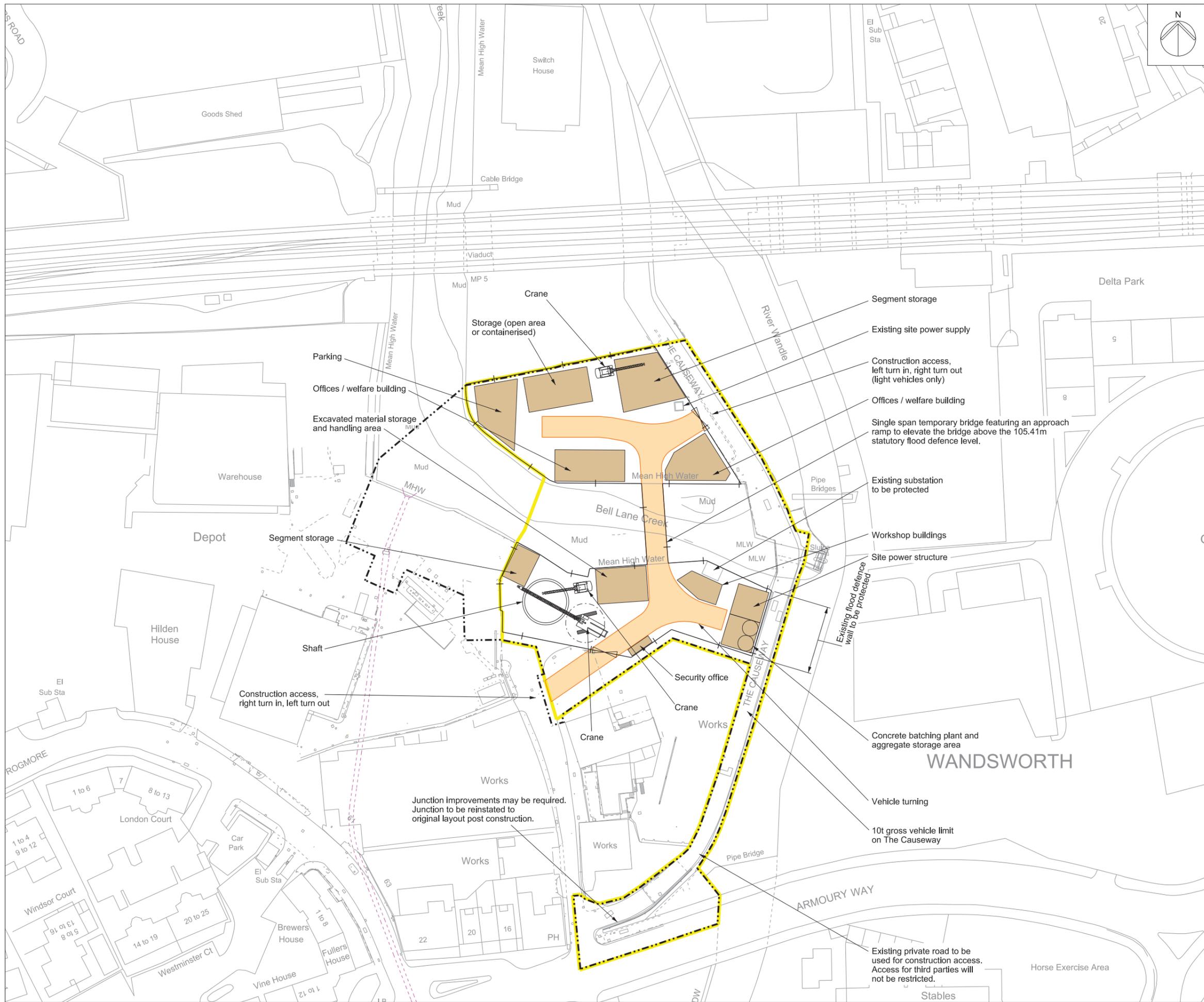
INDICATIVE

Location
Dormay Street
 London Borough of Wandsworth

Document Information
Application for Development Consent
 Kiosk and ventilation structure design intent

Book of plans - section 10
 DCO-PP-08X-DRMST-100012
 January 2013





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- Key:**
- Limits of land to be acquired or used (LLAU)
 - Hoarding
 - Maximum extent of working area
 - Site access
 - Access / haul route
 - Existing sewers

- Notes :**
1. These construction phasing plans have been prepared to illustrate possible site layouts for the principle construction phases. Contractors may choose to lay sites out differently during construction depending on their preferred construction methods subject to any controls on layout imposed through the planning submission and approval process.
 2. Traffic management plans for construction phases of the work would be submitted to the appropriate authority for approval. Where appropriate, outline traffic management arrangements are shown.
 3. Utility supplies for the construction of the works would be agreed with the relevant utility company.
 4. Additional noise mitigation including noise barriers may be required but is not shown on this drawing.



ILLUSTRATIVE

Location
Dormay Street
 London Borough of Wandsworth

Document Information
Application for Development Consent
 Construction phases - phase 1
 Site setup, shaft construction & tunnelling
 Book of plans - section 10
 DCO-PP-08X-DRMST-100013
 January 2013



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Thames Water Utilities Limited

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