



A Quod project sheet

# Chelsea Creek, Fulham

## Role

Quod has a long history in providing advice and support in the redevelopment of the major residential led, mixed-use development known as Chelsea Creek. The circa 3ha site is located in the south east of Hammersmith and Fulham Borough and sits adjacent to Fulham Gasworks.

Following site wide approval of extant hybrid planning permission of eight buildings (A-H) ranging from 7 to 8 storey's and comprising 489 homes, circa 10,000m<sup>2</sup> of commercial floorspace, basement and an array of publicly accessible open space including two new canals, St Georges Development Limited instructed Quod to prepare and implement a planning strategy for the remainder of the site.

Following the revocation of Fulham gasworks Hazardous Substances Consent in 2017, together with subsequent changes to development plan policy increasing the London Borough of Hammersmith and Fulham housing target and proposals for the redevelopment of the Fulham Gasworks site, Quod were instructed to consider different development optimisation options for the site. Quod played a key role in advising St George's Development Limited on affordable housing, CIL and S106 implications (the original consent was approved prior to the adoption of Borough and Mayoral CIL), in addition to general planning strategy on overlapping consents.

Consequently, Quod submitted and negotiated a detailed planning application for ground and above works to supersede building blocks G and H of the extant permission resulting in the provision of 415 homes (an uplift of 333 units to the originally consented 489 units) and 547m<sup>2</sup> of commercial floorspace within two new buildings ranging from 7 to 31 storey's.

This application represented a 68% increase on the total number of residential units approved across the site, increasing the total number of proposed homes to 823 units.

## Description

Residential-Led Mixed Use

## Client

St George Developments Limited

## Planning Authority

London Borough of Hammersmith & Fulham

## Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



Quod worked closely with the Borough, the Greater London Authority and other statutory consultees to address a range of planning issues during the pre-application and post submission stage including the principle of tall buildings at this location and the drafting of planning conditions. The successful continuation of exception quality of architecture and urban design as well as a thorough understanding of the changing local context, was of paramount importance.

As well as planning, Quod advised on development economics including affordable housing and viability. Quod was also instructed to prepare and submit the Environmental Statement which considered in detail the constraining effects of sunlight, daylight and overshadowing on surrounding buildings and amenity space, as well as the additional socio-economic effects on school places and medical or health services.