



Initial Consideration Review

Project Name & No	10314 Riverside Studios	Date	31.3.15	Meeting No	1
Present					
Name	Tom Shield Colin Brown Alun Thomas	Company	Mount Anvil Mount Anvil Mount Anvil		
Apologies					
Name	Adam Crichton	Company	Mount Anvil		

Topic	Does this issue have an Environmental impact or cause a constraint? Y/N		Action if required to control or reduce the impact	Add entry to the relevant section of the black box
	Yes Or No	Brief Description		
Legal Considerations				
Boundaries and adjacent landowners: Are there sensitive neighbours and are they likely to be concerned?	Y	West boundary is with the River Thames - environmental considerations. South boundary is with Chancellors Wharf ; sensitive residents. The north and east boundaries are roads but there are sensitive residents on the other side of both roads.	Control of dust, noise, vibration > all potential environmental impacts. Work in accordance with the CEMP.	<i>Noise, dust or other impact?</i>
Existing rights of way, diversions: Is there an effect on public access?	Y	Footpath from Crisp Road to the river has been closed. River Terrace > a road that separated Queens Wharf from Riverside Studios	Diversions are in place > will need to be monitored and maintained. Increased pedestrian traffic on east pavement of Crisp Road and north pavement of Queen Caroline Street. Traffic Marshalling required in this busy area. Behaviour of cyclists and pedestrians to be considered and controlled where	<i>Visual impact?</i>



		has been closed. Footpaths on Queen Caroline Street and Crisp Road are closed and taken into the site area.	possible.	
Trees and hedge protection: Tree arboricultural / landscaping reports?	Y	Minor > but there are trees in the pavements around the site.	Protect using the site hoarding. One tree in the south east corner is particularly at risk from piling.	Ecosystem
Are there animals or plants to be protected?	N	NA	Noted that the river / river wall is on the west boundary. As part of these works the ecology of the wall and foreshore is considered and improvement is planned.	Ecosystem
Conservation Area/Listed buildings; are there any constraints?	Y	Conservation area.	The site is in a conservation area - however the 4 conditions are not deemed to be environmental :- archaeology, photographic record,	Visual impact?

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Advance Notifications				
Planning authority; Are there planning consent conditions with environmental implications?	Y			Please specify
Highway drainage authority; Is there a flooding risk?	Y	Alongside the Thames > so yes, there is a risk of flooding.	Through design for the permanent works. Through temporary design during construction. It should be noted that the site is "contained". The levels of both Queen Caroline Street and Crisp Road are considered to be above flood level.	Aqueous Discharges,
Hazardous waste registration; is one required?	Y	Policy > general construction site.	To be organised by site.	Waste
Environmental permit; Is a permit required?	Y	For works to the River Wall	Site to liaise and progress with EA / PLA / MMO - base agreements in place at outset > consultant Beckett Rankine.	Aqueous discharges or waste
Engineering and Architectural				
Utility sources: Please specify.	Y	All the normal mains connection.	With the support of consultants site will progress Electrical, Gas and Water (etc) connections.	Utilities
Renewable energy sources: Are any to be used?	Y	CHP engines only.	CHP engines in final scheme. Consider renewable energy during construction.	Utilities



Archaeological reports; Is protection required?	N	CGMS are our archaeological consultants - they are monitoring the site.	No protection is identified at present. Reports are to be issued following demolition and following excavation.	Visual impact?
Noise attenuation; Is any required?	Y	All plant.	Best available, appropriate and properly silenced / attenuated plant to be used. To be developed in detail through RAMS.	Noise?
Asbestos; Is it present?	Y	Asbestos is present.	Removed from site by Advanced Demolition and documented. Closed out.	Waste
Land contamination report; Has contaminated material been removed?	N	Refer to soil report for Queens Wharf - be aware of minor "hot spot"	Correct removal of hot spot by Groundworker. Note that excavation for Riverside Studios section is being carried out under a watching brief by WSP Engineers.	Waste
Invasive species; Have any been identified?	N	NA	Nothing identified.	Ecosystem
Transport arrangements	Y	Traffic Management	Comply with Traffic Management Plan.	Atmospheric
Ecological reports; Do any species require protection?	N	NA	Nothing identified	Ecosystem
Other issues				