

# Lots Road South

Workshop 1 Summary  
August 2023



**MOU  
NTA  
NVIL**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

# Event overview

## The workshop and activities

We held our first community workshop on Wednesday 19 July from 6:30-8pm at St John's Church, Chelsea.

Thank you to everyone that joined us, we want to use these sessions to hear from local people about how we can best deliver the proposals for Lots Road South. We want to ensure that we bring forward a development that works within the Council's design brief, but also works for the local community too.

At our first workshop session, we wanted to understand local people's thoughts on:

- The site's constraints and opportunities
- Where the ground floor uses should be positioned
- How height and massing should be distributed across the site.

We asked attendees to take part in three short tasks to help us understand these key things, and we've produced the following summary of the activities.



# The team

The event was hosted by the project team, including:



Development partner



Sola Estefanos  
Community Engagement Manager



Nicola Bale  
Senior Development Manager



Marcus Bate  
Partnerships, Communities and Sustainability Director



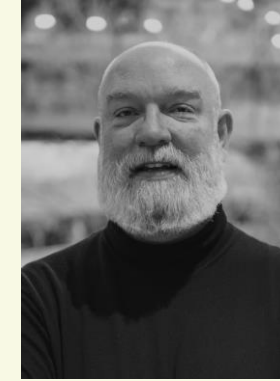
Alun Thomas  
Delivery Director



Emma Foster  
Senior Design and Development Director



John Kelly  
Logistics Manager



Gavin Hudrich  
Head of Mixed Use



Architects



Craig Sheach  
Partner



Isla Cubitt  
Associate



Shannan Kamalaneson  
Architectural Assistant



Local authority and landowners



Martin Mortimer  
Lots Road Project Team



Alexander Anrude  
Lots Road Project Team



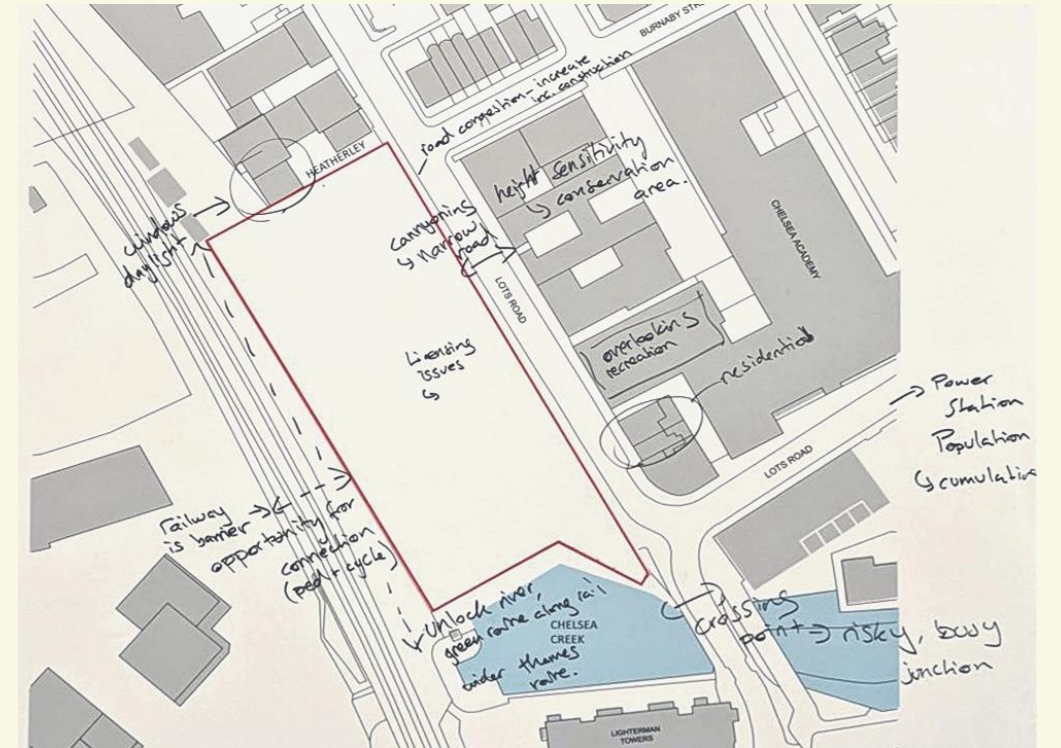
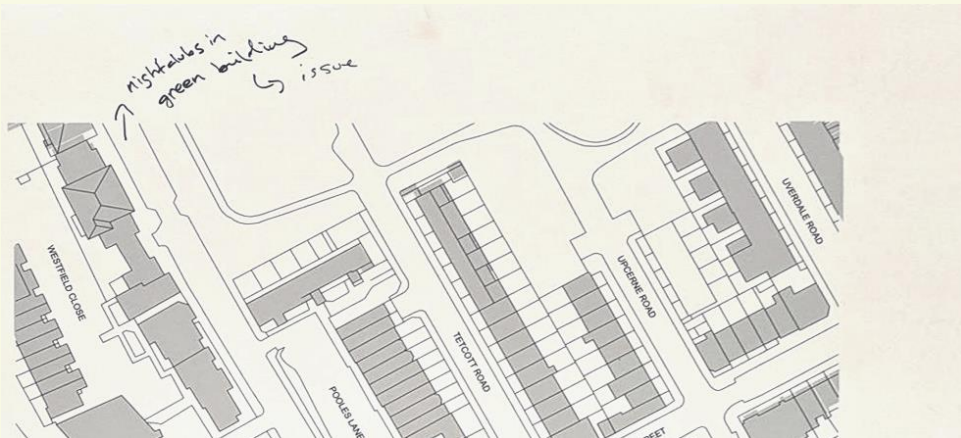
Michelle McNally  
Lots Road Project Team

# 1. Site considerations

As part of a group discussion, we asked people to share what they thought the site's constraints and opportunities were.







People mentioned that our proposals should be sensitive to:

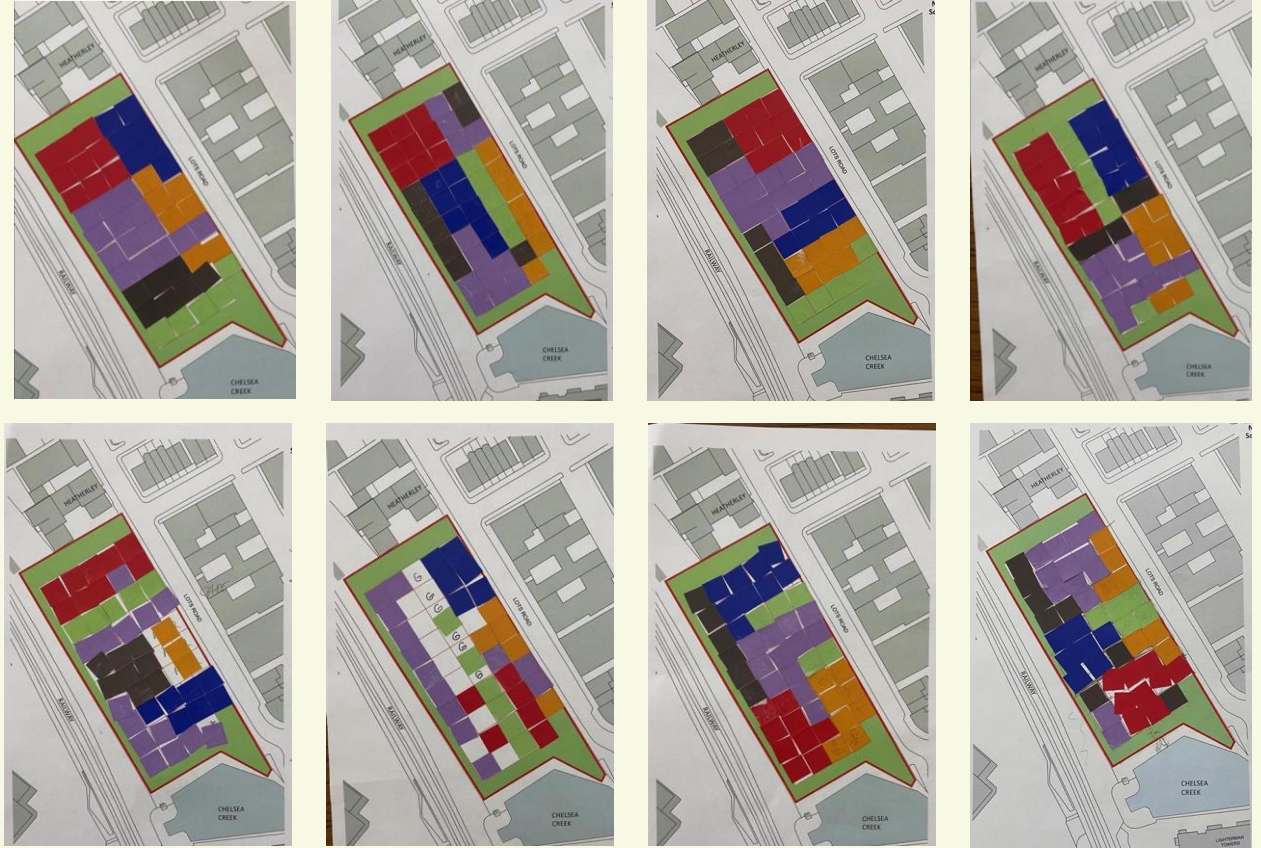
- Lots Road being narrow and congested
- Existing local nightclubs and noise
- Any neighbouring windows and impact on daylight
- The conservation area
- Overlooking recreation space at the Academy
- An increase in population and the impact this could have on local amenity and services



# 2. Ground floor layout

For task two, we asked attendees to map out where they would like to see the ground floor uses positioned on the site. Attendees were given coloured tiles and asked to place these on a map. The squares represent:

-  Workspaces / residential entrances
-  Extra care / community centre
-  Open space
-  Retail / café
-  Auction House
-  Support space (e.g. bin stores, cycle parking)



# 2. Ground floor layout

Our initial analysis of this task found that while there were varying opinions on where each use should go, some common themes did emerge.

## Open space



Open space was located along Lots Road, the Creekside and through the middle of the site

## Extra care / community centre



Extra Care / Community Centre located at the North of the site next to Heatherleys, with some placing this along the Creekside

## Retail / cafe



The Café / Retail space was positioned on Lots Road, next to existing or proposed open space along the creek

## Auction House



The majority of the reprovided space for the Auction House was placed on Lots Road

## Workspaces / residential entrances



The space for Workspace / Residential was placed on the railway side, with minimal frontages on Lots Road

## Support

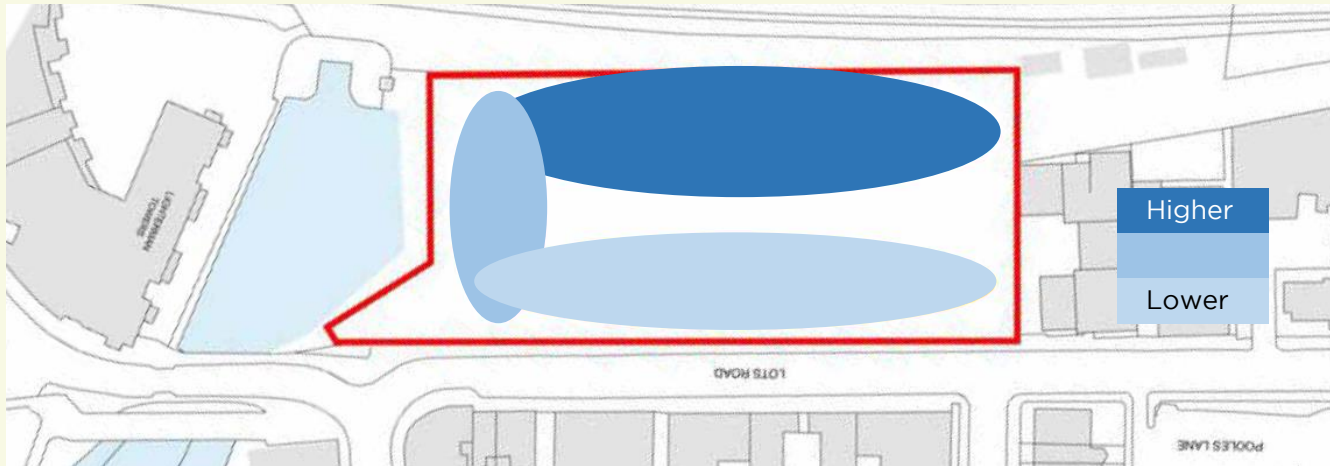


Overall, support was positioned along the railway side



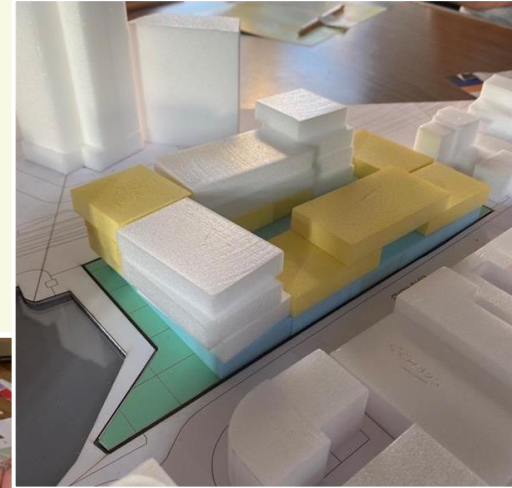
# 3. Height and massing

We asked attendees to place blocks on a model to show how they thought the height and massing should be distributed.



The above diagram shows the analysis of our third task, with height mostly positioned along the railway and some along the Creek.

The exercise showed that most people preferred height to be positioned away from Lots Road.



# Other feedback

## Height and density

- The proposals should be sensitive to the conservation area and height of the three-storey buildings across the road.
- Concerns about any height on this site with references to 'canyonisation'
- Height should be positioned to the back of the site to help ensure that it is sensitive to Heatherly School of Fine Art and does not impact on its light.
- There are too many uses proposed here.

## Homes

- Clarification on why private homes are needed to help fund the proposals and why this cannot be funded by the council.
- The extra care provision should be separate from the rest of the proposals with access to green space.
- Request for the homes to be sold locally rather than overseas.

## Engagement

- Concerns that the community's feedback will not be meaningfully considered.
- More time is needed at events for Q&A with the project team.
- Future events should be held in a more convenient location (closer to the site) and with better acoustics.

## Public space

- It would be good to see a pedestrian link between Chelsea Harbour and the Kings Road
- The proposals should have more green and open space.
- Create a new cycle link under the railway.
- A good opportunity to unlock the creek and create a new green route.
- Important to consider how security is managed in any new open spaces or routes.



# Thank you

## Next steps

We're working to integrate your feedback, where possible, to develop our designs.

We're aiming to present our early proposals after the summer and will be in touch in due course to share more detail about our next phase of engagement.

If you have any questions in the meantime, please contact Sola:



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