

Lots Road

The story so far

Kensington and Chelsea Council selected Mount Anvil as its development partner for Lots Road South in February 2023 and in May 2023 we exchanged contracts to proceed with the development partnership.






Mount Anvil will lead the design process, submit a planning application and, if planning permission is granted, deliver the Lots Road South project. We will be providing extra care homes, affordable workspace and a community space back to Kensington and Chelsea Council.

Community Engagement

Mount Anvil will be picking up where Kensington and Chelsea Council left off and continuing engagement with the community to develop specific plans for the site.

- Kensington and Chelsea Council has previously consulted the community through **mapping workshops and design workshops** in 2021/2022 and your views have fed into the adopted Lots Road Design Brief Supplementary Planning Document (SPD) which sets out the vision for the site.
- The Mount Anvil team **met some of the community in October 2022** as part of the bid selection process and your views fed into our selection...thank you!

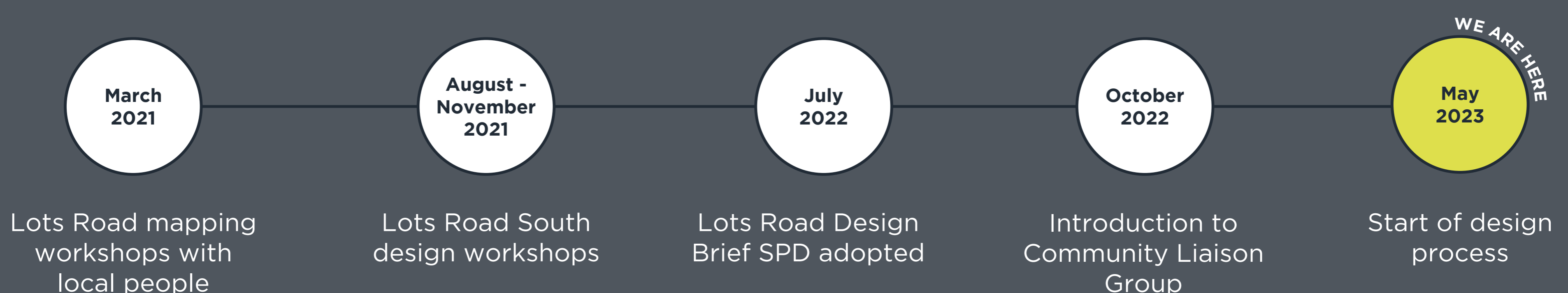
The design brief sets out the vision for the site and outlines the requirement to specifically deliver:

-  65 extra care social rent homes
-  Reprovision of the Lots Road Auction House
-  C.5,000sqm commercial floorspace including community use and affordable workspace
-  A mix of private and affordable homes
-  Improvements to Chelsea Creek, landscaping and public realm



Aerial view of Lots Road South site

The story so far



Lots Road

Meet your project team



Sola Estefanos

Community Engagement Manager

Sola will be organising events with the community and is your day to day contact.



Nicola Bale

Senior Development Manager

Nicola manages the project day to day, ensuring we're incorporating your feedback into our design vision.



Emma Foster

Senior Design & Development Director

Emma is our design and development specialist, ensuring we're creating an outstanding place.



Marcus Bate

Partnerships, Communities and Sustainability Director

Marcus is responsible for our partner and community engagement, ensuring you are involved in the process.



Alun Tomas

Delivery Director

Alun will oversee the construction of the project.



John Kelly

Logistics Manager

John will be on the street during construction making sure it's safe and ensuring you can get on with your day.

Supported by:

PRP

Architect

BDP.

Landscape Architect

ROLFE JUDD

Planning Consultants



Mount Anvil

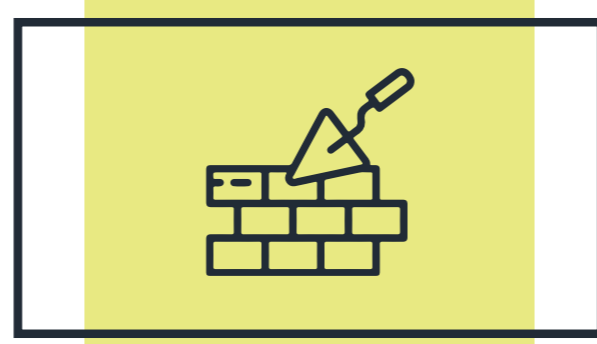
Who we are

We've been building high-quality homes for Londoners for over 30 years, focusing on Zones 1-3.

As an integrated developer contractor, we build the projects that we get planning permission for, and our work is always in partnership with housing associations and local authorities.



We've delivered over **2,000 homes** in London in the past 5 years



We're currently constructing **3,800 more homes** (including 40% affordable homes)



We've delivered over **40,000sqm** of commercial space



We're **focused on London** and only London



We never work on **more than a handful** of projects at once



We're invested in positive **sustainable partnerships**, with Kew Gardens, PlanetMark and HACT. **Scan to read more!**



Awards

- We were thrilled to be named Developer of the Year at the 2023 RESI Awards, following being awarded Housebuilder of the Year at the Building Awards 2020.
- Our approach to building safety is underpinned by our culture. We won the RoSPA Gold Award in 2022 for health and safety, as well as winning Considerate Constructors' awards on every one of our projects.

Some of our other award wins:



Mount Anvil

Some of our recent projects



Barnsbury Estate, LB Islington

914 homes, including 425 social rent affordable, 700sqm community space, 2 new parks and multi-use games area. Planning permission granted in 2022.

Working with the community we:

- Partnered with London Lions Basketball team, working with local young people to design a replacement community basketball court.
- Held monthly Estate Transformation events.
- Held design working groups - influencing architecture and Canalside landscape design.



Hampstead Manor, LB Camden

156 homes within converted Grade II Listed Buildings and new buildings within Conservation Area. Completed in 2019.

Working with the community we:

- Set up Neighbourhood Forum working groups.
- Created the Hampstead School of Art design sculpture trial.
- Involved the community in the design of landscaped gardens.



Keybridge School, LB Lambeth

125 homes and a new primary school building. Completed in 2021.

Working with the community we:

- Developed our approach to demolition from a number of options.
- Co-designed the school and community spaces.



Queens Wharf, London Borough of Hammersmith and Fulham

156 homes and 8,633sqm theatre and arts facility adjacent to Grade II* Listed Hammersmith Bridge. Completed in 2018.

Working with the community we:

- Used feedback to shape our construction management plan to reduce disruption.
- Set up dedicated cycle routes for safe access.

Our focus

on communities



A Barnsbury resident event with the London Lions



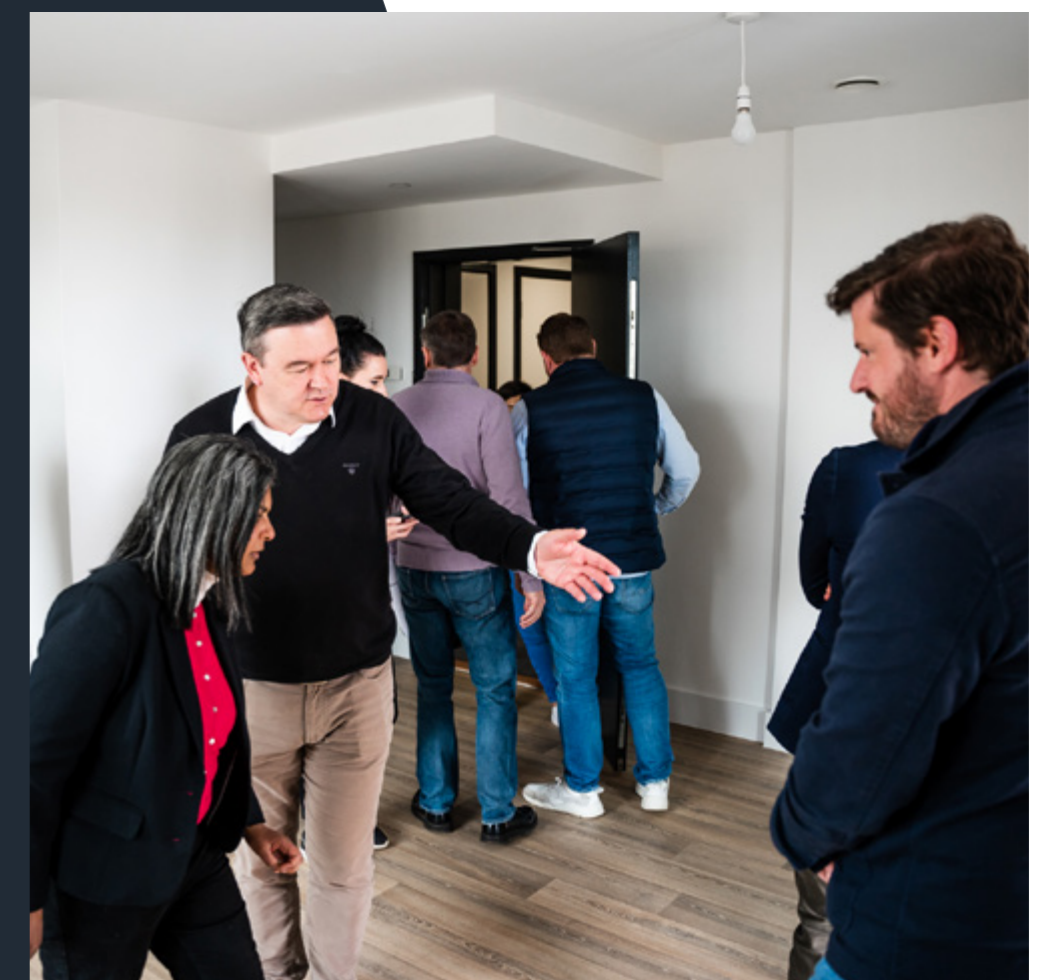
One of our monthly resident design group meetings underway



Our Alun Thomas taking a resident steering group on a tour of Keybridge, in Lambeth



Councillors Holland, Jarnecki & Anyanwu at a tour of our completed Wyvil Primary School, Lambeth



Residents moving into their new homes at Friary Park



Our Crystal celebrating Eid with Newlon residents at Barnsbury, Islington



James doing a spot of volunteering as part of our engagement with Barnard Park Adventure Playground, a stakeholder adjacent to our Barnsbury scheme, Islington



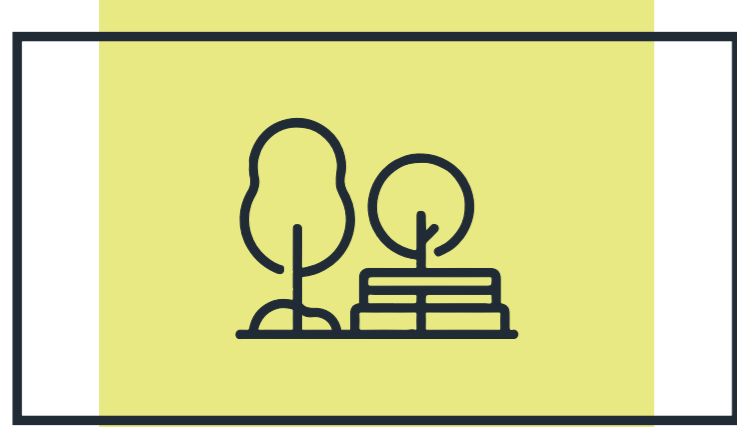
A community consultation event for our St John's Hill scheme in Clapham

Your feedback

so far

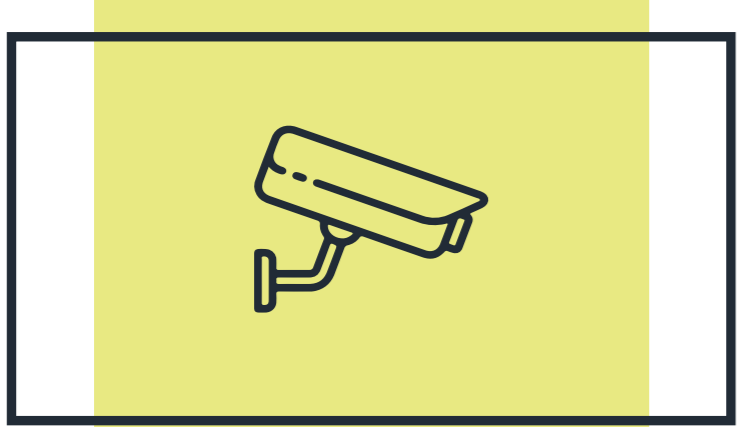
We've heard various themes of feedback from the workshops held by Kensington and Chelsea Council regarding the Lots Road South development.

From this, we know that the following areas are important to you:



A vibrant community

- New development needs to contribute to a **sense of community**
- Extra care homes should have **access to adjacent outdoor space/garden**, perhaps near Heatherley's
- Must create **an appealing offer for businesses** – an attractive area, practical facilities



Safety and security

- **Designing out crime:** Areas should be clear, with no hidden parts that would encourage antisocial behaviour
- “Clear views should be maintained so that **neighbours, commercial and domestic, can see entrances**”



A mix of uses

- **Diversity of activities** along the street frontage is essential
- Should **feel like a community** for people living in the site and be inviting for people walking past
- **Opportunities** for employment to be varied – workshops, cafes, shops
- Importance of **affordable commercial space**



Public space

- Public access to the **creek**
- Provide **community space**



Preserving the character of the area

- Ensuring that Lots Road is **brought to life with ground floor uses**
- **Lots Triangle** - maintaining the Employment Zone
- Auction house has clear character

And we want to hear more...

Our commitments

to you

2. You'll feel safe for the duration of the project and we'll minimise disruption

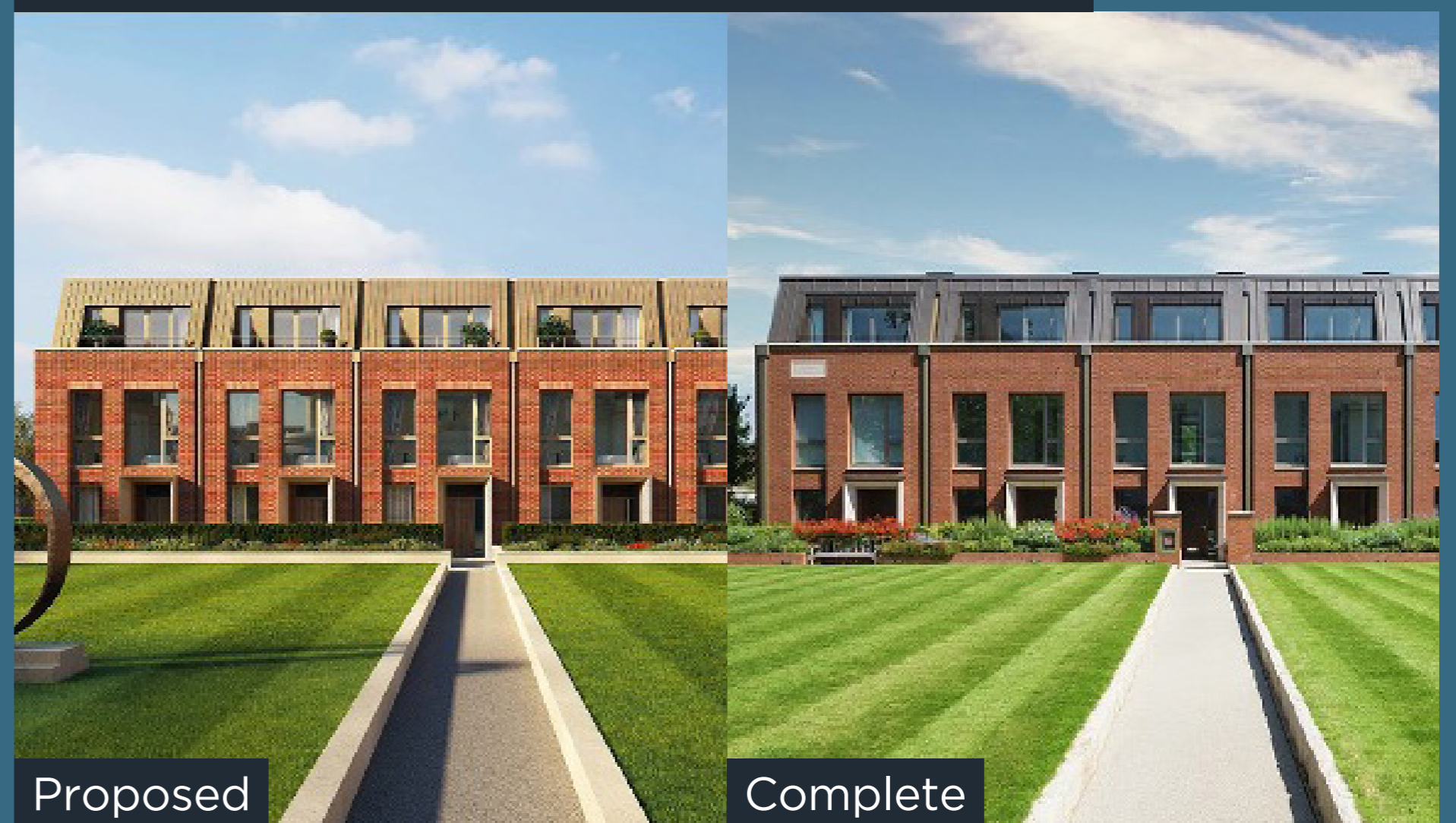


1. We'll listen and learn from you



3. We'll invest in the Lots Road community

4. We'll do what we say we'll do



5. You'll help us to shape a design that protects the character of Lots Road



6. We'll create a high quality place, environment and buildings

Help shape

our consultation

SHARE YOUR
FEEDBACK USING
THE POST-IT
NOTES

How would you like to be involved?

What would you like to see in the new community space?

What parts of the Lots Road character would you like to see in a new development?

When is the best time to hold events?

What do you like most about the area? What would you like to see improved?

What sort of uses would you like to see in the commercial spaces?

What kind of affordable housing would you like to see?

What would you like to see in the public spaces?

Do you have any other comments?

Keep in touch

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Consultation programme:

