



# Lots Road South

## Welcome

**Thank you for visiting this exhibition. Find out more information about our emerging proposals for Lots Road South, including how we've shaped our early designs using feedback from the local community and key stakeholders.**

You can ask questions of the project team and share your feedback with us:

- ▶ Talk to a member of the project team
- ▶ Complete a feedback form
- ▶ Take part in the interactive elements of our boards
- ▶ Email us at [lotsroadcommunity@mountanvil.com](mailto:lotsroadcommunity@mountanvil.com)

## About the site

The Lots Road South site is located in the south west of Lots Village, bounded by the Chelsea Creek to the south and the railway line to the west.

It's home to the much-loved Lots Road Auction House and local show rooms, as well as a car compound and the Council's highway service depot.

The highway service will be moving to a consolidated depot to the north of the site, with the car compound relocating elsewhere in the borough.

We will be providing space for the Auction House in our proposals to ensure that they remain on site.

**We know that this is a really important site which has an active community that really cares about the character and future of the area.**

**Mount Anvil is incredibly proud to have been entrusted with this development alongside Kensington and Chelsea Council. We want to take this opportunity to deliver something at Lots Road South that provides benefits to residents of all ages and backgrounds, and transforms the site into a focal place for the community.**

# The story so far

**Mount Anvil was selected by Kensington and Chelsea Council as development partner for Lots Road South at the beginning of 2023.**

Before Mount Anvil was brought on board, Kensington and Chelsea Council consulted with the local community on its vision for the site and wider Lots Road area. This has informed the approach to the emerging proposals. Take a look at the timeline below to see what's happened so far and a preview of what's to come.

## Your feedback so far

We've really valued speaking to the local communities of Lots Road over the past few months. We've heard a range of different views and have looked to reflect these in the emerging proposals that we're presenting today.

The key feedback that we heard at the workshop related to:

- ▶ Height and density
- ▶ New homes
- ▶ Consultation approach
- ▶ Public spaces

More detail of these can be found on each board, or you can view the full feedback report at this event or on our website – scan the QR code to read more.

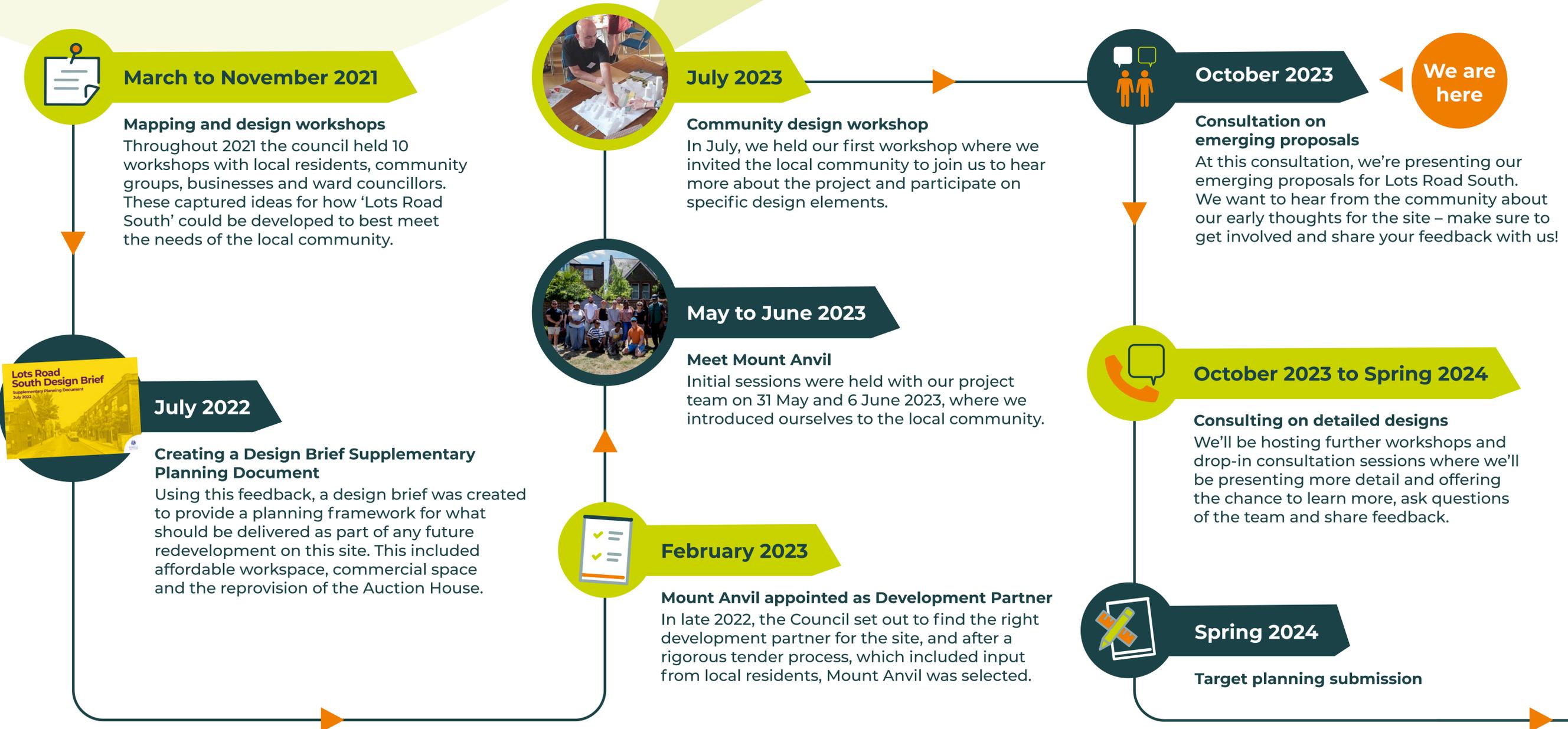


## Get involved

Make sure to stay up to date with our consultation by signing up to our mailing list. Scan the QR code to join and get all the latest updates.



**We are here**



# Development principles and our proposals

## Development principles

The site is located in both the Royal Borough of Kensington and Chelsea and the London Borough of Hammersmith and Fulham which means both local authority planning policies apply across the relevant parts of the site.

### What is the local planning policy here?

The overall site is allocated in Kensington and Chelsea Council's Local Plan to deliver employment space, new homes, affordable extra care homes and improved public realm around the Creek.

### From planning policy to design principles

Following consultation with local groups and residents in 2021-2022, Kensington and Chelsea Council created and adopted a specific Supplementary Planning Document (SPD) for this site. This was shaped by local feedback and sets out a clear design brief and series of principles for any future development to follow.

The full SPD can be viewed by scanning the QR code, but includes:



#### Extra Care

Locate the extra care use in an optimal location for future residents following the principles of Design for Dementia

#### Character

Ensuring the architecture and materials reference the character of the area

#### Height

The development should locate taller buildings away from Lots Road to more suitable parts of the site

#### Community space

Space to allow for a wide range of activities including meetings, celebrations, training, and events

#### Employment zone identity

The character of the development should be led by the employment use, with the commercial space suited to meet the needs of the end user

#### Landscaping

Creating attractive, welcoming outdoor space which makes a feature of the Creek

#### Commercial activity

Create business opportunities on Lots Road with variety of commercial uses at ground floor

#### Light to Heatherley School of Fine Art

Ensure the development does not compromise the quality of the light to or overlook Heatherley's east facing windows

## Our proposals



New employment spaces, including approximately:



1,125sq.m. for the **Auction House** to return to the site



120sq.m. **community centre** to meet local needs



700sq.m. **affordable workspace** to support local businesses



160sq.m. **cafe / retail** on the Creekside



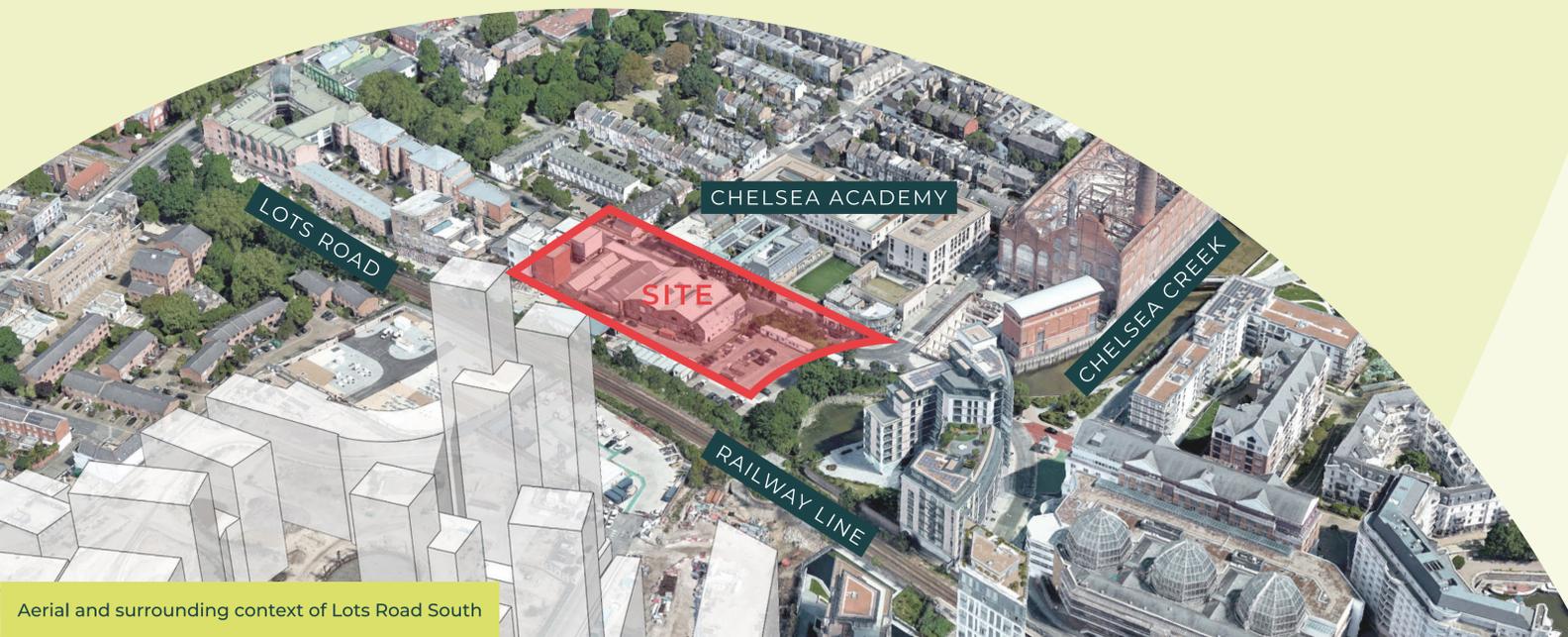
1,800sq.m. **flexible commercial space** which could be workspace / retail showroom space



Around **260 new homes**, including 50% affordable housing, which includes 65 social rent extra care housing



**New public space** for the community to enjoy, including opening up the Creek

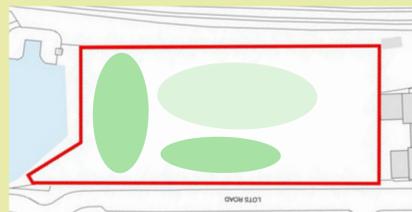


Aerial and surrounding context of Lots Road South

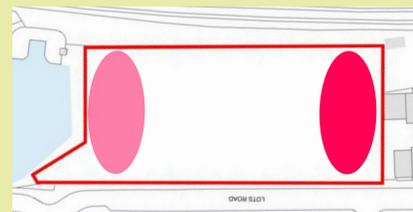
# Contributing to Lots Road's employment offering

## Our approach to the ground floor

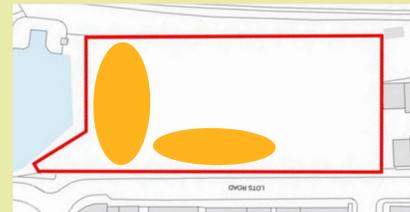
Attendees at workshop 1 shared where they would like to see ground floor uses positioned on the site. While there were some varying thoughts on where each use should go, they were generally placed in the following areas:



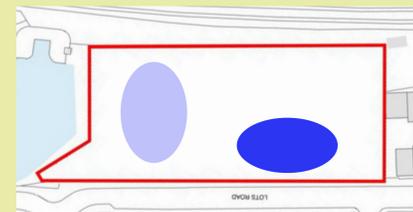
Open space



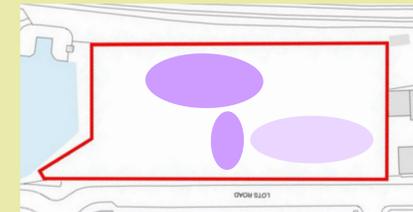
Extra care / community centre



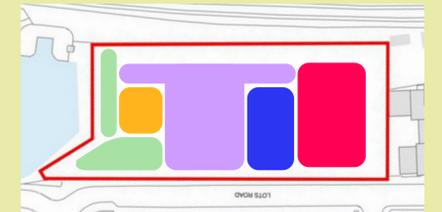
Retail / café



Auction House



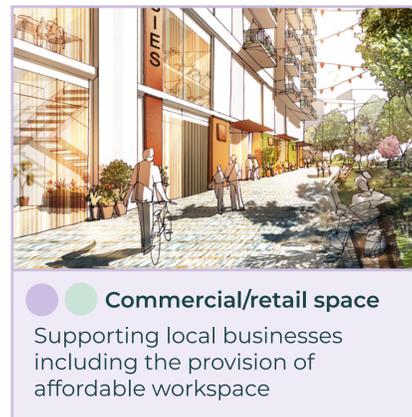
Workspaces / residential entrances



Locating uses based on feedback



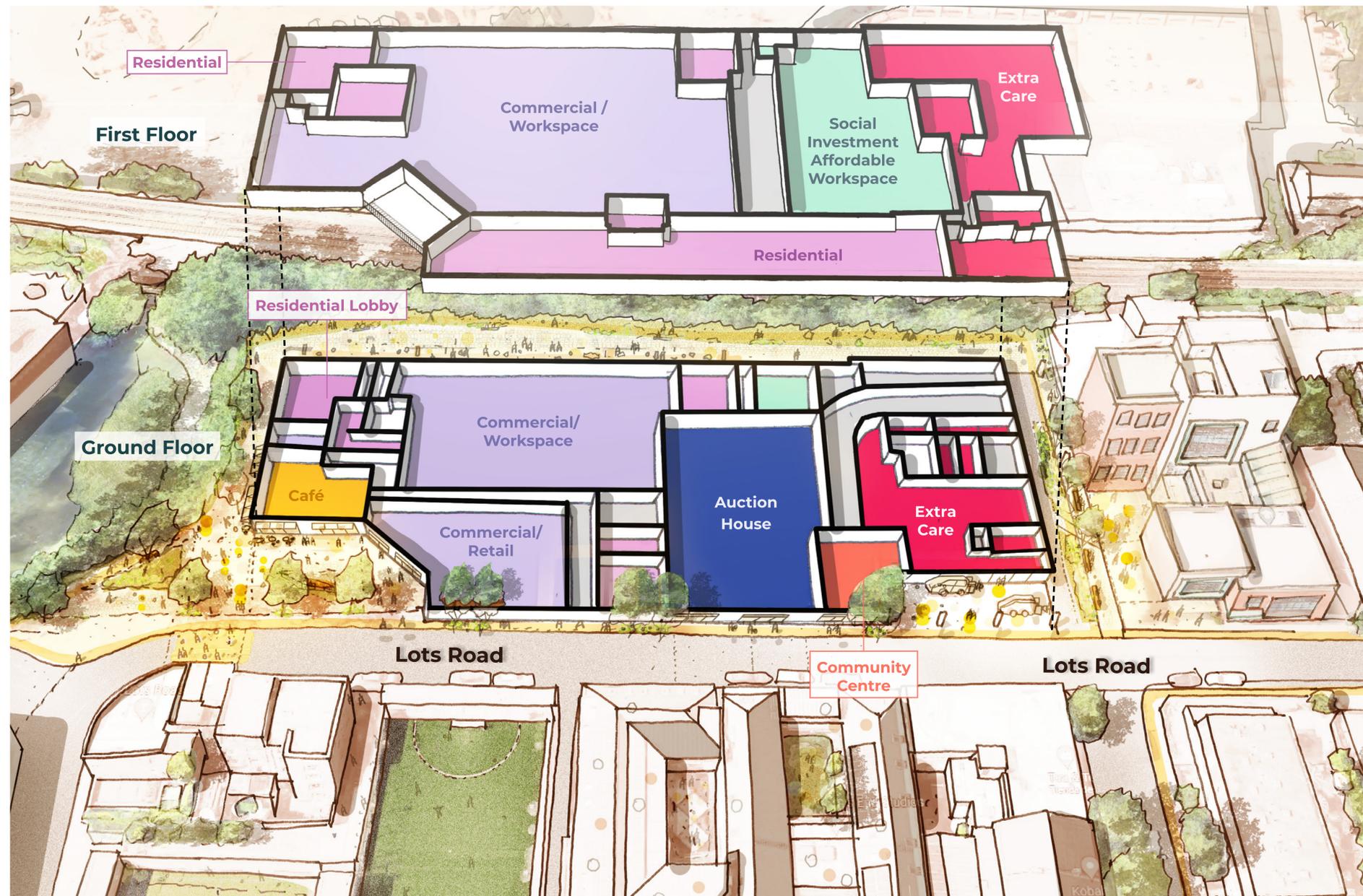
Residential Lobby



Commercial/retail space  
Supporting local businesses including the provision of affordable workspace



Café  
Positioning a café at the edge of the Creek to better activate and make use of the waterfront



Extra Care  
This will provide residents with individual self-contained accommodation and a variety of communal facilities within one development



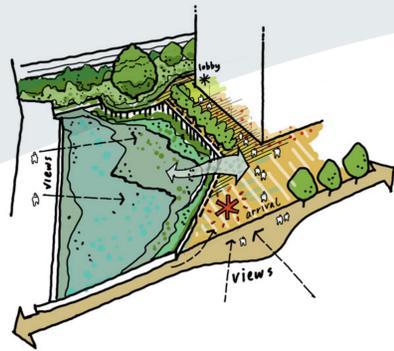
Auction House  
Providing a new modern space for the Auction House to return



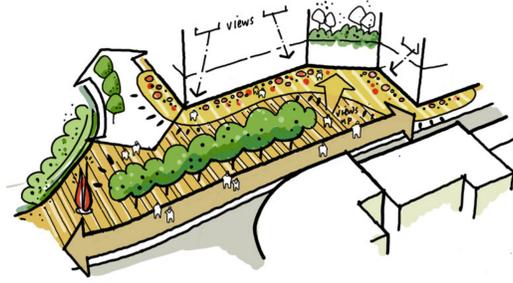
Community Centre  
This will meet a local demand and will be handed back to the Council to manage

# Greener and more welcoming public spaces

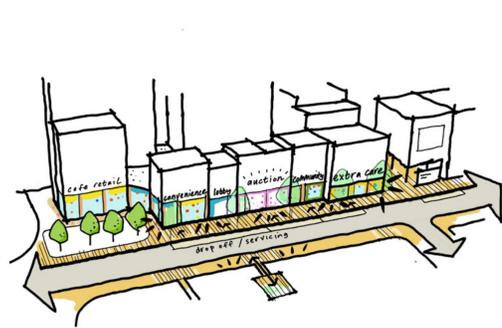
Our landscape approach is guided by a set of clear design principles which we've set out below. Together, these create a much more welcoming environment, with new open spaces that have their own distinct character.



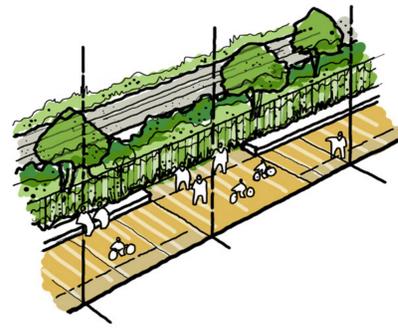
1 Maximise the creek edge



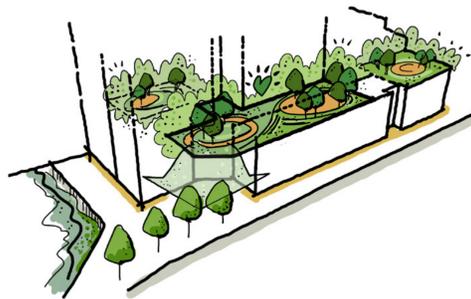
2 Create a sense of arrival on Lots Road opposite the pub



3 Promote a vibrant street



4 Establish a green route along the western edge



5 Create a green and playful heart to the scheme providing amenity space for all residents

## You said

“ There should be more green and open space across the site, as well as unlocking the creek. ”

Landscape architect BDP has sketched out some early ideas for the landscaping on the site, including a new community square by the Creek fronted by a café.



# Creating new public space on Chelsea Creek

The development of Lots Road South offers an excellent opportunity to open up Chelsea Creek for the community to enjoy.

We'd love to hear any ideas you have for this space. We're open to exploring different types of landscaping and community activities. We want to shape this part of the site so that it best suits the people that will walk by and enjoy it.

Place a sticky dot next to the images that you like the most and share any further ideas with us by writing on a post-it note!

## What type of landscaping would you like to see here?

### Soft landscaping



### Hard landscaping



### Somewhere in between



## What activities would you like to see?

### Play space



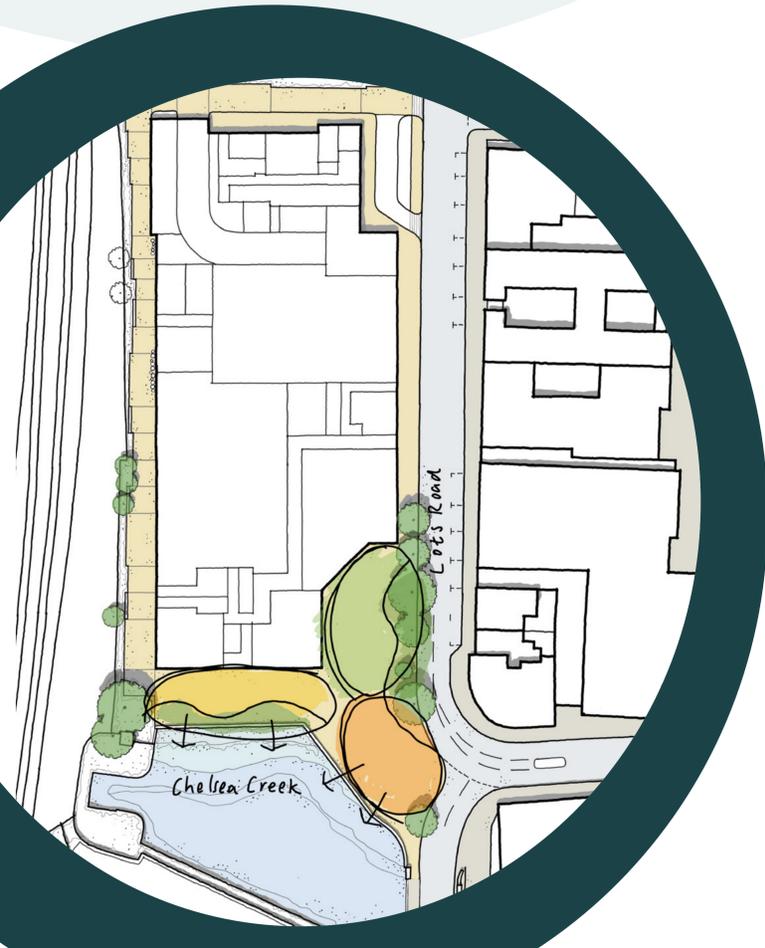
### Grow gardens



### Markets and events space



### Other



# Delivering a variety of homes for local people

An important part of our brief for this site is the delivery of much-needed homes, including affordable homes.

Our current proposals are to provide:

- ▶ Around 260 homes
- ▶ 50% affordable homes (including 65 social rent extra care housing)
- ▶ 50% homes for private sale

## Extra care housing



We will be providing 65 affordable extra care dwellings within the development for residents of the borough, which the Council will manage.

Extra care housing provides a home for life, offering a variety of levels of care and providing an environment for residents to live independently.

Residents have their own apartment and there are also a variety of facilities including communal dining, activity rooms, hairdresser/therapy room and outdoor gardens.



## Extra care housing workshops

We're holding workshops with existing extra care housing providers and residents. From our conversations so far, the following key themes have emerged:

- ▶ Safety and security within the building
- ▶ The use of communal amenities including lounge, dining room, hairdressers, and treatment room
- ▶ Garden access, seating, shading and gardening opportunities
- ▶ The design of their apartment including accessibility in the kitchen and shower rooms

Feedback from the ongoing focus groups will be incorporated into the designs for the extra care, communal and outdoor spaces at Lots Road.

**You said**

**Why does there need to be private homes delivered here? Can't it just be extra care homes and the community spaces?**



The development aims to provide a range of benefits to the community and the wider borough and will need to include private homes for sale in order to deliver these. The provision of homes is also included within the Council's development brief for the site.

**You said**

**You should ensure that there are separate, private green spaces for extra care residents.**



Our plans include provision of private green space for extra care residents and will be designed with their needs and safety in mind. We've held focus groups with existing extra care providers to ensure that our proposals best suit service users. We've heard how important the outside spaces are for residents and how they like to garden – this is something we will be incorporating.

# Our approach to height and design

## You said

“Any height, if any at all, should be placed next to the railway line, and step back on Lots Road.”

With this feedback in mind, we have developed early massing proposals which have placed the height in the southwest corner and kept it low along Lots Road.

## Your feedback

At our first community workshop, we talked together about the early designs for the site previously presented by the Council and asked attendees to position blocks on a model to show how they would go about arranging height and massing here.



## Our early designs

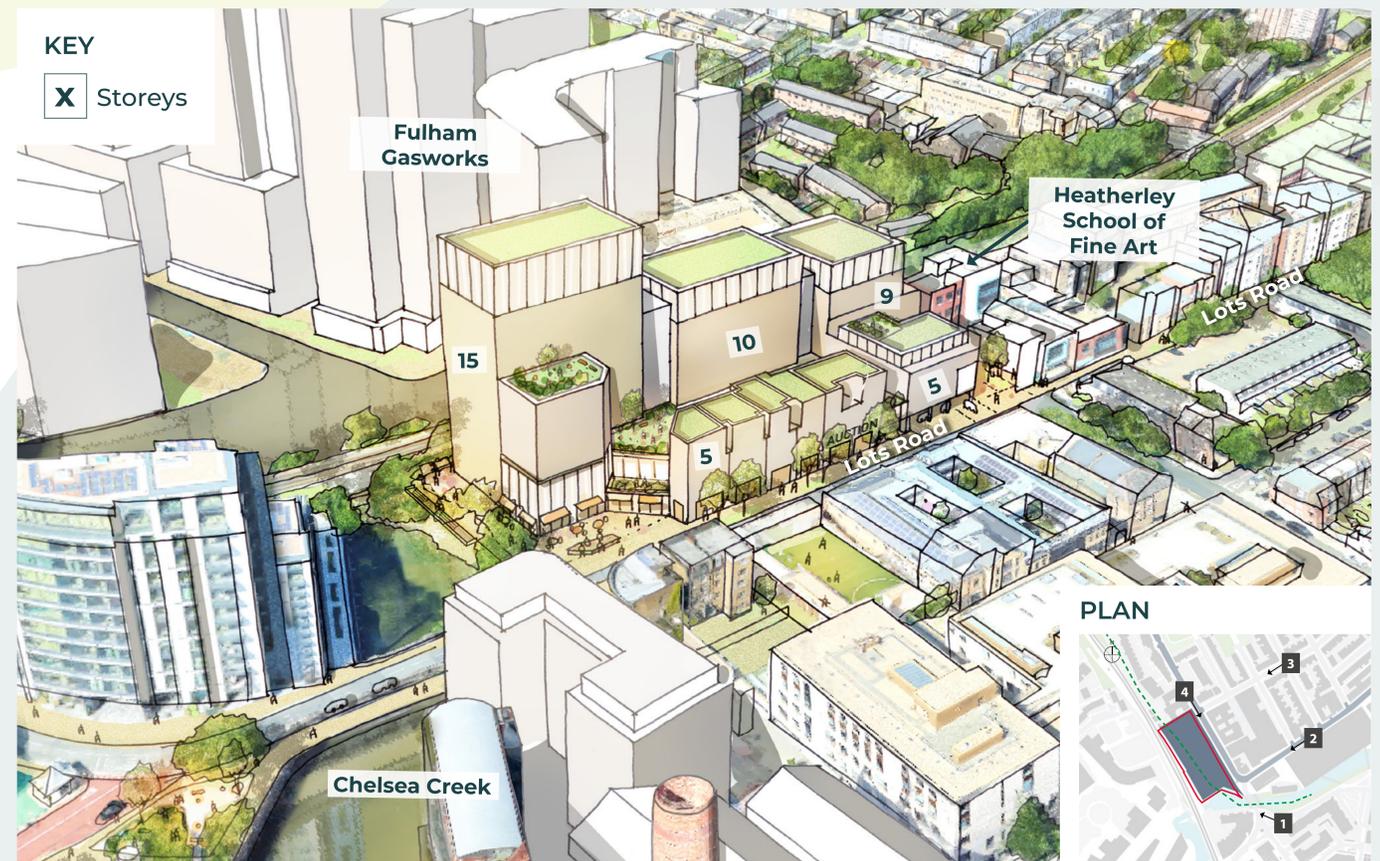
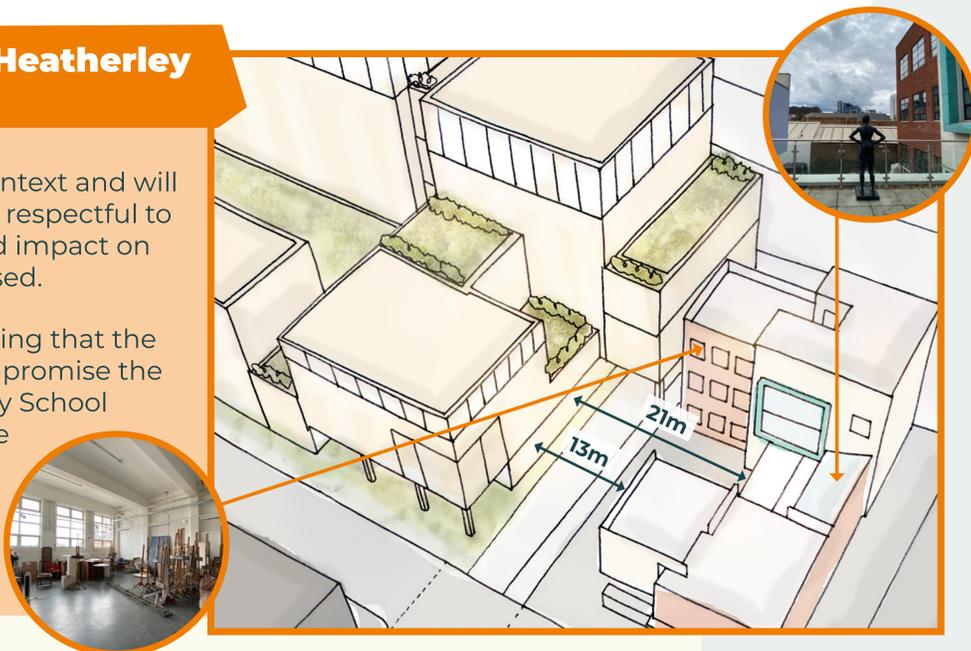
As a result of this feedback and our research into the local area, we have developed our proposals:

- 01** Lower buildings positioned along Lots Road which are respectful of neighbouring properties.
- 02** Buildings pushed back from the southeast corner to create new public realm.
- 03** Lower buildings which also step back from the Heatherley School of Fine Art.
- 04** Taller buildings positioned along the railway line, stepping up in height to the southwest corner.

## Respecting light to Heatherley School of Fine Art

We've surveyed the local context and will ensure that the designs are respectful to neighbouring buildings and impact on daylight/sunlight is minimised.

A particular priority is ensuring that the development does not compromise the quality of light to Heatherley School of Fine Art. As such, we have set the building away from the boundary and will position windows to avoid overlooking.



# Next steps

Thank you for taking the time to review the emerging proposals for Lots Road South. We'll now be considering your feedback and questions that we've heard during this consultation and will be working with our teams to further develop our proposals. We're aiming to share more detailed designs later this year.

We will also be holding our second design workshop soon, so please speak to a member of the team or sign up online if you're interested in taking part.



Sign up to our mailing list

## You said

“ I'd prefer to just see the proposals as they are and then share comments and ask questions, rather than a workshop session. ”

We've heard that people like to engage with consultations in different ways, and to ensure that we get as many people involved as possible in our consultation, we'll be hosting a range of events and ensuring that all information can be accessed digitally as well as in-person.

You can also fill in our feedback form and let us know how you'd prefer to engage.

## Timeline

October 2023

Community consultation and design development

Winter 2023

Community consultation and design development

Spring 2024

Submission of planning applications (RBKC/LBHF)

Spring 2024

Community consultation and design development

Summer 2024

Committee decisions

Early 2025

Start on site

## Leave your feedback

We want as many people as possible to get involved with our consultation and share their feedback on our proposals. You can let us know your thoughts in a number of ways:

- ▶ Talk to the team
- ▶ Fill out a feedback form

- ▶ Contact Sola, Community Engagement Manager:

✉ [lotsroadcommunity@mountanvil.com](mailto:lotsroadcommunity@mountanvil.com)

☎ 07551 578523