



Aerial image of the site and surrounding area

Lots Road South

Welcome

Thank you for visiting this exhibition. Find out more about our developing proposals for Lots Road South and see how we have changed the design following feedback from the community and stakeholders.

At this event, you can share feedback by:

- ▶ Talking to a member of the project team
- ▶ Completing a feedback form

You can also get in touch with us by emailing 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.

The site currently houses local show rooms, Access Self Store and Fairbank Studios, as well as a car compound and the Council's highway service depot. It was also home to Lots Road Auctions.

Lots Road Auctions has now moved off the site into a facility that they felt better suited their growing needs. We will be providing space for the Auction House in our proposals to enable them to return to Lots Road in the future if they wish to.

The highway service will be moving to a consolidated depot to the north of the site, with the car compound relocating elsewhere. We propose to deliver commercial units at ground floor suitable for local show rooms and studio space.

This is a really important site surrounded by 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 by Kensington and Chelsea Council. We want to take this opportunity to deliver a transformative scheme at Lots Road South that provides benefits to the whole community.

The story so far

Mount Anvil was selected by Kensington and Chelsea Council as its 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 our proposals. Take a look at the timeline below to see what's happened so far and a preview of what's to come.

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.



October 2023

Consultation on emerging proposals

At this consultation, we presented our emerging proposals for Lots Road South. It was helpful to hear the community's thoughts on our early designs for the site and we have considered this feedback over the last eight months.



December 2023

Kensington and Chelsea hosted a Development Forum to present the proposals to the community

At this stage of consultation, community members got to ask questions of our project team and to share their feedback about how the proposed development option should be improved, including views on two alternative ground floor options.



July 2023

Community design workshop

In July, we held our first workshop where we invited the local community to join us to hear more about the project and participate on specific design elements, inputting on site constraints, layout of land uses and locations for taller buildings.



July 2024

Consultation on updated proposals

At this stage of consultation, we're presenting an update on the design that was previously presented in October and December 2023, and seeking feedback from the local community.

We are here



May to June 2023

Meet Mount Anvil

Initial sessions were held with our project team on 31 May and 6 June 2023, where we introduced ourselves to the local community.



Autumn/ Winter 2024

Consultation on detailed designs, including another Development Forum, hosted by Kensington and Chelsea Council.



February 2023

Mount Anvil appointed as Development Partner

In late 2022, the Council set out to find the right development partner for the site, and after a rigorous tender process, which included input from local residents, Mount Anvil was selected.



Spring 2025

Target planning submission.



March to November 2021

Mapping and design workshops

Throughout 2021 the Council held 10 workshops with local residents, community groups, businesses and ward councillors. These captured ideas for how 'Lots Road South' could be developed to best meet the needs of the local community.



July 2022

Creating a Design Brief Supplementary Planning Document

Using this feedback, a design brief was created to provide a planning framework for what should look to be delivered as part of any future redevelopment on this site. This included, for example, extra care housing, commercial space and space for the community.

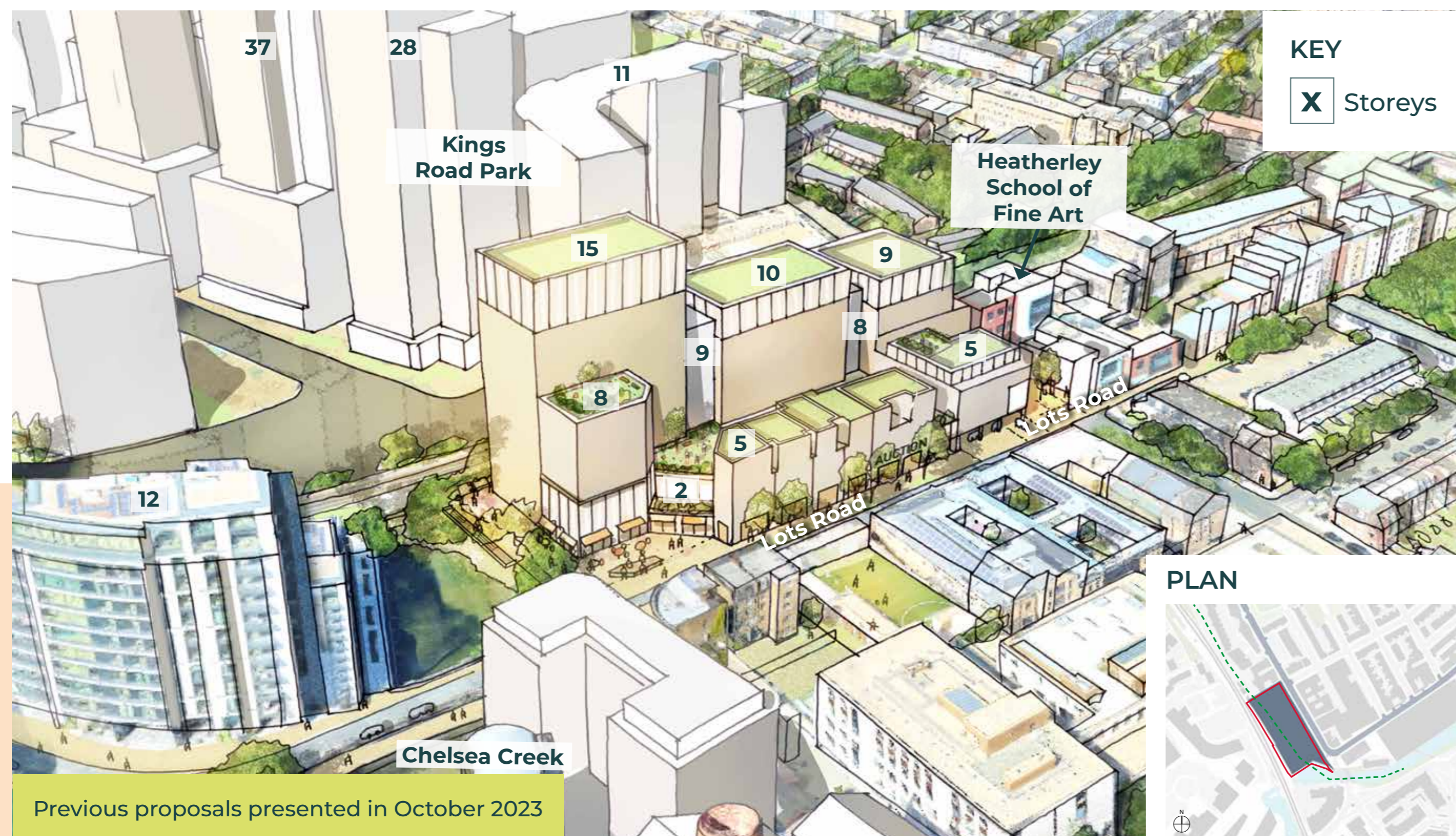
Our previous plans



Scan to view our previous consultation materials

In October 2023, we presented our emerging proposals for Lots Road South.

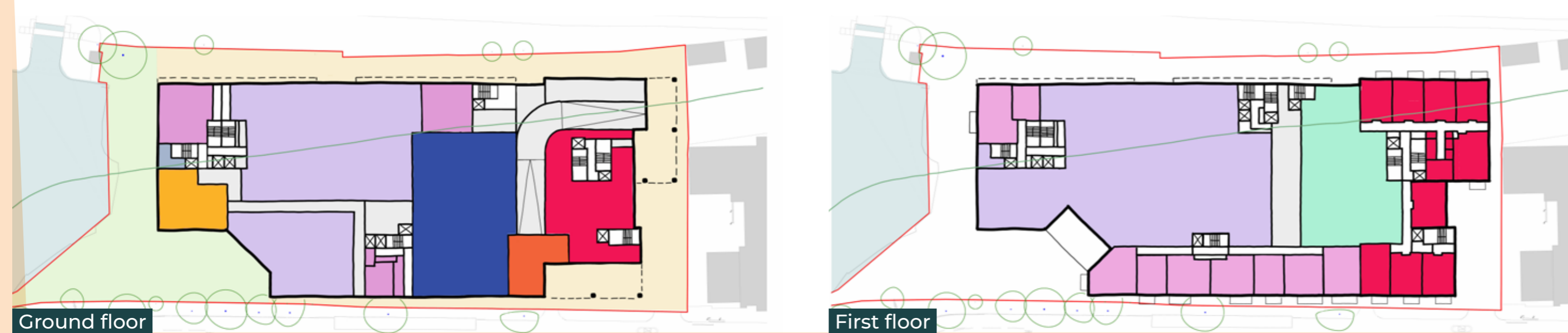
The image below shows the previous scheme's illustrative design, including publicly accessible open space concentrated in the south of the site, and private open space for occupants of the buildings located on a raised garden above the first floor. You can also find more information about our early designs by scanning the QR code.



These proposals delivered:

- ▶ 2,576 sqm of publicly accessible open space
- ▶ 215 m of active ground floor frontages around the site, including cafés and commercial space
- ▶ 4,880 sqm of commercial space
- ▶ 120 sqm community centre
- ▶ 260 homes in total, including 65 affordable extra care homes, 65 additional affordable homes and 130 open market homes
- ▶ 32,047 sqm of internal floorspace

October 2023 proposal



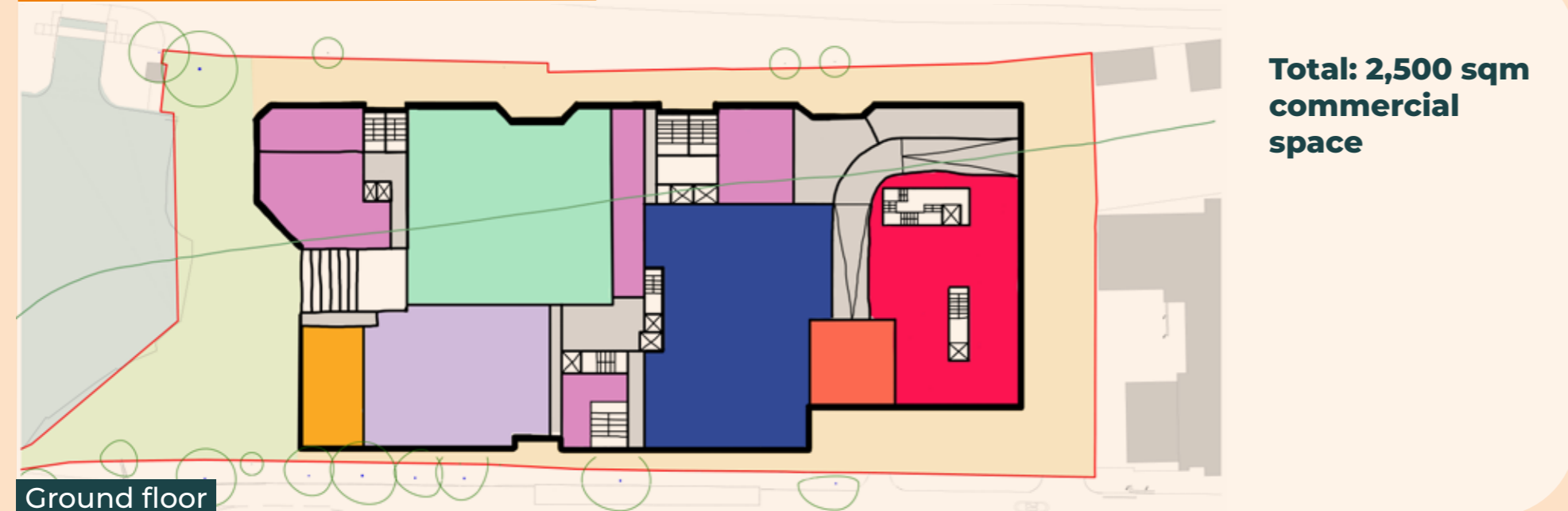
Total: 5,000 sqm commercial space

- KEY
- Café
 - Auction House – Ground and basement
 - Community centre
 - Flexible commercial / retail space
 - Affordable workspace

Alternative ground floor options – December 2023

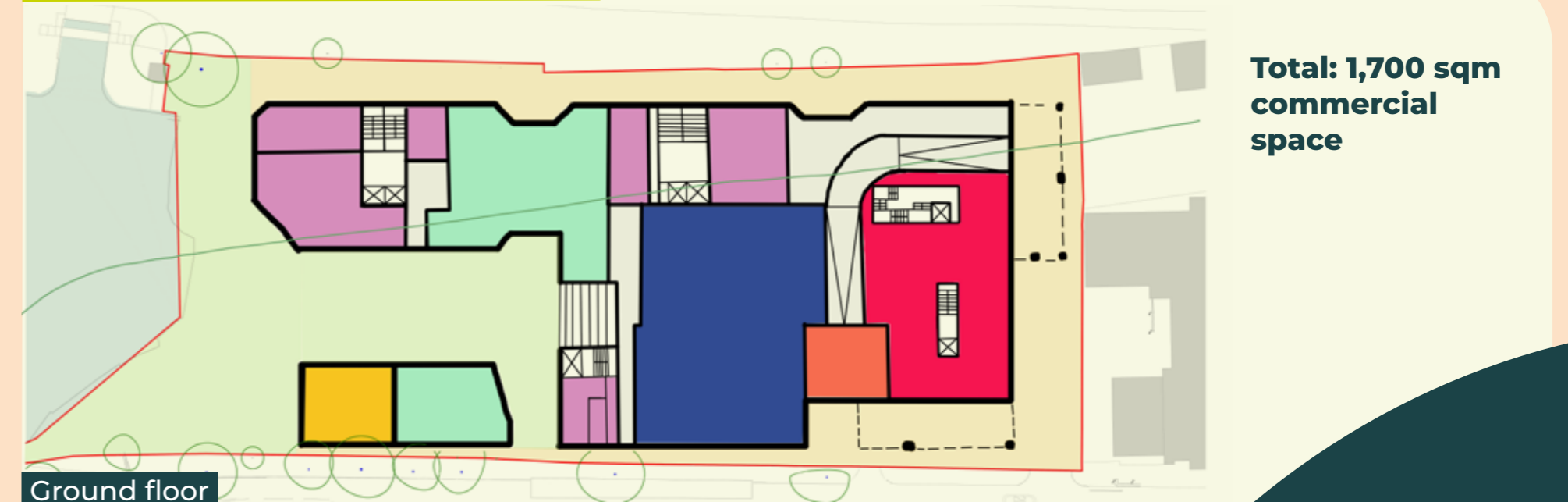
Following our consultation in October, Kensington and Chelsea Council hosted a Development Forum where we asked for feedback on two alternative options for the ground floor. The options presented showed aspects of the project in different locations across the ground floor, and we were keen to hear what parts of this people did or did not like.

Alternative option 1



Total: 2,500 sqm commercial space

Alternative option 2



Total: 1,700 sqm commercial space

Responding to your feedback

We've heard a variety of feedback since we started engaging with the local community in mid-2023. This page outlines how we have responded to this feedback in our updated designs.

You said
You'd like to see a new community square by the Creek



We have

Created a new community square by the creek

The previous design focused the provision of publicly accessible open space in the south east corner of the site, with the majority of the remaining ground floor taken up by buildings.

The new designs introduce a publicly accessible square fronting onto the creek for the whole community to enjoy. We have done this by removing the eight-storey residential block fronting the creek, and removing the southern half of the two-storey podium, which formerly contained commercial space.

You said
Improve access to and through the site



We have

Introduced new routes through the site, and created more space between buildings, making the site more permeable

Our proposals will see the site opened up to use by the public for the first time in many years. This will include a new route through the site along the creek to a pedestrian route along the railway line. A new east to west route has also been introduced midway through the site connecting Lots Road with the western route via the new courtyard. We will also be improving the street scene along Lots Road, by widening the pavement and creating an enhanced pedestrian experience.

You said
You'd like to see more publicly accessible open space



We have

Increased the amount of publicly accessible open space

Our previous proposals saw the open space cover 38% of the site, which has been increased to 43%. This has enabled us to deliver a new community square and introduce two new routes through the site, helping to provide 337 sqm more open space (the equivalent of 1.3 tennis courts) for the community to enjoy.

You said
Ensure new buildings reflect the character of Lots Road and consider height and massing



We have

Considered the design of the buildings

We have reconsidered the design of the buildings and have reduced the massing. The new buildings have 3,842 sqm Gross Internal Area less than the previous proposals, which is a 12% reduction in floorspace. We have also ensured that they capture the character of the local area – reflecting locally used colours, materials and industrial character. We are also showing two approaches for heights and massing across the site at this exhibition.



You said
Retain commercial space on Lots Road



We have

Ensured commercial space fronts onto Lots Road and brings activity to the ground floor

Lots Road now has a longer stretch of commercial frontages because the community centre and Extra Care entrances have been relocated from Lots Road to the new square. The café also has an improved outlook onto the Creek. Commercial frontages onto the new community square will help to make it a vibrant space.

Our updated designs

Following our consultation last year, we have updated our designs to ensure that the scheme responds to your feedback and delivers the key benefits required by Kensington and Chelsea Council, the owners of the site.



Our updated proposals will deliver:

- ▶ **2,913 sqm of publicly accessible open space**, 337 sqm more than previous
- ▶ **324 m of ground floor frontages around the site**, including cafés and commercial space
- ▶ **1,380 sqm of commercial space**
- ▶ **120 sqm community centre**
- ▶ **282 homes in total**, including 38% affordable housing by habitable room (65 affordable extra care dwellings and 40 additional affordable homes) and 177 open market homes
- ▶ **28,205 sqm internal floorspace**, which is 12% smaller than the previous proposals



Open spaces for the community

We heard your feedback that you wanted to see more publicly accessible open space, a community square and more routes through the site.

The updated designs include 337 square metres more open space than the previous scheme (equivalent to an extra 1.3 tennis courts) and provide a variety of publicly accessible routes and spaces for the community to enjoy, including a larger community square by the creekside and play space for children. The landscaping is a mixture of hard and soft landscaping which responds to feedback we received at the last consultation.



Sketch of updated community square design and area

These images of similar projects show the types of landscaping, planting and play areas that will be included in the new, larger public spaces across the scheme.



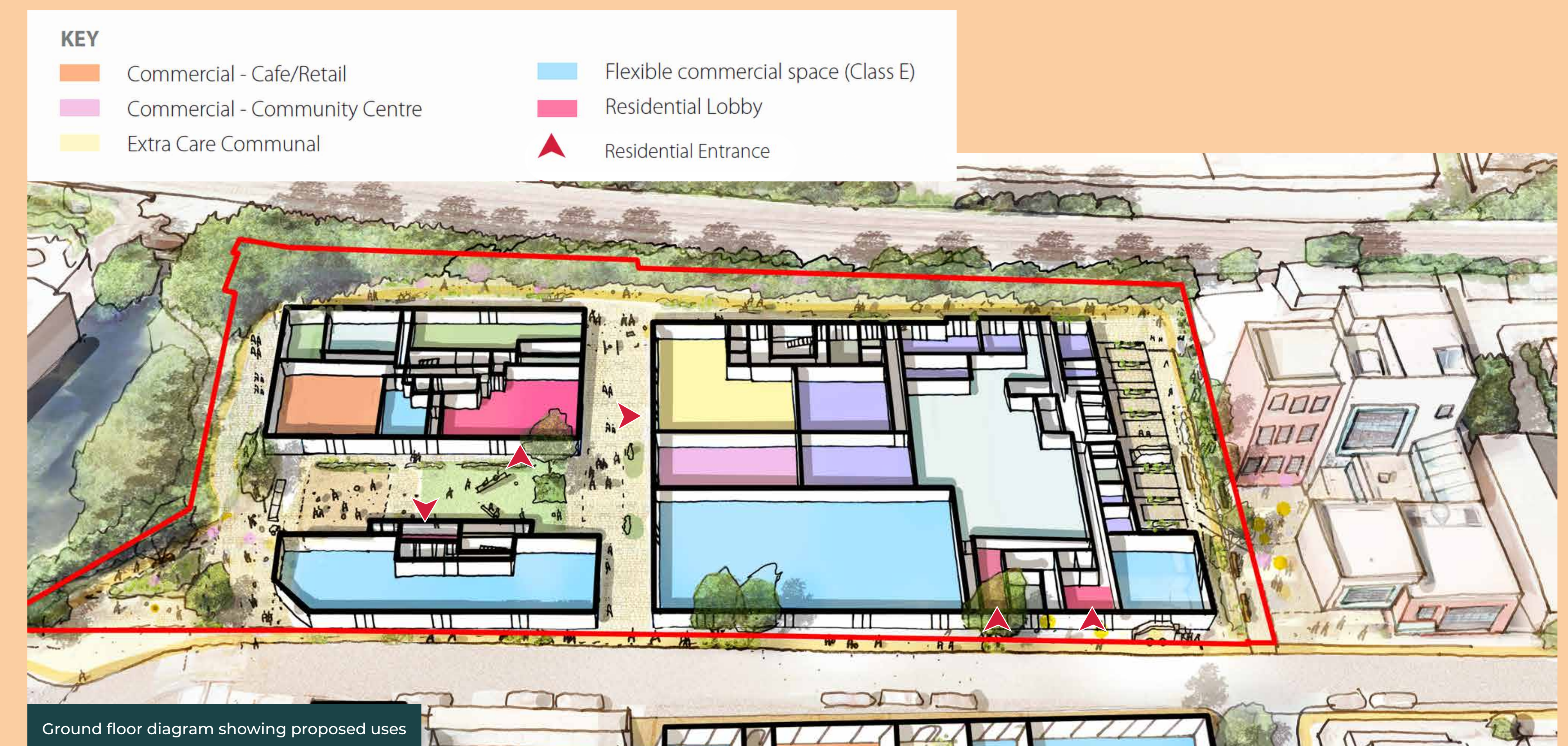
Creating a vibrant site

The new design provides a space between two of the buildings, allowing for two new routes in and out of the site. The reduction of space on the first floor podium also enables us to deliver a large community square.

The increase in the quantity and quality of the open space, new routes through the site and different active uses arranged around the ground floor will see the whole site become a vibrant part of Lots Village.

The new café and a community centre are accessed from the courtyard, taking advantage of sunlight and drawing visitors into the site. New businesses will move into the commercial units fronting onto Lots Road and around the courtyard helping to create activity and vibrancy.

Residents will come and go from their homes via the entrances located around the courtyard and off Lots Road, creating further activity throughout the day.



Ground floor diagram showing proposed uses

Lots Road Auctions

Lots Road Auctions has recently relocated to new premises in Fulham. They remain interested in returning to have a presence on Lots Road, albeit in a smaller format.

We are committed to providing a suitable space for this. We'll be designing all commercial space flexibly to meet the needs of a wide range of businesses now and in the future. Their reduced requirements are one of the reasons that the total amount of commercial floorspace has reduced.



Proposed development shown on the left looking north along Lots Road

Delivering extra care housing and community spaces

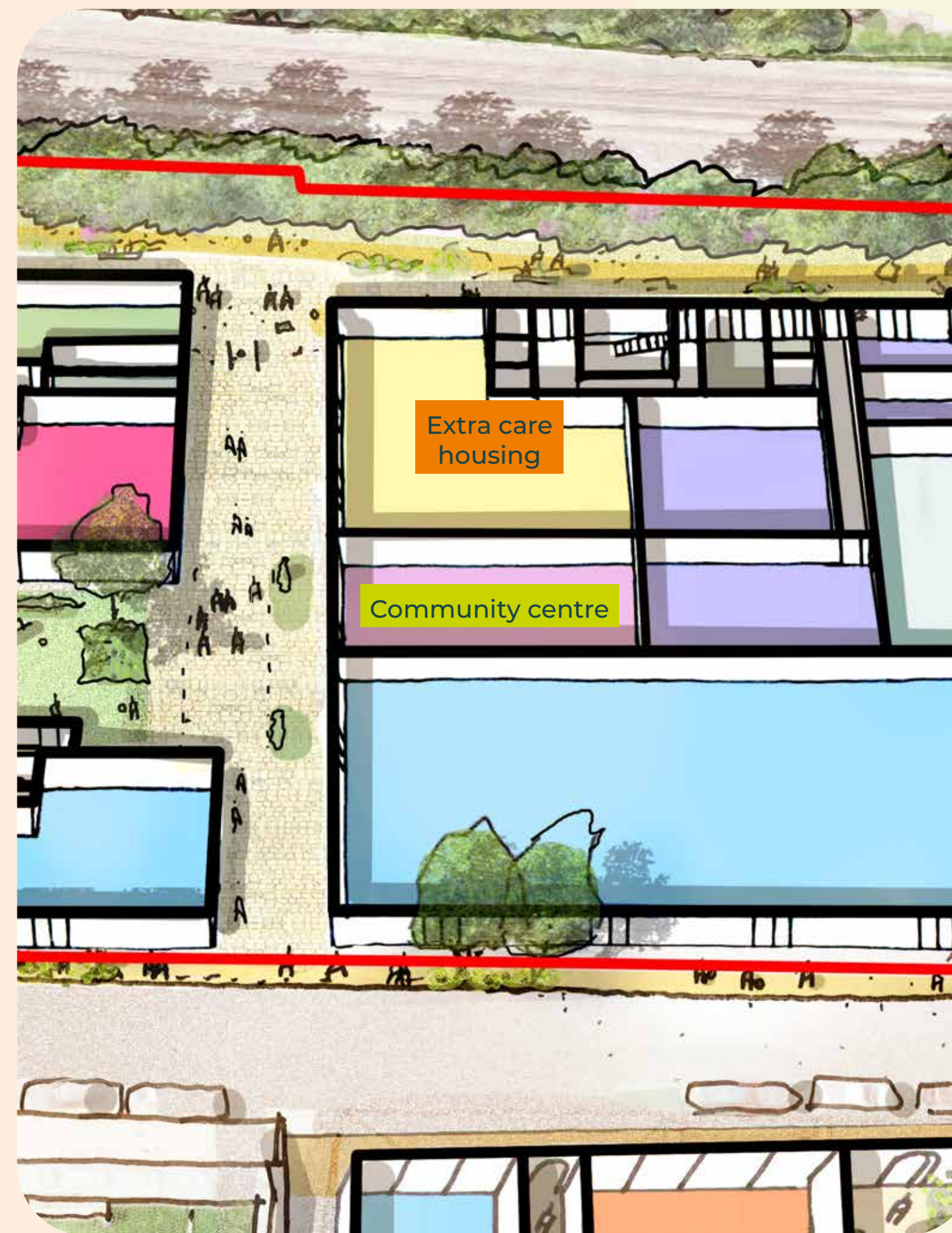
Extra care housing

The new proposals relocate the Extra Care homes into the heart of the scheme around the new community square, moving from their previously proposed location in the north edge of the site.

This provides residents with an improved connection to the square and the creek. The new location is also better connected to all the other uses in the scheme promoting inclusivity.

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: Indicative communal space layout



A new community centre

We have also relocated the community centre to the middle of the site, with an outlook onto the courtyard so that users can enjoy the views of the new public space and Chelsea Creek.

It is also south facing so will receive plenty of natural light.

The space will be 120 square metres, and will be managed by Kensington and Chelsea Council.



Example images of community centre



Activity Room



Dining Café



Lobby Seating



Lounge

Approach to height and massing

Current approach

In the updated designs for Lots Road South, we have further developed the height and massing of the buildings towards the west of the site, along the railway line. These buildings now stand at 15, 11 and 8 storeys.

Compared to previous massing, we have:

- ▶ Reduced the podium from 2 storeys to 1 storey high.
- ▶ Reduced the size of the podium to create a public square facing the Creek.
- ▶ Removed the nine storey part of the building next to the Creek, opening up the public realm and allowing more light in.
- ▶ Retained the building near the Creek as a marker in the southwest corner of the site, keeping height in this location – a preference from previous feedback.
- ▶ Separated this south western building from the rest of the scheme allowing for a new route and emphasizing its distinctiveness.
- ▶ Created a transition in massing heights from the tall buildings under construction on the other side of the railway, stepping down to the lower buildings at Lots Road and beyond.
- ▶ A variety in heights promotes interest and improves daylight to surrounding buildings.
- ▶ The different requirements for each housing type can be catered efficiently.

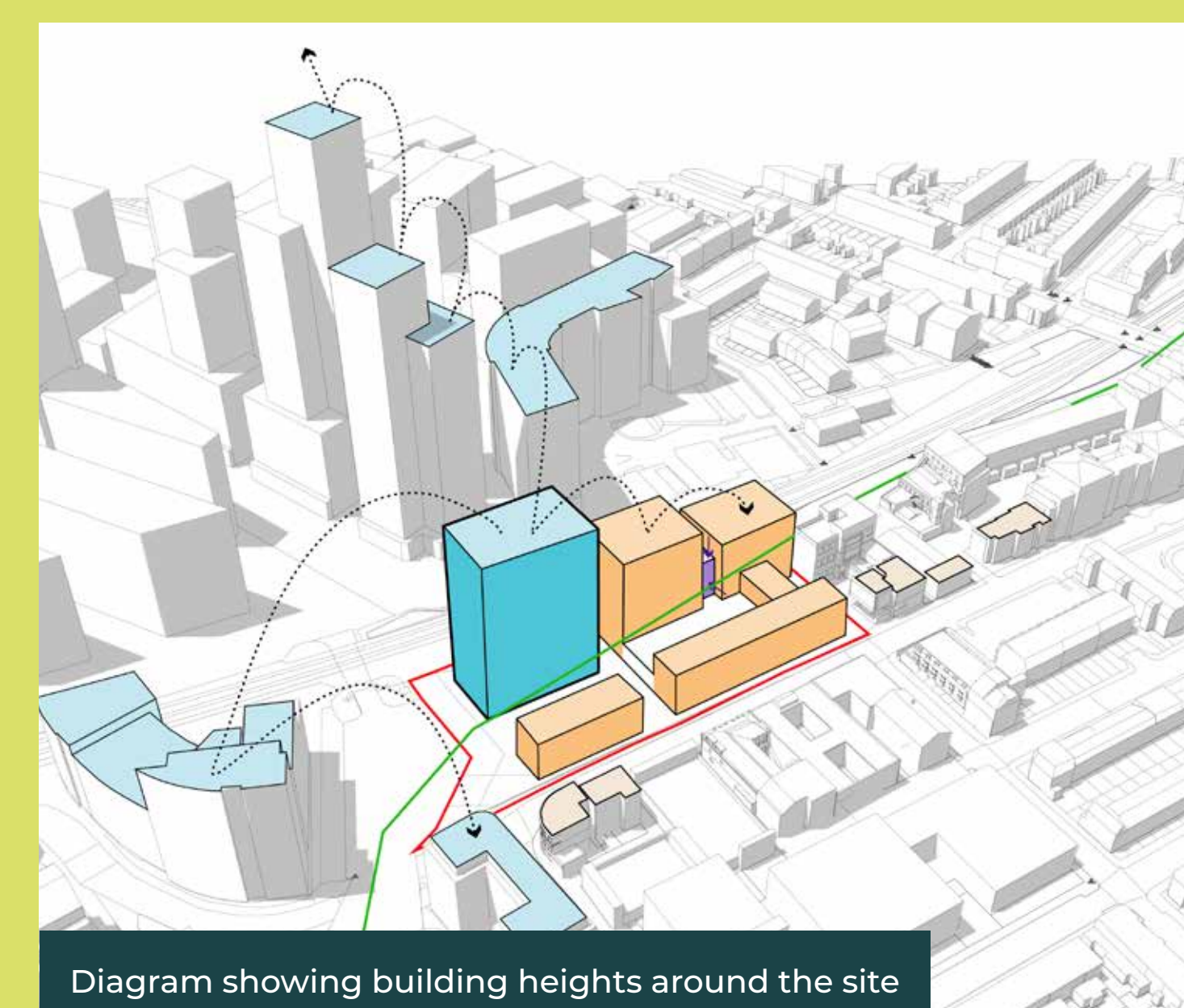
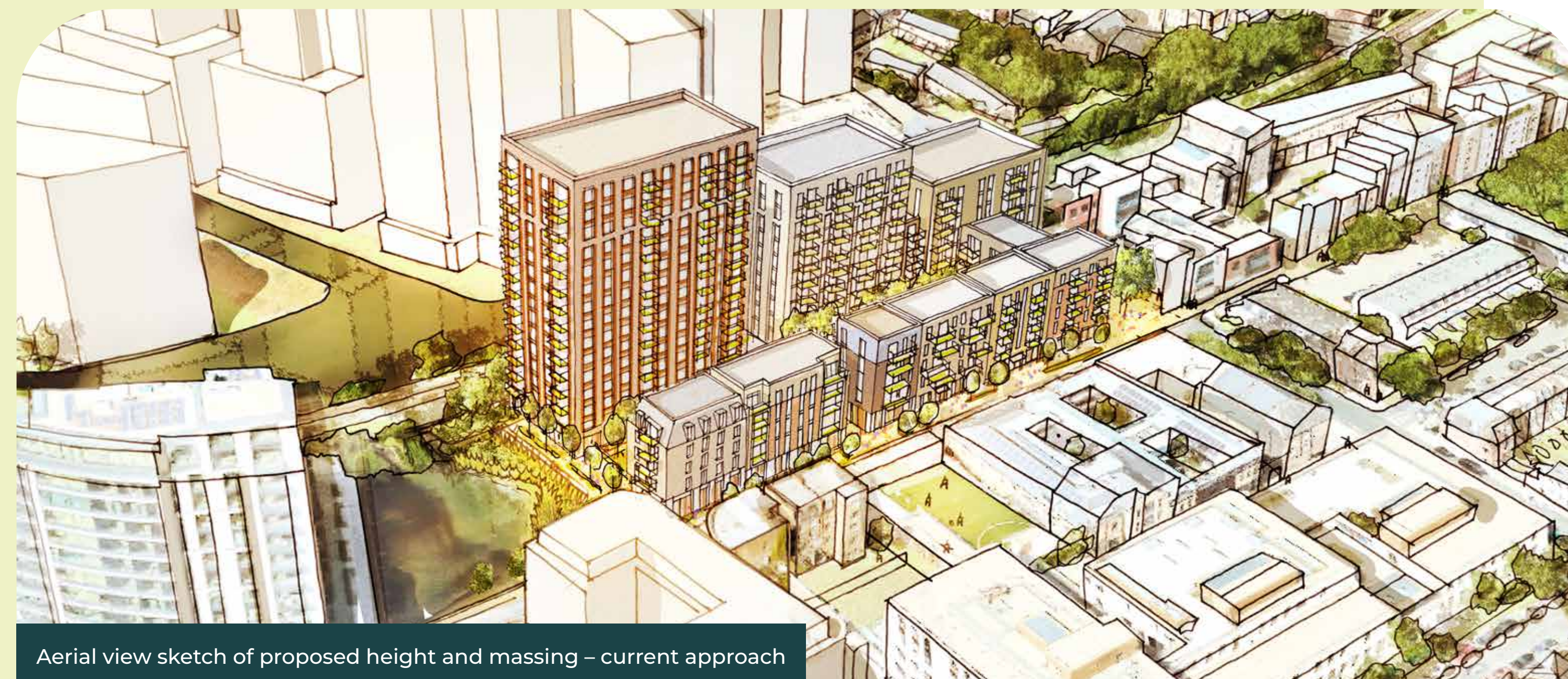


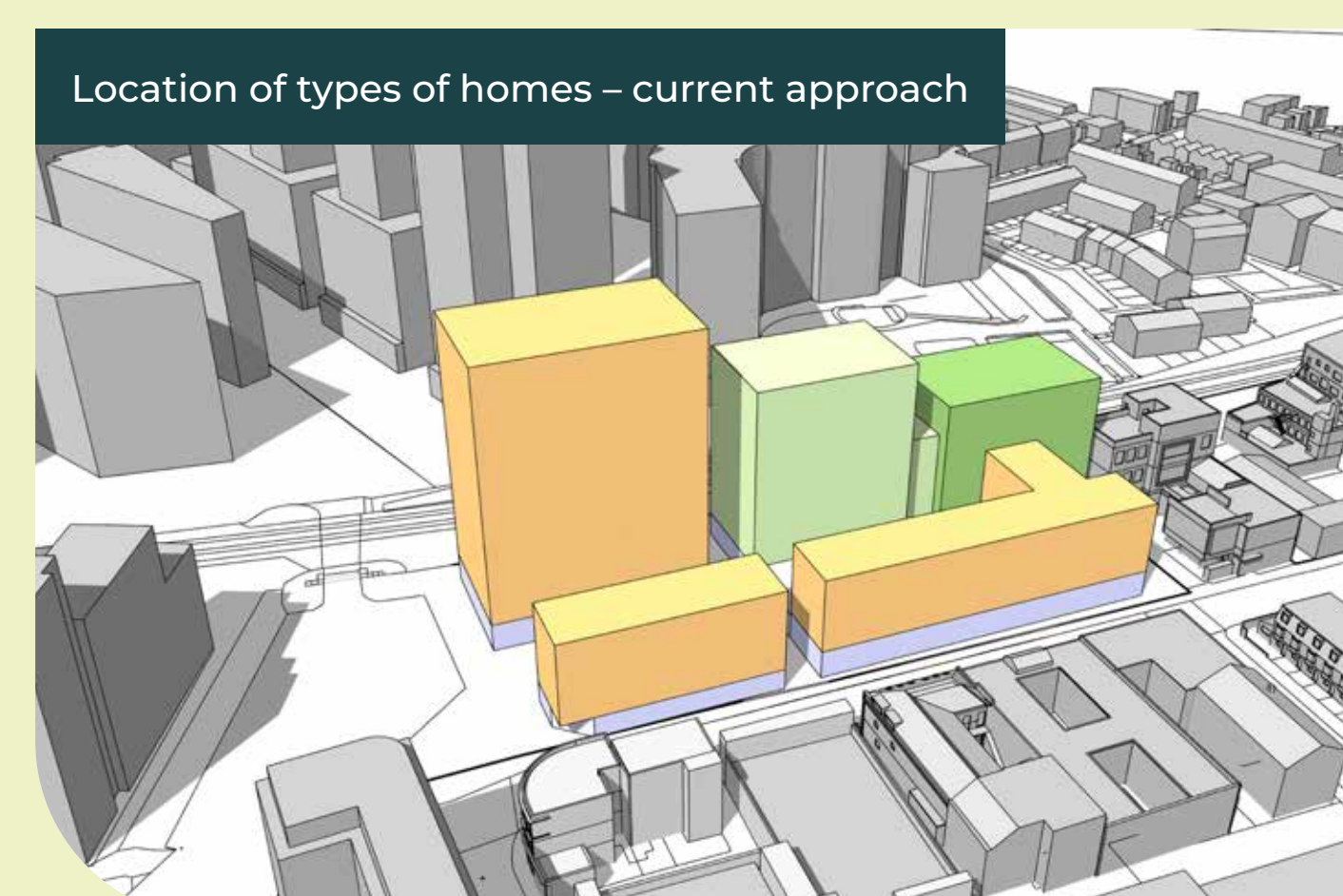
Diagram showing building heights around the site



Aerial view sketch of proposed height and massing – current approach



Section drawing showing current approach within the local context, including Kings Road Park in the background – current approach



Location of types of homes – current approach

Key

- Open market homes for sale
- Extra care affordable housing
- Additional affordable housing
- Commercial

Alternative approach

During our last consultation, we heard feedback that some people would like to see the tallest building reduced in height. We have therefore been working internally to explore some different designs, including a more uniform group of 12 storey buildings at the western edge of the site.

These alternative proposals require all three buildings to be connected, as well as increasing the height of two of the buildings along the railway.

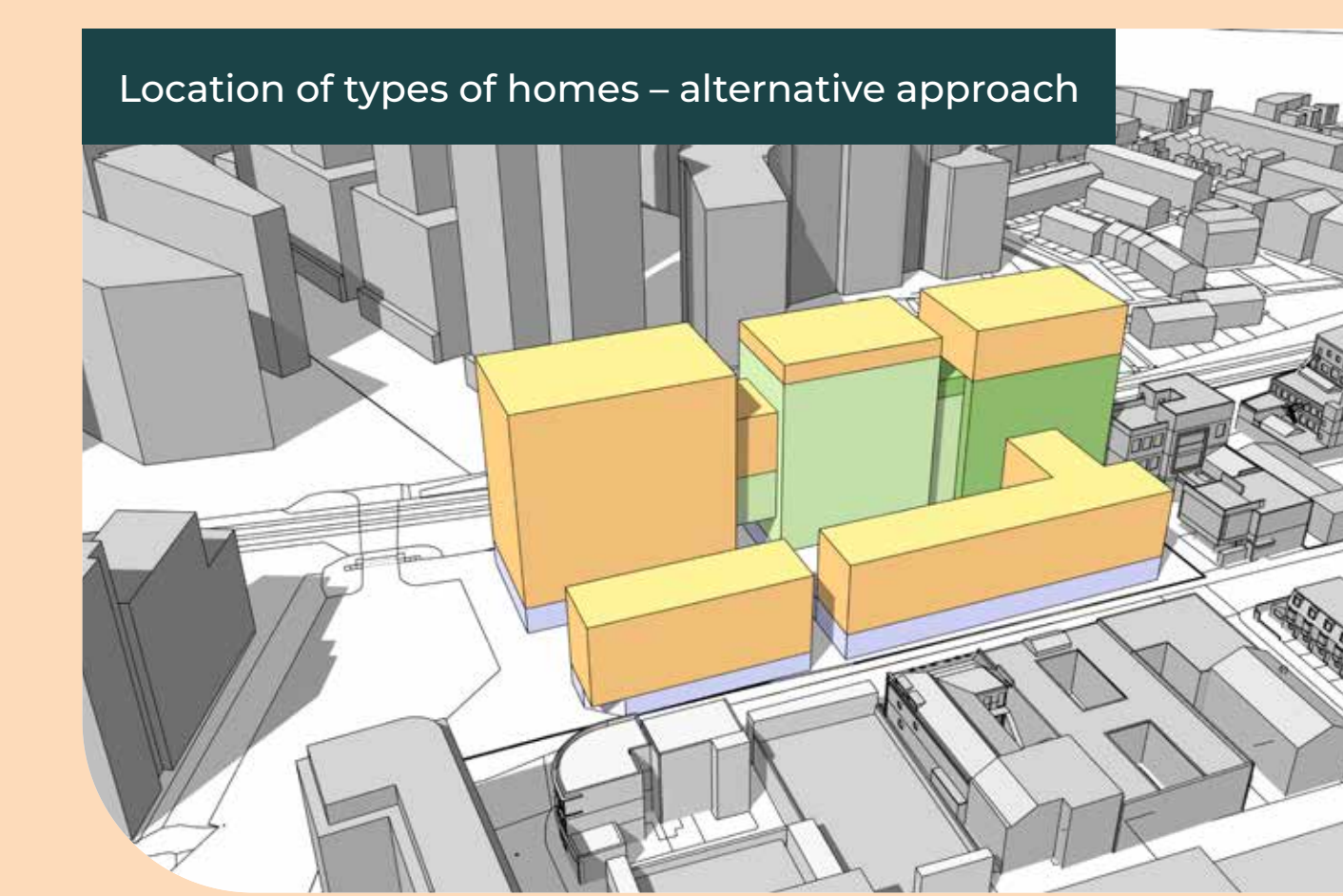
While allowing us to deliver everything we need to for this site, including extra care housing and new homes, this option presents challenges, such as how to successfully arrange and manage the different types of homes.



Aerial view sketch of proposed height and massing – alternative approach



Section drawing showing alternative approach within the local context, including Kings Road Park in the background – alternative approach



Location of types of homes – alternative approach

Comparison of views



Current approach



Alternative approach

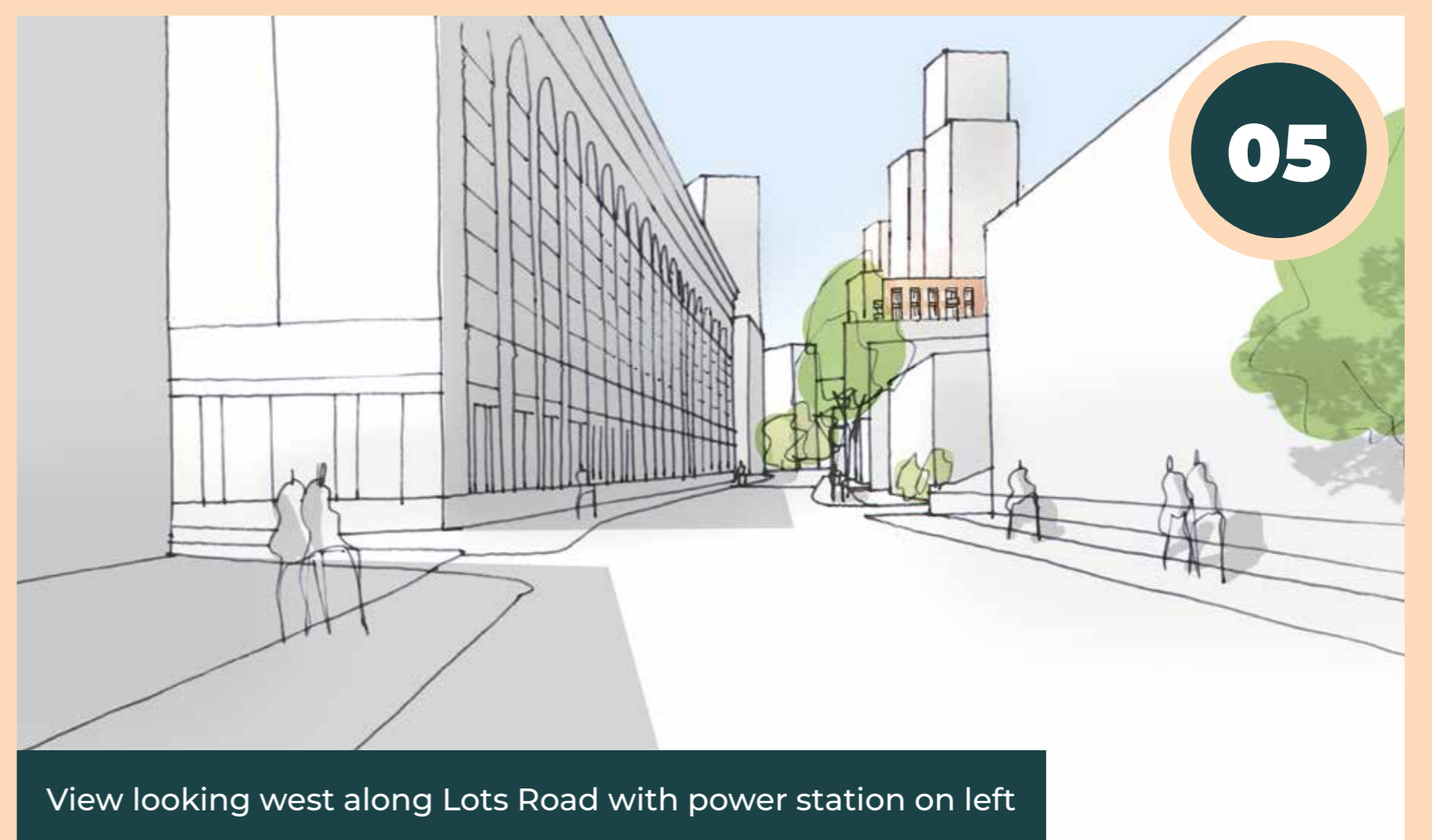


Comparison of views

Current approach



Alternative approach



Next steps

Thank you for taking the time to review our updated proposals for Lots Road South.

Don't forget to share your feedback with us – you can complete our survey at our events or online from Wednesday 24 July until Sunday 8 September. We'll use this feedback to update our proposals before coming back with updated plans in the autumn.



Visit our website



Sign up to our mailing list

Timeline

October 2023

Community consultation and design development

Summer 2024

Community consultation and design development

Spring 2025

Submission of planning applications (RBKC/LBHF)

Autumn / Winter 2024

Community consultation and design development

Autumn 2025

Target committee decisions

Early 2026

Target 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 Andrew Addo, Resident Engagement Manager:

✉ lotsroadcommunity@mountanvil.com

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