

Lots Road South

Phase 3 Feedback
Summary
Autumn 2024



OVERVIEW

The third phase of consultation was held over a period of **seven weeks**, between 20 July and 8 September 2024. The consultation covered changes made to the scheme since November 2023, including:



An updated ground floor plan with a reorganised arrangement of uses;



An updated landscape plan, with buildings arranged around a new publicly accessible courtyard;



Changes to the amount of commercial space;



Changes to the amount of housing, including affordable housing; and



Two different approaches for height and massing i.e. the Current Approach and an Alternative Approach.



OVERVIEW

EVENTS SUMMARY

Two drop-in events were held in the former Lots Road Auctions unit at 71 Lots Road:

- Saturday 20 July 2024, 12pm – 3pm
- Tuesday 23 July 2024, 4pm – 7.30pm



NUMBERS AT A GLANCE



69 people visited our two public exhibitions



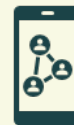
40 people have completed our survey (18 at the events and 22 online)



15 people voted on the height and massing approaches using a ballot box at the events.



1,534 people visited the consultation website a total of **2,423 times**



152,846 accounts reached through our social media adverts



3 additional meetings held with key stakeholders (The Lots Road Neighbourhood Forum, Heatherley School of Fine Art and residents of Lighterman Towers)



PROMOTING THE CONSULTATION

FLYER

A flyer promoting the consultation was distributed to c.**5,500** addresses around the site on 9 July 2024



WEBSITE

1,534 people have viewed the consultation website since consultation launch.

659 people have clicked on the survey page.

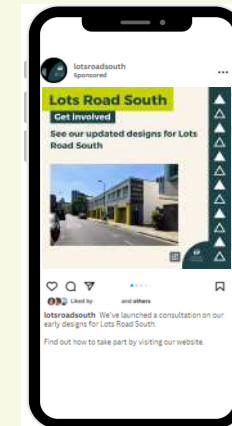
22 people have completed the survey online.



SOCIAL MEDIA

Used to **promote the events, drive online traffic** to the consultation website and **push survey responses**.

152,846 accounts have been reached through paid social media advertising, with a further **3,303** impressions on organic posts on RBKC owned accounts (X, Instagram, Facebook, Nextdoor)



FEEDBACK CHANNELS

Feedback has been received via **six channels** to date:



Conversations
at events



Paper survey at
events



Online survey



Ballot box votes at
events



Emails from
respondents

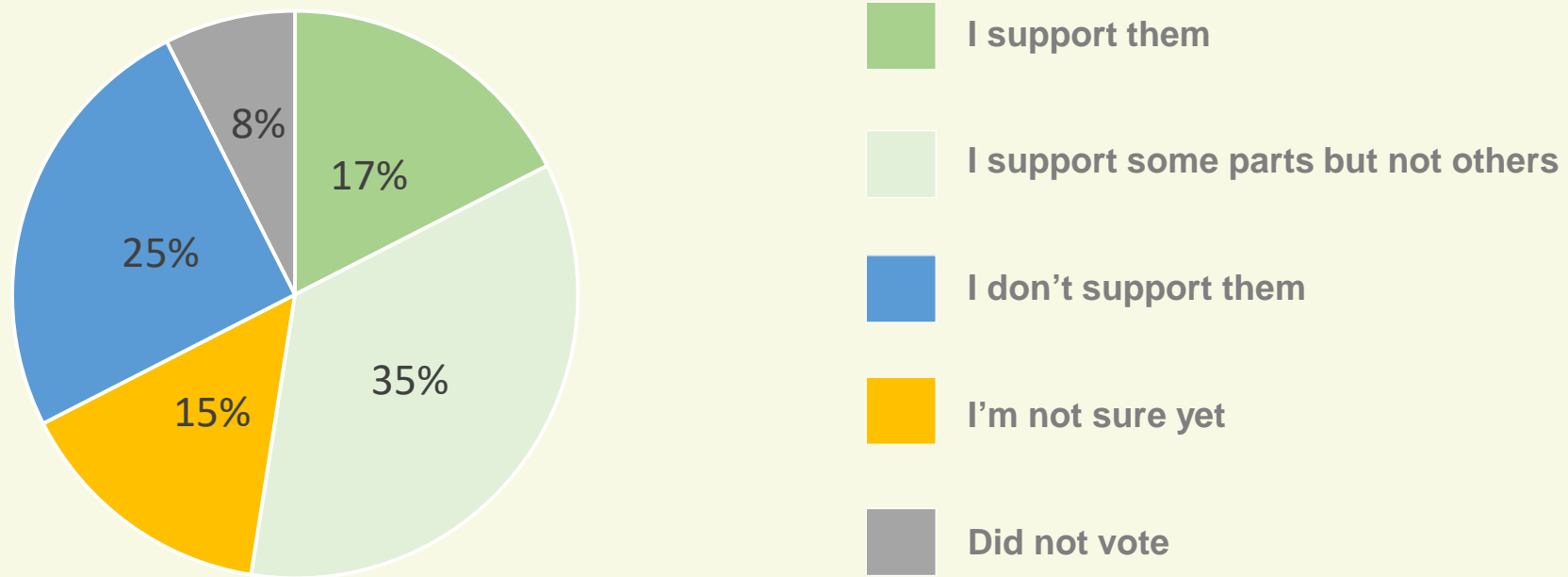


Stakeholder
meetings



FEEDBACK: OVERALL PROPOSALS

Respondents were asked to tick one of four boxes to summarise what they thought of the overall proposals for Lots Road South.
Total respondents: 40



Overall, 17% of respondents were supportive of the proposals, a further 35% were supportive of some parts but not others, 15% were not sure yet, 25% did not support them and 8% did not vote.



FEEDBACK: OVERALL PROPOSALS

Twenty-eight respondents provided feedback to explain their level of support. A sample of comments from each group is provided below.

I support them (7 people)	I support some parts but not others (14 people)
<p><i>"We think It will be good for the area."</i></p> <p><i>"I like the new proposal, the brick is particularly attractive. With the change of government planning needs to move on swiftly, hopefully spring 2026 will be the latest start time. Good luck."</i></p> <p><i>"You've done the best you can." "An excellent presentation and thorough explanation from the attentive staff."</i></p> <p><i>"It would be very exciting to the area to have something fresh which brings an area which is primarily residential (with a few office blocks) something which has a bit more life to it."</i></p>	<p><i>"No proposals satisfy all so it's always a compromise. This one broadly fits the bill."</i></p> <p><i>"I support reducing (15-11-8) heights but not equal height blocks (12-12-12) otherwise I support plans, very pleased with increase in green spaces and public amenities."</i></p> <p><i>"It is really needed, but I am concerned if green spaces are accessible 24-7 it will attract undesirables, unhoused etc. I think the plan is generally ok."</i></p> <p><i>"There is a housing crisis – more homes are needed. what routes will the vehicles use? Will this increase traffic?"</i></p>
I'm not sure yet (6 people)	I don't support them (10 people)
<p><i>"We'd rather have less development, but the current scheme makes the best of the various criteria set by RBKC. We require maximum greenery and trees please."</i></p> <p><i>"Development is needed but it should suit needs of area and be sensitive to the character"</i></p> <p><i>"The effect on local traffic which can be horrible at times"</i></p> <p><i>"The children's play area seems dangerously close to the road."</i></p>	<p><i>"There are too many sides involved - two councils and the developers. The site is too small for each side to get what they want without this being a terrible problem for the local community."</i></p> <p><i>"Too high. Overdevelopment" "Impact on conservation area." "adding to transport stressors."</i></p> <p><i>"The proposed cycle route will not work with the Council's plans for further up towards Kings Road. It will end beyond the new development making it redundant."</i></p> <p><i>"Massive nuisance to the local area. Residents in the harbour avenue area will be massively affected by roadblocks, unsightly construction and tall buildings."</i></p>



FEEDBACK: CHANGES TO THE SCHEME

Respondents were asked what they thought about the changes that have been made to the scheme since October 2023, rating each change from ‘strongly against’ to ‘strongly support’. A tabular breakdown summarising the results has been included below. Click [here](#) to view the consultation boards presented in October 2023.

There were 121 ‘Support’ or ‘Strongly support’ votes. There were 35 ‘Against’ or ‘Strongly against’ votes.

Key changes to Scheme since October 2023	Strongly against	Against	Not sure / indifferent	Support	Strongly support	Did not respond
The new community square	1	3	4	13	15	4
The new routes into and through the site	1	4	8	11	10	6
The new location for the Community Centre	2	2	12	9	10	5
The new location for the Extra Care housing	3	1	11	8	10	7
The new location, design and amount of commercial space	2	5	13	8	7	5
The new design and amount of homes, including Extra Care housing	4	7	5	7	13	4



FEEDBACK: MASSING APPROACH

Respondents were asked to vote on whether they preferred the 'Current approach' to height and massing, or the 'Alternative approach'.

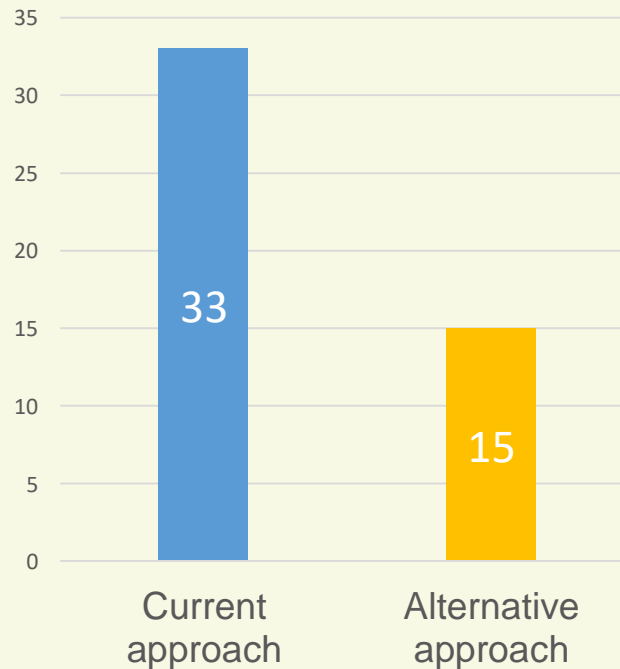
Most respondents preferred the **Current Approach**.



Current approach (15, 11 and 8 storeys)

Most cited reasons for vote

- Preferred the variety in design and architecture
- Felt there was less impact in key views
- Felt the three 12 storey buildings in the Alternative Approach were overwhelming



Alternative approach (12, 12 and 12 storeys)

Most cited reasons for vote

- Felt 15 storeys on the tallest block in the Current Approach was too tall
- Had concern the Current Approach would result in over shadowing

Vote numbers include in person feedback forms, in person ballot box votes and online survey responses.

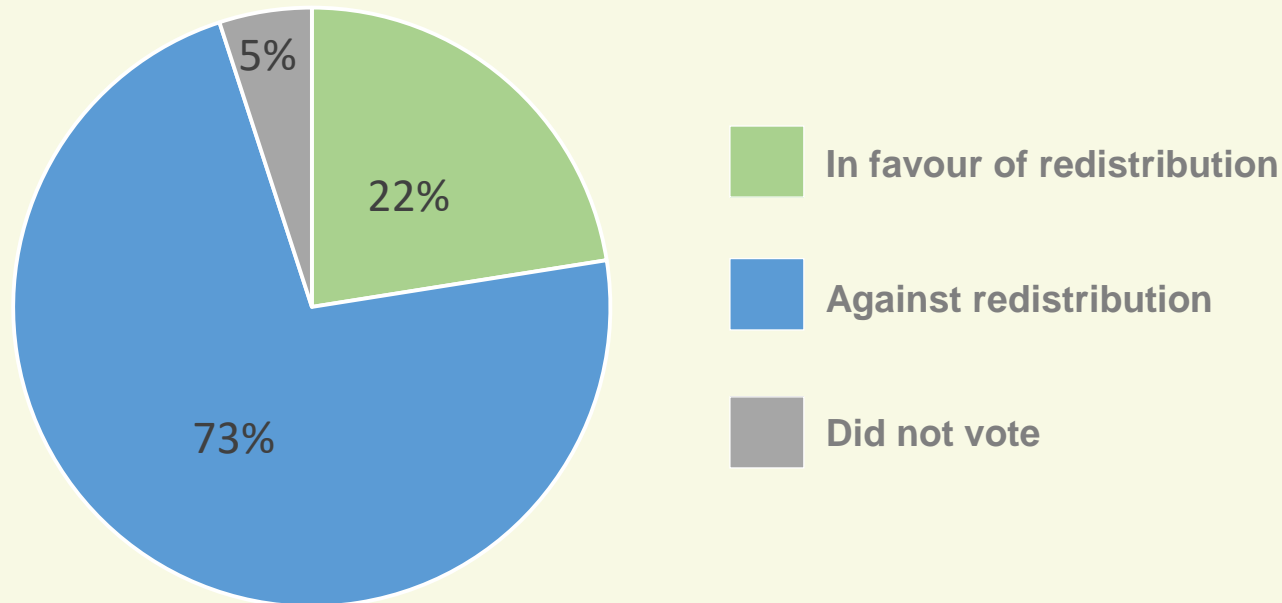


FEEDBACK: HOME DISTRIBUTION

Respondents were asked whether they would like to see some of the homes from the taller buildings on the western part of the site redistributed to be placed on top of the proposed five storey buildings along Lots Road instead.

Most respondents were **against** homes being redistributed in this way.

Total respondents: 40



Most cited reasons for vote

- Felt it was preferable to redistribute homes onto Lots Road to spread buildings heights across the site more
- Felt it was preferable to have more height on Lots Road.

Most cited reasons for vote

- Felt redistribution of homes onto Lots Road would disrupt the character of the street.
- Would not like to see heights on Lots Road increased.

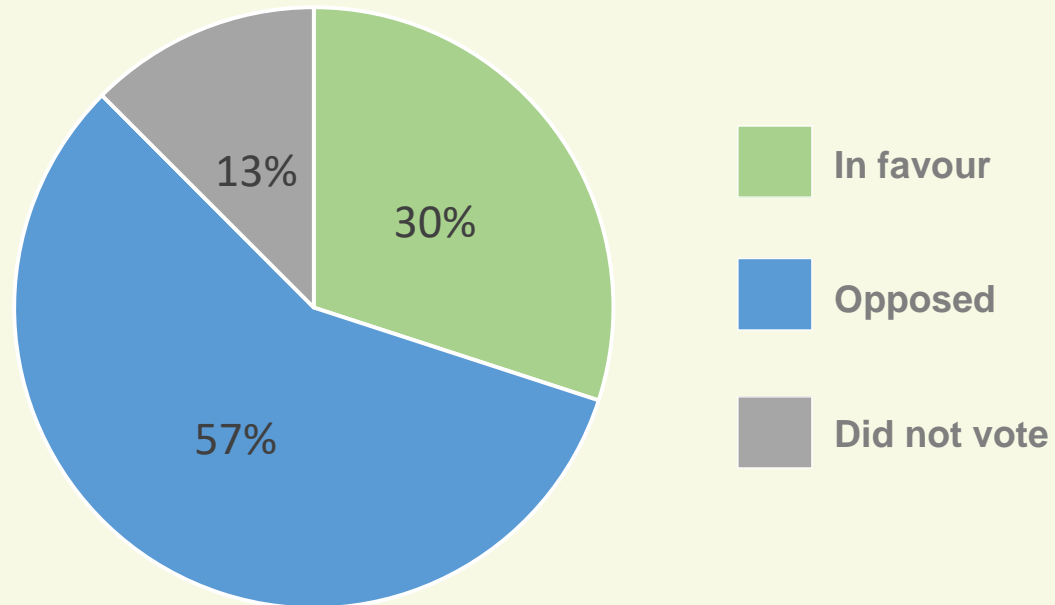


FEEDBACK: COMMERCIAL SPACE

Respondents were asked whether they would like to see more commercial space added to the scheme, in addition to the current number of homes.

Of those that voted, most were **opposed** to providing more development to enable more commercial space.

Total respondents: 40



Most cited reasons for vote in favour

- Felt it was important to attract more businesses to the area
- Noted the Employment Zone designation

Most cited reasons for vote 'opposed'

- Felt there is already adequate commercial space in the local area, some noted there was already some existing vacancy too.
- Would not like to see additional development added to the site.



FEEDBACK: OTHER COMMENTS

Most conversations at the two in-person consultation events were positive about the updated scheme, with only a few negative conversations. Below is a summary of some of the verbal feedback shared at the events.

- **Community Square:** People were positive about the introduction of the square and were happy to see more green, public space included. Some residents from Lighterman Tower raised concerns about the potential for anti-social behaviour in the evenings, and were interested in how this would be mitigated.
- **Play space:** Largely viewed positively, albeit with some questions as to whether it was best placed between the creek and road, and whether it was really needed on site given proximity of other local place spaces. The Lots Road Neighbourhood Forum suggested that provision for play facilities could be considered off-site within the wider strategy for the Lots Road area.
- **Traffic, servicing and public transport:** Lots of people, including the Lots Road Neighbourhood Forum had questions on parking, servicing, drop-offs, road crossings, bus services and the impact on the local highway network. As a result of the extent of queries on transport related items, this is an area that we will cover in more detail at the next consultation.
- **Public Realm & Western route:** Most people welcomed the opening up of the site and the increased quantity of public amenity. Some people felt that the Western Route was not needed and thought this should not be promoted as a space for people to make use of but rather be for servicing, the Lots Road Neighbourhood Forum in particular, had reservations about the proposed design of the Western Route.



FEEDBACK: OTHER COMMENTS

- **Height & Massing** – More people liked the Current Approach to height and massing than the Alternative Approach. A handful of people and the Lots Road Neighbourhood Forum thought that both approaches provided too much height on the site, however the Forum noted heights that step down to Heatherley’s would improve visual amenity. Five residents from Lighterman Tower thought that the building heights should be rearranged, with the 15-storey building relocated next to Heatherley’s (School of Fine Art) and the 8-storey building adjacent to the Creek. Heatherley’s were in favour of the Current Approach.
- **Commercial** – Most people did not have a preference for more commercial in the scheme, however, the Lots Road Neighbourhood Forum wish to see more materially more commercial space, in place of residential. Some residents of Lighterman Tower expressed that they would like the café opening hours to be limited to mitigate disturbance at night.
- **Housing** - Most attendees understood the need for housing, including affordable housing. They also appreciated that the market housing was needed to support the projects viability and deliverability. A small number said they would prefer not to see affordable housing in this location. The Lots Road Neighbourhood Forum think the site is too small for the proposed 282 homes.
- **Construction/timescales** - Some people asked for more information on construction, timescales, how we'll liaise with neighbours and impacts on neighbouring properties. As a result, we will be providing further information on this as part of the next consultation.
- **Design** – We received a lot of interest from visitors and local groups about the detailed design of the buildings including materials, colours, roof(s) and balconies.
- **Creek** - A few comments were shared about the Creek and the desire to see this space and access to it improved.



NEXT STEPS

We are considering all the feedback we have received. We will be continuing to develop and refine the proposals for Lots Road South and will look to present our updated proposals in the **Spring 2025**.

