

Sketch view of the proposals as seen from Lighterman Towers

# Lots Road South

## Welcome

**Thank you for visiting this exhibition. Find out more about our more detailed design 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](mailto:lotsroadcommunity@mountanvil.com)

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 a range of commercial employment, retail and community uses.

## 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.



Aerial image of the site and surrounding 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 used this to inform design development between November 2023 and July 2024.

### 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 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 to September 2024

#### Consultation on developing proposals

We presented a substantially amended scheme, which introduced a new community square and new routes through the site, reflecting your feedback from 2023. We also consulted on two alternative approaches to height and massing.



### 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.

### Spring 2025

#### Consulting on our updated designs

At this stage, we're presenting our updated designs and asking for feedback from the local community ahead of submitting a planning application in the summer.

We are here

### 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.

### 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.

### Summer 2025

Target planning application submission.

### Spring 2026

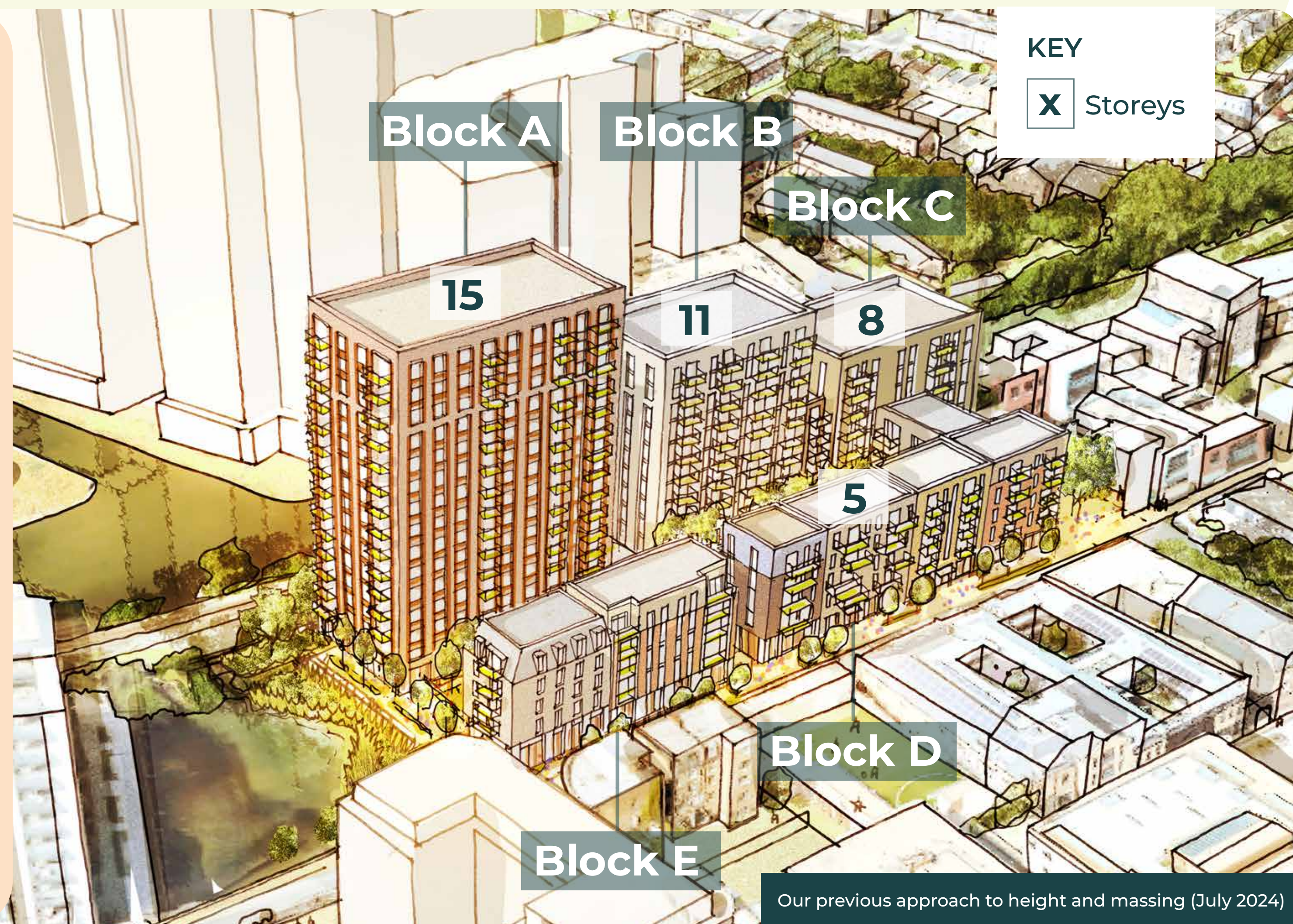
Target start on site, subject to planning permission.

# Our previous designs

In July 2024, we presented our proposals to the local community, showing how your feedback had been incorporated.

## Our previous proposals included:

- ▶ 2,913sqm of publicly accessible open space
- ▶ 324m of ground floor frontages around the site
- ▶ 1,380sqm of commercial space
- ▶ 120sqm community centre
- ▶ 282 homes in total, including 65 affordable extra care, 40 additional affordable homes and 177 open market homes
- ▶ Tallest building at 15-storeys



Previous approach to the ground floor (July 2024)



### KEY

- New community square
- New routes through
- Increased open space
- Buildings reflecting the local character
- Commercial space on Lots Road

## Responding to your feedback

At our last round of consultation, we spoke to 69 people at our in-person events and received 40 responses to our survey. This page summarises what we heard and what we have done to respond to your feedback in our updated designs.

### You said:

You'd prefer the Western Blocks (A, B and C) to have variety rather than uniform height. Some of you thought the tallest block (A) was too tall, others thought it was ok.

You'd like to see more details on the design and materiality of the blocks. You'd like to see inset balconies for the blocks on Lots Road (D and E).

You liked the new community square and routes through the site, but you'd like us to reconsider the use of Creek Corner and relocate the play space away from the road.

You'd like more information on the transport, parking, delivery and servicing strategies and how these will affect Lots Road.

You welcomed the Extra Care building's relocation into the heart of the scheme. You were interested in finding out more about how it would operate and the other types of housing in the scheme.

You'd like the commercial units to add to the vitality of Lots Road, providing space for traders and businesses to serve the local community.

Some of you thought more commercial space should be provided, others thought there was already enough.

### We have:

Retained variety in the heights of the Western Blocks, and reduced the height of the tallest block (A) by two storeys.

You can find more details of our approach on **Board 5: Height & Massing**

Provided more details of the proposed design, materiality and palettes of all blocks. We've redesigned Blocks D and E to feature more inset balconies too.

You can find more details on the 'look and feel' of the scheme on **Board 6: Materiality**

Developed the design of the new community square and routes through the site, relocated the play space away from the road, and repurposed Creek Corner as a space for all ages.

You can find more details on our landscaping strategy on **Board 7 and 8: Landscape & Public Realm**

Provided further detail on how the design promotes and supports sustainable, healthy travel choices. We have also provided details of how parking, deliveries and servicing is proposed to work.

You can find details on our transport strategy on **Board 9: Transport**

Retained the Extra Care in the heart of the scheme, developing its design and improving its relationship with other parts of the scheme.

Increased the number of affordable homes from 40 to 52. 43% of the housing is now affordable (by habitable room).

You can find more details on our approach to affordable housing on **Board 10: New homes**

Introduced 500sqm more commercial space into the scheme including a larger community centre.

All units are flexible to suit a range of occupiers e.g. shops, cafes, showrooms, and workspaces. 550sqm will be Social Investment (Affordable) Employment Space for smaller businesses, start-ups or creatives, which is over 25% of the total proposed commercial space.

You can find more details on **Board 11: Creating a vibrant site**

# Lots Road South: The proposals at a glance

Our proposals for Lots Road South will turn an underused site into a vibrant space for residents and the local community to use and enjoy.

Overall, our proposals would deliver:

## New homes

- ▶ 277 sustainable, high quality homes
- ▶ 160 for sale on the open market
- ▶ 65 extra care social rent homes
- ▶ 52 other social rent homes



## Landscaped areas and new routes

- ▶ 2,798sqm of publicly accessible open space (equivalent to 10 tennis courts)
- ▶ A new green community square
- ▶ New play spaces for children
- ▶ Improvements to the creek side environment
- ▶ Safeguarding of the western route



## Sustainability

- ▶ 45 new trees
- ▶ 10% improvement in biodiversity
- ▶ Sustainable energy systems including photovoltaics and air source heat pumps.
- ▶ Sustainable urban drainage systems
- ▶ A total of 400 bicycle spaces, with 22 in the public realm to promote sustainable travel patterns



## Community and commercial space

2,000sqm of commercial space including:

- ▶ A new 200sqm community centre
- ▶ 1,250 sqm of new units for local traders and businesses
- ▶ 550sqm of Social Investment (Affordable) Employment Space, which is over 25% of the total proposed commercial space
- ▶ 327m of ground floor active frontage

# Height and massing

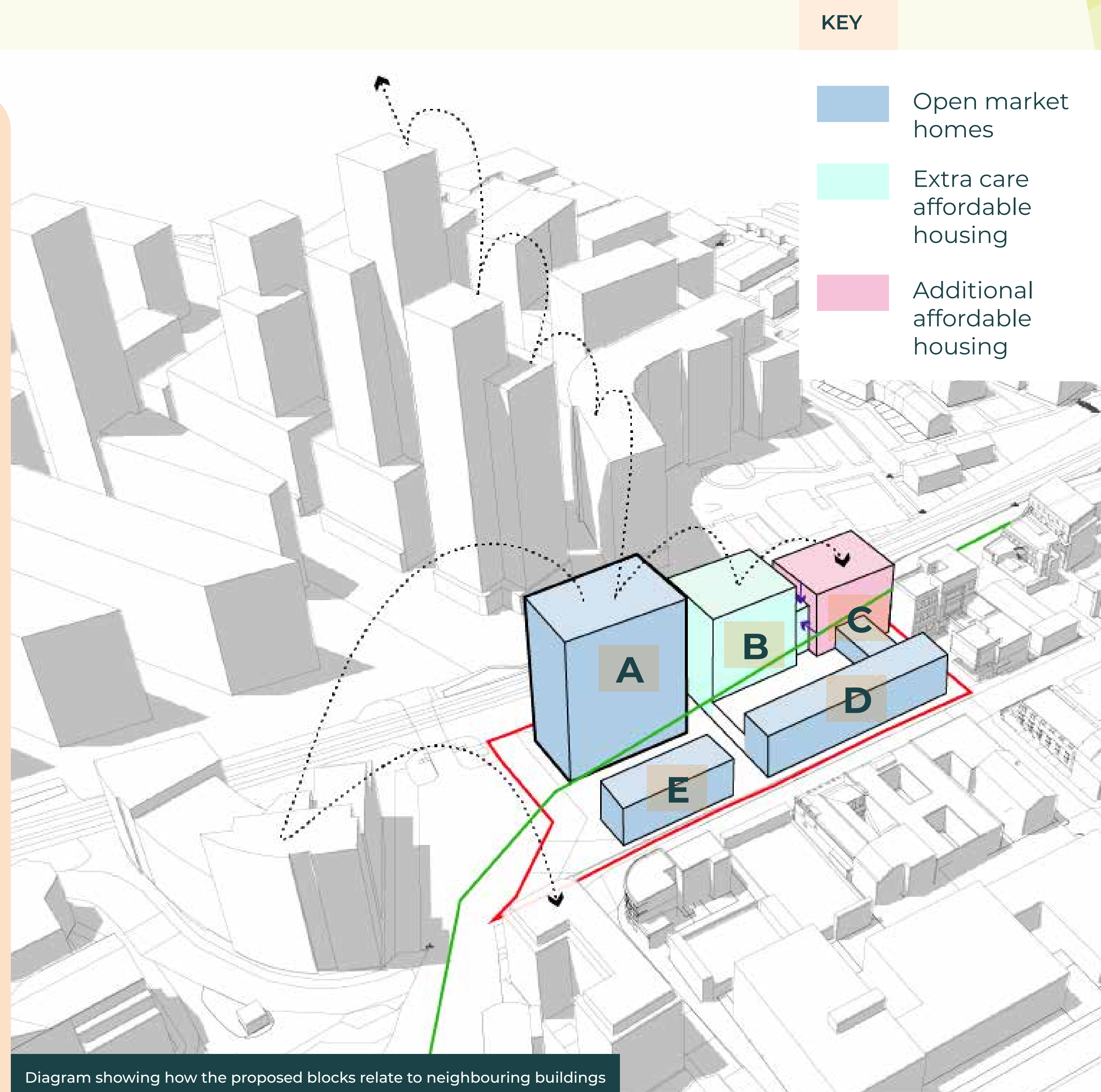
Our proposals continue to provide a transition in building heights between the tall buildings under construction at Kings Road Park, and the lower buildings on Lots Road.

Based on previous feedback, we have retained the following key principles in our designs:

- ▶ The tallest building is located in the south west corner of the site
- ▶ A variety of heights for the buildings along the western edge
- ▶ The lowest buildings located along Lots Road

We've also made the following changes based on your feedback:

- ▶ Reduced the height of Block A by two storeys (from 15 to 13) and introduced an additional 'step' in the building to improve its appearance
- ▶ Increased the height of Block C by a single storey (from 8 to 9), to increase the number of affordable homes.



## Views of updated designs



# Materiality

In previous rounds of consultation, the community told us that they value the character of the local area, so we've considered the local building styles and materials, and the Lots Road SPD, in developing our proposals.

The buildings along Lots Road, Block D and E, are designed so they can be read as a terrace of different buildings. The design is inspired by both the calm streets of terraced housing in the local area, and the eclectic, vibrant buildings on Lots Road itself.

The palette is a modern twist on the light coloured bricks, with splashes of colour and varying textures, that draw on locally distinct buildings like Worlds End Studios, the Furniture and Arts buildings and the former Lots Road Auction House.

The proposed buildings along the railway, Blocks A, B and C, take inspiration from the area's industrial heritage and buildings like the Power Station. These buildings typically have a more robust appearance, characterised by regular window grids. The material palette for these western blocks incorporates various shades of red brick complemented by a lighter brick.

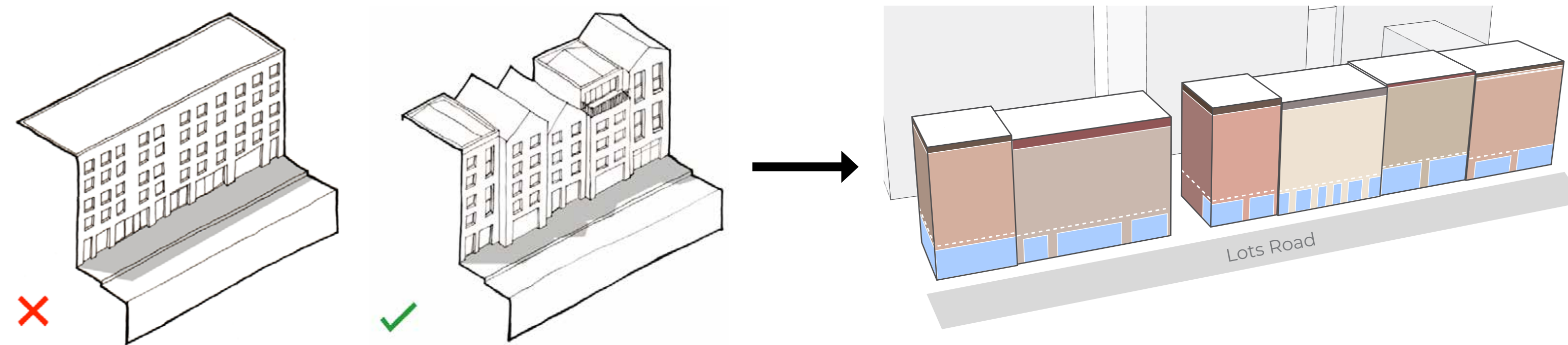
The materiality and colour palette is a work in progress and we would welcome your feedback to enhance this further.



Sketch view along Lots Road showing proposed materiality

An SPD provides more detailed guidance on policies in the Local Plan and forms part of the framework for which any future planning application relating to the site is determined. An SPD is a material planning consideration in the decision-making process.

The SPD outlines a desire to see a varied terraced design along Lots Road. Our designs incorporate this advice with a variety of materials and roof lines proposed along the road.



## LIGHT BRICK TONES



## RED BRICK TONES



## PATTERNED BALCONIES



## CONTRASTING BRICK TONES



## PATTERNED FACADE



## PATTERNED BALCONIES



HORIZONTAL BASE DETAIL



COLOURFUL COMMERCIAL



GLAZED BRICK



WINDOW SURROUND



HORIZONTAL DETAIL



WINDOW SURROUND

# Landscaping across the site

In summer 2024, the community welcomed our landscaping proposals, particularly the community square and new routes we'd introduced into the heart of the scheme.

Our refined design builds on this foundation, aiming to create vibrant, inclusive, multi-use spaces for both the public and residents of the development.

The areas are principally designed for people to move through, rest, socialise and play but the areas on the north and west edges are also designed to accommodate the vehicle movements required to service the site, which in turn reduces servicing from Lots Road.

The masterplan includes six Character Areas, which you can read about on the following board.

## Key developments since our last consultation

The play space has been moved from Creek Corner to the Community Square, following the community's feedback that they'd prefer play space moved away from the road to a safer location, and for Creek Corner to be redesigned as a space for all.

The Western Route has been updated to make it a more pedestrian friendly space. The Western Route remains capable of stitching into a wider strategic route connecting up to King Road in the future.

At the north end, the Social Investment Employment Space now fronts onto the route, increasing its liveliness.

At the south end, the route now invites pedestrians to Chelsea Creek via the Community Square, and cyclists via Lots Road.



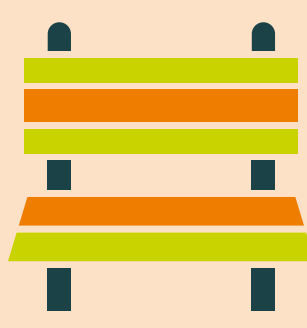
## Overall, the landscaping proposals will deliver



45 new trees



365sqm of play space

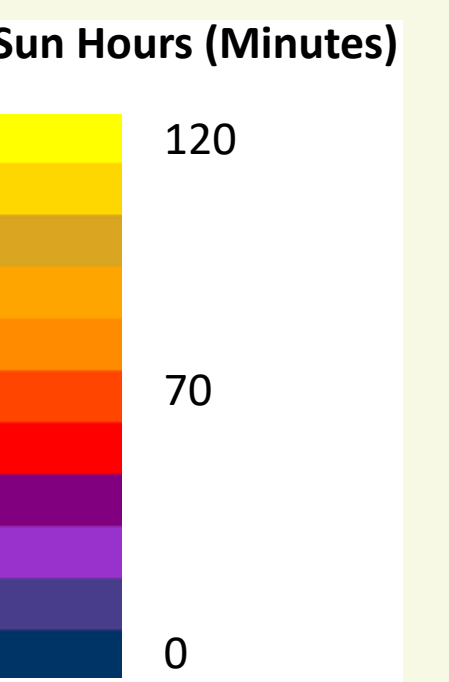
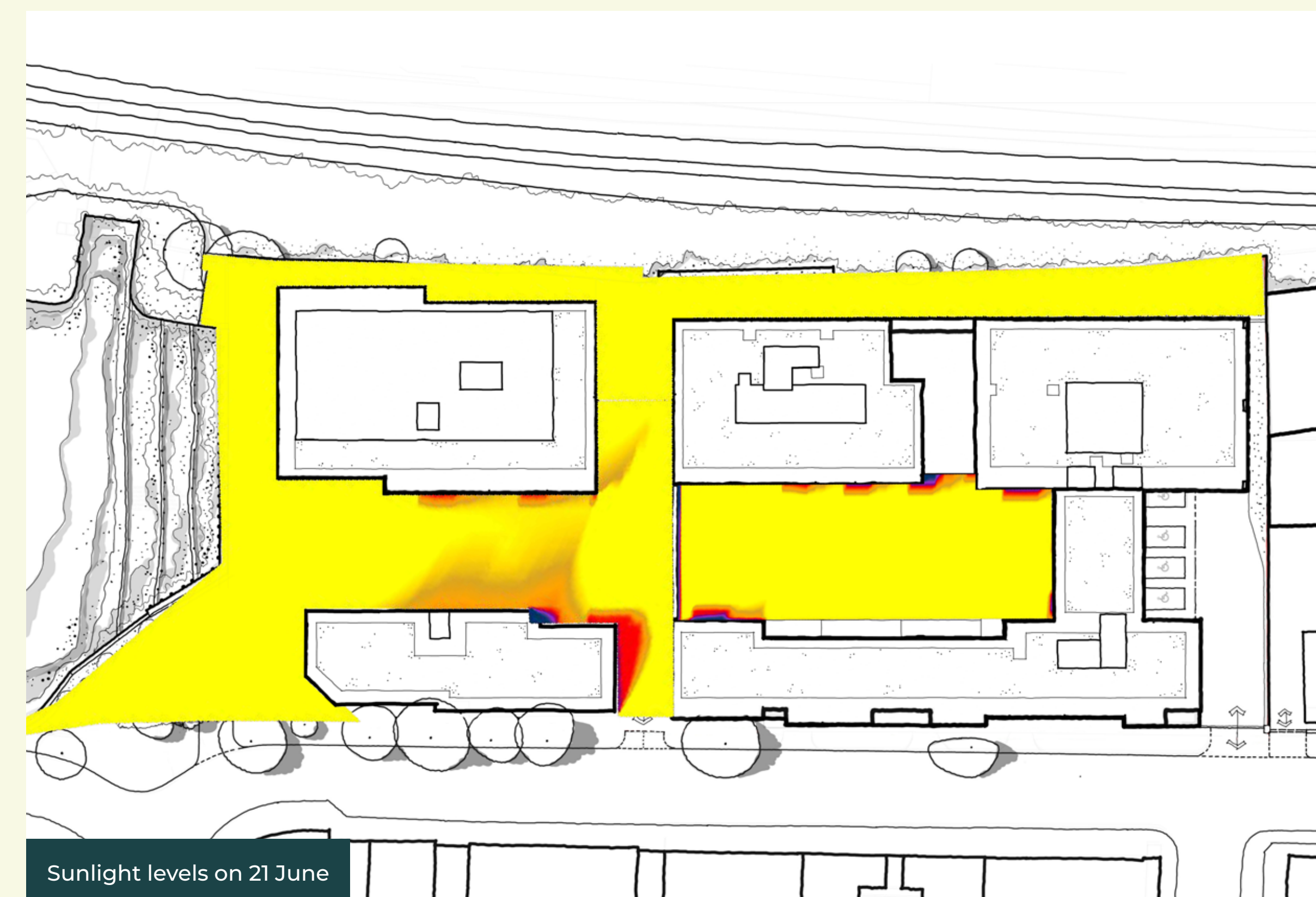


2,798sqm of publicly accessible open space



10% net gain in biodiversity

The following diagrams show the levels of sunlight on the ground in and around the proposed development at different times of the year. The diagrams demonstrate that the key landscaped areas, including the courtyard and creek side, will benefit from good sunlight levels year around.



# Landscape in detail

Find out more about the different landscape zones below to understand how they look, feel and function.



## Community Square

This square is the heart of the scheme, benefitting from lots of light and views over the creek. The mix of hard and soft landscaping provides an emphasis on green planting and play whilst also providing space to circulate and access the new homes, commercial units and community centre.



## Lots Road

Lots Road will be made more accessible and inviting through the widening of the pavement on Lots Road that runs alongside the site, improving connectivity and pedestrian flow. The trees along Lots Road will be retained too. This new and improved environment will help the commercial units thrive too, contributing to the vitality of Lots Road.



## Resident Garden

A green verdant space for all residents to enjoy. South facing to maximise sunlight and views of the creek. Areas for adults to relax and for children to play safely plus a dedicated terrace for the Extra Care with growing beds and a pergola for shade.



## Creek Corner

A soft green area with space to rest and views of the creek. A small copse of trees provides greenery and shelter, whilst enhancing biodiversity on the creek's edge. This space also provides an access route into the site and the waterfront area.



## Western Route

Our plans will safeguard the long term opportunity to deliver a route along the railway, from Chelsea Creek to King's Road. Our latest designs will see a 327m of active frontages with high quality hard landscaping to enable safe and easy movements by foot, cycle or wheelchair.



## Waterfront

A pedestrianised spill-out space from the flexible commercial units, with a mix of hard and soft landscaping.





# Transport

Transport, delivery and servicing strategies, have been key areas of interest at past consultations, and lots of people have asked us how the scheme is anticipated to affect the local highway. We're now able to show you the details of how this will work.

## The scheme is designed to:

- ▶ Support sustainable and healthy travel habits
- ▶ Reduce the number of vehicle trips on the local highway
- ▶ Prioritise pedestrians and cyclists
- ▶ Reduce the time vehicles spend loading/unloading on Lots Road
- ▶ Be car parking free, except for 8 blue badge spaces

## Supporting sustainable travel

The scheme is designed to encourage sustainable and healthy travel choices including public transport, walking and cycling.

- ▶ 1 minute walk from the nearest bus stop
- ▶ 5 minute walk to Imperial Wharf station
- ▶ 13 minute walk to Fulham Broadway station
- ▶ Approximately 400 cycle spaces will be provided on site in secure stores.

The southern part of the site is fully pedestrianised with no vehicles permitted. The rest of the site, including the western route, is designed as a shared surface – pedestrians have priority here but certain vehicles will be allowed to move one-way at slow speeds. Varying surfaces will clearly define spaces and paths to keep pedestrians safe.

Planning policies restrict car parking in new residential schemes to be for blue badge holders only. Our scheme provides eight blue badge spaces with access and egress from the northern end. Residents of the scheme will not be granted permits to park on local streets by the Council.

Some visitors of the scheme may drive to the site. Our parking surveys demonstrate there is spare existing parking capacity in the surrounding streets to accommodate them.

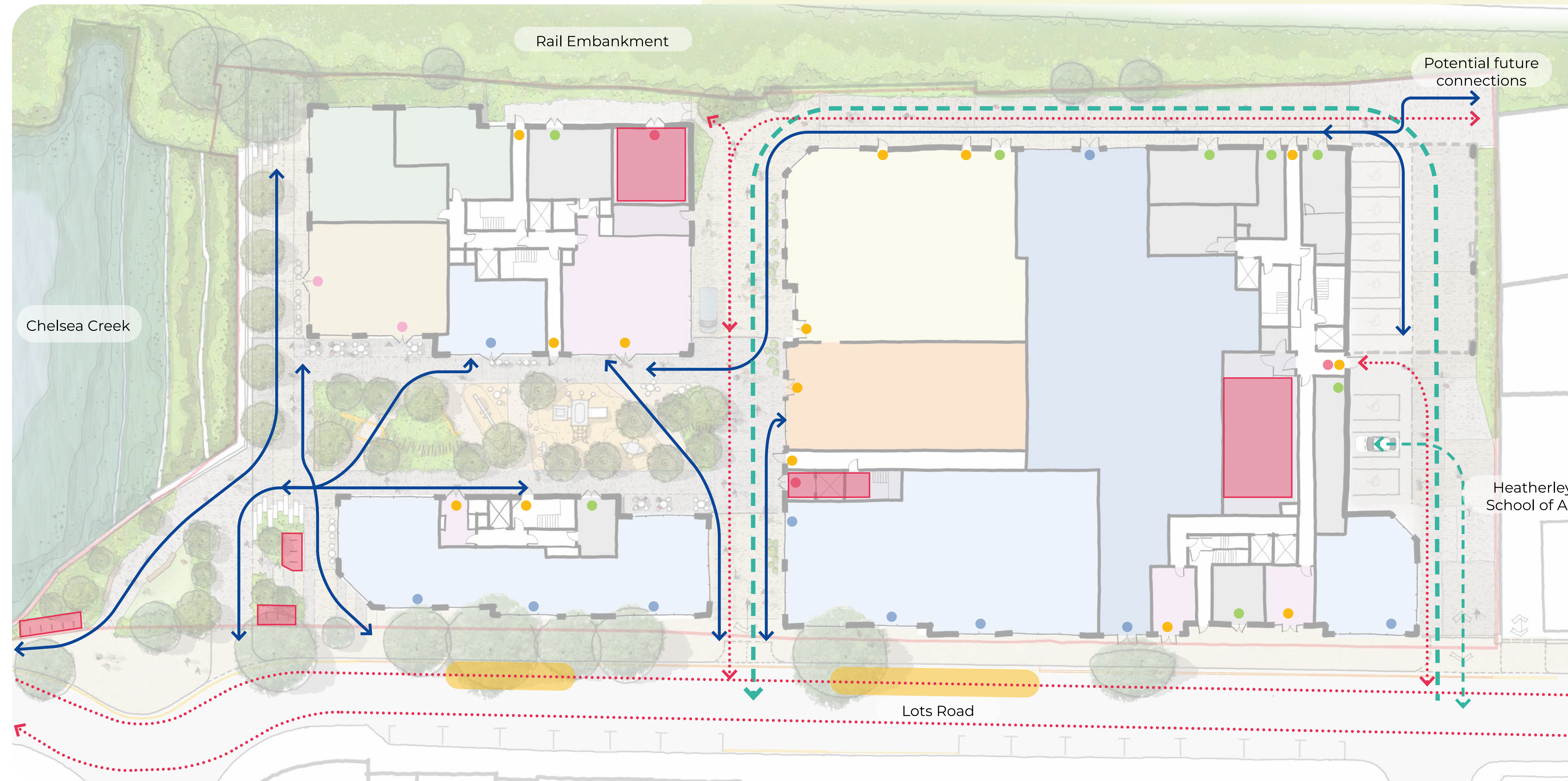
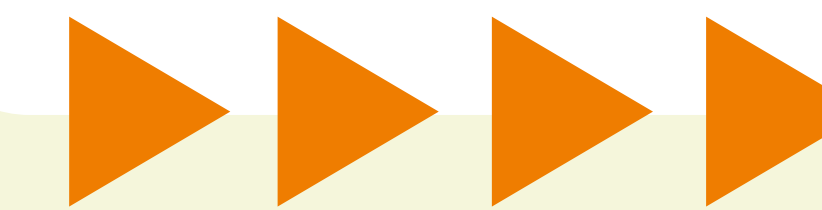
## Servicing and resident drop-off

The delivery and servicing strategy is designed to prevent congestion on Lots Road.

Currently, loading and unloading is permitted along a 94.8 metre stretch of single yellow line in front of the site. Our proposals reduce that to just 32 metres. The proposed sections of single yellow line minimise pinch points on Lots Road, helping to facilitate two way movement flow.

Our strategy will see some vehicles move around the site in a one-way loop, as part of a planned and managed system to (1) collect refuse from dedicated stores, (2) service essential infrastructure, the community centre, and commercial units in Block A (3) provide pick-up and drop-off for the Extra Care building (4) accommodate the emergency services.

Compared to the existing site when the auction house was operating, we expect there to be a significant reduction in the vehicle trips associated with the site, especially in terms of larger goods vehicles.



**KEY**

- ↔ Pedestrian Movement
- ↔ Cycle Movement
- Refuse, Emergency, Extra Care Drop-off Vehicles
- ↔ Accessible Bay Vehicles
- Cycle Storage (long stay)
- ▨ Cycle Stands (short stay)
- Loading/Unloading Zone
- Building Entrances
- Residential, Extra Care / Community
- Flexible Commercial
- Cafe
- Utilities (Refuse etc.)
- Cycle storage

# New homes

## Delivering affordable housing for local people

We've increased affordable housing in the scheme from 38% by habitable room (Summer 2024), to 43% by habitable room. All affordable homes in the scheme are now Social Rent, which is the most affordable type of housing. To increase the affordable housing we've added a storey to Block C, which contains affordable homes, and removed two storeys from Block A, which contains open market housing.

### Overall, the proposals will now deliver:

- ▶ 117 social rent affordable homes
  - ▶ 65 will be Extra Care Social Rent homes
  - ▶ 52 will be additional Social Rent homes
- ▶ A mixture of 1-bed, 2-bed and family sized 3-bed homes

### Who will the homes be for?

Affordable homes will be available to residents on the housing register of both Kensington & Chelsea and Hammersmith and Fulham councils.

Social Rents for 2024-2025 are capped at £188 a week for 1-beds, £199 per week for 2-beds and £210 a week for 3-beds.

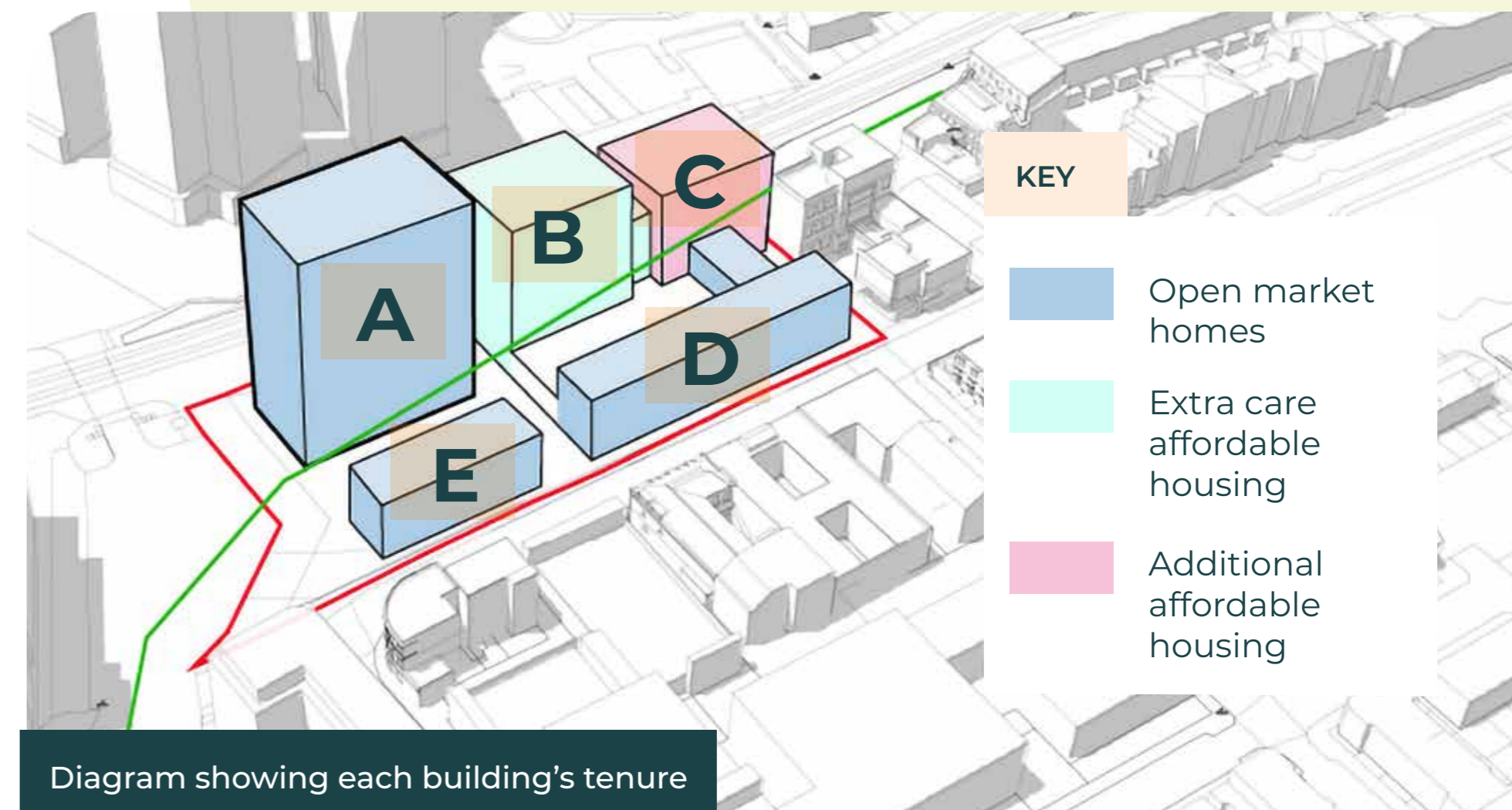
## Extra Care Housing

At previous consultations, we heard that you liked the location of the Extra Care building, in the heart of the scheme, next to the Community Square, so we've retained it in this location.

We've introduced a drop-off area right outside the building's entrance to make it safe and easy for residents to come and go.

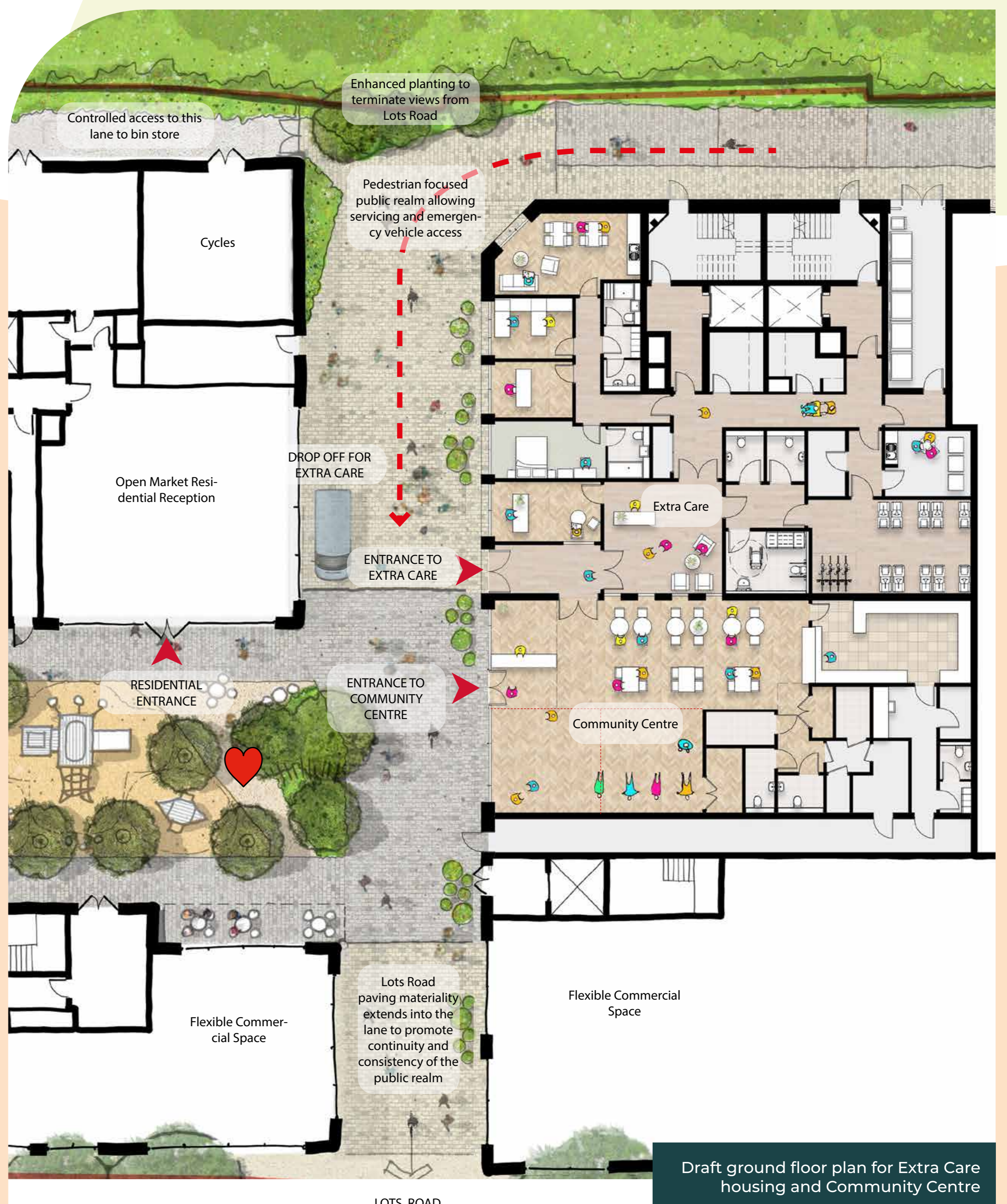
Residents of the Extra Care building will each have their own apartment but also benefit from a shared communal lounge and activities room overlooking the podium garden. This will help to instill a sense of independent living in a social and supportive environment.

The building will be staffed and Extra Care residents will have access to both planned and unplanned care to meet their specific needs.



All residents across the site will have access to the shared podium garden.

The entrance for the Extra Care affordable housing fronts onto the Community Square, and the entrance for the additional affordable housing is on Lots Road.

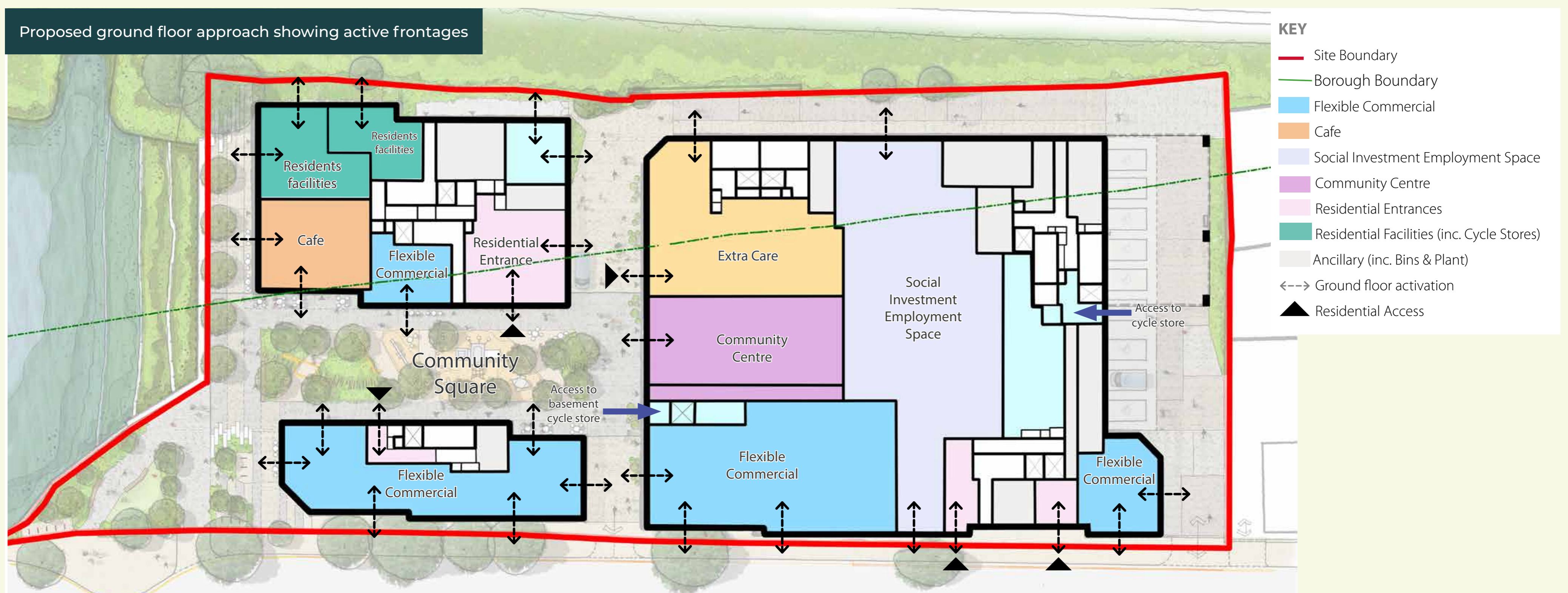


# Creating a vibrant site

The latest consultation feedback showed us that while some of you were happy with the proposed commercial space, others wanted to see an increase in the amount of space provided as well as more facilities for local people.

## Taking this onboard, we have:

- ▶ Increased the commercial space **from 1,500 to 2,000sqm** without making the scheme larger
- ▶ Nearly **doubled the size of the community centre** to 200sqm, which now includes space for a potential community cafe
- ▶ Ensured a large amount of active frontages, totaling 327m
- ▶ Designed flexible units to suit a range of occupiers e.g. shops, cafes, showrooms, workspaces
- ▶ Committed that 550sqm shall be Social Investment (Affordable) Employment Space, which is over 25% of all total commercial floorspace



# 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 Monday 31 March until Friday 18 April. We will consider all the feedback received as we prepare to submit the planning application in the summer.



Visit our website



Sign up to our mailing list

## Timeline

October 2023

Community consultation and design development

Summer 2024

Community consultation and design development

Summer 2025

Submission of the planning application

Spring 2025

Community consultation and design development

Autumn 2025



Target committee decisions

Spring 2026

Target start on site, subject to planning permission.

## 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



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