



Artist's impression of the new community square viewed from Chelsea Creek

Lots Road South

Welcome

We've submitted a planning application for the Lots Road South project to both Kensington and Chelsea and Hammersmith and Fulham councils.

We'd like to thank everyone in the community who has engaged with us over the last two years, as we've worked to develop a truly transformative scheme at Lots Road South.

At this event you can:

- ▶ Learn more about our submitted proposals
- ▶ Ask the project team any questions you may have
- ▶ Share your comments on the planning application, and help us to deliver this project and all its benefits.

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 Council highway service will temporarily relocate to the existing car pound area in the autumn, when the car pound service relocates elsewhere off site. The highway service will then move back to a consolidated depot to the north of the site when works are completed in that area.

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 believe these proposals will 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.

Early engagement by Kensington and Chelsea Council



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, as well as retaining the character of the Lots Road area.



July 2022

Creating a Design Brief Supplementary Planning Document

Using feedback from the workshops, a design brief was created to provide a planning framework for what should be delivered as part of any future redevelopment on this site. This included Extra Care and affordable 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.

Working with the community



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.



July 2023

Community design workshop

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.



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 Council hosted a Development Forum to present the proposals to the community

Community members were able to ask questions of our project team and share their feedback about how the proposed development could be improved, including views on two alternative ground floor options.



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.



Spring 2025

Consulting on our updated designs

At this stage, we presented our updated designs and asked for feedback from the local community ahead of submitting the planning application in the summer.

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.



Delivering the proposals



Summer 2025

Submission of planning applications to RBKC and LBHF



September 2025

Post-submission exhibitions to present the submitted scheme

We are here



Winter 2025

Potential planning committee decisions



Spring 2026

Target start on site, subject to planning permission



2026 to 2030

Construction period over three and a half years, delivering all 274 homes



2030

Build complete

Design evolution

Responding to your feedback

Over the last two years, we’ve consulted with the local community, businesses and key stakeholders to hear your feedback on our proposals for Lots Road South. Across four phases of consultation, we’ve spoken to over 200 people at our events and received over 140 feedback forms. From this, we carefully reviewed all of the feedback received as we developed our designs.



View of proposals looking south down Lots Road

Materiality

In all 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.

Since showing the initial concepts for materiality in March 2025, we have updated the designs for the buildings along Lots Road in response to feedback received and ensured that these are more reflective of the existing character of the area.

You can find more details on **Board 6: Materiality**.

Landscaping

Our proposals seek to deliver a range of attractive public open spaces across the site. We’ve listened to community feedback as we’ve developed our designs and have made a series of design changes in response. This has included reconsidering the massing in our design to be able to deliver a community square which fronts onto the creek as well as moving the play space away from Creek Corner to make this a space for all. We have also increased the overall amount of publicly accessible open space on the site.

You can find details on our landscaping strategy on **Board 7: Landscaping across the site**.

Transport

Transport, delivery and servicing strategies have been key areas of interest at consultations and many of you have asked how the scheme will affect the local highway.

To address your feedback, the scheme is designed to support and prioritise pedestrians and cyclists. Car parking is limited to just six spaces on-site for blue badge holders. The delivery and servicing strategy is designed to reduce vehicular trips to/from the site and reduce loading/unloading on Lots Road.

You can find more details of our approach on **Board 9: Transport**.

Build form and arrangement

From our early workshops and throughout our consultation, we’ve heard that the height and massing of any new development here has to be considerate of the existing character of Lots Road while also delivering all of the uses outlined in local planning policy.

In response to feedback from both the local community and local councils, we have designed the new buildings to provide a transition in heights between the tall buildings under construction at King’s Road Park and the lower buildings already on Lots Road. We’ve also reduced the height of Block A from 15 to 13 storeys.

You can find more details on the ‘look and feel’ of the scheme on **Board 5: Building form and arrangement**.

New homes

The Site Allocation and Design Brief Supplementary Planning Document (SPD) require the provision of homes on this site, and people have been supportive of homes here, especially the affordable homes and Extra Care homes.

Our submitted plans include 118 social rent homes (65 of which are Extra Care homes for RBKC residents), and 156 homes for sale. Over the consultation period we have relocated the Extra Care facility from the edge into the heart of the scheme and changed the tenure of the affordable homes to be entirely ‘Social Rent’, the most affordable type of affordable housing.

You can find more on **Board 11: New homes**.

Commercial space

Throughout the consultation, people have been interested in the amount of commercial floorspace and who might use it.

Responding to your feedback, our submitted plans include 2,038 sqm of commercial floorspace suitable for the range of businesses, traders and shops that the community have told us they would like to see here. The space includes a 274 sqm Community Centre and 684 sqm of affordable commercial space, which the community have always been supportive of.

You can find more on **Board 12: Creating a vibrant site**.

72% of respondents supported all or some parts of our proposals in March 2025

In March 2025, we presented our updated proposals to you at a series of drop-in events and invited you to give feedback on the latest designs. From our survey, we heard that 46% of respondents supported our overall proposals and 26% supported them in some parts but not others. Showing a **29% increase** in support from our previous phase in autumn 2024.

287,387 accounts reached on social media

11,845 visitors to the consultation website

204 people attended consultation events

145 surveys completed

22 meetings held with key stakeholders

The proposals at a glance

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

Overall, our proposals would deliver:

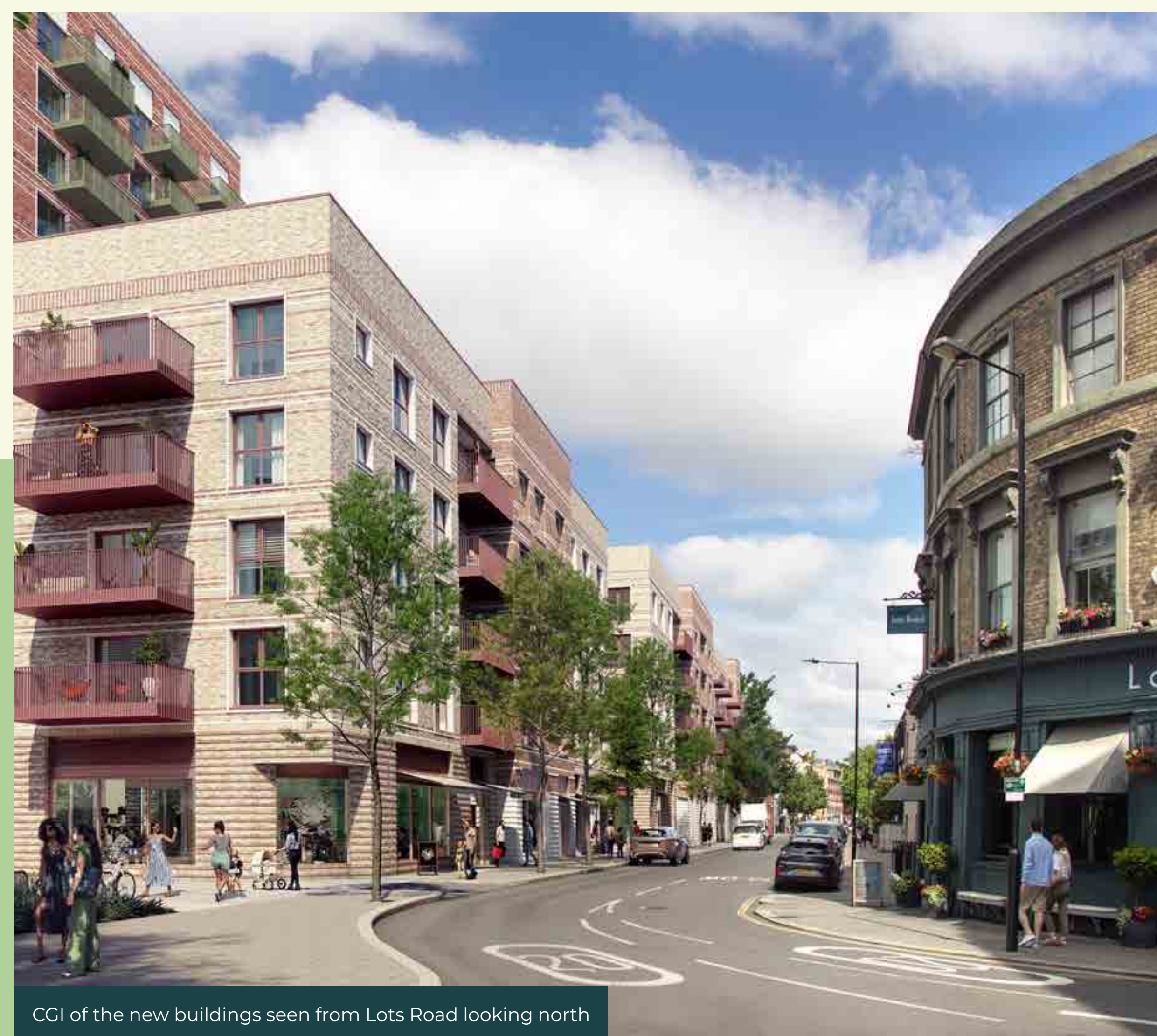
New homes

274 sustainable, high-quality homes:

- ▶ 65 Extra Care social rent homes
- ▶ 53 other social rent homes
- ▶ 156 for sale on the open market

Sustainability

- ▶ 48 new trees along Lots Road and across the site
- ▶ 159% Biodiversity Net Gain (in habitats)
- ▶ Sustainable energy systems including photovoltaics and air source heat pumps.
- ▶ Sustainable urban drainage systems
- ▶ 423 cycle spaces to support sustainable travel



Landscaped areas and new routes

- ▶ 2,848sqm of ground floor publicly accessible open space, including improved and widened pavements on Lots Road
- ▶ A new green community square
- ▶ New play spaces for children
- ▶ Improvements to the creek side environment
- ▶ Safeguarding of the western route

Community and commercial space

2,038sqm of commercial space including:

- ▶ A new 274sqm community centre
- ▶ 1,080sqm of new units for local traders and businesses
- ▶ 684sqm of affordable commercial space, let at discounts to qualifying occupiers

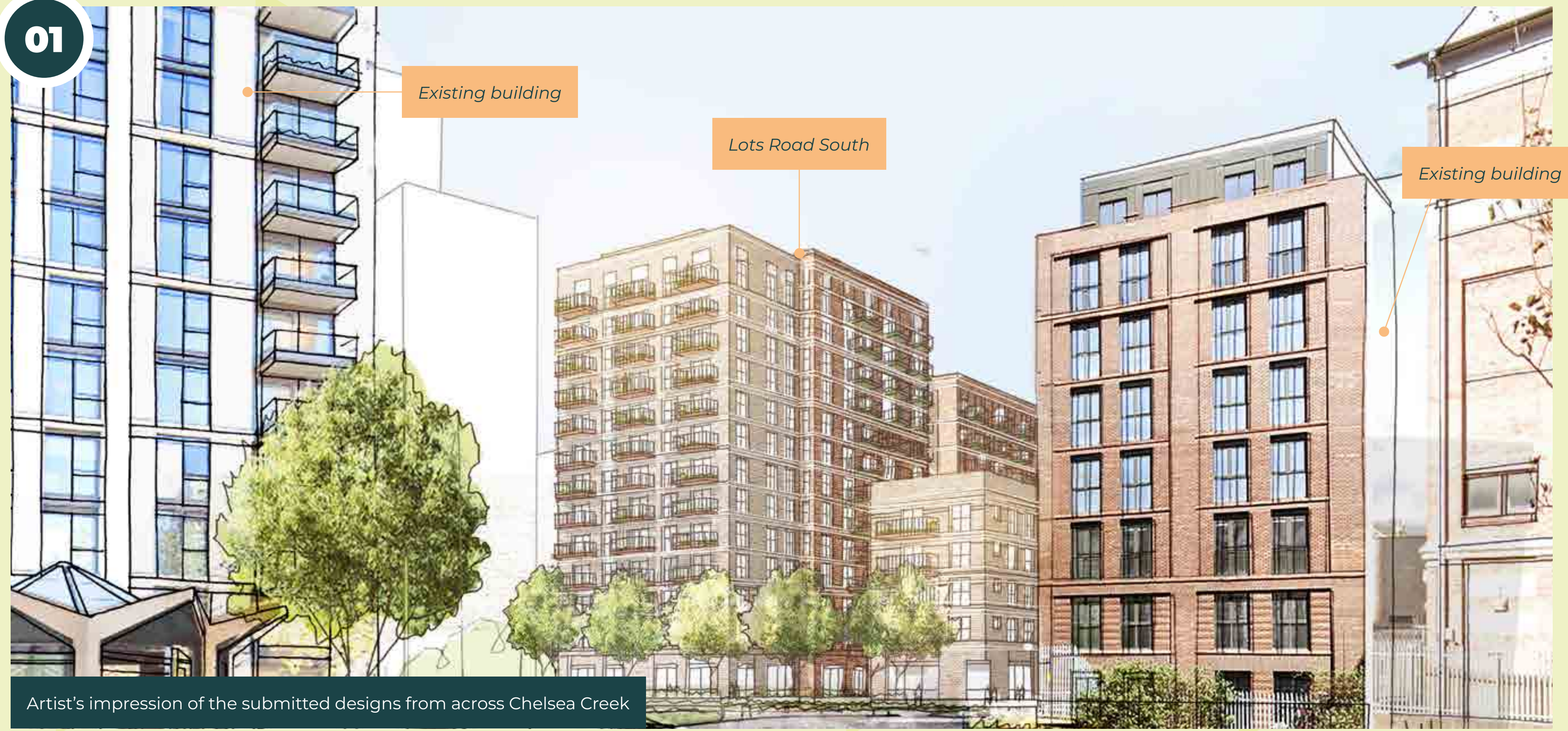
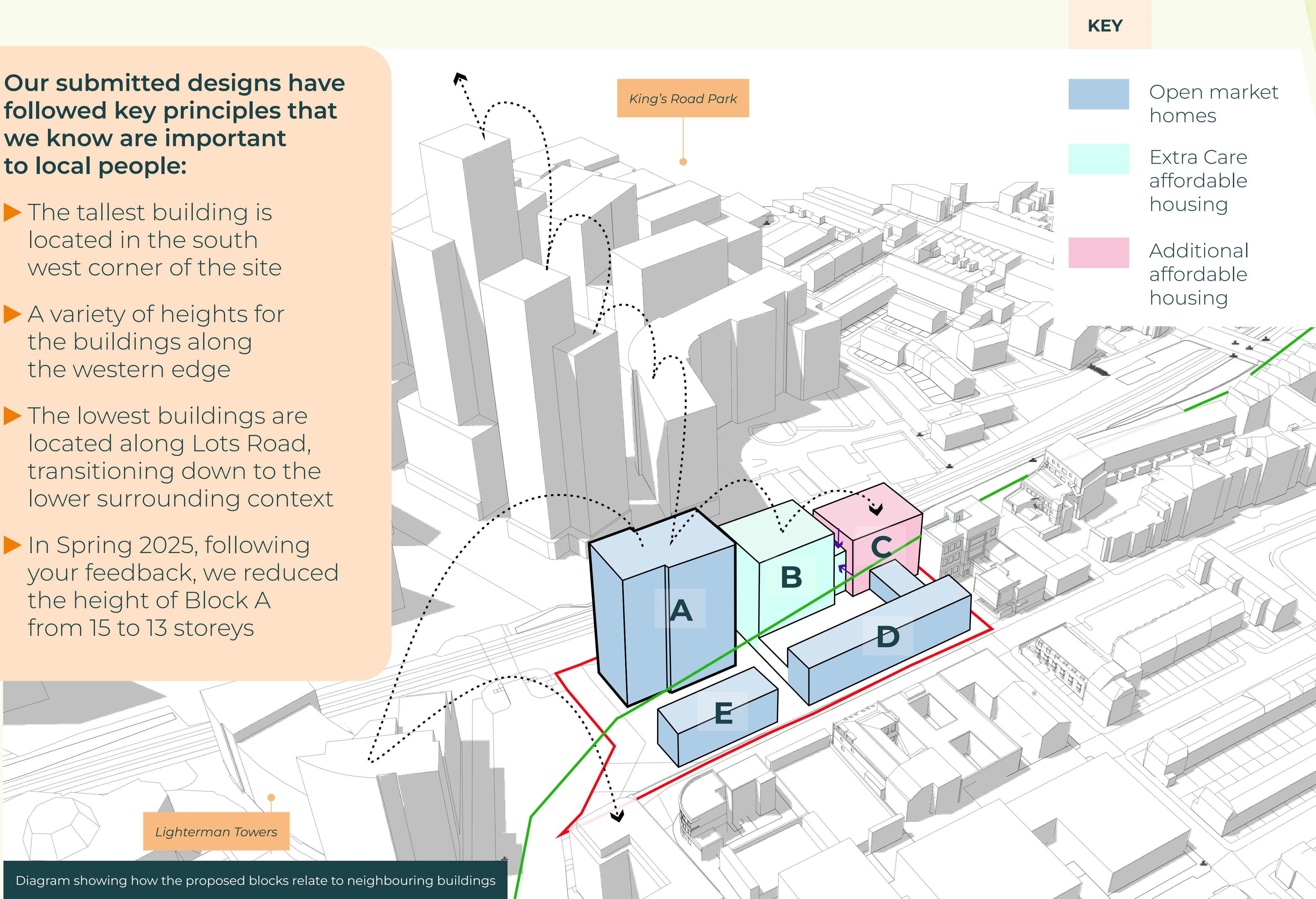


Building form and arrangement

During our consultation process, we presented two alternative approaches to height and massing. In response to your feedback, our submitted designs demonstrate a transition in building heights between the tall buildings under construction at King's Road Park and the lower buildings on Lots Road.

Our submitted designs have followed key principles that we know are important to local people:

- ▶ 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 are located along Lots Road, transitioning down to the lower surrounding context
- ▶ In Spring 2025, following your feedback, we reduced the height of Block A from 15 to 13 storeys



Views of updated designs



Materiality

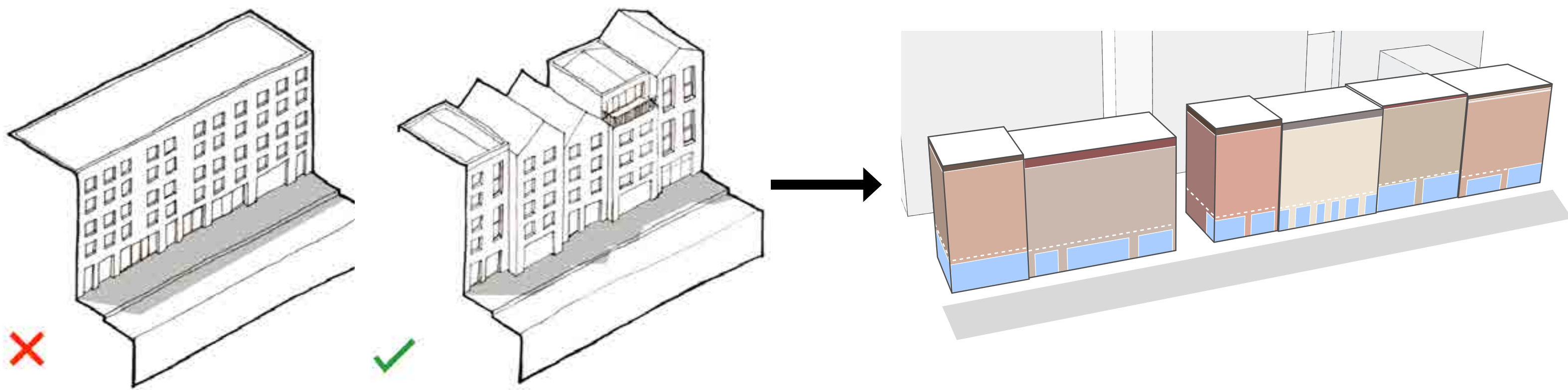
Throughout our design process, we have considered the local building styles and materials to ensure the proposals complement the existing area.

Following feedback from the local community in March 2025, we have updated the design of the buildings along Lots Road to include lighter, less contrasting features to achieve a cohesive design, that better responds to the colours and character of the surrounding area. There remains subtle variation in the detailing of these buildings including a banding pattern repeated at different points up the facade.



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.



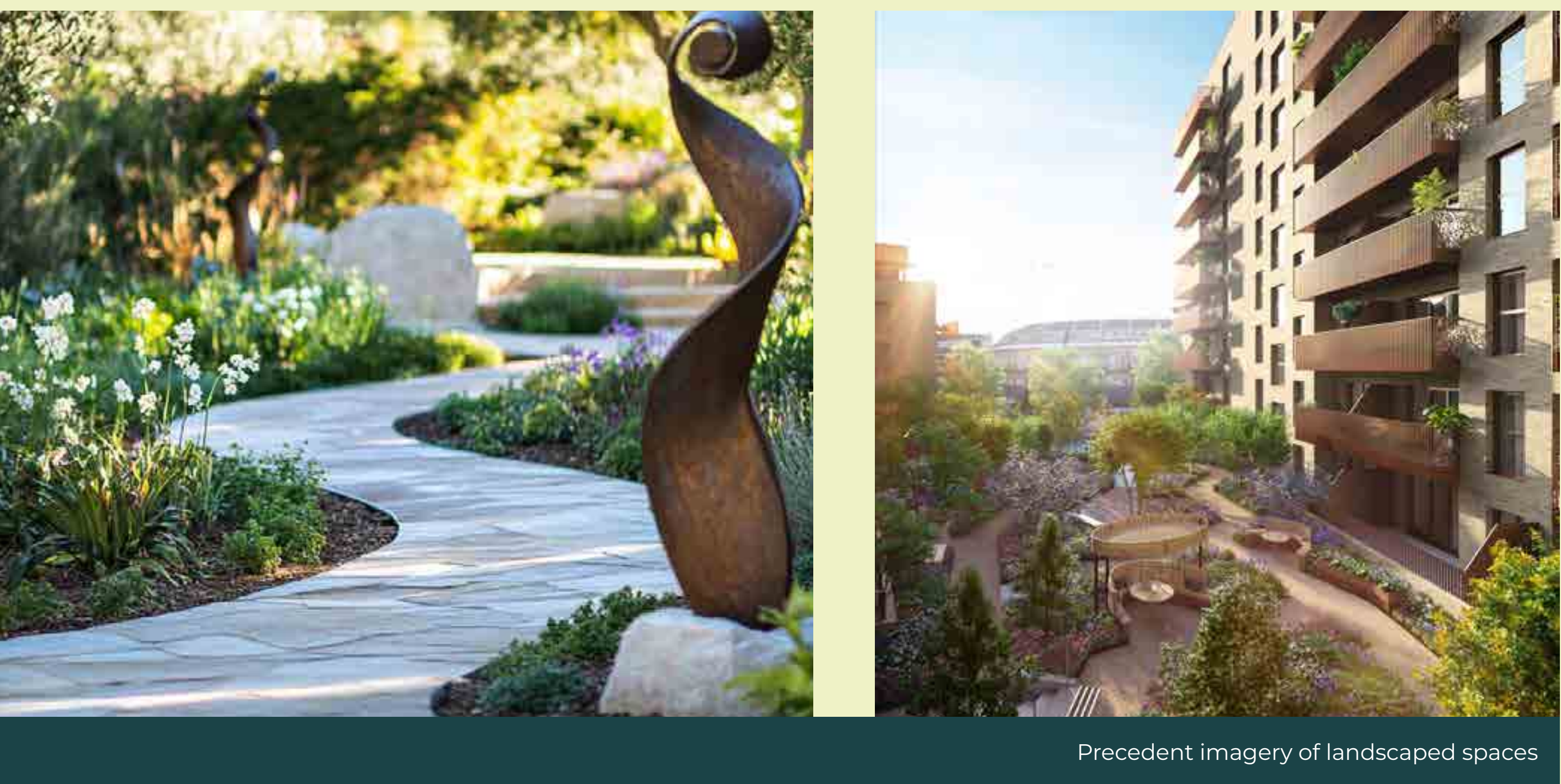
Landscaping across the site

Throughout our consultation, the community has welcomed our landscaping proposals, particularly the community square at the heart of the scheme, the greening of Creek Corner, and the new proposed routes into the site.

Our finalised designs build on this foundation, aiming to create vibrant, inclusive, multi-use spaces for both the public and new residents.

The central spaces are principally designed for people to move through, rest, socialise and play. 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 traffic on Lots Road.

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



Precedent imagery of landscaped spaces



Aerial drawing of the landscaped spaces across the site

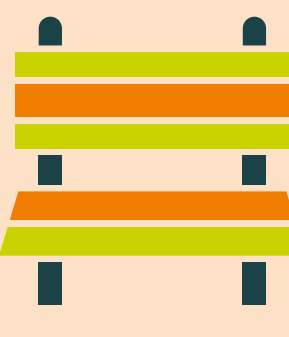
Overall, the landscaping proposals will deliver



48 new trees



289sqm of play space



2,848sqm of publicly accessible open space

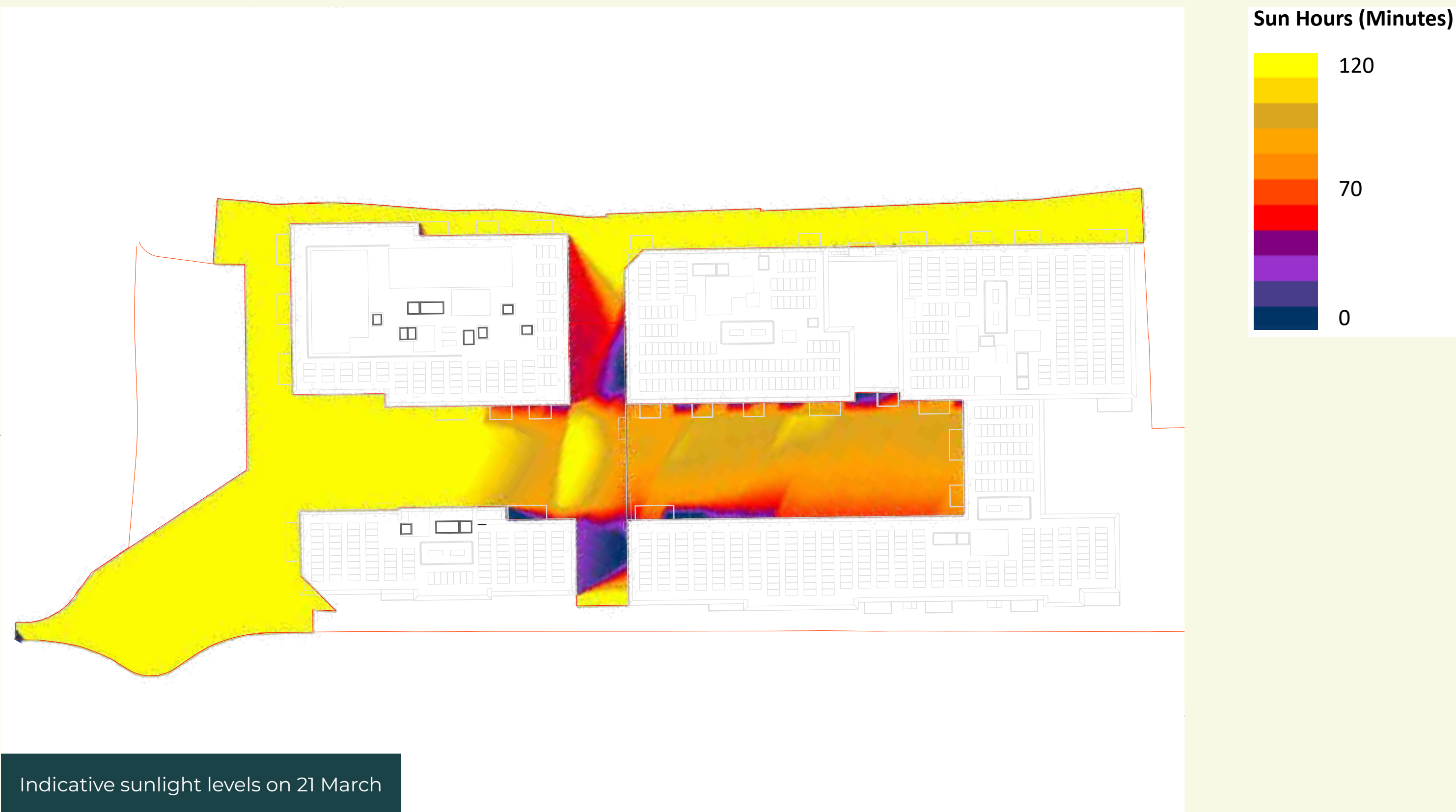


159% biodiversity net gain (in habitats)

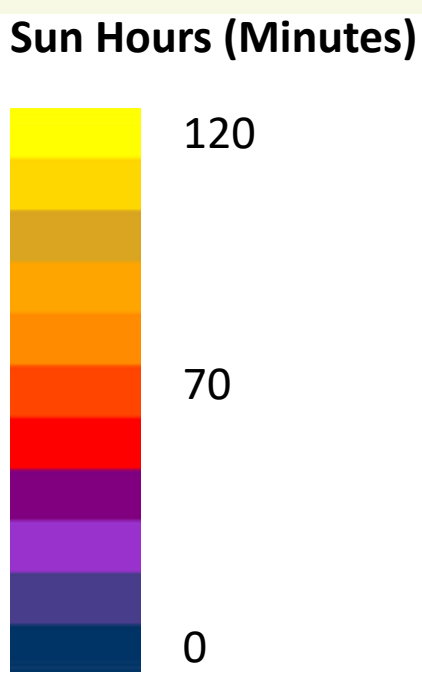
The following diagrams show the levels of sunlight on the ground in and around the proposed development at different times of the year. The diagrams demonstrate that the key landscaped areas, including the courtyard and creek side, will benefit from good sunlight levels year round.



Indicative sunlight levels on 21 June



Indicative sunlight levels on 21 March



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 whilst also providing space to socialise, relax, and use the shops/cafes.



Lots Road

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

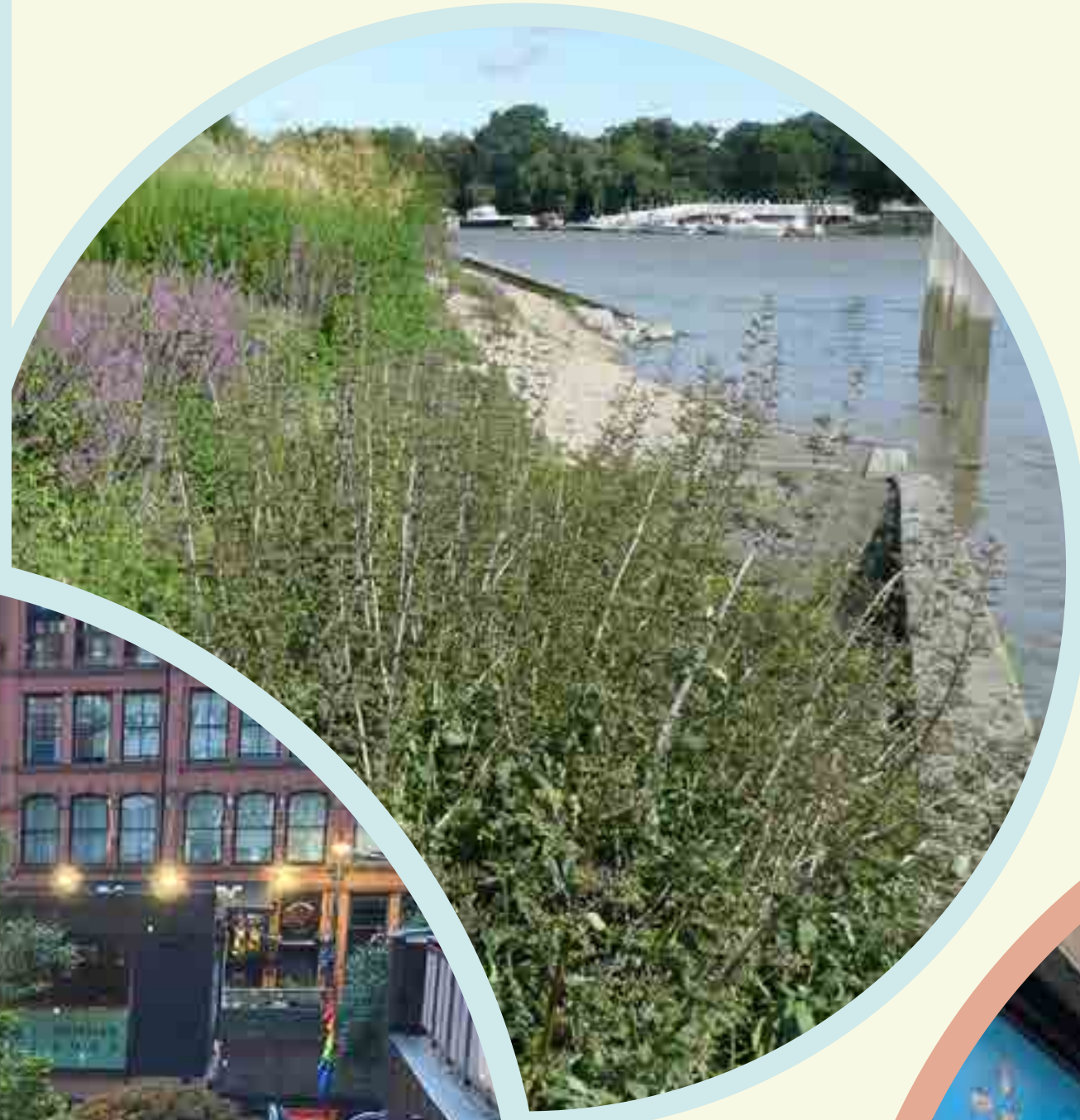


Creek Corner

A soft green area with space to rest and views of the water, with a small copse of trees providing 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.

Waterfront

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



Resident's Podium Garden

A south facing, green verdant space for residents to enjoy, with plenty of sunlight and views of the creek. This will include areas for adults to relax and for children to play safely plus a dedicated terrace for the Extra Care residents. The space will feature growing beds and a pergola for shade.



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 this space lined with active frontages and high-quality hard landscaping to enable safe and easy movements by foot, cycle or wheelchair.

Transport

Transport, delivery and servicing strategies have been key themes within previous consultation feedback, with lots of interest in how the scheme will be serviced, how deliveries will work, and the anticipated impact on existing congestion on Lots Road.

The scheme is designed to:

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

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
- ▶ 13 minute walk to Fulham Broadway station
- ▶ 5 minute walk to Imperial Wharf station
- ▶ Approximately 423 cycle spaces will be provided on site in secure stores and in the public realm

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 (six onsite and two on street), including two EV charging 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.

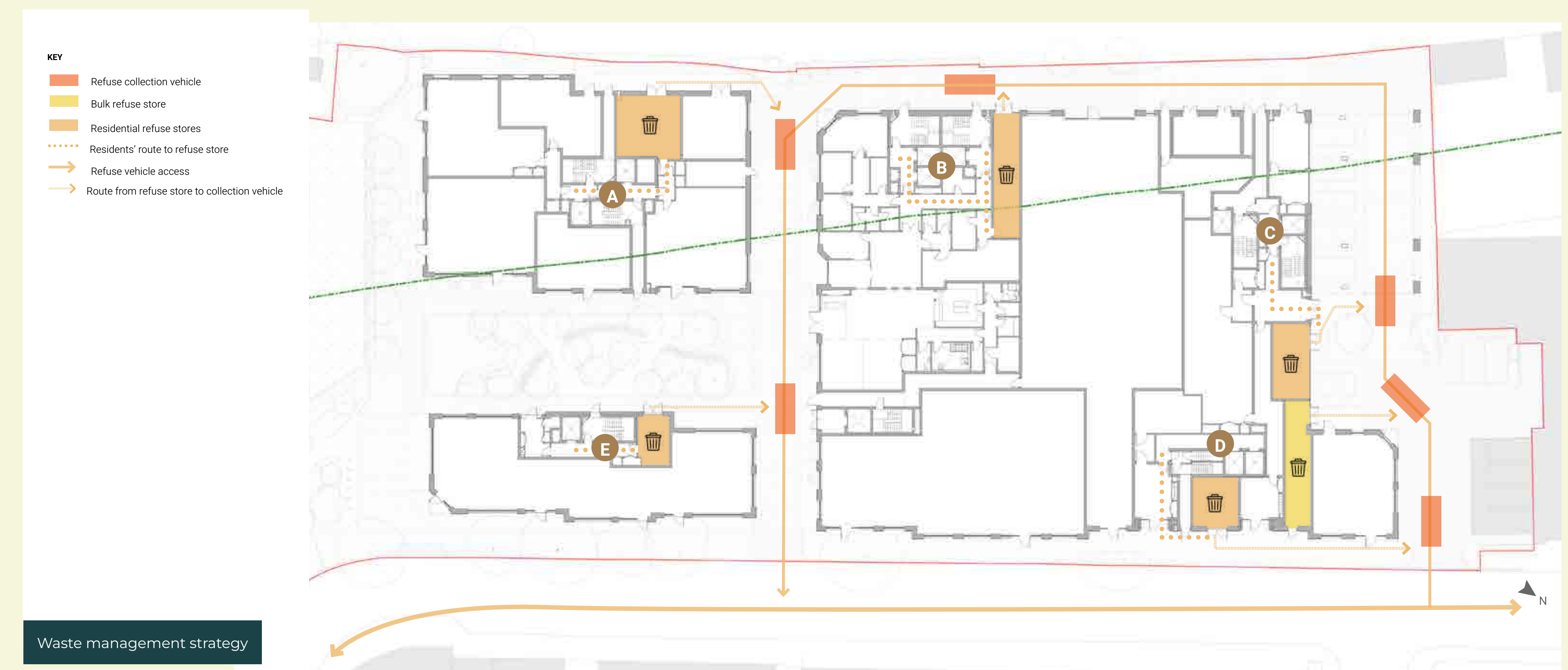
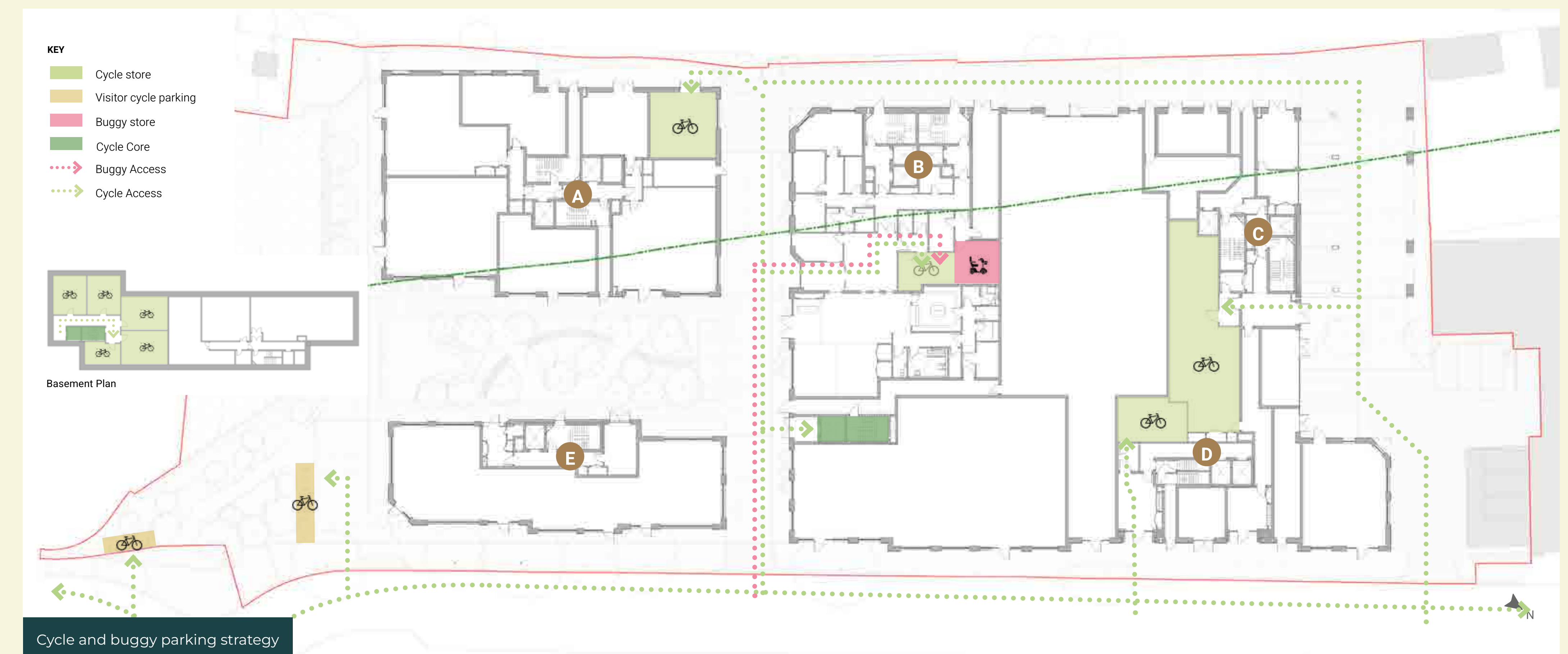
Servicing and resident drop-off

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 and restrict the number of vehicles and the time vehicles can spend loading and unloading.

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

Compared to the existing site when the auction house was operating, our transport analysis indicates the new development will see a reduction in 313 car trips to/from the site per day compared to current uses.



Safe and considerate construction



About Mount Anvil

Mount Anvil has been building high-quality homes for Londoners for over 30 years.

As an integrated developer contractor, we build all our own projects so that we can control the way they are built, and the quality of the scheme. Our projects are our shop window. We always work in partnerships with local authorities and housing associations.



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



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



We're focused on London and London only



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.

Awards

We were named Developer of the Year at the 2023 RESI Awards following being awarded Housebuilder of the Year at the Building Awards in 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 a Considerate Constructors' award on every one of our projects.



Scan here to learn more!

Vehicle movement and access

Construction vehicles will use the primary main roads only, rather than travelling down the quieter residential streets. (See blue dashed lines on the plan below).

Traffic Management Plans will be consulted on and agreed with the local planning authorities and followed strictly to minimise the impact on the local highway network. Deliveries will be carefully coordinated to avoid multiple vehicles arriving at once.

We will also prepare and agree Demolition and Construction Management Plans to minimise disruption as much as we can.

We will set up noise, dust and vibration monitoring stations on the site's perimeter, ensuring levels are within the limits we have agreed with the Local Planning Authorities. We will follow the Council's requirements in terms of hours of working.

We will publicise what works are taking place on site notice boards, and by regular newsletters and meetings with key stakeholder groups.

Construction programme

- ▶ **Spring 2026** – Target start on site, subject to planning permission.
- ▶ **2030** – Expected project completion.

The first stage of construction work would involve site setup, demolition and enabling works, as well as works to the Creek Wall.

Our commitment to considerate construction

As the contractor responsible for this project, Mount Anvil will ensure that its delivery is carried out with care, and in consultation with the community, Kensington and Chelsea and Hammersmith and Fulham Councils.

We are an award-winning member of the Considerate Constructors Scheme, which promotes best practice for worker wellbeing, community relations and environmental impact in construction.

Considerate Constructors Scheme

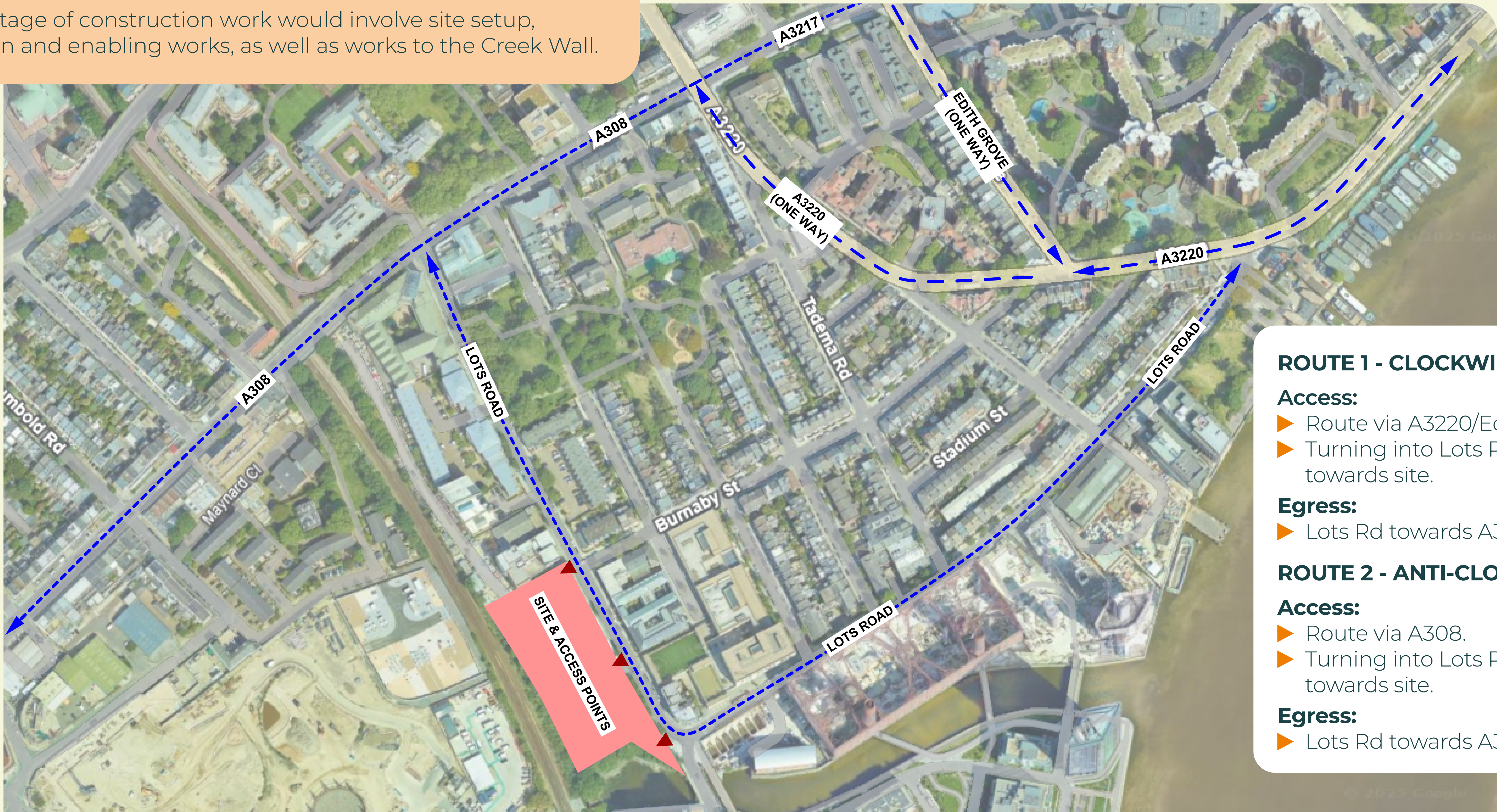
This scheme promotes best practice relating to on-site activities and those within the vicinity of the site.

Fleet Operator Recognition Scheme

We will ensure that any delivery suppliers are members of the Fleet Operator Recognition Scheme before they are able to deliver to the site.

Construction Logistics and Community Safety

This scheme brings the construction logistics industry together to revolutionise the management of work-related risk and ensure a safety culture is embedded across the industry. This aims to help protect vulnerable road users who share the roads with construction vehicles.



ROUTE 1 - CLOCKWISE:

Access:

- ▶ Route via A3220/Edith Grove.
- ▶ Turning into Lots Rd and travel towards site.

Egress:

- ▶ Lots Rd towards A308.

ROUTE 2 - ANTI-CLOCKWISE:

Access:

- ▶ Route via A308.
- ▶ Turning into Lots Rd and travel towards site.

Egress:

- ▶ Lots Rd towards A3220.

New homes

Delivering affordable housing for local people

Throughout our consultation, we heard that providing high-quality, genuinely affordable homes is important for the community. The submitted scheme provides 118 affordable homes, which is 13 more than the 105 affordable homes proposed when we consulted with you in Summer 2024. What's more, all the affordable homes are now 'Social Rent' which is the most affordable type of housing. To support the delivery of these affordable homes, the scheme also includes 156 homes for sale on the open market.

Overall, the proposals will now deliver:

- ▶ 118 social rent affordable homes
 - ▶ 65 will be Extra Care Social Rent homes
 - ▶ 53 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 and 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.

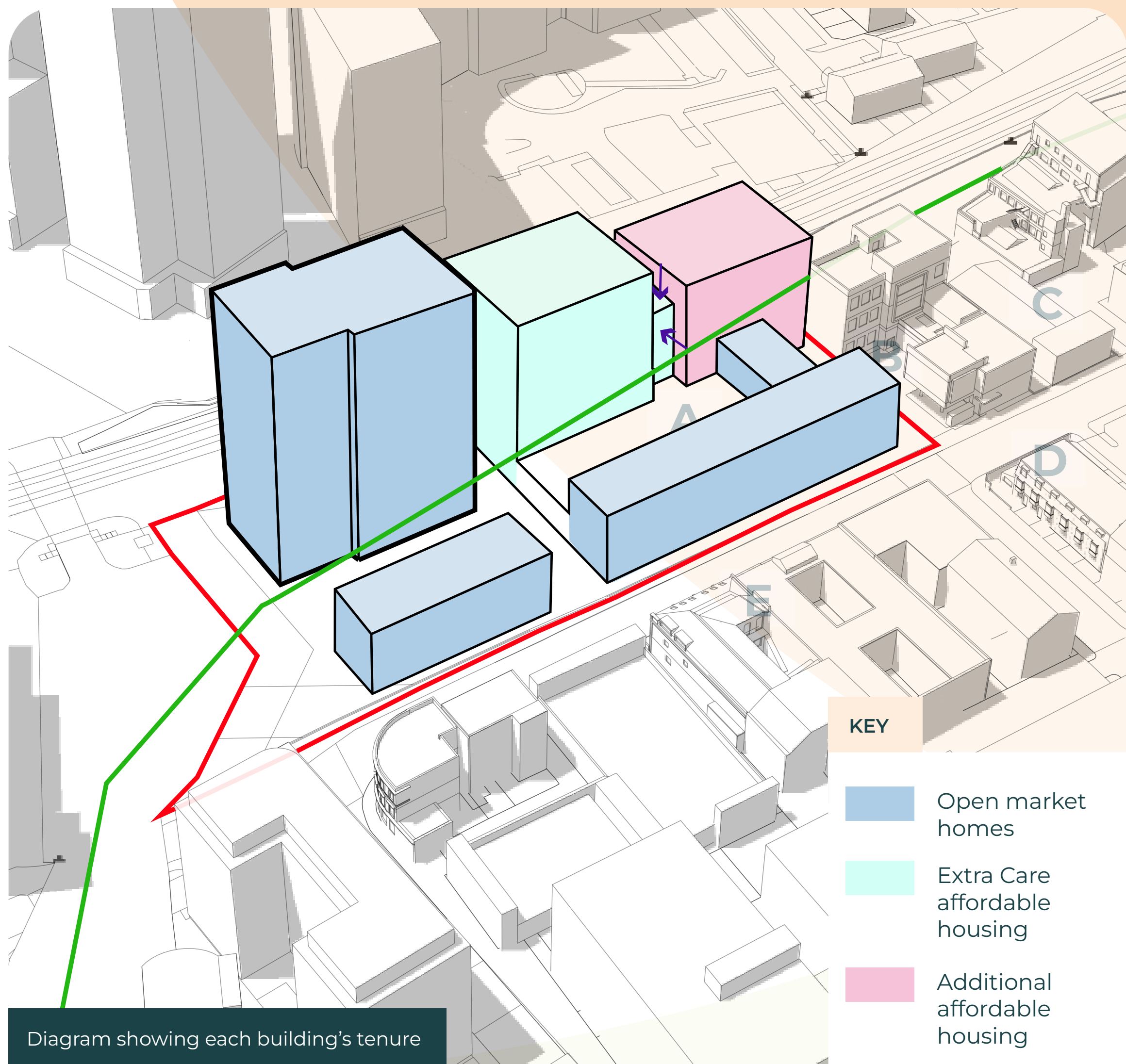
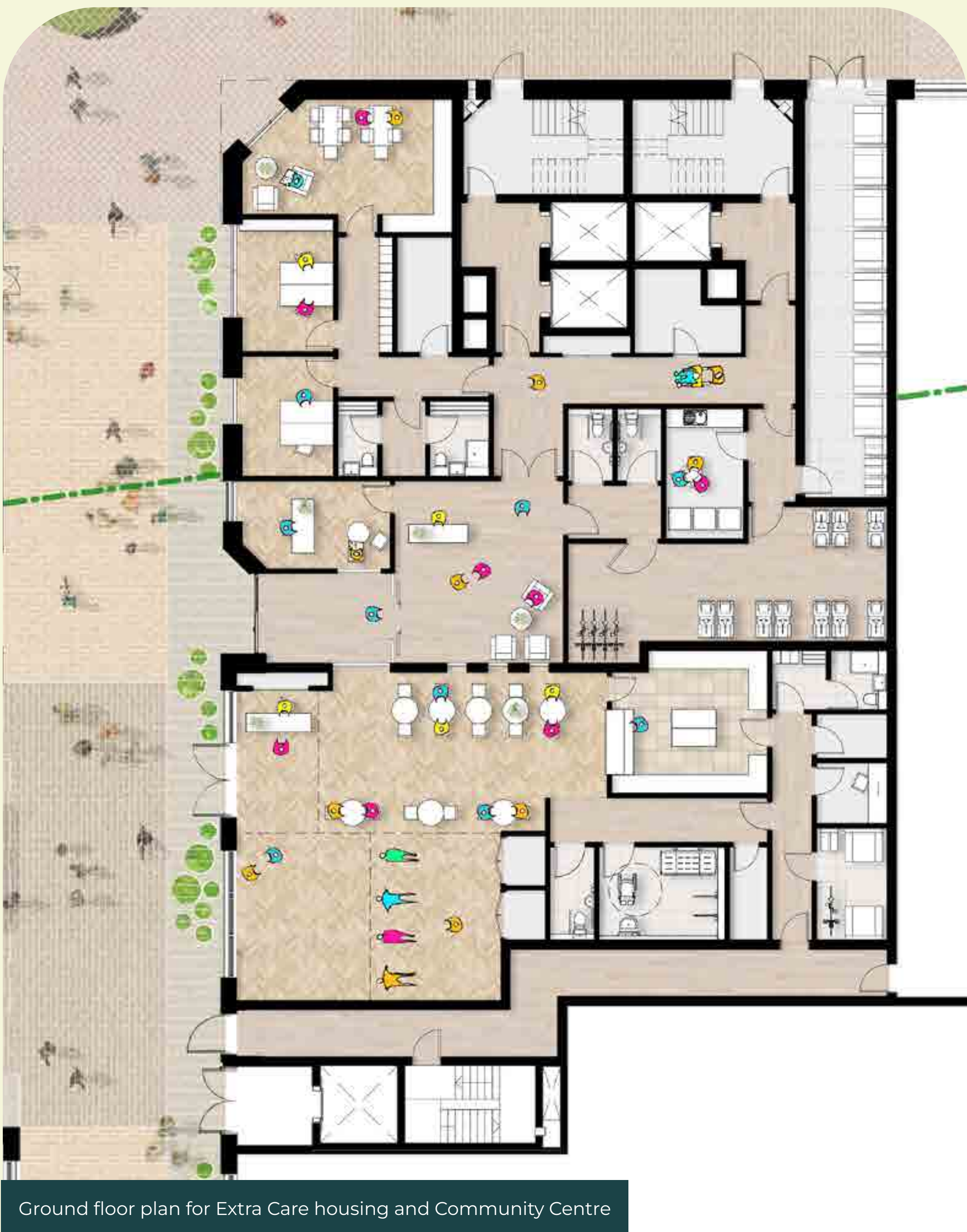


Diagram showing each building's tenure



CCI of another Mount Anvil development in Clapham.

Extra Care Housing



Ground floor plan for Extra Care housing and Community Centre

All residents across the site will have access to the shared podium garden, making this a space for residents of the scheme to share and enjoy together. The entrance for the Extra Care affordable housing fronts onto the Community Square, and the entrance to the general needs affordable block is on Lots Road.



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 with a full domestic kitchen, and activities room with direct access to 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.



Photo of another Mount Anvil development in Hammersmith



Queue for new homes at another Mount Anvil development in Islington

Creating a vibrant site

As we've developed our proposals, we've sought to find the right balance between delivering sufficient commercial space to benefit local businesses without making the overall scheme larger.

Our submitted proposals are for:

2,038sqm of overall commercial space, including:

- ▶ **A 274sqm community centre**, including space for an ancillary cafe
- ▶ **1,080sqm** of flexibly designed space to suit a range of occupiers, e.g. shops, cafes, studios, showrooms and workspaces
- ▶ **684sqm** of affordable commercial space, to be let at a discount to qualifying organisations



Example uses for proposed commercial space





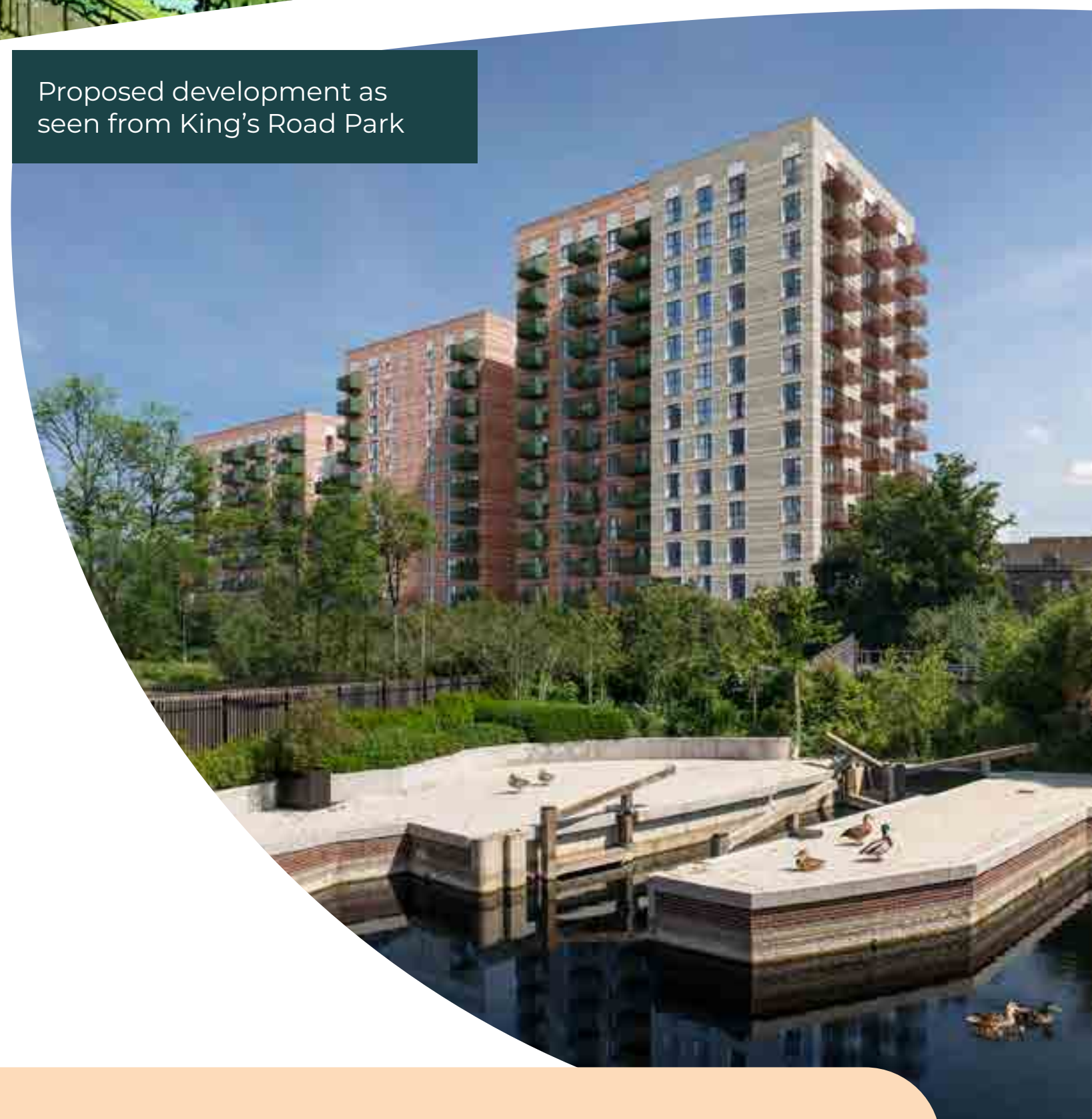
Next steps

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

You can help us deliver this project and all its benefits by sharing your comments directly with RBKC and LBHF councils.

You can do this by scanning the QR code below or using the tablets provided.

Proposed development as seen from King's Road Park



Resident of the London Borough of Hammersmith and Fulham?

You'll soon be able to view the planning application via Hammersmith and Fulham's portal and share your comments directly with the council.

In the meantime, you can view all the application documents and share your comments via RBKC's website.

Resident of the Royal Borough of Kensington and Chelsea?

You can view the planning application and share your comments at **rbkc.gov.uk/planningsearch** by searching for **PP/25/04416**.



Scan here to share your support with RBKC

Get in touch

If you have any questions, please get in touch.



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