



Annual General Meeting of the Lots Road Neighbourhood Forum

5.30 pm, Wednesday 29th November 2023

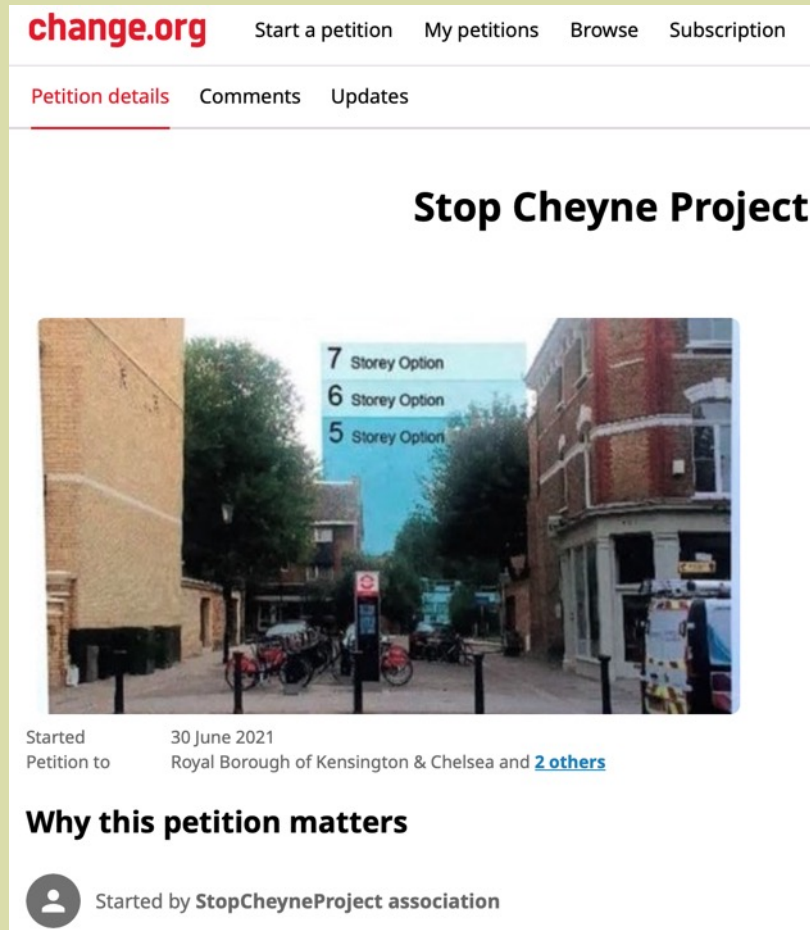
Worlds End Studios, 134 Lots Road, SW10 0RJ.

Agenda

1. Apologies for absence, matters arising and adoption of agenda.
2. Chair's Introduction and Review
3. Lots Road South Development
4. Plight of the Houseboats
5. Parks consultation and other local initiatives
6. Finance
7. Election of the Forum Committee for 2024
8. A.O.B. and dates of future meetings

2. Chair's Introduction and Review

Our beginnings.....



The screenshot shows the Change.org website interface. At the top, there are navigation links: 'change.org', 'Start a petition', 'My petitions', 'Browse', and 'Subscription'. Below this is a secondary navigation bar with 'Petition details', 'Comments', and 'Updates'. The main heading is 'Stop Cheyne Project'. Below the heading is a photograph of a street scene with a blue overlay showing three options: '7 Storey Option', '6 Storey Option', and '5 Storey Option'. Underneath the photo, it says 'Started 30 June 2021' and 'Petition to Royal Borough of Kensington & Chelsea and 2 others'. A section titled 'Why this petition matters' is visible at the bottom, with a profile icon and the text 'Started by StopCheyneProject association'.



The path to designation...

Richard Jacques
Lots Road Neighbourhood Forum
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London
SW10 0PS
Tel: 07538177188
Email: rpjacques@gmail.com

Ms. Amanda Reid
Director
Planning and Place
Town Hall
Hornton Street
London W8 7NX

4th March 2022

Dear Ms. Reid,

RE: APPLICATION TO THE ROYAL BOROUGH OF KENSINGTON & CHELSEA FOR THE DESIGNATION OF THE LOTS ROAD NEIGHBOURHOOD FORUM AND NEIGHBOURHOOD AREA

I am writing in my capacity as Chair-designate of the Lots Road Neighbourhood Forum formally to request the designation of the Lots Road Neighbourhood Forum (LRNF) and the Lots Road Neighbourhood Planning Area.

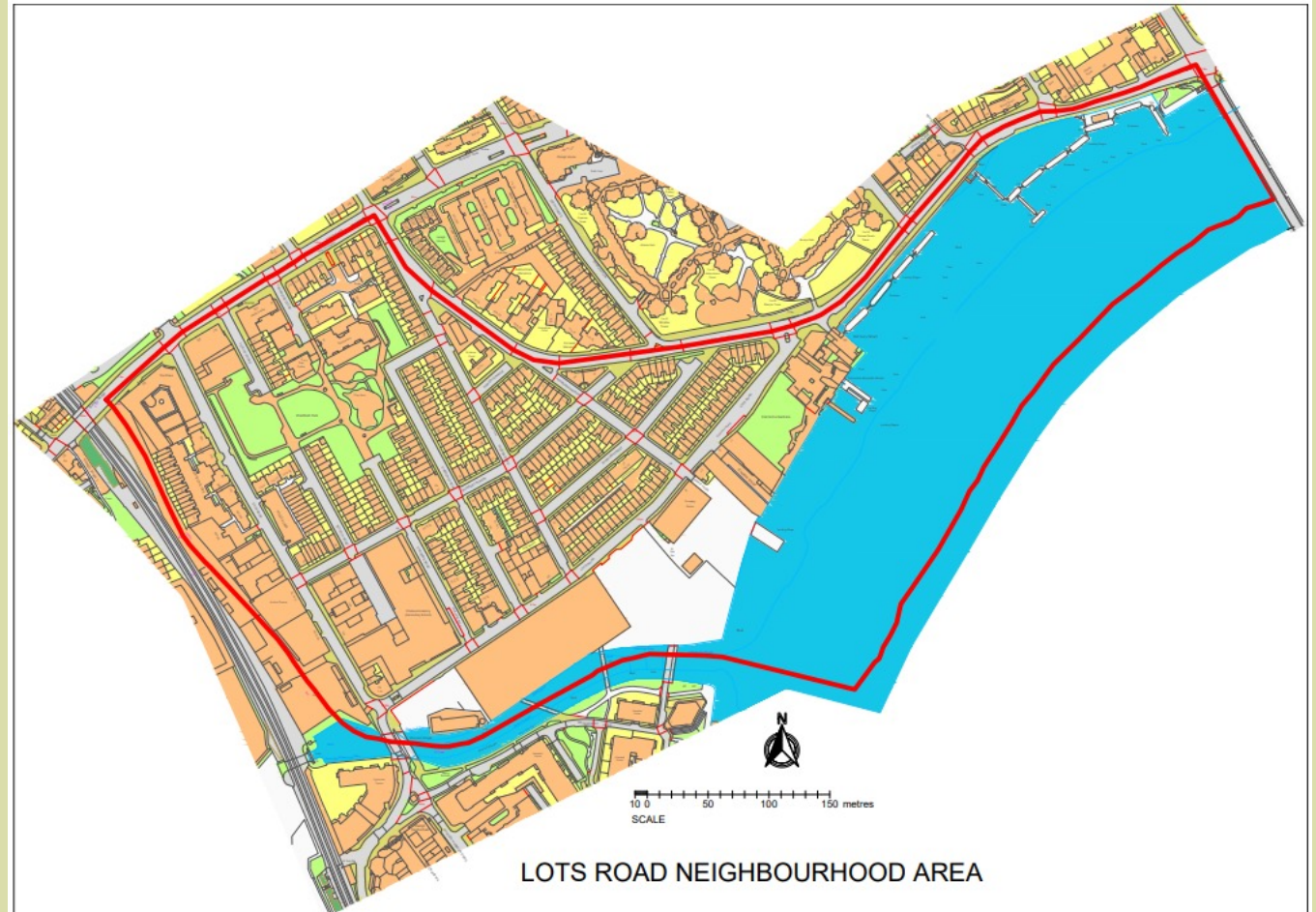
The attached designation application sets out how the LRNF meets the statutory requirements for a body qualifying as capable of designation as a neighbourhood forum as set out in section 61F(5) of the Town and Country Planning Act 1990 as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The application also describes the proposed Neighbourhood Planning Area and sets out the reasons why this is an appropriate area for the Neighbourhood Forum and any future Neighbourhood Plan.

The LRNF already has sixty-nine members drawn from across the Forum and Planning Area and our numbers continue to grow. The LRNF also enjoys the support of a network of local community groups including the Lots Village Chelsea Association of Residents and Businesses, the Pooles Lane Residents Association, the Chelsea Reach Boat Owners Association and the Cheyne Walk Trust.

Given the evidence set out in the Application and its Appendices, it is hoped that this application will be expedited quickly and within the statutory timetable. I and the members of the Forum stand ready to meet with you and your colleagues to provide any further information prior to designation.

Yours sincerely,

Richard Jacques
Chair designate,
Lots Road Neighbourhood Forum



DECISION

On 5 July 2022 the Council designated the Lots Road Neighbourhood Forum and Area. The key decision can be viewed [here](#).

A copy of the Lots Road Neighbourhood Forum's constitution can be viewed [here](#).

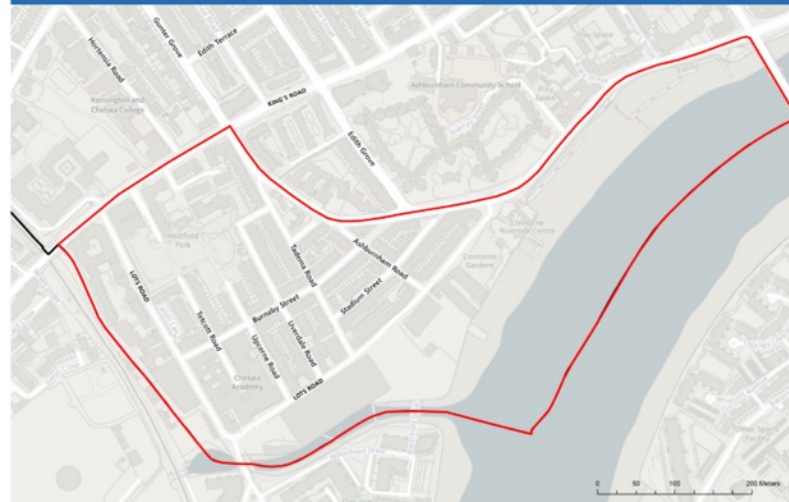
The chair of the Lots Road Neighbourhood Forum can be contacted at rpfjacques@gmail.com

Neighbourhood Planning is a community right that was brought in by the Localism Act 2011. It allows qualifying community groups the opportunity to set land use and development policies for a defined neighbourhood area.

[Read more](#) ▼

The new Neighbourhood Forum is the responsible body for bringing forward a Neighbourhood Plan for the Neighbourhood Area, although there is no obligation for the forum to do so.

Lots Road Neighbourhood Area



□ Lots Road Proposed Neighbourhood Area Boundary

The submission from the Lots Road Neighbourhood Forum

The application made by the Lots Road Neighbourhood Forum can be viewed [here](#).

This includes a statement explaining why they feel that the application meets the conditions contained in [section 61F of the Act](#). It also includes a copy of their constitution.

The Lots Road forum have set up their own website to provide more information on neighbourhood planning in their area. lotsroadforum.org. You may have to copy this web address into your browser to access this website.

RBKC's New Local Plan Review

Lots Road Neighbourhood Forum interventions:

- NLPR Draft Policies (Regulation 18) Consultation
- New Local Plan Review (NLPR) Publication Policies (Regulation 19) Consultation
- Examination Of The Kensington And Chelsea New Local Plan Review: Statement From The Lots Road Neighbourhood Forum In Relation To Matters 1, 3, and 4 (SA6)



RBKC's New Local Plan Review

RBKC proposed modifications

SA/MM7	252	SA6 E.	Maximum b Building heights should respond to the principles in the Lots Road South Design Brief SPD with maximum heights shall be within the range of 22 m to 34m from ground level to the top of the building or 6 storeys to 10 storeys.	Week 1, M1, Action Point 5 – To remove reference to the SPD
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SA6 (CA10)	Lots Road South	Site Allocation (Part of the Council's New	165	165	0	0
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Inspector's final modifications:

MMX – Site Allocation- SA6

Lots Road South.

Amend as per (Chapter 10.6).

Criterion A: Amend to make explicit that any mixed-use development should be employment led with levels of residential consistent with the employment use of the site.

Criterion B: Amend to read, '~~A minimum of Around...~~'.

Criterion C: Amend to read, '~~A minimum of Around...~~'.

Criterion D: Amend to read, '~~A minimum of Around...~~'. Add additional text as per (CD1.03).

Criterion E: Amend as per (SA/MM7).

New criterion: Amend and move supporting text at 10.18 to the policy.

New criterion: A suitable setting for the designated heritage assets.

New criterion to reference agent of change principle given that the site falls within an Employment Zone.

Amend the Site Information table as per (CD1.03) in relation to site area and reference to Policy GB12.

Make consequential changes to supporting text.

Successful NCIL Bids



First CCTV camera installed in Tadema Road

PART B: Project Information	
B1. What is the name of your project?	Tackling Neighbourhood Noise Pollution: Acoustic Camera Provision
B2. Where will your project take place / be delivered?	Cheyne Walk/Cremorne Road
B3. Please indicate which ward(s) or neighbourhood plan area you are identifying an NCIL project for?	Chelsea Riverside Ward and the Lots Road Neighbourhood Area
B4. How much NCIL is being requested (£)	£25,000
B5. Is additional ongoing funding needed for project delivery and its operation?	No.
B6. What are the itemised costs?	Camera specification to be determined by the Council's Community Safety Team. This Council Team will advise on the appropriate camera make and model which is compatible with the borough's CCTV control room service. Subject to this advice, we expect £25,000 will cover the purchase, running costs and any additional costs such as fitting power supplies, installation and routine maintenance for a two year period.
B7. Will NCIL funding help secure in additional funding?	No. This is a standalone project.
B8. Does your project relate to the provision, improvement, replacement, operation or maintenance of infrastructure?	The provision of an acoustic camera relates to the road infrastructure in the Chelsea Riverside Ward. The camera will assist in both reducing noise pollution from users of the infrastructure, and will hopefully add to the safety of the infrastructure for motorists, cyclists and pedestrians by discouraging high

Acoustic Camera still waiting for installation

Select Local Consultations

- CA/22/06469: Planning Application in respect of a new illuminated advertising hoarding at 106 Cheyne Walk, SW10 0DG.
- PP/22/07217: Construction of a lower ground floor extension and a rear roof extension and rear roof terrace at 24 Lots Road, SW10 0QF
- Provisions For The Introduction Of Dockless Bicycle Parking Bays and Miscellaneous Parking And Waiting Restrictions Changes Relating To The Installation Of Dockless Bicycle Parking Bay
- TfL Proposals For The Battersea Bridge Safety Improvement Scheme

Neighbourhood Planning

- Work with planning consultants Oneill Homer to understand neighbourhood planning process and its advantages and constraints
- Months and possibly years required to produce a successful plan
- Discussion of key issues facing the area
- Decision not to proceed with a production of a neighbourhood plan at this time
- Decision to focus the work of the Forum on Lots Road South and other immediate issues facing the community

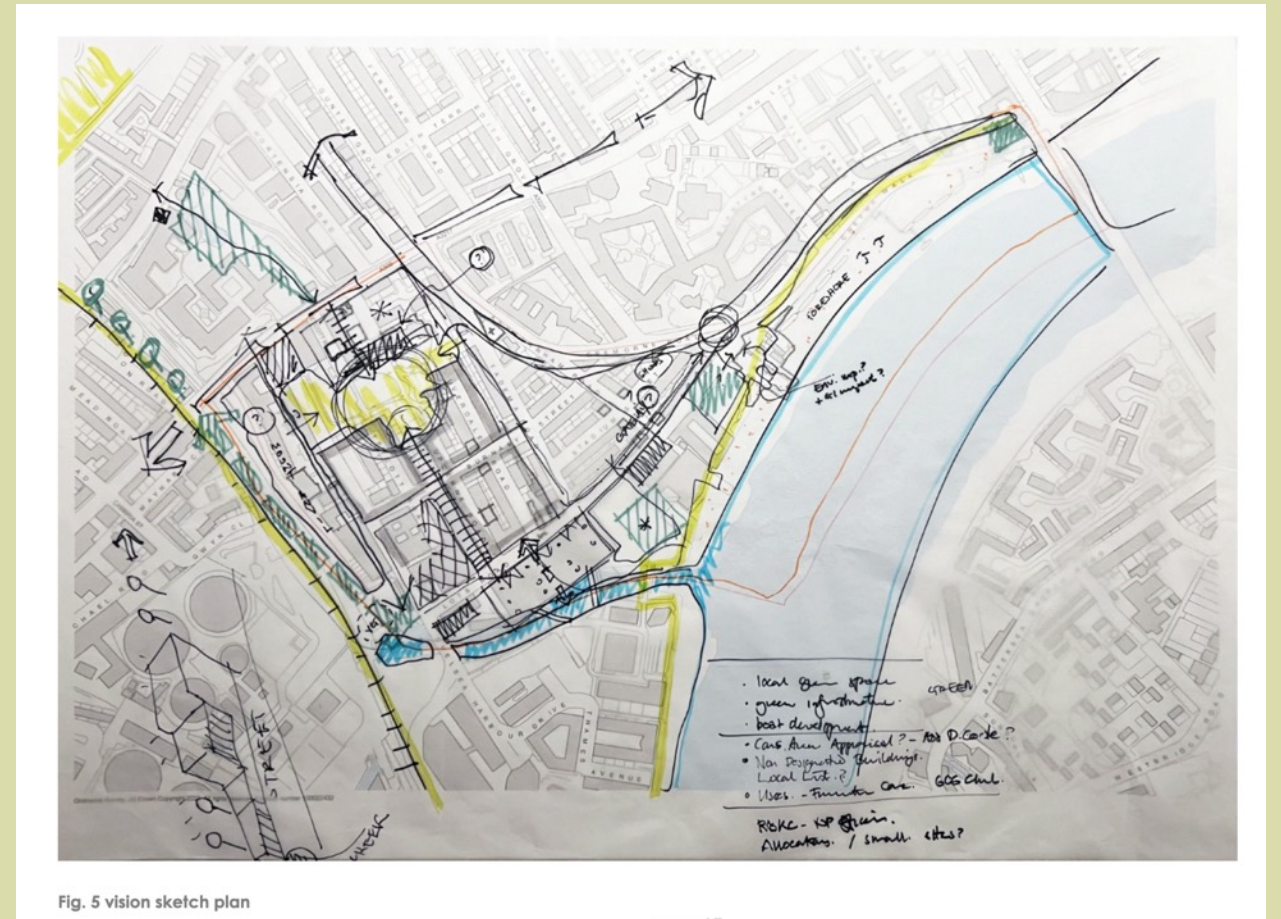
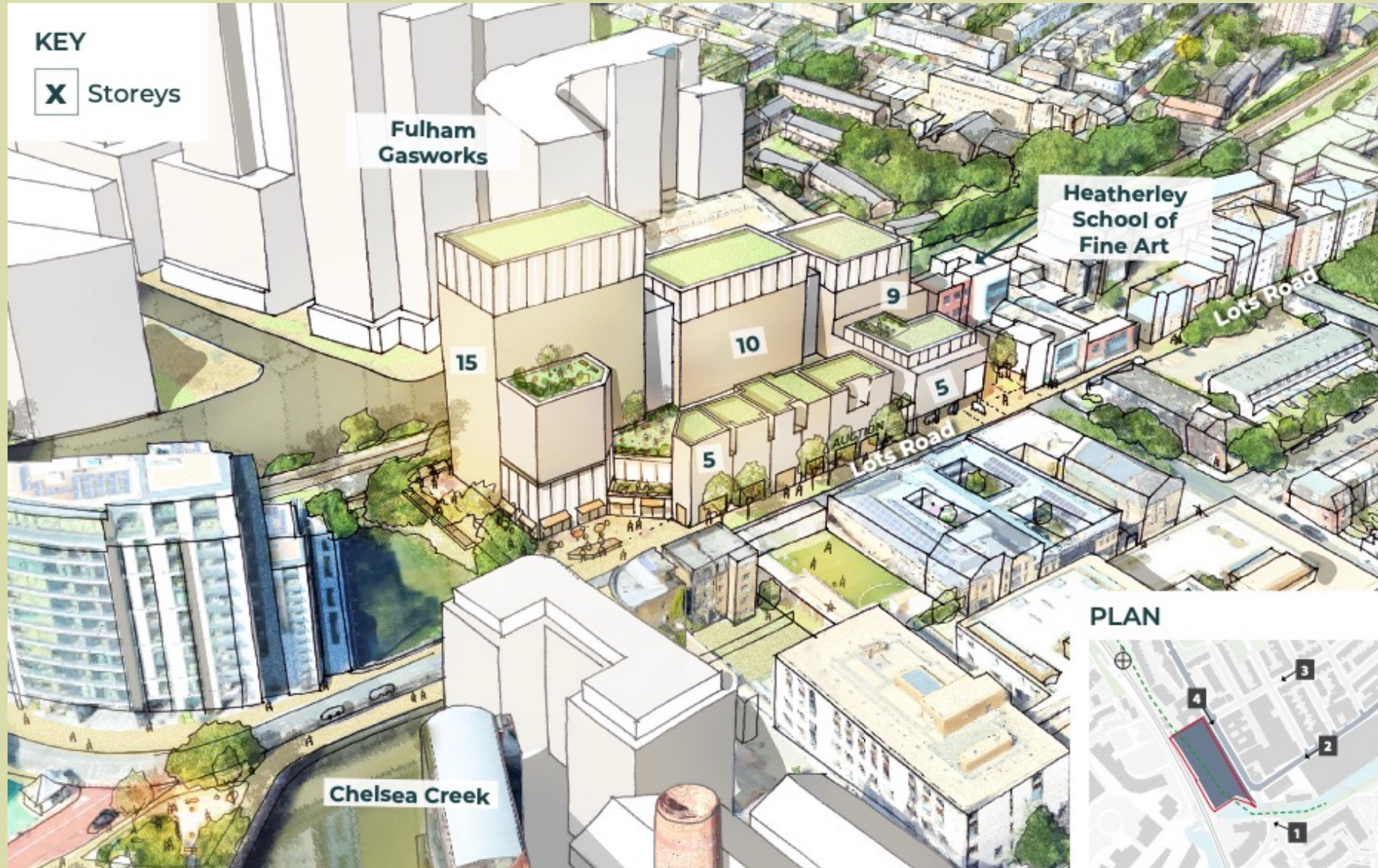


Fig. 5 vision sketch plan

3. Mount Anvil's Proposals for Lots Road South



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

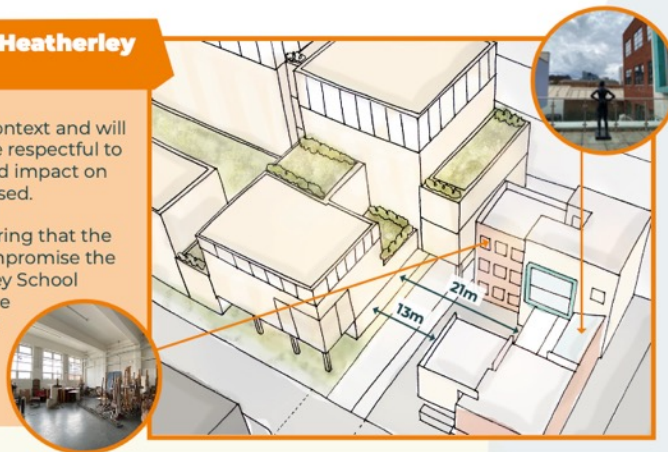
As a result of this feedback and our research into the local area, we have developed our proposals:

- 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.



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.

“ 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.

Indicative second floor plan



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

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

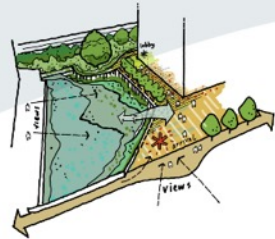


Our plans include provision of private green space for extra care residents and will be designed with their needs and safety in mind.

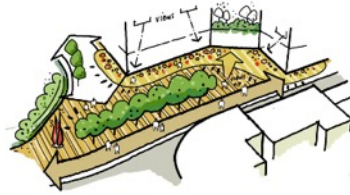
We've held focus groups with existing extra care providers to ensure that our proposals best suit service users. We've heard how important the outside spaces are for residents and how they like to garden – this is something we will be incorporating.

Greener and more welcoming public spaces

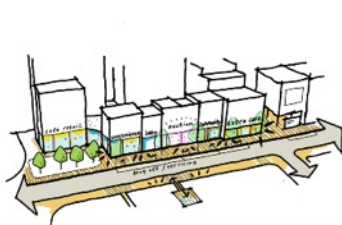
Our landscape approach is guided by a set of clear design principles which we've set out below. Together, these create a much more welcoming environment, with new open spaces that have their own distinct character.



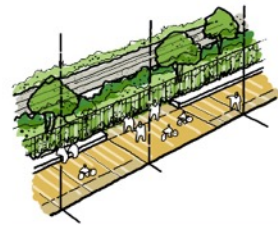
1 Maximise the creek edge



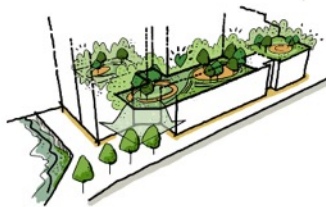
2 Create a sense of arrival on Lots Road opposite the pub



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. ”

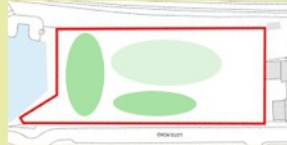
Landscape architect BDP has sketched out some early ideas for the landscaping on the site, including a new community square by the Creek fronted by a café.



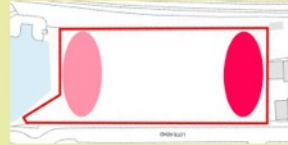
Contributing to Lots Road's employment offering

Our approach to the ground floor

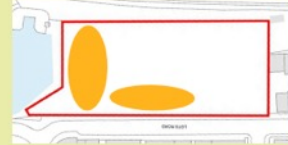
Attendees at workshop 1 shared where they would like to see ground floor uses positioned on the site. While there were some varying thoughts on where each use should go, they were generally placed in the following areas:



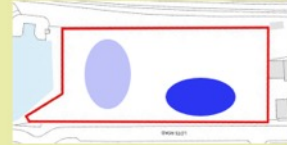
Open space



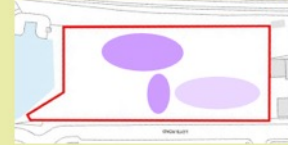
Extra care / community centre



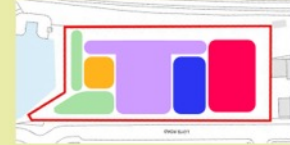
Retail / café



Auction House



Workspaces / residential entrances



Locating uses based on feedback



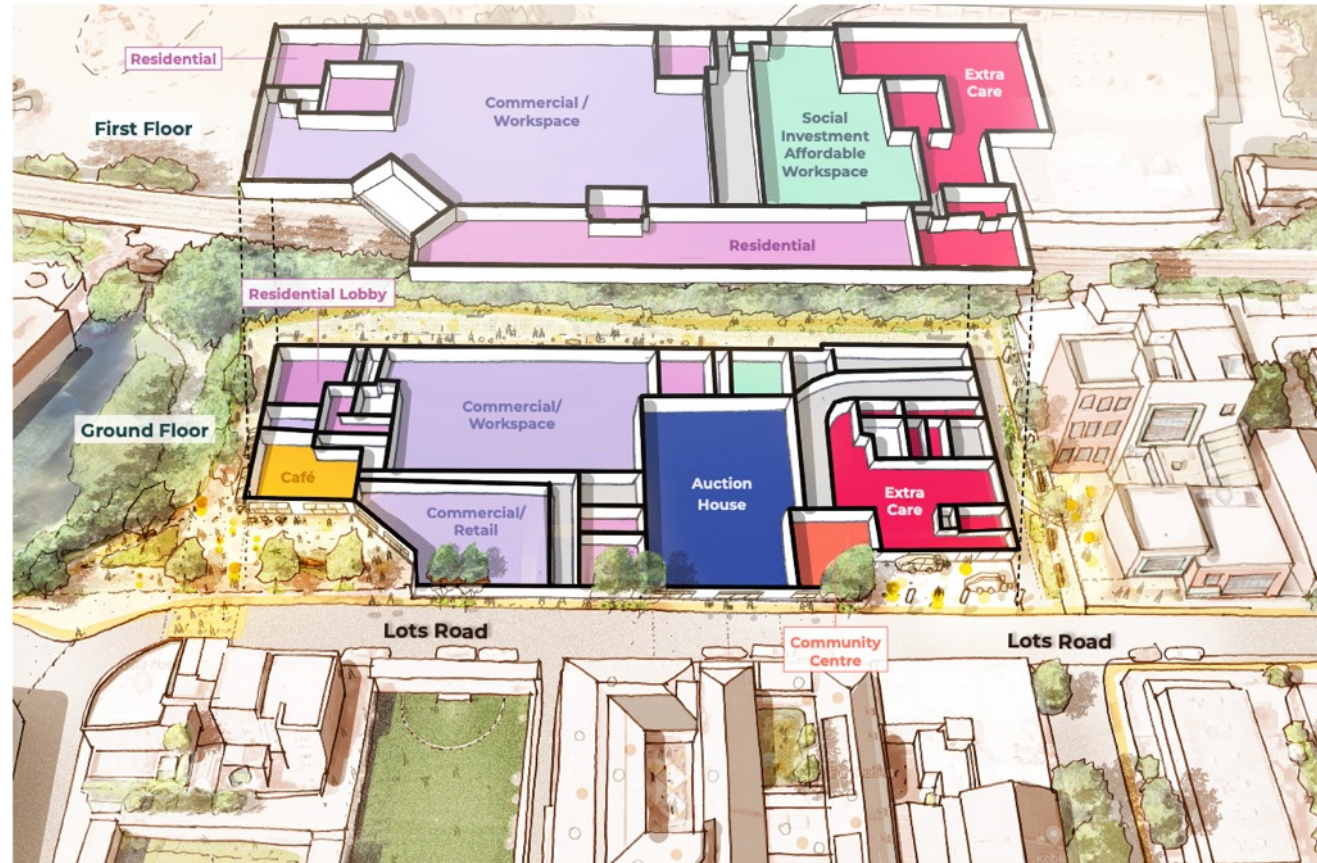
Residential Lobby



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



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



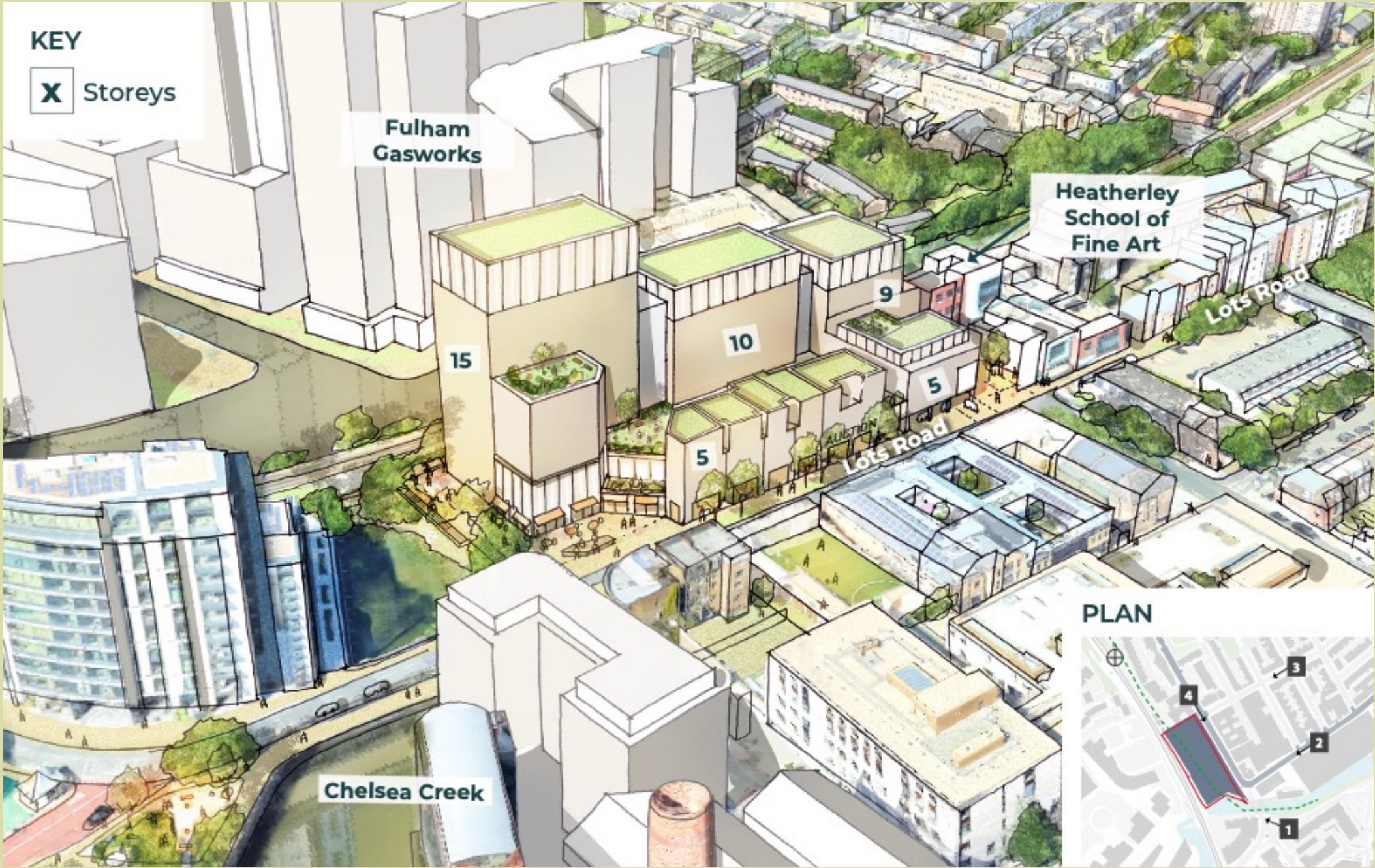
Extra Care
This will provide residents with individual self-contained accommodation and a variety of communal facilities within one development



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







4. Plight of the Houseboats

- To use all legal, financial and political avenues at your disposal to compel the Chelsea Yacht and Boat Company to end the eviction of boatowners from Chelsea Reach and to respect the terms of the binding arbitration and the November 2022 Determination.
- To return to the exercise of full planning control on the moorings so that the historic appearance of the houseboats can be maintained and to avoid excessively large boats joining the moorings endangering the foreshore and causing nuisance to existing houseboats.
- To use such Planning Controls to ensure that the visual appearance and setting of the historic Chelsea houseboats is not harmed by the introduction of large and tall houseboats, with the use of unsympathetic materials in their construction.
- To use such Planning Controls to ensure that the views both to and from the Thames, the Thames Conservation Area, the surrounding Conservation Areas and Listed Buildings are not harmed by the introduction of excessively large and tall boats.
- To enter urgently into discussion with the CBRA, the Forum and other local organisations on the future of Old Ferry Wharf and Chelsea Reach, so that a long-term solution can be planned for the period following the expiry of the Chelsea Yacht and Boat Company's current lease extension.

Chelsea Boats - View from Battersea Bridge



Original Boats - Pre New Barges



New Barges Current



New Barges Predicted

5. Parks consultation and other local initiatives

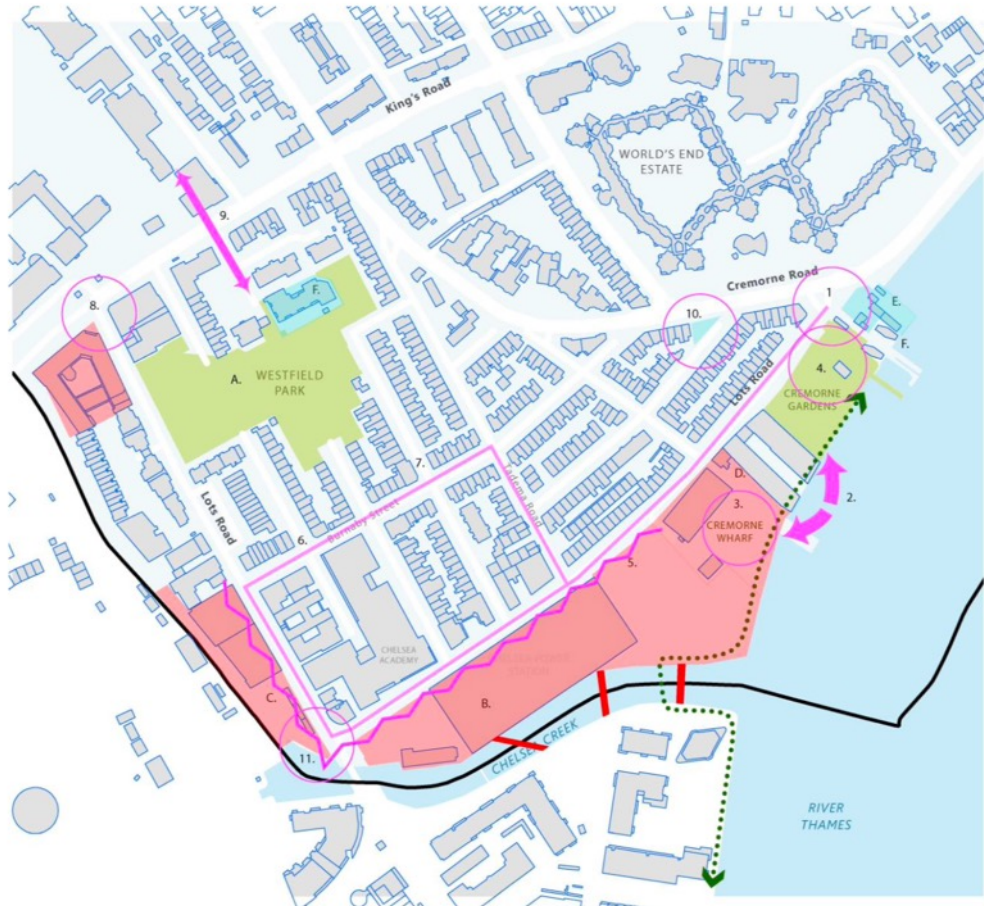
Lots Road - Public Realm Improvements – Overview of options

Potential Public Realm Opportunities:

1. Junction Improvements – new public realm and traffic calming measures
2. Explore Thames path extension link to riverwalk
3. Work with TTT to explore opportunities to support Cremorne Wharf as a public space
4. Redesign Cremorne Gardens for improved use/access
5. Opportunities for seating/improved paving/reinstate parking bays
6. Introduce one way traffic calming measures
7. Widen footpaths in notional village heart around shop and pub
8. Upgrade junction
9. Dedicated cycle crossing
10. Improve public realm/advertisement
11. Lots Road South public realm

Wider context

- A. Westfield Park improvements
- B. Lots Road Power Station redevelopment
- C. Lots Road South redevelopment
- D. Thames Tideway Tunnel
- E. Old Ferry (boatyard/community use)
- F. Cheyne Childrens Centre
- G. Kayaking London Centre



6. Finance

Josh Lee, Treasurer and Pooles Lane Residents Association

7. Election of the Forum Committee for 2024:

Richard Jacques, Chair

Peter Barrett, Vice Chair

Kerry Davis-Head, Vice Chair and LVC Chair

Josh Lee, Treasurer and Pooles Lane Residents Association

Gill Best, Secretary and LVC

Charles Donlan, Website and communications

David Waddell, Cheyne Walk Trust

Jenny Graham, Chelsea Reach Boatowners Association

Kush Kanodia, Disability Rights and Race Equality Champion

Veronica Ricks, Principal, Heatherley School of Fine Art

Giso Van Loon, LVC

Jo Sherrard, LVC

David Lloyd-Davis, Worlds End Studios

8. A.O.B. and dates of future meetings

21st February 2024

15th May 2024

18th September 2024