



General Meeting of the Lots Road Neighbourhood Forum

5.30 pm, Wednesday 24th April 2024

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

Agenda

1. Apologies for absence, Minutes of General Meeting held on 21/02/24, matters arising and adoption of agenda.
2. New Plans for the Lots Road Power Station Site
3. Safeguarding the Lots Village Conservation Area
4. TfL Plans for the Battersea Bridge Junction and Chelsea Embankment
5. Chair's Introduction and Updates:
 - Lots Road South Development
 - Plight of the Houseboats
 - NCIL applications
6. Q&A with Blaise Baquiche, Liberal Democrat Candidate for the Chelsea and Fulham Constituency
7. A.O.B. and dates of future meetings

- 1. Apologies for absence, Minutes of General Meeting held on 21/02/24, matters arising and adoption of agenda.**

2. New Plans for the Lots Road Power Station Site

**Bryn Abrams, Chief Project Manager,
Hutchison Property Group (UK) Ltd**



Figure 1. Street level uses (consented 2017)



- KEY:**
- A1 (SHOPS) A2 (FINANCE & PROFESSIONAL SERVICES) A3 (RESTAURANTS & CAFES)
 - B1 (OFFICES)
 - D1 (NON-RESIDENTIAL INSTITUTIONS) D2 (ASSEMBLY & LEISURE)
 - CLASS E (A1 SHOPS, A2 FINANCE & PROFESSIONAL SERVICES, A3 RESTAURANTS & CAFES, B1 OFFICES, D1 LEISURE)

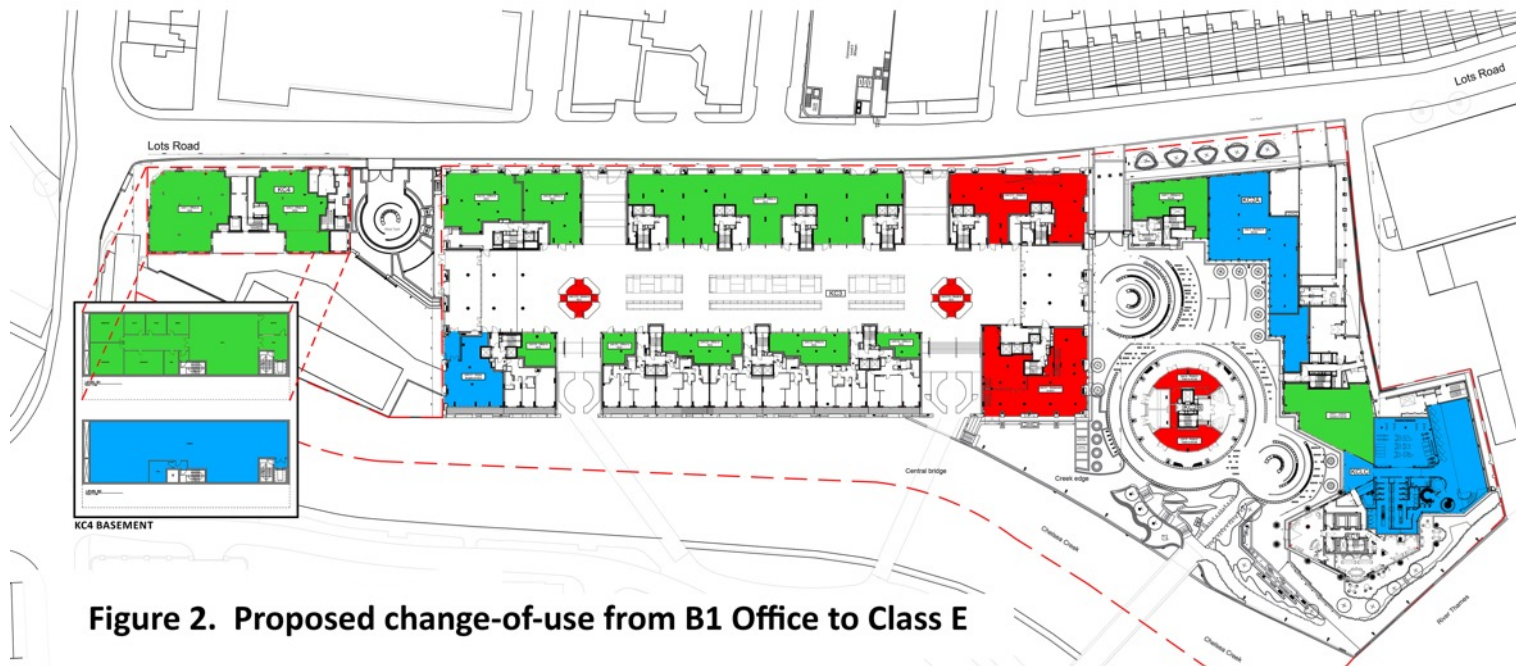
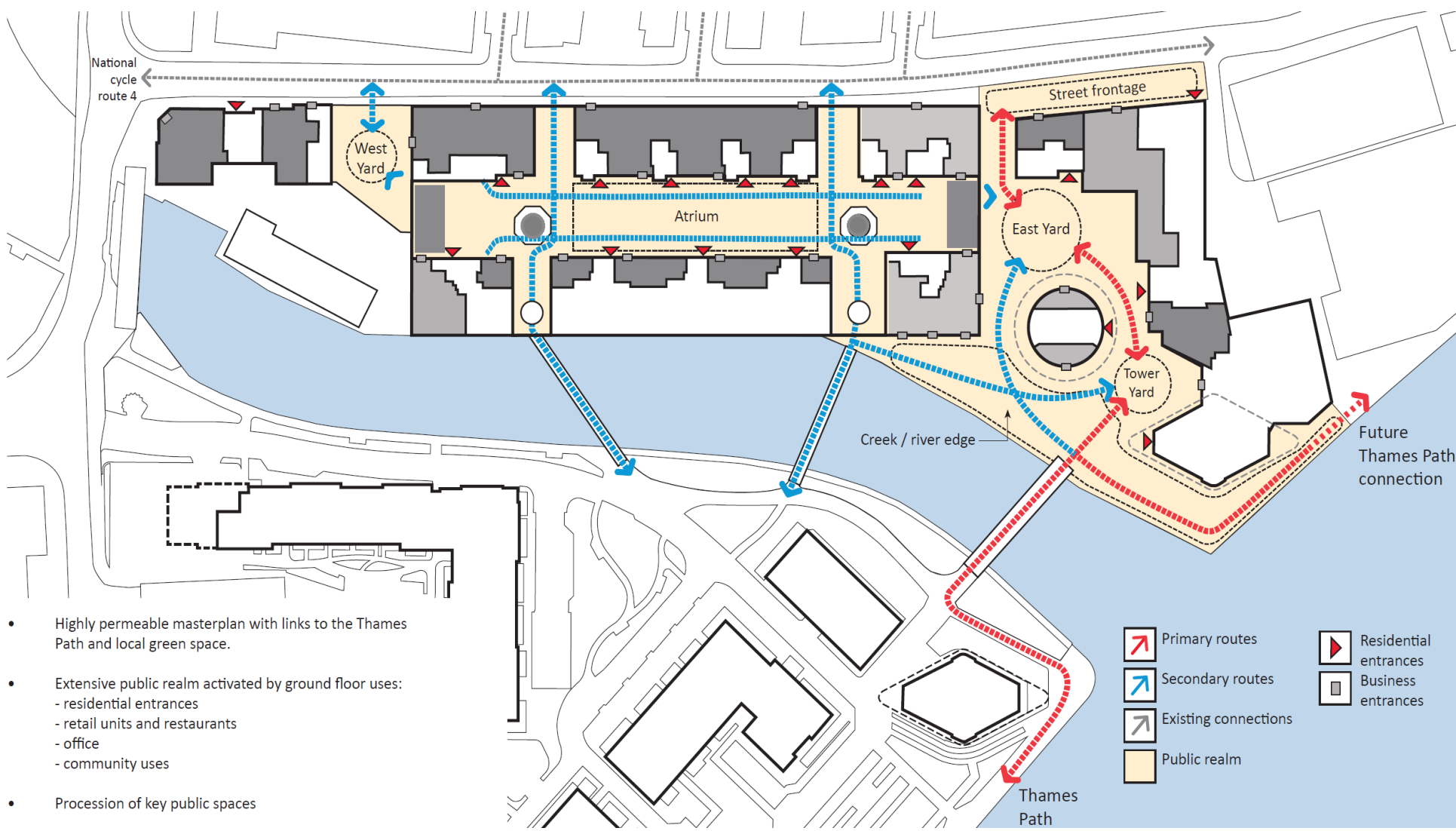
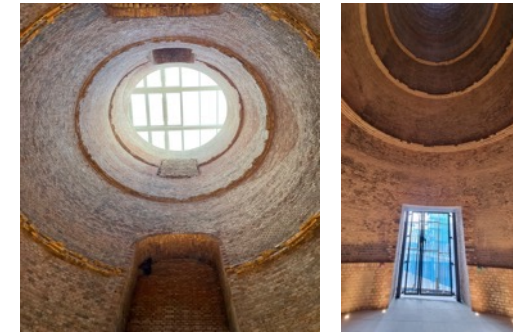


Figure 2. Proposed change-of-use from B1 Office to Class E





- Highly permeable masterplan with links to the Thames Path and local green space.
- Extensive public realm activated by ground floor uses:
 - residential entrances
 - retail units and restaurants
 - office
 - community uses
- Procession of key public spaces



Site Permeability





Commercial Units (Shell & Core)

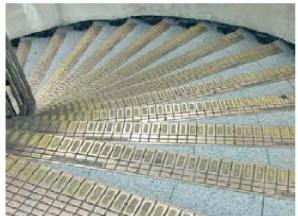
Nursery External Space



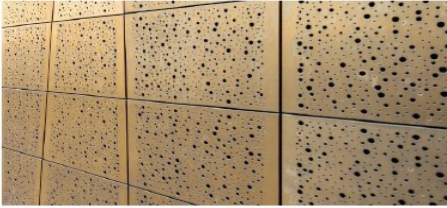
Corten Steel Planters



Warm colour masonry of Power Station



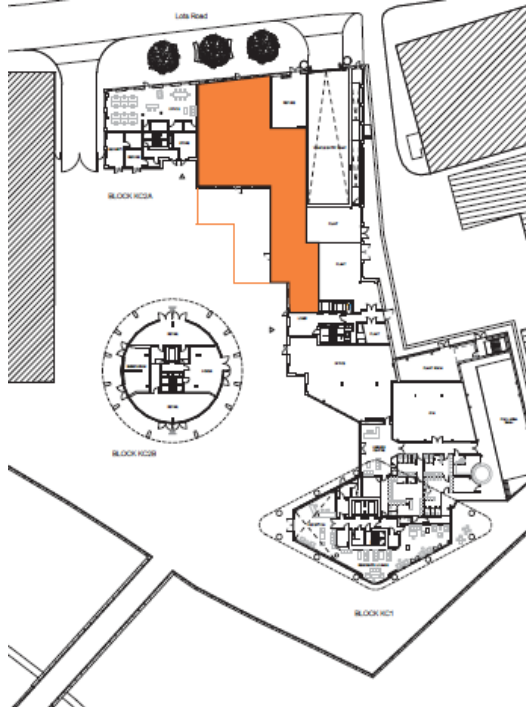
Brass Finished Stairs from Underground



Precedents of Perforated Panels



River, Water and Motion Inspiration



3. Safeguarding the Lots Village Conservation Area

Planning Permission PP/24/0138 - 36 and 36A Uperne Road



RBKC's decision to approve makes a mockery of the Lots Village Conservation Area Appraisal

The Appraisal states:

- Rear elevations of terraced buildings are an important feature of the original design of historic terraces.
- The view towards the property from Westfield Park is an important public view of rear elevations and gardens.
- Oversized rear extensions would be one of the negative elements that should be resisted.
- The most important feature of rear elevations is uniformity throughout the terrace

The facts of the proposed extension:


- Has a width more than 50% of the original building.
- Would infill virtually all of the lower ground floor, resulting in the loss of a garden not seen elsewhere.
- Would create or extend a room on the side elevation at every level
- Is situated next to the side wall with Westfield Park and would be highly visible

4. TfL Plans for the Battersea Bridge Junction and Chelsea Embankment

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Started 17 January 2021
Petition to Transport For London

Why this petition matters

Started by [Rob McGibbon](#)

There is NO safe time for pedestrians to cross at the north side of Battersea Bridge.

Consequently, families with young children, the elderly, the disabled - indeed, *everyone* - is forced to make a perilous dash across this horrendously busy road in front of moving traffic.

The traffic lights that control vehicle flow from all directions at the crossroads with Cheyne Walk and Beaufort Street in Chelsea SW3 interchange *instantly*. Therefore, the **ONLY** time to cross is when traffic is on the move.

TfL Position as presented to RBKC 11 March 24

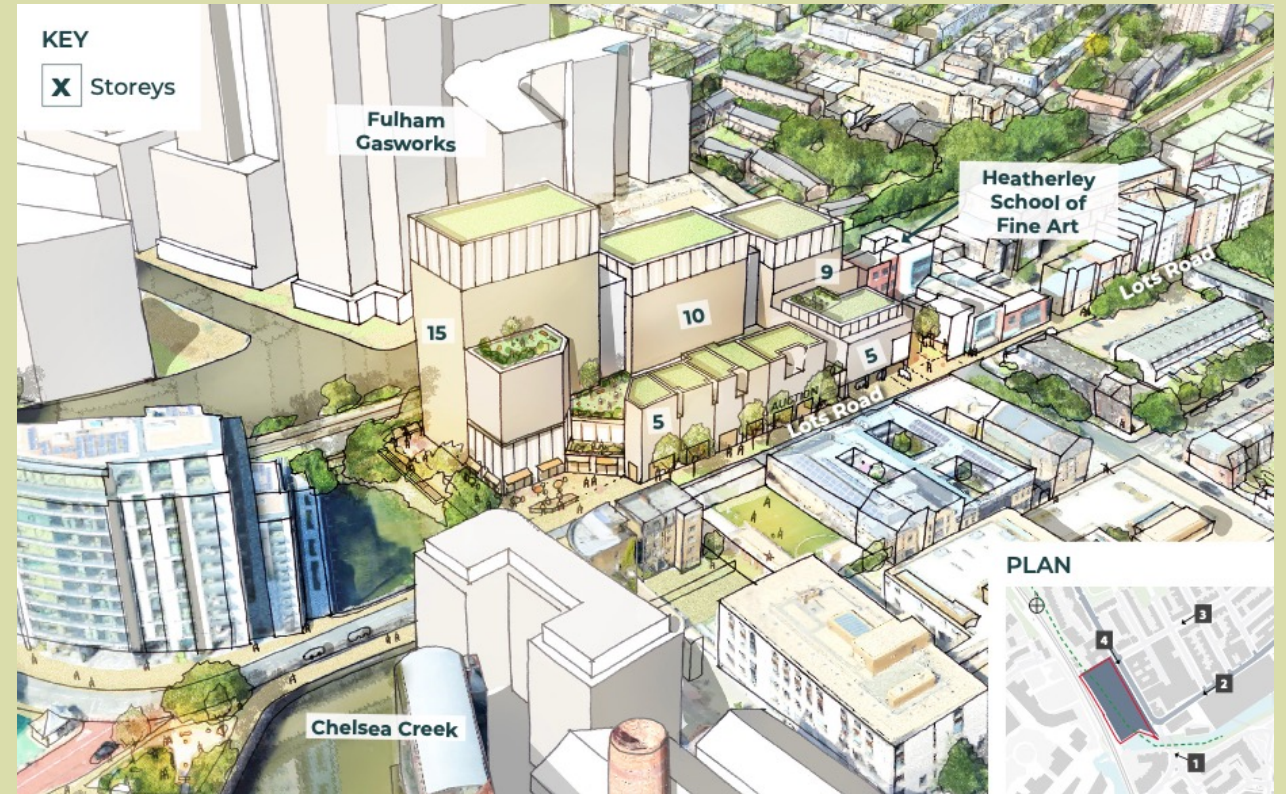
In essence, TfL's proposals are:

- To install pedestrian crossings at the remaining three junctions at Battersea Bridge
- Not to restore the banned turns north and south at Chelsea Bridge
- To ban the left turn north at Beaufort Street for east bound vehicles
- To reduce the proposed additional bus lanes on Chelsea Embankment/Cheyne Walk to an essential single lane on the western approach to Battersea Bridge.
- In addition, TfL is prepared to commit to no further changes for a period of 5 years after the planned works, anticipated in summer 2024.

5. Chair's Introduction and Updates

Lots Road South

- Detailed work by the developers appears to remain on hold while awaiting feedback from RBKC, although they continue to target a planning application in late summer.
- Lots Road Auctions have moved to significantly larger premises in Fulham and may not return to Lots Road at same scale, if at all.
- Need to continue to focus on the quantum of development, its permeability and the need for it to be employment led.
- RBKC likely to start enabling works in the near future, e.g. car pound move, creek renovations, and the new building on Lots Road at the entrance to the road maintenance depot.



Plight of the Houseboats

Developments since our last General Meeting:

- Planning Applications Committee met on 27th February and rejected RBKC officers' advice there is still no basis for planning enforcement. PAC ordered that enforcement action commence to remove the three apartment boats from the mooring. Now awaiting details of the enforcement order.
- Owners of CYBC have said they will appeal this decision to the Planning Inspectorate.
- CYBC have also applied for a Certificate of Lawfulness of Existing Use or Development (CLUED) for the mooring. The LRNF has joined The Cheyne Walk Trust and The Chelsea Society in objecting to this application on the basis that RBKC has already decided their actions at the mooring are not lawful.

Council vows to take action against 'mega barges' in Chelsea in win for houseboat owners

Houseboat residents have battled developers for years

[Jacob Phillips](#)



Boats on the river along Cheyne Walk and Chelsea Embankment

ES/ALEX LENTATI

A [London](#) council has vowed to take enforcement action against "mega barges" amid fears they will squeeze out houseboat owners near [Battersea Bridge](#).

Houseboat residents in Chelsea Reach feared developers would evict them and replace them with "super boats" that can be rented out for huge profits.

A group has battled property developer Andrew Moffat since February 2016 when he bought the Chelsea Yacht and Boat Company (CYBC), which owns moorings between Battersea Bridge and Lots Road.

NCIL applications

Projects delivered:



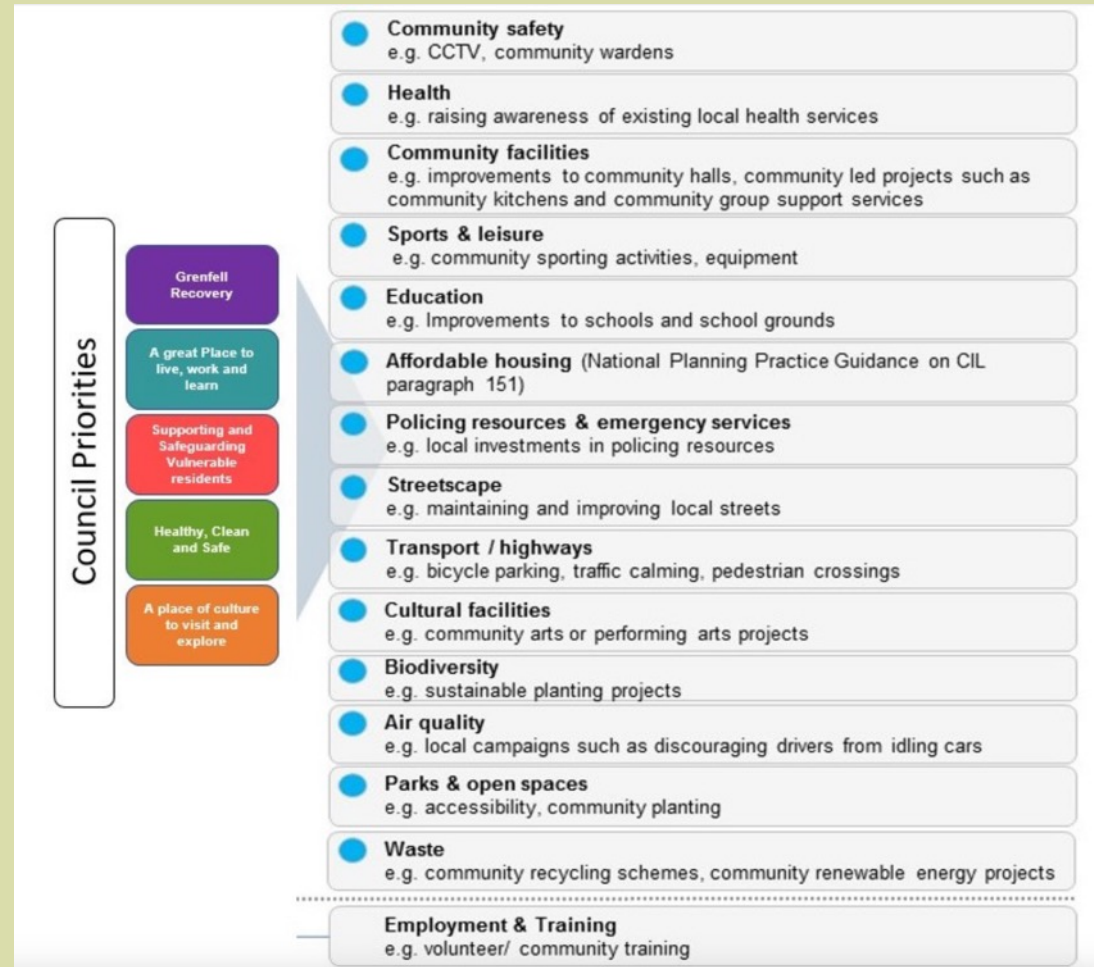
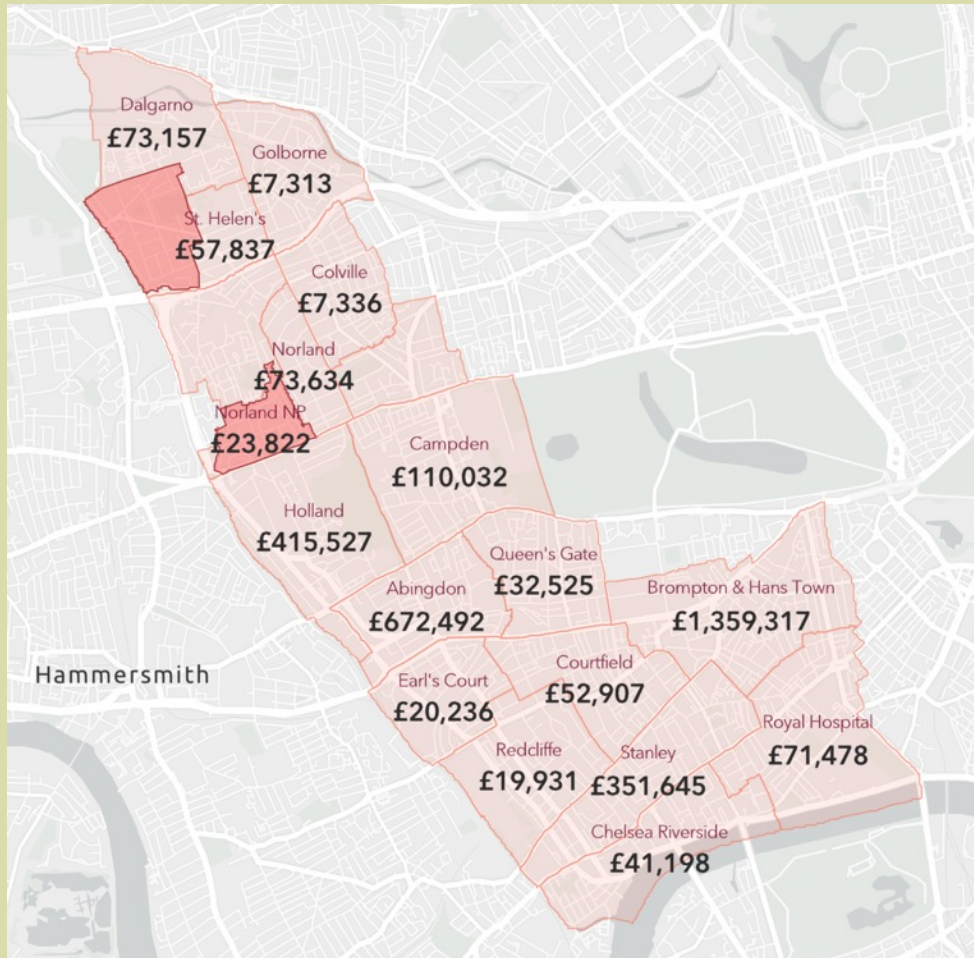
First CCTV camera installed in Tadema Road



Acoustic Camera installed on Cheyne Walk

Neighbourhood Community Infrastructure Levy (NCIL) Round 5

Funding is available to spend on local infrastructure priorities. £3.52mn is available across RBKC for funding in Round 5, which closed for applications on 12th March.



Projects applied for:



New cycle racks in the pedestrianised area of Tetcott Road



New 'Lots Village' planter at the corner of Lots Road and Cremorne Road

We have also supported the application by the Chelsea Riverside Safer Neighbourhood Team Panel for a package of three movable CCTV cameras for deployment across the Chelsea Riverside Ward.

**6. Q&A with Blaise Baquiche, Liberal Democrat Candidate
for the Chelsea and Fulham Parliamentary Constituency**

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

**Friday 10th May - 5.00pm at which we will have The Rt.
Hon. Greg Hands, MP for Chelsea and Fulham**