



# LOTS

R O A D



**LR12**  
**Landscape Design & Access Statement**  
BDP

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# Introduction.





# 1.1 Introduction

The public realm and landscape proposals for Lots Road South have been a fundamental part of its design process from the very start of the application. BDP Landscape Architects were appointed by Mount Anvil alongside PRP Architects to collaborate on the initial masterplan studies, emphasising the importance of placing landscape at the heart of the proposal. The involvement of landscape architects throughout design process, including Pre-Application meetings with RBKC and LBHF, the GLA and Design Review Panels, plus public and community group engagement sessions has ensured that the approach to public and private realm has been a key part of the masterplan for the site from the outset. The landscape proposal is the result of listening, responding and adapting to feedback received from these sessions.

The proposals also respond to the design objectives contained in RBKC's Lots Road South Design Brief SPD July 2022. Public Realm design is intrinsic to many of the 15 design principles within this document and through a process of testing, engagement and design refinement, the proposals have been shaped by this SPD, as well as our own design intent. The theme of courtyard spaces, successfully part of the Worlds End Studios, has been considered, with breaks in the building line and central garden 'behind' Lots Road. Improving Chelsea Creek to become a welcoming part of a new network of publicly accessible open spaces has been at the forefront of design process as has consideration to servicing, community space at ground level and appropriate outdoor space for extra care provision.

This report sets out the landscape vision and proposals of the Lots Road development. The landscape report covers:

- An introduction and analysis of the site today alongside its context.
- The landscape approach through key principles, strategy, and characters.
- The Lots Road masterplan concept and detail proposals,
- Site wide masterplan strategies for the landscape.

**Addendum Note:**

**The following report includes revisions from the original planning application to the following areas:**

- Removal of the Heatherley School of Fine Art Courtyard from the application with a new boundary treatment proposed.
- Additional planting to the North-Western corner.
- Minor updates to the podium with path widths standardised maximising greening, soft landscape included in front of all resident terraces and trees relocated to avoid canopy clashes with architecture.
- Extent of green roofs revised at roof level with new buildup type.
- Revised Urban Greening Factor.



Illustrative aerial view looking north from Chelsea Creek



# 1.2 The Context

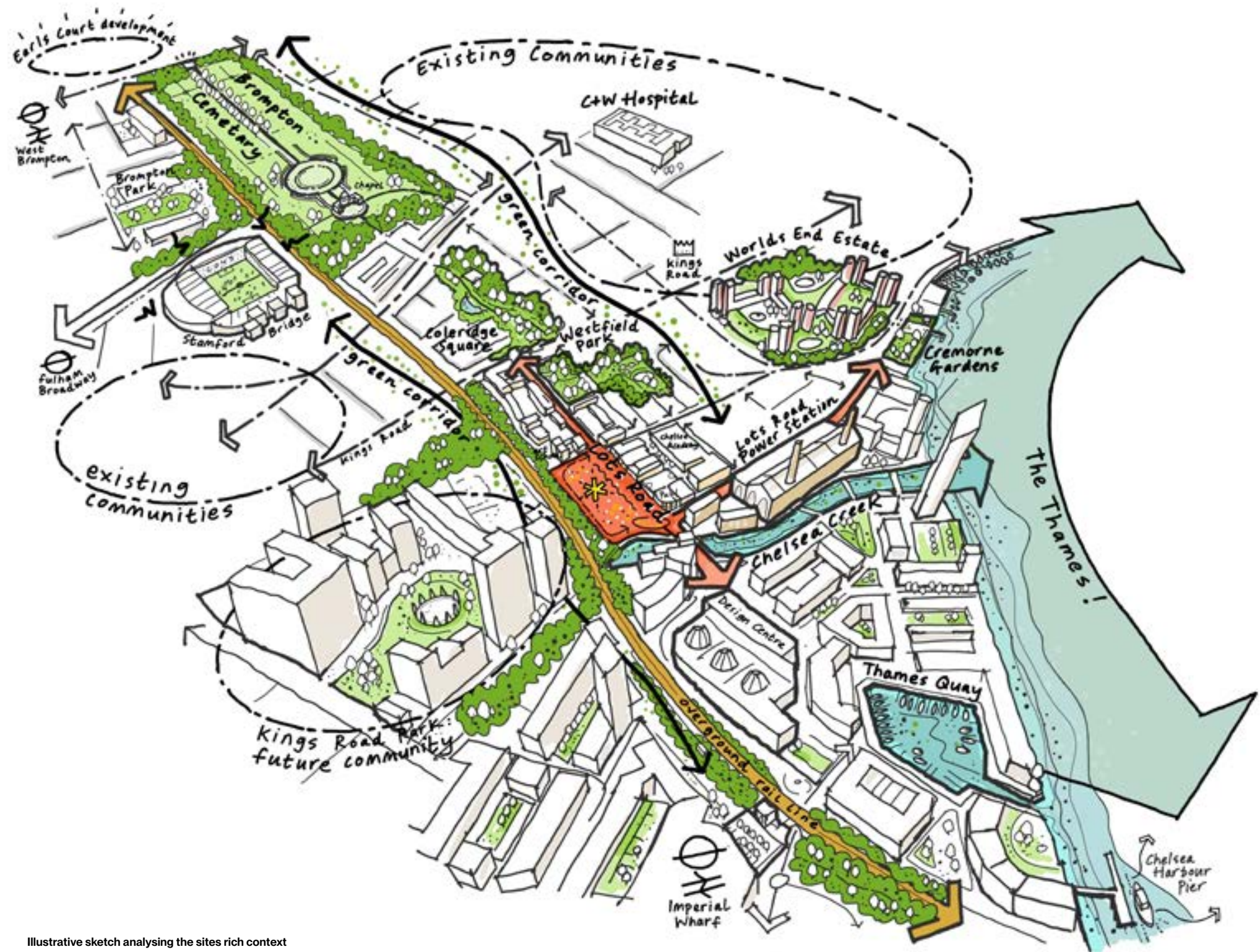
The project site at Lots Road sits right on the boundary of two distinct London Boroughs, Royal Borough of Kensington and Chelsea (RBKC) and London Borough of Hammersmith and Fulham (LBHF), with the area around the site a blend of historical heritage and contemporary urban development. Historically Lots Road was an industrial hub however the area has undergone significant transformations, evolving into a vibrant residential area today.

The character of the neighbourhood is defined by its diverse community and a vibrant mix of arts, design, and creativity. The area boasts a mix of residential properties, creative design studios, educational institutions, and cultural venues. The Chelsea Design Quarter and the nearby Design Centre Chelsea Harbour further cement the area's reputation as a hub for art and design enthusiasts

Land use around the development site is largely residential with several key developments contributing to the public realm and character of the neighbourhood. Including the redevelopment of the iconic Lots Road Power Station, which will introduce 706 new homes, and opens up to 400m of inaccessible Thames river front public realm. This development sets a precedent for developing along the Chelsea Creek to enhance the public realm on its banks.

Other residential developments such as the Wolds End Estate and the, currently under construction, Kings Road Park, contribute to the community through their public realm offer, density, and other commercial offer. The Kings Road Park development will bring 100,000 square feet of commercial space to the area introducing new restaurants, shopping, and office facilities.

For the purposes of developing a landscape and public realm strategy for the development of 65 Lots Road, the surrounding context has been analysed with the aims to complement and add to the neighbourhoods existing character. Particularly in the public open spaces.



Illustrative sketch analysing the sites rich context



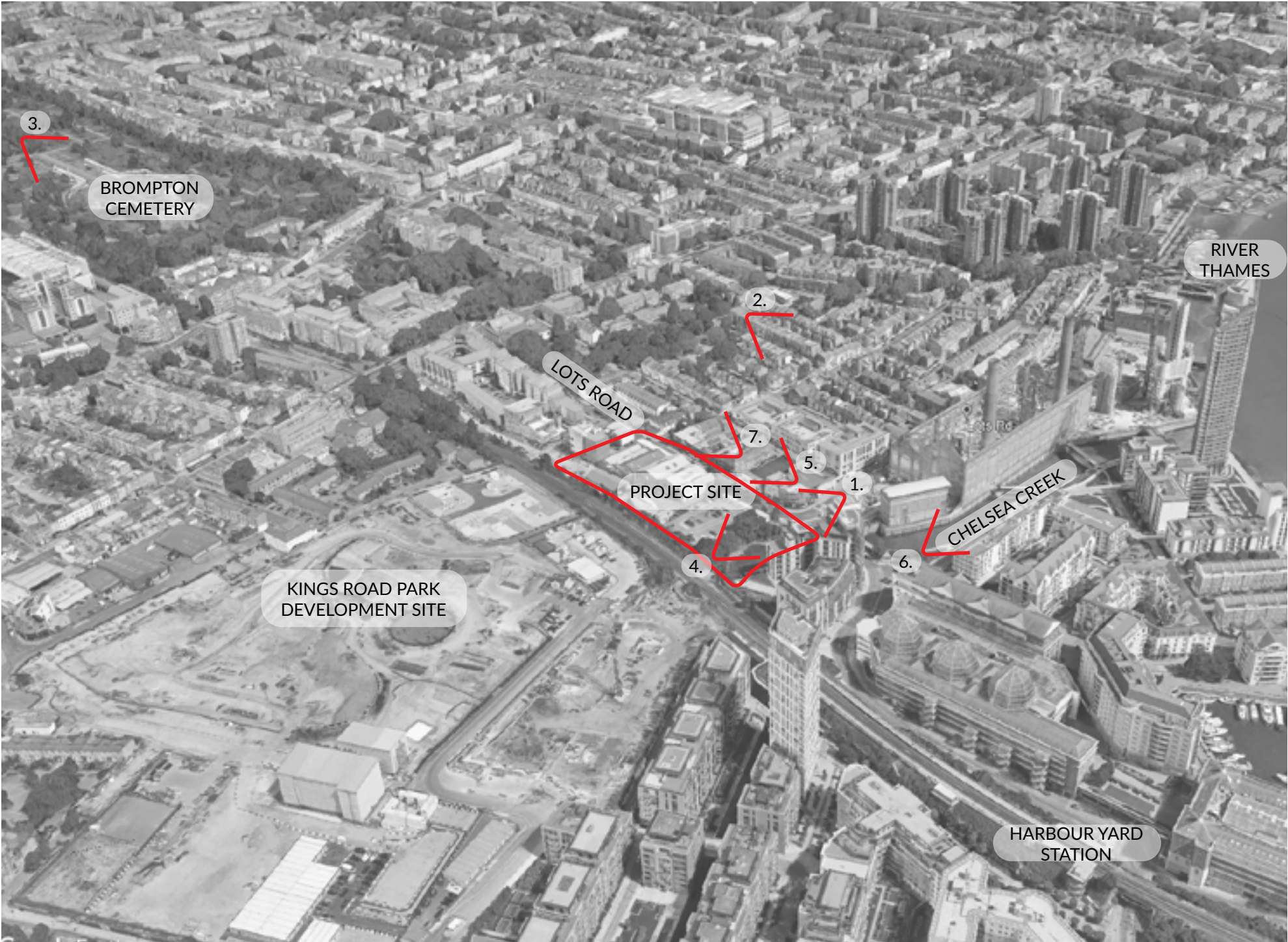
# 1.3 The Site Today

The Lots Road project site currently consists of several industrial lots, including small warehouses that back onto the adjacent railway line, creating a distinct edge condition between the built environment and infrastructure. Situated between the road and the railway, the southern boundary of the site faces directly onto Chelsea Creek. This creekside location presents a valuable opportunity to create an enhanced public realm, with the potential for improved landscaping, new planting, and a more engaging interface along the water's edge.

The surrounding neighbourhood displays a varied material palette, including high-quality Yorkstone paving, historic granite setts, and traditional granite kerbs, alongside more functional surfaces such as asphalt. These materials help define the character of the area and are to be carefully considered in any future development.

Along the Lots Road frontage, several mature trees contribute to the streetscape and should be retained to preserve and enhance local amenity. While the area is largely residential in character, Lots Road itself hosts a modest range of commercial uses, including an art studio, a co-working space, and a café, adding to the vibrancy of the street.

An understanding of the existing character of the neighbourhood has been essential in shaping a proposal that feels coherent and integrated within its context. Responding sensitively to contextual elements such as local materials, existing planting, and key edges or connections will be critical to ensuring a successful design that contributes positively to the public realm and uplifts the wider area.



Aerial view of the project site and its surrounding context.





1. Chelsea Creek frontage



2. A network of residential streets



3. Local parks and green spaces



4. Local character, mixed industrial and ecological.



5. Lots Road frontage, existing trees



6. Continuing growth- new living and new public realm



7. Existing trees and narrow footways on Lots Road



# 1.4 Landscape Design Approach



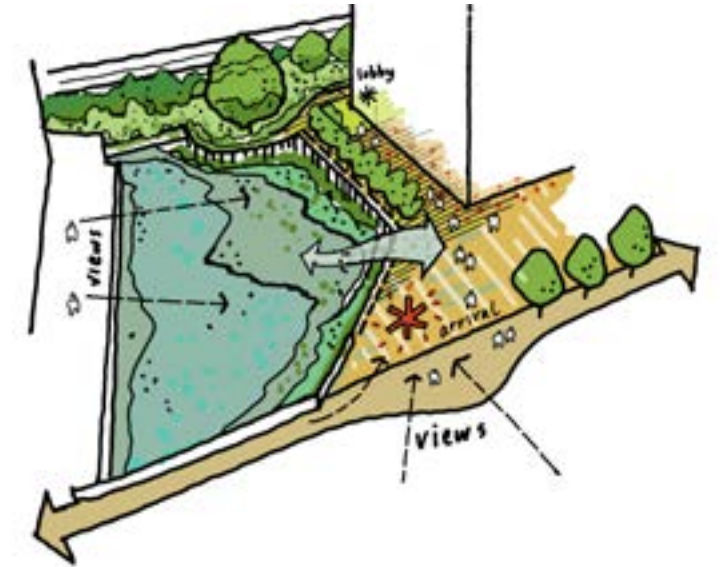
## Define a public realm character distinctive to Lots Road

- Opportunity to reflect location between industrial use and a place of trade
- Tidal River Thames creek
- A robust materiality to distinguish this from other developments



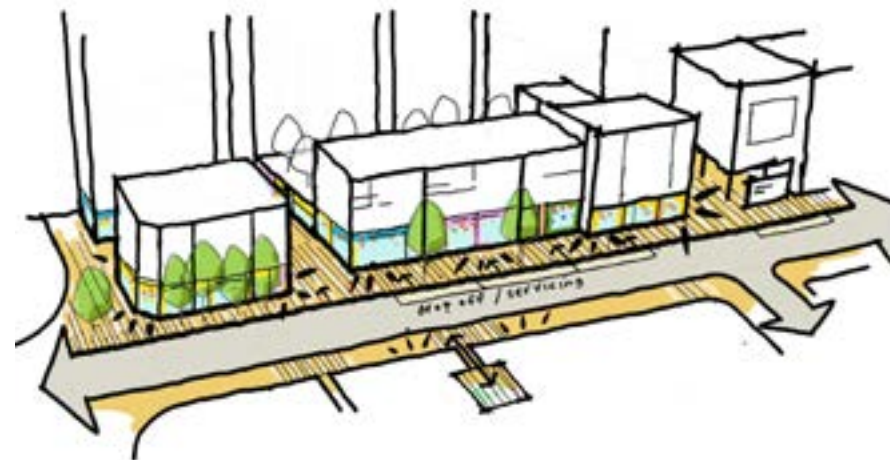
## Create a green and playful heart to the scheme

- Clearly defined residential amenity space
- Integrates doorstep children's play
- Amenity for the new residents and the local community
- Has a strong relationship with building activity and maximises solar orientation



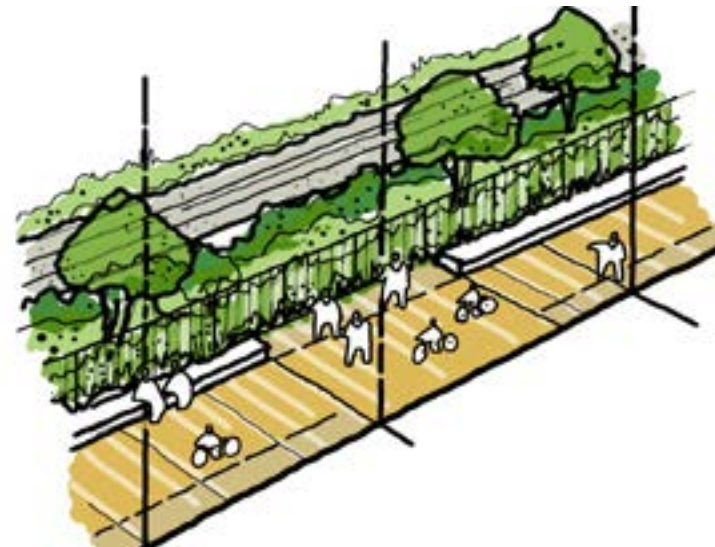
## Maximise the Creek Edge

- Create a welcoming waterside promenade with active building frontages
- Promote the continuation of a green corridor from the east into the Lots Road site
- Improve biodiversity through new intertidal planting



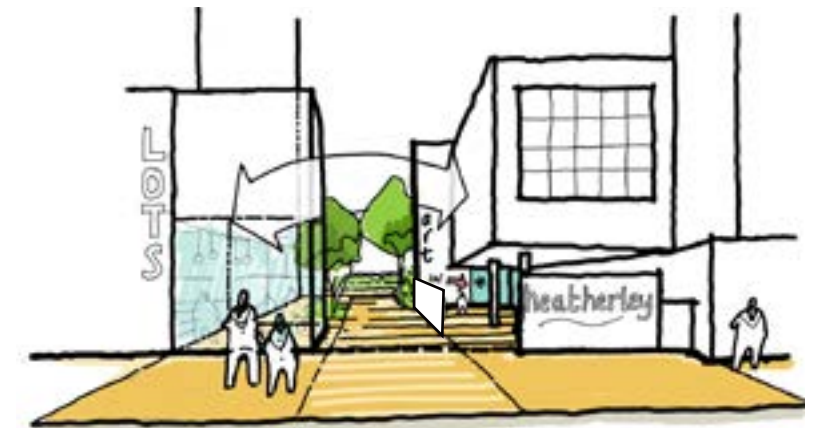
## Promote an active frontage to Lots Road

- Wider pavements and active street frontage
- Complimentary to existing activity along Worlds End Studio's
- Integrates future servicing and existing vehicle movements



## Define a role for the western edge

- Consistent edge treatment and clarity between ownerships and use
- Visually more appealing
- Respect rail track operation



## Enhance the relationship to Heatherley School of Fine Art

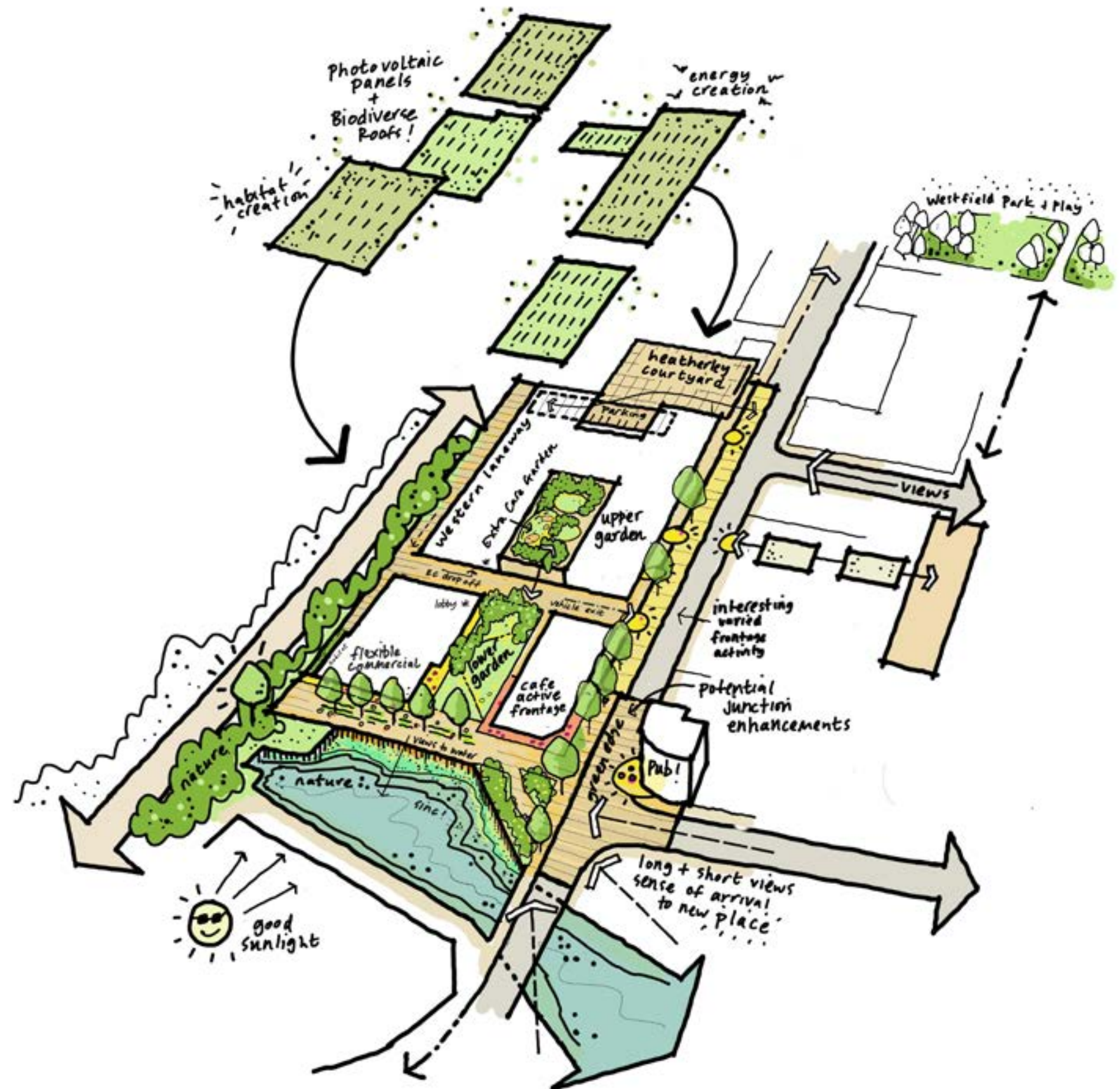
- Introduce greenery
- Improve and establish a sense of arrival



# 1.5 Landscape Strategy

Key aspects of the landscape proposal include:

- Enhancing the frontage to Chelsea Creek to create a welcoming space where people can rest and enjoy proximity to open water, while also improving biodiversity through habitat enrichment.
- Delivering a multi-layered landscape design that responds sensitively to each site edge and supports the various internal uses.
- Providing a calm, passive green space at podium level to offer residents a tranquil retreat.
- Establishing a robust and active frontage along Lots Road to strengthen the site's relationship with the public realm.
- Creating a distinctive and engaging new corner at the junction of Lots Road and Chelsea Harbour Drive.
- Introducing a pedestrian-focused laneway along the western boundary, adjacent to the railway line, to improve connectivity and enhance the walking experience.
- Improving the interface with Heatherley Art School by introducing planting and trees along the boundary.
- Designing a ground floor courtyard that offers green amenity space with playful elements for residents and the wider community, complemented by an upper-level podium courtyard providing additional amenity and play for residents and extra-care occupants.
- Incorporating biodiverse roofs across appropriate roofscapes to further support urban greening and enhance ecological value.






# 1.6 Landscape Character Areas

The public realm is divided into eight distinct character areas, each designed to serve specific functions. The landscape within the character areas respond to their setting, including surrounding architecture, building uses, and micro climates, creating diverse yet interconnected spaces.


The spaces include:

 Central Courtyard

A central, green pedestrian space that connects the community, offering areas for play, relaxation, gathering, and movement—shaped by the surrounding ground-floor uses.

 Podium Garden

A shared residential garden space offering opportunity for the development's residents to connect. Balancing the semi-public and private interface with a separated garden for Extra Care residents only.

 Lots Road Frontage


Enhanced pedestrian footpath on Lots Road with retained existing street trees and introduced active frontages.

 Chelsea Creek Frontage

A new public realm space fronting onto the creek with habitat enhancements within the creek.

 Railway Edge

A functional boundary space with retained and introduced woodland planting to support biodiversity on site.

 The Interface with Heatherley School of Art

A pedestrian and vehicle access with enhanced aesthetic and access for the the Lots Road development.

 The Lanes

A connecting pedestrian focused space which forms a part of the vehicle circulation route.





# Landscape Proposals.

# 2

# 2.1 Landscape Masterplan

Revised Combined Masterplan with new red line boundary



The Landscape Masterplan for Lots Road comprises of open space across three levels: Ground Floor Level; First Floor Resident Garden & Biodiverse Roofs

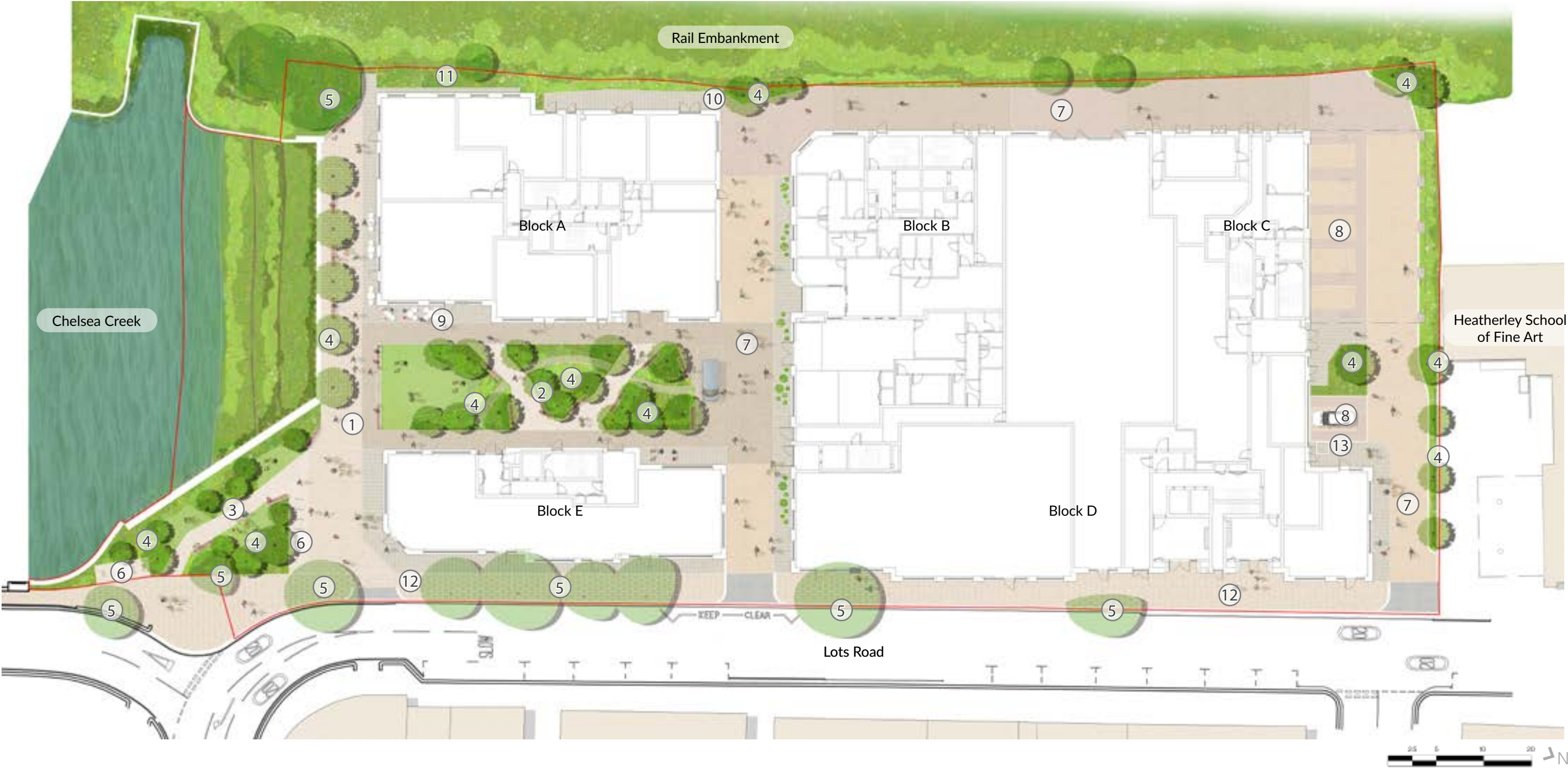
Further information of the landscape proposals is described on the following pages.

Legend:

- ① Creek Promenade
- ② Central Courtyard
- ③ Podium Garden - residents access
- ④ Podium Garden Extra Care residents access only
- ⑤ Existing retained tree
- ⑥ Cycle stands
- ⑦ Vehicle access route
- ⑧ Blue Badge parking
- ⑨ Proposed cafe spill out
- ⑩ Biodiverse roof and PVs



Revised Ground Floor Plan with new red line boundary



The above drawing illustrates the landscape proposals at ground floor. More detail on the proposals of each character area follows in the following pages.

The ground floor plan has been coordinated with architectural layouts to stimulate indoor outdoor relationships with opportunities for building spill outs, particularly surrounding amenity spaces.

In addition, the landscape has been coordinated with the requirements of the development for vehicle access and servicing, allowing for blue badge parking provision, deliveries and servicing whilst promoting a pedestrian priority landscape.

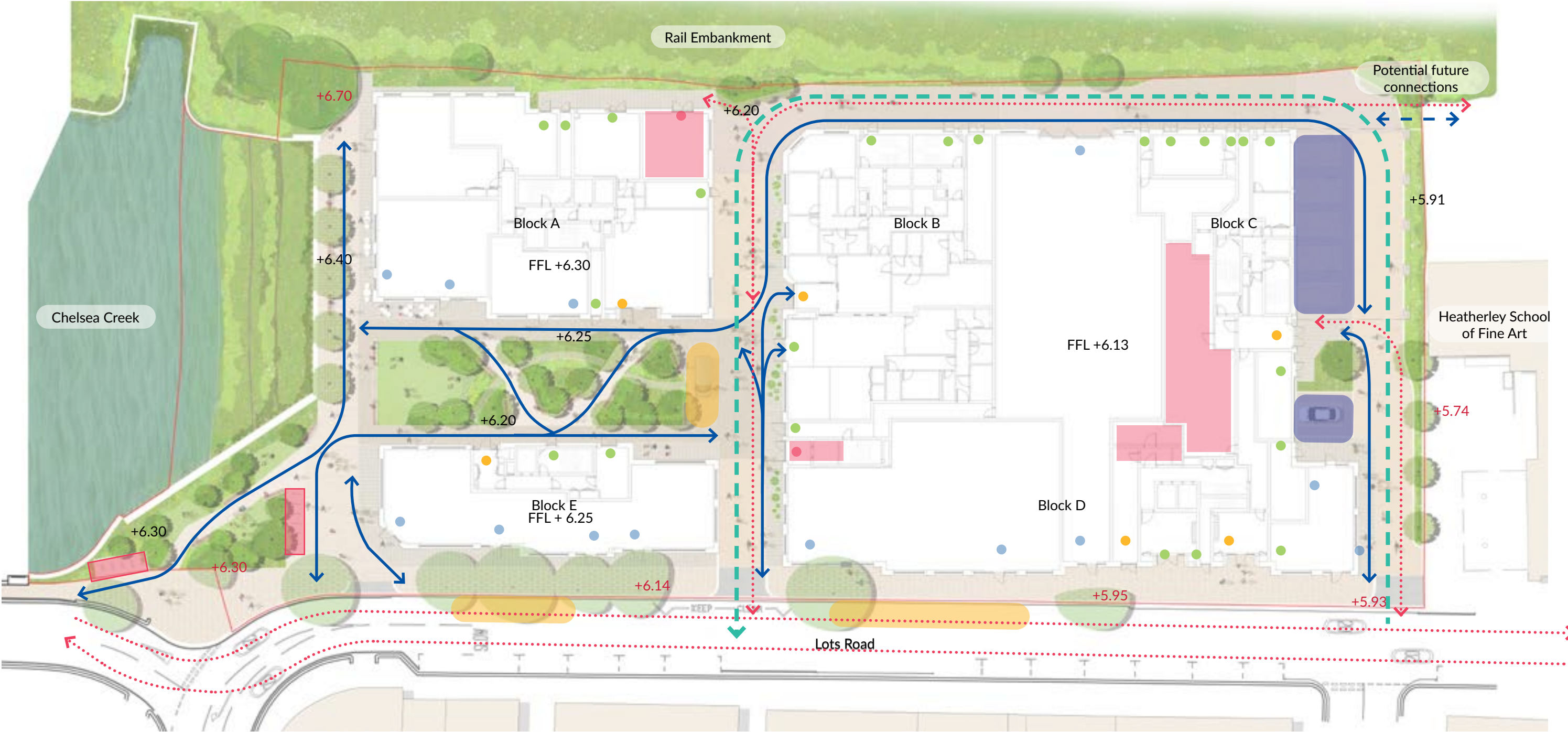
Legend:

- |                     |                          |                                |                             |
|---------------------|--------------------------|--------------------------------|-----------------------------|
| ① Creek Promenade   | ⑤ Existing retained tree | ⑨ Proposed outdoor dining      | ⑬ Access hatch for basement |
| ② Central Courtyard | ⑥ Cycle Stands           | ⑩ Block A back of house access |                             |
| ③ Creekside Garden  | ⑦ Vehicle access route   | ⑪ Dedicated ecology area       |                             |
| ④ Proposed trees    | ⑧ Blue Badge parking     | ⑫ Widened pavement             |                             |



# 2.2 Ground Floor Access

## Revised Ground floor movement



The open spaces at street level are fully pedestrianised, apart from the lanes that wrap around Blocks B,C,D which are designed as pedestrian focused spaces, where vehicle movement is regarded as secondary. The spaces are not designed as 'roads' or 'service routes' which is reflected by the selection of materials, no kerbs and active frontages alongside the minimal amount of vehicle movement expected and 5mph speed limit throughout.

Refer to the Transport Assessment for further detail and tracking of the lanes.  
The site is generally flat, with no ramps or steps required for access to entrances or spaces within the scheme.

### Legend:

- ↔ Pedestrian Movement
- ↔ Cycle Movement
- ➡ Refuse, Emergency, Extra Care drop off, Accessible bay vehicles and Extra Care, Community Centre and Block A commercial D&S.

- Cycle Storage (long stay)
- Cycle Stands (short stay)
- Loading/Unloading Zone
- +0.00 Existing Level
- +0.00 Proposed Level

- Building Entrances
- Residential, Extra Care / Community
  - Flexible Commercial
  - Cafe
  - Utilities (Refuse, plant, fire escape etc.)
  - Cycle parking



# 2.3 Community Courtyard

The lower courtyard of the linear garden, the Community Courtyard, is a publicly accessible space oriented towards Chelsea Creek. This space benefits from good sunlight, with introduced planting and social amenity areas to benefit both residents and the public.

Pedestrian paths along the building interfaces have been rationalised to provide balance for sufficient circulation widths while maximising the soft, green amenity space. The space is surrounded by active frontages and entrances and includes an area for outdoor dining in the sun.

The majority of the space does not have any vehicle access. The space provides safe, pedestrian focussed places that incorporate a balanced approach to integrated play features within soft landscape, as well as new trees, flower rich perennials and lawns so that the core of the masterplan is amenity focussed on maximising green infrastructure.

The courtyard includes:

- ① Undulating lawn for relaxation and play
- ② Outdoor dining adjacent to the proposed cafe
- ③ Proposed trees creating shade and a green outlook
- ④ Seating in sun and shade
- ⑤ Stepping stones through the gardens
- ⑥ Creek Promenade
- ⑦ Plant pots along the lane framing the entrances and enhancing the character through colour and scent.
- ⑧ Vehicular drop off
- ⑨ Raingarden



Community Courtyard



Section A



1:75@A3



Precedent images conveying the character of the space



## Artists Impression of Community Courtyard





# 2.4 Creek Promenade

Chelsea Creek is a strong asset to the scheme and proposals to enhance its physical condition and its adjacent environment have been a major aspiration from the initial masterplan studies.

The landscape proposals maximise the opportunity to open up views to Chelsea Creek and animate the space through seating and planting. The site's industrial heritage is celebrated through paving and street furniture material selection so that, overall, a welcoming waterside promenade is defined.

This will be a pedestrian only space, with space to support activity spilling out from ground floor commercial frontages. Easy to navigate routes are provided to and from the Community Courtyard. The promenade allows for vehicle loading to support required occasional maintenance vehicles.

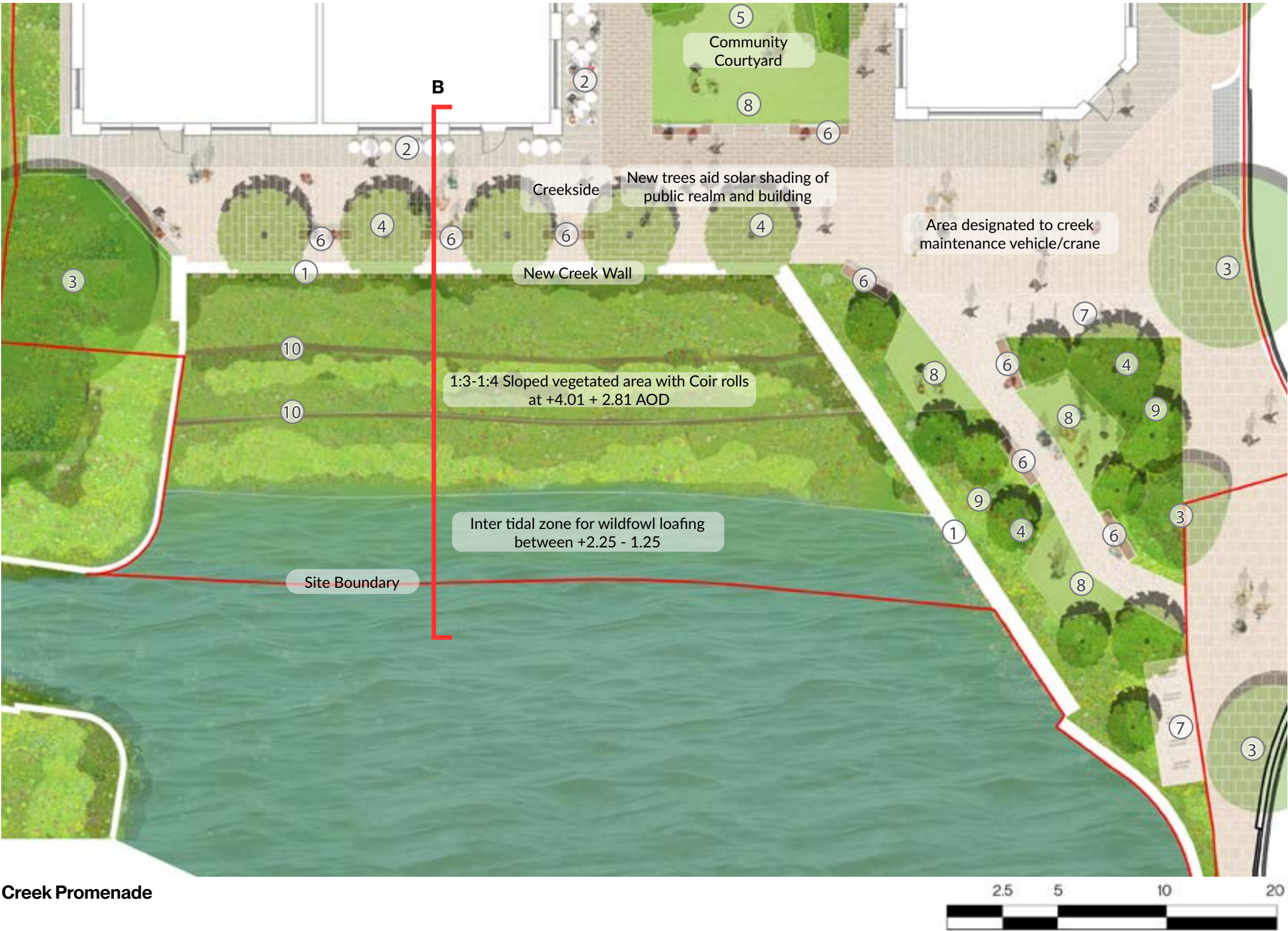
Along with the new public promenade next to the creek, the proposals also include improvements to the creek, with a new creek wall and installation of new marginal planting habitat over mixed stone and gravel terraces to form an intertidal zone between low and high tide for wildfowl loafing.

The landscape design between Block E and the creek has been widened to enable a variety of maintenance vehicles (including a crane) to access the site to maintain the Creek wall. It is expected such access will be required very infrequently. Paving buildup in this area will be designed to support vehicular loading.

For details about maintenance access tracking for the Creek Wall, refer to the Transport Assessment by Stantec.

The Creek Promenade includes:

- 1 New Creek Wall
- 2 Outdoor dining adjacent to the proposed cafe
- 3 Existing retained tree
- 4 Proposed tree planting
- 5 Community Courtyard
- 6 Seating in sun and shade overlooking the creek
- 7 Cycle stands
- 8 Lawn
- 9 Planting
- 10 Coir rolls



Creek Promenade



The construction of a new creek wall will enable the creation of the proposed promenade along the creek edge. This structure provides essential support and protection against erosion and tidal forces but also enables the creation of a new marginal planting habitat with intertidal planting within the creek. The intertidal planting will enhance the ecological values by encouraging biodiversity, supporting native plant species, and offering resting and feeding areas for local wildlife, as well as loafing opportunities for birds. Together, these elements contribute to a more sustainable and vibrant waterfront environment.

Section B



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Sketch view looking north towards the Lots Road proposals



# 2.5 Podium Garden

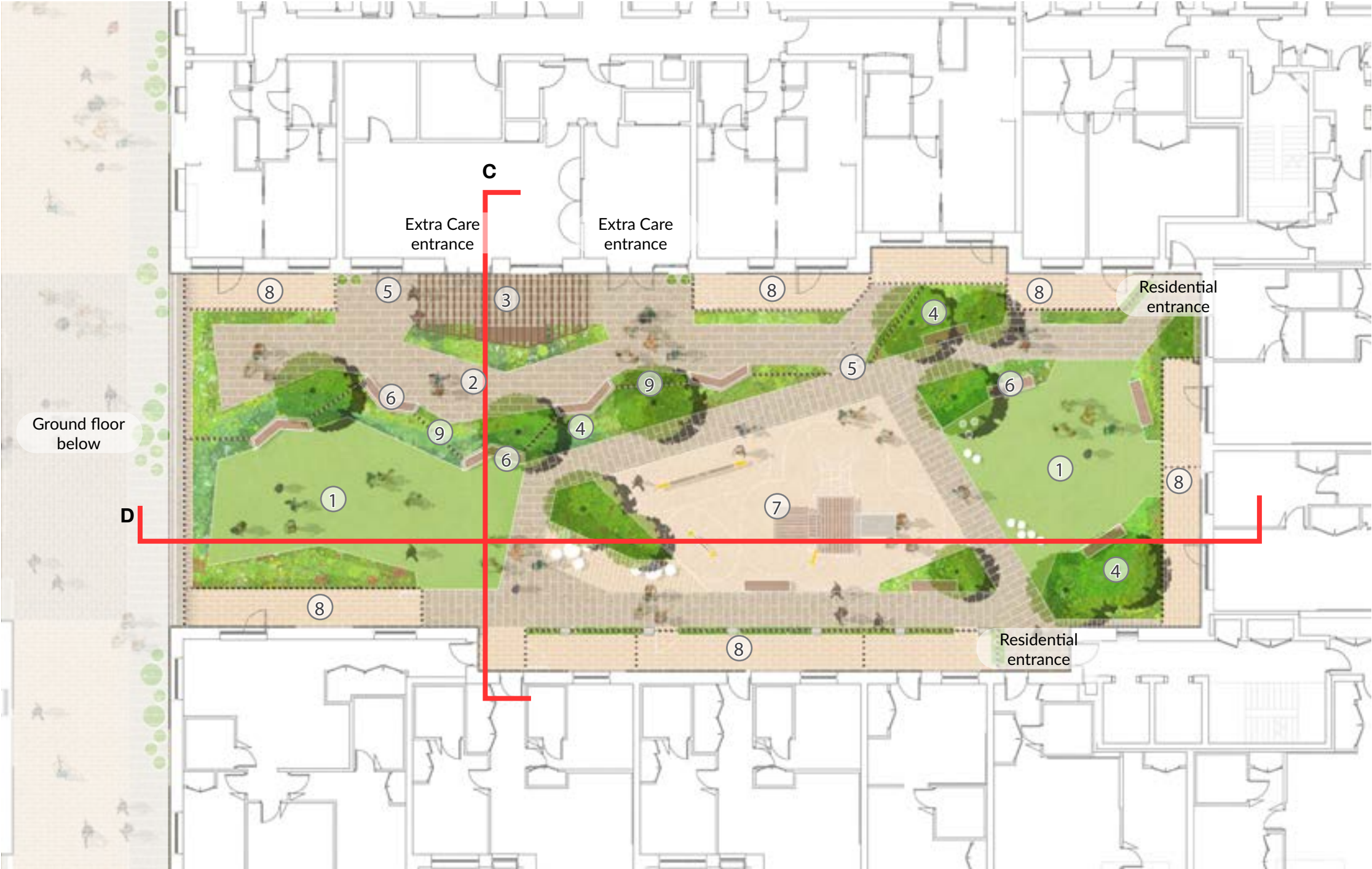
This south facing podium level courtyard serves as a residents courtyard which hosts a variety of amenity, including a children's play area, open lawn spaces, lush planting, and social seating spaces. The podium garden includes a 152m2 area exclusively for Extra Care residents to access. However, the relationship between the Extra Care and main courtyard has been designed to encourage social interaction to help establish community connections between all residents. The full podium garden is also accessible for the Extra Care residents.

Play on the podium garden is focused on providing door step play for younger children 0-4 with natural materials helping to create the sense that the garden is a relaxed residential environment. Open lawn spaces are flexible and can be used for relaxation, whilst they also could be playable spaces for all ages.

Adjacent to private terraces facing onto the podium garden space, a minimum of 0.6m defensible planting creates a buffer between the courtyard space and residents private terraces.

The podium garden includes:

- ① Flexible lawn area for play and relaxation
- ② Extra care residents garden
- ③ Pergola structure
- ④ Buffer planting
- ⑤ Gate access to Extra Care garden
- ⑥ Seating
- ⑦ Playspace with timber play equipment
- ⑧ Private terrace
- ⑨ Integrated boundary fence



Revised Podium Garden



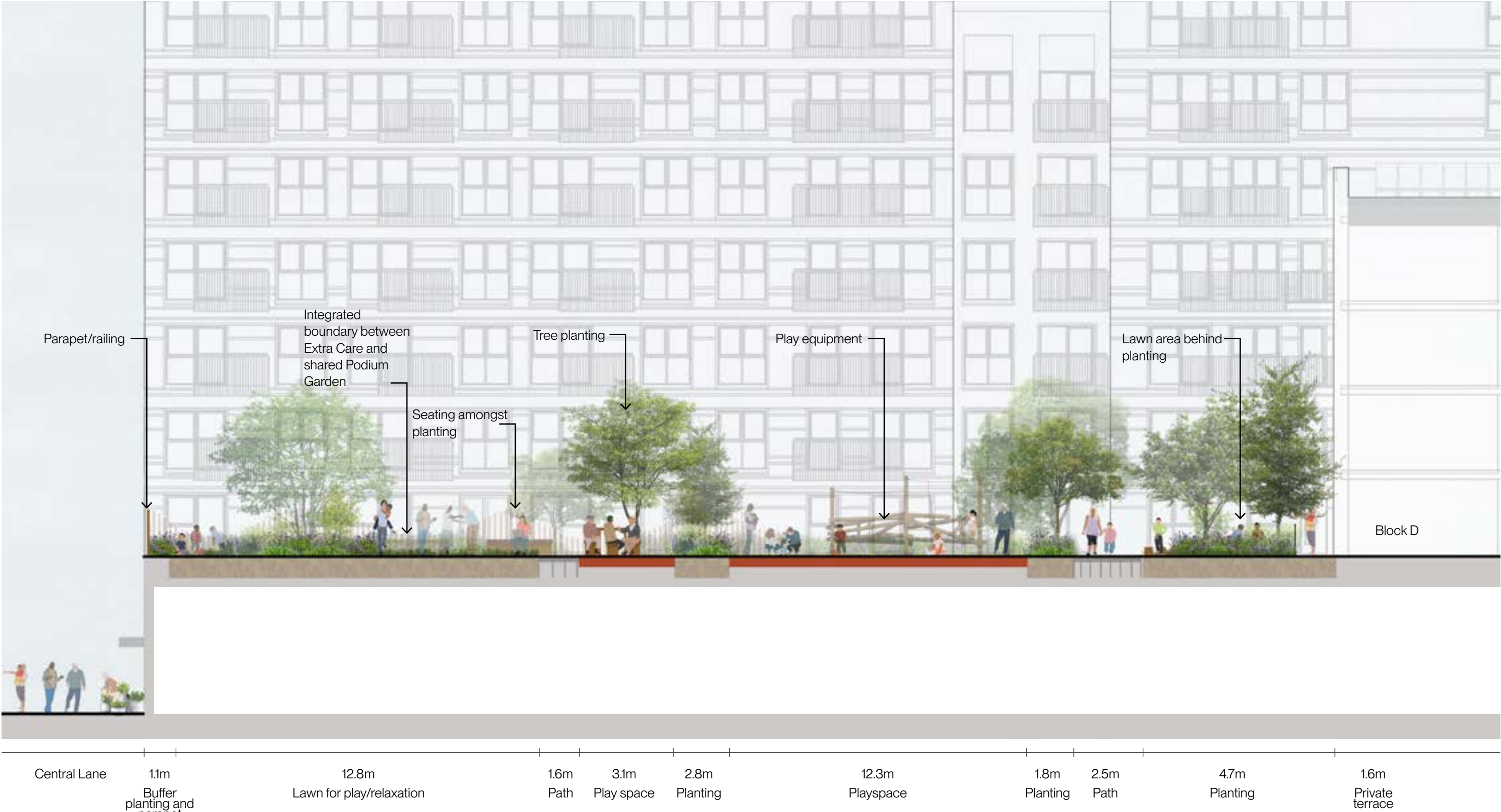
## Section C



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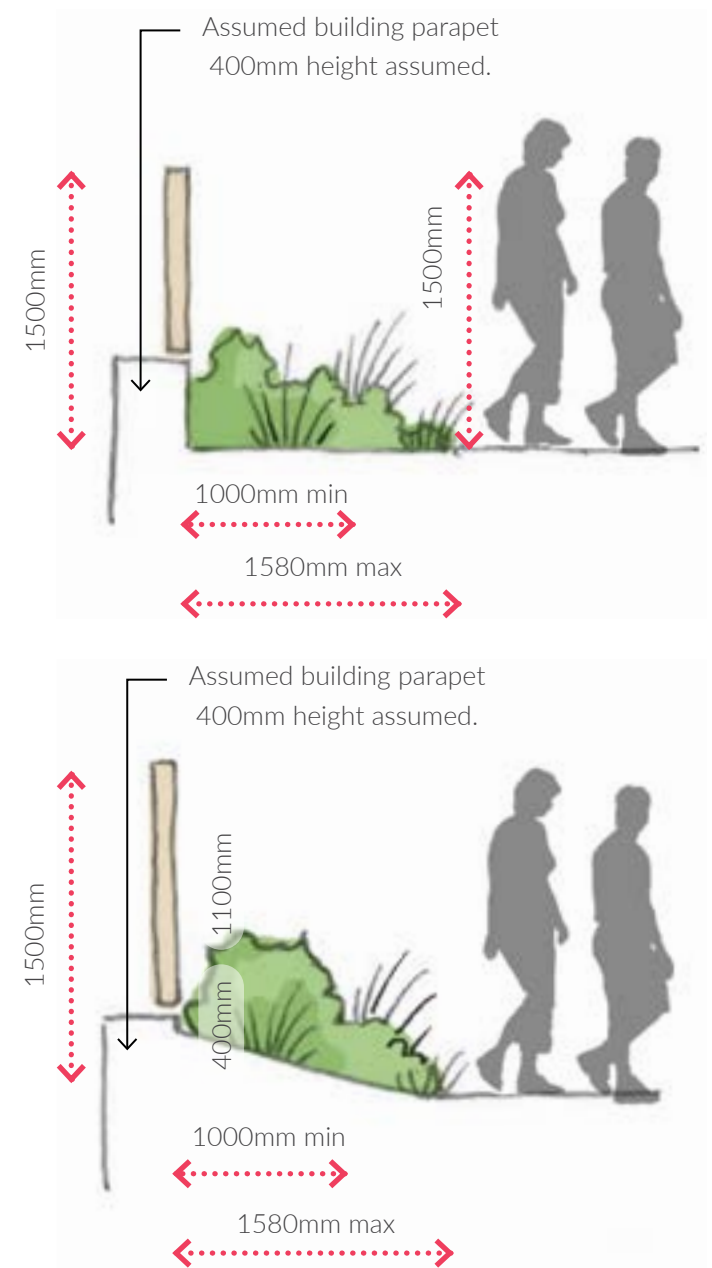


Section D

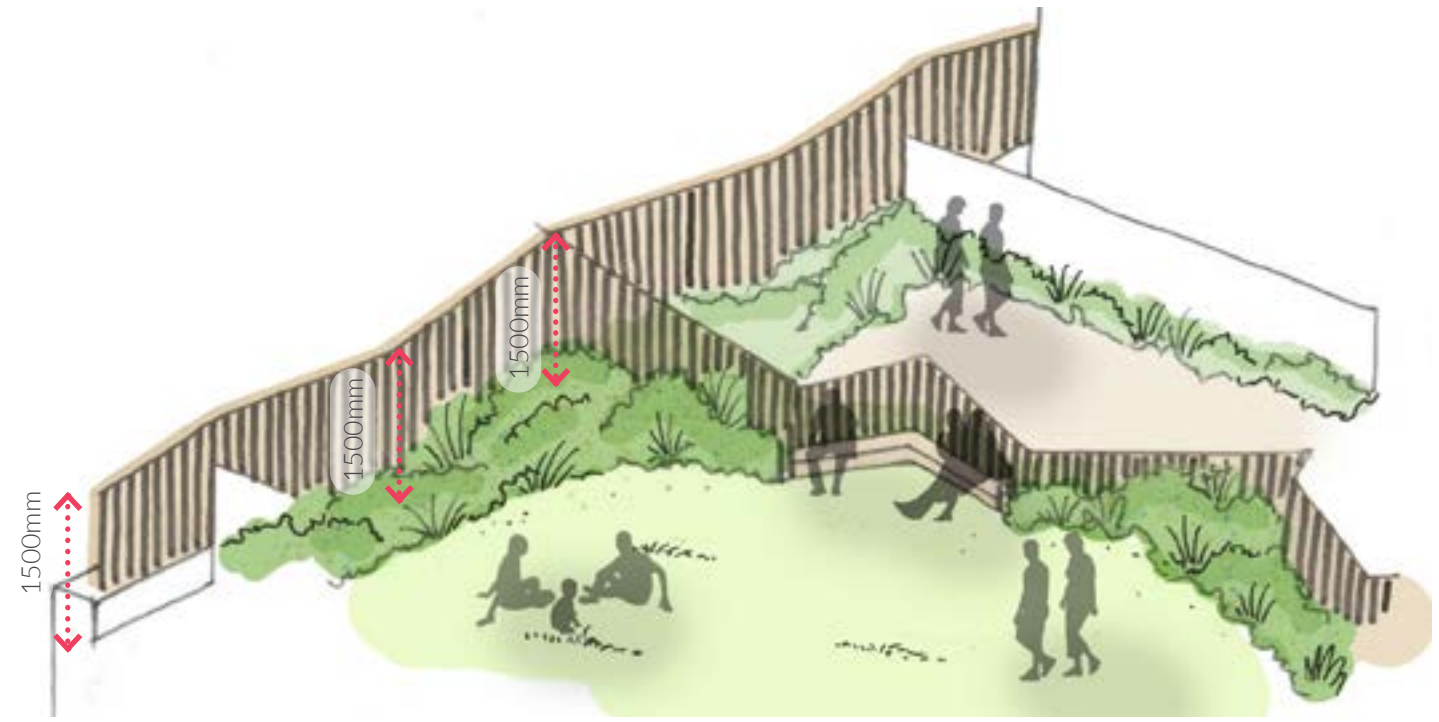
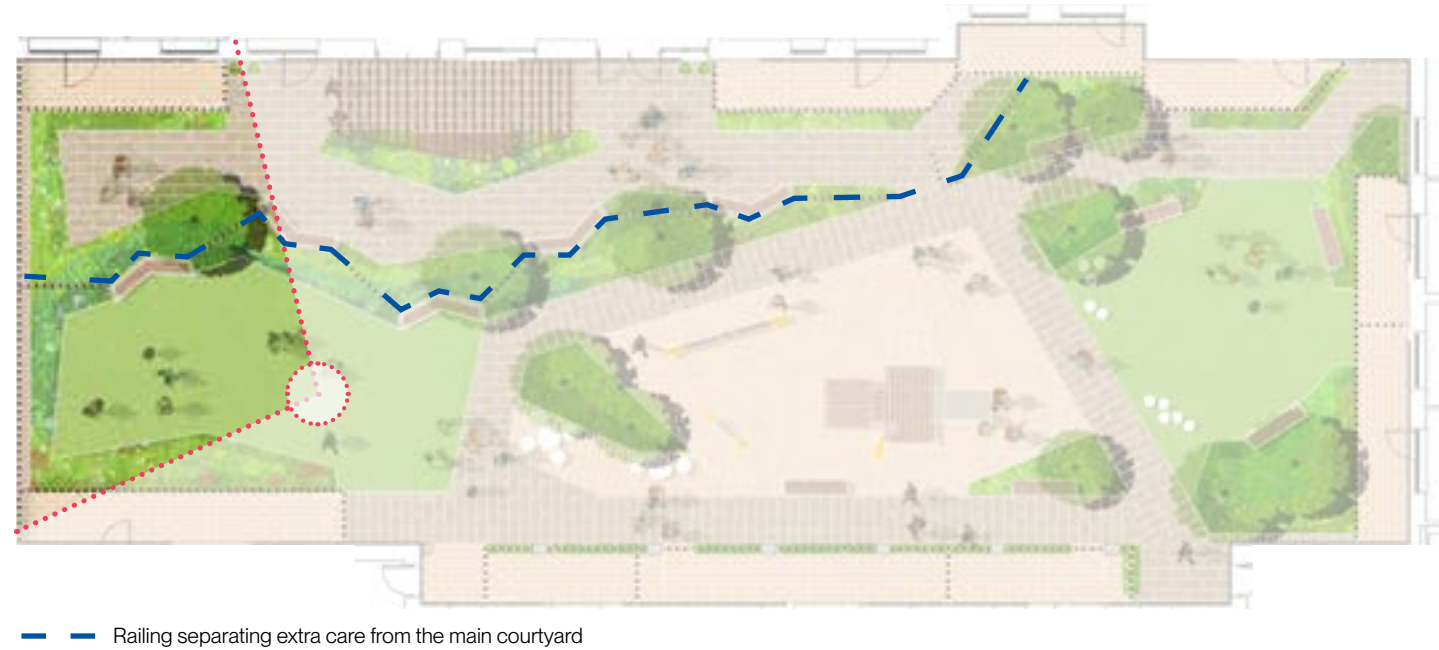


Exploring the boundary between Extra Care and the Communal Podium Garden

The design of the interface between the residents courtyard and Extra Care outdoor space has been carefully considered so as not to disrupt the function and use of the courtyard spaces. The design of the barrier has also been considered with the aim of enhancing social connection between the courtyard spaces.



Options exploring the railing/planted buffer to the podium edge



Sketch view of railing/boundary interfaces



# 2.6 Central Lane

The Central Lane connects the three blocks within the development and interfaces with the Community Courtyard and is framed by active frontages and entrances. The space is predominantly hard surfacing as it forms apart of the vehicle access route, however, has a strong focus on creating a pedestrian space.

The lanes within the proposal are designed with a pedestrian focus where vehicle movement is regarded as secondary. The spaces are not designed as 'roads' or 'service routes' which is reflected by the selection of materials, no kerbs and active frontages alongside the minimal amount of vehicle movement expected and 5mph speed limit throughout.

Along the southern facade of Block B/D, the landscape proposals includes a paved forecourt with planting in pots to frame the entrances and enhance the visual character and appearance of the scheme. The planted pots will soften areas of hard landscape with colour, scent etc where in-ground planting would be too piecemeal and trickier to maintain.

The Transport Assessment demonstrates that the volumes within the site are expected to be low and that the routes are appropriate for a pedestrian priority design. A segregated design for vehicles and pedestrians throughout the site would potentially encourages higher vehicle speeds.

Swepts paths are provided to ensure conflict with vehicles/ pedestrains/pots is avoided.

The Central Lane proposals include:

- 1 Native woodland planting to the western edge
- 2 Pot plants
- 3 Forecourt to entrances
- 4 Established vehicle crossing onto Lots Road paved with reclaimed granite setts
- 5 Community Courtyard
- 6 Seating
- 7 Drop off point/loading bay

## Central Lane



Precedent images conveying the character of the space



# 2.7 Railway Edge

## Revised Railway Edge



The western edge of the site forms the boundary with the railway and has a mostly functional purpose with the vehicle access route wrapping around blocks B and C.

The vehicle access route is designed to allow for required vehicles to circulate, however whilst giving the character of a pedestrian priority space. Materiality selection and banding contribute to this enhancing this western lane space.

To the west of Block A a gated path allows access too the cycle store, refuse stores and an internal residential amenity space. These entrances are framed by a zone with ecological planting.

The Railway Edge proposals include:

- ① Existing trees on boundary
- ② Native woodland planting
- ③ Pedestrian priority vehicular access route
- ④ Plant pots
- ⑤ Residential and back of house entrances



Ecology and wildlife zone interfacing with the embankment



Woodland planting



Robus paving in keeping with a 'yard character'



# 2.8 The Interface with Heatherley School of Art

The northern lane is framed by the by Blocks C/D to the south and a strip of planting with trees and a fence interfacing with Heatherley School of Art to the north. It will be transformed into a high-quality lane featuring new paving and planting.

Serving as a primary entrance to the development, the lane will also seamlessly incorporate parking to support daily use.

Thoughtful planning ensures clear access to all building entrances, while also accommodating essential back-of-house services such as refuse stores and plant rooms, maintaining the functionality of the site without compromising its visual or public-facing appeal.

The Northern Lane proposals include:

- 1 Vehicle access/exit to and from Lots Road paved with reclaimed granite setts
- 2 Flexible pedestrian priority space with vehicular access
- 3 Blue badge parking - total 6 spaces
- 4 Proposed fastigate Oak tree
- 5 New tree planting
- 6 Building overhang
- 7 Proposed boundary treatment
- 8 Access hatch for basement

Revised Interface with Heatherley & new red line boundary



Precedent images conveying the character of the space



# 2.9 Roof Strategy

The roofscape design include a significant portion of biodiverse roofs, supporting the local ecology and biodiversity. Some areas of green roof sit beneath solar panels.

The roof proposals include:

- 1 Biodiverse green roof
- 2 Plant space on roof
- 3 Solar panels

Revised Roof Level with new red line boundary





# 2.10 Biodiverse Roofs

Biodiverse roof planting with varying depths will be implemented on the roofscape to improve sustainability, provide habitats for local vegetation, birds and wildlife and also encourage the natural colonisation of local flora and fauna. In addition, solar panels will be fitted and integrated to the design of the green roofs.

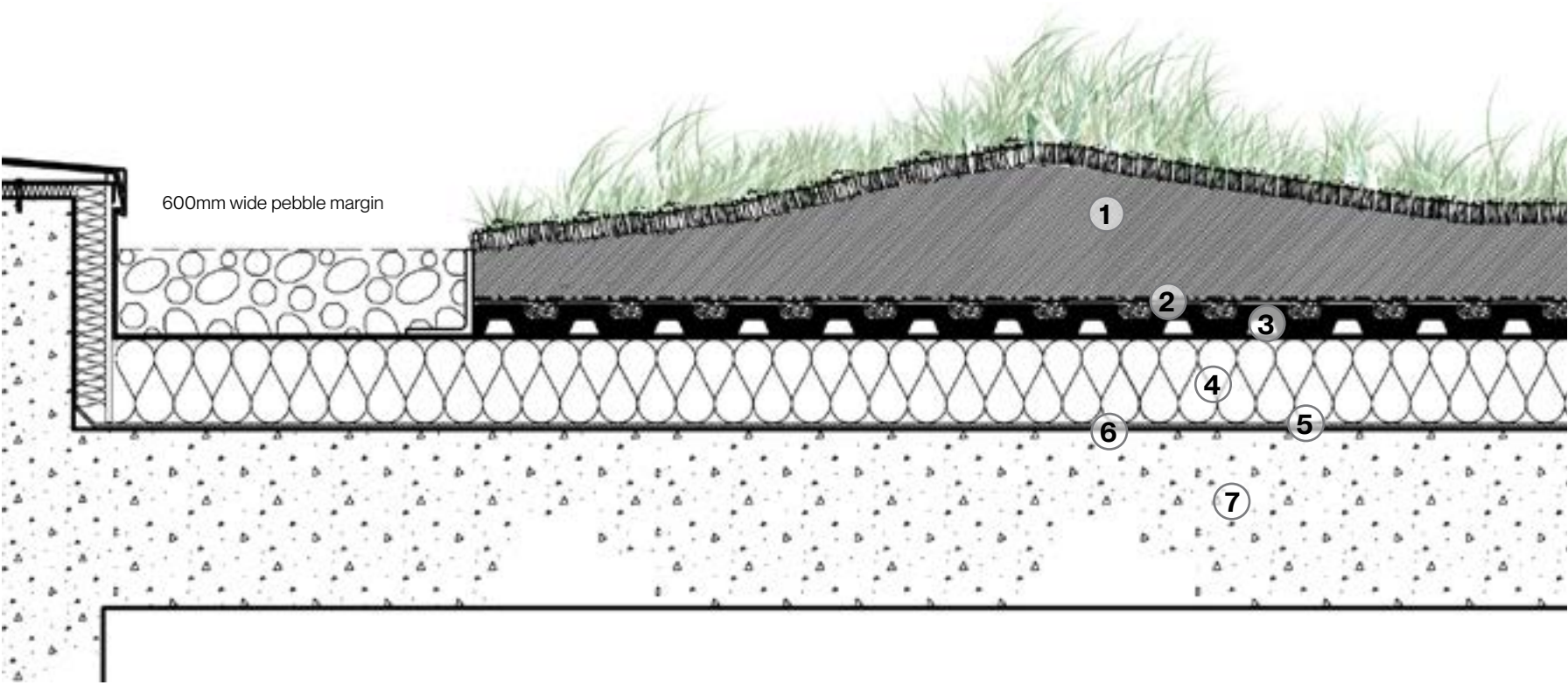
## Typical Biodiverse Roof Maintenance

Post-installation, regular watering and minor upkeep is required for a biodiverse roof until the planting has rooted into the growing medium and adapted to it's location.

Maintenance should be carried out annually, during Springtime and in late Autumn. Vegetation should be strimmed back to a height of 50-70mm and unwanted waste matter raked up and removed.

To promote growth, an application of 80mg/m2 of organic fertiliser may be required. The provision of sufficient watering points at roof level will be provided to allow for occasional watering in periods of prolonged drought.

Note: subject to fire strategy requirements automatic irrigation may be required for the green roofs.



## Typical Biodiverse Roof build up detail

1. 80-150mm biodiverse substrate
2. Filter Fleece
3. Drainage Layer
4. Insulation
5. Protection Board
6. Waterproofing
7. Structural Slab



All Images Credit: Living Roofs.org



**Site Strategies.**

**3**



# 3.1 Open Space Strategy

## Proposed Open Space

The total site area of the proposed development is 7458m2.

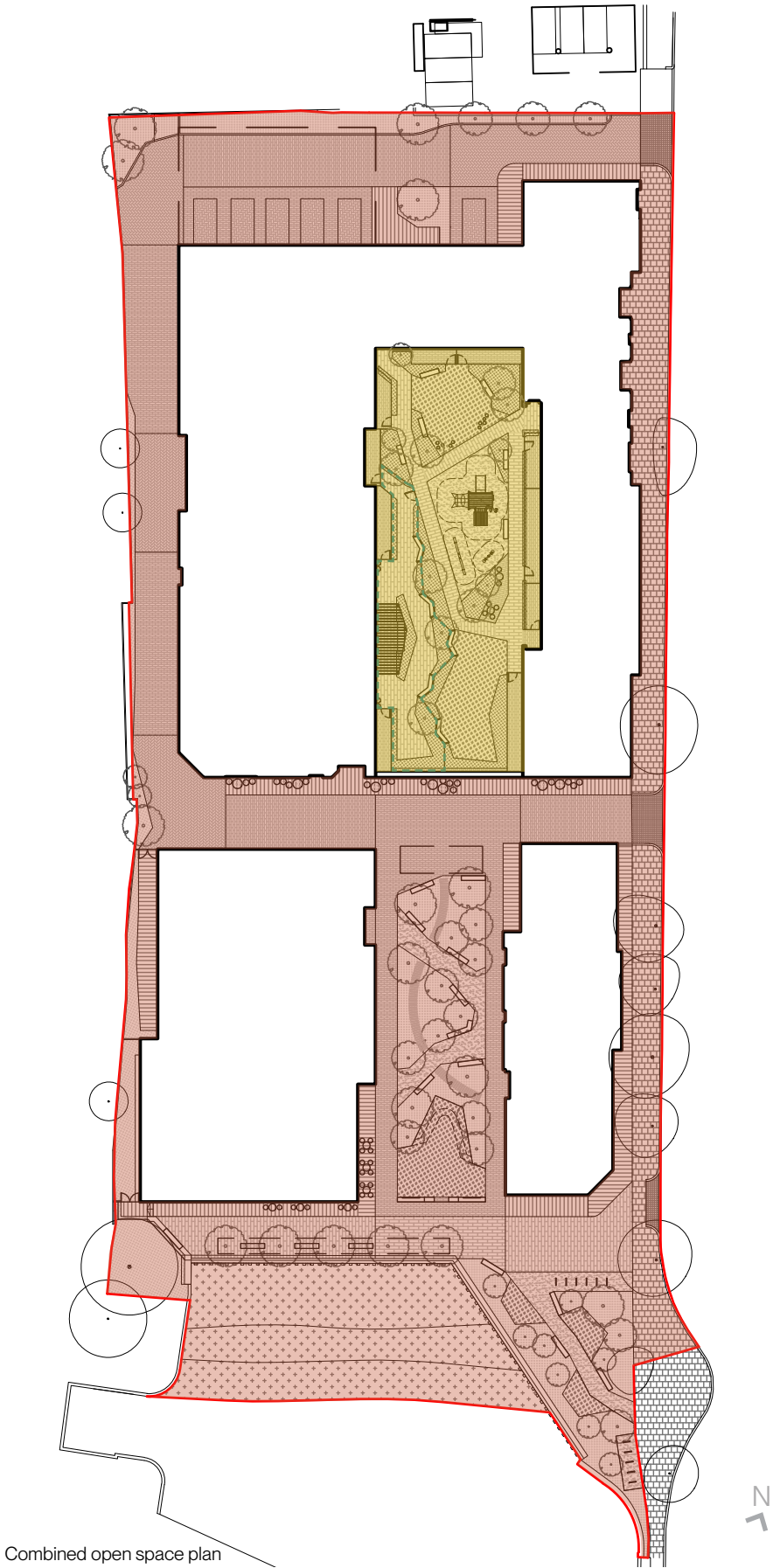
Of this, the total area of non built on open space on the ground floor is 3580m2, which equates to 48% of the site area.

There is additional open space across the first floor podium garden; a total of 721m2. Whilst the full podium is accessible for Extra Care residents, 152m2 of the podium is dedicated to Extra Care residents only.

Therefore the total open space within the proposal, across all levels, is 4301m2.

On the next page, the open space is broken down to demonstrate how much of this open space is usable amenity space.

- Extent of Open Space overall: 4301m2
- Extent of Open Space at Ground Floor level: 3580m2
- Extent of Open Space at First Floor: 721m2
- Extra care only space: 152m2



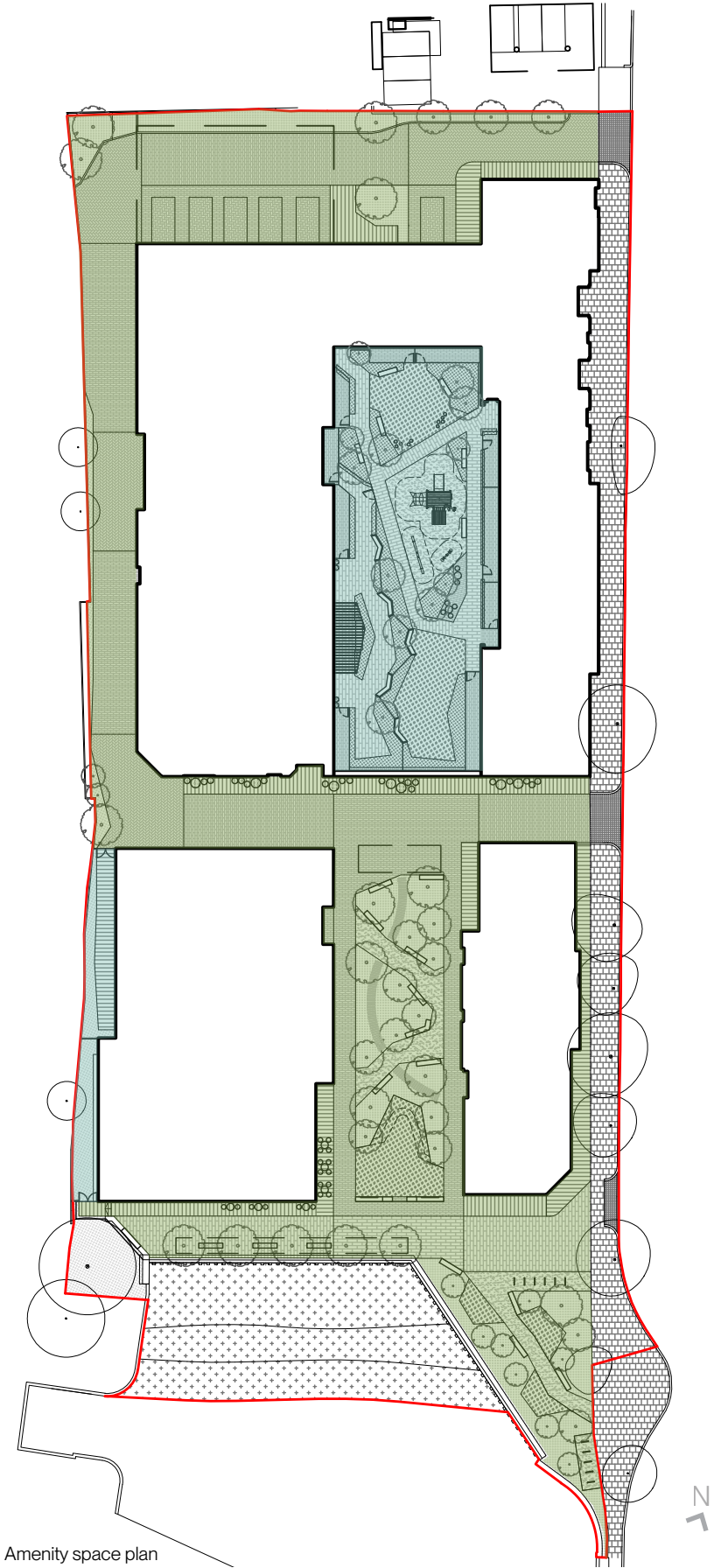


Proposed Amenity Space across combined levels of the scheme

The scheme has a variety of soft and hard areas, the majority of which are accessible and usable. Some areas are not deemed as amenity due to being footpath and/or carriageway.

- Publicly Accessible Amenity Space  
Ground Floor only: 2468m2
- Privately Accessible Amenity Space  
Ground Floor and First Floor combined: 823m2

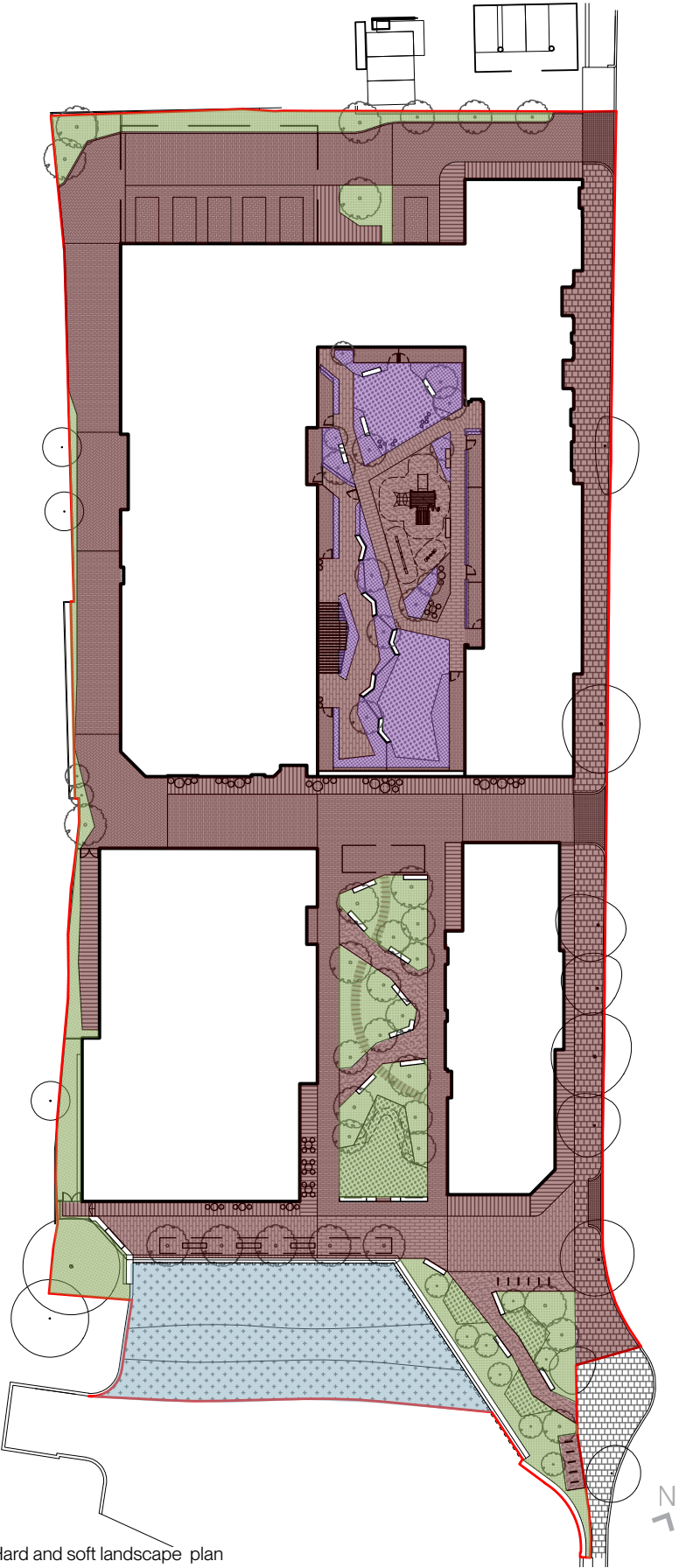
Total Amenity Space: 3291m2



Amenity space plan

Hard and Soft Landscape plan

- Hard landscape 2771m2
- Soft landscape 1394m2
- Ground floor 658m2
- Creek 463m2
- On podium 273m2



Hard and soft landscape plan

# 3.2 Play Strategy

The Greater London Authority provides guidance to help developments throughout London deliver child friendly, safe, and stimulating spaces. The play ambition for this scheme is to create a range of formal play and 'playable' landscapes which suit a range of ages and groups. Including formal play for toddlers to interactive art features or furniture which encourage adults to play.

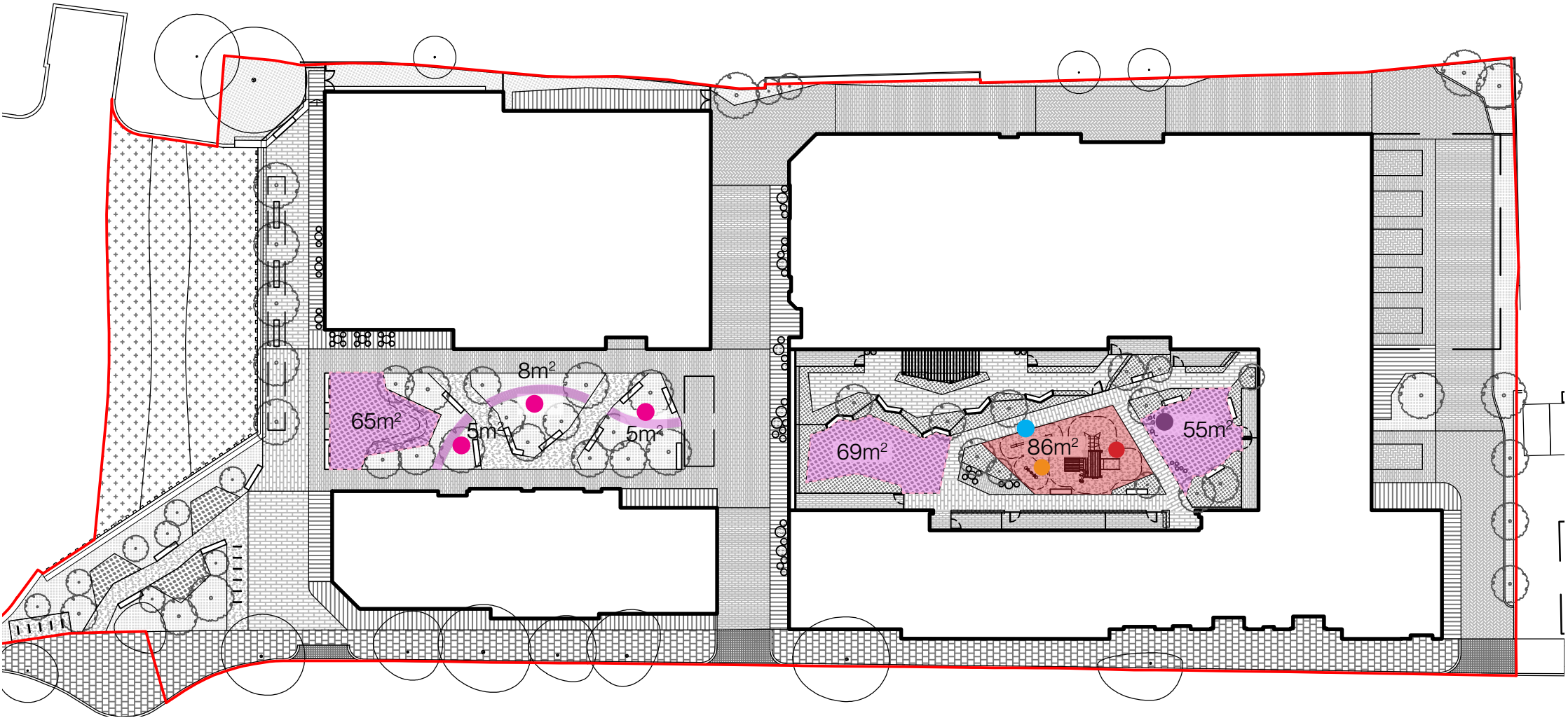
Based on the Greater London Authority's yield calculator for play space provision, the phase development will have 79.9 children, this results in a play requirement of 799m2 for the application.

This is broken down into areas targeted for each age group as follows:

Ages 0-4: 359sqm  
Ages 5-11: 268sqm  
Ages 12-15: 113sqm  
Ages 16-17: 59sqm  
Total: 799sqm

Total proposed play: 293sqm

This means 506sqm of play space will need to be provided off site



N 1:500

Legend:

- Play space with play for 0-4 Year olds
- Flexible lawn 'playable space' suitable for all ages

- Indicative proposed play equipment:
- Timber logs
  - Timber Steppers
  - Wooden Play Structure
  - Rocking Ship
  - Play with planting/nature/stepping stones



The Natural First Floor

This resident courtyard at the first floor level will focus play space for the 0-4 years, befitting its enclosure from the public domain and the ability to provide doorstep play for this younger age group.

Taking advantage of the large central lawn, a larger play dedicated area where formal playground structures will be placed offering opportunities for climbing, balancing and sliding. This is augmented with smaller scale pieces and some natural play elements. Overall, the play offer strikes a naturalistic tone, with materiality placing an emphasis on timber integrated with the surrounding vegetation. The appropriate soft fall safety zones will be mainly permeable surfaces comprising of recycled rubber mulch or reinforced grass with rubber matting and equipment shall include provision for sensory and mobility impaired users.





Proposed play provision - The strategy for an offsite contribution

Through the public consultation, the community expressed a desire to see an area wide approach to the provision of play, with existing facilities enhanced and grown rather than a policy compliant level of play space dominating the ground floor public realm at Lots Road South. The scheme has a shortfall of 510m2 of play space.

The objective to provide a green and welcoming space for all ages has also driven the public realm and play space strategy.

The provided on site play focuses on providing for the 0-4 age bracket with formal play features, whilst open lawn spaces provide playable area for the 5-11 age bracket.

Therefore the shortfall for play provision is comprised of:

- Ages 0-4: 273sqm
- Ages 5-11: 65sqm
- Ages 12-15: 113sqm
- Ages 16-17: 59sqm
- Total: 510sqm

As a response to this shortfall a review has been undertaken to analyse surrounding open space and play spaces near the development where an off-site contribution could be suitable

The adjacent pages illustrate this analysis.

Legend:

- Site boundary
- Public open space
- Existing play space within 1km of the site
- Existing open space with no current play offer
- Site to be developed and incorporate play
- Existing play space beyond 1km of the site







**1. Westfield Park Playground**

Westfield park is located within a 5 minute walk of the project site and provides a generous play area with play suitable for different ages and abilities. Open spaces surrounding this designated play space also offer flexible play opportunities for older age groups. Westfield park is located within the Royal Borough of Kensington and Chelsea.

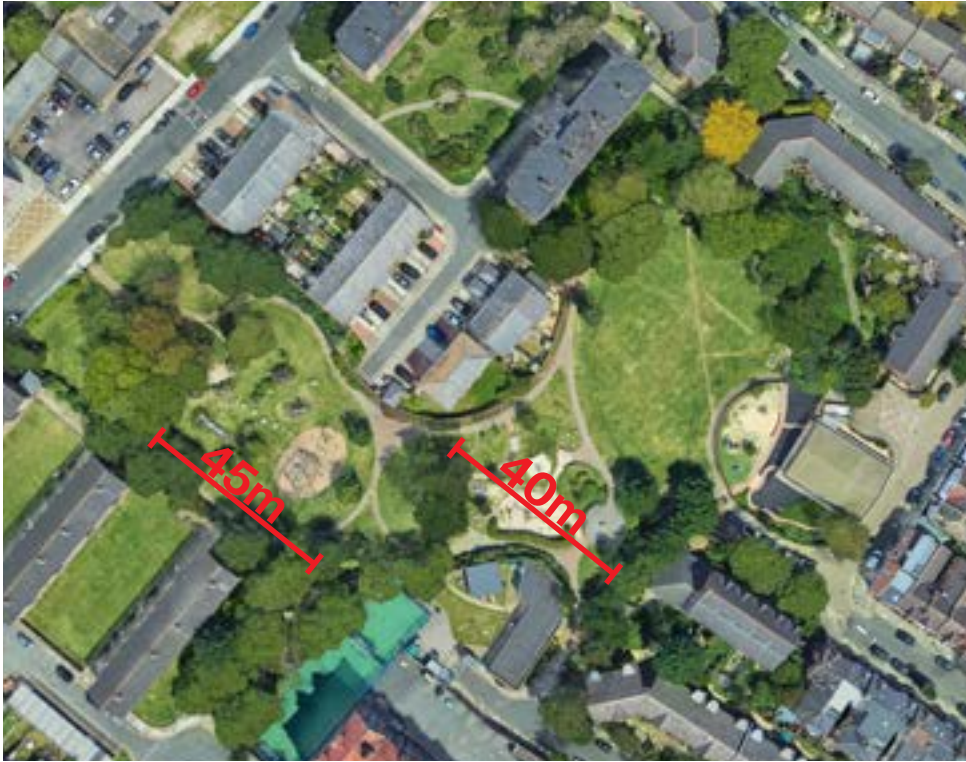


**2. Land Behind Lots Road Pumping Station**

Within the Royal Borough of Kensington and Chelsea, a brownfield site behind the Lots Road Pumping Station has been identified for redevelopment. The land is within a 5 minute walk from the project site. Public consultation is underway with local residents regarding the future use of this space for public realm. Three options have been presented and some include new play space.



Development Option



**3. William Parnell Park Playground**

This park area within 15 minutes walk of the project site has a generous area of existing play. The play equipment is varied and equipment covers a range of ages however, there is potential for this to be enhanced.

William Parnell Park is located within the London Borough of Hammersmith and Fulham.



**4. Maxwell Road Playground**

The Maxwell Road play space has a focus on play for 0-4 year olds, the play space is located within a pocket park with good existing greening. This play space could be enhanced through a contribution to aid in maintenance of the space and possible equipment upgrades. This space is approximately 10 minutes walk from the development site, and sits within the London Borough of Hammersmith and Fulham.



# 3.3 Urban Greening Factor

The Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a fundamental element of site and building design in order to meet London Plan Policy G5 Urban Greening.

UGF scores should be set out in Local Plans. Where Local Plans do not have UGF policy, the London Plan UGF target score of 0.4 for predominately residential developments should be applied.

The scheme currently generates a score of 0.4, as shown in the table on the right.

The scheme has provided a number of soft landscape benefits integrated into the overall landscape design. As the landscape proposals demonstrate, the Site is reasonably constrained in terms of available open space once a viable amount of dwellings, hard landscape and required circulation is included within the application area. Greening has been applied to the scheme wherever possible without compromising the use and safety of the spaces and the planting types proposed are the most appropriate for how people and nature will benefit and interact with them.

All roofs will feature a biodiverse roof system, incorporating a mix of wildflower seeds and plug plants, in some cases beneath PV panels. The substrate is intended to have undulating depths, with a minimum of 150mm depth. This is instead of lower scoring sedum mats. Mechanical plant and access paths have been kept to a minimum on the roofs to maximise these biodiverse roof areas.

Areas of planting on the podium have been included as intensive green roof with a minimum undulating substrate of 150mm, in reality these planting area will have deeper undulating planting conditions ranging from 400 - 1000mm and further detail on the proposed planting within these spaces can be found in the planting strategy.

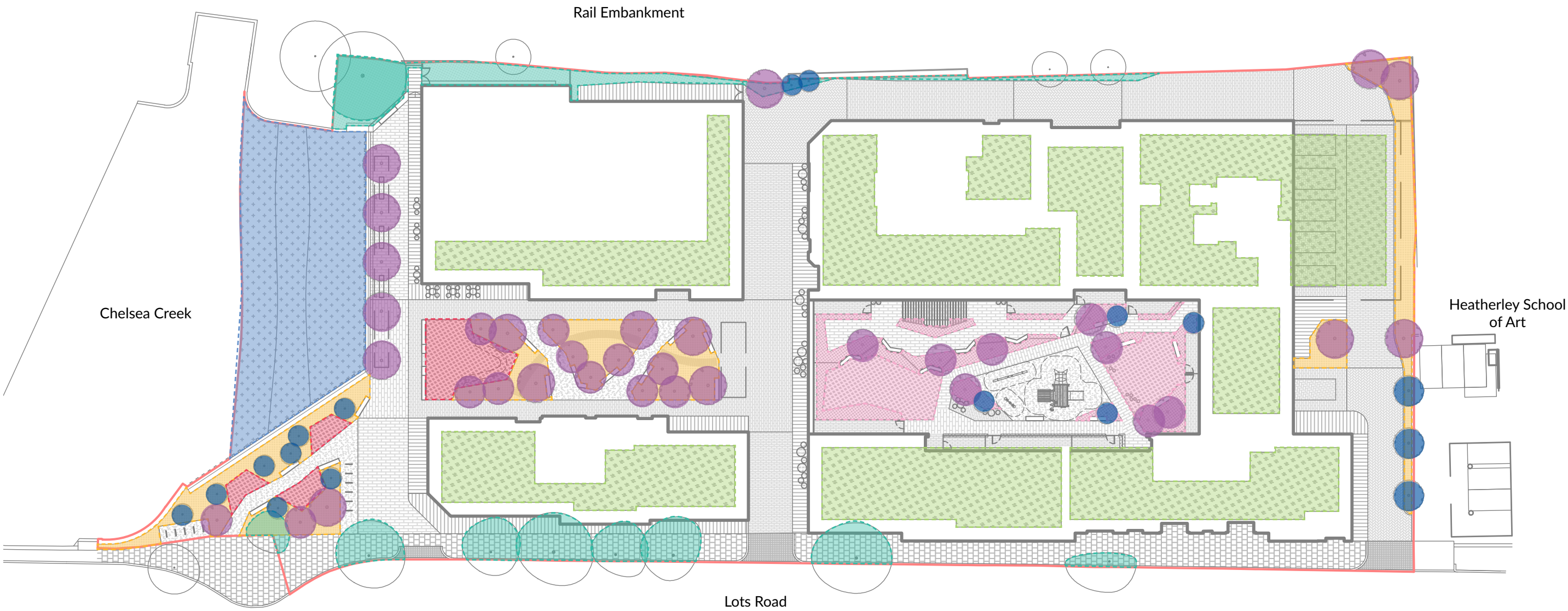
Along the western edge of the scheme it is proposed that existing scrub vegetation is retained and built upon with new native woodland planting proposed.

This UGF score demonstrates the scheme is focused on delivering a meaningful uplift to the site whilst working within the constraints of the development.

For Biodiversity Net Gain (BNG) refer to the BNG Report by Greengage.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	397	397	254m2 Existing tree canopy 57m2 existing retained scrub 86m2 Proposed native woodland
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	462	462	Note: This is a larger area than the additional area added for the creek due to the move of the creek wall further into the site
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	1924	1539.2	273m2 podium (all planting on podium including 120m2 lawn) 1651m2 Biodiverse roof - Roof level.
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	
Flower-rich perennial planting.	0.7	415	290.5	All ground floor planting excluding pots
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	452.7	271.62	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	99	39.6	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	271	27.1	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			3027.02	
Urban Greening Factor			0.40587557	





Legend:

- |   |  |  |
|---|--|--|
|  Semi Natural Vegetation (e.g.. woodland, flower-rich grassland) created on site                                      |  Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm. |  Small tree     |
|  Wetland or open water (semi natura; not chlorinated) maintained or established on site                               |  Flower-rich perennial planting   |  Multistem tree |
|  Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm |  Amenity grassland  |  |



# 3.4 Planting Strategy

The planting palette for the scheme has been developed with key focus on:

- Enhancing natural habitat with native species and species that support foraging for birds, attract pollinators and wildlife and contribute to an overall enhancement of biodiversity in the local and wider context;
- Considering climate change, resilience and long term maintenance requirements by choosing low maintenance and drought tolerant species;
- Species will be adapted to suit various landscape habitats such as private terrace buffer planting, creek edge planting, ornamental beds, and other soft spaces;
- Display - the plant selection will include at least 60% of evergreen/semi evergreen species giving a structure to the planting arrangement and other species that will provide all year round interest with colour, scent and textures.



Flower rich perennial planting - Indicative species

*Euphorbia amygdaloides var. robbiae*  
*Viburnum opulus compactum*  
*Cornus sanguinea*  
*Skimmia kew green*  
*Achillea 'Terracotta'*  
*Anemathele lessoniana*  
*Carex Testacea 'Prairie fire'*  
*Perovskia atriplicifolia Prime Time*



Creek/Inter-tidal Planting - Indicative species

*Juncus articulatus*  
*Artemisia vulgaris*  
*Angelica sylvestris*  
*Lythrum salicaria*  
*Calluna vulgaris*  
*Molinia caerulea*



Woodland planting - Indicative species

*Cornus sanguinea*  
*Corylus avellana*  
*Fritillaria*  
*Galanthus nivalis*  
*Hedera helix*  
*Hyacinthoides*  
*Ilex aquifolium*  
*Malus*



Hedges - Indicative species

*Carpinus betulus*  
*Crataegus monogyna*  
*Fagus sylvatica*



Species rich amenity planting - Indicative species

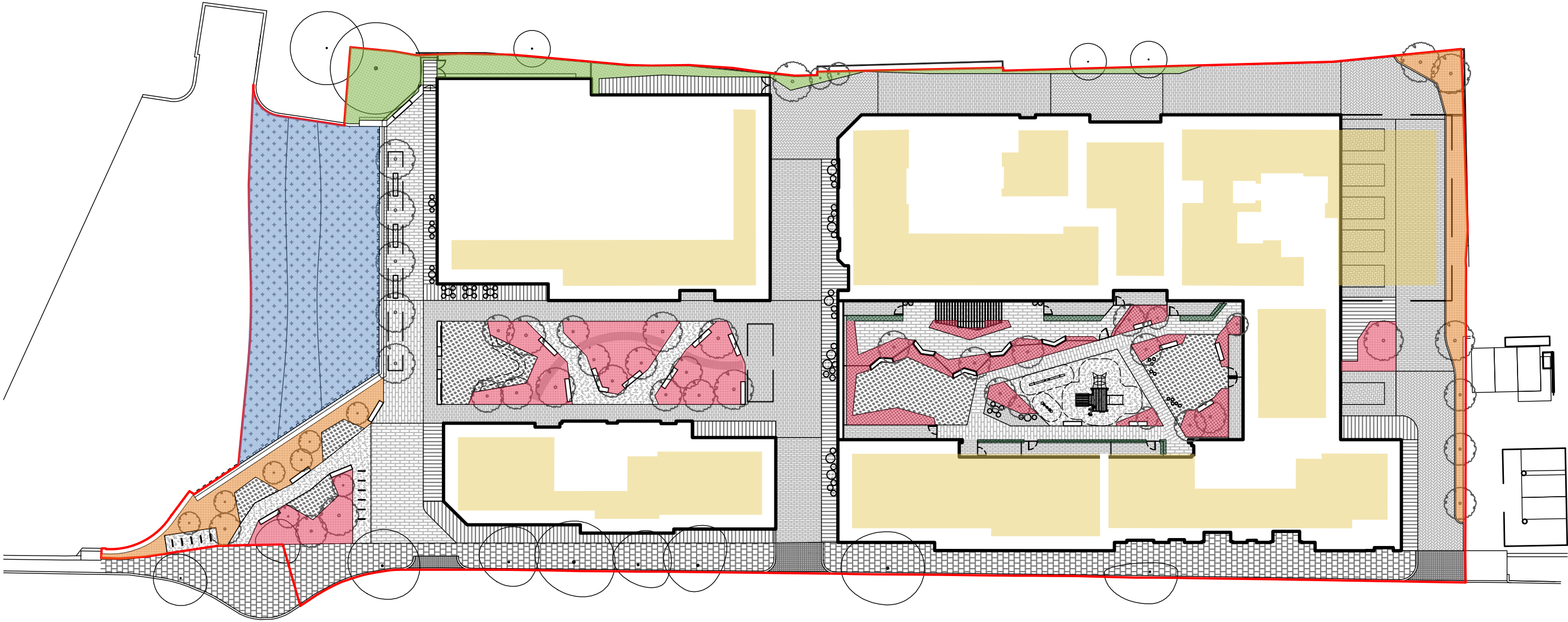
*Euonymus europaeus*  
*Euphorbia characias wulfenii*  
*Euphorbia amygdaloides var. robbiae*  
*Viburnum opulus compactum*  
*Cornus sanguinea*  
*Skimmia kew green*  
*Euonymus alatus burning bush*  
*Nandina domestica gulf stream*  
*Achillea 'Terracotta'*  
*Anemathele lessoniana*



Biodiverse roofs - Indicative species

*Lotus corniculatus*  
*Galium verum*  
*Campanula glomerata*  
*Leontodon*  
*Betonica officinalis*  
*Ranunculus bulbosus*  
*Silene dioica*  
*Silene vulgaris*  
*Papaver rhoeas*  
*Viola tricolor*  
*Primula veris*  
*Echium vulgare*





- Legend:
- Flower rich perennial planting
  - Creek/inter-tidal planting
  - Woodland planting
  - Hedges
  - Species rich amenity planting
  - Biodiverse roofs



# 3.5 Tree Strategy

The masterplan is comprised of both public and private spaces across the ground floor and on podium. The approach to soft landscaping and trees is to unify the design proposals and generate consistency across the site, whether its within public or private areas.


Trees:

Trees have been selected and located to complement the existing trees on and around the site, to provide seasonal variation, greenery character and visual interest through the different spaces in the site.

The variety of scale, species and form are spread throughout the masterplan, with smaller to medium size multi-stem species planted within the courtyards and particularly the podium garden. With larger crown species proposed within the more open public realm areas.

The adjacent strategy sets out the intended tree palette and layout which will be developed and detailed in the following design stages.



 *Sorbus aucuparia*



 *Acer x freemanii*



 *Quercus robur* 'Fastigiata Koster'



 *Gleditsia tricanthos* 'skyline'



 *Corylus avellana* (multistem)



 *Crataegus monogyna* (multistem)

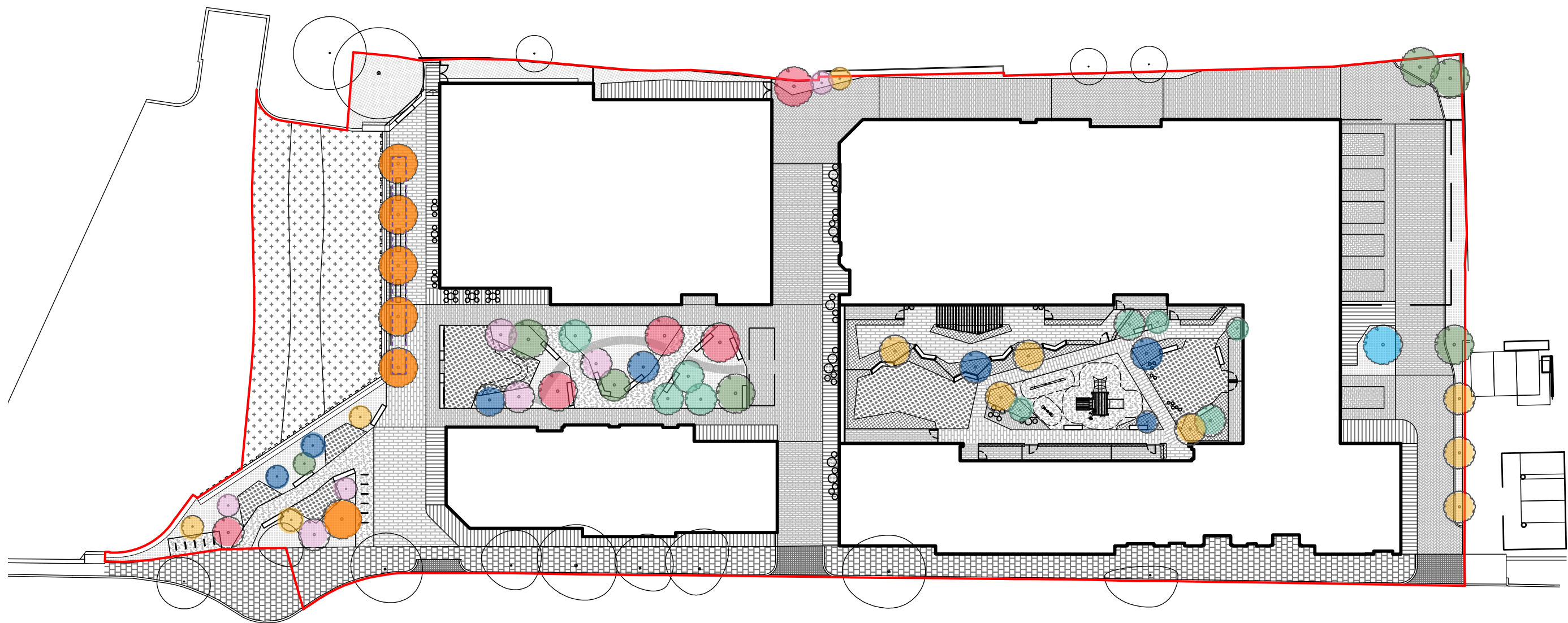


 *Magnolia kobus* (multi stem)



 *Cornus kousa* (multi stem)





Legend:

- |  |  |   |
|--|--|---|
|  <i>Sorbus aucuparia</i>                  |  <i>Magnolia kobus multi stem</i> |  Tree pit zone |
|  <i>Quercus robur</i> 'Fastigiata Koster' |  <i>Crataegus monogyna</i>        |   |
|  <i>Gleditsia tricanthos</i> 'skyline'    |  <i>Corylus avellana</i>          |   |
|  <i>Acer x freemanii</i>                  |  <i>Cornus kousa multi stem</i>   |   |



# 3.6 Hard Materials Strategy

Selection of hard materials for the Lots Road development consider, the surrounding context, high quality and robust materials supporting the character of each space.

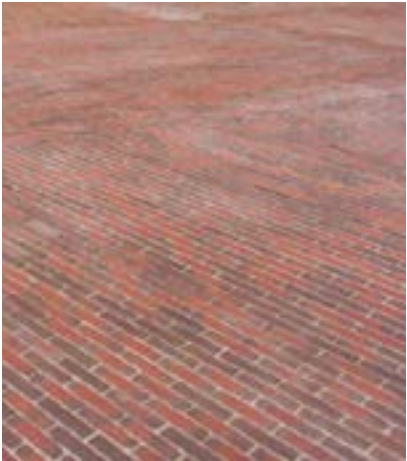
The hard materials palette supports key design principles including:

- Creating pedestrian focused spaces, which can also be used by vehicles.
- Materials utilise a range of warmer tones to create a more welcoming public and resident environment;
- That larger unit slabs are used where no vehicle over-run occurs, denoting private pedestrian spaces;
- The comprehensive use of recessed covers is proposed in paved areas to reduce the visual presence of public utilities;
- All areas will be designed in full recognition of the Equality Act and the need to ensure that all facilities are reasonably accessible to disabled people. Important considerations include the need to ensure all gradients are fully accessible, all routes are free of obstacles and that appropriate textural and colour contrast is provided at and junctions with roads.

Materiality Selection also considers:

- Materials that create a unique and distinctive space,
- Suitable colour scheme complementing the architecture of the development and the existing context,
- Durability and quality that will enhance the overall standard of the surroundings and provide long-lasting performance,
- Sustainability and BREEAM criteria,
- Providing permeable surfaces for existing trees, and
- Consideration of loading and future use including maintenance, vehicular access and occasional emergency access.

For paving patterns refer to landscape general arrangement drawings.



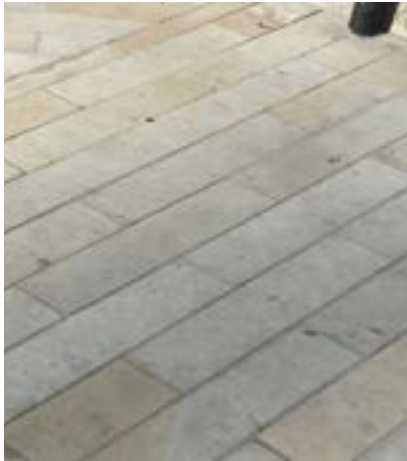
P1 Clay pavers - terracotta colour or similar



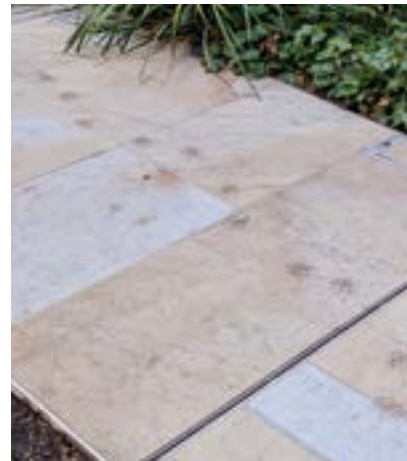
P2 Clay paver - buff colour or similar



P3 Clay paver - grey colour or similar



P4 Yorkstone or similar - 75x100x400mm or similar



P5 Yorkstone or similar - 75x200x600mm or similar



P6 Compacted gravel or similar



P7 Yorkstone or similar paving and granite kerb to RBKC Highways standards for pavements



P8 Reclaimed granite setts or similar to RBKC Highways standards



P9 Stepping stones



P10 Concrete paving small grain or similar (on pedestals)

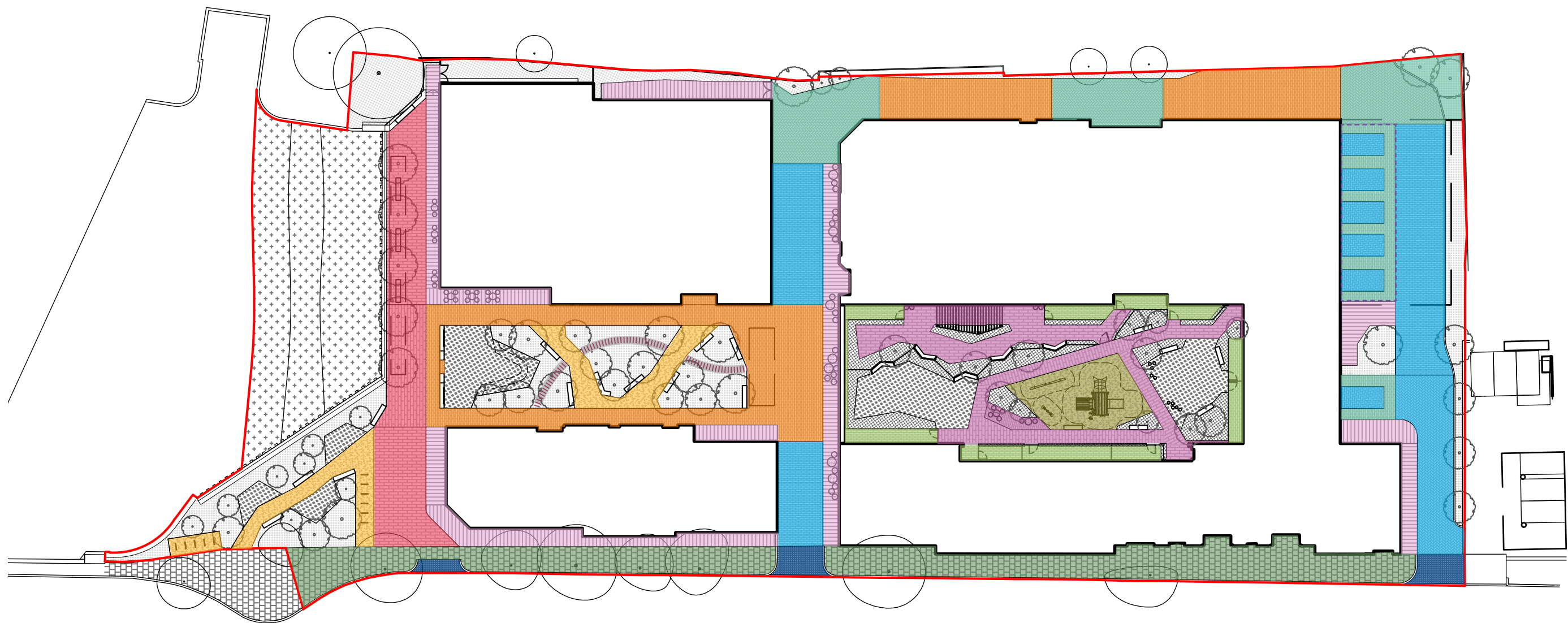


P11 Concrete paving large grain or similar (on pedestals)



P12 Play surface





Legend:

- |   |  |                  |
|---|--|------------------|
| P1 Clay pavers - terracotta colour or similar     | P7 Yorkstone or similar paving and granite kerb to RBKC Highways standards for pavements | Permeable paving |
| P2 Clay paver - buff colour or similar            | P8 Reclaimed granite setts or similar to RBKC Highways standards                         |                  |
| P3 Clay paver - grey colour or similar            | P9 Stepping stones   |                  |
| P4 Yorkstone or similar - 75x100x400mm or similar | P10 Concrete paving small grain or similar (on pedestals)                                |                  |
| P5 Yorkstone or similar - 75x200x600mm or similar | P11 Concrete paving large grain or similar (on pedestals)                                |                  |
| P6 Compacted gravel or similar                    | P12 Play surface   |                  |



# 3.7 Furniture & Railing Palette

The street furniture strategy for the public realm proposes simple, robust and contemporary designs that will complement the different characters and uses of the site.

The detailed specifications will:

Seek to select materials from sustainable sources where fit for their purpose and be easy to maintain/replace.

- Coordinate boundary treatments and railing design with architectural proposals.
- Requirements for arm and backrests will be considered in the selection/design of benches.
- Aim to use locally sourced materials/reclaimed where practicable.
- Ensure seating options are retained at regular intervals to provide resting points.
- Consider the use of prefabrication and standardisation techniques to minimise waste.
- Examine the use of recycled materials.
- Specify Forest Stewardship Council (FSC) certified timber or timber certified under the Pan European Forest Certification Scheme.
- Seek to install energy efficient components including lighting.
- All seating and furniture arranged to make space accessible.



BS1/BS2/BS3 Timber + steel bench seating with back and arm rests



CS Cycle Stands



LB Litter & Recycling Bins (colour tbc)



BT Bib tap for landscape maintenance (locations tbc)



R1 Railing to creek edge (colour tbc)



R2/R3 Light timber railing (Podium Garden)

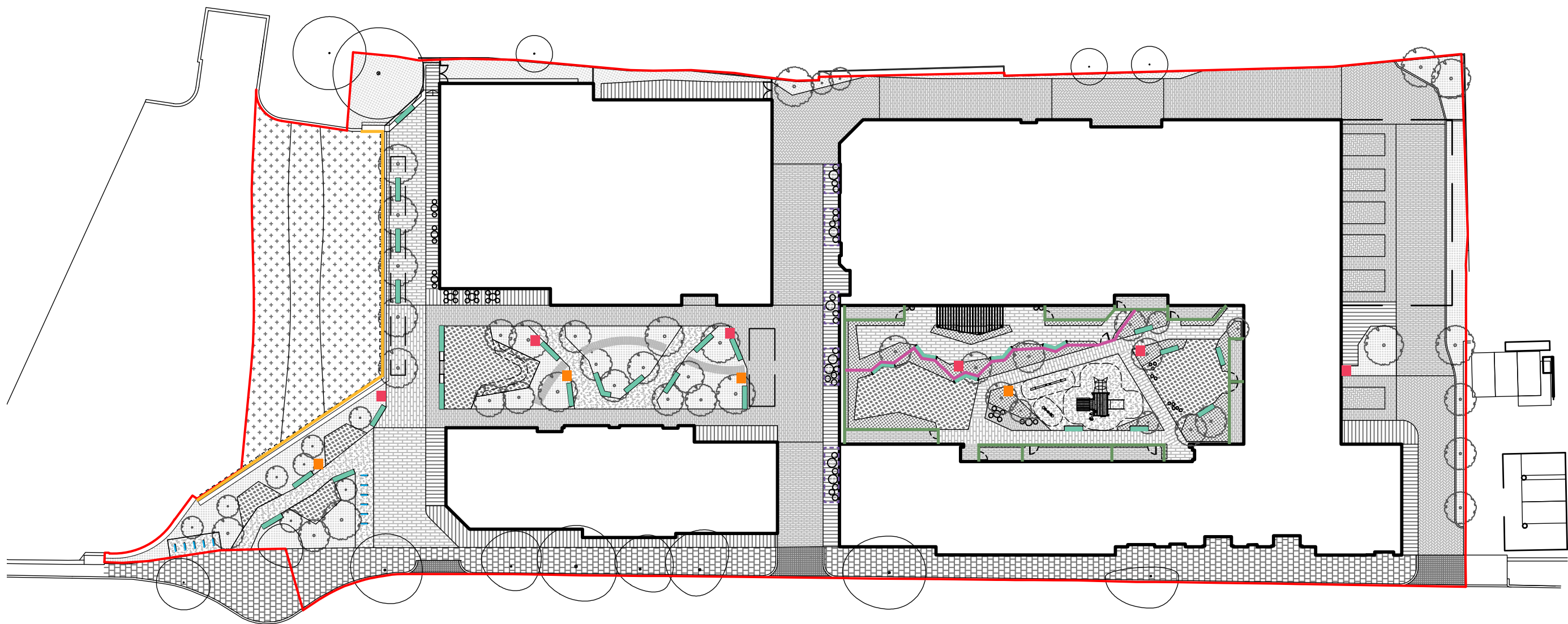


R4, G2/G3 Low metal railing and gate to podium private terraces & podium edge (colour tbc)



PP Plant Pots





Legend:

- BS1/BS2/BS3 Timber + steel bench seating with back and arm rests
- CS Cycle Stands
- LB Litter & Recycling Bins
- R1 Railing to creek edge

BT Bib tap for landscape maintenance (locations tbc)

R2/R3 Timber railing (Podium Garden)

R4, G2/G3 Low metal railing and gate to podium private terraces & podium edge

PP Plant Pots



September 2025  
Design and Access Statement.