

# **Lots Road Open Space**

## **Analysis of stakeholder consultation**

**April 2025**

**Consultation and Participation Team  
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# Introduction

## Background

The Council is planning to create a new open space on Lots Road, located behind the Lots Road Pumping Station. This space will provide local residents with a new place to relax, play, and enjoy nature. Unlike a conventional park, this open space must incorporate flexible and demountable elements, as part of the site sits atop the Thames Tideway Tunnel, which requires periodic maintenance access. As such, the design must accommodate temporary clearances, and final layouts are subject to consultation with both Thames Tideway and Thames Water, which may result in certain areas being restricted from use.

The space is intended to include a range of features that reflect the community's needs and the environmental context of the site, including:

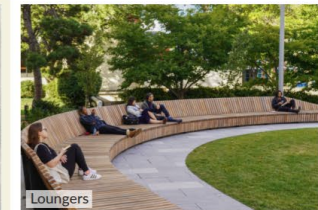
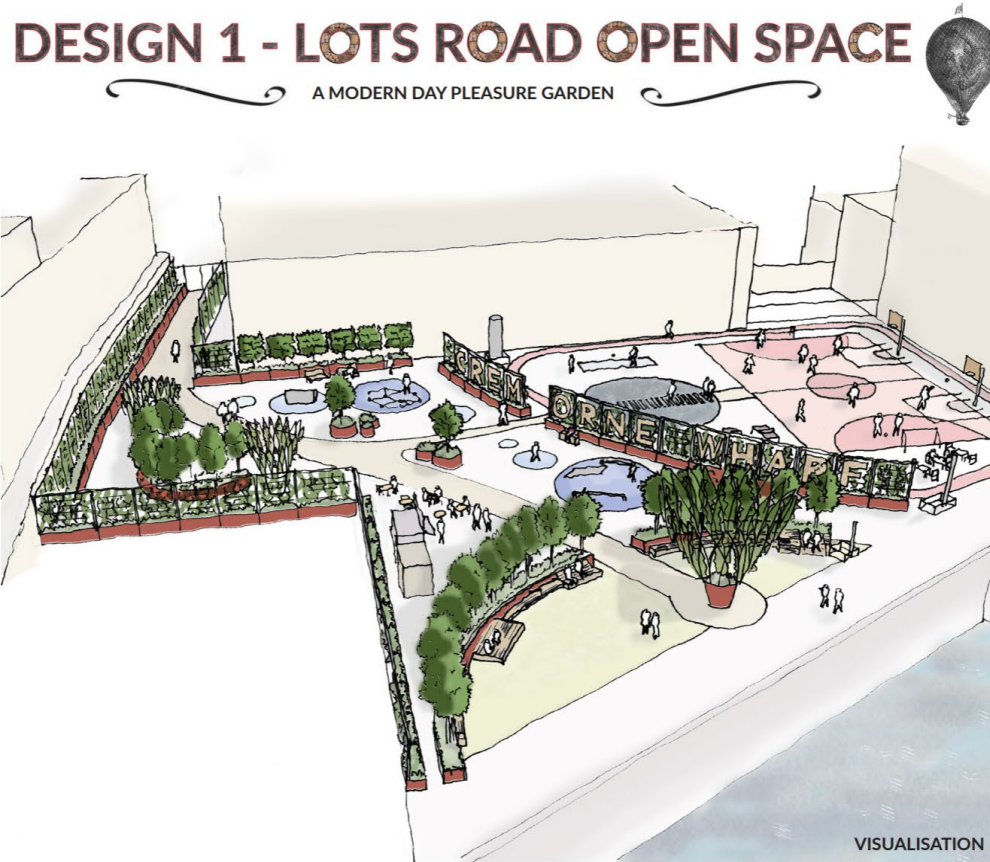
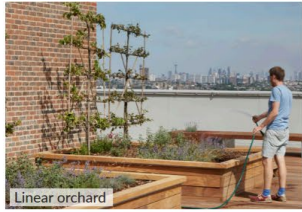
- Planting that supports wildlife and provides year-round visual interest
- Seating areas for rest and socialising
- Play and informal sports areas
- A drinking fountain
- Ornamental entrance gates on Lots Road
- Other creative and functional features appropriate for the site

To shape the design of the space, the Council shortlisted three experienced designers, each of whom submitted high-level outline proposals. As part of the tender process, residents of the Chelsea Riverside ward were invited to review the proposals and vote for their preferred design. Feedback from residents outside the ward was not included in the final evaluation to ensure the local community's voice was prioritised.

The resident vote accounted for 50 per cent of the evaluation criteria, with the remaining 50 per cent based on the designers' technical expertise. The designer with the highest combined score will collaborate with the community to develop the final vision, with delivery of the space planned for 2026.



# Design One





# Design Two

## Design 2 - Lots Road Open Space: A Pleasure Garden for the Community'

Our proposal is to create a pleasure garden for the 21st Century at Cremorne Wharf. It will be a place where the Lots Road community can take part in events, have fun and spend time in nature next to the river.

## Design 2 - Lots Road Open Space: 'A PLEASURE GARDEN FOR THE COMMUNITY'

### Flexible Activity Space

The area is largely left clear and may be used for pop-up events

### Storage Area

This area is used to store the movable elements when required.

### Thames Walkway

The river walk will be permanently clear and unobstructed.

### Ground Art

### Movable 'Bus'

Your space,  
Your way!

### Tiny Forest & Viewing platform

The viewing platform and tiny forest are fixed in this location.

### Entrance Portable Grove

All planters and skating elements in the entrance zone are mobile and can be moved with 24 hours' notice.

### The Pier Place



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# Design Three

## Design 3 - Lots Road Open Space



Active play features (e.g. table tennis) offer all ages play and exercise opportunities



Modular 'bleacher' seating and tables offer versatile configurations for use



Piping serves as both a playful and sculptural element, reflecting the industrial character of the site



Colourful circular seating allows for groups and social seating



Light up stools offer flexible seating and early evening interest



Colourful picnic tables allow for flexibility (and ease of moveability for maintenance)



Community gatherings and events, such as markets, could utilise the east of the space



Events such as seasonal outdoor cinema could offer a local community resource



Bespoke metal framed play / exercise features (such as swings) will utilise the site boundary wall and recognise the site's industrial heritage



Modular planters allow for new habitat and planting to provide connection to nature and health and well-being benefits.



Seasonal seating provides flexible use, and will facilitate/accommodate local event days



A range of interconnected benches, offers scope for group and individual seating, as well as opportunities to recline, sit, relax, socialise and access waterfront views



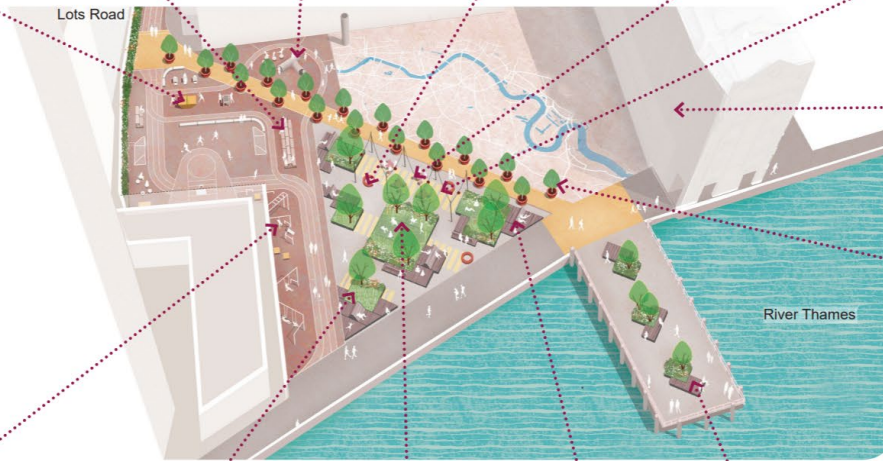
Themed lighting projected on surrounding blank façades provide visual statement and interest, celebrating the area rich heritage



Tree planters along the avenue provide seasonal colour, shade and greenery



Modular grass / meadow 'trays' allow for community use, much needed low maintenance greenery and wildlife connectivity within the site



# Introduction

## Consultation methodology

An online survey was launched on the Council's Consultation and Engagement Hub and actively promoted via Nextdoor, with messages posted multiple times to reach residents of the Chelsea Riverside ward. Two in-person drop-in sessions were held—one at Chelsea Theatre and one at Cremorne Park. In addition, posters and banners were displayed in key local locations, including outside the proposed site and in Cremorne Park, and the consultation was featured on electronic noticeboards across the World's End and Cremorne Estates. Local businesses were contacted directly by Council Officers and a Councillor, who requested their support in displaying posters. The Council also contacted Residents' Associations in the area to encourage them to promote the consultation among their members. The consultation was open from 24 February 2025 to 09 April 2025 and received a total of 92 response.

## Report

A total of 92 surveys were returned by the consultation deadline. As part of the quality assurance process, responses were reviewed to ensure they came from residents of the Chelsea Riverside ward. This led to 17 submissions being excluded from the final analysis.

## Appendices

An appendices document is also available on request, containing data tables and all comments made by respondents to the survey.

## Acknowledgements

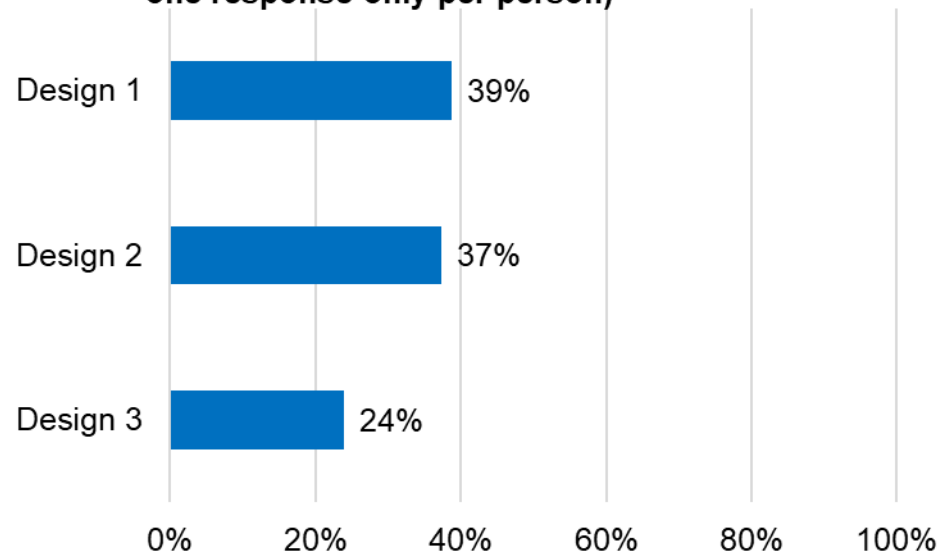
The Council would like to thank all residents and stakeholders that took the time to feedback their views.

# Preferred Design

Respondents were asked to review the three designs options presented and select their preferred design.

- Design 1 received the highest level of support, with 39 per cent of respondents selecting it as their preferred option.
- Design 2 followed closely behind with 37 per cent, indicating that it was nearly as popular as Design 1.
- Design 3 was the least preferred, selected by 24 per cent of respondents.

**Please review the three designs options presented and select your preferred design. (Only one option to be selected and one response only per person)**



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# Any other comments on the proposal

Respondents were asked if they have any other comments or feedback on the creating of a new open space on Lots Road.

Comments made have been themed and are summarised in the table below. Examples of comments can also be seen on the next page, with the full list of themes and comments found in the appendices.

Theme	Count
Green Space and Amenities	13
Accessibility and Inclusion considerations	8
Include areas for physical activities and/ or sports facilities	8
Supports the proposal	7
Additional ideas to consider- Include café and/or Farmer market	7
Practical issues regarding the proposed design(s)	5
Safety concerns	5
Prefer option one	4
Include toilets/accessible toilets	4
Prefer option two	3
Additional ideas to consider	3





# Comments

*“A green space that provides quiet areas as well as activity whilst minimising any increase in traffic and noise / further light pollution is welcome. Please be mindful that many people reside in the area surrounding the space. Thank you.”*

Green Space and Amenities

*“Green Space and accessible for older and disabled people, with a portable changing places toilet.”*

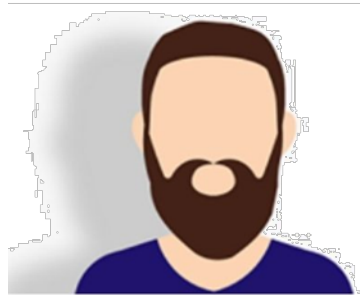
Accessibility and Inclusion considerations

*“I think it is important to have sport and exercise areas that local young people can use, not just a table tennis area”*

Include areas for physical activities and/ or sports facilities

*“Brilliant idea”*

Supports the proposal



*“More green!!!! We need more trees, plants and grass. Soften the space. Make it calm and healthy. Looking at green is good for all of us. Suck up the pollution.”*

Green Space and Amenities

*“Preserving and expanding green space, tree planting and river views will be particularly important.”*

Green Space and Amenities

*“Therefore, is extremely quiet with very few options for neighbourly and community interaction in cafes or a market. Therefore, this will make the Lots village a bit more dynamic and less sleepy”*

Additional ideas to consider- Include café and/or Farmer market

*“Accessible toilets need to be included and all areas wheelchair and mobility scooter accessible”*

Accessibility and Inclusion considerations



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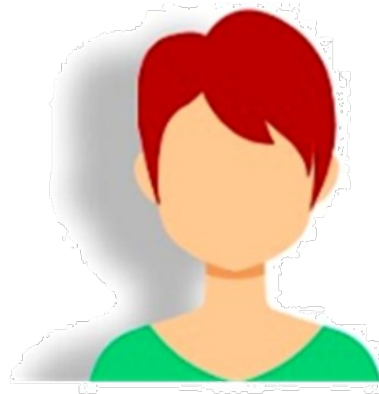
# Comments

*“Both Option 2 and 3 look appealing, however the greater amount of space and seating with daytime use in mind swayed me slightly between the two.”*

Practical issues regarding the proposed design(s)

*“It looks very exciting to have a new recreational space. The issue of security did come up from a neighbour, a bit of concern around any groups of people gathering of youths etc. It is kind of a hidden space. I like the communal feel about it and it is a lovely space near the river and I am looking forward to it.”*

Safety concerns



*“Design 2 allows for more flexibility for pop markets or events for the community and the small forest is a great idea.”*

Prefer option two

*“I like design one's willingness to cater for all age groups e.g. pétanque court for older residents while still catering for children and young people and more active citizens. Also features like chess tables, table tennis tables: from regular media reports we are told that people are becoming more obese, this design stood out as a way like the old pleasure gardens from years ago that people of all ages could interact and get fitter on their doorstep and for free too.”*

Prefer option one

*“Westfield Park and Cremorne Gardens have ample facilities for young children with the recently upgraded playground and also the fountain. Teenagers have very little - there is not even a football pitch nearby - nor do older people have much in the way of outdoor exercise equipment [very limited in Cremorne Gardens]. In my view their needs should take priority.*

*Would also be nice to have some community vegetable and fruit growing there as well!”*

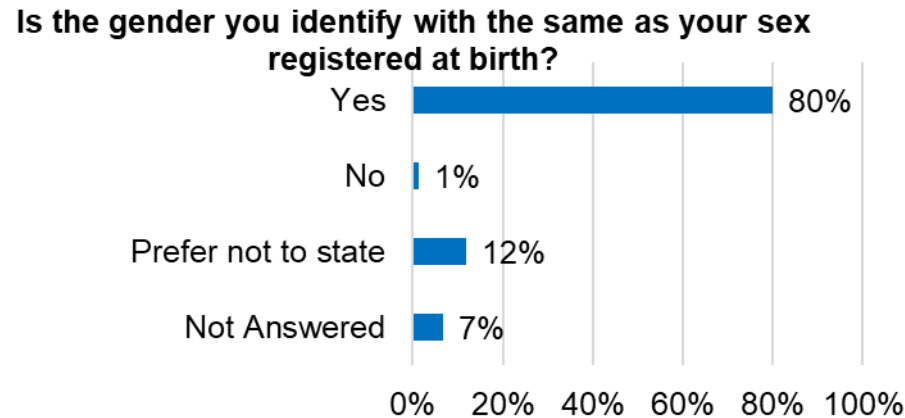
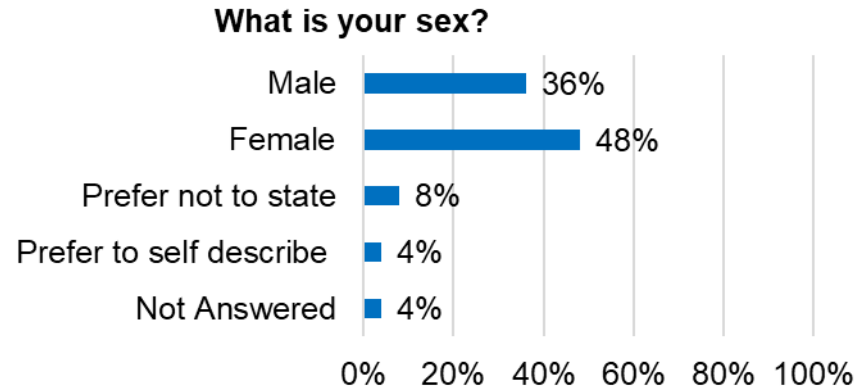
Additional ideas to consider



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# Profile of respondents

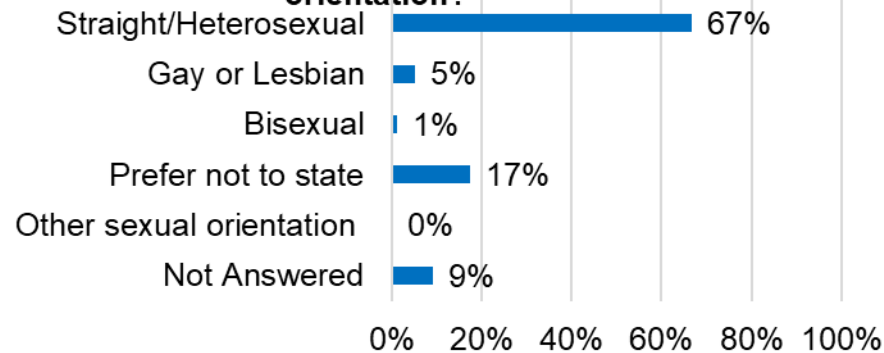
Respondents were asked a series of questions about themselves, to understand who had responded to the consultation.



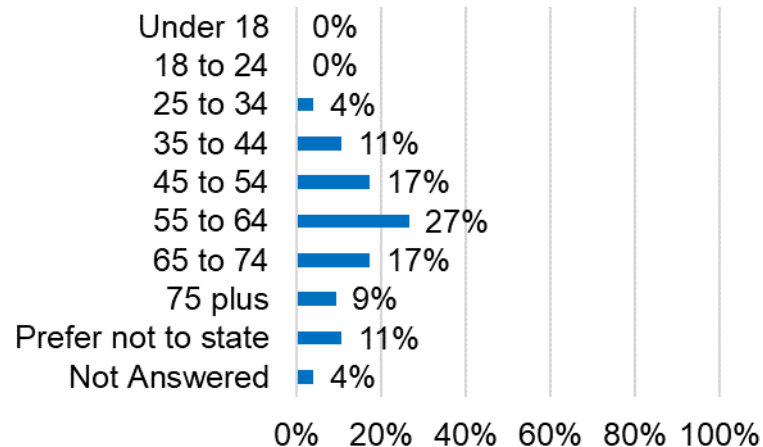


# Profile of respondents

## Which of the following best describes your sexual orientation?

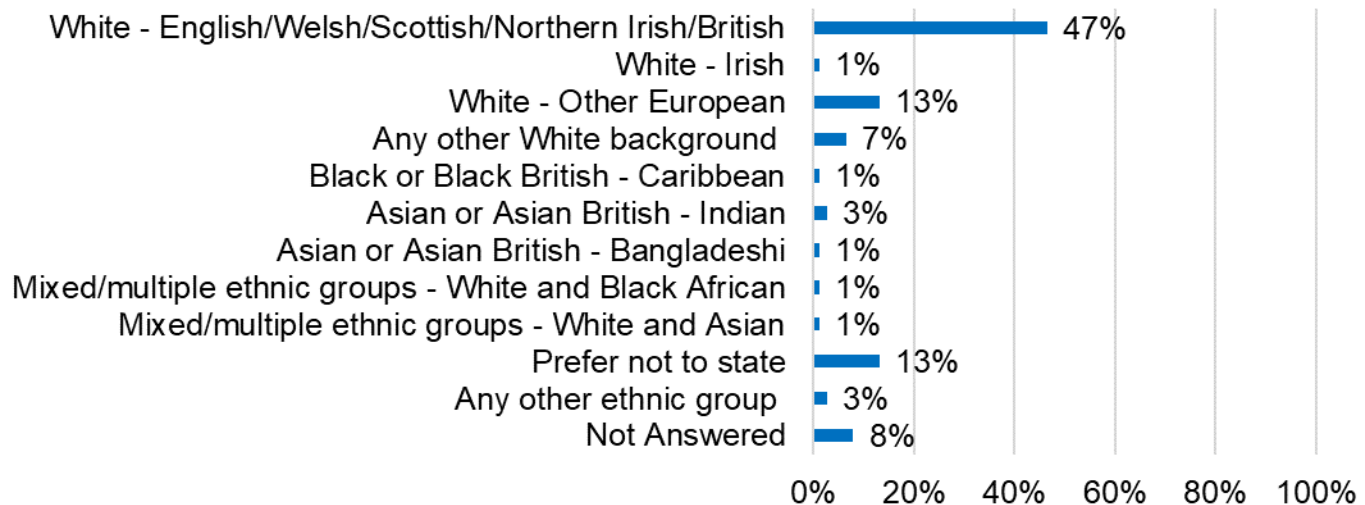


## Which age group do you belong to?



# Profile of respondents

## How do you describe your ethnic origin?



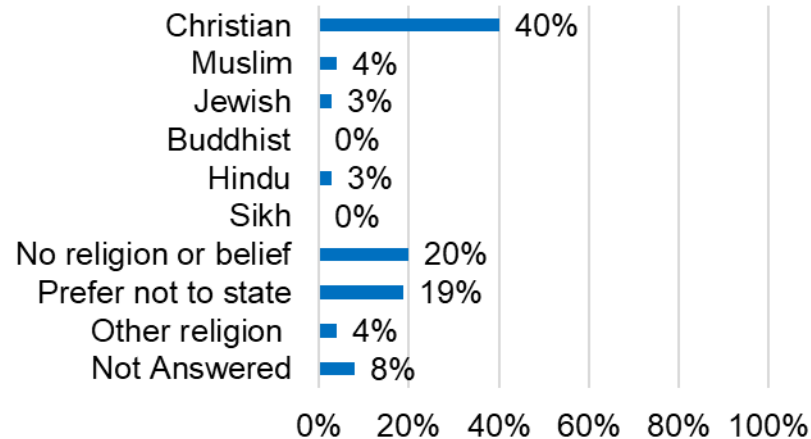
The graph shows the ethnic origins that were selected by respondents



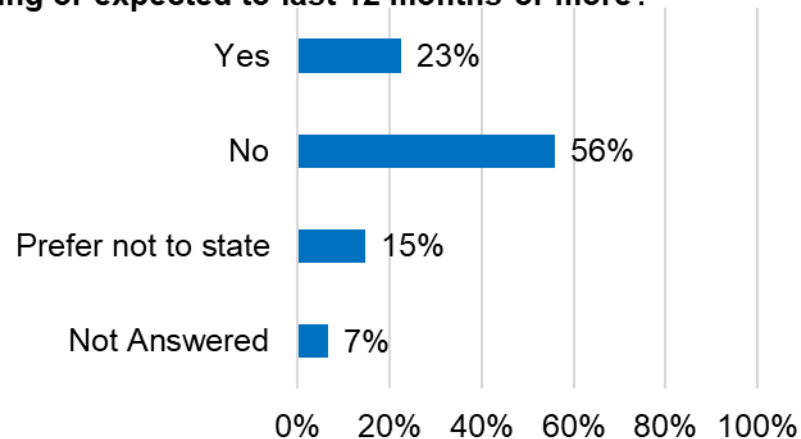
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# Profile of respondents

## What is your religion or belief?



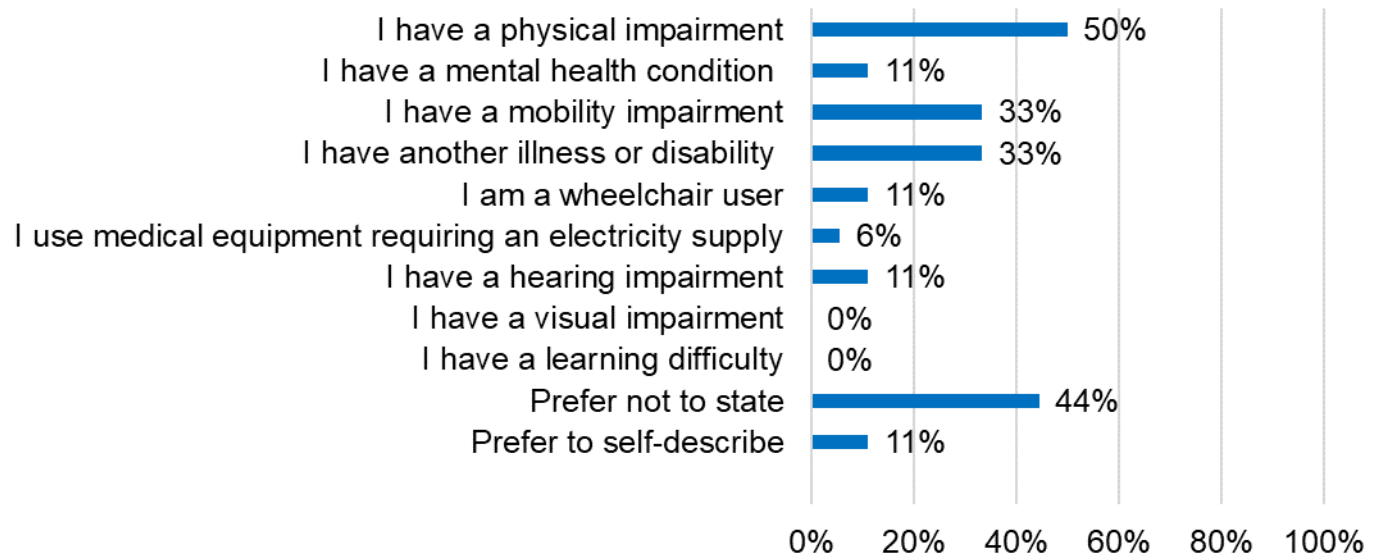
## Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?





# Profile of respondents

**If yes, what is the nature of your physical or mental health condition or illness? (Select all that apply)**



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