

Earl's Court Opportunity Area Placemaking Framework

Appendix A:

Site baseline maps and context

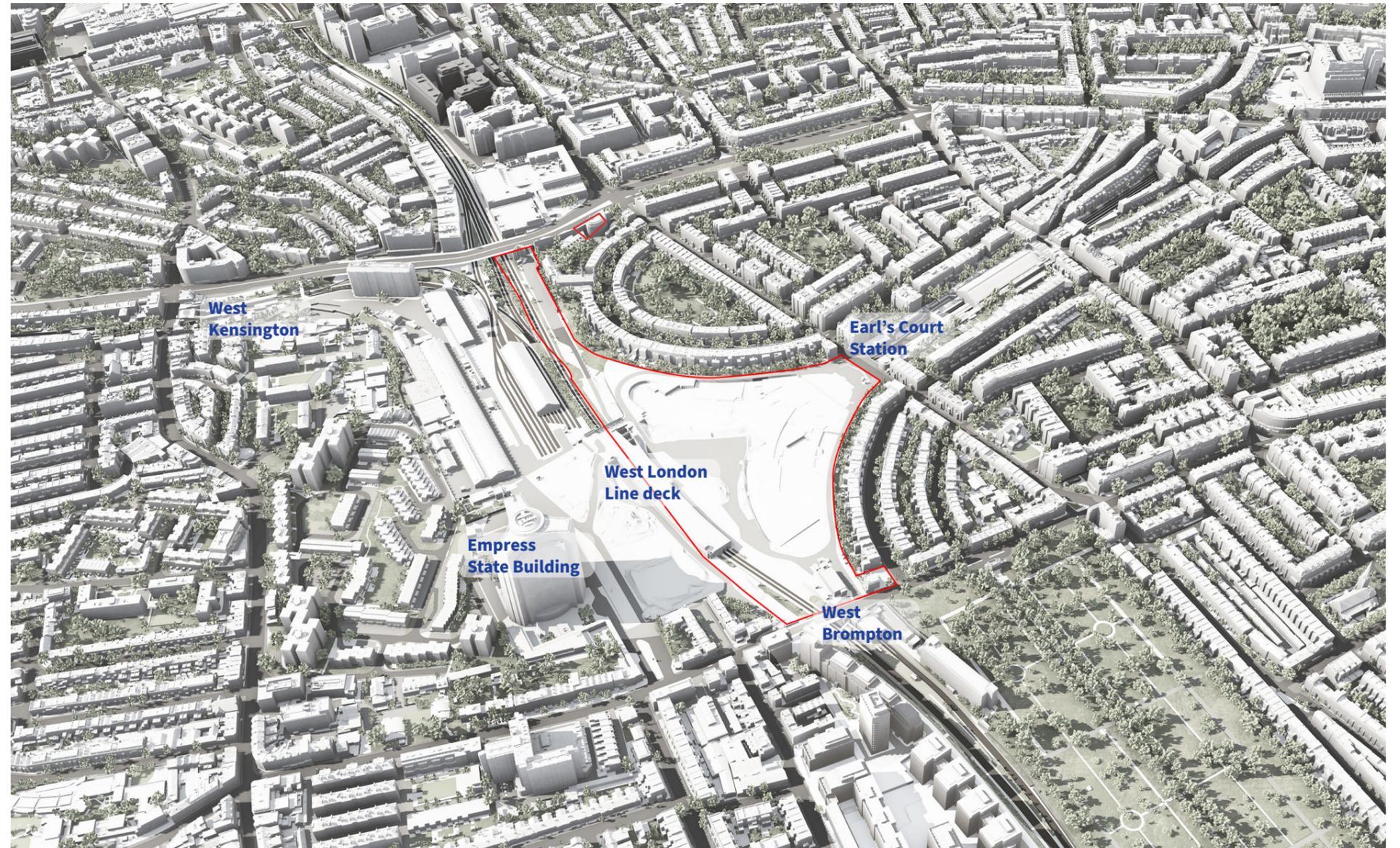


THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Contents

Introduction

1. Public transport
2. Road and cycling network
3. Parks and open spaces
4. Flooding
5. Nature conservation
6. Social deprivation
7. Town centres
8. Schools and social infrastructure
9. Heritage
10. Air quality
11. Noise
12. Site context photographs



2. Aerial view of the site, with the red line showing the site's boundary within Kensington and Chelsea. Image from VuCity

Introduction

This document provides complementary baseline analysis which has been produced in support of the Placemaking Framework Supplementary Planning Document (SPD) for the former Earl's Court exhibition centre site. The framework sets out the Council's priorities for the redevelopment of the portion of the Earl's Court and West Kensington Opportunity Area which lies within Kensington and Chelsea.

In addition to what is included in this appendix, the site analysis that was carried out for the production of the 2012 SPD for the Opportunity Area site was reviewed and used, as included at the end of this appendix. A partial review and update was carried out where appropriate.

The current development site consists of the land previously occupied by the former Earl's Court exhibition centre, land in Cluny Mews and land located between the railway line and the rear of Philbeach Gardens, 7.43 hectares in total. It is bordered to the north by West Cromwell Road, to the east by Warwick Road, to the south by Old Brompton Road and to the west by the borough boundary between Kensington and Chelsea and Hammersmith and Fulham, which approximately follows the West London Line railway.

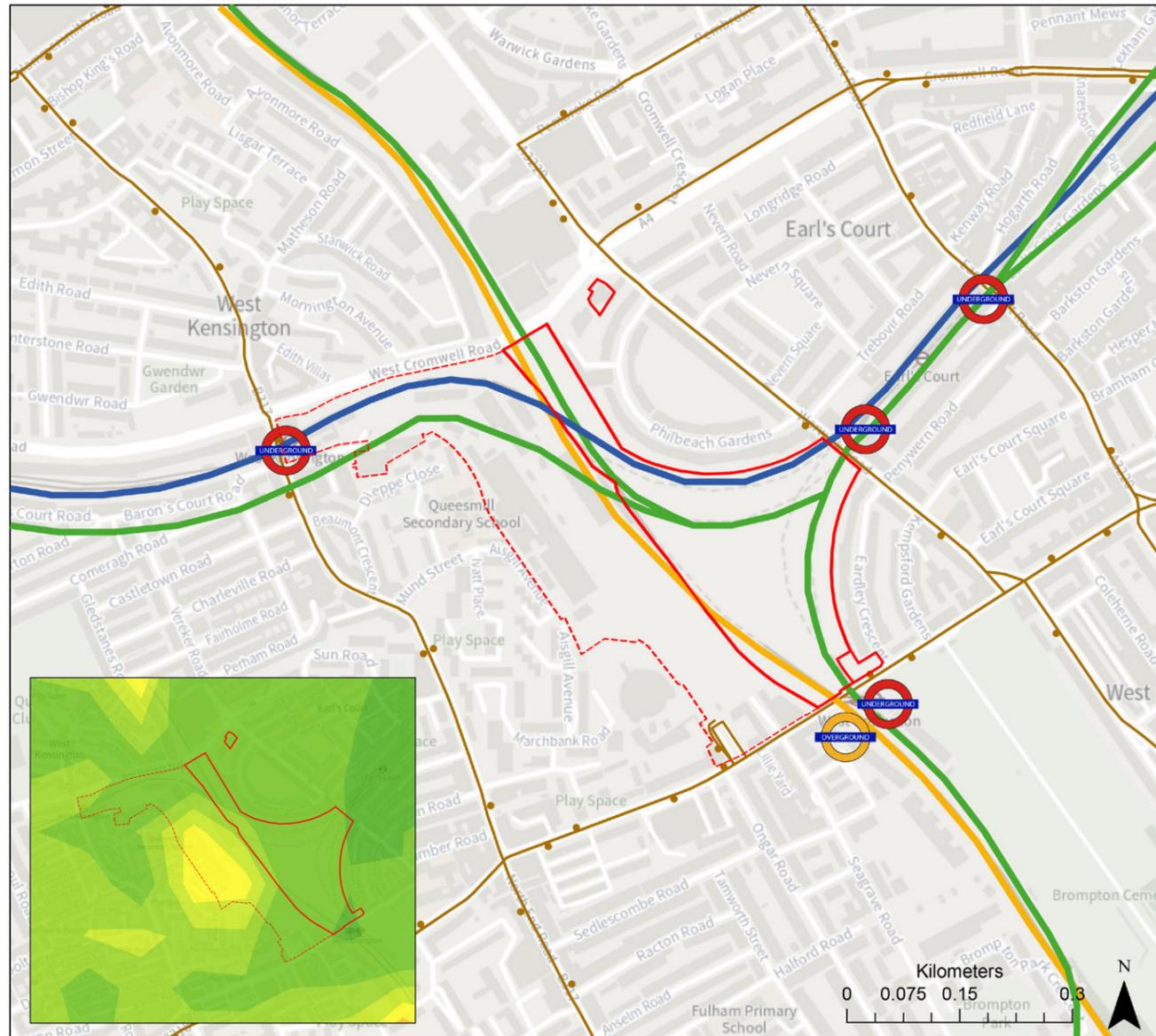
The map opposite shows the Opportunity Area, as designated by the London Plan, which includes the West Kensington and Gibbs Estates within Hammersmith and Fulham, the Lillie Square development to the south, as well as the current development site across the two boroughs. The area outlined in red is the site within Kensington and Chelsea. The diagrams throughout this document show the land within the control of Earls Court Development Company (ECDC) because this is the area currently proposed for development.



Map legend

-  RBKC site
-  ECDC development site
-  Opportunity Area
-  Borough boundary

Public transport



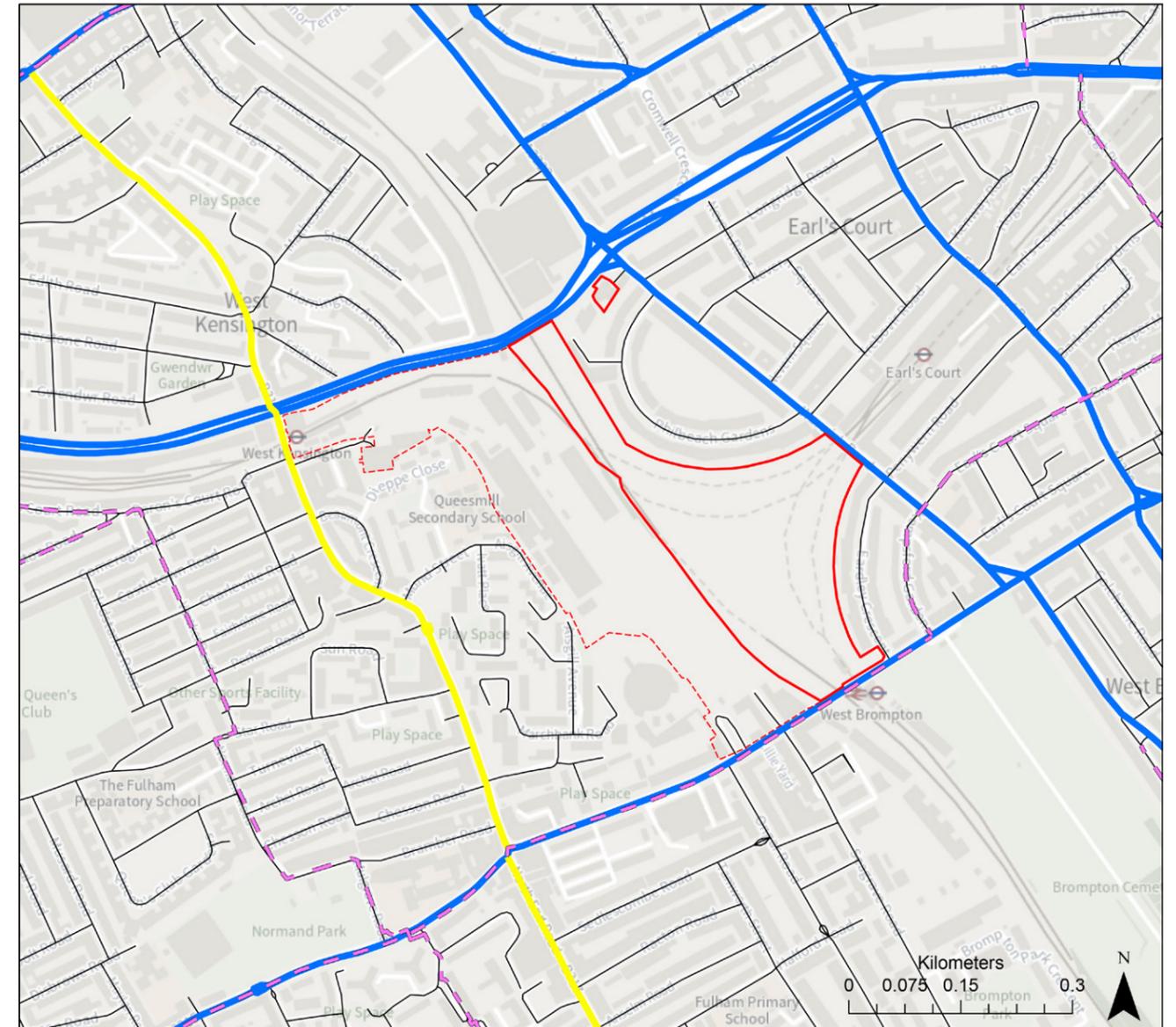
Public Transport	PTAL
District line	0 Little or No Access
Picadilly line	1a Very Poor
Overground line	1b Very Poor
Bus stops	2 Poor
Bus routes	3 Moderate
Site boundary	4 Good
	5 Very Good
	6a Excellent
	6b Most Excellent

The site is served by two underground stations: Earl's Court and West Brompton. West Kensington station lies within the wider Opportunity Area. The site is served by the District and Picadilly lines, while West Brompton station also provides access to Overground and Southern National Rail services on the West London Line.

There are several bus routes on the streets bounding the site: C1, C3, 28, 74, 190, 306, 328, 430, N28, N31, N74 and N97.

The PTAL (Public Transport Accessibility Level) map shows the site has good to excellent public transport access.

Road and cycling networks

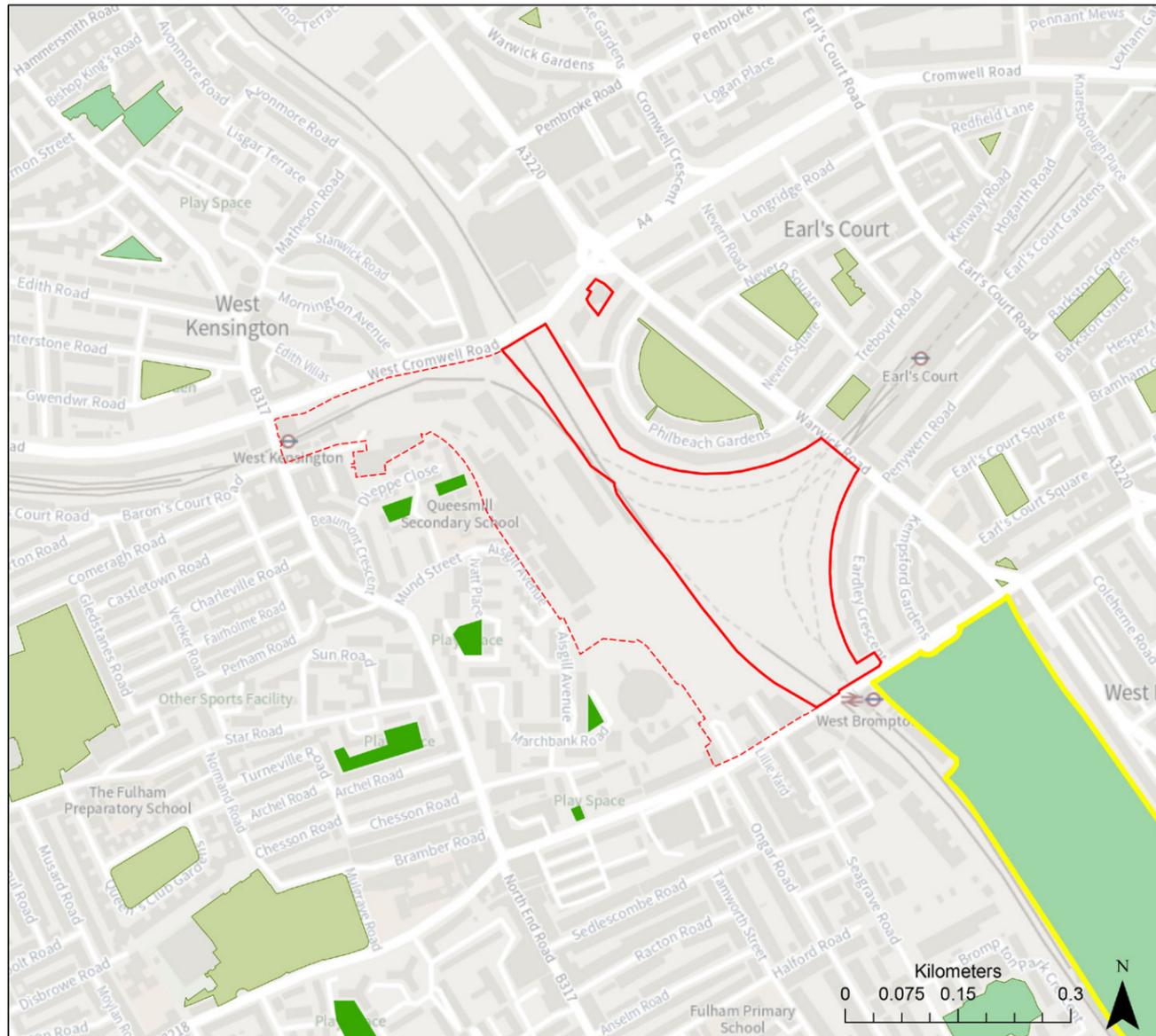


Movement
Cycle routes
A road
B road
Local street
Site boundary

Cromwell Road (A4) and the Old Brompton Road (A3218) form part of London's A-road network, as do Earl's Court Road and Warwick Road (A3220). North End Road is a B road. All other roads are local streets, including a number of mews.

There are several local cycle routes, including the route running west to east along the south of the site on the Old Brompton Road and through Kempsford Gardens and Earl's Court Square.

Parks and open spaces



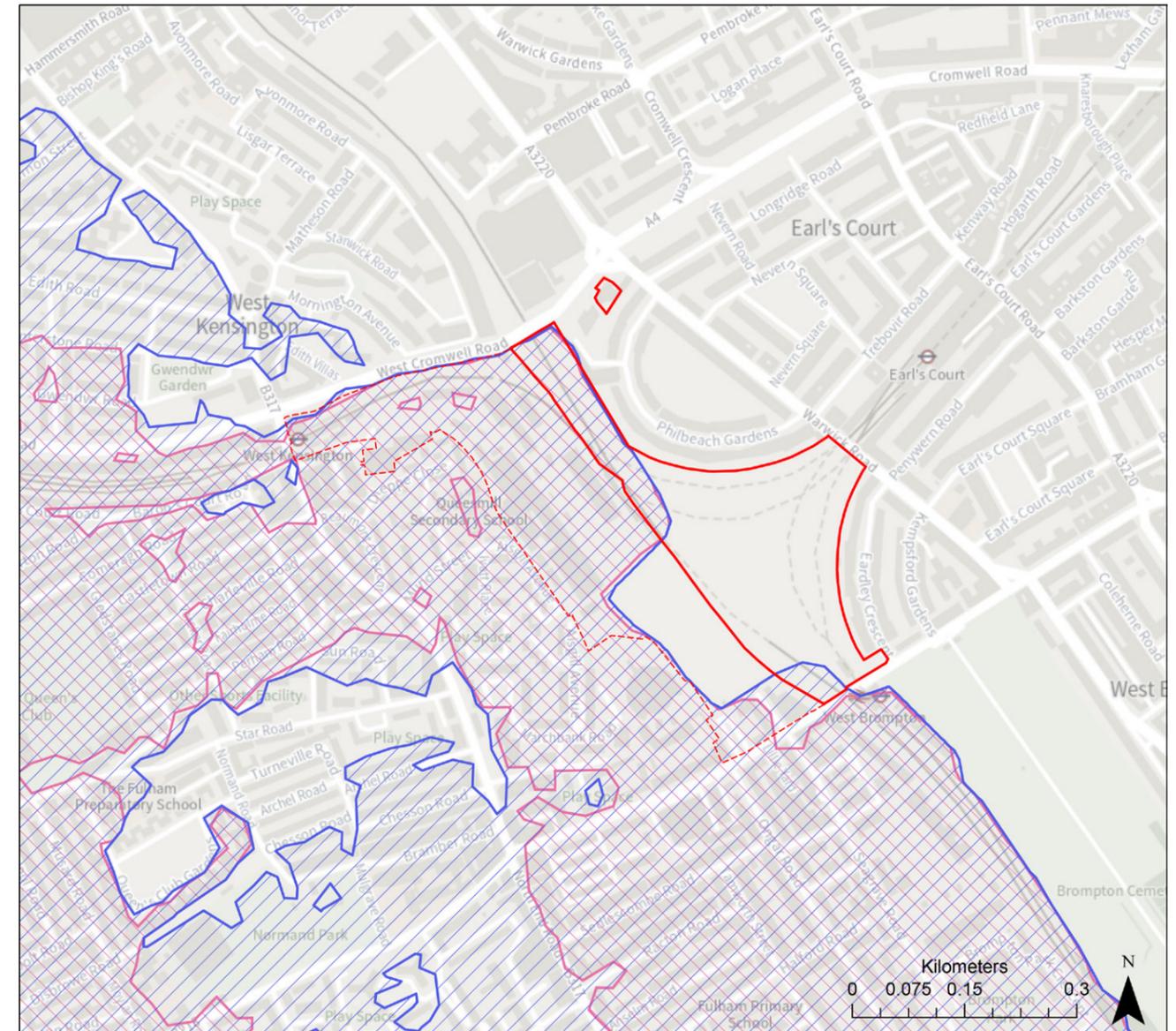
Parks and open spaces

- Metropolitan open land
- Private parks and open spaces
- Public parks and open spaces
- Play spaces
- Site boundary

The largest open space in the area is Brompton Cemetery, which is designated Metropolitan Open Land and a significant asset providing access to nature for local residents and visitors. There are also several garden squares; although these are only accessible to the residents around them, they contribute to the local landscape setting and are key elements of the character of the area.

There are more open spaces in Hammersmith and Fulham, west of the site, with several smaller designated local play spaces.

Flooding



Flooding

- Flood Risk Zone 2
- Flood Risk Zone 3
- Site boundary

A flood zone is a geographic area within which the flood risk is in a particular range. Relevant to the site are the following:

Zone 2 Medium Probability - Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding.

Zone 3a High Probability - Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea flooding.

Nature

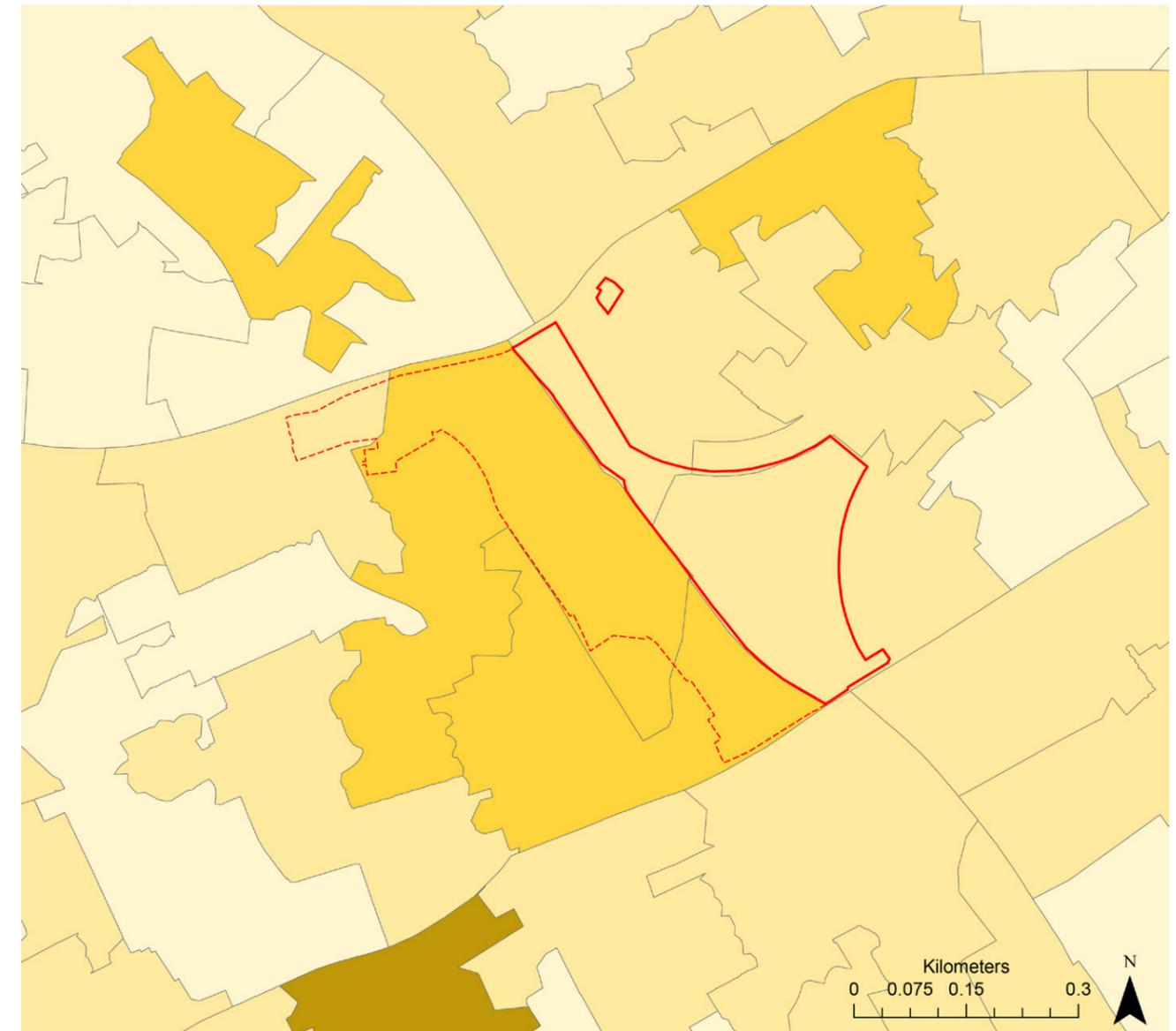


Nature Conservation

- Sites of Borough Importance - Grade
- Sites of Local Importance
- Green corridor
- Site boundary

Earl's Court is home to the Borough Grade I site of importance for nature conservation (SINC) in Brompton Cemetery, and a green corridor that runs north-south along the West London Line (a Borough Grade II SINC).

Social deprivation



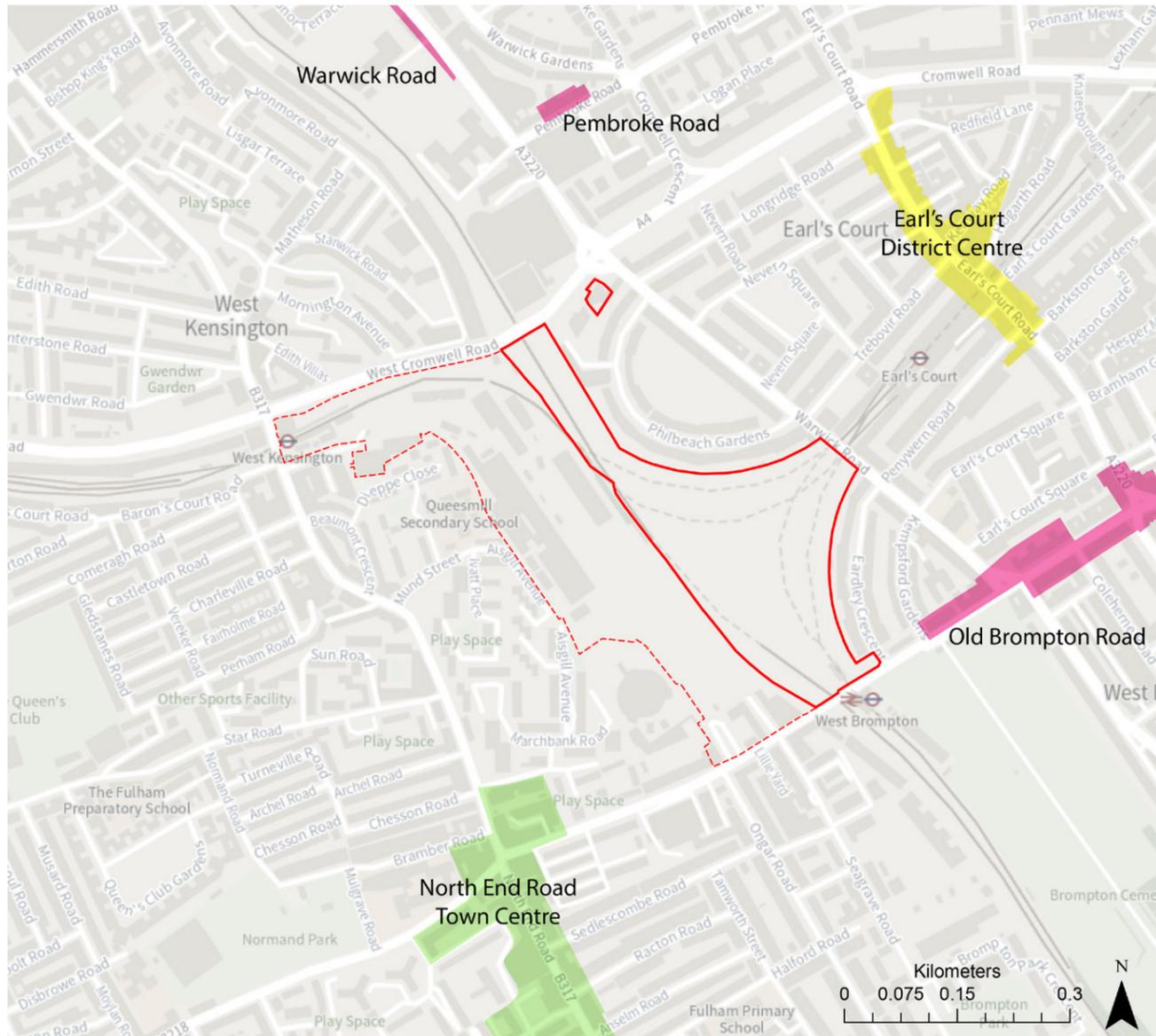
Index of Deprivation - 2019 Rank in England

- In 10% most deprived
- In 10-20% most deprived
- In 20-50% most deprived
- In 50% least deprived

Social deprivation indices are published by the Department for Levelling Up, Housing & Communities (DLUHC) and determined by measuring multiple components of deprivation and combining them with specific weights to provide a score.

Social deprivation data is represented on the map by Lower Layer Super Output Areas (LSOAs). LSOAs have an average population of 1500 people or 650 households.

Town centres

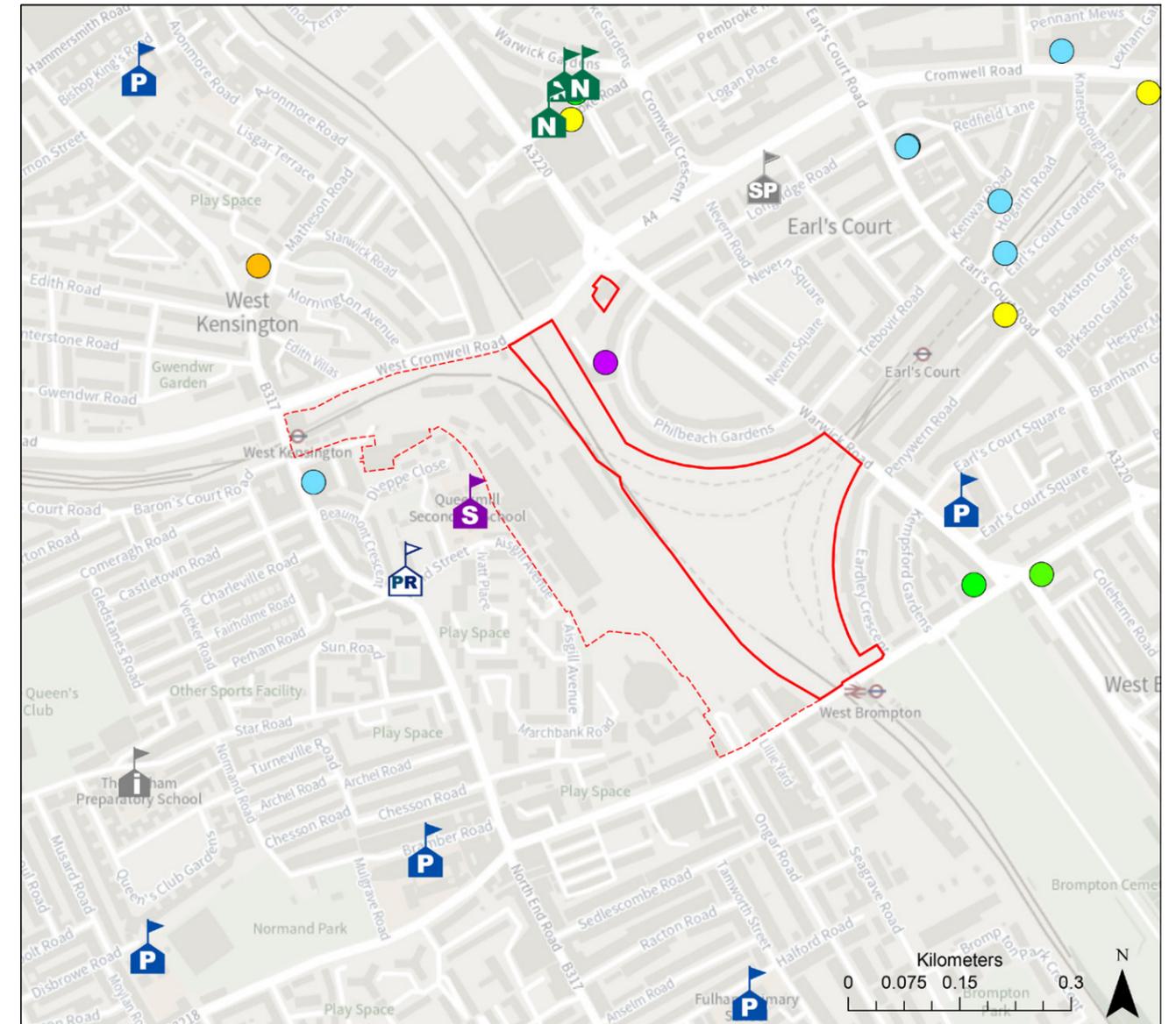


Classification

- District centre
- Town centre
- Neighbourhood centre

The map above shows the two local centres; Earl's Court District Centre in Kensington and Chelsea, and North End Road Centre in Hammersmith and Fulham, as well as three smaller neighbourhood centres within Kensington and Chelsea: Old Brompton Road, Pembroke Road, and Warwick Road.

Schools and community infrastructure



Social amenities

- Health services
- Youth organisation
- Libraries
- Places of worship
- Sports
- Site boundary

Local authority schools

- Nursery
- Primary
- Secondary
- Pupil Referral Unit
- Non-local authority schools
- Independent schools
- Other types
- Special schools

There are five local authority primary schools in the wider area, as shown on the map. St Cuthbert with St Matthias Primary School is in Kensington and Chelsea on Warwick Road, whilst the remaining four are in Hammersmith and Fulham, where the closest local authority secondary school is also located. There are also three local nurseries in Kensington and Chelsea.

Other facilities include two local youth organisations, a local library, a local church and several health services and sports facilities.

Heritage



Heritage

- Grade I listed
- Grade II* listed
- Grade II listed
- Conservation areas
- Borough boundary
- Site boundary

There are 17 conservation areas and various listed buildings and monuments in the vicinity of the site.

The closest listed buildings and structures are: Church of St Cuthbert and St Matthias (Grade I); the entrance gates and screen on Old Brompton Road (Grade II*); Earl's Court station (including the separate escalator shaft which originally led into the Earl's Court Exhibition Centre, described as one of the best surviving escalator halls on the underground system; Grade II) West Brompton station (including the booking hall, train shed, staircases and retaining wall; Grade II), 30-52 Earl's Court Square (Grade II), St Cuthbert's clergy house (Grade II) and several tombs and monuments in the Brompton Cemetery (Grade II).

The Brompton Cemetery is also a Registered Park and Garden.

Air quality



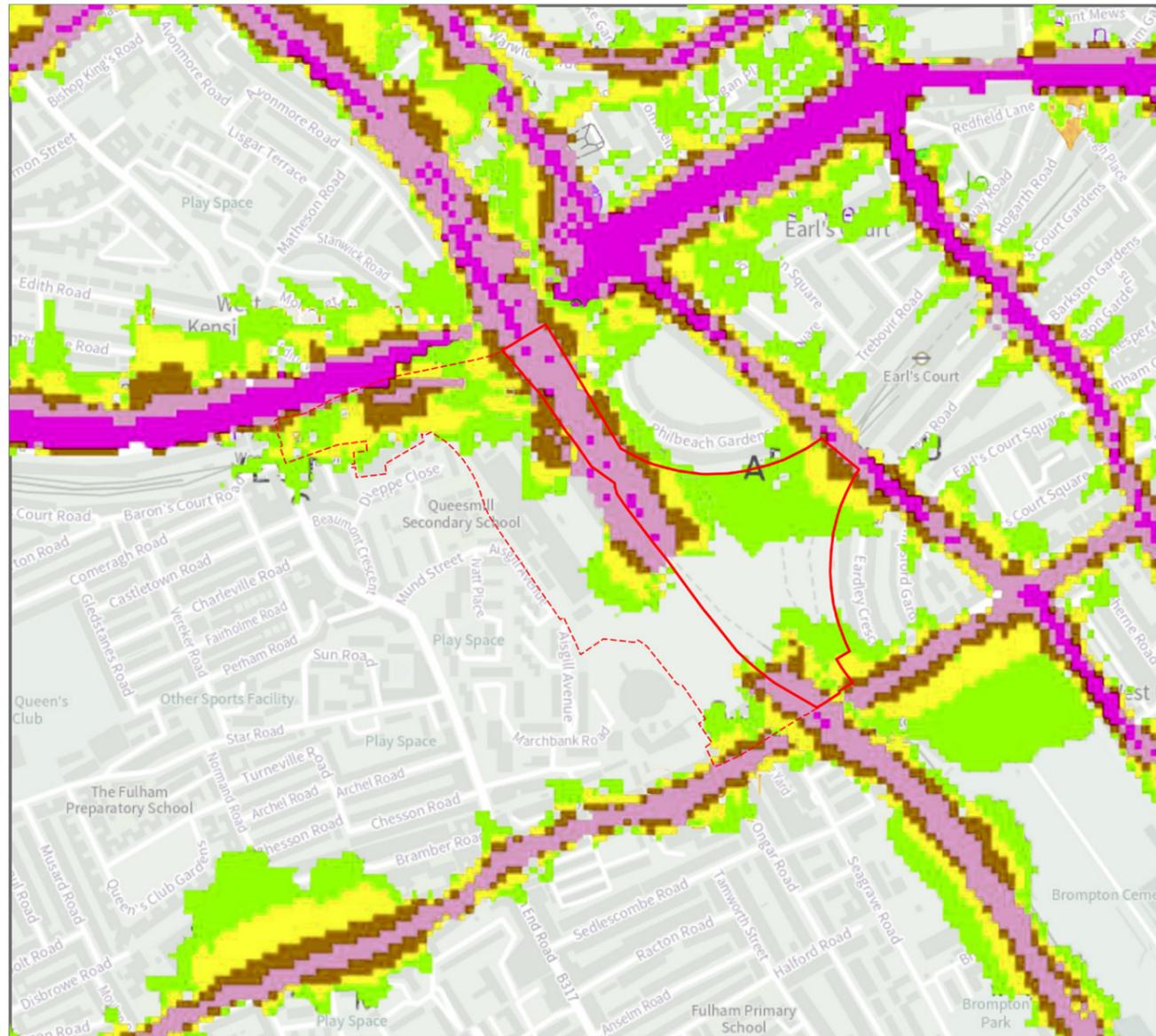
NO2 2019 ($\mu\text{g m}^{-3}$)

- <16
-
-
-
-
-
-
- >58

The map above shows the annual average concentrations of nitrogen dioxide (NO₂) recorded in 2019 and modelled by the London Atmospheric Emissions Inventory (2019).

The legend increases in increments of 3 $\mu\text{g m}^{-3}$. The legal limit is 40 $\mu\text{g m}^{-3}$.

Noise pollution



Average noise levels (dB)
Road traffic
 This map combines road and rail noise maps from 2017 Department for Environment, Food & Rural Affairs (DEFRA) data.

- 75 and over
- 70 - 74.9
- 65 - 69.9
- 60 - 64.9
- 55 - 59.9

Lden (day-evening-night) is a descriptor of noise level based on energy equivalent noise level (Leq) over a whole day.

Source: <http://www.extrium.co.uk/noiseviewer.html>

Site and context photographs



23. The site seen from Lillie Bridge, due north



24. View of the back of St Cuthbert's Church from West Cromwell Road, with the site's northern area in the foreground



25. View along Old Brompton Road, with the site on the left and West Brompton Station on the right



26. Tube station from Warwick Road



27. West Cromwell Road / Warwick Road junction, view due east



34. Warwick Road, looking south, Longridge Road on the left



28. St. Cuthbert's Church Clergy House Philbeach Gardens



29. Buildings and trees on Warwick Road



35. The Courtfield



36. Rupert House, Nevern Road



37. Longridge Road



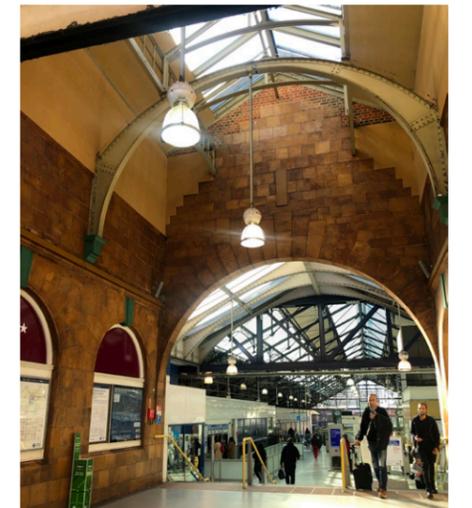
30. Warwick Road, adjacent to the site
Earl's Court Opportunity Area Placemaking Framework



31. West Brompton Station



32. Trebovir Road



33. Earl's Court Station

