

Earl's Court Opportunity Area **Placemaking Framework**

Supplementary Planning Document

April 2023



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA



1. Selection of images of the site's surroundings

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Introduction

The Earl's Court and West Kensington Opportunity Area lies in the boroughs of Kensington and Chelsea and Hammersmith and Fulham, straddling the borough boundary. This Supplementary Planning Document aims to support an ambitious transformation for the Opportunity Area to become a lively new part of the wider neighbourhood, focusing on the part of the site which lies within Kensington and Chelsea. High-level considerations have been given throughout the process of preparing this document to the fact that the development site encompasses the wider Opportunity Area. This has included engagement with officers within the Greater London Authority and Hammersmith and Fulham Council.

Purpose of the document

This placemaking framework has been produced to develop and add detail to the Council's vision for the Earl's Court Opportunity Area, and create a tool that reconciles varying ambitions for the site. It has been developed in collaboration with the local community, the developer, and other stakeholders. It identifies the key priorities to deliver the Council's vision and sets out the placemaking principles that will help ensure those key priorities are realised.

This placemaking framework is a Supplementary Planning Document (SPD). An SPD provides more detailed guidance on policies in the adopted Local Plan and forms the framework for which any future planning application relating to the site is determined. An SPD is a material planning consideration in the decision-making process. The SPD must be in accordance with the Local Plan and London Plan and cannot set new policy.

The Council's adopted Local Plan 2019 allocates the site for a residential-led, mixed use development, with a vision that sees the former exhibition centre transformed, reflecting the crescents and squares in the immediate area and reviving its legacy as a lively cultural destination.

The vision and site allocation within the emerging New Local Plan build on those in the 2019 Local Plan, also seeking a residential-led, mixed use development that is integrated with the surrounding neighbourhood and with culture at its heart, to restore the area's distinctive identity.

The framework is not intended to be a comprehensive brief for the site. It sits in the context of wider policy including statutory national, city-wide and local, as well as guidance on design and other matters.

The framework focuses on setting out the placemaking criteria to shape the development so that it is delivered at the highest quality to meet the priorities of the Council, local residents and businesses. It does not set new policy or refer to a quantum of development or particular land use requirements. The priorities and principles within the document provide placemaking guidance that complements and supports both the adopted and emerging Local Plan vision and site allocation.



2. Nevern Square, Earl's Court, lies east of the site

Using this document

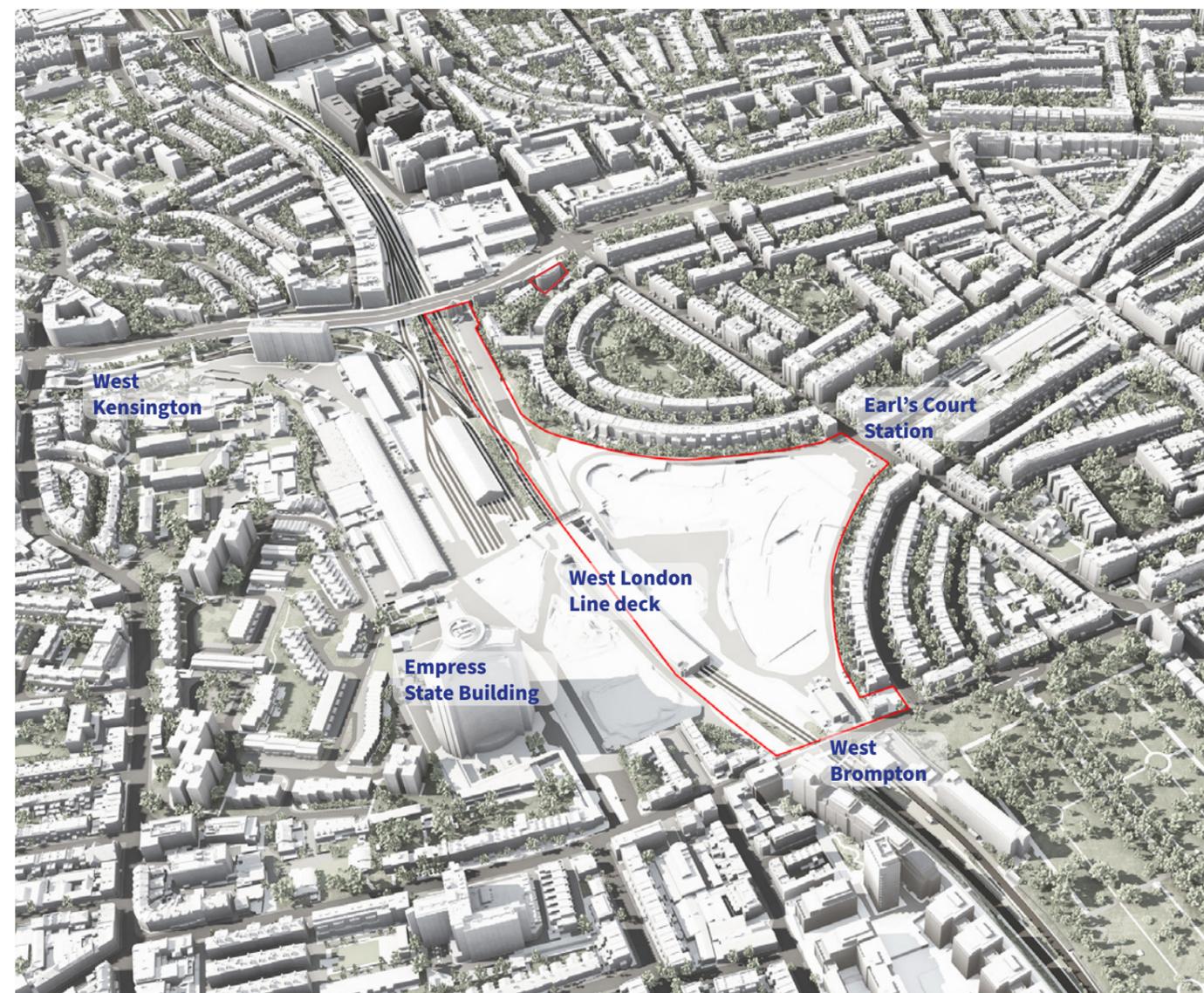
The framework is structured around the Council's **four placemaking priorities** for the site. The priorities have equal status, and each is presented with an accompanying diagram and vision.

Within every priority are the principles, each with a number of criteria and corresponding rationale. These are the practical tools for realising the priorities, and that will guide and shape the development to achieve the Council's aspirations for the site.

A scheme being put forward for planning permission should demonstrate how it responds to and meets each priority, principle and criteria. In this way, the framework will guide the evolution of a scheme through the planning pre-application process, and structure the assessment of proposals at planning application stage.

Structure
Each priority is structured as follows:

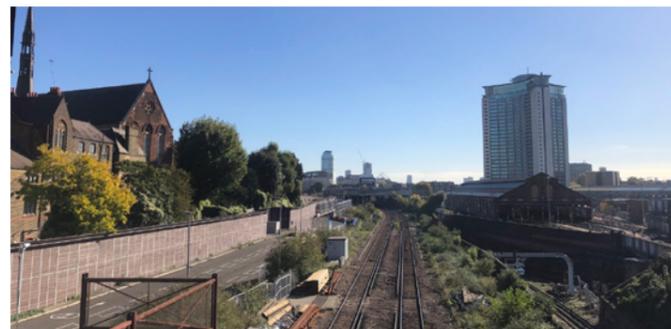
Priority #
Principle #.#
#) Criteria a, b...
Criteria text
Criteria rationale



3. View of the site from the West London Line deck towards Earl's Court underground station on Warwick Road



4. View north from Lillie Bridge



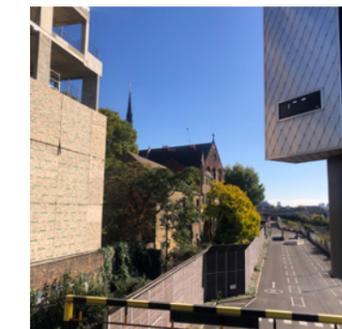
5. View south from West Cromwell Road bridge



7. View along Old Brompton Road, with the site on the right



8. The site as seen from Earl's Court Station on Warwick Road



9. From West Cromwell Road



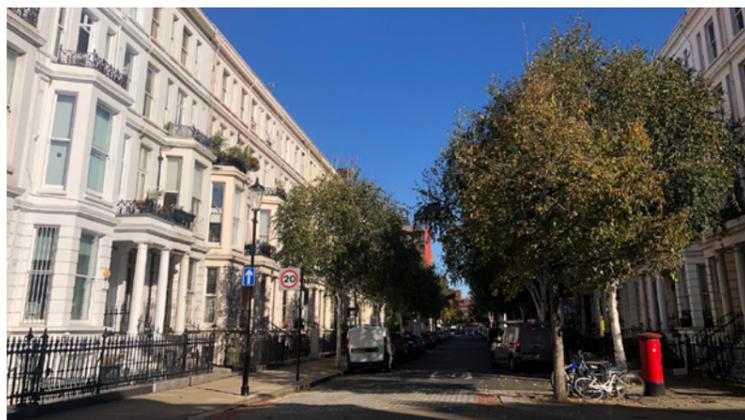
10. Brompton Cemetery, northern frontage and main entrance



11. Earl's Court Square listed terrace



12. Earl's Court Road, looking south



13. Longridge Road seen from Warwick Road



14. Kramer Mews and Old Brompton Road

Introduction to the site and context

The wider site is identified in the London Plan as an Opportunity Area. Planning permission for up to 930 homes plus commercial and other complementary uses was granted in 2013 by Kensington and Chelsea Council. At the same time the rest of the scheme, lying in the western part of the Opportunity Area, was granted planning permission by Hammersmith and Fulham Council. The scheme responded to the 2012 Supplementary Planning Document (SPD) that had been adopted by both councils at that time. The permission was implemented when the exhibition centre was demolished in 2016. A residential development located within the Opportunity Area boundary, known as Lillie Square, was built within Hammersmith and Fulham, south west of West Brompton station.

The site was later sold and a new development company, the Earls Court Development Company (ECDC) was set up by the new owners. ECDC have stated their intention to submit a fresh proposal for both parts of the Opportunity Area. In addition, the West Kensington and Gibbs Green Estates are no longer part of the new development area, nor is the Empress State Building, which was sold separately and is in use as an office building. This results in an overall site area of 17.4 hectares, reduced from the previous 37.2 hectares; the part of the site within Kensington and Chelsea has an area of 7.43 hectares.

Much of the site and baseline analysis in the 2012 SPD remains relevant and has informed the production of this document. A brief, non comprehensive summary has been included in Appendix A: Site baseline maps and context, which has been updated to reflect the current context.

The site remains a significant development site on the edge of central London benefitting from excellent public transport links. It is a rare opportunity to create an exceptional new part of London within an area of well established neighbourhoods with a range of characters, complementing them and reopening this site to become part of the city.



15. Site boundary and context

Map legend

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

The map above shows the Opportunity Area, as designated by the London Plan, which includes the housing estates within Hammersmith and Fulham, the Lillie Square development 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 ECDC because this is the area currently proposed for development.

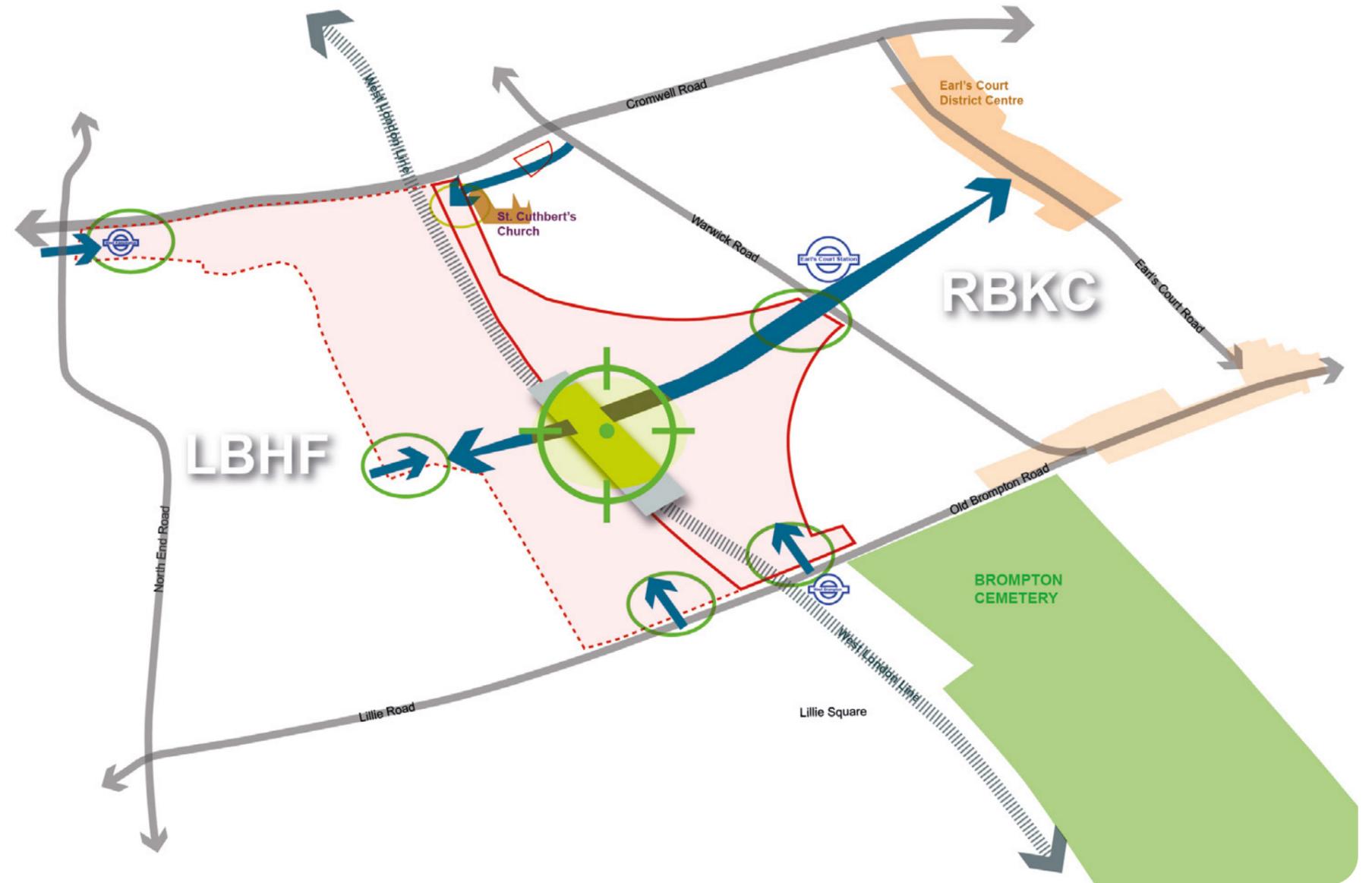
Opportunities

The development of the site as a whole, including the part of the Opportunity Area within Kensington and Chelsea, is a unique opportunity in this part of West London, opening it up to be part of the city and creating routes through a site that has long been a barrier to connectivity in the area.

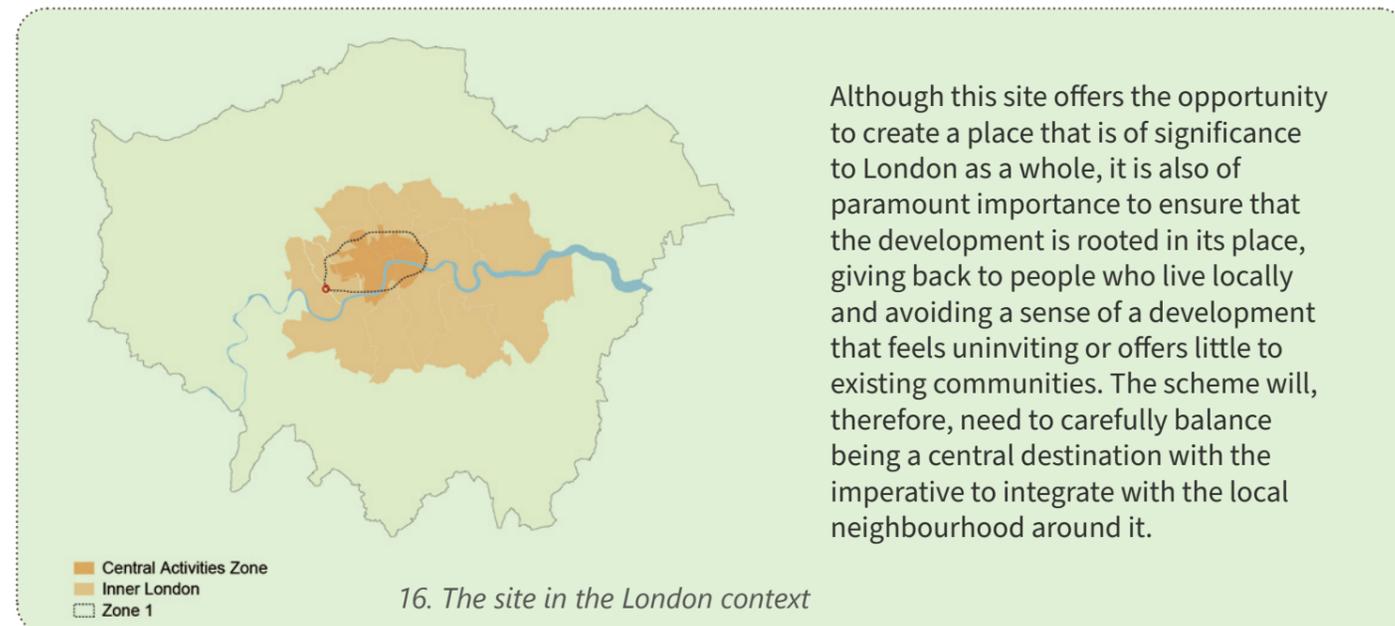
Given the varied context to the Opportunity Area, a scheme for the site will need to negotiate transitions from the historic character of the conservation areas to the east to the modernist housing estates and more varied built environment to the west. It is an opportunity to create a piece of city which stitches into the wider area, feels like an integrated neighbourhood and becomes as desirable a place to live as the rest of Earl's Court.

This is a prime site within West London. Located at the edge of Central London, and at the fringes of zone 1 for transport purposes, it offers the opportunity to create a place that restores the area as a London-wide destination, a role which was lost when the exhibition centre closed its doors. A new development in this site needs to be comprehensive to the whole of the Opportunity Area, its layout promoting the integration of the two halves and addressing the severance created by the railway infrastructure.

Identified as an Opportunity Area in the London Plan, this is one of a limited number of significant sites for development in a central London location. With a site of this size, there is an opportunity to create at least one generous, single open space that can become a new public park for London, be accessible for the communities around the site and serve the needs of those who will live and work in the new development. The park should form part of a site-wide green infrastructure strategy that recognises the site's strategic position in the middle of a north-south green corridor.



17. Wider site opportunities



16. The site in the London context

- Site within Kensington and Chelsea
- Development site within Hammersmith and Fulham
- Site thresholds where the site stitches into context
- Key access points
- East-west link connecting western areas with Earl's Court Station and addressing local severance caused by railway
- Opportunity for a significant new public open space which can serve residents from both boroughs and offer a new park for London as a whole

Constraints

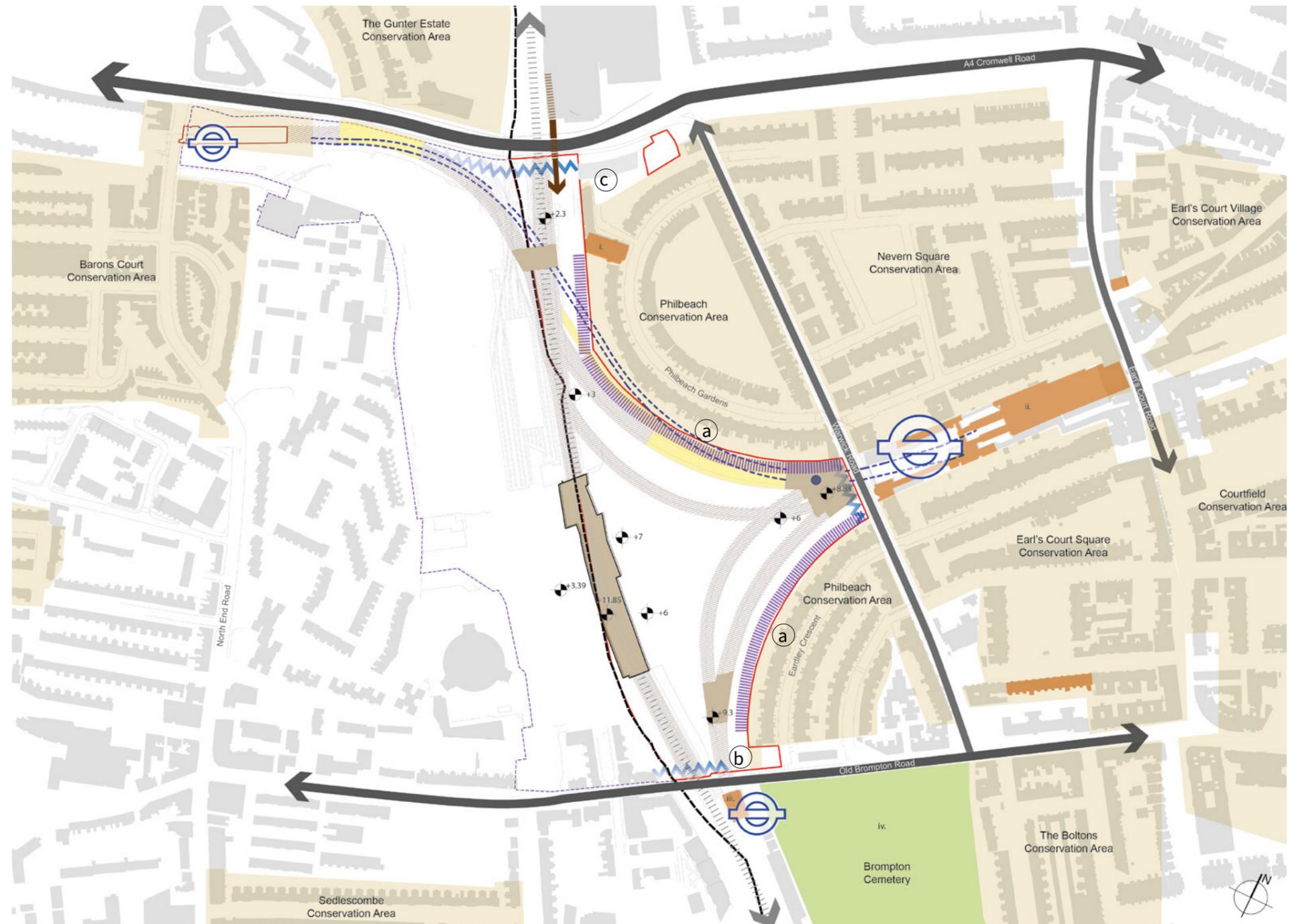
The site's characteristic shape is defined by the geometry of the railway. The Opportunity Area is dominated by transport infrastructure which adjoins or runs through and under it. This includes the strategically important West Cromwell Road, which runs along the northern edge and the Earl's Court One Way System (ECOWS) which borders the area on the east. Both are part of the strategic Transport for London Road Network. Below street level the West London Line, part of the London Overground network, runs through the site, separating communities in Hammersmith and Fulham from those in Kensington and Chelsea. The London Underground District and Piccadilly lines run along the eastern boundaries, defining the shape of the two crescents that bound the site to the east: Eardley Crescent and Philbeach Gardens.

This infrastructure means there are large parts of the site within which there are load restrictions and designing around areas of significant contamination may also present challenges. Existing infrastructure needs to be protected and, in some cases, improved. There are existing structures which offer potential for re-use or adaptation and that could have a positive impact on the character of the new development, although also limiting the possible arrangements for spaces and buildings on the site.

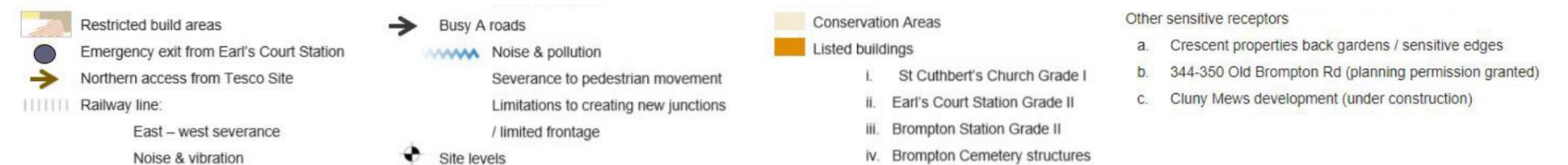
There are some significant level variations across the Opportunity Area, presenting challenges to ensure the new neighbourhood will be accessible throughout. The transport infrastructure also presents challenges with regards to the environmental quality of the site, most notably the poor air quality created by the trunk roads; this will need addressing through design.

Extensive flooding in July 2021 affected over 400 properties in Kensington and Chelsea as a result of intense rainfall overwhelming the combined sewer network. Some properties in the wider Earl's Court area were impacted as water in the sewer entered the basements of residents, businesses and community facilities. Risk of flooding should therefore be considered, both within the site and in the vicinity.

The character of the surrounding areas is very varied. The Opportunity Area is surrounded by significant heritage assets, including 19 conservation areas, numerous listed buildings and Brompton Cemetery, which is a conservation area, the setting of listed buildings and monuments, a registered 'park and garden' of special historic interest (Grade I listed), a Borough Grade 1 site of importance for nature conservation (SINC) and Metropolitan Open Land.



18. Site constraints



Community engagement

The priorities and principles in the placemaking framework are drawn from conversations with the local community between May and October 2022 and refined by responses to the formal eight-week consultation on a draft of the document at the end of 2022.

Early engagement

The purpose of the early phase of community engagement was to

- gather in-depth feedback about Earl's Court and practical ideas for the Opportunity Area from groups and individuals very familiar with the neighbourhood,
- discuss initial assumptions stemming from previous consultations, and
- feed the findings into a draft of the placemaking framework.

To ensure there was a diversity of views, the project team reached out to members of the community with different levels of engagement with the planning system. Groups usually represented, such as residents' associations, were invited to discuss emerging thoughts at meetings and to share ideas on an online forum. Key groups include the Earl's Court Society and associations under its umbrella, the Earl's Court Community Trust, and Ward Councillors.

Based on Census data and literature on seldom heard voices in the planning system, the project team identified a set of target demographics and invited individuals for semi-structured interviews. Although their identities are protected, each person represents one or more of the following social characteristics: social housing tenant, older people, people with special needs, young people, English as a second language, charity worker, hotel owner, retail owner, and local creative/artist. The project team also reviewed previous Council consultations from 2012 to 2022 that focused on the area.

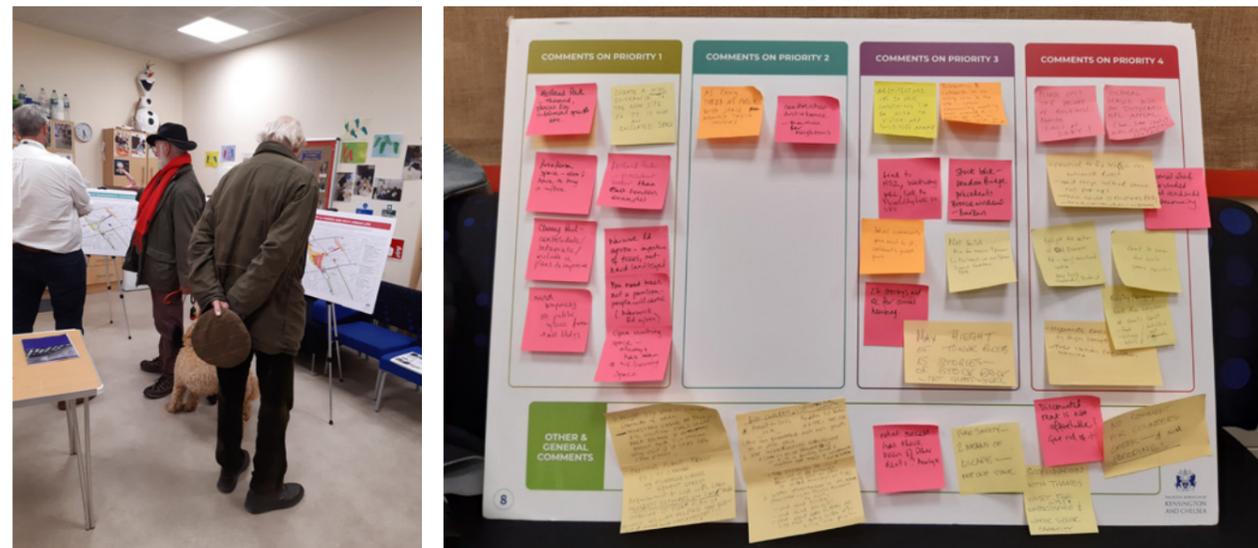
The diverse views and sources of information provide a colourful picture of Earl's Court to help identify what defines the area today, how it has changed over the past decades, and what would enable development in the Opportunity Area to integrate well into the existing neighbourhood.

Draft placemaking framework consultation

Through the engagement process, the project team found four priorities emerging; these were used to structure the first draft of the document which was published in October 2022 for a consultation period of eight weeks. The draft was refined after digesting the feedback and comments received in response to the consultation to produce the final document.

Details of the engagement and consultation can be found in the following supporting documents:

- Early engagement summary of feedback**, detailing the early engagement phase
- Schedule of consultation responses**, listing the comments received to the eight-week formal consultation and the Council's responses to each



19. An exhibition to share the draft document and the four placemaking priorities was held in November 2022 and officers gathered feedback from those attending.

Other engagement

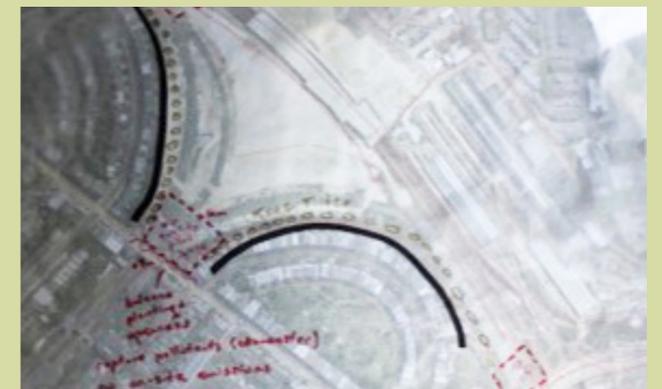
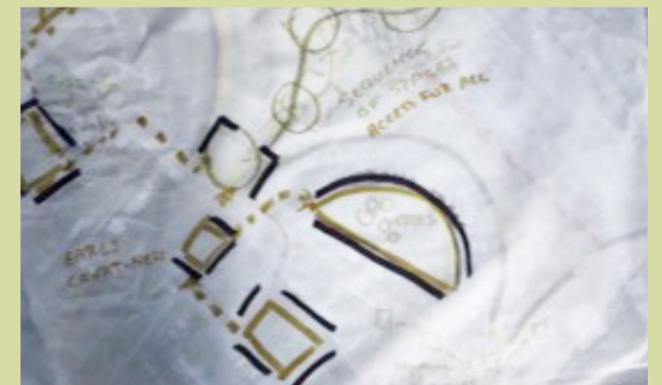
Greater London Authority (GLA), Hammersmith & Fulham Council

With the site being part of an Opportunity Area that also lies in Hammersmith and Fulham, the Council held regular meetings with officers in the LBHF and GLA planning departments to keep them updated on the framework as it developed.

ECDC

Alongside community engagement, the Council led three workshops during May, June and July 2022 with the site's developers, ECDC. These were attended by their design and planning team and focused on exploring the themes and priorities that were emerging from community conversations:

- Workshop 1: Landscape-led
- Workshop 2: Culture and character
- Workshop 3: Sustainability and use



20. Sketches from ECDC Workshop 1: Landscape-led

Key findings from the Earl's Court community

Integrate the opportunity area as much as possible with Earl's Court

Through character

- Avoid anonymous buildings and empty streets
- Garden square typology is absolute goal, although without a lock
- Mansion blocks are good examples of high density living without tall buildings.

Through culture

- The role of performing arts is key to the identity of Earl's Court
- It is not only about consuming culture, but also about people making things. "Culture means creative"
- High demand in West London for mid-sized venues (300-500 seats)
- Arts, culture, and crafts can be the mechanism through which the opportunity area is made viable and different from other anonymous-looking developments

Through business

- Arts and culture and business should work together.
- The development could benefit the whole of Earl's Court by making it a destination, increasing footfall, and allowing local businesses to display themselves to new clients.
- Improving Earl's Court Road is a major concern as well as tackling anti-social behaviour.

Through community

- Earl's Court is very diverse and many residents feel a strong sense of community
- Area needs a centre which is free, welcoming, and lively, with indoor and outdoor spaces
- Residents would like to name places in the development, particularly the Warwick Rd Apron

Building height is a key concern

- "It's wrong to assume there is need to build tall to accommodate many people"
- "Towers will decrease the appeal of our area as a whole."
- There is currently no feeling of oppressiveness from overbearing tall buildings in the area
- Sunny, bright streets and flats in the area cannot be undermined by towers

Earl's Court is and should remain eclectic and multicultural

- Retain the diversity of ethnicities and lifestyles as well as uses, income, and tenure
- Avoid "boring" monoculture high-end housing only
- The development must produce community and encourage families to move in

Earl's Court needs new green spaces nearby

- "Not like a garden designed by the Chelsea flower show where you can't touch the grass. (...) Something that is alive to be used by everybody"
- Without that sense of "are you meant to be here or not"
- Older residents and families need more opportunities to mingle outdoors
- Spaces to exercise and discover, a mix of woodland and grassy patches, a sort of mini-Holland Park
- Current sense that air quality is poor, so welcome anything that enables cleaner air

Ideas suggested by the community

Green open spaces

Gardens squares without a lock
A maze for children in a formal garden
Unstructured and structured green spaces for kids to explore and exercise
Diversity of trees
Trees that attract birds
Public outdoor gym area
Culinary garden/allotments for school children and adults
A mini park with water features, welcoming to older people and families
Sensory garden for visually impaired
Recycling and composting bins

Curated public spaces

Support micro businesses to operate around new park
A new home for the Earl's Court Farmer's Market
Food stalls for Earl's Court Road eateries in the new development
A garden space on Warwick Road with temporary uses (Christmas tree, pop up café, outdoors performances)
RHS invited to use the deck for a flower show

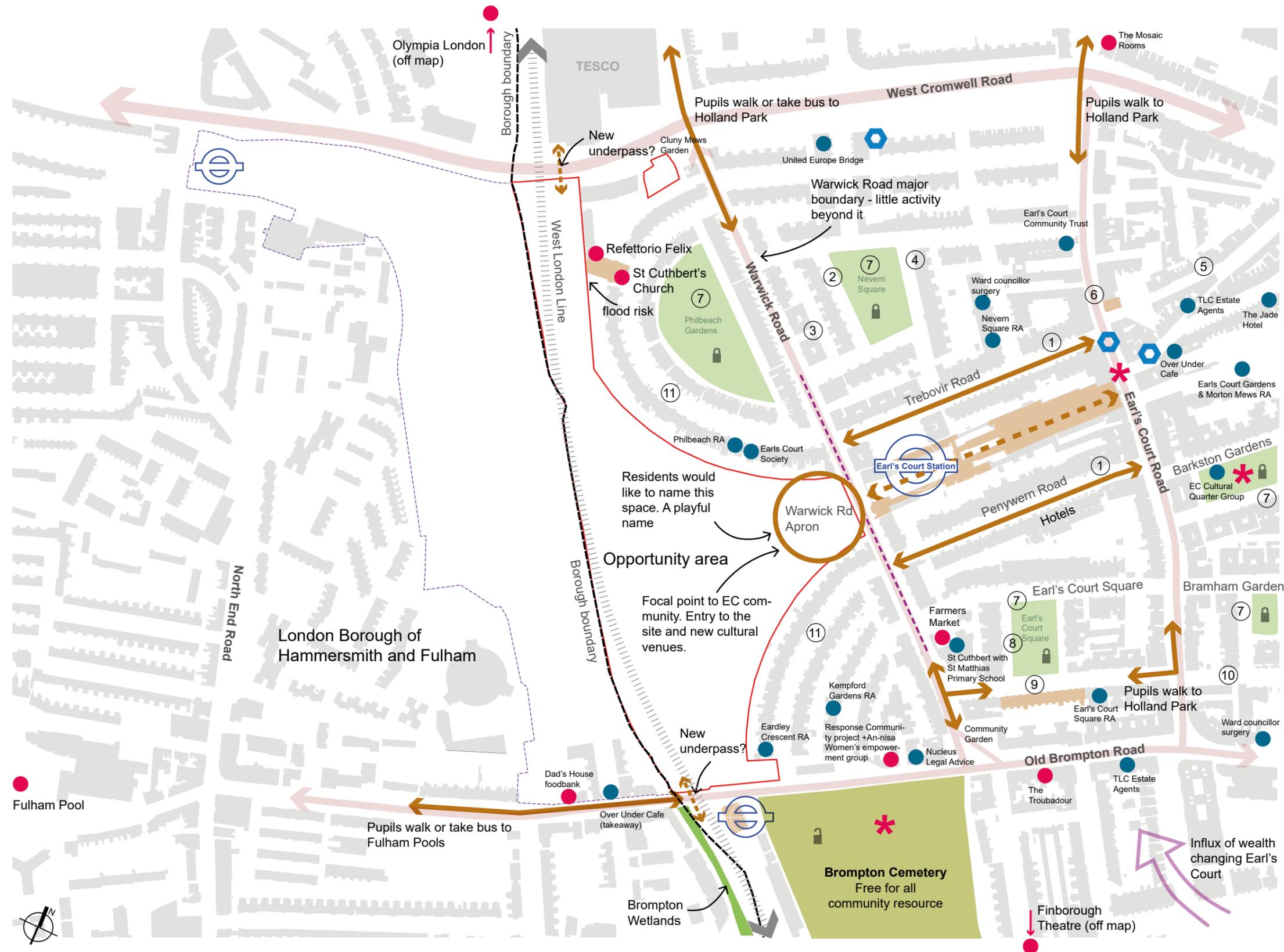
Walking and cycling

Safer walking and cycling routes, particularly at Lillie Bridge/Old Brompton Rd and West Cromwell Rd
Encourage cycling by providing safer routes for children and adults
Cluny Mews Garden improved as a navigational landmark and placemaking opportunity

Culture, arts and community

Dedicated space to support performing arts programme for local school pupils, particularly theatre (for classes, rehearsal and performances), indoors and outdoors
A multi-purpose performing venue of national significance
300-500 seat venue for performing arts
London Museum of Music
An all-season home for Opera Holland Park
A multi-faith centre

Places and routes highlighted by the community



1. Routes likely to be activated by the development
2. "Majestic tree cover"
3. Gaps between building where you see the sky
4. Building entrances with pillars give the street identity
5. Nice quiet streets off EC Rd, with hanging flower baskets on lamp posts
6. High Street is failing; EC Rd too busy and noisy
7. Earl's Court is defined by garden squares
8. Interesting sample of architecture representing different periods
9. "Stunning terrace"
10. Nice side streets
11. Sunny, bright streets and flats, even at lower ground

- Community stakeholders participating in early engagement
- Other significant community groups and places
- ✱ Outdoors performances
- ⬡ Antisocial behaviour hotspots
- Listed buildings in RBKC

21. Engagement map

The framework

The four placemaking priorities for the Earl's Court Exhibition Centre site have emerged from the process of community and stakeholder engagement described above. They distill the aspirations identified for this site, which are summarised below:

Summary of the aspirations for the site

The Opportunity Area should become a lively, new urban quarter of cultural, employment and residential uses that is innovative, sustainable and integrated with the surrounding neighbourhood.

A significant cultural facility of world class renown that restores a distinctive identity to the area and attract a variety of uses to make Earl's Court a vibrant destination, and would in turn enhance the wider neighbourhood, including the Earl's Court Road District Centre should be included.

A high quality public realm network made of streets and open spaces, including a public park, should serve the needs of the local community and be green and inclusive, offering continuity from the surrounding townscape and new connections and routes within the site and through to key destinations beyond.

These aspirations are the basis for the emerging vision for the site, which is included in the New Local Plan.

<p>Priority 1 Public realm first</p>		<ul style="list-style-type: none"> 1.1 Landscape before buildings 1.2 Working with natural systems and the inherited landscape 1.3 Open space for everyone
<p>Priority 2 Exemplar of environmental sustainability</p>		<ul style="list-style-type: none"> 2.1 Vision for sustainability 2.2 Strategies for managing environmental impacts
<p>Priority 3 Part of the city</p>		<ul style="list-style-type: none"> 3.1 Completing Earl's Court 3.2 Convenient and appealing connections 3.3 Sensitive integration
<p>Priority 4 Varied and rich urban life</p>		<ul style="list-style-type: none"> 4.1 A place for people to settle 4.2 The value of active uses 4.3 Putting Earl's Court back on London's cultural map

A sustainable development

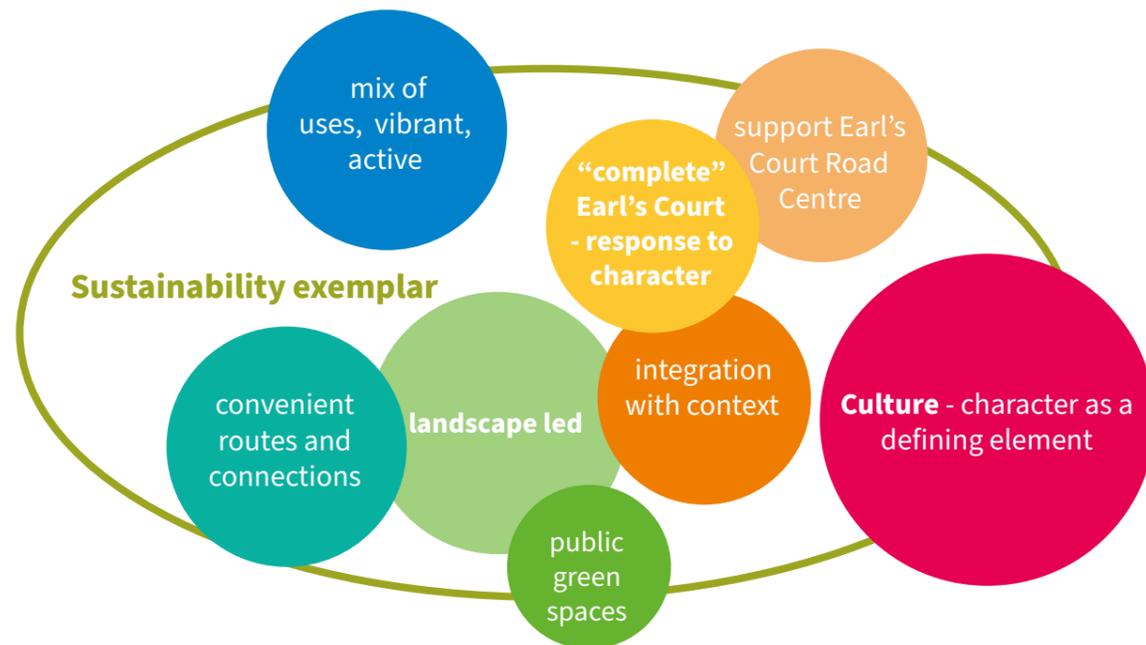
Sustainability is often interpreted to apply to environmental issues such as climate change, energy use and biodiversity. However, national planning policy has three overarching objectives for sustainable development at its heart: economic, social and environmental. Similarly, the London Plan defines Good Growth as growth that is socially and economically inclusive and environmentally sustainable, and sees this as the means to achieve sustainable development in the city.

This document sets out what it means in practice for a scheme on the Earl's Court Opportunity Area to be sustainable, incorporating what the local community has highlighted as being important. Making a sustainable place means ensuring a good quality of life for current and future communities.

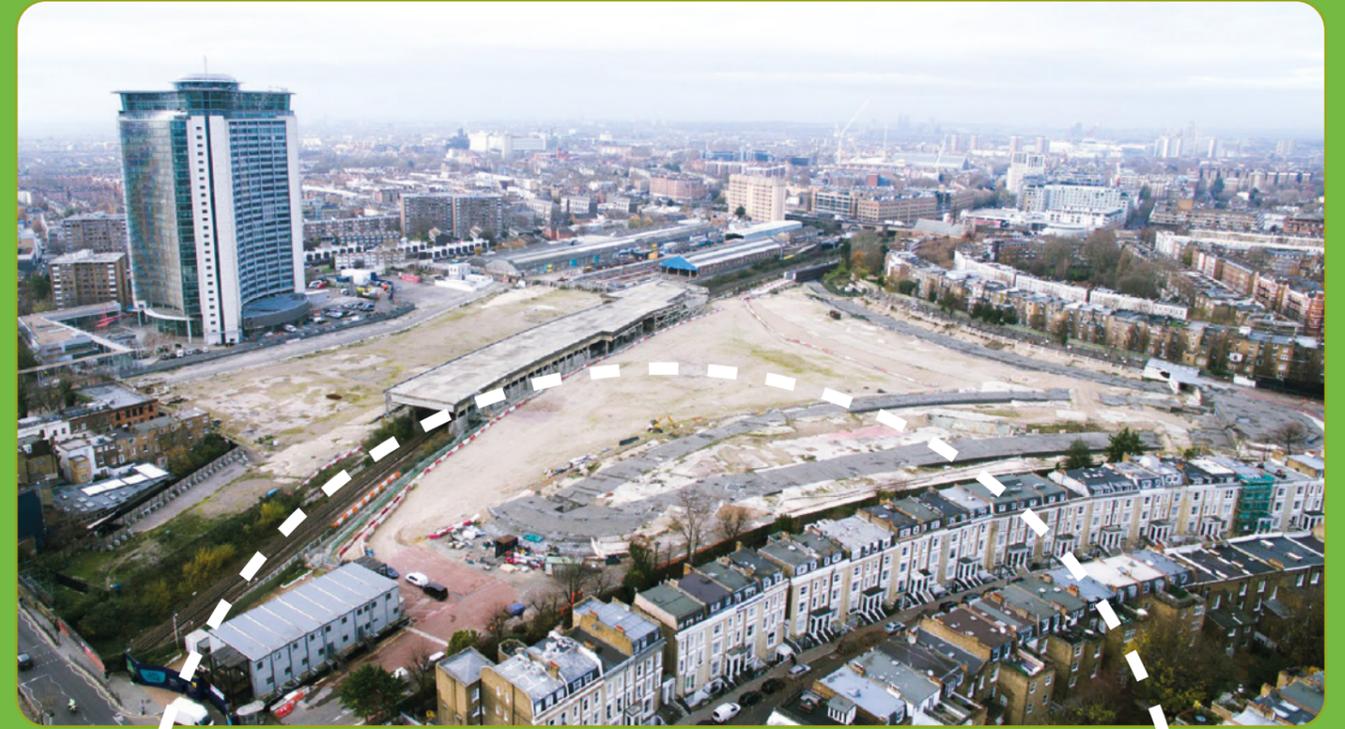
Although **Priority 2** of this framework focuses on the sustainable use of resources, the principles under all four priorities give specific objectives to help deliver a development that is sustainable in the fullest sense.

The London Plan also sets out a vision for a zero carbon London by 2030; a clear trajectory should be set out to ensure the development will be in line with this aim.

The diagram opposite illustrates how the placemaking framework principles relate to the three strands of sustainable development and Good Growth:



22. Key points from the emerging local plan site allocation



resilient to climate change innovative
 air quality working with nature trees and planting that thrive
 sustainable water management

Environmentally sustainable

easy active travel land contamination
 protect and enhance biodiversity reuse of structures
 increased access to nature

vibrant and lively a place for people to settle
 sense of community affordable homes

Socially inclusive

connected inclusive legible and open
 integrated communities culture for all

supportive of Earl's Court Centre
 culture fosters local economy

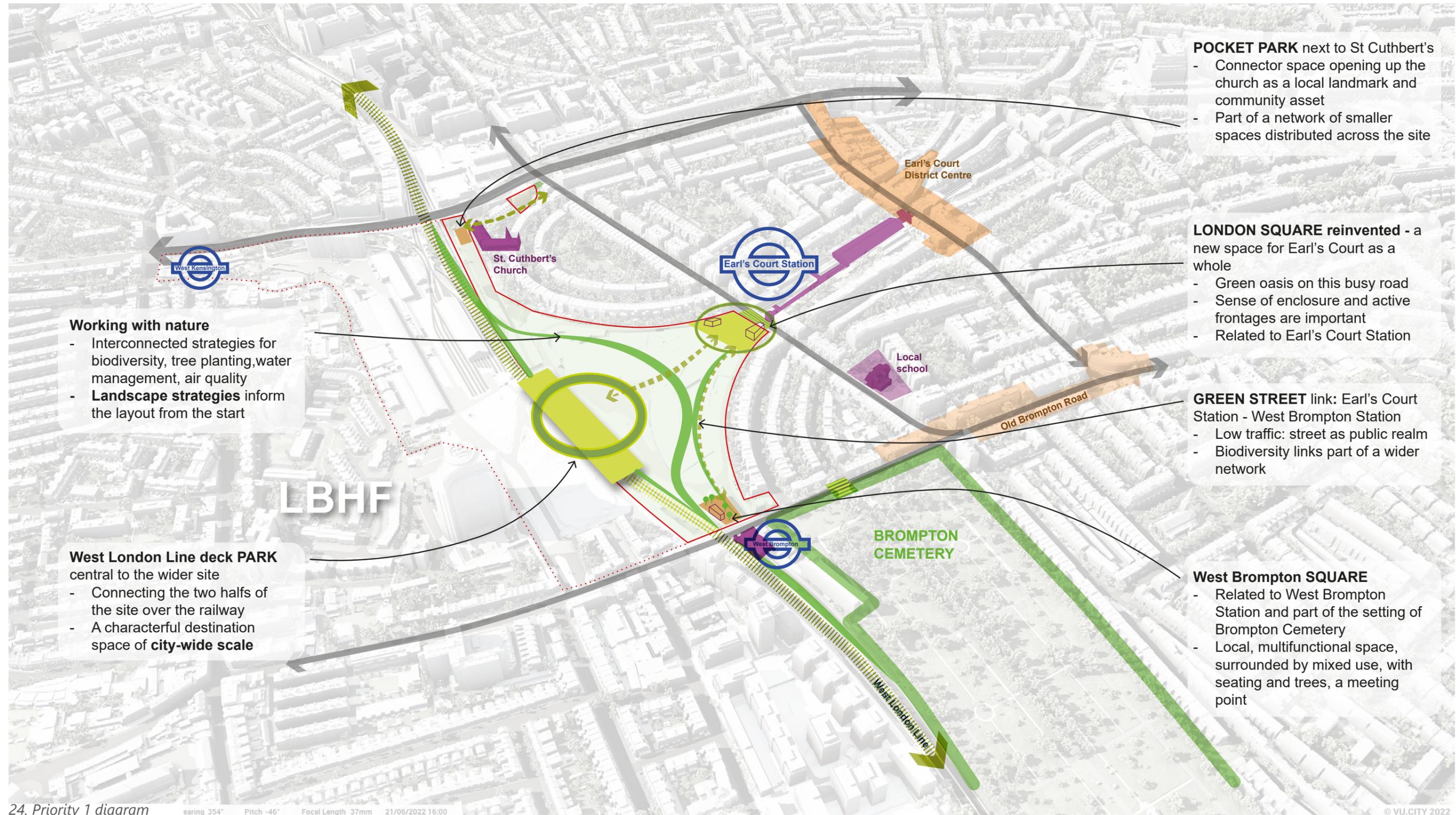
Economically inclusive

cultural and creative ecosystem active use critical mass
 supporting entrepreneurship

23. Sustainability and Good Growth

Priority 1: Public realm first

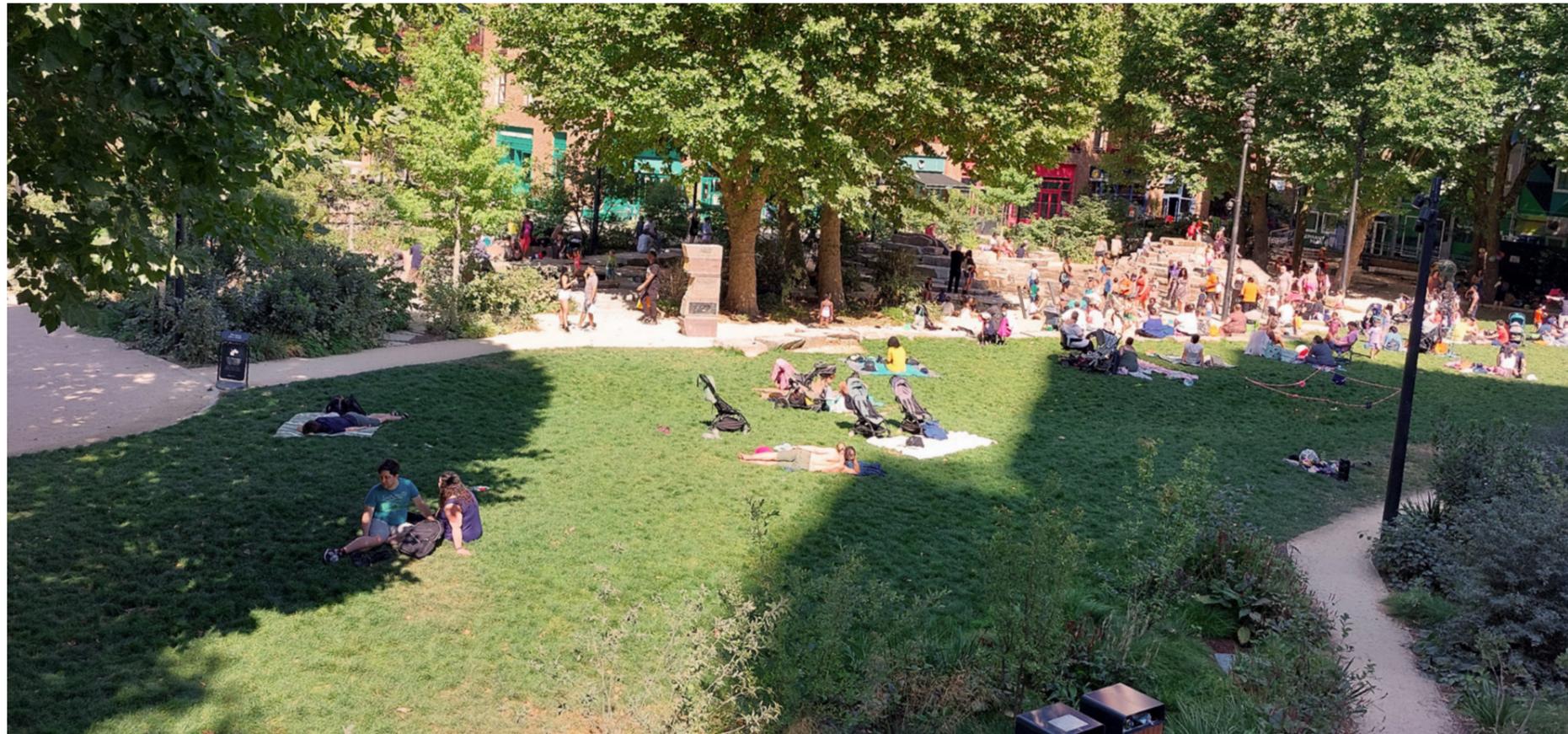
The landscape strategy should provide people with a variety of generous, functional and attractive streets and spaces characterised by substantial trees and urban greening. Open space with a neighbourhood character to meet the needs of new residents and the local community is crucial. The public realm should lead the development, with the scale, design and use of buildings complementing and enhancing its various characters and functions: landscape and people before buildings.



24. Priority 1 diagram

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25. Elephant Park provides a large and sunny space with shaded areas and substantial tree canopy cover, a play area that spills out, and is surrounded by active ground floor uses.

About Priority 1

The scheme's starting point should be the landscape and open space strategy. This should determine the site layout and the character of the streets and spaces that make up the public realm, informed by how nature will work best in this specific location. Opening up routes through early on in the development process will help establish the public realm first, so that people feel invited into the site.

Mature, richly planted open spaces, back gardens and incidental green areas, as well as tree-lined streets provide the setting for buildings in this densely populated neighbourhood. Earl's Court is also 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), both part of the area's natural ecosystems. The landscape strategy should start with creating links to these larger ecosystems.

Taking a landscape-led approach will ensure that strategic green spaces are created that support and enhance biodiversity. Sustainable approaches in planting choices, water management and habitat maintenance will ensure resilience against the impact of climate change and help nature thrive.

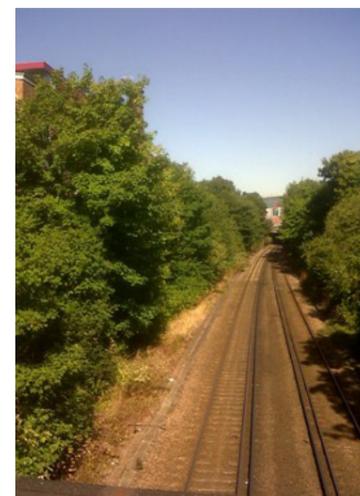
Landscape-led also means to be driven by the site's characteristics, both natural and man-made: working with the level differences, reusing existing structures and incorporating them into the design. This makes a scheme site specific and reduces its impact on the environment.

The West London Line deck and the Warwick Road Apron in particular have been identified as key locations for new public space. The deck, being elevated above the train tracks, is a ready-made structure that can act as a 'bridge' to facilitate east-west connectivity, as well as an opportunity for an interesting and special new park for London. The Warwick Road Apron, at the point the site meets Earl's Court station, is seen by local residents as a potential 'integrator space'; not only a space where the new development knits into the urban fabric, but also a meeting space for the new and existing communities to share.

Public realm also provides the space for people to move through and within the site. Well-designed, attractive and accessible streets, paths and open spaces go a long way to make it easy and appealing for people to walk and cycle, as well as access public transport.

Overall, the scheme's open space should be generous in scale and meet the local need for a new public park, benefiting people's wellbeing by providing access to nature. New residents' needs and access to a range of spaces which cater for different sectors of the community should be carefully considered.

The public realm should feel inclusive, welcoming and delightful for all, featuring unstructured, informal areas as well as more defined functional areas and programmable spaces. Its design and management both affect whether people feel they belong.



27. Part of the linear West London Line site of importance for nature conservation (SINC), that runs through the site. Wetlands lie just to the south of the site, next to West Brompton station Platform 4.

"We need a proper green space. Not like a garden designed by the Chelsea flower show where you can't touch the grass. ... Something that is alive, being able to be used by everybody"

"Encouraging fauna, bird life, nature, not only have the vegetation but doing what they can to encourage the species to have a home, ... having shady spaces and open spaces"

[What would make things worse?] "Not to have any green spaces for unstructured [use]. ... Child-centred arts cultural and sporting [activities], not to have any of that would be sad"

"It doesn't have to be enormous. They can learn from Japanese gardens, they have gardens as big as this table. (...) But when you're sitting next to it, if you've got 2, 3 pensioners they've got no friends because family moved away and they are lonely, they can sit and talk"

COMMUNITY VOICES

26. Brompton Cemetery lies to the south and is a Borough Grade I site of importance for nature conservation (SINC)



28. Grade I Listed St Cuthbert and St Mathias Church seen from within the site. Photo by David Hagwood



1.1 Landscape before buildings



29. Working with nature



30. The concrete platform over the West London Line provides an opportunity for a unique public space

a) Let the landscape lead

The landscape plan should be the base and starting point of the masterplan, setting out priorities for public realm and landscape early on the design process.

To make sure the masterplan maximises the potential of what is already there, placing open space and nature where it will work best.

To ensure environmental resilience of the spaces for a changing climate.

To ensure the integration of the scheme with the surrounding area's landscape character

b) Working with the site

The site's levels, existing habitats, existing structures (such as the West London Line deck, the steps on the Warwick Road Apron and St Cuthbert's Church as a key neighbour) should be integrated creatively into the scheme.

To retain and express the site's unique character.

To add distinctiveness and enhance the development as a whole.

c) The West London Line deck

The West London Line deck will form a characterful and distinctive new park connecting the two parts of the Opportunity Area. Its design should celebrate and express its history as part of the site's infrastructure heritage and should provide significant green spaces as well as harder landscape where activities can be programmed.

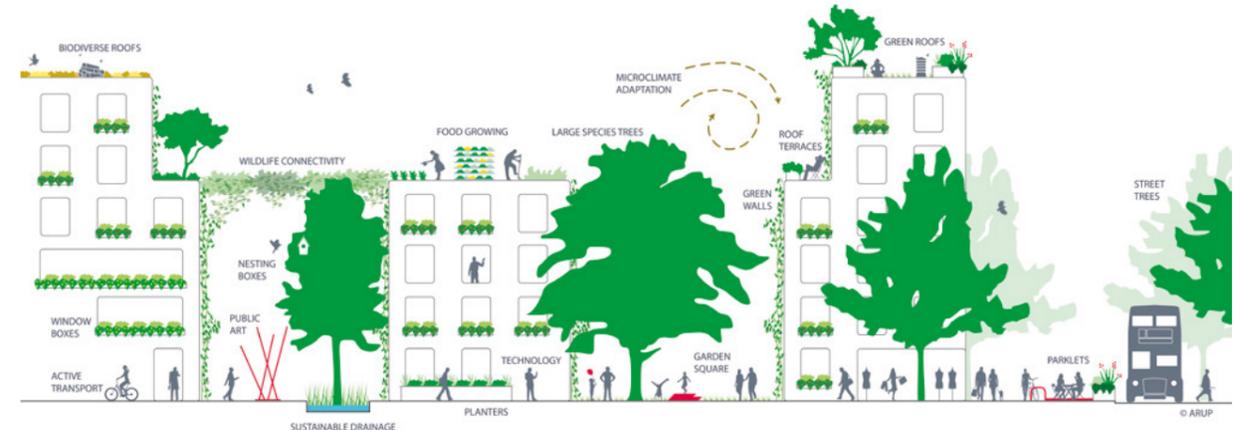
To create a unique piece of public realm that attracts people from throughout London and beyond, as part of the landscape and public realm structuring elements for the scheme.

To minimise construction waste and support the circular economy.



31. Duisburg Industrial Park in Germany celebrates former industrial infrastructure, turning it into a unique attraction

1.2 Working with natural systems and the inherited landscape



32. From top left, clockwise: Rooftop wetland garden at the V&A; planted sustainable drainage feature integrated into streets; community kitchen garden;

a) Maximise biodiversity

Ecological habitats should be strengthened and connected via green corridors. Opportunities to maximise biodiversity and ensure planting is resilient and appropriate for the environmental conditions of a high density urban environment, as well as to climate change should be demonstrated.

To maximise biodiversity across the site and the site's strategic role in enhancing the wider natural ecosystems.

b) Integrated water management

A sustainable, integrated water management system should be devised to minimise water demand, waste water and its impact on the sewer network. Measures may include utilising grey water, using rainwater for irrigation, extensive use of sustainable drainage (SuDS) features, infiltration.

For more efficient and sustainable water use and minimised impact on existing water infrastructure.

To support the landscape via irrigation.

To limit the risk of flooding and minimise the impact on the sewer network.

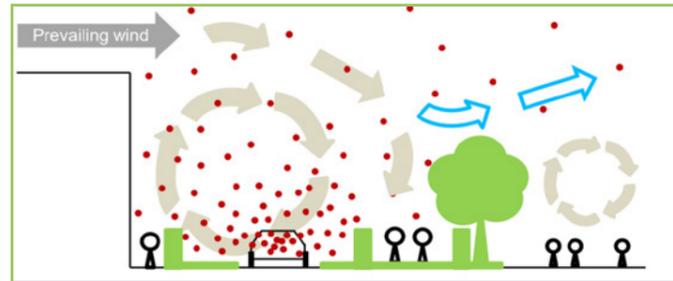
c) Trees that thrive

Best practice should be applied to tree planting, including prioritising trees in the ground (as opposed to on a deck), the linking of trees underground through the root system, soil quality, tree pit depth, irrigation systems and maintenance, and integrating water management and tree planting by planting trees in SuDS. Tree species should include a variety of disease and climate change resistant species, including trees of a substantial scale.

So that the development can support the scale, canopy, quantity and variety of trees that will create an attractive public realm.

To ensure planted trees thrive and are resilient to climate change, provide shade and cooling, reflect the landscape character of Earl's Court and provide habitats, supporting the biodiversity strategy.

To allow for maintenance of the public realm without disruption to tree roots and canopies.



33. Above: Illustration of how appropriate planting can act as a barrier between source (traffic) and receptor (pedestrian), reducing public exposure to poor air quality; Below: Last-mile deliveries from a central delivery hub can be made by cargo bikes to avoid on-site traffic source emissions.



d) Air quality positive

The development should be air quality positive. This can be achieved, through a range of strategies that include prioritising the use of sustainable clean energy sources, implementing strategic architecture and design to avoid tunnelling effects created by buildings, appropriate planting close to sources of pollution and minimising emission sources from within the site.

To improve the environment and air quality in existing problem areas where the site meets the surrounding main roads.

To make the site and routes to surrounding facilities more hospitable for people walking and cycling.

34. St Cuthbert's with St Matthias primary school installed green infrastructure to improve playground air quality as part of the Schools Cleaner Air Zones project and pupils checked the air quality monitoring station (below).



1.3 Open space for everyone



35. Carlsberg development, Copenhagen (left): a cycle-pedestrian route through a local playspace incorporating sustainable drainage, overlooked by family homes with personalised front gardens and balconies

a) Generous open space

The scheme should incorporate open space of sufficient and varying scales to break up the built form and to allow for a range of people and activities outdoors including play, food growing, informal sports and fitness, dog walking, culture, events, wild or natural play, intergenerational mixing.

To create a balance between sense of enclosure of the spaces between buildings and more open areas where people can see the sky.

To ensure there is access to open space that is light and comfortable to use throughout the year and that is appealing and inviting to visitors, residents and other local people.

Where spaces are multi-purpose, the different activities should sit together comfortably and the landscape should be resilient to the recreational pressure, managed through a suitable maintenance strategy. The micro climate should be suitable for the intended use in different seasons.

To ensure open space and landscape thrive and support the number of users and variety of activities.

To ensure there is sufficient, suitably located open space for both recreation and nature, as in a traditional park.

b) Inclusive public realm

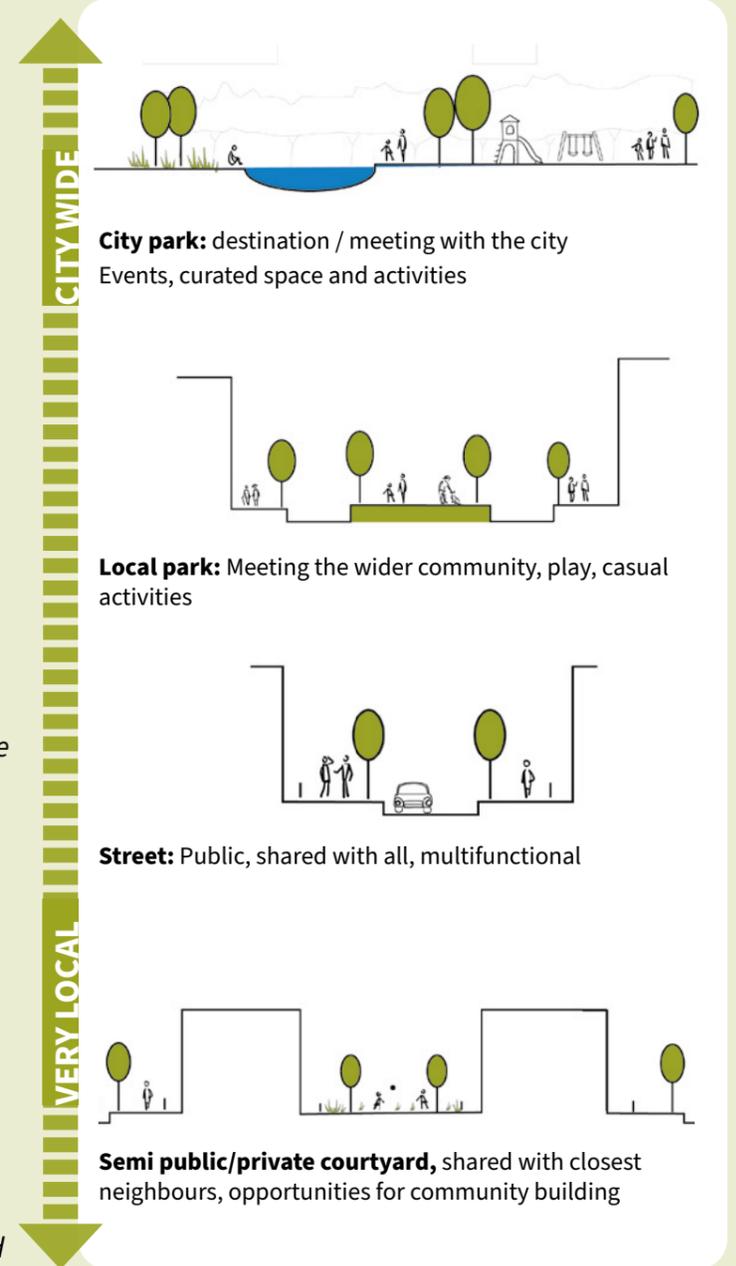
The public realm should feel inclusive for all, taking particular account of children, teenagers, girls and women. Active measures including how the space is managed and activities to invite people in should be included.

To ensure all sectors of the community feel comfortable in the public realm and open spaces. Paying specific attention to those particular groups can have the impact of making the public realm more accessible and inclusive for all.

c) Open space for the community

The scheme should provide a variety of open space typologies, including unstructured informal spaces, local or neighbourhood spaces designed specifically for residents' needs such as local play, meeting people from the neighbourhood.

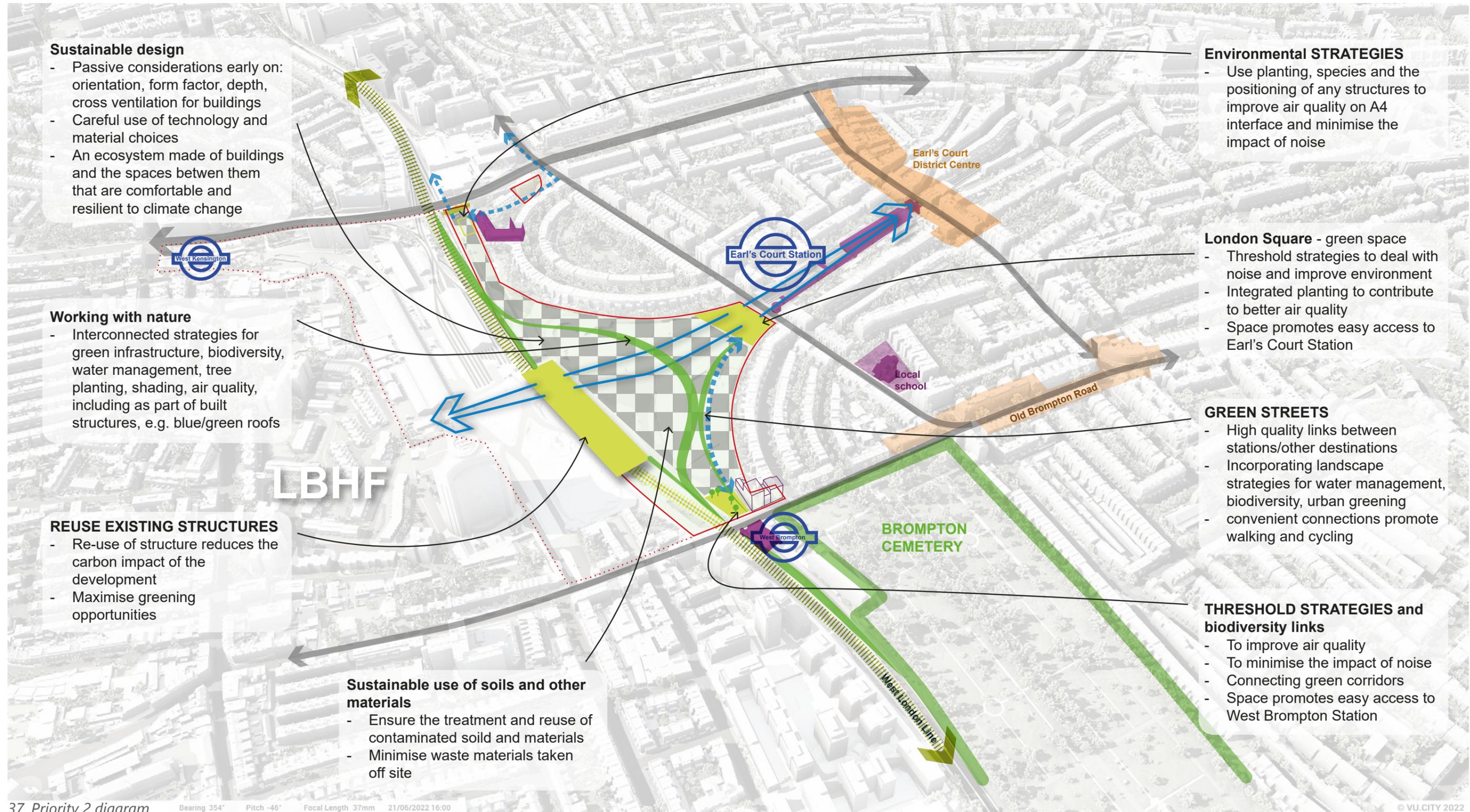
To make sure residents have outdoor space they feel belongs to them, that facilitates community building, and is distinct from a city park that attracts audiences from further afield; providing both places for noise and bustle as well as for quiet.



36. The importance of providing a variety of scale and character of open spaces needed to give people choice in how they spend time outside, and how this contributes to building a sense of community.

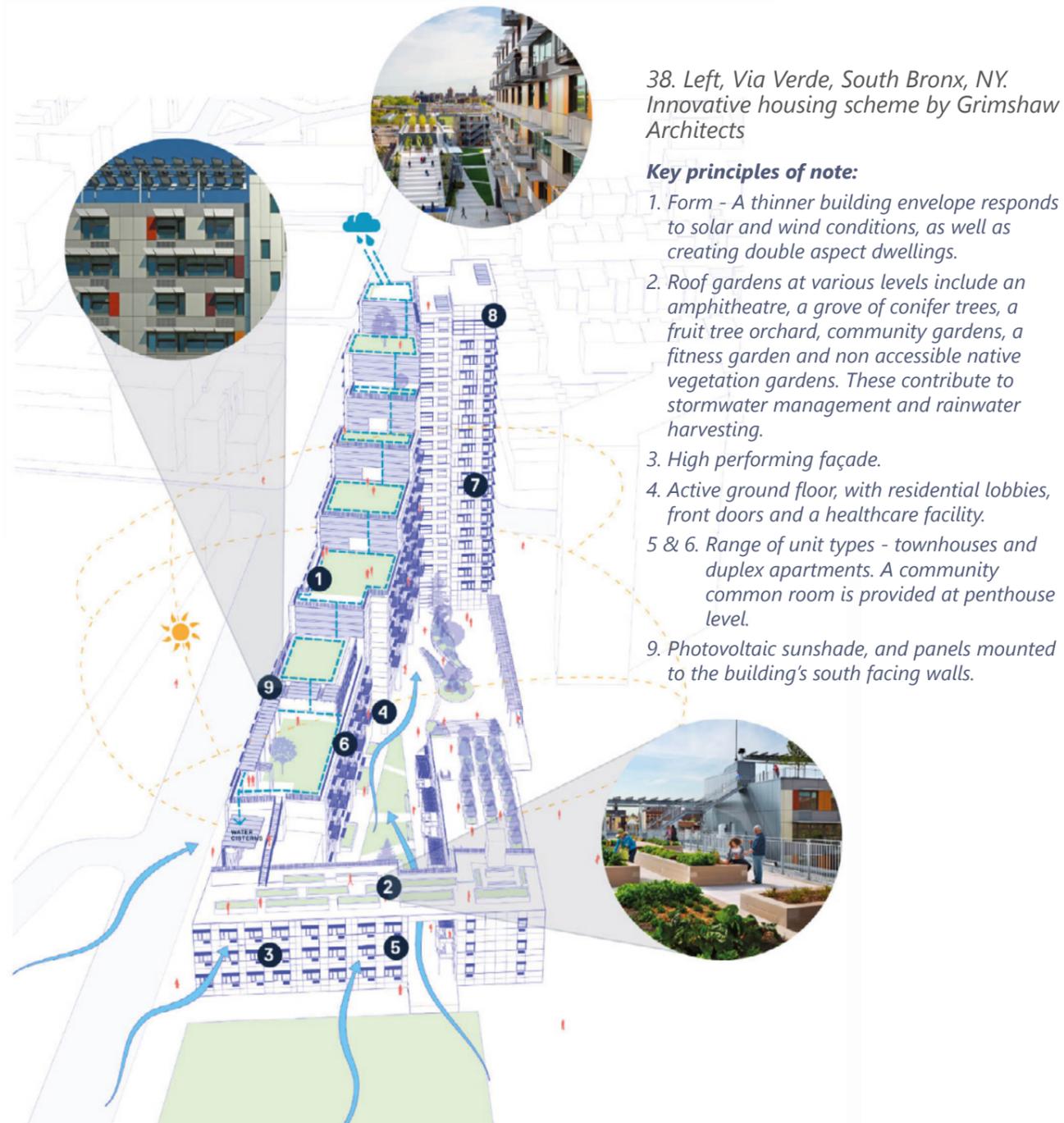
Priority 2: Exemplar of environmental sustainability

An ambitious and innovative approach to the challenges of climate change should underpin all scales and dimensions of the development in a manner that is holistic, goes beyond base policy and regulatory requirements at approval and implementation stages, and is resilient for the future. Thinking about the whole lifetime of the development, a meaningful and informative way to track the scheme's performance against a comprehensive sustainability charter should be devised.



About Priority 2

The Opportunity Area is one of the largest remaining developable sites in central London, and one of two significant development sites within Kensington and Chelsea. Its development therefore has the potential to deliver a scheme which sets a benchmark in the city for how it responds to the challenges posed by climate change, and for how its impact upon the environment is managed. Innovative options for positive impacts, including for air quality, biodiversity, carbon reduction (both operational and in construction), soil quality, the reduction of the heat island effect, water management, should be explored and maximised.



39. Innovative initiatives for sustainable cities and districts: Freiburg, ecodistrict in Germany



40. Copenhagen, Denmark aims to be the first carbon neutral capital city by 2025



Given the expectations for the quantum of development on the site, it will be a requirement for the scheme to optimise the potential for urban greening on the site, especially in light of the Council's recognition of the climate emergency, and in line with its new Green Plan and Biodiversity, Air Quality, and Climate Emergency Action Plans, the Greening SPD and the policies within the emerging New Local Plan.

As the development will be delivered over a period of time, it is expected that environmental sustainability regulations and policy will become increasingly ambitious. At the same time, technology is likely to develop in ways that make it possible for developments, including buildings and the spaces between them to better respond to those regulatory

challenges, but also to the societal expectations of how a scheme relates and contributes to the natural environment, minimising any negative impacts towards zero. With this in mind, it will be important for the scheme to set out a series of commitments against which it can be measured as the different phases are designed and implemented.

The scheme should set out a complete analysis and strategy for dealing with land contamination from the outset, following the principles of sustainable remediation.

These commitments should be tangible, visible, clear and transparent, including the issues in the box below:

Energy – **clean**, maximising the use of renewables and opportunities for energy provision locally

Building design and performance:

- Reducing carbon emissions over the whole lifecycle of the development (during construction and operational phases)
- Use of digital infrastructure and data to monitor energy use and enable occupiers to respond
- Ensuring spaces are comfortable for their occupants and resilient to climate change
- Flexible and adaptable to maximise their lifespan, usability and re-usability
- Designed with the principles of the circular economy in mind, including a strategy for dealing with waste

Working with nature, maximising biodiversity in the landscape and spaces between buildings, ensuring resilience is designed from the outset and maximising opportunities for cross benefits, as described in **Priority 1: Public realm first.**

2.1 Vision for sustainability



a) Exemplar of sustainability

Sustainability should be dealt with in an exemplar way that goes above and beyond policy targets. A vision should be set out in a ‘sustainability charter’ that encompasses all aspects of the design and operation of the development, including energy, water demand, and the impact of construction, identifying key performance indicators and a clear path to achieving net zero carbon.

To ensure there is a clear commitment to sustainable development which can be used to measure the scheme throughout its life.

b) Energy strategy

An exemplar energy strategy should be developed for the site, to include consideration of how energy on the site could be modular and connect beyond the site.

For energy sustainability.

To provide affordable energy to residents.

To improve performance through economies of scale and sharing of heating and cooling.

43. Nordhavn energy centre in Copenhagen is clad in corten steel with containers for climbing plants and a fitness and play area on the rooftop



41. Brighton Earthship Solar Panels (above left). Brighton, East Sussex, the Earthship is an experimental sustainable development which includes the following features: photovoltaic solar cells, collection of rainwater from the roof, a windmill. It uses the thermal storage property of the ground (by building it into a hillside). Photo by Dominic Alves.

42. Hochhaus H1 in Regensdorf, Switzerland (above right) uses photovoltaic systems that are integrated in the parapet cladding and the roof and generate 50 per cent of residents’ energy requirements.

Commercial offices

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.12 - 0.15
Floor	0.10 - 0.12
Roof	0.10 - 0.12
Windows	1.0 (triple glazing) - 1.2 (double glazing)
Doors	1.2

Fabric efficiency measures

Air lightness	<1 (m ³ /h. m ² @50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.4 - 0.3

Power efficiency measures

Lighting power density	4.5 (W/m ² peak NIA)
Lighting out of hours	0.5 (W/m ² peak NIA)
Tenant power density	8 (W/m ² peak NIA)
ICT loads	0.5 (W/m ² peak NIA)
Small power out of hours	2 (W/m ² peak NIA)

System efficiency measures

MVHR	90% (efficiency)
Heat pump SCoP	≥ 2.8
Chiller SEER	≥ 5.5
Central AHU SFP	1.5 - 1.2 W/l.s
A/C set points	20-26°C

Window areas guide (% of wall area)

North	25-40%
East	25-40%
South	25-40%
West	25-40%

Balance daylight and overheating

Include external shading

Include operable windows and cross ventilation

Maximise renewables to generate the annual energy requirement for at least two floors of the development on-site

Form factor of 1 - 2

Reduce energy consumption to:



Reduce space heating demand to:



Heating and hot water

Implement the following measures:

Fuel

Ensure heating and hot water generation is fossil fuel free

Heat

The average carbon content of heat supplied (gCO₂/kWh.yr) should be reported in-use

Heating

Maximum 10 W/m² peak heat loss (including ventilation)

Connect to community wide ambient loop heat-sharing network to allow excess heat from cooling to be made available to other buildings

Hot water

Maximum dead leg of 1 litre for hot water pipework

Green Euro Water Label should be used for hot water outlets (e.g.: certified 6 L/min shower head – not using flow restrictors).

Demand response

Implement the following measures to smooth energy demand and consumption:

Peak reduction

Reduce heating and hot water peak energy demand

Active demand response measures

Install heating and cooling set point control

Reduce lighting, ventilation and small power energy consumption

Electricity generation and storage

Consider battery storage

Electric vehicle (EV) charging

Electric vehicle turn down

Reverse charging EV technology

Behaviour change

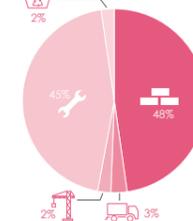
Incentives to reduce power consumption and peak grid constraints

Encourage responsible occupancy.

Embodied carbon

Focus on reducing embodied carbon for the largest uses:

- Products/materials (A1-A3)
- Transport (A4)
- Construction (A5)
- Maintenance and replacements (B1-B5)
- End of life disposal (C1-C4)



Average split of embodied carbon per building element:

48% - Superstructure

17% - Substructure

16% - Façade

15% - MEP

4% - Internal finishes

2% - Transport

Reduce embodied carbon by 40% of Iq.

<600 kgCO₂/m² Area in GIA

Data disclosure

Meter and disclose energy consumption as follows:

Metering (Metering strategy following BPP Better Metering Toolkit guidance)

- Record meter data at half hourly intervals
- Separate landlord and tenant energy use meters and clearly label meters with serial number and end use
- Submeter renewable energy generation
- Use a central repository for data that has a minimum of 18 months data storage
- Provide thorough set of meter schematics and information on maintenance and use of meters
- Ensure metering commissioning includes validation of manual compared to half hourly readings.

Disclosure

- Carry out an annual Display Energy Certificate (DEC) and include as part of annual reporting
- Report energy consumption by fuel type and respective benchmarks from the DEC technical table
- For multi-let commercial offices produce annual landlord energy (base building) rating and tenant ratings as well as or instead of a whole building DEC
- Upload five years of data to a publicly accessible database such as GLA and/or CarbonBuzz.

44. Best practice guide produced by LETI, part of their Climate Emergency Design Guide. It shows the key performance indicators to meet whole life carbon for office buildings. An equivalent level of ambition should apply to all commercial buildings within the site.

c) Building design

The masterplan should demonstrate how the future detailed design of buildings can deliver high environmental performance, as well as making the most of passive design measures.

To minimise the impact of buildings upon the environment, including their embodied and operational carbon footprint.

To minimise the demand for resources, including energy and water

Buildings should be designed to high environmental standards, ensuring they are flexible and adaptable, and that the materials specification considers their potential for reuse should the building need to be demolished.

To minimise the impact of buildings upon the environment, including their embodied and operational carbon footprint, in line with the principles of the circular economy.

“If architecture is reflective of an era, and the need of our current location and era is looking at eco and sustainable living, I think it would be good for it to address that.”

COMMUNITY VOICES

Medium and large scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m ² ·K)	Window areas guide (% of wall area)
Walls: 0.13 - 0.15	North: 10-20%
Floor: 0.08 - 0.10	East: 10-15%
Roof: 0.10 - 0.12	South: 20-25%
Exposed ceilings/floors: 0.13 - 0.18	West: 10-15%
Windows: 1.0 (triple glazing)	
Doors: 1.00	

Efficiency measures	Balance daylight and overheating
Air tightness: <1 (m ³ /h.m ² @50Pa)	Include external shading
Thermal bridging: 0.04 (y-value)	Include operable windows and cross ventilation
G-value of glass: 0.6 - 0.5	
MVHR: 90% (efficiency) ≤2m (duct length from unit to external wall)	

- Maximise renewables so that 70% of the roof is covered
- Form factor of <0.8 -1.5

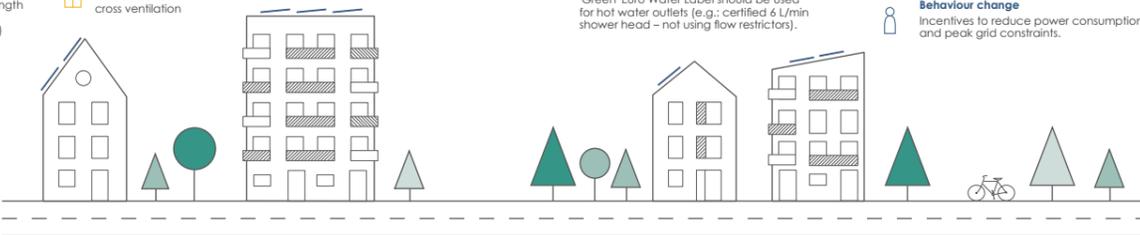
Reduce energy consumption to:

35 kWh/m²·yr

Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Reduce space heating demand to:

15 kWh/m²·yr



Heating and hot water

Implement the following measures:

- Fuel**: Ensure heating and hot water generation is fossil fuel free
- Heat**: The average carbon content of heat supplied (gCO₂/kWh.yr) should be reported in-use
- Heating**: Maximum 10 W/m² peak heat loss (including ventilation)
- Hot water**: Maximum dead leg of 1 litre for hot water pipework. *Green* Euro Water Label should be used for hot water outlets (e.g.: certified 6 L/min shower head – not using flow restrictors).

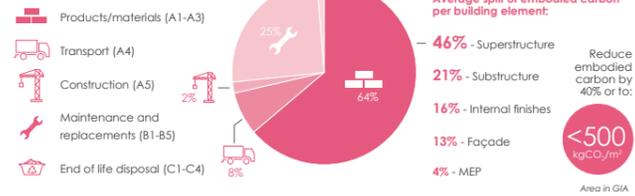
Demand response

Implement the following measures to smooth energy demand and consumption:

- Peak reduction**: Reduce heating and hot water peak energy demand
- Active demand response measures**: Install heating set point control and thermal storage
- Electricity generation and storage**: Consider battery storage
- Electric vehicle (EV) charging**: Electric vehicle turn down
- Behaviour change**: Incentives to reduce power consumption and peak grid constraints.

Embodied carbon

Focus on reducing embodied carbon for the largest uses:



Data disclosure

Measure and disclose energy consumption as follows:

- Metering**
 - Submeter renewables for energy generation
 - Submeter electric vehicle charging
 - Submeter heating fuel (e.g. heat pump consumption)
 - Continuously monitor with a smart meter
 - Consider monitoring internal temperatures
 - For multiple properties include a data logger alongside the smart meter to make data sharing possible.
- Disclosure**
 - Collect annual building energy consumption and generation
 - Aggregate average operational reporting e.g. by post code for anonymity or upstream meters from part or whole of apartment block
 - Collect water consumption meter readings
 - Upload five years of data to GIA and/or CarbonBuzz online platform
 - Consider uploading to Low Energy Building Database.



45. Best practice guide produced by LETI, part of their Climate Emergency Design Guide. It shows the key performance indicators to meet whole life carbon for medium to large scale housing typologies. An equivalent level of ambition should apply to all typologies within the site.

d) Housing design

All homes should be designed to maximise environmental comfort whilst minimising the need to use energy for heating and cooling. Double aspect units are a priority.

To minimise the need for energy for heating and cooling, minimising environmental impact and running costs.

To ensure homes are comfortable for residents and resilient to climate change.



46. Publicly accessible roof garden at the National Campus for the Archaeology of Israel. Image by Shlomo Aronson Architects Ltd.

2.2 Site-wide strategies for managing environmental impacts



47. The site seen from the West London Line deck

a) Contaminated land

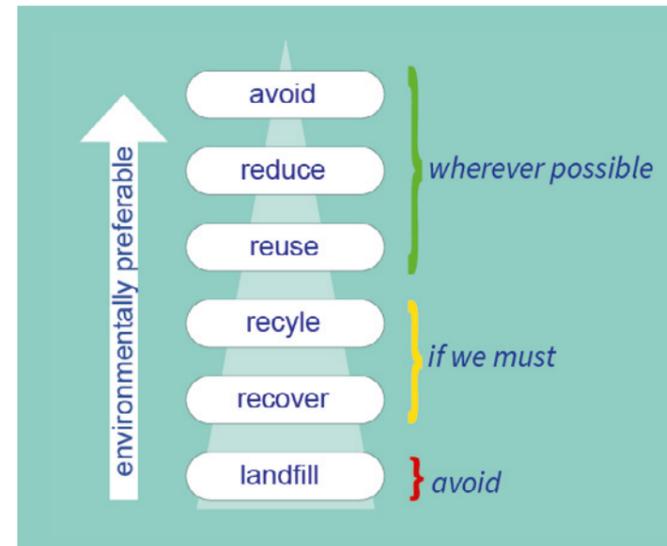
Any intrusive site investigation, risk assessment and land remediation should be approached in a site-specific way and follow the principles of sustainable remediation.

To minimise movement of soils and other materials within, onto and off site, reducing disruption to neighbours and preventing unnecessary carbon use.

b) Waste management

A strategy for waste management should include the provision of innovative solutions to minimise waste arising from the development, including efficient waste collection systems and on-site facilities to deal with landscape waste and maintenance. The overall waste management strategy should include the construction phase and should be in line with best practice.

To minimise the amount of waste being transported off site.



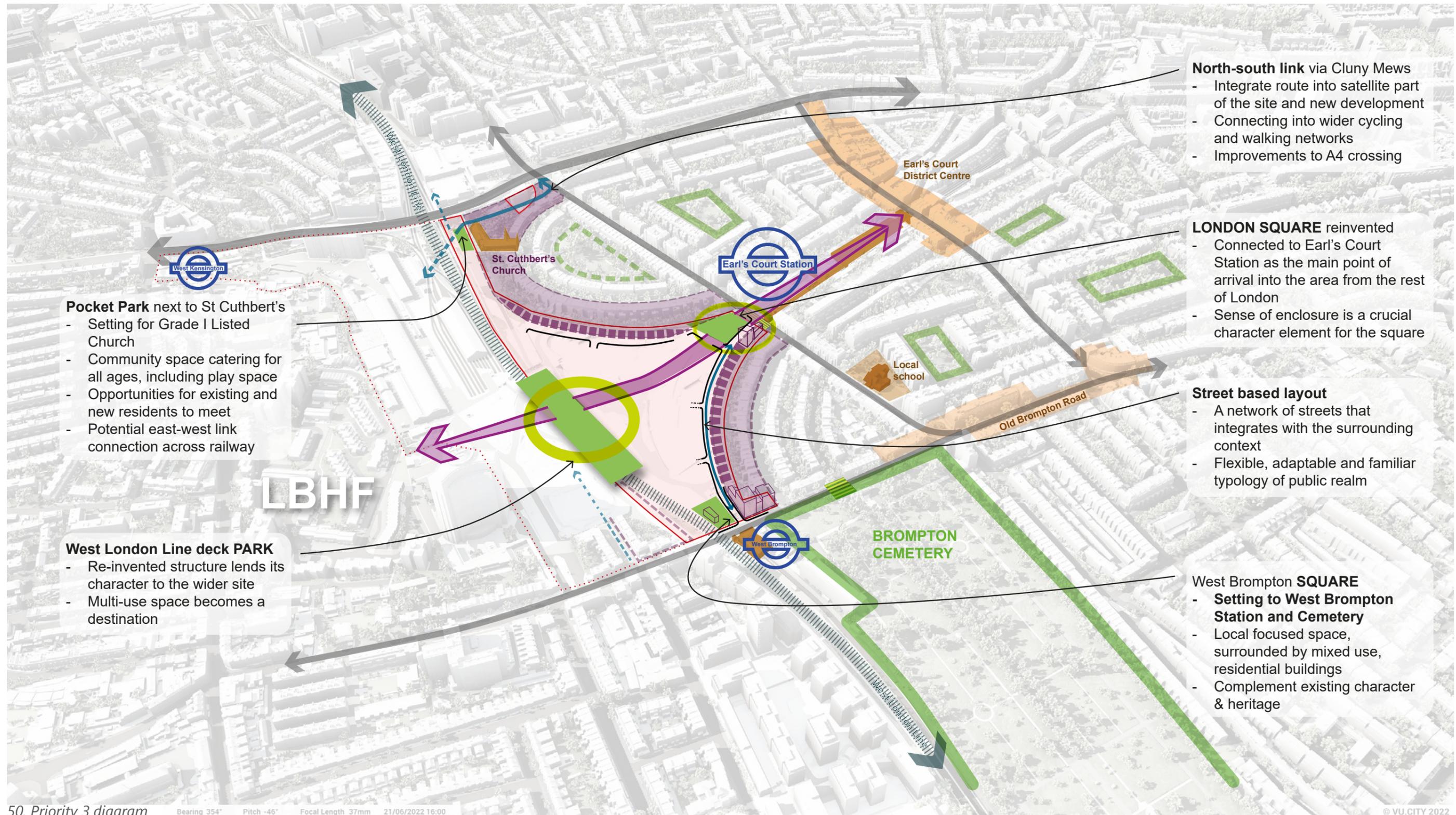
48. Contaminated land sustainability hierarchy



49. Designing in spaces for landscape waste within the public realm allows for this type of waste to be dealt with on site. These facilities should be discreet, as they are within traditional garden squares.

Priority 3: Part of the city

The development should seamlessly continue the city by using a street-based layout informed by a sophisticated understanding of local and London street patterns, including how the scheme stitches into Warwick Road. The wider gap in the townscape here should accommodate a re-imagined London square, providing a green oasis. A sensitive integration of building scale is needed across the scheme, with greater care in the design of buildings over 10 storeys, given their greater visibility and environmental impacts.



About Priority 3



51. Aerial view of the site and the surrounding townscape

Earl's Court is characterised by its historic, largely residential, street-based townscape. Despite a rich variety of building styles, there is a sense of cohesiveness across the area, with well-designed streets and spaces between the buildings and a limited palette of building materials, repeated architectural features and forms. As in other parts of Kensington, the variety of streets and squares lined with terraced houses and mansion blocks make efficient use of space.

To stitch into the area convincingly, the new development will also need to be street-based. It will need to show a thorough understanding of the language of Earl's Court so that it feels like a natural extension of patterns of development, considering characteristics beyond architecture, including landscape character and hierarchy of street types. The experience of moving from the busy thoroughfares of Earl's Court Road, Old Brompton Road and Warwick Road into the relative tranquillity of the residential hinterland should be understood. As described in Priority 4, it is expected that some parts of this new part of the neighbourhood will be busier and more active, whilst others will be quieter and more residential in character.

Looking further afield into other London neighbourhoods and their sophisticated street and

public realm patterns will also help develop meaningful open spaces. Careful and responsive design will allow for a transition from a more historically informed development pattern at the edges of the site, towards a more contemporary character as one moves west.

The exhibition centre brought people into the area, supported local businesses and was part of local identity. However, it was also a barrier and obstacle in the townscape. The opening up of the site should make journeys to important destinations, such as the underground stations, the district centre and schools, clear, easier and pleasant.

The character of the streets should inform the scale and grain of the buildings to produce a familiar but contemporary layer to the area's architectural heritage.

The design of all buildings will be thoroughly scrutinised. Exemplary, sustainable and innovative designs will be expected across the site. Building heights will need to be appropriately distributed so that larger, more impactful structures are placed away from sensitive locations; a careful transition between the existing historic townscape and new, denser development should be made. Designs for taller buildings will need to be exceptional and will be assessed against best practice guidance with particular attention to the impact on the public realm.

3.1 Completing Earl's Court



52. The inherited landscape: landscape character in Earl's Court

a) Landscape character

The scheme should respond to and incorporate the positive and distinctive aspects of the landscape character of Earl's Court, informed by an analysis of the area surrounding the site.

So that the development reflects local character and feels part of the neighbourhood

b) Public realm

The site layout and routes through should take in a sequence of streets and spaces characterised by urban greening, allowing for clear direct thoroughfares as well as meandering routes.

To reflect the landscape character and experience of walking through Earl's Court

So that the scheme is a continuation and completion of the area that belongs

"It's important that it feels like this area that's going to be redeveloped feels very open towards Earl's Court ... in the sense that it feels like there's a fluidity between the two zones"

"The architecture is really interesting. In the squares you have this unique representation of different periods in architecture"

"... we are a bit afraid that ... the future development might be all very nicely brand new looking but next to a road which is actually quite poor and then the beautiful communal gardens. So, on a very small area there could be kind of three realities coexisting, rather than creating something that could be a harmonious ensemble."

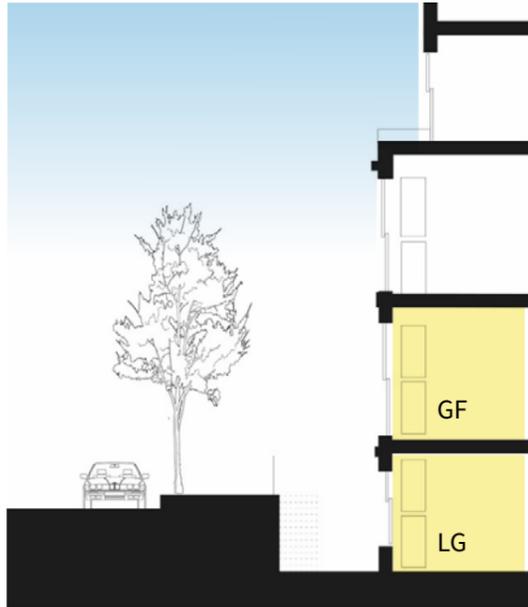
COMMUNITY VOICES



53. Earl's Court Square in 1908, showing the street character before the arrival of the motor car, the proportions of the street, surrounding buildings and trees in the garden square. Photo from ecsra.co.uk



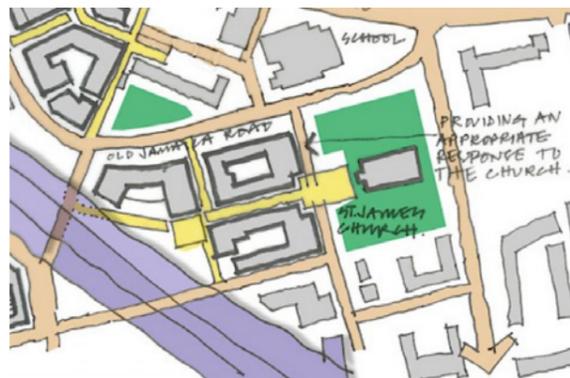
55. Wornington Green development in North Kensington demonstrates a contemporary approach to a low-traffic street incorporating substantial trees and green space.



54. The familiar pattern of upper and lower ground floor accommodation is efficient and defines a locally characteristic relationship with the street that could be replicated in the new development. Accessibility considerations will need to be addressed as part of detailed proposals.



56. New streets in Bermondsey Spa mesh in with the existing street network, as shown in yellow on the connections diagram (right) by Levitt Bernstein architects



c) Familiar streets

The development should be a street-based, walkable neighbourhood. Streets should include sensitively integrated on-street parking for a proportion of the spaces for Blue Badge holders required for the development.

Because streets are a successful and familiar urban form that feel part of the public realm and open to everyone.

To help the development knit into the surrounding street-based context.

To avoid a sense of separation or gateway into an area which may appear exclusive or so distinct in character that it feels like a campus.

d) Building heights

The design of any building over 10 storeys should be of exceptional quality. They should be sustainable and innovative in their design and construction methods.

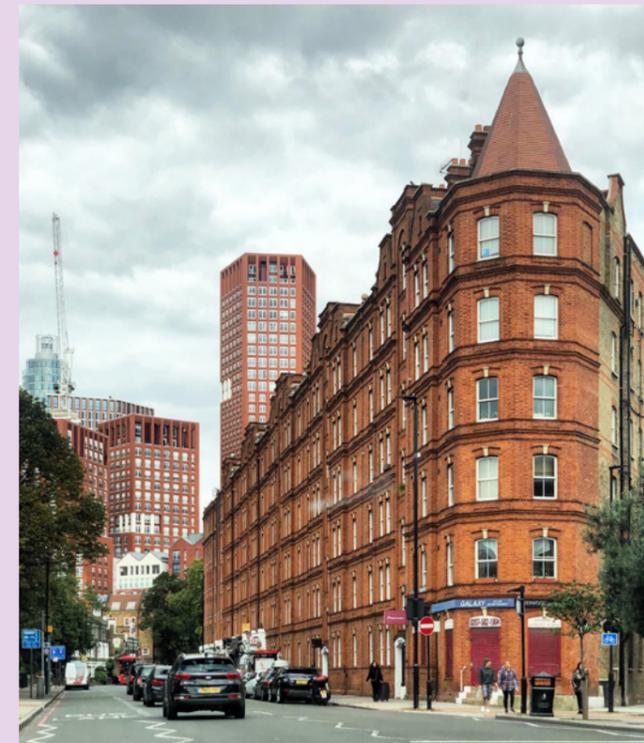
To minimise the impact of taller buildings upon the environment.

To ensure taller buildings relate positively and do not detract from the quality of the public realm around them, including how they impact on daylight and sunlight, wind and micro climate.

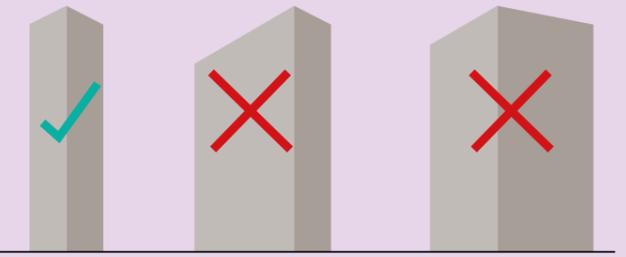
Proposals for taller buildings will need to demonstrate how their scale and proportion, relationship with the public realm, ground floor activity, impact on heritage and townscape and materials have been carefully considered.

To ensure building heights do not compromise the quality, character and usability of the public realm.

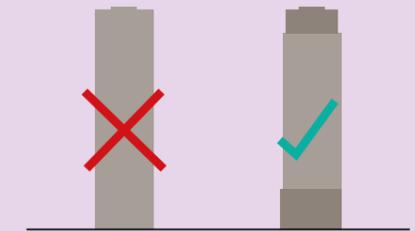
To ensure tall buildings are sensitively located in relation to the historic context and make a positive contribution to the townscape.



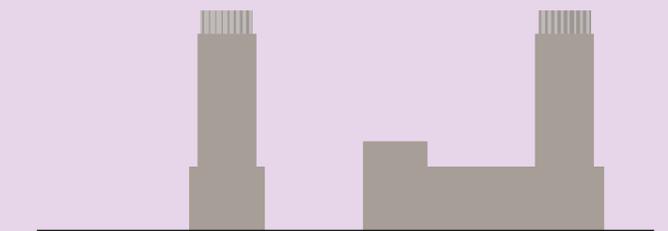
57. Keybridge House, Vauxhall in its historic townscape context. Careful consideration must be given to the positioning of tall buildings and their impact on townscape views, and to how the materials and detailing used respond to local character and reinforce distinctiveness



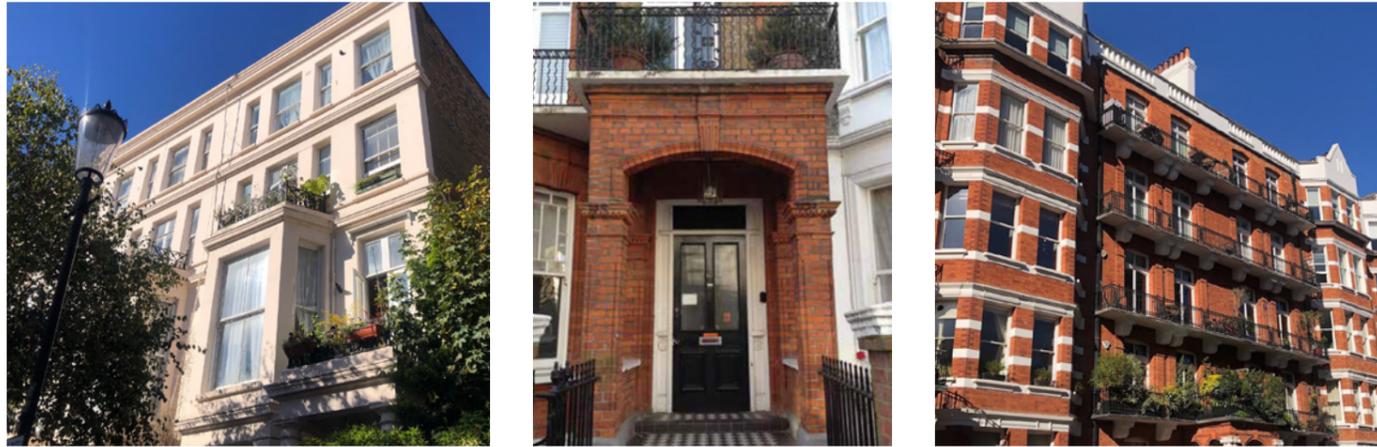
58. The proportions of a tall building are important. Slender blocks are more elegant and are more likely to make a positive contribution to the skyline



59. A tall building should be designed so that they have a clear base, middle and top. The base of the building defines how it meets the street, whilst the top is normally seen in longer views, so its shape and impact on the skyline will need to be considered. Visually prominent plant at the top of a tall building will not be acceptable.



60. Towers work best when they are designed to be part of an urban block. Not only they can better internalise their servicing requirements, but this arrangement is more likely to relate well to the human scale. The base of a taller building should address the public realm around it with active frontages and have an easily recognisable entrance



61. There is great richness and variety of materials and detailing in the surrounding area, yet there is a feeling of cohesiveness across all three of the conservation areas east of the site.

e) Rich architectural variety

The scheme should demonstrate, through its design and approach to development, how the rich variety and high architectural quality of Earl's Court and the wider borough will be attained. The scheme should include a strategy for plot design that ensures that there is a variety of scales and range of architecture on the site.

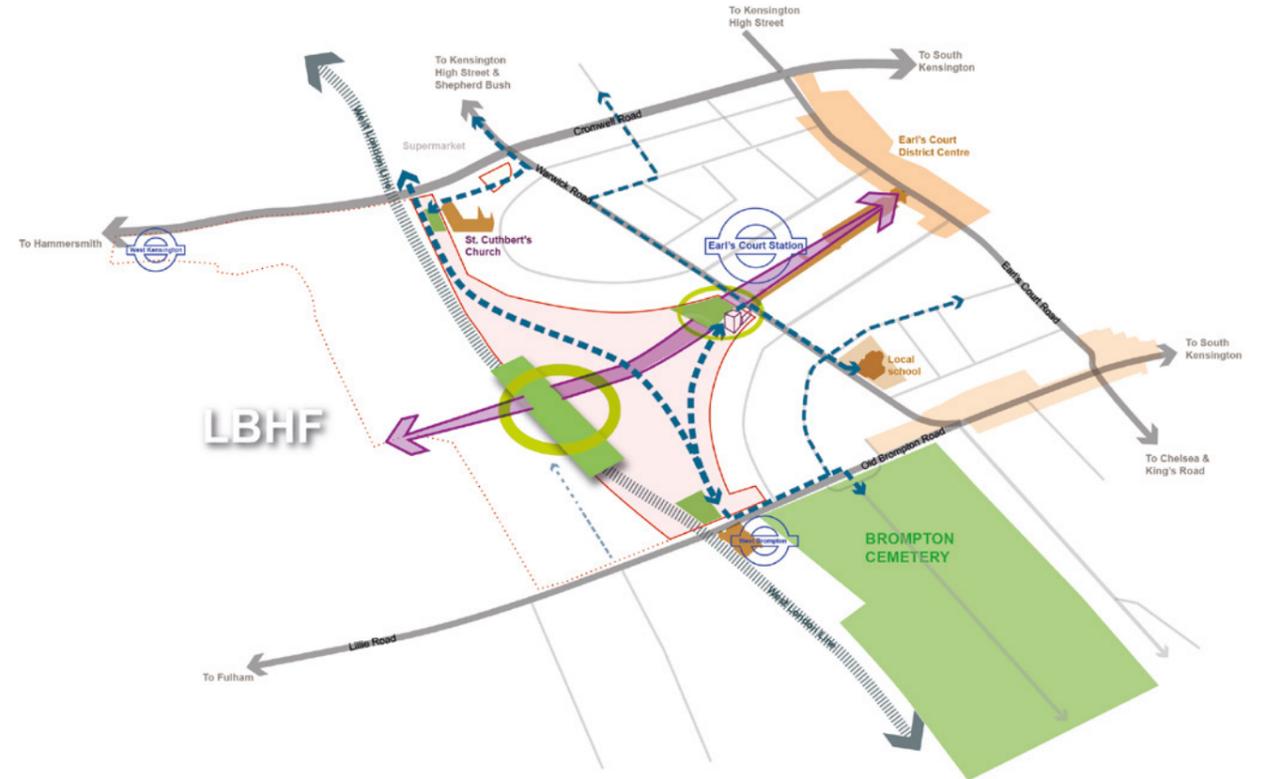
So that the development feels part of the area, albeit contemporary, with a similar variety and visual interest and of high quality

f) Design codes

Design codes with specific, detailed criteria should be produced and submitted as part of a planning application. These should provide rules for the design of buildings, the spaces in between them, and the landscape.

To ensure a sense of continuity with the wider area and to set architectural and landscape quality standards and a sense of cohesiveness across the development and throughout its implementation.

3.2 Convenient and appealing connections



62. Key connections

a) Routes to key destinations

Routes to and from the site to key destinations, as shown in Figure 61, should be convenient and attractive for walking and cycling and connect into the existing public transport and cycleway networks. Pedestrian crossings at the site's key interfaces should be improved.

To ensure people can get easily, safely and sustainably to key destinations such as schools, medical centres, shops and supermarkets

To make active travel easy and appealing.

b) East-west route through the site

There should be a clear and visible east-west route that is appealing for people to walk and cycle from the west of the Opportunity Area to Earl's Court Road District Centre via Earl's Court station.

So that people can easily access the Zone 1 tube station at Earl's Court.

To overcome the severance of the train line and main roads and consequent circuitous routes.

To provide a logical link via the tube station and drive footfall to Earl's Court Road for the benefit of future residents' access to services, and for the benefit of businesses in the district centre.

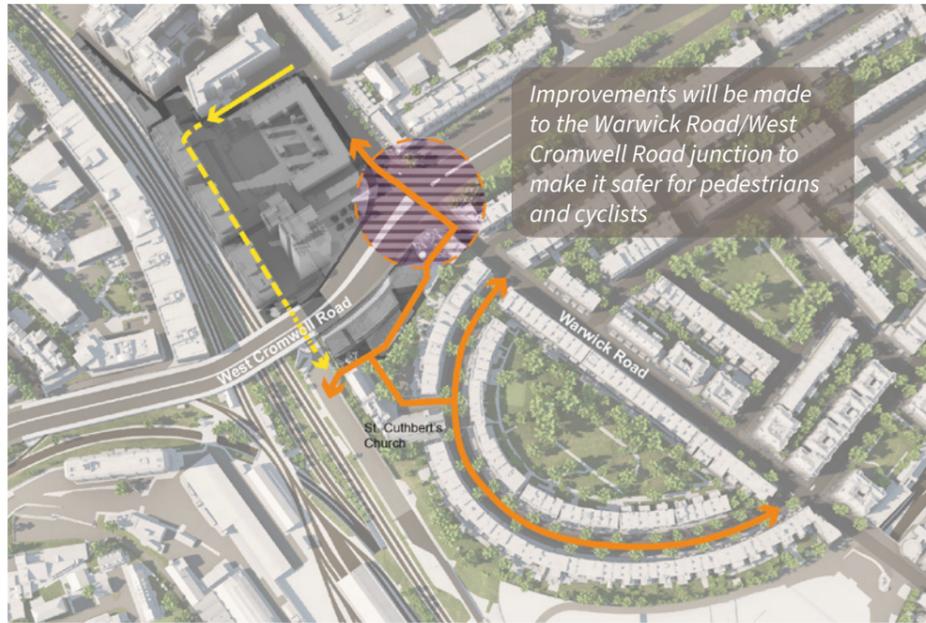
To make it easier to walk, cycle and use public transport.



63. The Warwick Road entrance to Earl's Court station (left) may provide an opportunity for a connecting route between the site and Earl's Court Road district centre.

3.3 Sensitive integration

64. In orange, the pedestrian and cycle connections at the back of St. Cuthbert's Church, via Cluny Mews and into Warwick Road and Philbeach Gardens. In yellow, the northern access route via the Tesco development site (100/100A West Cromwell Road as approved) under the West Cromwell Road



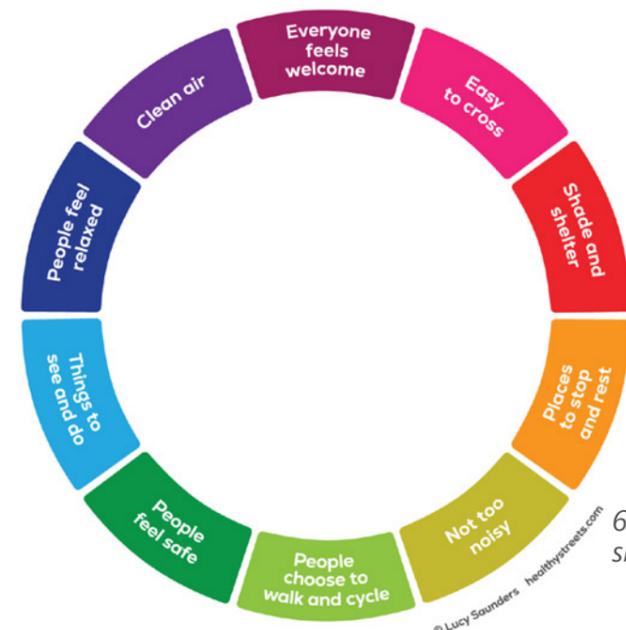
c) Connections north

The development should facilitate cycle and pedestrian connections to the north of the A4, including access from the west of the West London Line, a connection via the northern access route and connections to an improved crossing at the Warwick Road junction. A cycle route on Warwick Road to connect to Earl's Court Square and the existing A4 crossing at Cromwell Crescent should be explored.

To maximise permeability and choice of routes from the site towards Tesco, Kensington High Street and Holland Park.

To improve cycling facilities in the area to support active travel.

To apply Healthy Streets principles to Warwick Road.



65. The principles of Healthy Streets (left) should be applied throughout

d) Vehicle movements and servicing

The layout of the scheme should allow for necessary deliveries and other servicing while designing out the possibility of cut-throughs for motorised vehicles. Traffic movements should not be managed through excessive street clutter and signage. Non-residential servicing should be carried out using the northern access route.

To retain the familiar character of streets for vehicles while keeping traffic at low levels for local needs only and to ensure the development does not feel over-engineered for traffic.

To manage on-site movement and vehicular traffic, including taxis and ad-hoc deliveries and services on motorbikes and cycles.

e) Healthy Streets

A package of measures to improve connections between the site and key destinations, underpinned by an ambitious transport vision and the Healthy Streets Approach, should be identified for delivery.

To accommodate the increase in human activity associated with the development in a sustainable manner and to provide a safe environment for travel beyond the site.

To support active travel.



66. Public squares in London provide pleasant green pedestrian connections and moments of relief in the townscape. Clockwise from top-left: Jubilee Square, Canary Wharf; Finsbury Circus; Postman's Park; Grosvenor Square proposal

a) Warwick Road threshold

A reimagined London square should be created at the Warwick Road apron, providing a green space that is a point of relief from the busy road. Buildings with active frontages and a civic or cultural function, at least at ground floor, should frame the space. A street running along the side of the space should be used to provide a vehicular connection from Warwick Road, maximising connectivity. Improved crossing facilities into an enhanced station threshold should be included. This space should be provided as part of the first phase of the development.

To integrate the development contextually with Warwick Road and its secondary streets, and with the wider neighbourhood.

To create an inviting new public space with high-quality landscape and trees that provides a respite and helps mitigate Warwick Road's noise and pollution.

To use its location close to the centre of Earl's Court so that it facilitates the convergence of new and existing communities.

To facilitate access to Earl's Court Station and improve the pedestrian environment on the busy Warwick Road.



b) Old Brompton Road threshold



67. Fine-grain commercial units with homes above on Old Brompton Road create a neighbourhood character. Photo by Black Rabbit Cafe

The site's interface with Old Brompton Road should reflect and continue the character of the immediate neighbourhood with fine-grain active uses at ground floor and incorporate tree planting. Improved crossing facilities toward Brompton Cemetery should be included.

To create a more local point of arrival into the site and integrate it into the immediate area, and in particular with Brompton Cemetery.

To extend the green corridor and tree canopy from Brompton Cemetery.



68. Undue impacts on the natural environment in Brompton Cemetery should be avoided



69. Activity at the North Lodge entrance to Brompton Cemetery. Photo by Mark Laing/ Greywolf Studios

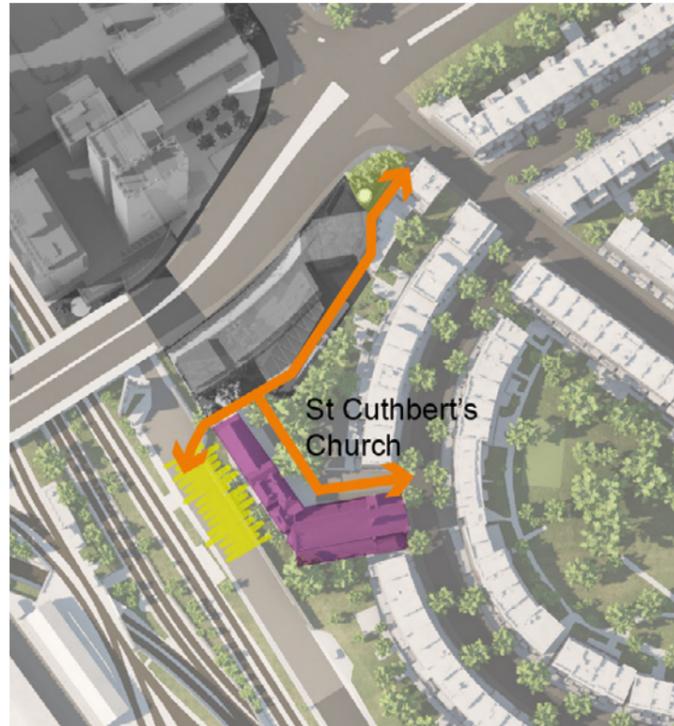
c) Brompton Cemetery

Brompton Cemetery is a local green space and an asset to the wider area from which the new development will benefit, including as a link to the neighbourhood to the south. Improved connectivity to the cemetery should be included.

To connect and embed the new development into the wider neighbourhood.

The scheme should be designed with extensive outdoor space for a variety of recreational activities including informal play, sports and dog walking.

To mitigate the impact of additional recreational pressure on Brompton Cemetery and ensure the needs of urban life for the scheme's residents and workers are met elsewhere.



70. Indicative location for a pocket park behind St Cuthbert's Church and connection into Cluny Mews

d) St Cuthbert's Church

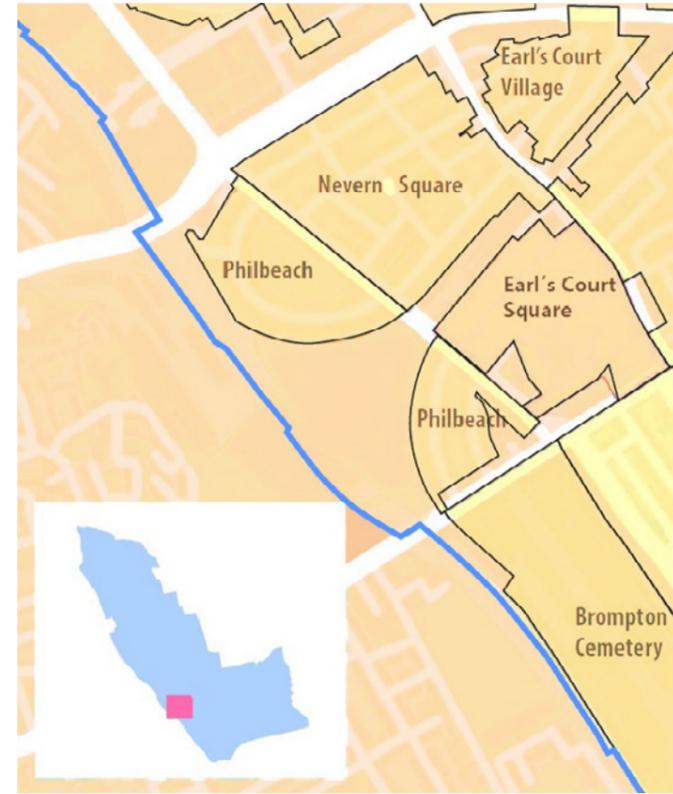
The scheme should create a public space to the rear (west) of St Cuthbert's Church, sensitively designed to enhance the setting of the Grade I building, and provide a connection to Philbeach Gardens and Cluny Mews. The space should be suitably well enclosed and overlooked, with buildings around it providing active frontages.

To provide a safe and attractive public space in connection with an existing community facility, opening it up to the new communities.

To celebrate and reveal the rear elevation of the building.

To provide more choice of routes and connectivity to the wider neighbourhood, and promote active travel.

To connect the new development into the area.



e) Response to conservation areas

The scheme should show a clear response to the relationship with the neighbouring conservation areas, taking into account buildings, landscape features and spaces between buildings, the garden squares, gaps between buildings. Back-to-back development should be pursued to the rear of the crescents that line the boundary of the site in Philbeach Conservation Area.

To preserve or enhance the character or appearance of conservation areas

To ensure the scheme builds on the special character of the immediate area.

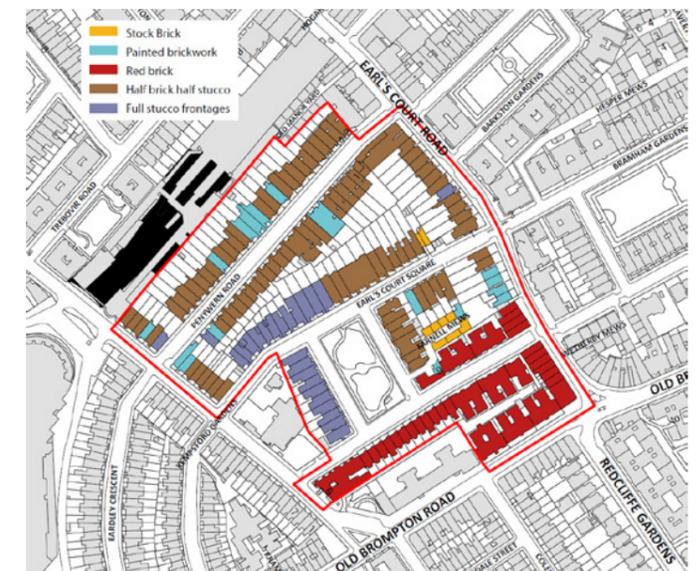
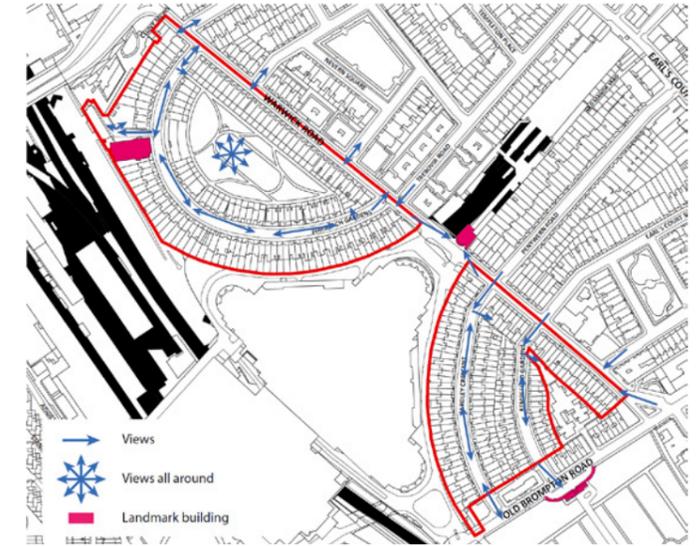
Placing the backs of buildings to the rear of existing properties ensures clarity of private/public interfaces and minimises the impact on the amenity of residents of the existing homes.

71. Conservation Areas surrounding the site within RBKC (above); extracts from the Conservation Area Appraisals for (right, from top to bottom):

72. Philbeach Conservation Area (views)

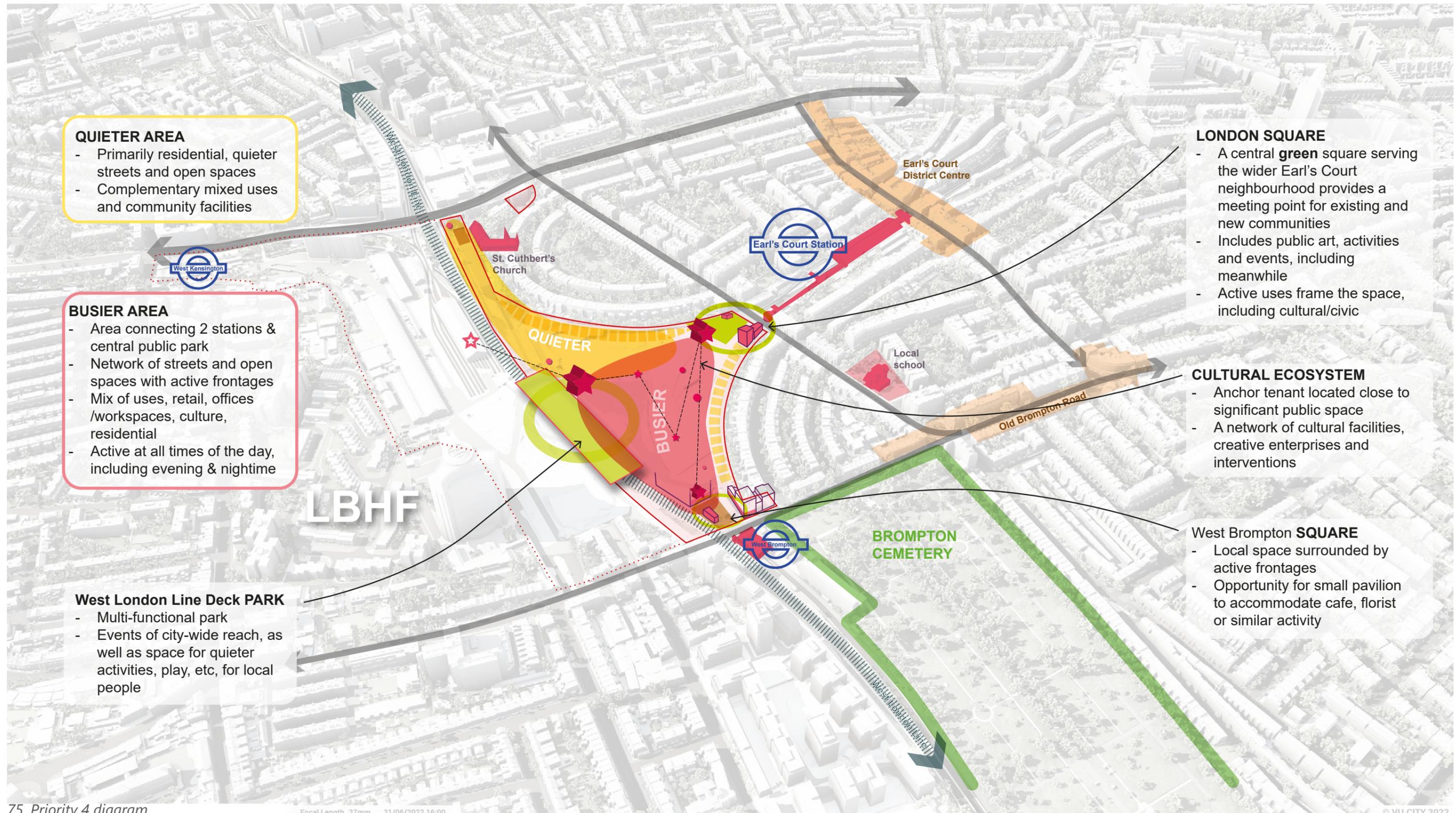
73. Nevern Square Conservation Area (gaps)

74. Earl's Court Sq Conservation Area (building materials)



Priority 4: Varied and rich urban life

The cultural offer should give Earl's Court a distinct identity, attracting visitors and related new and local ventures. Culture should be tangible and visible, spilling out into principal public spaces, while all other uses on the site should maximise their contribution to a delightful and varied public realm. This new part of the Earl's Court neighbourhood should be somewhere people want to live and settle; day-to-day life should be convenient and comfortable, with the new buildings, streets and spaces designed to cultivate a sense of community and belonging.



75. Priority 4 diagram

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About Priority 4



76. Artistic installation as part of Chelsea in Bloom

Earl's Court has a rich cultural history. Events were held in the site which would later house the Earl's Court Exhibition Centre from the late 19th Century, and in the 1970s and 1980s the area was well known as a LGBTQ+ destination. This history remains familiar and important, especially to local people. Now that the site will provide homes, businesses, as well as new cultural facilities, there is an opportunity to interweave the activities generated by this range of uses, just as happens naturally in other urban settings and including the immediate surroundings in this vibrant part of the borough.

People living in the new homes will be central to generating activity and community. If they feel inclined to stay in the area and become long-term residents, the local community that emerges will make the place feel like part of the wider

neighbourhood. How the homes, buildings and neighbourhoods are designed will influence whether people decide to settle in the area. A family friendly feel to the quieter areas of the scheme will further contribute to people settling in long term.

The scheme should offer a variety of cultural experiences to continue the long tradition of this site. The requirement for a world-class cultural facility or facilities need not mean a large-scale venue or world-famous organisation; it is the quality and cultural importance of the work produced or consumed that should be world-class.

An 'anchor tenant' – a recognised cultural organisation, a major attractor that becomes associated with the place – should form part of the proposal, but culture should go beyond this and be a defining feature of the character of the place. Multiple



77. Exhibition Road, South Kensington

cultural practitioners distributed across the site are likely to achieve this better than one standalone tenant.

Culture should be used to integrate the new development into the area by providing rehearsal or performance space for local groups, to connect with and expand the area's evening and night-time economy, and by enriching the lives of local residents, stimulating local businesses and generating local employment.

As people walk through the area, they should experience a lively variety of activity at ground floor at different times of the day. Vacant units detract from this experience. The commercial strategy will need to show how workspaces are designed and marketed to attract makers and practitioners so that Earl's Court develops a creative ecosystem.

"[We are concerned about] the coldness and the emptiness of new developments, because we see what happened ... in new places, it is very dead, there's no life, and it feels very sterile."

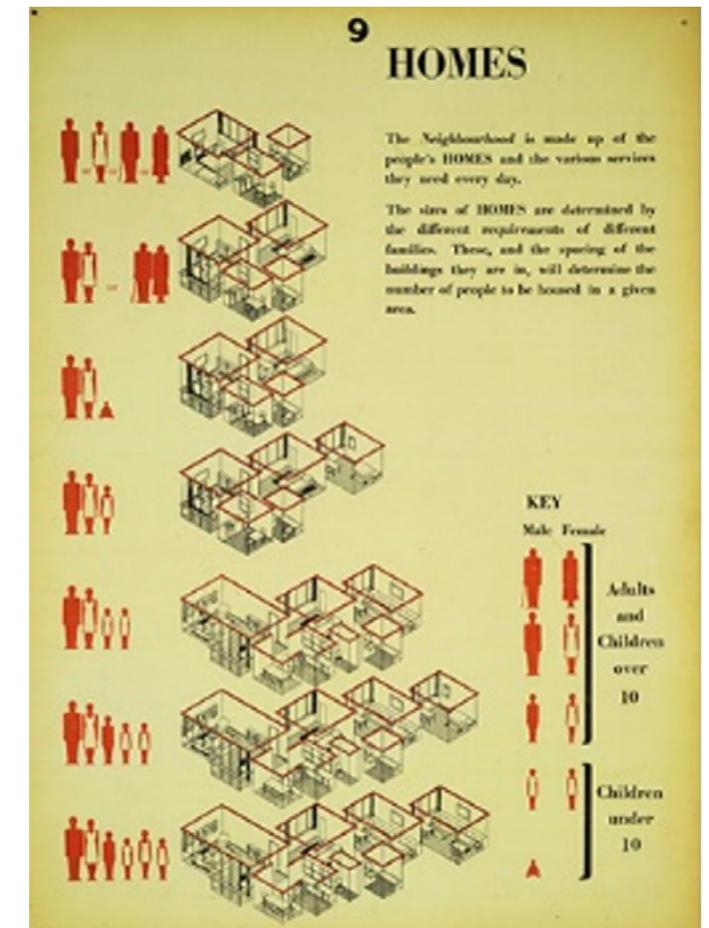
"What we don't have are specific destinations here."

"Here in Earl's Court everyone knows everyone, there's really that feeling of a village here. And it's strange when you think because we don't really have a sort of centre, it's just a road and streets around that. And despite that there are long term lovers of Earl's Court who have been there for over 20 years and always in connection with each other. So, you can build on something very strong."

"Artist-led spaces have the power of creating an 'imagination', an 'identity' to the area. However, it is not only about consuming culture or the hospitality industry. It is about offering spaces where people make things, rehearse, perform, create."

"[places that are not] policed from the point of view 'are you meant to be here or not?' ... [Not] feeling like you're going to be moved on."

COMMUNITY VOICES



78. Extract from a brochure for Trelick Tower and the Cheltenham Estate, showing the thinking that informed the range of home sizes and types in the development. The site's housing strategy should focus on the people that will come to live here, providing comfortable homes that are pleasant to live in.

Earl's Court Road will continue to be an important resource for new and existing residents; the development should therefore strengthen and create links to these high street facilities. Commercial uses within the scheme should complement, not duplicate, what the district centre has to offer, adding facilities to strengthen what is available in the area.

Any affordable workspace will need to be designed to meet local needs and complement the site-wide commercial and cultural strategy. Meanwhile activities should test how creative enterprises might thrive, as well as animating and making use of those parts of the site that will be developed at later stages.



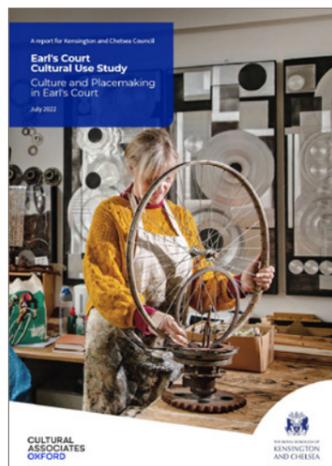
79. Portobello Road Market is a lively London-wide destination

The scheme will need to be actively designed with the needs of a variety of groups in mind so that everyone feels comfortable and can enjoy this new part of the borough. Inclusion extends beyond the physical design of the place and into programming of events, collaboration with community organisations, informal spaces that people are free to shape and evolve.



81. Museum of the Moon by artist Luke Jerram as part of Kensington and Chelsea Festival 2021

80. Refer to Appendix C: Earl's Court Cultural Use Study for more in depth thinking about the potential for cultural uses in the site.



4.1 A place for people to settle



82. Silchester Housing: family homes should overlook and provide easy access to play areas/communal gardens

a) A choice of homes

A range of home typologies, as well as a range of sizes including larger units suitable for families, should be provided throughout the development.

To provide a choice of housing and cater for a range of lifestyles and attract a varied mix of residents.

To maximise opportunities for people to settle here.

b) Adaptable homes

Homes should be designed to be adaptable so that the same property can be used by the same household at different life stages and by different types of households, such as sharers and families. Internal layouts should be designed so that rooms can accommodate different furniture arrangements.

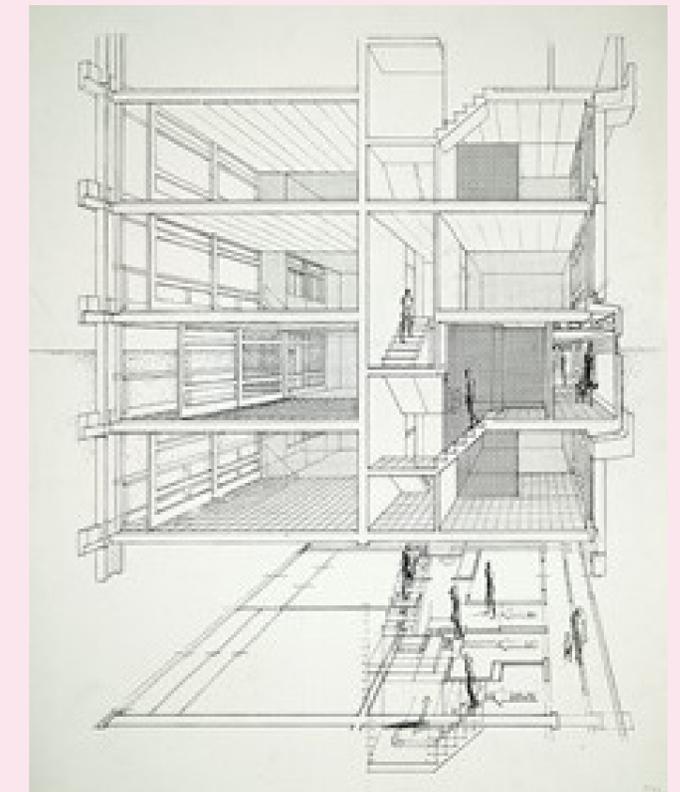
To provide a choice of housing and cater for a range of lifestyles and attract a varied mix of residents.

To maximise opportunities for people to settle here.

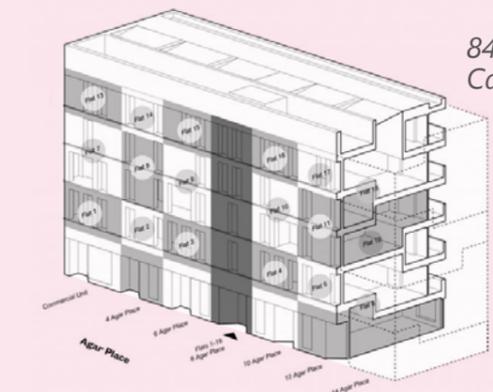
c) Acoustic design

Noise and vibration should be considered at the initial design stage, including building location, layout and insulation, as should measures to reduce noise at source or transmission path where possible.

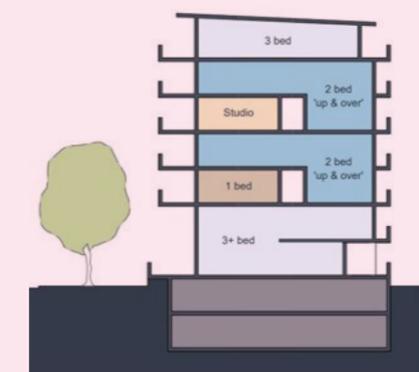
To ensure homes across the site are comfortable and pleasant to live in.



83. Innovative dwelling design in Trellick Tower, maximising double aspect and light

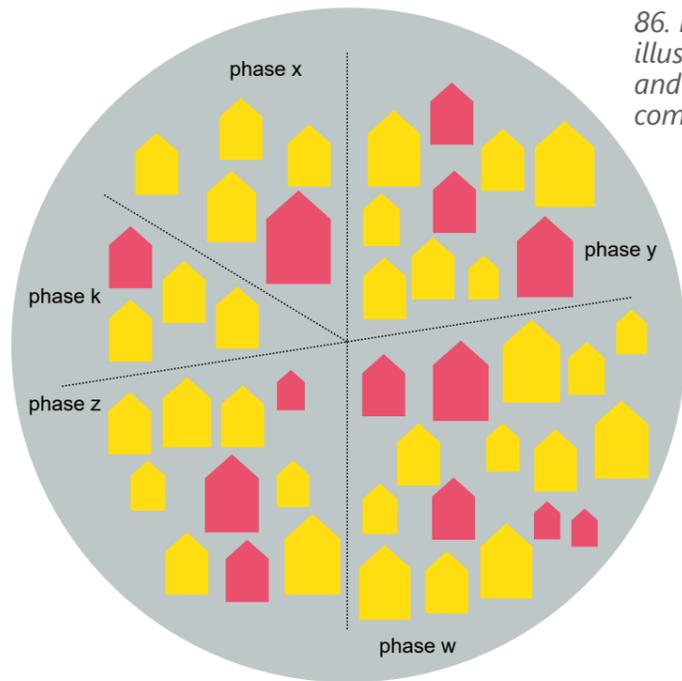


84. Agar Place, Camden



85. A range of dwelling types where most homes have double aspect

The above examples show how a variety of sizes and types of homes can be successfully combined within a single building to create a balanced and mixed community of people.



86. Diagram to illustrate the phasing and distribution of community housing (left).

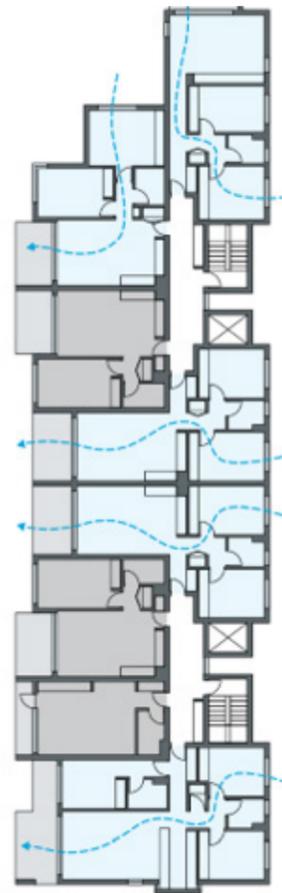
d) Community housing

The mix, distribution, quantum and phasing of community housing tenures should be planned so that it can contribute to establishing a community that is balanced and mixed. Strategies should also be put in place to provide spaces which promote the integration of new and existing communities. The scheme should follow the principles established in the [Community Housing SPD](#).

To ensure there is a critical mass of people living on the site, from an early stage and throughout the phases of development, who will contribute to and build a vibrant community and make connections with existing communities.



87. A neighbourhood barbecue animates a mews street in the Wornington Green development.



88. Homes with at least dual aspect (right) have the important benefit of through ventilation and should be the target for all homes on site.

e) Benefits of sustainability for residents

The scheme should set out how the design of homes and their energy use delivers significant benefits for residents as compared with living in another new development or in older housing stock. This should include energy costs, comfort of the internal environment especially in extreme weather, and accessibility of data to inform choices.

To improve residents' overall quality of life

To encourage people to stay put in comfortable, affordable homes and not move, thereby establishing a stronger community

f) Personalising space

Homes and the spaces around them, including balconies, thresholds and communal gardens, should be designed to allow space and flexibility for personalisation, for example with seating, food and plant growing.

To foster a sense of ownership and belonging for new residents

To allow for informality, individual character and to soften the clean lines of a new development.

To maximise opportunities to connect to nature.



89. High-density housing in Ivry-sur-Seine designed by Renée Gailhoustet with staggered and planted terraces that allow nature to permeate domestic spaces and where people can gather with neighbours outside their homes. Photo by Marc Pataut

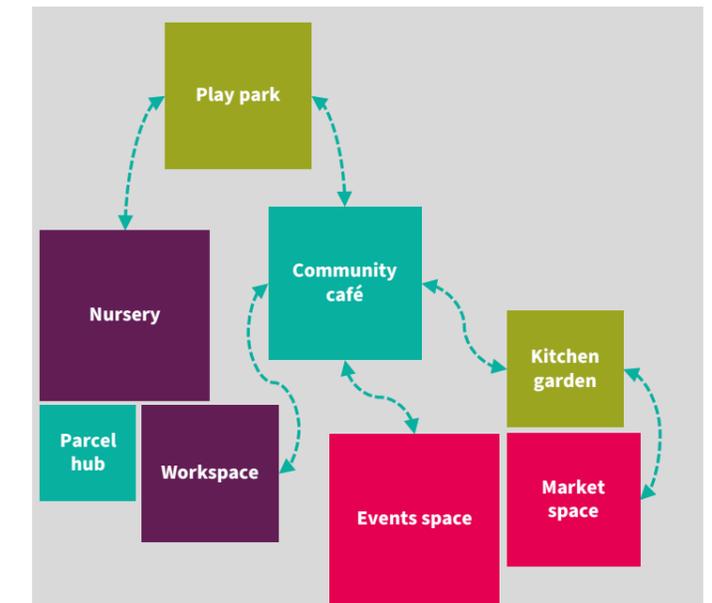
90. East Street Exchange, Southwark: A new extension to East Street Library that provides an affordable and flexible space that is a meeting place for local community groups, businesses and homework clubs to use. Photo by Jakob Priestersbach

g) Social and community facilities

Community facilities should be located, designed and managed in a way that fosters community activity and meeting. This could include co-location of uses, organised events, or an appealing adjacent public space in which to linger. Opportunities to include community facilities within other buildings or make them available for community use should be explored.

To make the most of the footfall and activity of facilities such as the nursery

To ensure there is a range of facilities and that all facilities are considered for a community use.



91. Functional and spatial relationships between community facilities



4.2 The value of active uses



92. Fine-grain units on the ground floor of new buildings animate Sayer Street in Elephant Park, with the other side of the street completed by a collection of meanwhile structures pending its development in a later phase of the build. Photo by Jack Hobhouse

a) Active uses and phasing

Active ground floor uses should be included at each phase of the development, along with a strategy for their occupation, to include meanwhile uses where necessary.

To animate the site and public realm.

To facilitate the integration of the new development into the wider area and open up the site

To avoid vacant units.

b) Ground floor activity

A plan of the ground floor of each phase of development should be produced to demonstrate how it will be varied, vibrant and active at different times of the day and year. It should show the scale and footprint of commercial units, public access, the types of activities, the relationship between activity in the buildings and the spaces outside.

To ensure the streets are interesting, characterful, inviting and inclusive.



93. Bloomberg's HQ in the City of London (above) has no cafeteria to encourage staff to leave the office. Photo by Nigel Young

c) Commercial strategy

The ground floor of office and other commercial buildings should contribute interest and activity to the public realm; opportunities for wider public access should be explored.

To activate the public realm and avoid the sterility of typical office lobbies.

To provide an interface between the work, research or making that takes place within the building and the public.

Office and other commercial buildings should be designed to encourage staff to make use of facilities outside the building, and not provide duplicate private facilities.

To ensure people working on the site support the cafes, restaurants and shops in the area including on Earl's Court Road.



94. There should be appealing options for people to gather and meet without needing to spend money, both outside (King's Cross, top, photo by Townshends) and inside (Southbank Centre, above, photo by beingmrsc.com)

d) Affordable workspace

Any affordable workspace on the site should be designed to meet the needs of local people, local organisations and to complement the wider commercial and cultural strategy for the site.

To ensure the workspace offered at affordable rates is suitable for local organisations including creative and performance groups.

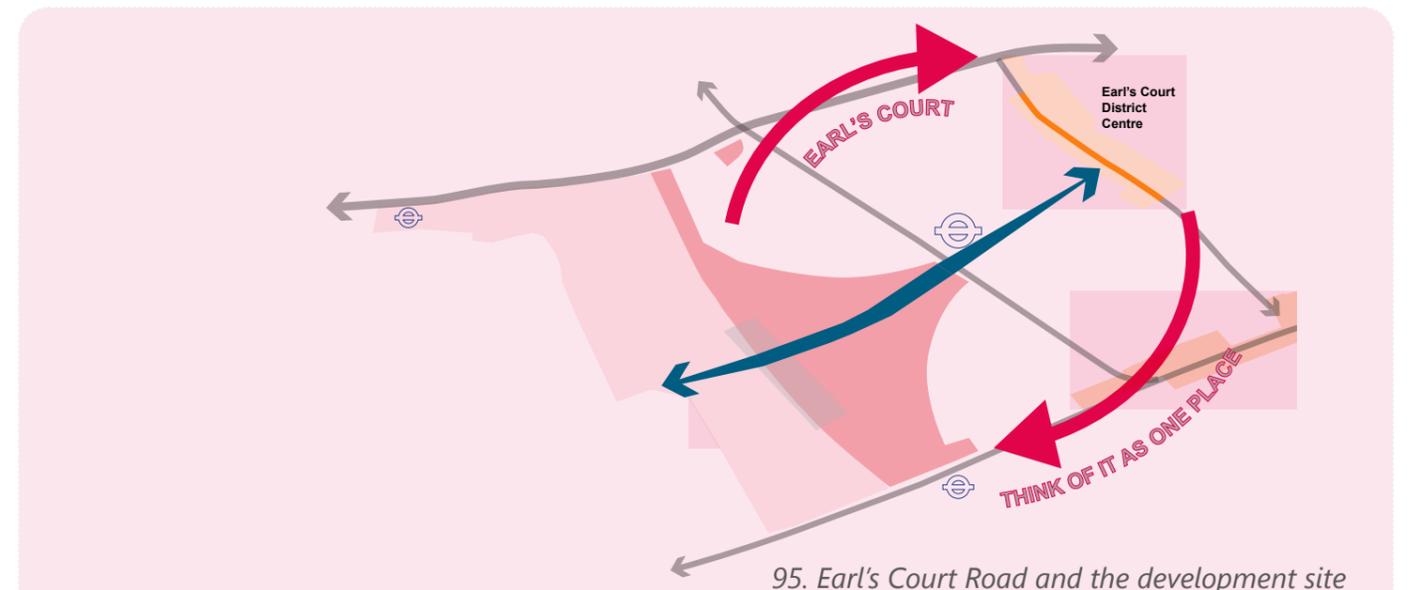
To ensure start-up and local businesses benefit from synergies with the site's wider commercial and creative ecosystem.

e) Inclusive

The scheme should identify measures, through its design and management, that will ensure the development is inclusive and feels welcoming to and comfortable for all. Measures may include programming of events, familiar urban typologies such as streets, and indoor or covered public space.

To avoid people feeling uncertain as to whether they belong in the development.

To ensure the public realm is inviting for and used by all, generating a sense of inclusion appropriate for a city.



95. Earl's Court Road and the development site

f) Supporting Earl's Court Road

The scheme should demonstrate how the retail, commercial and cultural strategies are designed to complement, not duplicate, what the district centre has to offer, adding facilities to strengthen what is available in the area. Physical connections between the site and the centre should be improved. Other measures, including meanwhile initiatives, should be explored.

To support the vitality of the district centre with its range of facilities for the benefit of new and existing local people.

4.3 Putting Earl's Court back on London's cultural map



a) Cultural criteria

The new cultural offer should meet the following criteria:

1. Be high quality, bringing great work to Earl's Court
2. Be a world class cultural destination which attracts audiences from the local area and beyond
3. Be distinctive, belonging in Earl's Court
4. Have strong links with local businesses and local people
5. Be welcoming for everyone, make people feel at home in its spaces
6. Have programming that interests a wide range of people – ad-hoc and free events as well as ticketed events
7. Provide spaces for people to develop new creative work – not just show work that has been developed elsewhere.

To create a locally beneficial cultural quarter and a vibrant inclusive cultural destination

To animate the public realm with spill-out activities

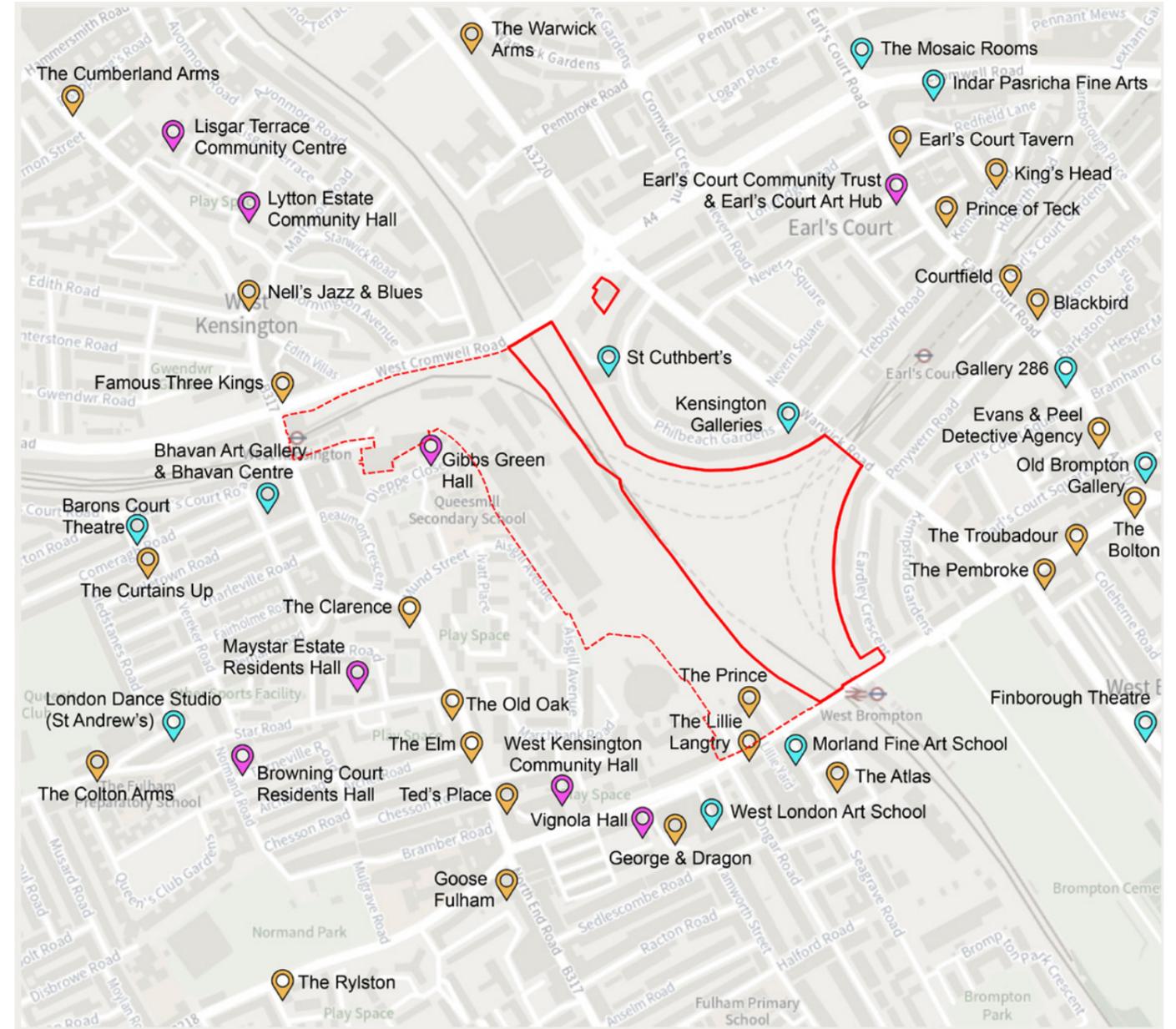
To ensure there are opportunities for local cultural groups to use facilities on site.



96. Clockwise from top left: the now-demolished exhibition centre hosting a music concert;

97. Finborough Theatre;

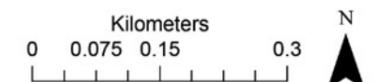
98. The Troubadour live music venue

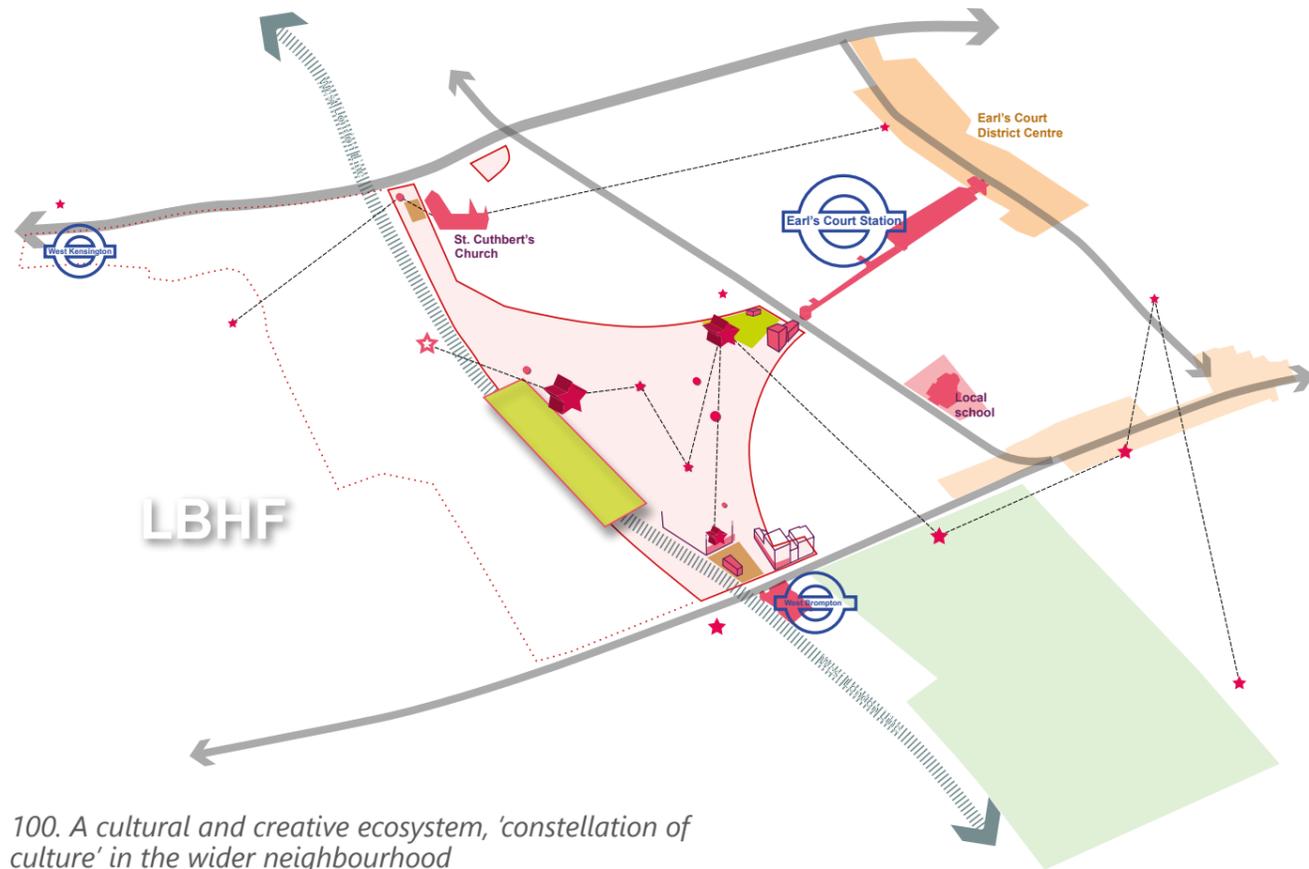


99. Existing cultural infrastructure in the area surrounding the site.

- Arts venues and galleries
- Community organisations
- Hospitality and music

Site boundary





100. A cultural and creative ecosystem, 'constellation of culture' in the wider neighbourhood

b) Flexibility for a principal cultural use

The masterplan should have built in flexibility to accommodate different types of 'anchor tenant' within the layout.

To make sure the cultural infrastructure is resilient, and that the masterplan is appealing to a variety of potential anchor tenants.

c) A creative ecosystem

An evolving, wide-ranging strategy for culture and placemaking should facilitate and encourage creative activity across the site, so that the scheme offers much more than a singular or traditional cultural infrastructure, in addition to an anchor tenant.

To manage how cultural facilities contribute to the character of the place.

To ensure commercial space and the public realm have a sense of creativity and culture.

To ensure commercial space interacts and supports cultural activity across the site.

d) Night-time economy

Venues and activities connected with the night-time and evening economy should make up a significant element of the cultural strategy, designed in to the scheme at masterplan stage, and managed to create a safe and welcoming environment for all and minimise residential disturbance.

To take the opportunity to locate and design typically noisy venues in a planned way that is sensitive to residential amenity

To add to and revive Earl's Court's heritage as a lively destination for night-time entertainment and performance arts

To provide a safe night-time destination for all groups

102. Blackhorse Workshop (right) by Assemble Studio is a community workshop in London with affordable access to tools, space, and on-site technical expertise. A café-bakery and brewery are open to the public, space is offered for hire. there is a monthly food and maker market.

101. Interventions in the public realm create local distinctiveness, animate the area at different times of the day and year, provide a reason to make a return visit. Clockwise from below left: lighting installation in Queen Elizabeth Park as part of the night-time economy; 'Folly for a Flyover' temporary cinema; 'Public Farm 1' temporary urban farming installation, New York; billboard to support the NHS by Yinka Ilori in Blackfriars.



e) Culture in the public realm

The scheme should include a culture and public realm strategy to accommodate and foster cultural activity in appropriate locations within the public realm.

To ensure there is a variety of cultural activity including freely accessible, impromptu and inclusive culture to animate the public realm which will draw visitors from across the city and beyond.

f) Artists shaping the place

Artists should be involved in creating permanent, programmed or temporary works of art, allowing for public participation through making and/or experiencing.

To ensure the cultural offer across the site is of a quality that can be referred to as 'world class'

To create unique, intriguing and delightful experiences.

g) Public art strategy

A public art strategy shall set out how public art will influence each phase of the development including at masterplanning stage, in landscape design, and via meanwhile projects.

To contribute to local distinctiveness, placemaking, enhancing the public realm and quality of the development.



Delivering the development

The sequence and timing of development, as well as finding opportunities for activities and initiatives prior to the development starting in earnest can have a huge impact on the wider communities. For a site that has been closed and unused for so long, starting to give back as soon as possible is very positive. Likewise, considering which parts of the site are opened first, and what they contain can set the tone for later phases.

Meanwhile

A meanwhile strategy that aims to establish a sense of place and public facilities from the outset of the development until its completion should be developed and reviewed regularly. The strategy should seek to offer flexibility for spaces to evolve, for experimentation and for new uses to emerge.

The approach to the phasing of development and meanwhile interventions should demonstrate how culture will influence the character of the place from the earliest stage. This will bring people into the site at an early stage and establish the quality and unique identity of the place.

The early provision of a pedestrian connection between West Brompton and Earl's Court tube stations should be taken as an opportunity to use meanwhile, temporary installations or interventions to animate the route.



103. *Sculpture in the City* is an annual sculpture park that uses the urban realm as a rotating gallery space. Shortlisted in the *Meanwhile Category*, *New London Awards 2020*

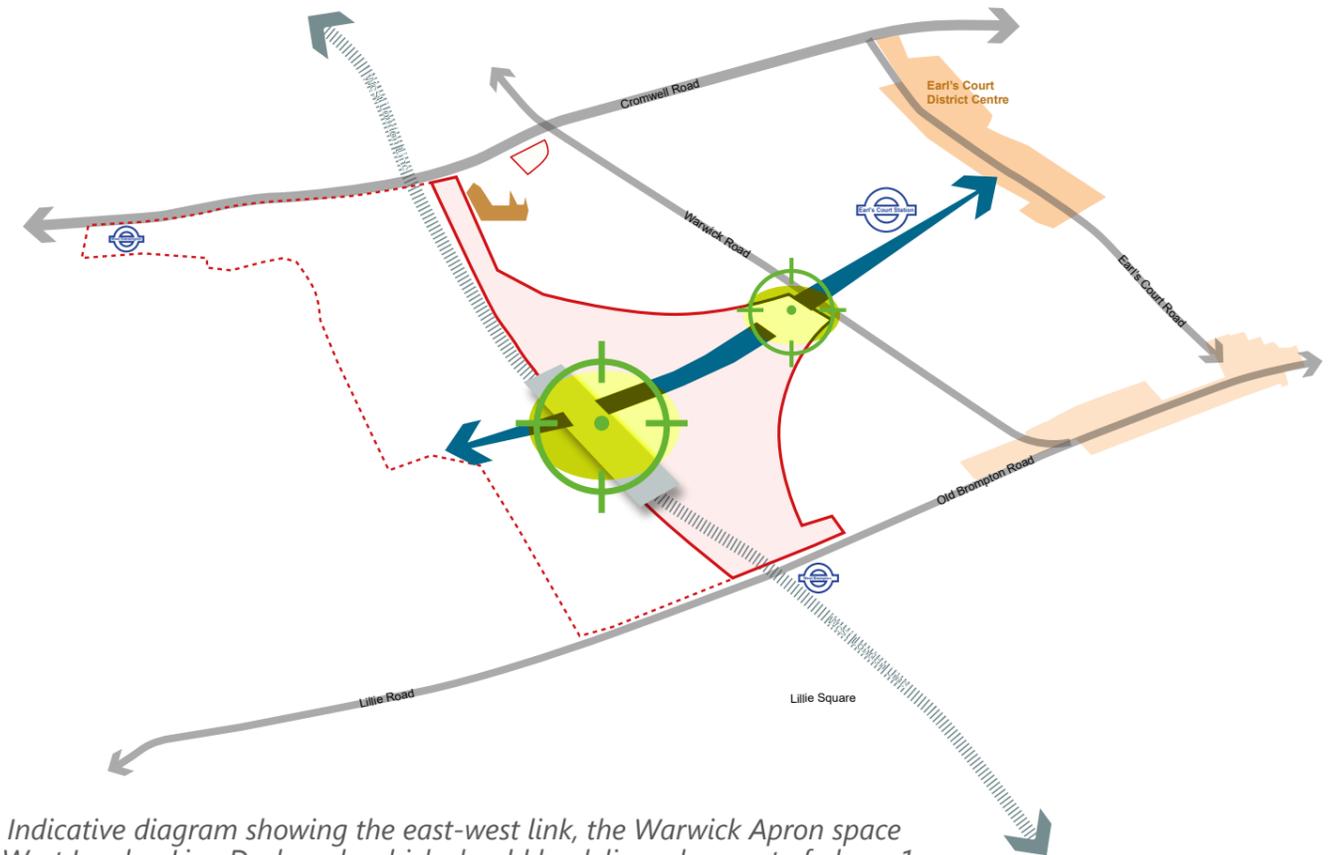
Local businesses, new and small enterprises, artists and makers should be given affordable opportunities to establish themselves in premises on the site as part of the meanwhile strategy. Opportunities for greening, either temporary or initiatives such as tree nurseries should also be explored.



104. *International House Brixton*. London's largest affordable workspace (2018) Winner of the *New London Awards 2020 Meanwhile Category*.



105. *Ebury Edge*. A temporary work and community space in Westminster, providing affordable workspace and retail units, a cafe, community hall and public courtyard. Part of the regeneration of the Ebury Bridge Estate.



106. Indicative diagram showing the east-west link, the Warwick Apron space and West London Line Deck park, which should be delivered as part of phase 1. Opportunities to begin to begin to establish the identity of the Warwick Apron square as part of the meanwhile strategies for the site should be explored.

Phasing and placemaking

Delivery of the streets and sequence of spaces that make up the east-west connection through the site, along with the ground floor uses that will provide activity, should be provided in the first phase of development. This should include the delivery of the public realm at Warwick Road apron as a key integrator space, as well as completing routes through the site onwards to connect in with existing transport infrastructure and routes.

For residents coming to live in the development early on, it will be crucial to ensure that disruption resulting from ongoing construction works is minimised and their amenity protected.

Phasing should also accommodate the need for onsite treatment areas for contaminated materials and waste. These treatment areas must be located away from residents and roads and mitigate nuisances such as odour and noise.

Design detail

For those areas of the development that would not be delivered in the initial phases, appropriate and enough information should be included within a planning application to ensure residents can understand the likely impact on their neighbourhood, and where relevant, their homes.

Glossary

Term	Definition
Affordable (Community) Housing	In terms of planning, affordable housing is housing, be it for sale or for rent, for those, “whose needs are not met by the market.” There are many different types of affordable housing including social rent, affordable rent, intermediate rent and home ownership products such as shared ownership and First Homes.
Affordable workspace	Workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose. The discount to the specialist affordable workspace provider will be at least 50% less than the prevailing market rent.
Air Quality Positive	The Air Quality Positive approach maximises the benefits to local air quality in and around a development site or masterplan area and minimises exposure to existing sources of poor air quality. It requires planners, designers, architects and air quality experts to show what measures have been taken during the design stages to achieve the best possible outcomes for air quality. This approach goes beyond compliance with both the Air Quality Neutral benchmarks and the minimum requirements of an air quality assessment and sets out the measures taken to benefit local air quality and reduce exposure to poor air quality.
Biodiversity Net Gain (BNG)	This refers to the 10 per cent increase in biodiversity which will be required by the Environment Bill 2019-21 once it receives Royal Assent.
Blue Badge spaces	Parking spaces for disabled people who hold a Blue Badge to enable them to park closer to their destination.
Circular Economy	Circular Economy is one where materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste.
Community Housing	Following consultation, the Council’s adopted a new term for ‘affordable’ housing in 2020 – ‘RBKC Community Housing’. The products within RBKC Community Housing are – social rent, affordable rent (at London Affordable Rent levels) and intermediate rent at the lowest London Living Rent (LLR) levels in the borough.
Conservation area	An area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Term	Definition
Construction and demolition waste	This is waste arising from the construction, repair, maintenance and demolition of buildings and structures, including roads. It consists mostly of brick, concrete, hardcore, subsoil and topsoil, but it can contain quantities of timber, metal, plastics and occasionally special (hazardous) waste materials.
Energy hierarchy	Shows how new buildings can meet net zero carbon by following a sequential approach.
Green Infrastructure	The multifunctional, interdependent network of open and green spaces and green features (e.g. green roofs). It includes the Blue Ribbon Network but excludes the hard surfaced public realm. This network lies within the urban environment and the urban fringe, connecting to the surrounding countryside. It provides multiple benefits for people and wildlife including: flood management; urban cooling; improving physical and mental health; green transport links (walking and cycling routes); ecological connectivity; and food growing. Green and open spaces of all sizes can be part of green infrastructure provided they contribute to the functioning of the network as a whole.
Greening	The improvement of the appearance, function and wildlife value of the urban environment through soft landscaping.
Heat networks or district heating	A way of distributing heat (and more rarely, power) generated from a given energy source(s) across multiple buildings or sites.
Land remediation	The process of removing the risks posed to human health, the environment or controlled waters, and to return the land to a state that is suitable for its current or planned use.
Life-cycle Assessment	Is a multi-step procedure through the life stages of a building. In the UK the BS EN 15978: 2011 standard is typically used.
Listed building	A building on the National Heritage List for England because it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Term	Definition
London Plan	The London Plan is part of the development plan for the Borough and is used to determine planning applications. It is prepared by the Mayor of London and is also known as the Spatial Development Strategy for London.
Low Energy Transformation Initiative (LETI)	LETI is a network of over 1000 built environment professionals that are working together to put London on the path to a zero carbon future. The voluntary group is made up of developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers.
Masterplan	A spatial plan setting out a three-dimensional framework of land uses, streets, public spaces and buildings.
Meanwhile use	The short-term, temporary use of land or buildings until their permanent use or development takes place.
Metropolitan Open Land (MOL)	Land designated to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.
Night-time economy	All economic activity taking place between the hours of 6pm and 6am including evening uses. Night-time economic activities include eating, drinking, entertainment, shopping and spectator sports, as well as hospitality, cleaning, wholesale and distribution, transport and medical services, which employ a large number of night-time workers
Opportunity Areas	These are defined in the London Plan as: London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/ or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
Rainwater harvesting	Collecting water from roofs via traditional guttering and through down pipes to a storage tank. It can then be used for a variety of uses such as watering gardens.
Registered Park and Garden	A park or garden included in the Historic England 'Register of Parks and Gardens of Special Historic Interest in England'
Sites of Importance for Nature Conservation (SINC)	Locally designated areas which are recognised as being of particular importance to wildlife and biodiversity.

Term	Definition
Supplementary Planning Document (SPD)	These documents build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.
Sustainable Drainage Systems (SuDS)	Using sustainable drainage techniques and managing surface water run-off from buildings and hardstanding areas in a way that reduces the total volume, flow and rate of surface water that runs directly into drains and sewers.
Sustainable remediation	An approach to land remediation that demonstrates, in terms of environmental, economic and social indicators, that the benefit of undertaking remediation is greater than its impact and that the optimum remediation solution is selected through the use of a balanced decision-making process.
Transport for London Road Network (TLRN)	Transport for London (TfL) managed network of London's strategic roads designated as red routes.
Urban Greening Factor	This is a land-use planning tool to help determine the amount of greening required in new developments.
Whole Life-Cycle Carbon Approach	To fully capture a development's carbon impact, a whole life-cycle approach is needed to capture its unregulated emissions (i.e. those associated with cooking and small appliances), its embodied emissions (i.e. those associated with raw material extraction, manufacture and transport of building materials and construction) and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal). (London Plan 2021)
Zero and net zero carbon	Zero carbon requires no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere. Net-zero carbon refers to balancing the amount of emitted greenhouse gases with the equivalent emissions with no reliance on fossil fuels, using on-site renewable or offsetting elsewhere in the Borough as a last resort.

Summary of priorities

Priority 1: Public realm first	
1.1 Landscape before buildings	<ul style="list-style-type: none"> a) Let the landscape lead b) Working with the site c) The West London Line deck
1.2 Working with natural systems and the inherited landscape	<ul style="list-style-type: none"> a) Maximise biodiversity b) Integrated water management c) Trees that thrive d) Air quality positive
1.3 Open space for everyone	<ul style="list-style-type: none"> a) Generous open space b) Inclusive public realm c) Open space for the community

Priority 3: Part of the city	
3.1 Completing Earl's Court	<ul style="list-style-type: none"> a) Landscape character b) Public realm c) Familiar streets d) Building heights e) Rich architectural variety f) Design codes
3.2 Convenient and appealing connections	<ul style="list-style-type: none"> a) Routes to key destinations b) East-west route through the site c) Connections north d) Vehicle movements and servicing e) Healthy Streets
3.3 Sensitive integration	<ul style="list-style-type: none"> a) Warwick Road threshold b) Old Brompton Road threshold c) Brompton Cemetery d) St Cuthbert's Church e) Response to conservation areas

Priority 2: Exemplar of environmental sustainability	
2.1 Vision for sustainability	<ul style="list-style-type: none"> a) Exemplar of sustainability b) Energy strategy c) Building design d) Housing design
2.2 Site-wide strategy for managing environmental impacts	<ul style="list-style-type: none"> a) Contaminated land b) Waste management

Priority 4: Varied and rich urban life	
4.1 A place for people to settle	<ul style="list-style-type: none"> a) A choice of homes b) Adaptable homes c) Acoustic design d) Community housing e) Benefits of sustainability for residents f) Personalising space g) Social and community facilities
4.2 The value of active uses	<ul style="list-style-type: none"> a) Active uses and phasing b) Ground floor activity c) Commercial strategy d) Affordable workspace e) Inclusive f) Supporting Earl's Court Road
4.3 Putting Earl's Court back on London's cultural map	<ul style="list-style-type: none"> a) Cultural criteria b) Flexibility for a principal cultural use c) A creative ecosystem d) Night-time economy e) Culture in the public realm f) Artists shaping the place g) Public art strategy