

Development Zone O [WB06]

EARLY PHASES

Illustrative Masterplan
indicative quantum (approx.):

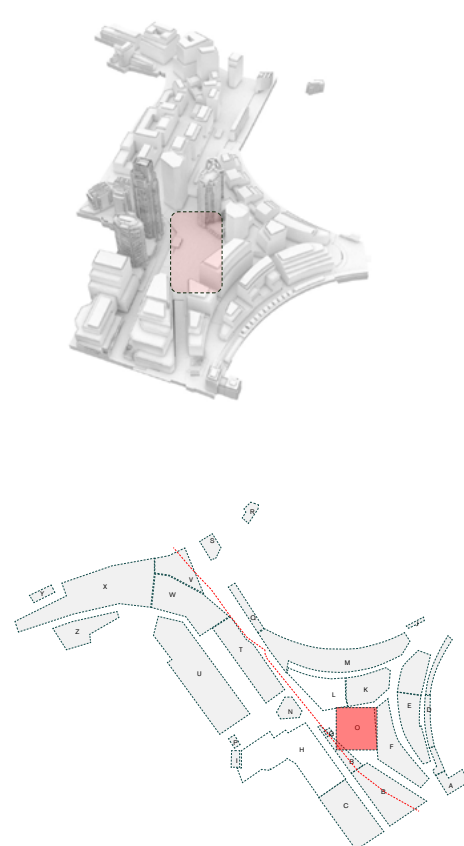
- Logistics 2,500sqm
- Ancillary 1,600sqm
- No. homes 0
- Total 4,100sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

| | | | |
|----------|-------|------|--|
| O (EC07) | 4,500 | RBKC | <u>Predominant Use(s):</u> Storage and Distribution (Use Class B8), Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Leisure (Use Class E(d) / Sui Generis), Ancillary (Sui Generis) or a mix of these uses |
|----------|-------|------|--|

3d key and Development
Zone diagram:

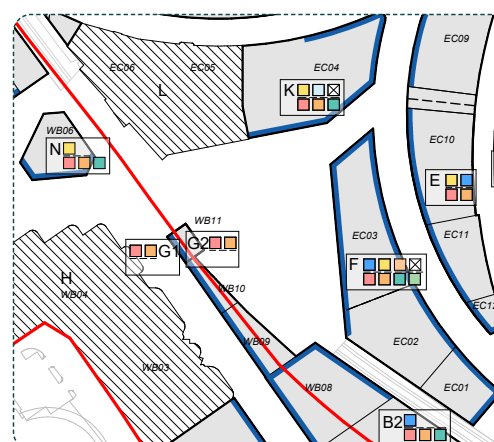


| | Land Use | Use Class | 0 | |
|--|---|--------------------------------|-------|--|
| | | | | |
| | | | RBKC | |
| | Residential | C3 | 0 | |
| | PBSA | Sui Generis | 0 | |
| | Co-living | Sui Generis | 0 | |
| | Hotel | C1 | 0 | |
| | Office /Research & Development | E(g) | 0 | |
| | Education | E (f) / F1(a) | 0 | |
| | Health / Older Persons Housing | C2 | 0 | |
| | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 3,000 | |
| | Leisure | E(d) / Sui Generis | 3,000 | |
| | Culture | F / Sui Generis | 3,000 | |
| | Storage and Distribution | B8 | 3,000 | |
| | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 | |
| | Ancillary (Station Interface / Plant / Parking / General BoH) | various | 4,500 | |
| | Development Zone max cap (sqm GEA) | | 4,500 | |

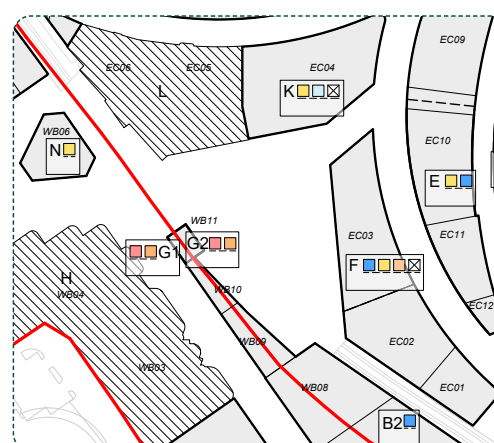
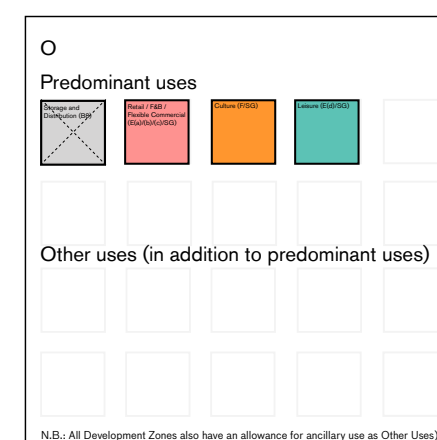
Range of permitted uses and floorspace capacity within zone

Maximum development within zone

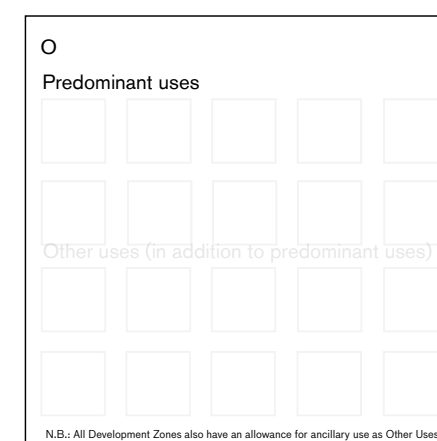
Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PP011 Proposed Land Use Ground Level

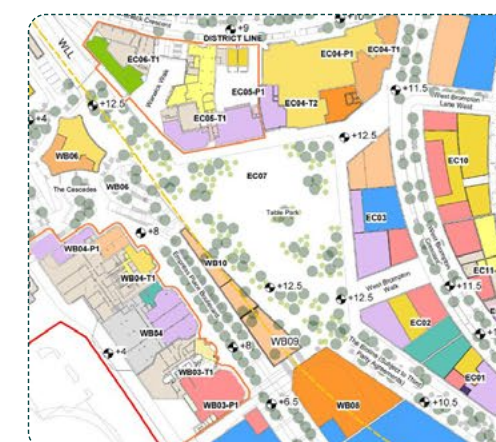


PP012 Proposed Land Use Upper Levels



N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

Development Zone P [Aisgill Gardens Pavilion]

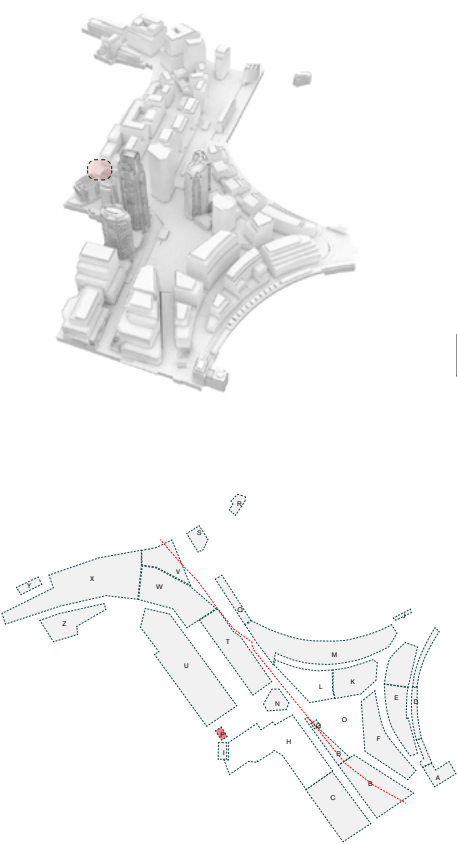
EARLY PHASES

Illustrative Masterplan indicative quantum (approx.):

- No stated area.

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

3d key and Development Zone diagram:



| Land Use | Use Class | P |
|------------------------------------|---|--------------------------------|
| | | LBHF |
| | Residential | C3 |
| | PBSA | Sui Generis |
| | Co-living | Sui Generis |
| | Hotel | C1 |
| | Office /Research & Development | E(g) |
| | Education | E (f) / F1(a) |
| | Health / Older Persons Housing | C2 |
| | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis |
| | Leisure | E(d) / Sui Generis |
| | Culture | F / Sui Generis |
| | Storage and Distribution | B8 |
| | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis |
| | Ancillary (Station Interface / Plant / Parking / General BoH) | various |
| Development Zone max cap (sqm GEA) | | 500 |

Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

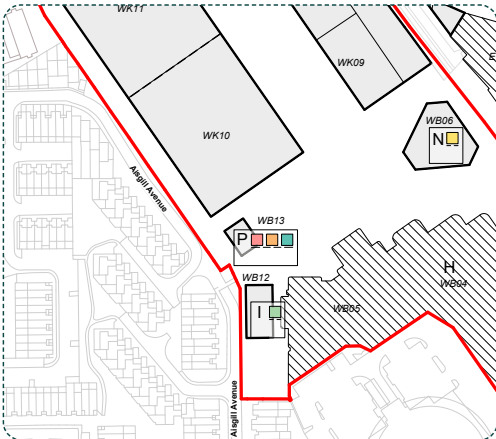
| | | | |
|----------|-----|------|--|
| P (WB13) | 500 | LBHF | <u>Predominant Use(s):</u> Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Leisure (Use Class E(d) / Sui Generis), Ancillary Buildings and Structures (Sui Generis) or a mix of these uses |
|----------|-----|------|--|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level

| |
|--|
| P |
| <u>Predominant uses</u> |
| |
| <u>Other uses (in addition to predominant uses)</u> |
| |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). |



PPO12 Proposed Land Use Upper Levels

| |
|---|
| P |
| <u>Predominant uses</u> |
| |
| <u>Other uses (in addition to predominant uses)</u> |
| |
| N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification). |

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHF

Development Zone Q [EC19]

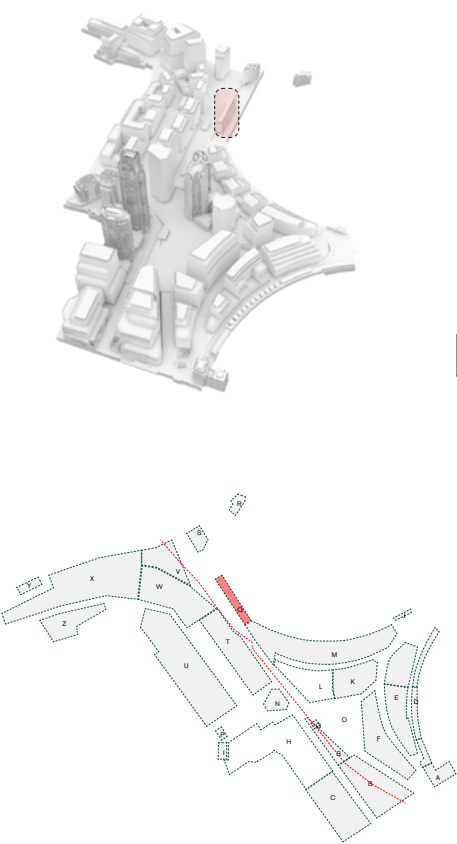
EARLY PHASES

Illustrative Masterplan indicative quantum (approx.):

- Residential 3,700sqm
- No. homes 30
- Total 3,700sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

3d key and Development Zone diagram:



| Land Use | Use Class | Q | |
|------------------------------------|---|--------------------------------|-------|
| | | | RBKC |
| | Residential | C3 | 4,000 |
| | PBSA | Sui Generis | 0 |
| | Co-living | Sui Generis | 0 |
| | Hotel | C1 | 0 |
| | Office /Research & Development | E(g) | 4,000 |
| | Education | E (f) / F1(a) | 0 |
| | Health / Older Persons Housing | C2 | 0 |
| | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 0 |
| | Leisure | E(d) / Sui Generis | 0 |
| | Culture | F / Sui Generis | 0 |
| | Storage and Distribution | B8 | 0 |
| | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 |
| | Ancillary (Station Interface / Plant / Parking / General BoH) | various | 500 |
| Development Zone max cap (sqm GEA) | | | 4,000 |

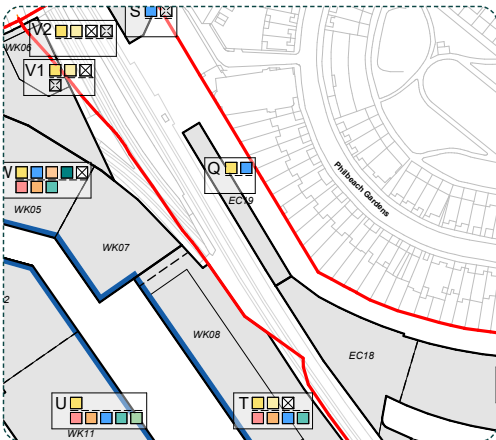
Range of permitted uses and floorspace capacity within zone

Maximum development within zone

Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

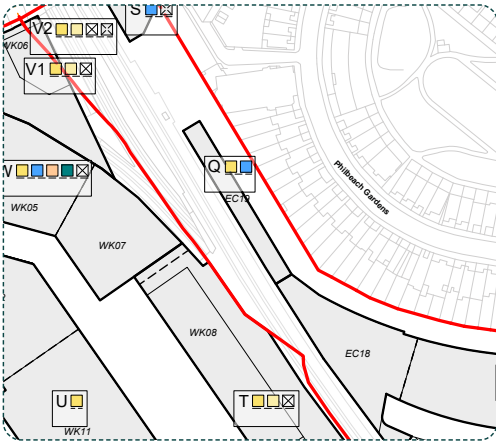
| | | | |
|----------|-------|------|--|
| Q (EC19) | 4,000 | RBKC | Predominant Use(s): Residential (Use Class C3), Office and Research and Development (Use Class E(g)) or a mix of these uses |
|----------|-------|------|--|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level

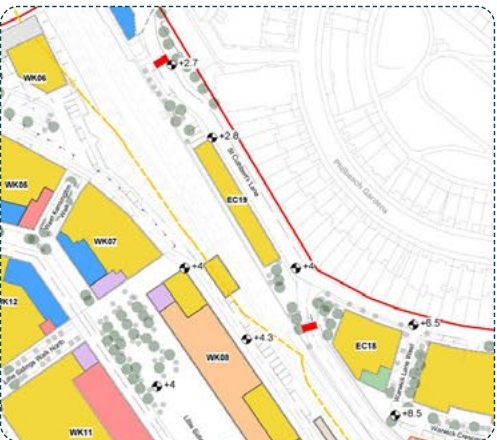
| | |
|--|--|
| Q | |
| Predominant uses | |
| | |
| Other uses (in addition to predominant uses) | |
| | |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). | |



PPO12 Proposed Land Use Upper Levels

| | |
|---|--|
| Q | |
| Predominant uses | |
| | |
| Other uses (in addition to predominant uses) | |
| | |
| N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification). | |

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan














Development Zone R [EC21]

EARLY PHASES

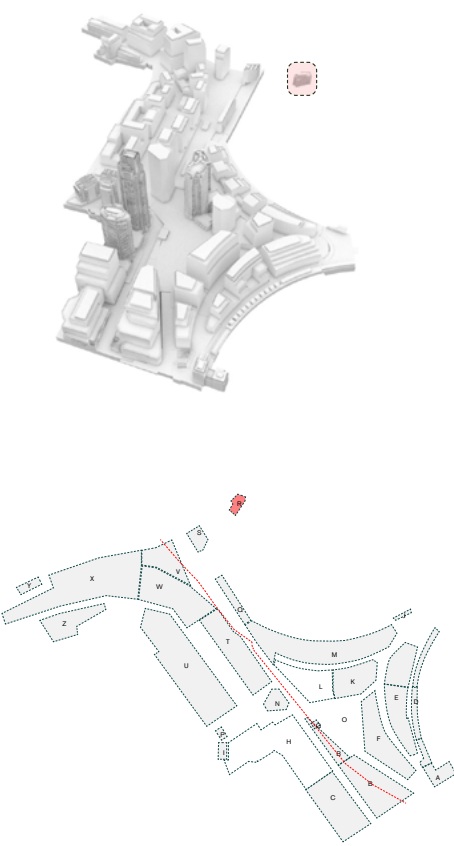
Illustrative Masterplan indicative quantum (approx.):

- Residential 1,900sqm
- No. homes 16
- Total 1,900sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | R |
|---|--------------------------------|-------|
| | | RBKC |
|  Residential | C3 | 2,000 |
|  PBSA | Sui Generis | 0 |
|  Co-living | Sui Generis | 0 |
|  Hotel | C1 | 0 |
|  Office /Research & Development | E(g) | 0 |
|  Education | E (f) / F1(a) | 0 |
|  Health / Older Persons Housing | C2 | 0 |
|  Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 0 |
|  Leisure | E(d) / Sui Generis | 0 |
|  Culture | F / Sui Generis | 0 |
|  Storage and Distribution | B8 | 0 |
|  Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 300 |
|  Ancillary (Station Interface / Plant / Parking / General BoH) | various | 200 |
| Development Zone max cap (sqm GEA) | | 2,100 |

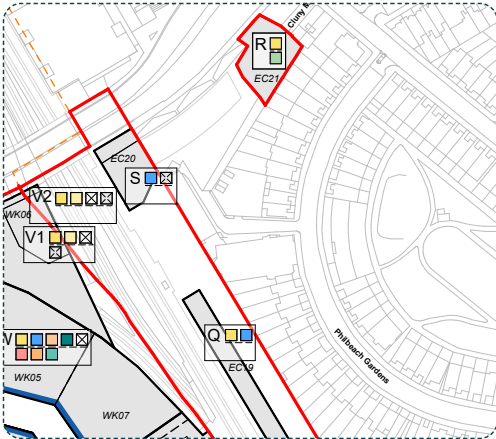
3d key and Development Zone diagram:



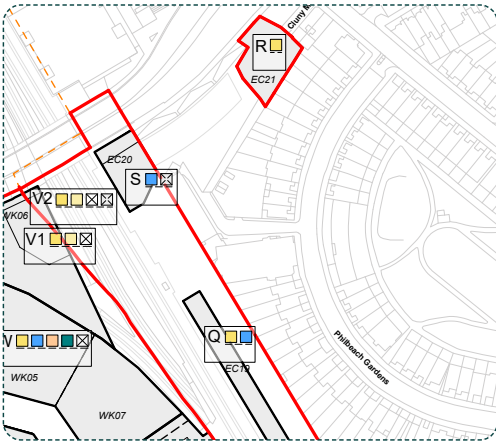
Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

| | | | |
|----------|-------|------|---|
| R (EC21) | 2,100 | RBKC | <u>Predominant Use:</u> Residential (Use Class C3) |
| | | | <u>Other Use(s):</u> Community / Social Infrastructure (Use Class F / E(e)/(f)/(g)), Ancillary (Sui Generis) |

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level



PPO12 Proposed Land Use Upper Levels

| | | | | | |
|--|--|--|--|--|--|
| R | | | | | |
| Predominant uses | | | | | |
| <div>Residential (C3)</div> | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Other uses (in addition to predominant uses) | | | | | |
| <div>Community (F1a)(D)(g)(p)</div> | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). | | | | | |

| | | | | | |
|--|--|--|--|--|--|
| R | | | | | |
| Predominant uses | | | | | |
| <div>Residential (C2)</div> | | | | | |
| | | | | | |
| | | | | | |
| Other uses (in addition to predominant uses) | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). | | | | | |

N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

Development Zone S [EC20]

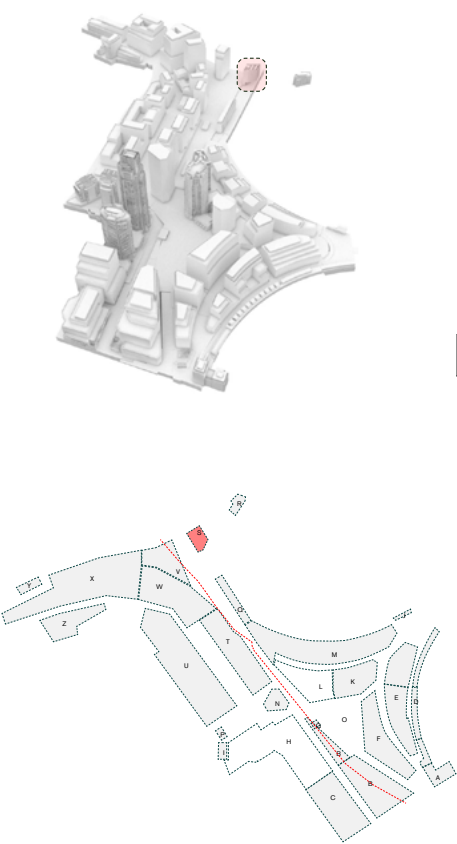
EARLY PHASES

Illustrative Masterplan indicative quantum (approx.):

- Office 2,950sqm
- No. homes 0
- Total 2,950sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

3d key and Development Zone diagram:



| Land Use | Use Class | S | |
|------------------------------------|---|--------------------------------|-------|
| | | | RBKC |
| | Residential | C3 | 0 |
| | PBSA | Sui Generis | 0 |
| | Co-living | Sui Generis | 0 |
| | Hotel | C1 | 0 |
| | Office /Research & Development | E(g) | 3,000 |
| | Education | E (f) / F1(a) | 0 |
| | Health / Older Persons Housing | C2 | 0 |
| | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 0 |
| | Leisure | E(d) / Sui Generis | 0 |
| | Culture | F / Sui Generis | 0 |
| | Storage and Distribution | B8 | 3,000 |
| | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 |
| | Ancillary (Station Interface / Plant / Parking / General BoH) | various | 300 |
| Development Zone max cap (sqm GEA) | | | 3,000 |

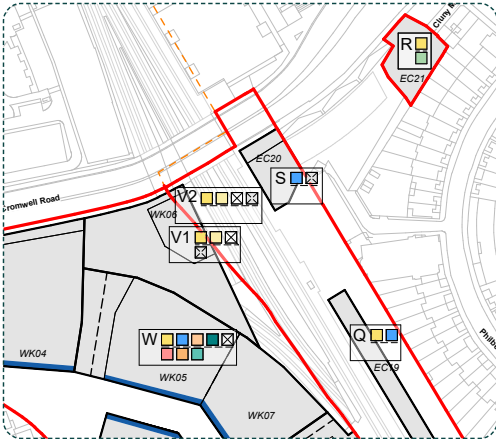
Range of permitted uses and floorspace capacity within zone

Maximum development within zone

Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

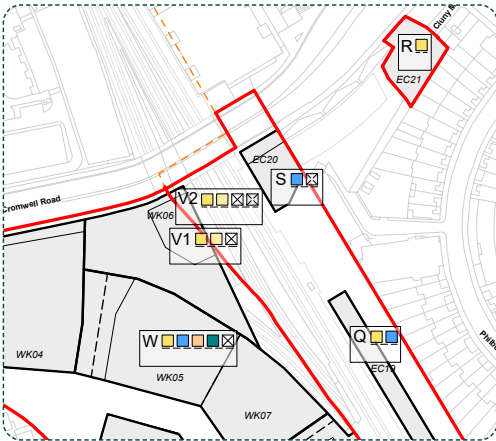
| | | | |
|----------|-------|------|---|
| S (EC20) | 3,000 | RBKC | Predominant Use(s): Office and Research and Development (Use Class E(g)), Storage and Distribution (Use Class B8) or a mix of these uses |
|----------|-------|------|---|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level

| | |
|--|--|
| S | |
| Predominant uses | |
| | |
| Other uses (in addition to predominant uses) | |
| | |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). | |



PPO12 Proposed Land Use Upper Levels

| | |
|---|--|
| S | |
| Predominant uses | |
| | |
| Other uses (in addition to predominant uses) | |
| | |
| N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification). | |

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan



Development Zone T [WK08 / WK09]

LATER PHASES

Illustrative Masterplan indicative quantum (approx.):

- Residential 39,000sqm
- Retail 2,400sqm
- No. homes 350
- Total 41,400sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | T | |
|------------------------------------|---|--------------------------------|--------|
| | | | LBHF |
| | Residential | C3 | 42,000 |
| | PBSA | Sui Generis | 39,000 |
| | Co-living | Sui Generis | 39,000 |
| | Hotel | C1 | 0 |
| | Office /Research & Development | E(g) | 3,000 |
| | Education | E (f) / F1(a) | 0 |
| | Health / Older Persons Housing | C2 | 39,000 |
| | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 5,000 |
| | Leisure | E(d) / Sui Generis | 3,000 |
| | Culture | F / Sui Generis | 3,000 |
| | Storage and Distribution | B8 | 0 |
| | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 |
| | Ancillary (Station Interface / Plant / Parking / General BoH) | various | 3,500 |
| Development Zone max cap (sqm GEA) | | | 45,000 |

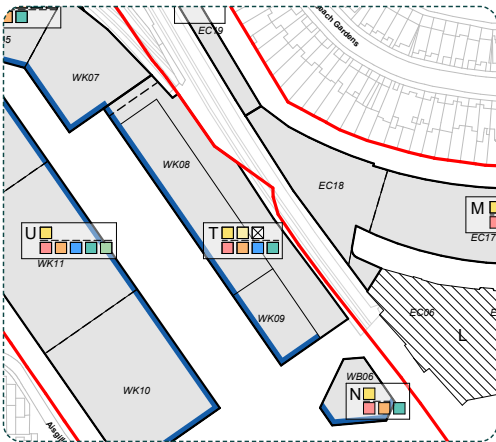
Range of permitted uses and floorspace capacity within zone

Maximum development within zone

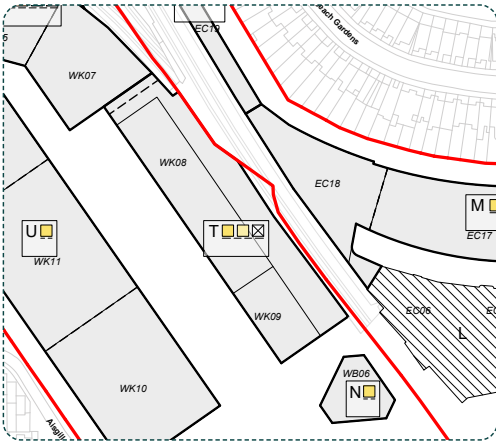
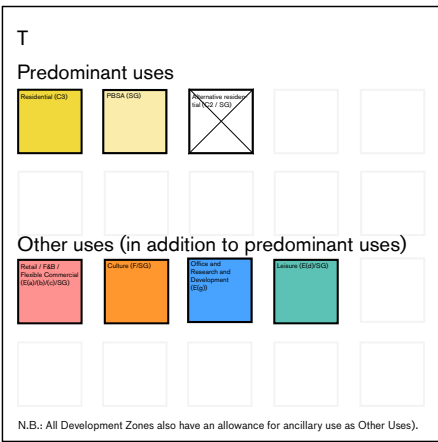
Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

| | | | |
|----------------|--------|------|--|
| T (WK08, WK09) | 45,000 | LBHF | <p>Predominant Use(s): Residential (Use Class C3), Purpose-Built Student Accommodation (Use Class Sui Generis), Co-Living (Sui Generis), Older Persons Housing (Use Class C2) or a mix of these uses</p> <p>Other Uses: Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Leisure (Use Class E(d) / Sui Generis), Office and Research and Development (Use Class E(g)), Ancillary (Sui Generis)</p> |
|----------------|--------|------|--|

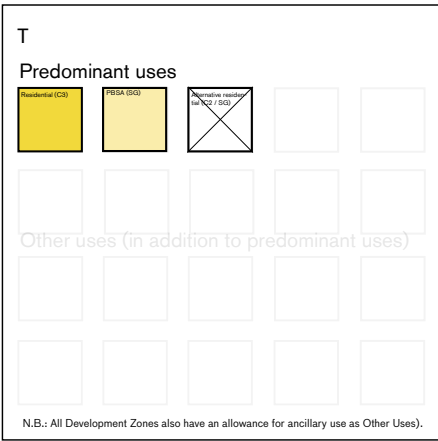
Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level



PPO12 Proposed Land Use Upper Levels



N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

Illustrative Masterplan planning pack (one possible scenario):

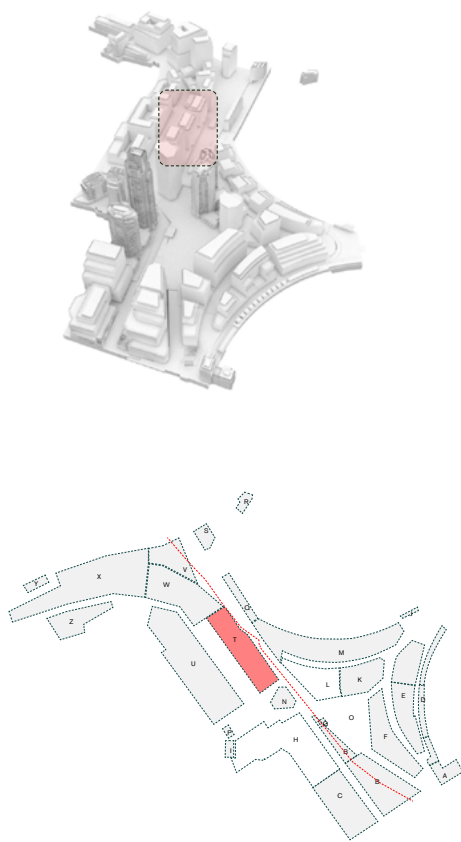


Illustrative ground floor plan



Illustrative typical floor plan

3d key and Development Zone diagram:



RBKC

LBHF














Development Zone U [WK10 / WK11 / WK12]

LATER PHASES

Illustrative Masterplan indicative quantum (approx.):

- Residential 59,000sqm
- Office 400sqm
- Retail 1,400sqm
- Leisure 800sqm
- Community 400sqm
- Ancillary 1,000sqm
- No. homes 520
- Total 63,000sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | U | |
|---|---|--------------------------------|--------|
| | | | LBHF |
|  | Residential | C3 | 64,000 |
|  | PBSA | Sui Generis | 0 |
|  | Co-living | Sui Generis | 0 |
|  | Hotel | C1 | 0 |
|  | Office /Research & Development | E(g) | 1,000 |
|  | Education | E (f) / F1(a) | 0 |
|  | Health / Older Persons Housing | C2 | 0 |
|  | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 4,000 |
|  | Leisure | E(d) / Sui Generis | 4,000 |
|  | Culture | F / Sui Generis | 4,000 |
|  | Storage and Distribution | B8 | 0 |
|  | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 1,500 |
|  | Ancillary (Station Interface / Plant / Parking / General BoH) | various | 5,000 |
| Development Zone max cap (sqm GEA) | | | 68,000 |

Range of permitted uses and floorspace capacity within zone

Maximum development within zone

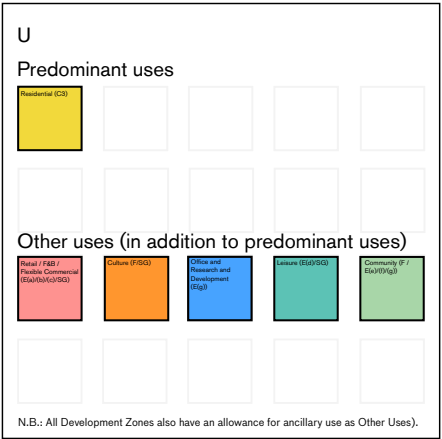
Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

| | | | |
|----------------------|--------|------|--|
| U (WK10, WK11, WK12) | 68,000 | LBHF | <u>Predominant Use:</u> Residential (Use Class C3) |
| | | | <u>Other Uses:</u> Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Office and Research and Development (Use Class E(g)), Leisure (Use Class E(d) / Sui Generis), Community / Social Infrastructure F/E(g), Ancillary (Sui Generis) |

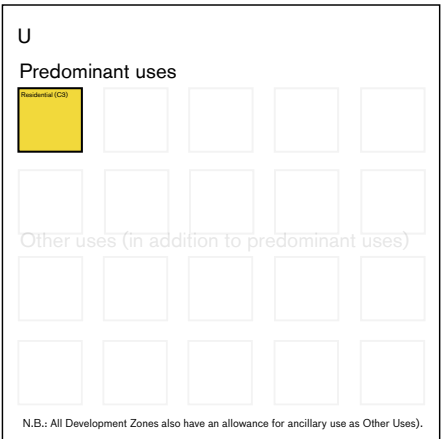
Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level



PPO12 Proposed Land Use Upper Levels



N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

Illustrative Masterplan planning pack (one possible scenario):

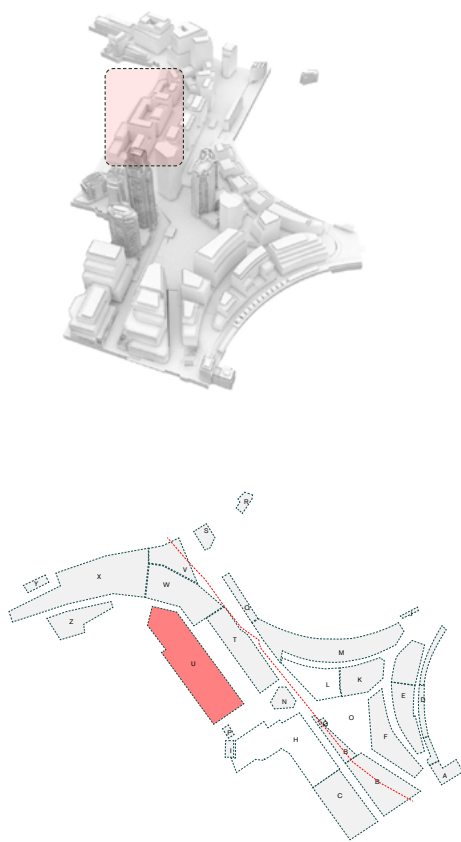


Illustrative ground floor plan



Illustrative typical floor plan

3d key and Development Zone diagram:
















Development Zone V1 [WK06]

LATER PHASES

Illustrative Masterplan indicative quantum (approx.):

- Residential 9,000sqm
- No. homes 75
- Total 9,000sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | 1 |
|---|---|----------------------------------|
| | | LBHF |
|  | Residential | C3 10,000 |
|  | PBSA | Sui Generis 9,000 |
|  | Co-living | Sui Generis 9,000 |
|  | Hotel | C1 0 |
|  | Office /Research & Development | E(g) 0 |
|  | Education | E (f) / F1(a) 0 |
|  | Health / Older Persons Housing | C2 9,000 |
|  | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis 0 |
|  | Leisure | E(d) / Sui Generis 0 |
|  | Culture | F / Sui Generis 0 |
|  | Storage and Distribution | B8 5,000 |
|  | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis 0 |
|  | Ancillary (Station Interface / Plant / Parking / General BoH) | various 1,000 |
| | Development Zone max cap (sqm GEA) | 10,000 |

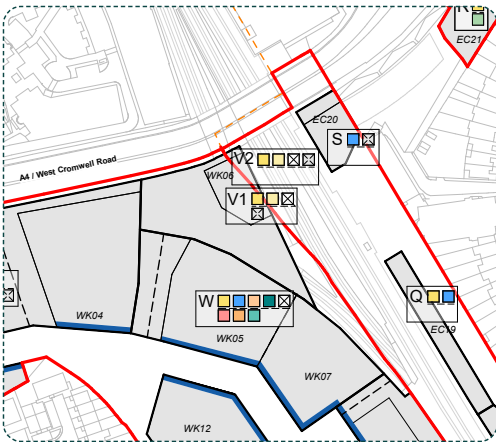
Range of permitted uses and floorspace capacity within zone

Maximum development within zone

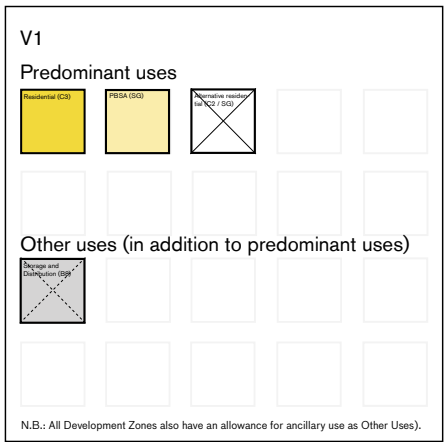
Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

| | | | |
|-----------------|--------|------|---|
| V1 (WK06, part) | 10,000 | LBHF | <p><u>Predominant Use(s):</u> Residential (Use Class C3), Purpose-Built Student Accommodation (Use Class Sui Generis), Co-Living (Sui Generis), Older Persons Housing (Use Class C2) or a mix of these uses</p> <p><u>Other Uses:</u> Storage and Distribution (Use Class B8)</p> |
|-----------------|--------|------|---|

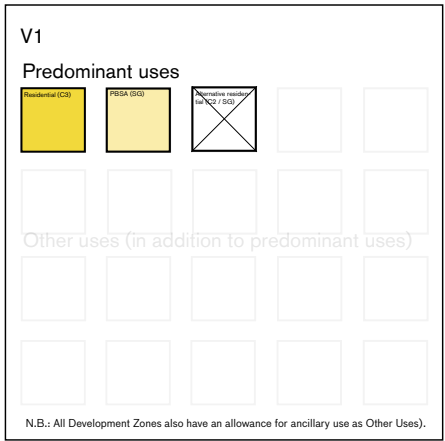
Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level



PPO12 Proposed Land Use Upper Levels



N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHF

Development Zone V2 [WK06]

LATER PHASES

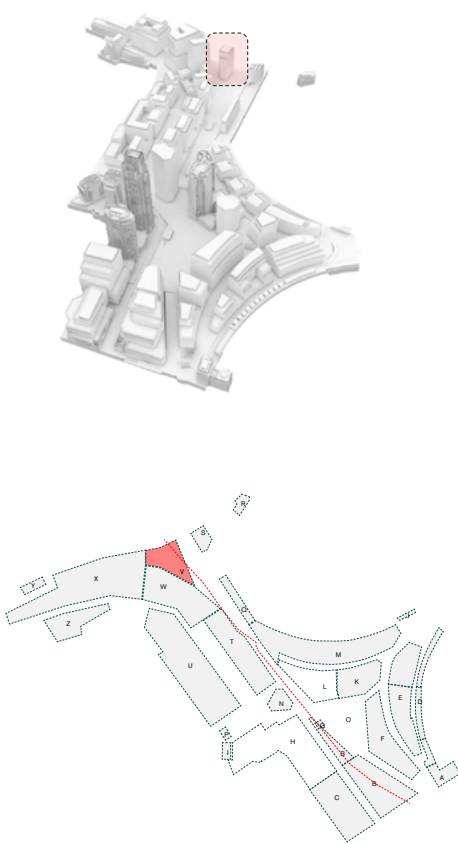
Illustrative Masterplan indicative quantum (approx.):

- Residential 1,300sqm
- No. homes 10
- Total 1,300sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | 2 | RBKC |
|---|--------------------------------|-------|------|
| Residential | C3 | 2,000 | |
| PBSA | Sui Generis | 2,000 | |
| Co-living | Sui Generis | 2,000 | |
| Hotel | C1 | 0 | |
| Office /Research & Development | E(g) | 0 | |
| Education | E (f) / F1(a) | 0 | |
| Health / Older Persons Housing | C2 | 2,000 | |
| Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 0 | |
| Leisure | E(d) / Sui Generis | 0 | |
| Culture | F / Sui Generis | 0 | |
| Storage and Distribution | B8 | 0 | |
| Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 | |
| Ancillary (Station Interface / Plant / Parking / General BoH) | various | 500 | |
| Development Zone max cap (sqm GEA) | | 2,000 | |

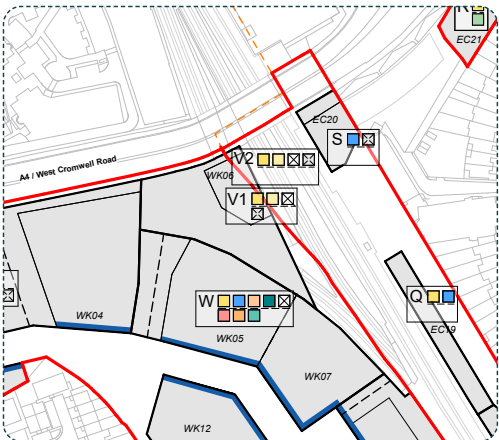
3d key and Development Zone diagram:



Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

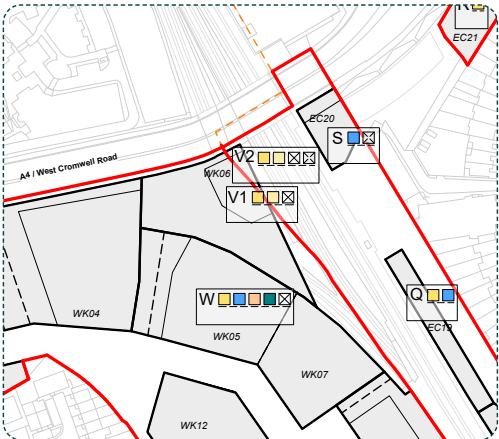
| | | | |
|-----------------|-------|------|---|
| V2 (WK06, part) | 2,000 | RBKC | Predominant Use(s): Residential (Use Class C3), Purpose-Built Student Accommodation (Use Class Sui Generis), Co-Living (Sui Generis), Older Persons Housing (Use Class C2), Storage and Distribution (Use Class B8) or a mix of these uses Other Uses: Ancillary (Sui Generis) |
|-----------------|-------|------|---|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level

| |
|--|
| V2 |
| Predominant uses |
| |
| Other uses (in addition to predominant uses) |
| |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). |



PPO12 Proposed Land Use Upper Levels

| |
|---|
| V2 |
| Predominant uses |
| |
| Other uses (in addition to predominant uses) |
| |
| N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification). |

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHPC














Development Zone W [WK05 / WK07]

LATER PHASES

Illustrative Masterplan indicative quantum (approx.):

- Residential 37,000sqm
- Office 1,000sqm
- Retail 400sqm
- Ancillary 600sqm
- No. homes 330
- Total 39,000sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | W | |
|---|---|--------------------------------|--------|
| | | | LBHF |
|  | Residential | C3 | 40,000 |
|  | PBSA | Sui Generis | 0 |
|  | Co-living | Sui Generis | 16,000 |
|  | Hotel | C1 | 0 |
|  | Office /Research & Development | E(g) | 24,000 |
|  | Education | E (f) / F1(a) | 22,000 |
|  | Health / Older Persons Housing | C2 | 38,000 |
|  | Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 2,000 |
|  | Leisure | E(d) / Sui Generis | 2,000 |
|  | Culture | F / Sui Generis | 2,000 |
|  | Storage and Distribution | B8 | 0 |
|  | Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 |
|  | Ancillary (Station Interface / Plant / Parking / General BoH) | various | 4,000 |
| Development Zone max cap (sqm GEA) | | | 42,000 |

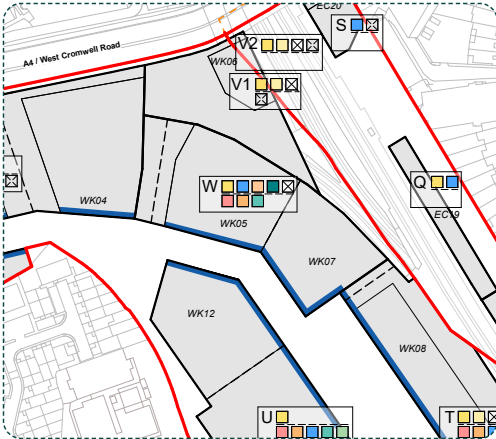
Range of permitted uses and floorspace capacity within zone

Maximum development within zone

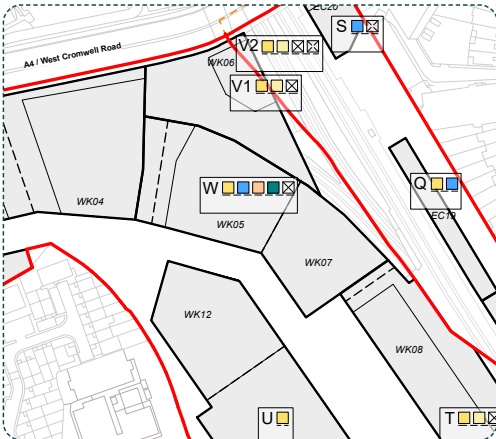
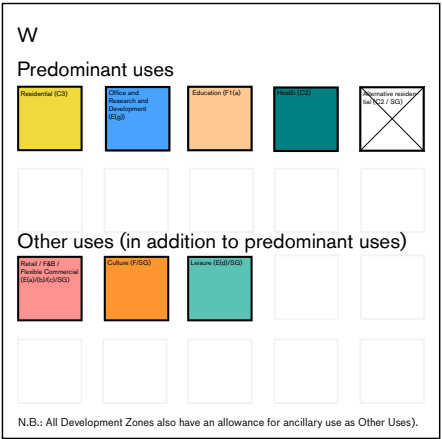
Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

| | | | |
|----------------|--------|------|---|
| W (WK05, WK07) | 42,000 | LBHF | <p><u>Predominant Use(s):</u> Residential (Use Class C3), Co-Living (Sui Generis), Health/Older Persons Housing (Use Class C2), Office and Research and Development (Use Class E(g)), Education (Use Class F1(a)) or a mix of these uses</p> <p><u>Other Uses:</u> Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Leisure (Use Class E(d) / Sui Generis), Ancillary (Sui Generis)</p> |
|----------------|--------|------|---|

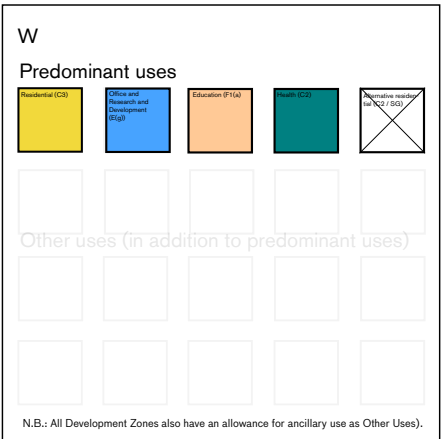
Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level

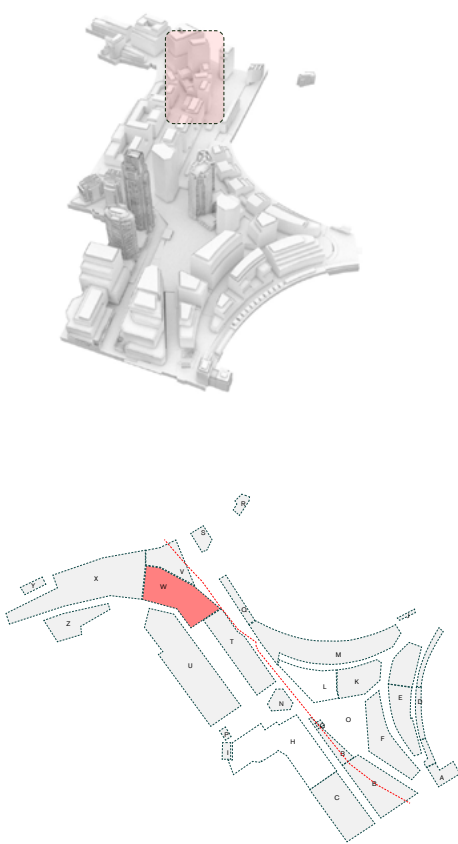


PPO12 Proposed Land Use Upper Levels



N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

3d key and Development Zone diagram:



Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHF

Development Zone X [WK02 / WK03 / WK04]

LATER PHASES

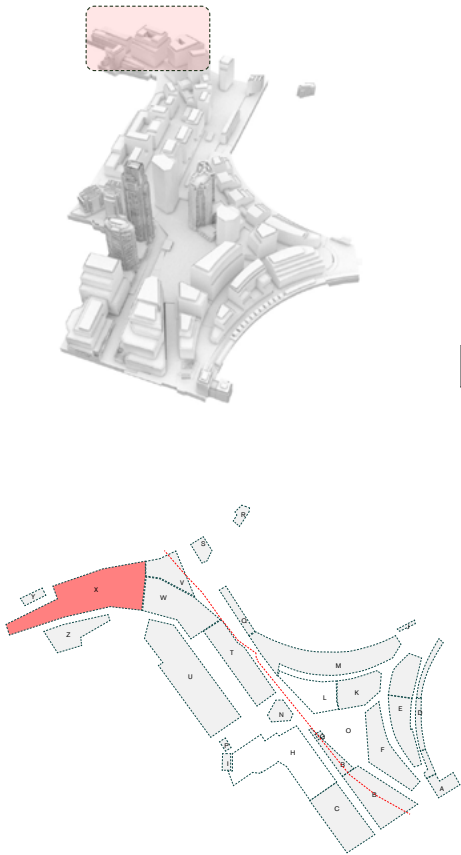
Illustrative Masterplan indicative quantum (approx.):

- Office 77,750sqm
- Retail 2,000sqm
- Ancillary 250sqm
- No. homes 0
- Total 80,000sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | X |
|---|--------------------------------|--------|
| | | LBHF |
| Residential | C3 | 80,000 |
| PBSA | Sui Generis | 0 |
| Co-living | Sui Generis | 0 |
| Hotel | C1 | 0 |
| Office /Research & Development | E(g) | 80,000 |
| Education | E (f) / F1(a) | 0 |
| Health / Older Persons Housing | C2 | 0 |
| Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 5,000 |
| Leisure | E(d) / Sui Generis | 2,000 |
| Culture | F / Sui Generis | 2,000 |
| Storage and Distribution | B8 | 5,000 |
| Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 |
| Ancillary (Station Interface / Plant / Parking / General BoH) | various | 7,000 |
| Development Zone max cap (sqm GEA) | | 86,000 |

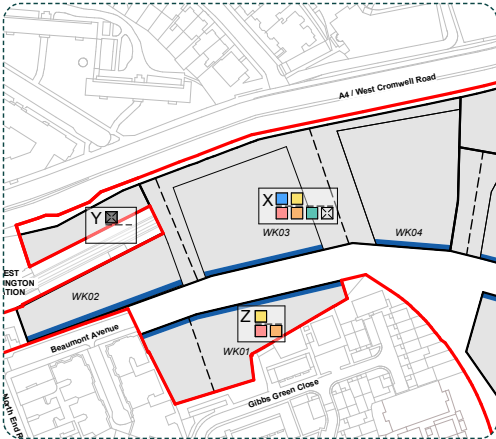
3d key and Development Zone diagram:









Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

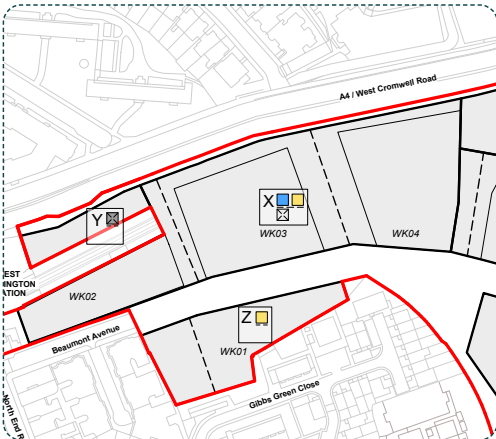
| | | | |
|----------------------|--------|------|---|
| X (WK02, WK03, WK04) | 86,000 | LBHF | <p>Predominant Use(s): Office and Research and Development (Use Class E(g)), Residential (Use Class C3) or a mix of these uses</p> <p>Other Uses: Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Leisure (Use Class E(d) / Sui Generis), Storage and Distribution (Use Class B8), Ancillary (Sui Generis)</p> |
|----------------------|--------|------|---|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses









PPO11 Proposed Land Use Ground Level

| |
|---|
| X |
| Predominant uses |
|   |
| Other uses (in addition to predominant uses) |
|     |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). |



PPO12 Proposed Land Use Upper Levels

| |
|---|
| X |
| Predominant uses |
|   |
| Other uses (in addition to predominant uses) |
|     |
| N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification). |

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHF














Development Zone Y [WK13]

LATER PHASES

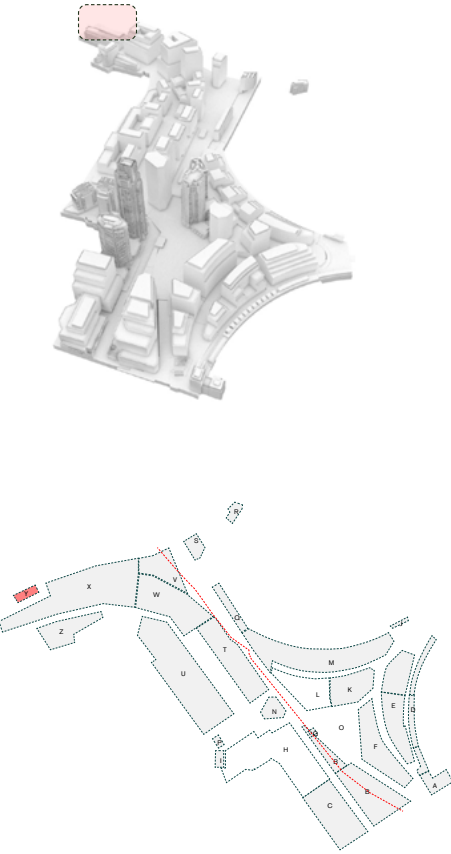
Illustrative Masterplan indicative quantum (approx.):

- Ancillary 500sqm
- No. homes 0
- Total 500sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | Y | |
|---|--------------------------------|-------|------|
| | | | LBHF |
|  Residential | C3 | 0 | |
|  PBSA | Sui Generis | 0 | |
|  Co-living | Sui Generis | 0 | |
|  Hotel | C1 | 0 | |
|  Office /Research & Development | E(g) | 0 | |
|  Education | E (f) / F1(a) | 0 | |
|  Health / Older Persons Housing | C2 | 0 | |
|  Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 0 | |
|  Leisure | E(d) / Sui Generis | 0 | |
|  Culture | F / Sui Generis | 0 | |
|  Storage and Distribution | B8 | 0 | |
|  Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 | |
|  Ancillary (Station Interface / Plant / Parking / General BoH) | various | 3,000 | |
| Development Zone max cap (sqm GEA) | | 3,000 | |

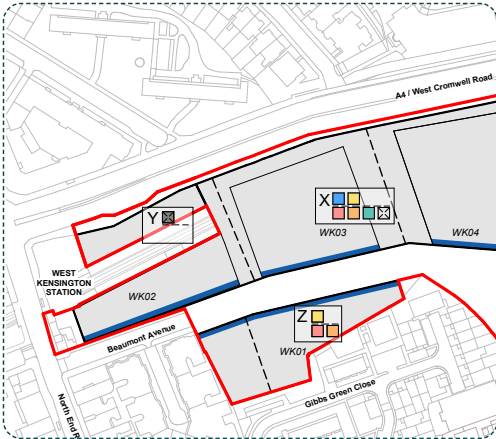
3d key and Development Zone diagram:




Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

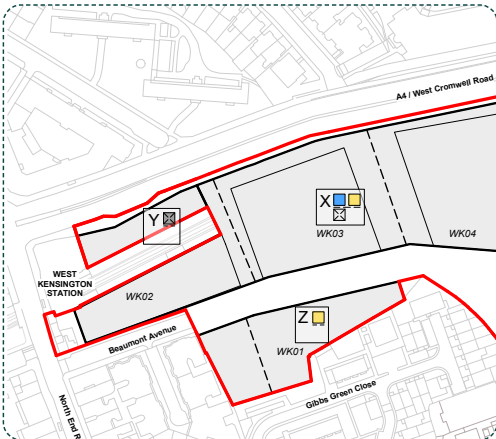
| | | | |
|----------|-------|------|---|
| Y (WK13) | 3,000 | LBHF | Predominant Use: Ancillary Plant (Sui Generis) |
|----------|-------|------|---|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses




PPO11 Proposed Land Use Ground Level

| | |
|---|------------------|
| Y | Predominant uses |
|  | |
| Other uses (in addition to predominant uses) | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



PPO12 Proposed Land Use Upper Levels

| | |
|---|------------------|
| Y | Predominant uses |
|  | |
| Other uses (in addition to predominant uses) | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification).

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHF

Development Zone Z [WK01]

LATER PHASES

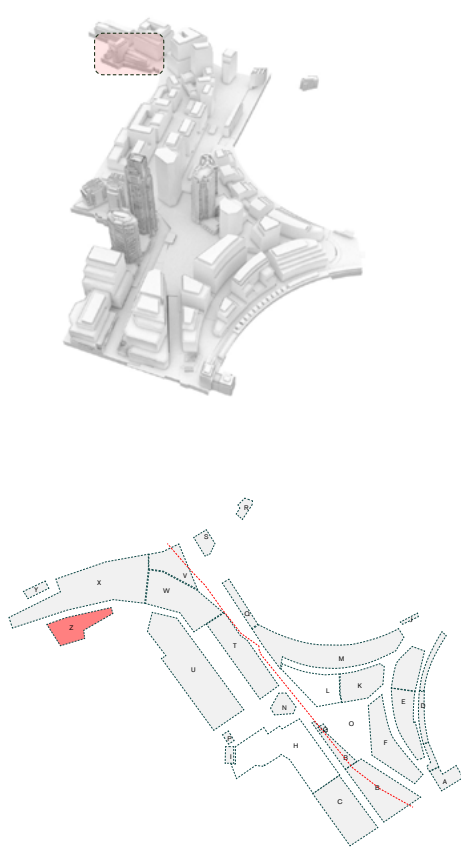
Illustrative Masterplan indicative quantum (approx.):

- Residential 9,000sqm
- No. homes 75
- Total 9,000sqm

Development Specification (Table 5) permitted maximum floorspace capacity per land use and Development Zone maximum cap:

| Land Use | Use Class | Z | |
|---|--------------------------------|--------|---|
| | | LBHF | |
| Residential | C3 | 10,000 | Range of permitted uses and floorspace capacity within zone |
| PBSA | Sui Generis | 0 | |
| Co-living | Sui Generis | 0 | |
| Hotel | C1 | 0 | |
| Office /Research & Development | E(g) | 0 | |
| Education | E (f) / F1(a) | 0 | |
| Health / Older Persons Housing | C2 | 0 | |
| Flexible Retail / F+B / Commercial | E(a)/(b)/(c) / Sui Generis | 1,000 | |
| Leisure | E(d) / Sui Generis | 0 | |
| Culture | F / Sui Generis | 1,000 | |
| Storage and Distribution | B8 | 0 | |
| Community / Social Infrastructure | F / E(e)/(f)/(g) / Sui Generis | 0 | |
| Ancillary (Station Interface / Plant / Parking / General BoH) | various | 1,000 | |
| Development Zone max cap (sqm GEA) | | 10,000 | Maximum development within zone |

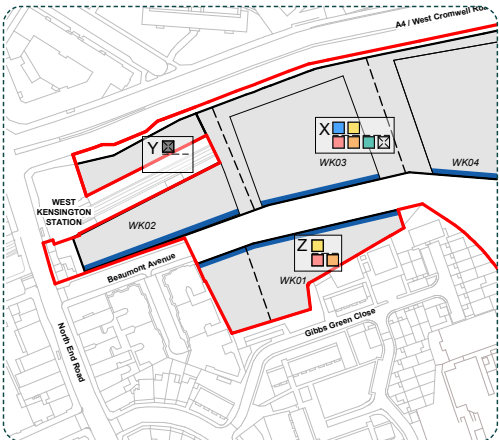
3d key and Development Zone diagram:



Development Specification (Table 4) permitted Predominant Use and Other Uses and maximum floorspace capacity:

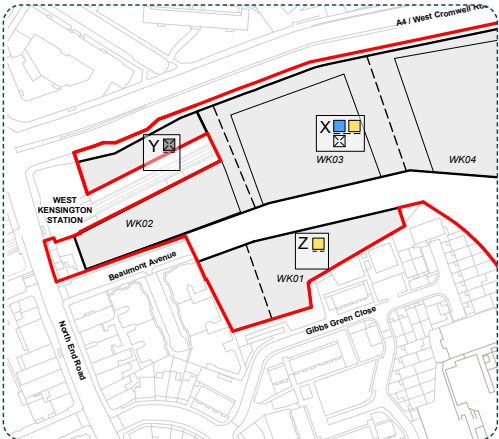
| | | | |
|----------|--------|------|---|
| Z (WK01) | 10,000 | LBHF | Predominant Use: Residential (Use Class C3) Other Uses: Flexible Retail / F&B / Commercial / Culture (Use Classes E(a)/(b)/(c) / F / Sui Generis), Ancillary (Sui Generis) |
|----------|--------|------|---|

Parameter Plans - Development Zones with predominant / other uses keyed to Development Specification permitted range of uses



PPO11 Proposed Land Use Ground Level

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| Z | Predominant uses | | | | | | | | |
| | Other uses (in addition to predominant uses) | | | | | | | | |
| N.B.: All Development Zones also have an allowance for ancillary use as Other Uses). | | | | | | | | | |



PPO12 Proposed Land Use Upper Levels

| | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| Z | Predominant uses | | | | | | | | |
| | Other uses (in addition to predominant uses) | | | | | | | | |
| N.B.: Other uses permitted on Ground Level also permitted at Upper Levels (within the floorspace capacity as defined by the Development Specification). | | | | | | | | | |

Illustrative Masterplan planning pack (one possible scenario):



Illustrative ground floor plan



Illustrative typical floor plan

RBKC

LBHF

SPEIRS MAJOR

Lighting Strategy
Earls Court, London, UK

LIGHT ARCHITECTURE

DAS Addendum
July 2025



Lighting Strategy

Earls Court, London, UK

DAS Addendum
July 2025
12389-RP-005

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| page 12 | 3.2.2 Route Standards | | |
| page 13 | 3.3 Principles | | |
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| page 22 | 4.2.3 West Brompton Square | | |

In collaboration with:

**The
Earls Court
Development
Company**

**Studio
Egret
West**

Hawkins\Brown



1.0 Introduction

The Lighting Strategy for Earls Court supports the Illustrative Masterplan, extending the day and supporting the vital social and economic activity of the city at night.

Lighting doesn't simply keep all those who use the urban realm after dark safe and secure; it makes it legible and accessible, helping us to navigate space and find our way, creating character, ambience and identity. Lighting creates the experience of the urban space after dark.

The lighting of Earls Court provides a unique opportunity to create a truly special experience at night, in a sustainable and forward-thinking way. Rather than approaching each phased project within the Site individually in a piecemeal way, the Lighting Strategy lays the foundations of a sensitive, considered, and unified aesthetic and innovative technical network across the entire Development.

The selective and creative use of artificial lighting will bring unmeasurable benefits to the Earls Court Development, allowing the connections and interaction between its residents, workers, and visitors alike to continue well after the sun has set. It will also bring with it the opportunity to extend and expand important retail and commercial activity. Lighting will help create the identity of Earls Court, delivering a dynamic, exciting vision of the future.

The Lighting Strategy for Earls Court aims to deliver the creative thinking, guidance, standards and recommendations for the delivery of both public and private lighting over time. It not only suggests an integrated approach, where the lighting is realised as part of the evolution of the architecture and landscape, rather than it being applied as an after-thought. It is also one that delivers solutions in an environmentally responsible manner balancing the needs of Earls Court with that of the environment, producing a sustainable response.



Social, cultural, and economic activity extended into the evening with light

2.0 Context

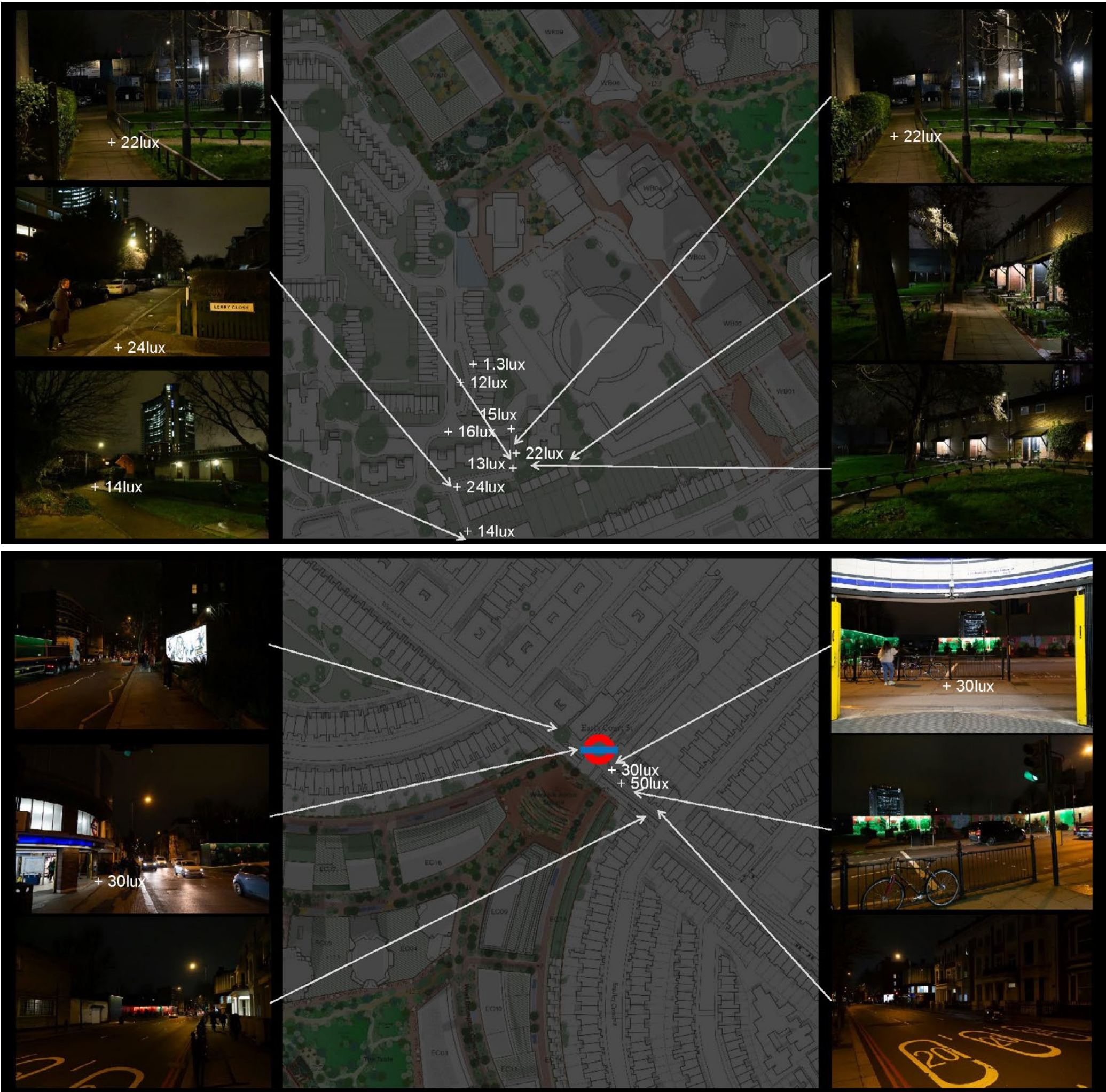
2.1 After Dark Survey

An after-dark survey of areas adjacent to the Earls Court Development Site was undertaken in February 2024 to assess and appreciate the lit qualities of the Site to inform the design team about the context against and amongst which the new Development will sit after dark.

The visit included a visual survey, photographic record taking, and measured readings of light levels from many adjacent streets and paths around the Proposed Development.

The survey acted as one of the starting points against which the Lighting Strategy has been defined, particularly the Legibility and Environmental Zones.

A full summary of the survey is included in the complete Lighting Strategy Appendix A1.



Site boundary

Sample of local photographs

2.2 Engagement
Public Realm Inclusion Panel

In March 2024, Speirs Major attended Meeting 19 of the Public Realm Inclusion Panel (PRIP) which was set up to inform the design and development of the Earls Court Site. The Panel brings together a range of different viewpoints and perspectives from people who live nearby, the collective experiences of which guide the many faceted design proposals for the Development.

Speirs Major introduced some of the high-level principles which guide our thinking about light, and spoke about the after-dark survey of existing areas which had been recently conducted. Speirs Major then took part in conversations with the Panel as they conducted an exercise of imagining moving along routes through the area after dark and appreciating the different ways in which different people experience those environments.

Some key feedback from the PRIP related to lighting included the following responses (in their own words):

- Lighting should be comfortable for a range of ages and abilities, and wildlife.
- There should be a variety of lit spaces suitable for the different requirements and desires of different people.
- Lighting should enable clear and comfortable visibility of users' environments.
- Route edges should be sufficiently lit to be visually clear, for safety of movement.
- Provide spaces for teenagers to hang out after dark away from the scrutiny of adult eyes - not too bright, which can invade their privacy.
- Warmer lighting is preferred on residential streets, cool lighting on main roads.
- Dim light on residential streets is acceptable providing litter, cracked pavements and other trip and fall hazards are still legible.
- Street lighting should not sacrifice the width of pavements and footpaths.



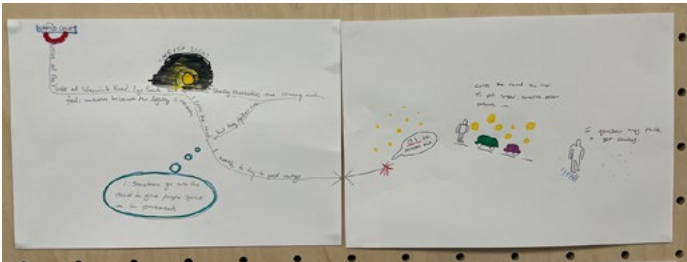
PRIP Activity Storyboards



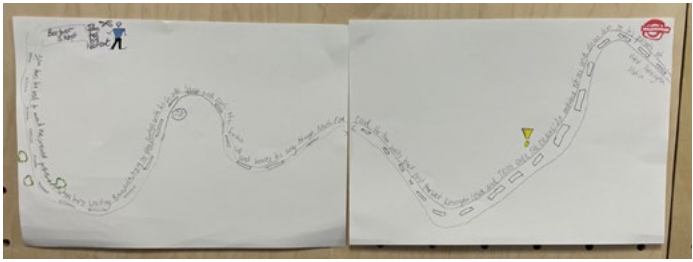
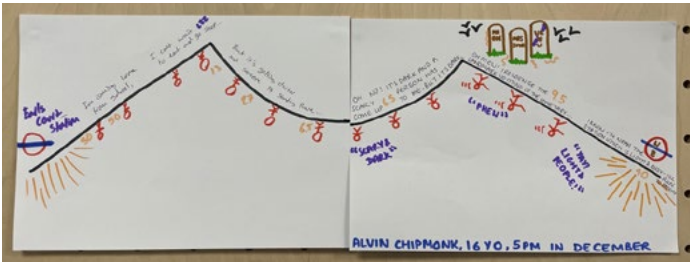
PRIP Storyboard Narration



Testing out vision simulation glasses



PRIP Activity Storyboards



2.3 Design Criteria

Good design practice dictates that to arrive at a successful lighting solution it is not sufficient to merely adhere to prescriptive levels of illuminance (lux) or to select light sources based on cost and efficacy alone. Whilst these issues are important, other qualitative considerations such as ambience, perception, legibility and environmental impact are recognised as being fundamental to the creation of high-quality public lighting solutions. Lighting is the key ‘place-making’ tool after dark, and must be recognised as such.

The development of the lighting across Earls Court considers a large number of criteria. These need to be carefully balanced when designing individual lighting schemes:

Sustainability - Lighting across Earls Court is to be developed with a sustainable approach where the social and economic benefits that artificial lighting brings to any part of a city are balanced with the environmental impacts.

Social Sustainability - Effective, safe and atmospheric lighting will help create a positive environment for people. Careful consideration of the lit character of each part of Earls Court will benefit the whole, providing areas of greater activity by night across the commercial offerings, delivering routes across the Development to residential zones and creating links between existing and new communities.

Economic Sustainability - Good lighting will help support the development of the local night-time economy both within the Site and as part of the wider area. Individual lighting schemes across the Character Areas will be designed to optimise value with respect of both the capital and maintenance costs to ensure a long term sustainable approach.

Environmental Sustainability - The use of lighting comes with environmental consequences including energy use, risk of light spill/light pollution and over-illumination. The quantity of light, and thereby equipment, will be kept to a minimum with specification considering optical control, efficacy and lifetime cost to keep consumption to a minimum, provide precise control of distribution of the light and reduce waste.

Safety - The lighting will be designed to assist in maintaining a safe environment including the positive definition of potential hazards such as steps, ramps and the illumination of areas where pedestrians are likely to encounter moving vehicles. Lighting must be used progressively to help make Earls Court a safe area at night but without over-illumination.

Security - The lighting will provide an overall sense of security, supporting both active surveillance (e.g. CCTV) and passive surveillance, providing recognition of people including good facial recognition. Perceptions of security are not necessarily dependant on providing high levels of light and in some cases darkness will be important to maintaining a sense of concealment and privacy.

Character - Light will help to define the overall character at night as well as make distinctions between the different zones. Employed to reinforce the ambience of individual spaces, to enrich the experience after dark through variety and contrast, a set of principles that establish the site-wide character are developed to ensure a unified environment.

Ambience - The lit ambience of individual areas of public realm will be carefully considered as appropriate for their audience and activities. Individual schemes for areas and buildings will adhere to the ‘Lighting Strategy,’ consider lit context, and provide an appropriate interpretation. Lighting control will enhance the nighttime place making, enable flexibility of ambience through a day, week and year and help create a dynamic experience at night.

Context - The re-development will provide opportunities for experiences that do not exist currently in the local context: buildings providing new vistas contributing to the lit nightscape as seen from new and existing neighbourhoods; Character Areas offering possibilities to enhance and elevate the nighttime economy; the existing railway line the opportunity to retain an area of natural darkness.

Memory - Our memory of a place is enhanced by its atmosphere, opportunities for interaction, and elements of magic and wonder. The nighttime experience of the Earls Court public realm is to create moments which stand out as special and magical and offer the opportunity for people to come back to experience them again and again and to explore new and temporary interventions.

Technology - It is important that each project utilises the latest technology available at the time of procurement

to ensure the best benefit for the project. In this way the associated positive effects on management of the lighting and the social, economic and environmental sustainability of the Development can be properly realised.

Accessibility - The design of the lighting will support the needs of all those visiting after dark, including those with special needs and older adults. Design measures include avoiding excessive contrasts, avoiding direct and reflected sources of glare, not using shiny, mirror-like surfaces, controlling shadows, and limiting potentially confusing upward lighting.

Legibility - The application of light after dark has been developed with a considered and consistent approach to the lighting of key features such as paths, meeting places, boundaries, landmarks and gateways, to provide an intelligible environment which not only aids wayfinding but also helps enhance people’s sense of safety and security.

Capital Cost - Consideration will be given to the type of lighting equipment, warranties, materials, longevity and mounting as part of the Development of individual lighting schemes that demonstrate the aspiration of this Lighting Strategy.

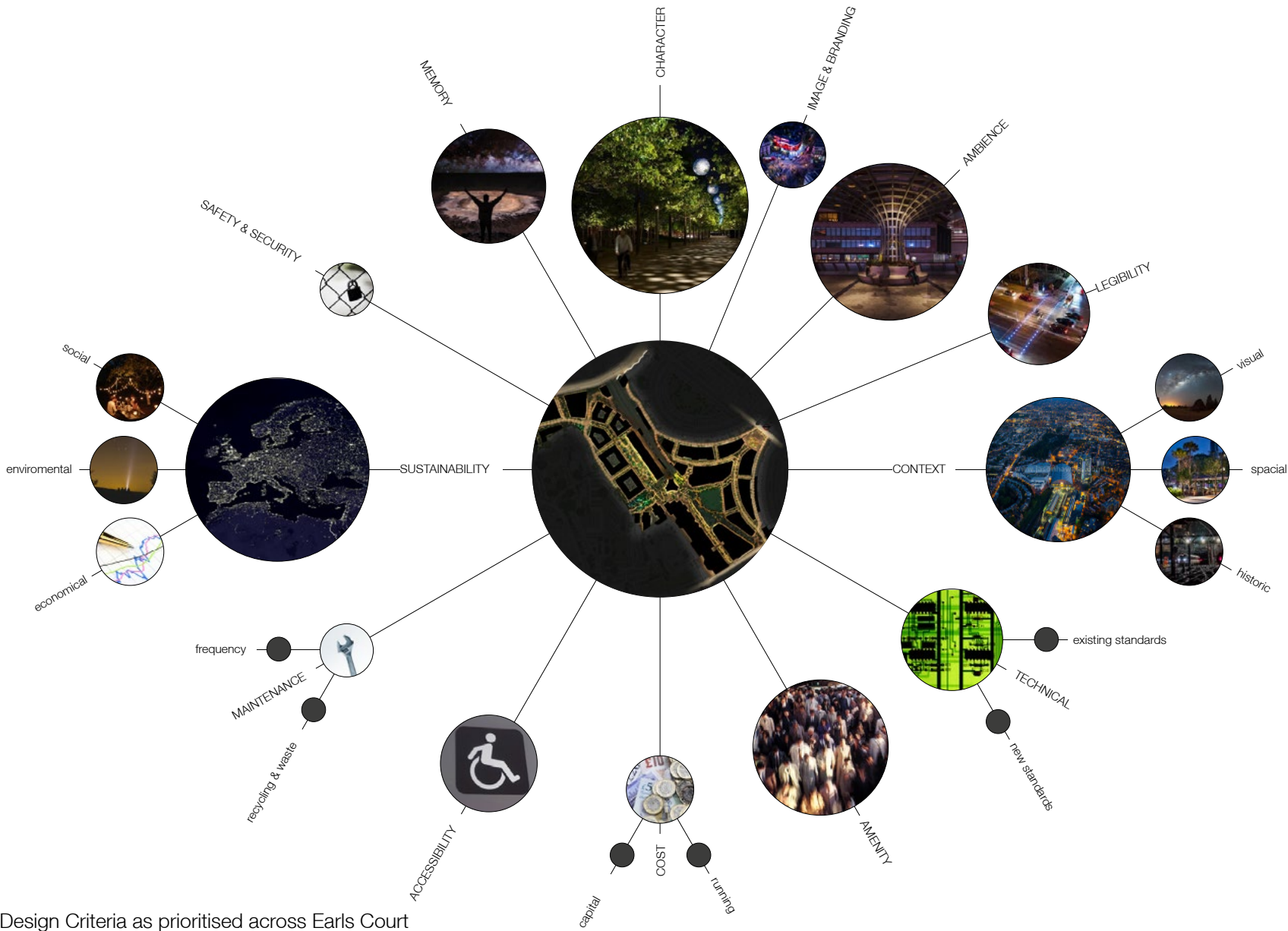
Maintenance Cost - Whole life-cycle cost will be considered

in relation to project life, energy cost, hours of use, labour rates and lamp and driver replacement periods. Maintenance issues will be addressed in terms of cost effectiveness and timescales with lighting control employed to provide remote monitoring, energy use and help maintenance regimes.

Image & Branding - The lit image and branding of the various areas will be composed within their Character Area as well as within Earls Court as a whole. Through careful and considered design, application of the Environmental Zoning, Standards, and Strategy framework, no one interest will take precedent and there will be an appropriate balance of the lit appearance, which will benefit the nighttime economy.

Identity - The experience of the Earls Court at night will play an important role in forming the image and identity of the Development. The lighting will respond to the use of each Character Area after dark as well as its relationship to the adjoining spaces, giving consideration to the way in which it combines to create an overall identity for the Development.

Maintenance - The maintenance of lighting assets will be a key component in the successful long-term delivery of the lighting with technology lasting for many years where high quality equipment is properly and professionally specified and routine maintenance is carried out.



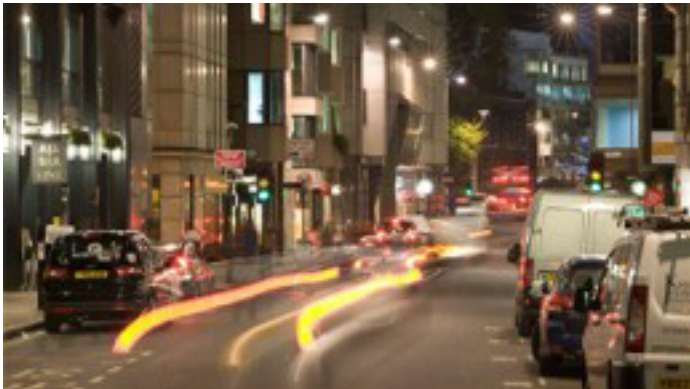
Design Criteria as prioritised across Earls Court

2.4 Layers and Qualities of Light

The public realm in most urban areas is illuminated by a combination of both public and private light. Earls Court will be no exception, though it is anticipated that adherence to this Lighting Strategy will allow considerable control over the entire lighting network. The function, lit identity, character and ambience of Earls Court after dark will be determined by the dynamic mix of many layers of light, sometimes in different ownerships. It is essential that each of these layers is fully understood and properly designed, managed and maintained:



Occupancy - The layer of occupancy lighting refers to interior lighting of retail, residential, office, cultural, and other buildings when seen through their windows. Whilst a varied pattern of occupancy lighting contributes to the vibrant image of an area, the guidelines of the Lighting Strategy with respect to limiting obtrusive light should be closely followed. It is recommended that where spaces are empty that lighting should be turned off, or down, to help save energy and manage light pollution.



Street - Street lighting refers to the layer of illumination directly designed, controlled, operated and maintained by the Development and local authority which lights the various routes and open spaces from dusk to dawn keeping people safe and secure. The recommendations for the provision of this layer are detailed later within this Lighting Strategy consisting of a series of individually addressable, dimmable, sources using tuneable white sources in the range of 3,000K - 2,200K.



Amenity - Amenity lighting refers to the layer of light directly designed, controlled, operated and maintained by the developer and local authority that supports the main street lighting from dusk to dawn. It will consist of a network of individually addressable, fully dimmable, bulkheads, wall lights, bollards and other amenity luminaires using tuneable white sources in the range of 3,000K - 2,200K, that will generally be building mounted.



Architectural - This refers to the layer of light directly designed, controlled, operated and maintained by both the developers and private properties that is used to highlight individual buildings, operated from dusk to an agreed lighting curfew time. Strict controls are to be exercised over which buildings are highlighted, the design and detailing controlled through the planning process based on guidelines.



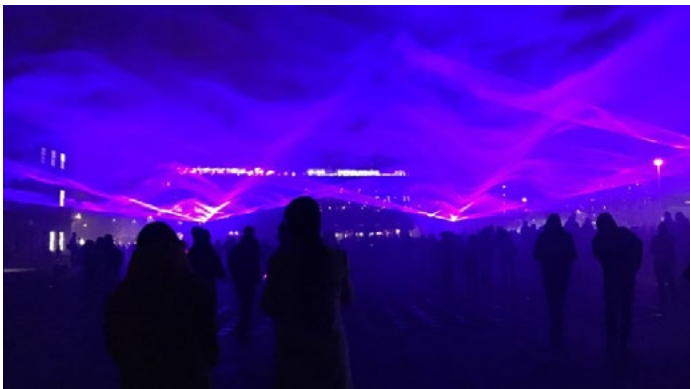
Landscape - Landscape lighting refers to the layer of light directly designed, controlled, operated and maintained by the developer, local authority, and private properties which illuminates both hard and soft landscape. Strict controls are to be exercised over which trees, planting, structures, walls, seating and other landscape features are highlighted, the design and detailing of such solutions to be controlled via the planning process based on the guidelines.



Signage - Lit signage helps animate the vertical facades of shop fronts and other commercial properties, improving legibility after dark. Whether it is within the interior space of a property, part of a facade, or freestanding in the public realm, any light integrated within signage must be carefully designed to ensure that it enhances the overall legibility and character of a space, rather than overpowering the lit atmosphere in which it is located.



Public Art - This is a distinct layer of light that refers to the lighting of works of art, monuments, and other permanent or temporary cultural insertions. Irrespective of ownership lighting should be provided for all public art with the consent of the artist such that it can be appreciated after dark. The provision of 'light art' i.e., works of art that use light as their central medium, should be prioritised at night. The creation of art that uses sunlight and daylight is also to be encouraged.



Events - It is expected that temporary events and festivals will play a key part in the life of Earls Court. Staged throughout the year they will be as important and active after dark. The frequency of events means that whilst it is effectively a temporary layer of illumination its presence must be carefully considered particularly as it is anticipated that event lighting will often employ a range of dynamic solutions such as colour changing, projection, moving lights, etc.



Media - The layer of illuminated media, including screens, lit signs, and other that contribute to the provision of information and wayfinding after dark will be directly designed, managed, operated, and maintained by both the developers of the Site and individual sites within it. All such illuminated elements are to be carefully controlled in terms of their visual brightness to save energy, limit over-illumination and avoid visual confusion through the uncontrolled proliferation of such media.

3.0 Lighting Vision

The Lighting Vision for Earls Court represents the high-level creative thinking around illuminating what will become one of London’s most engaging and welcoming 21st century neighbourhoods at night.

The initial approach to planning the lighting for Earls Court is to produce a holistic, balanced, and sustainable proposal that draws on best practice. This is in the form of a ‘Lighting Vision’ which provides a creative ‘first response’. It examines how lighting can support social interaction and the night-time economy to create a vibrant and exciting experience after dark whilst supporting the well-being of citizens and local ecologies. It also carefully examines the various environmental issues that need to be considered.

The development of any Lighting Vision and consequent Lighting Strategy for the project needs to consider a large number of issues. These criteria must be carefully balanced not only when considering the public and private lighting across the Development as a whole, but also effectively forming the guiding principles of individual future lighting schemes within the Development.

Creating an exciting new mixed use urban centre such as Earls Court represents a unique opportunity to realise a wide range of creative and technical opportunities. One of these is lighting. Not only in terms of developing new standards for the delivery, maintenance and control of public and private light, but to its proper integration into the fabric and infrastructure of the local area.



Varied lit atmospheres enable a range of after-dark activities across the Site.

3.1 Legibility

A legibility analysis has been undertaken to help ensure that both visitors and locals can find their way around the Development with ease during the hours of darkness. The analysis is based on the urbanist Kevin Lynch’s work, as summarised in his book ‘The Image of The City’ (MIT Press, 1960), but has been adapted and expanded to address the Site’s specific context after dark.

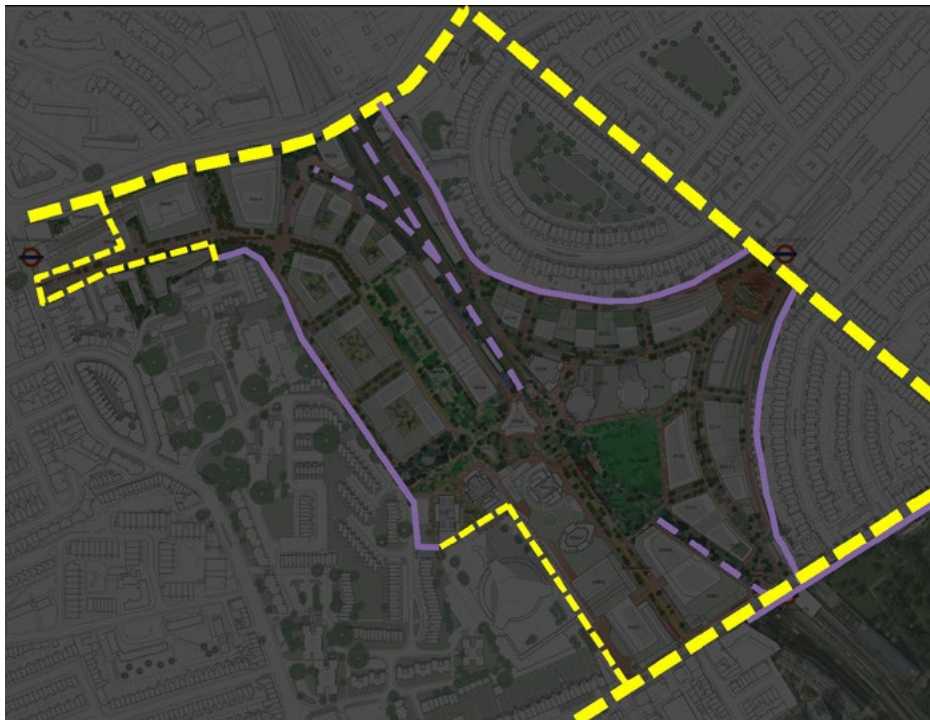
The legibility of Earls Court after dark will heavily influence peoples’ enjoyment and memory of the area as well as their perceptions of safety and security within it. The analysis serves to identify a series of familiar elements of the visual landscape that present opportunities for lighting or demand particular consideration regarding the balance of light and darkness associated with them. The analysis helps to establish a visual hierarchy for a range of features after dark, the lighting (or deliberate non-lighting) of which will help people orient themselves and find their way intuitively and comfortably.



Character Areas

A range of different architectural and landscape treatments are proposed to the streets, squares, and public gardens across the Site. The variety of landscaping, architecture, and uses help form the character of different areas. Lighting will form part of those atmospheres after dark. Similar lighting techniques will reveal different spatial characteristics according to the elements which make up a space, but there will also be variety in the design of lit environments themselves.

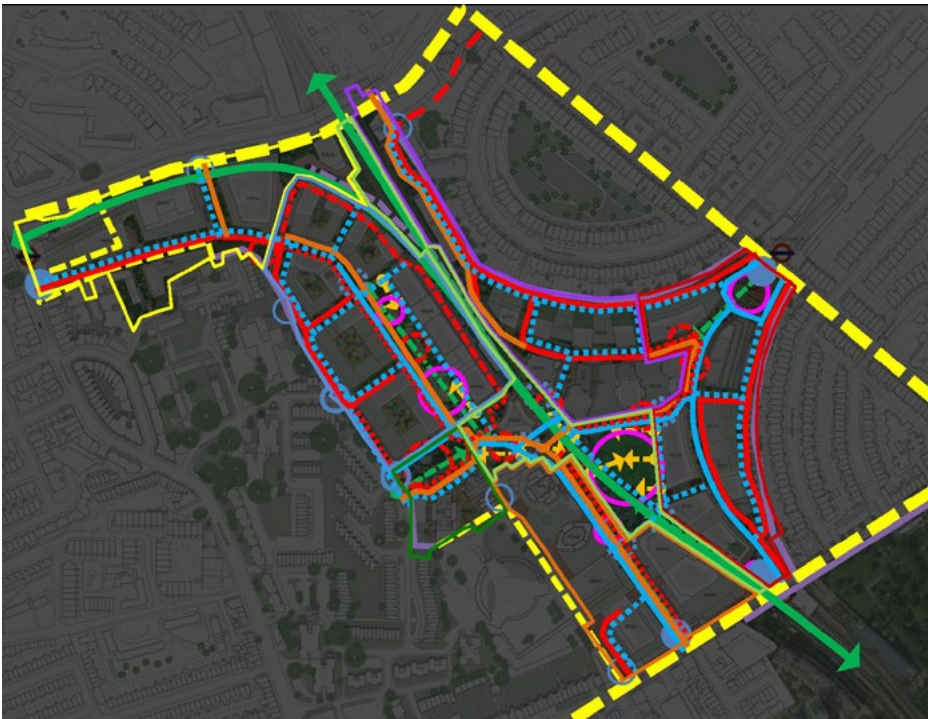
Each of the spatial typologies across the Site are explored in more detail in Section 4.0.



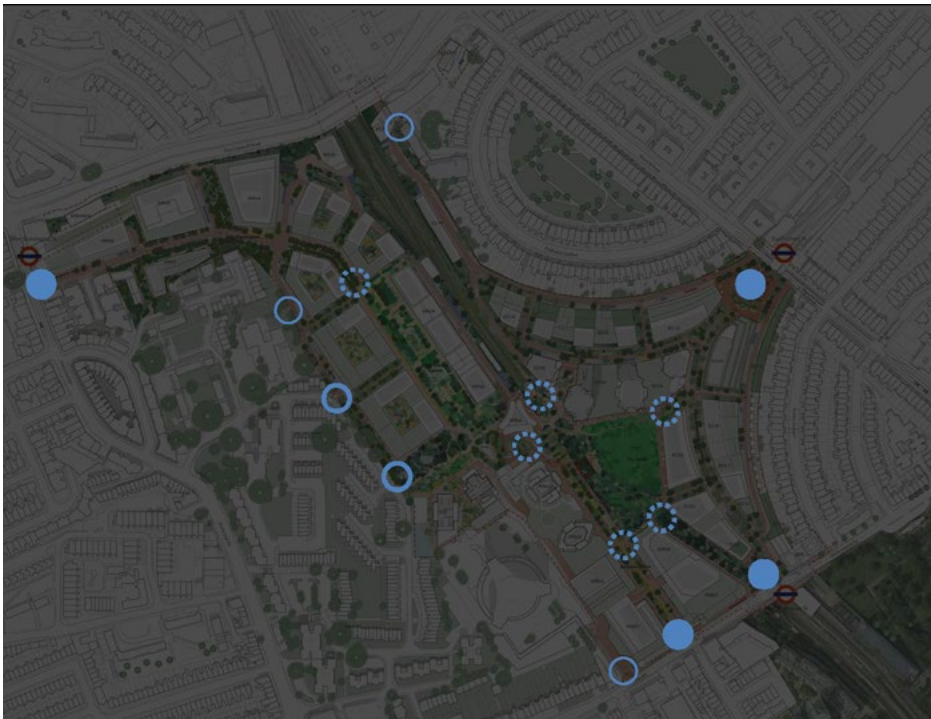
Edges

Outside edges face onto a range of different spatial conditions and present a various opportunities. Dark external edges mostly face onto the back gardens of existing residential developments and should be preserved. The North boundary of the Site is the bright and noisy edge and an opportunity for the Site to be appreciated visually. Within the Site itself, a few darker edges are created by the railway and should be preserved.

- Brightest Site edges
- Bright Site edges
- Dark Site edges
- Dark interior edges



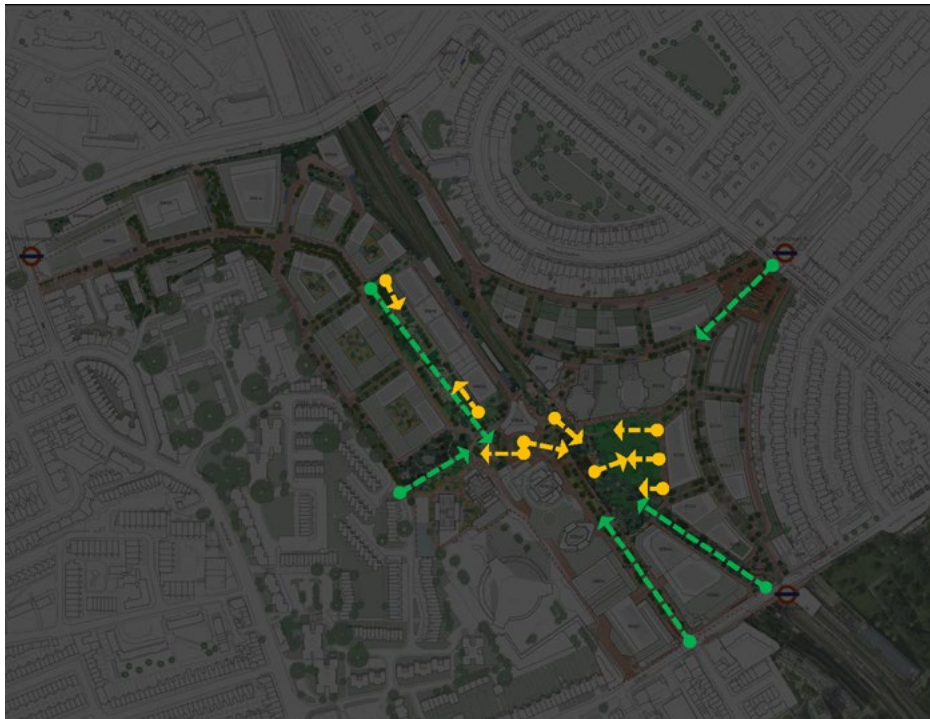
Overlay of after dark legibility diagrams for Earls Court. Refer to individual diagrams for legends.



Gateways

Gateways are significant thresholds between spaces and may be expressed by the contrast in lit characteristics between two spaces or by highlighting the threshold space itself which assists with transition and adaptation. Primary and Secondary gateways as described by light vary due to the functional lighting requirements which handle different traffic intensities and numbers of people moving through them.

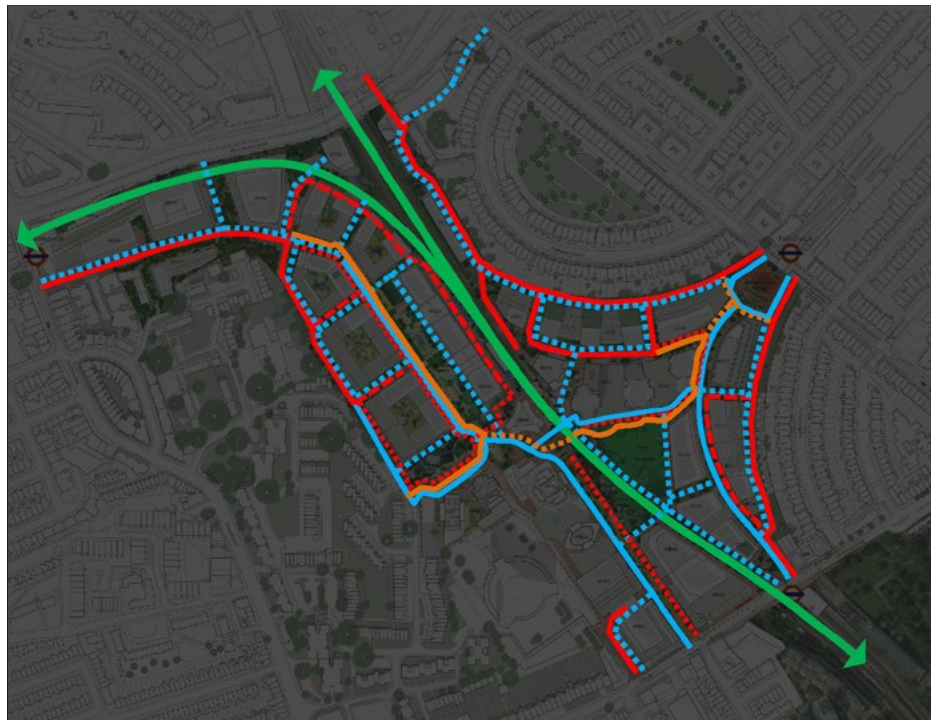
- Primary
- Secondary
- Internal gateways



Views

The reinforcement of key views and vistas both into the Site and through the Development aids legibility. Viewing corridors towards key nodes and landmarks should be controlled in terms of the balance of light and dark and the location of lighting equipment such that views though to important destinations and nodes are protected and promoted. The balance of lit architecture on the skyline must be carefully considered.

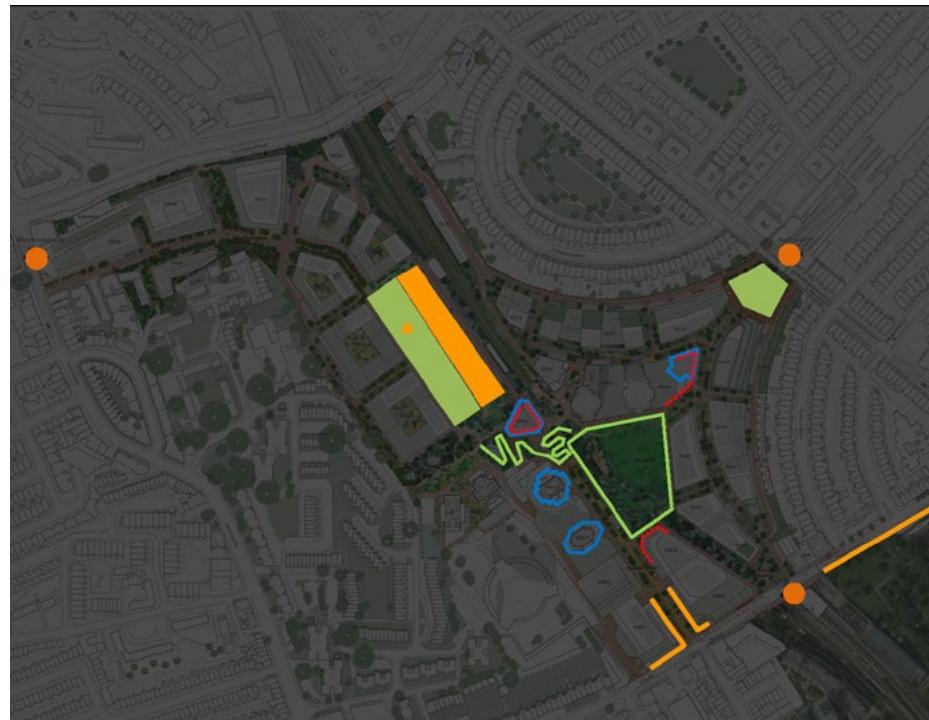
- Framed views
- Open vistas



Routes

Routes include all manner of roads, streets, footpaths, and are to be considered with regard to their intended users. Vehicular routes need horizontal illumination with good uniformity to ensure that the roadways and their junctions with the pavements are visible with no visual distraction. Lighting to pedestrian paths will be designed to support safety, comfort, aid way-finding, and provide good facial recognition.

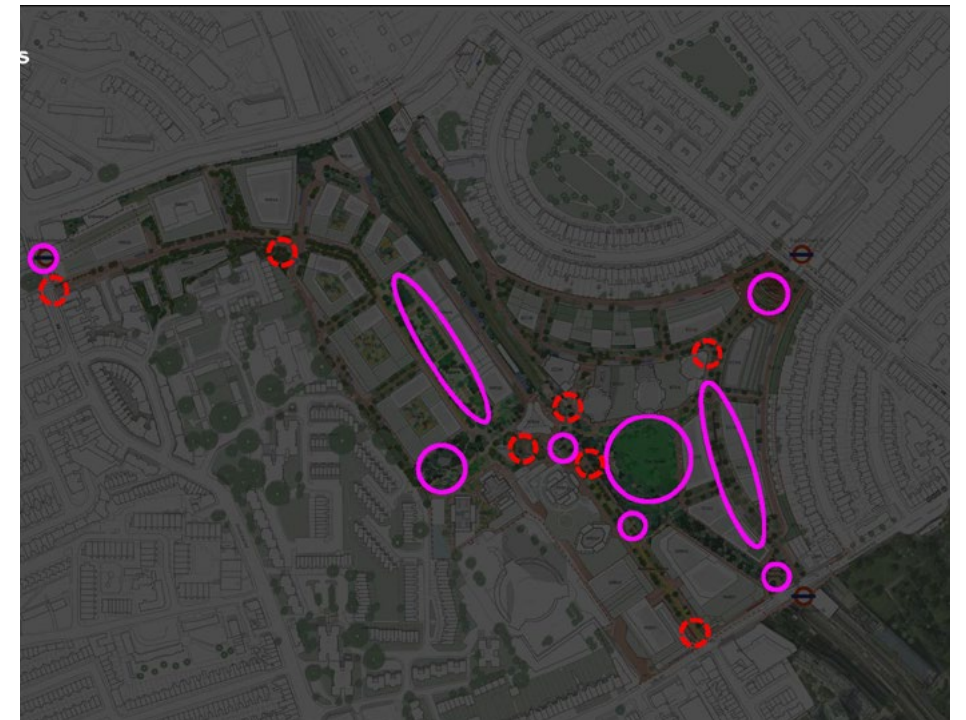
- Green corridor
- Vehicular
- - - Vehicular (limited access)
- Vehicular (emergency only)
- Dedicated cycle routes
- Cycling shared surfaces
- Primary pedestrian
- Secondary pedestrian



Landmarks

The highlighting of selected facades and key architectural and landscape features can create lit landmarks after dark. This assists with orientation and wayfinding after dark, for people moving through the Site, adjacent to it, and those viewing from afar. Such key landmarks will also form a key part of the lit identity of the Site, contributing to place-making.

- Existing
- ▭ Architectural Heritage
- ▭ Landmark Buildings
- ▭ Landscape Destinations
- - - Cultural Landmark Facades



Meeting Spaces

The intersections of routes and key open spaces create meeting places. Lighting to meeting places must consider the nature of activities within these spaces and how the lighting can create an appropriate and variable ambience. Lighting to vertical surfaces helps to enhance character though providing a positively lit backdrop to activities, revealing the form, colour and texture of the natural and man-made context of the spaces.

- Primary
- - - Secondary

3.2 Standards

3.2.1 Environmental Zones

Environmental Zones are a high-level tool used to assess obtrusive light. They are defined by the Institution of Lighting Professionals (ILP) in GN01 ‘The Reduction of Obtrusive Light’, which suggests limitations on light spill, brightness, sky glow, and other elements of lighting which can adversely impact both residential amenity and local biodiversity.

The default Environmental Zone proposed across the Earls Court Site is E3.

Key entrance spaces and areas of highest commercial activity are allocated as E4 Zones.

Areas around the biodiversity corridor running through the Site are assigned an E2 Zone, to further restrict light pollution and the possibly adverse impacts of artificial light at night on biodiversity which relies on these areas .

The Environmental Zones described on this page form part of the Earls Court Hybrid Planning Application already submitted and are supported by the full Lighting Strategy Guidelines.

Environmental Zones

- E2
- E3
- E4



| Zone | Surroundings | Lighting environment | Examples | Sky glow ULR (Max %) | Light Into Windows Ev (lux) | | Source intensity I (cd) | | Building Facade Luminance L(cd/m²) | Sign Luminance L(cd/m²) |
|------|-----------------|----------------------------|--|----------------------------|--------------------------------|--------------|----------------------------|--------------|---------------------------------------|----------------------------|
| | | | | | Before curfew | After curfew | Before curfew | After curfew | | |
| E0 | Protected areas | Protected areas | IDA Dark Sky Parks, UNESCO Starlight Reserves | 0 | 0 | 0 | 0 | 0 | <0.1 | <0.1 |
| E1 | Natural | Intrinsically dark areas | Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc. | 0 | 2 | <0.1 | 2,500 | 0 | <0.1 | 50 |
| E2 | Rural | Low district brightness | Sparsely inhabited rural areas, village or relatively dark outer suburban locations | 2.5 | 5 | 1 | 7,500 | 500 | 5 | 400 |
| E3 | Suburban | Medium district brightness | Well inhabited rural and urban settlements, small town centres of suburban locations | 5 | 10 | 2 | 10,000 | 1,000 | 10 | 800 |
| E4 | Urban | High district brightness | Town / City centres with high levels of night-time activity | 15 | 15 | 25 | 5 | 25,000 | 2,500 | 25 |

3.2.2 Route Lighting Standards

As part of the Lighting Strategy, lighting standards have been determined for the various routes across the Site. These standards apply to roadways, pedestrian paths and cycle routes and have been drawn from current British Lighting Standards, BS 5489-1 /EN 13201.

Whilst lighting standards and the horizontal illuminance and uniformity levels that they prescribe are recommended, it is well established in the field of urban lighting that solely fulfilling requirements for prescribed horizontal illuminance levels will not necessarily lead to a satisfactory lighting solution.

A purely functional, quantitative approach to lighting can lead to a design that is bland and overly utilitarian, placing the emphasis firmly on the immediate visual task and relegating spatial experience to a secondary consideration. Creating an after-dark environment that enhances safety,

security and accessibility does not necessitate high light intensities and strong horizontal illuminance, but rather the selective illumination of key surfaces, forms, and details. The illumination of vertical surfaces, whether they be natural (e.g. trees) or man-made (e.g. architectural and landscape features) will be critical in revealing the proportions and boundaries of spaces across Earls Court after dark.

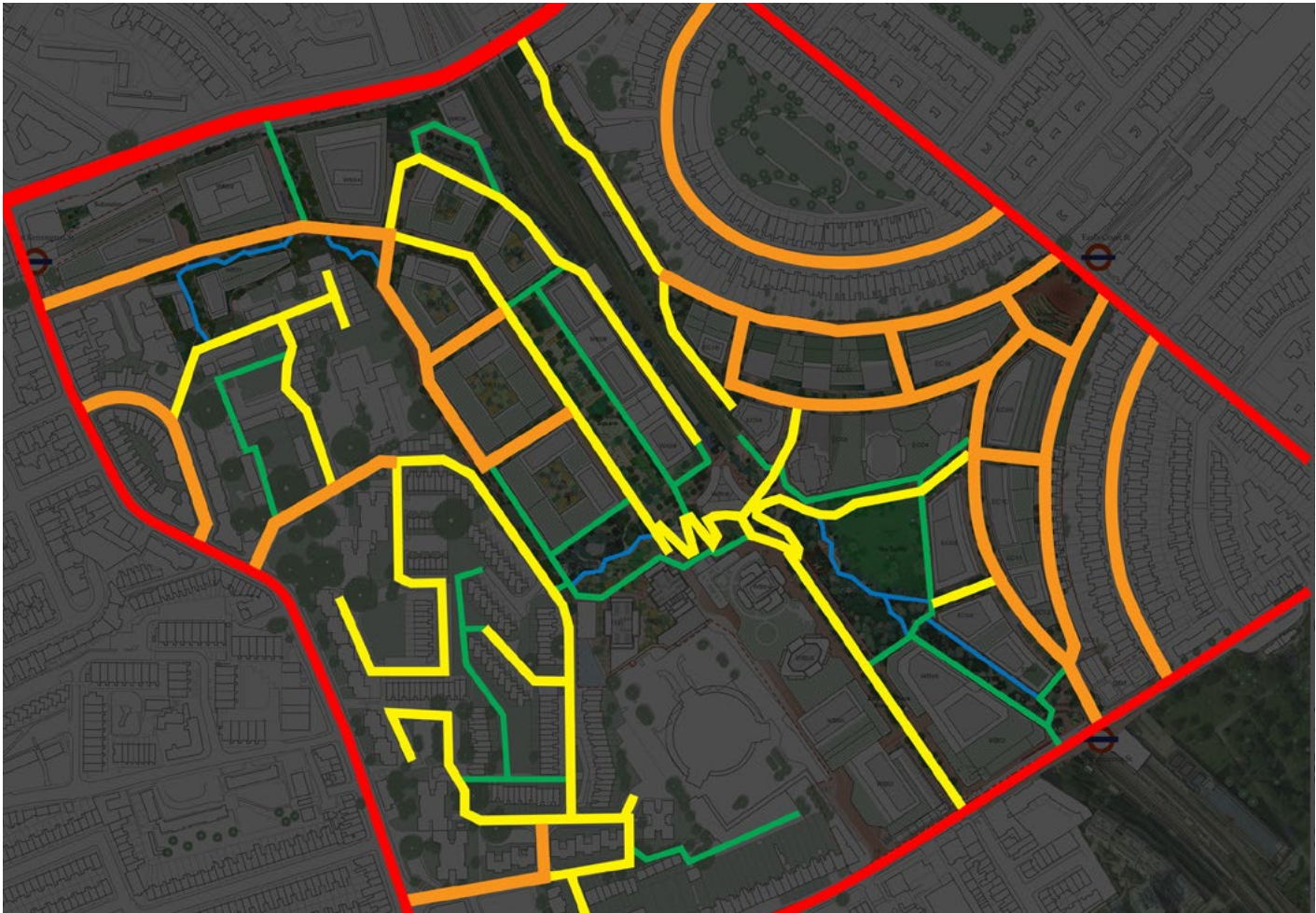
It is proposed that the intensity of all routes is dimmed to the next lower lighting class from their evening intensities through the later periods of the night, reflecting the reduction in activity and traffic and reducing the impact of light through the night on neighbours and ecosystems. Precise timings of overnight periods will be determined during detail design.

| Lighting Class | Road surface dry | | Road Surface Wet |
|----------------|--|-----------------------------|-------------------------------|
| | Average Horizontal Luminance - L in cd/m2 | Uniformity Minimum u_0 | Uniformity Minimum - u_0 |
| M1 | 2.0 | 0.40 | 0.15 |
| M2 | 1.5 | 0.40 | 0.15 |
| M3 | 1.0 | 0.40 | 0.15 |
| M4 | 0.75 | 0.40 | 0.15 |
| M5 | 0.5 | 0.35 | 0.15 |
| M6 | 0.3 | 0.35 | 0.15 |

| Lighting Class | Average Horizontal Illuminance - E in lux | Minimum Horizontal Illuminance - $E_{h(Min)}$ in lux |
|----------------|--|---|
| P1 | 15 | 3 |
| P2 | 10 | 2 |
| P3 | 7.5 | 1.5 |
| P4 | 5 | 1 |
| P5 | 3 | 0.6 |
| P6 | 2 | 0.4 |

Route Standards

- M1 (Existing)
- M2 (Existing)
- P1
- P2
- P3
- P4
- P5



Route Lighting Standards - Early Evening



Route Lighting Standards - Overnight

3.3 Principles

3.3.1 Light Intensity

The intensity or brightness of light in any space should vary with the requirements of that space. While moving along a route across the whole Earls Court Development Site, several different spaces may be experienced. It is appropriate that the intensities of light in those spaces varies with their character, aiding the legibility of the Site as a whole and improving wayfinding for all. At the same time it is important that the overall experience of travelling through several different spaces should not introduce so much variety as to become confusing or disorienting: The light intensity of a space should always be considered both in the context of its use and users, and the adjacent areas against which the space will be seen.

Typically, the intensity of light for a space is described by an average illuminance value on the horizontal plane across that space. A measure of uniformity to that illuminance can also be defined, to describe the greatest possible difference between the highest and lowest intensities.

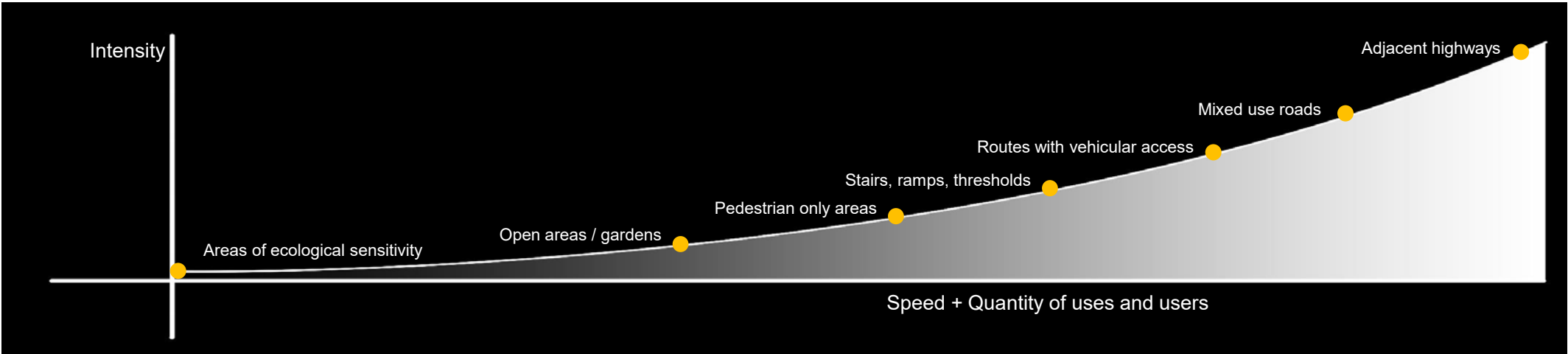
In areas defined by busy movement or heavy traffic, the intensity and uniformity of light will typically be higher. In quieter areas where people may be encouraged to pause and rest, less uniform or textured light, with lower average intensities, may be more comfortable.

The intensity requirements described in the preceding paragraphs which vary with space and function also vary over time, with most routes and spaces requiring a lower intensity of light through the quietest periods of the night when activity is lower.

It should be noted that intensity of light as measured on the horizontal plane is not the only characteristic of light which is perceived, and which informs or creates the lit character of a space. The light on vertical and 3D surfaces, including people, architecture, art, and landscape elements, has a big impact on the characteristics and legibility of a space.



A range of intensities of light, all appropriate to the functional requirements of the spaces



Typical application of appropriate light intensities varied with speed and intensity of traffic



Typical light intensity during a busy evening at Earls Court



Typical light intensity through the quiet 'post-curfew' hours of the night

3.3.2 Light Colour

Colour Temperature

Colour temperatures of the public realm lighting vary across the Site according to the intended use of the spaces and their occupants, and also in relation to their adjacent spaces, easing transition between areas as people move across the Site.

The proposed streets which lead from existing adjacent areas into the new Development will feature the coolest colour temperatures of the public realm lighting, matching the existing 3000K of the adjacent areas. Most of the pedestrian routes and spaces of the Site will be lit to a slightly warmer, welcoming, 2700K. Areas along the proposed wildlife corridor will feature a very warm 2200K light, the spectrum of which features less of the blue wavelengths which many birds and insect species are sensitive to, thereby reducing the impact of lighting on those species.

In line with the proposed dimming of public realm lighting overnight, it is proposed that ‘tuneable white’ fixtures are used, which can shift into warmer 2200K colour temperatures across the entire Site through late night periods to reduce the impact of light spill on residents and ecosystems.

Coloured Light

The occasional use of coloured light can add emphasis to a space or feature and distinguish it from its adjacent spatial context or, if limited in its use to particular times, its typical appearance. In order for this distinction to be effective and clear, it is essential that the use of coloured light in any area is an exception to the norm. Too much coloured light, covering an area too large or continuing for too long, runs the risk of simply appearing confusing and reducing legibility.

Key areas where the use of coloured light is proposed include:

Play Spaces

During the early evening period, coloured light can be used to bring particular attention to the character of spaces dedicated for play. Such coloured light may be integrated into play equipment itself or could be introduced with slight adjustments to the standard lighting equipment being used in adjacent areas.

Cultural / Night Life spaces

Public Realm spaces directly outside cultural venues can at times host the extension of the functions of those internal venues as people spill out into the adjacent space. There is an opportunity for some of the lighting in these areas to be influenced by the interior lighting, and matching coloured light between interiors and exteriors is one way to extend the vibrant internal atmosphere to the exterior. When such coloured light is used, it must only be done so during times in which the cultural interior spaces are in use.

Temporary Events

Temporary events will often use coloured light sources as part of the events themselves. This will have an impact on the spaces in which these temporary events take place, changing the atmosphere appropriately in line with the event taking place. Where colour-changing lights are part of the standard public realm lighting of an area, there is an opportunity to change such colours in line with the temporary event lighting, easily expanding the visual impact of the event taking place. Any such changes must not reduce the legibility of the spaces, and should only be activated during the hours of the temporary events themselves.

Colour Temperatures

- Existing Streets
- 3,000K
- 2,700K
- 2,200K
- Coloured Light



Colour Temperature - Early Evening



Colour Temperature - Overnight

3.3.3 Light Typologies And Scale

The scale of streetlighting equipment and mounting heights has been selected based on the following criteria:

- Street typology and user type (i.e. pedestrian only or mixed vehicular / pedestrian / cycle) - ensuring that lighting standards are delivered efficiently and also support human scale and minimise light trespass.
- Typical mounting heights employed in the existing context - ensuring that the streetlighting equipment is harmonised with the existing street network.
- Scale of street and architecture - ensuring that the scale of lighting equipment appears in appropriate proportion to the width of street and height of buildings.
- Character of route - allowing the nature of lighting equipment and scale of delivery to enhance the character and ambience of a route, whether it is cosy and intimate or grand and active.



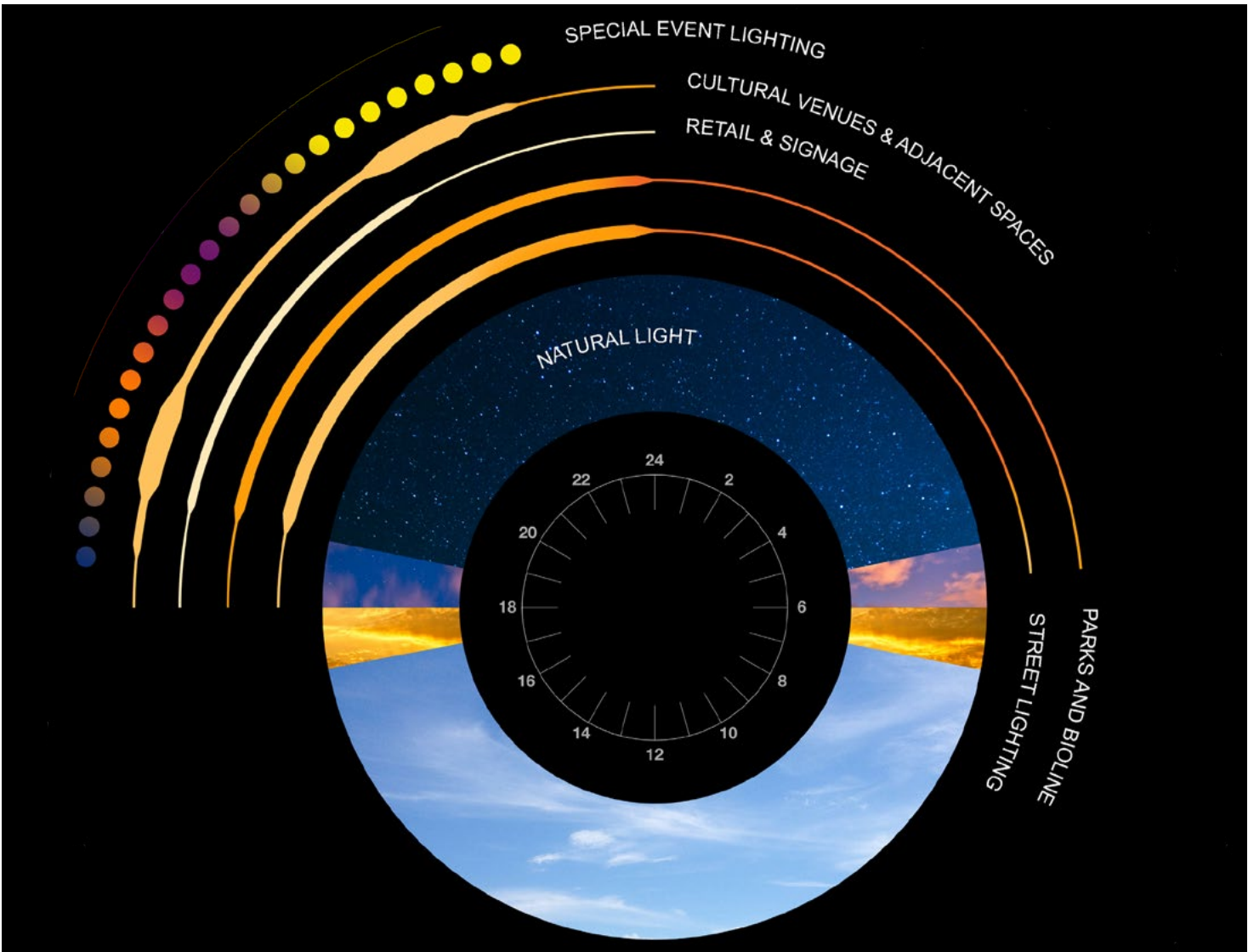
Mounting Height of luminaires application across Earls Court

3.3.4 Light Control

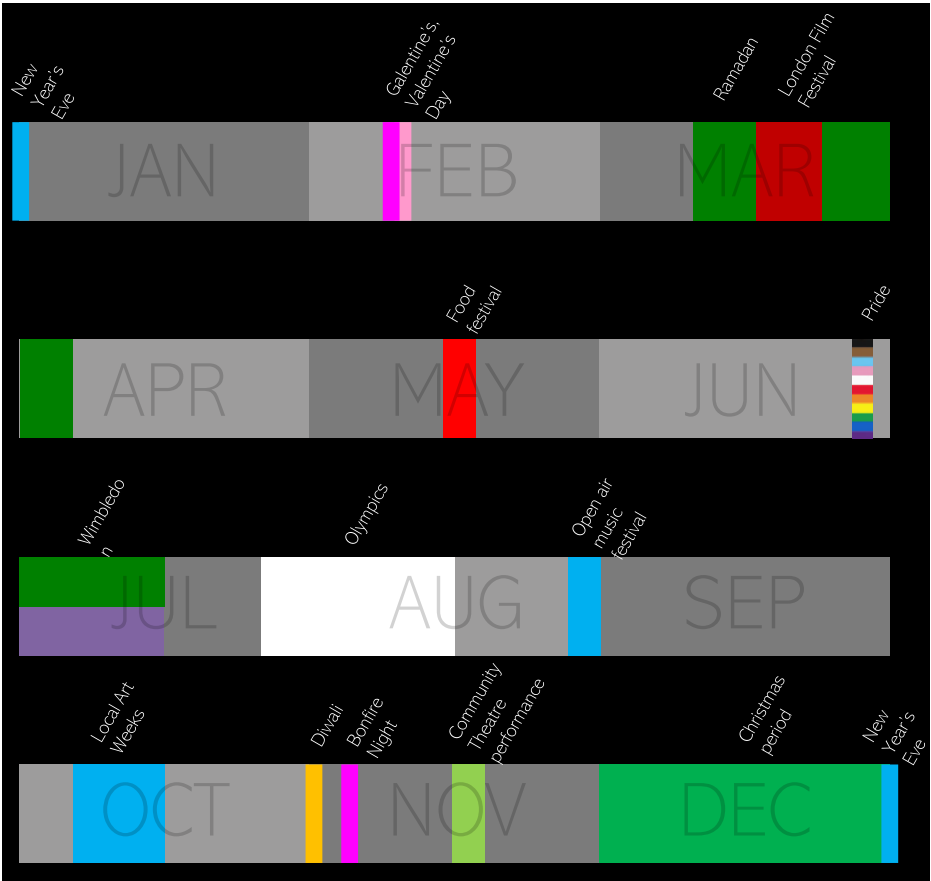
Intelligent lighting control systems will programme changing lit atmospheres across the Site over time, providing appropriate lighting to ensure safety and legibility for users, and suitable for the different intensities of activity expected through the night. Through darker, quieter periods, light intensities will dim down, and colour temperatures will shift to warmer tones to reduce negative impacts on wildlife.

Lighting control systems allow the public realm lighting to be adjusted to suit the patterns of use in each space and would enable lighting to be dimmed or switched down, or have its colour temperature adjusted, when possible. As well as the obvious energy-saving benefits, a suitable lighting control system enables remote monitoring of individual light sources to provide feedback regarding remaining lamp-life and imminent faults, helping to make maintenance regimes easier and more efficient, improving energy efficiency and the perception of safety.

Dimming streetlighting during the late night can also help to support the well-being of Earls Court's residents through providing a quieter ambience late at night. In public spaces like The Table, a lighting control system would also help to support special events by, for example, allowing adjacent ambient lighting to be dimmed or coloured to enhance temporary events lighting.



Changing light over a 24-hour period for a single notional area



Notional annual programme of events

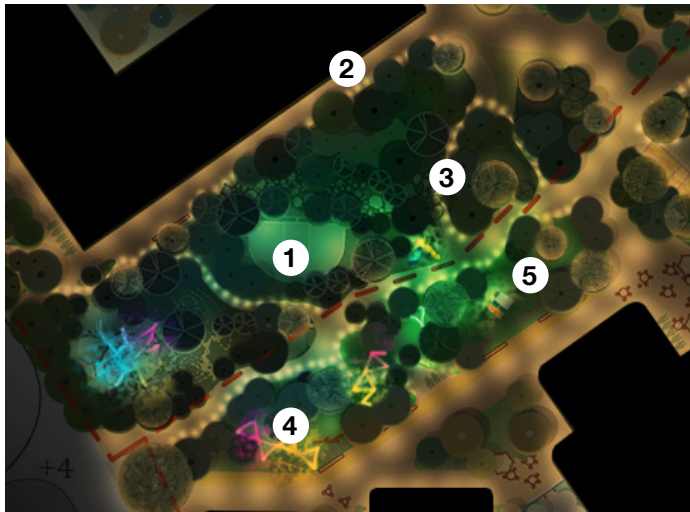
4.1 Parks & Gardens

4.1.1 Aisgill Gardens

Community Gardens

The Aisgill Gardens area of the Site comprises a series of landscaped spaces primarily for the use of residents. Light through these areas will comprise the following layers:

- 1. Coloured light to play areas, possibly integrated into play equipment
- 2. Building-mounted light sources for pedestrian pathways on each side of the Gardens
- 3. Low-level bollards / wall lights / integrated street furniture lighting through garden
- 4. Human-scale columns lighting pedestrian routes and play areas
- 5. Highlight to selected trees throughout the gardens



Partial plan



View



Highlight moments of play with colour



Comfortable darkness



Typical Section

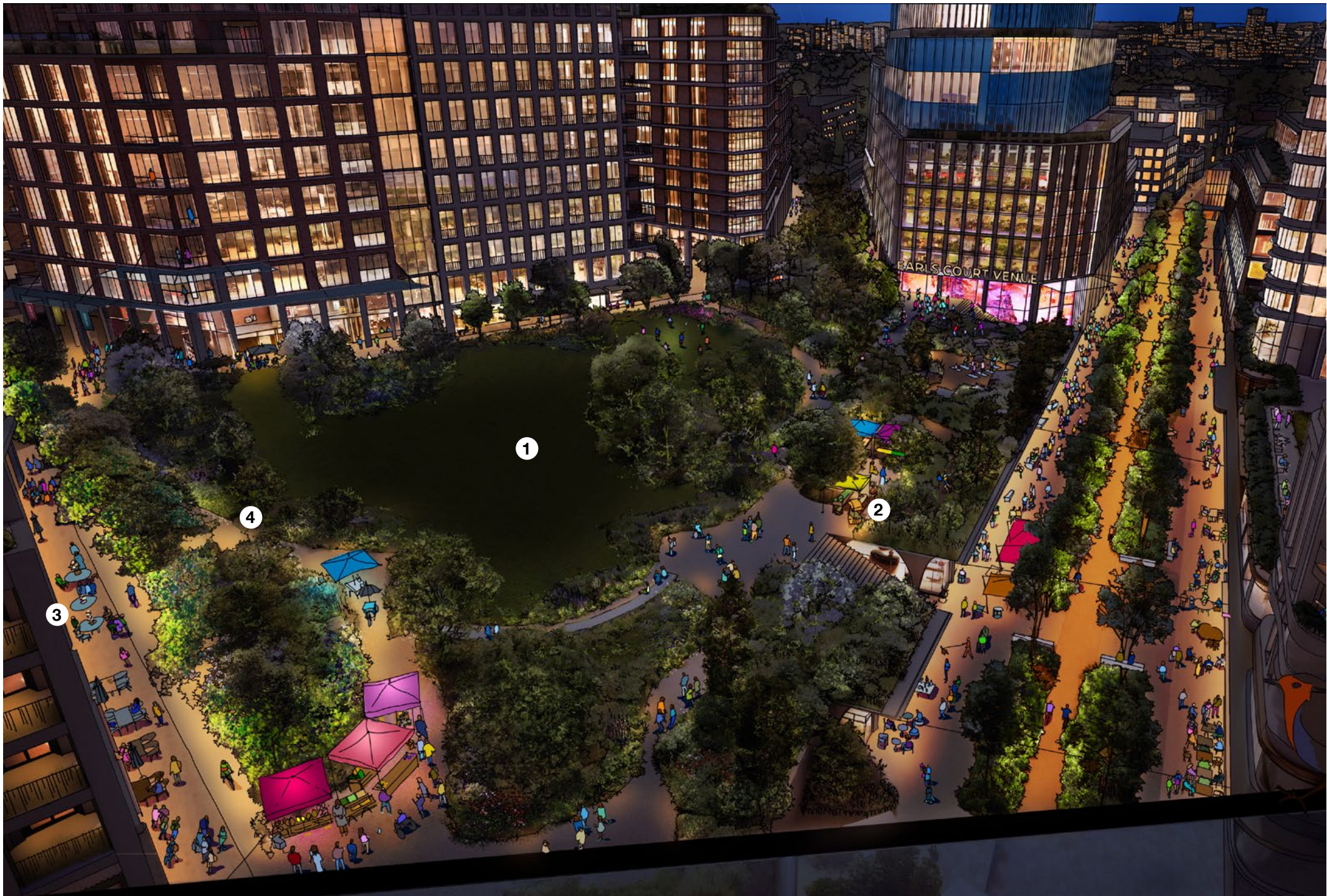
4.1.2 The Table

The Table Park

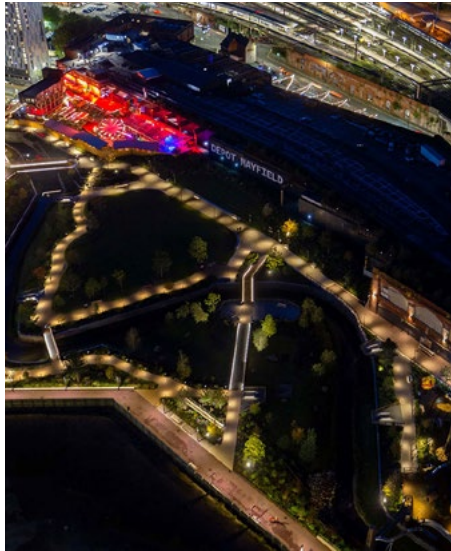
- 1. Centre of lawns to remain dark as typical scene.
- 2. Pathways at edge of lawns to be lit from low- and mid-level light sources, focussed onto pathways and selected planting.
- 3. Key routes alongside buildings adjacent to the park to be lit from building-mounted street lights at regular datum.
- 4. Cycle routes to be lit from mid-scale lighting columns focussed onto cycle path.



Partial plan



View



Parks expressed by edges



Park remains dark at night



Planting and trees lit at edge of park



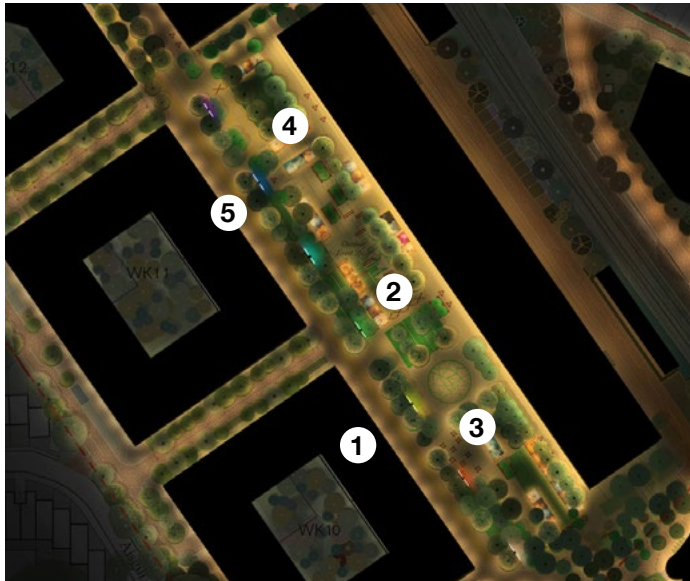
Typical Section

4.2 Squares

4.2.1 Lillie Sidings Square

Primary Square

- 1. Primary routes alongside buildings lit from building-mounted streetlights
- 2. Main square spaces lit from 12m tall feature columns, also supporting a series of mesh-based media display panels
- 3. Low-level integrated furniture lighting and bollards, across the square
- 4. Low level lighting integrated into bridges and paving details over landscaped areas and swales
- 5. Facade lighting to key heritage facades of the Lillie Sidings Train Shed.
- 6. Dedicated landmark lighting to preserved water tower and other heritage features.
- 7. Integrated signage lighting



Partial plan



View



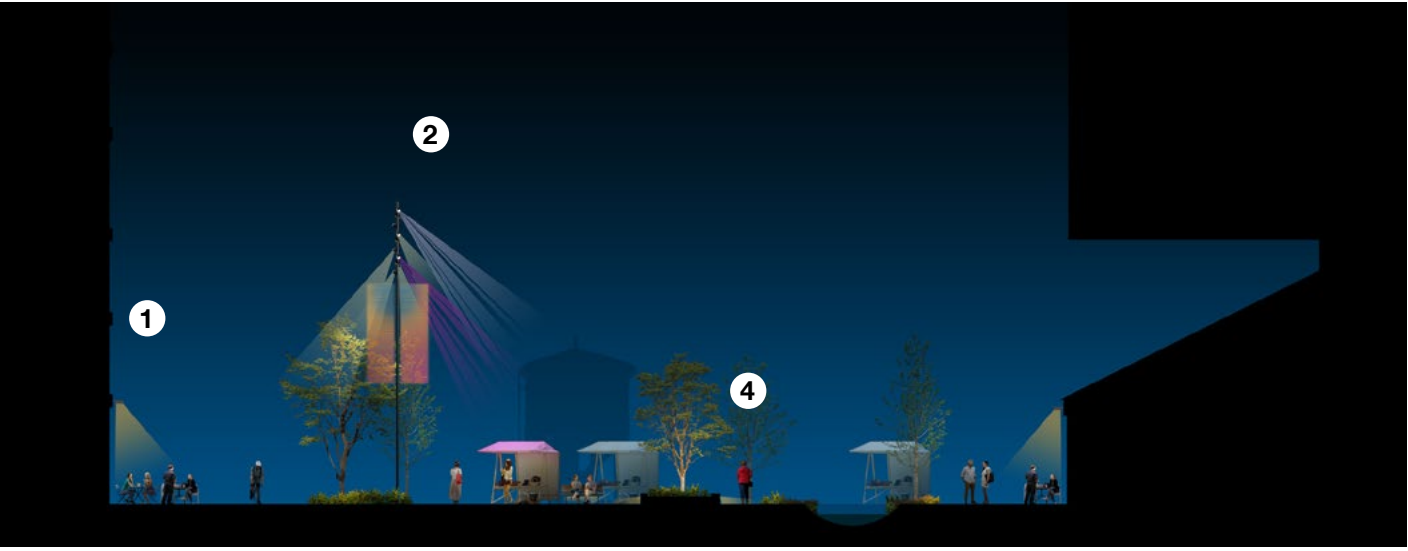
Tall feature lighting columns



Open spaces lit from edges



Heritage and landmarks highlighted

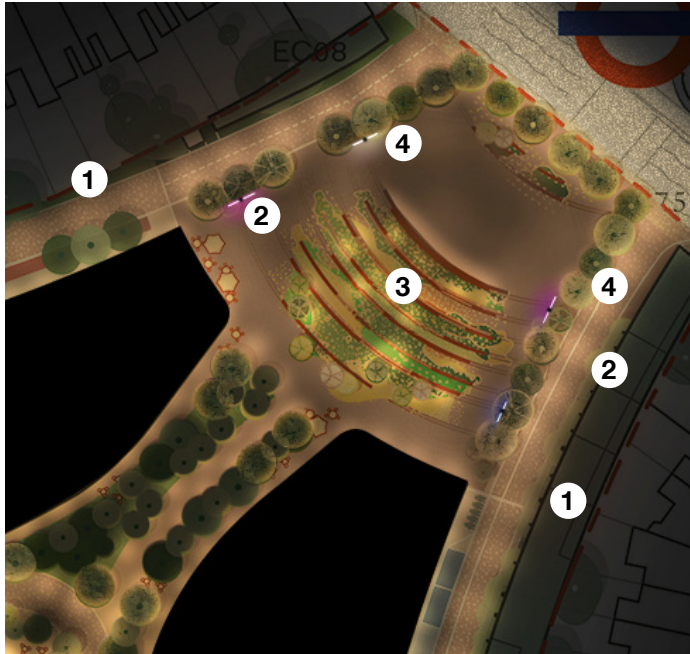


Typical Section

4.2.2 Warwick Square

Entrance Square

- 1. Primary routes alongside buildings lit from building- and canopy-mounted light sources
- 2. Main square spaces lit from 12m tall feature columns, also supporting a series of mesh-based media display panels
- 3. Low-level integrated furniture lighting at stepped elements of the square
- 4. Trees at square edges lit from mid-level lighting mounted on columns between trees.



Partial plan



View



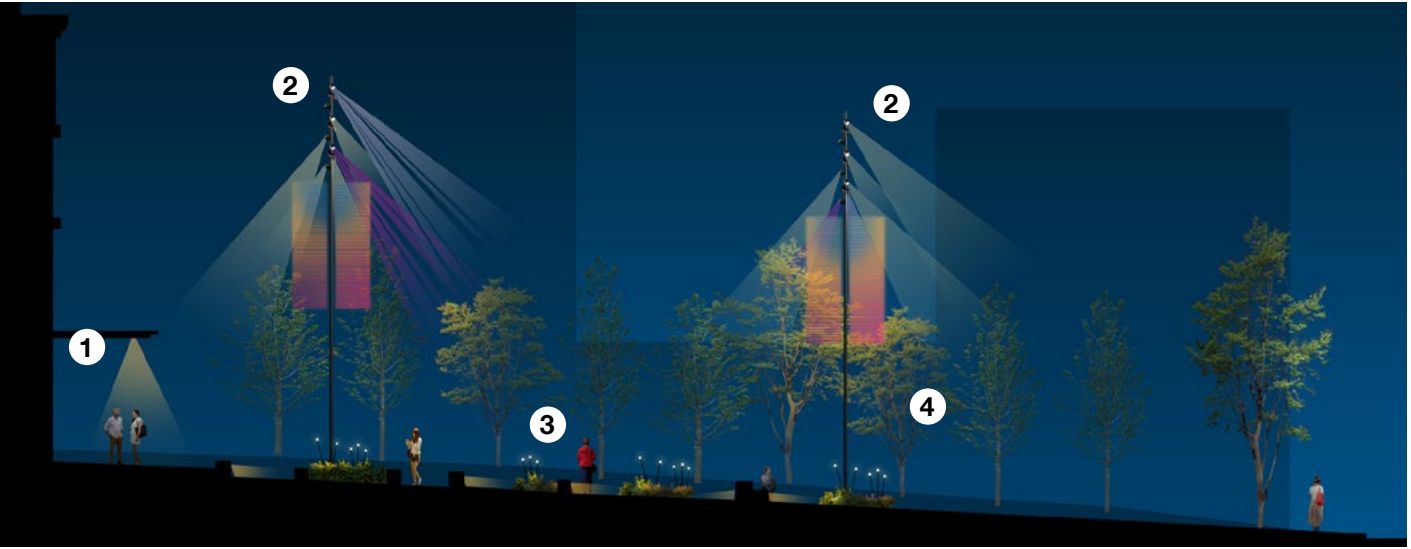
Highlighted planters



Light accentuates stepped landscape



Lit trees at edge of square

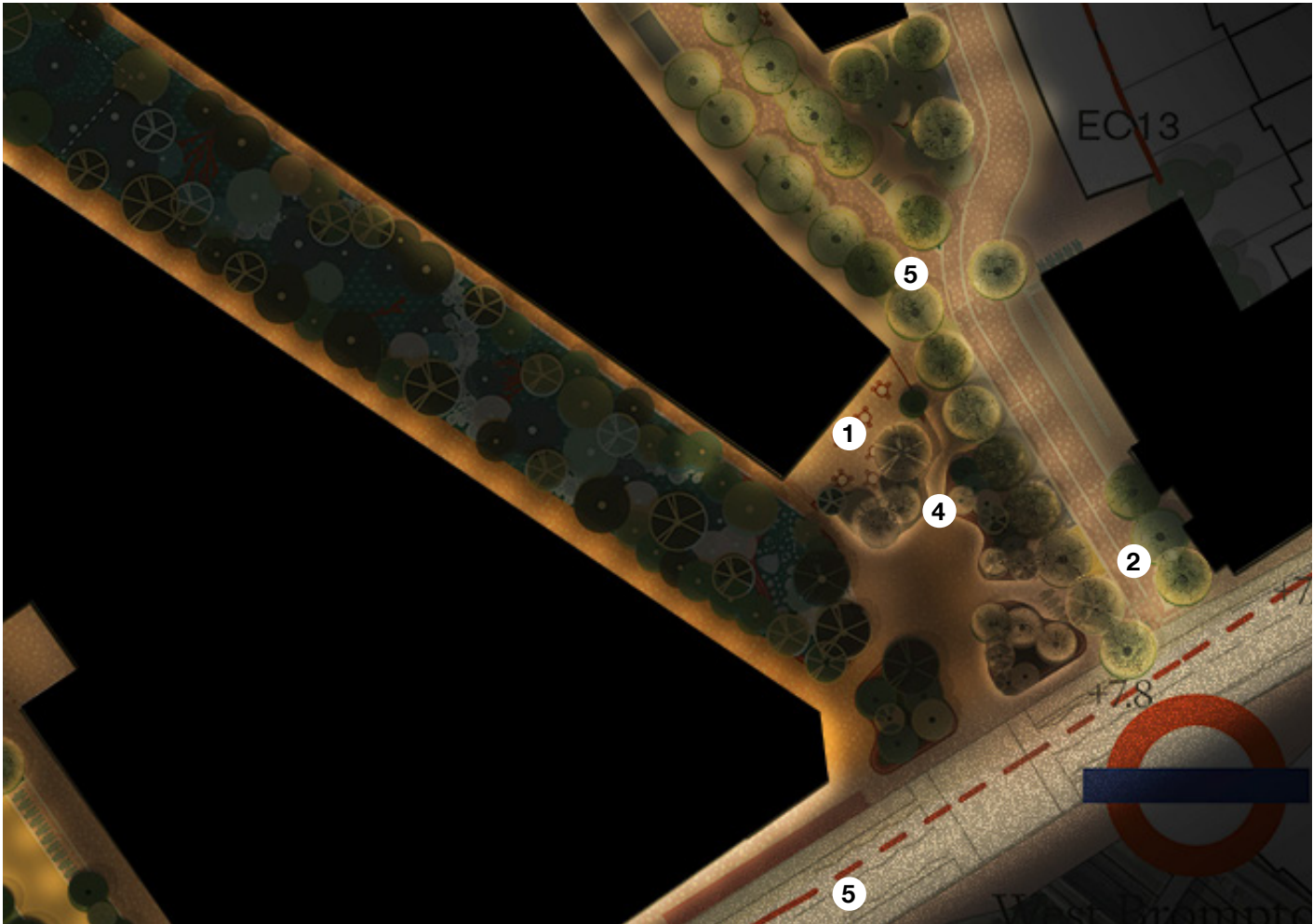


Typical Section

4.2.3 West Brompton Square

Secondary Entrance Square

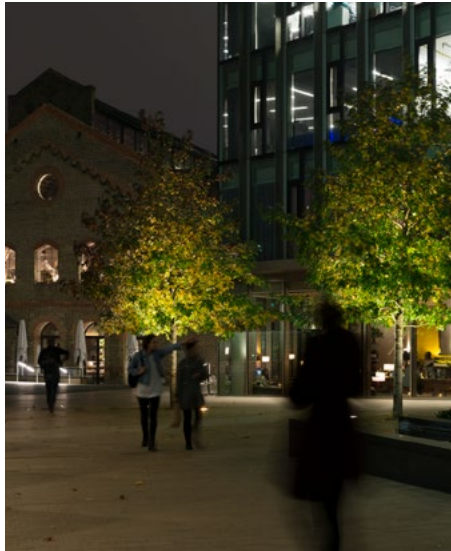
- 1. Pedestrian pathways alongside buildings lit from building- and canopy-mounted light sources, at approx. 4m - 6m height
- 2. Vehicular routes lit from column-mounted streetlights between trees, approx. 8m height.
- 3. Selected trees and planters around square lit from human-scale lighting columns fixed within adjacent planters.
- 4. Occasional integrated bench lighting, where present.
- 5. The lighter parts of this square should direct pedestrians along the primary routes of West Brompton Crescent or along the main Lillie Road thoroughfare towards the other primary Site entrance of Empress Place Boulevard. Trees and pathways forming the southern end of the Bioline should remain less bright, preserving the environment of the important biodiversity corridor.



Partial plan



Typical Section



Light restricted to edge routes



Building-mounted light sources



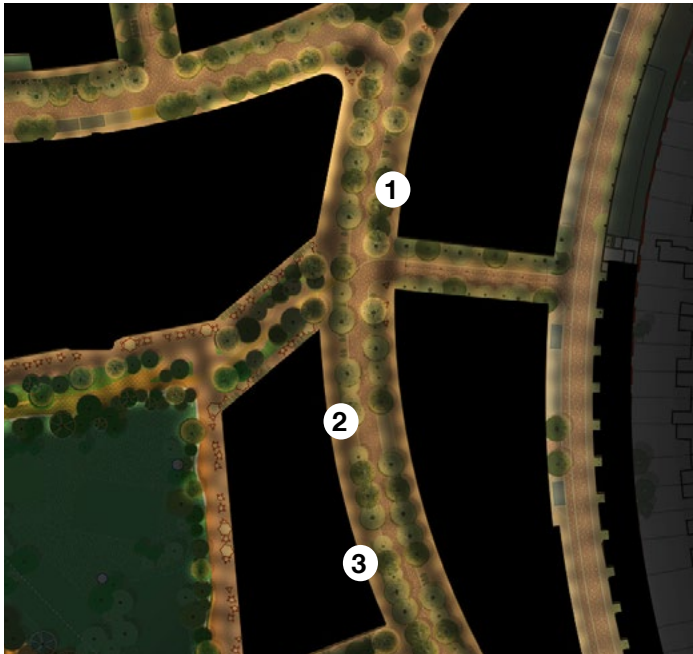
Comfortable light at occupied edges

4.3 Boulevards & Crescents

4.3.1 West Brompton Crescent

Primary urban street

1. Pedestrian pathways alongside buildings lit from building- and canopy-mounted light sources, at approx. 4m - 6m height
2. Central vehicular routes lit from column-mounted streetlights fixed within planters on both sides of the road, approx. 8m height.
3. Selected trees and planters along central route lit from human-scale lighting columns fixed within adjacent planters.
4. Integrated bench lighting, where present.



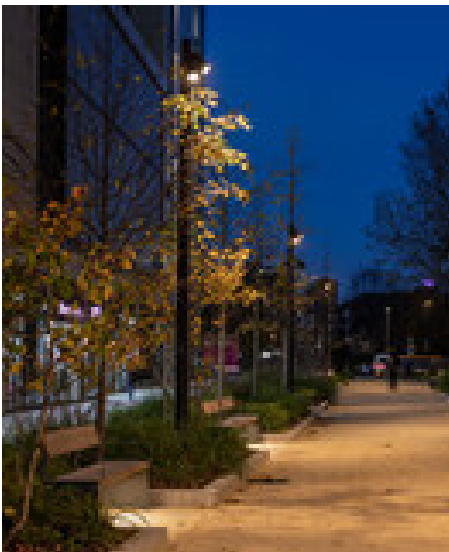
Partial plan



View



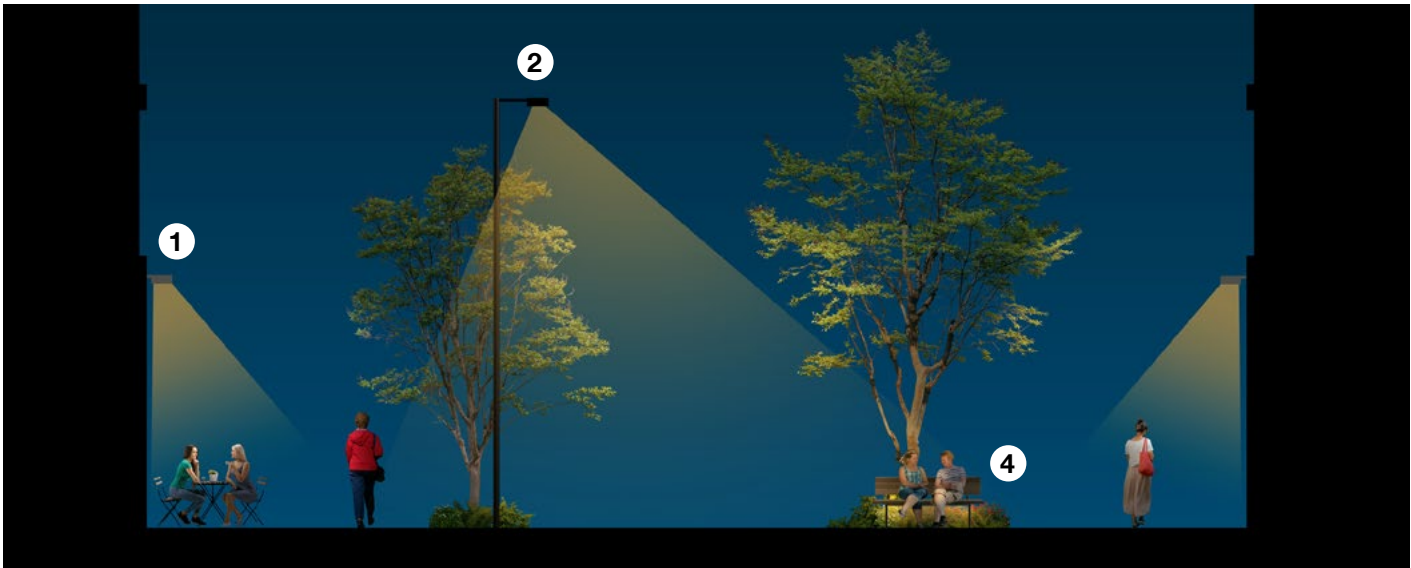
Occupation of street edge



Lighting columns among planters



Highlighted selected trees

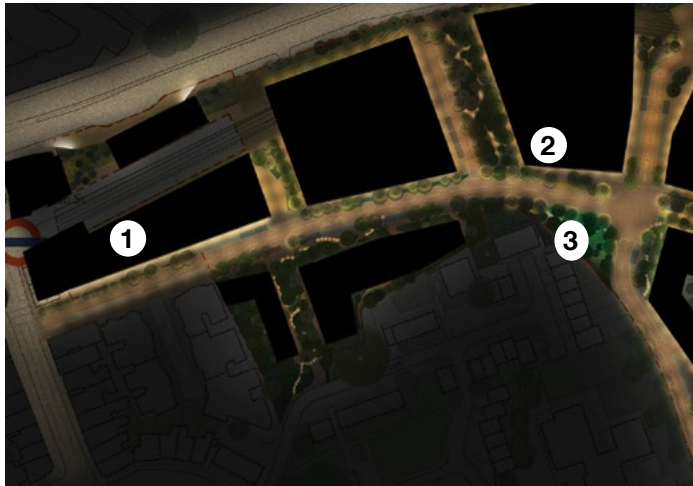


Typical Section

4.3.2 West Kensington

Boulevard Entrance to the Site

- 1. Building-mounted lights within colonnades for the pedestrian routes which trace the edges of the space
- 2. Column-mounted street lighting to central vehicular routes
- 3. Low-level bollards integrated street furniture lighting along pathways through planted landscaping



Partial plan



View



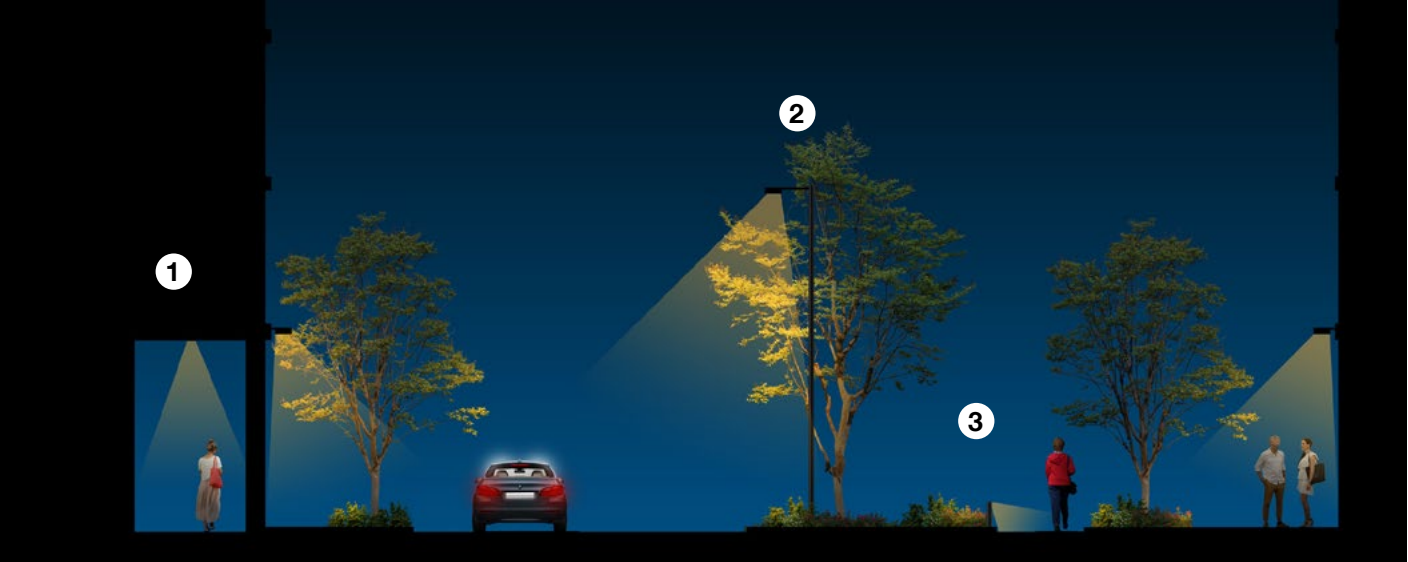
ENtrances highlighted



Low level path lighting through trees



Colonnade and canopy lighting

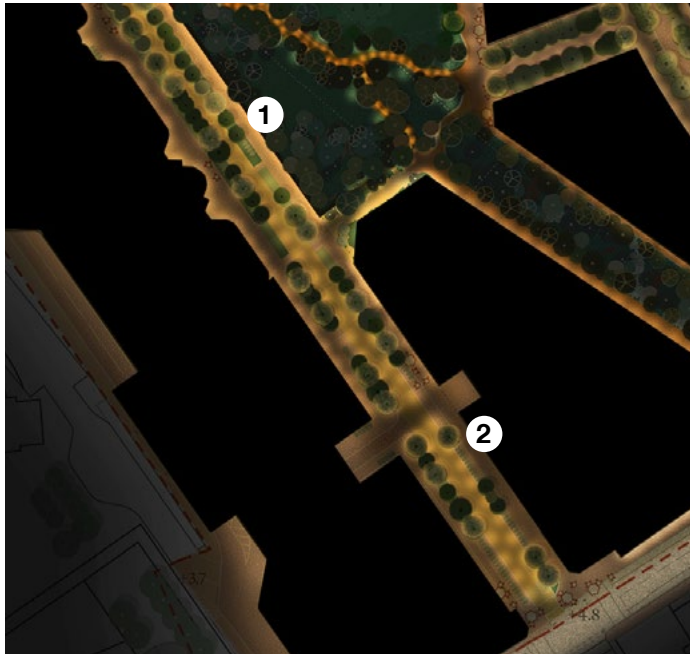


Typical Section

4.3.3 Empress Place Boulevard

Primary entry from the south of the Site

- 1. Pedestrian pathways alongside buildings lit from building- and canopy-mounted light sources, at approx. 4m - 6m height
- 2. Central cycle routes lit from column-mounted streetlights fixed within planters, approx. 4-6m height.
- 3. Selected trees and planters along central route lit from human-scale lighting columns fixed within adjacent planters.
- 4. Occasional integrated bench lighting, where present.



Partial plan



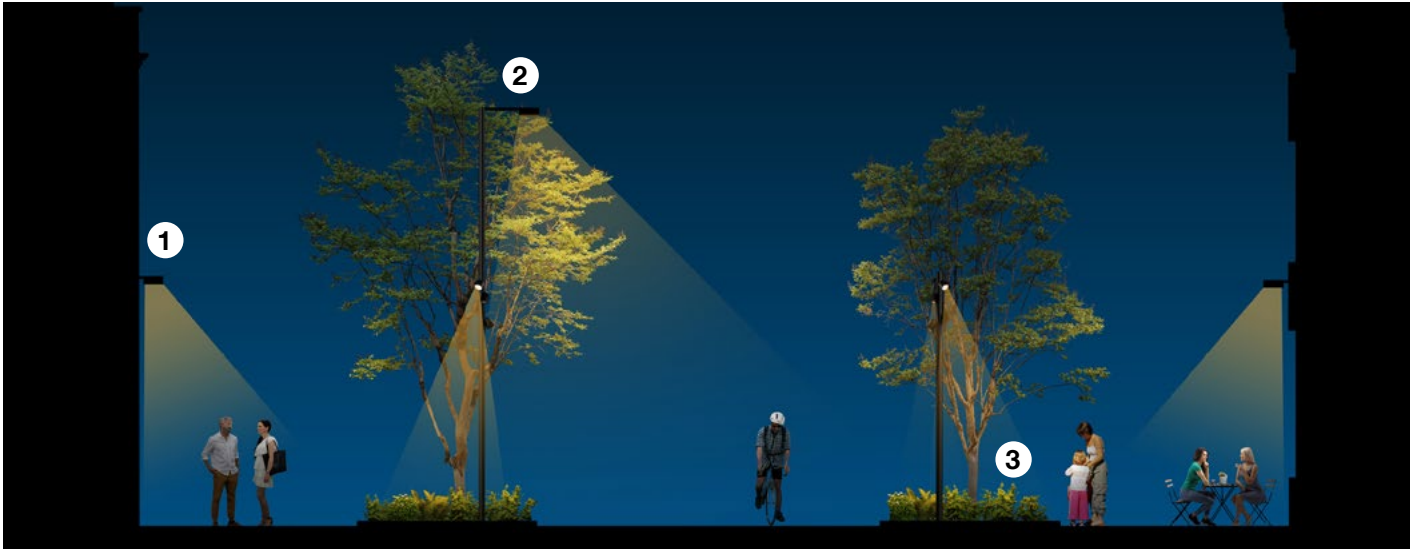
View



Light to tree-lined circulation route



Rich occupation of street edges



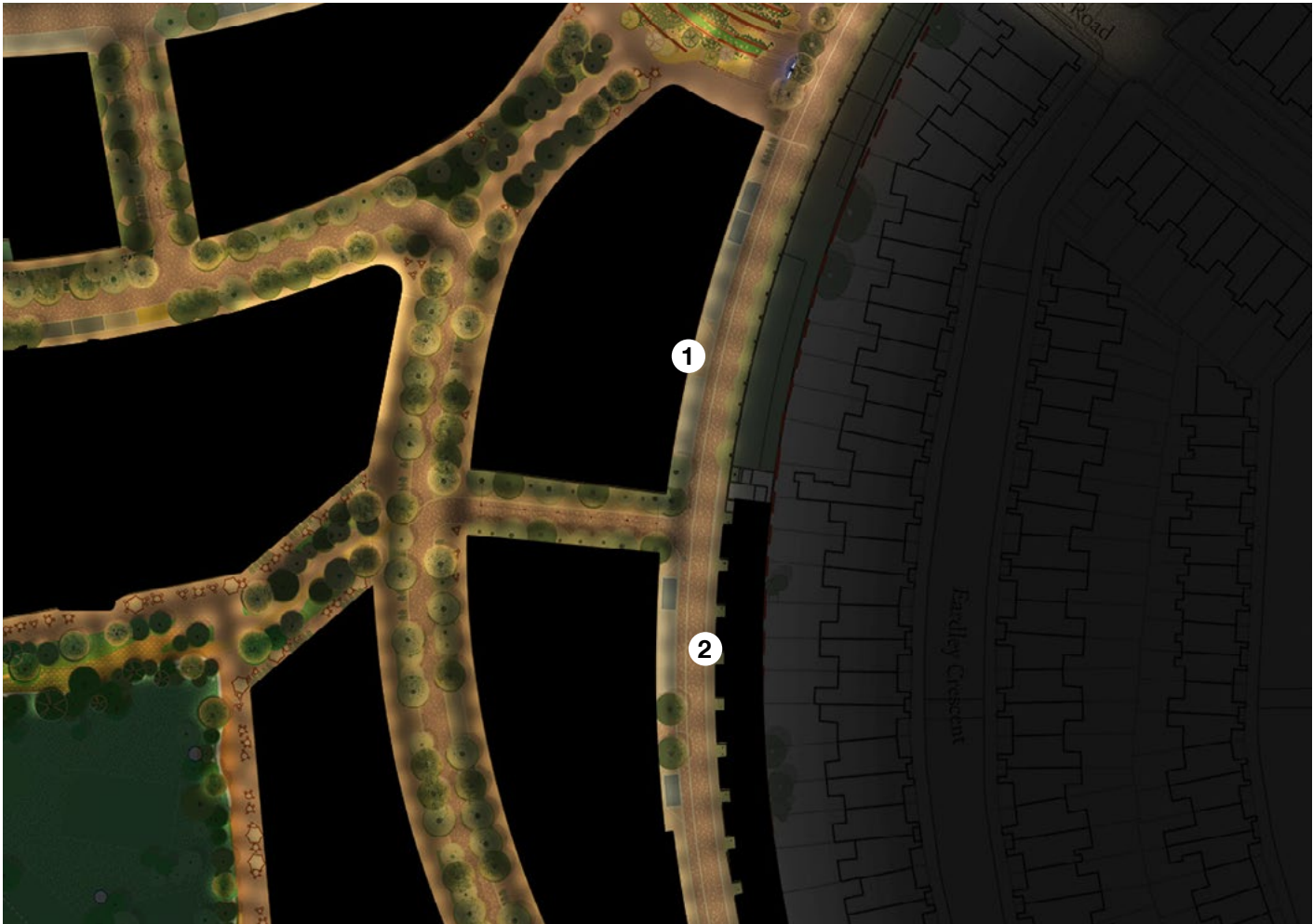
Typical Section

4.4 Residential Areas

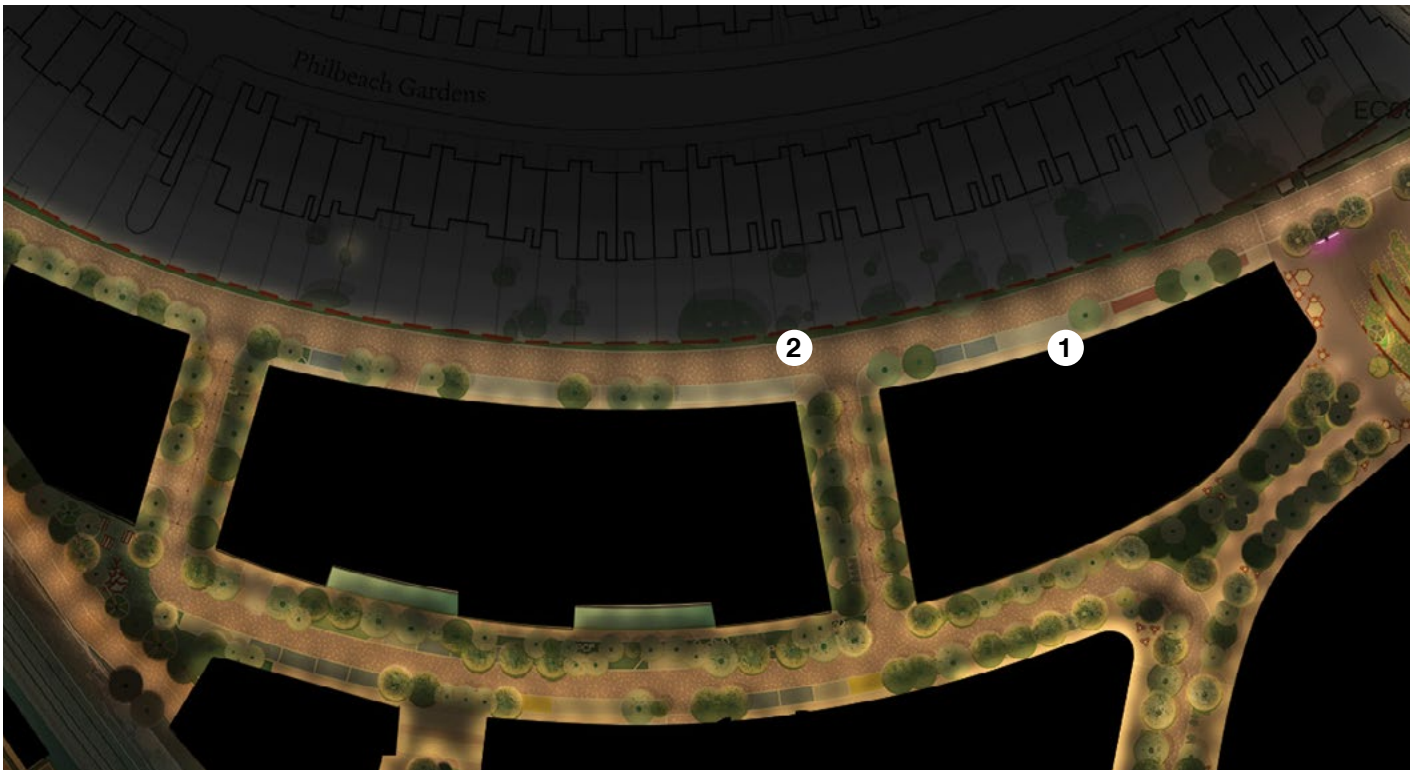
4.4.1 West Brompton Lane, Warwick Lane

Secondary vehicular access road

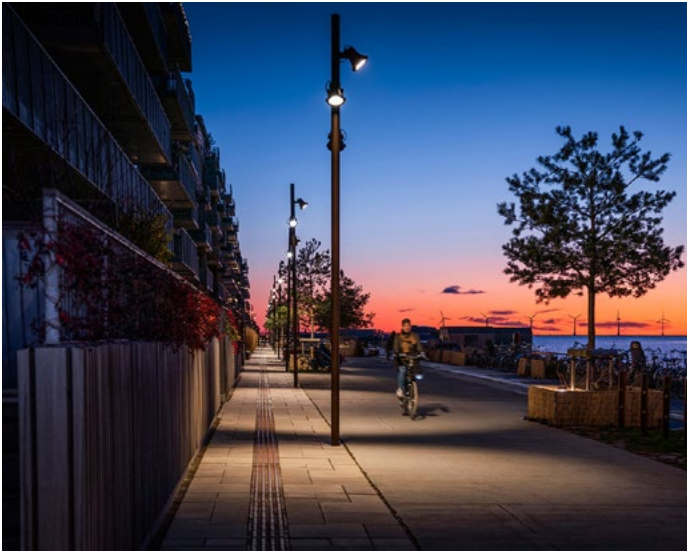
- 1. Pedestrian pathways alongside buildings lit from building- and canopy-mounted light sources, at approx. 4m - 6m height
- 2. Central vehicular routes lit from catenary-mounted streetlights at a regular datum according to the architecture of adjacent buildings, approx. 8m height.
- 3. Selected trees at end of street or key junctions lit from human-scale lighting columns fixed within adjacent planters.



Partial plan - West Brompton Lane



Partial plan - Warwick Lane



Regular street lighting columns

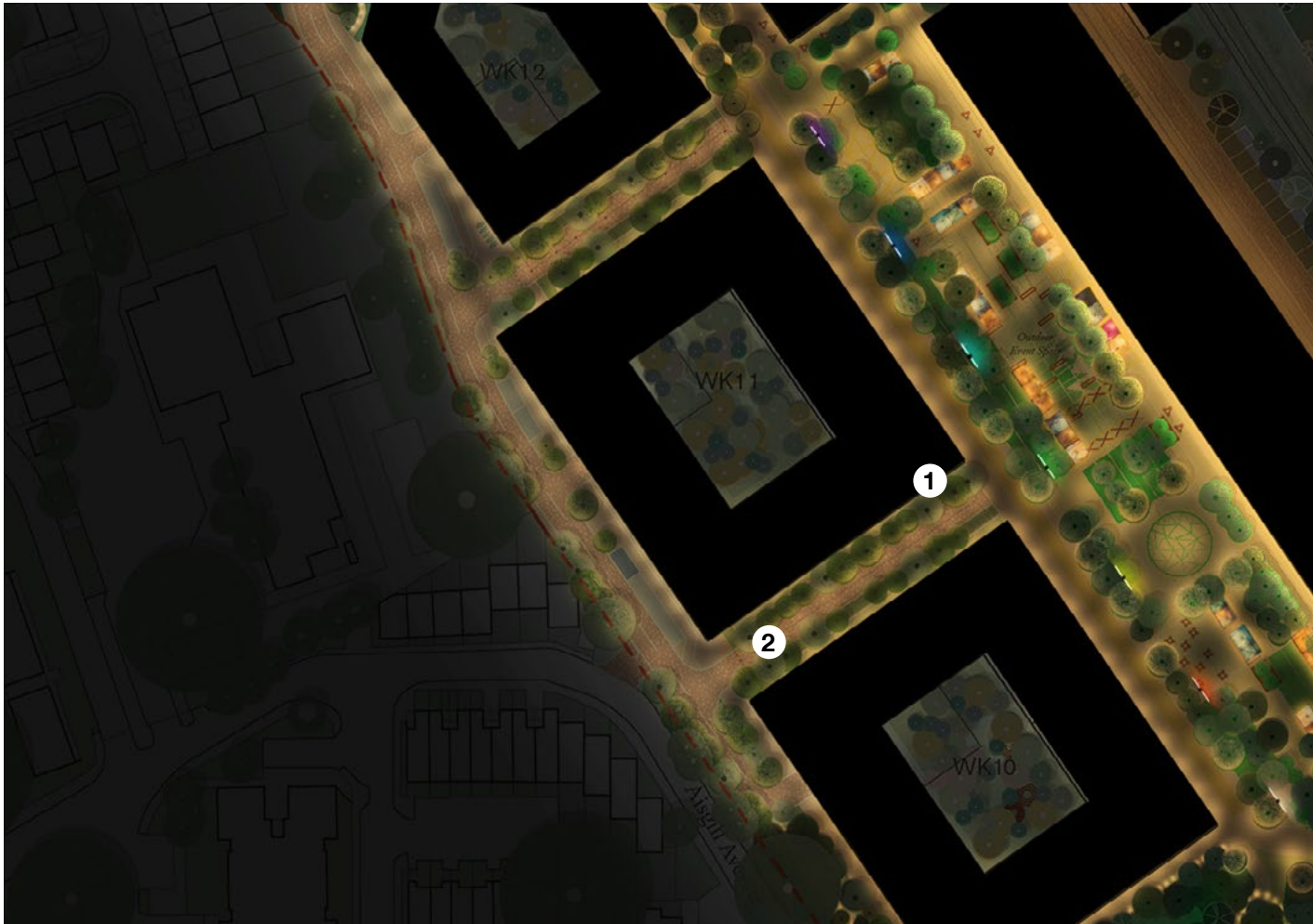


Minimised light spill beyond circulation routes

4.4.2 Aisgill Lanes

Residential access road

1. Pedestrian pathways alongside buildings lit from building- and canopy-mounted light sources, at approx. 4m - 6m height
2. Central vehicular routes lit from catenary-mounted streetlights at a regular datum according to the architecture of adjacent buildings, approx. 8m height.
3. Selected trees at end s of street or key junctions lit from human-scale lighting columns fixed within adjacent planters.



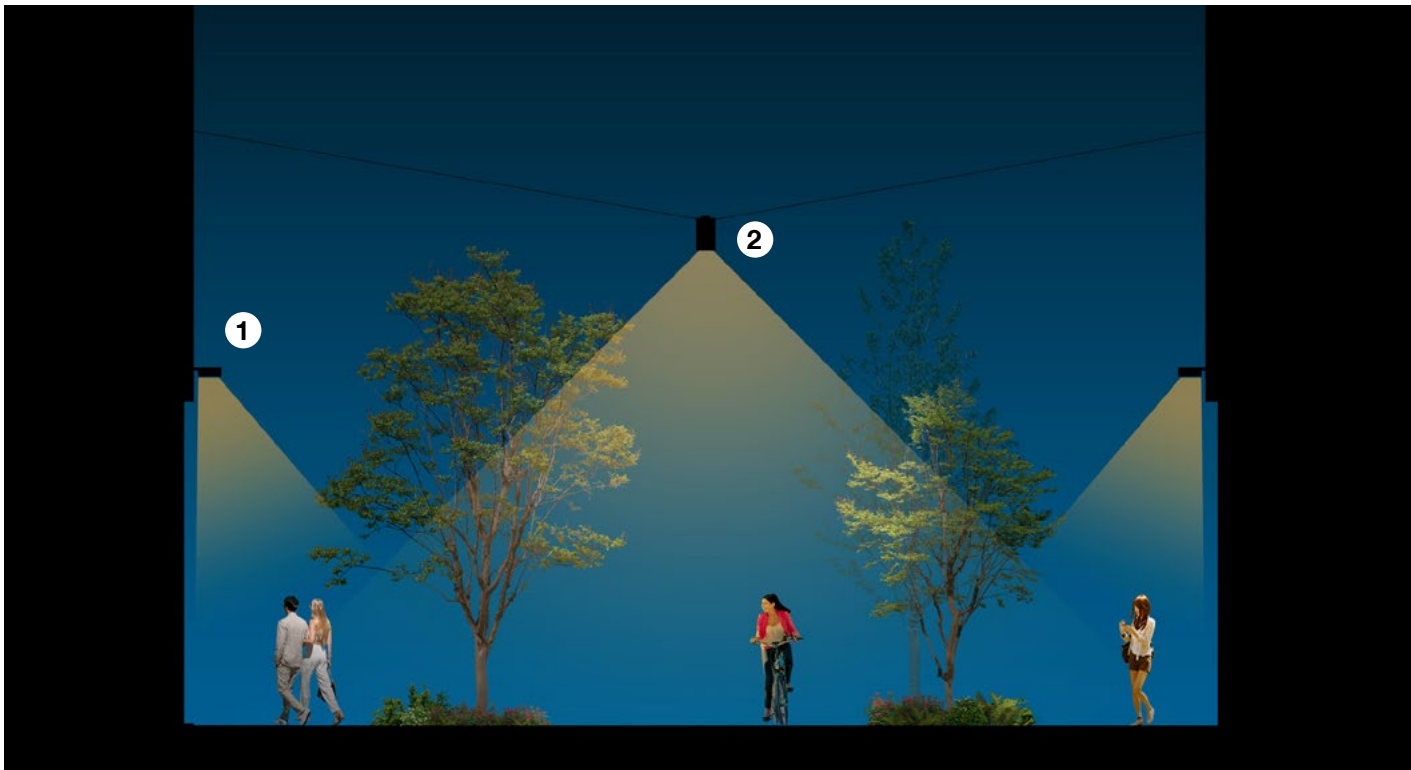
Partial plan



Comfortable and safe wayfinding with minimised spill-light



Catenary and building mounted light



Typical Section

4.5 Buildings



The new buildings of Earls Court will feature a rich variety of architectural styles, scales, and material palettes. This is entirely appropriate for the vibrant context of the boroughs in which the new Development sits, and it also presents a rich opportunity for the appearance of these varied architectures to be expressed and emphasized after dark. This is the point at which care should be exercised. If too many facades are too brightly lit, there is a risk of creating a visually confusing environment, overloading people’s visual fields with too much brightness. Careful restraint is recommended in order to create a comfortable and cosmopolitan base condition, against which there is no need to use too much lighting to create highlights and emphasize landmarks.

In general, the following approaches should be followed for the lighting of all new buildings:

- Façade lighting should be kept to a minimum for any storeys above the lower ground levels.
- In keeping with the surrounding streets of vernacular architectures, the primary lit appearance of buildings after dark should be defined largely by their internal occupation.
- Any façade lighting should be subtly integrated, with no directly visible light sources.
- Crowns for the very tallest buildings should be subtly lit, with no directly visible light sources.
- Uplighting should be avoided, with any light spill up into the sky minimised.
- Façade lighting must be turned off during overnight ‘post-curfew’ hours.

4.6 Public Art



As a new large scale urban development, it is envisaged that Earls Court will have a programme of public art, including but not limited to the following:

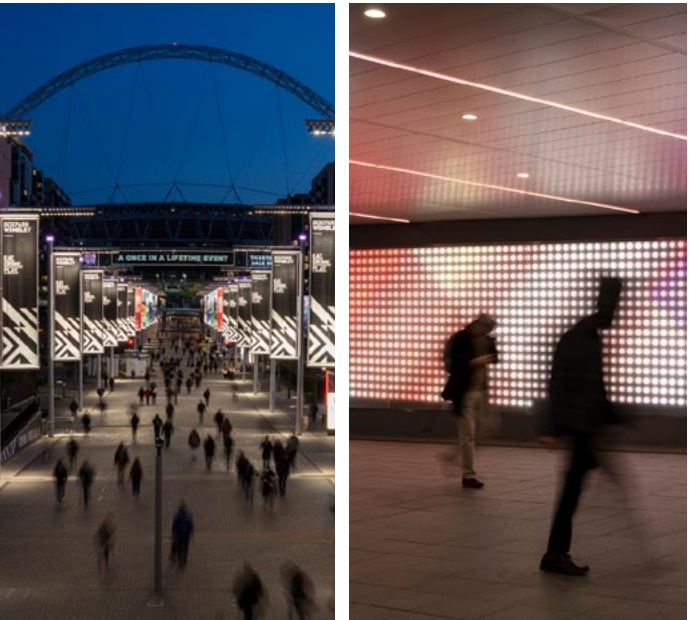
- Statues and sculpture
- Land art
- Murals
- Light art
- Temporary installations

For some small-scale interventions, for instance adjacent to residential entrances, it may be likely that no additional lighting is required to public art. On the more active thoroughfares, it is highly likely that additional layers of artificial light will be necessary to highlight public art interventions after dark.

When lighting public art and monuments, the same overall goals of the Lighting Vision and Strategy should be considered as when illuminating any other element of the public realm: Upward light spill should be eliminated and light spill beyond the extents of the subject should be minimised. The Environmental Zone should be of primary consideration and the ecological corridor should be protected.

Public art and similar small-scale cultural landmarks also offer an excellent opportunity to form key waypoints and landmarks within the visual context of both physical and augmented environments. Even if lit in a relatively restrained fashion physically, there is scope for exceptionally vibrant lit treatment of a monument or sculpture in a virtually augmented world.

4.7 Illuminated Signage



The way in which information is presented across Earls Court as part of the night-time experience is integral to the identity and legibility of the Development. Any information of a civic nature in the form of signage, wayfinding and interpretative material needs to be both restrained and controlled after dark. Typography, pictograms and other graphic material need to be clear and identifiable but without competing with or compromising the lit character of the context. A degree of considerable restraint in the lighting of such elements will fit well when areas are particularly dark, adjacent to ecological corridor for instance.

Another issue which all contemporary built environments must consider is that of lit signage for public organisations and private businesses. This is particularly noticeable in busy retail environments, but it also applies to cultural and other commercial buildings. Retail and signage lighting, including media screens and media facades, is a key contributor to the overall lit image of an urban environment. Such interventions should be controlled through the provision of detailed ordinances and guidelines that align with the Environmental Zone and consider the ecological corridor.

Refer to Section 5.1 for approach to Guidelines.

4.8 Events



A yearly calendar of events of different scales is anticipated for the Earls Court Development, and lighting will form a part of such celebrations. These will include:

- Religious holidays and celebrations
- National and civic holidays
- Local festivals

During such times, additional lighting, or temporary changes to existing lighting, may be used to bring attention and activity to all areas of the city centre. Lighting intensities may become momentarily higher. Coloured light may be introduced in areas where it is not usually present. Projection or animation may be employed.

Prescriptive guidelines for how such light can be introduced or altered should not be unnecessarily restrictive, to allow for a wide range of potential artistic and cultural interventions. Nevertheless, the intended atmosphere of the quieter and darker parts of Earls Court, and their setting within the Environmental Zone and adjacent to residential properties should always be carefully considered, and any temporary exceptions to the typical lit atmosphere must not become the norm.

Event lighting must not overwhelm inhabitants or visitors of Earls Court, but rather work within the context in which the Development has been created. Event lighting should therefore only be used on limited occasions and in a way which keeps it truly special.

5.0 Guidelines

Guidelines will be established, prescriptive in their nature and intended to strengthen the creative and technical design across the Earls Court Development.

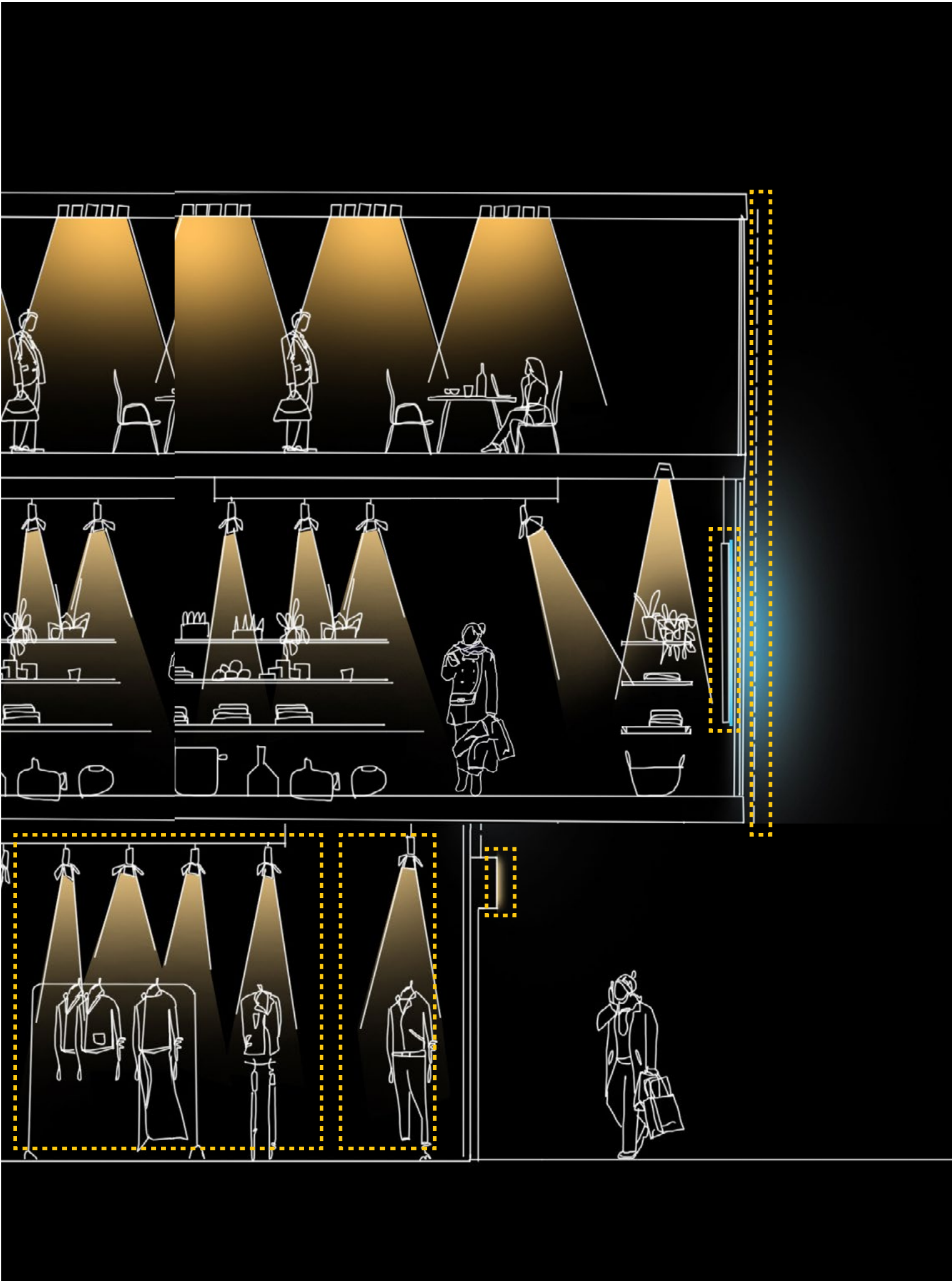
These will include:

Commercial Tenant Guidelines which are intended to reinforce the design of the lighting to various retail, food and beverage (F&B), hospitality, and commercial units which will occupy the Earls Court Development Site, in support of the Lighting Vision and Strategy. They will envision the future potentials on how integrated tenant lighting can be employed and controlled to further improve the visitor’s sitewide experience, and to include the following sections.

- Exterior Identity / Facade
- Signage
- Digital screens
- Shop windows
- Retail Interiors
- Commercial Office / Residential Interiors

Technology Guidelines which provide a description of the proposed approach to be used to deliver the Lighting Strategy for Earls Court, including sources, equipment, and controls with reference to the future procurement, management, and maintenance of lighting assets and the delivery of lit atmospheres. Technological developments must be continuously assessed throughout the lifetime of the project phasing to keep up with cutting edge design and to ensure the Earls Court Development is always employing best practice, staying at the forefront of environmental and technological advances made through continuous innovation in the sector. To be included are the following sections:

- Sources
- Equipment
- Control
- Procurement
- Maintenance
- Recycling
- Management



Indicative Commercial Tenant Guidelines



Indicative Technological Guidelines

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10.7A Image Credits

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Thank you

Hawkins\Brown
&
Studio Egret West
EC.PA.08-A
July 2025

**The
Earls Court
Development
Company**