

Kensal Green Gasworks

2. DEVELOPMENT SPECIFICATION

JUNE 2025

Prepared by
DP9
on Behalf of St William

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Architect	Pilbrow & Partners
Archaeology	PCA
Community Engagement	Iceni Engagement
Daylight, Sunlight & Overshadowing	EB7
EIA	Temple
Energy, Sustainability & Overheating	Hodkinson
Fire Engineer	Introba
Heritage	Smith Jenkins
Land Contamination	Tetra Tech
Landscape Architect	Gillespies
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Transport and Waste	SLR
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Contents

1.	Introduction.....	3
2.	Sitewide Land Use Controls.....	5
3.	Outline Component Controls	7



1. Introduction

Introduction

- 1.1 This Development Specification has been prepared by DP9 Ltd on behalf of St William Homes LLP ('St William') (the "Applicant").
- 1.2 This Development Specification supports a Hybrid Planning Application for the strategic redevelopment of the Site known as Kensal Green Gasworks (referred to as 'St William Development Planning Application'), located within the Royal Borough of Kensington and Chelsea ((RBKC), 'The Council').
- 1.3 The Applicant is also submitting a detailed planning application for improvements to Canal Way (hereby known as 'St William Canal Way Works Planning Application'). This planning application is not subject to the controls of this Development Specification.
- 1.4 The Description of Development for the Hybrid Planning Application is set out as follows:

"Hybrid application for the phased redevelopment of Plot 3 of the masterplan site through demolition of all above ground existing buildings and structures, site remediation, and creation of residential floorspace (Use Class C3) and flexible ground floor commercial, business and service floorspace (Use Class E), in buildings ranging in height up to 31 storeys (maximum 98 metres from ground), with associated public realm and infrastructure works, comprising:

- *Outline proposals for residential floorspace including ancillary residential facilities (Use Class C3) (up to 74,450 sq.m GEA) and flexible commercial, business and service floorspace (Use Class E) (up to 890 sq.m GEA), new pedestrian, cycle and vehicular access, open space, landscaping, car and cycle parking, infrastructure and associated works; and,*
- *Detailed proposals for residential floorspace (Use Class C3) (25,792 sq.m GEA) new pedestrian, cycle and vehicular access including bus route and associated facilities, open space, landscaping, car and cycle parking, infrastructure and associated works".*

The Site

- 1.5 This Development Specification is in support of the Hybrid Planning Application, which comprises 3.361 acres and is bounded by the Grand Union Canal to the north, and the adjacent Ballymore-Sainsbury's site to the east and south. The land to the west of the Site is owned by Cadent, and houses a Pressure Reduction Station (PRS). The St William



Development Planning Application site is identified in drawing number 2013-PP-ZZ-XX-DR-A-00-2001

Development Specification – Purpose and Structure

- 1.6 This Development Specification is a ‘control document’, which means that it is expected that a planning condition will require compliance with the Development Specification.
- 1.7 This Development Specification principally concerns the Outline Component of the Hybrid Planning Application and should be read alongside the Parameter Plans and Design Code, which collectively form the control documents that future Reserved Matters Applications will need to comply with.
- 1.8 The Development Specification includes controls relating to the distribution of permanent maximum floorspace by land use, which includes the approach to individual Use Classes (as defined in the Town and Country Planning (Use Classes) Order as amended) which will come forwards in line with ‘Site Wide’ and ‘Development Component’ floorspace caps, the specific distribution of which will be confirmed at Reserved Matters Stage.
- 1.9 The Development Specification is set out as follows:
 - Section 2 sets out the details of the planning application;
 - Section 3 outlines the planning sitewide land use controls; and,
 - Section 4 sets out the further Outline Component controls.



2. Sitewide Land Use Controls

- 2.1 The St William Development Planning Application, seeks permission for up to 101,131 sqm (GEA) of development floorspace sitewide (including basement).
- 2.2 **Table 1.** below sets out the high-level distribution of land use in the Detailed Component and Outline Component within the site wide floorspace cap of 101,131 sqm (GEA).

Table 1. Hybrid Planning Application Floorspace (GEA)

Hybrid Planning Application Component	Phase	Use Class	Maximum Floorspace
Detailed Component (Blocks B and C)	Phase 1	Residential	22,259 sqm
		Basement	3,533 sqm
		TOTAL	25,792 sqm (GEA)
Outline Component (Blocks A and D)	Phase 2	Residential	25,952 sqm
		Basement	4,753 sqm
		TOTAL	30,705 sqm (GEA)
Outline Component (Blocks E and F)	Phase 3	Residential	43,744 sqm
		Flexible Commercial Use	890 sqm
		TOTAL	44,634 sqm (GEA)
Outline Component (Total)		Residential	69,696 sqm
		Basement	4,753 sqm
		Flexible Commercial Use	890 sqm
		TOTAL	75,339 sqm (GEA)
Development Total (Detailed and Outline Components combined)		Residential	91,955 sqm
		Basement	8,286 sqm
		Flexible Commercial Use	890 sqm
		TOTAL	101,131 sqm (GEA)

- 2.3 The St William Development Planning Application includes a Sitewide allowance of up to 101,131 sqm (GEA). This comprises 91,955sqm (GEA) of residential floorspace, 8,286 sqm of basement area (GEA) and up to 890 sqm GEA of non-residential floorspace.



- 2.4 The floorspace for the Detailed Component is fixed at 25,792 sqm (GEA). The floorspace for the Outline Component represents a total maximum of up to 75,339 sqm (GEA).
- 2.5 The proposed floorspace in the St William Development Planning Application is arranged into two use classes and to control the distribution of land use:
1. Class C3 (Residential and Amenity)
 2. Class E (Flexible Commercial Use)



3. Outline Component Controls

Introduction

- 3.1 The Outline Component spans Blocks A, D, E and F as defined in Parameter Plan Planning Application Strategy (drawing ref. 2013-PP-Z2-XX-DR-A-09-0001).
- 3.2 Details of access, appearance, landscaping, layout, and scale of the Outline Component are all reserved for subsequent approval in future Reserved Matters Applications.
- 3.3 The Outline Component is guided by 'control' documents which are submitted for approval and set out requirements that will shape future Reserved Matters Applications. The control documents are the Design Code, the Parameter Plans and this Development Specification.

Design Code

- 3.4 The Design Code is submitted for approval, together with the Parameter Plans, which provides the primary design information to inform the preparation of future Reserved Matters Applications. The Design Code only applies to the Outline Component of the planning application.

Parameter Plans

- 3.5 The proposed Parameter Plans, which have been submitted for approval under separate cover, set out a series of parameters which will control future Development on Site. Each Parameter Plan is outlined in **Table 2**. Below.

Table 2. Parameter Plan Descriptions

Parameter Plan Title	Drawing Ref.
Planning Application Strategy	2013-PP-Z2-XX-DR-A-09-0001
Plot IDs and Boundaries	2013-PP-Z2-XX-DR-A-09-0002
Land Use (Basement)	2013-PP-Z2-XX-DR-A-09-0003
Land Use (Lower Ground Floor)	2013-PP-Z2-XX-DR-A-09-0004
Land Use (Upper Ground Floor)	2013-PP-Z2-XX-DR-A-09-0005
Land Use (Upper Floors)	2013-PP-Z2-XX-DR-A-09-0006
Horizontal Plot Limits (Basement)	2013-PP-Z2-XX-DR-A-09-0007



Horizontal Plot Limits (Lower and Upper Ground Floors)	2013-PP-Z2-XX-DR-A-09-0008
Horizontal Plot Limits (Typical and Tower Podium)	2013-PP-Z2-XX-DR-A-09-0009
Horizontal Plot Limits (Setback and Typical Tower Upper Floors)	2013-PP-Z2-XX-DR-A-09-0010
Horizontal Plot Limits (Tower Setback)	2013-PP-Z2-XX-DR-A-09-0011
Vertical Plot Limits	2013-PP-Z2-XX-DR-A-09-0012
Access, Circulation and Frontage	2013-PP-Z2-XX-DR-A-09-0013

Illustrative Masterplan

- 3.6 An Illustrative Masterplan (IMP) is submitted under separate cover within the Design and Access Statement and accompanies the application to set out one way in which the St William Development could come forwards based on the Parameter Plans, the Design Code, and this Development Specification submitted as part of the Hybrid Planning Application relating to the Outline Component. The IMP is supported by an Area Schedule and Accommodation Schedule which demonstrates the illustrative areas and dwelling mix underpinning the IMP. The IMP is not a control document and is not submitted for approval by the Council.

Design and Access Statement

- 3.7 The submitted Design and Access Statement, whilst not a control document, sets out the design rationale guiding the delivery of the Outline Component and underlies the Parameter Plans, the Design Code, and this Development Specification.

Outline Component Parking

- 3.8 Accessible, blue-badge car parking will be provided at a ratio equivalent to 10% of dwellings to be delivered in the Outcome Component of the St William Development.
- 3.9 The Cycle Parking Standards for the Outline Component will conform with the London Plan (2021), as set out in **Table 3.** overleaf. Class A Use has now been superseded by flexible Use Class E but the below table is set out as written in the London Plan.



Table 3. Cycle Parking Standards (as set out in London Plan (2021)), relating to residential and commercial uses only

Use Class		Long stay (e.g. for residents or employees)	Short stay (e.g. for visitors or customers)
A1	food retail above 100 sqm	1 space per 175 sqm gross external area (GEA)	areas with higher cycle parking standards: • first 750 sqm: 1 space per 20 sqm; • thereafter: 1 space per 150 sqm (GEA) rest of London: • first 750 sqm: 1 space per 40 sqm; • thereafter: 1 space per 300 sqm (GEA)
	non-food retail above 100 sqm	• first 1000 sqm: 1 space per 250 sqm • thereafter: 1 space per 1000 sqm (GEA)	areas with higher cycle parking standards: • first 1000 sqm: 1 space per 60 sqm; • thereafter: 1 space per 500 sqm (GEA) rest of London: • first 1000 sqm: 1 space per 125 sqm; • thereafter: 1 space per 1000 sqm (GEA)
A2-A5	Financial / professional services; cafes & restaurants; drinking establishments; take-aways above 100 sqm	1 space per 175 sqm (GEA)	areas with higher cycle parking standards: • 1 space per 20 sqm (GEA) rest of London: • 1 space per 40 sqm (GEA)
C3	dwellings (all)	• 1 space per studio or 1 person 1 bedroom dwelling	• 5 to 40 dwellings: 2 spaces



		• 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings	• Thereafter: 1 space per 40 dwellings
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Urban Greening

- 3.10 The Applicant commits to delivering a minimum of Urban Greening Factor (UGF) of 0.4 site wide through the combination of the Detailed and Outline component , in accordance with the London Plan (2021)..
- 3.11 Each future Reserved Matters Application will be accompanied by an Urban Greening Factor Report which will set out how the relevant Reserved Matters Application supports the achievement of the site wide UGF requirement.

Children's Play Space

- 3.12 The Applicant commits to the delivery of a minimum of 1,775sqm of children's play space site wide across the Detailed and Outline Components of the scheme. This has been calculated based on a child yield using the latest version of the GLA's population yield calculator (2025).

