

5.3 Lillie Sidings



5.3.1 Lillie Sidings cluster

Material presented in the Cultural Strategy (July 2024)
updated 2025 to reflect ongoing design testing.

Test bed for experimental culture

- Immersive performance, digital art, fashion and training
- Opportunities for a food destination alongside cultural events inside the train shed
- Lillie Sidings Square can host performance, events and cultural installations

The existing train shed will be reimagined as a hybrid cultural space (for example this could be a destination dining venue or food hall combined with a flexible events and performance space) that will anchor this part of the scheme. The rail heritage will be celebrated within both the retained building and in the public realm which will play host to a range of pop-ups, events and activations to animate Lillie Sidings square.



Illustrative image of the train shed used for a music performance and food hall



Key plan of Lillie Sidings venue



Spark the Light, Melbourne



Visualisation of Lillie Sidings Square



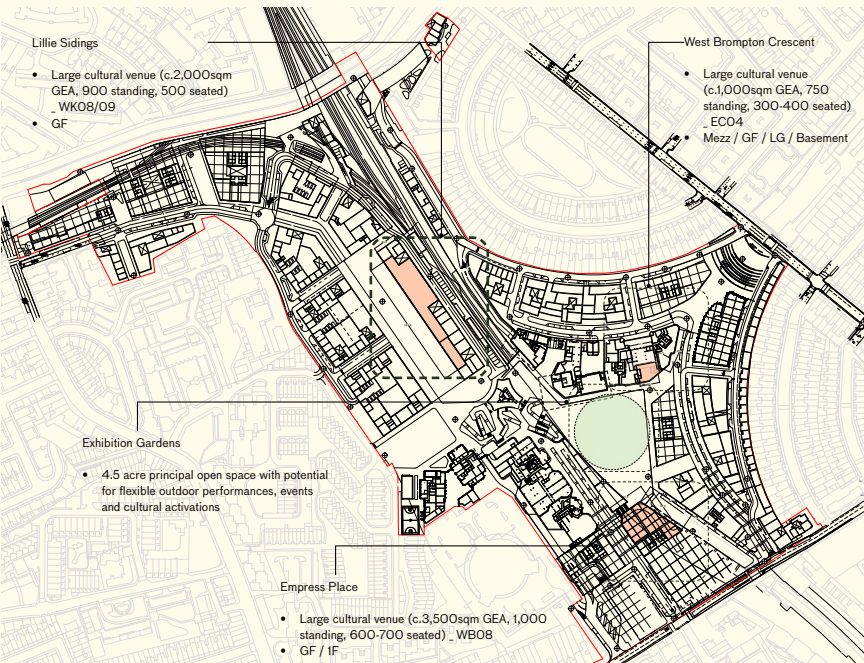
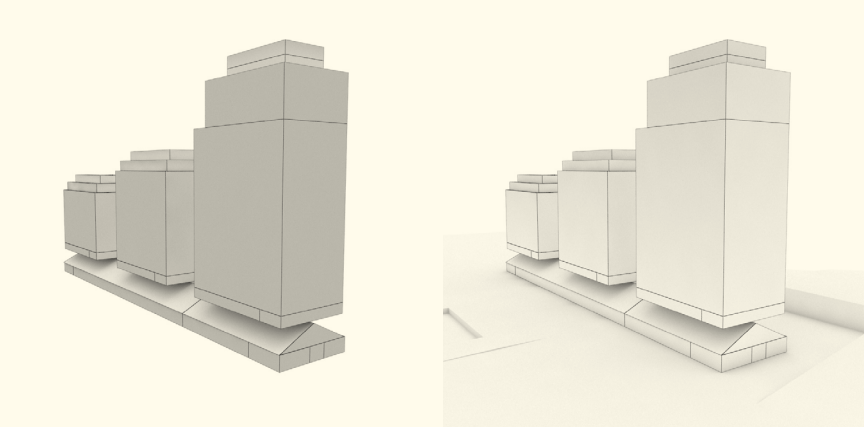
Visualisation of train shed repurposed as a flexible cultural venue

5.3.2 Lillie Sidings

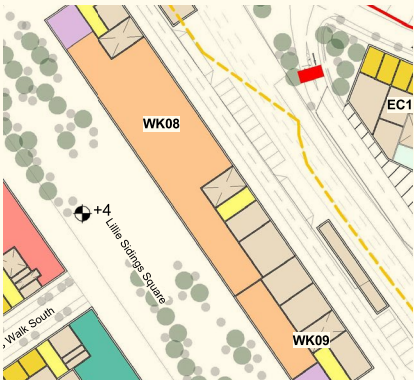
N.B.: All information provided is an illustrative capacity study.

Cultural Strategy vision

- Small flexible spaces _ WK08/09
- Large cultural venue (c.2,000sqm GEA, 900 standing, 500 seated) _ WK08/09



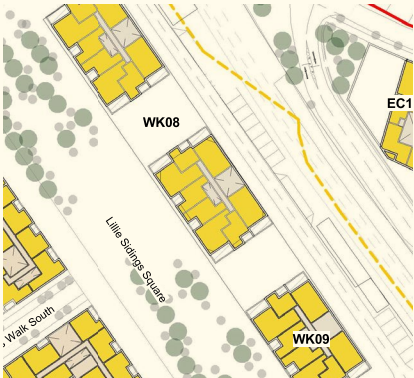
+6m Plan



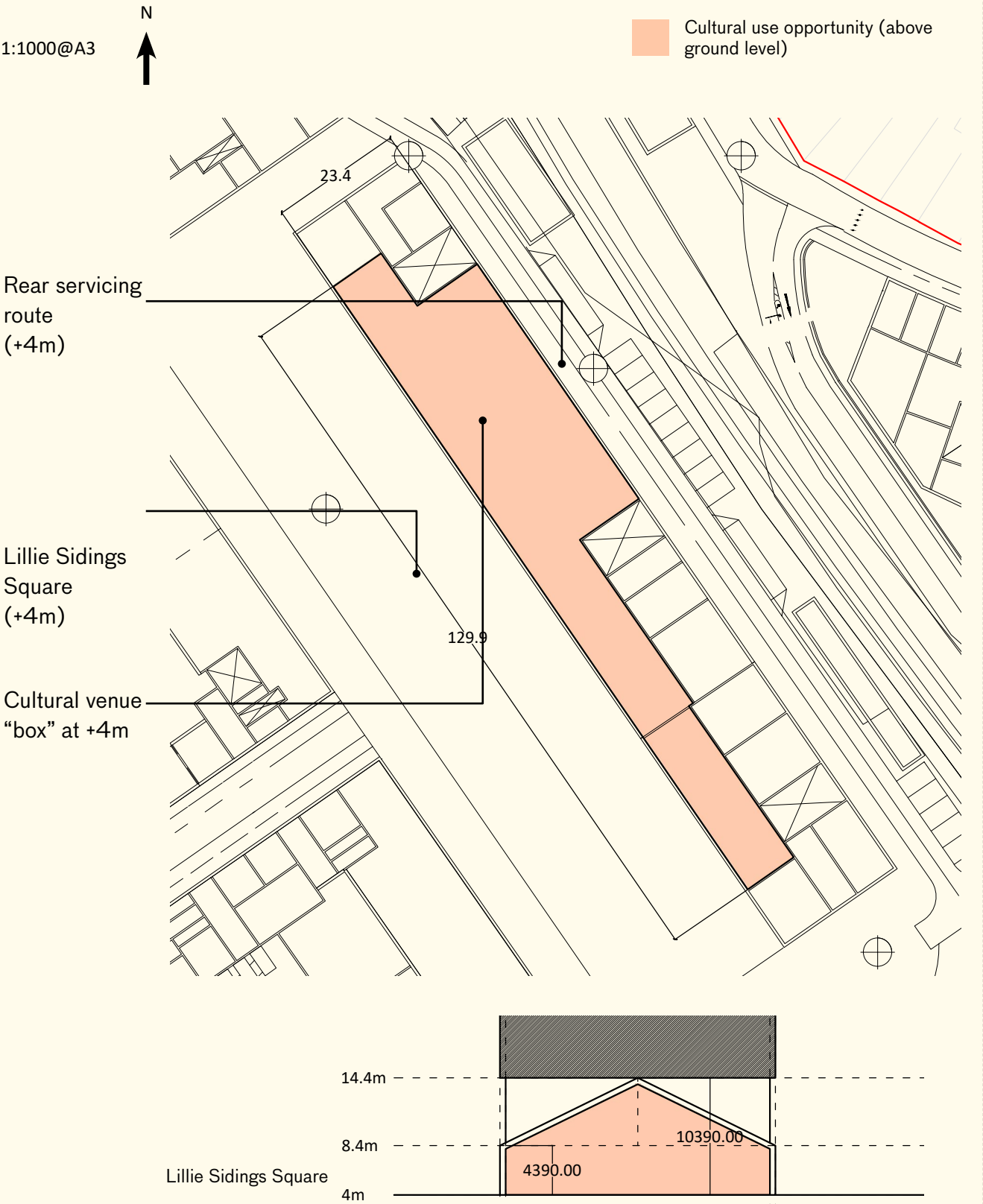
+9m Plan



+12.5m Plan

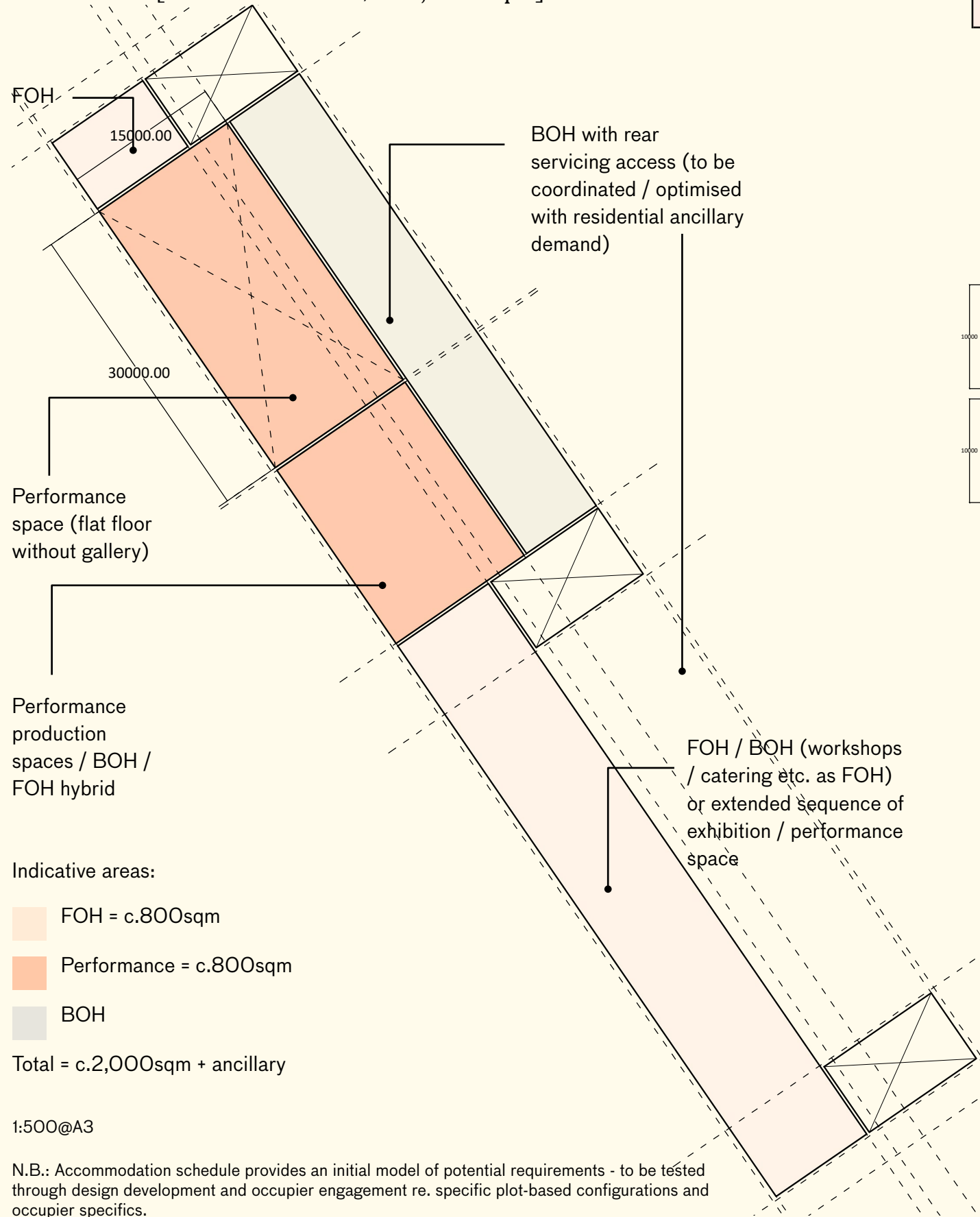


WK08/09 summary configuration:



5.3.3 WK08/09 brief components

[500 seat venue / c.2,000sqm]



Indicative areas:

- FOH = c.800sqm
- Performance = c.800sqm
- BOH

Total = c.2,000sqm + ancillary

1:500@A3

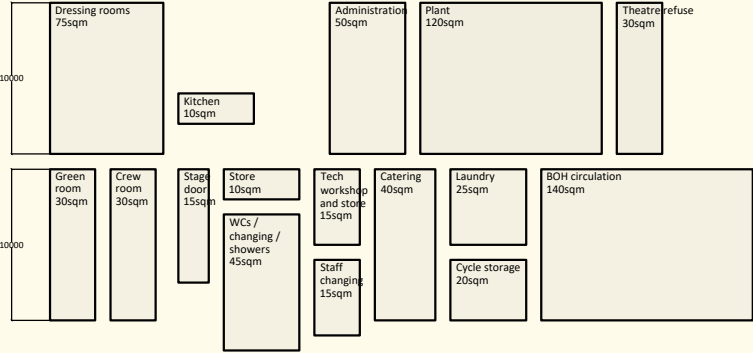
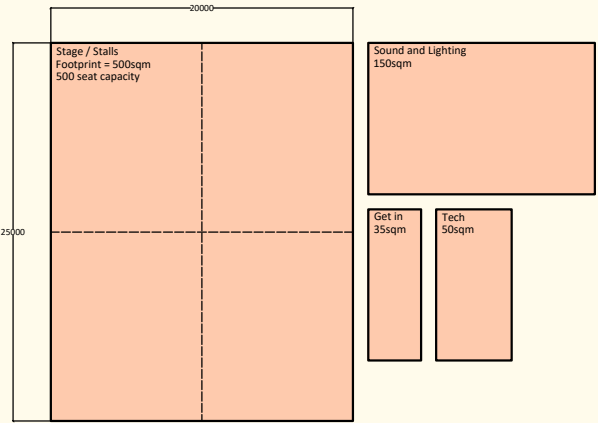
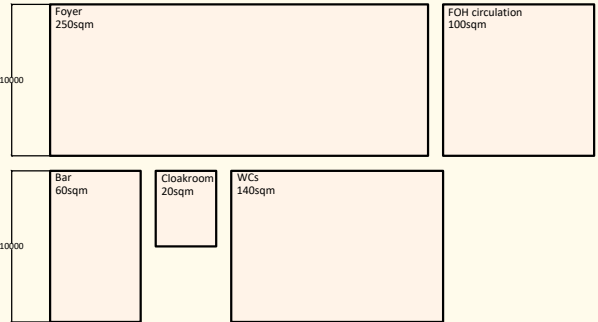
N.B.: Accommodation schedule provides an initial model of potential requirements - to be tested through design development and occupier engagement re. specific plot-based configurations and occupier specifics.

500 seat capacity model - indicative space planning brief

FOH	Foyer	250
	Bar	60
	Cloakroom	20
	FOH circulation	100
	WCs	140

Performance	Stalls	300
	Gallery	0
	Upper gallery	0
	Stage	200
	Substage	500
	Get in	35
	Sound and lighting	150
	Tech	50

BOH	Dressing rooms	75
	Green room	30
	Crew room	30
	Tech workshop and store	15
	Stage door	15
	Staff changing room	15
	Administration	75
	Catering	40
	Kitchen	10
	Laundry	25
	Stores	10
Ancillary	WCs / changing / showers	45
	BOH circulation	140
	Cycle store	20
	Plant	120
	Theatre refuse	30
	Central plant (with resi)	





5.4 Exhibition Gardens

5.4.1 Exhibition Gardens cluster

Material presented in the Cultural Strategy (July 2024)
updated 2025 to reflect ongoing design testing.

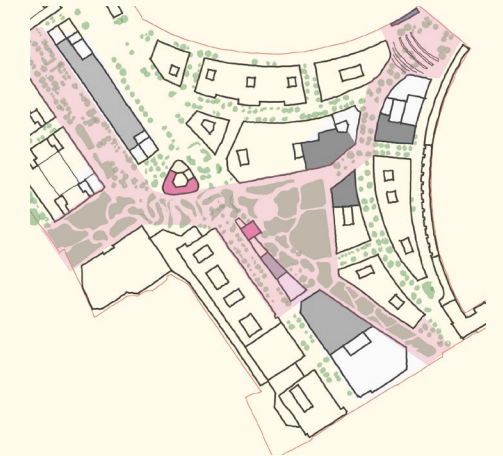
Celebrating nature and public art

- 10 acres of public space (including Table Park, Aisgill Gardens, the Cascades, Warwick Square, Lillie Sidings Square, the Bioline and West Brompton Square) provides the canvas for celebrating culture throughout the day, night and seasons
- Outdoor space is used to create flexible platforms to host light and art installations, music festivals, winter markets
- Showcase for culture and history at Earls Court

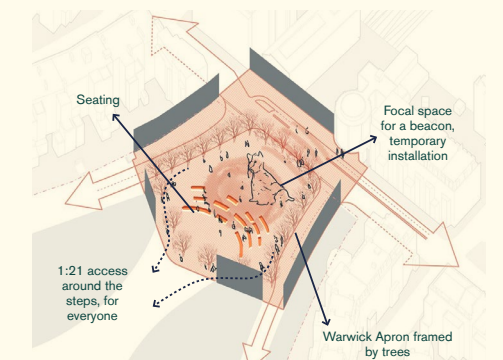
Showcasing nature and public art at Earls Court, a series of landscaped spaces within the Exhibition Gardens will be able to host flexible events, activations and experiences throughout the year.



Illustrative visualisation of film night in the Table Park



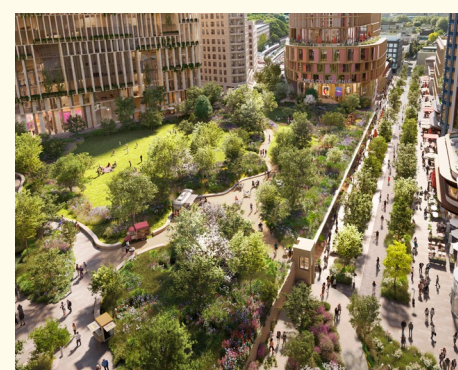
Key plan of the West Brompton Crescent cluster of venues



Illustrative concept image of Warwick Square



Illustrative visualisation of Warwick Square



Illustrative visualisation of the Table Park



Illustrative visualisation of the Cascades

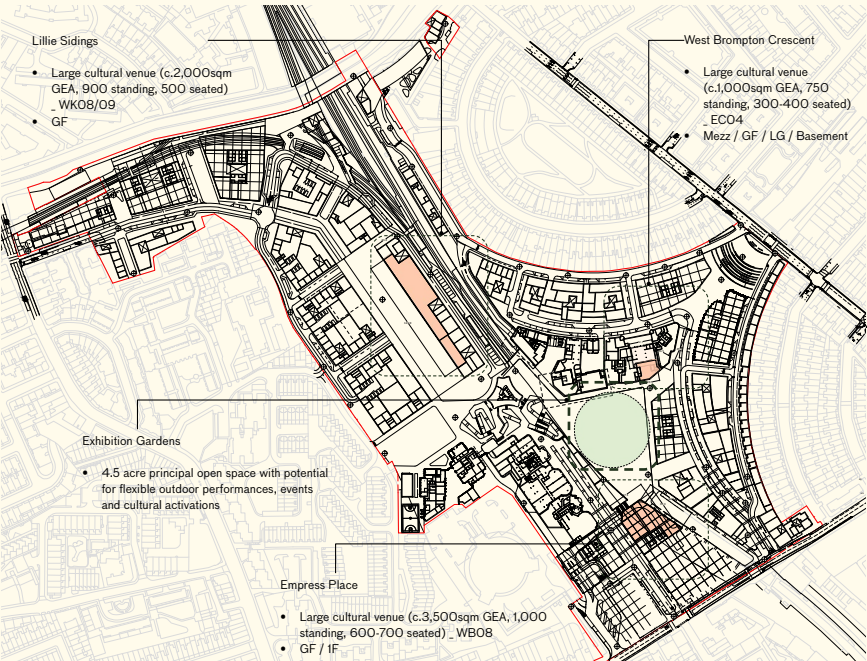


Illustrative visualisation of Lillie Sidings Square

5.4.2 Exhibition Gardens

Cultural Strategy vision

- Small flexible space _ WB10
- Medium flexible space _ WB06
- 4.5 acre principal open space with potential for flexible outdoor performances, events and cultural activations



+12.5m Plan

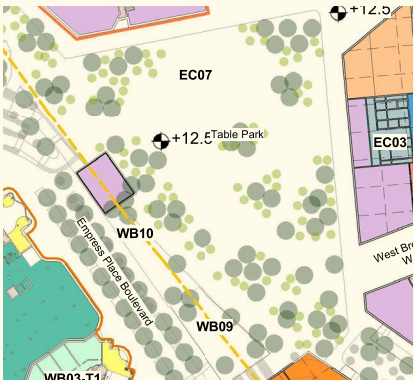


Table Park summary configuration:

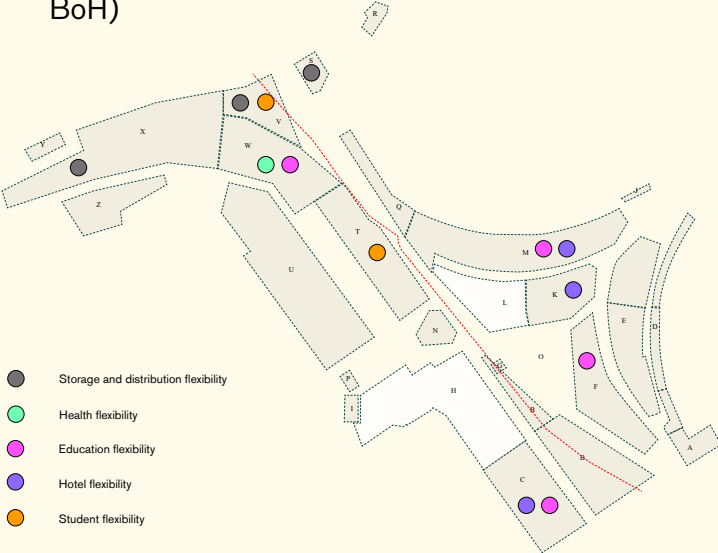


5.5 Cultural development quantum

Maximum floorspace

The development quantum of the Hybrid Applications is controlled by the Development Specification and is allocated by Development Zone (DZ) which identifies the maximum permissible floorspace by land use and a total DZ floorspace cap. The total permitted area per use exceeds the total DZ floorspace cap to provide flexibility in land use allocation at RMA. A maximum Culture (F/SG) allowance is permitted per DZ with a site wide cap of 14,000sqm GEA. This is supplemented by and integrated with a range of other town centre and active uses with associated maximum floorspace (as well as ancillary provision) as follows:

- 25,000sqm E(a)/(b)/(c)/SG (Retail / F&B / Flexible Commercial)
- 13,000sqm E(d)/SG (Leisure)
- 3,000sqm F/E(e)/(f)/(g)/SG (Community / Social Infrastructure)
- 50,000sqm Ancillary (Plant / Parking / General BoH)



Maximum Culture (F / SG) per Development Zone with a site wide cap of 14,000sqm GEA

Table 5: Hybrid Applications Floorspace and Land Use Table

Land use		Development Zone																														
Land Use	Use Class	A	B		C	D	E	F	G	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V		W	X	Y	Z	Maximum Permitted Area (sqm GEA)	
			1	2					1	2																1	2					
		RBK C	LBHF	RBKC	LBHF	RBKC	RBKC	RBKC	LBHF	RBKC	LBHF	LBHF	RBKC	RBKC	RBKC	RBKC	LBHF	RBKC	LBHF	RBKC	LBHF	RBKC	RBKC	LBHF	LBHF	LBHF	RBKC	LBHF	LBHF	LBHF		LBHF
Residential	C3	7,000	0	0	22,000	3,000	20,000	43,000	0	0	55,143	0	0	34,000	40,246	19,000	26,000	0	0	4,000	2,000	0	42,000	64,000	10,000	2,000	40,000	80,000	0	10,000	460,000	
PBSA	Sui Generis	0	0	0	0	0	0	0	0	0	30,635	0	0	0	0	0	0	0	0	0	0	0	39,000	0	9,000	2,000	0	0	0	0	70,000	
Co-living	Sui Generis	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,000	0	9,000	2,000	16,000	0	0	0	50,000		
Hotel	C1	0	0	0	20,000	0	0	0	0	0	0	0	16,000	0	16,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,000		
Office / Research & Development	E(g)	0	25,000	23,000	45,000	2,000	16,000	41,000	0	0	0	0	0	0	0	12,000	0	0	0	4,000	0	3,000	3,000	1,000	0	0	24,000	80,000	0	0	250,000	
Education	E (f) / F1(a)	0	0	0	20,000	0	0	22,000	0	0	0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	0	22,000	0	0	0	45,000		
Health / Older Persons Housing	C2	0	0	0	20,000	0	0	20,000	0	0	0	0	34,000	0	12,000	0	0	0	0	0	0	39,000	0	9,000	2,000	38,000	0	0	0	75,000		
Retail / F+B / Flexible Commercial	E(a)/(b)/(c) / Sui Generis	1,000	4,000	4,000	4,000	1,000	5,000	6,000	100	200	3,235*	0	100	2,000	1,451*	2,000	2,000	3,000	200	0	0	5,000	4,000	0	0	2,000	5,000	0	1,000	25,000		
Leisure	E(d) / Sui Generis	0	2,000	2,000	0	0	0	4,000	0	0	2,113*	0	0	1,000	0	0	2,000	3,000	200	0	0	3,000	4,000	0	0	2,000	2,000	0	0	13,000		
Culture	F / Sui Generis	1,000	3,000	3,000	2,000	0	1,000	4,000	100	200	0	0	100	2,000	0	2,000	3,000	3,000	200	0	0	3,000	4,000	0	0	2,000	2,000	0	1,000	14,000		
Storage and Distribution	B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	3,000	0	0	5,000	0	0	5,000	0	16,000		
Community / Social Infrastructure	F / E(e)/(f)/(g) / Sui Generis	0	0	0	0	0	0	4,000	0	0	422	300	100	0	361	1,000	0	0	0	300	0	0	3,000	0	0	0	0	0	0	3,000		
Ancillary (Station Interface / Plant / Parking / General BOH)	various	500	2,000	2,000	3,500	500	2,000	4,000	50	100	1,435	50	25	3,000	0	2,000	2,000	4,500	200	500	500	0	6,000	0	500	4,000	7,000	3,000	1,000	50,000		
Development Zone max cap (sqm GEA)		7,000	30,000	27,000	48,000	5,000	40,000	50,000	200	300	92,973	300	200	37,000	42,058	32,000	27,300	4,500	500	4,000	2,100	3,000	45,000	68,000	10,000	2,000	42,000	86,000	3,000	10,000	N/A	
Maximum Permitted Area (sqm GEA)																														712,031		

*Detailed Component Plots include flexible ground floor uses which may also include Culture (Class F / Sui Generis) as well as the uses referred to in this table.

- Other ground floor active use capacity supporting broader neighbourhood and creative place-making delivery (e.g. Office; Retail / F+B / Flexible Commercial; Leisure; Community / Social Infrastructure; and Ancillary). N.B.: Ancillary floorspace is an allowance across all uses - but enables additional capacity that could potentially be particularly relevant for cultural uses to accommodate servicing / BoH requirements relevant to specific occupiers.

6 Delivering the Ecosystem



6.0 Introduction

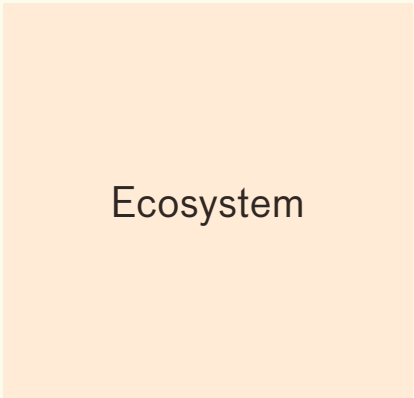
Ecosystem scenarios

This section provides developed illustrative scenarios and supporting precedent material as a guiding framework of how alternative configurations of cultural space could be arranged across the Site as a whole.

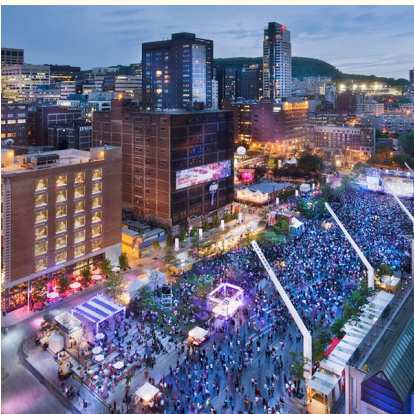
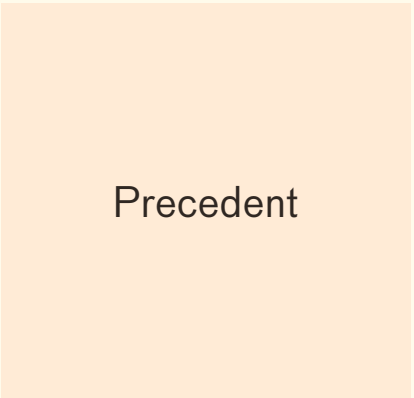
The material provides indicative composite configurations of cultural land use emphasis to demonstrate the potential for networks of different forms of cultural consumption and production.

These scenarios indicate how different configurations of cultural distribution could combine with the other ground floor uses and public life of the landscaped open space to create a thriving and wonderful creative neighbourhood.

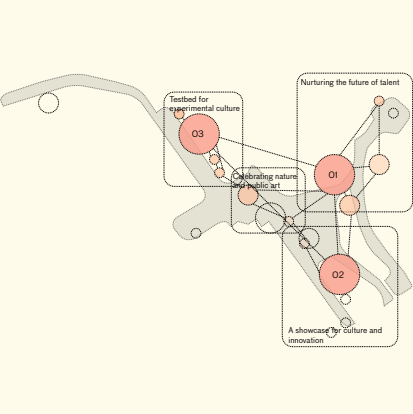
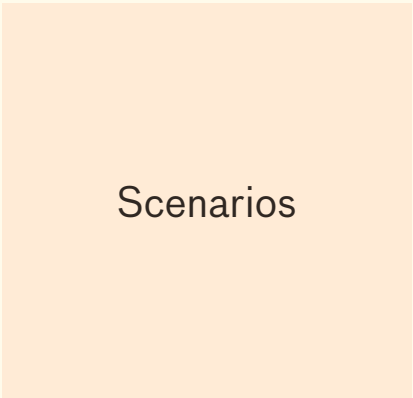
The section is structured as follows:



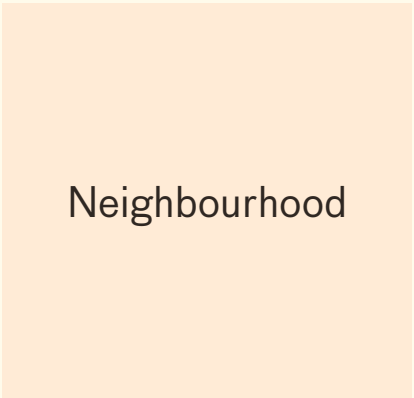
- Overview of the originally submitted cultural ecosystem approach.



- Selection of precedent schemes that demonstrate reference examples of how cultural ecosystems develop and their potential relevance to Earls Court.



- Development of indicative ecosystem scenarios - illustrating how various possible scenarios of cultural implementation could develop within the strategic framework.



- One illustrative ground floor scenario that integrates the proposed mixture of ground floor uses and public realm as a working indication of the neighbourhood.

6.1 Cultural ecosystem overview

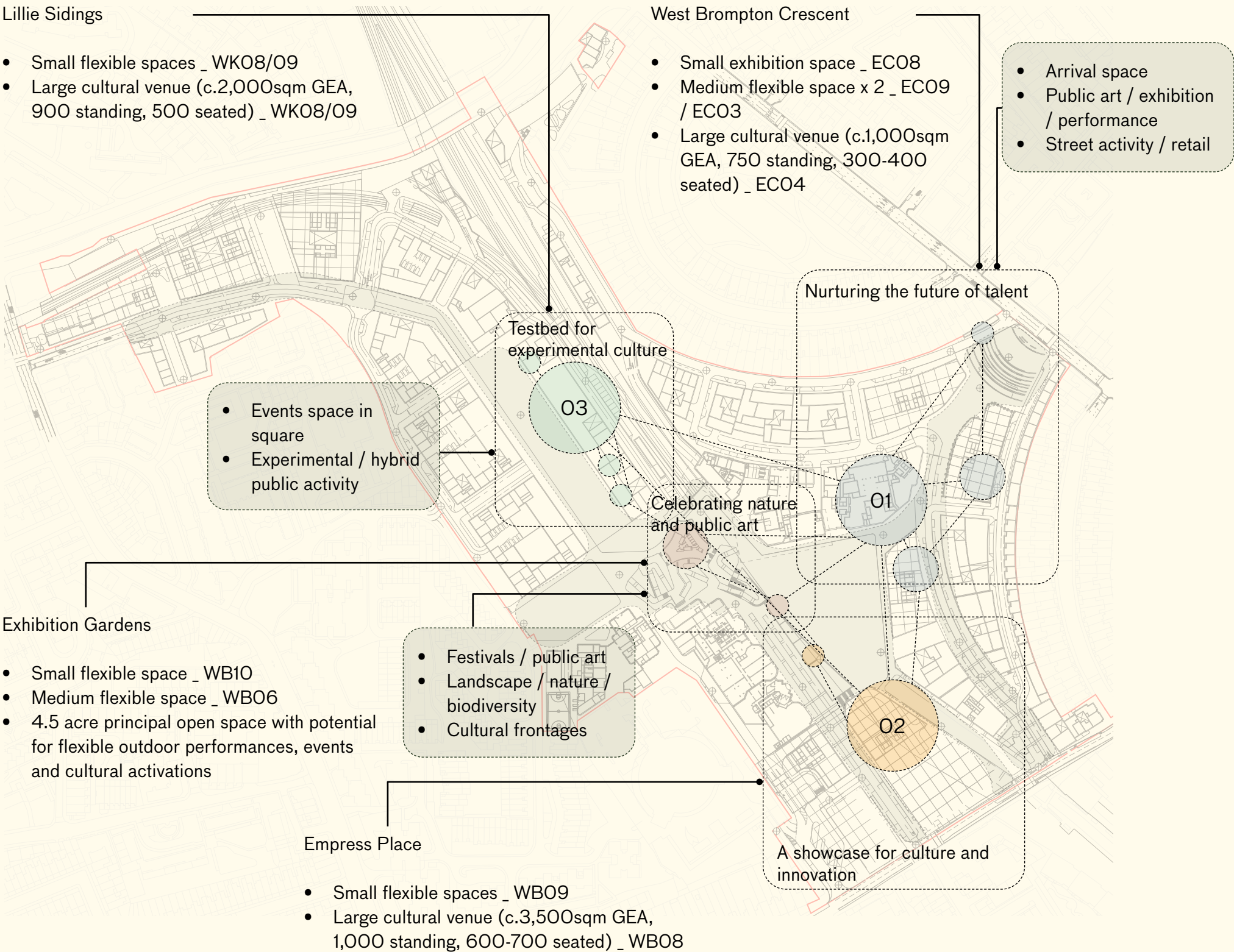
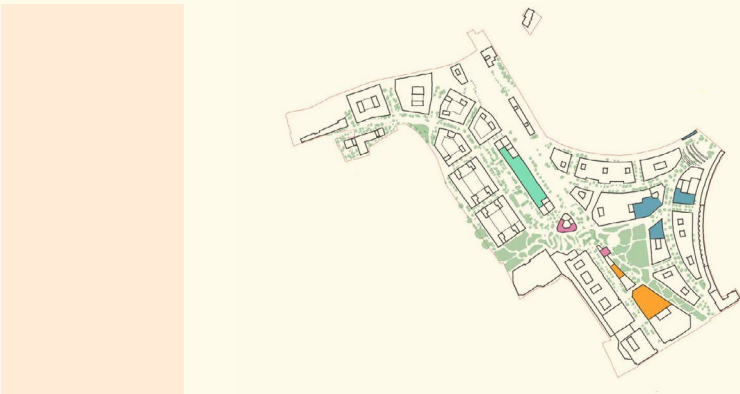
Cultural network, open space and mixed-use neighbourhood

Landscape-led strategic framework:

- Evolving network of cultural facilities and experiences;
- Diverse forms of cultural consumption and production;
- Integrated within the public open spaces and landscape-led / natural context of the strategic framework
- Shaping and being shaped by “culture”;
- “Discovering wonder”.

Mixed use creative place-making:

- Interrelationships of cultural uses with varied mixed-use ground floor (retail / F&B / leisure / community / workspace / residential);
- Broader understanding of “culture” of place - creative place-making and the emerging development shaping and being shaped by an evolving / renewed identity for Earls Court in response to the exchange of ideas, experiences and ways of living in this specific context in London.



6.2.1 Ecosystem precedents

Carriageworks, Sydney

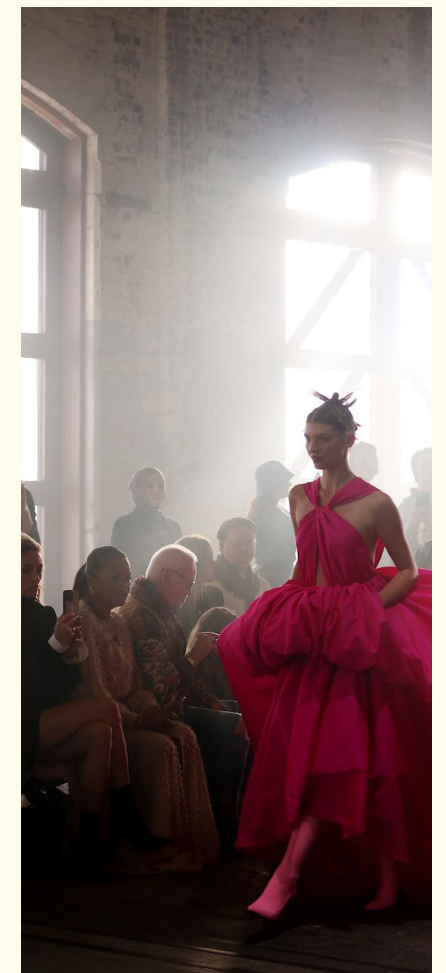
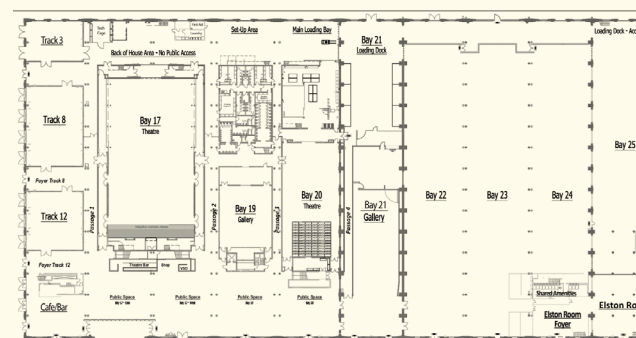
<https://carriageworks.com.au/>

Description:

“Carriageworks is one of Australia’s most significant creative industry hubs, renowned for its dynamic cultural events, performances, and exhibitions. Housed in a historic railway workshop in Sydney on Gadigal Country, Carriageworks offers a vibrant platform for contemporary art, theatre, music, dance and more, collaborating with leading local and international artists to foster innovation and creativity in its distinctive industrial setting”

References:

- <https://www.timeout.com/sydney/news/carriageworks-is-on-a-new-track-and-the-future-looks-fun-and-bright-081524>
- <https://cityhub.com.au/carriageworks-is-on-a-new-track/>



Key properties and relevance to Earls Court:

- Cultural ecosystem within single large adaptive reuse context
- Curated consumption / production of culture - events / food / markets / makers / sounds / stages / moves / resident companies
- Multiple venues



6.2.2 Ecosystem precedents

Quartier des Spectacles, Montreal

<https://www.quartierdesspectacles.com/en/#>

Description:

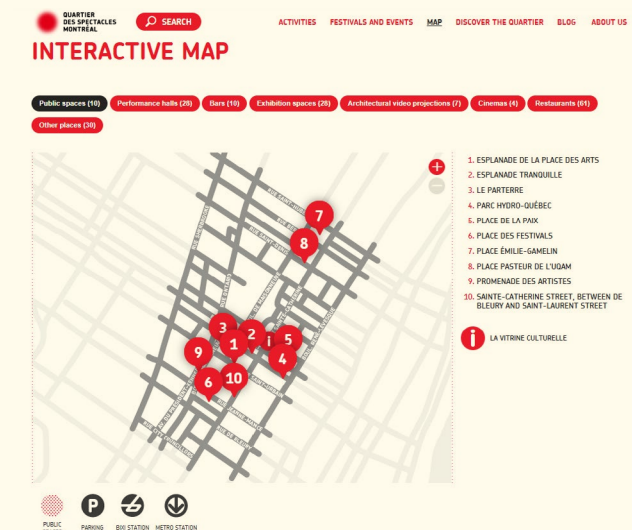
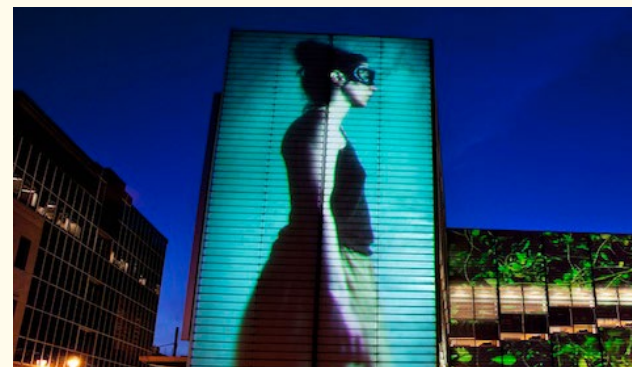
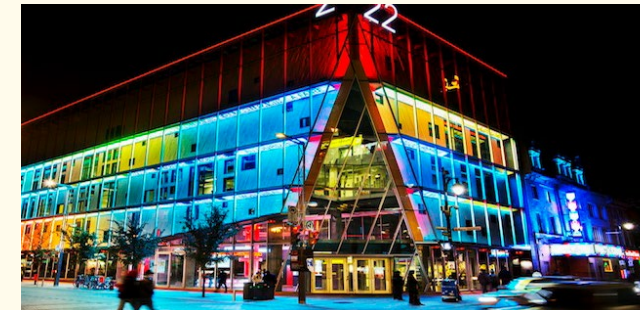
“Located in downtown Montreal, the Quartier des spectacles is the city’s cultural heart. Within its boundaries, you will find the highest concentration and the greatest diversity of cultural venues in North America. All year round, day or night, Montrealers and visitors head to the Quartier in droves, captivated and intrigued by its eight vibrant public spaces and no less than 40 festivals. During their visit, they discover artistic luminous displays that highlight the Quartier’s effervescence and mirror the vitality of this unique destination. Not a single day goes by without some cultural activity taking place at one of its venues.”

References:

- <https://www.quartierdesspectacles.com/en/discover-the-quartier/>

Key properties and relevance to Earls Court:

- Cultural ecosystem within urban neighbourhood
- 1km2 of culture
- 30+ performance venues
- 100 shows / month
- 8 lively public spaces



<https://www.quartierdesspectacles.com/en/map/#public-spaces>



6.2.3 Ecosystem precedents

Schouwburgplein, Rotterdam

<https://schouwburgpleinrotterdam.nl/>

Description:

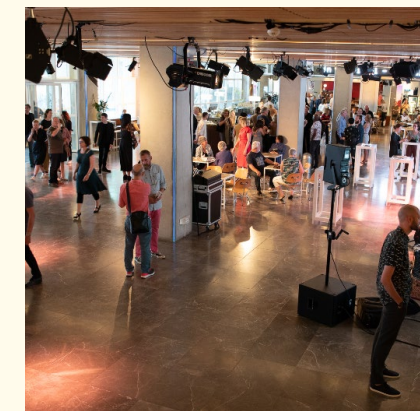
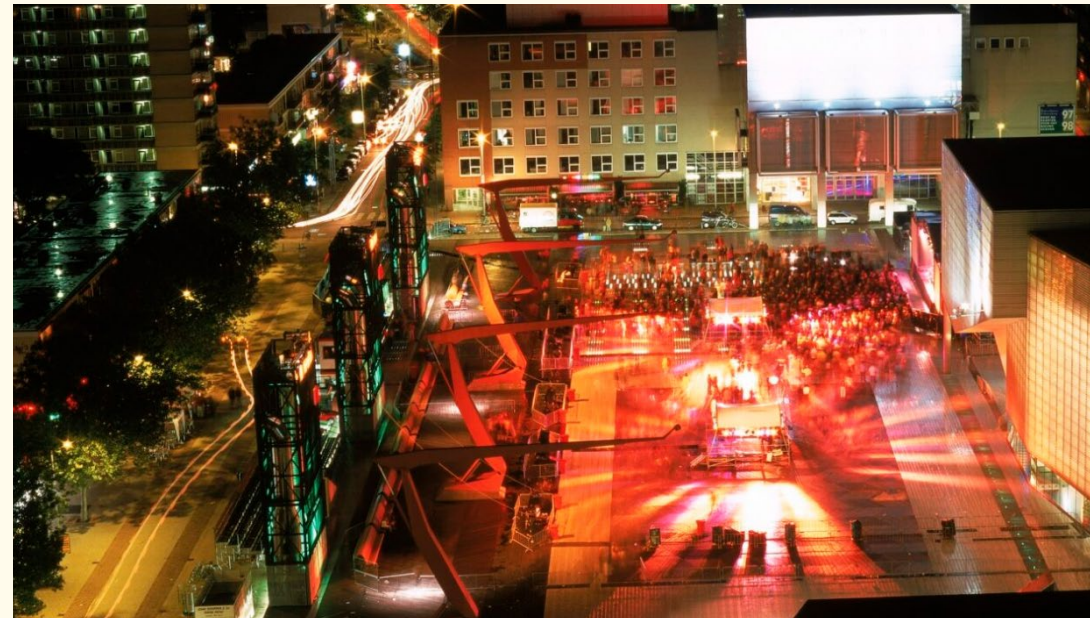
“Schouwburgplein, located in the heart of Rotterdam, is a vibrant public square known for its futuristic design and dynamic cultural scene. This urban plaza is not just a space for pedestrians; it’s a hub of artistic activity, surrounded by theaters, cinemas, and cafes. Its innovative design features movable light masts and a floor that lights up, reflecting the modern spirit of Rotterdam.”

References:

- <https://www.west8.com/projects/schouwburgplein/>

Key properties and relevance to Earls Court:

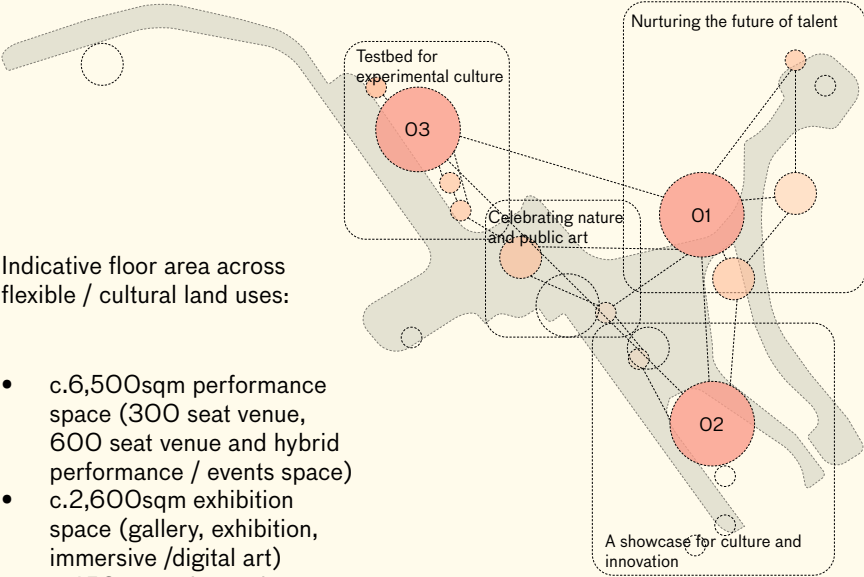
- Cultural ecosystem centred around theatre square
- Cultural institutions surrounding public open space
- Festivals, F&B, cultural consumption / production



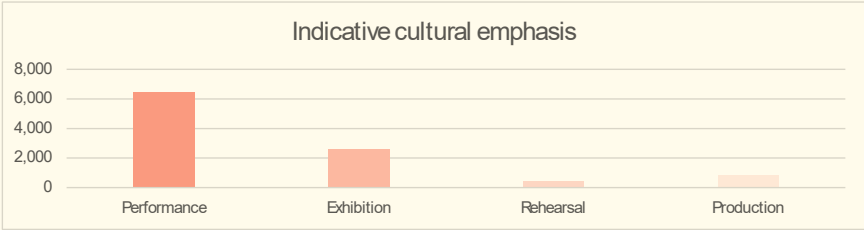
6.3.1 Cultural ecosystem - example scenarios

- Performance
- Exhibition
- Rehearsal
- Production
- Meanwhile

Illustrative scenario 01

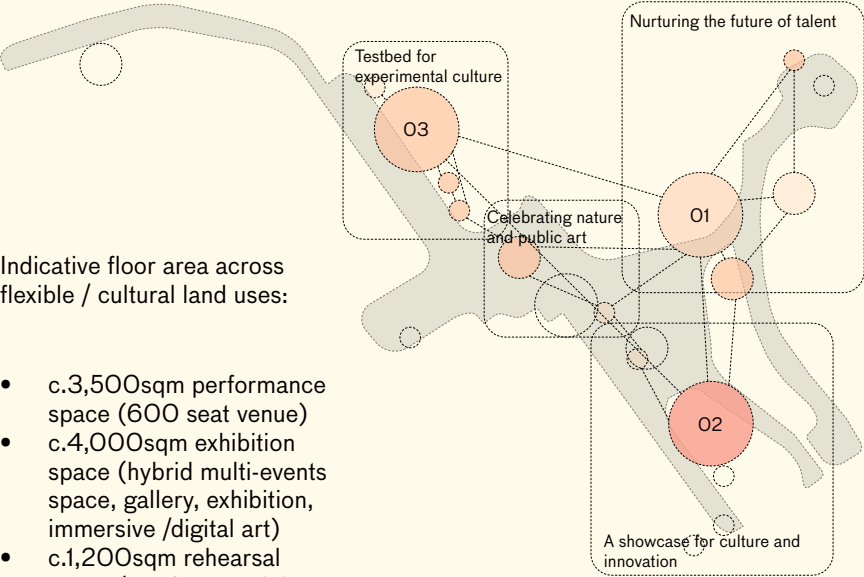


- c.6,500sqm performance space (300 seat venue, 600 seat venue and hybrid performance / events space)
- c.2,600sqm exhibition space (gallery, exhibition, immersive /digital art)
- c.450sqm rehearsal space (supporting performance venues)
- c.850sqm production space (studio, workshop, retail)

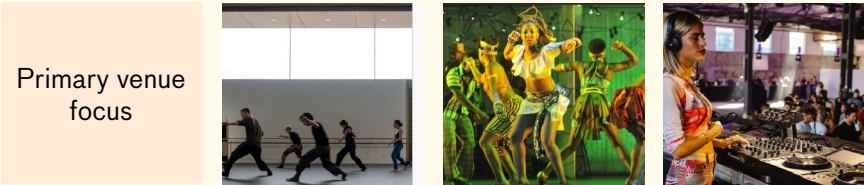
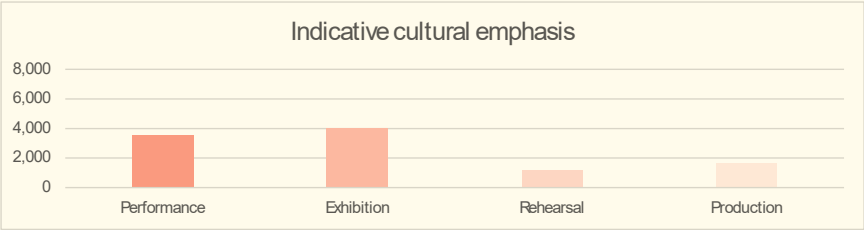


- Performance focussed across the three primary venues (O1,O2,O3) - with supporting exhibition, rehearsal and production spaces

Illustrative scenario 02

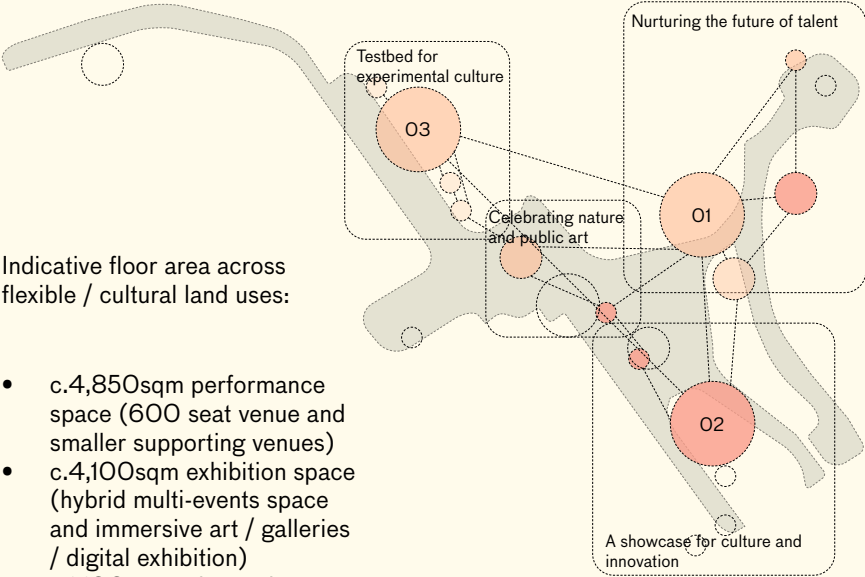


- c.3,500sqm performance space (600 seat venue)
- c.4,000sqm exhibition space (hybrid multi-events space, gallery, exhibition, immersive /digital art)
- c.1,200sqm rehearsal space (academy, training, rehearsal)
- c.1,700sqm production space (studio, workshop, retail)



- Performance focussed on a single main venue (O2) - with supporting rehearsal / training / creative production and exhibition spaces

Illustrative scenario 03



- c.4,850sqm performance space (600 seat venue and smaller supporting venues)
- c.4,100sqm exhibition space (hybrid multi-events space and immersive art / galleries / digital exhibition)
- c.1,100sqm rehearsal space (supporting performance venues)
- c.350sqm production space (studio, workshop, retail)



- Performance focussed on a single main venue (O2) - with supporting emphasis on exhibition / immersive technology / hybrid experimental spaces alongside smaller rehearsal / training / creative production and performance spaces

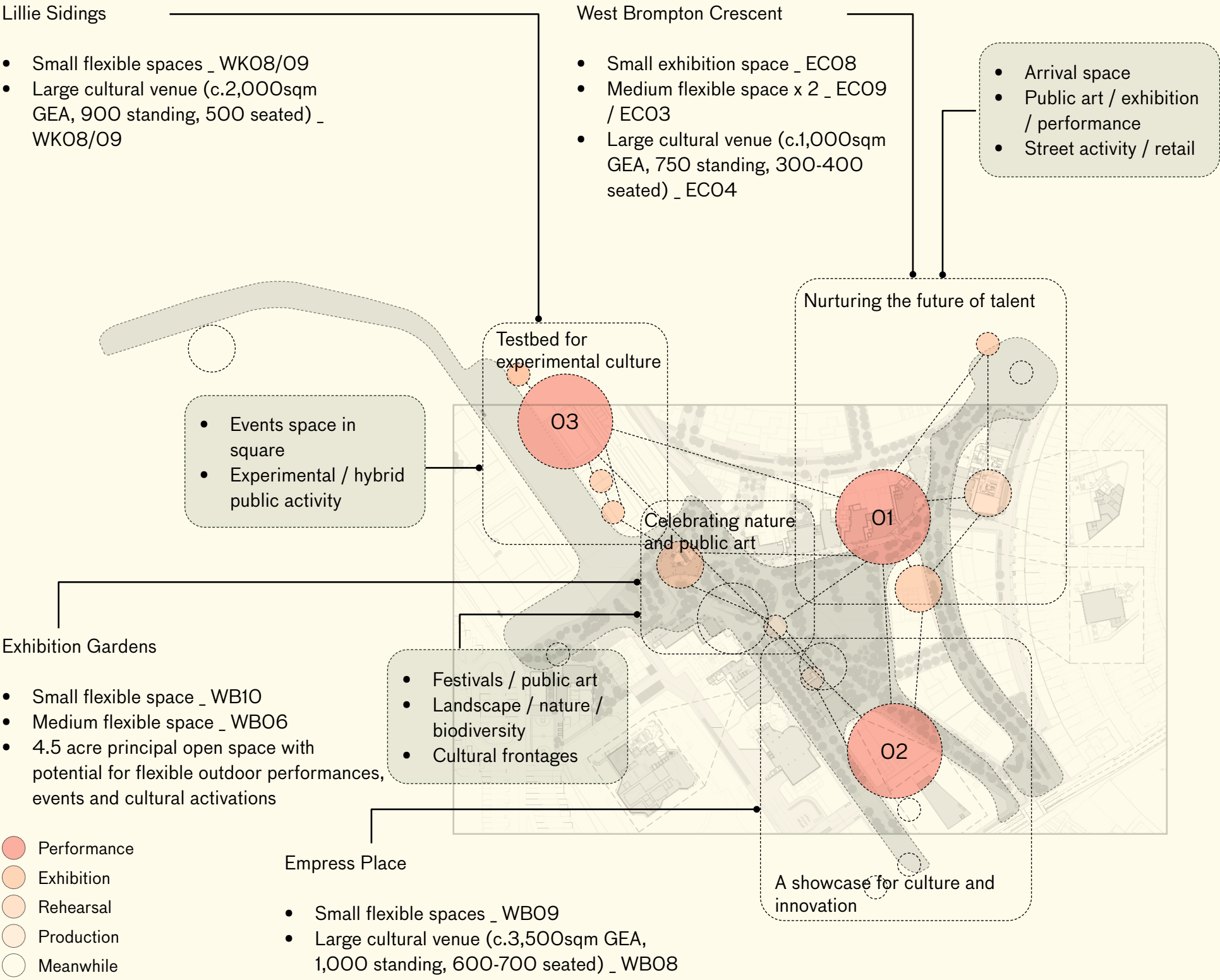
6.4.1 Cultural ecosystem - illustrative scenario

- Performance focussed across the three primary venues (O1,O2,O3) - with supporting exhibition, rehearsal and production spaces

Mixed-use neighbourhood

Integration with full range of ground floor uses - culture in its broadest sense:

- Interrelationships of cultural uses with varied mixed-use ground floor (retail / F&B / leisure / community / workspace / residential);
- Broader understanding of “culture” of place - creative place-making and the emerging development shaping and being shaped by an evolving / renewed identity for Earls Court in response to the exchange of ideas, experiences and ways of living in this specific context in London.



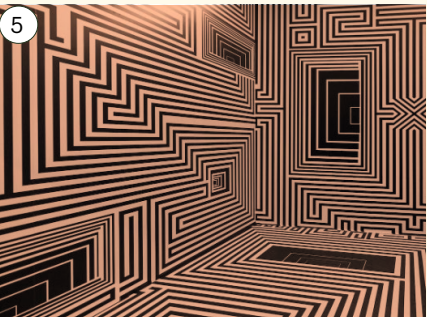
6.5.1 West Brompton Crescent cluster

West Brompton Crescent

- Potential small exhibition space _ ECO8
- Potential medium flexible space x 2 _ ECO9 / ECO3
- Large cultural venue (c.1,000sqm GEA, 600 standing, 300 seated) _ ECO4

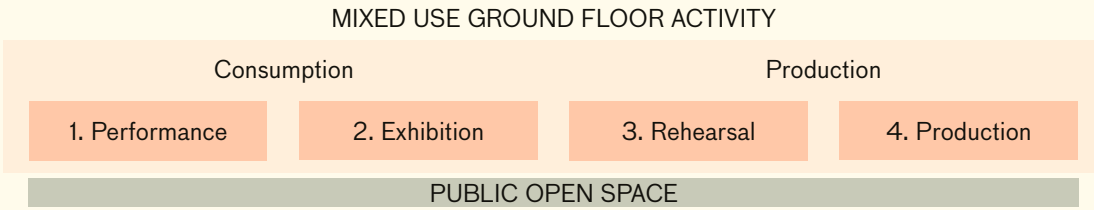
Reference

1. Boulevard Theatre, Soho
2. Lafayette, Kings Cross
3. Art Academy, Bankside
4. Studio Wayne McGregor, HereEast
5. Twist Museum, London
6. Koelhuis, Eindhoven
7. Stereo, Covent Garden
8. The Lab E20, Stratford

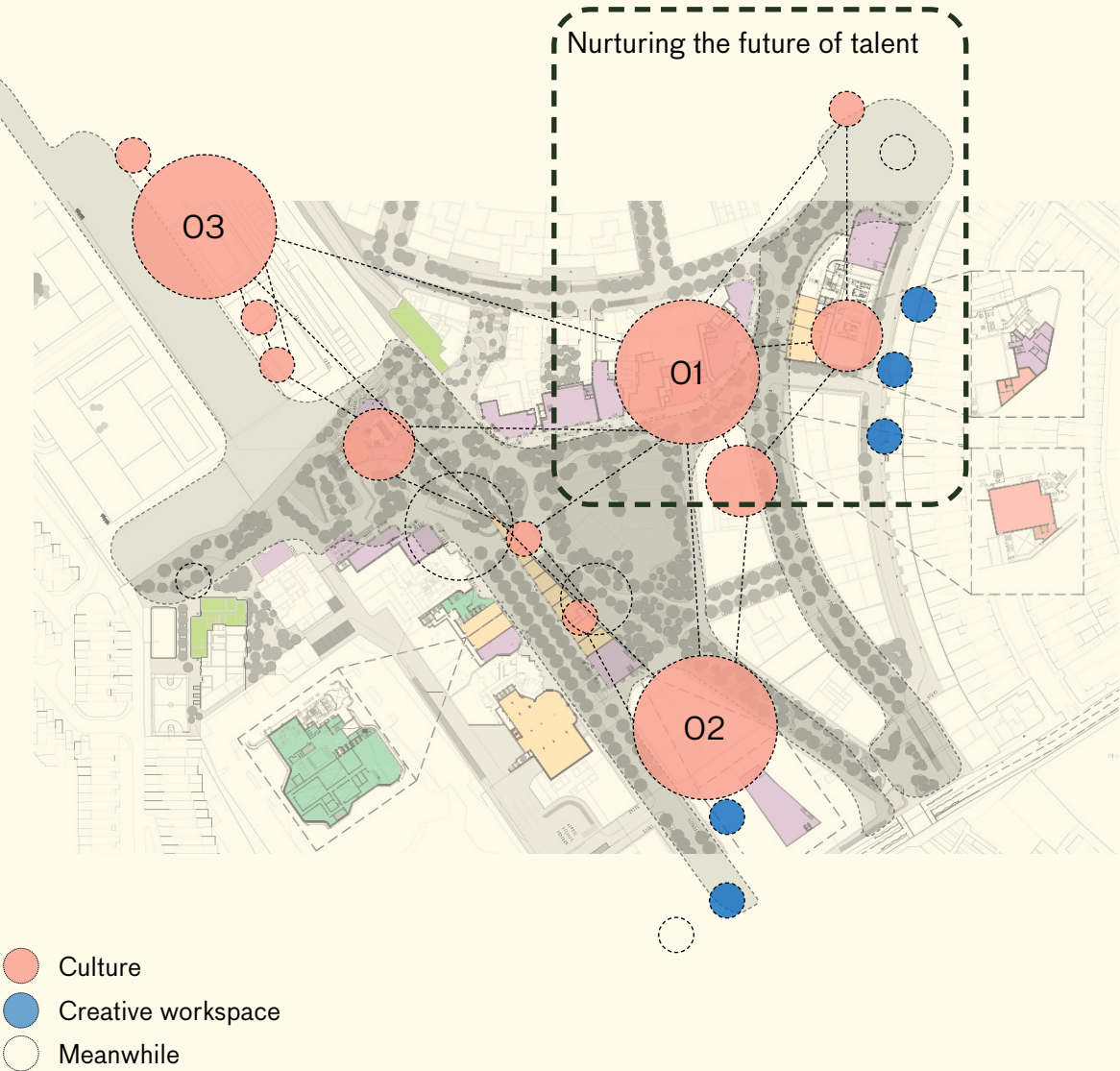


Indicative floor area across flexible / cultural land uses:

c.2,875sqm GEA
[E(a),(b),(c)/SG; F/SG; SG BOH]



- Potential for varied forms of creative consumption and production across cluster - with a focal venue (performing arts / live music / exhibition / hybrid) and associated arrival public open space / Table park and active retail frontages with potential supporting rehearsal space / training / participation and experimental / innovative creative sector production spaces



6.5.2 Empress Place cluster

Empress Place

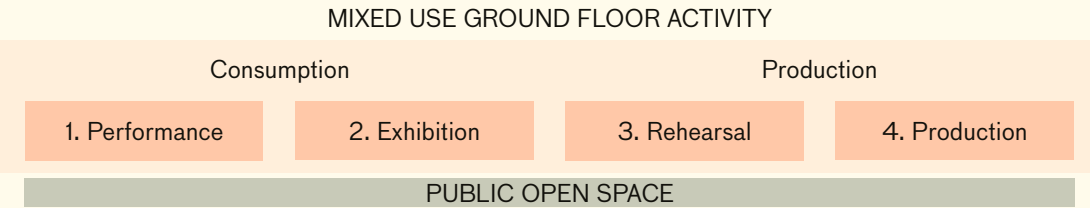
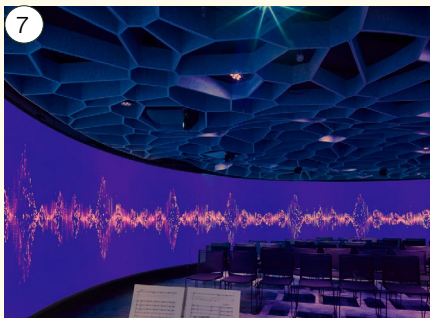
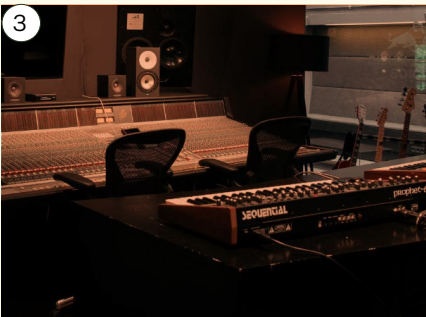
- Potential small flexible spaces _ WB09
- Large cultural venue (c.3,500sqm GEA, 900 standing, 600 seated) _ WB08

Reference

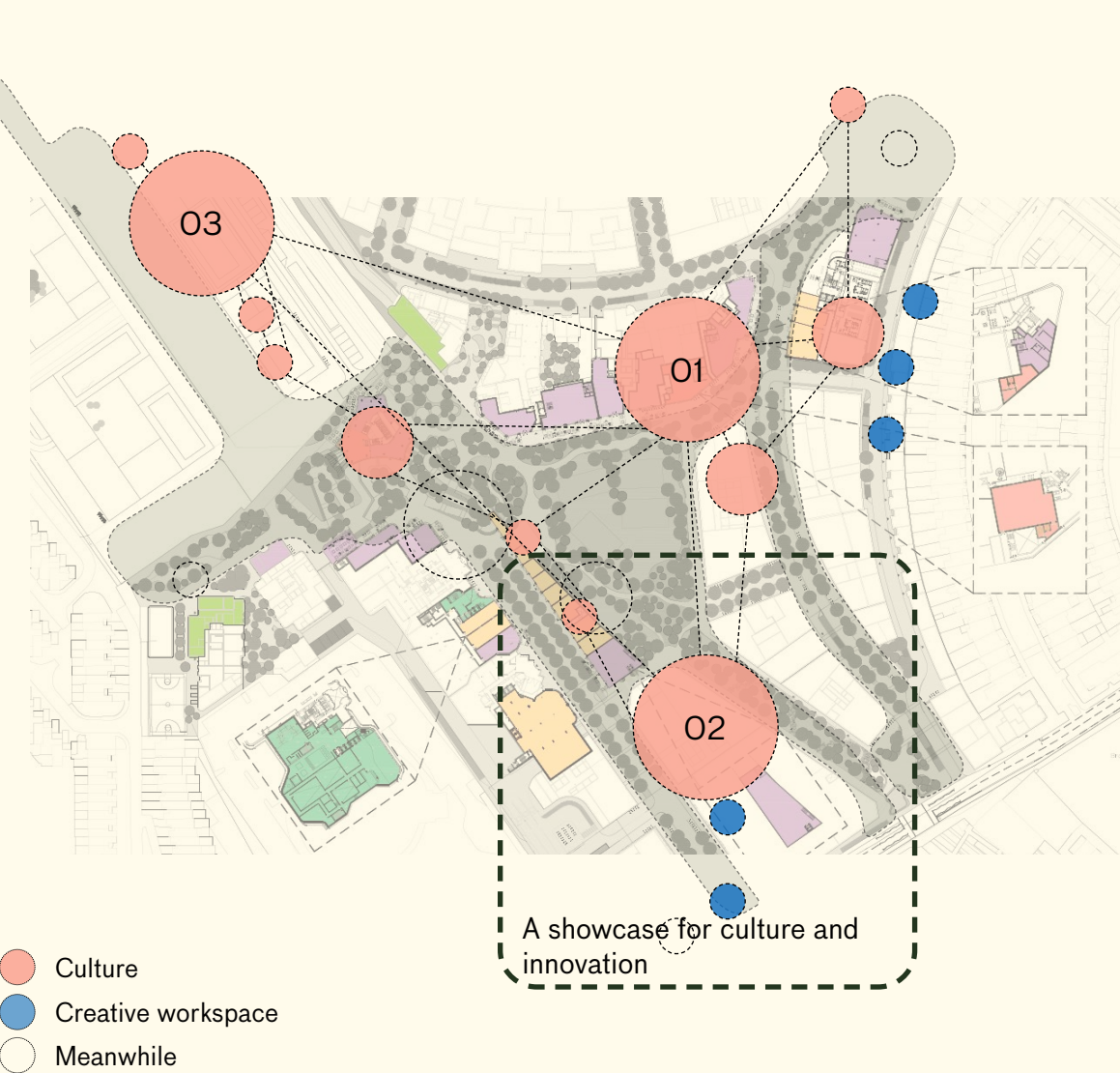
1. Soho Place, Soho
2. Soho Place, Soho
3. Red Bull Studio, Berlin
4. National Youth Theatre, Islington
5. Close-up Cinema, Shoreditch
6. Leica Gallery, New York
7. Octave 9: Raisbeck Music Center, Seattle
8. The Trampery, Fish Island



Indicative floor area across flexible / cultural land uses:
c.3,974sqm GEA
[E(a),(b),(c)/SG; F/SG; SG BOH]



- Potential for performing arts focus with principal destination venue (flexible theatre typology / performance auditorium / multi-events space) co-located with commercial climate tech office space and with varied forms of supporting smaller creative consumption and production spaces across cluster emphasising innovative practice and relationship to central public open space alongside retail / F&B / leisure offer



6.5.3 Lillie Sidings cluster

Lillie Sidings

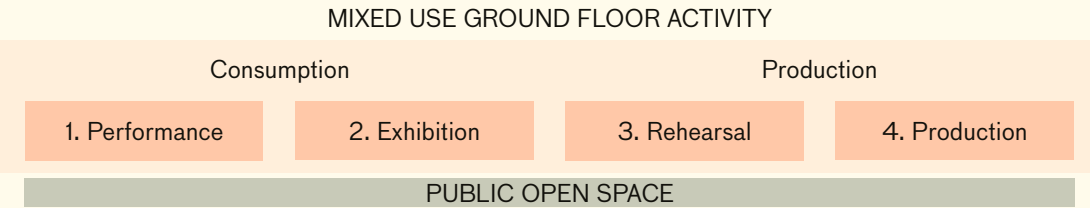
- Potential small flexible spaces _ WK08/09
- Large cultural venue (c.2,000sqm GEA, hybrid events space) _ WK08/09

Reference

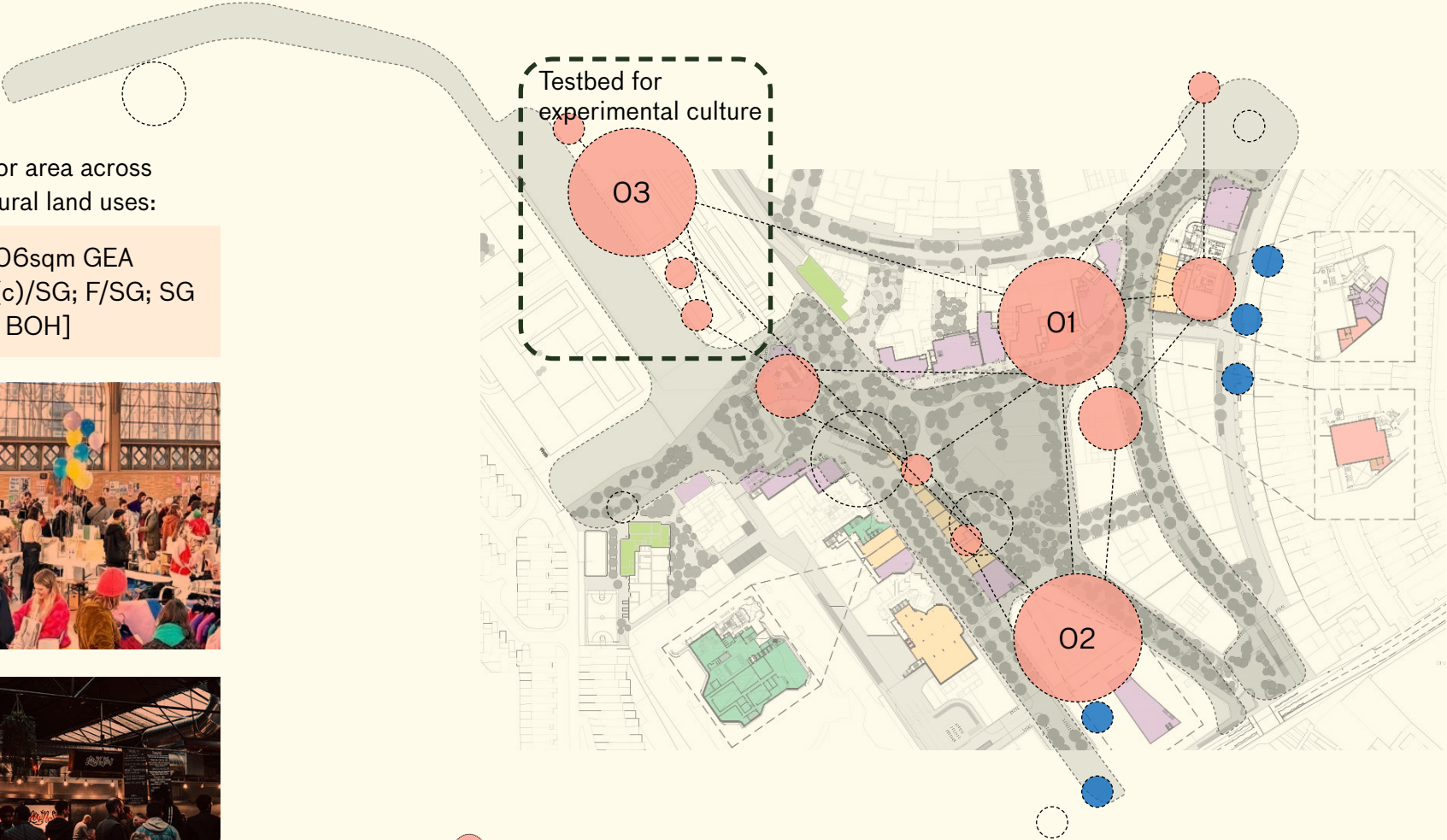
1. The Depot, Manchester
2. Protein Studios, Shoreditch
3. Colour Factory, Hackney
4. Lokomotivværkstedet, Copenhagen
5. Le Carreau du Temple, Paris
6. Koelhuis, Eindhoven
7. Victoria Warehouse, Manchester
8. Hockley Social Club, Birmingham



Indicative floor area across flexible / cultural land uses:
c.2,106sqm GEA
[E(a),(b),(c)/SG; F/SG; SG BOH]



- Potential for experimental hybrid focus with focal adaptive reuse of depot adjacent to active Lillie Sidings Square (hybrid cultural space as multi-events with potential for diverse and flexible programme that could include e.g. live performance / exhibition / food market / bars / club nights / launch events / innovative cultural experiences / digital / immersive art etc.) co-located with smaller creative consumption and production spaces across cluster emphasising experimental practice within post-industrial setting and relationship to focal public open space alongside retail / F&B / leisure offer



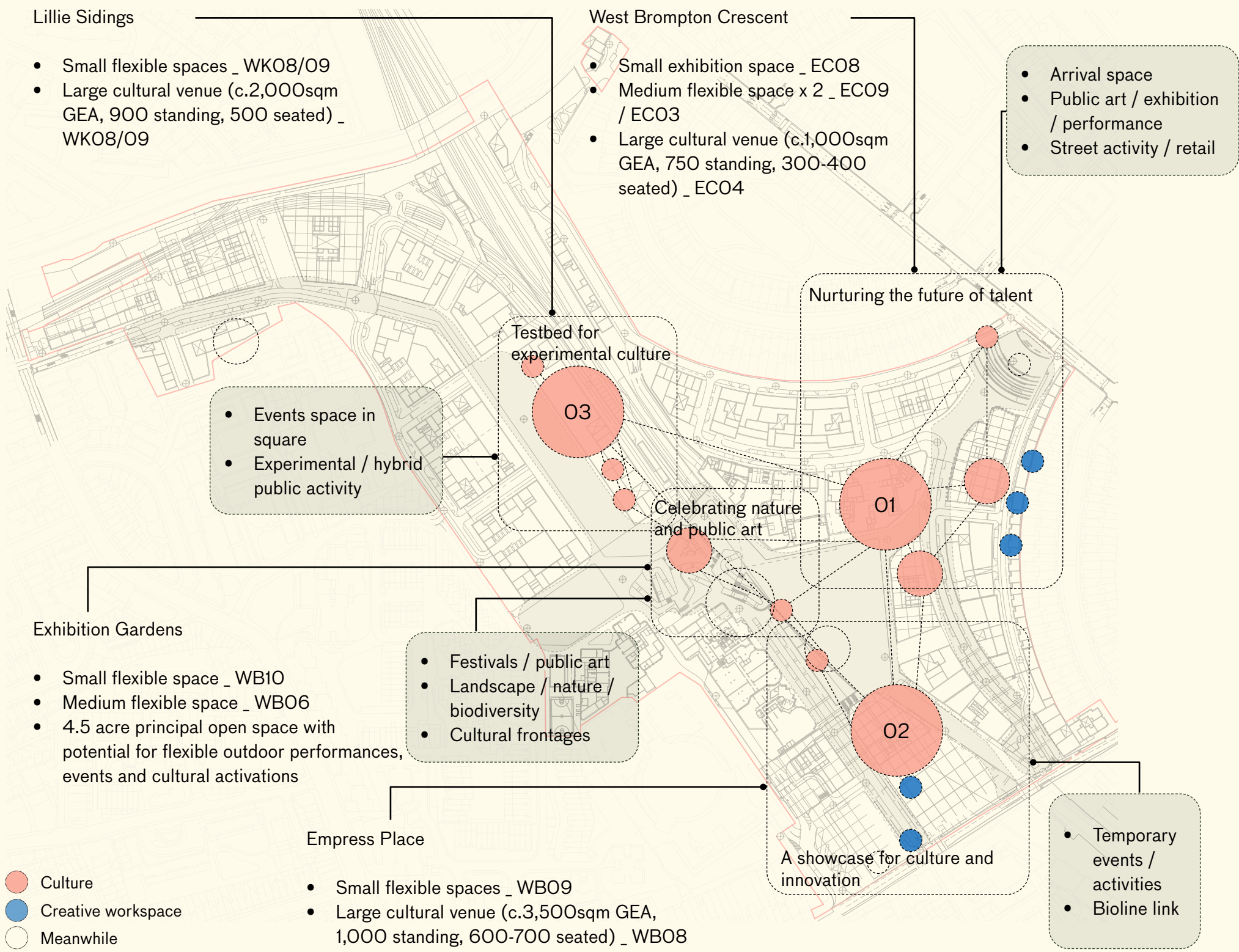
- Culture
- Creative workspace
- Meanwhile

6.6.1 Neighbourhood plan - cluster principle

Mixed-use neighbourhood diagram

An illustration of a preferred configuration of the cluster principle diagram for cultural provision and its integration with full range of ground floor uses - culture in its broadest sense:

- Interrelationships of cultural uses with varied mixed-use ground floor (retail / F&B / leisure / community / workspace / residential);
- Broader understanding of “culture” of place - creative place-making and the emerging development shaping and being shaped by an evolving / renewed identity for Earls Court in response to the exchange of ideas, experiences and ways of living in this specific context in London.



6.6.2 Neighbourhood plan - integrated ground floor

Mixed-use neighbourhood layout

An illustration of ongoing testing of potential configurations of cultural provision and its integration with full range of ground floor uses as the specific spatial requirements are developed in more detail:

- Interrelationships of cultural uses with varied mixed-use ground floor (retail / F&B / leisure / community / workspace / residential);
- Broader understanding of “culture” of place - creative place-making and the emerging development shaping and being shaped by an evolving / renewed identity for Earls Court in response to the exchange of ideas, experiences and ways of living in this specific context in London.

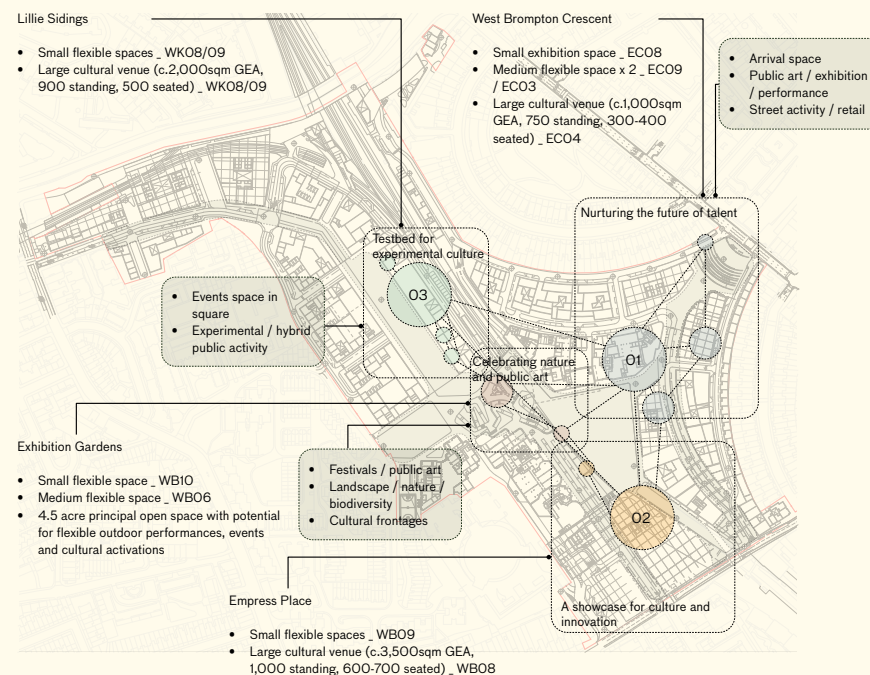


6.3 Conclusion

Material presented in the Cultural Strategy (July 2024)
updated 2025 to reflect ongoing design testing.

The Cultural Strategy embodies the project vision and place pillars. It has evolved through research, analysis and consultation to shape the ambition for the Site.

The strategy will be implemented by:



- Continuing to champion meanwhile uses that add to the cultural landscape within West London including:
- Repurposing the BBC Earth Experience temporary building to host 'COME ALIVE!' The Greatest Showman Circus Spectacular from October 2024
- Retaining the 46 creative studios in Empress Place until the phasing plan requires them to vacate to enable the Earls Court Development to be brought forward
- Supporting art through the Artist in Residence programme up until December 2025
- Continue to bring forward new creative hoardings around the Site at its edges

- Bringing forward the proposed cultural venues in Empress Place and West Brompton Crescent as part of the S106 obligations for the Site and in addition, bringing forward the Lillie Sidings cultural venue as a flexible multi-purpose venue to create an arts and food destination
- Bringing forward the 1,000 sq m venue in West Brompton Crescent in the first phase of development as a flexible venue to support a range of cultural uses
- Continuing to engage with small and large operators across the cultural sphere including public and private entities to further develop the Cultural Strategy
- Working with the local authorities, the GLA and other local stakeholders to ensure the cultural offer at Earls Court complements the existing provision within West London
- Bringing forward a mixed-use development with an active and vibrant ground floor that has a range of retail, leisure, cultural, food and beverage uses that will support the creation of a destination at Earls Court
- An Implementation Plan will be submitted in line with the proposed s106 obligation which will address monitoring and objectives

7 Night-time Economy



7.0 Introduction

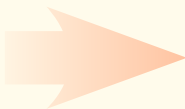
Evening and night-time economy strategy

This section outlines a framework to guide future development proposals after 6pm. It considers a range of strategic principles to help shape the delivery of a successful, active, welcoming and inclusive environment after dark in the context of the broader Cultural Strategy.

Delivering a cultural and creative neighbourhood that maximises the economic opportunities and vibrancy of urban life - whilst also prioritising responsible and well-managed public spaces and uses that respect the existing context and community from 6pm to 6am.

The material initially provides introductory principles and reviews the London strategic policy context and guidance regarding best-practice night-time management and associated opportunities. The content then provides a summary of supplementary principles specific to the night-time use and experience at Earls Court - for a full description of the sitewide Strategic Framework, however, please continue to refer to the Design and Access Statement Vol. 1: Outline Component.

The guiding principles for the night-time strategy are structured as follows:



The night-time economy refers to all economic activity taking place between the hours of 6pm and 6am, and includes evening uses. Night-time economic activities include eating, drinking, entertainment, shopping and spectator sports, as well as hospitality, cleaning, wholesale and distribution, transport and medical services, which employ a large number of night-time workers.

GLA: London Plan (2021),p.304.



7.1 Night-time economy principles

The evening and night-time economy is a key part of ensuring the success of any thriving neighbourhood

A well-managed night-time economy brings a wide range of benefits to the local community, the people working within it and the wider economy of the area as a whole.

The approach to the night-time economy at Earls Court develops a strategic and balanced response to the opportunity. This balances achieving a successful evening environment and active part of the city for businesses, visitors and the local community whilst also prioritising the safety and security of the environment after dark with appropriate control measures that creates welcoming public spaces.

The strategy is informed by the specific policy guidance and research of the Mayor's London Night Time Commission (established 2017) that expressly sets out to recognise the benefits of a 24-hour city. This approach is also, however, underpinned by a recognition of the wider residential context at Earls Court and the need to create a balanced level of activity and safe environment for all. The following establishes some guiding principles which will be developed as part of the long-term stewardship and estate management of the Site.

What makes a successful city? Undoubtedly cities need good homes, good jobs, safe streets and efficient transport. But successful cities are also creative cities. They feed our souls and inspire our minds. And creative cities thrive at night.

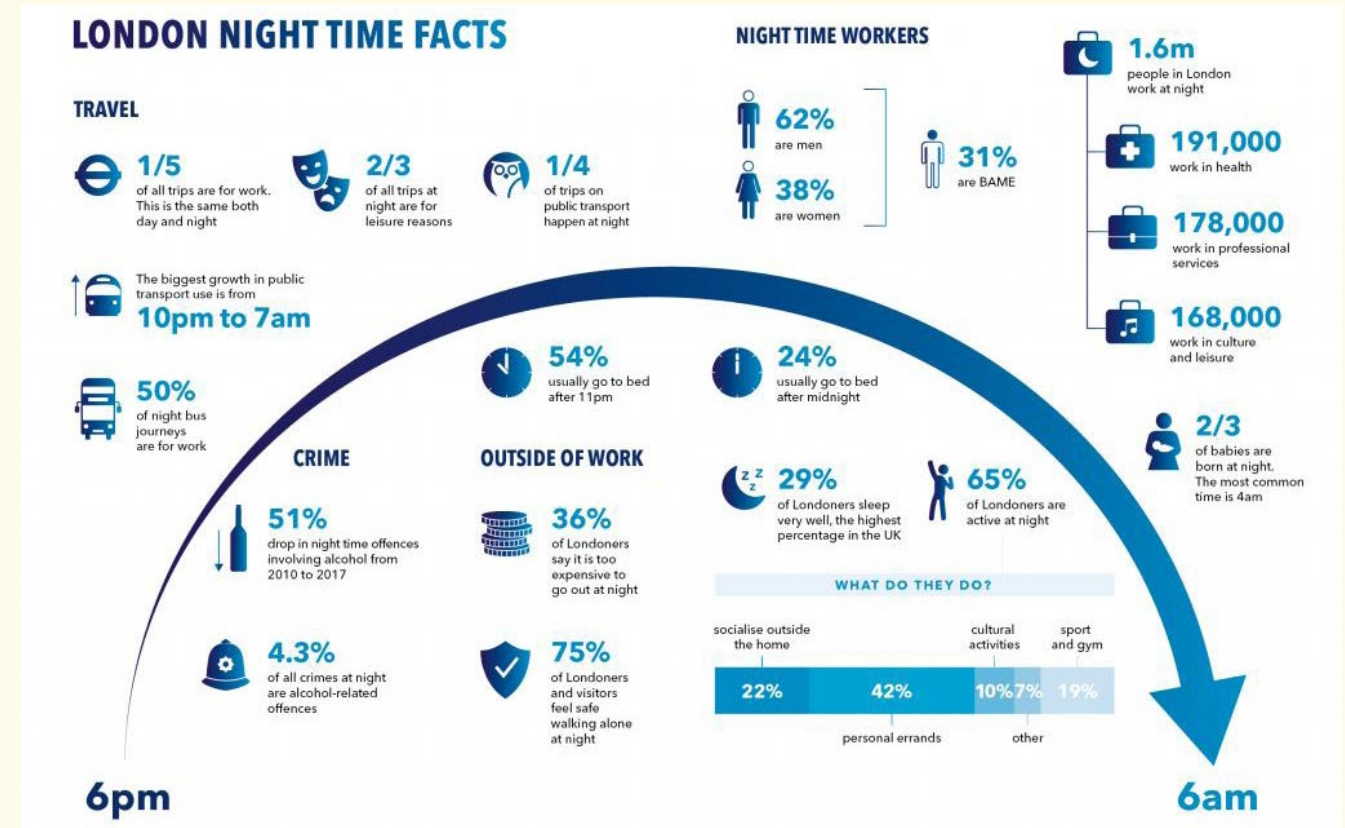
GLA: From good night to great night (2017),p.5

The strategy for Earls Court proposes an integrated approach that reflects the mix of uses and high-quality public open spaces of the strategic framework.

This will deliver a safe and attractive neighbourhood that benefits from a diverse night-time economy - realising good employment opportunities, ensuring a welcoming and accessible environment for all, and integrating the offer within a cultural ecosystem that fosters creativity whilst protecting the quality of life for residents.

This preliminary strategy can be summarised as responding to the following key principles:

- Delivering night-time uses that extend and foster creativity, music and the arts;
- Providing a diverse, inclusive offer for all communities that is integrated with the broader land-use strategy and cultural offer for Earls Court;
- Realising the benefits of good employment opportunities and an inclusive night-time economy;
- Ensuring a well-connected and thriving neighbourhood that enables a safe and healthy night out.



GLA 24-hour city infographic (https://www.london.gov.uk/sites/default/files/2023-01/infographic_24_hour_city.jpg)

7.2 Policy and guidance review

The regional policy context in London emphasises the value, benefit and opportunity of responsible and vibrant night-time economic growth

Since the appointment of a Night Czar in 2016, the GLA has developed extensive research, data, guidance and policy reports (embedded in the London Plan) that recognise the significance for the city and the role that cultural uses have in supporting vibrant evening environments.

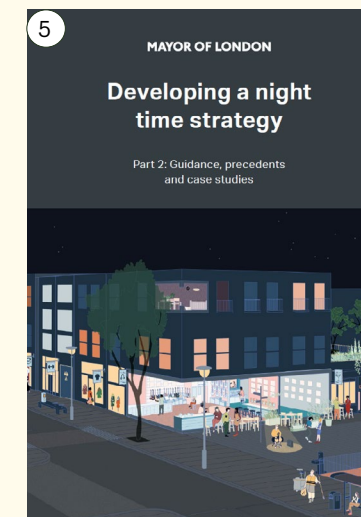
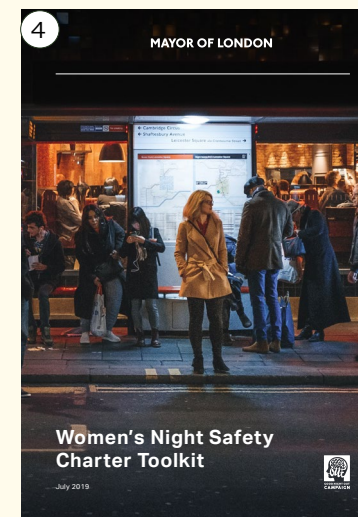
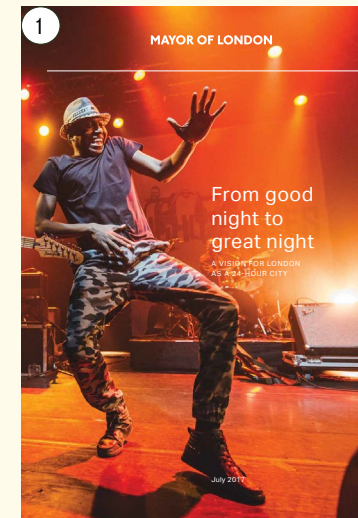
The GLA research and guidance consistently emphasises the critical balance required between maximising the economic and social benefits of an active and vibrant after dark urban life with the need for responsible, inclusive, safe and welcoming environments for everyone to enjoy.

In addition, the role of cultural uses is considered central to the success of the night-time economy - serving a pivotal role in fostering creative districts with a diverse range of uses and activities that make after dark places both attractive and successful. In parallel, strategic frameworks such as the Earls Court Development provide a fantastic opportunity to evolve a mix of uses, public spaces and well-connected infrastructure to maximise the economic and social benefits.

At a more local level, the regional strategic guidance (beginning with Think Night, 2019) and later embedded in the London Plan (Policy HC6) has required boroughs to develop a vision for the night-time economy to support and develop the local character and opportunities for enhancing the 24hr city.

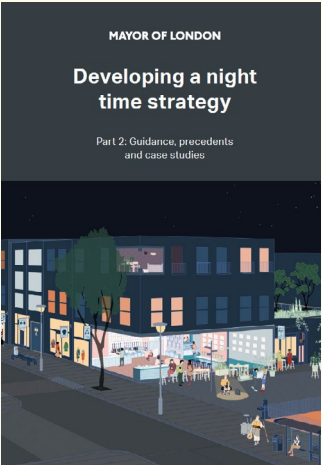
Both LBHF and RBKC are actively consulting and developing the evidence base for their respective Evening and Night-time Economy Strategies.

The Strategic Framework for the Earls Court Development provides a valuable contribution to the overall local strategy that supports the strategic objectives of maximising economic activity and cultural opportunity after 6pm within a diverse, inclusive and well-connected neighbourhood.



Key GLA policy reports:

1. From good night to great night (2017)
2. Culture and the night-time economy SPG (2017)
3. Think Night: London's Neighbourhood from 6pm to 6am (2019)
4. Women's Night Safety Charter Toolkit (2019)
5. Developing a night-time strategy (2020)
6. London's Night-Time Economy (2025)



Key extracts of GLA guidance are included below for reference:

Interrelated pillars that collectively form an holistic night-time strategy as presented in GLA guidance: *Designing a night time strategy*, GLA, 2020.

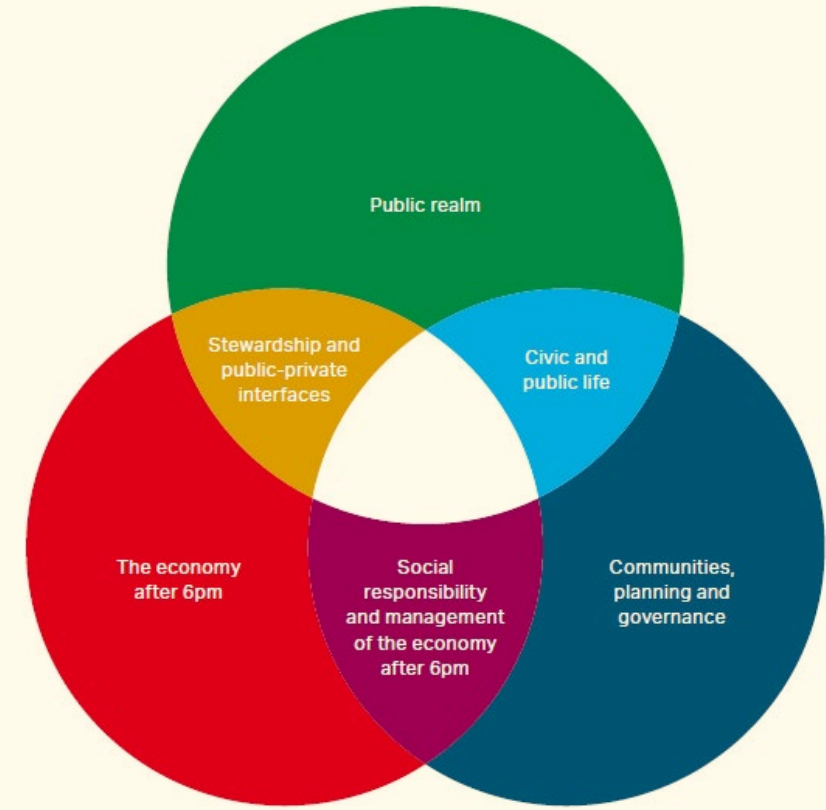
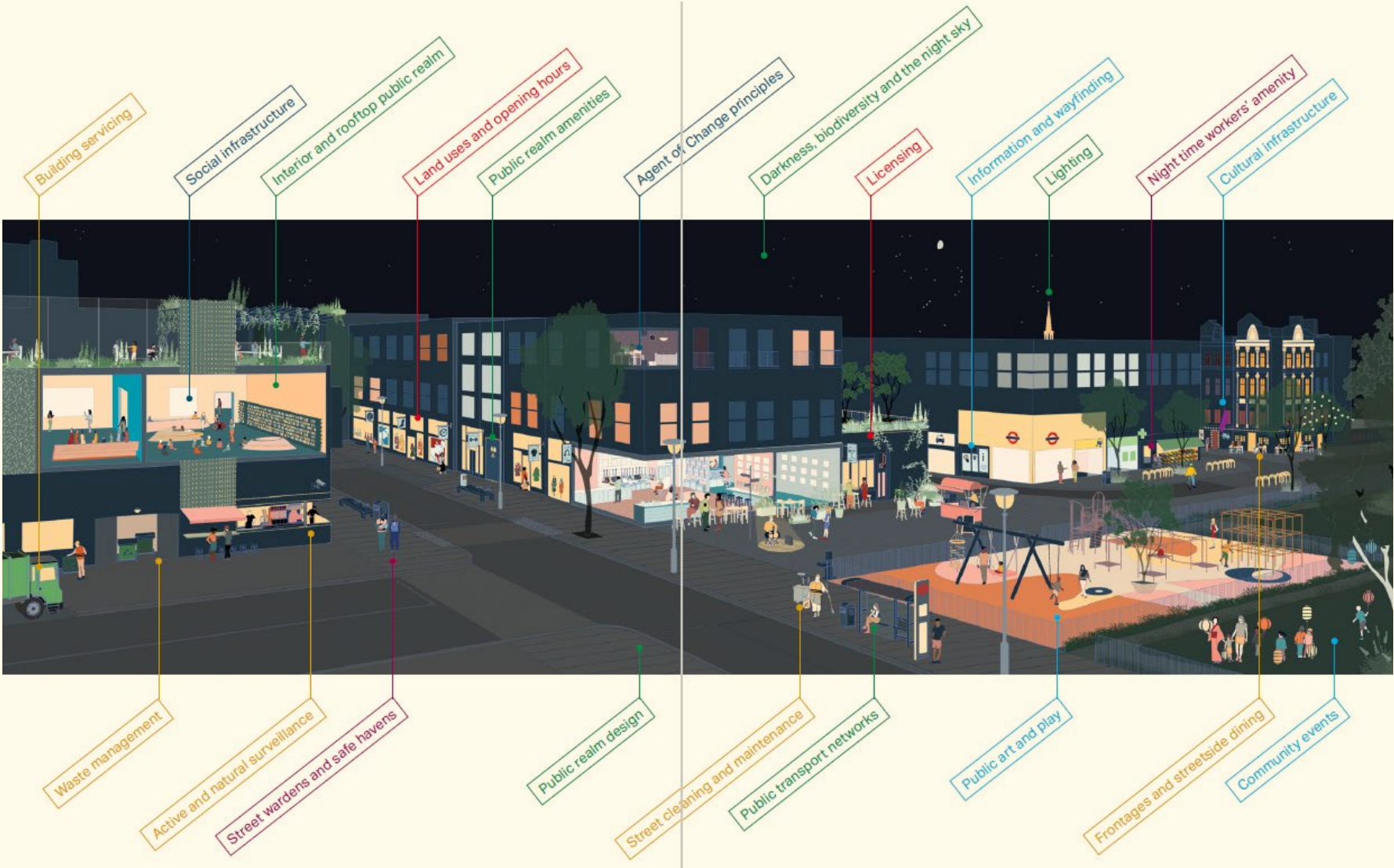


Diagram extract from GLA guidance: *Designing a night time strategy*, GLA, 2020 (pp.6-7). This summary diagram effectively conveys the wide range of factors to consider for successful night-time environments - including public realm wayfinding, safety, lighting, mix of uses, extended uses, transport connections, servicing, noise, licensing, public art etc.



7.3 Night-time context

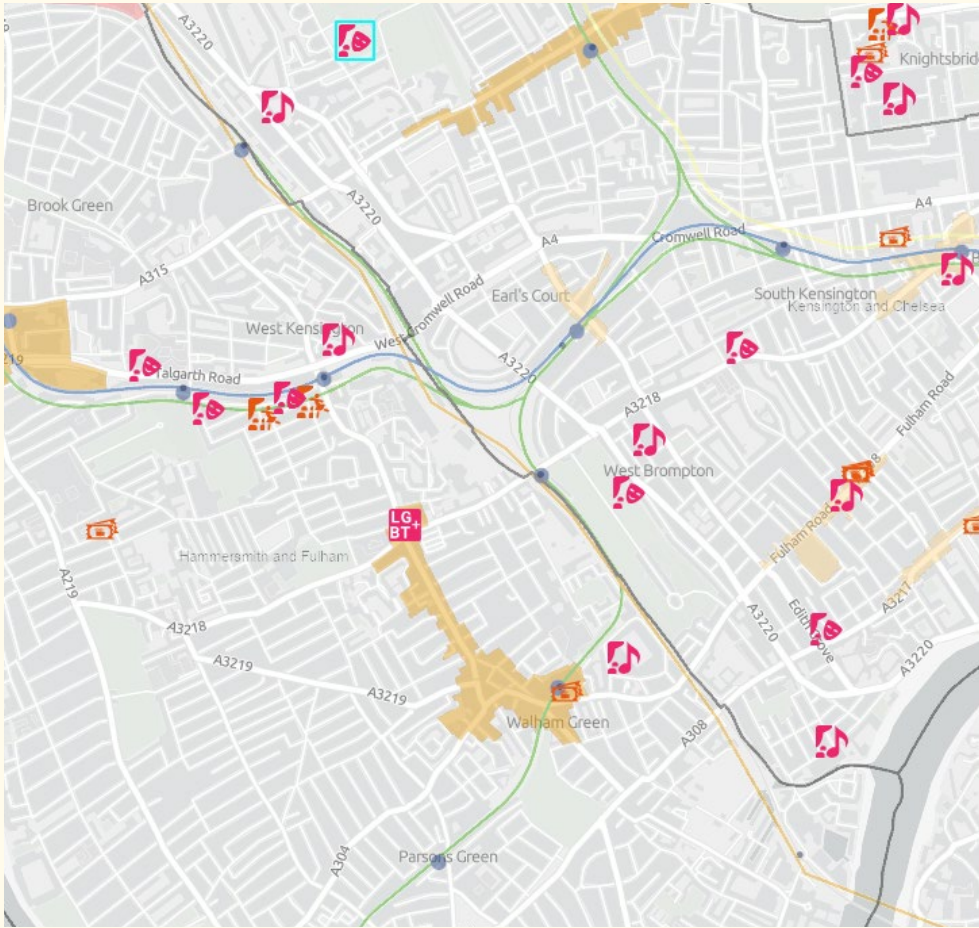
Integrating into the night-life of the area

The Earls Court Development can make a major contribution to the cultural offer and night-time economic success of the wider area.

The capacity to accommodate a significant quantum of floorspace of cultural and mixed active uses within the Site will strengthen the economic success of the wider area after dark - and enhance the benefits for both local residents and visitors across both adjacent boroughs.

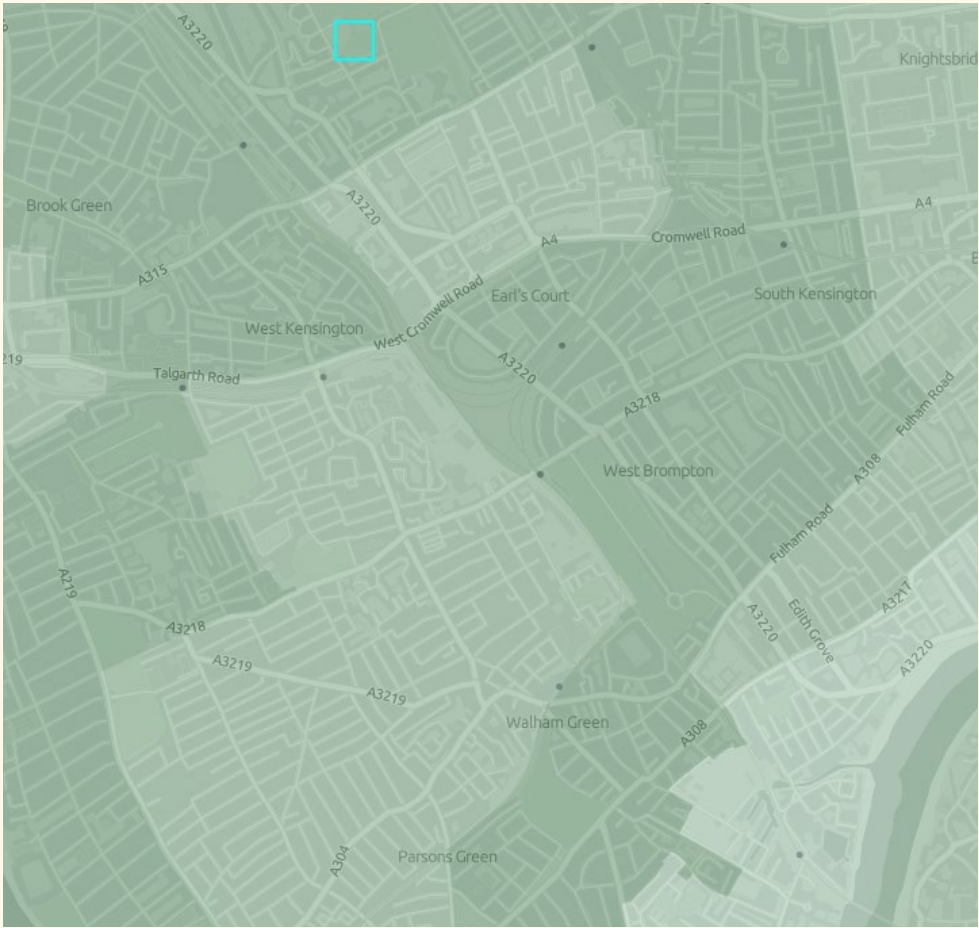
This naturally responds to the broader aspirations and objectives for both RBKC and LBHF in the development of their respective Evening and Night-time Strategies. The approach to this local strategic review builds from understanding the context of the existing businesses and range of night-time venues and seeks to support local business, boost economic potential, attract wider investment and create a welcoming, vibrant, safe and inclusive post-6pm environment for residents, businesses, workers and visitors.

It is in this context that the Earls Court Proposed Development will both enhance the offer and integrate with the existing local context of businesses and venues to maximise the collective benefits of a 24hr city.

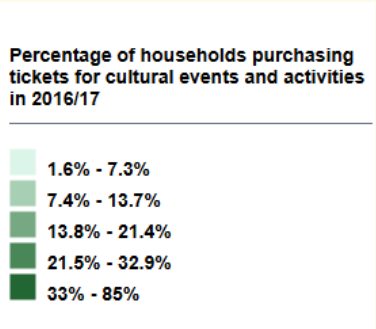


GLA Cultural Infrastructure Mapping (<https://apps.london.gov.uk/cim/index.html>) that identifies the range of local theatres, music venues, LGBT+ night-time venues, dance performance venues, cinemas and arts centres in the local area. It also maps the tube network and local town centres.

RBKC Evening time economy consultation - <https://consult.rbkc.gov.uk/communities/evening-time-economy/>
LBHF Evening and night-time strategy consultation - <https://haveyoursay.lbhf.gov.uk/evening-and-night-time-strategy-consultation>



GLA Cultural Infrastructure Mapping (<https://apps.london.gov.uk/cim/index.html>) zonal mapping of the socio-economic data considered in terms of a percentage of households purchasing tickets for cultural activities and events (2016/17).



7.4 Night-time opportunity

Discovering wonder at Earls Court after dark

The Earls Court Development has a major opportunity to deliver a thriving night-time environment with a creative and varied offer for residents and visitors.

Key cultural venues combined with a diverse mix of public spaces and active uses will ensure that the life of the neighbourhood is extended throughout the night.

Well-connected routes, legible wayfinding, carefully considered lighting environments and fantastic public transport connections will support the diverse and creative mix of uses in delivering a thriving destination - offering a mix of experiences for both the local community and wider visitors to the area to discover.

With this opportunity also, however, comes the responsibility to ensure that the public realm and life of the neighbourhood is well managed, maintained and safe. Ensuring that well-considered principles of inclusivity, safety, licensing control and estate management are embedded in the detailed design so that the night-time environment is welcoming, successful and enjoyed by all.

Within this context a comprehensive lighting strategy is critical to both enhance the opportunity as well as ensure an appropriate balance of lighting typologies is provided.

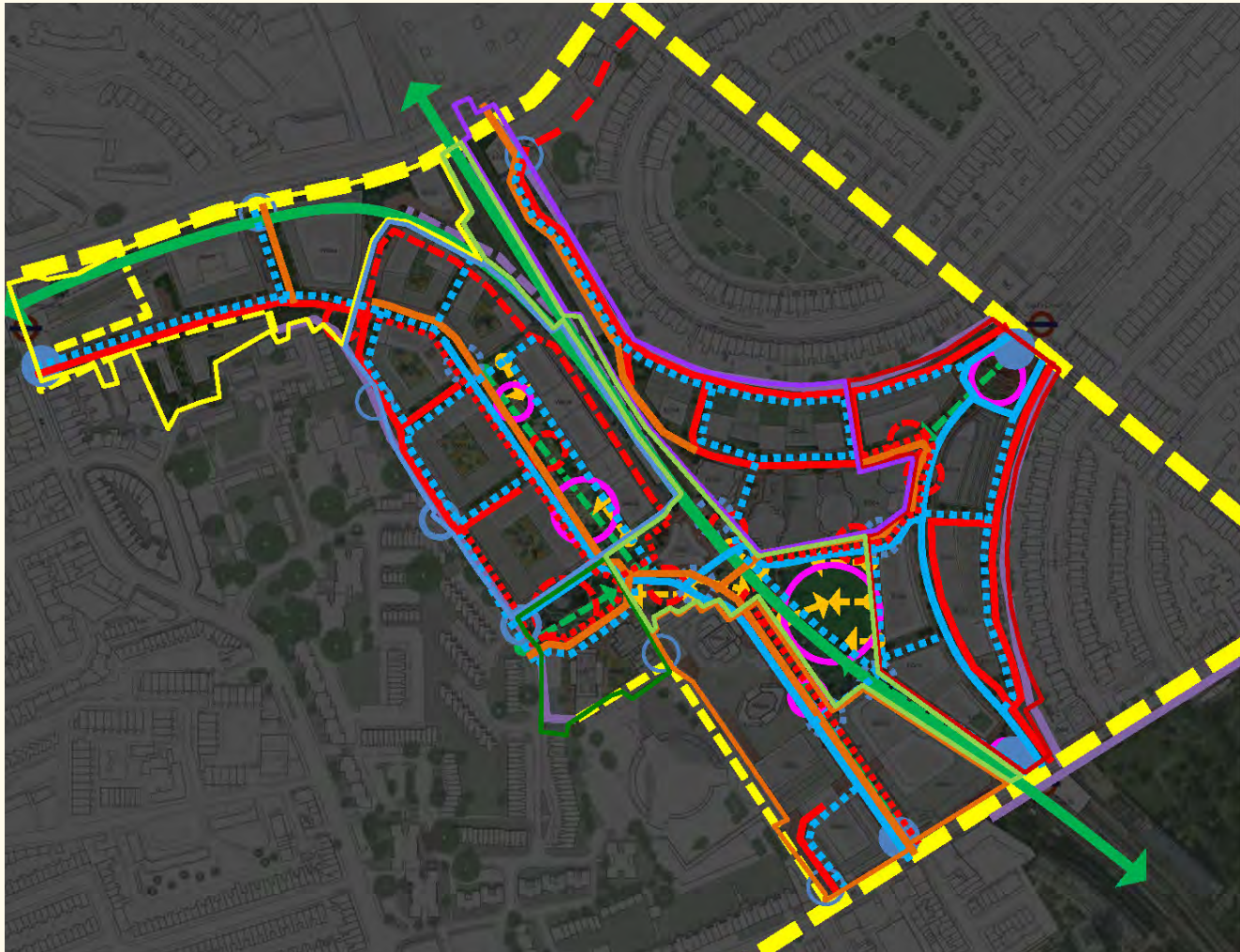
In addition, a broad range of specifically night-time management factors should also be considered to optimise the delivery of an attractive after dark destination. The following pages of this section therefore provide a summary of key design principles.

These guiding principles would then inform detailed design responses alongside the specific uses and design of the public spaces to create a thriving 'culture' for Earls Court from 6pm to 6am as well as throughout the day.

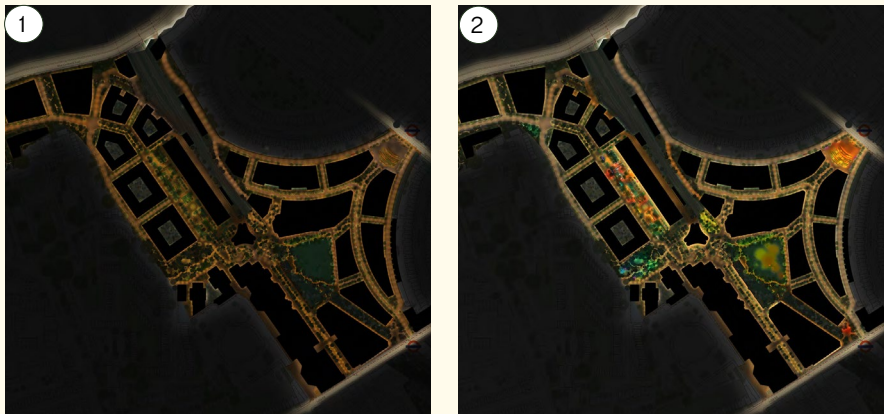
These night-time principles complement the overarching principles of the Strategic Framework and the vision for the Earls Court Development that is fully articulated in the Design and Access Statement Vol. 1: Outline Component.

The specific implications for the lighting of the Strategic Framework are outlined in a comprehensive Lighting Masterplan (Speirs Major Light Architecture) which provides a thorough analysis of the opportunities and management of lighting across the proposals. Select principles are included in this section for reference and in an appendix of the Design and Access Statement Vol. 1: Outline Component Addendum.

In addition, an Estate Management Framework (EC.PA.35) and Security Planning Report (EC.PA.36) were both submitted as part of the Hybrid Planning Applications and provide further details regarding the long-term management processes, security approach and modes of operation, maintenance and management of pedestrian movement - all essential technical supporting information for the successful realisation of the aspirations for maximising the potential for after dark uses at Earls Court.



Composite overlay of after dark legibility diagrams for Earls Court (Lighting Masterplan) - emphasising the varied edge conditions, lighting gateway locations, movement hierarchy, key views, features and meeting spaces - please refer to the Lighting Masterplan for the detailed analysis of the lighting context and design approach.



Comparative Earls Court rendered views of:

- 1. Typical overnight scene;
- 2. Possible events lighting scene.

7.5 Public realm and amenity

Creating a destination with a landscape-led framework at Earls Court

The Strategic Framework prioritises publicly accessible spaces and a well-connected sequence of routes arranged with a clear and legible hierarchy.

Ensuring that the design of these spaces and connections functions as well in the evening as in the day is key to the success of the development and the delivery of a thriving and successful night-time neighbourhood.

The following are key factors to consider to enable an inclusive, welcoming and vibrant night-time public realm:

- Legibility / wayfinding
- Lighting
- Public transport connections
- Amenities
- Green spaces
- Sound
- Biodiversity
- Interior and rooftop uses

Strategic Framework principles:

The layout of the Strategic Framework opens up the Site and proposes a varied public realm network with a diverse sequence of landscaped spaces. A range of street types are arranged with clear links and diverse characters that enable a mix of activities and a welcoming public realm - with nature, neighbourhood, culture and innovation at the centre of the proposals.

Extracts of the Strategic Framework from the Design and Access Statement Vol. 1: Outline Component:



Stitching the Site into its context.



A destination landscape.

Night-time strategic principles - a guiding framework for future detailed design consideration:

- **Wayfinding:** Detailed proposals will ensure a coherent and clear approach to enhance the legibility of the public realm after dark
- **Transport:** Obvious links to the neighbouring transport connections are emphasised by the framework structure - and these will be further enhanced through lighting and public realm management to assist in night-time circulation
- **Amenities:** Public amenities will be appropriately distributed to ensure good access and an attractive public realm is maintained
- **Green spaces:** Varied public spaces will provide opportunities for extending cultural life after dark through careful programming and integration with neighbouring activities
- **Sound:** Management of noise disturbance and light pollution will be carefully considered to balance the use of the public realm after dark - considering both the wider residential context and the natural habitats and biodiversity of the landscaped proposals
- **Extension of uses:** Opportunities to extend the public realm into adjacent buildings and rooftops will be explored
- **Lighting:** The nighttime legibility across the varied public realm has been considered to establish a visual hierarchy, aiding orientation, intuitive wayfinding and creating a safe and comfortable environment after dark



Evanescent, Atelier Sisu - <https://www.ateliersisu.com/>



Culture Night, Copenhagen - <https://kulturnatten.dk/en/the-little-culture-night-in-copenhagen/>



Windrush:492, Roy Williams, Greenwich - <https://festival.org/productions-2/>

Destination public open space

Indicative visuals on this page show a range of possible activities within the future public realm at Earls Court after dark.



7.6 Public life and neighbourhood

A varied and creative neighbourhood

The proposed uses and clustering of activities across a variety of character areas will maximise the opportunities whilst balancing the impacts of night-time uses.

The Proposed Development will deliver a variety of uses and create a successful interrelationship with the high-quality public realm that extends the public life of the neighbourhood throughout the evening and night-time. Appropriately programming a mix of activities that extends the life of the place and engages with the community will maximise the night-time opportunity.

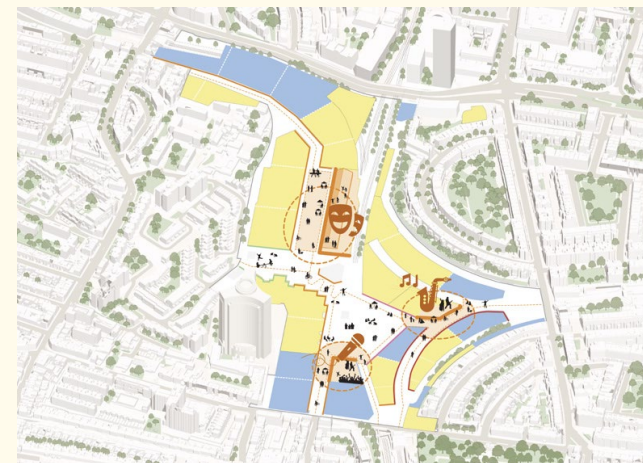
The following are key factors to consider to balance the varied opportunity and audiences:

- Cultural uses and activity
- Diversity of offer
- Public art / play strategies
- Stakeholder engagement
- Land use clusters and balancing impact of uses (vibrancy and residential impacts)
- Licensing and controls
- Community uses

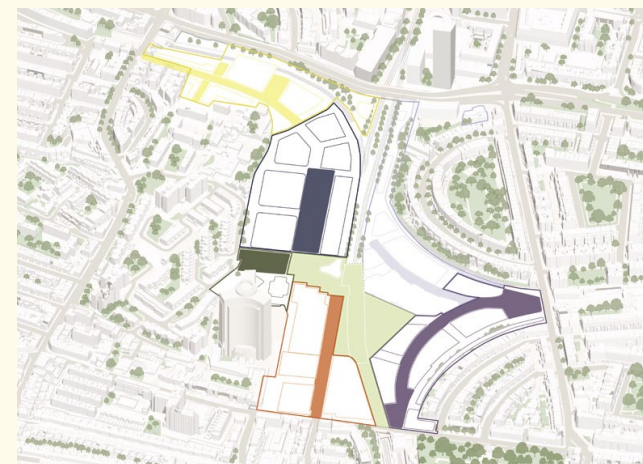
Strategic Framework principles:

The layering of the framework with a variety of uses - clustered cultural uses, innovative workspaces and a mix of active frontages and quieter residential communities - underpins the fabric of the proposed culture at Earls Court and its character areas. Diverse environments are centred around a network of public spaces and their interrelationship will maximise the opportunities for a rich night-time experience.

Extracts of the Strategic Framework from the Design and Access Statement Vol. 1: Outline Component:



Curating a mix of uses.



Seven Character Areas that draw from the existing local context to form one coherent neighbourhood.

Night-time strategic principles - a guiding framework for future detailed design consideration:

- **Cultural uses:** As described throughout this Cultural Strategy, the range and mix of 'culture' is central to the proposals - and maximising the range and diversity of offer will foster a thriving after dark environment
- **Public Art and Play:** Opportunities to integrate the Public Art Strategy and a variety of play experiences will be explored to further extend the variety of after dark activities and expand the audience
- **Engagement:** Ongoing stakeholder engagement and collaboration with cultural programmes, community uses and night-time events will be maintained to reflect the needs and aspirations of residents and visitors
- **Land use balance:** Well-considered balancing of use clusters in response to the mix of character areas will optimise night-time activity whilst also respecting quieter areas of the neighbourhood
- **Licensing and controls:** Detailed proposals of licensing limits and post-event occupancy of streets and spaces will be developed and managed (in consultation with the local authorities and environmental services)
- **Lighting:** Light will reinforce the character areas after dark through a variation of intensity, colour, texture, uniformity, and equipment utilized, accentuating the distinctive spatial differences while balancing the development as a whole



Nuit Blanche, Paris - "Spectre" by Mariona Benedito and Cube.BZ, 2022 - <http://eva-albarran.com/en/production/nuit-blanche-2022/>



Pegasus Trail Playground, 100 Architects - <https://100architects.com/project/pegasus-trail/>



Depot of Museum Boijmans Van Beuningen, Rotterdam - <https://www.boijmans.nl/en>

7.7 Social responsibility

A safe, inclusive and welcoming place to be after dark

Responsible management that prioritises the well-being of all residents, workers and visitors is critical to the long-term flourishing of the night-time economy.

The framework has established good urban design principles of layout, connections and distribution of uses - that are then enhanced by a range of spatial strategies that define clear movement hierarchies, management principles, servicing strategies and detailed considerations of the Site's operation and functions. In combination with long-term stewardship, safety and accessibility considerations and community collaboration future proposals will enable a renewed Earls Court at night for all to enjoy. Specific safety strategies are also outlined in an Inclusive Safety Toolkit and Earls Court's Inclusive Safety Policy. The following are key factors to consider to ensure a responsible and well-managed night-time environment:

- Environmental health
- Welcoming and clean streets and spaces
- Worker wellbeing
- Safety and security
- Inclusivity and access

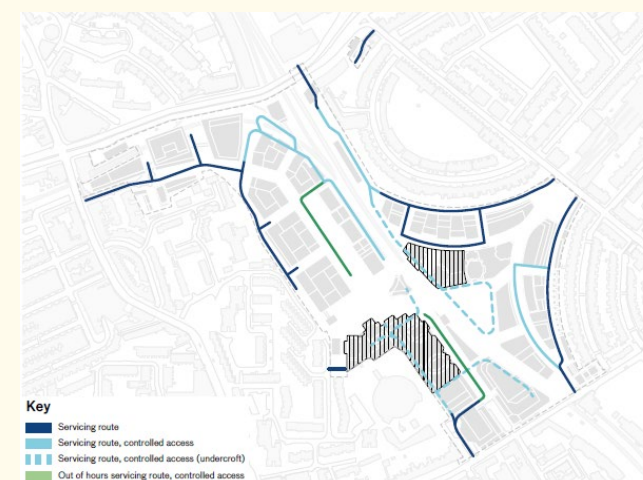
Strategic Framework principles:

A fully considered range of spatial strategies define the logistical management and operation of the framework and will enable the proposed uses and public spaces to thrive. The framework is technically supported by a tested hierarchy of movement patterns, security principles, management strategies and inclusive design considerations to create the conditions for a welcoming context throughout the day and night.

Extracts of the sitewide design strategies and principles from the Design Code:



Street typologies.



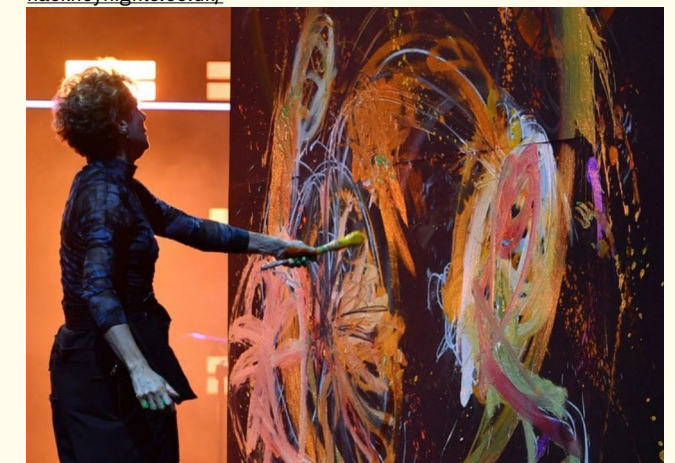
Servicing and waste network.

Night-time strategic principles - a guiding framework for future detailed design consideration:

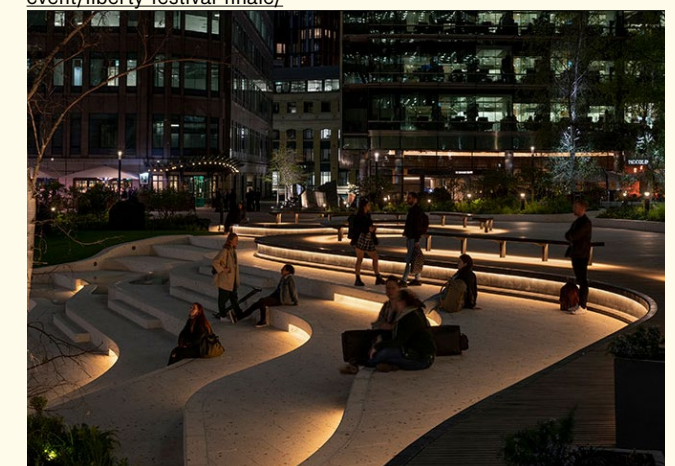
- **Environmental health:** Careful management of noise and light disturbance will be developed in partnership with occupiers and estate management processes (e.g. street cleaning regimes etc.)
- **Safety:** Effective management of the street environment and night-time uses will be developed and consistently monitored to ensure the safety and security for all - designing for safety with legible routes and spaces, natural surveillance, appropriate lighting levels and alignment of strategies to key policy objectives (e.g. Women's Night Safety Charter)
- **Servicing:** Waste and servicing will be managed and consolidated to minimise the impact of events and night-time uses in collaboration with key occupiers
- **Inclusivity:** Particular consideration will be given to ensure the widest audience for the range of night-time activities - reflecting the sitewide inclusivity principles of the Strategic Framework
- **Night-time workers:** Due consideration of specific needs and requirements of night employment and associated wellbeing / amenity will be given
- **Lighting:** The application of light across the neighbourhoods has been considered in relation to time and activity, incorporating a lighting control system to provide variation from the requirements of an average evening through to the intricacies of special and unique events



Hackney Nights, Accredited Venue scheme - <https://www.hackneynights.co.uk/>



Liberty Festival, London 2023 - <https://www.culturecroydon.com/event/liberty-festival-finale/>



Exchange Square, London - <https://darcawards.com/portfolio/exchange-square-uk/>

7.8 Economic activity and stewardship

Maximising the social and economic benefits

Realising the opportunities for residents and visitors with a thriving night-time economy and long-term stewardship of the Site.

The Hybrid Applications define a clear framework of spaces and development opportunities that will enable a carefully considered and flexible growth of the area. The phased approach to delivery enables the neighbourhood to evolve and respond to changing visitor patterns and local need. A careful shaping of the culture of the place that can maximise the social and economic benefits and extend the use to optimise night-time activity.

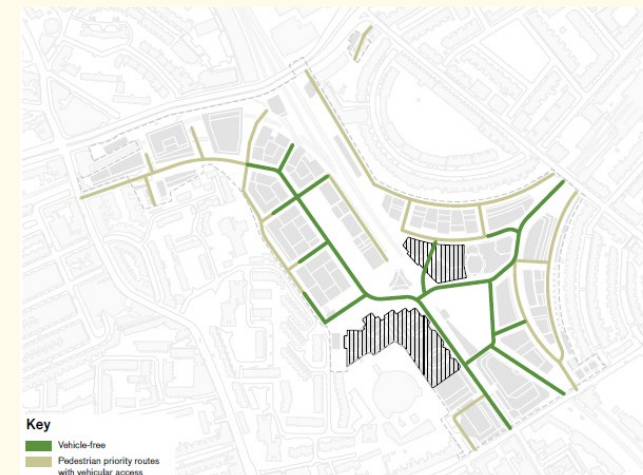
The following are key factors to consider to maximise the night-time social and economic opportunity:

- Job opportunities / visitors / destination
- Opening hours / circulation
- Shared / extended uses after 6pm
- Pop-ups and meanwhile uses
- Activity and footfall / evening spill-out
- Estate management / servicing
- Frontages

Strategic Framework principles:

The framework defines the conditions for a phased delivery of spaces, routes and uses that will shape the culture of the place and maximise the potential of the 24hr city. Clear principles of pedestrian and vehicular hierarchy, alongside a coherent but diverse arrangement of frontage activation, will optimise the night-time patterns of movement and footfall and fully realise the socio-economic opportunity.

Extracts of the sitewide design strategies and principles from the Design Code:



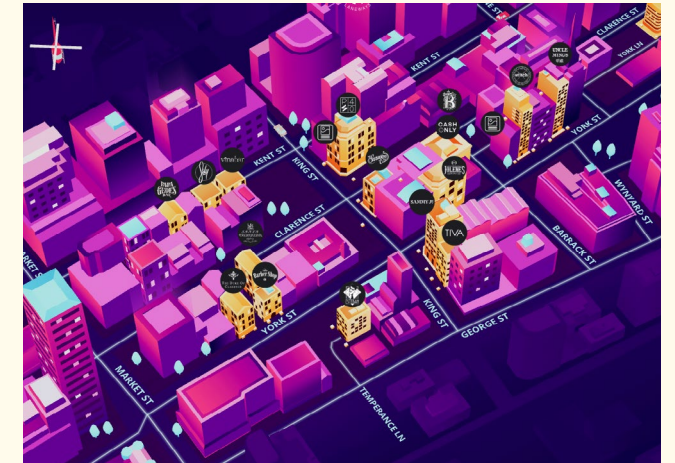
Pedestrian network.



Frontage hierarchy.

Night-time strategic principles - a guiding framework for future detailed design consideration:

- **Employment:** Job opportunities as a consequence of night-time uses and activities will be maximised
- **Visitors:** Clustering and programming of uses and events will be developed to enhance the diversity of activities and associated multiplier economic effects on the wider local context and adjacent businesses through footfall and post-event spend
- **Extended uses:** Detailed consideration of opening hours will develop clear strategies for enhancing / extending uses in appropriate areas of the development
- **Spill-out and pop-up:** Opportunities for spill-out of dining and cultural activity as well as programmes of occasional uses and events will all contribute to the varied mix and activity after dark
- **Frontage design:** Careful design of frontage lighting, signage and street animation will be developed to balance activity and security in areas of particular night-time focus and contribute positively to the environment
- **Estate management:** Ongoing management and stewardship of the Site will be secured with an estate management strategy incorporating particular considerations for the night-time environment
- **Lighting:** The public realm lighting has been developed as flexible, incorporating consideration to both permanent and temporary installations over time



Laneways, Sydney - <https://ycklanewaysmap.com.au/>



Rembrandt District, Amsterdam - <https://rembrandtdistrict.amsterdam/en/hosts>



Princes Circus, London - <https://www.michaelgrubbstudio.com/portfolio/princes-circus-london-uk/>

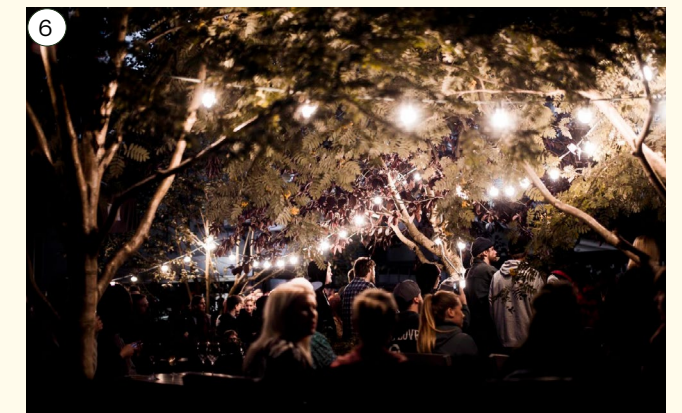
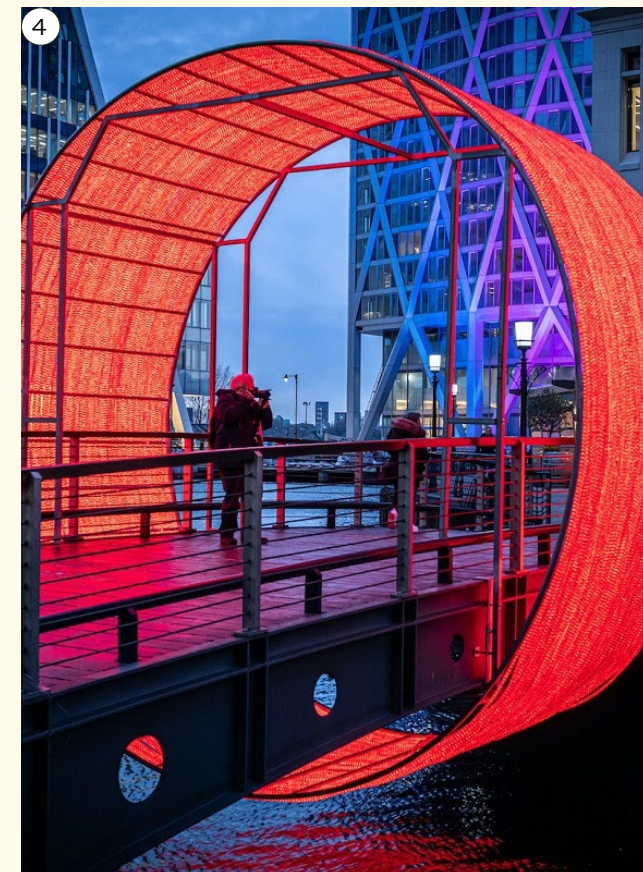
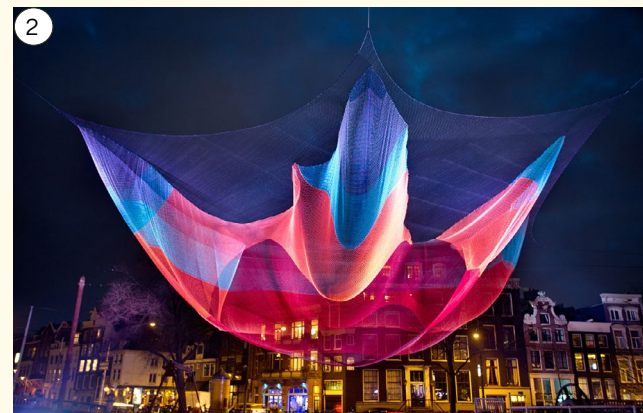
7.9 Precedent

Public Realm

The precedent images on this page illustrate examples of night-time public realm environments that show case successful strategies for integrating high-quality public realm and lighting in ways that maximise the opportunities for life after dark.

They provide a frame of reference for developing specific proposals to support the night-time economy through detailed design of the public spaces and landscape at Earls Court - using / enhancing the experience of public spaces with night-time festivals, light installations and park events.

1. Les Pointes Lunaires, Céline Bozon Paris - <https://www.paris.fr/nuit-blanche-2025>
2. Amsterdam Light Festival 2018 - <https://amsterdamlightfestival.com/en/>
3. Amsterdam Light Festival 2025 - <https://amsterdamlightfestival.com/en/>
4. Canary Wharf Lights - <https://canarywharf.com/artwork/ottotto-the-clew/>
5. Festival of Lights, Berlin - <https://festival-of-lights.de/en/>
6. Night of the Arts, Helsinki - <https://helsinkifestival.fi/en/event/night-of-the-arts/>
7. Fête des Lumières, Lyon - <https://www.fetedeslumieres.lyon.fr/en/oeuvre/solar-dust?selection=2495>



The precedent images on this page illustrate examples of night-time neighbourhoods where the mix of uses and extended night-time activities effectively enhance the excitement and attractiveness of the night-time experience whilst ensuring well-managed and responsible places are welcoming for all.

They provide a frame of reference for developing specific proposals to support the night-time economy and proposed distribution of uses through detailed design at Earls Court - extending the life, enlarging audience participation and engagement with cultural programmes through the evening.

1. Culture Night, Copenhagen - <https://kulturnatten.dk/en/program/>
2. Sonar + D, Barcelona - <https://sonar.es/en>
3. RISING festival, Melbourne - <https://rising.melbourne/about>
4. International First People's Festival, Montreal - <https://presenceautochtone.ca/en/>
5. Brussels Jazz Weekend - <https://lottobrusselsjazzweekend.be/index.php>
6. Bealtaine Festival, Galway - <https://www.galwaycity.ie/news/2025/celebrating-bealtaine-2025-in-galway-city-a-festival-of-creativity-connection-community>
7. Notte Bianca, Malta - <https://www.festivals.mt/nb>
8. Culture Night, Dublin - <https://culturenight.ie/>

