

EARLS COURT 

Design & Access Statement Volume 1: Outline Component Addendum

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&
Studio Egret West
EC.PA.08-A
August 2025

The
Earls Court
Development
Company



Executive Summary

Introduction

This Design and Access Statement (DAS) Addendum has been prepared by Hawkins\Brown and Studio Egret West to form part of the previously submitted DAS (EC.PA.08), dated July 2024 to take account of amendments to the Proposed Development and respond to feedback in relation to design received from the Royal Borough of Kensington and Chelsea (“RBKC”) and London Borough of Hammersmith and Fulham (“LBHF”).

Since the submission of the Hybrid Planning Applications, consultation has been undertaken with LBHF, RBKC and relevant statutory and non-statutory consultees. As a result of the consultation feedback, amendments have been made to the Proposed Development.

These amendments can be summarised as follows:

- Amendments to Parameter Plans to reduce height of ECO3 by one storey, refine massing of WK02 and other incidental modifications.
- Minor design updates to Development Plots within the RBKC Detailed Component (Plots ECO5 and ECO6) and LBHF Detailed Component (Plots WB03, WB04 and WB05).
- Inclusion of additional and updated codes within the Design Code.
- Development Specification updates to reflect the above amendments.
- LBHF minimum residential unit number increased from 1,600 to 2,000 (proposed to be secured by an appropriately worded planning condition).

This Addendum is structured to follow the chapter titles and numbering within the DAS (EC.PA.08), dated July 2024 to enable cross referencing with the content of the previously submitted version. It has been prepared to address the key points of feedback, which has been outlined in Chapter 4A - Design Evolution and Engagement Update of this document.

Contents

4A

Design Evolution & Engagement Update

4

4.1A

Design Evolution & Engagement Update

5

6A

Illustrative Masterplan Update

11

6.1A

Illustrative Design Introduction

12

6.2A

The Control Documents

13

6.3A

Overview

14

6.4A

Warwick Crescent

16

6.5A

West Brompton

29

6.6A

The Table

39

6.7A

Empress Place

44

6.8A

Aisgill Gardens

53

6.9A

West Kensington

59

6.10A

Flexible Plots

63

6.11A

Illustrative Plot Plans

73

7A

Spatial Strategies Update

75

7.1A

Introduction

76

7.2A

Planting

77

7.3A

Urban Greening Factor

78

7.4A

Roofs

79

7.5A

Play

82

7.6A

Access and Movement

88

7.7A

Inclusive Design

90

7.10A

Utilities

91

10A

Appendices

94

10.5A

Plot Capacity Studies

95

10.6A

Lighting Strategy - Spiers and Major

142

10.7A

Image Credits

171

Revision	Date	Description
PO1	July 2024	Issued for Planning
PO2	July 2025	DAS Addendum

4A Design Evolution and Engagement Update

4A.1 Design Evolution & Engagement Update

Introduction

This chapter outlines the design review and evolution in response to feedback from the Local Planning Authorities (LPAs) including public and stakeholder consultation following the submission of the Hybrid Planning Applications. The process can be summarised in three parts, which are captured in the timeline below.

Feedback review and response

The design evolution and engagement process was shaped by written feedback received from the Local Authorities in February 2025.

Feedback was carefully reviewed by ECDC and relevant members of the design team. Responses were comprehensively considered within the context of the overarching submission and additional content was prepared for continued engagement with the Local Authority planning teams.

Design response workshops

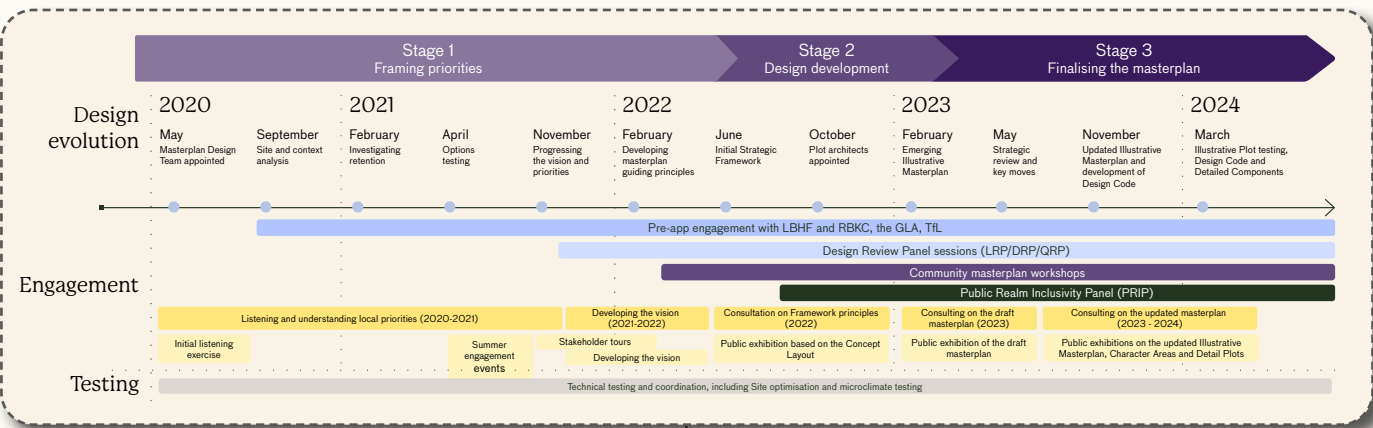
Between March and May, a series of design review and response workshops were held with the Local Authorities.

Structured around key feedback topics, these workshops built upon the previous iterative engagement process. They provided an opportunity to clarify feedback and present proposed responses. This included supplying additional information, offering clarifications, and exploring amendments to the Illustrative Masterplan and Control Documents.

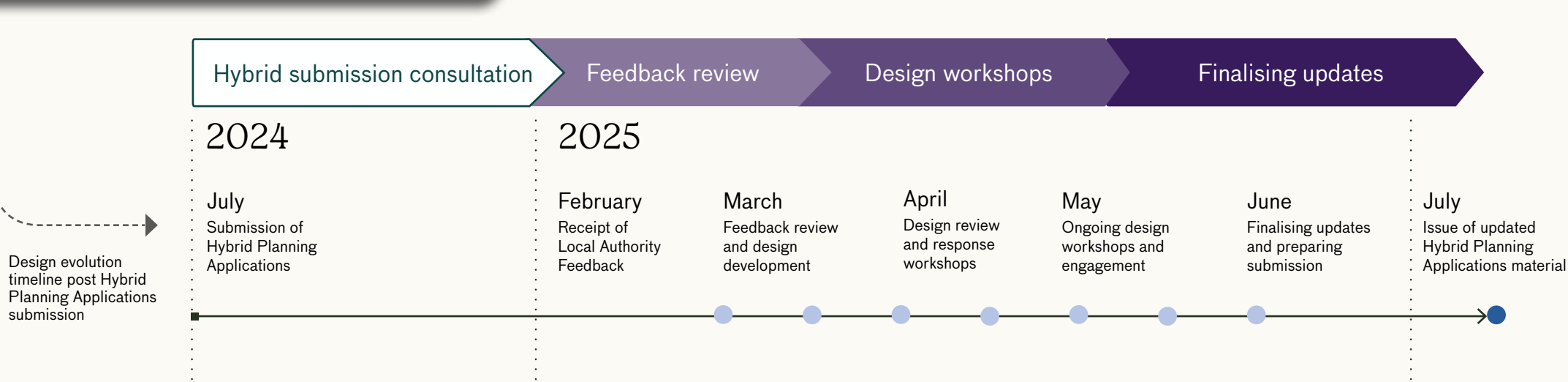
Finalising updates

Feedback received during the design response workshops period was carefully considered and informed the evolution of the proposals.

Additional Illustrative Masterplan material and enhancements to the Control Documents were developed to further reinforce the quality of the Strategic Framework.



Design evolution timeline leading up to the submission of the Hybrid Planning Applications



4A.1 Design Evolution & Engagement Update

Feedback review

The written feedback received in February 2025 shaped an iterative design review process with the Local Authorities. The following points outline the key topics related to design, townscape and heritage impacts, which informed the design evolution.

Feedback on other topics have been captured in the additional, discipline relevant information that forms part of the Hybrid Planning amendments material.

LBHF & RBKC - Housing Delivery

- Clarify proposed minimum number of homes.
- Provide further information on the illustrative design layouts and plot capacities that have informed the Development Specification.

Royal Borough of Kensington and Chelsea (RBKC) - Design feedback

Public realm and landscape

- St Cuthbert's Lane: Provide additional information covering character, flexible land use, routes and connections, and green infrastructure. Clarify frequency of vehicular movement.

- West Brompton Square: Provide additional information in response to local character and active frontages.
- Warwick Square: Provide further detail and clarification on framing the space and approach to frontages addressing the square.
- Warwick Place: Clarify intended use.
- Overlapping landscape functions: Review of public realm proposals to ensure protection of biodiversity habitats and allocation of play space.
- West London Railway Line Deck: Clarify the design approach if it is not possible to deliver the Bioline.
- EC22: Review approach for safeguarding footway along Old Brompton Road
- Tree canopies: Clarify safeguarding of tree canopies along the EC13 and EC15 site boundary.

Built form

- ECO3 and EC10: Review plot articulation to address monolithic appearance in short and medium range views.
- ECO4: Further explore how the presence of the cultural venue can be amplified and celebrated facing the Table Park.
- EC19: Provide additional illustrative design information on possible alternative flexible land use.
- EC20: Explore the integration of a potential cycle and pedestrian connection within the building.
- WB07 and WB08: Review townscape and heritage impact from selected views.

London Borough of Hammersmith and Fulham (LBHF) - Design feedback

Public realm and landscape

- Station square: Review provision of a new square adjacent to West Kensington Station.
- Empress Passage: Provide additional information on how this part of the Site could come forward.
- Aisgill Gardens: Clarify the access route and circulation in the interim condition as well as the treatment of the northern boundary.
- Aisgill Avenue: Clarify treatment of the western edge condition along the boundary to the Estates.
- Amenity and play space: Clarify provision of play and open space within Phase 1 in isolation as well as across the full Site.
- Overlapping nature and play: Review of landscape and play provision proposals.

Built form

- Lillie Road frontages: Explore an alternative approach to illustrative design of plots WB01, 02 and 07 to reduce perceived scale of buildings in east/west views. Provide additional illustrative design information on how the bus layover could come forward.
- Flexible plots: Provide additional illustrative designs for swing plots that have been identified for delivering alternative flexible uses.
- Amenity to existing building at Kensington Hall Gardens: Further review daylight impact.

► Refer to Planning Statement (EC.PA.04).



Illustrative masterplan key plan with plot codes

4A.1 Design Evolution & Engagement Update

Design review and response workshops

The following points outline the key review areas and process of discussion with the LPAs during ongoing design engagement.

The additional illustrative designs and updates to technical information have been incorporated into the revised Illustrative Masterplan and Spatial Strategies chapters within this DAS Addendum.

Where relevant, please refer to other key documents, including:

- ▶ Refer to Design Code (EC.PA.C-01).
- ▶ Refer to Parameter Plans (EC.PA.B-01).
- ▶ Refer to Development Specification (EC.PA.A-01).
- ▶ Refer to UGF Plan (EC.PA.10).
- ▶ Refer to BNG Assessment (EC.PA.11).
- ▶ Refer to ES Townscape and Built Heritage - Vol 2 (EC.PA.12).
- ▶ Refer to Transport Assessment (EC.PA.13).
- ▶ Refer to Cultural Strategy (EC.PA.31).

LBHF

West Kensington Station Square

Public realm and landscape (pg. 62-63)

- The opportunity for a new public open space adjacent to West Kensington Station was explored further.
- Illustrative design studies capture how the space could come forward and relevant design principles were added to the Control Documents.

Empress Place and Lillie Road

Public realm and landscape (pg. 52-54)

- Additional illustrative design information was provided to further establish the quality of space and character for Empress Passage.

Built form (pg. 47-51)

- Alternative illustrative studies of the Empress Place plots were explored and informed through workshop discussions. These tested how the built form could be simplified and articulation enhanced to respond to the urban grain and address the risk of perceived monolithic appearance in selected east/west views.
- Additions to the Design Code were produced to capture enhanced design principles on building articulation.
- Additional illustrative design information shaped discussions on how the bus layover area could come forward.

WK02 & Beaumont Avenue

Built form

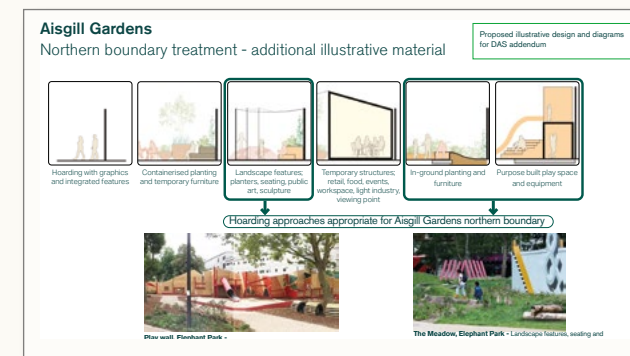
- The Maximum Height Parameter Plan and potential impact on the existing buildings at Kensington Hall Gardens was further analysed and tested in consultation with the respective daylight/sunlight specialists.



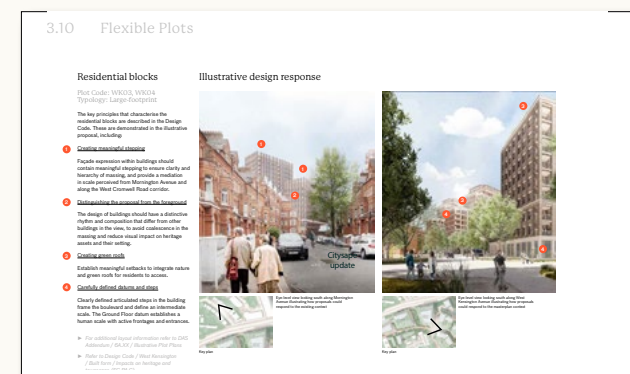
Illustrative design study for West Kensington Station Square



Illustrative public realm study of Empress Passage



Exploration of interim boundary treatment at Aisgill Gardens



Illustrative testing of flexible residential use for WK03 & WK04

Aisgill Avenue

Public realm and landscape (pg. 60)

- Additional illustrative and existing Design Code information was reviewed to agree the level of flexibility for future detailed designs along the boundary to the Estates.

Aisgill Gardens

Public realm and landscape (pg. 56-60)

- Additional illustrative design information responded to discussions on the spatial arrangement, play provision and access routes in the interim condition.
- A variety of studies for the treatment of the northern boundary were reviewed to agree an approach that could provide a holistic landscape and play proposal in the interim condition while also coordinating the public realm with future phases to minimise future disruption. Relevant design principles were added to the Design Code.

Play space

Public realm and landscape (pg. 84-89)

- The approach to play space allocation within Phase 1 as well as the wider site was discussed in further detail.
- Discussions extended into a joint borough workshop reviewing overlapping uses of play space and ecology within the landscape.

Flexible Plots

Built form (pg. 65-73)

- The illustrative approach to Flexible Plots for residential use was explored and discussed including WB02, WK03 and WK04.
- The capacity for other flexible uses on selected plots was also tested and included ECO4 (hotel use) and EC19 (commercial use).

4A.1 Design Evolution & Engagement Update

RBKC

St Cuthbert's Lane

Public realm and landscape (pg. 18-23)

- Additional illustrative detail was developed to explore and agree how the quality of St Cuthbert's Lane could be refined to be more integral to Warwick Lane and an extension of the residential character.
- Additional illustrative design was provided for the potential Cluny Mews connection which showed how the public realm in this location could be enhanced and made more legible.

Built form (pg. 18,21,24-26)

- The potential for closing the gap between EC19 and EC18 to reinforce continuity of frontages was reviewed and discussed.
- EC19 - An illustrative design study for how a commercial use could come forward was explored and reviewed.
- EC20 - Clarifications on how the illustrative design and Control Documents respond to the context were provided.
- Design studies for alternative pedestrian and cycle connections from St Cuthbert's Lane were tested and discussed, including the potential for an integrated connection within EC20.

EC03 and EC10

Built form (pg. 37-39)

- Further illustrative design studies in response to townscape and heritage feedback were explored and discussed. These addressed the risk of monolithic appearance from selected views by testing further articulation of form, height and architectural expression.

Warwick Square

Frontages and public realm (pg. 32-33)

- Additional illustrative detail informed discussions on how the space is framed with active frontages and landscape.

West Brompton Square

Frontages and public realm (pg. 34-36)

- Additional information was developed to clarify how building frontages and spill out spaces are defined and activate the square.
- Further illustrative detail was explored on how the public realm and landscape could be refined to reinforce the response to local character.

WB07 and 08

Built form (pg. 47-50)

- Alternative Illustrative designs were explored to articulate built form in response to local urban grain and to reduce the perceived monolithic appearance of the plots in selected townscape views.
- Enhancements to the Design Code were discussed to capture additional design principles on building articulation.

Play space

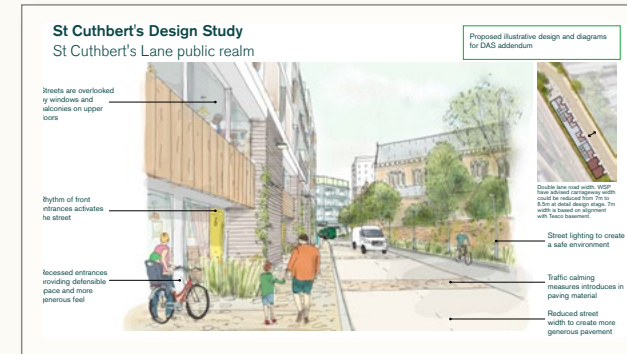
Public realm and landscape (pg. 84-89)

- The approach to allocation of play space was clarified in further detail; discussions extended into a joint borough workshop reviewing overlapping uses of play and landscape.

West London Railway Line Deck

Public realm and landscape (pg. 43)

- A study of the Bioline was explored as a scenario without decking over the West London Railway Line. Input from the ecologist informed the approach and design principles.



Additional view of St Cuthbert's Lane illustrating character and quality of public realm



Illustrative view showing how Warwick Square is framed



Additional information explored for West Brompton Square



WB07/08 Alternative illustrative approach diagrams

EC13 and EC15 - Existing trees

Landscape

- Additional detail was provided and discussed with the borough's arboriculturalist to demonstrate the considerations that have informed the design. Design Codes were enhanced to capture maintenance principles related to the plots along West Brompton Lane.

LBHF and RBKC

Biodiversity - Nature & Play

Public realm and landscape (pg. 42, 84-89)

- A joint borough workshop explored additional detail to show how nature and play could co-exist.
- The Table Park formed a key focus and the approach to overlapping function between play, publicly accessible areas and ecology was discussed.
- Adjustments to improve clarity on the overlapping uses were explored and informed the design evolution and approach to nature and play.

Housing delivery

Built form and Flexible Plots (pg. 65-73)

- Ongoing discussions on land uses and delivery of homes have continued to inform the Development Specification.
- Additional detail through illustrative designs of alternative uses on the Flexible Plots was provided to clarify how plot testing has informed the assessment of development capacity and future flexibility.

4A.1 Design Evolution & Engagement Update

Updates to Control Documents

Clarifications and amendments were made to the Control Documents in response to the feedback received from LPAs. Key enhancements are outlined below.

Parameter Plans - Key changes include:

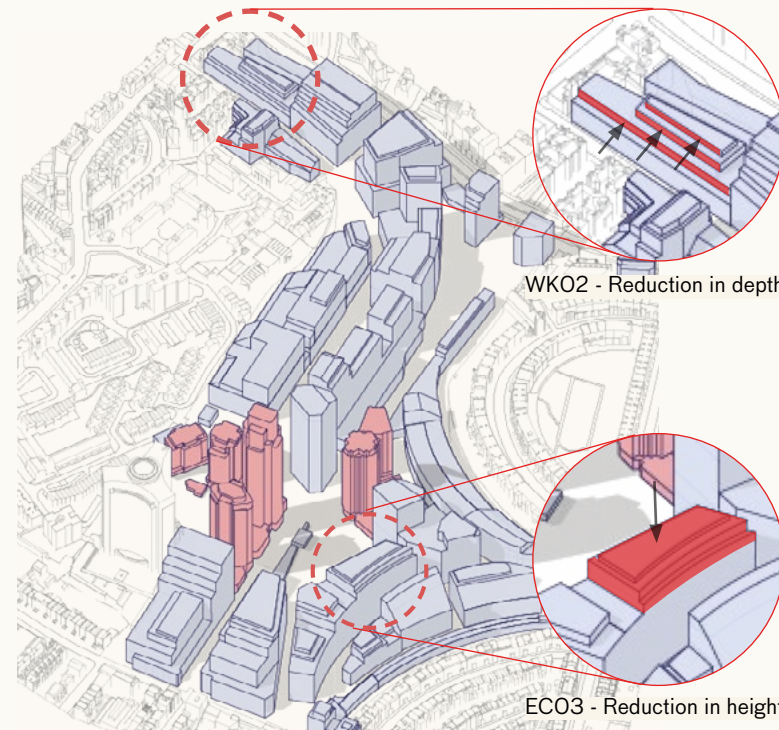
- Maximum Height Parameter Plan amended in response to townscape and heritage engagement.
- Development Zone alignments and limits of deviation adjusted to further define the extent of public realm.
- Access and Movement Parameter Plan amended to add flexibility of potential future connections.
- Extent of below ground area updated to safeguard future use and flexibility.

Design Code - Key changes include:

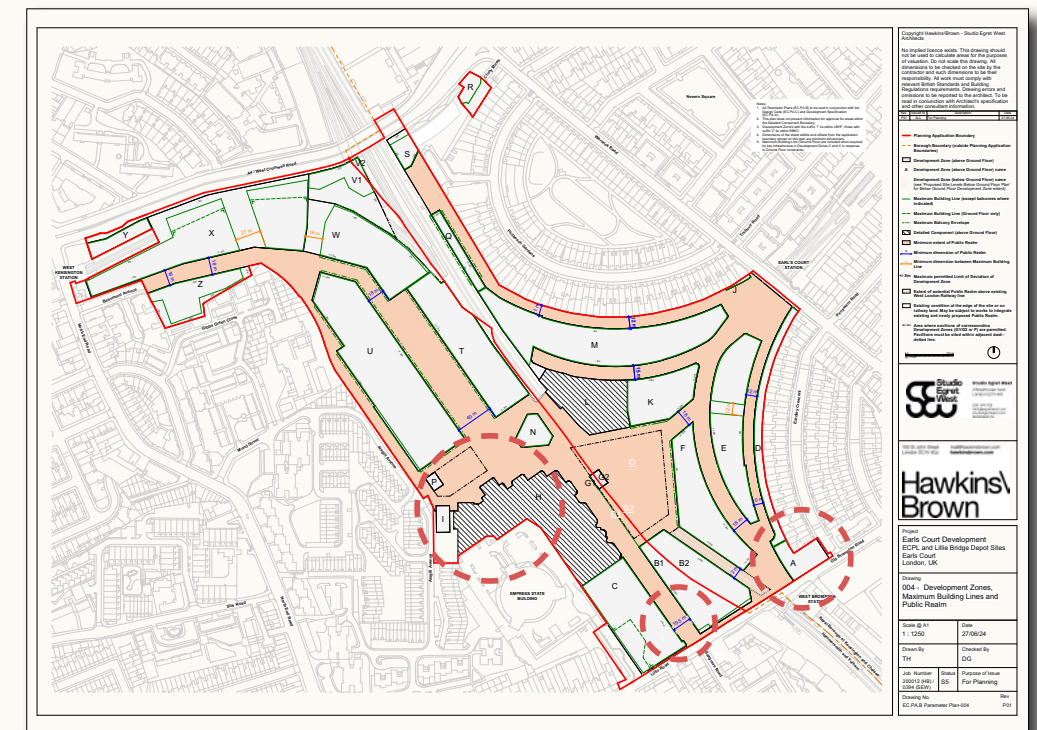
- Sitewide codes enhanced to address urban grain, massing and articulation in the built form.
- Character Area specific codes enhanced to provide additional clarity and guidance on landscape character and quality.
- Additional or amended Character Area specific codes to address townscape and heritage impacts including further detail on articulation and urban grain as well as adjustments in response to the delivery of Flexible Plots.

Development Specification:

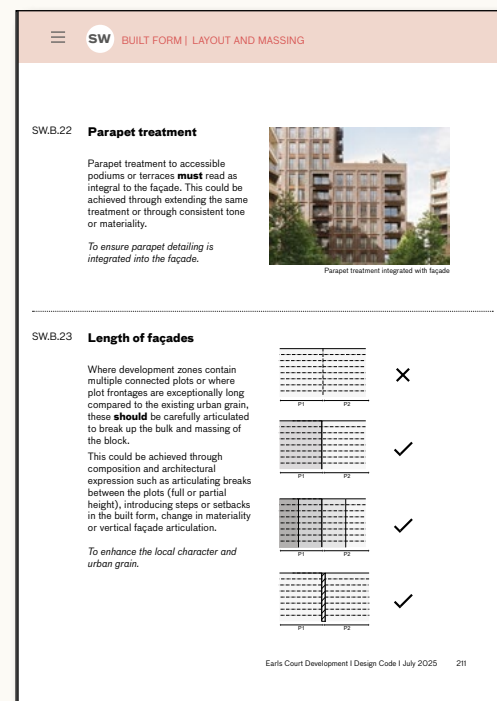
- Updates reflect land use discussions and capacity distribution.



Maximum Parameter Envelope - Indicating key changes



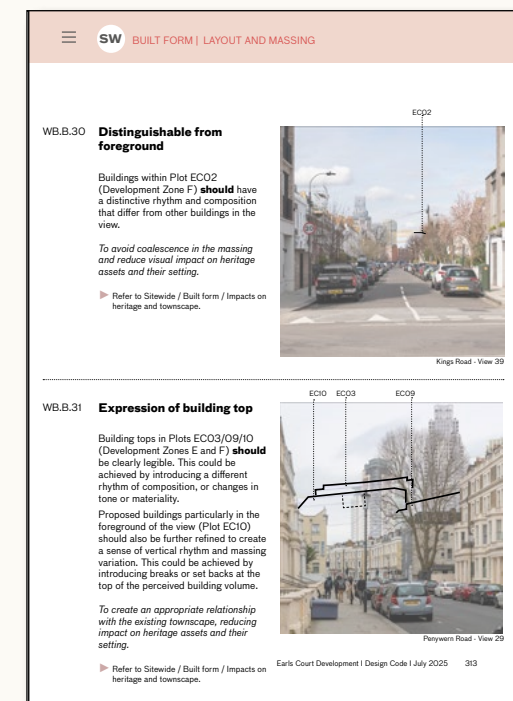
Extract from Parameter Plans - Indicating key changes in Parameter Plan 004 - Development Zones



Extract of updated Sitewide Built Form Design Code



Extracts of updated Character Area - Landscape Design Code



Extracts of updated Character Area - Built Form Design Code



4A.1 Design Evolution & Engagement Update

Stakeholder Engagement Time line

During the determination period, the team has held meetings with both LBHF and RBKC to review updated and additional design information. The table below summarises key meetings to that effect.

Date	Meeting	Topic
October 2024	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Consultation response updates
	Royal Parks Post-submission meeting	Review of application documentation
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Masterplan Meeting	Application progress update
November 2024	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Tree Officer Site Visit	Review trees along Eardley Crescent and Philbeach Gardens.
	LBHF Masterplan Meeting	Parameter Plans and Design Code Review - LBHF officer feedback
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	GLA Masterplan Meeting	Application progress update
	LBHF Masterplan Meeting	ERA Update
	LBHF Masterplan Meeting	LBD Relocation Update

Date	Meeting	Topic
December 2024	LBHF Masterplan Meeting	Detailed Plots, including WB05 Design Update
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Strategic Planning Meeting	Meeting with Head of Planning
	LBHF Strategic Planning Meeting	Meeting with Head of Planning
	LBHF Masterplan Meeting	Catch up - Consultation response updates
January 2025	RBKC Masterplan Meeting	Meeting to discuss QDR, HSE, BS9991
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Strategic Planning Meeting	Meeting with Head of Planning
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	GLA Masterplan Meeting	Land use discussion
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Commercial Strategy Meeting	Meeting to discuss the Commercial Strategy
February 2025	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Strategic Planning Meeting	Meeting with Head of Planning
	LBHF Leadership Meeting	Meeting with Leader
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Initial Daylight / Sunlight review meeting with Shareholders and GIA
	RBKC Strategic Planning Meeting	Executive Director for Environment and Neighbourhoods, Executive Director for Housing and Head of Planning.
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Masterplan Meeting	WSP / RBKC review of RBKC Waste Strategy feedback

Date	Meeting	Topic
March 2025	RBKC Strategic Planning Meeting	Meeting with Head of Planning - direction of travel
	LBHF Strategic Planning Meeting	Meeting with Head of Planning - direction of travel
	LBHF Viability	Quod / BPS / Cast / BPS QS discussion regarding BPS draft report
	GLA Masterplan Meeting	Informal application progress update and likely amendments
	LBHF Masterplan Meeting	Catch up - feedback review meeting
	RBKC Masterplan Meeting	RBKC feedback meeting
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Masterplan Meeting	Daylight / Sunlight feedback meeting
	Waterman EIA Meeting	Ramboll and Waterman Catch Up
April 2025	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Design workshop - Empress Place/West Kensington plots
	RBKC Masterplan Meeting	Catch up - Consultation response updates
	LBHF Masterplan Meeting	Meeting between ECDC and Cllr Cowan
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Masterplan Meeting	Design workshop - ECO6&ECO3
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	LBHF/RBKC	Air quality
	LBHF/RBKC	EIA response and addendum
May 2025	LBHF/RBKC	Public Realm / Landscape Update
	LBHF Masterplan Meeting	Catch up - Consultation response updates
	RBKC Masterplan Meeting	Catch up - Consultation response updates

6A Illustrative Masterplan Update

6.1A Illustrative Masterplan updates

This chapter provides updates to the illustrative design in response to feedback from the Local Planning Authorities (LPAs). It explains how the design has evolved through ongoing engagement and highlights where this has led to enhancements or adjustments to the Control Documents.

The information provided is divided into three categories, based on how each update relates to the previously submitted material. These categories are explained below:

- **Additional illustrative design response** – Clarifies or enhances the previously submitted DAS information. The proposals and Control Documents as previously submitted remain valid.
- **Alternative illustrative design response** – Demonstrates how a different approach could be taken while still complying with the Control Documents as previously submitted.
- **Amended illustrative design response** – Reflects a change or adjustment made in response to feedback. This updated design information supersedes the previously submitted DAS and represents a change to the previously submitted Control Documents.

Updated information is presented across multiple sections within this chapter, including:

- The Development Specification
- Overview of updates by Character Area
- Overview of updates to Built Form
- Topic specific response
- Flexible Plots
- Plot Capacity Studies

Illustrative design response

Additional	Alternative	Amended
<p>Key points responding to feedback topics</p> <p>Illustrative response</p> <p>Identifies the purpose of the information provided</p>	<p>Signpost to other documents</p> <p>Illustrative response</p> <p>Identifies the purpose of the information provided</p>	<p>Key points responding to feedback topics</p> <p>Identifies the purpose of the information provided</p>
<p>6.4A West Brompton Public Realm</p>	<p>6.7A Empress Place Built Form</p>	<p>6.4A West Brompton Built Form</p>
Additional illustrative design response	Alternative illustrative design response	Amended illustrative design response

Amended Control Documents where required

<p>Amended Parameter Plans</p>	<p>Amended Design Codes</p>
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6.2A The Control Documents

The Development Specification

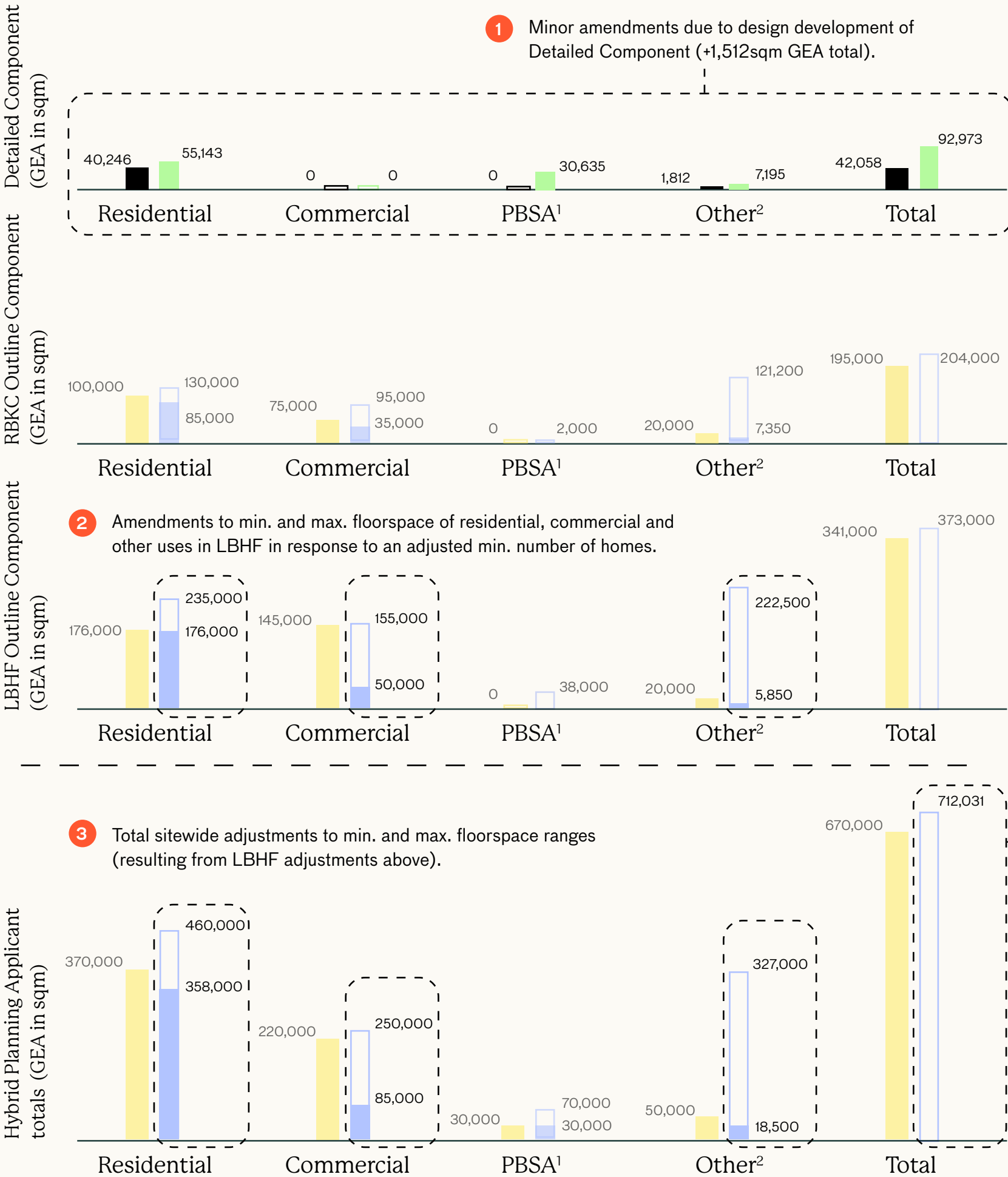
The Development Specification of the Hybrid Planning Applications has been adjusted in response to feedback received from the LPAs.

The rationale for the changes made is summarised below and illustrated in the diagram opposite:

- 1 Revisions to the Detailed Component floorspace due to detailed design considerations and feedback.
- 2 Adjustments to the minimum number of homes in LBHF resulting in: amendments to the minimum and maximum ranges of residential and commercial floorspace; some amendments or clarifications of land use flexibility; and consequent sitewide total changes.
- 3 Adjustments to the overall sitewide Hybrid total floorspace cap, as a direct consequence of the slight increase in the Detailed Component Gross External Area (GEA).

N.B.: The Illustrative Masterplan floorspace and total Outline Component areas remain unchanged since the July 2024 submission. Amendments identified on this page simply reflect the adjustments to the floorspace allocation between uses as defined by the Development Specification, and the minor impact of Detailed Component design development.

► Refer to Development Specification (EC.PA.A-01).



- Royal Borough of Kensington and Chelsea (RBKC)
- London Borough of Hammersmith and Fulham (LBHF)
- Illustrative Masterplan quantum
- Indicative minimum development quantum
- Maximum development quantum

Note: All numbers are expressed as Gross External Area in square meters

¹ Purpose Built Student Accommodation.

² Retail, leisure, culture, community, hotel, education, health, co-living, older persons housing, ancillary, sui generis etc.

6.3A Illustrative Masterplan

Overview of updates by Character Area

Illustrative design updates have been organised by Character Area and topic, as outlined below:

Warwick Crescent

- 1 St Cuthbert's Lane – Additional design studies covering character, flexible land use, and green infrastructure.
- 2 Cluny Mews – Additional design studies demonstrating a potential cycle and pedestrian link from St Cuthbert's Lane to Cluny Mews.
- 3 EC20 – Alternative cycle and pedestrian route from St Cuthbert's Lane to West Cromwell Road.
- 4 ECO4 – Reinforcement of cultural uses at ground level to enhance prominence.

West Brompton

- 5 Warwick Square – Refined proposals for how uses, spill-out spaces, and landscaping frame the public realm.
- 6 West Brompton Square – Further development to enhance public realm activation and response to local character.
- 7 ECO3 and EC10 – Plot articulation amended to address their perceived monolithic appearance in short and medium range views.

The Table

- 8 Overlapping nature and play – Amended proposals for landscape and play provision.

- 9 West London Railway Line Deck – Clarification of the design approach if the Bioline cannot be delivered.
- 10 WBO6 – Additional information on the design response to level changes along the Cascades.

Empress Place

- 11 Lillie Road Frontages (WBO1 and WBO7) – Alternative approach explored to reduce the perceived scale of buildings in east–west views.
- 12 Workspace Cluster (WBO1,02,07 and WBO8) – Alternative illustrative design reviewed to reduce townscape and heritage impacts from selected viewpoints.
- 13 Empress Place Passage – Additional information demonstrating how this area of the Site could come forward, including clarifying the layout of the taxi rank and bus layover.

Aisgill Gardens

- 14 Interim condition – Further detail provided on the quality of public realm and landscaping.
- 15 Aisgill Avenue – Clarification on the treatment of the western boundary adjacent to the Estates.

Lillie Sidings

No changes proposed in Lillie Sidings

West Kensington

- 16 West Kensington Square – Further exploration for the provision of a new public open space adjacent to West Kensington Station.





6.3A Illustrative Masterplan

Overview of updates to the built form

The design of some of the plots has been further developed in response to comments on key townscape views and to provide additional information regarding flexible land use. The relevant plots are outlined below:

Warwick Crescent

- ECO4 — Additional hotel use information
- EC19 — Additional commercial use information
- EC20 — Alternative approach with integrated cycle and pedestrian connection

West Brompton

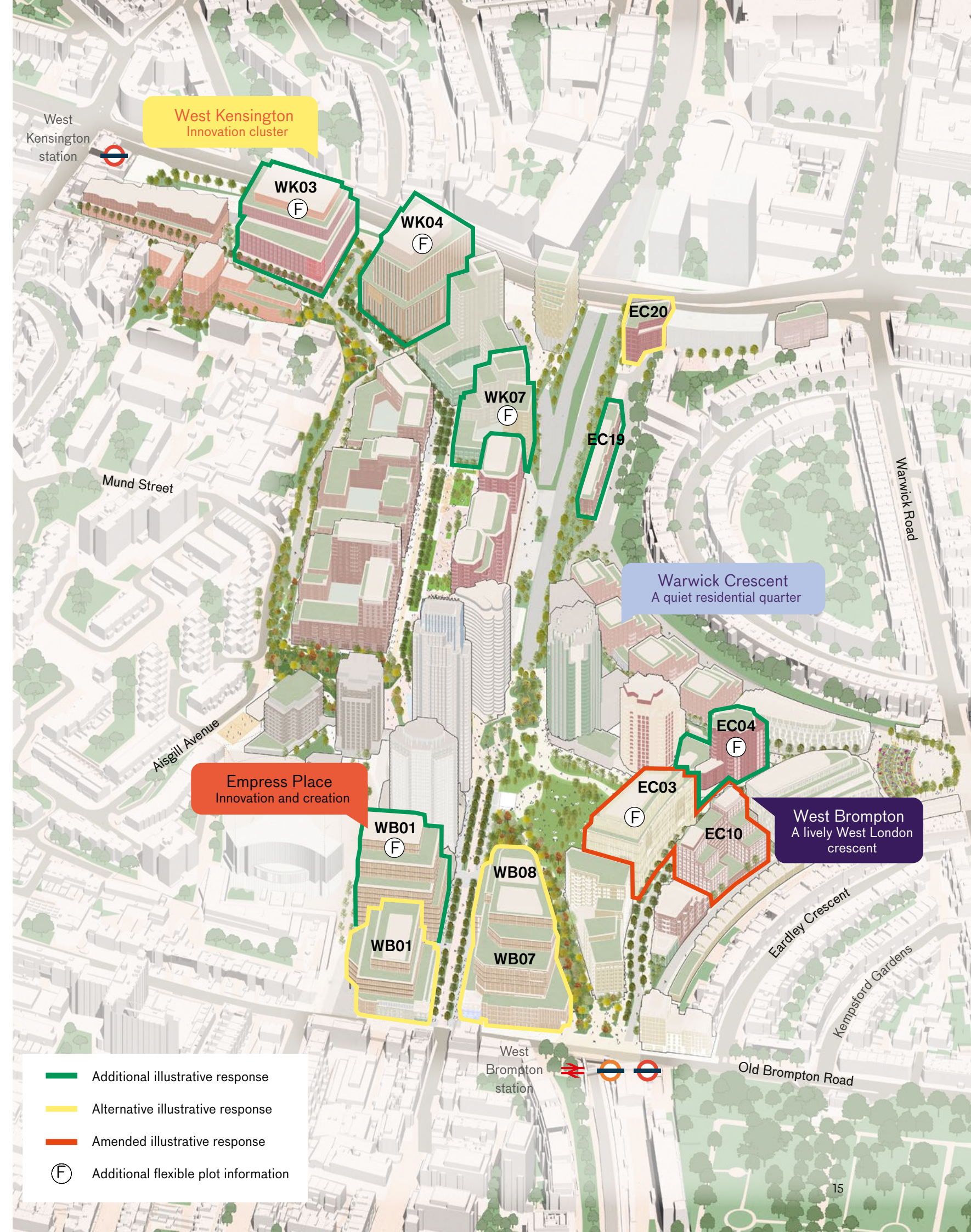
- ECO3 — Amended commercial use information
- ECO3 — Amended residential use information
- EC10 — Amended residential use information

Empress Place

- WB01 — Alternative commercial use information
- WB02 — Additional residential use information
- WB07 — Alternative commercial use information
- WB08 — Alternative commercial use information

West Kensington

- WK03 — Additional residential use information
- WK04 — Additional residential use information
- WK07 — Additional commercial use information



Warwick Crescent

This section outlines updates to:

- ① St Cuthbert's Lane – Additional design studies covering character, flexible land use, and green infrastructure.
- ② Cluny Mews – Additional design studies demonstrating a potential cycle and pedestrian link from St Cuthbert's Lane to Cluny Mews.
- ③ EC20 – Alternative cycle and pedestrian route from St Cuthbert's Lane to West Cromwell Road.
- ④ ECO4 – Reinforcement of cultural uses at ground level to enhance prominence.



6.5A Warwick Crescent | Update overview

Public Realm & Built Form

Built Form

Illustrative designs in the Warwick Crescent Character Area have been further refined to focus on enhancing the character of St Cuthbert's Lane and the Cluny Mews connection, as well as exploring alternative built form approaches to selected plots.

Feedback received has been summarised into key topics and responses, which were reviewed during design workshops with the LPAs and are outlined on this page.

St Cuthbert's Lane



Summarised key feedback from LPAs

The proposal for the area surrounding St Cuthbert's Church should further explore its relationship with the surrounding context and enhance the quality of the streetscape, particularly in relation to vehicular movement. It should also reconsider how EC20 connects to both St Cuthbert's Lane and West Cromwell Road.

Illustrative design response

Further illustrative design information has been provided to establish the quality of public realm of St Cuthbert's Lane. This includes landscaped traffic-calming measures along the lane, exploring the closure of the gap between EC18 and EC19, and developing an alternative approach to EC20 that incorporates a potential new public cycle and pedestrian connection.

Cluny Mews connection



Summarised key feedback from LPAs

There is an opportunity to create a purposeful and positive interface with the church, which should be further explored to give greater detail about what could be achieved, including how the level difference is dealt with and how a connection might be created at the back of the church to Cluny Mews.

Illustrative design response

Additional Illustrative design information has been developed that explores an enhanced Cluny Mews connection with a more positive church interface and legible pedestrian and cycle connection.

ECO4



Summarised key feedback from LPAs

The illustrative design of ECO4 should reflect its prominence and role as a landmark moment in the scheme, and celebrate the base of the building as it contains a significant cultural venue within it.

Illustrative design response

Additional illustrative design material for ECO4 has been developed to strengthen the building's visual prominence and reinforce its cultural use, particularly in views from Earl's Court Station and the Table Park.



6.5A Warwick Crescent | Public Realm

St Cuthbert's Lane

St Cuthbert's Lane is an extension of Warwick Lane and the proposals have been further developed to include a continuous public realm treatment and active frontages.

The key principles that create a cohesive character for St Cuthbert's Lane and Warwick Lane are illustrated in the adjacent diagram and views, which include:

- 1 Consistent use of hard landscape materials along both Warwick Lane and St Cuthbert's Lane.
- 2 A continuous and connected soft landscape strategy along the lanes.
- 3 Active frontages, including residential front doors and entrances.
- 4 A reduced gap between EC18 and EC19 to strengthen the continuity of frontages between Warwick Lane and St Cuthbert's Lane.

► Refer to Design Code / Warwick Crescent / Landscape / St Cuthbert's Lane (EC.PA.C-01).

Illustrative design response

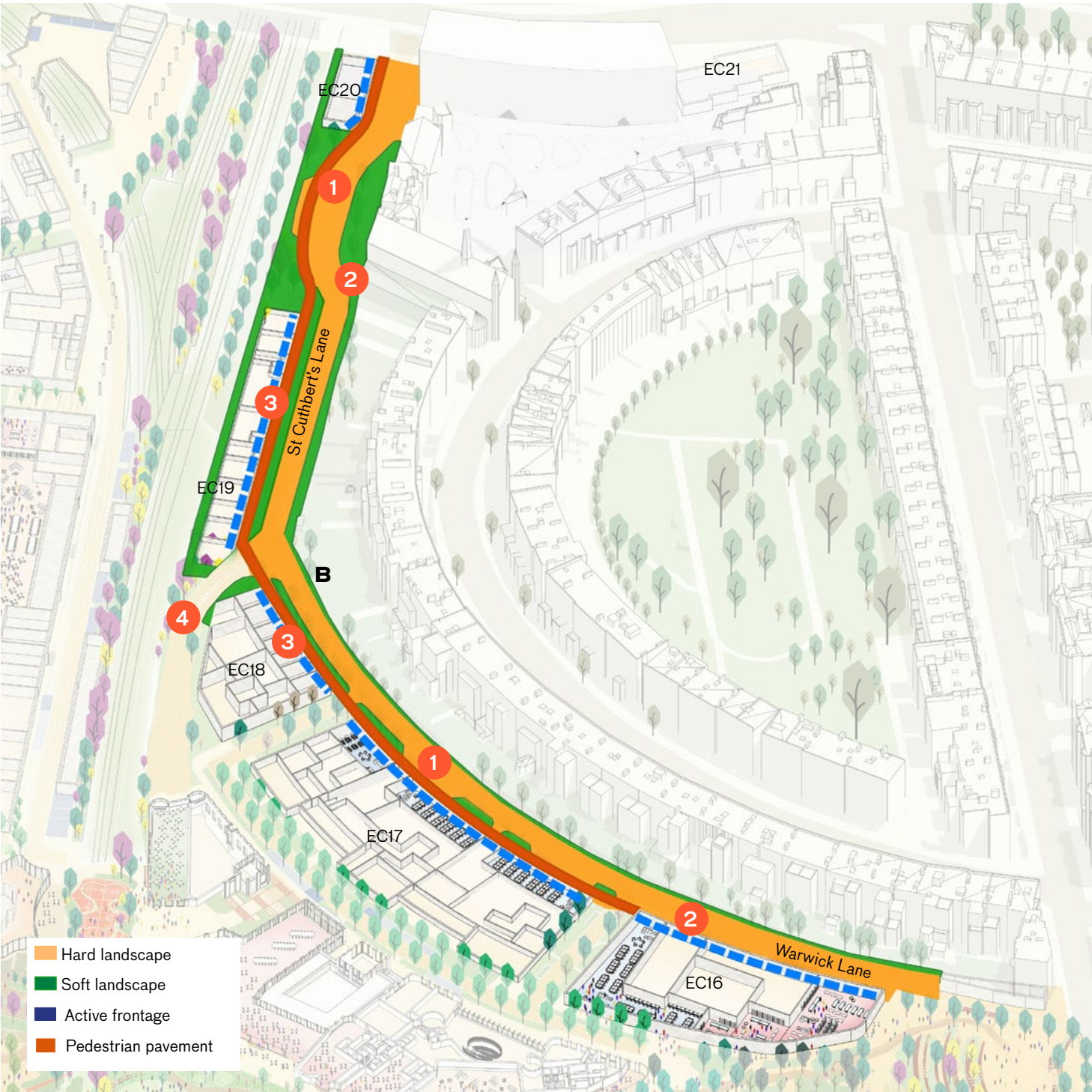


Diagram showing continuous public realm treatment and active frontages along Warwick Lane and St Cuthbert's Lane

6.5A Warwick Crescent | Public Realm

St Cuthbert's Lane

St Cuthbert's Lane is designed to be a pedestrian-friendly street that forms an extension of Warwick Lane.

The character of St Cuthbert's Lane is further defined by the following design principles:

- 1 Recessed entrances to create a wider pavement and activate the street with front doors.
- 2 Residential windows and balconies overlooking the street.
- 3 Paving materials selected to integrate with the public realm and help reduce vehicle speeds.
- 4 Potential for reduced street widths and additional planting in certain locations to introduce traffic calming and enhance landscape character.
- 5 Introduction of climbing plants along boundary edges, complemented by additional ground-level and tree planting.

► Refer to Design Code / Warwick Crescent / Landscape / St Cuthbert's Lane (EC.PA.C-01).

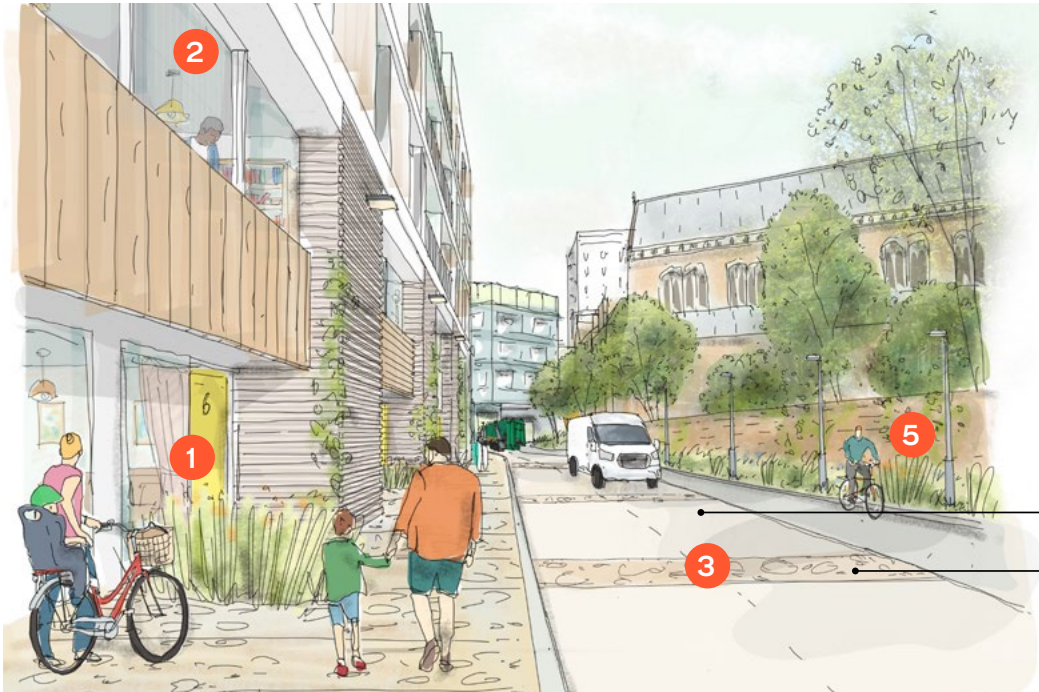
Illustrative design response



Design study illustrating a double lane road reduced to a 6.5m road width.



Design study illustrating the potential for a further reduced road width at select locations for traffic calming.



Street view sketch illustrating the enhanced public realm quality through landscape and frontages



Alternative Illustrative sketch showing potential traffic calming through planting on St Cuthbert's Lane

Illustrative Design Study 1

Reduced street width to create more generous pavement

Traffic calming measures introduced through surface and road material

Illustrative Design Study 2

Further reduced street width in selected locations

Planting introduced to create further traffic calming and an enhanced pedestrian environment



6.5A Warwick Crescent | Public Realm

St Cuthbert's Lane

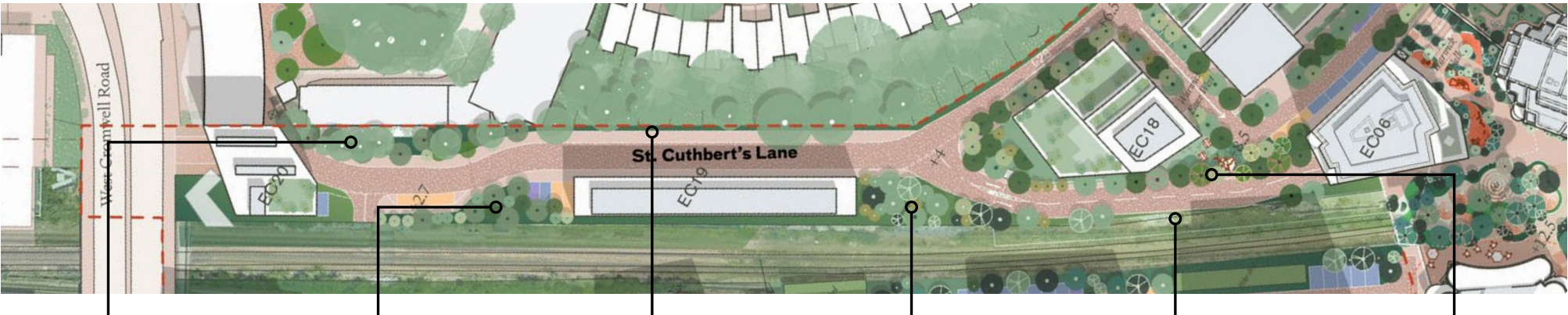
The enhancement of landscape and green infrastructure along St Cuthbert's Lane will further contribute to improving the ecological north-south corridor that extends across the Site and beyond.

The key principles that characterise the green infrastructure along St Cuthbert's Lane have been enhanced in the Design Code. These are further demonstrated in this additional illustrative design information, including:

- Retention of existing trees adjacent to St Cuthbert's Church.
- New tree planting and pockets of woodland planting that frames the street and public realm.
- Boundary planting and climbing plants along residential boundary wall.
- Retained scrub planting along the railway to maintain ecological connectivity of the northern section of the SINC.
- Vertical greening along the access route into ECO7 to maintain a continual green corridor.

► Refer to Design Code / Warwick Crescent / Landscape / St Cuthbert's Lane (EC.PA.C-01).

Illustrative design response



Retention of existing trees



New tree planting as a buffer to railway



Planting along boundary wall



Pockets of woodland with integrated play



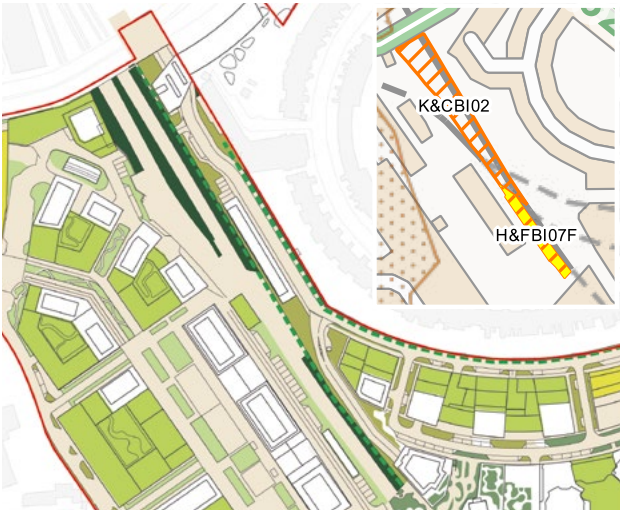
Scrub habitat beside railway



Vertical planting along wall to ramp down to ECO7



Image showing the vertical greening along the access into ECO7.



Extract from UGF plan indicating different types of vegetation adjacent to the existing SINC.

- Intensive green roof
- Flower-rich perennial planting
- Residential podium intensive green roof (60% planted)
- Commercial podium intensive green roof (60% planted)
- Semi-natural vegetation - scrub habitat
- Semi-natural vegetation
- Climbing plants
- Amenity grassland
- Permeable paving



6.5A Warwick Crescent | Public Realm

EC07 access road

Additional information on crossing of EC07 access road to ensure pedestrian priority along St Cuthbert's Lane and Warwick Lane.

The key principles that create a safe EC07 access road from St Cuthbert's Lane are illustrated in the adjacent diagram and, which include:

- St Cuthbert's Lane is an extension of Warwick Lane. The access road into EC07 is secondary and not part of St Cuthbert's Lane.
- Continuation of pavement material across the EC07 entrance to create a clear crossing that prioritises pedestrian movement.
- Road markings indicate cars should slow down and stop when turning out of the EC07 access road.
- Clearly visible control barrier reduces the speed of vehicles.
- Closing the gap between EC18 and EC19 through extensions to the lower levels of buildings or an intensity of tree planting. This reinforces Warwick Lane extending into St Cuthbert's Lane as being the primary route.

► Refer to Design Code / Warwick Crescent / Landscape / St Cuthbert's Lane (EC.PA.C).

Illustrative design response

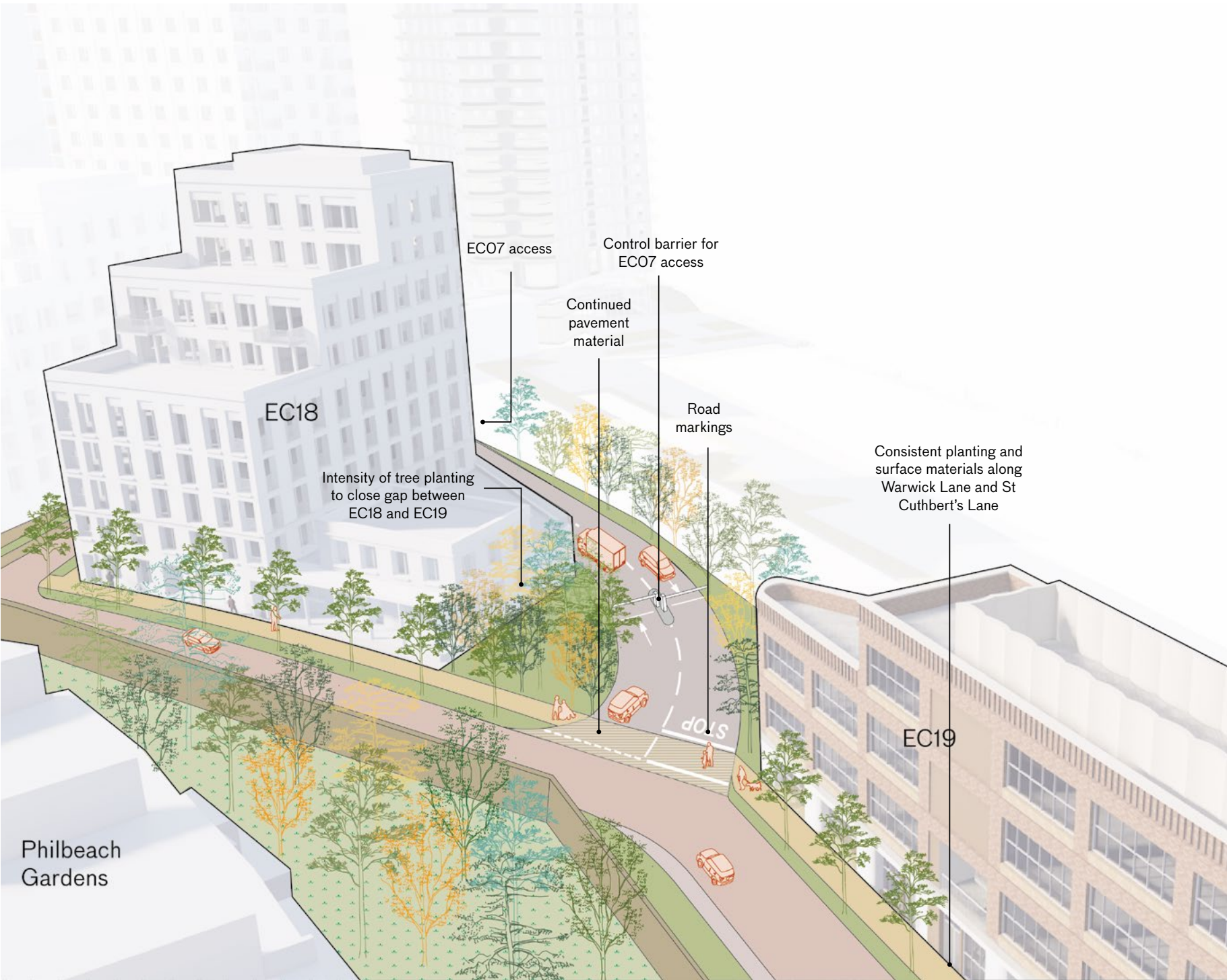


Diagram showing crossing of EC07 access road to ensure pedestrian priority along St Cuthbert's Lane and Warwick Lane



6.5A Warwick Crescent | Public Realm

Potential Cluny Mews connection*

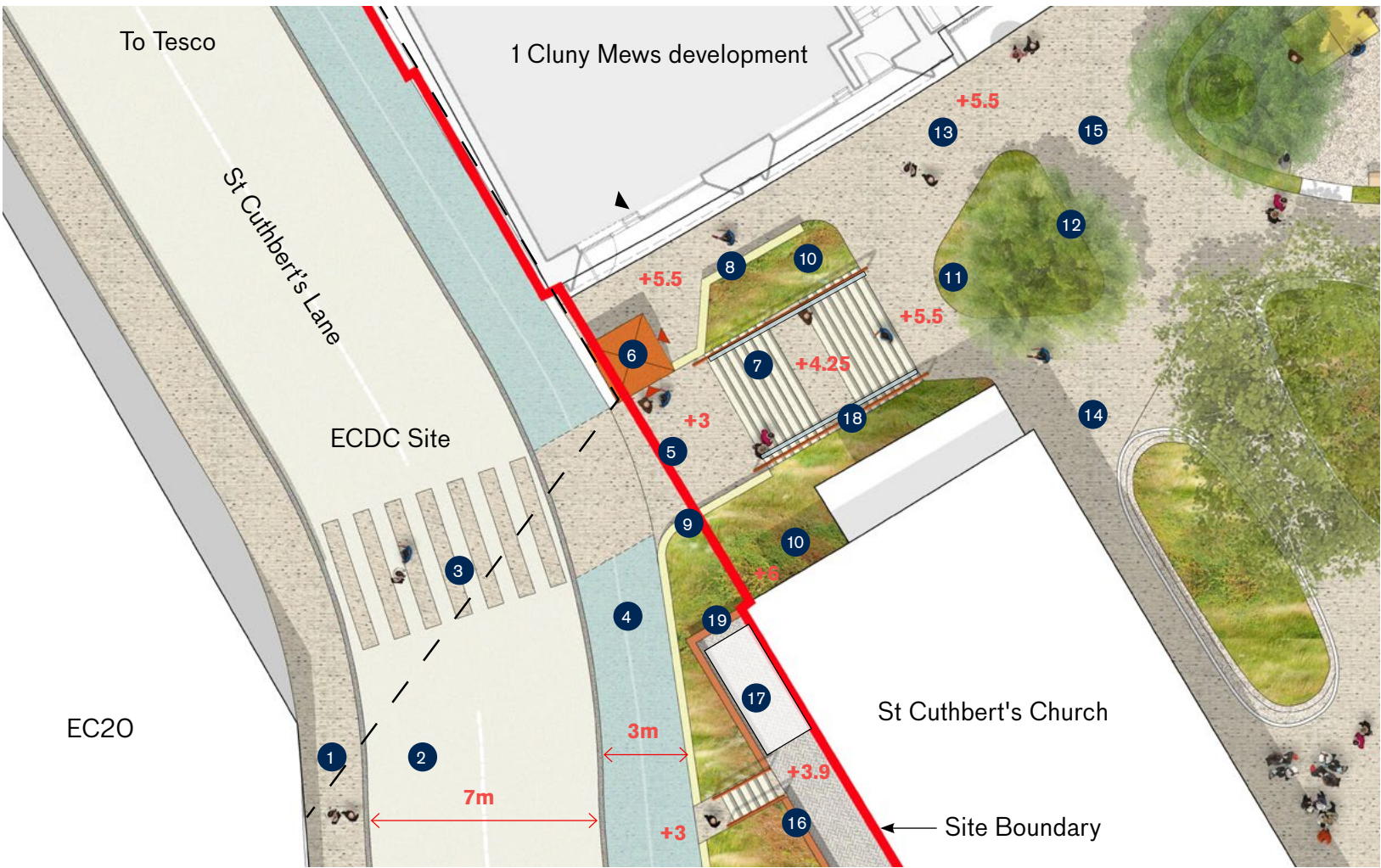
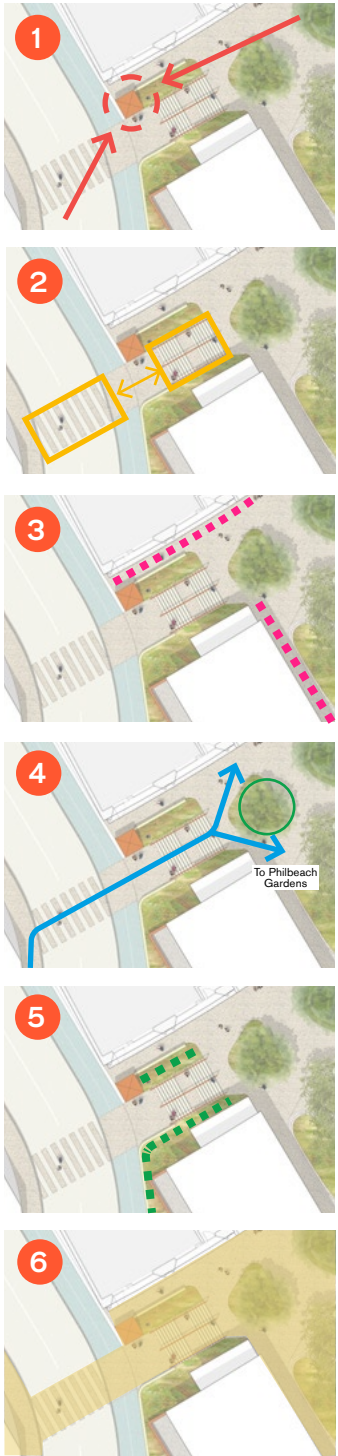
An enhanced connection into Cluny Mews could provide a generous, publicly accessible stair and lift for cyclists and pedestrians, creating a clearly legible route to Warwick Road and the West Cromwell Road junction leading north.

The enhanced design principles informing a potential connection to Cluny Mews are illustrated in the adjacent diagrams and include:

- 1 Clearly visible lift and stair when approaching along St Cuthbert's Lane and Cluny Mews.
- 2 Generous stairs aligned with a pedestrian crossing.
- 3 Accessible routes maintained to the lift along Cluny Mews.
- 4 Retention of existing tree to guide pedestrians toward connections through Cluny Mews.
- 5 Planted banks framing access points and minimising the impact of level changes.
- 6 A high-quality material palette to unify the public realm.

* The connection to Cluny Mews is located outside of the Site boundary and relies on third party agreements.

► Refer to Design Code / Warwick Crescent / Landscape / St Cuthbert's Lane (EC.PA.C-01).



Illustrative plan showing the potential Cluny Mews connection and key design considerations.

- | | | |
|---|--|---|
| 1. Footpath connecting north-south | 8. Retaining wall and balustrade | 14. Access to Philbeach Gardens and St Cuthbert's Church |
| 2. Vehicle carriageway | 9. Retaining edge to reduce gradient of planted banks | 15. New Cluny Mews public realm retained |
| 3. Wide pedestrian crossing point | 10. Planted banks at c. 1:3 gradient | 16. Existing wall pulled back to allow connection for fire escape |
| 4. Two way cycle route | 11. Existing plant bed adjusted to create clear pedestrian access toward both Philbeach Gardens and Cluny Mews | 17. Potential storage area |
| 5. Generous lift and stair landing area | 12. Existing tree from Cluny Mews public realm retained | 18. Bike channel at edge of stairs |
| 6. Accessible lift | 13. Access to Cluny Mews and beyond | 19. Section of new wall banks |
| 7. Wide public stair | | |



6.5A Warwick Crescent | Public Realm

Potential Cluny Mews connection*

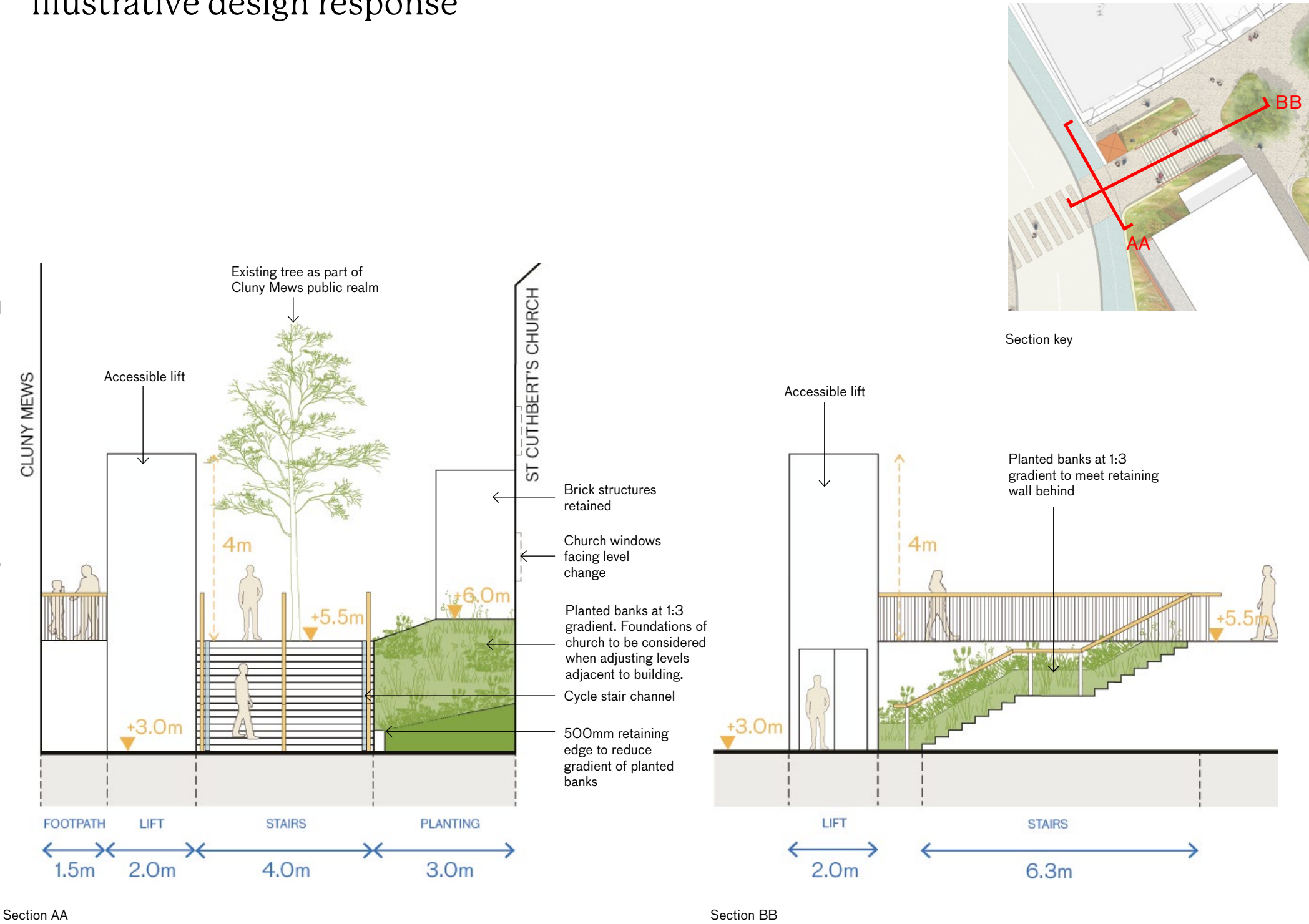
These additional illustrative sections further clarify how the Cluny Mews connection could overcome the 2.5m level change.

To ensure this route is legible, a step width of 4m was tested. A publicly accessible lift and a cycle stair channel provide accessibility for all users and offer flexibility for cyclists navigating the level change. Planted banks help the connection feel welcoming and minimise the visual impact of retaining walls.

* The connection to Cluny Mews is located outside of the Site Boundary and relies on third party agreements.

► Refer to Design Code / Warwick Crescent / Landscape / St Cuthbert's Lane (EC.PA.C-01).

Illustrative design response





6.5A Warwick Crescent | Built Form

Lane Plot - EC20

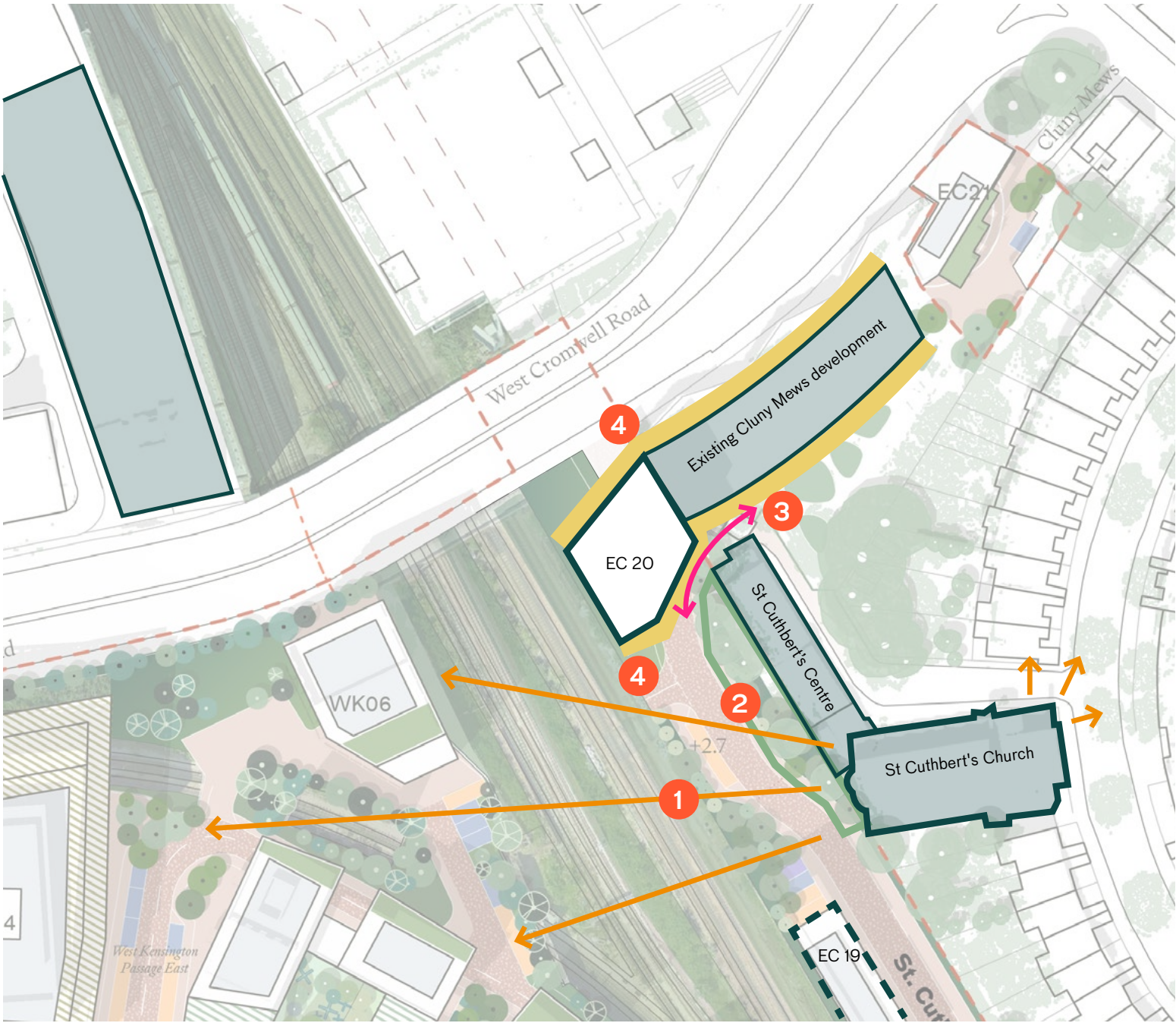
The illustrative design for EC20 has been developed to respond to its architectural context and plays a key role in enhancing both St Cuthbert's Lane and West Cromwell Road.

The following design principles highlight key considerations for how EC20 could further respond to the local setting and character:

- 1 Pulling back the built form of EC20 and EC19 from St Cuthbert's Church to protect its setting and maintain a visual connection to its gable end.
- 2 Retaining mature greenery between St Cuthbert's Church and St Cuthbert's Lane to preserve the church's existing setting and create a buffer from vehicular traffic.
- 3 Angling the geometry of EC20 to align with the preferred location of the potential Cluny Mews connection, aiding orientation for cyclists and pedestrians.
- 4 Creating continuity with the existing Cluny Mews development and integrating a complementary architectural expression within the immediate context.

► Refer to Design Code / Warwick Crescent / Built From (EC.PA.C-01).

Illustrative design response



Illustrative plan showing the relationship between EC20 and its immediate context with arrows demonstrating the areas of visual relationship to St Cuthbert's Church



St Cuthbert's Church



St Cuthbert's Centre



Existing Cluny Mews development



6.5A Warwick Crescent | Built Form

Lane Plot - EC20

This section clarifies how the architecture of EC20 can further complement the building’s setting and context.

The key principles that respond to local context and character are enhanced in the Design Code. These are further demonstrated in the additional illustrative design information, which include:

- Selecting materials that complement the adjacent Cluny Mews development as well as St Cuthbert’s Church.
- Expressing craft and ornament through materiality, rhythm and articulating facade components.
- Articulating datums, set backs/roofs and entrances.

► Refer to Design Code / Warwick Crescent / Built Form (EC.PA.C-01).

Illustrative design response



Illustrative view showing how EC20 could respond to buildings within its immediate context



Existing Cluny Mews development



St Cuthbert's Church



St Cuthbert's Centre



6.5A Warwick Crescent | Built Form

EC20 - Cycle and pedestrian access

This alternative illustrative design demonstrates how pedestrian and cycle access could be integrated within EC20 to connect St Cuthbert's Lane with West Cromwell Road. It has been developed as an alternative to the potential Cluny Mews access.

The key principles that define the Lane Plot in this scenario are also set out in the Design Code and illustrated in this proposal, which include:

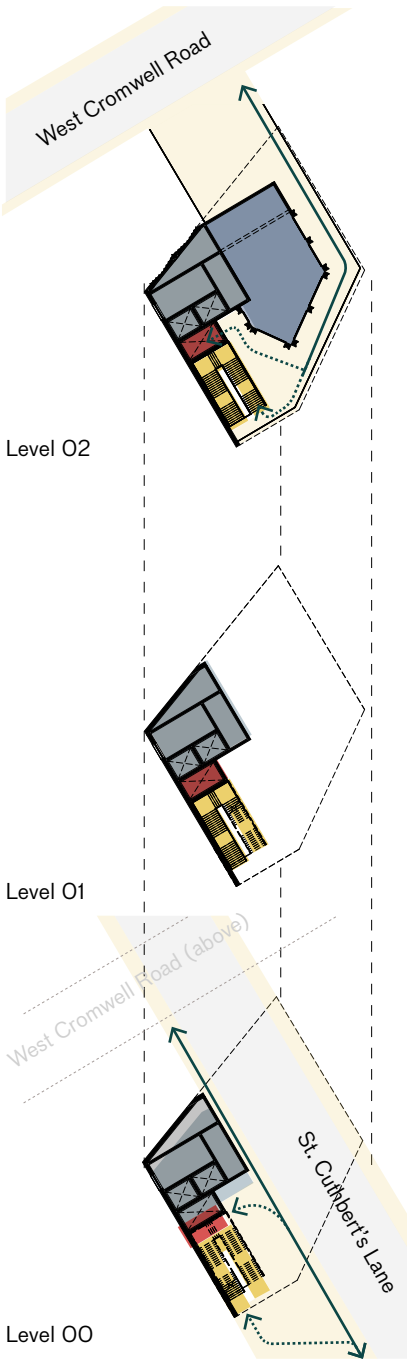
- 1 Integrating pedestrian and cycle access to navigate the level change between St Cuthbert's Lane and West Cromwell Road via lift and stair access.
- 2 Providing clear wayfinding for both pedestrians and cyclists, while safeguarding the connection through the 100 West Cromwell Road basement.
- 3 Locating workspace units above the route to overlook the public realm, enhancing safety and creating a welcoming environment

► Refer to Design Code / Warwick Crescent / Built Form (EC.PA.C-01).

Illustrative design response



Illustrative view showing a potential alternative pedestrian and cycle access within EC20 connecting St Cuthbert's Lane and West Cromwell Road



- Publicly accessible lift
- Publicly accessible stair
- Publicly accessible route
- EC20 internal spaces
- Indicative public route

Illustrative floor plans of EC20 demonstrating access between St Cuthbert's Lane and West Cromwell Road



6.5A Warwick Crescent | Built Form

Table Plot ECO4

The design response for ECO4 has been further developed to enhance its visual prominence and reinforce its cultural use. The proposal illustrates the potential inclusion of a hotel within the prow building facing Warwick Square and further articulation of a standalone cultural venue facing the Table Park.

The key principles that characterise ECO4 are set out in the Design Code and are further illustrated through this supporting material, which include:

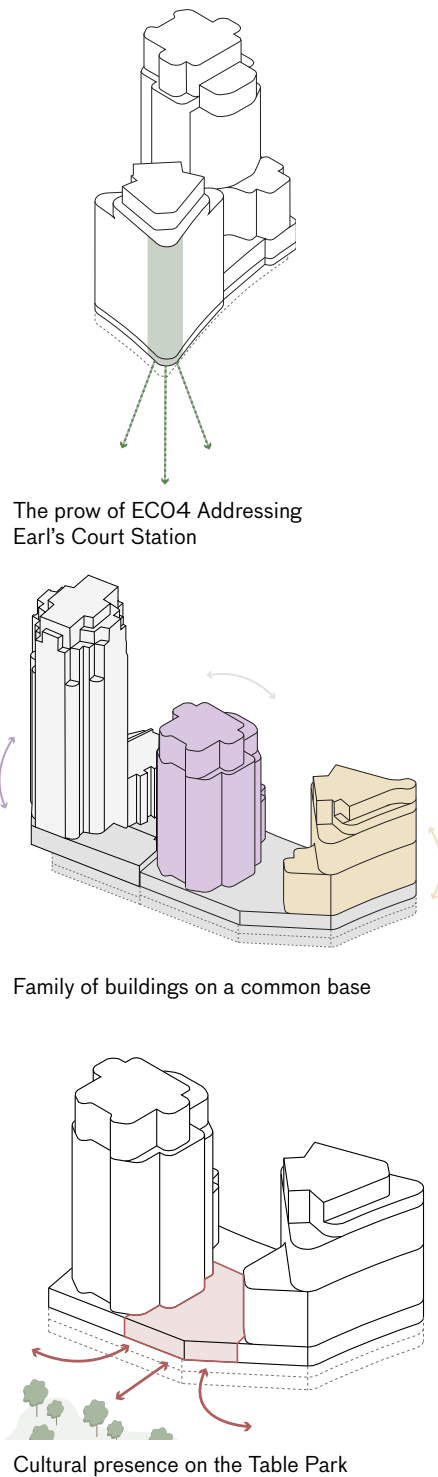
- The amplification of the prow’s presence at the confluence of key routes through architectural articulation, reinforcing its role as an anchor building, which provides destination food and beverage uses at its base.
- Increasing the prominence of active ground floor uses to celebrate and enhance their visibility at the base of the building.
- Developing a coherent architectural approach that integrates a mix of uses and defines a family of buildings on a shared podium, framing the Table Park to the south and Warwick Crescent to the north.

- ▶ Refer to Design Code / Warwick Crescent / Built Form (EC.PA.C-01).
- ▶ Refer to DAS Addendum / Chapter 6.10A / Flexible Plot (EC.PA.08-A).

Illustrative design response



Illustrative aerial view of the potential hotel





6.5A Warwick Crescent | Built Form

Table Plot ECO4

The cultural venue at the base of ECO4 presents a distinctive and vibrant design that frames the Table Park and celebrates a new cultural destination.

Key principles for activating the Table Park frontages are set out in the Design Code and further illustrated through this additional design material, including:

- Creating an active, visible, and welcoming entrance for a cultural venue, expressed through distinctive architecture.
 - Designing frontages that clearly communicate their intended use while contributing to the animation of the public realm.
 - Integrating expressive signage to reinforce the venue’s role as a destination and support a unique identity.
- Refer to Design Code / Warwick Crescent / Built Form (EC.PA.C-01).
- Refer to DAS Addendum / Appendix / Plot Capacity Studies (EC.PA.08-A).

Illustrative design response



Illustrative view showing the presence of a cultural use addressing the Table Park

Illustrative view of a hotel rooftop terrace with panoramic views over Warwick Square, the Table Park and the London skyline.



West Brompton

This section outlines updates to:

- ⑤ Warwick Square – Refined proposals for how uses, spill-out spaces, and landscaping frame the public realm.
- ⑥ West Brompton Square – Further development to enhance public realm activation and response to local character.
- ⑦ EC03 and EC10 – Plot articulation amended to address their monolithic appearance in short- and medium-range views.



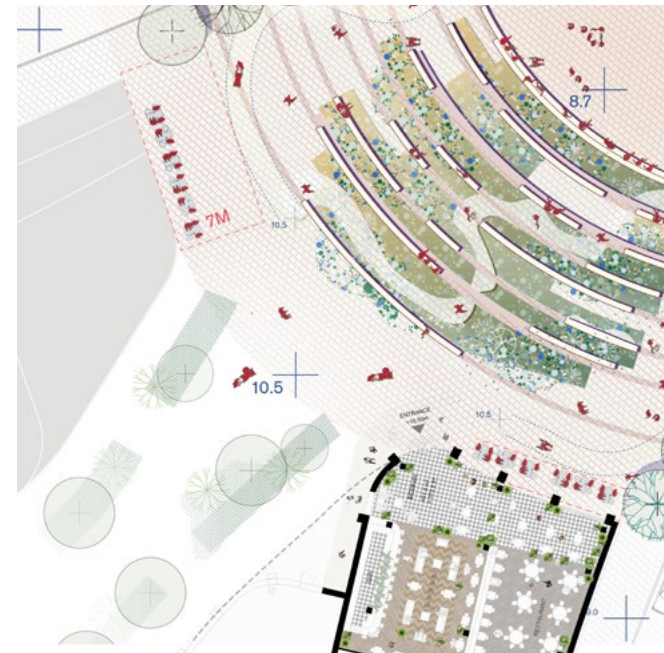
6.4A West Brompton | Update overview

Public Realm

Illustrative designs within the West Brompton Character Area have been further refined to better frame public squares, and several of the built form designs have been amended to respond to key townscape views.

LPA Feedback has been summarised into key topics and responses, which were reviewed during design workshops with the LPAs and are outlined on this page.

Warwick Square



Summarised key feedback from LPAs

The relationship between Warwick Square and the ECO9 and EC16 plots should be further refined and clarified, as this area forms a key threshold to the site. The frontages of these buildings should contribute to framing the square, alongside the landscape proposals.

Illustrative design response

The illustrative proposals include further refinement of public realm activation principles, demonstrating how ground floor uses, spill-out space, and landscaping collectively contribute to framing and animating the square.

West Brompton Square



Summarised key feedback from LPAs

Further design development and clarification is required to show how West Brompton Square and its surrounding context are brought together. This should include additional consideration of how the square is activated and how it responds to the character of Brompton Cemetery.

Illustrative design response

Additional illustrative material has been developed to show how the buildings framing West Brompton Square will activate the public realm through ground floor uses and spill-out spaces. The landscape design also draws on the character of Brompton Cemetery through carefully selected planting and materials.

Built Form

EC03 and EC10



Summarised key feedback from LPAs

Further development of the illustrative scheme is required for plots ECO3 and EC10. The current proposals appear monolithic and undefined in both form and scale, which is particularly evident in key townscape views of the Site. This should be mitigated by introducing breaks or gaps in the built form and reviewing building height.

Illustrative design response

The illustrative design for both plots has been updated to enhance the integration of the built form within the townscape views identified in the feedback. The revised approach introduces breaks and articulation as well as a reduction in height of ECO3 to reduce the monolithic appearance and reflect a finer urban grain across both buildings.

6.4A West Brompton | Public Realm

Warwick Square

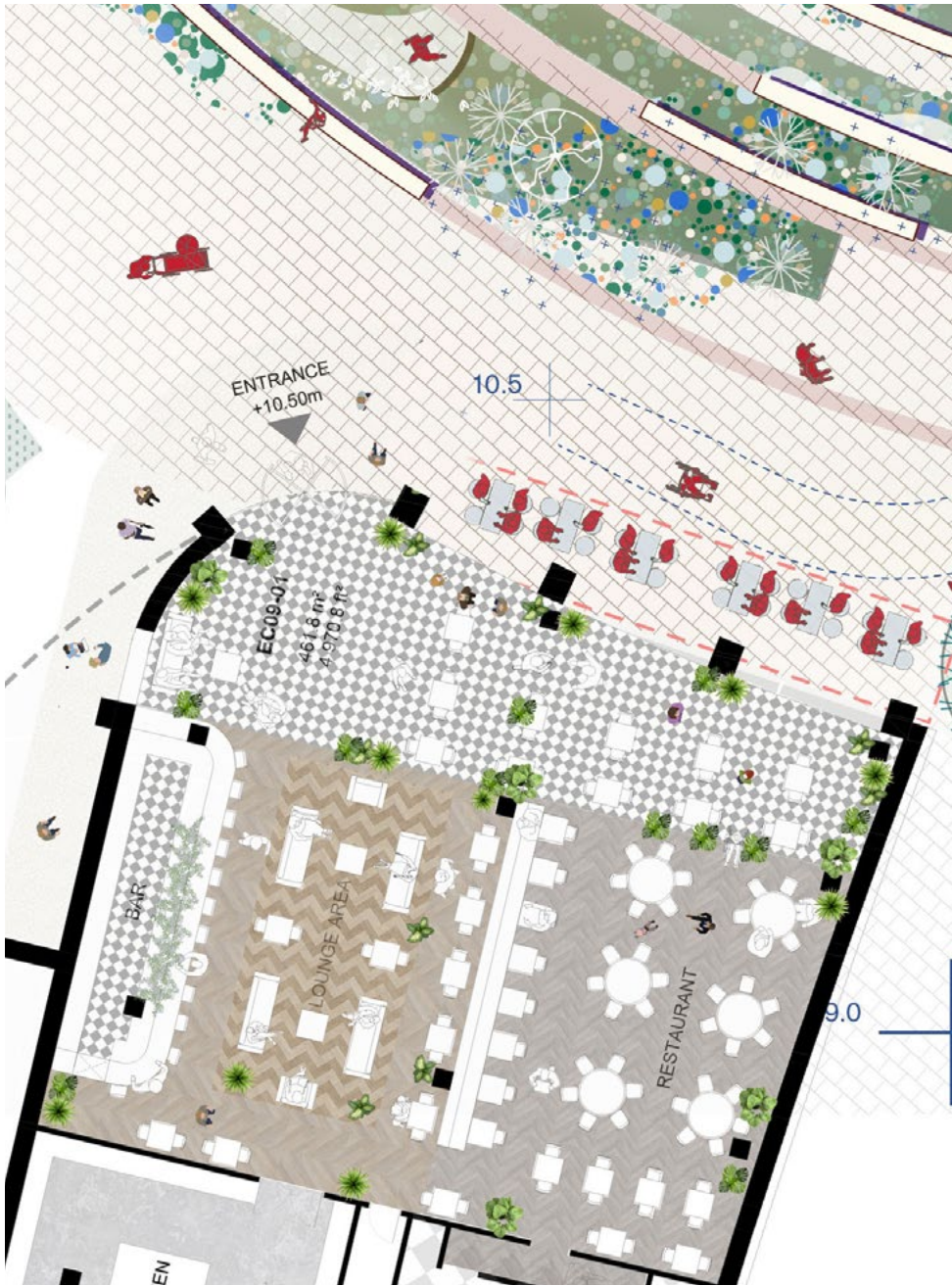
Warwick Square integrates active ground-floor uses and spill-out spaces that further respond to orientation, enrich the public realm, and contribute to framing the square.

The enhanced principles for activating the square, as set out in the Design Code, include:

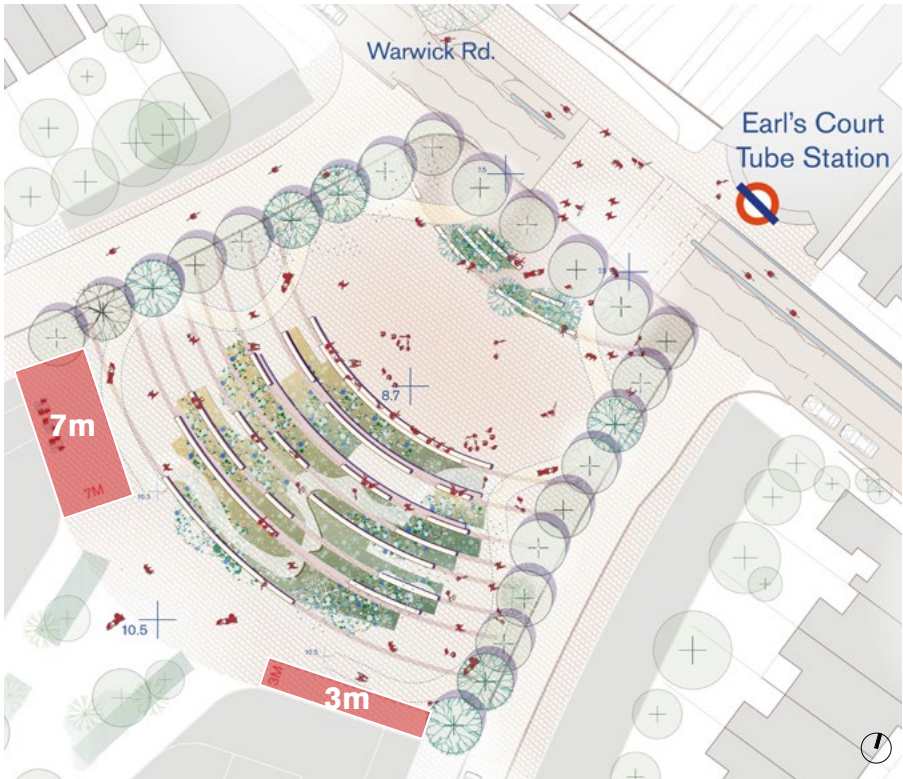
- Framing the square with active ground floors including a mix of commercial, cultural, and retail uses.
- Designating spill-out zones to animate the square with larger zones positioned to take advantage of optimal sunlight.
- Ensuring clear visibility of ground-floor uses to reinforce activation and engagement with the public realm.

► Refer to Design Code / West Brompton / Landscape / Warwick Square (EC.PA.C-01).

Illustrative design response



Plan of an illustrative internal layout demonstrating the connectivity between plot and public realm



Plan showing larger spill out zones associated with sunniest locations



Diagram showing sunlight exposure in March and September months



Ground Floor land use plan of plots framing Warwick Square

6.4A West Brompton | Public Realm

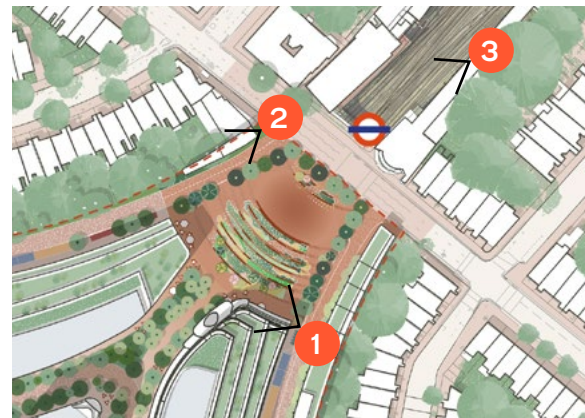
Framing Warwick Square Illustrative design response

Landscape and built form work together to frame Warwick Square and create a vibrant arrival space outside Earl's Court Station.

The key principles contributing to the framing of the square include:

- Arranging landscape and tree planting to frame the square alongside building frontages.
- Extending consistent material treatments up to building thresholds to reinforce continuity and definition of the public realm.
- Using a stepped landscape to activate the space and ground floors and guide pedestrian movement along frontages.
- Extending canopies from ECO9 and EC16 to shelter spill-out areas and enhance connections with the public realm.
- Ensuring clear visibility of frontages beneath tree canopies along the square's edges

► Refer to Design Code / West Brompton / Landscape / Warwick Square (EC.PA.C-01).



Warwick Square key plan

Canopies extend into the square and create sheltered spill out spaces

Active frontages frame the square

Consistent material treatments extend up to building thresholds

Trees around the edges frame the central space

Active frontages visible below the tree canopy help define the edge of the square

Trees around the edges frame the central space

Active frontages visible below the tree canopy help define the edge of the square



Illustrative View O1 - looking into the square from the ECO9 spill out space illustrating how the space is framed by landscape and active frontages



Illustrative View O2 - ECO8 with active frontages and planting



Illustrative View O3 - Warwick Square from above showing a framed square

6.4A West Brompton | Public Realm

West Brompton Square

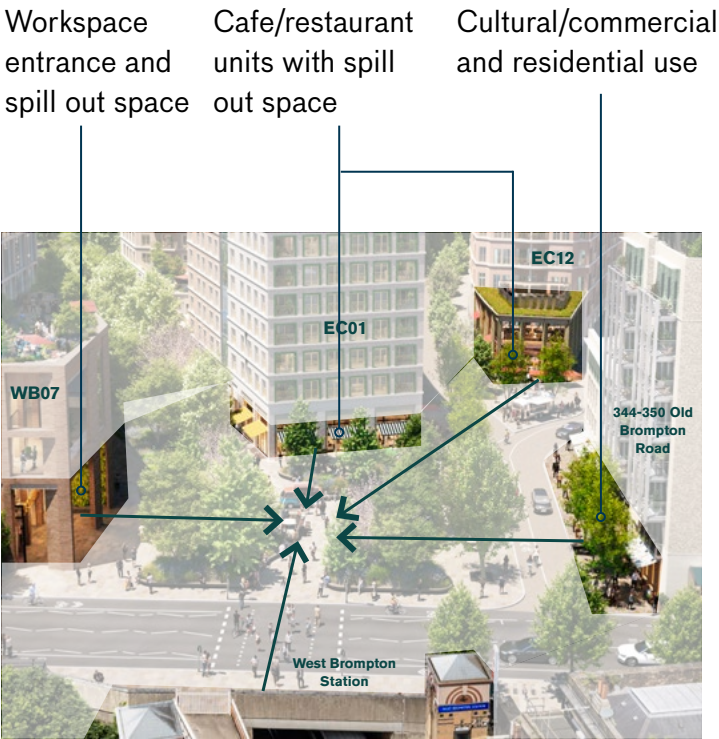
Active frontages and spill-out spaces on all sides further contribute to shaping the character and function of West Brompton Square.

The additional design principles for activating and framing the square, have been updated in the Design Code and include:

- Framing the square with a diverse mix of uses, including cafés, workspaces, residential entrances, and cultural or commercial activities.
- Ensuring high visibility and permeability of active ground-floor uses within the public realm.
- Providing a generous south-facing spill-out space along the ECO1 frontage.
- Creating clear, legible pedestrian connections to and from West Brompton Station.
- Extending shared surface treatments to ensure seamless integration between the square and its surrounding built context.

► Refer to Design Code / West Brompton / Landscape / West Brompton Square (EC.PA.C-01).

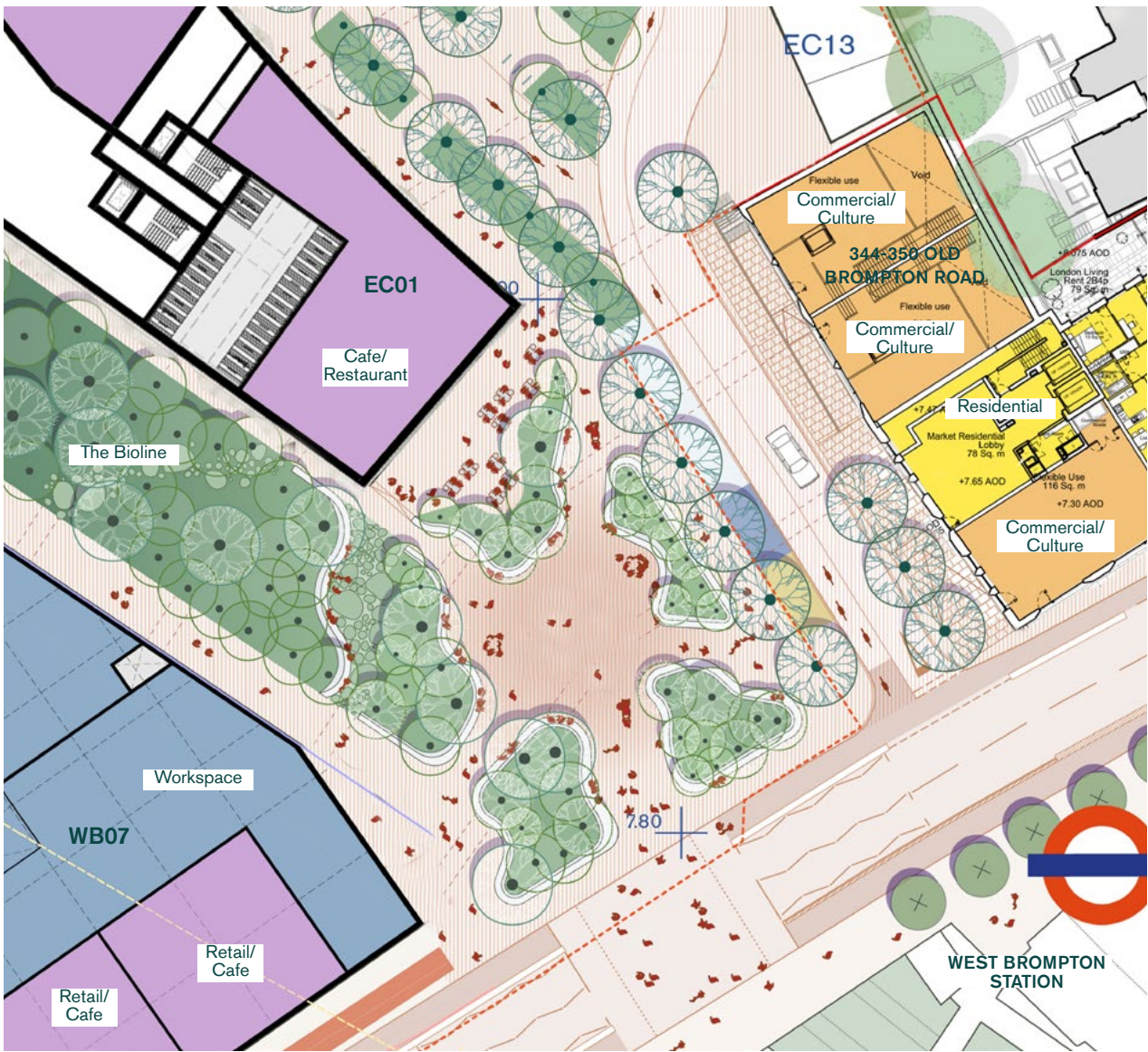
Illustrative design response



Illustrative view showing how frontages frame the space



Extract from the RBKC Placemaking Framework illustrating square development principles used to inform the illustrative design



Illustrative plan showing ground floor active uses framing West Brompton Square

6.4A West Brompton | Public Realm

West Brompton Square

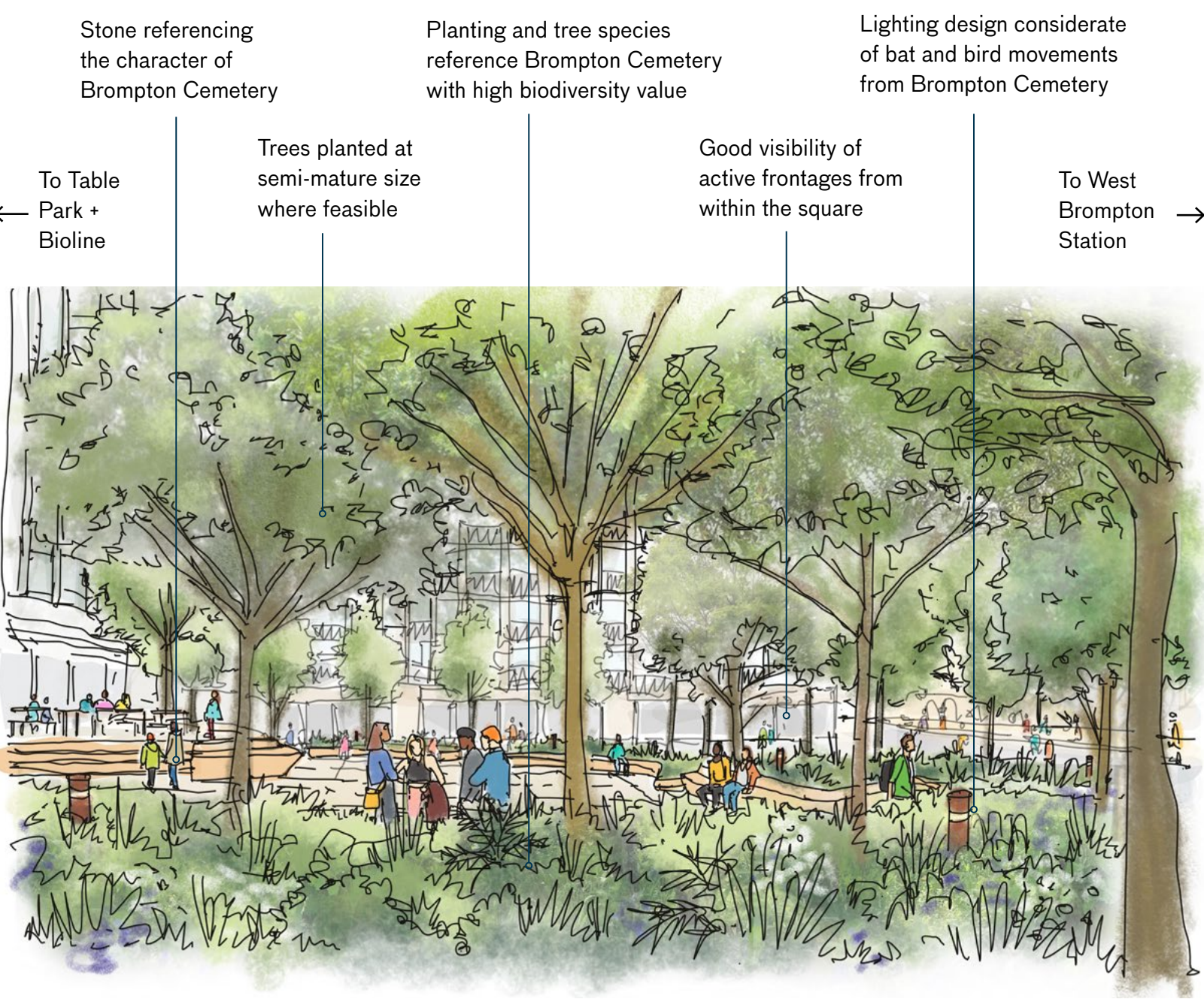
The landscape design draws on the distinctive character of Brompton Cemetery through its planting strategy and material palette. The proposed balance of hard and soft landscape elements also support the square’s function as a key ecological stepping stone to the Table Park.

The additional principles that define the character of West Brompton Square are set out in the updated Design Code and further illustrated through the additional design information. These principles include:

- Incorporating semi-mature tree planting to ensure high biodiversity value.
- Selecting a planting palette that references species and materials associated with Brompton Cemetery.
- Specifying planting that supports and complements existing ecosystems within Brompton Cemetery and the adjacent Site of Importance for Nature Conservation (SINC).
- Integrating ecologically sensitive lighting to maintain and encourage bat and bird movement corridors.

► Refer to Design Code / West Brompton / Landscape / West Brompton Square (EC.PA.C-01).

Illustrative design response



Illustrative sketch taken from the Bioline and precedent images showing the West Brompton Square landscape design intent and planting character

6.4A West Brompton | Public Realm

West Brompton Square Illustrative design response

The following reference images provide further information on how the landscape design of West Brompton Square draws inspiration from Brompton Cemetery, through both hard and soft landscaping.

The additional design principles that respond to the character of Brompton Cemetery are described in the updated Design Code and are further demonstrated through this additional reference detail, including:

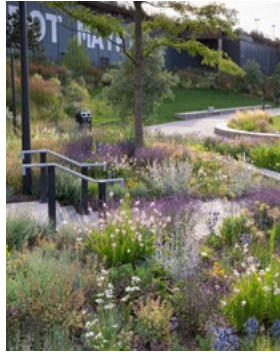
- Incorporation of stone elements, referencing the buildings within Brompton Cemetery.
 - Using tree and plant species found in Brompton Cemetery alongside other complementary species.
 - Selecting a wider planting style with high ecological value, echoing the cemetery's distinctive planting character.
- Refer to Design Code / West Brompton / Landscape / West Brompton Square (EC.PA.C-01).



Wilder Plantings



A lush, green space
West Brompton Square



Cultured Gardens



Sandstone buildings in Brompton Cemetery



'Wild' planting with high ecological value



Landscape design to reference hard materials in Brompton Cemetery



The planting must reference Brompton Cemetery species and have high ecological value



6.4A West Brompton | Built Form

Table Plot EC03

The proposal for EC03 has been amended to reduce its height and perceived monolithic appearance as seen from key townscape views, including Penywern Road and Brompton Cemetery.

The key design principles informing these revisions are reflected in updates to the Control Documents* and the illustrative design, which include:

- Reducing building height to create a more gradual stepping in scale.
- Articulating the façade and roof line to better reflect the finer urban grain of the local context.
- Introducing setbacks on the upper floors to mitigate the perceived length and monolithic appearance from key viewpoints.

*Updates to the Control Documents include a reduction in the maximum parameter envelope and amendments to the Design Code.

- ▶ Refer to Proposed Maximum Heights Parameter Plan 006 (EC.PA.B-01).
- ▶ Refer to Design Code / West Brompton / Built Form (EC.PA.C-01).
- ▶ Refer to DAS Addendum / Appendix / 10.5A Plot Capacity Studies (EC.PA.08-A).
- ▶ Refer to ES / Townscape and Built Heritage (EC.PA.12).

Illustrative design response

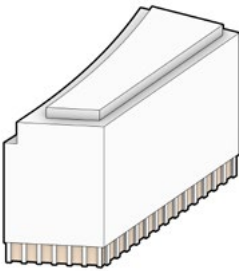
- Top floor setbacks reduce the length of facade visible from this view and offer opportunity for roof terrace amenity space and landscape
- Articulated bays on top floors respond to a finer urban grain and facade rhythm that is part of the local character
- Height reduced by one floor to establish a more gradual stepping up in scale



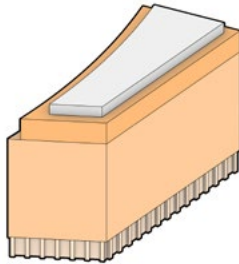
Illustrative townscape view from Penywern Road showing the updated illustrative design of EC03 and EC10 in context.



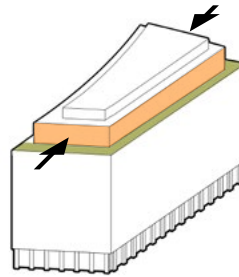
Penywern Road - Townscape view location 29 showing previous illustrative design approach



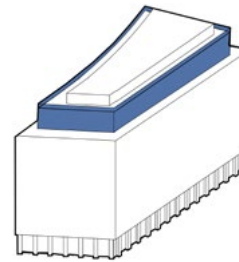
1. Building base addresses the Table Park and West Brompton Crescent



2. Articulate base, middle, and top



3. Setbacks with rooftop terraces and amenity spaces



4. Vertical articulation of top floors with bay windows



6.4A West Brompton | Built Form

Crescent Plot EC10

The proposal for EC10 has been amended to reduce the perceived length of the built form and introduce additional articulation in response to key townscape views, including those from Penywern Road and Brompton Cemetery.

The key design principles informing these amendments, are reflected in updates to the Design Code and the illustrative design, which include:

- Breaking up the monolithic appearance by introducing a break at the top of the building.
- Establishing a stepped building form that allows the building to read as three distinct elements.
- Incorporating architectural articulation and rhythm to respond to the finer urban grain of the local context.
- Selecting materials, textures, and tones that create a clearly legible façade layer, complementing existing foreground buildings.

- ▶ Refer to Design Code / West Brompton / Built Form (EC.PA.C-01).
- ▶ Refer to DAS Addendum / Appendix / 10.5A Plot Capacity Studies (EC.PA.08-A).
- ▶ Refer to ES / Townscape and Built Heritage (EC.PA.12).

Illustrative design response

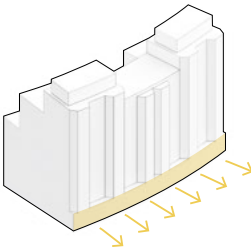
- Distinct expression of steps break up the built form and create a more gradual transition in scale
- Break to the top of the building introduced to address the monolithic appearance
- Architectural articulation and rhythm responds to finer urban grain of local context
- Tone and materiality creates a clearly legible layer to the backdrop of the view



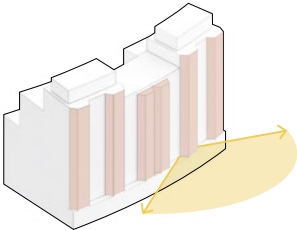
Illustrative townscape view from Penywern Road showing the amended illustrative design of ECO3 and EC10 in context.



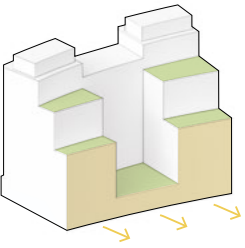
Penywern Road - Townscape view location 29 showing previous illustrative design approach



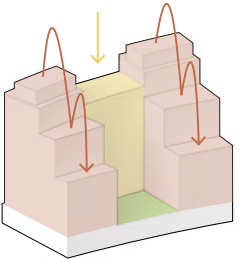
1. Building base activating West Brompton Crescent



2. Facade responding to West Brompton Crescent



3. Residential amenity spaces and garden facing onto West Brompton Lane



4. Break in the massing to articulate each end and allows the building to be read as three distinct elements



6.4A West Brompton | Built Form

Plots ECO3 and EC10

The cumulative impact of the updated illustrative design has been tested in key views from Brompton Cemetery. This demonstrates how the amendments provide an improved response to the setting and reduce the impact on heritage assets.

The key design principles shaping the amendments to both plots are captured in updates to the Control Documents as well as the illustrative designs, which include:

- Reducing the building height of ECO3 to create a more gradual transition in scale away from the Brompton Cemetery cupola.
- Introducing setbacks and breaks on the upper floors to reduce the monolithic appearance of both blocks in this and other views along the avenue.
- Articulating architectural expression to break up the built form and respond to a finer urban grain.
- Creating a distinction between buildings through materiality and tone, providing a clearly legible, layered backdrop.

- Refer to Design Code / West Brompton / Built Form (EC.PA.C-01).
- Refer to Proposed Maximum Heights Parameter Plan 006 (EC.PA.B-01).
- Refer to DAS Addendum / Appendix / Plot Capacity Studies (EC.PA.08-A).
- Refer to ES / Townscape and Built Heritage (EC.PA.12).

Illustrative design response

- Setback of top floors reduce length of building top and creates opportunities for roof top amenity terraces
- Height reduction of ECO3 creates more gradual stepping
- Architectural articulation breaks up built form and responds to finer urban grain
- Gap on the upper floor of EC10 reduces the monolithic appearance and breaks up the built form



Illustrative townscape view from Brompton Cemetery showing the amended illustrative design of ECO3 and EC10 in context.



Brompton Cemetery - Townscape view location 7 showing previous illustrative design approach

The Table

This section outlines updates to:

- ⑧ Overlapping nature and play – Amended proposals for landscape and play provision.
- ⑨ West London Railway Line Deck – Clarification of the design approach if the Bioline cannot be delivered.
- ⑩ WB06 – Additional information on the design response to level changes along the Cascades.



6.5A Table Park | Update overview

Public Realm & Built Form

Illustrative designs in the Table Park Character Area have been further developed to clarify how play space and ecological functions can be co-located spatially. Additional information has been provided on the approach to an open West London Railway Line, as well as the interface between the Cascades landscape and built form.

Feedback has been summarised into key topics and responses, which were reviewed during design workshops with the LPAs and are outlined on this page.

Nature and Play



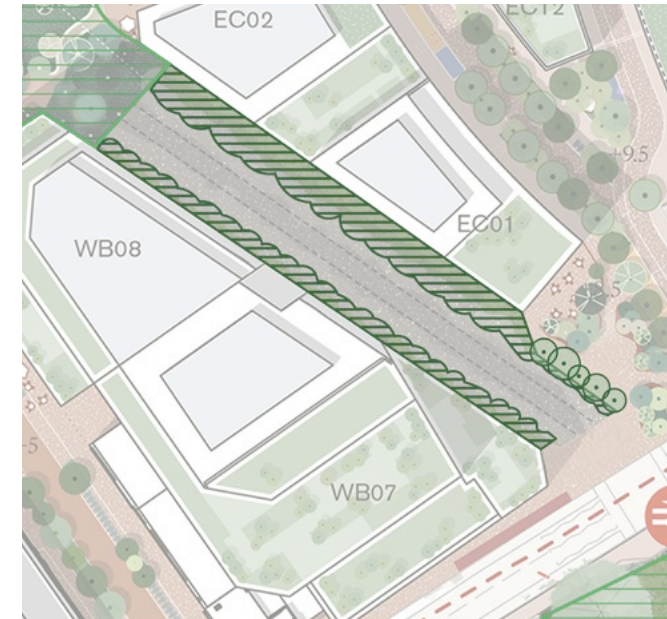
Summarised key feedback from LPAs

The approach to overlapping functions between play space, publicly accessible areas, and ecology should be clarified and further explored to ensure these uses do not compete. Amendments should be considered to enable ecology to thrive without compromising play space provision.

Illustrative design response

The illustrative design and Spatial Strategies (refer to Chapter 7.3A) have been amended to reduce overlapping functions while maintaining the Urban Greening Factor (UGF) and Biodiversity Net Gain (BNG) targets.

Open West London Railway Line



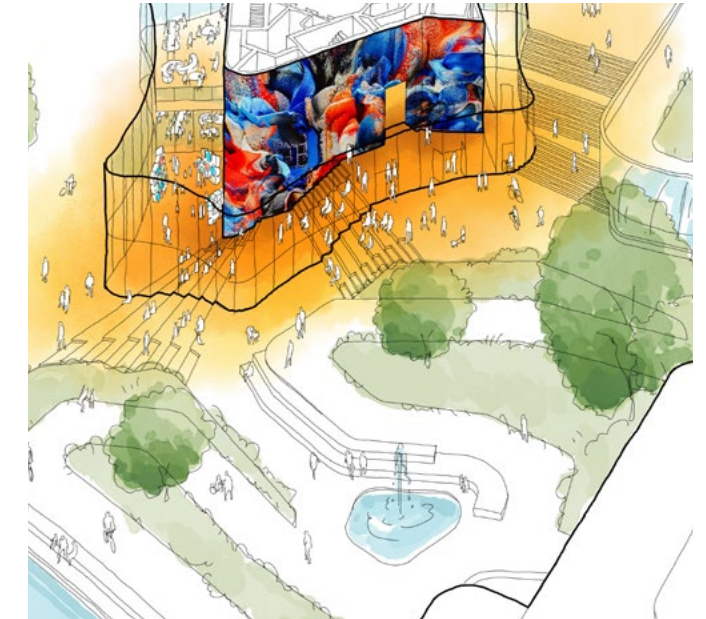
Summarised key feedback from LPAs

Further clarification is required on the design approach along the West London Railway Line, should it not be possible to deck over the railway and deliver the Bioline.

Illustrative design response

Additional illustrative design information has been provided to clarify the alternative approach if the Bioline cannot be delivered. This includes strategies for enhancing ecology to improve the connectivity of the existing Site of Importance for Nature Conservation (SINC).

Cascades Interface



Summarised key feedback from LPAs

The connection between the ramping landscape along the Cascades and the built form at the base of WBO6 is important for delivering a successful public realm at this prominent location within the masterplan. Further detail is required to clarify how this integration will be achieved.

Illustrative design response

Additional illustrative design information has been provided to demonstrate how WBO6 responds to the change in levels and how a flexible cultural space could be integrated at this prominent location.



6.6A The Table | Public Realm

Nature and Play

The illustrative design of the Table Park has been amended to reflect refinements in how play space and planted areas are integrated within the public realm.

These amendments were informed by joint borough workshops, where the approach to overlapping nature and play was reviewed. The outcome shaped the strategic location of play and planting areas and was supported by additional detail on play provision, UGF, and BNG scores. This supporting information is provided in the Spatial Strategies chapter (Section 7.3A) of this document.

The amended principles that characterise the Table Park, as set out in the updated Design Code and demonstrated in the amended illustrative design, include:

- Arranging planted areas to avoid overlap with play space calculations and to support accurate UGF and BNG assessments.
 - Reallocating play space within the respective borough boundaries to provide clearer evidence of meeting local play requirements.
 - Locating additional play space on-plot rather than in the public realm.
 - Maintaining the UGF and BNG score.
- Refer to DAS Addendum / Spatial Strategies / Section 7.3 (EC.PA.08-A).

Illustrative design response



Updated Illustrative Masterplan around Table Park and Aisgill Gardens

- Play space between ECO6 and ECO5 adjusted following updates to ECO6 design.
- Northern play space adjusted to provide clear separation between areas included in play space calculations and areas of planting.
- Meadow planting around Table Park lawn altered to create edge condition that does not overlap with usable lawn space for informal play.
- Woodland play space on western edge of Table Park adjusted to provide clear separation between areas included in play space calculations and areas of planting.
- Aisgill Gardens play space adjusted to provide clear separation between areas included in play space calculations and areas of planting.

Open West London Railway Line

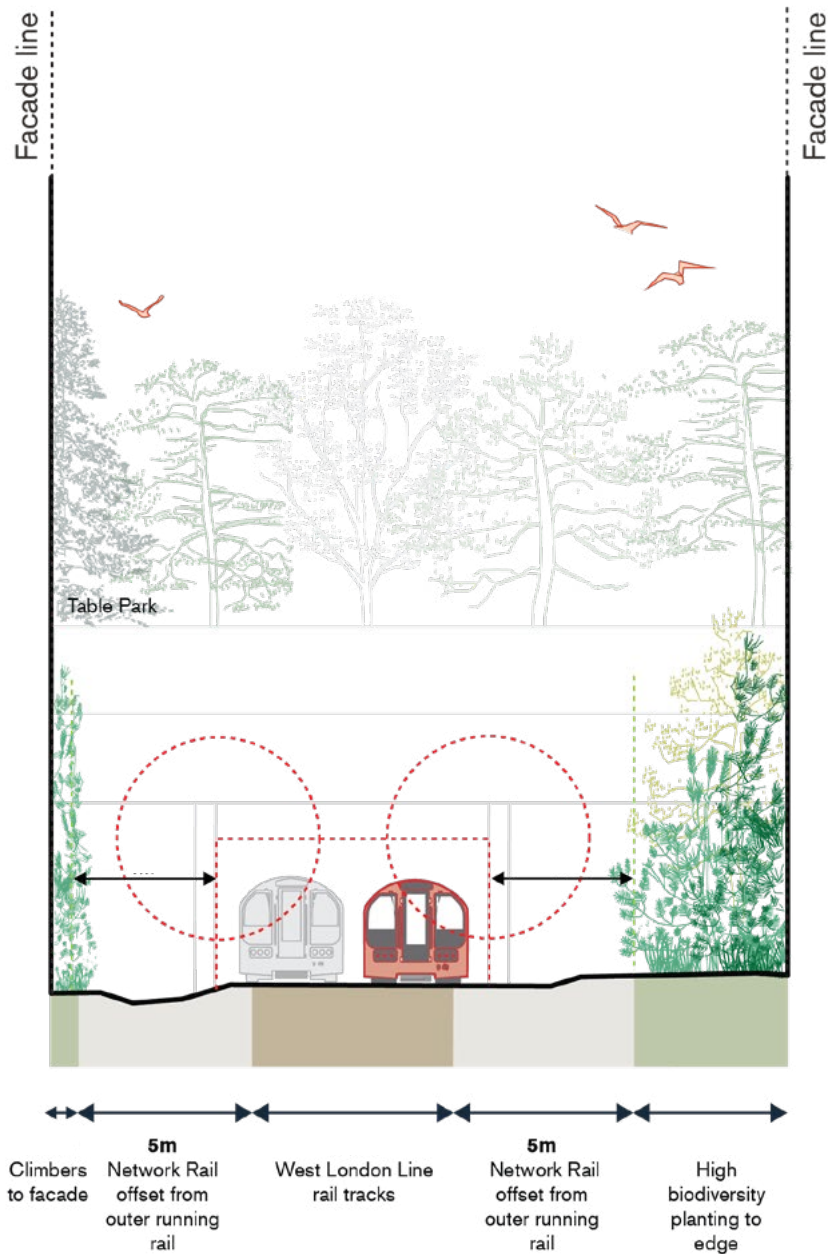
This illustrative design response outlines the proposed approach to the West London Railway Line (WLL) corridor in the event that the Bioline deck is not delivered. It demonstrates how rail-side planting could be introduced to enhance the ecological connectivity of the existing Site of Importance for Nature Conservation (SINC).

The following principles set out how new landscape interventions could replace the fragmented and limited vegetation currently found in the SINC, while also framing West Brompton Square and defining the railway edge condition. Key considerations include:

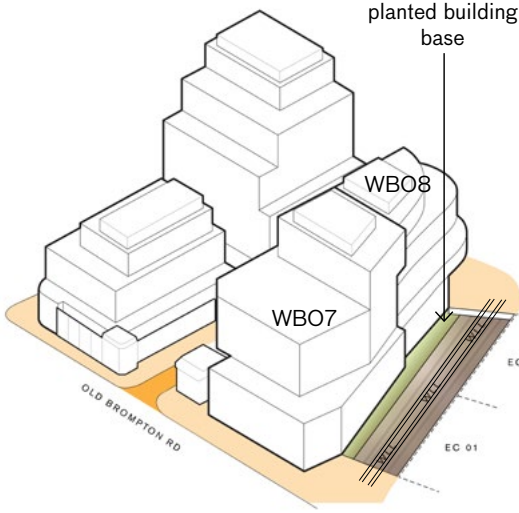
- Increasing species variety to maximise ecological value through a mix of native scrub and neutral grassland with scalloped planting edges.
- Ensuring consistent and connected vegetation on both sides of the railway track.
- Enhancing planting intensity to strengthen ecological links with the Table Park and the northern section of the SINC adjacent to St Cuthbert's Lane.
- Introducing trees and low-level planting within West Brompton Square to frame the public space and create a green railway edge.

► Refer to Design Code / The Table / Landscape /The Bioline (EC.PA.C-01).

Illustrative design response



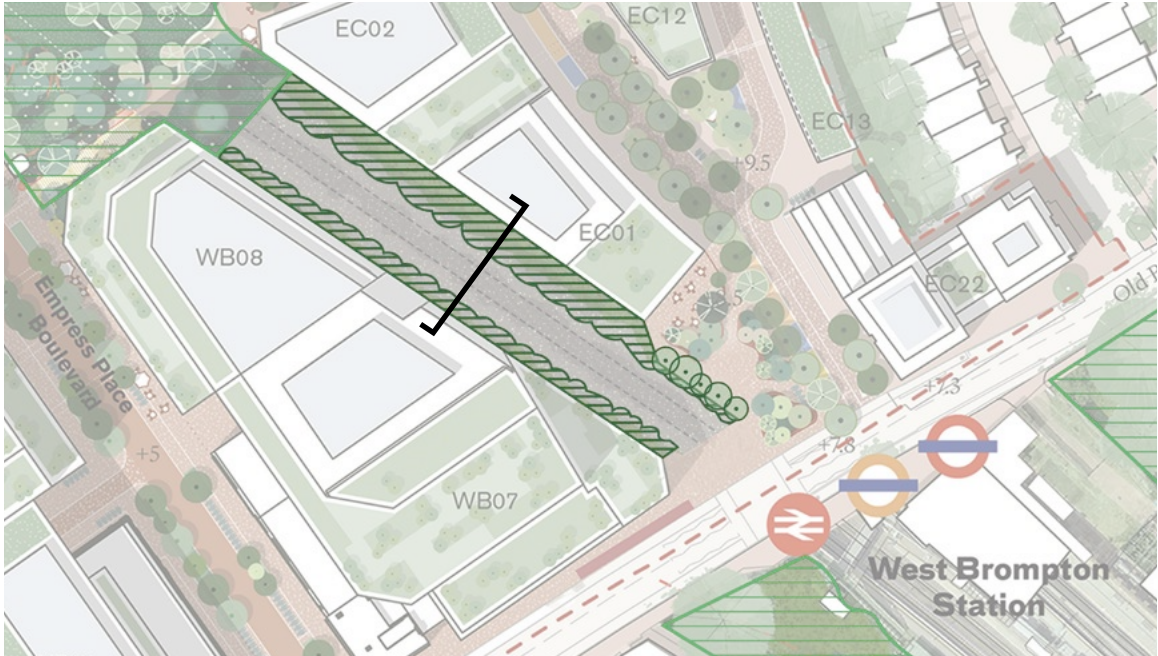
Illustrative section showing the proposed extent of vegetation and ecological connectivity



Illustrative diagram showing the relationship between WB07 and WB08, and enhanced rail-side planting.



Illustrative plan showing how West Brompton Square could be framed with landscape and trees along the railway edge



Illustrative plan showing proposed extent of vegetation and ecological connectivity



6.6A The Table | Built form

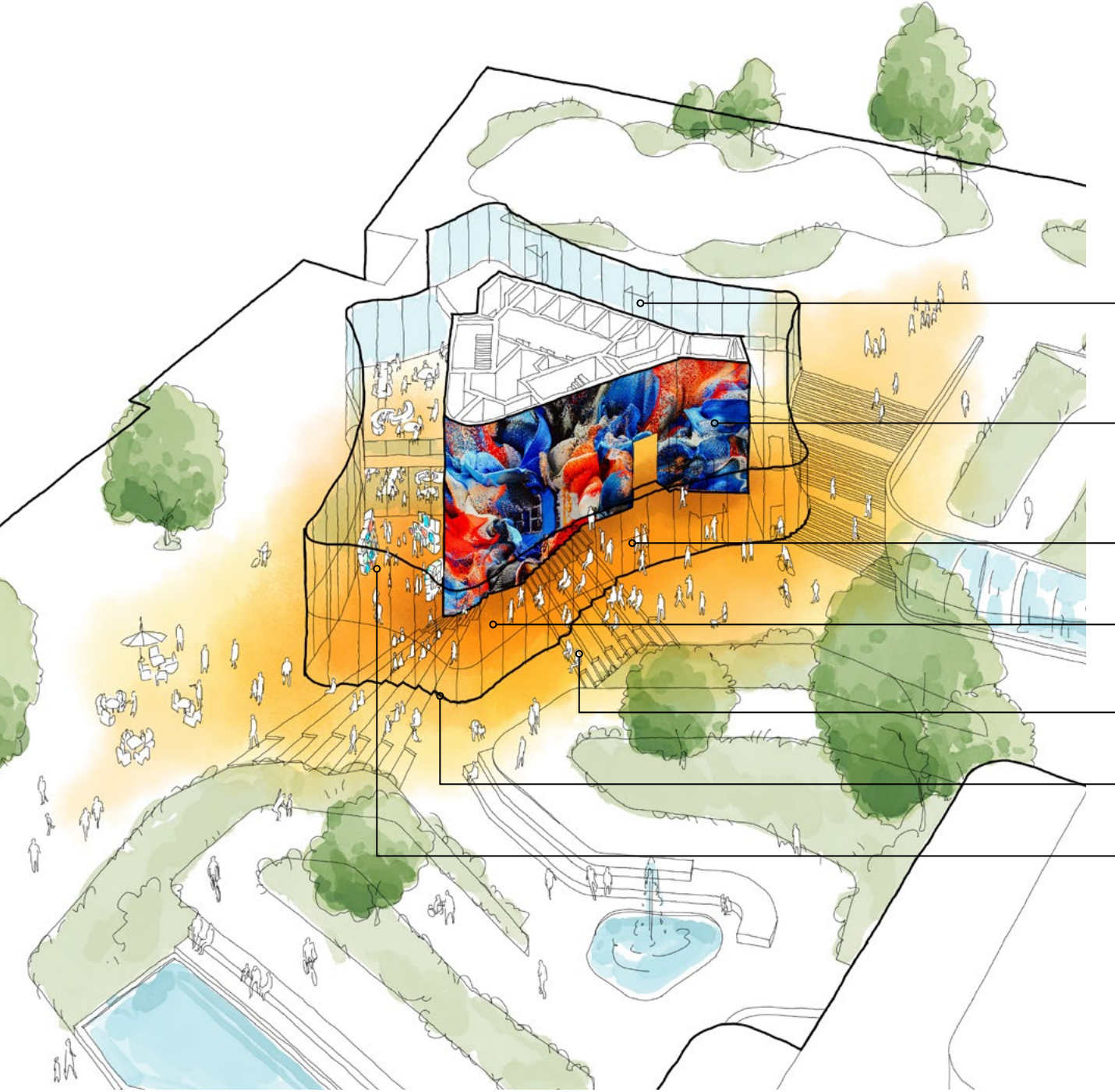
Cascades interface with WBO6

The ground floor design of WBO6 seamlessly integrates with the stepped landscape of the Cascades. The base of WBO6 is envisaged as a flexible space capable of accommodating a range of cultural events, using its generous height, transparency, and fluid indoor–outdoor relationship to create a vibrant destination at this prominent location.

The key principles supporting the integration between WBO6 and the Cascades are set out in the Design Code and further demonstrated in this additional illustrative material. These include:

- Locating entrances at accessible levels in response to the stepped Cascades landscape.
 - Aligning internal floor levels with the public realm to create a seamless indoor–outdoor threshold.
 - Providing high levels of ground floor transparency to enhance visibility of active uses and cultural events.
- Refer to Design and Access Statement Volume 1: Outline Component / Spatial Strategies / Access (EC.PA.08).
- Refer to Design Code / The Table / Landscape / The Cascades / Accessible level change (EC.PA.C-01).

Illustrative design response



- Alternative residential core entrance at Table Park level (+12.5m)
- Core walls of building used as exhibition, display or projection space for cultural or event use
- Entrances at both Boulevard (+08m) and Aisgill Gardens (+04m) levels
- Transparent facade to reveal interior
- Amphitheatre type seating creates social space
- Interior and exterior floor levels correspond
- Base of tower programmed as flexible commercial/cultural space

Illustrative sketch showing WBO6 and Cascades interface

Empress Place

This section outlines updates to:

- ⑪ Lillie Road Frontages (WB01 and WB07) – Alternative approach explored to reduce the perceived scale of buildings in east–west views.
- ⑫ Workspace Cluster (WB01,02,07 and WB08) – Alternative illustrative design reviewed to reduce townscape and heritage impacts from selected viewpoints.
- ⑬ Empress Place Passage – Additional information demonstrating how this area of the Site could come forward, including clarifying the layout of the taxi rank and bus layover.



6.7A Empress Place | Update overview

Built Form

Illustrative designs in the Empress Place Character Area have been refined to explore alternative approaches to the architectural expression of the Lillie Road frontage and Workspace Cluster plots. Additional illustrative information has also been provided on Empress Place Passage and the bus layover space.

Feedback has been summarised into key topics and responses, which were reviewed during design workshops with the LPAs and are outlined on this page.

Workspace Cluster



Summarised key feedback from LPAs

The articulation and built form of the WBO7 and WBO8 plots within the workspace cluster should be further developed to address their monolithic appearance in key townscape views identified through the feedback.

Illustrative design response

An alternative illustrative design for the workspace cluster at Empress Place has been provided to demonstrate how each plot can be articulated individually to break up the built form, while maintaining a cohesive family of buildings.

Lillie Road Frontage



Summarised key feedback from LPAs

The built form of the Lillie Road frontage should be further explored to test how stepping and architectural expression can be refined, especially in key east- and west-facing views. Particular focus should be given to providing further clarity on WBO1 and its potential contribution to the character along Lillie Road and Old Brompton Road.

Illustrative design response

An alternative illustrative design for WBO1 has been developed, demonstrating how this plot can integrate with its context and complete the urban fabric along Lillie Road. The design explores a simplified stepped form and reflects a finer urban grain through architectural articulation.

Public Realm

Empress Place Passage



Summarised key feedback from LPAs

The detailing and illustrative design of Empress Place Passage should be further reviewed to provide more clarity on how this space could be delivered. The proposed bus layover condition and the revised environment require additional explanation.

Illustrative design response

Further illustrative material has been provided for the public realm around Empress Place Passage. A more detailed plan—including the taxi rank and bus layover—clarifies the layout, access arrangements, and quality of finishes that enhance the character and functionality of the space.



6.7A Empress Place | Built Form

Workspace Cluster

An alternative illustrative design approach for the Workspace Cluster has been developed that simplifies and breaks down the built form by individually articulating plots, while still reading as a family of buildings.

This alternative illustrative design response follows the principles set out in the updated Design Code, including:

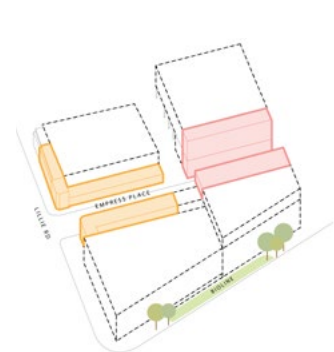
- Simplifying stepping and setbacks, and creating clear building articulation to address the perceived monolithic appearance in views from the east and west.
- Breaking down the built form of the combined plots by expressing individual buildings differently through materiality and architectural articulation.
- Integrating with Lillie Road by responding to the varying datums, urban grain, and materiality of the existing buildings in the immediate context.
- Refining and simplifying the stepped form to provide a legible and gradual transition in height.

- Refer to Design Code / Sitewide / Built Form (EC.PA.C-01).
- Refer to Design Code / Empress Place / Building typologies / Large-footprint (EC.PA.C-01).

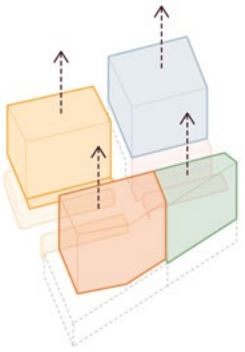
Illustrative design response



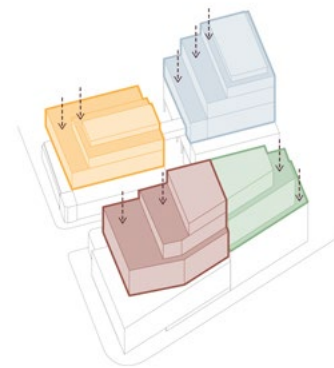
Aerial view of the workspace cluster with an alternative illustrative design for WB01, WB07 and WB08



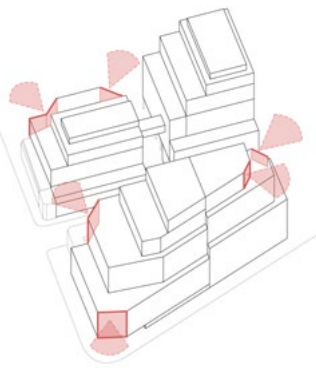
Existing buildings in the immediate context create a lower datum



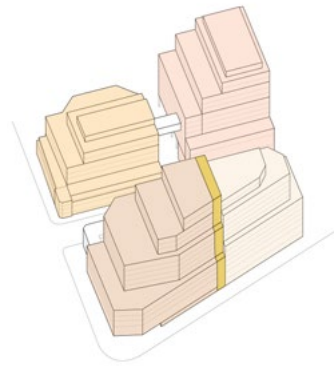
Extruded and simplified forms define the plots



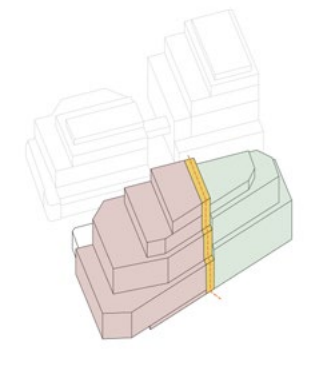
Step massing down to respond to surrounding context



Corners relating to key views to be chamfered to further breakdown massing



Use tonal and material changes to provide differentiation between adjacent plots



Visually split massing to provide articulation



6.7A Empress Place | Built Form

Plots WB07 & WB08

WB07 and WB08 have distinct yet complementary identities, helping to break down the length of the plot. A gradual transition in height is achieved through legible datums that respond to the existing Lillie Road context.

The key design principles that have shaped the alternative approach to these plots are captured in updates to the Design Code and the illustrative design, which include:

- Simplifying the geometry of volumes to create a more legible built form.
- Articulating datums that respond to the existing context to support a gradual transition in height.
- Ensuring prominent corners are visible and clearly legible as key frontages.
- Breaking down the length of the building by articulating individual plots and creating a visual split in the architectural expression.

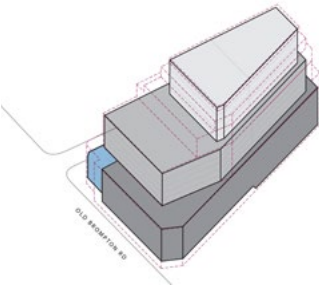
► Refer to Design Code / Sitewide / Built Form (EC.PA.C-01).

► Refer to Design Code / Empress Place / Building typologies / Large-footprint (EC.PA.C-01).

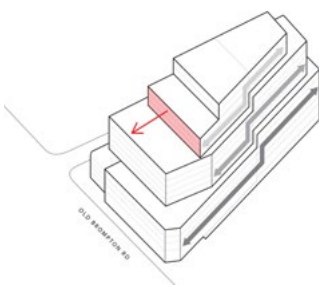
Illustrative design response



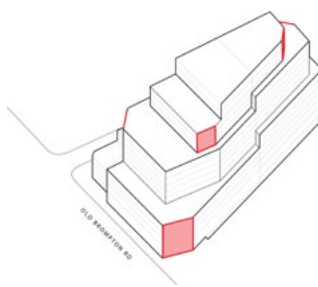
Eye-level view of the workspace cluster along Lillie Road looking into West Brompton Square



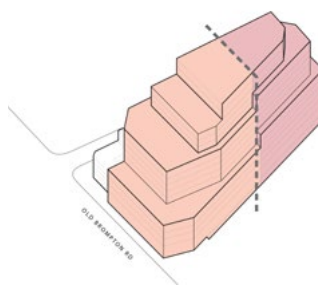
Simplify volumes



Articulate datums



Express key corners



Split façades

Vertical rhythm and hierarchy

Buildings use a tool kit of vertical fenestration with heavier punctuated façades at lower level, stepping up to lightweight vertical fins at upper levels.



Illustrative view of West Brompton Square leading from West Brompton Station into the Site.





6.7A Empress Place | Built Form

WB07 & WB08 Key Townscape views

The alternative illustrative design has been tested in key townscape views from the east and west, informing further refinement of the buildings’ articulation and architectural expression in response to the local context.

Architectural articulation breaks down the built form and introduces a finer urban grain that responds to the local setting.



This view from Earl's Court Square demonstrates how the illustrative design provides further refinement in response to the townscape and heritage setting through the architectural articulation

Earl's Court Square - Townscape view location 30



Previous illustrative design in view from Earl's Court Square showing the submitted Maximum Height Parameter.

Eardley Crescent - Townscape view location 28



Previous illustrative design in view of the submitted Workspace Cluster from Eardley Crescent

Clear hierarchy in building expression creates a legible layering to backdrop and setting of the view.

Articulating a visual gap through change in materiality breaks down the perceived length of the combined plots.



Updated view from Eardley Crescent showing the alternative illustrative design of WB07 and WB08



6.7A Empress Place | Built Form

Lillie Road Frontage

WB01 helps to fill in the gap in the urban fabric along Lillie Road and integrates with its surrounding context. The illustrative design has been further tested to show how the Proposed Development will establish a complimentary transition along Lillie Road.

The key design principles shaping this plot, as captured in the Design Code and this alternative illustrative design, including:

- Extending the Lillie Road frontages and built form to fill in the gap in the urban fabric.
- Simplifying the overall form with a legible and cohesive architectural response.
- Reconfiguring the bus layover to create an integrated bus interchange that minimises its impact along the Lillie Road frontage.
- Enhancing the public realm character with active frontages and an integrated material palette.

► Refer to Design Code / Empress Place / Building typologies / Large-footprint (EC. PA.C-01).

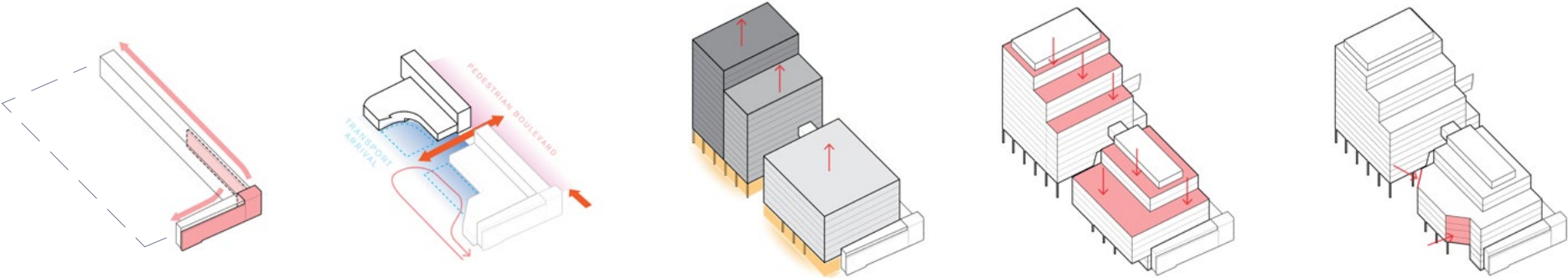
Illustrative design response



Eye-level view of the workspace cluster along Lillie Road and the Bus Layover

Integrating with the existing datum

A legible base is created with a horizontal datum that corresponds to the scale of the existing buildings on Empress Place. This ties the workspace cluster together and creates a family of buildings.



Respond to existing datum and extend terraces to repair urban fabric

Define public spaces and provide clear connecting routes through

Simplify form and setbacks that respond to existing datums

Articulate further in response to context and to provide gradual transition in height

Chamfer prominent corners to address key views



6.7A Empress Place | Public Realm

Empress Place Passage

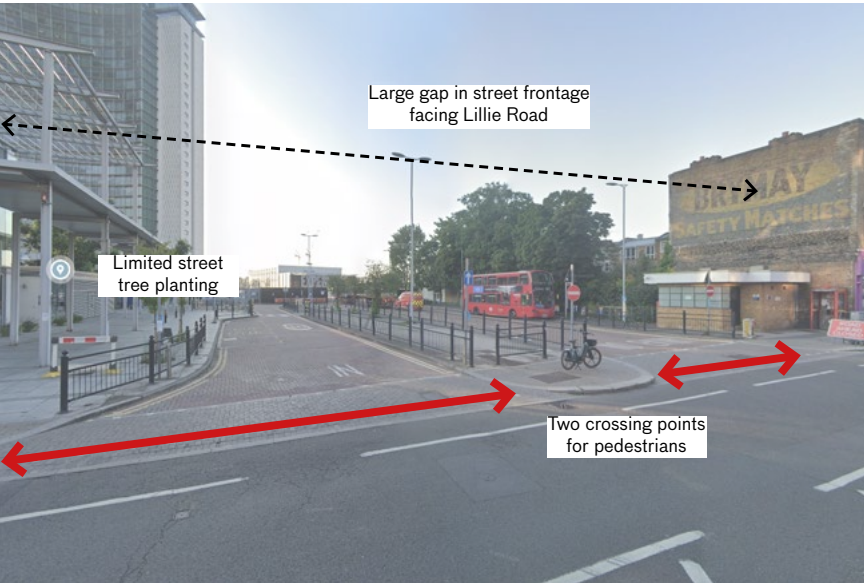
The public realm quality of the boulevard is extended into Empress Place Passage, creating a legible and welcoming connection to the integrated bus layover and taxi drop-off.

The key principles that characterise Empress Place Passage are set out in the Design Code and further demonstrated in this additional illustrative information, which include:

- Activating ground-floor uses with entrances and openings onto Empress Place Passage.
- Reconfiguring the bus layover facility to integrate with the building to frame the space.
- Consolidating the junction with Lillie Road into a single access point, prioritising pedestrian comfort and safety.
- Controlling access into the WB03-04 podium to allow taxi drop-off and facilitate service access to residential buildings deeper within the Site.

► Refer to Design Code / Empress Place / Empress Place Passage (EC.PA.C-01).

Illustrative design response



Street view of the current Lillie Road bus layover



Photos showing existing bus stop and width of bus layover carriageway

Vehicles

Buses

Retail

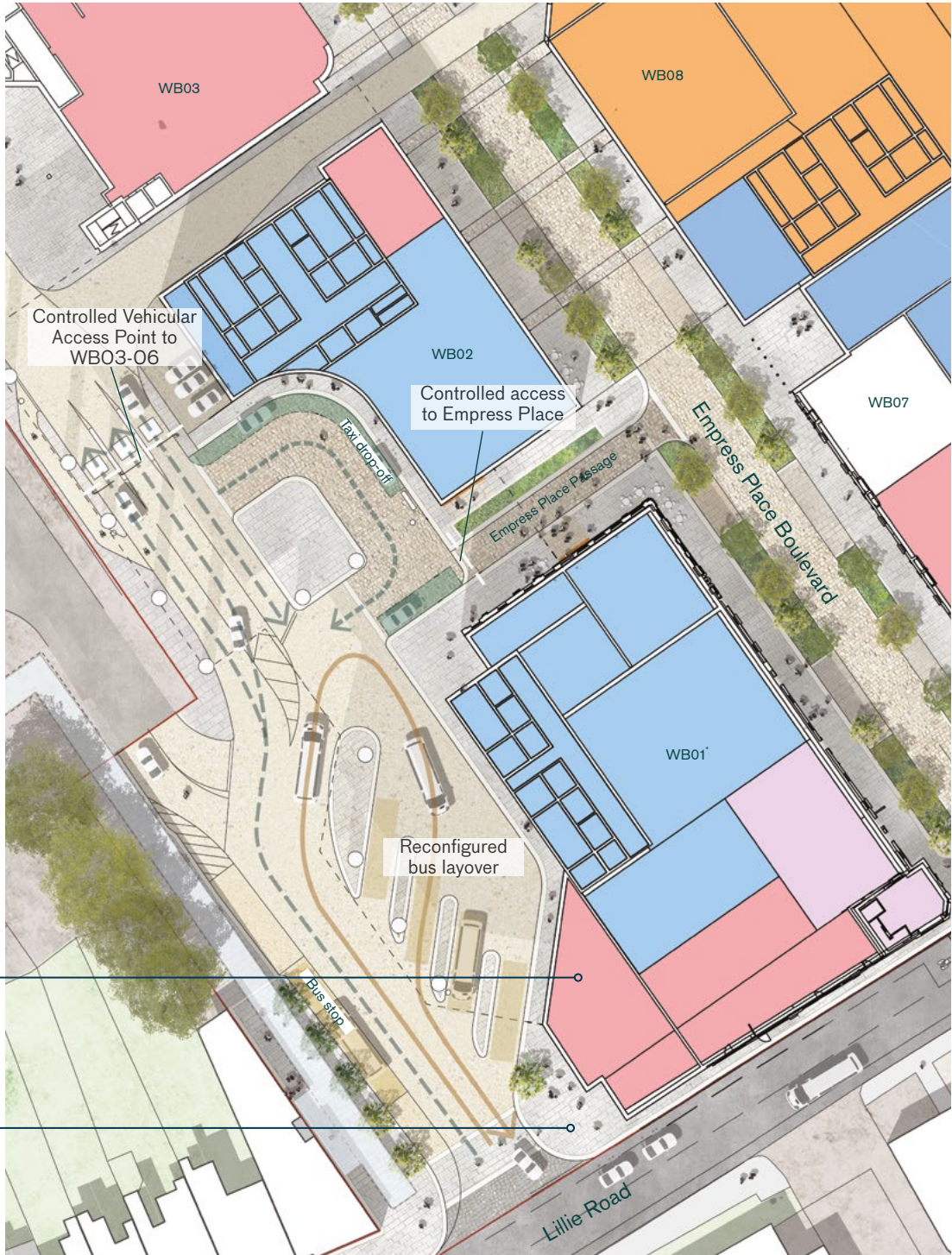
Food + Beverage

Culture

Workspace

Existing bus driver welfare facilities re-provided within Ground Floor of proposed building

Enlarged pedestrian footway enabled through consolidated vehicular entrance



Illustrative plan showing proposed public realm with vehicular routes and Ground Floor uses



6.7A Empress Place | Public Realm

Empress Place Passage

A shared surface demarcated by high quality materials further prioritises pedestrians and cyclists and guides them towards Empress Place Boulevard.

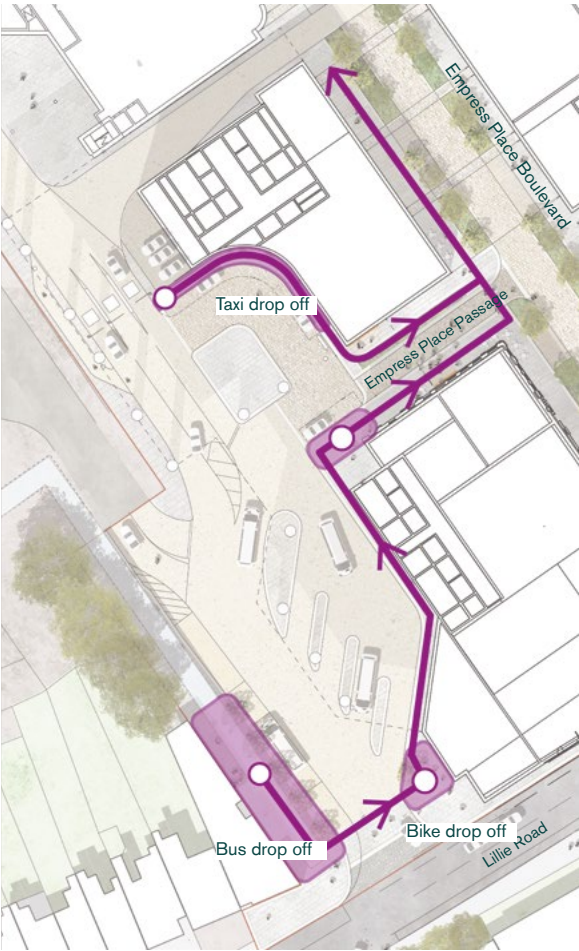
The principles of traffic calming and pedestrian priority are outlined in the Design Code and further demonstrated in the additional illustrative design, which include:

- Using high-quality footpath materials and shared surfaces that match those on Empress Place Boulevard.
- Introducing a coloured macadam road surface to visually extend pedestrian space.
- Establishing level crossings and paved thresholds to improve pedestrian priority.
- Adding tree planting adjacent to the Lillie Road access and bus stop.
- Control access points to restrict vehicular movement.
- Extending shared surface materials around taxi drop-off areas.
- Activating ground-floor frontages facing Empress Place Passage.

► Refer to Design Code / Empress Place / Empress Place Passage (EC.PA.C-01).

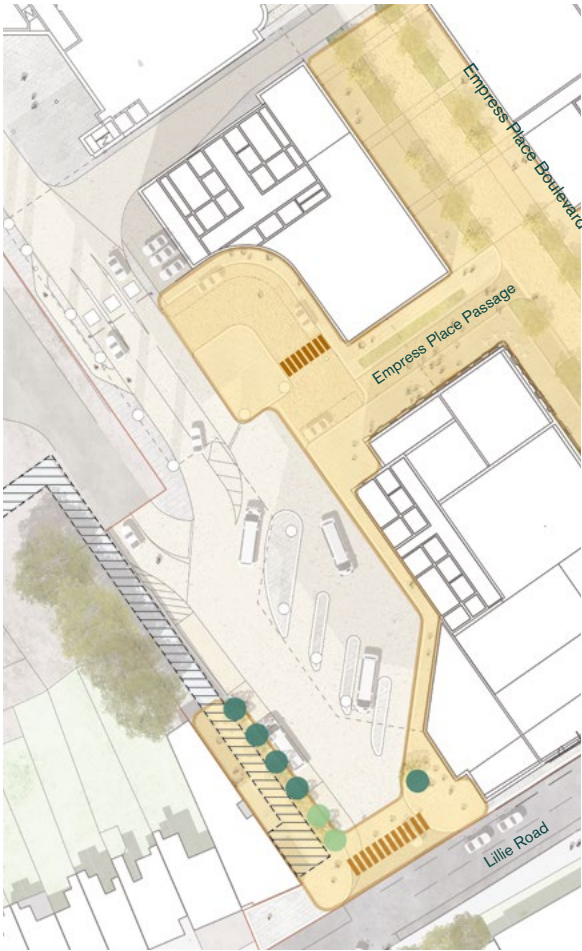
Illustrative design response

Arrival areas and routes to Empress Place Boulevard



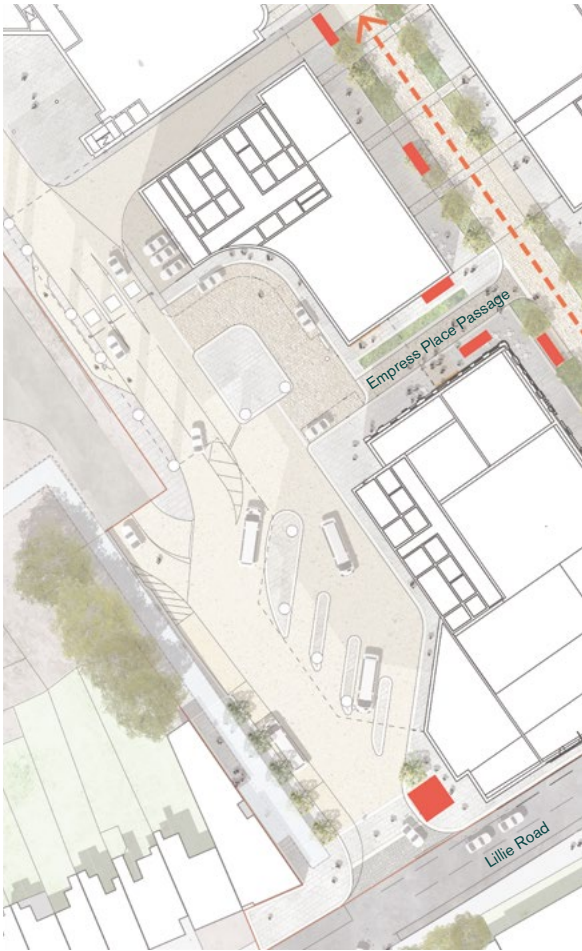
- Vehicular arrival route into the Earls Court Development
- Empress Place Passage arrival area

Public realm materiality and tree planting



- Pedestrian Crossing
- High quality materials to pedestrian areas
- Existing canopy
- Existing trees
- Proposed trees

Cycle parking



- Cycle route
- Cycle parking locations



Hard landscape material palette for Empress Place Passage extends from Empress Place Boulevard



6.7A Empress Place | Public Realm

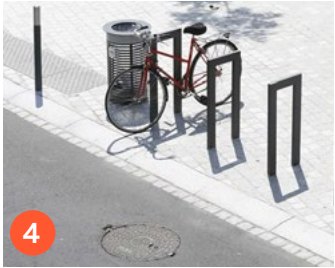
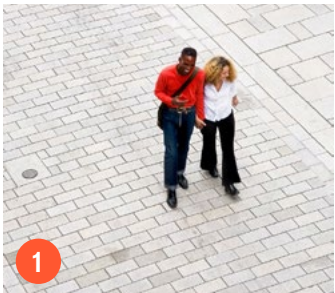
Empress Place Passage

High-quality paving and shared surfaces create a welcoming space with a clear pedestrian-first emphasis. Building-mounted street lighting minimises clutter in the public realm, while active ground-floor uses provide engaging frontages, ensuring the space is legible and feels safe.

Illustrative design response



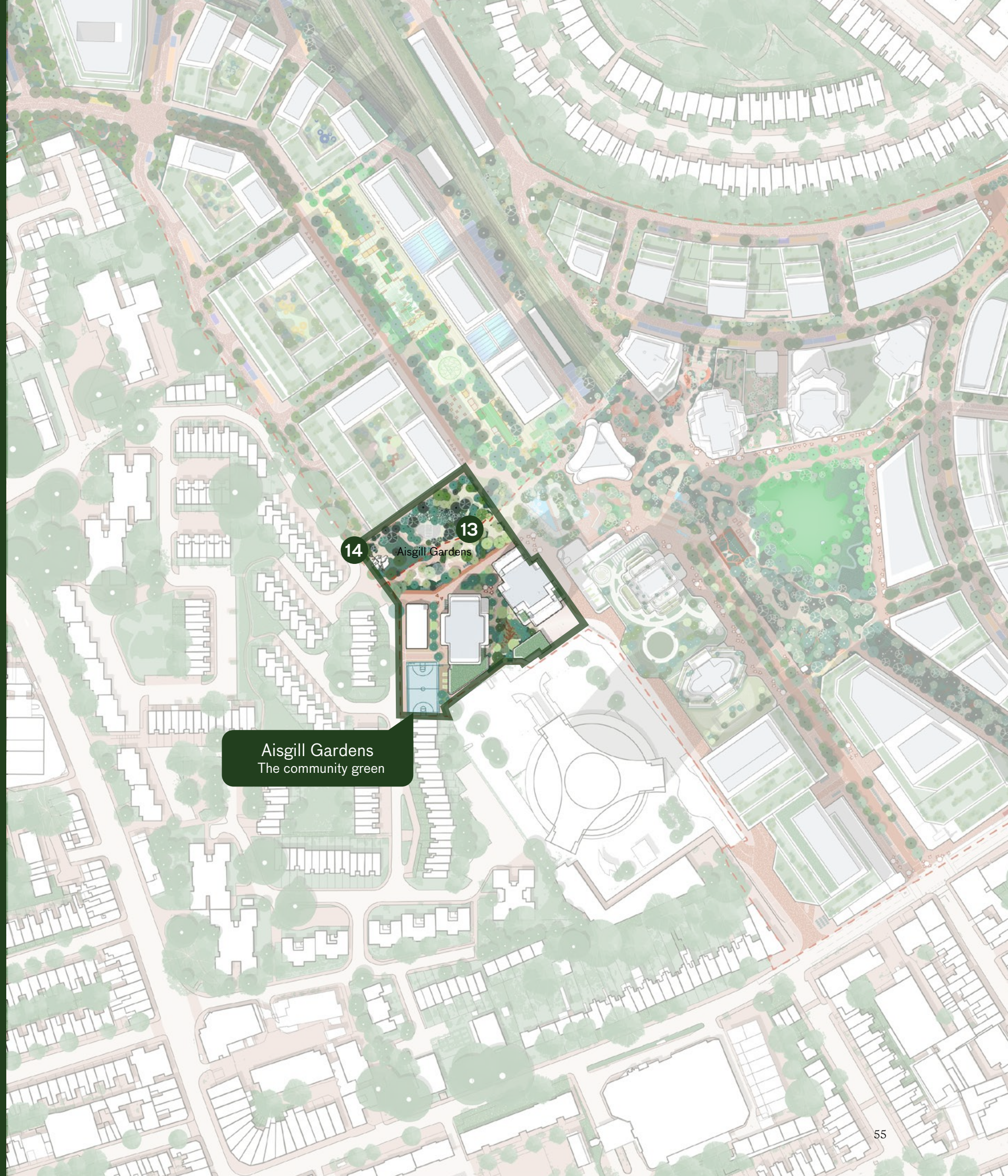
Illustrative sketch and precedent images demonstrating the character and quality of the public realm connection from Empress Place Boulevard to Empress Place Passage.



Aisgill Gardens

Key topics in this section include:

- ⑬ Interim condition – Further detail provided on the quality of public realm and landscaping.
- ⑭ Aisgill Avenue – Clarification on the treatment of the western boundary adjacent to the Estate.





6.8A Aisgill Gardens | Public Realm

Approach to public realm layout in the interim condition

In the initial development phases, a dedicated cycle and pedestrian route is proposed along the southern side of Aisgill Gardens, maximising uninterrupted space for landscape and play.

The principles that characterise Aisgill Gardens in the interim condition are demonstrated in the additional illustrative design information and include:

- A pedestrian route adjacent to the building façade to allow access to entrances and ground-floor uses.
- A cycle lane connecting with the Cascades and maintaining an east-west cycle route across the Site.
- Separate cycle and pedestrian routes to create a safe play and community space, clear of circulation routes.
- Extending the Aisgill Gardens play space up to the hoarding line to provide activation along the Site boundary.

► Refer to Design Code / Aisgill Gardens / Landscape / Aisgill Gardens (EC.PA.C-01).

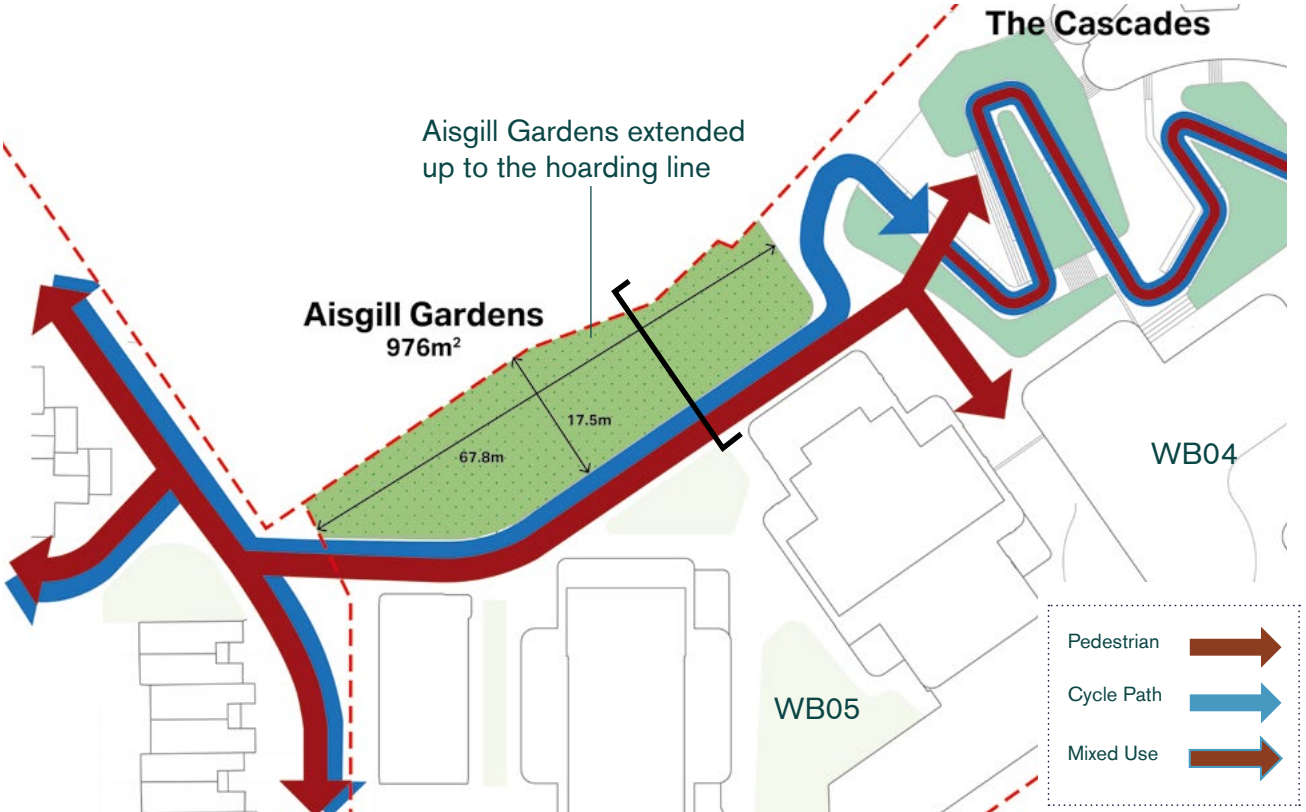
Illustrative design response



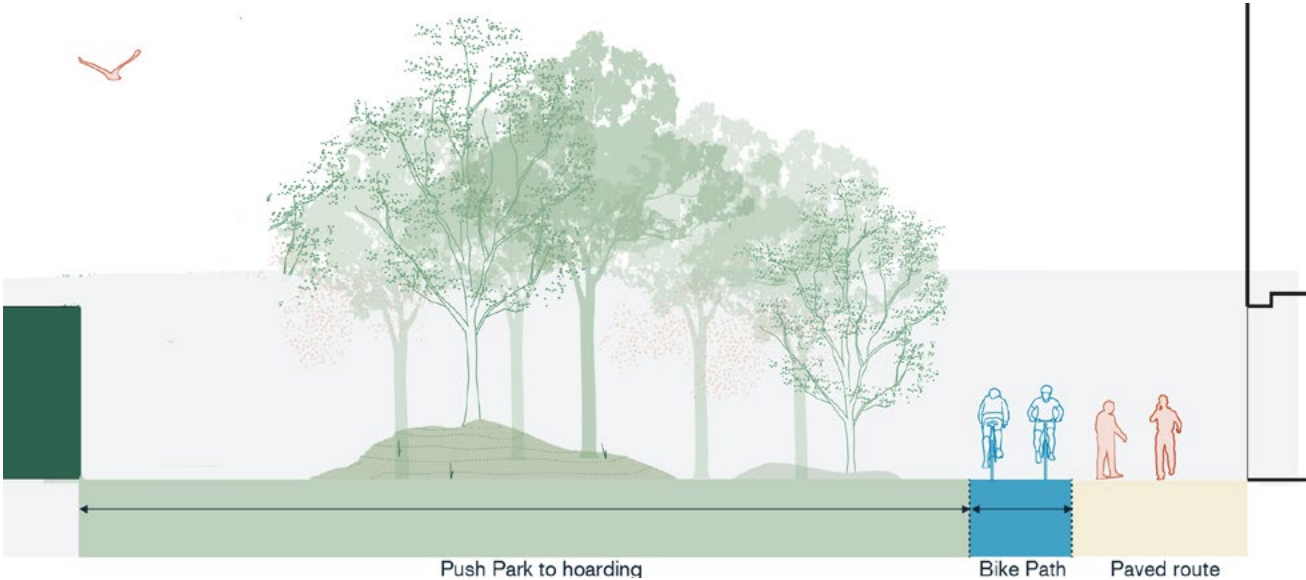
Illustrative plan of Aisgill Gardens in the interim condition



Illustrative plan of Aisgill Gardens in the final/permanent condition



Plan showing pedestrian and cycle routes adjacent to Aisgill Gardens hoarding in the interim condition



Section illustrating the planting and movement strategy in the interim condition



6.8A Aisgill Gardens | Public Realm

Approach to the interim condition hoarding design

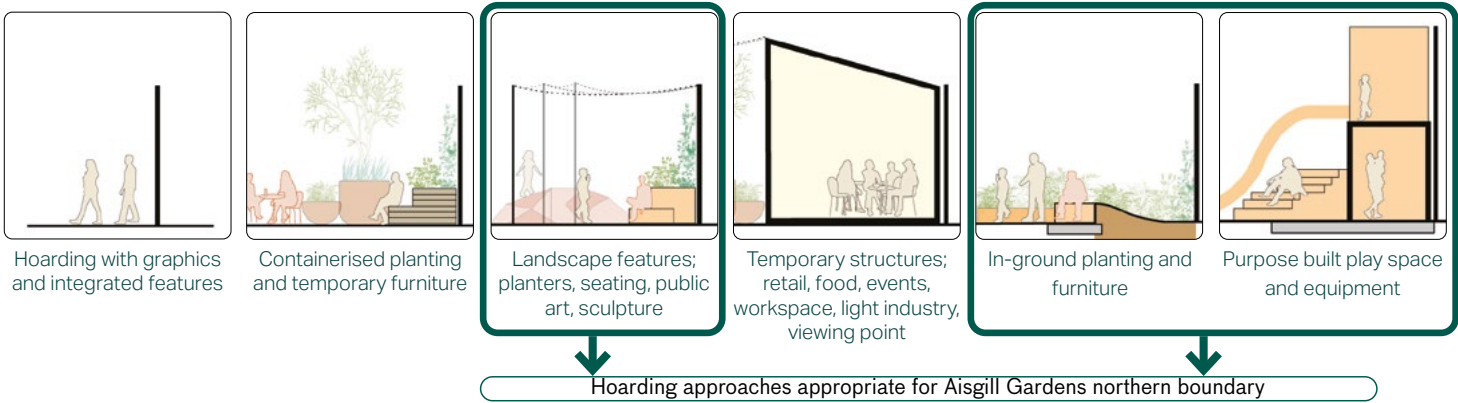
Play elements, street furniture, public art, and planting incorporated with the hoarding can ensure that Aisgill Gardens functions as a playful, community-focused space throughout all stages of the development.

The diagrams and precedent examples illustrate potential treatments for the hoarding along the northern boundary of Aisgill Gardens. The hoarding will be designed to reflect the playful character of the space, which includes:

- Landscape features such as planters, seating, sculptures, and graphics that add vibrancy to the play space.
- In-ground planting extending up to the hoarding line to provide a planting backdrop or separation from the site boundary.
- Purpose-built play elements incorporated into the hoarding design to complement the Aisgill Gardens play space.

► Refer to Design Code / Aisgill Gardens / Landscape / Aisgill Gardens (EC.PA.C-01).

Illustrative design response



Play wall, Elephant Park - Example of purpose built boundary design



The Meadow, Elephant Park - Example of landscape features, seating and public art with in-ground planting





6.8A Aisgill Gardens | Public Realm

Approach to public realm quality in the interim condition

In the interim condition generous public realm and play space will be delivered that is coordinated and seamlessly integrates with future phases.

The principles characterising the interim condition at Aisgill Gardens, as outlined in the additional illustrative design information, include:

- Designing play equipment to align with the proposals of the permanent condition, including future phases along the Site boundary.
- Specifying hard surfaces to be permanent, reducing disruption when Aisgill Gardens is extended with subsequent phases.
- Coordinating tree and planting bed locations with future phases so that it can grow and mature from day one.

► Refer to Design Code / Aisgill Gardens / Landscape / Aisgill Gardens (EC.PA.C-01).

Illustrative design response

Distinctive hoarding design with integrated street furniture and play elements.

Trees and planting within Phase 1 will be coordinated to coincide with their long term, permanent location.

Play equipment and surfacing within Phase 1 is located to coincide with its long term, permanent location.

Dedicated cycle and pedestrian route is proposed along the southern boundary to maximise the extent for play space and landscape.



Illustrative sketch showing how the public realm, play space and hoarding design could come forward in the interim condition



6.8A Aisgill Gardens | Public Realm

Approach to interim landscape and play space design

The placement of trees, planting, and play equipment will be coordinated with future development phases, allowing the landscape to mature as each phase progresses.

Illustrative design response

Distinctive hoarding design with integrated street furniture and play elements.

Generous space for play equipment and surfacing within Phase 1 so that it can coincide with the permanent condition.

Trees and planting within Phase 1 will be coordinated to coincide with their long term, permanent location.

Dedicated cycle and pedestrian route is proposed along the southern boundary to maximise the extent of play space and landscape.



Illustrative sketch showing the generosity of the landscape and play space that will be available in the interim condition



6.8A Aisgill Gardens | Public Realm

Aisgill Avenue Boundary Illustrative design response

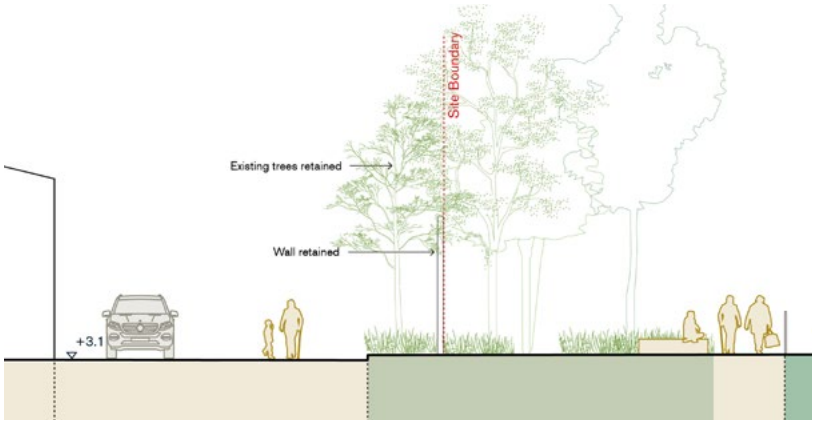
The enhanced approach for the western boundary along Aisgill Avenue is set out in the Design Code, and allows flexibility for various landscape design proposals to come forward as part of a future Reserved Matters Application (RMA).

These options aim to ensure permeability into the Site, improve outlook for Gibbs Green Estate residents, and maintain a well-defined edge through low-level planting and trees that enhance amenity and the public realm.

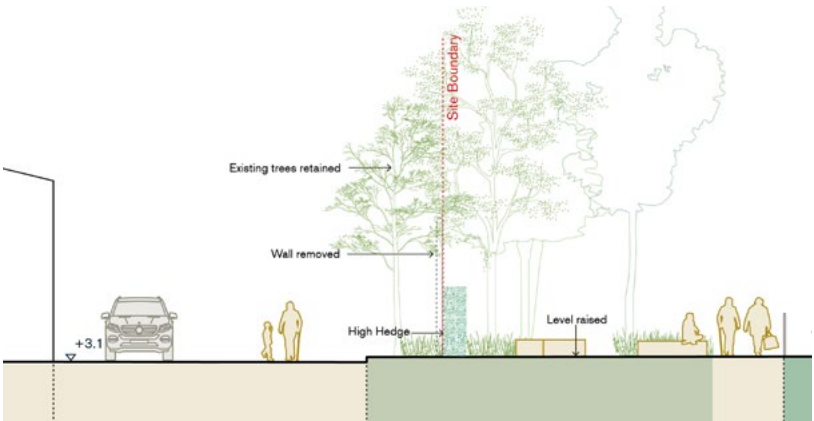
The final design is intended to be developed in consultation with the local community. To demonstrate the flexibility of the framework approach, the following options have been tested in the additional illustrative design information:

- An edge condition retaining a wall along the boundary.
- A semi-permeable edge using structural hedge planting.
- An open planted edge.

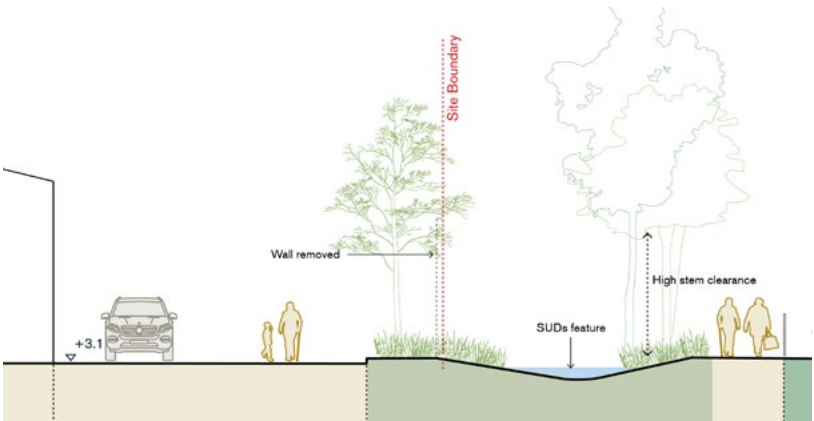
► Refer to Design Code / Aisgill Gardens / Landscape / Aisgill Gardens (EC.PA.C-01).



Illustrative section showing option for boundary treatment with retained wall



Illustrative section showing option for boundary treatment with hedge



Illustrative section showing option for boundary treatment with open planted edge

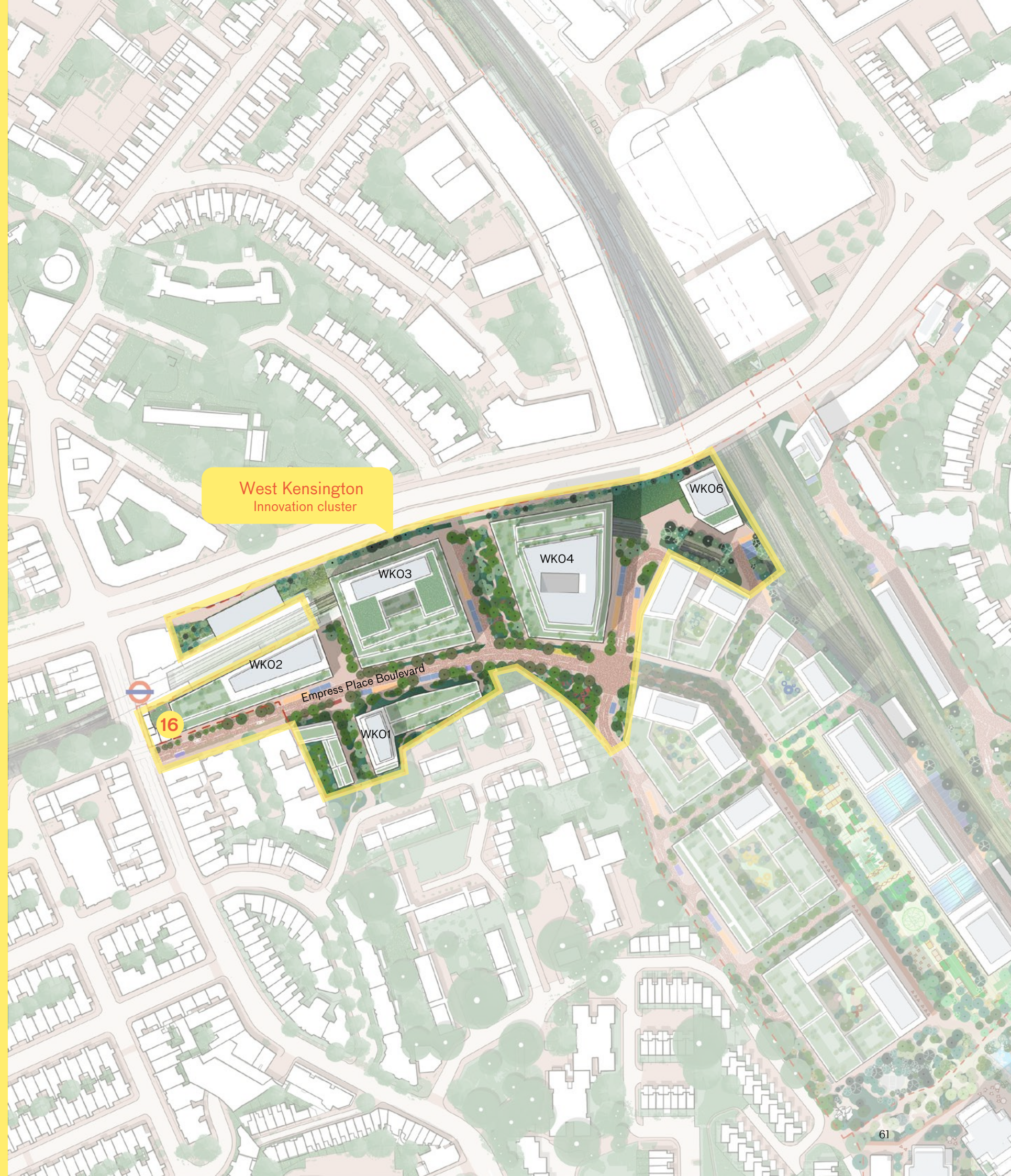


Illustrative visual of the Aisgill Avenue boundary condition, showing an open planted edge approach

West Kensington

Key topics in this section include:

- ⑩ West Kensington Square – Enhanced proposals for a new public open space adjacent to West Kensington Station.



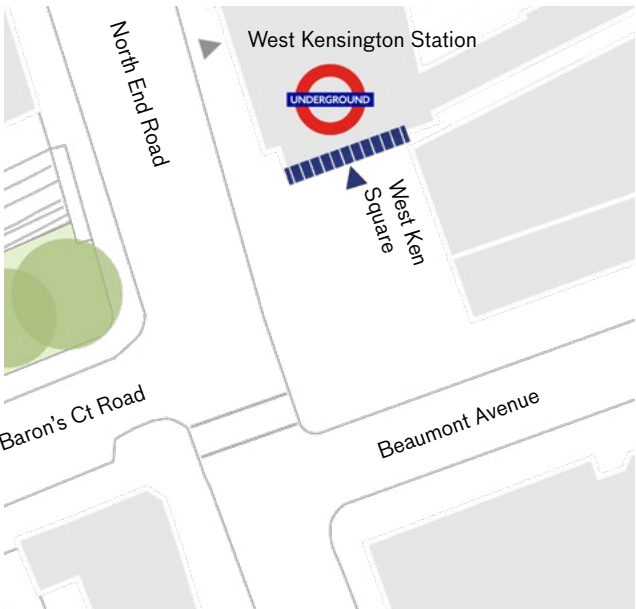
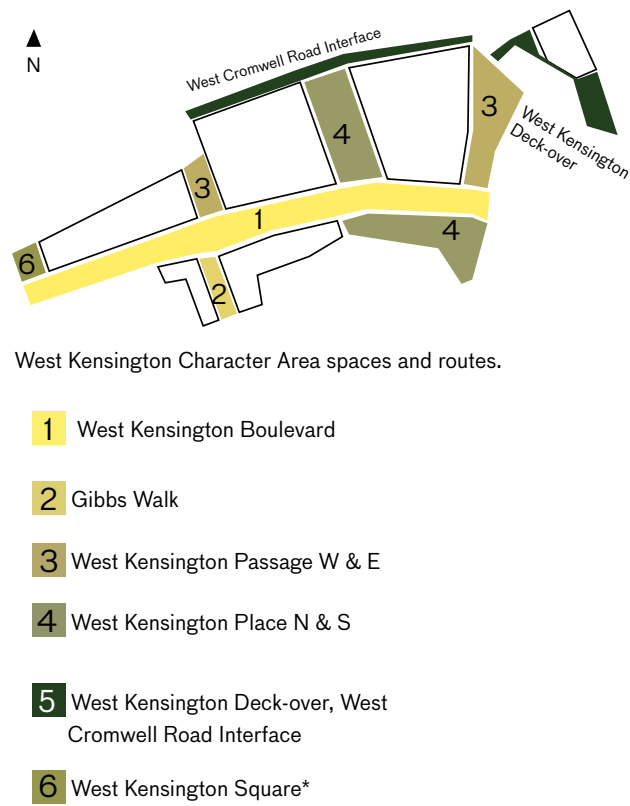


6.9A West Kensington | Public Realm

West Kensington Square* Illustrative design response

A new station square has been identified as an opportunity to deliver an enhanced and more generous public realm along North End Road, and create a gateway into Beaumont Avenue and the Proposed Development. The design response highlights the key design principles that shape the space.

Located within the West Kensington Character Area, the new square forms part of a network of public spaces and routes, as outlined in the updated diagram below.



1. New station entrance addressing the square and alleviating congestion along North End Road



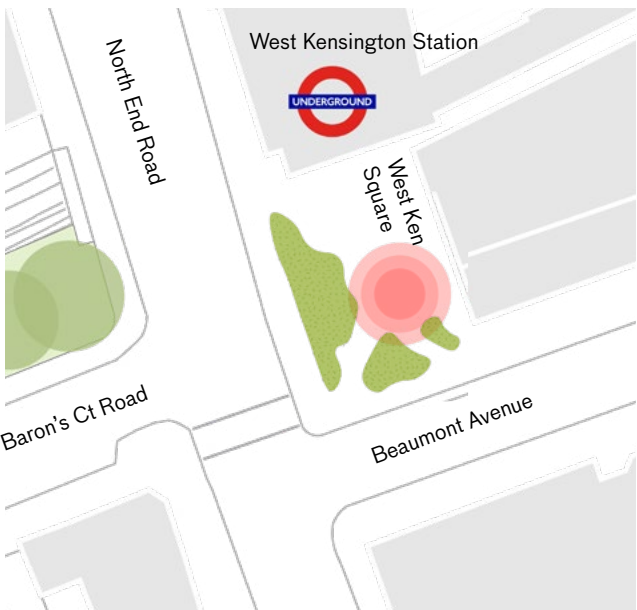
2. Active ground floor addressing square with spill out space and building entrances



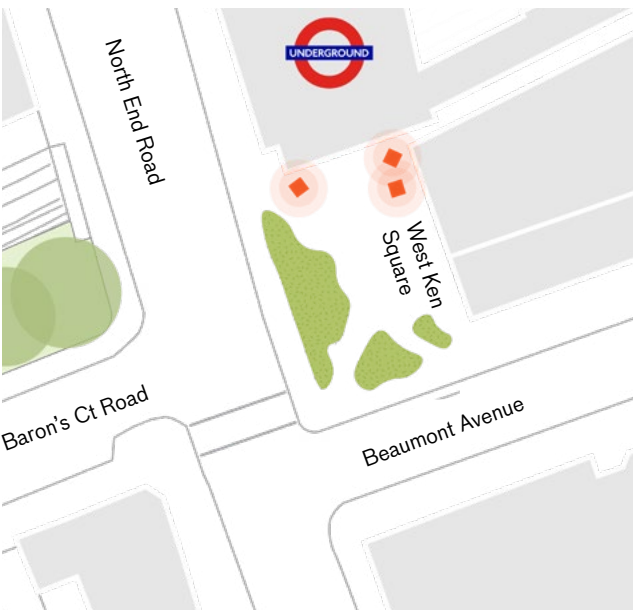
3. Defining key pedestrian routes to and from West Kensington Station



4. Planting to create separation from roads and to provide pockets for seating



5. Establish central space for small pop-up events or kiosks



6. Distinctive and sculptural street furniture to help animate the space and provide opportunities to rest or dwell for people outside the station

*Note: The delivery of West Kensington Square is subject to third party agreement.



6.9A West Kensington | Public Realm

West Kensington Square* Illustrative design response

The square will enhance the presence and identity of West Kensington station by creating a distinctive public realm integrating landscape with feature paving, public art, furniture and signage.

The key principles that characterise West Kensington Square are described in updates to the Design Code. These are further demonstrated in this alternative illustrative design information and include:

- 1 A new station entrance that creates a distinctive identity, including signage or public art.
- 2 Raised planting that provides a green buffer from the traffic environment, helping to mitigate air quality and noise.
- 3 Active ground floor uses at the base of WK02, with an office entrance and spill-out space onto the square.
- 4 Distinctive street furniture or public art to help animate the space.
- 5 Safeguarding a flexible central area for pop-up kiosks and events.

► Refer to Design Code / West Kensington / Landscape / West Kensington Square (EC.PA.C-01).



Illustrative landscape plan of West Kensington Square.

*Note: The delivery of West Kensington Square is subject to third party agreement.



Signage and public art provides local identity



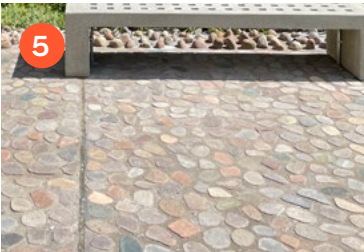
Raised planting provides green edge and buffer to North End Road traffic



Spill out space activates and frames the square



Street furniture help animate the space and provide space to rest or dwell



Feature paving helps define the space and routes, and adds quality to the public realm character





6.10A Flexible Plots

In response to feedback received on land use and capacity, additional plots have been tested as Flexible Plots which could accommodate different predominant uses. These plots have been tested in addition to the Flexible Plots identified in the July 2024 Hybrid Planning Submission.

The following additional illustrative plot designs respond to the parameters and principles set out in the Control Documents. While not an exhaustive representation of all flexible land use possibilities, the examples provided collectively present a balanced set of scenarios illustrating potential design approaches to support the working assumptions of the Control Documents.

- ▶ Refer to Parameter Plans / Parameter Plan - Proposed Land Use Ground Level Plan (EC, PA.B).
- ▶ Refer to Parameter Plans / Parameter Plan - Proposed Land Use Upper Levels Plan (EC, PA.B).

Illustrative design response



Illustrative Masterplan identifying additional illustrative testing on selected Flexible Plots

The additional Flexible Plots provided in this section include:

- WK03 & WK04: The predominant residential use is illustrated in addition to commercial use;
- EC03: The predominant residential use is illustrated in addition to commercial use.
- EC04: The predominant hotel use is illustrated in addition to residential use.
- EC07: The predominant leisure use is illustrated in addition to a last mile logistics facility.
- EC16: The predominant residential use is illustrated in addition to commercial use.
- EC19: The predominant commercial use is illustrated in addition to residential use.
- WB02: The predominant residential use is illustrated in addition to commercial use.



6.10A Flexible Plots

Residential buildings

Plot Code: WK03 & WK04
Typology: Large-footprint
Flexible use shown: Residential

The Illustrative Masterplan envisages a workplace cluster in this area. The Hybrid Planning Applications also have capacity for flexible uses to come forward. Although WK05 was previously tested for a residential use, WK03 and WK04 were solely tested as commercial buildings. As requested by the LPA, this additional illustrative design demonstrates how a residential scheme could be developed for these plots.

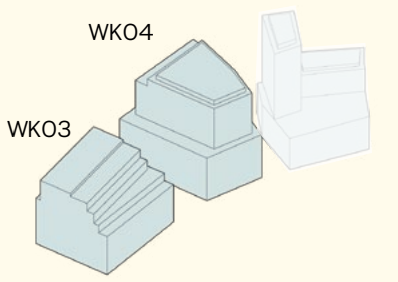
The key principles characterising the residential blocks are outlined in the updates to the Design Code and are further demonstrated in this illustrative design, which include:

- Establishing a family of buildings along West Kensington Boulevard.
- Defining a series of datums and setbacks that respond to the local scale.
- Integrating accessible, landscaped roof terraces and providing external space for residents.
- Articulating the base of buildings to define a clear Ground Floor datum, which frames and activates the boulevard with cafés, shops, and entrances.

► Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).

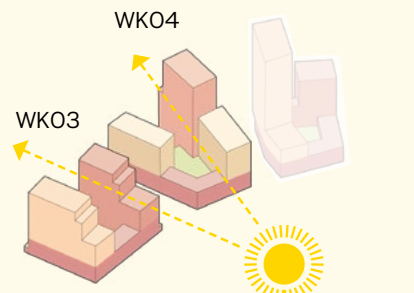
► Refer to Design Code / West Kensington / Built form / Large-footprint (EC.PA.C-01).

Illustrative design response



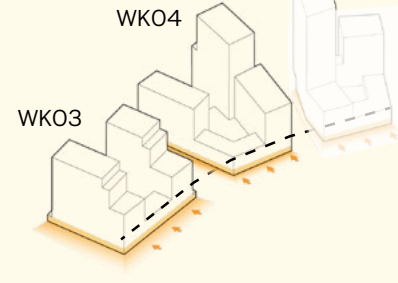
WK04
WK03

Maximum envelope defined by the Parameter Plans



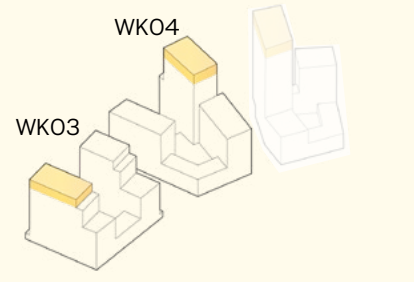
WK04
WK03

Massing is articulated to reflect residential use floor plates as well as access to daylight/sunlight



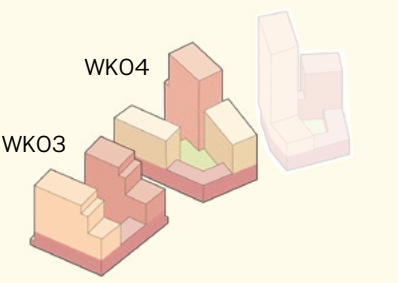
WK04
WK03

Articulation of building bases express the Ground Floor uses and create a human scale



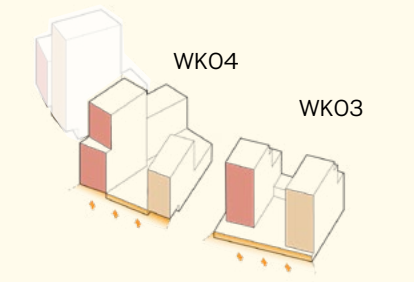
WK04
WK03

Celebrating the building top and articulation of an intermediate setback with accessible green roofs



WK04
WK03

A family of buildings with a complementary approach to façade articulation that creates a coherent architectural treatment



WK04
WK03

Façades and amenity space consider air quality and noise along A4, and safeguard potential connections and active frontage to West Cromwell Road.



Illustrative Ground Floor plan - residential and mixed use



Illustrative typical Upper Floor plan - residential use

Key	
	1B1P
	1B2P
	2B3P
	2B4P
	3B
	4B
	Residential Lobby
	BOH
	Circulation
	Community
	Leisure
	Culture (flexible)
	Culture/Social
	F&B
	Retail
	Workspace



6.10A Flexible Plots

Residential buildings

Plot Code: WK03 & WK04
Typology: Large-footprint
Flexible use shown: Residential

The additional illustrative design proposals show how the buildings will integrate and respond to their context from key views. The key design principles include:

- 1 Creating meaningful stepping
The expression of the buildings should contain meaningful stepping to ensure clarity and hierarchy of massing, and provide a mediation in scale as perceived from Mornington Avenue.
- 2 Distinguishing the proposal from the foreground
The design of the buildings should have a distinctive rhythm and composition that differ from other buildings in the view, to avoid coalescence in the massing and reduce visual impact on heritage assets and their setting.
- 3 Creating green roofs
Establish meaningful setbacks to extend the landscape emphasis into buildings and provide green roofs for residents to access.
- 4 Carefully defining datums and steps
Steps should be clearly defined in the built form to frame and establish an intermediate scale. The ground floor datums should establish a human scale with active frontages and entrances.

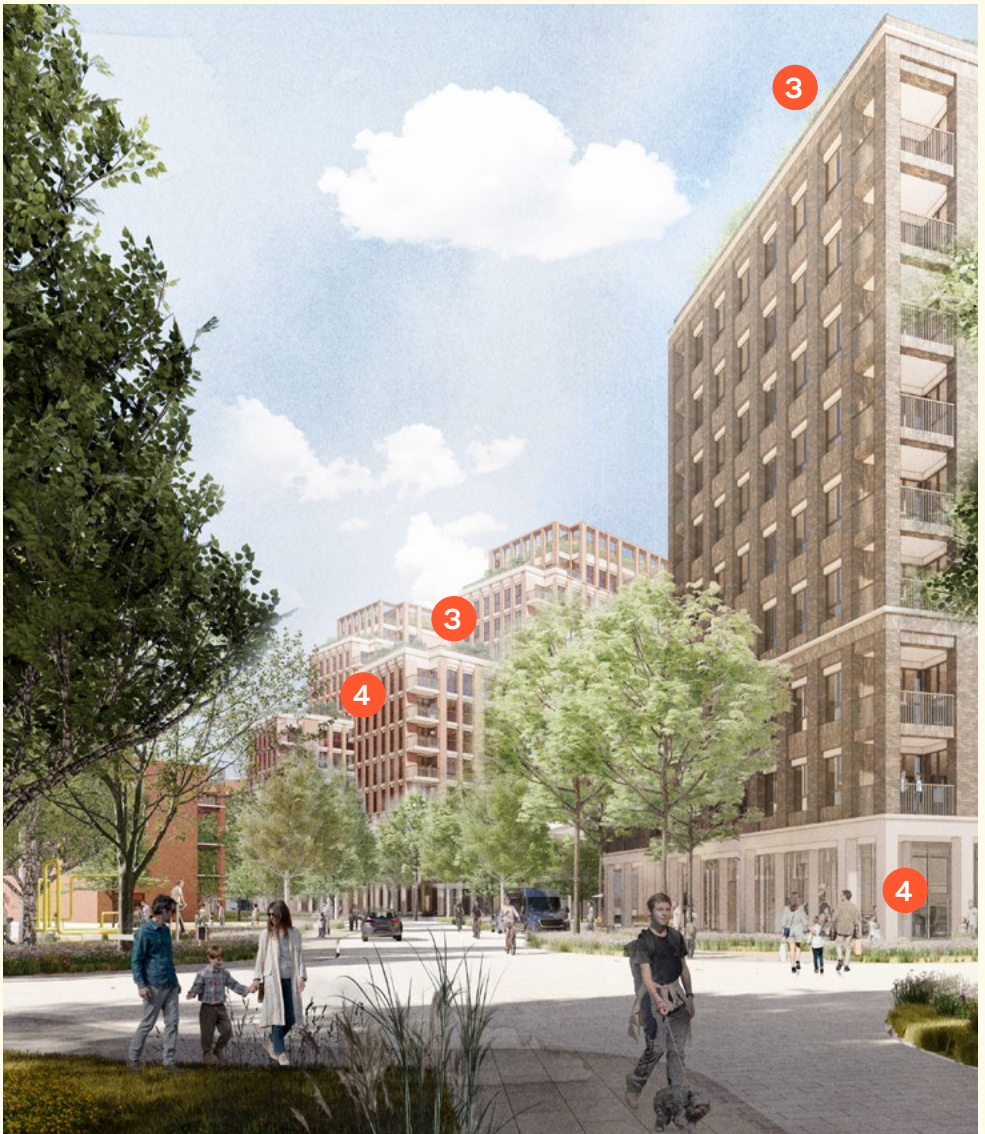
► Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).

Illustrative design response



Key plan

Eye-level view looking south along Mornington Avenue illustrating how an alternative residential use proposal responds to the existing context.



Key plan

Eye-level view looking north along West Kensington Avenue illustrating how an alternative residential use proposal responds to the existing context.



6.10A Flexible Plots

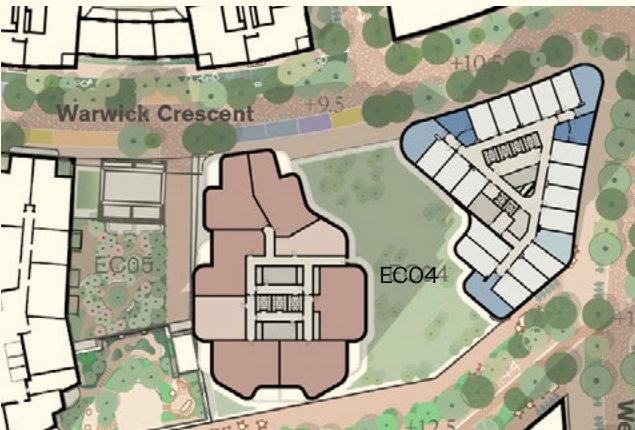
Warwick Crescent Table Plot

Plot Code: ECO4
Typology: Common base
Flexible use shown: Hotel

The Illustrative Masterplan envisages a predominantly residential use for ECO4. The Hybrid Planning Applications also have capacity for flexible uses to come forward. This additional illustrative design demonstrates how a hotel use could be developed for the plot.

This section sets out an alternative land use scenario for ECO4 with:

- Typical Upper Floors - Hotel (T1), later living residential (T2)
 - Ground Floor - Mixed-use (café, restaurant, hotel, later living and cultural)
- Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).
- Refer to Design Code / Warwick Crescent / Built form / Common base (EC.PA.C-01).

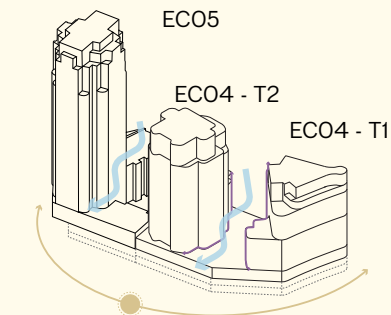


Illustrative Upper Floor Plan - hotel and later living residential use

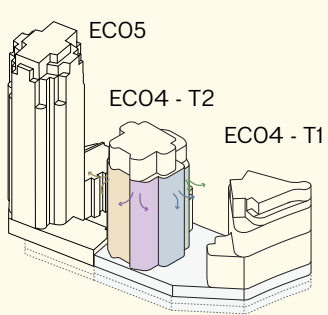
Illustrative design response



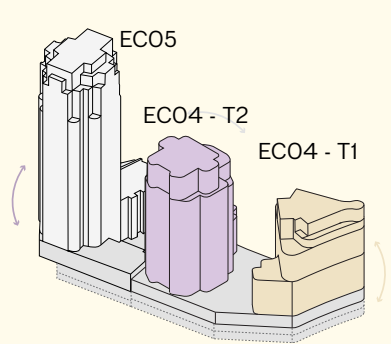
Illustrative view of ECO4 showing an alternative hotel use.



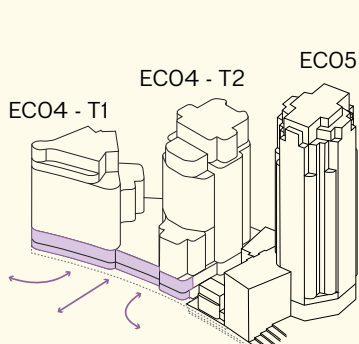
Breaks for sunlight to penetrate between the buildings



Efficient floorplate maintaining dual aspects



Family of buildings on common facing the Table Park



Active frontage to Warwick Crescent



Key plan





6.10A Flexible Plots

Warwick Square Plot

Plot Code: EC16
Typology: Mid-scale block
Flexible use shown: Residential

The Illustrative Masterplan envisages a predominant commercial use in EC16. The Hybrid Planning Applications also have capacity for flexible uses to come forward. This additional illustrative design shows how a design for a residential use could be developed for the plot.

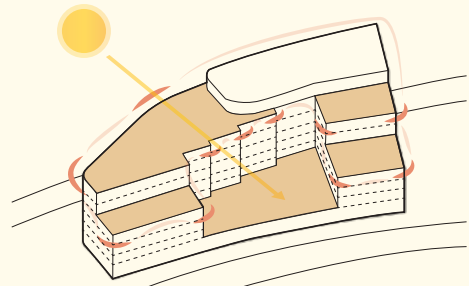
This section sets out an alternative land use scenario for EC16 with:

- Typical Upper Floors - Residential
 - Ground Floor - Mixed-use (residential, retail, café, restaurant and cultural)
- Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).
- Refer to Design Code / Warwick Crescent / Built form / Common base (EC.PA.C-01).

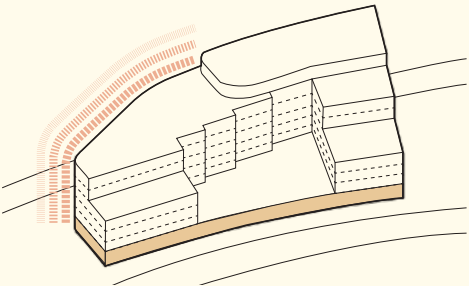


Illustrative Upper Floor Plan - residential use

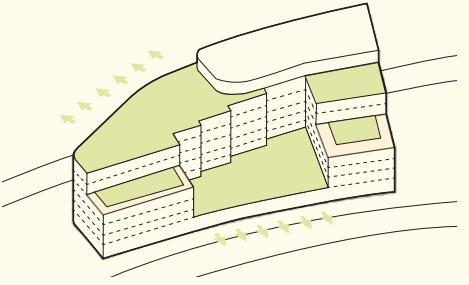
Illustrative design response



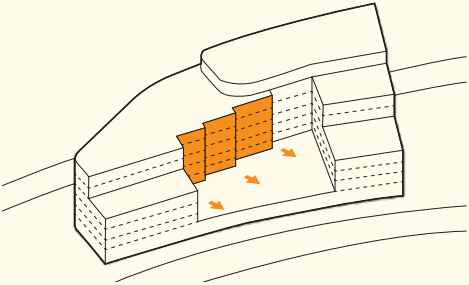
Articulate floor plate to optimise access to daylight and sunlight



Articulate a human scale along façades and activate frontage along Warwick Lane



Set back terraces at higher levels to maximise privacy for residential amenity and integrate landscape in built form



Facet internal envelope to maximise daylight and outlook



Key plan



Illustrative eye-level view across Warwick Square showing an alternative Residential use in EC16.



6.10A Flexible Plots

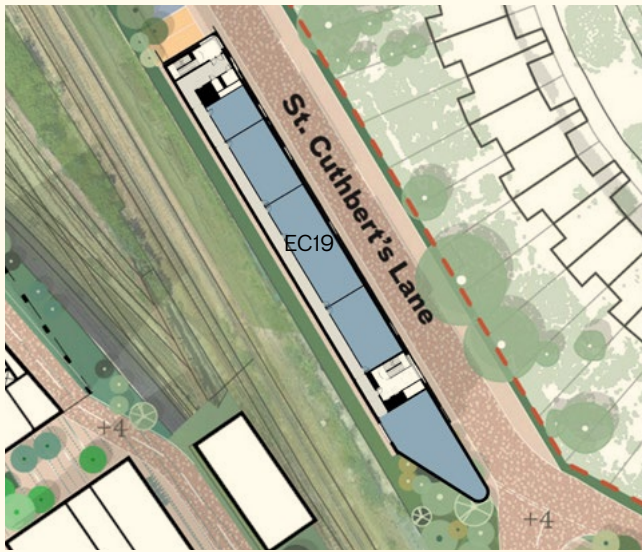
Warwick Crescent Plot

Plot Code: EC19
Typology: Smaller-scale
Flexible use shown: Commercial

The Illustrative Masterplan envisages a predominant residential use in EC19. The Hybrid Planning Applications also have capacity for flexible uses to come forward. This additional illustrative design shows how a design for a commercial use could be developed for the plot.

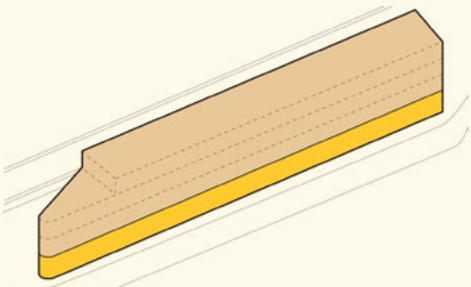
This section sets out an alternative land use scenario for EC19 with:

- Typical Upper Floors - Commercial
 - Ground Floor - Commercial
- Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).
- Refer to Design Code / Warwick Crescent / Built form / Smaller-scale (EC.PA.C-01).

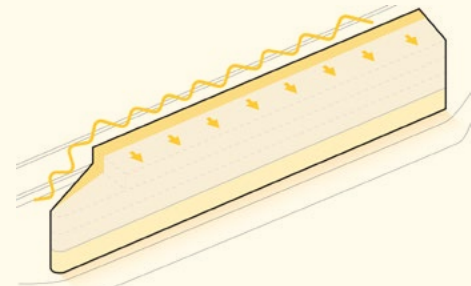


Illustrative Upper Floor Plan - commercial use

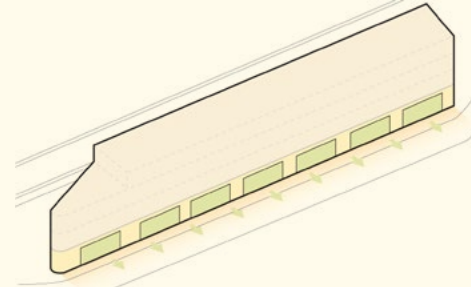
Illustrative design response



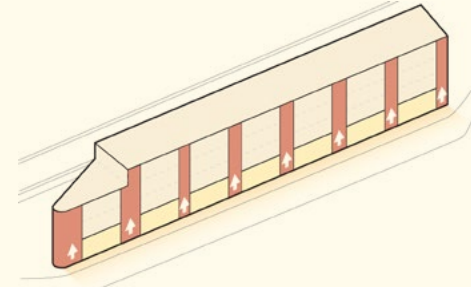
Activation of ground floor frontage along St Cuthbert's Lane



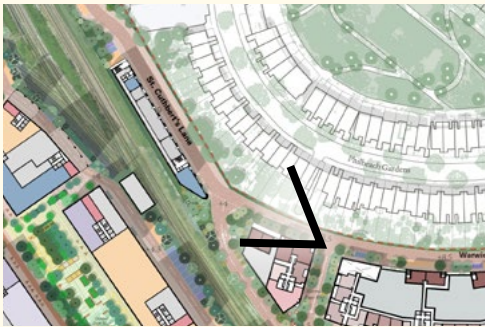
Facade design to address environmental condition along the railway edge



Articulate frontage to respond to a human scale



Articulate facade to introduce finer urban grain and respond to local context



Key plan



Illustrative eye-level view down St Cuthbert's Lane showing an alternative commercial use in EC19.



Illustrative design response

6.10A Flexible Plots

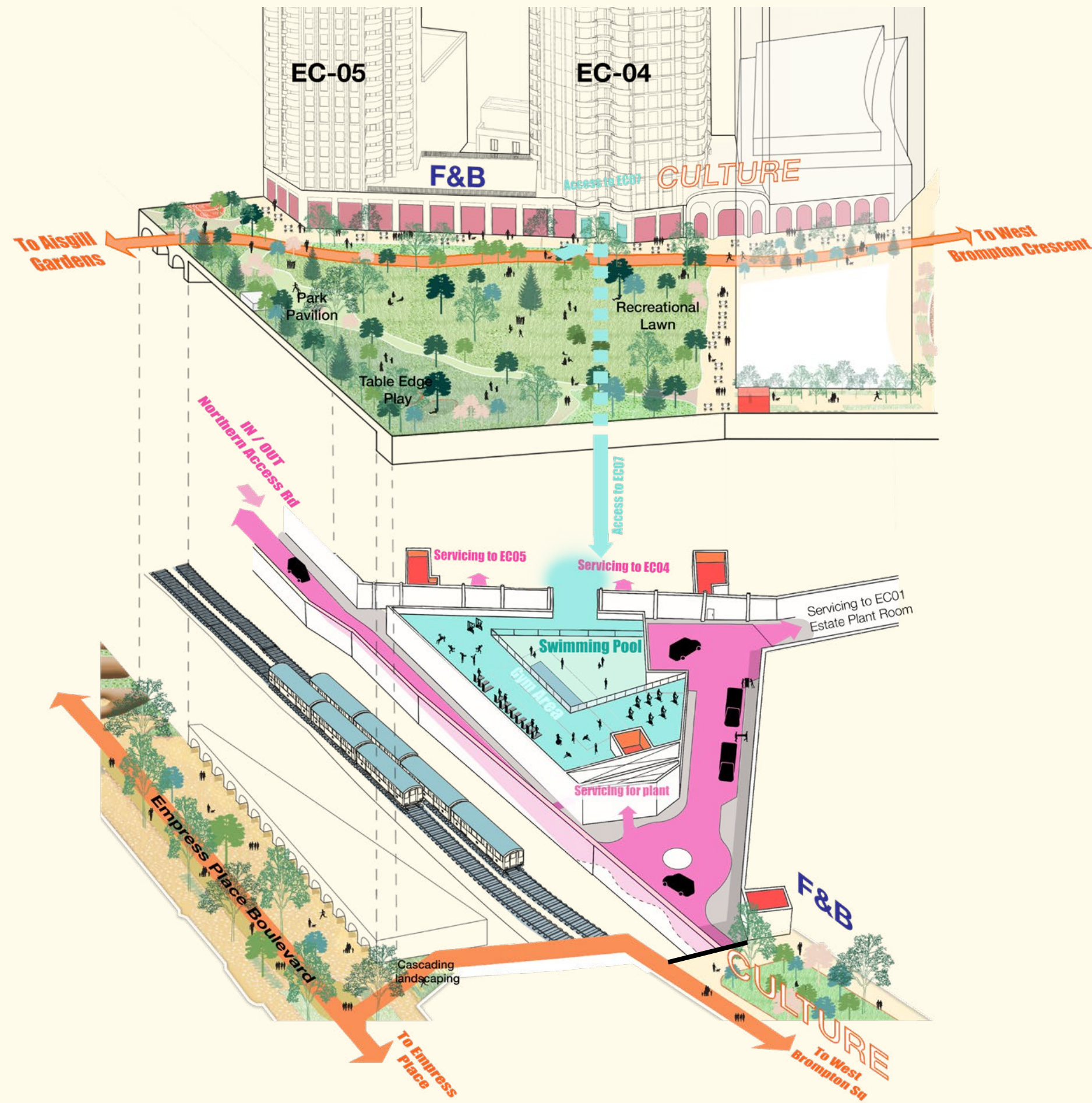
Opportunity below the Table Park

Plot Code: EC07
Typology: Space below Table Park
Flexible use shown: Leisure

The Illustrative Masterplan envisages a last mile logistics facility in this location. The Hybrid Planning Applications also have capacity for flexible uses to come forward. This additional illustrative design shows how a design for a leisure use could be developed for this plot.

This section sets out an alternative land use scenario for EC07 with:

- Ground Floors - Leisure entrance integrated within EC05
- Below Ground Floor - Leisure use



Axonometric view showing how the an alternative use as a leisure facility is integrated below the Table Park with access provided along the EC05 frontage.



6.10A Flexible Plots

Empress Place Plots

Plot Code: WBO2
Typology: Large-footprint
Flexible use shown: Residential

The Illustrative Masterplan envisages a predominant alternative commercial use in WBO2. The Hybrid Planning Applications also have capacity for flexible uses to come forward. This additional illustrative design shows how a design for a residential use could be developed for the plot.

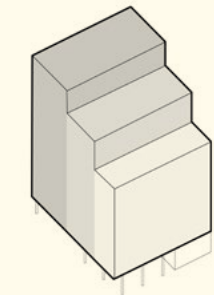
This section sets out an alternative land use scenario for WBO2 with:

- Typical Upper Floors - Residential
 - Ground Floor - Mixed-use (retail, café, restaurant and residential entrance)
- Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).
- Refer to Design Code / Empress Place / Built form / Large-footprint (EC.PA.C-01).

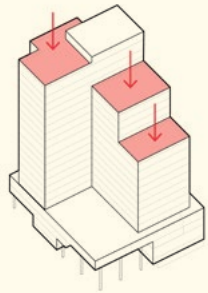


Illustrative Upper Floor Plan - residential use

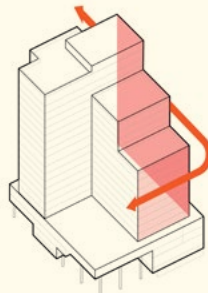
Illustrative design response



Legible stepping form



Articulated residential mass with multiple terraces



Façades address Empress Place Boulevard and Passage



Illustrative eye-level view of WBO2 showing an alternative residential use.



Key plan



6.10A Flexible Plots

Lillie Sidings Plots

Plot Code: WK07
Typology: Large-footprint
Flexible use shown: Commercial

The Illustrative Masterplan envisages a predominant residential use in WK07. The Hybrid Planning Applications also have capacity for flexible uses to come forward. This additional illustrative design shows how a design for a commercial use could be developed for the plot.

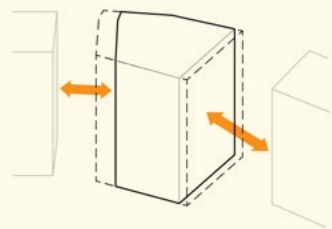
This section sets out an alternative land use scenario for WK07 with:

- Typical Upper Floors - Commercial
- Ground Floor - Mixed-use (retail, café, restaurant and commercial)
- ▶ Refer to DAS Addendum / Appendix 10.5A / Illustrative Plot Plans (EC.PA.08-A).
- ▶ Refer to Design Code / Empress Place / Built form / Large-footprint (EC.PA.C-01).

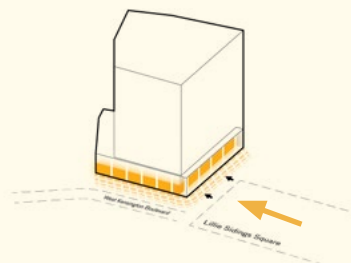


Illustrative typical floor layout - commercial use

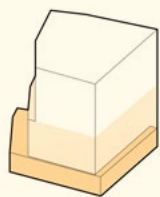
Additional illustrative design information



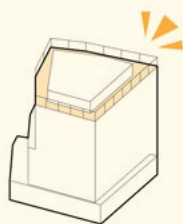
Setback from adjacent residential plots



Active frontage and primary relationship to Lillie Sidings Square



Layered facade articulation



Public terrace on roof



Key plan



Illustrative eye-level view showing an alternative commercial use in WK07 as seen from Lillie Sidings Square.





6.11A Illustrative Plot Plans

Indicative layouts and plot capacity principles

This section provides further detail on illustrative plot testing and clarifies how it has informed plot capacity and the Development Specification.

The development of the plots has been consistently guided by testing illustrative layouts and massing options, as described in the DAS. The illustrative design presented in the Hybrid Planning Applications represents one possible approach for plots to come forward in accordance with the Control Documents. These illustrative proposals remain subject to detailed design development and further refinement through the Reserved Matters Application (RMA) process.

The adjacent ground floor plan shows a compilation of illustrative plots that have been indicatively tested to support the working assumptions of gross floorspace and residential capacity set out in the Control Documents.





6.11A Illustrative Plot Plans

Indicative layouts and plot capacity principles

The Outline Component plot capacity studies indicate a range of anticipated homes or land use capacity consistent with current good practice guidance. The Illustrative Masterplan approach tests indicative assumptions of layout efficiencies and average home sizes or lettable areas, responding to current policy objectives. This process derives a working assumption formula to assess likely capacity within the proposed illustrative block massing and helps define floorspace limits in the Control Documents.

Further detailed information on a plot-by-plot basis is provided in the Appendix of this document.

► Refer to DAS Addendum / Appendix / 10.5A (EC.PA.08-A).



7A Spatial Strategies Update

7.1A Introduction

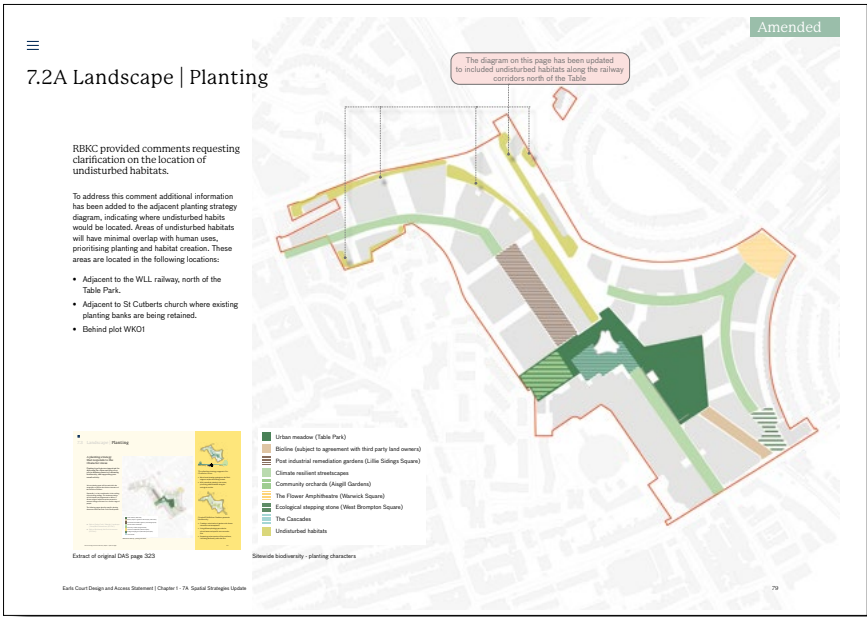
Spatial strategies

The spatial strategies chapter provides additional resolution to the principles set out in the Strategic Framework. As part of this DAS Addendum, the pages within this chapter have been amended, and additional information has been provided in response to comments received by local authorities.

These align with updates to the Control Documents and the Illustrative Masterplan in response to comments from the Local Planning Authorities. In certain instances, wording has been updated to provide clarification.

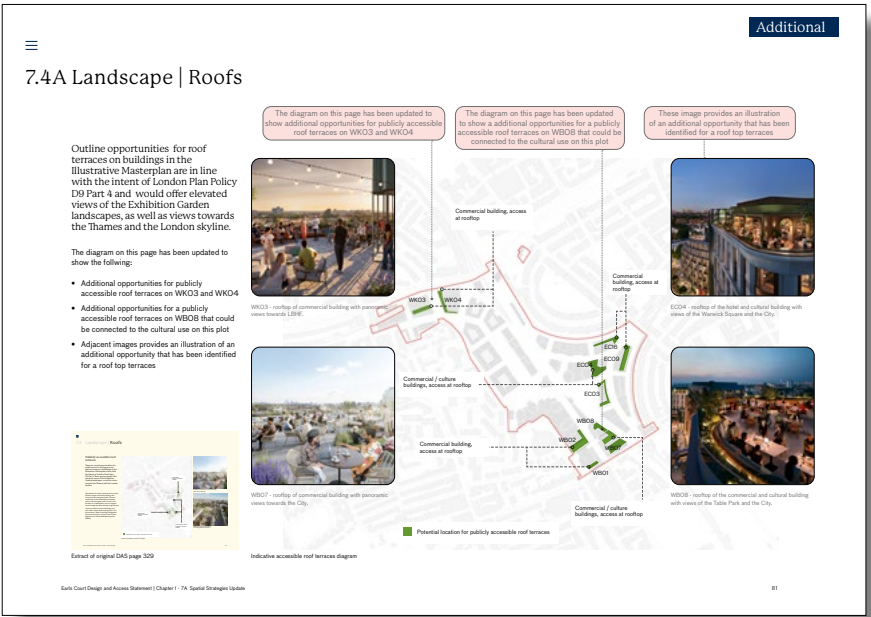
These support the principles of the Control Documents with additional technical and illustrative information. Technical detail has been developed through resolution of the Illustrative Masterplan and is presented to evidence the workability of proposals and policy compliance where relevant.

Amended



Amended illustrative design response

Additional



Additional illustrative design response

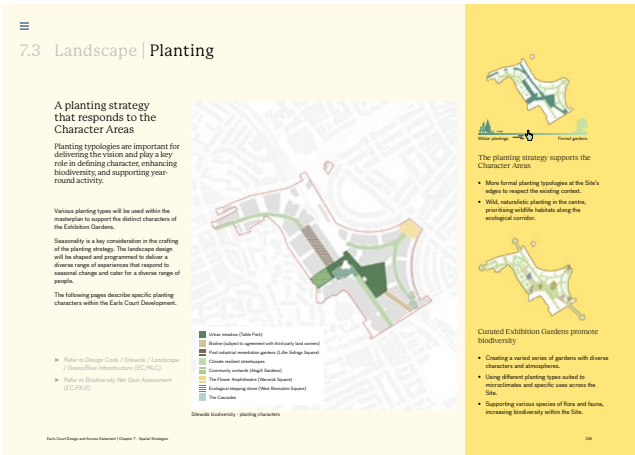


7.2A Landscape | Planting

RBKC provided comments requesting clarification on the location of undisturbed habitats.

To address this comment additional information has been added to the adjacent planting strategy diagram, indicating where undisturbed habits would be located. Areas of undisturbed habitats will have minimal overlap with human uses, prioritising planting and habitat creation. These areas are located in the following locations:

- Adjacent to the WLL railway, north of the Table Park.
- Adjacent to St Cuthbert's church where existing planting banks are being retained.
- Behind plot WKO1



Extract of original DAS page 323



Sitewide biodiversity - planting characters



7.3A Landscape | Urban Greening Factor

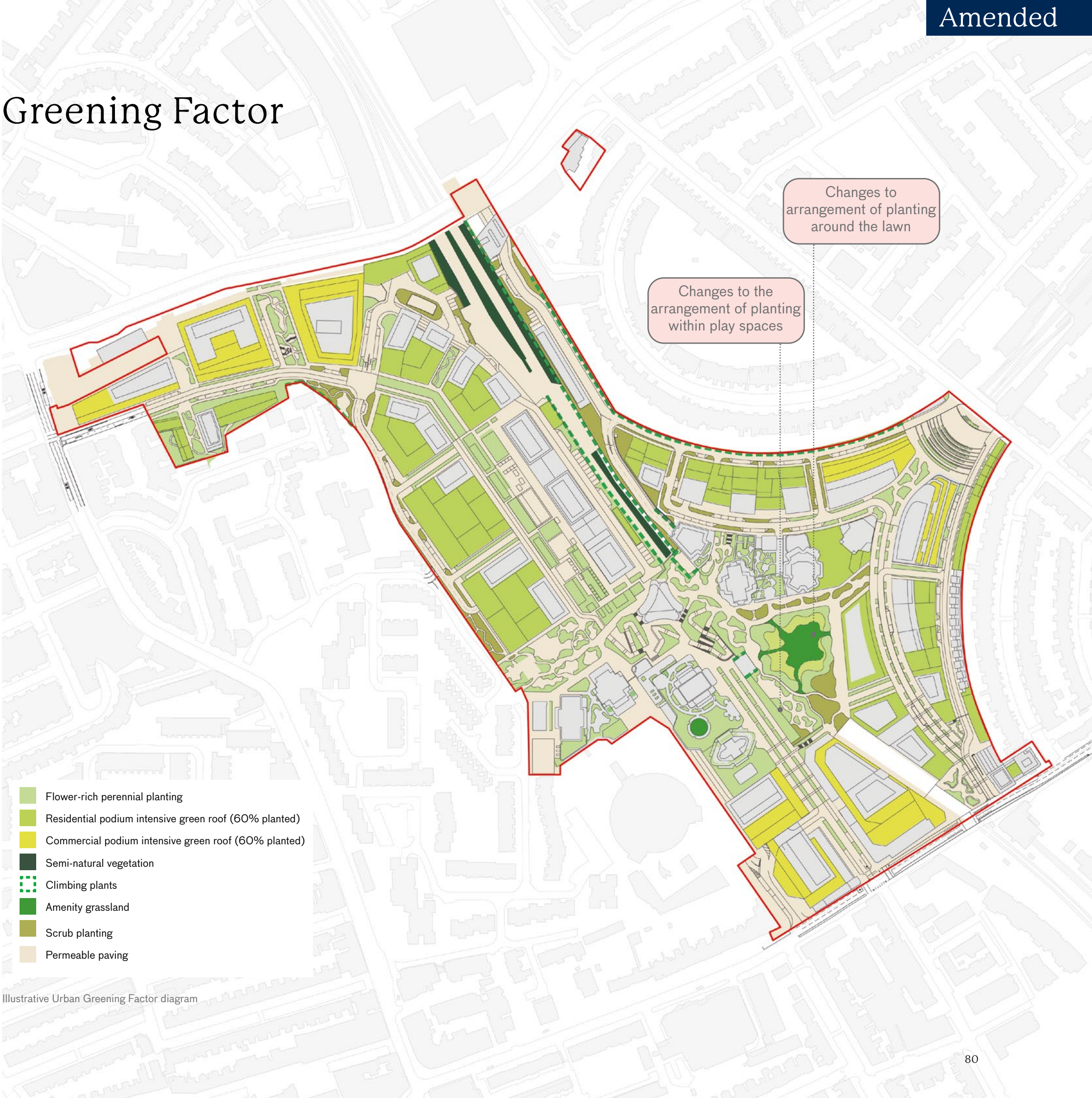
The UGF diagram on this page has been updated to reflect changes to the Illustrative Masterplan and Detailed Components.

The Illustrative Masterplan still achieves a UGF score to meet the policy requirement of 0.4. Updates have been made for the following reasons:

- Allowance for large fire tender access to the Table Park based on updated vehicle tracking.
- Updates to ECO6 and ECO5 following architectural changes as a result of RBKC comments.
- Changes to arrangement of planting around the lawn within the Table Park following LPA comments on the play strategy.
- Changes to arrangement of planting within play spaces following LPA comments on the play strategy.



Extract of original DAS page 328



Illustrative Urban Greening Factor diagram



7.3A Landscape | Roofs

Outline opportunities for roof terraces on buildings in the Illustrative Masterplan are in line with the intent of London Plan Policy D9 Part 4 and would offer elevated views of the Exhibition Garden landscapes, as well as views towards the Thames and the London skyline.

The diagram on this page has been updated to show the following:

- Additional opportunities for publicly accessible roof terraces on WK03 and WK04.
- Additional opportunities for a publicly accessible roof terraces on WB08 that could be connected to the cultural use on this plot.
- Adjacent images provides an illustration of an additional opportunity that has been identified for a roof top terraces.

The diagram on this page has been updated to show additional opportunities for publicly accessible roof terraces on WK03 and WK04

The diagram on this page has been updated to show a additional opportunities for a publicly accessible roof terraces on WB08 that could be connected to the cultural use on this plot

These image provides an illustration of an additional opportunity that has been identified for a roof top terraces



WK03 - rooftop of the commercial building with views of West London



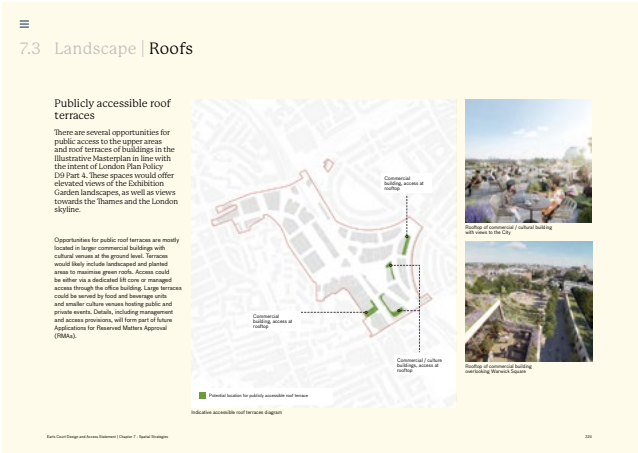
WB07 - rooftop of the commercial building with panoramic views towards The City



EC04 - rooftop of the hotel building with views of RBKC



WB08 - rooftop of the cultural building with views of the Table Park and Greater London



Extract of original DAS page 329

Indicative accessible roof terraces diagram



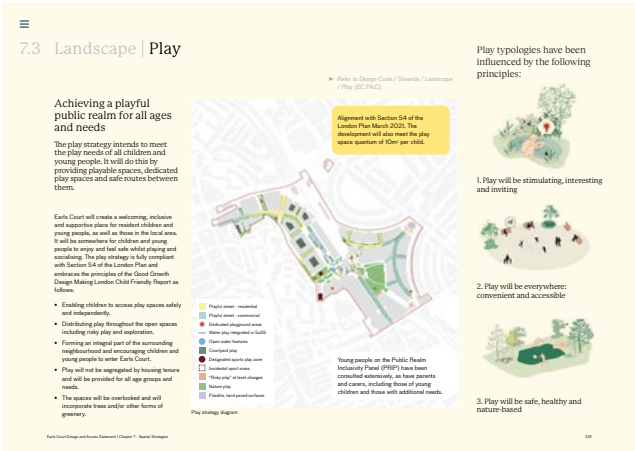




7.3A Landscape | Play

The play strategy diagram on this page has been updated to reflect updates to the Illustrative Masterplan and Detailed Components. Play space requirements are still maintained, but have been re-arranged to avoid overlapping with planted space.

- Play spaces within Table Park and Aisgill Gardens have been re-arranged to minimise overlap between areas included in play calculations and planted areas included in UGF calculations.



Extract of original DAS page 335





7.3A Landscape | Play

Nature and Play

Following feedback on the allocation of play space and planted areas, the following additional information is provided.

- Play space areas have been shown in relation to the illustrative landscape design, rather than as more general zones.
- Plant bed arrangements have been altered to minimise overlap between play space and planting that informs UGF and BNG calculations. At detail design stage it is envisaged that the balance of play space and planting would be explored in more detail, to ensure the nature based principles of the landscape vision are maintained.
- Play space allocation for LBHF and RBKC has been kept within respective borough boundaries.
- Additional play space has been located on plot rather than within the public realm. This only applies to Outline Component as shown on adjacent plan.
- UGF and BNG scores are maintained.

The adjacent plan shows play space locations for Detailed Component (including age categories) and Outline Component. It is not possible to provide a breakdown of play for each plot within the Outline Component, as the individual residential mix requires detailed development.

Site Wide Play Provision (m2)					
	RBKC Public Realm - Detail (m2)	RBKC On Plot (m2)	LBHF Public Realm - Detail (m2)	LBHF On Plot (m2)	Outline - Public Realm (m2)
0-5 years	545	160	317	605	3106
5-11 years	533		659		2458
11-17 years	356		513		1880
Total	1434		1489		7444





7.3A Landscape | Play

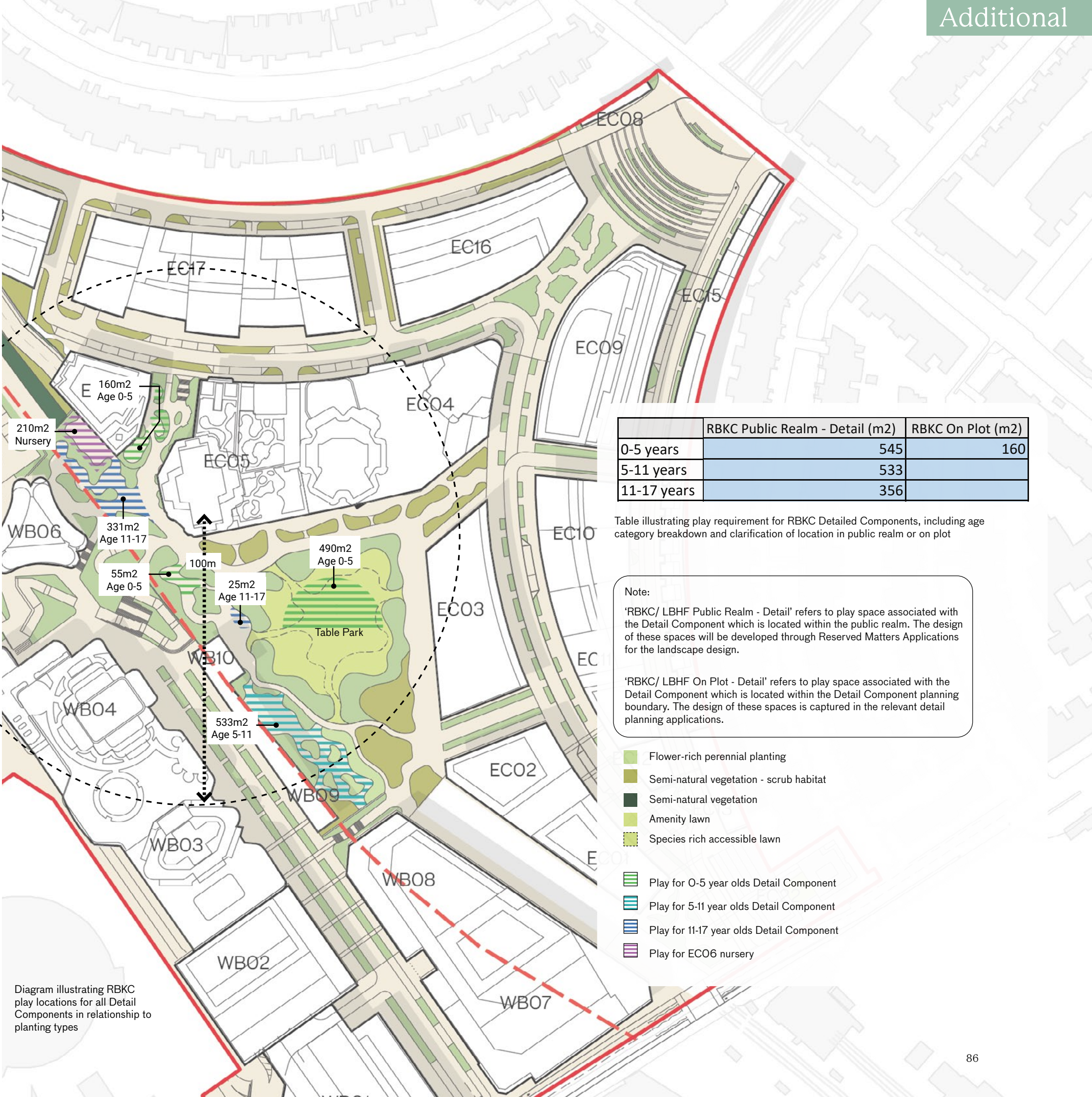
RBKC Play - Detailed Component

Play space for the RBKC Detailed Component has been arranged to ensure it is inside the borough boundary, within distances required under the London Plan, and has limited overlap with planted areas.

The following approach has been taken when considering play locations:

- Play for 0-5 years is located on plot, between ECO5 and ECO4, and within the lawn area of the Table Park. These are all within the 100m accessibility range required by London Plan play standards.
- Play for 5-11 years is located in the south eastern corner of the Table Park, within an area of woodland play.
- Play for 11-17 years is located to the north of the Table Park in an area of equipped play.
- Dedicated and segregated play space for a nursery at the base of ECO6 is located to the north of the Table Park, adjacent to the nursery.

At detail design stage it is envisaged that the balance of play space and planting would be explored in more detail, to ensure the nature based principles of the landscape vision are maintained.





7.3A Landscape | Play

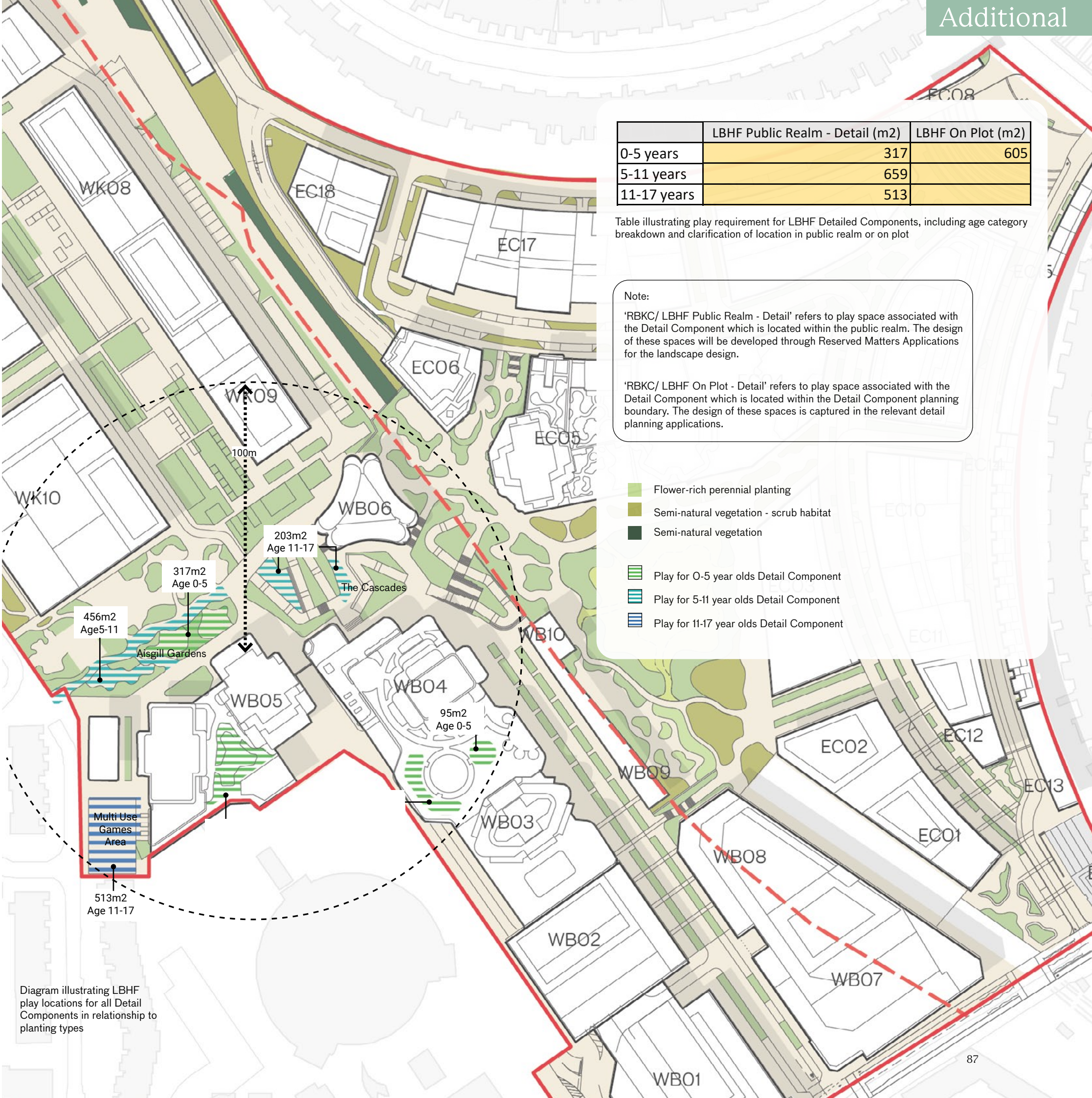
LBHF Play - Detailed Component

Play space for LBHF Detailed Components has been arranged to ensure it is inside the borough boundary, within required accessibility distances and has limited overlap with planted areas.

The following approach has been taken when considering play locations:

- Play for 0-5 years is located on plot and within Aisgill Gardens. These are all within the 100m accessibility range required by London Plan play standards.
- Play for 5-11 years is located in the Cascades and Aisgill Gardens.
- Play for 11-17 years is located within the reconfigured Multi Use Games Area. The Multi Use Games Area is reliant on discussions and agreement with third parties.

At detail design stage it is envisaged that the balance of play space and planting would be explored in more detail, to ensure the nature based principles of the landscape vision are maintained.





7.3A Landscape | Play

Habitat Protection

The illustrative design has been updated to allow planted areas within the public realm to be separated from play spaces or other programmatic uses if required, ensuring the biodiversity of habitats can be maximised and protected.

The following approach has been taken for planted areas within the public realm:

- A mixture of scrub habitat, flower-rich perennial planting, and semi-natural vegetation is located within the public realm.
- Areas of planting will be managed appropriately to prevent people entering these areas. The method of management will depend on habitat requirements.
- The adjacent images illustrate methods of preventing access to plant beds, including:
 1. Use of raised edges and street furniture
 2. Use of low knee rails
 3. Temporary chestnut fencing during establishment period.
 4. Use of scrub habitats
 5. Protection at sensitive corners near main footpaths.
 6. Planting area with high levels of density and robust species selection.



1. Raised edges 2. Low knee rail 3. Temporary chestnut fencing 4. Scrub habitat 5. Corner protection 6. High density planting



Diagram showing planting areas that do not overlap with play space or other programmed uses

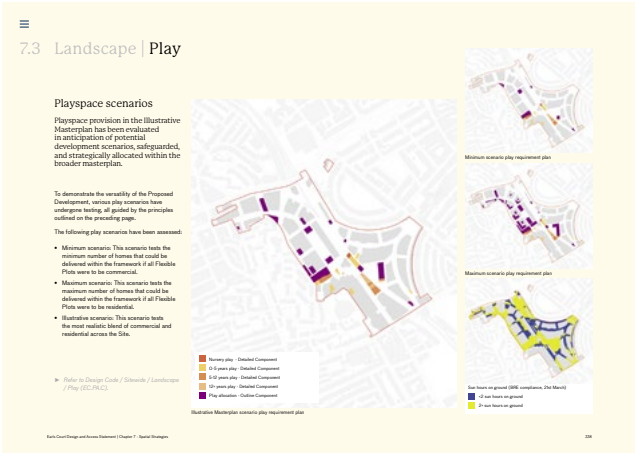
Bioline not included in play, UGF or BNG calculations to ensure worst case scenario is used as baseline.



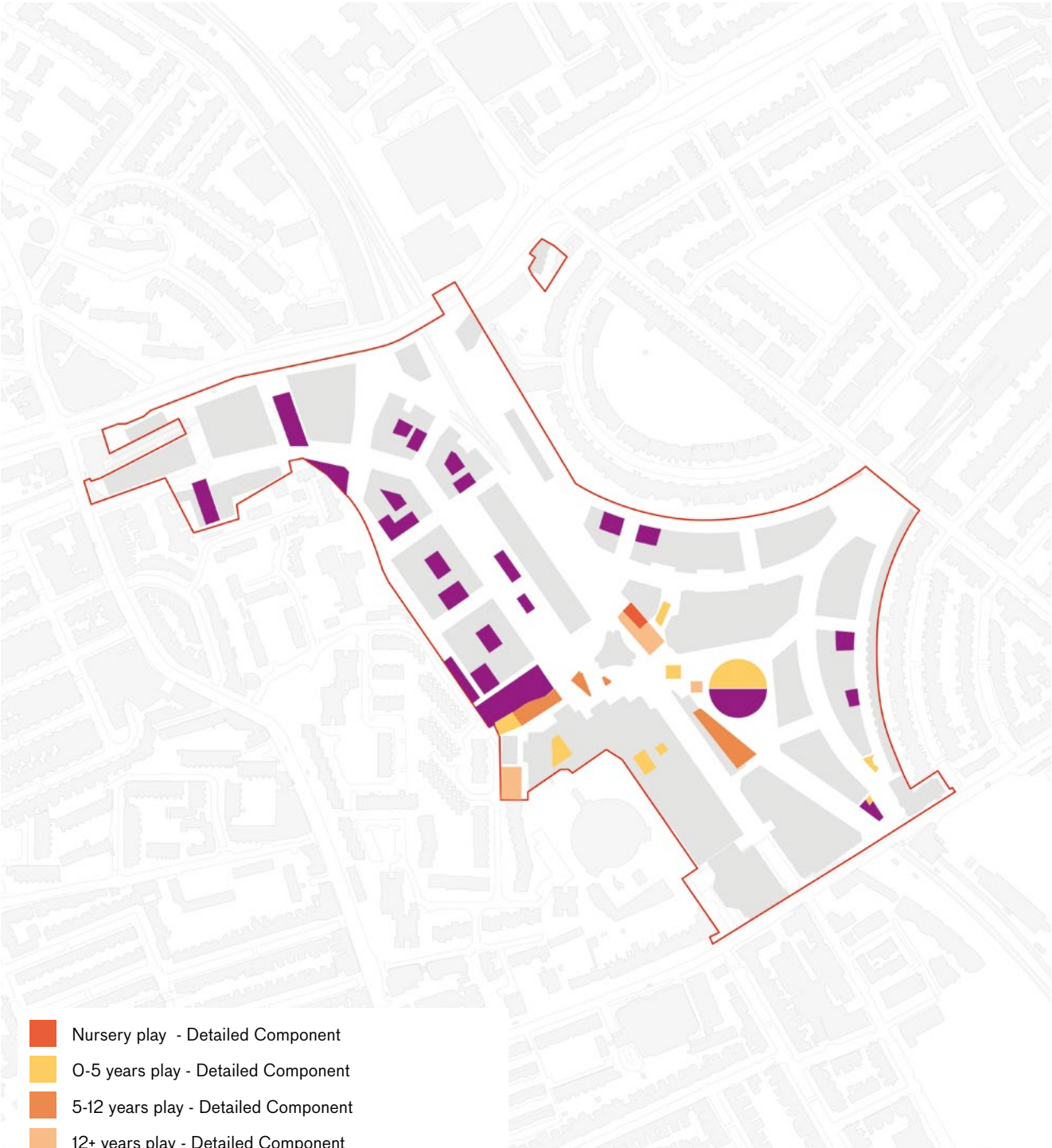
7.3A Landscape | Play

The play strategy diagram on this page has been updated to reflect updates to the Illustrative Masterplan and Detailed Components. Play space requirements are still maintained, but have been re-arranged to avoid overlapping with planted space.

- Play spaces with Table Park and Aisgill Gardens has been re-arranged to minimise overlap between areas included in play calculations and planted areas included in UGF calculations.
- The adjacent zonal diagrams for minimum, maximum and illustrative play scenarios have been updated to reflect the changes described above.



Extract of original DAS page 328



Illustrative Masterplan scenario play requirement plan



Sun hours on ground (BRE compliance, 21st March)

- <2 sun hours on ground
- 2+ sun hours on ground



7.4A Landscape | Access and Movement

Following further engagement with RBKC and LBHF, the Cycle Network diagram has been updated with the following changes:

- The local cycle route improvement along Warwick Road is no longer indicated and potential north-south connections are now identified within the Site.

Note: The diagram opposite focuses on the cycle network within the redline boundary. Please refer to the transport assessment for further information on the wider cycle network.

Key:

Cyclists share access roads with vehicles

Cyclists on shared or demarcated cycle route (to be confirmed at detailed design stage)

Cyclists on pedestrian-priority public realm

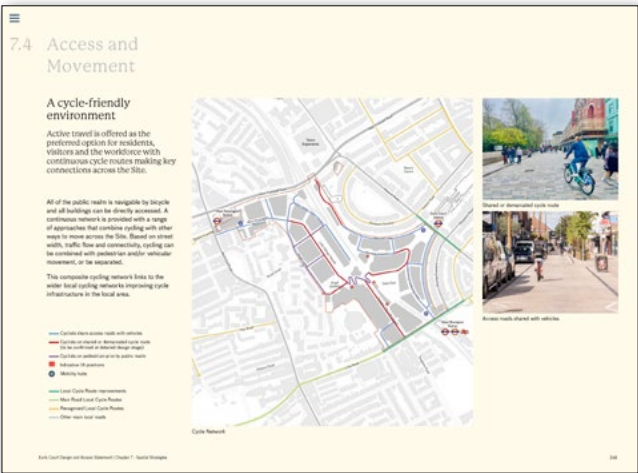
Indicative lift positions

Mobility hubs

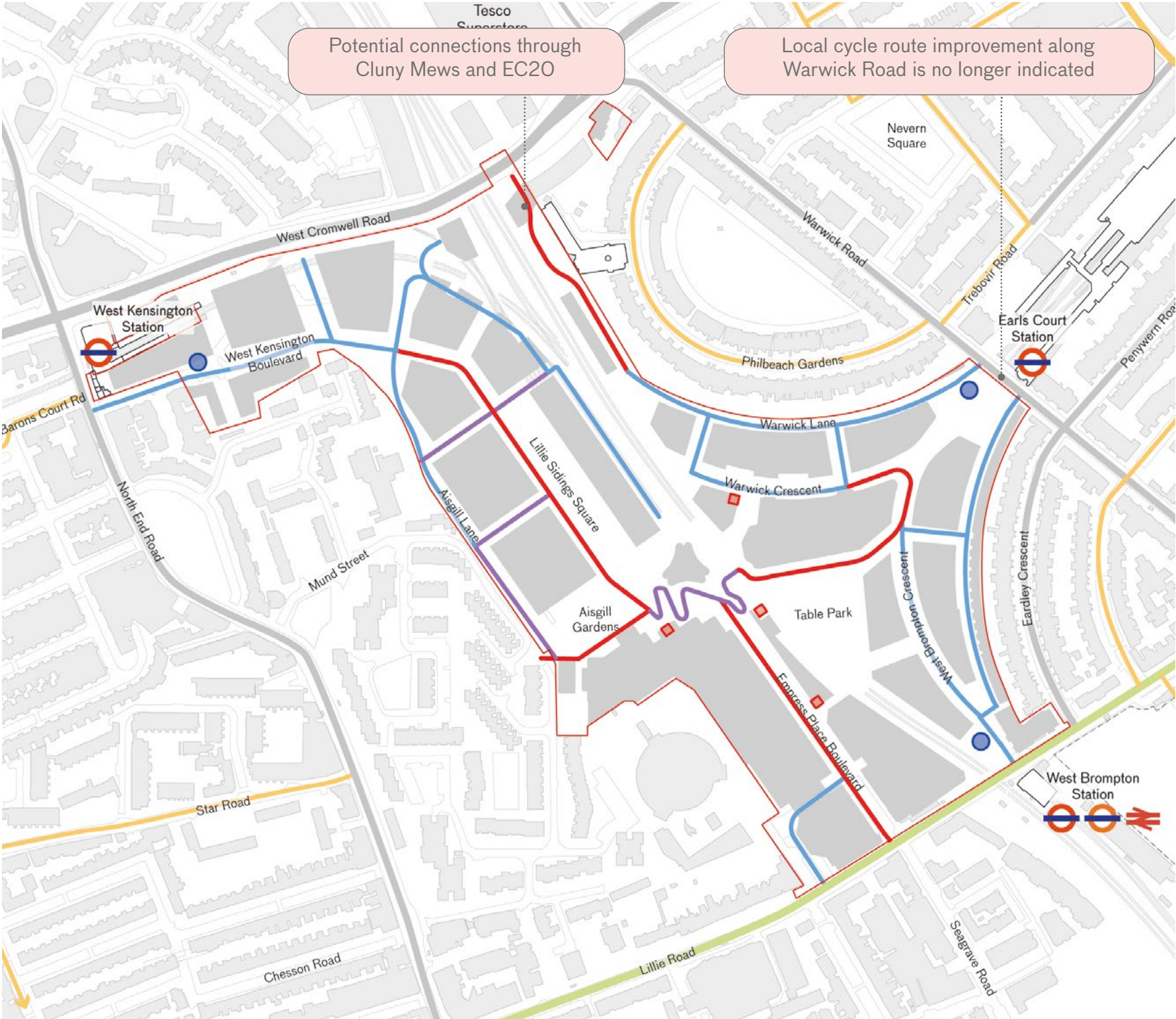
Main Road Local Cycle Routes

Recognised Local Cycle Routes

Other main local roads



Original page 348 from Design and Access Statement (2024)



Proposed Cycle Network



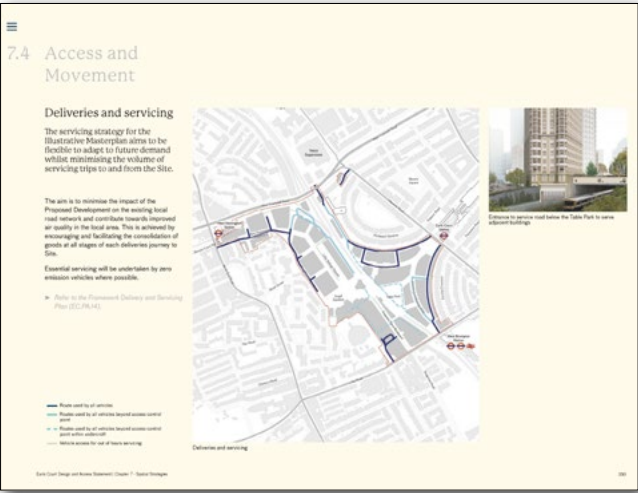
7.4A Landscape | Access and Movement

Following further engagement with RBKC, the Deliveries and Servicing diagram has been updated as outlined below:

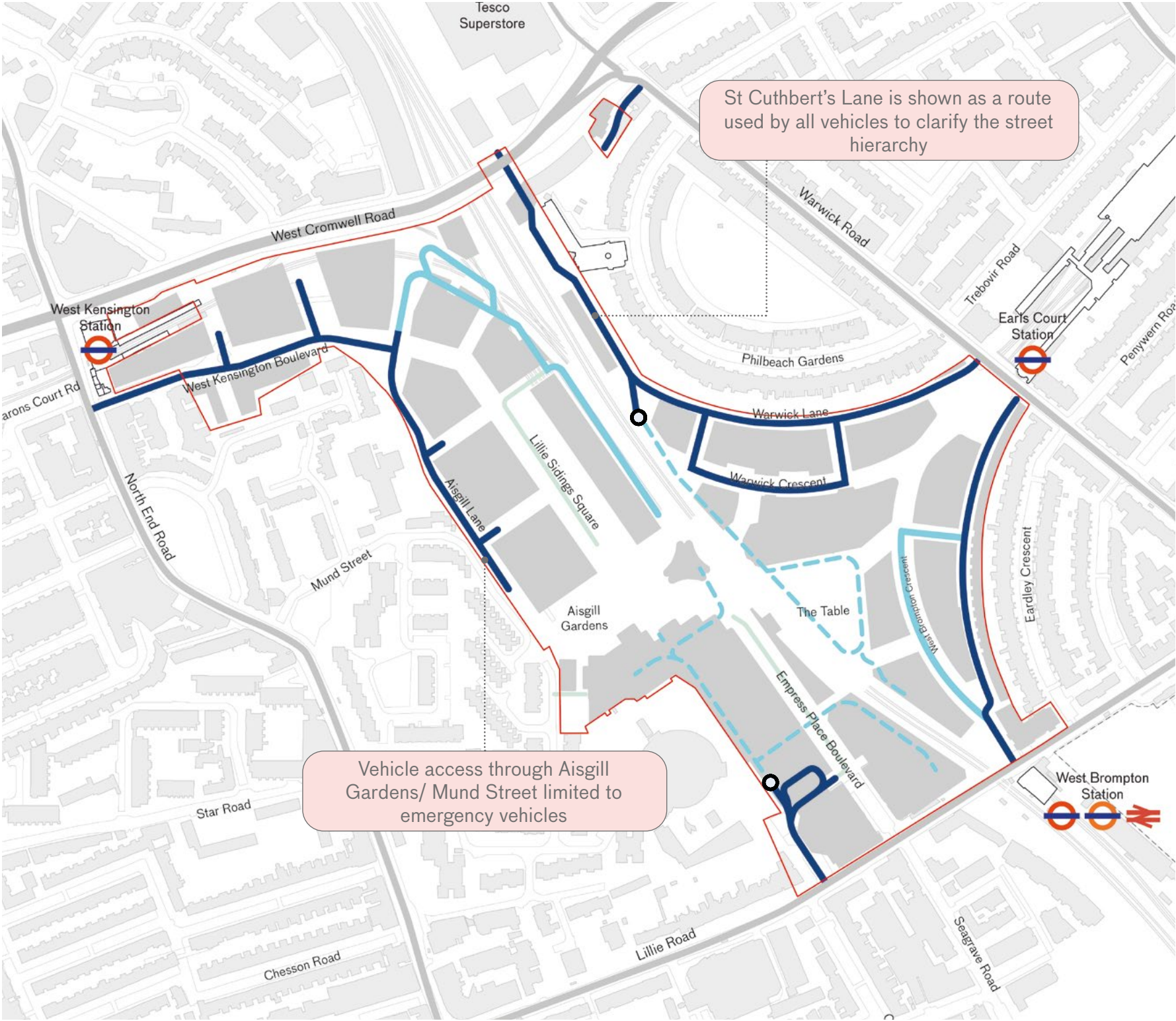
- St Cuthberts Lane is shown as a route used by all vehicles to clarify the street hierarchy distinguishing Warwick Lane and St Cuthbert's Lane from the access route into the undercroft below the Table Park.

Key:

- Route used by all vehicles
- Routes used by all vehicles beyond access control point
- Routes used by all vehicles beyond access control point within undercroft
- Access control point
- Vehicle access for out of hours servicing



Original page 350 from Design and Access Statement (2024)



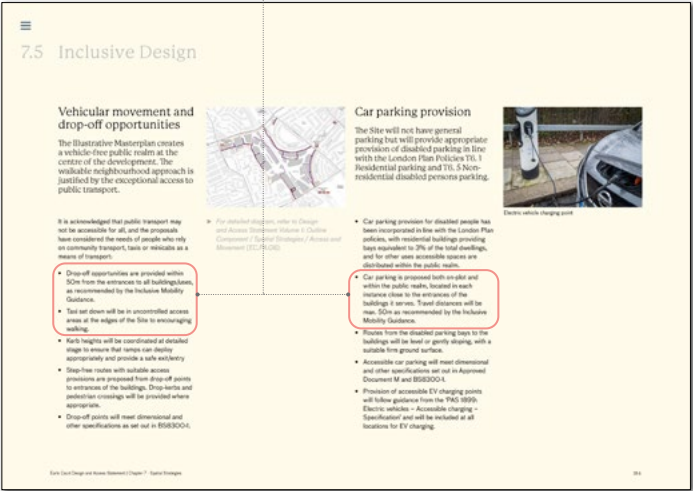
Proposed Deliveries and Servicing



7.5A Landscape | Inclusive design

Further to feedback from the Local Authorities, the opportunities for drop-off have been clarified in updates to the wording in the following bullet points.

Wording to these paragraphs has been updated



Original page 354 from Design and Access Statement (2024)

Original wording:

Vehicular movement and drop-off opportunities

- Drop-off opportunities are provided within 50m from the entrances to all buildings/uses, as recommended by the Inclusive Mobility Guidance.
- Taxi set down will be in uncontrolled access areas at the edges of the Site to encouraging walking.

Car parking provision

- Car parking is proposed both on-plot and within the public realm, located in each instance close to the entrances of the buildings it serves. Travel distances will be max. 50m as recommended by the Inclusive Mobility Guidance.



Updated wording:

Vehicular movement and drop-off opportunities

- Drop-off opportunities are provided as close as possible and targeting 50m from the entrances to all buildings/uses, as recommended by the Inclusive Mobility Guidance.
- Taxi set down is encouraged in dedicated areas with onward travel via pedestrian routes. Where necessary, access for taxis through controlled areas will be provided.

Car parking provision

- Car parking is proposed both on-plot and within the public realm, located in each instance close to the entrances of the buildings it serves. Travel distances will be minimised and where possible less than 50m.



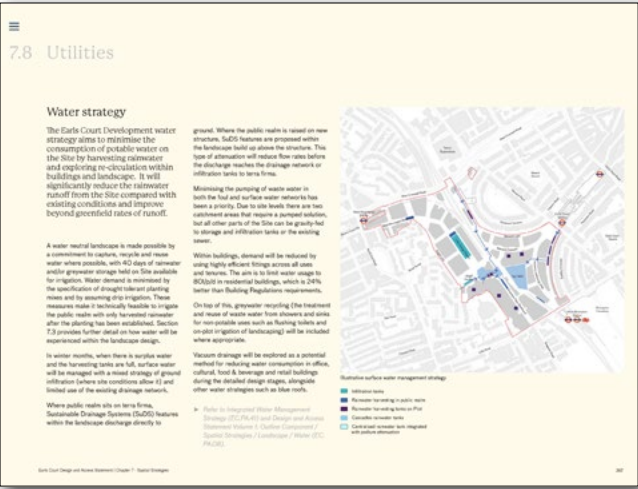
7.8A Landscape | Utilities

The diagram on this page has been updated to align with the Integrated Water Management Strategy and includes the following changes:

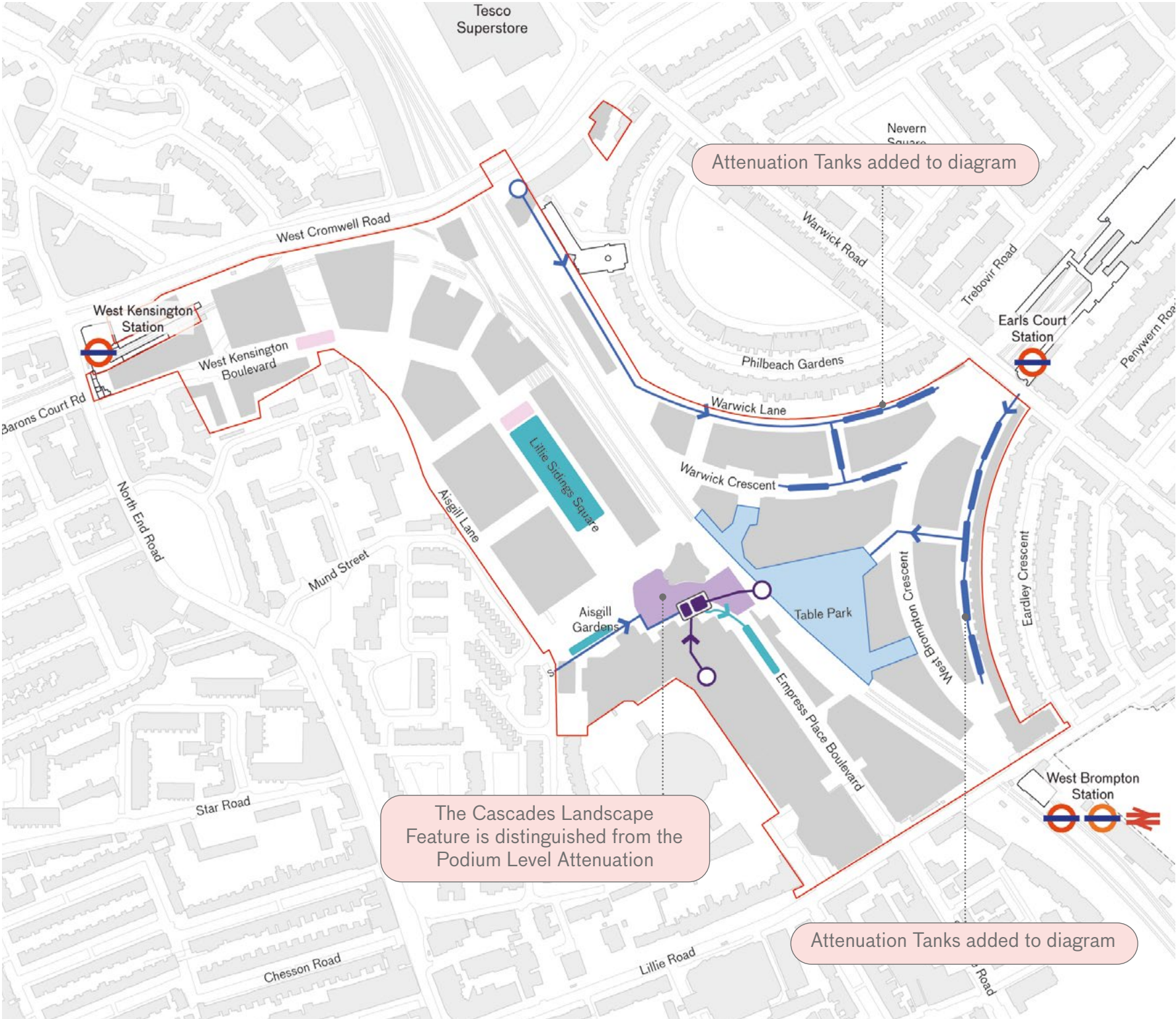
- Attenuation Tanks shown along Warwick Crescent and Warwick Lane.
- Attenuation Tanks shown along West Brompton Lane in place of Rainwater Harvesting.
- Distinguishing between the Cascades Landscape Feature and the Podium Level Attenuation.

Key:

- Attenuation Tanks
- Podium Level Attenuation
- Cascades Rainwater Tanks
- Infiltration Tanks
- Additional Rainwater Harvesting Tanks
- The Cascades landscape feature



Original page 367 from Design and Access Statement (2024)



Illustrative Surface Water Management Strategy