



Landscape Overview

A celebration of nature's ability to connect and revive. Inspired by Earls Court's history of horticulture, pleasure gardens and showcase, a series of Exhibition Gardens creates a landscape full of discovery and surprise.

Each public open space has an important role to play within the landscaped network. Conceived as a series of Exhibition Gardens, the different spaces respond to their location and context, whilst allowing people to move through the Site intuitively. The unique character and identity of each space informs the approach to biodiversity but also demonstrates the numerous ways in which people and nature can coexist.





Illustrative landscape plan

Spaces and Routes

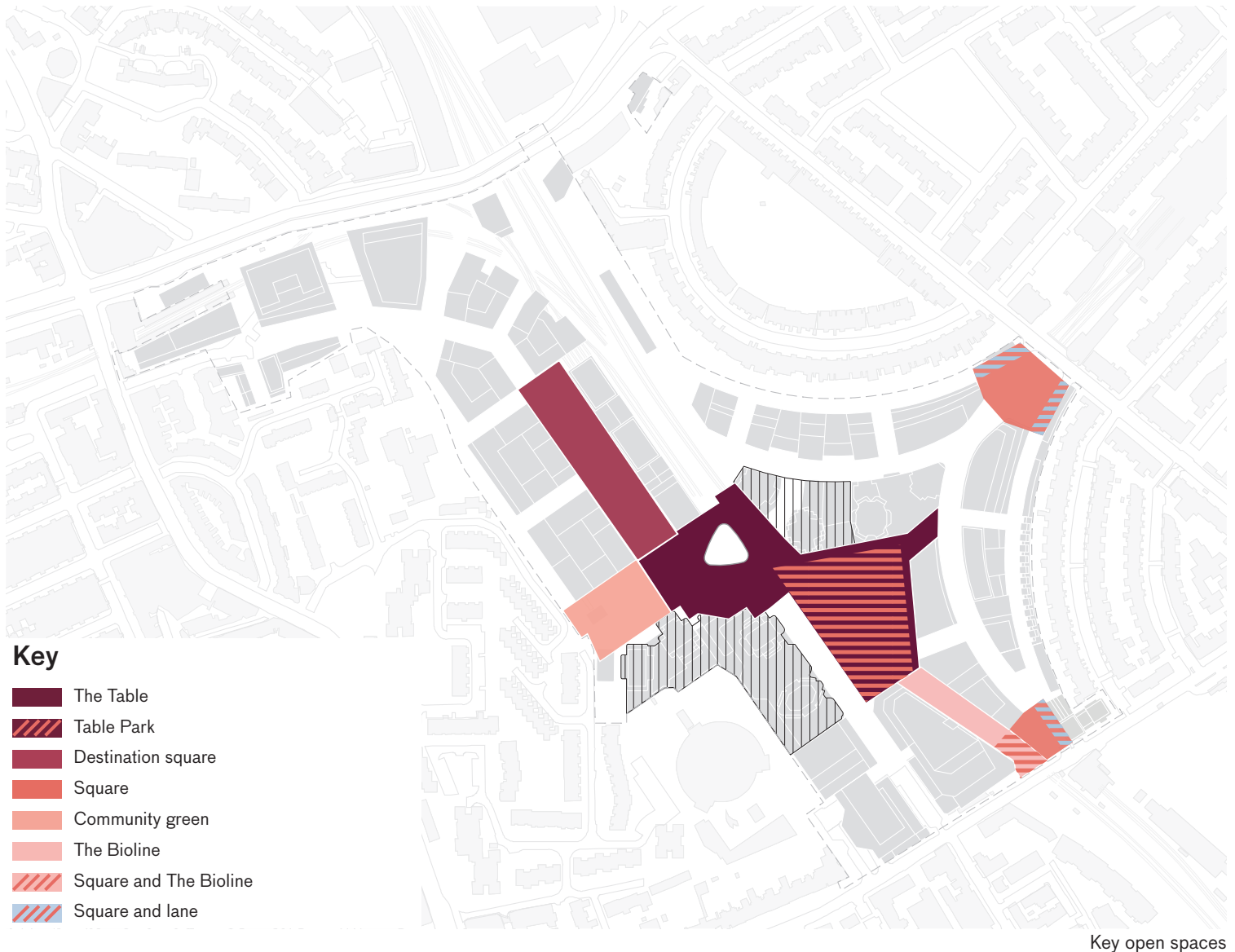
SW.L.1

Spaces

The design of the key open spaces forming the public realm **must** align with the typologies illustrated in the diagram below.

To ensure the public realm is diverse and legible.

- ▶ Refer to relevant Character Areas for additional information on these spaces.
- ▶ Refer to Proposed Public Realm Typologies Parameter Plans (EC.PA.B)



Key open spaces

SW.L.2

The Table

The Table **must** create a multi-layered area of public realm, encouraging a variety of activities and comprised of different zones with their own unique characteristics.

To support the public realm hierarchy and offer a variety of spaces with unique characteristics.

► Refer to The Table / Landscape.



Illustrative view, the Table

SW.L.3

Table Park

The Table Park is a component of the Table and **must** combine amenity for users with biodiverse green spaces.

To support the public realm hierarchy and offer a variety of spaces with unique characteristics.

► Refer to The Table / Landscape.



Illustrative view, Table Park

SW.L.4 Destination square

The destination square **must** provide a generous area with a flexible design suitable for events. It should offer a balance of hardscape with generous planting that incorporates play. It is a destination for visitors and is informed by its industrial heritage.

To support the public realm hierarchy and offer a variety of spaces with unique characteristics.

► Refer to Lillie Sidings / Landscape.



Illustrative view, Lillie Sidings Square

SW.L.5 Squares

The squares **must** create a sense of welcome and arrival. They should integrate and respond to the adjacent context.

To support the public realm hierarchy and offer a variety of spaces with unique characteristics.

► Refer to West Brompton / Landscape.



Illustrative view, Warwick Square

SW.L.6

Community green

The community green **must** provide a welcoming space to the west of the Site. It is a community focused, richly planted, playful landscape.

To support the public realm hierarchy and offer a variety of spaces with unique characteristics.

► Refer to Aisgill Gardens / Landscape.



Illustrative view, Aisgill Gardens

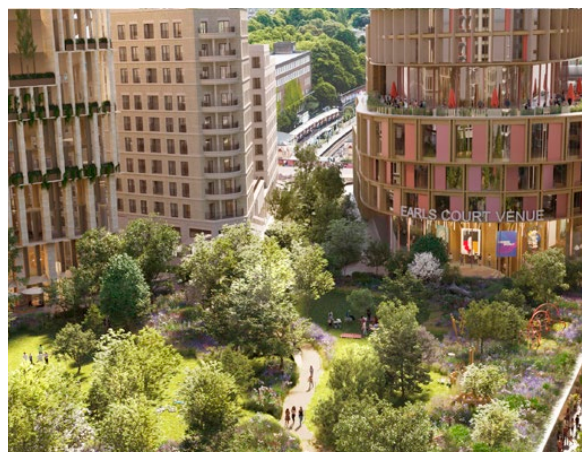
SW.L.7

The Bioline

The Bioline **must** provide a richly planted, biodiverse connection that prioritises nature.

To connect to existing areas of ecological value.

► Refer to The Table / Landscape.



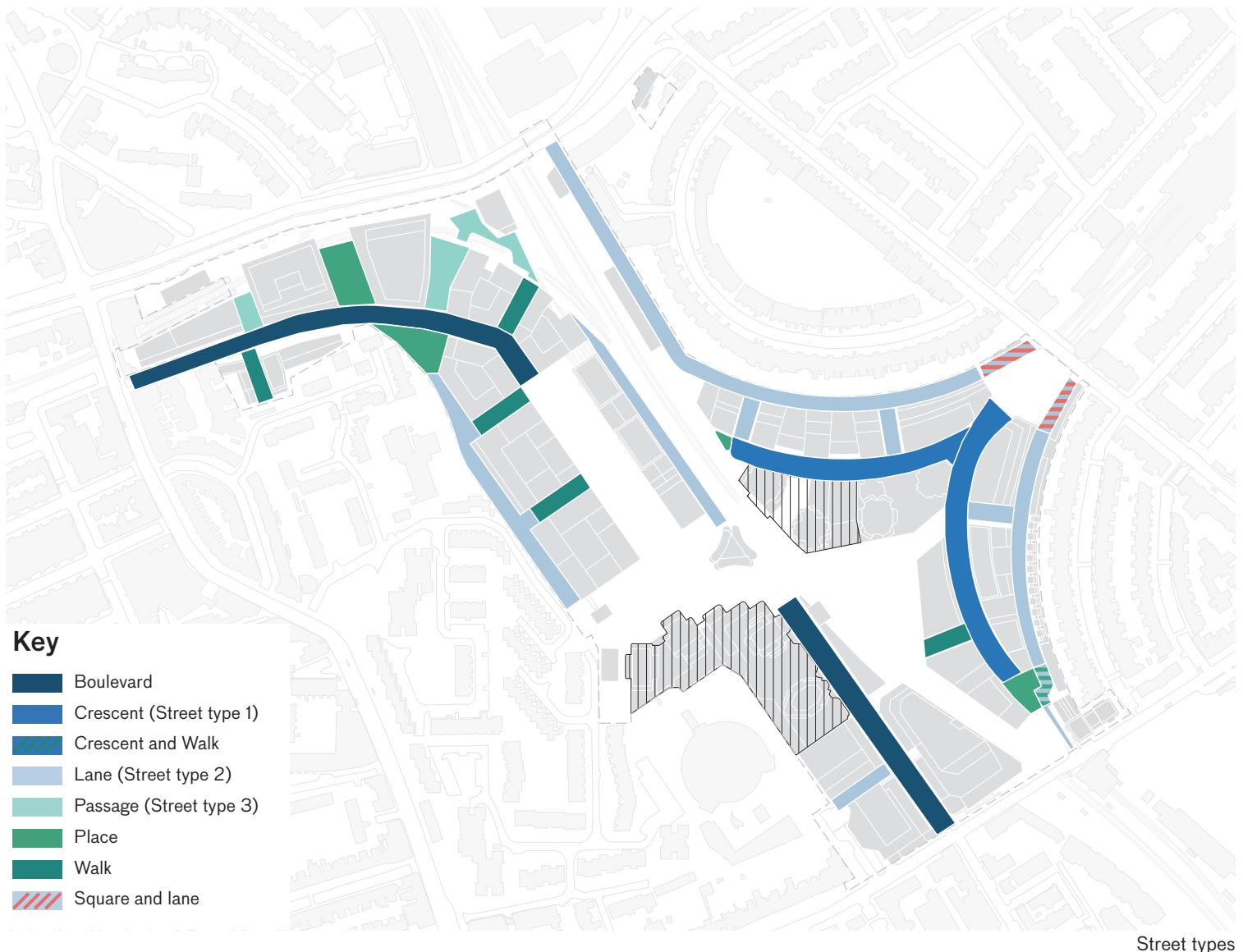
Illustrative view, the Bioline

SW.L.8 Routes

The design of the streets forming the public realm **must** align with the typologies illustrated in the diagram below.

To ensure the public realm has a clear hierarchy that makes it diverse and legible.

- ▶ Refer to relevant Character Areas for additional information on streets.
- ▶ Refer to Proposed Public Realm Typologies Parameter Plan (EC.PA.B).



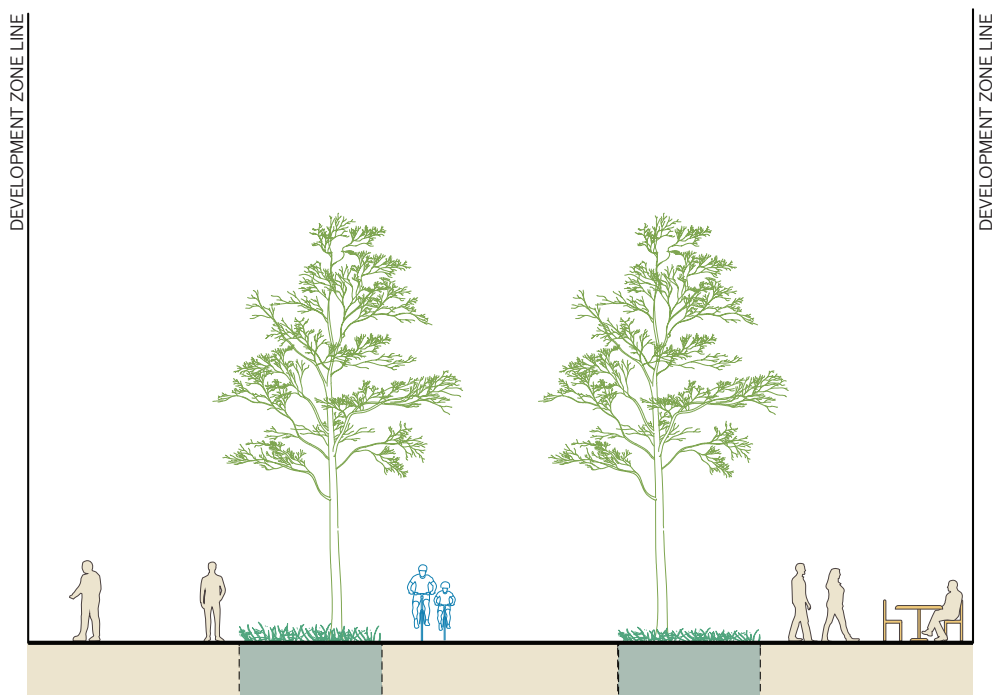
Street types

SW.L.9 **Boulevard**

Boulevards **must** have pedestrian footpaths on either side of a central movement route, supported by planting on at least one side.

To support the public realm hierarchy and offer a variety of street types with unique characteristics.

- ▶ Refer to relevant Character Areas for additional information on streets, including illustrative and control dimensions.



Illustrative street section, Boulevard

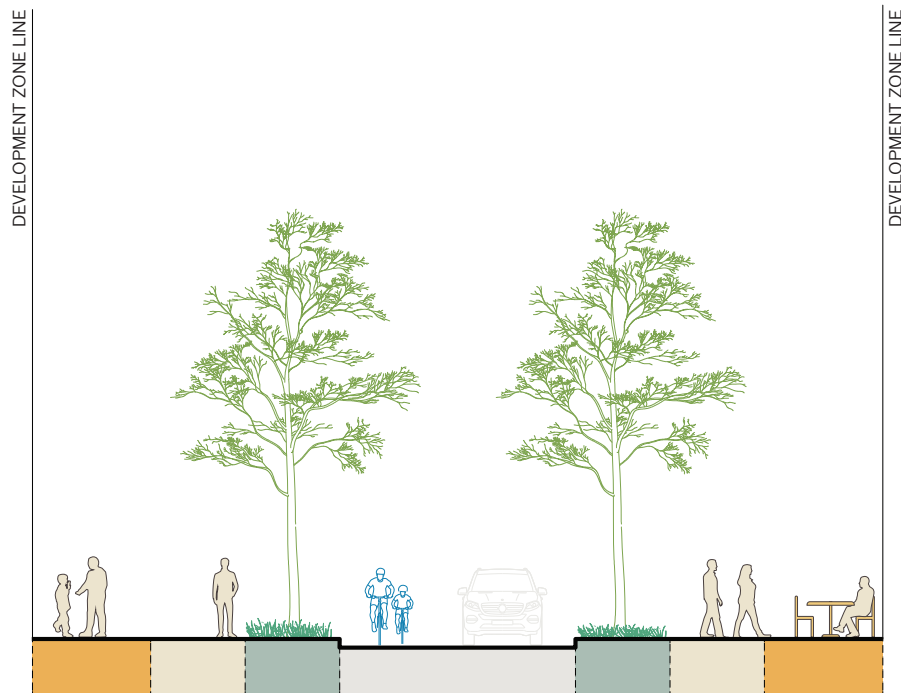
SW.L.10

Crescent (Street type 1)

Crescents **must** have pedestrian footpaths and planting on either side of a central movement route. It should be reflective of local traditional tree-lined streets.

To support the public realm hierarchy and offer a variety of street types with unique characteristics.

- Refer to relevant Character Areas for additional information on streets, including illustrative and control dimensions.



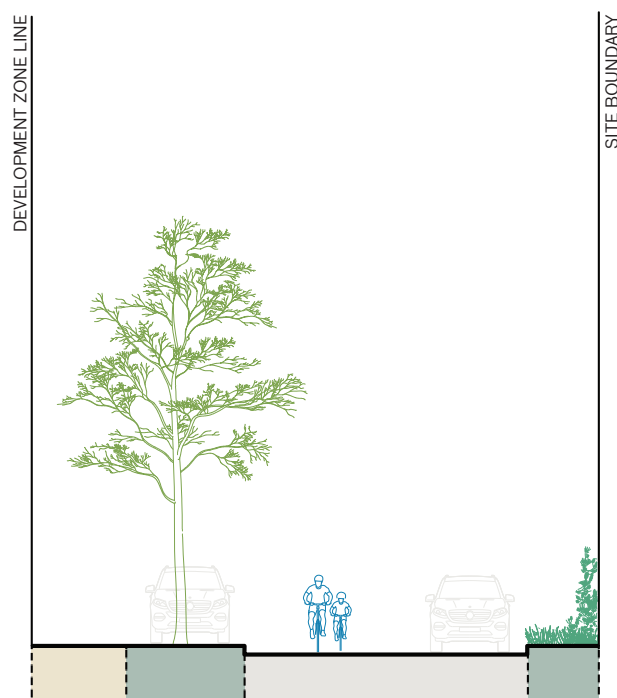
Illustrative street section, Crescent

Lane (Street type 2)

Lanes **must** have a pedestrian footpath on at least one side of a central movement route. Lanes should have planting, where possible.

To support the public realm hierarchy and offer a variety of street types with unique characteristics.

- ▶ Refer to relevant Character Areas for additional information on streets, including illustrative and control dimensions.



Illustrative street section, Lane

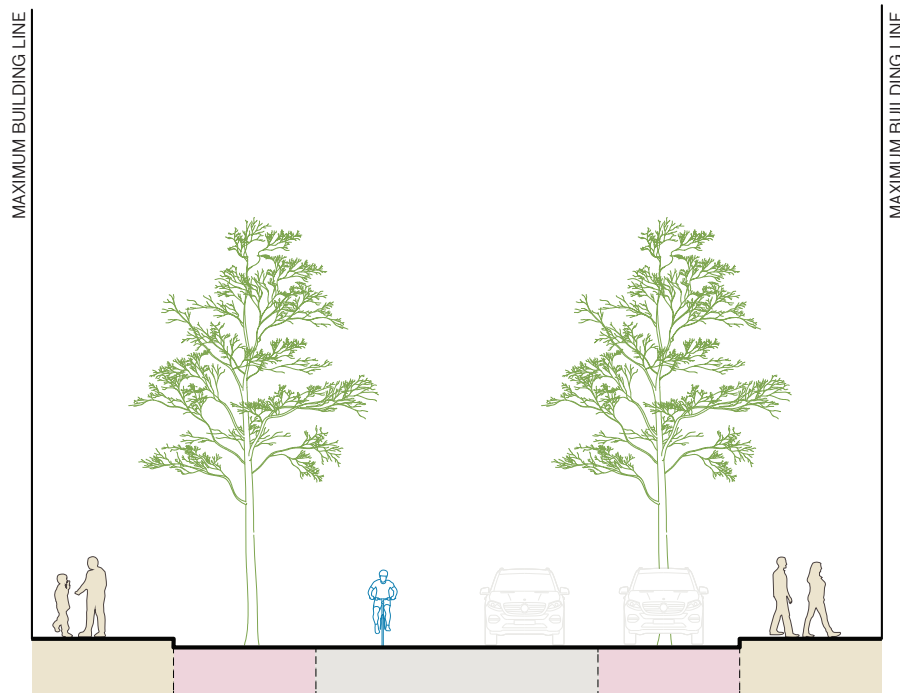
SW.L.12

Passage (Street type 3)

Passages **must** have a pedestrian footpath on at least one side of a central movement route. The central movement route should enable access to adjacent plots. Passages should include planting, where possible.

To support the public realm hierarchy and offer a variety of street types with unique characteristics.

- ▶ Refer to relevant Character Areas for additional information on streets, including illustrative and control dimensions.



Illustrative street section, Passage

SW.L.13

Place

Places **should** maximise planting, include pedestrian footpath(s) and explore opportunities for play and habitat creation.

To support the public realm hierarchy and offer a variety of street types with unique characteristics.

- ▶ Refer to relevant Character Areas for additional information on streets, including illustrative and control dimensions.



Illustrative street section, Place

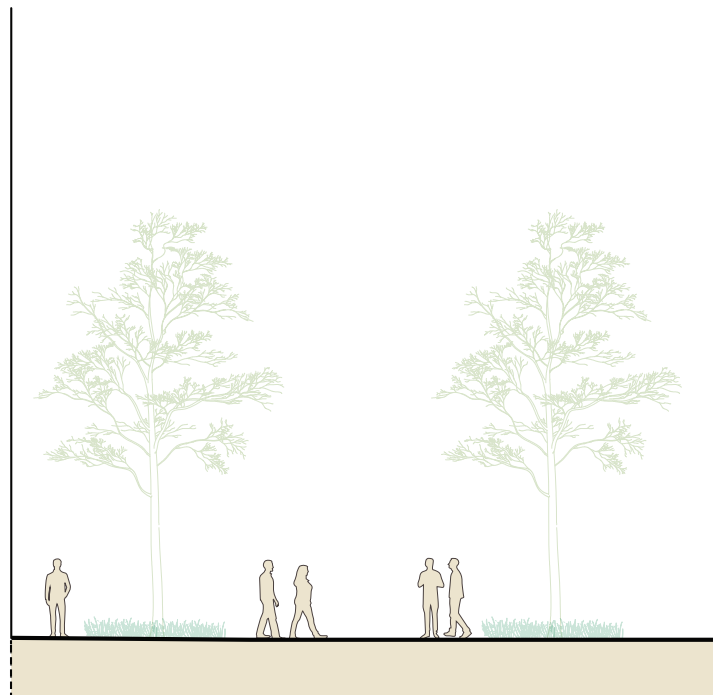
SW.L.14

Walks

Walks **must** be vehicle-free, except for emergency vehicles, maintenance and controlled servicing. They must have space for pedestrians, cyclists and planting, where possible.

To support the public realm hierarchy and offer a variety of street types with unique characteristics.

- ▶ Refer to relevant Character Areas for additional information on streets, including illustrative and control dimensions.



Illustrative street section, Walk



Inclusivity and Movement

SW.L.15

Inclusive design

Design **must** be inclusive, placing people at the heart of the process, acknowledging diversity and difference and considering the needs of different groups, including older people, children or people who experience sensory/neurological processing differences.

To ensure the design is inclusive for all users.



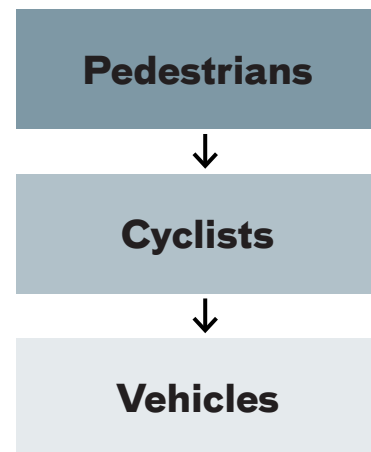
Public Realm Inclusivity Panel (PRIP) workshop

SW.L.16

A focus on active travel

Design **must** prioritise active travel. Where different forms of movement -i.e. pedestrian, cycling and vehicular - coincide, priority should be given to pedestrians over cyclists and both over vehicles.

To create an environment that fosters active travel.



Order of priority

SW.L.17 **Inclusive and navigable**

The pedestrian network **must** be designed as inclusive as possible providing easy navigation throughout the Site, short and direct routes to facilities and services, and offering a sense of safety to all users of the public realm.

To ensure the Site is easily navigable for all users.

SW.L.18 **Maximise access**

Design – including vertical circulation – **must** provide comfortable access to all parts of the Site, its facilities, and services for visitors, residents and other users with a wide range of different requirements, in accordance with best practice guidance for inclusive design.

To ensure that the Site is accessible to all.

SW.L.19 **Catering for different needs**

The public realm **must** provide a variety of spaces for rest, play, gathering or connecting with nature.

To ensure the public realm caters to a wide range of needs.

SW.L.20 **Meet standards and be responsive to evolving good practice**

Design **must** ensure that required standards for accessibility are met and respond to the evolving good practice guidance and social expectations about meeting the needs of disabled people.

To ensure that the proposal meets today's standards and is responsive to future good practice.



Public Realm Inclusivity Panel (PRIP) workshop

SW.L.21 **Provision of public toilet facilities**

Public toilet facilities **should** be provided. These should be easily accessible from key areas of public realm.

To provide public toilet amenities and ensure it is accessible.

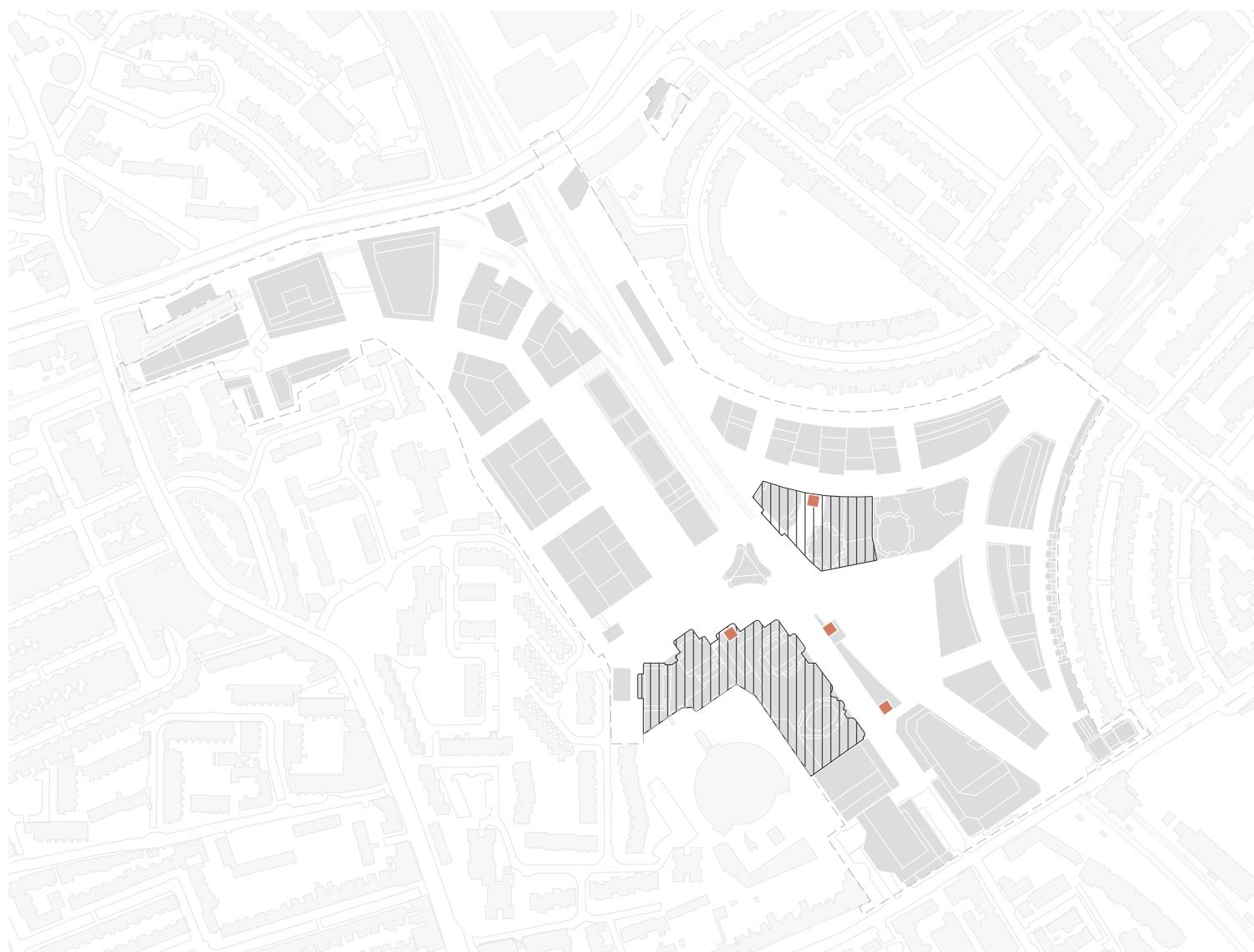
SW.L.22

Accessible connections within the public realm

Accessible connections **must** be provided between different levels in the public realm. These connections should include lifts. Lifts could be located as suggested in the diagram below.

To facilitate connection between the different levels.

- ▶ Refer to The Table / Landscape, The Table / Built form / Pavilion and Empress Place / Built form / Table Edge.

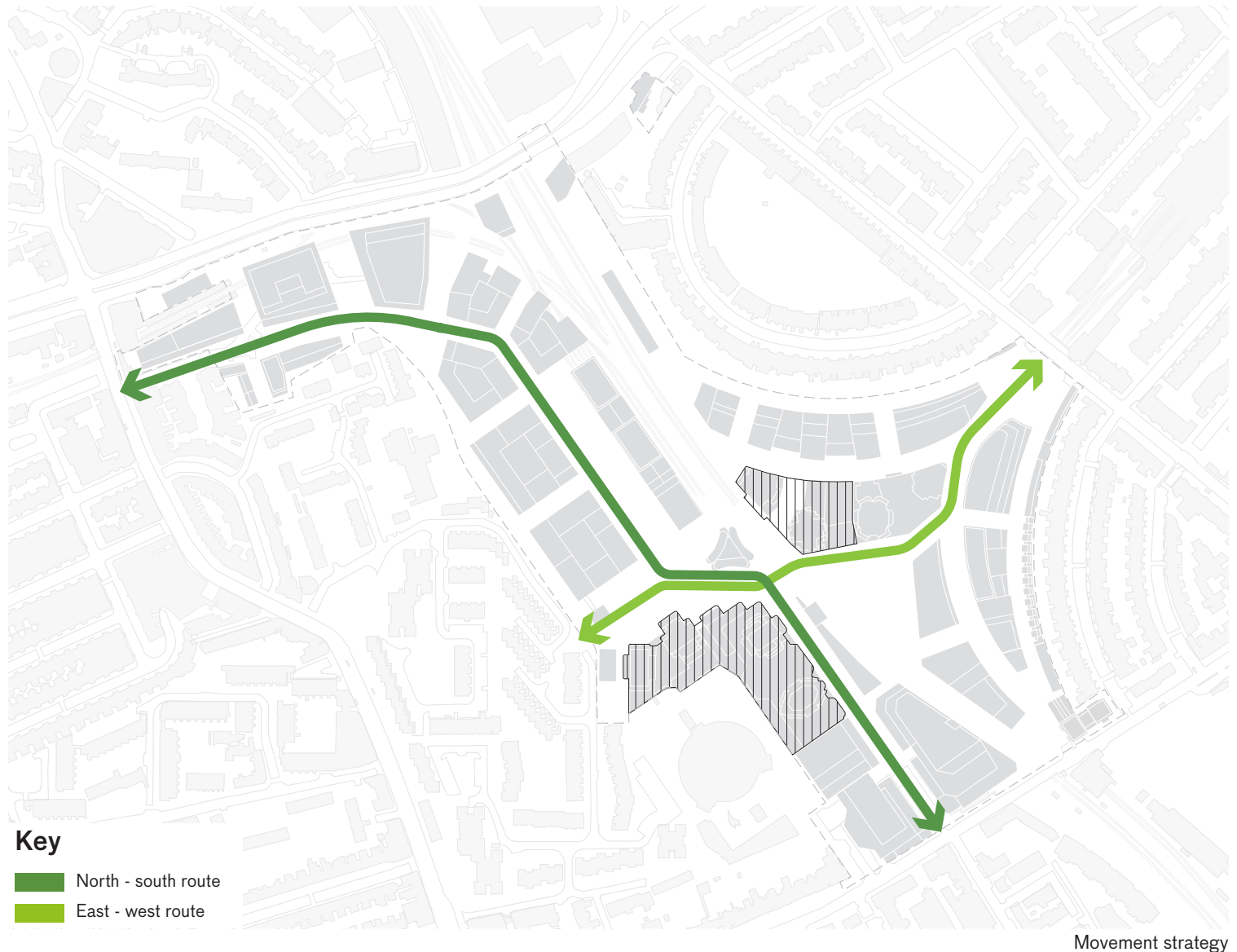


Indicative location of lifts including Detailed and Outline Components

SW.L.23 Key routes

The public realm **must** deliver the key routes and ensure they are legible.

To provide meaningful connections through and around the Site.



SW.L.24 **North - south route**

The public realm **must** provide a clear and legible north-south route through Empress Place and the Table Character Areas linking with the east-west route at all phases of the development. Legibility and wayfinding across the different Character Areas could be achieved through design coherence, signage as well as hierarchies on building façades.

To connect West Brompton station and Lillie Road with the east-west route.



Illustrative view, Empress Place Boulevard

SW.L.25 **East - west route**

The public realm **must** provide a clear and legible east-west route through West Brompton, the Table and Aisgill Gardens Character Areas. Legibility and wayfinding across the different Character Areas could be achieved through design coherence, signage as well as hierarchies on building façades.

To connect Earls Court with West Kensington Estate and North End Road, via the Table.



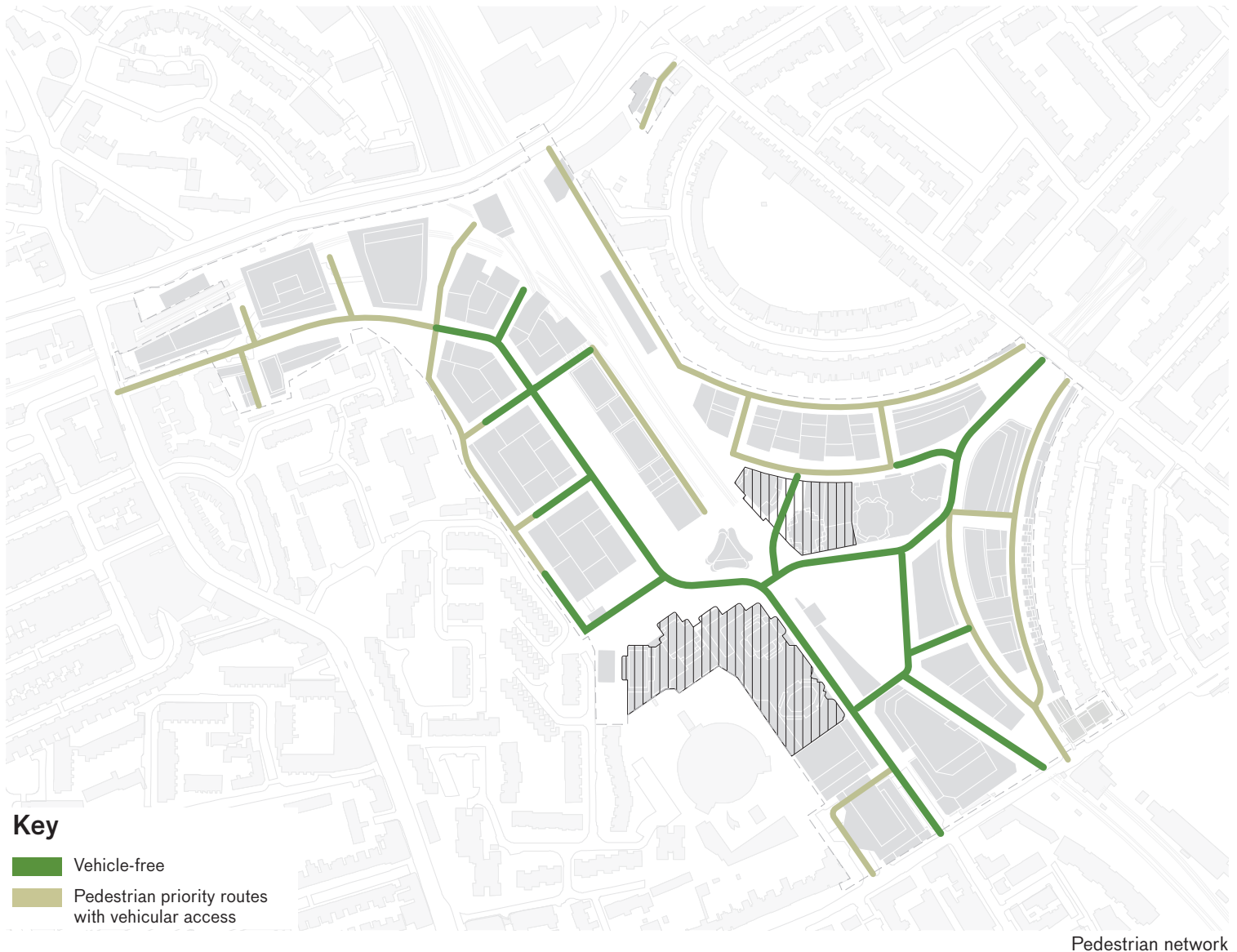
Illustrative view, the Cascades

SW.L.26 Pedestrian network

The public realm **must** deliver the key pedestrian routes.

To create a connected pedestrian network.

- Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).



SW.L.27

Vehicle-free

Vehicle-free routes **must** not support any vehicle access except emergency vehicles, maintenance and controlled servicing.

To ensure limited vehicles access Vehicle-free streets.



Vehicle-free route

SW.L.28

Pedestrian priority routes with vehicular access

Routes **must** prioritise pedestrians with comfortable, safe and green streets. Vehicle movement is allowed but should be reduced where possible.

To ensure pedestrians are prioritised across the Site.



Comfortable pedestrian routes

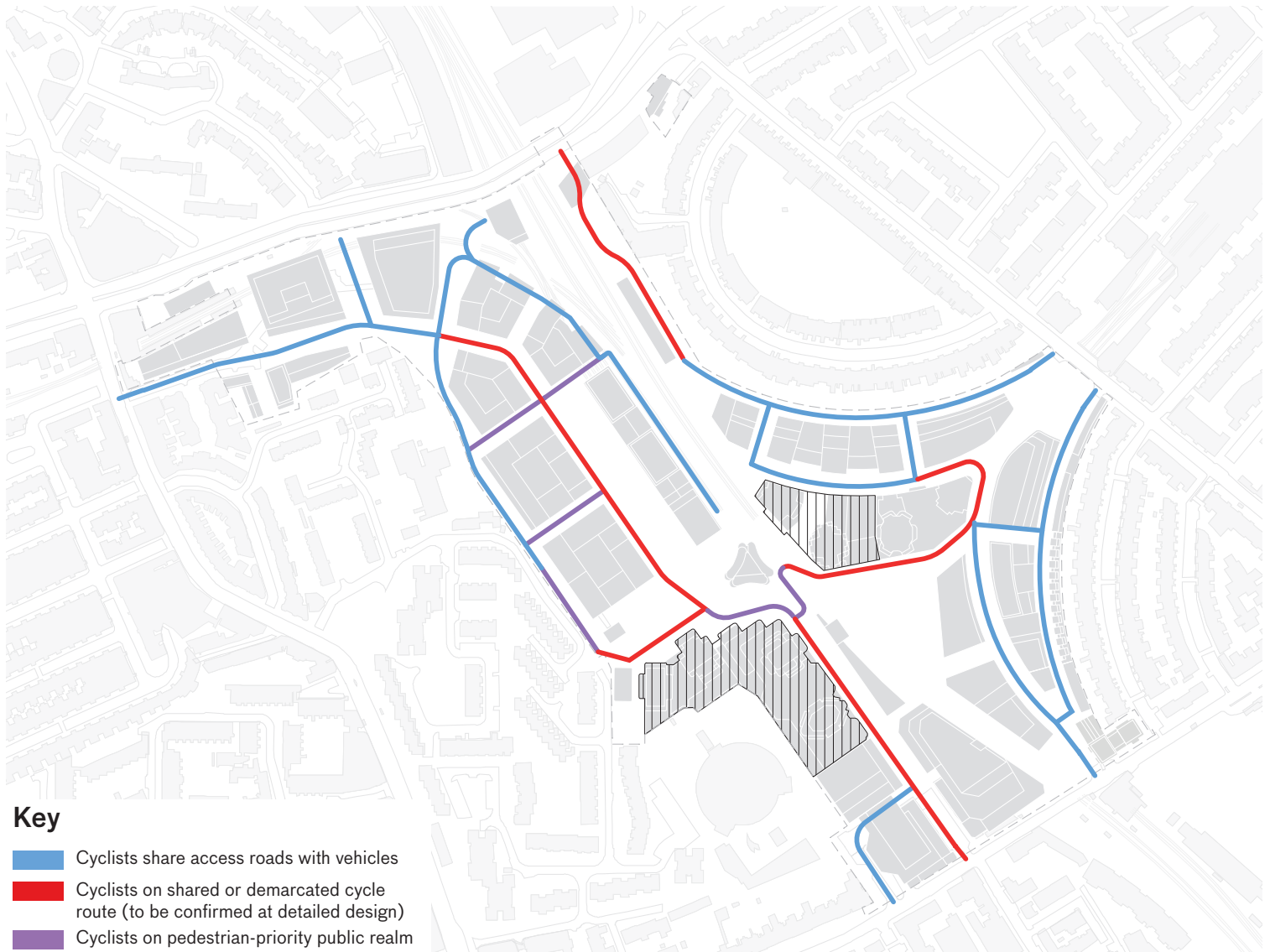
SW.L.29

Cycle network

The public realm **must** deliver the key cycle routes.

To create a connected cycle network.

- Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).



Cycle network

SW.L.30 **Shared access roads**

Cyclists **must** be able to ride safely on shared access roads. Types of delineation should be dictated by road safety considerations, such as signage or markings on central movement routes.

To prioritise cyclist safety.



Cycle safety on shared access routes

SW.L.31 **Shared or demarcated cycle route**

Routes **must** provide sufficient space for pedestrians and cyclists to move comfortably. Pedestrian safety must be ensured. Demarcation could be indicated for example by a change in material size or texture.

To provide a safe environment that prioritises pedestrian movement.



Cyclist on shared cycle route

SW.L.32

Cyclists on pedestrian-priority public realm

Where cycle routes are located on pedestrian-priority public realm, pedestrians **must** be prioritised. This could be achieved through the arrangement of planting and/or appropriate levels of lighting.

To encourage active travel throughout the public realm.



Cyclists on pedestrian led public realm

SW.L.33

Cycle parking

Cycle parking in the public realm **must** be visible, conveniently located and minimise impact on pedestrian desire lines.

To create safe and convenient cycle parking.

SW.L.34

Cycle-share parking

Where provided, cycle-share parking (such as Santander Cycles) in the public realm **must** be located at Site entrances and well-integrated into the public realm. Locations could include Warwick Square, West Brompton Square and West Kensington. The arrangement and size of parking should minimise disruption to pedestrian flows.

To create safe and convenient cycle parking.



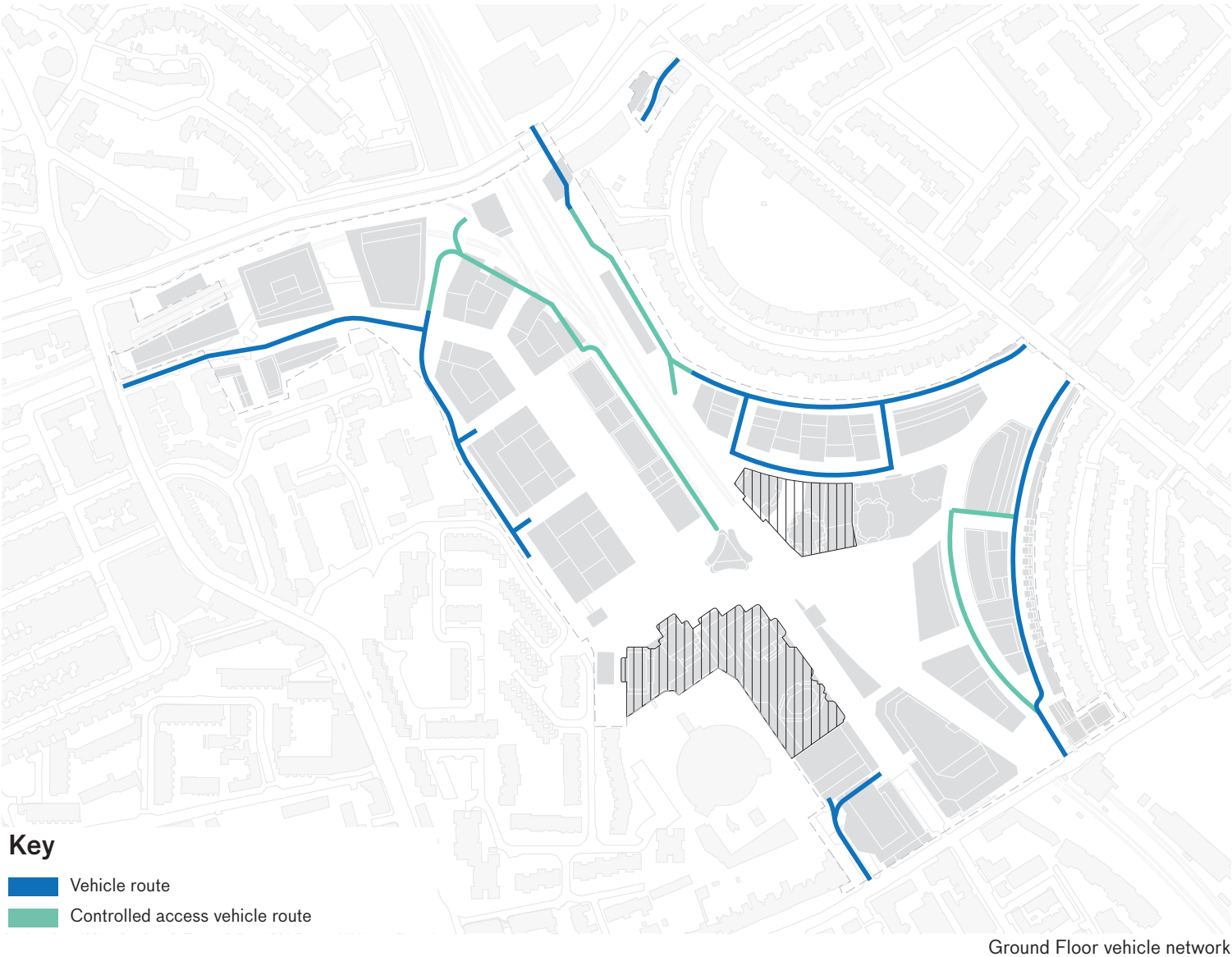
Cycle-share parking

SW.L.35 **Vehicle network**

The public realm **must** deliver key private vehicle and taxi routes, beyond which there should be no private vehicle access.

To prioritise a people-first public realm.

- ▶ Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).

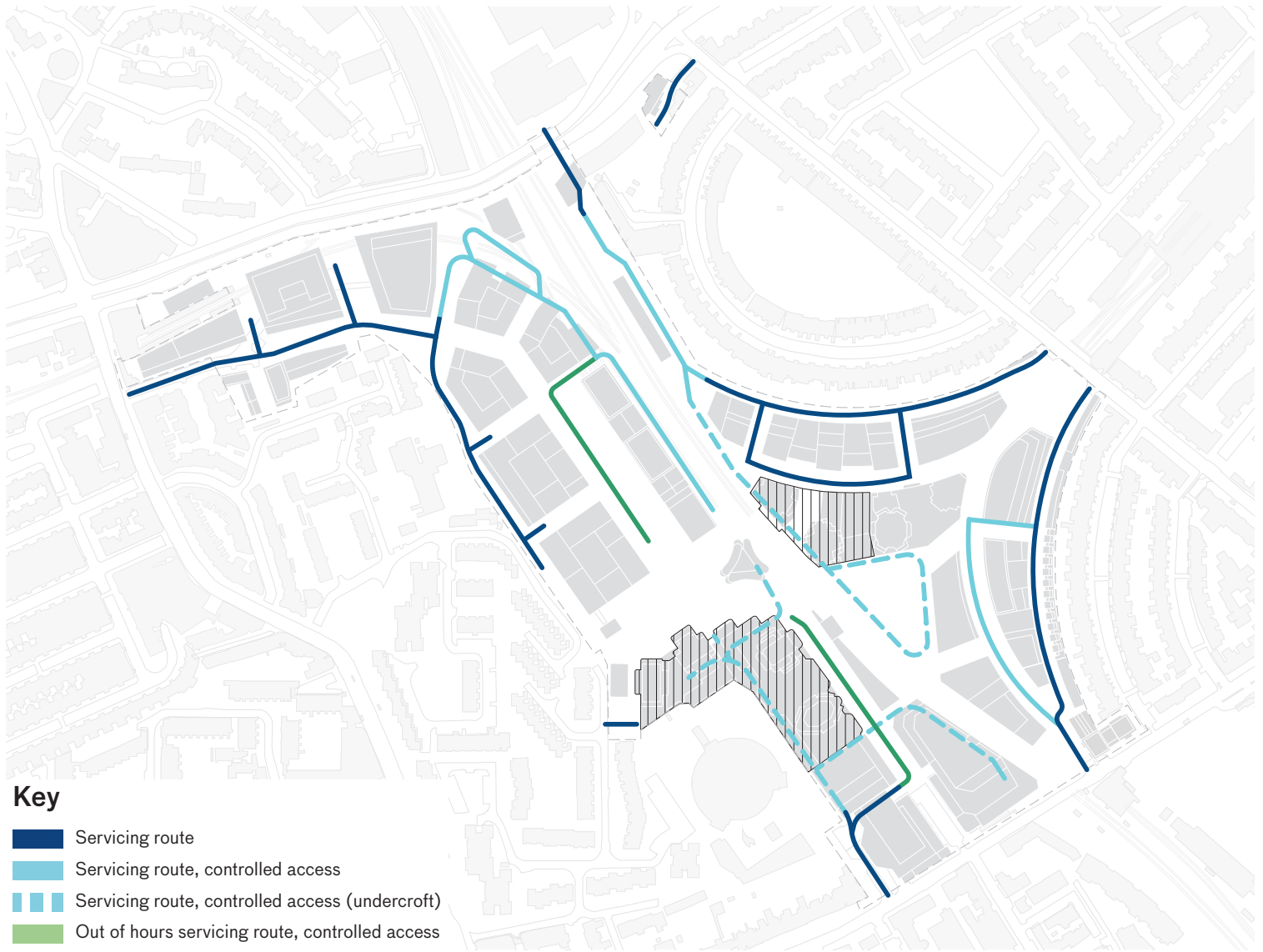


SW.L.36

Servicing and waste network

The public realm **must** deliver key servicing and waste routes beyond which there should be no servicing vehicle access.

To prioritise a people-first public realm.

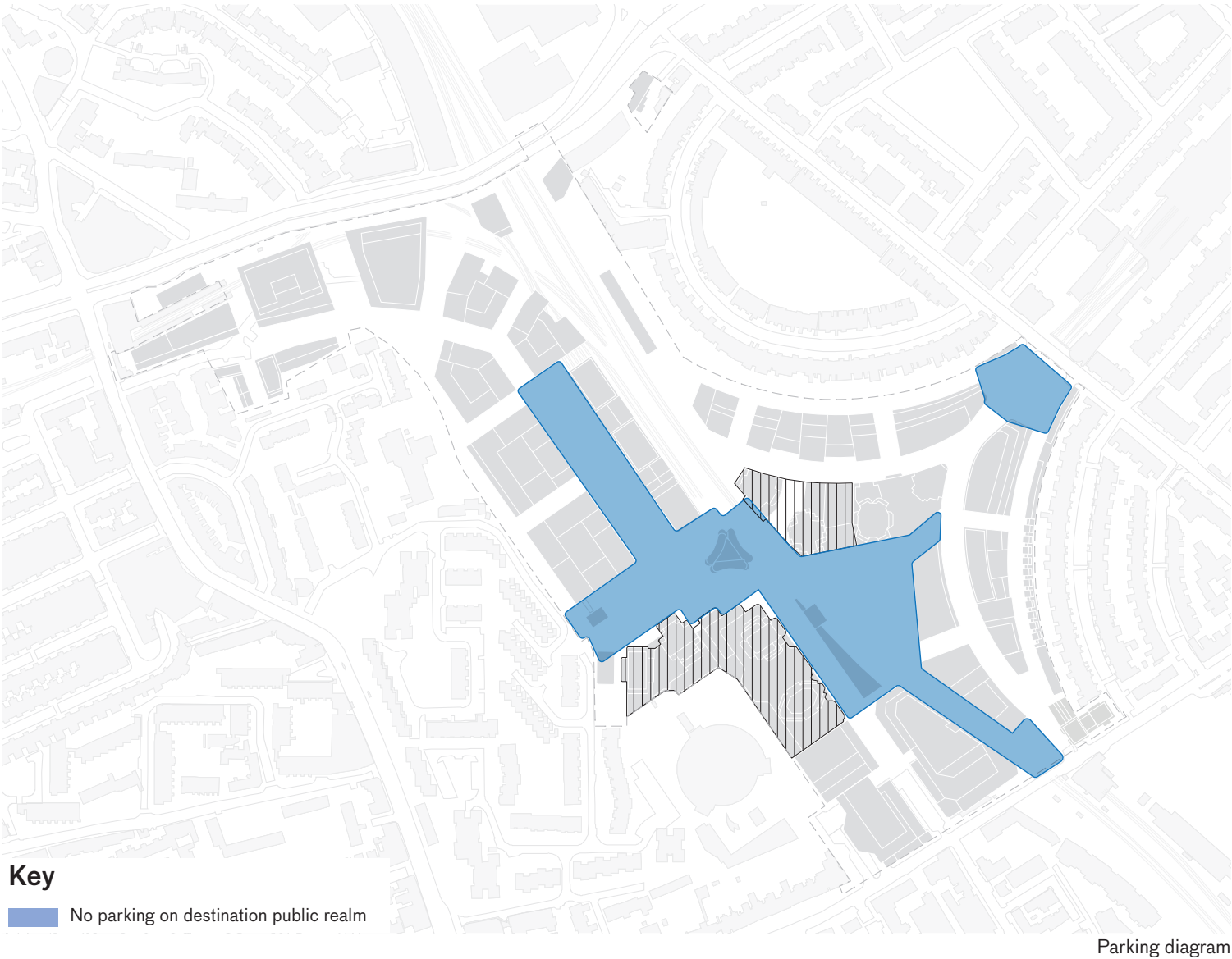


Servicing and waste network

SW.L.37 **Parking free areas**

The location of parking **must** prioritise a vehicle-free public realm. Parking should be avoided where indicated in the diagram below.

To prioritise a people-first public realm.



SW.L.38

Controlled access design

Controlled access, preventing unauthorised vehicle movement, **must** be integrated into the public realm.

To ensure a holistic landscape design including functional elements.



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SW.L.39

Slow-traffic measures

Slow-traffic measures, such as horizontal or vertical deflection (such as speed humps or sweeping layouts), **could** occur in the crescents or other streets, where appropriate.

To control vehicle speeds and reinforce pedestrian-priority places.

SW.L.40 **Accessible parking**

A footpath **must** be provided adjacent to Blue Badge parking spaces.

To ensure safety in the use of accessible parking spaces.



Illustrative landscape plan

SW.L.41 **Clustered parking spaces**

Large clusters of parking and loading bays **should** be avoided on streets.

To manage impacts of parking in the public realm.

SW.L.42 **Location of on-street parking and loading bays**

On-street parking and loading bays **must** be located to maximise planting zones and promote ease of pedestrian movement. This could be achieved between spaces or considering alignment to building entrances.

To prioritise a people-first public realm.



Planting between parking bays

Spill-out Space

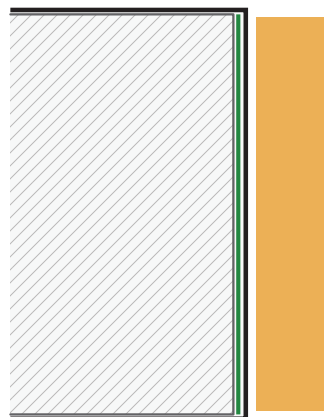
SW.L.43

Spill-out zone beyond Development Zones

Spill-out zones **could** occur in appropriate locations to be in front of 'active uses' and prioritised in areas identified for active frontages.

To ensure the integrity of the public realm.

- ▶ Refer to relevant Character Areas for additional information on spill-out spaces.



- Development Zone boundary
- Maximum Building Line
- Spill-out space

SW.L.44

Welcoming and open

Spill-out space **must** be designed as an integral part of the public realm. This could be achieved through the use of permeable features and/or avoiding the use of barriers or fences.

To ensure spill-out feels inclusive and welcoming.



Welcoming spill-out space

SW.L.45 **Distinction of spill-out zones and footpaths**

There **should** be a distinction between spill-out space and pedestrian zones. This could be achieved through materiality, planting, or lighting.

To ensure clear pedestrian zones and free movement of pedestrians.

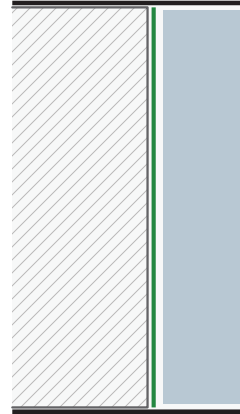
Defensible Space

SW.L.46

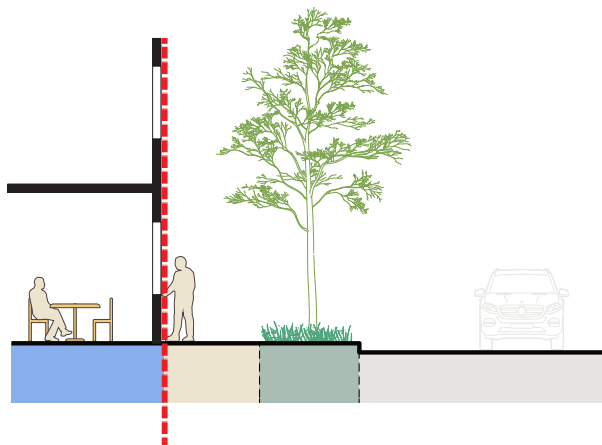
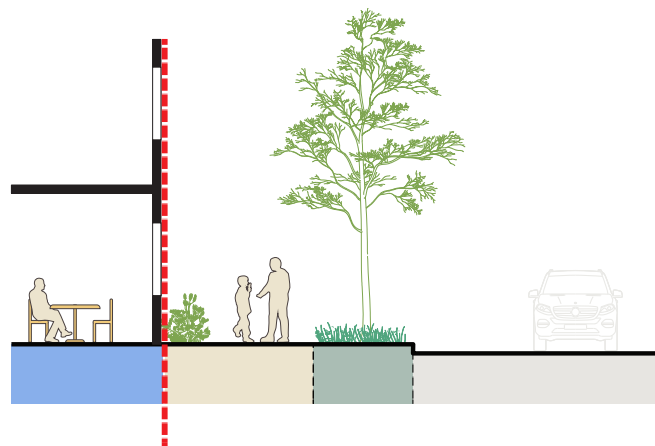
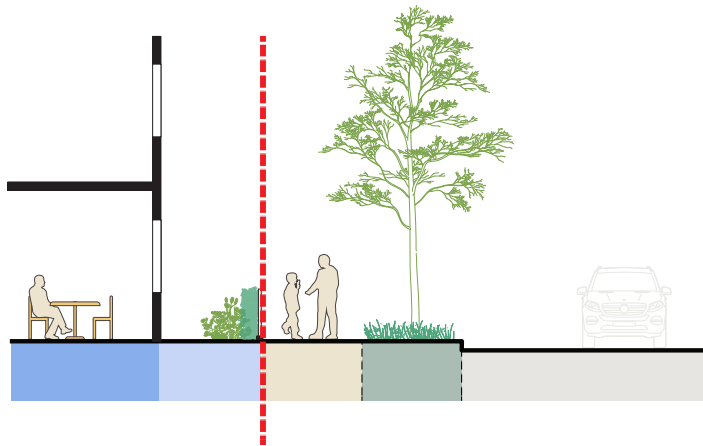
Defensible space inside Development Zones

Habitable rooms located at grade **must** have defensible space. Defensible space should be located within the Development Zone. Where this is not possible, other solutions could be acceptable such as planting in the public realm, provided it is carefully coordinated and privacy is ensured.

To safeguard the public realm and provide amenity for Ground Floor residents.



- Development Zone boundary
- Maximum Building Line
- Defensible space area



Key

- Development Zone boundary
- Habitable room
- Defensible space within Development Zone
- Public realm

Defensible space adjacent to habitable rooms

SW.L.47

Planting

Planting **should** form a part of defensible space, where there are suitable environmental conditions.

To maximise greening and reinforce the landscape led scheme.

▶ Refer to Sitewide / Landscape / Planting.



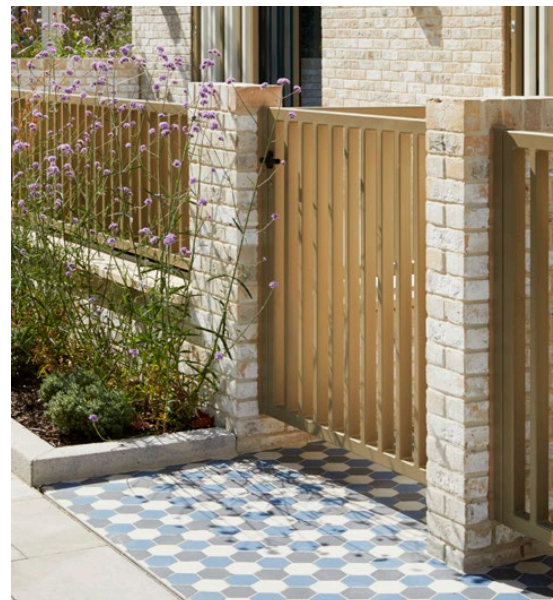
Planting in defensible space

SW.L.48

Edges of defensible space

Edges of defensible space **should** allow for passive surveillance of the public realm. Edges could be limited in height and not exceed 1.2m above ground.

To activate the public realm and encourage passive surveillance.



Visually permeable defensible space

SW.L.49 **Level changes**

Level changes **could** be used to create defensible space. Access to primary entrances must be inclusive and accessible.

To provide a variety of solutions for the design of defensible space.



Level difference between ground floor units and Public Realm creating defensible space

SW.L.50 **Well maintained**

Defensible space **must** be accessible for maintenance. Defensible space could be maintained by residents to encourage a sense of ownership and community.

To ensure well maintained planted zones.



Maintenance of defensible space

Boundary Conditions



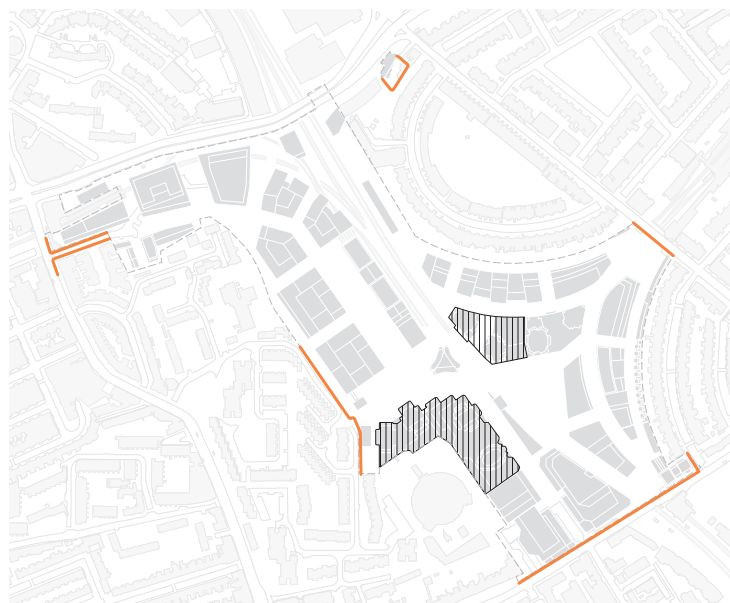
Aerial image of the existing Site condition

SW.L.51

Areas adjacent to existing highways

Landscape adjacent to existing public highways **must** consider and respond to the existing character, materiality, signage strategy, planting, etc. Appropriate responses could include extending the existing character or positively differentiating from it.

To ensure a carefully considered transition between existing and newly proposed landscape.



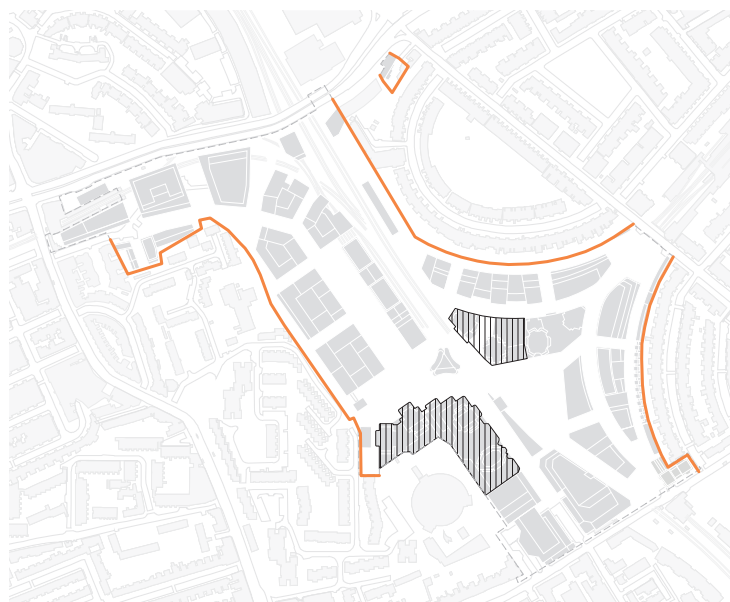
Key plan of areas adjacent to existing highways

SW.L.52

Boundaries to existing houses

Any proposed treatment of boundary conditions adjacent to existing houses **could** include enhanced consultation with neighbours.

To facilitate consensus.



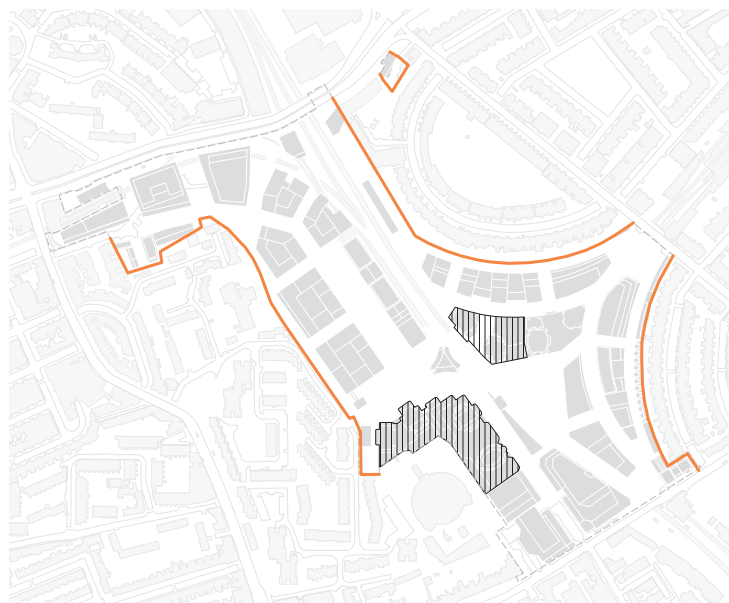
Key plan of boundaries to existing properties

SW.L.53

Areas adjacent to existing houses

Any proposed landscape adjacent to existing houses **should** include areas of planting.

To buffer noise to existing gardens or houses where possible.



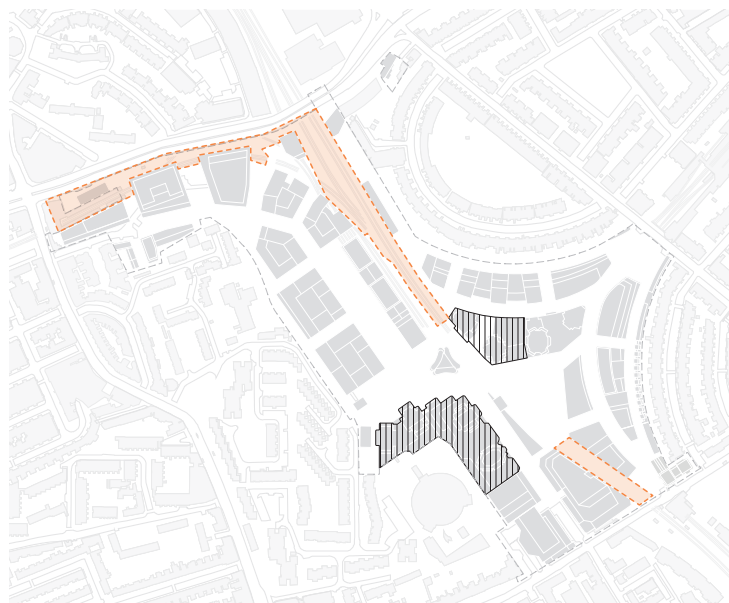
Key plan of boundaries to existing properties

SW.L.54

Areas adjacent to Network Rail/LUL land

Landscape adjacent to Network Rail or London Underground Limited (LUL) land **must** follow Network Rail guidance and access requirements and/or LUL proximity obligations accordingly.

To ensure Network Rail and LUL requirements are met.

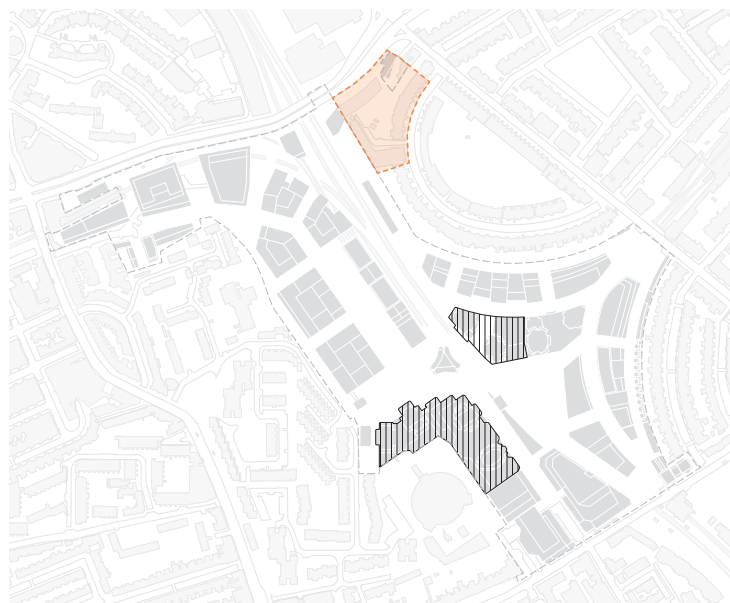


Key plan of areas adjacent to Network Rail land

SW.L.55 **Cluny Mews**

Design **could** include enhanced consultation with residential neighbours and/or St Cuthbert's Church, enabling level access connection.

To pursue a connection between St Cuthbert's Lane and Cluny Mews.

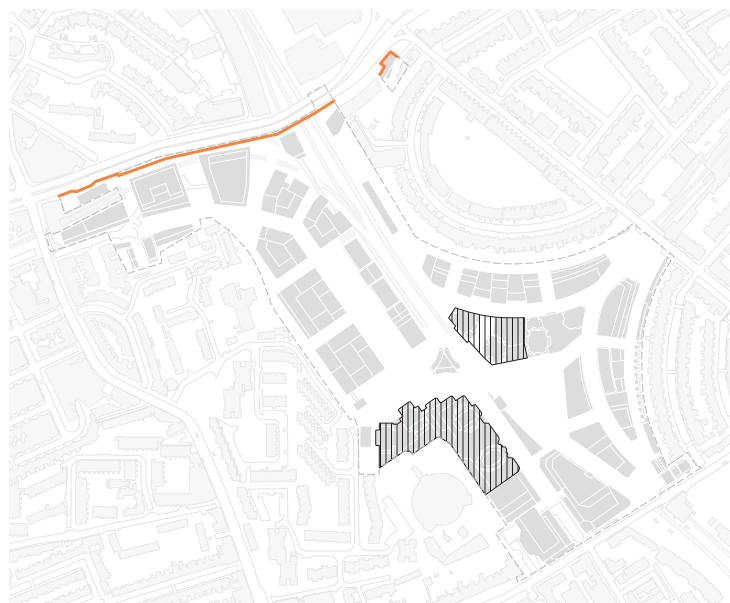


Key plan of residential neighbours of Cluny Mews

SW.L.56 **Areas adjacent to West Cromwell Road**

Landscape adjacent to West Cromwell Road **should** enable future potential connections to the existing road. This could be achieved through the integration of levels or enabling connections through bridges or other light structures.

To safeguard potential future connections to the existing highway.



Key plan of areas adjacent to West Cromwell Road

Sustainability

SW.L.57 **Landscape-led, enhancing nature**

The design **must** promote the principles of a landscape-led proposal through metrics such as Biodiversity Net Gain and Urban Greening Factor as well as inclusive access to nature for all.

To ensure a landscape-led proposal.

- ▶ Refer to Sustainability Strategy (EC.PA.21), Environmental Statement (EC.PA.12) and other relevant documents.
-

SW.L.58 **Healthy community**

The design **must** support a healthy community with comfortable homes, a green, connected and activated public realm and a supporting mix of uses.

To support a healthy community.

- ▶ Refer to Sustainability Strategy (EC.PA.21), Environmental Statement (EC.PA.12) and other relevant documents.
-

SW.L.59 **Energy and Net Zero**

The design **must** implement strategies to align with Net Zero ambitions outlined in the Sustainability Strategy.

To reduce the upfront and ongoing impacts of the proposal.

- ▶ Refer to Sustainability Strategy (EC.PA.21), Environmental Statement (EC.PA.12) and other relevant documents.

SW.L.60 **Circular resource use**

The principles of durability, disassembly, re-use and adaptability **must** be explored in designs.

To promote circular resource use in the proposal.

- ▶ Refer to Sustainability Strategy (EC.PA.21), Environmental Statement (EC.PA.12) and other relevant documents.
-

SW.L.61 **Air quality**

The design **must** consider air quality and implement strategies for improving air quality for on-site and neighbours.

To ensure improvement of air quality is part of the design.

- ▶ Refer to Sustainability Strategy (EC.PA.21), Environmental Statement (EC.PA.12) and other relevant documents.
-

SW.L.62 **Water management**

The design **must** include water management strategies for the capture, storage, use and generation of water.

To promote sustainable water management.

- ▶ Refer to Sustainability Strategy (EC.PA.21), Environmental Statement (EC.PA.12) and other relevant documents.

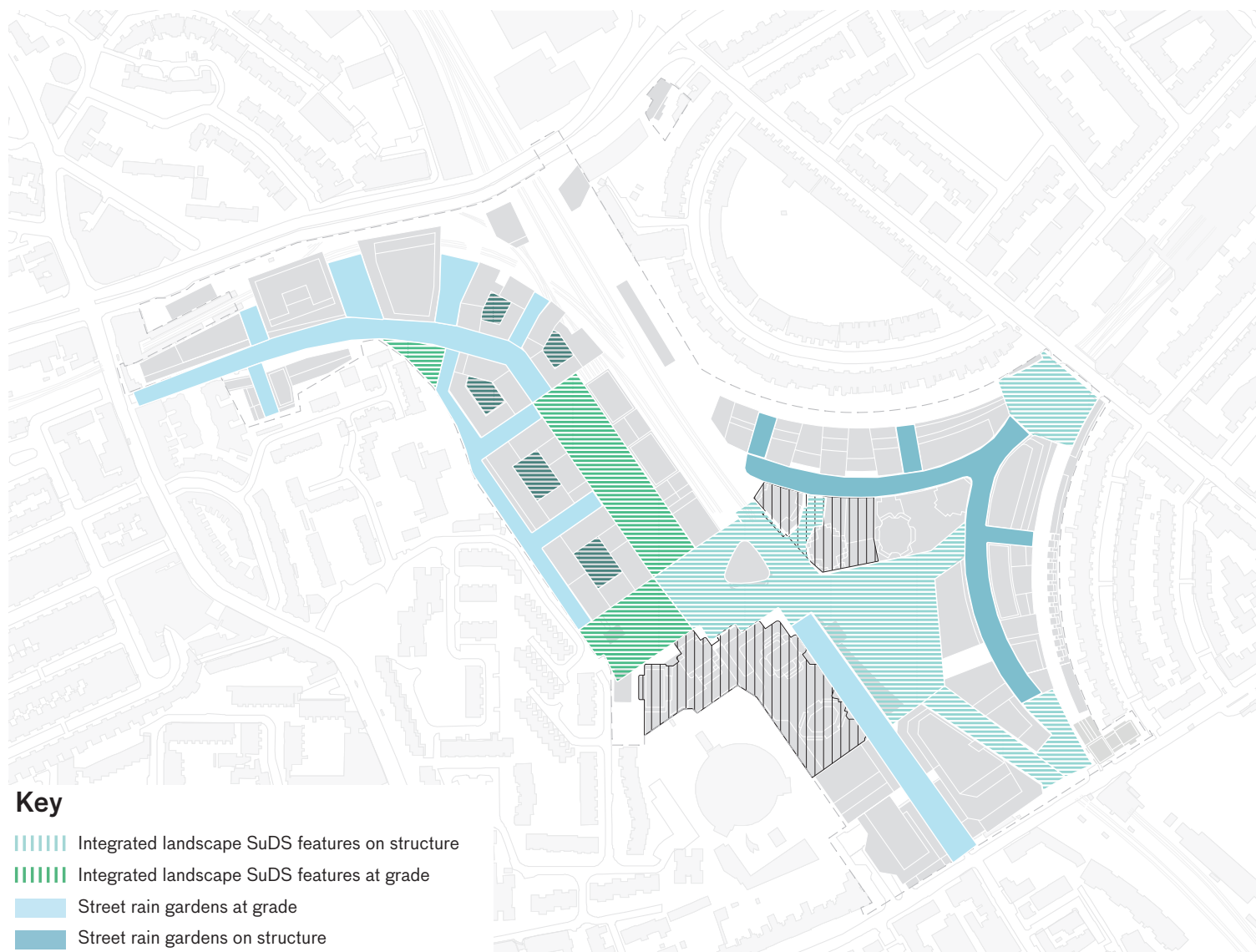
Green/blue Infrastructure

SW.L.63

Sustainable Drainage Systems (SuDS) strategy

The design **must** adopt an integrated approach to managing water across the Site. The description on how this could be achieved is outlined throughout this section.

To create a sustainable environment.



SuDS

SW.L.64 **Reduce run-off and improve water quality**

SuDS features **must** be incorporated within the public realm.

To reduce the quantity of water run-off and improve water quality.

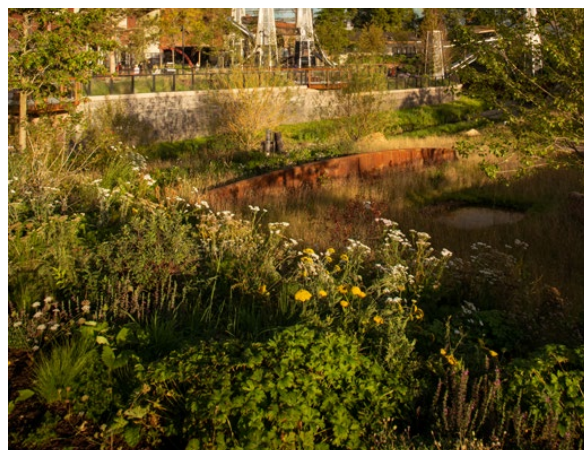


SuDS features

SW.L.65 **Natural drainage features**

SuDS, including rain gardens, detention ponds, retention ponds or swales, **should** be integrated into soft landscaping.

To improve water quality and reduce quantity of run-off.

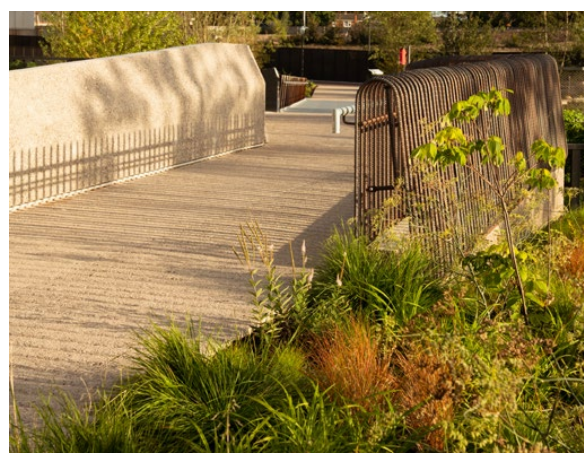


SuDS integrated into soft landscaping

SW.L.66 **Permeable surfaces**

Permeable surfaces **should** be included as part of the drainage strategy.

To assist in managing rainwater and reducing the volume of run-off.



Permeable surfaces

SW.L.67 SuDS integration

SuDS features **could** be integrated with other public realm strategies where they enhance the use of the landscape for play, sensory benefits, learning about nature, and social interaction.

To improve the quality of the public realm.



Play space enhanced with SuDS

SW.L.68 Biodiversity and habitat creation

Where natural drainage features are used, these **must** be designed to maximise biodiversity and habitat creation.

To encourage biodiversity and create varied habitats.



SuDS as a biodiversity asset

SW.L.69 Maintenance

The design of SuDS features **must** take into account future maintenance needs. This could include access for servicing and repairs, or maintenance of planting.

To ensure they continue to function as designed and assist in accordance with the flood risk strategy.



SuDS accessible for maintenance

SW.L.70 **Biodiversity strategy**

The public realm **must** deliver a range of habitats as defined by the landscape characters described in the following codes.

To create a diverse, interconnected green network whilst providing habitat conditions to support life throughout all lifecycles.

▶ Refer to Environmental Statement (EC.PA.12).



Diagram showing sitewide biodiversity

SW.L.71

Urban Meadow

The Urban Meadow **should** maximise diversity of species that reflect a meadow character, amenity areas and surrounding patches of low flowering grass. Both should include a wide variety of trees. Meadow planting character could be created using wildflower meadow mixes with various management regimes, species rich grasses, and/or herbaceous planting.

To ensure there is ecological value year-round, creating undisturbed nature pockets in an otherwise highly active urban landscape, providing habitat structures for a range of species - including foraging areas for insects (wildflowers) and roosting areas for nesting birds (trees).



Example species: Urban Meadow

SW.L.72

Example species

Planting design for the Urban Meadow **should** include some of the species outlined below:

Trees

- Acer campestre - Field maple
- Betula pendula - Silver birch
- Carpinus betulus - Hornbeam
- Fagus sylvatica - Common beech
- Malus sylvestris - European crabapple
- Pinus sylvestris - Scots pine
- Prunus avium - Wild cherry
- Prunus padus - Bird cherry
- Quercus petraea - Sessile oak
- Quercus robur - English oak
- Sorbus aucuparia - Mountain ash
- Sorbus torminalis - Wild service tree

Shrubs

- Cornus sanguinea - Dogwood
- Crataegus laevigata - Midland hawthorn

- Crataegus monogyna - Hawthorn
- Euonymus europaeus - Spindle
- Prunus spinosa - Blackthorn
- Viburnum lantana - Common wayfaring tree

Groundcovers

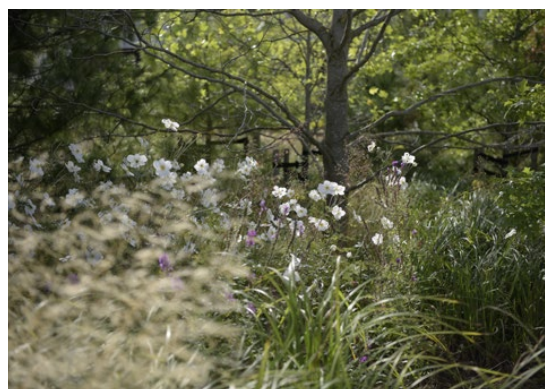
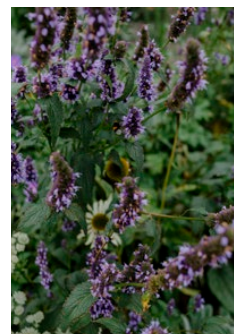
- Achillea fillipendulina - Yarrow
- Aster cordifolius - Common blue wood aster
- Astrantia major - Great masterwort
- Calamintha nepata - Lesser calamint
- Centranthus ruber 'Albus' - White valerian
- Deschampsia flexuosa - Wavy hair-grass
- Echinacea purpurea - Purple coneflower
- Knautia arvensis - Field scabious
- Nepata faassenii - Catmint
- Perovskia atriplicifolia - Russian sage
- Salvia nemorosa - Woodland sage
- Sesleria autumnalis - Autumn moor grass

SW.L.73

The Bioline

The Bioline **must** provide an area of biodiverse habitat of equal or greater value than the existing SINC. This could be created through a dense woodland corridor including deadwood.

To maintain and enhance a link with habitats along the rail line to the north and south (including to Brompton Cemetery).



Example species: The Bioline

SW.L.74

Example species

Planting design for The Bioline **should** include some of the species outlined below:

Trees

- Acer campestre - Field maple
- Malus sylvestris - European crabapple
- Pinus sylvestris - Scots pine
- Prunus avium - Wild cherry
- Prunus padus - Bird cherry
- Quercus petraea - Sessile oak
- Quercus robur - English oak
- Sorbus aucuparia - Mountain ash
- Sorbus torminalis - Wild service tree

Shrubs

- Cornus sanguinea - Dogwood
- Crataegus laevigata - Midland hawthorn
- Prunus spinosa - Blackthorn
- Rhamnus cathartica - Purging buckthorn
- Viburnum opulus - Guelder rose

Groundcovers

- Ajuga reptans - Bugle
- Brunnera macrophylla - Siberian bugloss

- Campanula latifolia 'Alba' - White giant bellflower
- Digitalis grandiflora - Yellow foxglove
- Dryopteris filix-mas - Male fern
- Epimedium youngianum 'Niveum' - Snowy barrenwort
- Fragaria vesca - Wild strawberry
- Galium odoratum - Sweet woodruff
- Geranium magnificum - Purple cranesbill
- Polypodium vulgare - Common polypody
- Pulmonaria angustiflorum - Creeping comfrey
- Symphytum grandiflorum - Bigflower tellima
- Trachystemon orientalis - Abraham-Isaac-Jacob
- Liriope spicata - Creeping lilyturf
- Luzula nivea - Snowy wood-rush
- Luzula sylvatica - Greater wood-rush

SW.L.75

Post-industrial Remediation Gardens

Post-industrial Remediation Gardens **should** reflect the industrial character of the area. This could include species that can withstand high user activity and larger tree species with high canopy clearance.

To support a landscape in challenging conditions that celebrates the industrial character of the area.



SW.L.76

Example species

Planting design for Post-industrial Remediation Gardens **should** include some of the species outlined below:

Trees

- Betula pubescens - Downy birch
- Betula pendula - Silver birch
- Pinus sylvestris - Scots pine
- Populus tremula - Common aspen
- Prunus avium - Wild cherry
- Prunus cerasifera - Cherry plum
- Prunus mahaleb - Mahaleb cherry
- Prunus padus - Bird cherry
- Quercus robur - English oak
- Salix caprea - Goat willow
- Sorbus aucuparia - Rowan

Shrubs

- Crataegus monogyna - Common hawthorn
- Crataegus laevigata - Hawthorn
- Prunus spinosa - Sloe

Groundcovers

- Achillea millefolium - Yarrow
- Ajuga reptans - Bugle
- Aquilegia vulgaris - Columbine



Example species: Post-industrial Remediation Gardens

- Artemisia absinthium - Common worm wood
- Artemisia ludoviciana - Silver worm wood
- Aster divaricatus - White wood aster
- Deschampsia flexuosa - Wavy hair-grass
- Fragaria vesca - Wild strawberry
- Geranium cantabrigiense - Cranesbill
- Meconopsis cambrica - Welsh poppy
- Origanum vulgare - Origano
- Sesleria autumnalis - Autumn moor grass
- Sedum spurium 'Album Superbum' - White flowering spurium
- Thymus serpyllum - Breckland thyme
- Verbascum thapsus - Common mullein
- Viola odorata - Sweet violet

SW.L.77

Climate Resilient Streetscapes

Climate resilient streetscapes **should** be tree-lined and include tall vegetation and nature-based solutions for rainwater management, with SUDS designed to support urban scrub habitats.

To create temporary wetland habitat during rainy seasons, which provides habitat and foraging places for local biodiversity.



Example species: Climate Resilient Streetscapes

SW.L.78

Example species

Planting design for Climate Resilient Streetscapes **should** include some of the species outlined below:

Trees

- *Acer campestre* - Field maple
- *Acer platanoides* - Norway maple
- *Alnus glutinosa* - Common alder
- *Alnus spaethii* - Spaetha alder
- *Betula pubescens* - Downy birch
- *Fraxinus pensylvanica* - Green ash
- *Quercus robur* - English oak
- *Salix alba* - White willow
- *Ulmus laevis* - European white elm

Shrubs

- *Cornus sanguinea* - Common dogwood
- *Euonymus europaeus* - European spindle
- *Ribes nigrum* - Black currant
- *Viburnum opulus* - Guelder rose

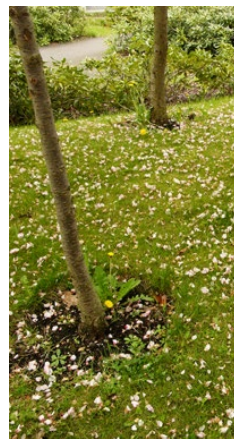
Groundcovers

- *Alchemilla mollis* - Lady's mantle
- *Aquilegia vulgaris* - Columbine
- *Aster cordifolius* 'Little Carlow' - Common blue wood aster
- *Astrantia major* - Great masterwort
- *Bistorta officinalis* - European bistort
- *Calamagrostis acutiflora* - Feather reed-grass
- *Carex pendula* - Pendulous sedge
- *Deschampsia cespitosa* - Tufted hair grass
- *Filipendula vulgaris* - Dropwort
- *Geranium magnificum* - Purple cranesbill
- *Geranium sanguineum* - Bloody cranesbill
- *Iris sibirica* - Siberian iris
- *Phlomis russeliana* - Jerusalem sage
- *Primula florindae* - Giant cowslip
- *Veronica spicata* - Spiked speedwell

SW.L.79 Community Orchard

The Community Orchard **should** include fruiting species and areas with dense vegetation. Other elements including dead wood, boulders and taller trees should be provided. The proposal could include open water features or rain gardens.

To create foraging habitat for, birds, bats and insects, refuge areas for small mammals and reptiles and nesting areas for insects and birds.



Example species: Community Orchard

SW.L.80 Example species

Planting design for Community Orchard **should** include some of the species outlined below:

Trees

- Castanea sativa - Sweet chestnut
- Cydonia oblonga - Quince
- Juglans ailanthifolia cordiformis - Heart nut
- Juglans nigra - Black walnut
- Juglans regia - English walnut
- Malus domestica - Common apple tree
- Malus sylvestris - European crabapple
- Mespilus germanica - Common medlar
- Morus alba - White mulberry
- Morus nigra - Black mulberry
- Prunus avium - Wild cherry
- Prunus cerasus - Sour cherry
- Prunus domestica - Common plum
- Pyrus communis - Common pear
- Pyrus cordata - Plymouth pear

Shrubs

- Aronia melanocarpa - Black chokeberry
- Cornus mas - Cornelian cherry

- Corylus avellana - Hazelnut
- Elaeagnus umbellata - Autumn olive
- Prunus cerasifera - Cherry plum
- Ribes nigrum - Blackcurrant
- Ribes rubrum - Redcurrant

Groundcovers

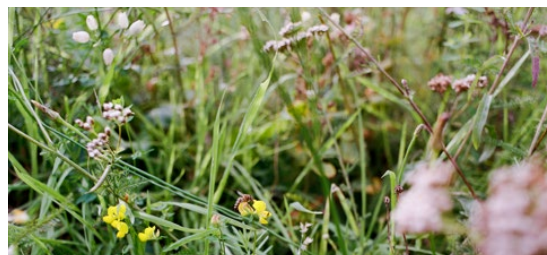
- Agastache foeniculum - Anise hyssop
- Deschampsia flexuosa - Wavy hair-grass
- Fragaria vesca - Wild strawberry
- Myrrhis odorata - Sweet cicely
- Origanum vulgare - Oregano
- Salvia nemorosa - Woodland sage
- Satureja montana - Winter savory
- Thymus vulgaris - Common thyme
- Pulmonaria officinalis - Blue lungwort

SW.L.81

The Flower Amphitheatre

The Flower Amphitheatre **must** be characterised by flower-rich species. This should include spring flowering shrubs and trees, late blooming herbs and night-flowering species.

To support pollinators, foraging birds and bats while creating a seasonal aesthetic experience at the station square.



SW.L.82

Example species

Planting design for the Flower Amphitheatre **should** include some of the species outlined below:

Trees

- Betula pendula - Silver birch
- Betula pubescens - Downy birch
- Malus sylvestris - European crabapple
- Pinus sylvestris - Scots pine
- Prunus avium - Sweet cherry
- Prunus mahaleb - Mahaleb cherry
- Prunus padus - Bird cherry
- Quercus robur - English oak
- Sorbus aucuparia - Mountain ash

Shrubs

- Crataegus monogyna - Common hawthorn
- Crataegus laevigata - Hawthorn
- Prunus spinosa - Sloe

Groundcovers

- Achillea millefolium - Yarrow
- Achillea filipendulina - Fernleaf yarrow
- Artemisia ludoviciana - White sage
- Aster cordifolius - Common blue wood aster
- Aster divaricatus - White wood aster



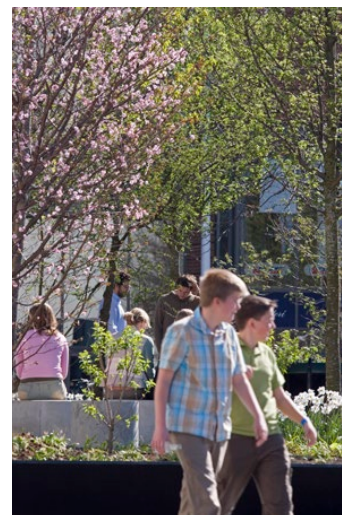
Example species: The Flower Amphitheatre

- Calamagrostis acutiflora - Feather reed-grass
- Calamintha nepata - Lesser calamint
- Deschampsia cespitosa - Tufted hair-grass
- Deschampsia flexuosa - Wavy hair-grass
- Echineacea purpurea - Purple cone-flower
- Geranium renardii - Caucasian geranium
- Kalimeris incisa 'Alba' - Japanese aster
- Nepeta faassenii - Catmint
- Perovskia atriplicifolia - Russian sage
- Phlomis russeliana - Turkish sage
- Salvia nemorosa - Woodland sage
- Sesleria autumnalis - Autumn moor grass
- Sesleria nitida - Shining moor grass
- Veronica spicata - Spiked speedwell

SW.L.83 Ecological Stepping Stone

The Ecological Stepping Stone **must** utilise planting to create a vegetation barrier. Variation of planting should be considered, including the height, width and porosity of the planting scheme.

To ensure a vegetation barrier facilitating the deposition of pollutant particles while also providing a range of habitats.



Example species: Ecological Stepping Stone

SW.L.84 Example species

Planting design for Ecological Stepping Stone **should** include some of the species outlined below:

Trees

- Acer campestre - Field maple
- Acer platanoides - Norway maple
- Acer pseudoplatanus - Sycamore maple
- Alnus spaethii - Spaetha alder
- Carpinus betulus - Hornbeam
- Prunus avium - Wild cherry
- Quercus cerris - Turkey oak
- Quercus petraea - Sessile oak
- Quercus robur - English oak
- Salix alba - White willow
- Sorbus aria - Whitebeam
- Ulmus laevis - European white elm

Shrubs

- Crataegus laevigata - Hawthorn
- Prunus spinosa - Sloe
- Prunus incititia - Damson plum

Groundcovers

- Achillea filipendulina - Fernleaf yarrow
- Aster cordifolius 'Little Carlow' - Common blue wood aster

- Aster divaricatus - White wood aster
- Aster macrophyllus 'Twilight' - Big-leaf aster
- Astrantia major - Great masterwort
- Calamintha nepata - Lesser calamint
- Centranthus ruber 'Albus' - White valerian
- Deschampsia flexuosa - Wavy hair-grass
- Nepata faassenii - Catmint
- Salvia nemorosa - Woodland sage
- Sesleria autumnalis - Autumn moor grass
- Sesleria heufleriana - Blue moor grass
- Sesleria nitida - Shining moor grass
- Verbena bonariensis - Purpletop vervain

SW.L.85 **The Cascades**

The Cascades **should** create a terraced terrain which include rainwater filtration pools. Plant selection should be resilient to both moist and drier seasons, and adapt to different climate conditions. Naturalistic water (non chlorinated) should be included within the design.

To provide open water features which are hotspots for biodiversity.



Example species: the Cascades

SW.L.86 **Example species**

Planting design for the Cascades **should** include some of the species outlined below:

Trees

- *Alnus glutinosa* - Common alder
- *Alnus incana* - Grey alder
- *Betula pendula* - Silver birch
- *Betula pubescens* - Downy birch
- *Fraxinus pennsylvanica* - Green ash
- *Pinus sylvestris* - Scots pine
- *Prunus padus* - European birdcherry
- *Salix caprea* - Goat willow
- *Sorbus aucuparia* - Rowan

Shrubs

- *Cornus sanguinea* - Common dogwood
- *Euonymus europaeus* - Common spindle
- *Ribes nigrum* - Black currant
- *Prunus padus* - Bird cherry
- *Sambucus nigra* - Black elder
- *Viburnum opulus* - Guelder rosebuckthorn
- *Salix caprea* - Goat willow
- *Sambucus nigra* - Elderberry

Groundcovers

- *Alchemilla mollis* - Lady's mantle
- *Aquilegia vulgaris* - Columbine
- *Aster cordifolius* - Common blue wood aster
- *Astrantia major* - Great masterwort
- *Bistorta officinalis* - European bistort
- *Calamagrostis acutiflora* - Feather reed-grass
- *Carex pendula* - Pendulous sedge
- *Corydalis lutea* - Yellow fumitory
- *Deschampsia cespitosa* - Tufted hair grass
- *Filipendula vulgaris* - Dropwort
- *Geranium magnificum* - Purple cranesbill
- *Iris pseudacorus* - Yellow iris
- *Phlomis russeliana* - Jerusalem sage
- *Primula florindae* - Giant cowslip
- *Veronica spicata* - Spiked speedwell

SW.L.87 **Adjacent habitats**

The public realm **must** include a range of habitat typologies drawing from nearby habitats.

To connect to existing habitats.



Adjacent habitat, Brompton Cemetery

SW.L.88 **Linking habitats**

Landscaped areas **must** link with habitats along the existing railway corridors, street trees and other existing vegetated areas.

To strengthen, maintain and create new green corridors across the Site and link to wider habitats beyond the Site boundary.



Street trees, Old Brompton Road

SW.L.89 **Green Corridor**

Railway lines running through the Site form a “Green Corridor”, connecting areas of ecological value. The design **must** provide equal or greater value than the existing Green Corridor. This could include native tree planting, scrub and wildflower planting.

To ensure the green corridor continues to provide routes along which wildlife can travel.

SW.L.90 **Existing habitats and trees**

Existing habitats and trees **should** be retained and enhanced where possible, and dead wood must be retained on Site. Where this is not possible, replacement of similar or higher ecological value and trees of similar size should be made.

To comply with CIEEM guidance for mitigation: first avoid harm, then mitigate and lastly compensate negative impacts with enhancement as an additional step.

SW.L.91 **Construction phasing**

Planting **should** be included in early phases of the development, particularly for habitats which take longer to reach maturity such as trees.

To ensure the Site enhances biodiversity sooner, so that later phases of development are able to score higher in BNG assessments.

SW.L.92 **Support pollination**

Landscape proposals **should** include fruiting species or other pollinator friendly plants.

To support foraging and nesting birds.

▶ Refer to RBKC's Biodiversity Action Plan.



Pollinator friendly plants

SW.L.93

Native species

A wide range of native species **should** be prioritised in all planting mixes. The selection of plants should provide food resources throughout the year. This could include spring flowering shrubs and trees as well as late blooming herbs.

To support biodiversity throughout all seasons and halt extinction of rare and specialized species.



Native species

SW.L.94

Invasive species

Invasive non-native species **should** be removed and appropriate ongoing management undertaken to improve the soil conditions of the Site.

To stop invasive species from spreading, and re-establish native plant species.

SW.L.95

Night-flowering species

Night-flowering species **should** be included in the proposal.

To attract moths and in turn support foraging bats.

SW.L.96 **Green ladders**

Balconies **could** integrate planting. This could be achieved with planter boxes on balconies, subject to fire safety.

For insects and birds to find and pollinate green terraces and roof gardens, creating a vertical corridor.



Planting feature on façades

SW.L.97 **Wildlife refuges**

Landscape designs **must** provide wildlife refuges.

To ensure the ecological value of the existing local wildlife sites (SINC) partly incorporated into the project Site.



Opportunities for wildlife refuges

SW.L.98 **Features for insects**

Landscape designs **must** include features of benefit to insects such as standing dead wood, metal features, insect homes and rock piles.

To ensure the creation of habitats for invertebrates and in turn provide food for small mammals and birds.



Features for insects

SW.L.99 **Habitats for target species**

Landscape designs **must** aim to create habitats for local target species in all habitat typologies, and in some cases on rooftops. This includes the following target species:

Common swift and peregrine falcon: undisturbed nesting places should be created on green rooftops in higher buildings.

House sparrows: Dense hedgerows and native scrub vegetation should be included in designs.

Stag beetles: Mixed woodland and rotting wood logs must be included in the designs.

Solitary bees: Open spaces ranging from bare mineral soil to partly covered by vegetation must be provided. An accurate selection of native flowering plants should also be considered.

To contribute to biodiversity preservation efforts attracting target species.

SW.L.100 **Urban greening**

Urban greening strategies **must** be provided in Development Zones and public realm to achieve the target for the Urban Greening Factor (UGF).
The diagram below is a demonstration of one way to achieve the overall Site UGF based on the Illustrative Masterplan. Other opportunities to enhance the UGF should be explored.

To ensure sitewide UGF is achieved.

▶ Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).



SW.L.101

Green roofs

Green and brown roofs (including Intensive Green Roofs) **should** be provided on buildings and maintained to support the long-term success of the roofing. Provision of green and brown roofs is subject to coordination with other sustainability, amenity and technical requirements.

To create varied growing conditions and visual interest.



Green roof

SW.L.102

Blue roofs

Blue roofs **could** be included, either as part of a green roof structure or as a standalone blue roof. Provision of green and brown roofs is subject to coordination with other sustainability, amenity and technical requirements.

To explore opportunities for the provision of blue roofs within the Earls Court Development.

SW.L.103 **Undulating soil depths**

Where suitable, green roof substrate depth **should** be undulating in order to create varied growing conditions and visual interest.

To create varied growing conditions and visual interest.



Varied depth of Green Roofs

SW.L.104 **Green roof maintenance**

Green roofs **must** be adequately maintained throughout an establishment phase (5 years) and beyond.

To ensure ongoing quality and longevity of green roofs.

Planting

SW.L.105 **Microclimate**

The plant selection **must** be suitable for the specific microclimate of the areas in which species are located, such as shaded, sunnier and windier environments.

To ensure planting thrives in suitable conditions.



Shade tolerant planting selection

SW.L.106 **Climate resilience**

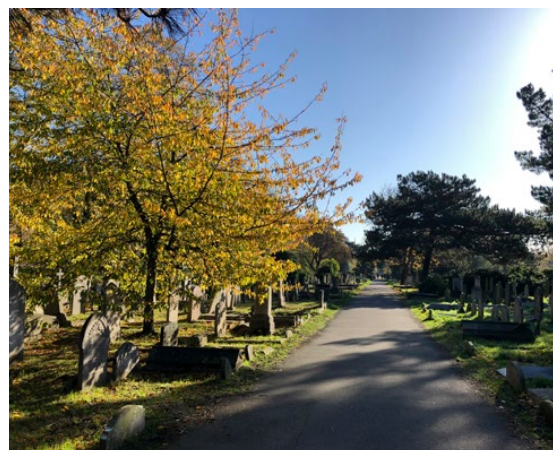
The plant selection **must** consider the effects of climate change and favour climate resilient planting.

To enable planting to thrive in a changing climate.

SW.L.107 **Seasonality**

The plant selection **should** provide year-round interest and consider seasonality.

To ensure interest is maintained throughout seasons.



Seasonality in tree species

SW.L.108 **Technical coordination**

The detailed planting scheme **must** be developed with input from a Suitably Qualified Ecologist (SQE).

To ensure resilient planting selection and that the Biodiversity Net Gain requirements are met.

SW.L.109 **Robust planting**

Planting **should** be designed with consideration for maintenance and irrigation requirements.

To ensure design quality can be maintained over time.

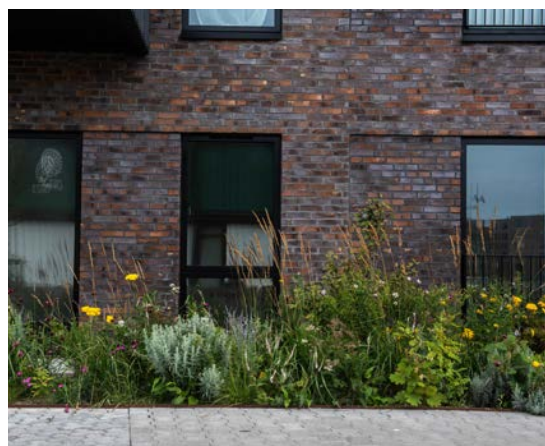


Robust planting selection

SW.L.110 **Ground cover**

Planting **should** include a ground cover layer with a mix of species.

To suppress weeds.



Species mix in groundcover

SW.L.111

Planting adjacent to Network Rail premises

Planting adjacent to Network Rail land **must** follow Network Rail guidance.

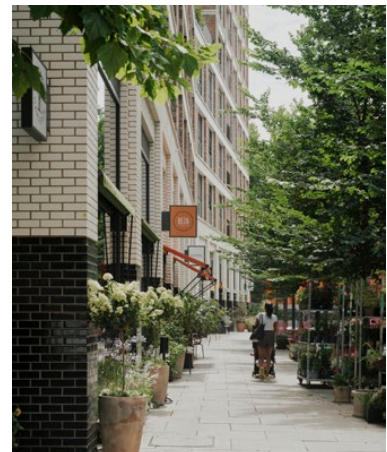
To ensure Network Rail requirements are met.

SW.L.112

Trees defining Character Areas

Trees **must** contribute to distinct landscape Character Areas. Tree species selection must reflect the themes defined in the planting and biodiversity sitewide plan.

To create a character driven public realm.



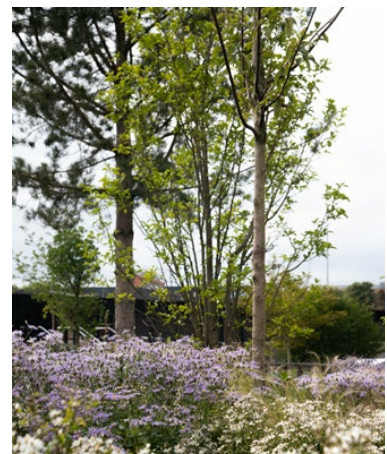
Distinctive tree species

SW.L.113

Tree variety

A variety of tree sizes, forms and species **must** be used in each landscape Character Area to offer a variety of different colours, forms and seasonal interest.

To highlight seasonality and create visual interest.



Varied tree planting

SW.L.114 **Drainage layer**

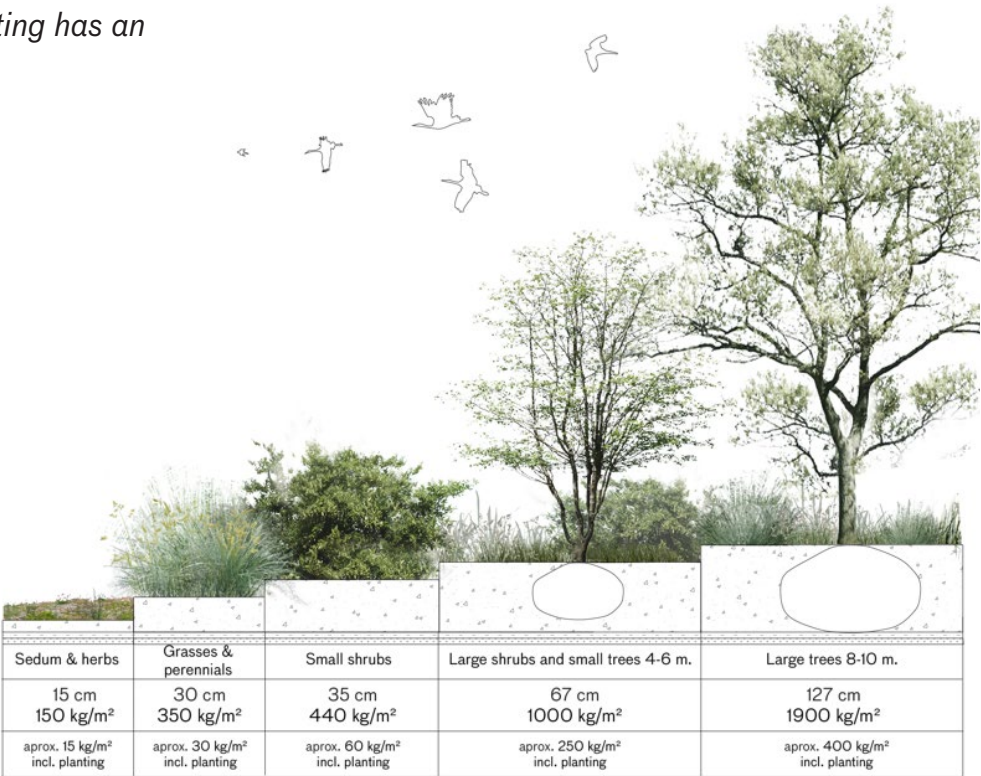
Tree planting **must** have a drainage layer.

To ensure trees thrive.

SW.L.115 **Planting on structure**

Where practical, soil depth **must** be a minimum of 400mm below the FFL of the public realm. Mounded soil should be minimised.

To ensure all of the planting has an adequate soil depth.

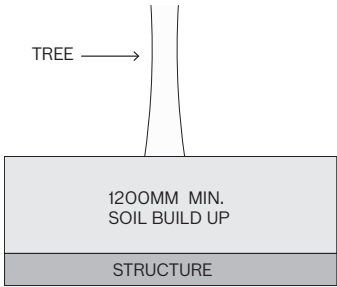


Illustrative section

SW.L.116 **Tree planting on structure**

Where practical, large trees **must** be planted in a minimum soil depth of 1200mm. This applies for both planting on ground and on structure.

To enable trees to thrive and ensure their long term success.

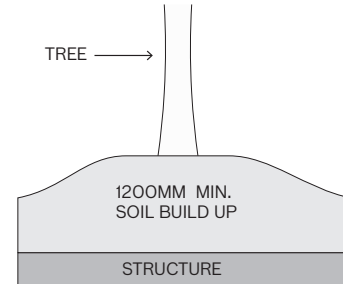


Illustrative section of tree planting on structure

SW.L.117 **Mounded soil**

Where a minimum soil depth of 1200mm is not achievable for large tree planting, soil **must** be mounded or retained to reach a depth of 1200mm.

To enable trees to thrive and ensure their long term success.



Illustrative section of tree planting with mounded soil

SW.L.118 **Tree planting and soil volume**

Tree planting **must** ensure sufficient soil volume for plants to thrive. Tree pits should be connected to maximise soil volume.

To promote tree health and longevity.

SW.L.119 **Coordination of services and tree planting**

Utility zones **must** be coordinated to allow for planted zones and trees and also reduce future maintenance requirements for proposed material surfaces.

To maximise planting and maximise potential growth of trees.

Microclimate

SW.L.120 Daylight/sunlight in the public realm - Uses

The distribution of spill-out areas **should** consider access to light throughout the year.

To support a comfortable public realm that encourages animation.

SW.L.121 Daylight/sunlight in the public realm - Planting

The distribution of planting in the public realm **must** consider access to light throughout the year and day to optimise comfort and usability. This could include arrangement of planting or selection of deciduous or evergreen tree species.

To support a comfortable public realm that encourages use of the outdoors throughout the year and day.

SW.L.122 **Wind mitigation**

Designs of the public realm **must** consider wind mitigation. This could include siting of trees and planting, or manipulation of topography.

To mitigate the impact of wind in to the public realm.

▶ Refer to Environmental Statement (EC.PA.12).

SW.L.123 **Location of seating**

The distribution of seating in the public realm **must** consider wind mitigation. This could include locating seating between trees or in areas suitable as identified in the Wind Microclimate Assessment.

To provide comfortable places to rest.

▶ Refer to Environmental Statement (EC.PA.12).

Materiality

SW.L.124 Coherence across different areas

The material palette of the public realm **must** prioritise simplicity and develop a clear strategic response across Character Areas to ensure a coherence and material quality across the Site.

To ensure clarity of wayfinding across the different Character Areas, and a design that will age well over time.

- ▶ Refer to relevant Character Areas for additional information on spaces and streets.



Materials strategy

SW.L.125 **Accessible and inclusive materials**

Materials and design of surfaces **must** be accessible and comfortable for all users.

To ensure an equitable, inclusive and welcoming public realm.

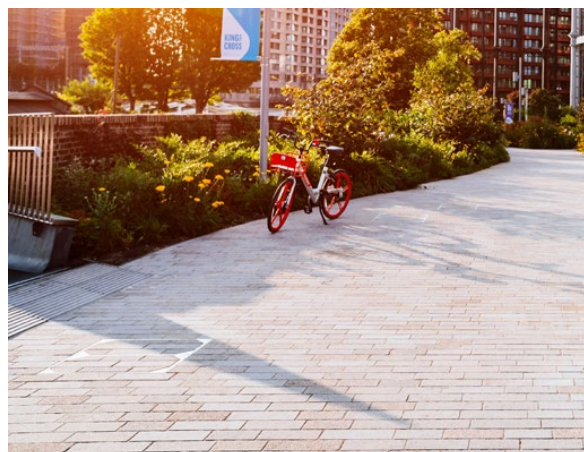


Inclusive and safe surfaces

SW.L.126 **Durability**

Materials **must** be durable, robust and suitable for their intended use.

To minimise maintenance and remain attractive throughout the life of the public realm.



Durable materials

SW.L.127 **Local character**

Materials **should** respond to materials used in the surrounding context and on the existing streets either by drawing from their palette or by positively differentiating from them.

To ensure that the public realm ties into local character.



Contextual materials

SW.L.128 **Variation in paving sizes**

Variation in paving sizes **should** be used to demarcate pedestrian, cyclist and vehicle zones.

To create a clear definition between surfaces for different users.



Distinguishing use through paving

SW.L.129 **On-street parking and loading bays**

Materiality of on-street parking and loading bays **should** be coherent with the material of the central movement route.

To ensure a continuous public realm.



Parking bay surfaces

SW.L.130 **Intersections & junctions**

Paving and materiality **must** contribute to legibility and wayfinding, particularly at key intersections and junctions. The design of junctions and intersections should prioritise the safety and convenience of pedestrians and cyclists.

To ensure a people-first public realm.



Materiality assisting safety

SW.L.131 **Squares - extent of material**

The materiality of squares **should** appear as a consistent surface. The primary materiality of the Squares could extend up to the primary building line.

To define the extent of the Squares.



Consistency of materiality in Squares

SW.L.132 **Squares - contextual materials**

Materiality of the Squares **should** respond to local character either by drawing from their palette or by positively differentiating from them.

To create a coherent public realm that ties into the local character.

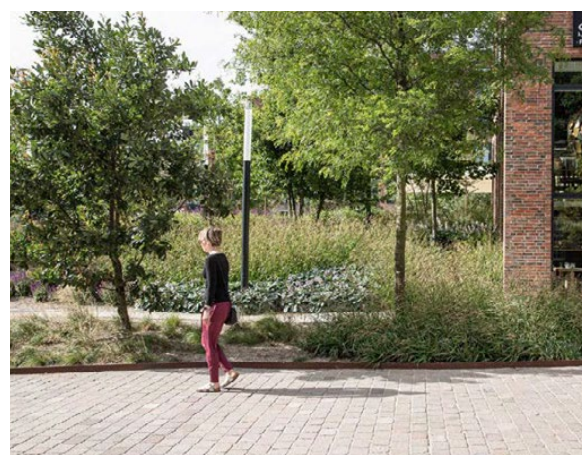


Contextual materials

SW.L.133 **Squares - shared surface**

The Squares **could** include shared surface materials for vehicular areas.

To ensure a people-first public realm within the Squares.



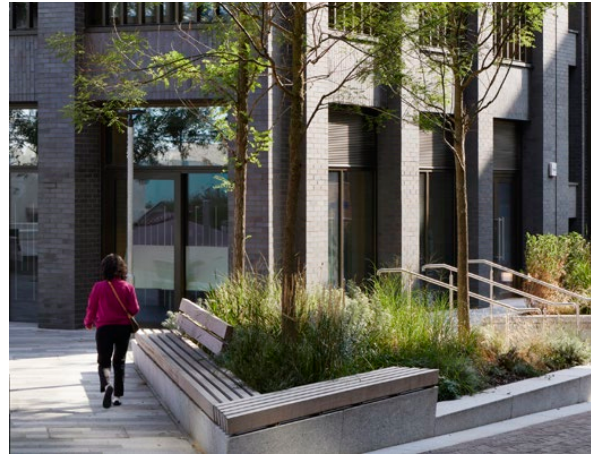
Shared surface

Street Furniture

SW.L.134 **Familiar design**

Furniture within the public realm **should** be selected or designed to ensure a familiar design language within each Character Area.

To allow for cohesion of street furniture in the public realm.



Furniture materials

SW.L.135 **Local context**

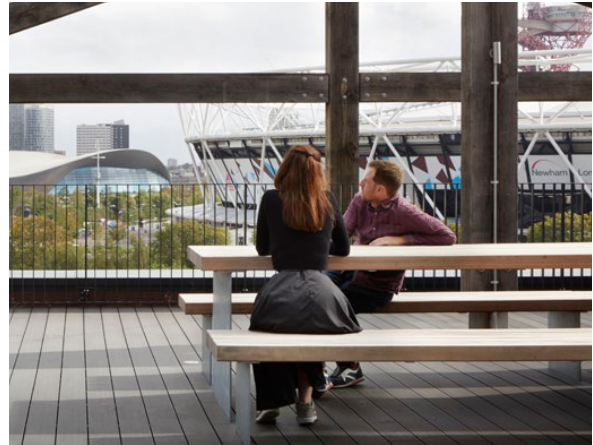
Where street furniture is provided, it **could** tie into the local context. This could be achieved by drawing from existing borough guidance.

To stitch into the local context and provide familiar street furniture.

SW.L.136 **Resting places**

Furniture within streetscapes and pedestrian-priority routes **should** be designed to provide resting places along key desire lines. A diverse range of seating should be provided, for a wider range of users.

To align furniture placement with key desire lines.

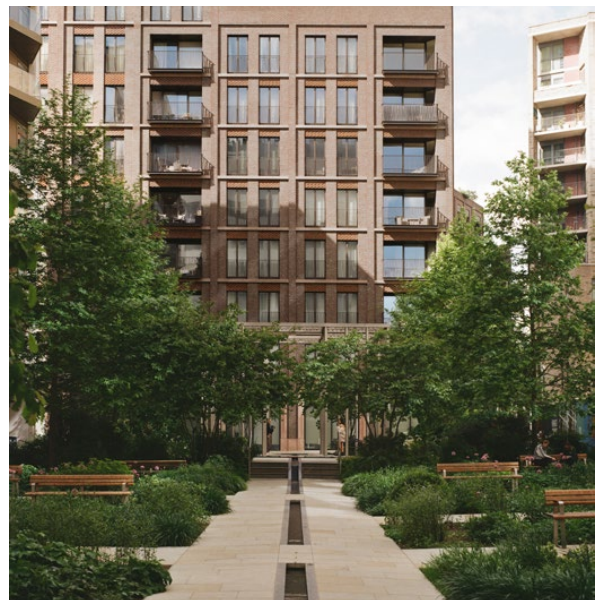


Resting places

SW.L.137 **Regular distribution**

Seating **should** be provided at intervals no greater than 50m throughout public realm and on pedestrian routes.

To create a functional and comfortable public realm.



Seating distribution

SW.L.138 Seating and microclimate

Seating **should** be located to optimise their use throughout the year, considering sunlight and microclimate conditions.

To maximise comfort of users.

▶ Refer to Sitewide / Landscape / Microclimate.



Usable seating

SW.L.139 Designed for a range of abilities

Seating areas **should** provide space for wheelchair users, prams or pushchairs to be positioned adjacent to seating. The design of a proportion of seating should allow wheelchair users to transfer onto seating, without impeding features such as armrests.

To ensure a wide range of users can comfortably rest in the public realm.



Accessibility provision

SW.L.140 **Durability**

Design or selection of furniture **must** consider its durability and maintenance requirements.

To maintain a comfortable and durable public realm.

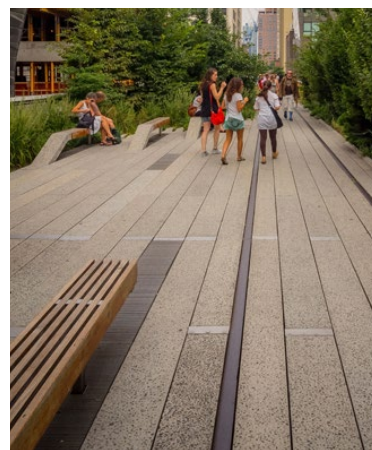


Durable street furniture

SW.L.141 **Material palette**

Furniture within the public realm **must** have a simple and coherent material palette. This could include wood, metal, and concrete.

To ensure a cohesive material palette in the public realm.



Simple, coherent material palette

Lighting

SW.L.142 **Accessible and inclusive lighting**

The lighting strategy and design **must** create usable, comfortable environments for a wide range of end users.

To ensure an equitable and inclusive public realm, suitable for people with a range of abilities.



Inclusive lighting

SW.L.143 **Safe and welcoming**

Where external lighting is provided, it **must** be designed to help create a safe and welcoming environment. This could include vertical illumination.

To create a safe, welcoming public realm.

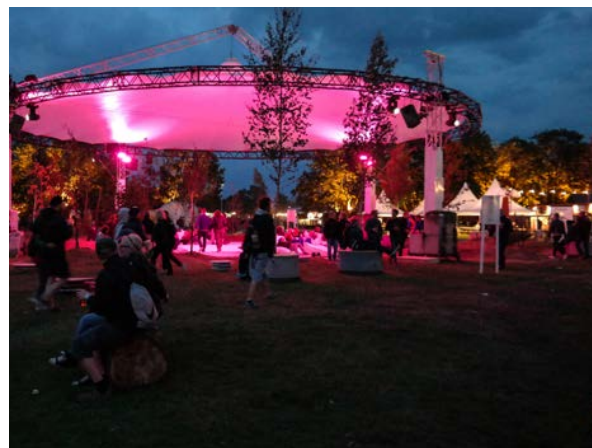


Welcoming lighting

SW.L.144 **Enhance character**

Where external lighting is provided, it **must** be used to enhance the character and quality of the public realm.

To create a high-quality public realm.

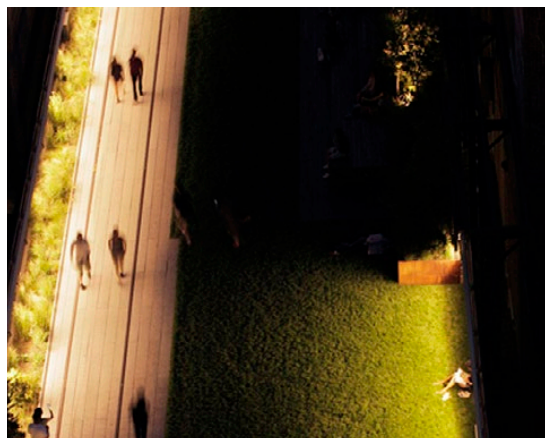


Characterful lighting

SW.L.145 **Wayfinding**

Lighting strategy and design **should** be utilised for wayfinding.

To strengthen the wayfinding strategy and improve wayfinding after dark.

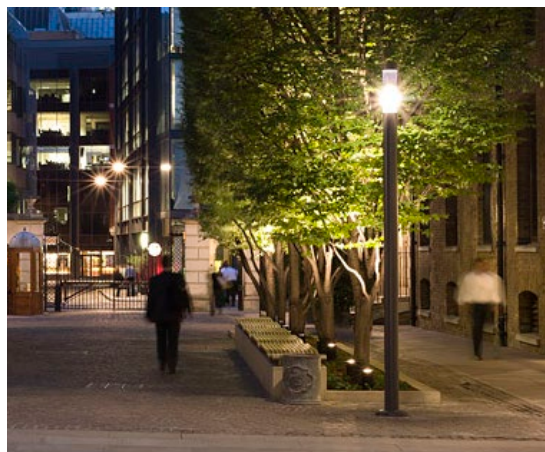


Lighting supporting wayfinding

SW.L.146 **Human scale lighting**

The location of lighting **should** consider a human scale. This should include a consistent mounting height for pedestrian routes and could include integration of lighting in street furniture.

To support placemaking and a pedestrian-friendly environment.



Pedestrian-focused lighting

SW.L.147 **Landmarks**

Lighting to landmarks **should** be selective and consider human scale.

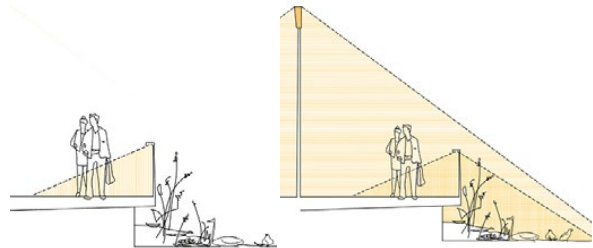
To aid wayfinding and overall legibility through highlighting critical vistas.



SW.L.148 **Impacts on ecology**

Where external lighting is provided, it **should** minimise impacts on biodiversity, particularly along the ecological corridors. Spill light into sensitive ecological areas should be limited.

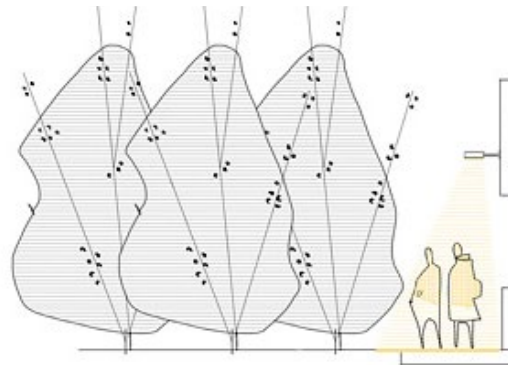
To minimise impacts on biodiversity.



SW.L.149 **Light pollution**

The design of lighting **must** avoid unwanted light pollution.

To reduce light pollution and it's negative impact on the wellbeing of residents and local wildlife.



SW.L.150 **Potential conflict between users**

Areas where users may conflict - such as vehicles, cyclists or pedestrians- **should** have an increased light uniformity.

To help increase visibility and safety for all.



Uniform lighting at conflict area

SW.L.151 **Reducing glare and contrast**

The design of lighting **must** minimise contrast and glare. This could include selection of luminaires with low glare, concealed light sources or the spacing of luminaires.

To maintain visibility and deliver a successful lit environment.

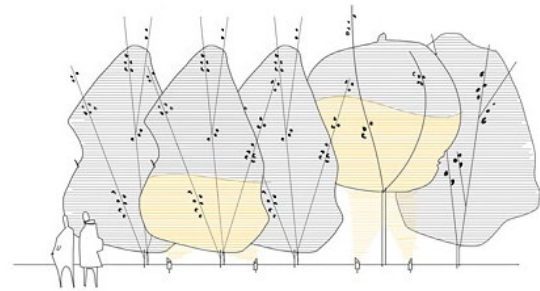


Lighting minimising glare and contrast

SW.L.152 **Landscape lighting and glare**

Fixtures located adjacent to landscape areas **must** minimise obtrusive light. This could be through fitted louvres, lenses or other glare control accessories.

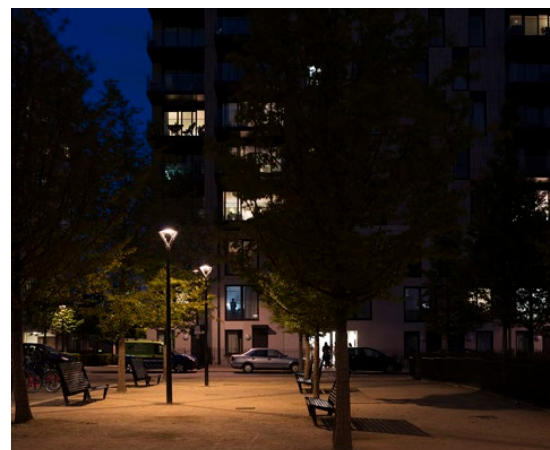
To prevent direct views of the light sources.



SW.L.153 **Colour temperature**

The colour temperature along routes **should** be warm white.

To support wellbeing of people.



Warm white colour temperature

Wayfinding

SW.L.154 Accessible and inclusive signage

Where signage is provided, it **must** be inclusive, and considerate of the position, lighting, visual contrast and legibility.

To create a welcoming and inclusive public realm for all users.



Legible signage

SW.L.155 Simple, legible and consistent

Signage **must** be highly legible and uncomplicated. Signage must use a consistent design language of materials, character and quality across the Site.

To create an cohesive, navigable public realm.

SW.L.156 Durable and robust

Signage **must** be made of durable materials and designed to minimise the impacts of weathering and vandalism.

To ensure the quality of the public realm is maintained in the future.



Durable signage

SW.L.157 **Integrated signage**

Signage **could** be incorporated into landscape elements such as paving, lighting columns and seating.

To reduce clutter in the public realm.



Integrated signage

SW.L.158 **Local context**

Signage **should** tie into the local context. This could include local street signs and the Legible London wayfinding totems.

To stitch into the local context and provide familiar wayfinding.



Wayfinding totem

SW.L.159 **Habitat and biodiversity awareness**

Interpretation boards **should** be placed explaining the habitats present on Site and target species. This could be integrated with general wayfinding and directional signage.

To enable appreciation and understanding of nature.

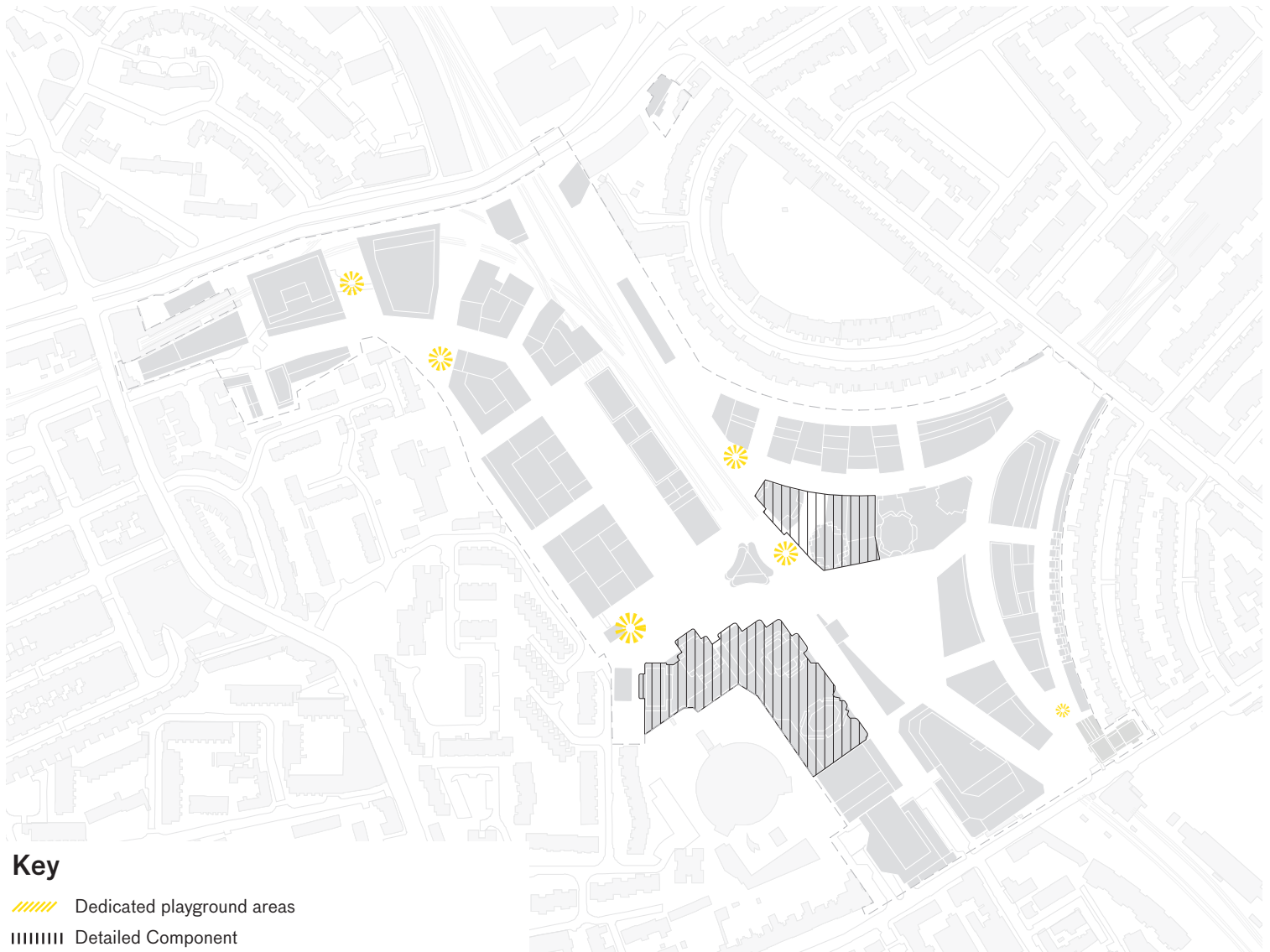
Play

SW.L.160 **Playground areas**

Dedicated play areas **must** be located in the public realm. They should be accessible, welcoming and open. The diagram below illustrates indicative locations of dedicated playground areas within the Earls Court Development.

To create a connected, vibrant network of play space.

▶ Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).



Illustrative play strategy diagram

SW.L.161 **Nature play**

Where play spaces are provided, they **must** facilitate opportunities for engagement with nature. This could include soft landscaping and planting within play areas.

To support the overall landscape strategy.

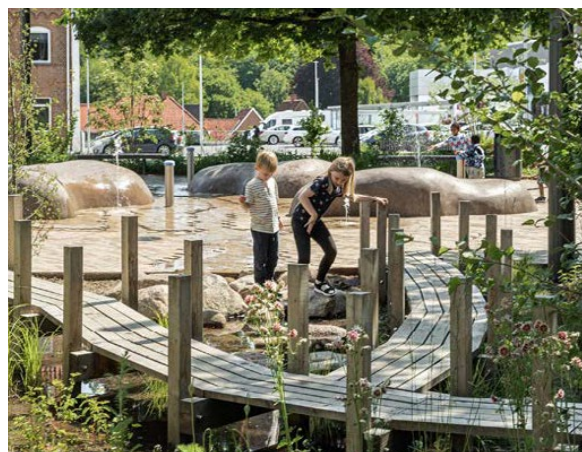


Nature play

SW.L.162 **Inclusive play**

Play spaces **must** offer appropriate, usable provision for a wide range of age groups and to meet the requirements of a diverse range of end users.

To ensure play is accessible and inclusive to all.



Inclusive play spaces

SW.L.163 **Sensory stimulation**

The design of play spaces **should** provide sensory stimulation as part of the design using colour, texture, smell, animation etc.

To create a varied and interesting play experience.



Multi-sensory play

SW.L.164 **Natural surveillance**

Play spaces **must** have natural surveillance from buildings and movement routes.

To ensure safety and security.



Natural surveillance

SW.L.165 **Carer provision**

Play spaces **must** provide seating within view of play equipment for parents and carers to use.

To increase usability and comfort.

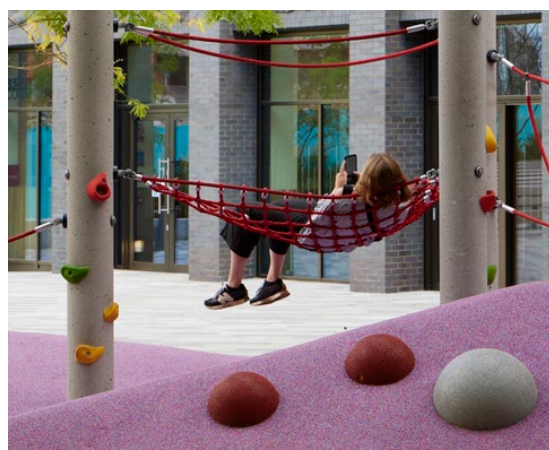


Seating for carers

SW.L.166 **Materiality and play**

Materials used within play space **must** be appropriate for safe play. These could be soft materials such as recycled rubber, sand and grass.

To create a safe environment for users of all ages.



Recycled rubber used within a play space

SW.L.167 **Clear sight lines in play areas**

Landscape design **must** facilitate visibility throughout play areas. This could be achieved through stem clearance of at least 2.5m, or arrangement and heights of lower planting.

To promote safety in play areas.



Tree stem clearance to enable sight lines

SW.L.168 **Biodiversity value in playscapes**

The arrangement of planting within playscapes **should** be configured in a way that retains biodiversity value.

To ensure planting in play spaces have high biodiversity value.



Planting in play space is clearly defined and has high ecological value.

SW.L.169 **Accessible play**

Play spaces **should** integrate accessible equipment that allows wheelchair users and individuals with mobility issues, sensory needs and hidden disabilities to have equitable access to play.

To ensure play is accessible and inclusive to all.



Accessible play equipment included in play spaces

Public Art

SW.L.170 **Place-specific**

Public art **should** be place-specific and enhance the overall place-making and public realm strategy.

To create a vibrant, place-specific public realm.

- ▶ Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).



Contextual public artwork

SW.L.171 **Opportunities for local engagement**

Public art **should** provide opportunities for engagement with the local community. This could include consultation with the community or engagement of local artists.

To ensure public art has a distinct local character.

- ▶ Refer to Spatial Strategies chapter in the Design and Access Statement: Masterplan (EC.PA.08).



Public artwork

SW.L.172 **Accessible**

Public art **should** be accessible to all users and consider the different needs of people when accessing and enjoying public art.

To ensure public art is accessible and inclusive to all.

SW.L.173 **Integrated**

Opportunities for the integration of public art with architecture **should** be explored.

To embed greater flexibility and creativity in the location and form of public art.

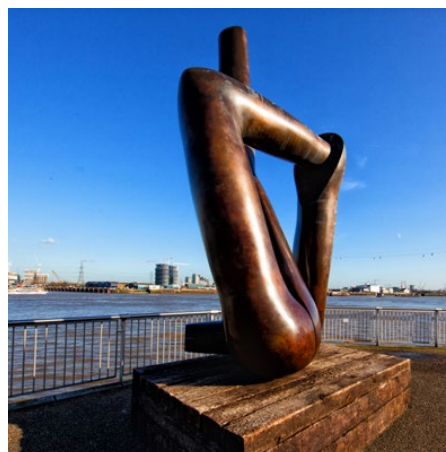


Integrating public artworks

SW.L.174 **Weathering and durability**

Public art **must** be suitable for exposure to the environment if located in the public realm. This should be through the use of durable materials.

To ensure the public realm is maintained in the future.



Durable public artwork

Communal Amenity

SW.L.175 Podiums and roof terraces

Podiums and roof terraces **should** be accessible and usable by residents, subject to coordination with other uses or requirements.

To maximise communal amenity for residents.



Accessible roof terrace

SW.L.176 Courtyards

Where buildings are designed to have internal central courtyards they **should** be accessible and usable to residents, where possible.

To create spaces that serve as communal areas and contribute to the life of the neighbourhood.



Useable, planted courtyards

SW.L.177 Minimise compartmentalisation

Communal spaces **should** minimise compartmentalisation and be accessible and usable to residents.

To create shared generous communal spaces.

SW.L.178 **Soft landscaping**

Private amenity spaces including courtyards, usable rooftops and usable podiums **must** include areas of soft landscaping.

To maximise planting and biodiversity within plots.

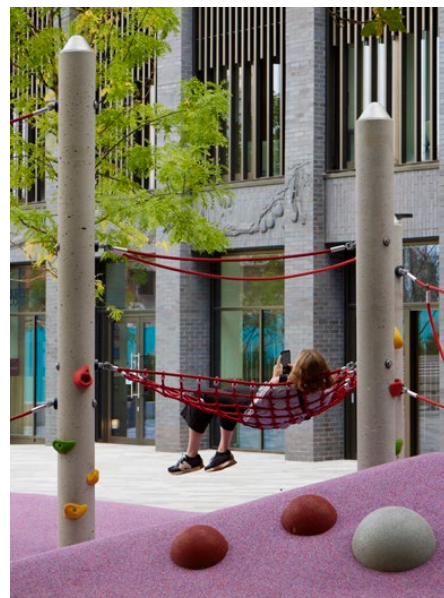


Soft landscaping

SW.L.179 **Doorstep play**

The design and layout of residential courtyards and usable podium landscapes **should** include doorstep play.

To maximise play opportunities for resident children and contribute to the sitewide play strategy.



Doorstep play

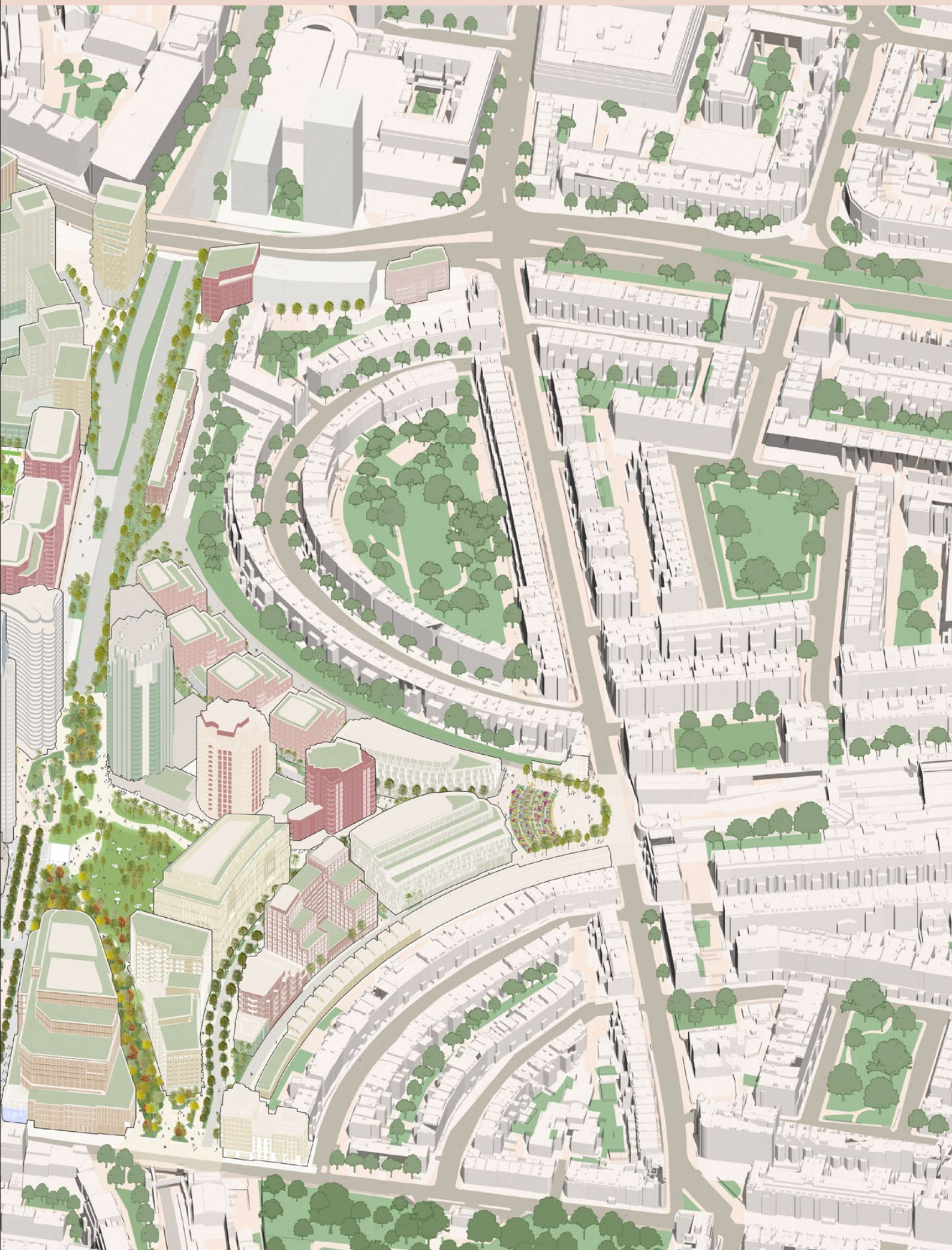


Built Form

Overview

Earls Court will be transformed into a landscape-led neighbourhood. It will include a diverse mix of spaces, buildings, and uses that holistically create a new vibrant part of West London, a place where people of all ages and backgrounds can come together.





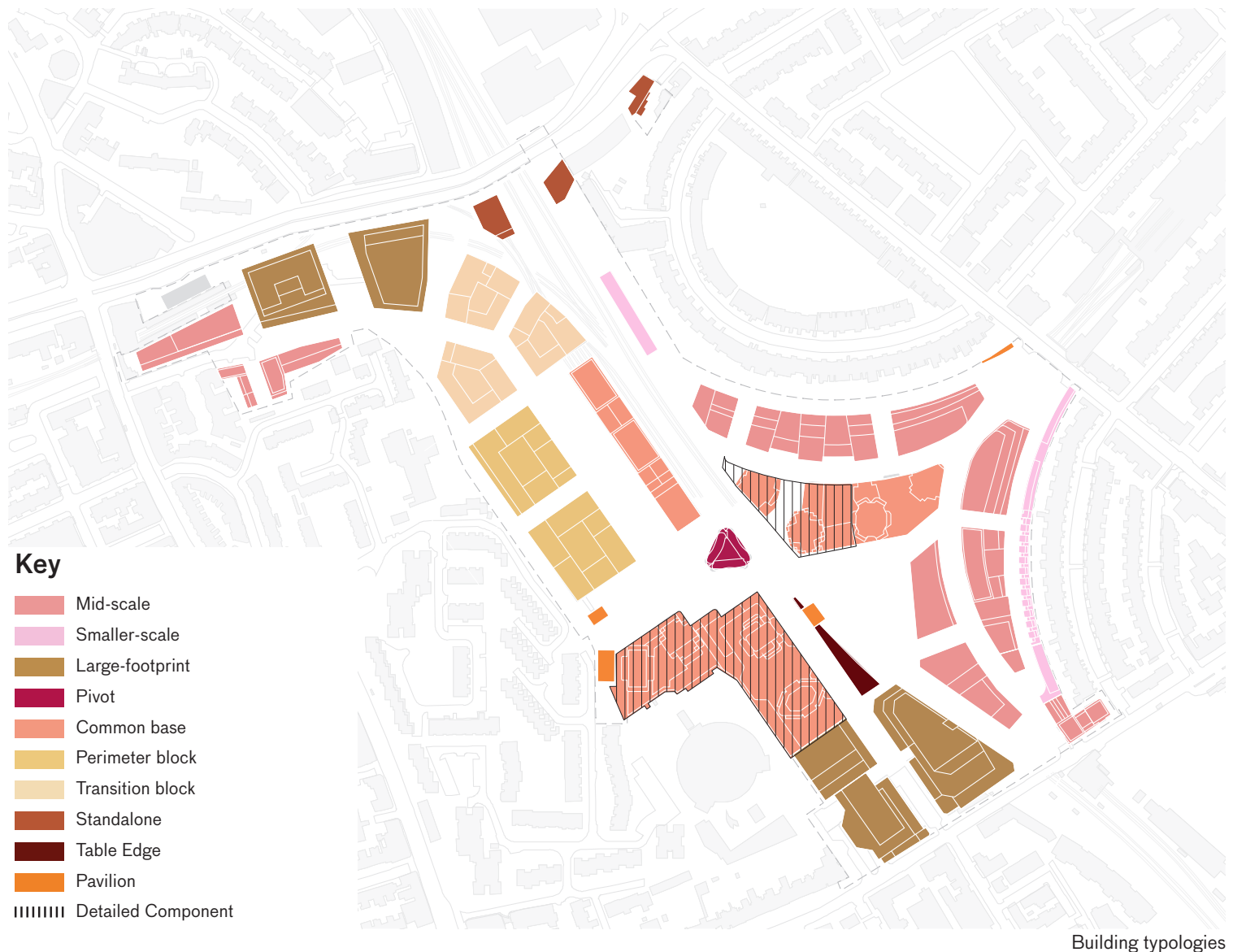
Building Typologies

SW.B.1 Building typologies

Design **should** align with the Building typologies described in the diagram below. A description of the contributing role of these typologies to the Earls Court Development is included on the following pages.

To balance a familiar approach to design with individual design expression.

▶ Refer to relevant Character Areas for additional information on building typologies.



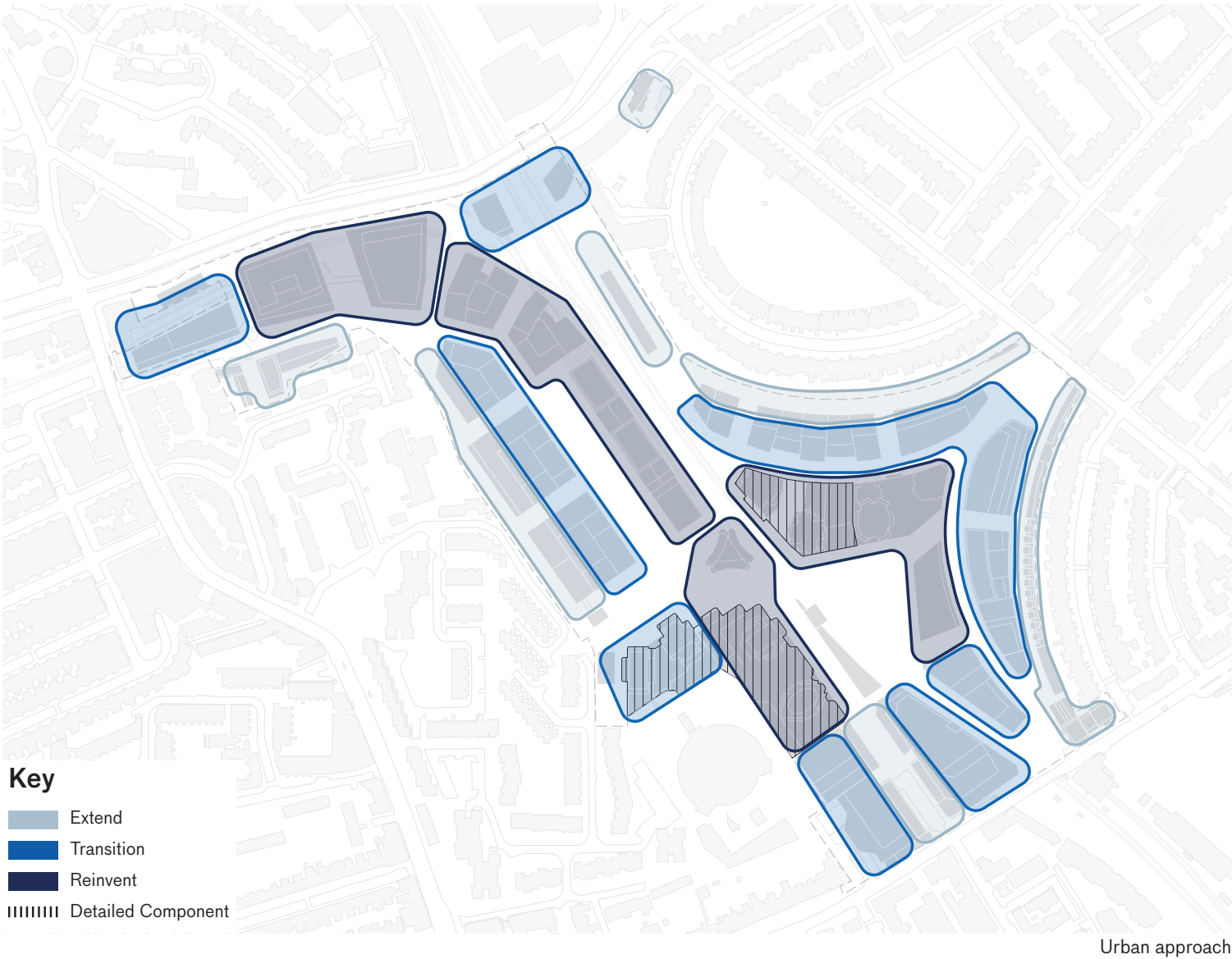
Building typologies

SW.B.2 **Emerging from local context**

The design **must** reflect the approach to heights and massing as described in the Design and Access Statement and summarised in the diagram below.

To facilitate a holistic approach to design across different buildings and typologies.

▶ Refer to Strategic Framework chapter in the Design and Access Statement: Masterplan (EC.PA.08).

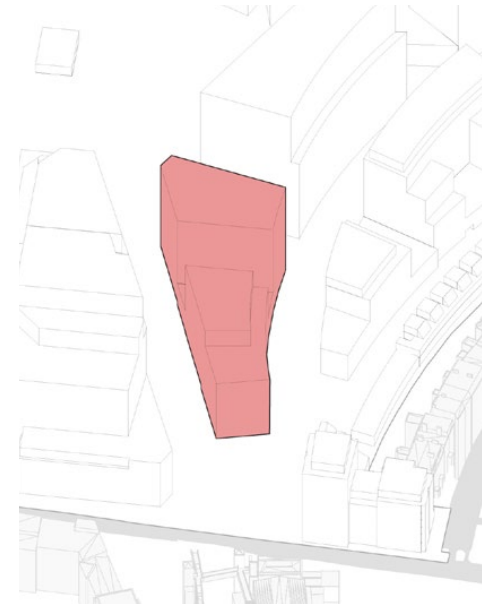


SW.B.3

Mid-scale

- Transitions from the scale of the surrounding buildings
- Reinterprets characteristics of local typologies such as mansion blocks
- Adopts a materiality that responds to the local context
- Provides a façade rhythm and composition that reinforces a consistent character for the crescents

To frame West Brompton and Warwick Crescents and contribute to the West Kensington boulevard.



Illustrative diagram, Mid-scale



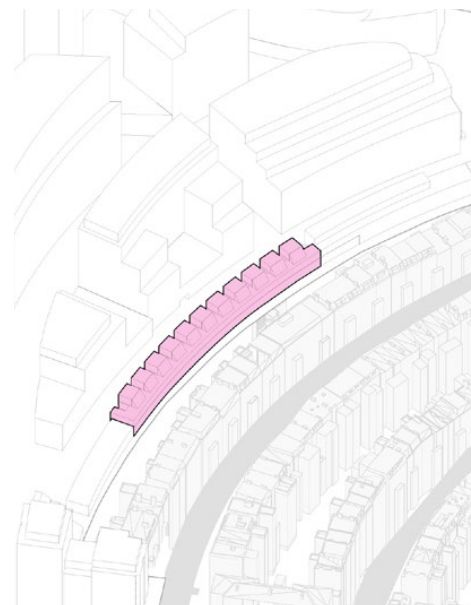
Mid-scale block

SW.B.4

Smaller-scale

- Defines the character of lanes
- Responds to neighbouring scale and character
- Responds to the grain of the adjacent buildings
- Includes front doors or active entrances

To provide fine-grain residential and non-residential uses on lanes.



Illustrative diagram, Smaller-scale

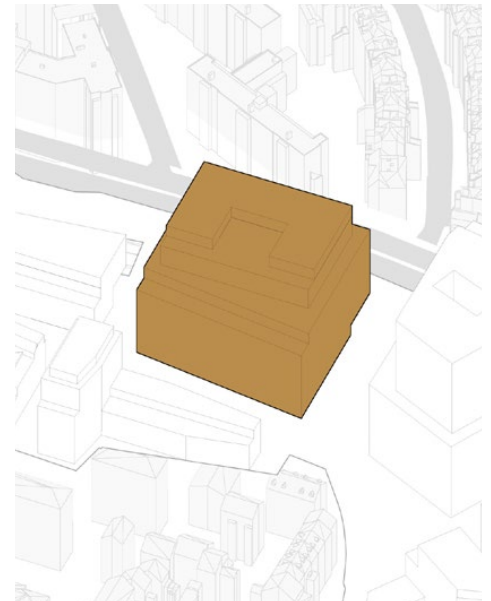


Smaller-scale buildings

SW.B.5

Large-footprint

- Uses massing and architectural expression to create a sense of arrival into the Site
- Expresses use through the order and composition of façades
- Activates the boulevards through visually permeable frontages
- Provides flexible, larger floorplates for commercial uses
- The massing illustrated shows these plots as a commercial form, but they could be configured as residential plots in accordance with the Development Specification and Parameter Plan allocation



Illustrative diagram, Large-footprint

To frame West Kensington and Empress Place Boulevards.



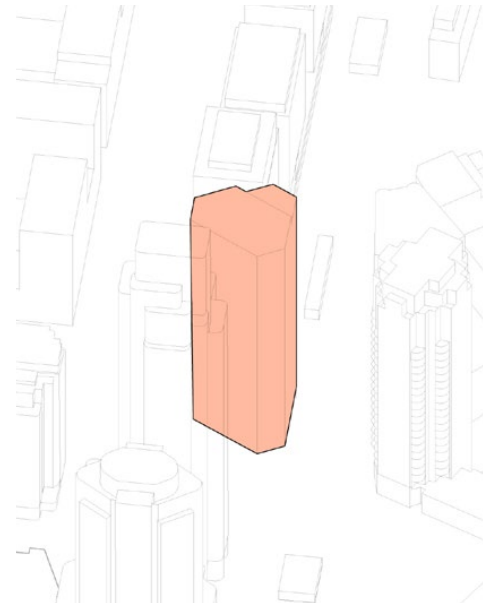
Large-footprint building

SW.B.6

Pivot

- Considers all façades given the increased visibility from all angles
- Integrates with the surrounding landscape
- Explores the importance of the relationship with the ground
- Considers greater design experimentation or uniqueness

To provide a marker building which can be viewed in the round and is strongly integrated with the landscape.



Illustrative diagram, Pivot



Pivot building

SW.B.7

Common base

- Considers a distinctive base condition that responds to the character of the public realm
- Provides an open and visually connected façade
- Adopts a materiality that responds to the local context
- Creates opportunities for podiums to be accessible and usable

To create a common base or building that has multiple elements, creating a set piece.



Illustrative diagram, Common base



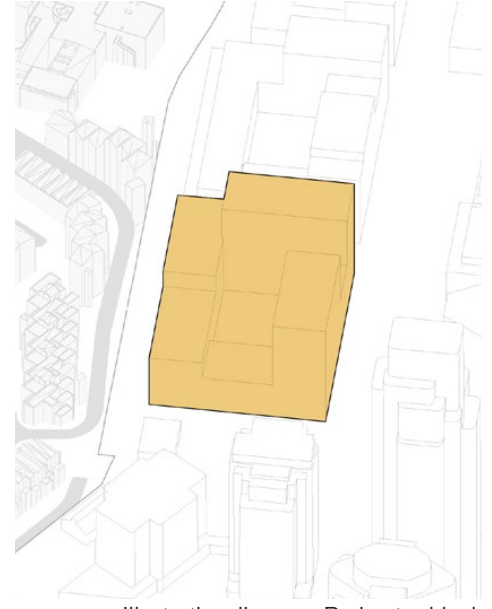
Common base

SW.B.8

Perimeter block

- Considers the immediate context of each side of the urban block and adopts a form, scale and character that responds to it
- Provides a well-defined and enclosed communal courtyard
- Creates a coherent and legible urban grain that responds to the local context
- Provides a degree of variation in the massing

To frame the edge of Lillie Sidings Square and provide a transition to the existing Estate.



Illustrative diagram, Perimeter block



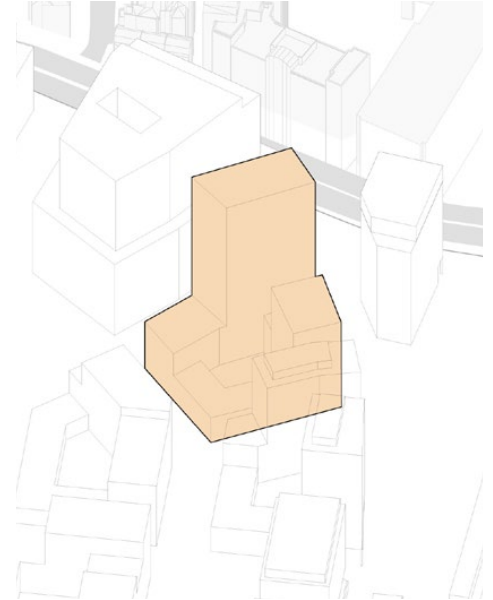
Perimeter block

SW.B.9

Transition block

- Defines the boulevard edges
- Establishes activated and visually permeable frontages to the boulevard
- Forms well-defined and enclosed communal courtyards
- Creates a degree of variation in the massing, with varying heights expressed

To create the curvature of the boulevard and transition between Lillie Sidings Square and West Kensington.



Illustrative diagram, Transition block



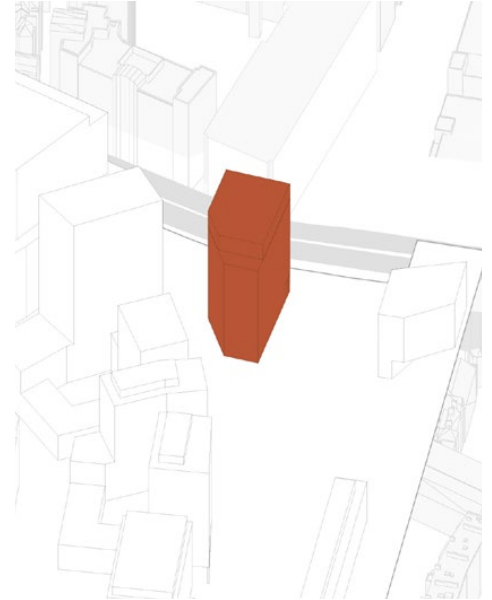
Transition block

SW.B.10

Standalone

- Considers all façades given the increased visibility from all angles
- Integrates with the surrounding landscape
- Considers greater design experimentation or uniqueness
- Considers the interfaces with adjacent boundaries including the rail corridor and West Cromwell Road

To provide a marker at the northern edge of the Site.



Illustrative diagram, Standalone



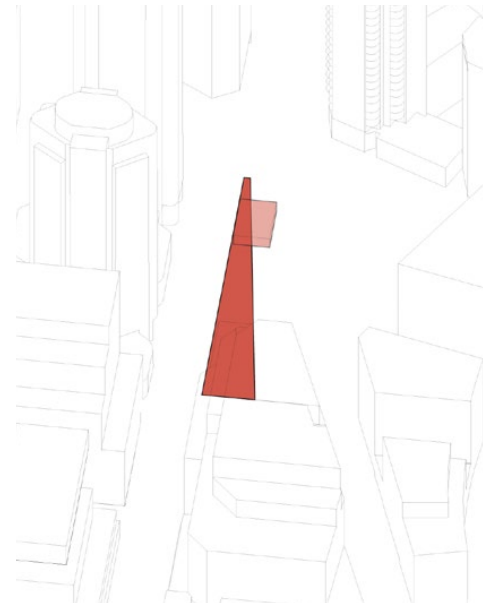
Standalone building

SW.B.11

Table Edge

- Activates Empress Place with a visually permeable and engaging frontage
- Manages a level change

To frame and activate the eastern edge of Empress Place



Illustrative diagram, Table Edge



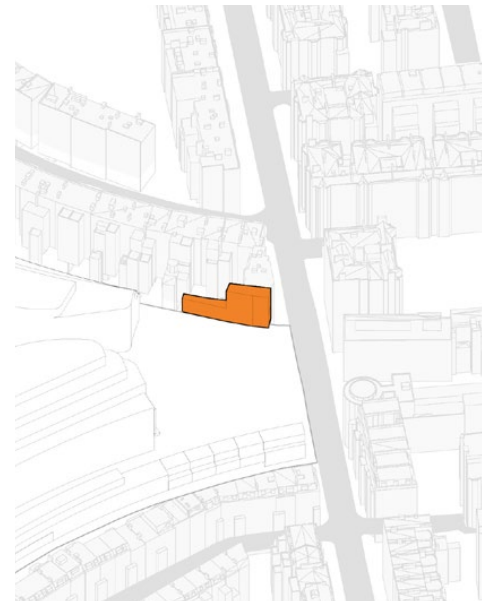
Table Edge

SW.B.12

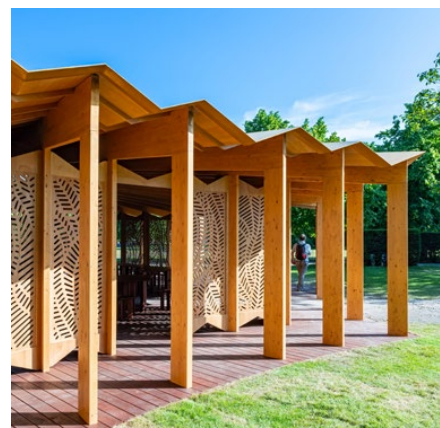
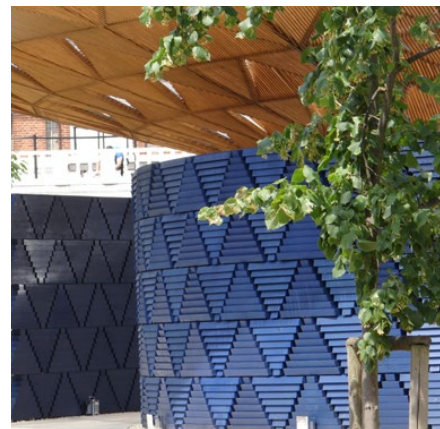
Pavilion

- Integrates with the surrounding landscape
- Promotes visually permeable and welcoming frontages
- Explores massing and façades that activate the public realm
- Contributes to wayfinding
- Opens the opportunity for architectural expression

To animate key public realm including Aisgill Gardens, the Table and Warwick Square.



Illustrative diagram, Pavilion



Pavilion

Layout and Massing

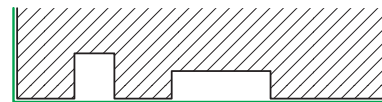
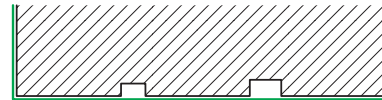
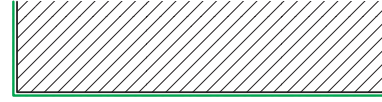
SW.B.13

Defining the edge of the public realm

Where indicated in the control diagram below, buildings **must** predominantly align to the Maximum Building Line.

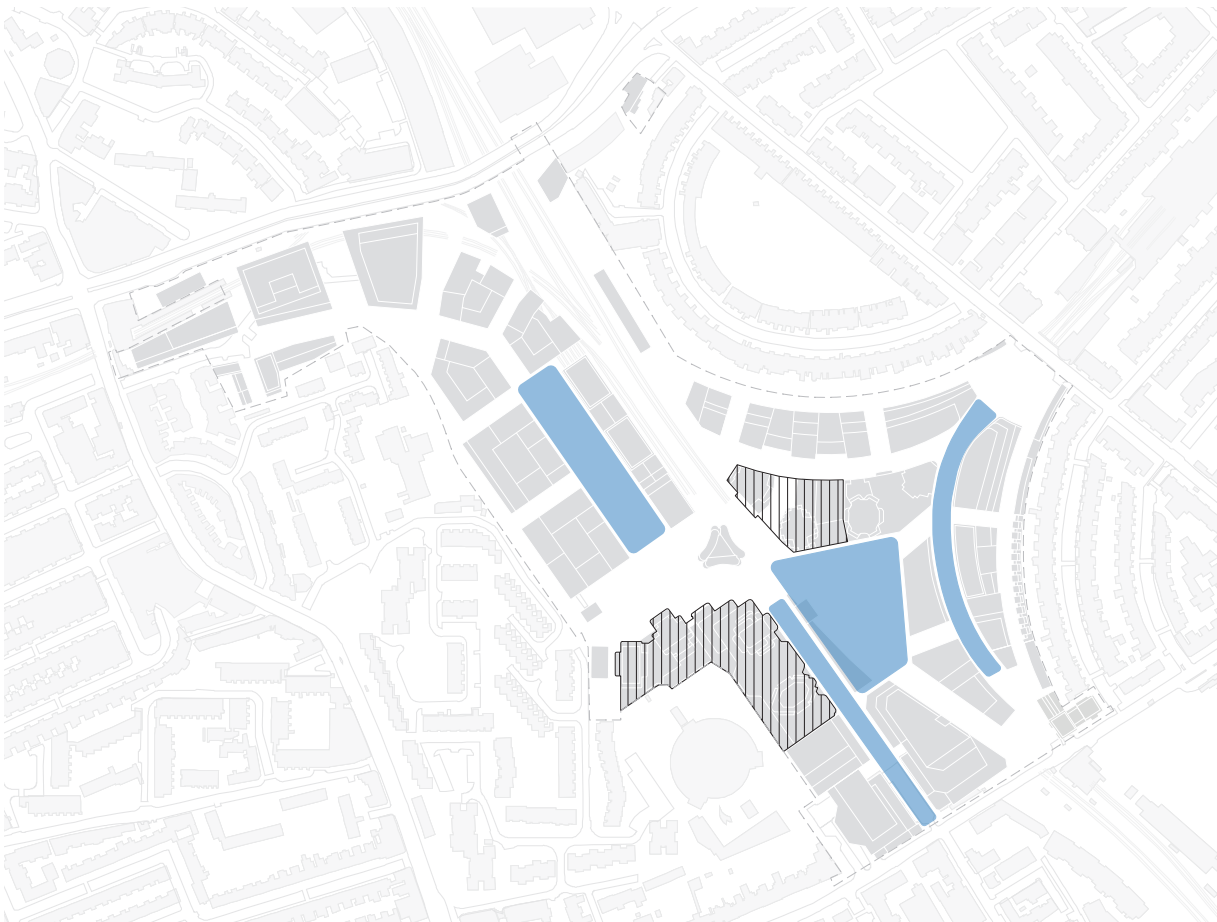
To reinforce the edge of the public realm and frame key routes.

Refer to relevant Character Areas for additional information on frontages addressing key spaces.



Plan

— Maximum Building Line



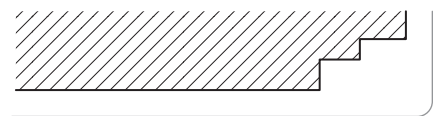
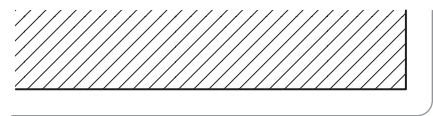
Maximum building line control diagram

SW.B.14

Hold corners

Building façades **should** avoid setting in at corners at upper levels on primary routes. Exceptions could include recessed entrances and/or setbacks at the top of buildings.

To reinforce the sense of enclosure on primary routes.



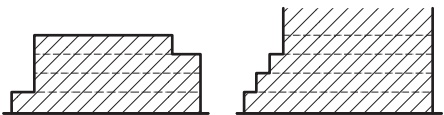
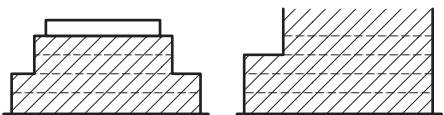
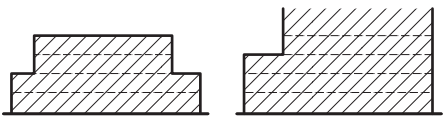
Plan

SW.B.15

Meaningful steps in massing

Massing steps **should** be consolidated, avoiding steps of less than 2 storeys. Single storey massing steps could be acceptable on the top floor, provided there is a legible approach to the design.

To ensure clarity and hierarchy of massing.

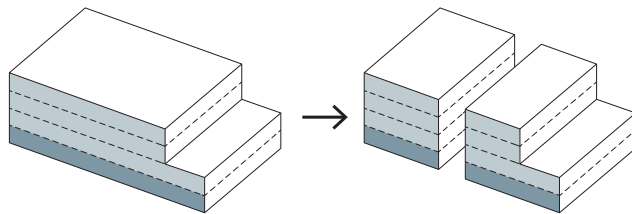


SW.B.16

Massing breaks

Massing **could** be split, for instance when land use changes result in less deep floorplates. All other guidance must be followed, such as façade hierarchies or appearance.

To retain the principles set out for the proposal whilst allowing flexibility.

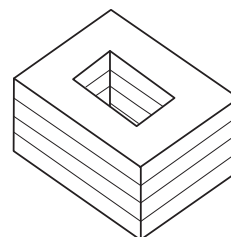
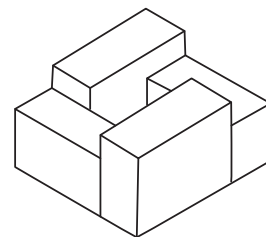


SW.B.17

Block articulation

Massing within a Plot **must** be clearly articulated. This could be achieved through variation in heights, architectural expression, tone or materiality.

To encourage variety along the length of a building façades.



SW.B.18 **Landing on ground**

Different ground strategies are permitted depending on the character and context of the building. Building expression **must** contribute to the legibility of the massing through the ways in which each building lands onto the ground, in relation to its particular location and role in the proposal.

The following codes outline three approaches.

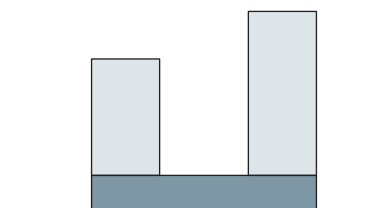
To allow variety of expression whilst reinforcing the legibility of the proposal as a whole.

SW.B.19 **Building base**

The building base or podium **could** read as continuous and take precedent over the buildings sitting 'on top'.

This could include the Large-format and Common base building typologies.

To create a continuous street wall and unify the ground plane.

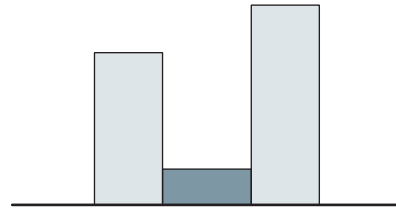


SW.B.20 **Buildings to ground**

Taller elements of buildings **could** be expressed as reaching the ground. This could be achieved through architectural expression including openings, tone or materiality.

This could include the Standalone building typology and sitewide key corners identified in Sitewide / Built form.

To express the verticality of taller building elements.

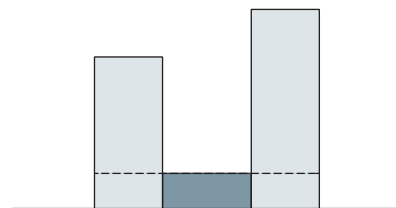


SW.B.21 **Combination of approaches**

The previous two approaches to expression of building bases and vertical elements **could** be combined, where indicated in the control diagram.

This could include the Transition block and Perimeter block building typologies.

To create harmony in expression in specific parts of the proposal.



SW.B.22 **Parapet treatment**

Parapet treatment to accessible podiums or terraces **must** read as integral to the façade. This could be achieved through extending the same treatment or through consistent tone or materiality.

To ensure parapet detailing is integrated into the façade.



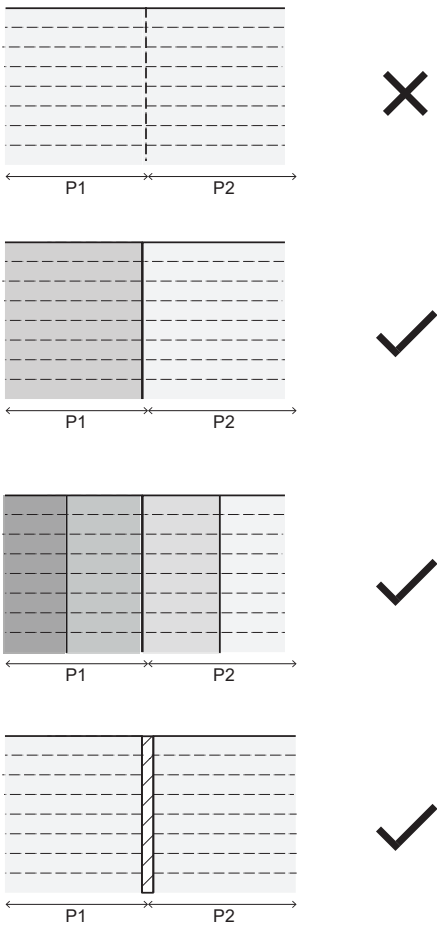
Parapet treatment integrated with façade

SW.B.23 **Length of façades**

Where development zones contain multiple connected plots or where plot frontages are exceptionally long compared to the existing urban grain, these **should** be carefully articulated to break up the bulk and massing of the block.

This could be achieved through composition and architectural expression such as articulating breaks between the plots (full or partial height), introducing steps or setbacks in the built form, change in materiality or vertical façade articulation.

To enhance the local character and urban grain.

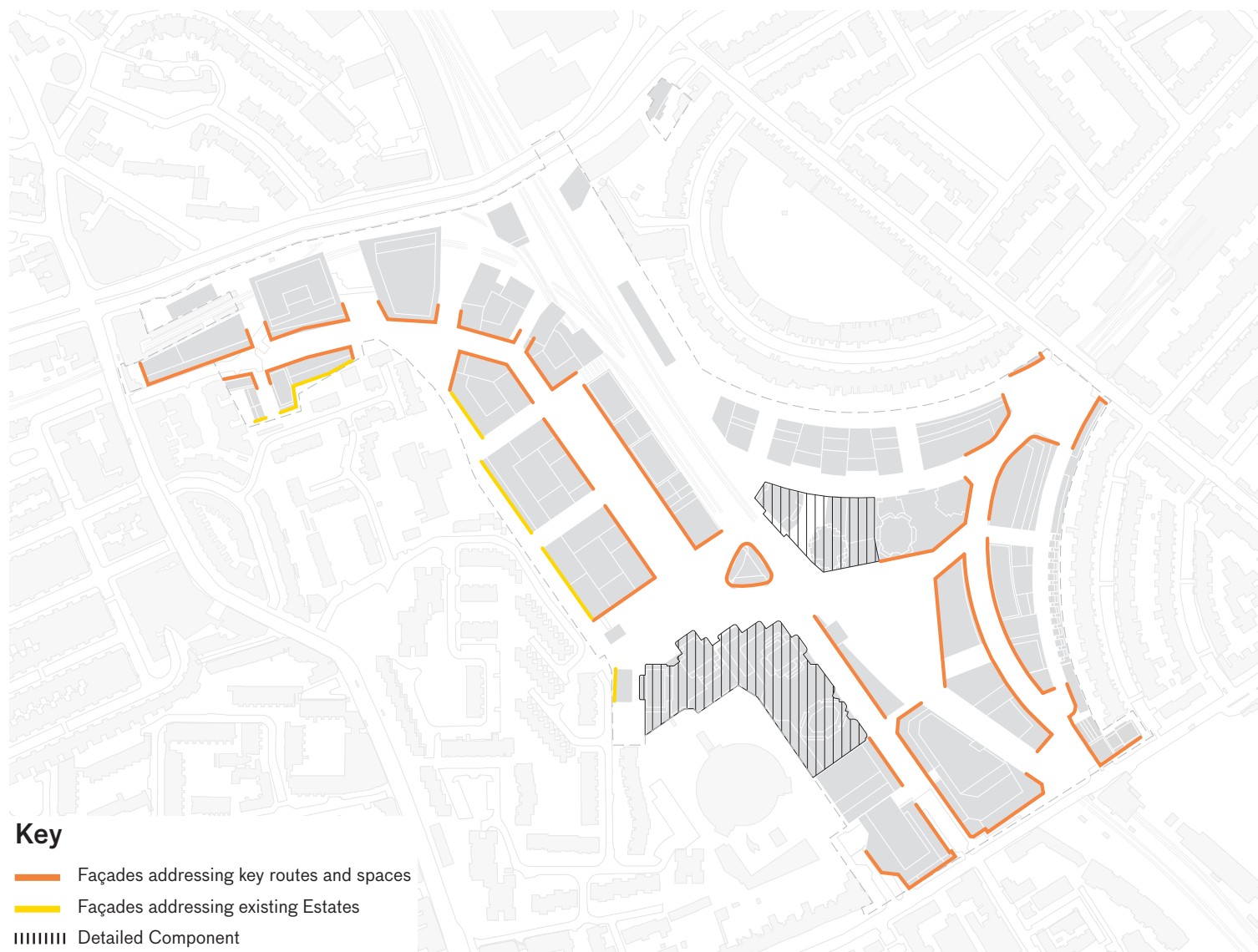


Frontages and Façades

SW.B.24 Frontages and façade hierarchy

Building façades **should** respond to the façade hierarchy outlined in the control diagram below. The description of how this could be achieved is outlined throughout this section.

To reinforce the hierarchy of the public realm, with particular attention given to key routes and spaces.



Building frontages

SW.B.25 **Active frontages**

Active uses, such as retail and food and beverage, **must** be predominantly concentrated on frontages addressing key routes and spaces.

To encourage an activated and vibrant public realm.



Active frontage with food and beverage

SW.B.26 **Ground Floor permeability**

Active uses addressing the public realm **must** contribute to its animation by maximising proportion of openings, transparency and visibility.

To maximise activation and animation of buildings addressing the public realm.



Permeable Ground Floor

SW.B.27 Entrances

Building entrances **should** look to activate the public realm, particularly in locations where residential is the predominant or only use.

To animate the public realm.



Entrance on public realm

SW.B.28 Expression of façades addressing key routes and spaces

Façades addressing key routes and spaces **should** express a more formal approach. This could be achieved through detailing, façade expression, tone or materiality.

To reinforce the hierarchy of the public realm.



Façades along main routes

SW.B.29 **Expression of façades addressing existing Estates**

Façades addressing the existing Estates on the western edge of the Site, **should** carefully respond to their immediate context. This could be achieved through tone, materiality, grain and/or scale of their components (windows, recesses, etc.)

To ensure that the design of façades addressing the existing Estates consider their unique context.



Illustrative view, architectural style reflecting finer scale and grain

SW.B.30 **Expression of other façades**

Other façades **could** take a less formal approach than primary façades and be of smaller scale and grain.

To reinforce the hierarchy of the public realm.



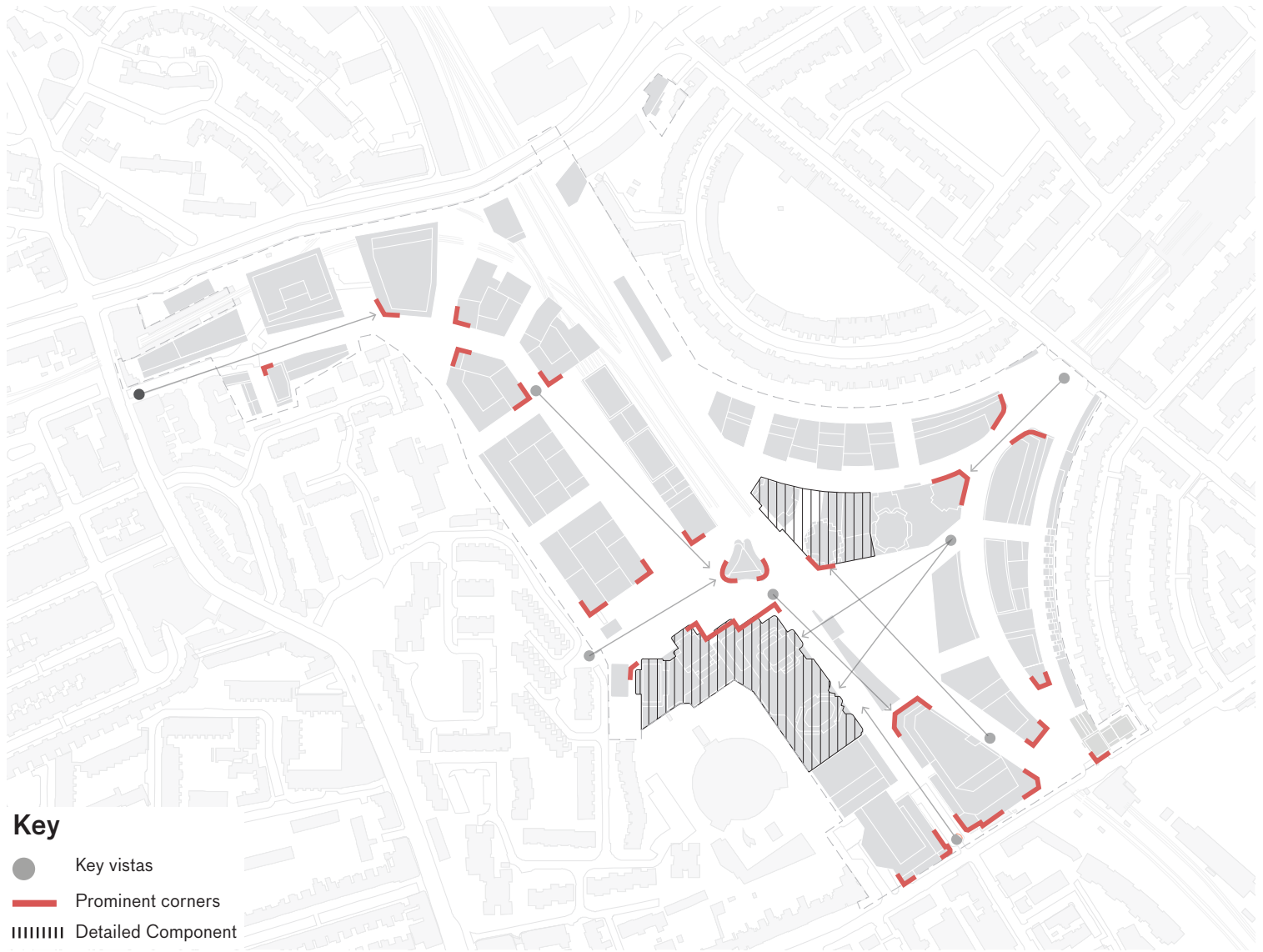
Smaller scale grain

SW.B.31 **Prominent corners**

Prominent corners front or terminate important routes and views within the proposal. They **should** be designed with particular importance and/or incorporate prominent features. Other corners could also be considered.

To assist with legibility, orientation, wayfinding and spatial hierarchy.

- ▶ Refer to relevant Character Areas for additional information on particularly prominent frontages.



Key

- Key vistas
- Prominent corners
- ||||| Detailed Component

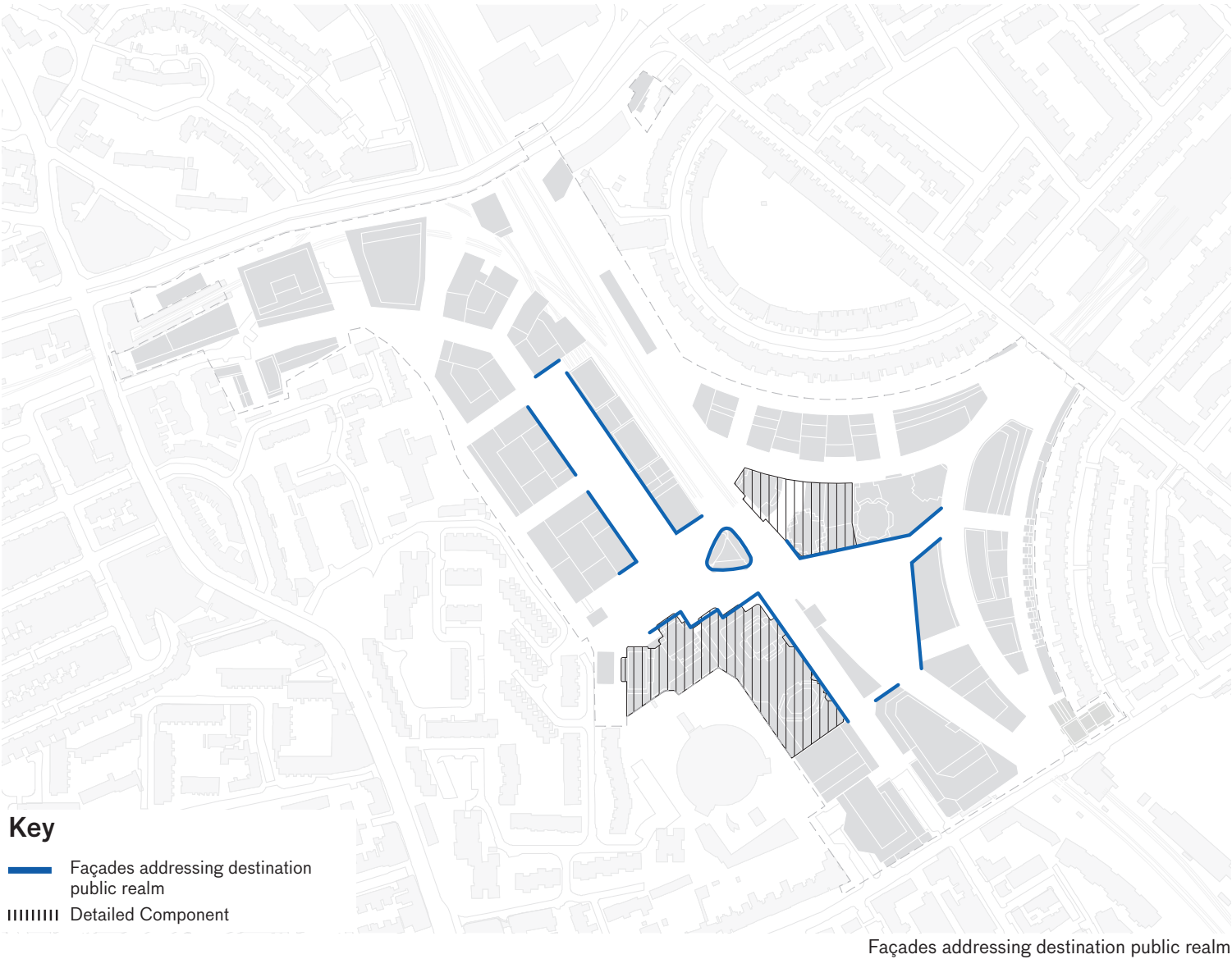
Vista façades and prominent corners

SW.B.32 **Opportunity for specials**

Façades addressing areas of destination public realm as highlighted below **could** include special features. Suggested features are outlined on the following page ‘Treatment of Specials’.

To define a clear spatial hierarchy around the destination public realm.

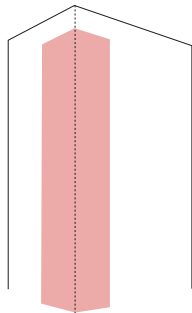
- ▶ Refer to relevant Character Areas for additional information on particularly prominent frontages.



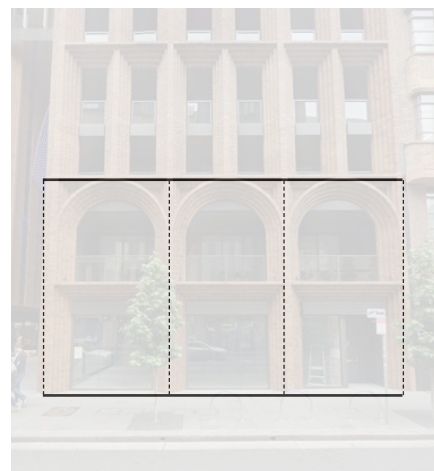
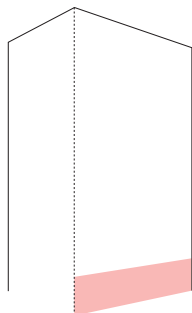
SW.B.33 Treatment of specials

Buildings facing key public open spaces as shown on the diagrams below **could** include special features, such as prominent Ground Floor entrances, special building tops or distinctive design in the middle.

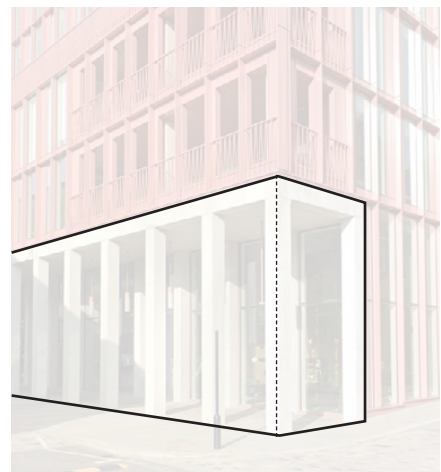
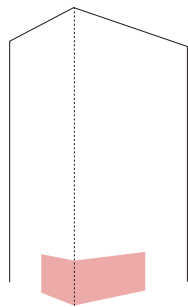
To reinforce the spatial hierarchy highlighting the frontage to key open spaces.



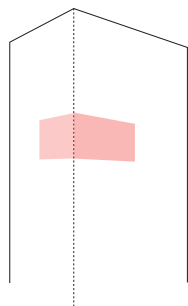
Special corners



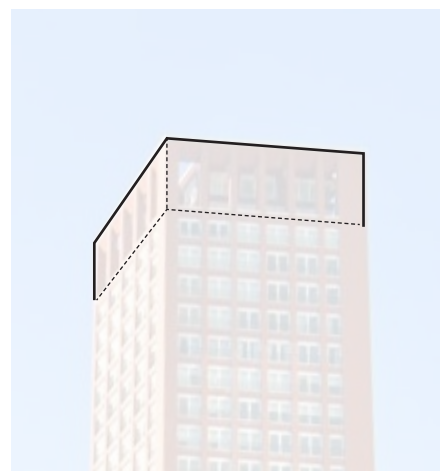
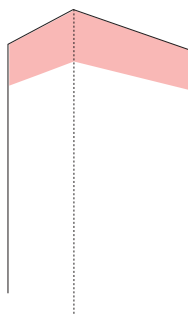
Special Ground Floor



Special entrance treatment



Distinctive façade detail



Special top

SW.B.34 **Balance between sitewide familiarity and definition of Character Areas**

Building façades **should** build on the identity of the Earls Court Development while defining the uniqueness of each Character Area.

To reinforce both the identity of the Earls Court Development and each Character Area.

► Refer to relevant Character Areas for additional information.

SW.B.35 **Expression of use**

Building uses **should** be expressed and considered in the design. This could be achieved through details of variation such as transparency, size of apertures, colour, contrast, materiality or articulation.

To reinforce legibility, amplify activity and celebrate diversity of use.



Use expressed through scale of openings

SW.B.36 **Order in the composition**

Buildings façades **should** have a considered approach to order in the composition. This could be achieved through vertical alignment in the overall composition.

To respond to local character and create a calm environment.



Examples of different approaches to order in the composition

SW.B.37 **Service area treatment**

Service areas **must** be integrated into the design of buildings façades. They should add visual interest to the street-scene.

To ensure good streetscape throughout the Site.



Integrated service area

SW.B.38 **Service area extent**

Service areas **must** be minimised on Ground Floor frontages addressing key routes and spaces. On all other frontages, they should be minimised to avoid large extents of inactive and blank frontages.

To minimise large extents of inactive and blank frontages.

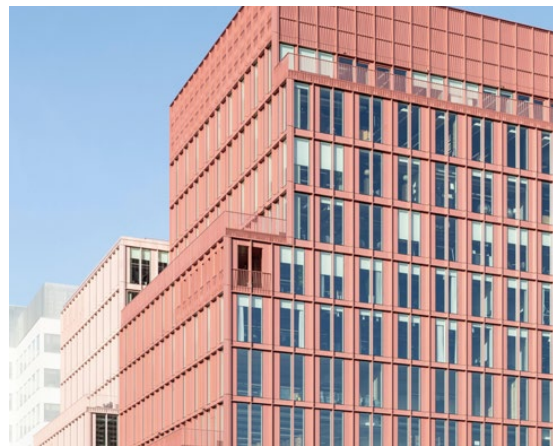
Tone and Materiality

SW.B.39

Complementary materials

Care and consideration **must** be given to each building to ensure that chosen materials are complementary to but subtly different from the existing context and surrounding buildings.

To ensure a visually calm, coherent, yet characterful neighbourhood.



Varied, yet complementary façade treatments, materiality and colour

SW.B.40 **A family of buildings**

Buildings comprising a shared courtyard or shared base **should** read as a family of buildings with related materials and detailing.

To ensure a refined approach to material application and distribution across the Site.

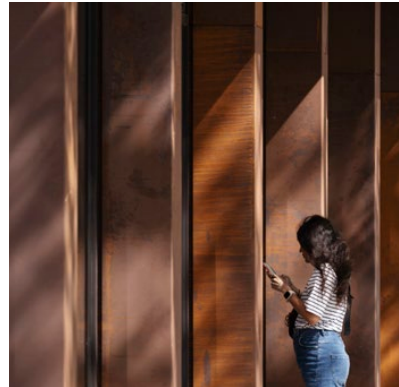


Buildings with related materials and detailing

SW.B.41 Familiarity through tone

Design responses **must** ensure a coherent response to tone that reinforces the identity of the Earls Court Development.

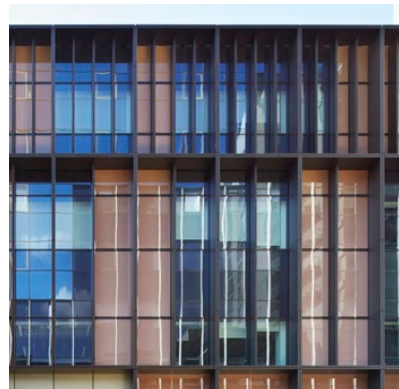
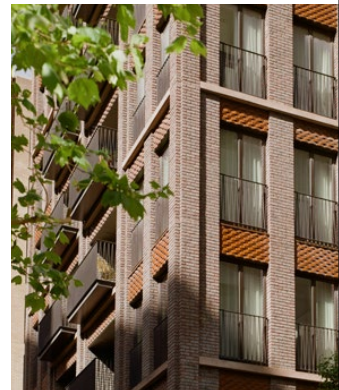
To ensure that future designs contribute to a coherent palette across the Site.



SW.B.42 Primary material palette

Primary material selection across the Site **should** form a coherent and recognisable palette. (Adjacent precedents are an illustrative reference palette).

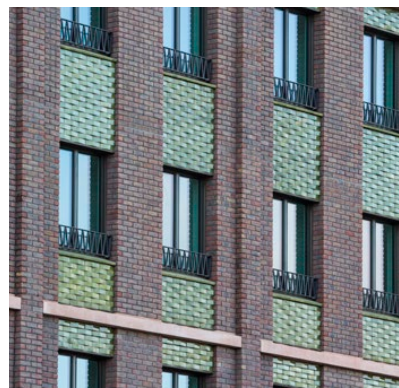
To respond and reinterpret to the materiality of the local context.

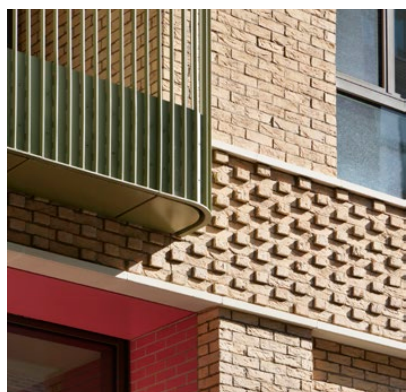
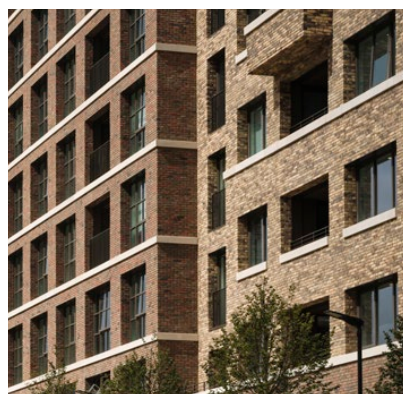
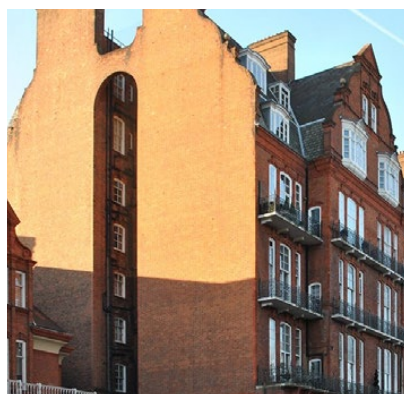


SW.B.43 Secondary materials

Secondary or tertiary materials **should** contribute a sense of richness and depth to the palette.

To provide variety and visual interest to building façades.



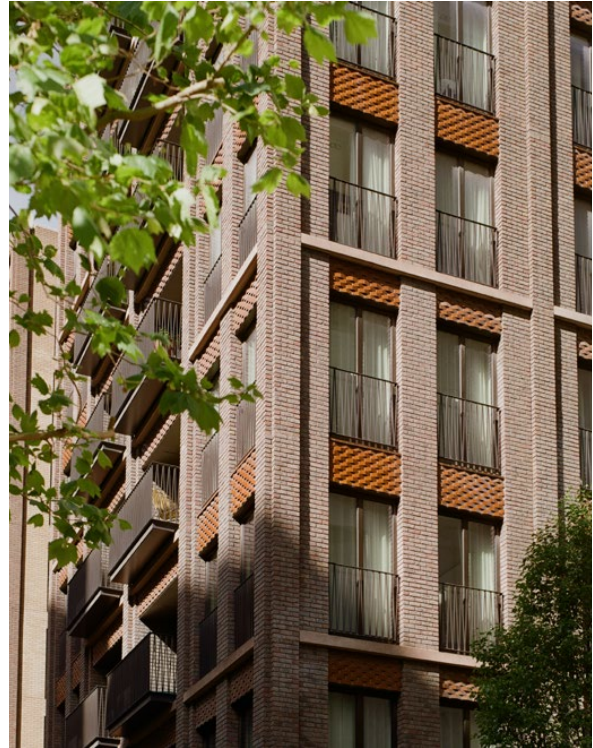


Illustrative reference palette

SW.B.44 **Robustness**

Building materials and treatment **must** be robust and have enduring qualities.

To create durable buildings.



Robust building materials

SW.B.45 **Weathering and durability**

Materials that are prone to discolour, require frequent maintenance or weather poorly **must** not be used.

To retain the appearance and functionality of buildings.

SW.B.46 **Reflective materials**

Designs **should** avoid highly reflective materials.

To ensure designs and materiality respond to the local context and incorporate bird-friendly building design principles.

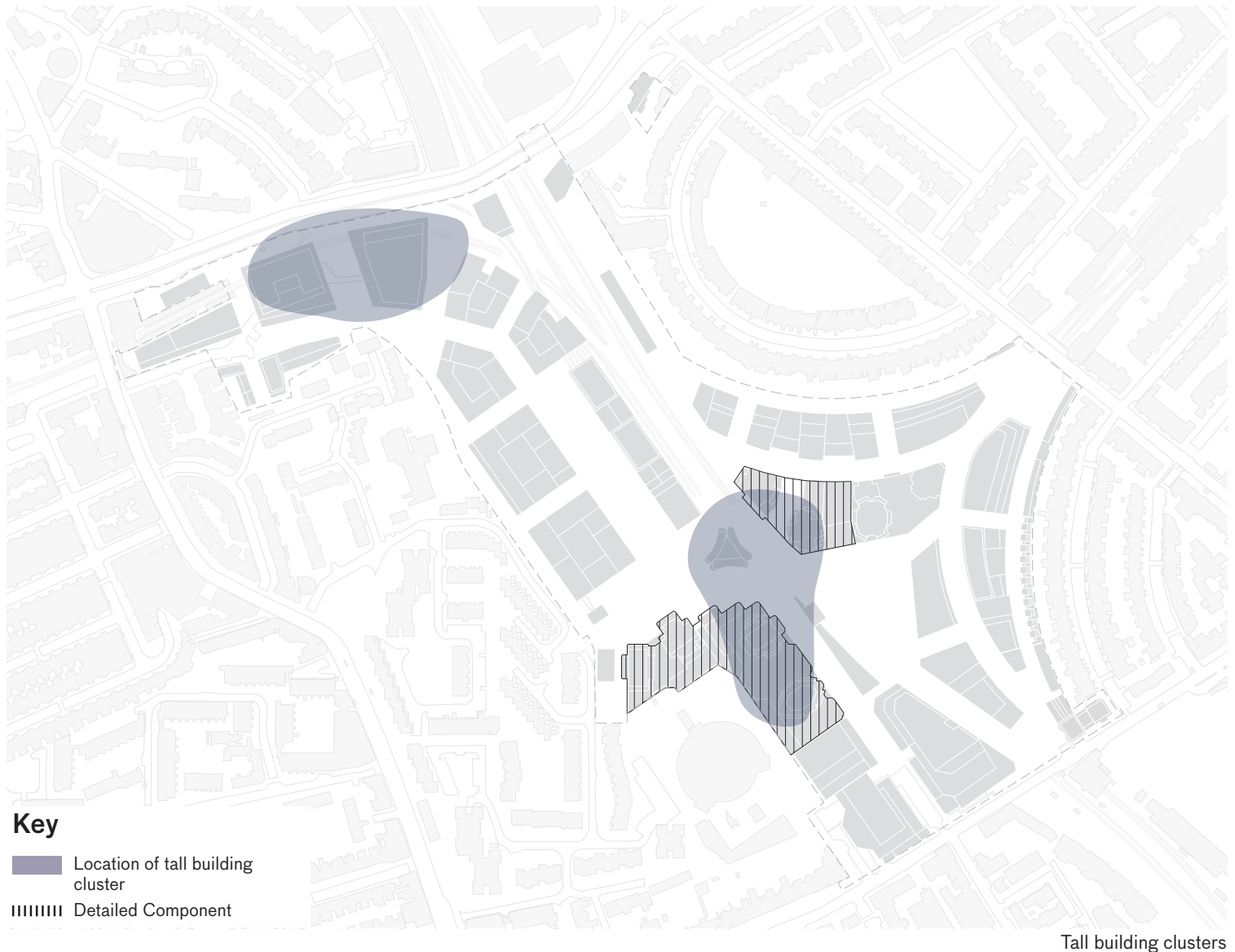
- ▶ Refer to Environmental Statement (EC. PA.12).

Tall Buildings

SW.B.47 A distinct cluster

The tall building clusters as shown in the below diagram **should** form a distinct identity for Earls Court.

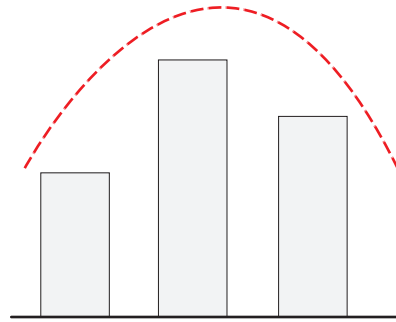
To make Earls Court recognisable from a distance and as a regionally important destination.



SW.B.48 **Cluster legibility**

Tall buildings **must** be designed in relation to other tall buildings within the cluster, responding to their massing and architectural expression.

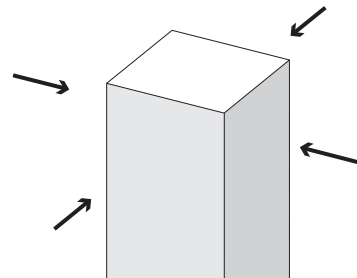
To create a harmonious and coherent cluster at Earls Court when seen in relation to existing townscape and its designated heritage assets.



SW.B.49 **Addressing 360 degrees**

All façades **should** be designed so that they are considered attractive from all angles. Façades could differ as they must be informed by environmental performance requirements and orientation of the building fabric.

To ensure buildings are designed with consideration to all vantage points.



SW.B.50 **Relationship to Ground Floor**

The design **must** contribute positively to its surroundings at street level. This could be achieved through integration with the landscape design or a high level of visual permeability.

To strengthen the Ground Floor experience.



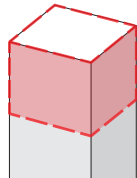
Illustrative view, the Cascades

SW.B.51

Tall building top design

The design of the top of a tall building **must** be clearly articulated, well considered and integrate rooftop elements into a coherent overall form. This could include tops that are lighter in tone.

To improve the impact on the skyline.



Illustrative view, WB04

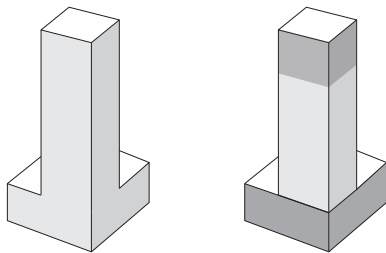


SW.B.52

Top, middle, base

Tripartite expression is not mandatory where good design is evident.

To allow for flexibility in the tall building form.



Illustrative view, WB03 and WB04



SW.B.53 **Consideration of microclimate effects at Ground Floor**

The design of tall buildings **must** consider the microclimate at Ground Floor, and incorporate massing strategies and design details to mitigate draught and wind funnelling.

To safeguard pedestrian comfort at street level.

SW.B.54 **Consideration of microclimate for amenity**

The design of tall buildings **must** consider the microclimate of private and communal amenity.

To safeguard the comfort and use of private and communal amenity.

Heritage Assets

Preserving or enhancing designated heritage assets

Proposals seek to preserve or enhance the significance of heritage assets, in line with statutory and policy requirements, or to minimise or mitigate the potential for harm to their significance. The Design Code focuses on particular views for both boroughs as described in the 'Impacts on heritage and townscape in RBKC/LBHF' sections and the corresponding Character Area chapters referred to for each view.



Philbeach Gardens with St Cuthbert's Church

Non-designated heritage assets

The effect of the proposals also takes into consideration the significance of non-designated heritage assets.



Non-designated heritage assets

Impacts on Heritage and Townscape in RBKC

The following information, and codes, relate to selected heritage assets in RBKC which will experience setting change in specified views. There is further specific guidance on the management of these impacts in the accompanying Character Area chapters of the Design Code.



RBKC key views



View 25 - Philbeach Gardens

Plot(s): WK08/09

Development Zone(s): T

Character Area(s): Lillie Sidings



View A17 - Earl's Court Square, North

Plot(s): WB03/04, EC03/10,

Development Zone(s): E, F, H

Character Area(s): West Brompton



View A14 - Philbeach Gardens

Plot(s): WK07/08/09, EC06

Development Zone(s): L, N, T

Character Area(s): Lillie Sidings



View 29 - Penywern Road

Plot(s): EC03/04/05/09/10, WB03/04

Development Zone(s): E, F, H, K, L

Character Area(s): West Brompton, Warwick Crescent

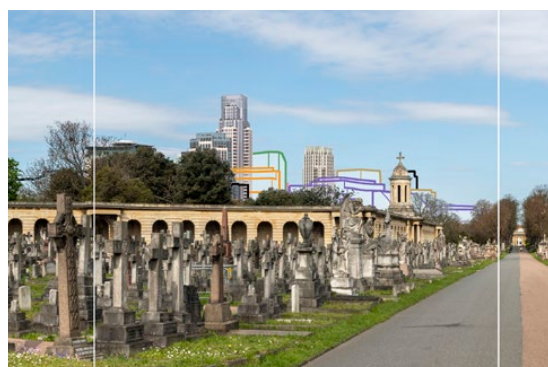


View 24 - Trebovir Road

Plot(s): WB04/06, EC04/05/06

Development Zone(s): H, K, L, N

Character Area(s): Warwick Crescent



View 8 - Brompton Cemetery

Plot(s): EC02/03/04/05/09/10,

WB01/02/03/04/06/07

Development Zone(s): B1/B2, C, E, F, H, K, L, N

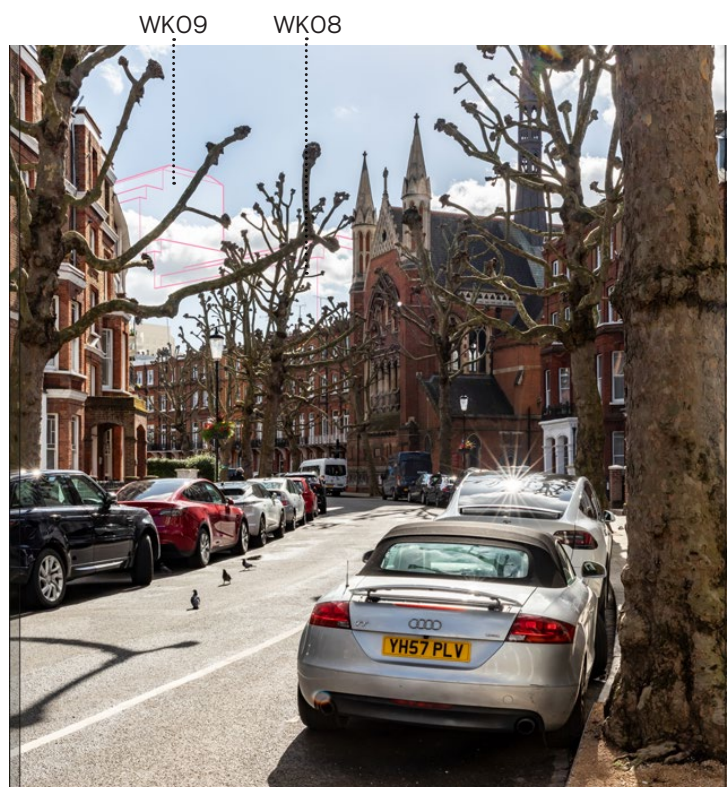
Character Area(s): Sitewide

Philbeach Gardens (View 25)

Plots WK08 and WK09

Development Zone T

- Refer to Lillie Sidings / Built form / Impacts on heritage and townscape.



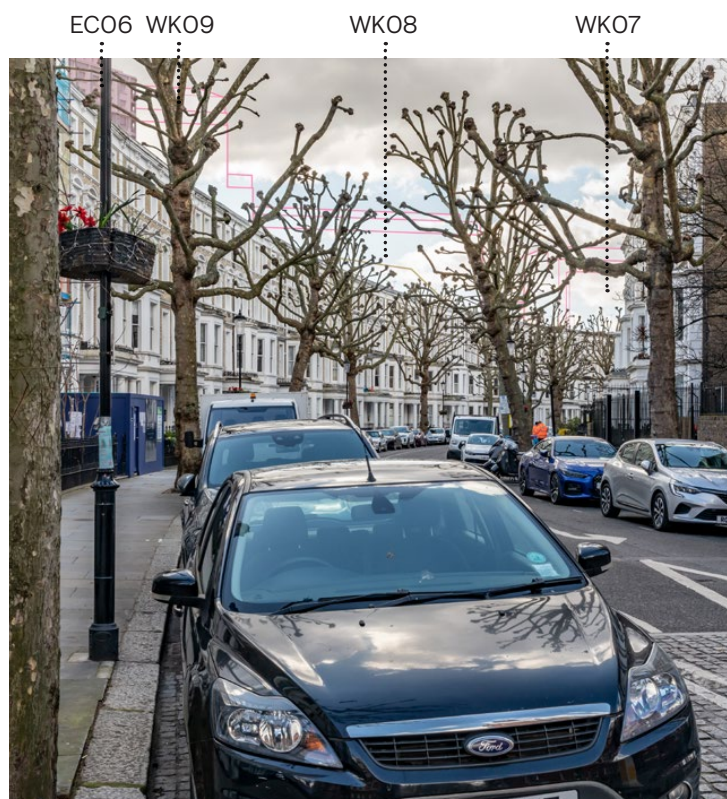
Philbeach Gardens - View 25

Philbeach Gardens (View A14)

Plots WK07, WK08, WK09, ECO6

Development Zones L, N, T

- Refer to Lillie Sidings / Built form / Impacts on heritage and townscape.



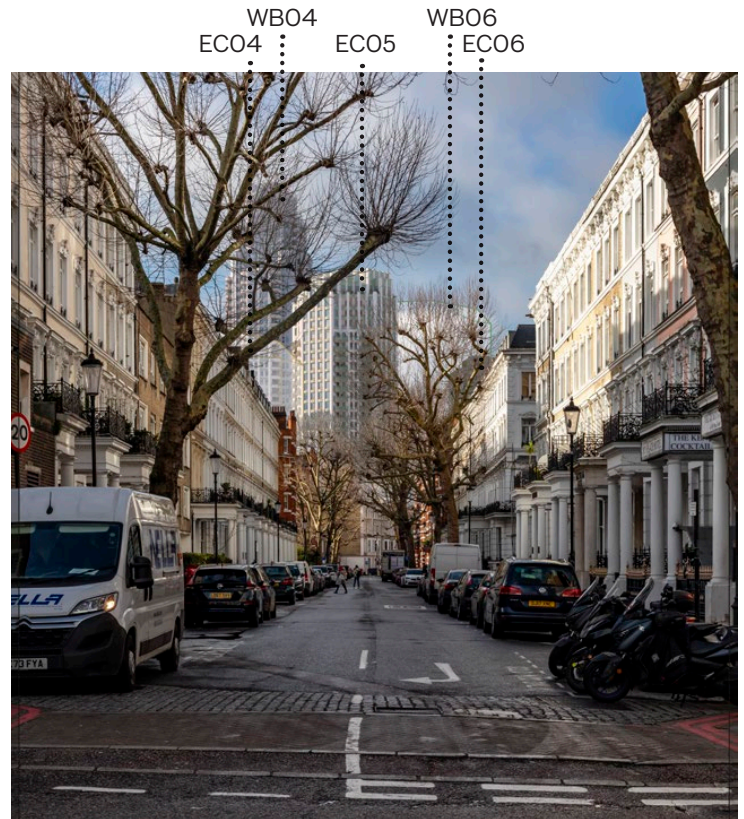
Philbeach Gardens - View A14

Trebovir Road (View 24)

Plots WB04, WB06, EC04, EC05, EC06

Development Zones H, K, L and N

- Refer to Warwick Crescent / Built form / Impacts on heritage and townscape.



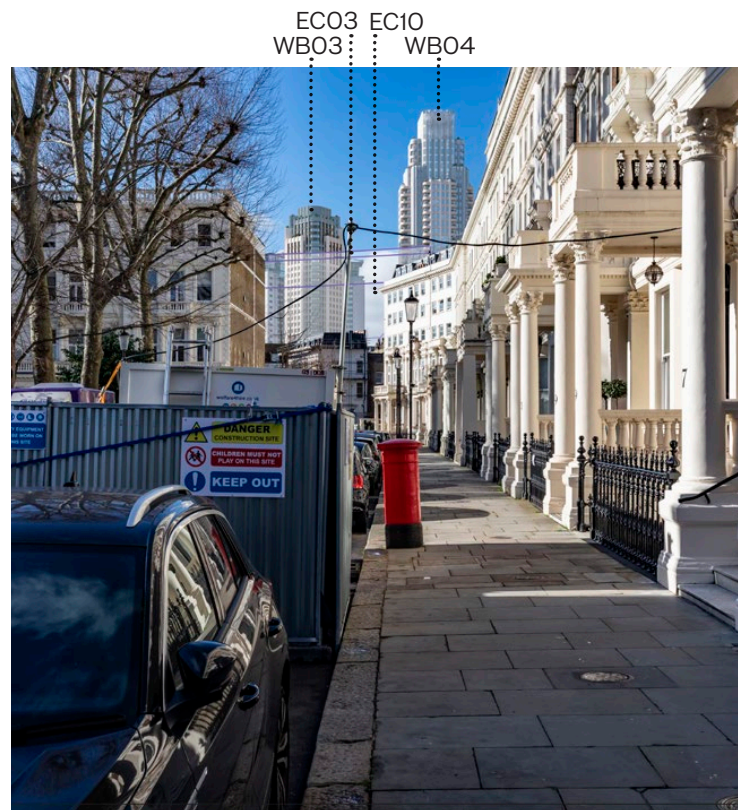
Trebovir Road - View 24

Earl's Court Square North (View A17)

Plots WB03, WB04, EC03 and EC10

Development Zones E, F and H

- Refer to West Brompton / Built form / Impacts on heritage and townscape.



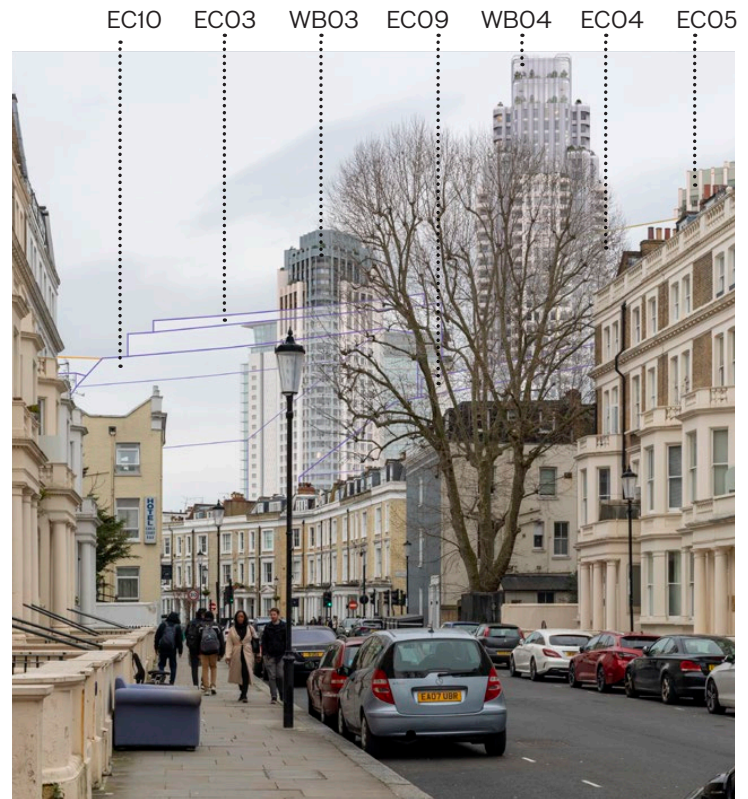
Earl's Court Square North - View A17

Penywern Road (View 29)

Plots EC03, EC04, EC05, EC09, EC10, WB03 and WB04

Development Zones E, F, H, K and L

- Refer to West Brompton / Built form / Impacts on heritage and townscape, and Warwick Crescent / Built form / Impacts on heritage and townscape



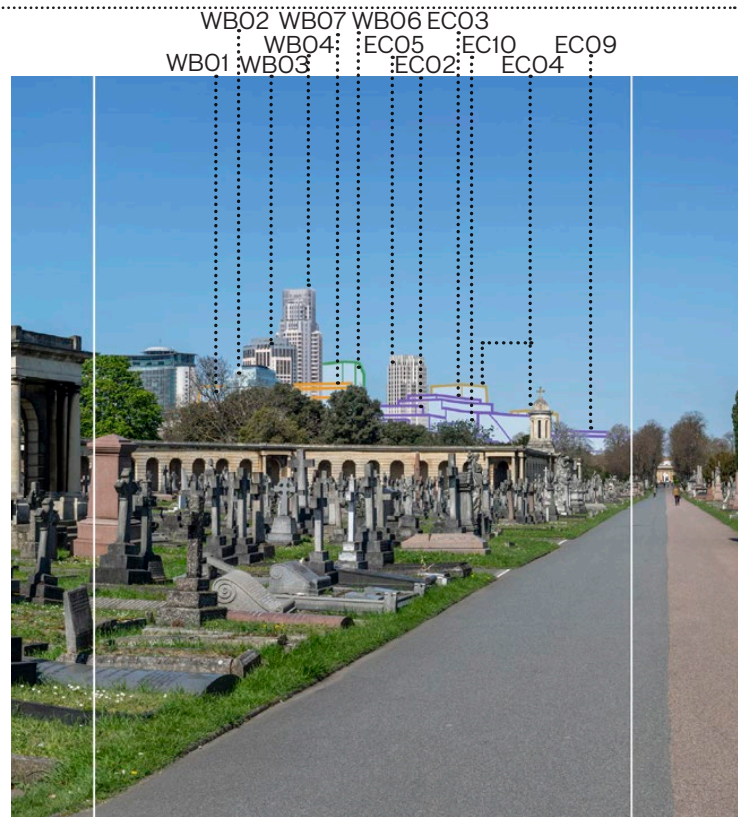
Penywern Road - View 29

Brompton Cemetery (View 8)

Plots EC02, EC03, EC04, EC05, EC09, EC10, WB01, WB02, WB03, WB04, WB06 and WB07

Development Zones B1/B2, C, E, F, H, K, L and N

- Refer to other references to View 8 within this section



Brompton Cemetery - View 8

SW.B.55

Skyline

Buildings in Plots
WB01/02/03/04/06/07/08,
EC02/03/04/05/09/10,
(Development Zones B1/B2, C, E, F,
H, K, L, N) **must** contribute to the
formation of a clearly defined skyline.
This could be achieved through varied
architectural expression between
plots, such as variety in colour or
materiality.

*To ensure an appreciation of depth
in the massing and reduce its visual
impact on heritage assets and their
setting.*

► Refer to other references to View 8 within
this section

WB02 WB07 WB06 EC03
WB04 EC05 EC10 EC09
WB01 WB03 EC02 EC04



Brompton Cemetery - View 8

SW.B.56

Calmed background

Buildings in Plots
WB01/02/03/04/06/07/08,
EC02/03/04/05/09/10,
(Development Zones B1/B2, C,
E, F, H, K, L, N) **should** mitigate
distraction from the setting and
features of the historic cemetery.

*To minimise the visual impact on
heritage assets and their setting.*

► Refer to other references to View 8 within
this section

WB02 WB07 WB06 EC03
WB04 EC05 EC10 EC09
WB01 WB03 EC02 EC04



Brompton Cemetery - View 8

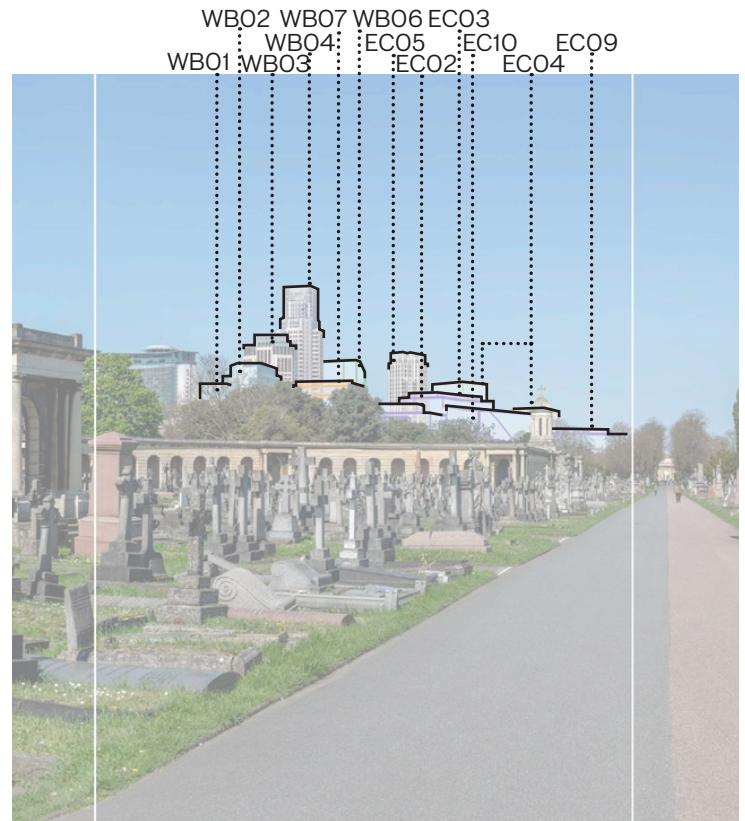
SW.B.57

Expression of building top

Buildings tops in Plots WB01/02/03/04/06/07/08, EC02/03/04/05/09/10, (Development Zones B1/B2, C, E, F, H, K, L, N) **should** be clearly legible. This could be achieved by introducing a different rhythm of composition, or changes in tone or materiality.

To create a clearly defined skyline which also minimises visual impact on heritage assets and their setting.

► Refer to other references to View 8 within this section



Brompton Cemetery - View 8

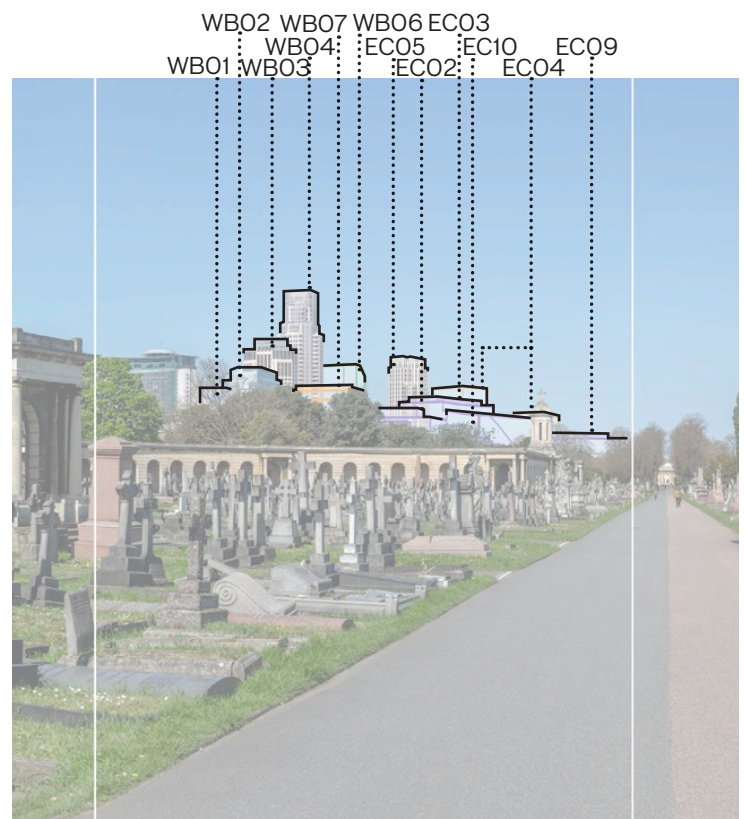
SW.B.58

Tripart composition

Buildings in Plots WB01/02/03/04/06/07/08, EC02/03/04/05/09/10, (Development Zones B1/B2, C, E, F, H, K, L, N) **should** be based on a tripart composition. This could be achieved through a clear top, middle and base which contribute to a sense of layering in the view.

To contribute to a sense of layering and legibility of the massing.

► Refer to other references to View 8 within this section



Brompton Cemetery - View 8

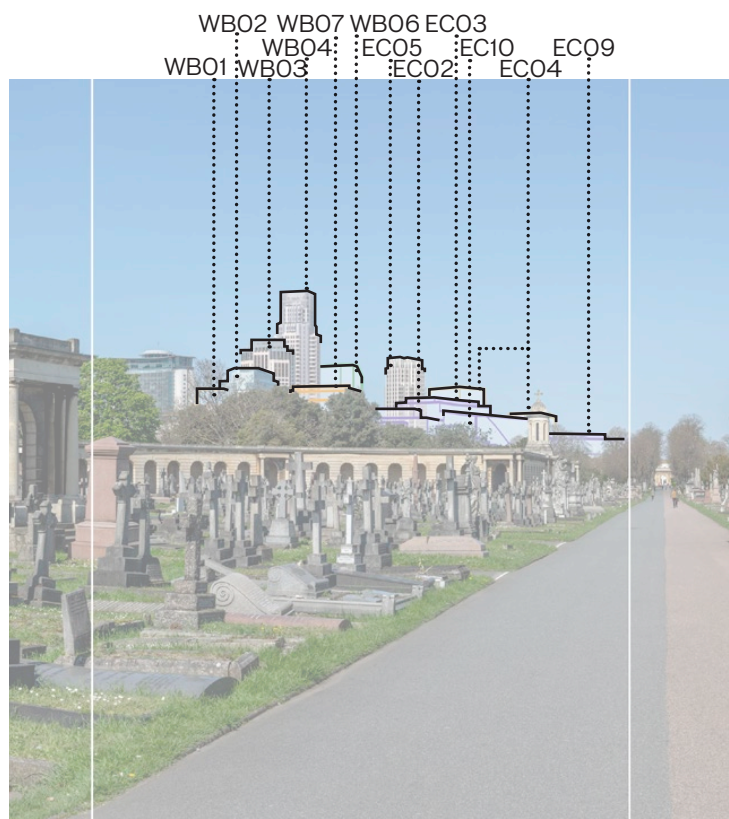
SW.B.59

Vertical expression

Buildings in Plots
WB01/02/03/04/06/07/08,
EC02/03/04/05/09/10,
(Development Zones B1/B2, C, E,
F, H, K, L, N) **should** mediate
between the existing context and
taller proposed buildings behind. This
could be achieved through vertical
expression.

*To minimise the perceived scale of the
buildings.*

- ▶ Refer to other references to View 8 within
this section



Brompton Cemetery - View 8

SW.B.60

Colour

Buildings in Plots
WB01/02/03/04/06/07/08,
EC02/03/04/05/09/10,
(Development Zones B1/B2, C, E, F,
H, K, L, N) **should** have regard to
the effect of colour (including tone
and reflectivity) as seen in relation to
the historic features in the view, and
having regard to the earlier codes, for
example layering.

*To separate the foreground and
background and contribute to a sense
of layering.*

- ▶ Refer to other references to View 8 within
this section



Brompton Cemetery - View 8

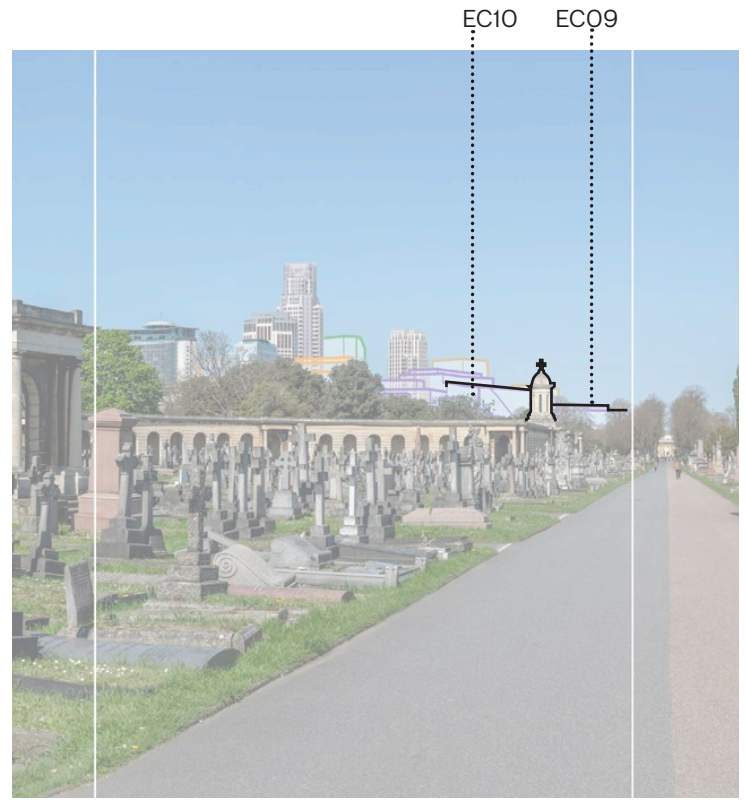
SW.B.61

Distinguishable from foreground (EC09/10)

Buildings within Plots EC09/10 (Development Zone E) **should** be distinguishable from the foreground, contrasting the bell tower and safeguarding its legibility in the view. This could be achieved by using a darker tone that reads closer to the treeline, contrasting with the lighter stone of the cemetery.

To separate the foreground and background, contribute to a sense of layering and reduce visual impact on heritage assets and their setting.

► Refer to other references to View 8 within this section



Brompton Cemetery - View 8

Impacts on Heritage and Townscape in LBHF

The following information relates to key verified views in LBHF that building designs must respond to. Further information relating to key design considerations are discussed further in the relevant Character Area chapters.



LBHF Key views



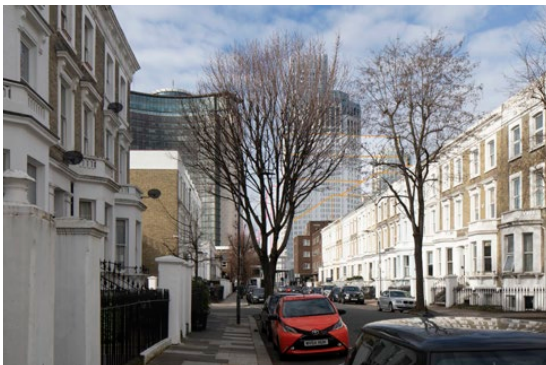
View 39 - King's Road

Plot(s): EC02/04/05/06, WB02/03/04/07/08
 Development Zone(s): B1/B2, C, F, H, K, L
 Character Area(s): West Brompton, Empress Place, Warwick Crescent



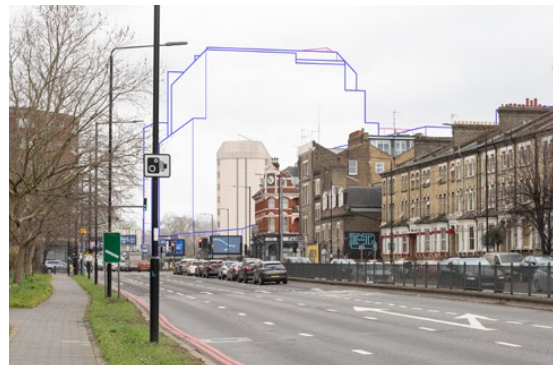
View A30 - Charleville Road

Plot(s): WK07/08/11
 Development Zone(s): U, T, W
 Character Area(s): Lillie Sidings



View 59 - Ongar Road

Plot(s): EC05, WB01/02/03/04, WK07/08/09
 Development Zone(s): C, H, T, W
 Character Area(s): Empress Place, Lillie Sidings



View 45 - Talgarth Road

Plot(s): EC20, WK03/04/08
 Development Zone(s): R, V1/V2, X
 Character Area(s): West Kensington



View 47 - Comeragh Road

Plot(s): WK01/03/04/05
 Development Zone(s): X, Z
 Character Area(s): Lillie Sidings, West Kensington



View 41 - Mornington Avenue

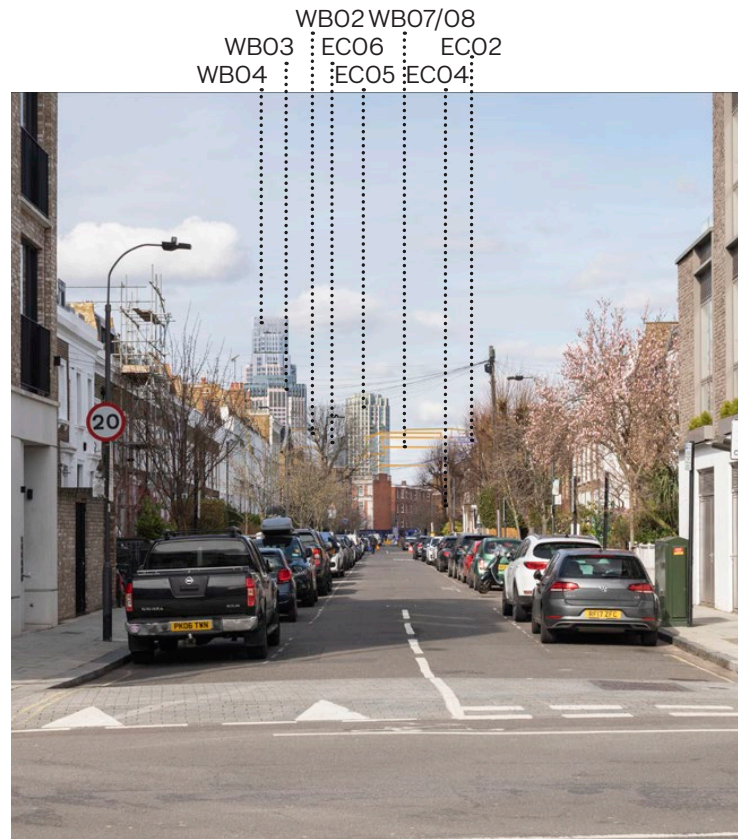
Plot(s): WK03/04 (WB03/04/05)
 Development Zone(s): X (H)
 Character Area(s): West Kensington

Kings Road (View 39)

Plots EC02, EC04, EC05, EC06, WB02, WB03, WB04, WB07, and WB08

Development Zones B1/B2, C, F, H, K, L

- Refer to Empress Place / Built form / Impacts on heritage and townscape, West Brompton / Built form / Impacts on heritage and townscape, and Warwick Crescent / Built form / Impacts on heritage and townscape



Kings Road - View 39

Ongar Road (View 59)

Plots EC05, WB01, WB02, WB03, WB04, WK07, WK08 and WK09

Development Zones C, H, L, T, W

- Refer to Empress Place / Built form / Impacts on heritage and townscape.



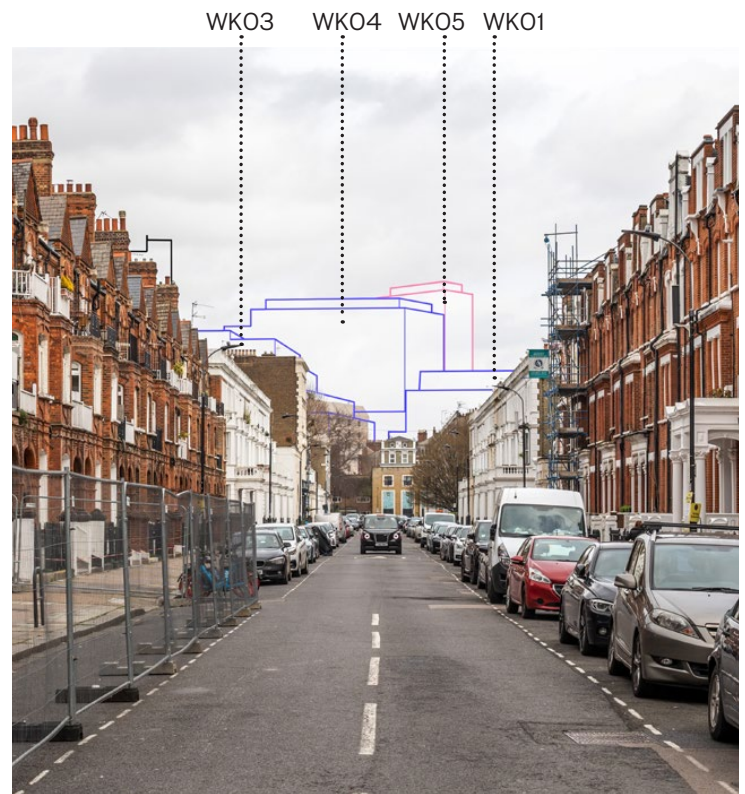
Ongar Road - View 59

Comeragh Road (View 47)

Plots WK01, WK03, WK04 and WK05.

Development Zones W, X and Z

- Refer to Lillie Sidings / Built form / Impacts on heritage and townscape, and West Kensington / Built form / Impacts on heritage and townscape.



Comeragh Road - View 47

Charleville Road (View A30)

Plots WK07, WK08 and WK11

Development Zones U, T and W

- Refer to Lillie Sidings / Built form / Impacts on heritage and townscape.



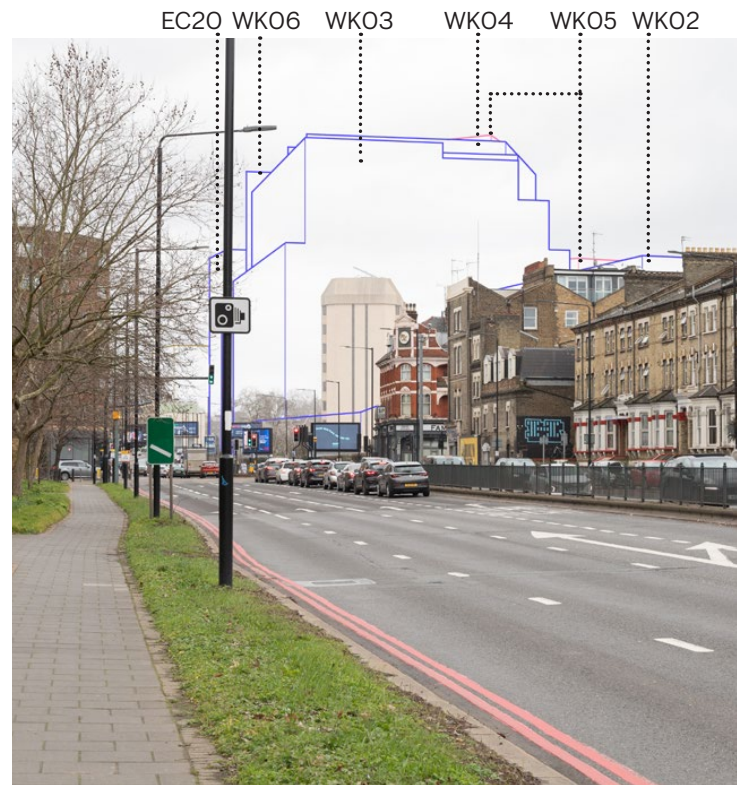
View A30

Talgarth Road (View 45)

Plots EC20, WK03, WK04 and WK08

Development Zones R, V1/V2 and X

- Refer to West Kensington / Built form / Impacts on heritage and townscape.



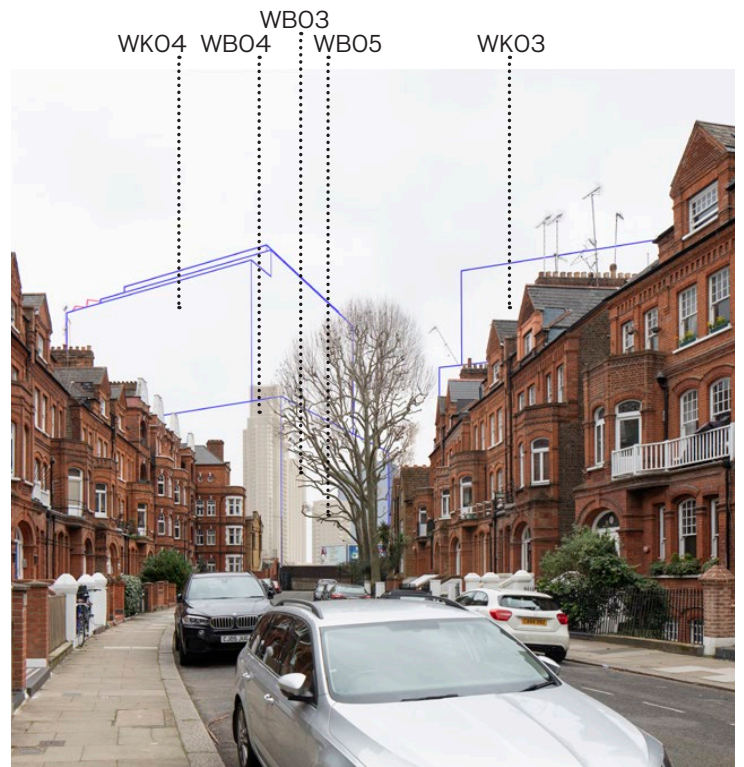
View 45

Mornington Avenue (View 41)

Plots WK03 and WK04
(and WB03/O4/O5)

Development Zone X
(and Development Zone H)

- Refer to West Kensington / Built form / Impacts on heritage and townscape.



View 41

Servicing and Maintenance

SW.B.62

Integrated services

The location and integration of services, drainage and ventilation grilles and louvres **must** be carefully considered. Grilles and louvres should be treated as part of the overall façade composition. Where practical, they should be avoided on the primary façade.

To refine the appearance of the building addressing the public realm.



Services integrated into façade

SW.B.63

Integrated plant

Rooftop plant and other services **should** read as an integral part of the design. This could be achieved through extending the façade or setting back plant so that it is not visible from the street.

To create ordered and considered roofscapes.



Integrated plant

SW.B.64 **BMU storage location**

Building Maintenance Units (BMU) in storage **should** be hidden from street view.

To improve the architectural quality and appearance of buildings.

SW.B.65 **Maintenance**

Consideration **must** be given to the long term maintenance of building façades, and this must be considered early in the design stages.

To ensure architectural quality of buildings is retained and maintenance solutions are integrated within the design.

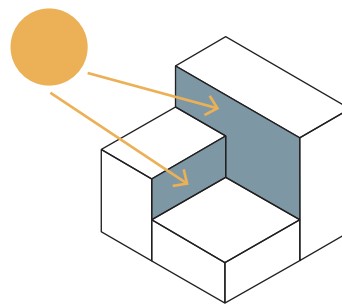
Microclimate and Neighbourhood

Future RMAs will need to continue to respond to microclimate considerations. This section identifies some key considerations.

SW.B.66 **Impact on homes**

Consideration of the daylight and sunlight amenity to homes.

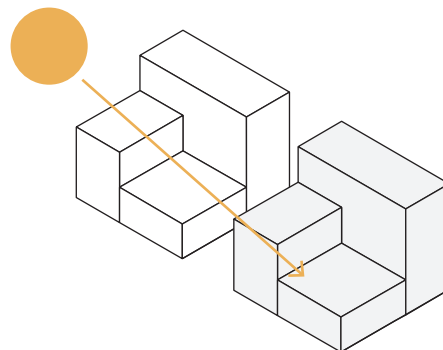
To safeguard access to natural light and create comfortable homes.



SW.B.67 **Consideration of neighbours**

Consideration of the daylight and sunlight amenity to existing buildings in the Site and existing properties adjoining the Site. The degree of impact should be appropriate to the context of a Site, in consideration of their proximity to a Site that is undergoing significant transformation.

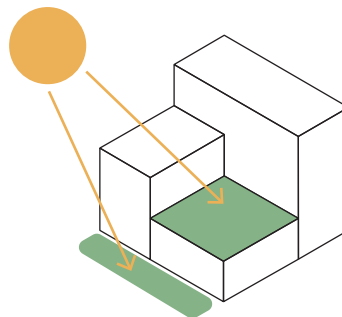
To ensure the impact of existing neighbours is given due consideration in designs.



SW.B.68 **Impact on public realm and private amenity**

Consideration to daylight to the public realm and private amenity spaces including courtyards and podiums.

To maximise the quality of the public realm and private amenity.



SW.B.69 **Microclimate mitigation**

Where microclimate mitigation measures such as canopies are located on buildings, they **must** be carefully integrated with architecture.

To ensure that mitigation measures positively contribute to the architectural design.

▶ Refer to Environmental Statement (EC. PA.12).

SW.B.70

Building layout and air quality

Building layouts **should** be designed so that habitable rooms are located away from pollution sources.

Non-habitable rooms and less sensitive building uses could be located on façades nearest to pollution sources.

To reduce the impact of air pollution on habitable rooms.



Orientation of internal layouts for air quality

SW.B.71

Outdoor spaces and air quality

Outdoor spaces such as balconies, gardens and playgrounds **should** be located away from pollution sources.

To reduce the impact of air pollution on outdoor spaces.



Layout of amenity spaces with consideration of air quality



