

6. The Table [TT]

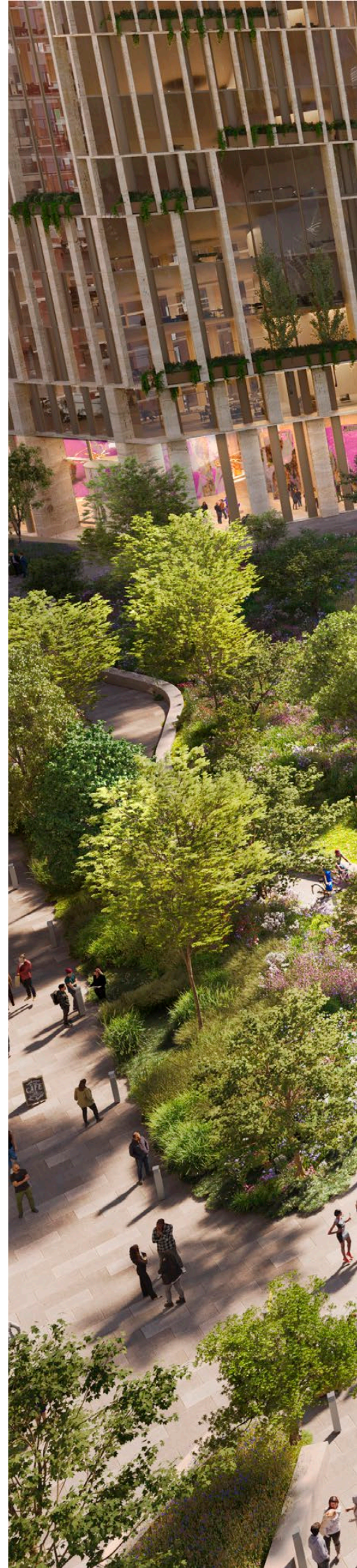


Overview

The Table is the centrepiece of the Site around which all the Character Areas converge. It contains the central public open space - the Table Park - and unfolds as a sequence of Exhibition Gardens that enhance biodiversity and showcase a variety of planting characters and outdoor uses.

Key principles that characterise the Table include:

- A destination public open space located at the confluence of key routes.
 - An urban park with a variety of natural landscaped spaces and gardens.
 - Framing the edges of the public realm with active frontages.
 - A Pivot building strategically located for wayfinding.
 - Embracing Site conditions and celebrating the level change through the landscape.
 - Exploring opportunities to strengthen biodiversity links through the Site.
- Refer to Illustrative Masterplan chapter in the Design and Access Statement: Masterplan (EC.PA.08).





Illustrative view, the Table

Landscape

Spaces



Central Zone (1)

A destination urban park defined as a recreational lawn. It is framed by a densely planted area along the western edge of the Table, and active frontages which spill out onto the public realm.



North of Table (2)

An open space with play space and community use.



The Cascades (3)

An accessible and inclusive landscape with water features that manage and celebrate the Site's level change.



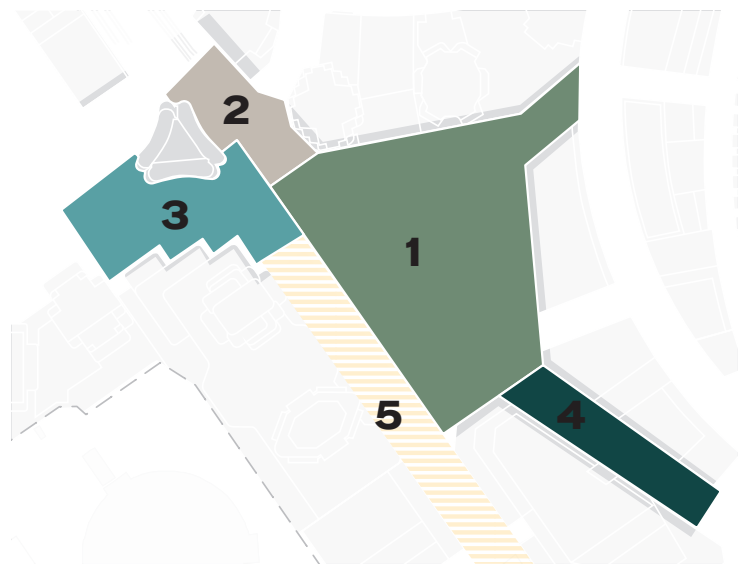
The Bioline (4)

The Bioline extends the Brompton Cemetery ecological habitats into the Site and helps create green areas along the West London Line Railway corridor.



Empress Place (5)

Codes related to Empress Place are located in the Empress Place Character Area. However, Empress Place is highlighted in the diagram due to spatial continuity.





Aisgill
Gardens

The
Cascades

Table
Park

Warwick Lane

Warwick Crescent

West Brompton Crescent

West
Brompton
Square

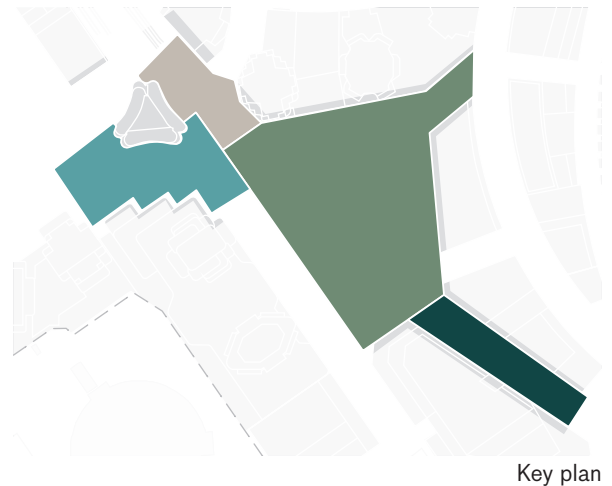
Empress Place Boulevard

Lillie Road

Illustrative sketch showing Ground Floor cutaway

The Table

A multi layered public open space, inviting a variety of activities to happen at its heart. Comprised of four key spaces with their own unique characteristics.



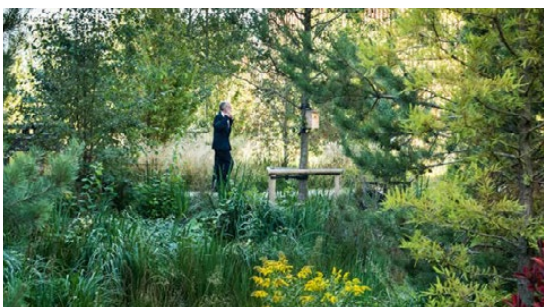
Key plan

TT.L.1

Landscape-led

The landscape design **must** reinforce the Table as the largest green, publicly accessible open space at the centre of the Site.

To ensure that designs contribute to the landscape-led vision for the Site.



A variety of uses within the public realm

TT.L.2 **Predominantly soft landscape**

The Table **must** be predominantly soft landscape.

To reflect the role of the Table as a green centrepiece to the Site.

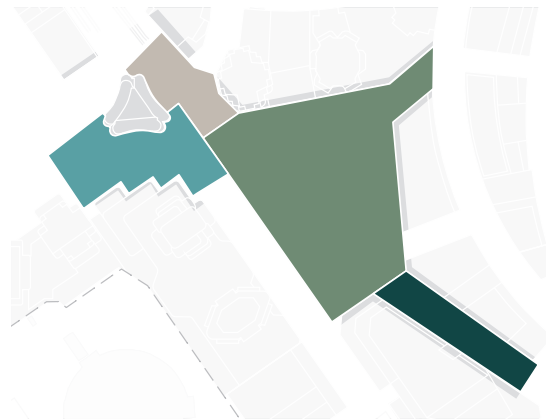


Illustrative view, the Table

TT.L.3 **Distinct zones**

The Table **must** be composed of distinct zones, accommodating various activities and/or with different characters.

To provide a varied, thriving public realm.



TT.L.4 **Familiar design**

The distinct zones of the Table **must** maintain a familiar design language. This could be achieved by materiality or selection of planting species.

To allow visual and functional cohesion in support of the Table's character as a whole.



Illustrative landscape plan

TT.L.5 **Amenity and biodiversity**

Design **must** seek a balance between amenity and biodiversity. This could be achieved through zoning or through overlapping uses where compatible.

To create a new public open space that contributes to both local amenity and biodiversity.

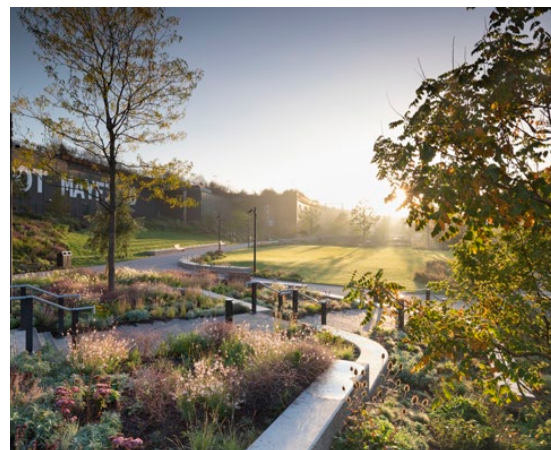


Balancing amenity and biodiversity

TT.L.6 **Design and microclimate**

The designs **must** consider microclimate, in particular daylight/sunlight exposure and overshadowing, when programming uses for the Table.

To promote a comfortable public realm.

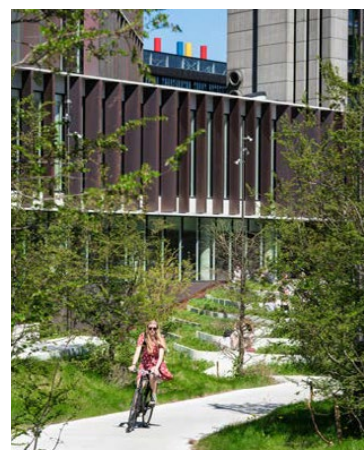


Designing with consideration for microclimate

TT.L.7 **Vehicle-free**

The Table **must** be vehicle-free. Only emergency vehicle access and controlled servicing are permitted.

To support a vehicle-free public realm.



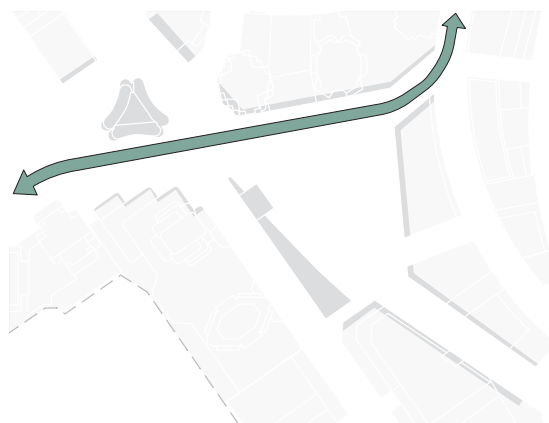
Pedestrian priority and cycle-friendly route

TT.L.8 **East-west route**

The Table **must** form part of the east-west route connecting Aisgill Gardens with Warwick Square. It must provide a clear and legible route through the Site.

To contribute to the sitewide inclusivity and movement strategy.

► Refer to Sitewide / Landscape / Inclusivity and movement.

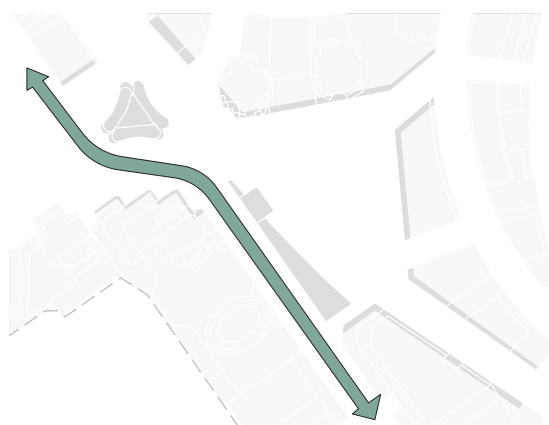


TT.L.9 **North-south route**

The Table **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. The north-south route connects to the Central Zone through the Cascades.

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

► Refer to Sitewide / Landscape / Inclusivity and movement.



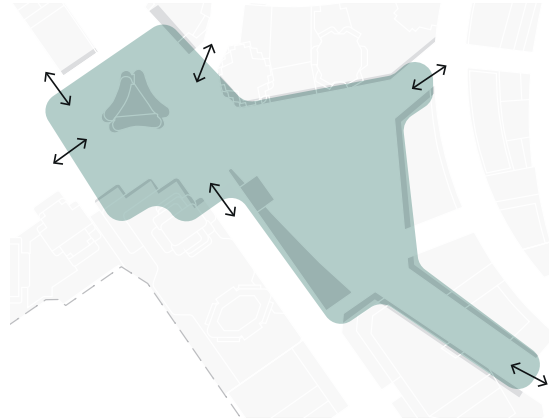
TT.L.10

Interface with other Character Areas

Designs for the Table **must** be carefully integrated with adjacent Character Areas and their public realm. This should include interfaces of materials, planting and general arrangement of spaces.

To ensure that the Table fulfils its role at the centre of the Site and brings together the surrounding Character Areas.

- ▶ Refer to relevant adjacent Character Areas for additional information.



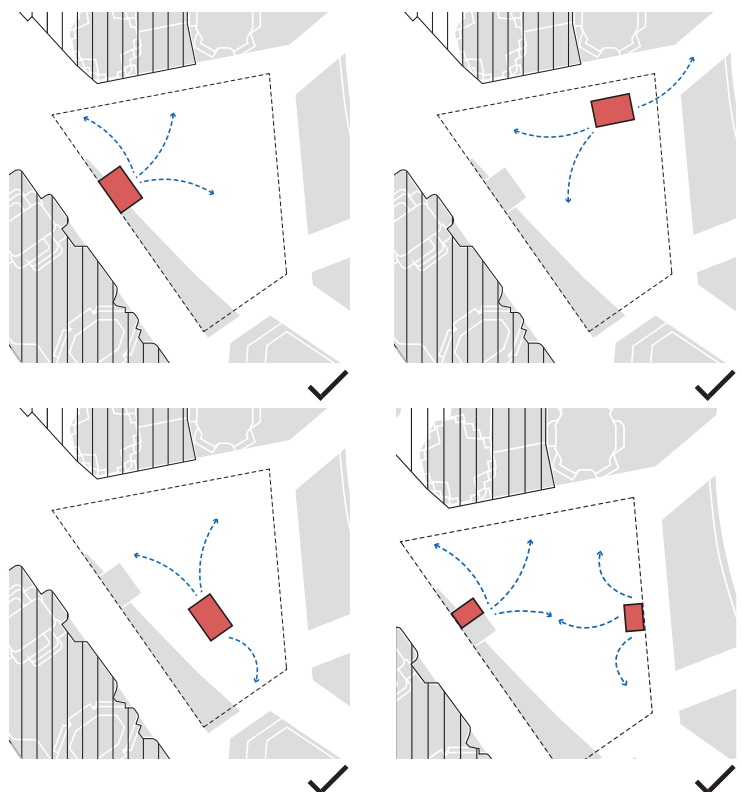
TT.L.11

Pavilion location

A Pavilion or Pavilions may be provided and **must** be carefully integrated with the landscape. The locations should be easily accessible and should not adversely impact other uses such as play or informal sports.

To create a point of interest and gathering place within the Table and enhance access between levels within the development.

- ▶ Refer to Sitewide / Parameter Plan details and The Table / Built form / Pavilion



TT.L.12

Integration of lifts

Lifts **should** be integrated within a Pavilion structure where this is located along the Table edge. Where a pavilion is not positioned along the edge of the Table, lift access should continue to be integrated into the Empress Boulevard edge condition or landscape.

To ensure lifts are integrated within the landscape or a pavilion structure.

- ▶ Refer to Sitewide / Landscape / Inclusivity and movement, and The Table / Built form / Pavilion.



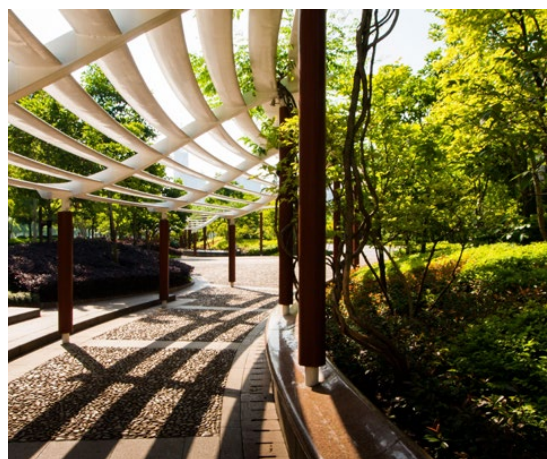
Lift integrated into the edge condition

TT.L.13

Sheltered areas within the Table

Areas for shelter **must** be provided within the Table. These could include the Pavilion, standalone structures, awnings of adjacent buildings or tree canopies.

To provide comfort in adverse weather conditions.



Shelters provided on edge of play areas

TT.L.14

Retention of the Table structure

The Table Structure **must** be retained. Re-profiling the existing structure could be acceptable. Further studies will need to be undertaken to understand the degree and extent to which this is necessary.

To retain the Table structure as much as possible.

▶ Refer to Parameter Plans (EC.PA.B).



Aerial image of existing Site condition, including the Table structure

TT.L.15

Materiality of primary routes and perimeter

Materiality of primary routes and spill-out zones adjacent to buildings **should** be hard wearing and attractive. This could be a natural material such as stone.

To create a durable and cohesive public realm.



Stone paving on perimeter of public realm

TT.L.16

Materiality of secondary routes

Secondary routes within the Table **should** be semi-permeable. This could be achieved with materials such as resin-bonded gravel or semi-permeable paving. Loose permeable materials such as wood chips should be avoided.

To create an accessible and durable public realm.



Resin-bonded gravel on secondary route

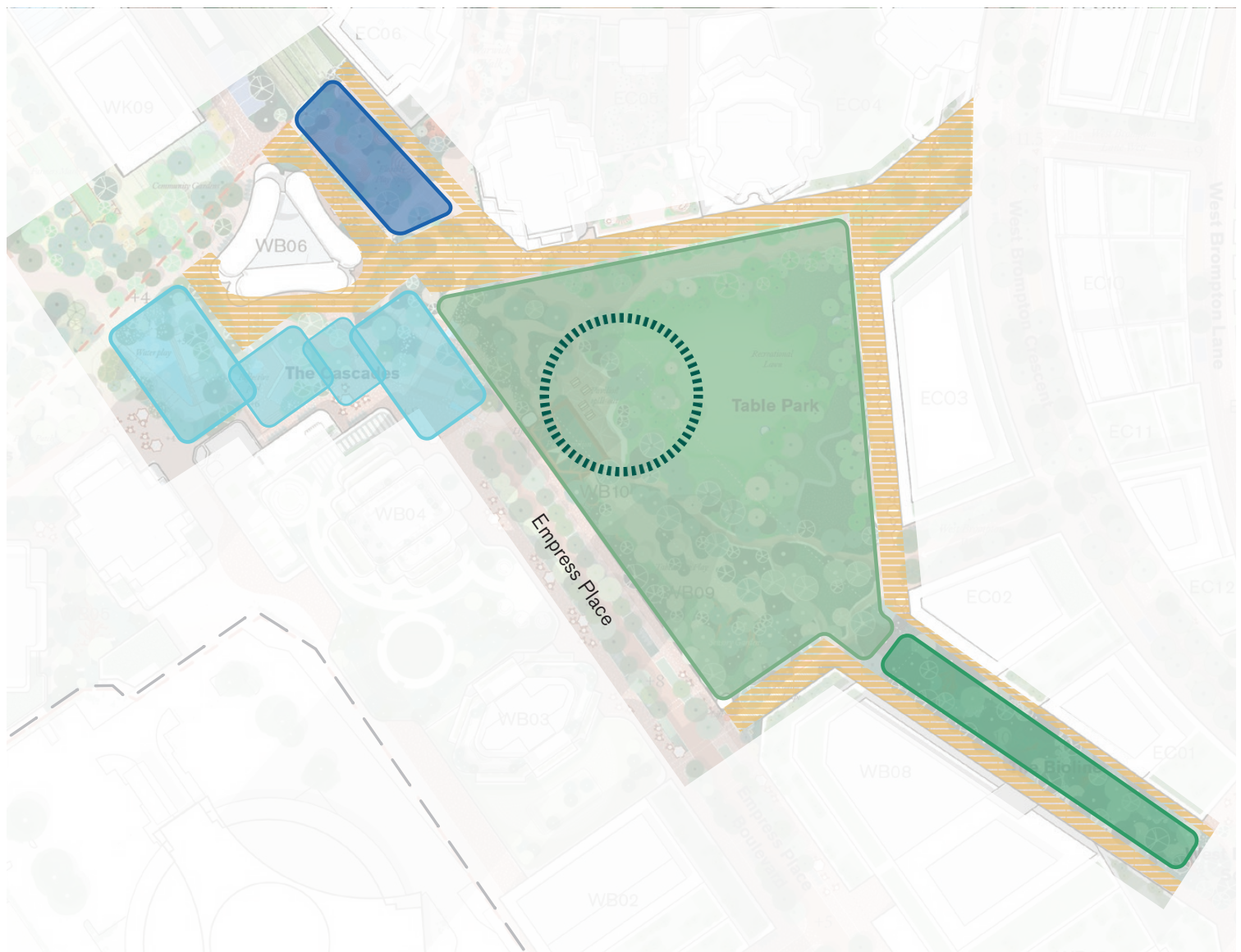
TT.L.17







Cycle parking

Cycle parking **must** be provided, and it should be strategically located, such as at key entrances. Cycle parking should offer a range of options for different types. This could include micro-mobility such as reclined cycles, handcycles, and cycle trailers.

To encourage visiting cyclists to park and enter the Table on foot.

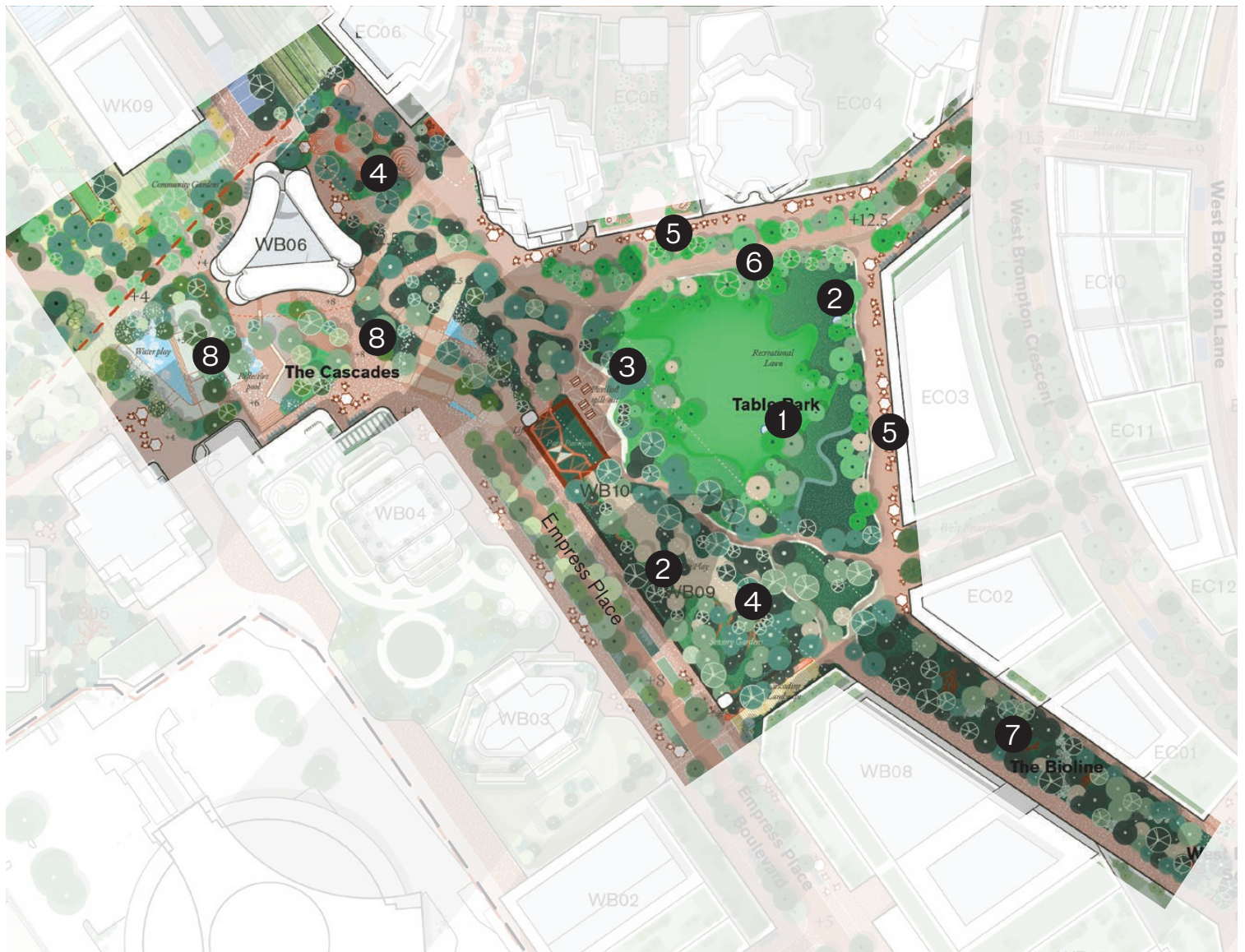
Indicative diagram of the Table landscape components



-  Areas that can accommodate spill-out zones and pedestrian movement
-  Recreational lawn, with nature play and edges of meadow planting
-  Focus on events, art and community (indicative size and location)
-  The Bioline, focus on biodiversity and planting
-  North of Table, with destination play
-  The Cascades, managing level changes and integrating water

Illustrative landscape design

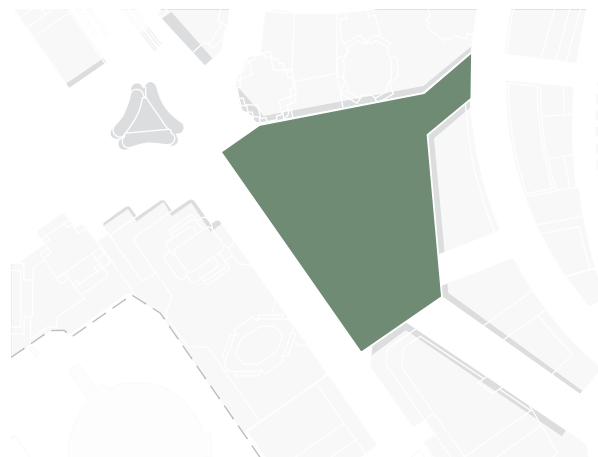
showing one possible arrangement of the Table components



1. Recreational lawn
2. Meadow planting on edges of recreational lawn
3. Opportunity for events, art and community
4. Indicative play areas
5. Areas that can accommodate spill-out spaces and pedestrian movement
6. Cyclists on shared or demarcated east-west cycle route
7. Green corridor, focus on biodiversity and planting
8. The Cascades, level change integrating water and flat plateaus

Central Zone

A destination urban garden defined as a recreational lawn. It is framed by a densely planted area along the western edge of the Table, and active frontages spill out onto the public realm.



Key plan



Illustrative sketch, Central Zone

TT.L.18 **Destination urban gardens**

The design of the Central Zone **must** reflect its role as destination urban park, providing usable green areas, open to everyone.

To ensure that designs contribute to the landscape-led vision.

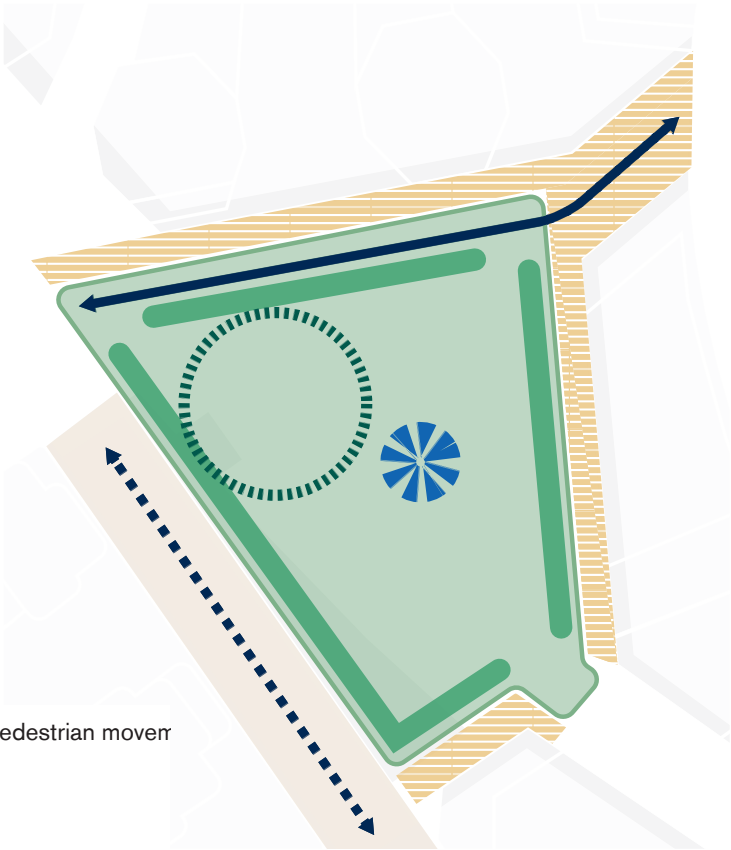


Illustrative view, Central Zone

TT.L.19 **A variety of functions**

The design of the Central Zone **should** accommodate a variety of uses including those shown on the diagram.

To provide a balanced range of open space types that support public use and biodiversity.



Key

- Areas that can accommodate spill-out space and pedestrian movement
- Recreational lawn, low-flowering grass mix planting
- Meadow planting (indicative size and location)
- Nature play (indicative size and location)
- Focus on events, art and community (indicative size and location)
- Zone for a dedicated E-W cycle lane
- Zone for a dedicated cycle lane outside of Central Zone
- Empress Place (not part of this Character Area)

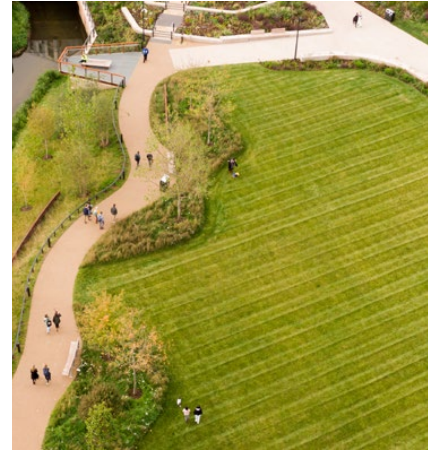
TT.L.20

Recreational lawn

The design of the Central Zone **must** provide an open lawn area. The recreational lawn should be the predominant treatment of the Central Zone and support spontaneous everyday use such as informal sports or picnicking.

To ensure a dedicated area for informal sports is provided in the Table.

▶ Refer to Estate Management Framework (EC.PA.35)



Recreational lawn area

TT.L.21

Events space

The design of the recreational lawn **could** allow space for small events and other temporary uses.

To provide an area within the Table that is to be used for events and other temporary uses such as markets.

TT.L.22

Events space seating

Seating **could** be provided in proximity to event spaces. It should be arranged to enable viewing, resting and allow for temporary seating.

To support viewing and activation of events.

TT.L.23

Meadow lawn

A meadow lawn **must** be provided. Meadow planting should be arranged on the perimeter of the recreational lawn. Meadow planting could include patches within the recreational lawn.

To provide alternative areas for recreation and increased biodiversity.

- ▶ Refer to Estate Management Strategy and biodiversity strategy within Sitewide / Landscape / Green/blue infrastructure.



Meadow planting framing recreational lawn

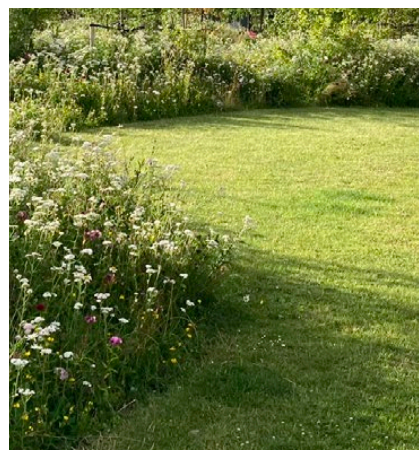
TT.L.24

Biodiversity contribution

The meadow **must** contribute to the natural benefits of the Table. This could be through a concentration of diverse planting.

To maximise variation of planting attracting diverse types of insects and therefore pollinators.

- ▶ Refer to biodiversity strategy within Sitewide / Landscape / Green/blue infrastructure.



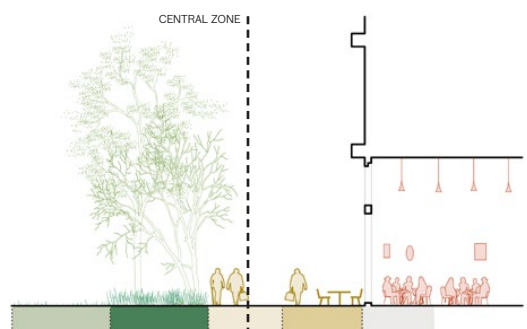
Meadow planting

TT.L.25

Edges of the Central Zone

The design of the Central Zone **should** allow space for spill-out zones and pedestrian movement on the edges. It **should** be wide enough to enable emergency vehicle access.

To maximise green space in the centre of the Central Zone.



Illustrative sections of edges of Central Zone

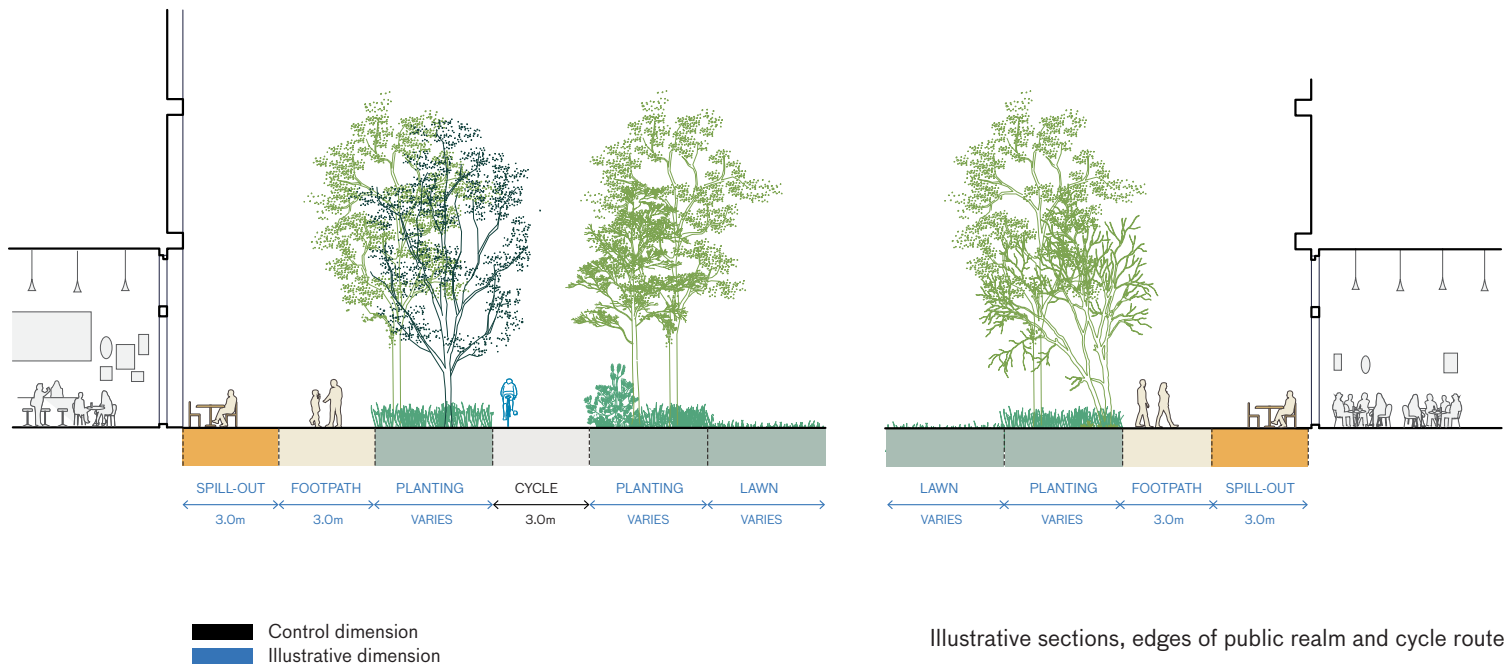
TT.L.26

Cyclists on shared or demarcated cycle route

A shared or demarcated cycle route **must** be provided on the northern side of the Central Zone. This could be separated from the spill-out zone with a planted buffer.

To contribute to the sitewide movement strategy.

▶ Refer to Sitewide / Landscape / Inclusivity and movement.



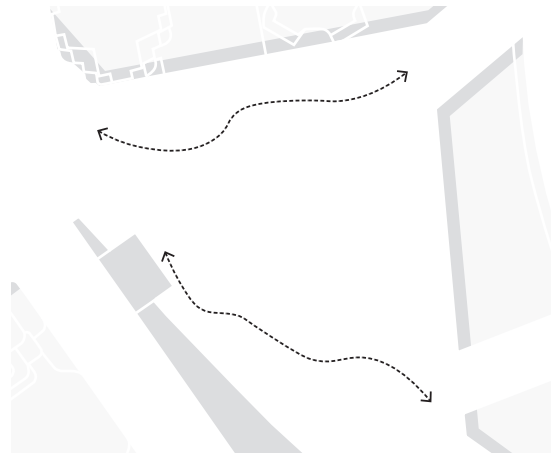
Illustrative sections, edges of public realm and cycle route

TT.L.27

Additional footpaths

The design of the Central Zone **should** provide additional footpaths to connect desire lines and spaces. The location of footpaths should not impact the function or use of spaces.

To provide additional pedestrian connections that do not impact on function of spaces.



TT.L.28

Natural play

The design of the Central Zone **should** provide natural play. This could be achieved through choice of materials and play equipment such as logs, stepping stones and bespoke play equipment.

To contribute to the sitewide play strategy and provide variety in play types.



Play features natural materials and interaction with nature

TT.L.29

Variety of trees

The tree planting within the Central Zone **must** be composed of trees which vary in maturity, size and species.

To create a rich and varied landscape that works for all seasons.



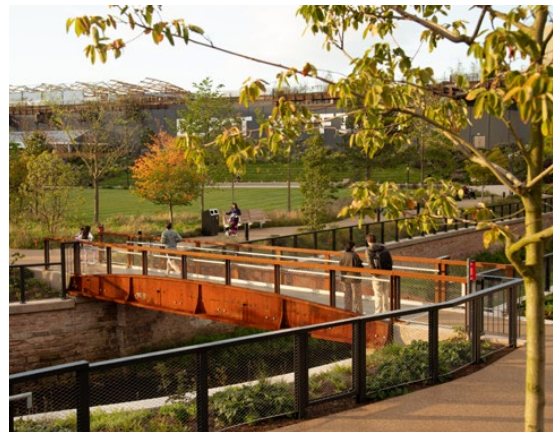
Variation of tree species and form of trees

TT.L.30

Tree planting as markers

Where tree planting is used to mark significant locations, it **could** consist of standalone trees or groups of trees.

To create a visual hierarchy within the tree planting and assist with wayfinding.



Standalone tree as marker of location

TT.L.31

Tree planting on recreational lawn

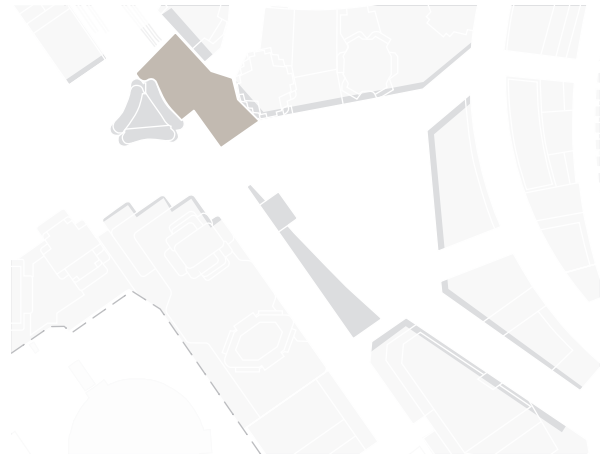
Tree planting on the recreational lawn **should** be composed of deciduous species and should include trees of a range of species, sizes and maturity.

To ensure as much daylight as possible reaches the lawn.

▶ Refer to Sitewide / Landscape / Planting.

North of Table

An open space with play space and community use.



Key plan

TT.L.32

Local play

The design of North of Table **should** provide local play.

To contribute to the sitewide play strategy.

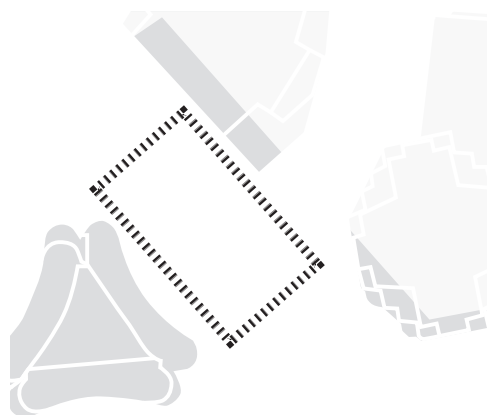


Illustrative view, North of Table

TT.L.33 **Sense of enclosure**

The design of North of Table **should** contribute to a sense of enclosure. This could be achieved through the arrangement of street furniture, planting and materiality.

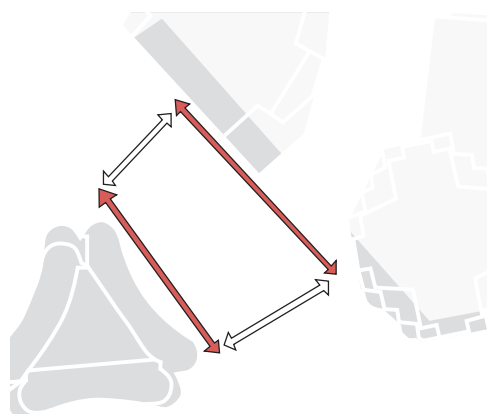
To frame the play area, define the extents of North of Table and to provide a more intimate character to support its use as a local play space.



TT.L.34 **Movement concentrated on edges**

The design of North of Table **should** provide movement routes to the edges. Movement routes should consider spill-out spaces in front of buildings.

To concentrate local play at the centre of the space.

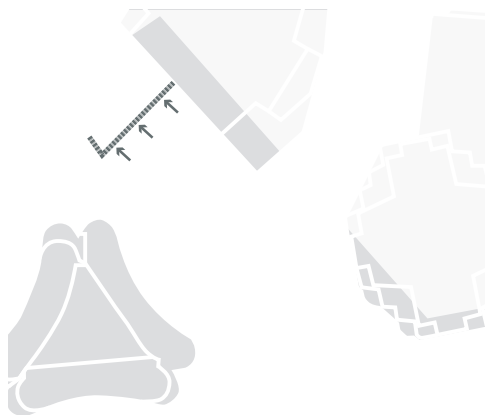


TT.L.35

Edge of 'North of Table' treatment

Treatment of the edge of North of Table **should** be integrated into the public realm. This could include public art, a green wall, integration of play or visibility of the railway.

To incorporate existing structures into the public realm.

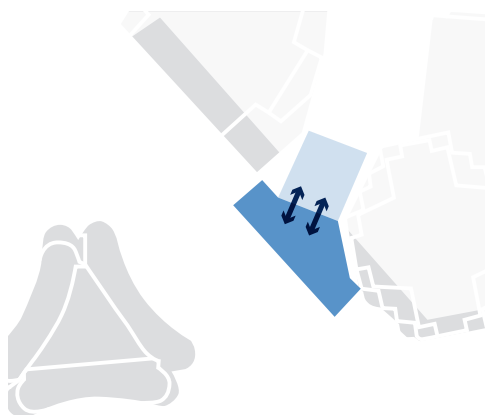


TT.L.36

Integration with Warwick Crescent Passage

The design of North of Table **must** be integrated with Warwick Walk. This should include integration of materiality.

To reinforce change of character between key public space and a passage.



TT.L.37

Playful street furniture

The design of furniture **must** facilitate play. This could include furniture designed as much for lying, running, and climbing as it is for sitting.

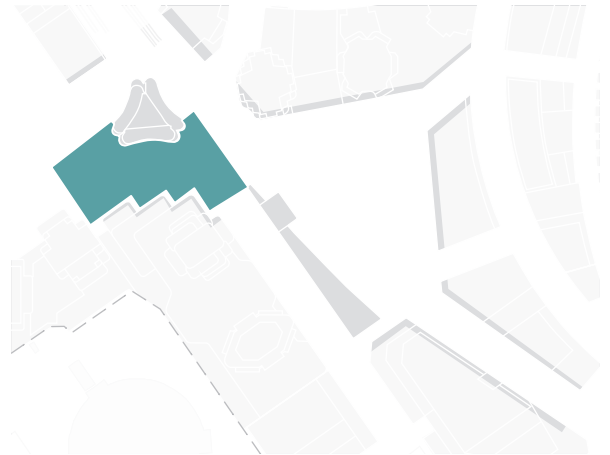
To contribute to the character of North of Table as a local play space.



Interactive playful elements as part of the street

The Cascades

An accessible and inclusive landscape with water features that mediate and celebrate the Site's level change.



Key plan



Illustrative sketch, the Cascades

TT.L.38

Celebrate the level changes

The design of the Cascades **should** celebrate the level change. This could be achieved through a terraced landscape or integrated cascading elements that naturally flow with the landscape.

To embrace Site conditions and contribute to the unique character of the Cascades.



Level changes celebrated with water element

TT.L.39

Integrated with buildings

Landscape levels **must** align with building entrances. Interfaces should be carefully considered while ensuring spaces remain accessible to people of all abilities.

To ensure integration of the public realm with building entrances.

► Refer to The Table / Built form / Pivot.



Illustrative view, the Cascades

TT.L.40 Pedestrian priority

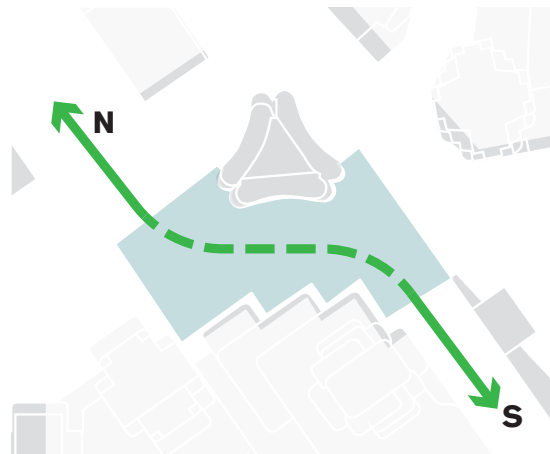
The design of the Cascades **must** put pedestrians first. This could include design interventions to slow down cyclists while enabling step-free pedestrian access throughout.

To create a comfortable and safe environment for pedestrians.

TT.L.41 North-south movement route

The Cascades **must** be designed as part of the north-south movement route, which is a key linkage within the Site and beyond.

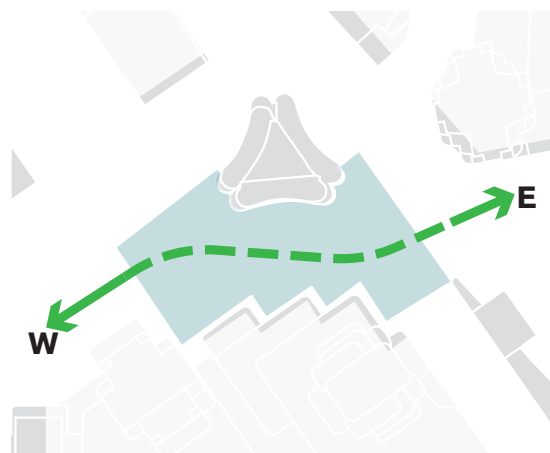
To contribute to the sitewide movement strategy and primary movement routes.



TT.L.42 East-west movement route

The Cascades **must** be designed as part of the east-west movement route, which which is a key linkage within the Site and beyond.

To contribute to the sitewide movement strategy and primary movement routes.



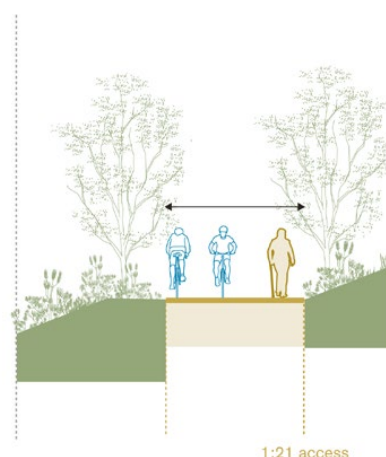
TT.L.43

Pedestrian and cycle connectivity

A shared path to be used by both cyclists and pedestrians **must** be provided. Shared paths should be wide enough to support all wheel-users, including prams, cargo bikes and children on bicycles.

To integrate connections across the Site whilst supporting a regulation of speed.

Refer to Sitewide / Landscape / Inclusivity and movement.



TT.L.44

Accessible level change

The design of the Cascades **must** provide an accessible connection between the levels of the Table (+12.5m AOD), Empress Place (+8m AOD) and Aisgill Gardens (+4m AOD).

To ensure that the public realm is connected and accessible.



TT.L.45 **Interacting with water**

The design of the Cascades **must** include water. This could be achieved through water play or water features. (Subject to future technical testing / design development)

To provide a public realm that contributes to the unique character of the Cascades.



Illustrative view of the Cascades

SuDS / Filtration pools

The design of the Cascades **should** include SuDS features. This could be achieved through a series of connected filtration pools. (Subject to future technical testing / design development)

To contribute to the sitewide SuDS strategy.

- Sitewide / Landscape / Green/blue infrastructure.



Illustrative view of the Cascades

TT.L.47

Seating and furniture

The design of seating and furniture **could** be integrated into the level changes and planting beds.

To encourage people to dwell in the Cascades and use street furniture to contribute to its unique character.



Illustrative view of the Cascades

TT.L.48

The Cascades habitat

The design of the Cascades **must** create the Cascades habitat, as described in the sitewide biodiversity strategy.

To align with the sitewide biodiversity strategy and provide a diverse and connected green network.

- ▶ Refer to biodiversity strategy within Sitewide / Landscape / Green/blue infrastructure.



Planting selection suitable for Cascades habitat

TT.L.49

Planting in wet and dry conditions

Planting selection **must** be suitable for the wet and dry conditions of the Cascades.

To ensure the planting within the Cascades can grow successfully in the micro-climatic conditions.

- ▶ Refer to Sitewide / Landscape / Green/blue infrastructure.



Planting in wet conditions

The Bioline

The Bioline extends the Brompton Cemetery ecological habitats into the Site and helps create green areas along the West London Line Railway.



Key plan



Illustrative sketch, the Bioline

TT.L.50

Exploring options for development

The design of the Bioline **must** create habitat and biodiversity links through the Site.

Subject to agreement with third parties, the design should explore decking over the existing railway structure and providing nature-based zones. If decking over cannot be achieved, the existing SINC must be retained.

To contribute to biodiversity networks

TT.L.51

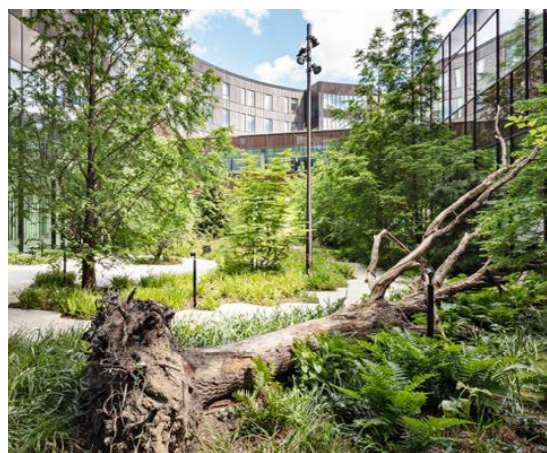
Maximise biodiversity

The design of the Bioline **must** maximise biodiversity.

If the design includes a structure decking over the existing railway, new habitat should be created to maximise biodiversity.

To contribute to the sitewide biodiversity strategy.

▶ Refer to Sitewide / Landscape / Green/blue infrastructure.



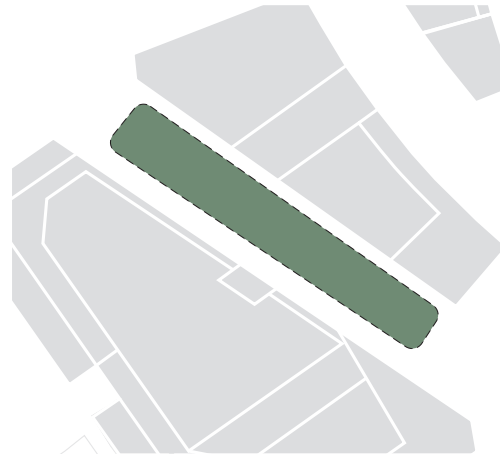
Dense planting and natural features maximising biodiversity

TT.L.52

Soft landscape and planting

If the design includes a structure decking over the existing railway, the predominant feature of the Bioline **must** be a central soft landscaped and planted zone.

To support a thriving ecological corridor.

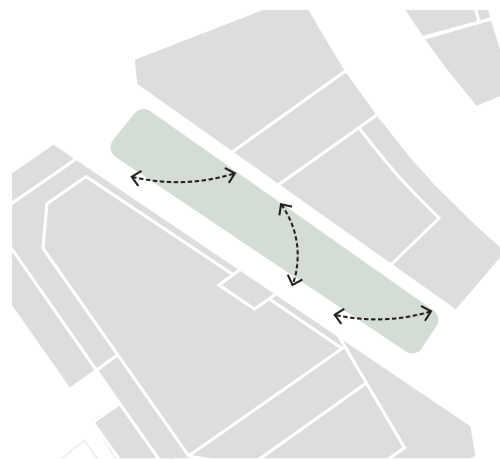


TT.L.53

Access through soft landscape

If the design includes a structure decking over the existing railway, pedestrian connections through the soft landscape **could** be included. They must not impact on minimum habitat areas.

To provide additional pedestrian connections contributing to a sense of safety whilst walking along the Bioline.



TT.L.54

Continuity of green environment

If the design includes a structure decking over the existing railway, pedestrian connections through the soft landscape **should** allow continuous green corridors. This could be achieved through elevated walkways or discontinuous paths such as stepping stones.

To safeguard continuous green corridors for insects and species.



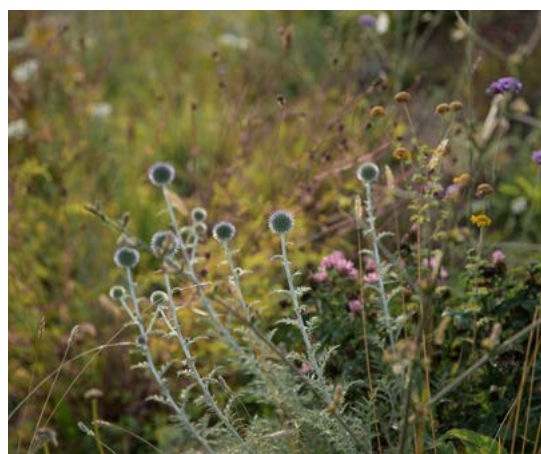
Stepping stones within planting

TT.L.55

Planting for reduced disturbance

If the design includes a structure decking over the existing railway, the design and selection of planting **must** allow for some areas of reduced disturbance by humans. This could be through a concentration of native thorny species, including hawthorn, blackthorn and bramble.

To support areas of refuge for local fauna and increase local scrub habitat.



Dense planting for reduced disturbance

TT.L.56

Planting openings on edges

If the design includes a structure decking over the existing railway, denser planting **should** be located along the centre with openings on the edges.

To promote a sense of safety by avoiding areas for people to hide.



Planting openings on edges

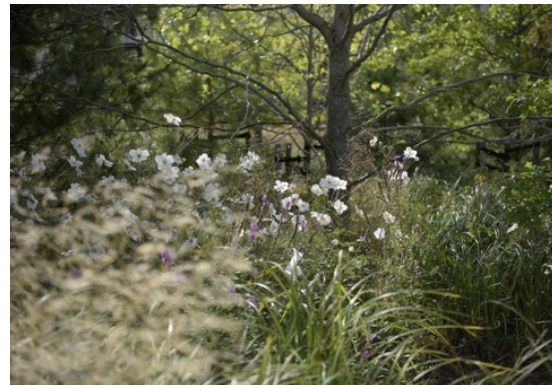
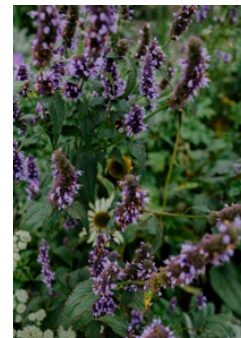
TT.L.57

The Bioline habitat

The design of the Bioline **must** create The Bioline habitat, as described in the sitewide biodiversity strategy.

To align with the sitewide biodiversity strategy and provide a diverse and connected green network.

- ▶ Refer to biodiversity strategy within Sitewide / Landscape / Green/blue infrastructure.



Example species: the Bioline

TT.L.58 **Tree planting on The Bioline**

If the design includes a structure decking over the existing railway, tree planting **must** be provided on the Bioline. This should include a range of tree sizes, species and maturity

To support the variety of planting on The Bioline.

► Refer to Sitewide / Landscape / Planting.



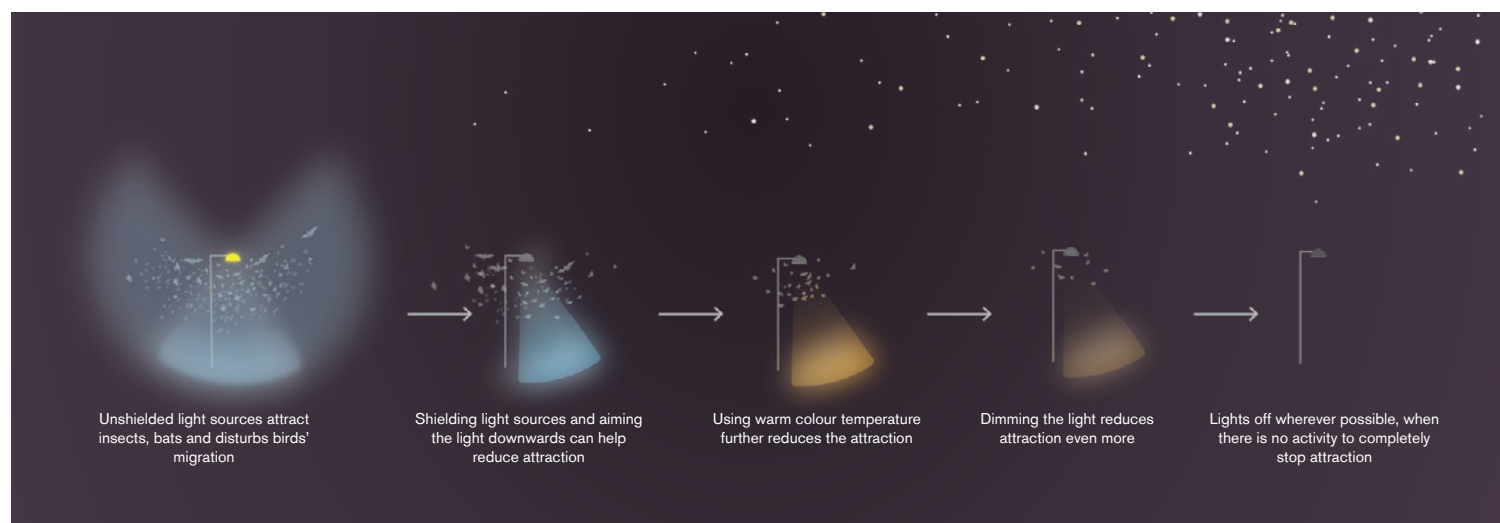
Tree planting with a range of sizes

TT.L.59 **Nature-based lighting**

The design and selection of external lighting **should** minimise impact on flora and fauna. This could be through direction and distribution of lighting, colour temperature and light intensity.

To support a thriving ecological corridor.

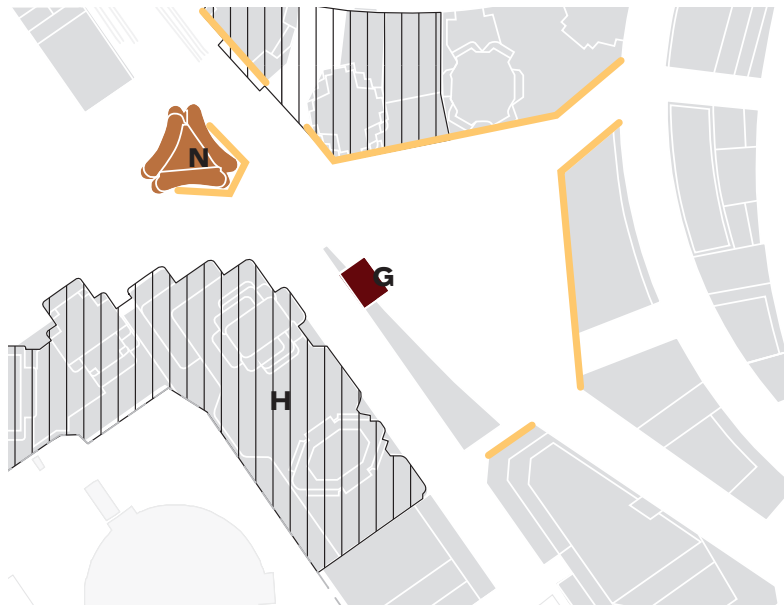
► Refer to Sitewide / Landscape / Lighting



Illustrative diagram demonstrating nature-based lighting principles

Built Form

Building Typologies



Pivot

(Development Zone N)

The Pivot building marks the central node at the junction of the east-west and north-south routes.



Pavilion

(Development Zone G)

The Pavilion has a flexible location within the Central Zone. It acts as a marker and meeting point and provides active, animated frontages.



Table facing frontages

(Development Zone B, F, K, N)

NB. This section includes codes in relation to the frontages within Development Zones B, F, K and N. This codes only refer to the façades facing on to the Table.

For more codes in relation to these Development Zones in full, refer to 'West Brompton', 'Warwick Crescent' and 'Empress Place' design codes.



Aisgill
Gardens

Warwick Lane

Warwick Crescent

The
Cascades

Table Park

Empress Place Boulevard

Lillie Road

West Brompton Crescent

West
Brompton
Square

Illustrative sketch

Pivot

(Development Zone N)

The Pivot building marks the central node at the junction of the east-west and north-south routes.



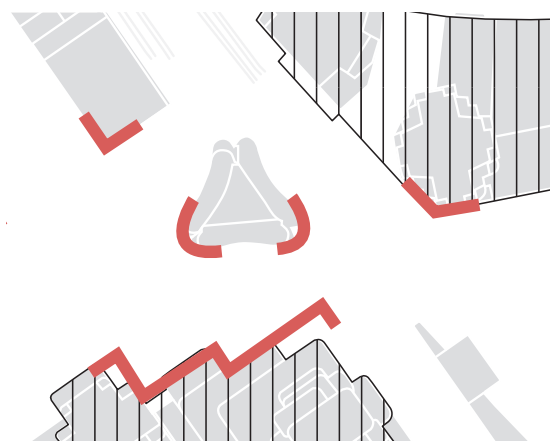
TT.B.1

Prominent corners

Prominent corners **should** be designed with particular importance and should be richer in detail. This could be achieved by distinct balcony details or use of contrasting materials or textures to highlight corners along the length of the building's façade.

To reinforce spatial hierarchy and assist with wayfinding.

▶ Refer to Sitewide / Built form / Frontages and façades.



Key

— Key corners

||||| Detailed Component

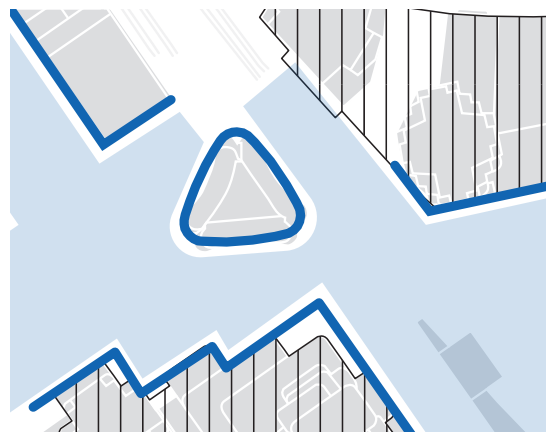
TT.B.2

Ground Floor frontages addressing destination public realm

Ground Floor frontages addressing areas of destination public realm **should** consider opportunities for special features. This could include façades designed with transparency providing a visual connection between the building uses and public realm.

To ensure façades are treated appropriately for their key location within the destination public realm.

▶ Refer to Sitewide / Built form / Frontages and façades.



Key

- Façades addressing destination public realm
- Destination public realm
- ||||||| Detailed Component

TT.B.3

Inviting after dark

Appearance of building façades **should** be considered at night. This could include the use of creative lighting designs to highlight architectural features or create a distinct ambiance.

To ensure an attractive and inviting destination, at different times of day.



Illustrative sketch, Pivot building

TT.B.4 Expression of Ground Floor

The building **should** be designed with architectural elements or features to give the impression of a light touch to the Ground Floor plane. This could be achieved through elevating the building with columns, allowing for a cantilever at Ground Floor or incorporating extensive glazing.

To foster a feeling of openness and connection with the adjacent public realm.



Illustrative view, Pivot building

TT.B.5 Access and entrances

Entrances **must** be located adjacent to the main public realm.

To ensure activation of the key façades facing destination public realm.



TT.B.6 Integrated with landscape

Ground Floor layout and entrances **must** be integrated with the stepped landscape while ensuring spaces remain accessible to people of all abilities.

To ensure careful and considered integration of the public realm with the Ground Floor layout and maximise the feeling of a blurred threshold between interior / exterior.

► Refer to The Table / Landscape / The Cascades.



Illustrative plan, the Cascades and Pivot building

TT.B.7 Servicing constraints

There will be a safeguarded service route running below the public realm and the building **must** allow for service access via the basement.

To enable maximisation of active frontages onto the primary route at Ground Floor and ensure a vehicle-free destination public realm.

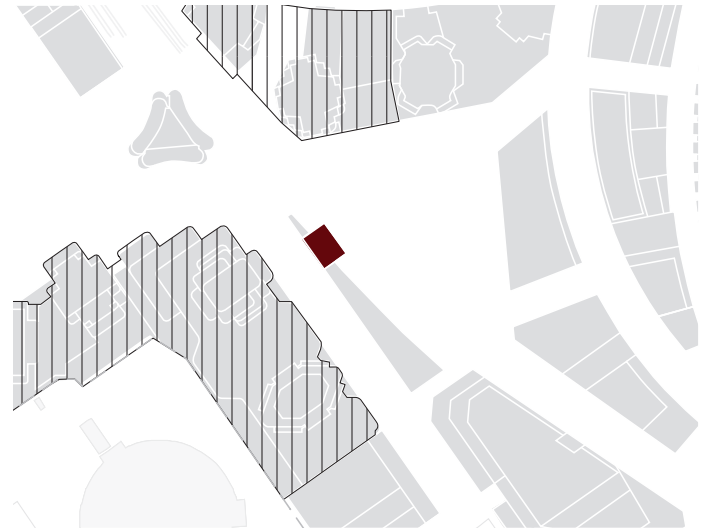
► Refer to Detailed Component of the Hybrid Planning Application.



Pavilion

(Development Zone G)

The Pavilion has a flexible location within the Central Zone. It acts as a marker and meeting point and provides active, animated frontages.



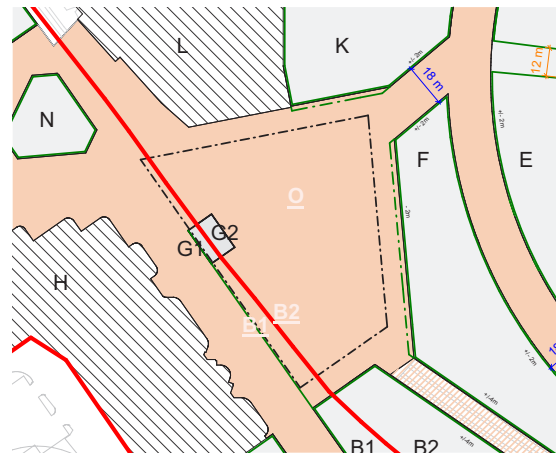
Key plan

TT.B.8 Pavilion location

If a Pavilion is provided, it **must** be located in the zone indicated by the Parameter Plan. The location of the Pavilion must not impact clear lines of sight along the key east-west route into the Table

To allow flexible location of a Pavilion in the Table.

► Refer to Parameter Plans (EC.PA.B).

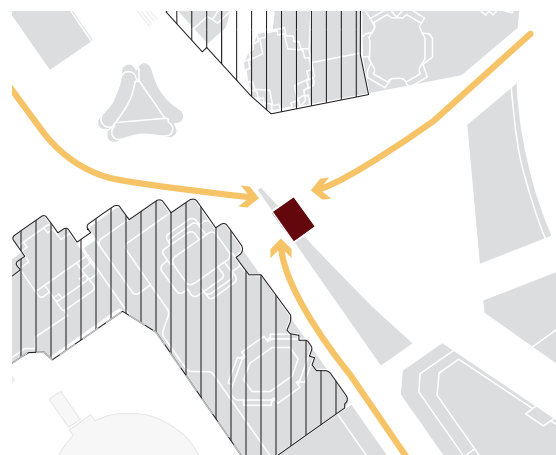


Extract of Parameter Plan

TT.B.9 A focal point

The Pavilion **should** be easily identifiable from different routes. This could be achieved by bold forms, distinctive materials, vibrant colours, integrating signage or lighting.

To contribute to the identity and significance of the Pavilion and making it a key feature in the urban landscape.

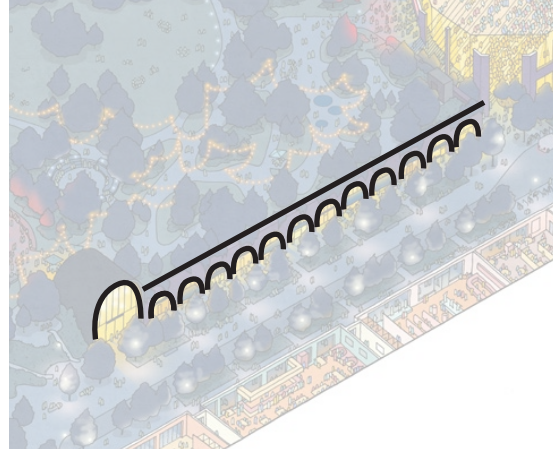


TT.B.10 Integration with Table Edge

Subject to its location, the Pavilion **could** be integrated with Table Edge. If so then the frontage facing onto the Empress Boulevard should take into consideration the rhythm, composition, architectural expression and treatment of the extent of the Table Edge.

To ensure the frontage is integrated with the extent of Table Edge.

- ▶ Refer to Empress Place / Built form / Table Edge.



Illustrative view, Table Edge

TT.B.11 Lift access to/from Empress Place

If a lift is located within the Pavilion, as part of the lift access strategy to/from Empress Place, it **should** be integrated into the design of the Pavilion, be identifiable and provide weather protection.

To ensure that level changes are inclusive and accessible.

- ▶ Refer to Sitewide / Landscape / Inclusivity and movement, and The Table / Landscape

TT.B.12 Free standing in the Table

Subject to its final location, the Pavilion **could** be free standing within the Table. If so then all frontages must be designed in the round and take into consideration their prominent location within the destination public realm.

To ensure all frontages respond to the destination public realm.

TT.B.13 Flexibility for uses

The internal layout of the Pavilion **should** allow for flexibility of uses. An open plan layout could be used to create open, adaptable areas.

To encourage flexible uses to evolve over the building's life span.

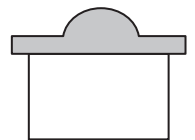
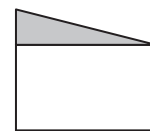
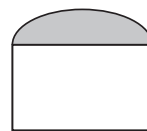


Pavilion with flexibility for uses

TT.B.14 Roof articulation

The Pavilion **could** have a distinct roof articulation.

To create visual interest and a distinct architectural character.

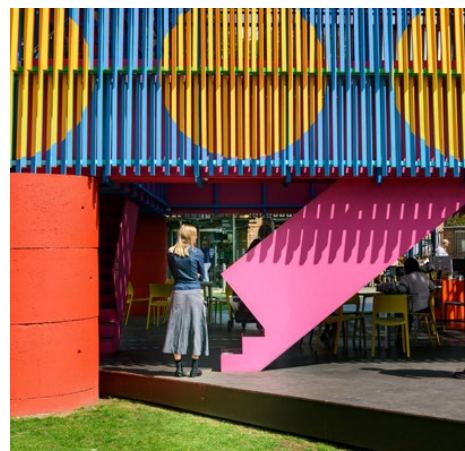


TT.B.15

Playfulness

The Pavilion **could** explore opportunities for diverse architectural expression. This could be achieved through the use of colour or interactive elements.

To create a dynamic and engaging space that inspires creativity.



Use of colour creates a sense of playfulness

TT.B.16

Integration of art

The Pavilion **could** provide opportunities for integrated art. The artwork could be developed through consultation with the existing local community or engagement of a local artist.

To integrate the community's identity with the architectural design.

► Refer to Public Art Strategy.



Integration of art within the Pavilion

Table Frontages

NB. This section includes codes in relation to the frontages within Development Zones B, F, K and N that face onto the Table only.

- ▶ Refer to 'West Brompton', 'Warwick Crescent' and 'Empress Place' Character Areas for additional information on these Development Zones.



Key plan

TT.B.17

Visual connection to the public realm

Ground Floor frontages **should** be designed to provide a visual connection to the public realm. This could be achieved through openings, transparency and active uses.

To contribute to the activity and the visual interest of the public realm.



Transparency of Ground Floor frontage

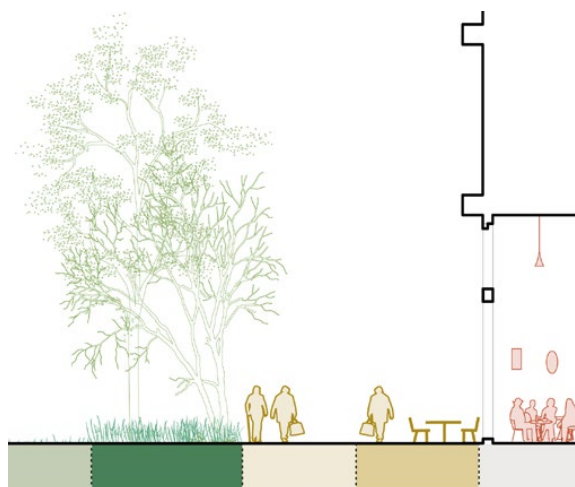
TT.B.18

Spill-out space

Designs **should** allow for spill-out space adjacent to Ground Floor active uses whilst always ensuring adequate space is provided for pedestrian movement.

To encourage activation of the Ground Floor frontages overlooking open space.

► Refer to Sitewide / Built form / Spill-out space.



Illustrative sections of edges of Central Zone

TT.B.19

Weather protection

Ground Floor frontages **could** include elements such as canopies or awnings.

To provide shelter from the sun, rain or wind and allow people to enjoy the outdoor space in various weather conditions.



Awning provides weather protection

TT.B.20

Contribution to the public realm

Ground Floor uses **should** contribute to the activation of the public realm. These could include cafés, culture or community uses.

To create a vibrant and engaging environment.



Illustrative view, the Table

TT.B.21

Safe and secure frontages

Ground Floor frontages facing onto the Table **must** be well lit, secure and offer uninterrupted visual connection between interior and exterior spaces.

To ensure a safe and secure neighbourhood.



Frontages with lighting and visibility at night

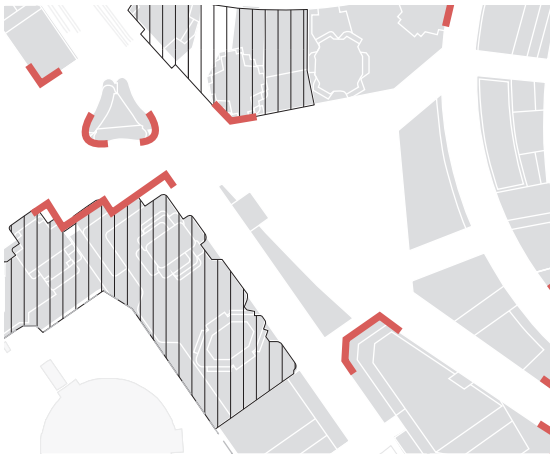
TT.B.22

Prominent corners

Prominent corners **should** be designed with particular importance and should be richer in detail. This could be achieved by distinct balcony details or use of contrasting materials or textures to highlight corners along the length of the building’s façade.

To reinforce spatial hierarchy and assist with wayfinding.

Refer to Sitewide / Built form / Frontages and façades.



Key

Key corners

Detailed Component

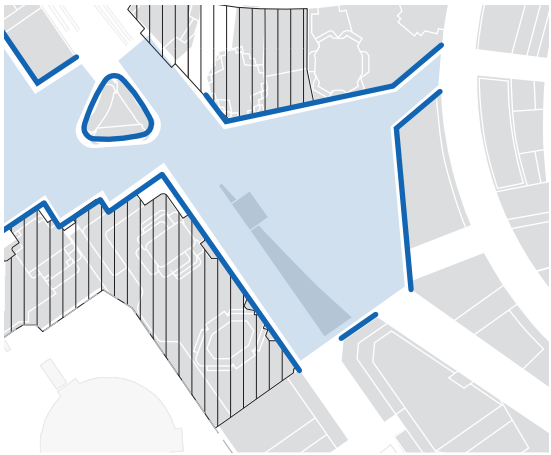
TT.B.23

Façades addressing destination public realm

Façades addressing the Table as a destination public realm **should** consider the opportunity for special features.

To frame destination public realm and create an opportunity for special features.

Refer to Sitewide / Built form / Frontages and façades.



Key

Façades addressing destination public realm

Destination public realm

Detailed Component

7. Empress Place [EP]



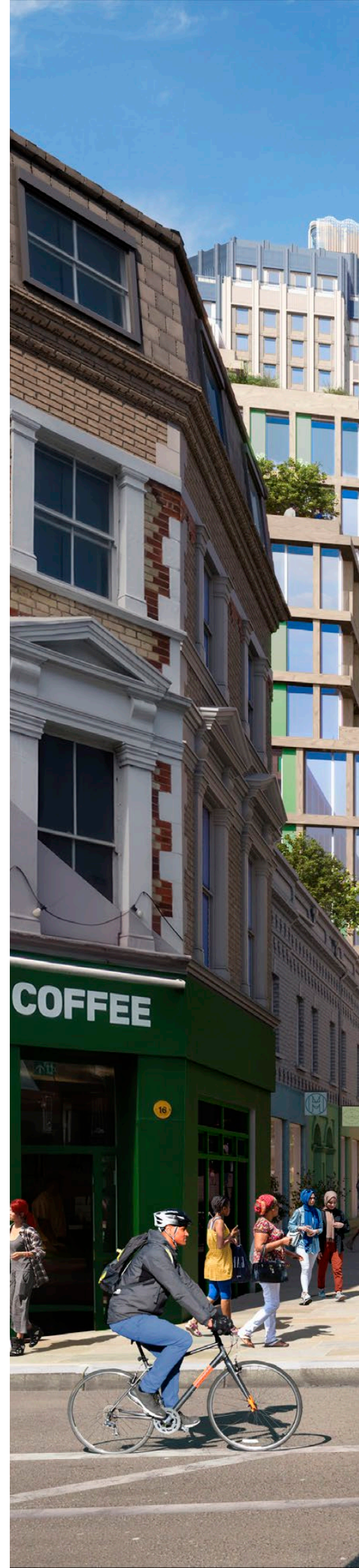
Overview

Adjacent to West Brompton station, Empress Place is a key gateway to the Site and includes one of three innovation clusters, a cultural venue and a mix of new homes.

Key principles that characterise Empress Place include:

- Creating an innovation cluster with a new commercial address along Lillie Road.
- Extending a vehicle-free, landscaped boulevard with local character into the Site.
- Integrating old and new architectural elements creating a coherent and layered family of buildings.
- Locating a cultural venue with entrances from Empress Place and the Table Park and animating the public realm.
- Framing the boulevard with residential buildings that step up towards the centre of the Site.

► Refer to Illustrative Masterplan chapter in the Design and Access Statement: Masterplan (EC.PA.08).





Illustrative view, Empress Place Boulevard

Landscape

Spaces



Boulevard (1)

Empress Place Boulevard

A landscaped, mixed-use street, creating a vibrant environment that accommodates pedestrian and cyclist movement.



Passage (2)

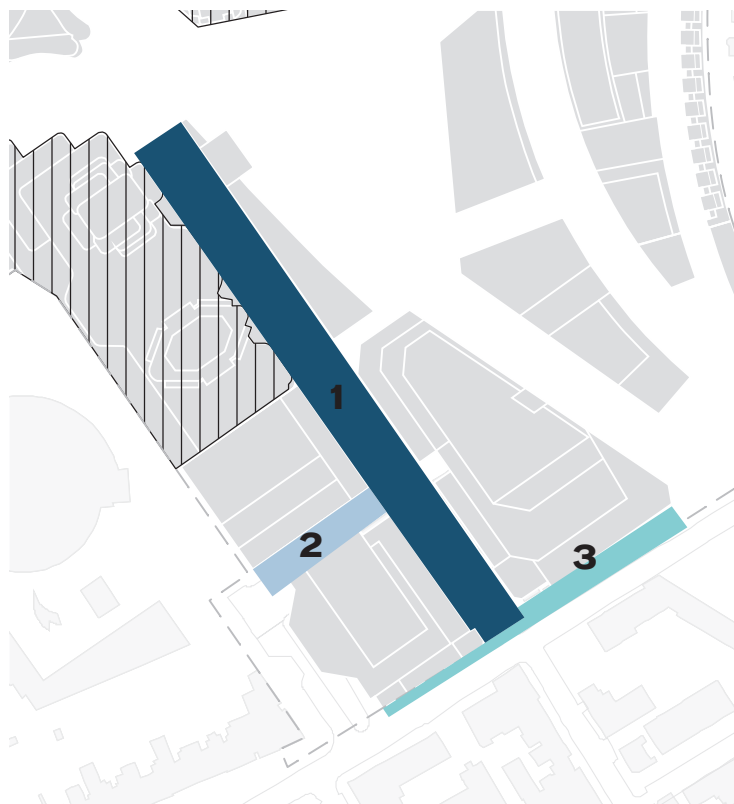
Empress Place Passage

Empress Place Passage allows for taxi drop-off and servicing whilst enabling safe movement of pedestrians.



Lillie Road Edge (3)

Lillie Road provides two access points to the site, with an enhanced pedestrian zone.





Aisgill
Gardens

The
Cascades

Table Park

Warwick Crescent

West Brompton Crescent

West
Brompton
Square

Lillie Road

Empress Place Boulevard

Illustrative sketch showing Ground Floor cutaway

Empress Place Boulevard

A landscaped, mixed-use street, creating a vibrant environment that accommodates pedestrian and cyclist movement.



Key plan



Illustrative view, Empress Place

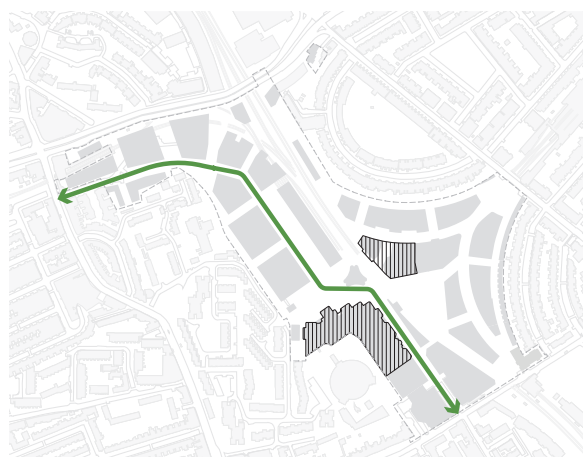
EP.L.1

Contributing to the north-south route

The design of Empress Place Boulevard **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.

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

- Refer to Sitewide / Landscape / Inclusivity and movement.



North-south route

EP.L.2

Vehicle-free

The design of Empress Place Boulevard **must** be vehicle-free, except for emergency vehicles, maintenance and controlled servicing.

To ensure a pedestrian-first public realm.

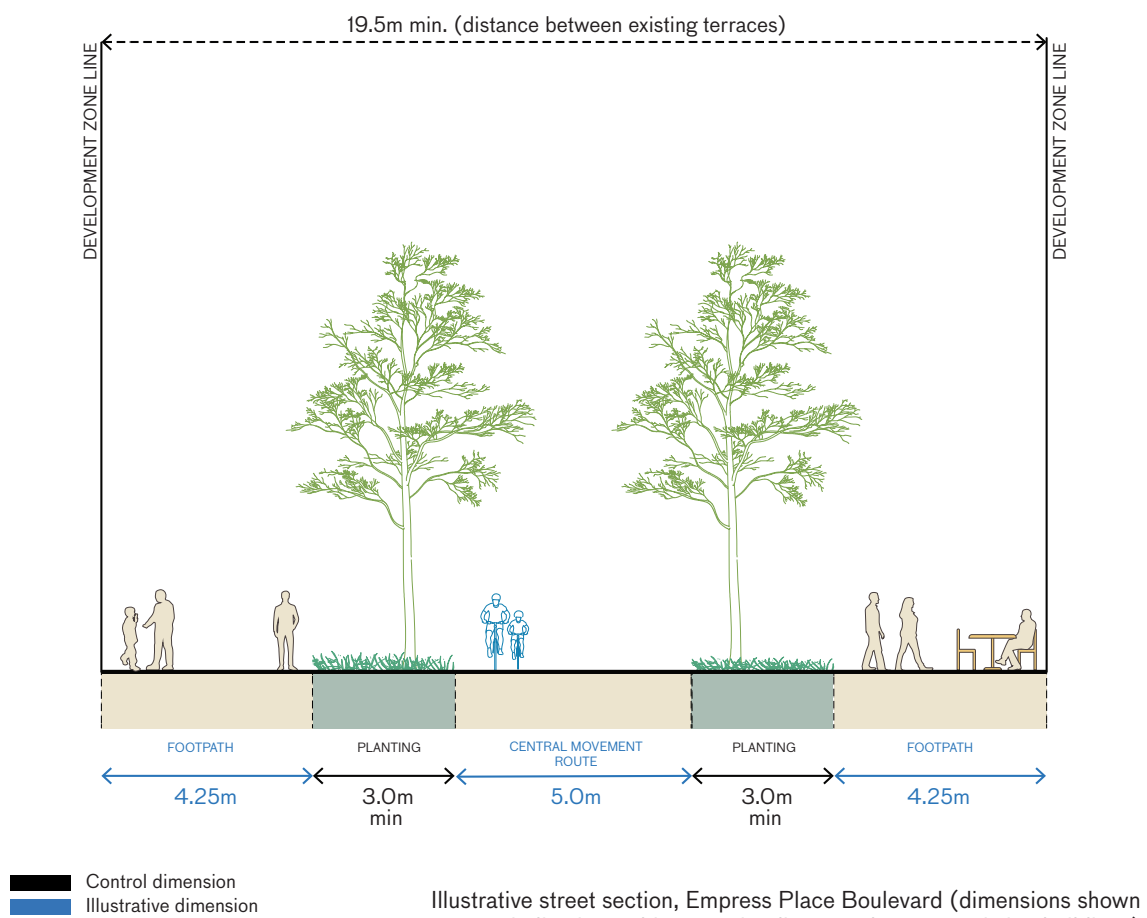
- Refer to Sitewide / Landscape / Inclusivity and movement.



Vehicle-free route

EP.L.3 Typical street section

Spatial arrangement, setting out and key dimensions for this typical street section are set out in the diagram below.

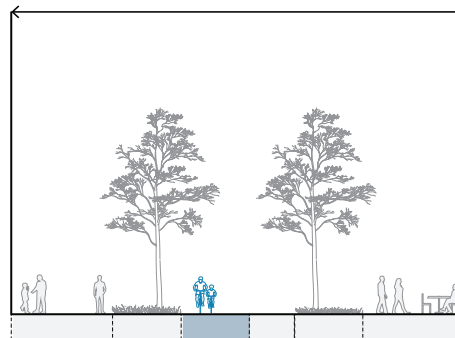


EP.L.4 **Cycle route**

The design of Empress Place Boulevard **must** provide a central movement route for cyclists. The cycle route could be demarcated.

To connect into the sitewide cycle network and promote cyclist and pedestrian safety.

► Refer to Sitewide / Landscape / Inclusivity and movement.

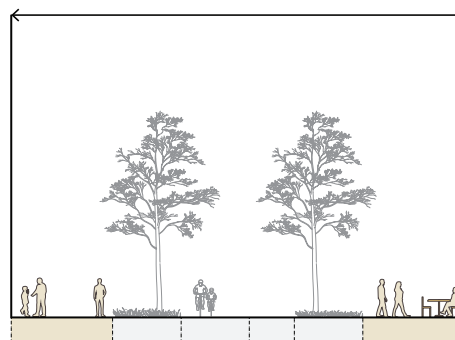


EP.L.5 **Spill-out**

The design of Empress Place Boulevard **should** allow for spill-out space in front of active Ground Floor uses.

To allow space for active Ground Floor uses to spill-out into the street.

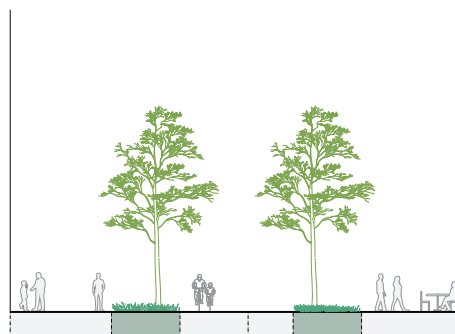
► Refer to Sitewide / Landscape / Spill-out space.



EP.L.6 **Planting**

The design of Empress Place Boulevard **must** provide planted zones and trees on either side of the Empress Place Boulevard.

To create a two sided tree-lined street that references local street typologies and extends the character of Empress Place.



EP.L.7 Arrangement of planting

The design of Empress Place Boulevard **should** maximise planted zones. Planted zones should introduce breaks and not obstruct building entrances.

To allow clear access and visibility from the boulevard to building entrance and to promote ease of pedestrian movement.

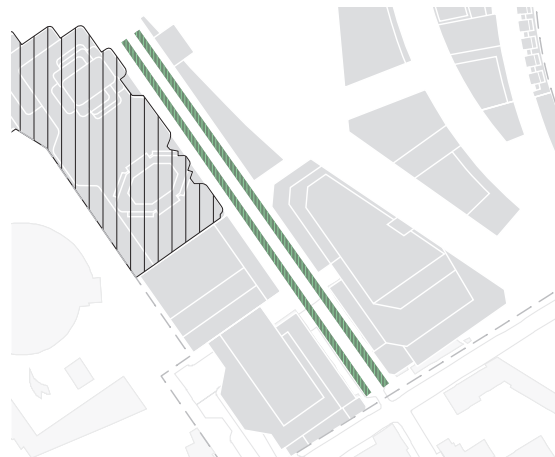


EP.L.8 SuDS features

The design of Empress Place Boulevard **should** incorporate SuDS features. They should be integrated in the planted zones.

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

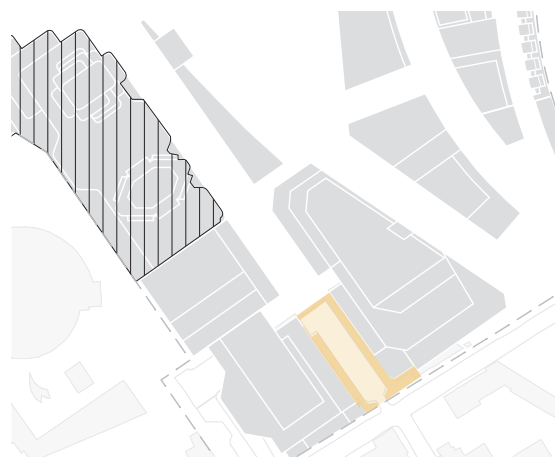
Refer to Sitewide / Landscape / Green/blue infrastructure.



EP.L.9 Existing street levels

The Proposed Site levels **should** align to existing levels where they meet.

To tie into retained elements - buildings, façades and / or curtilage, and surrounding streets.



EP.L.10

Curtilage Zone

The curtilage elements of the existing buildings - such as lightwells, railings and steps - contribute to the character of Empress Place. Design of the public realm **should** consider retention or re-purpose of these elements.

To retain the existing character of Empress Place without undermining a generous and accessible public realm.



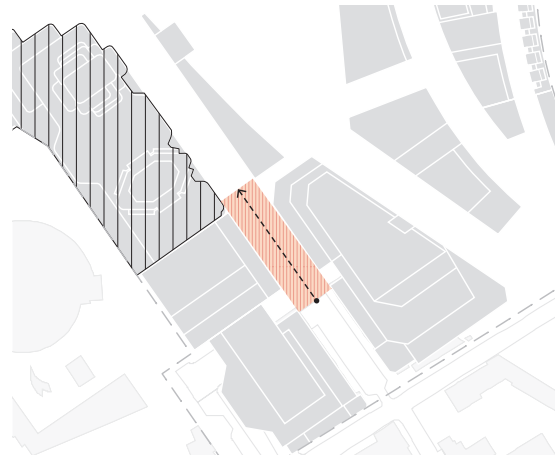
Illustrative view, Empress Place

EP.L.11

Level change along Empress Place

Where changes in levels are required, these **must** be designed to as shallow a gradient as possible, with appropriate level landings throughout.

To ensure accessibility and continuity of the public realm.

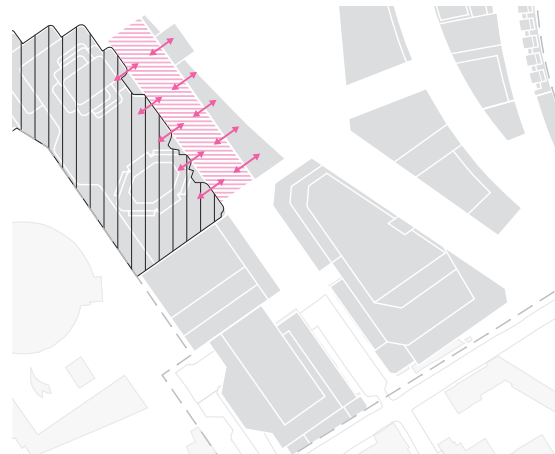


EP.L.12

Levels adjacent to the Table

The design of Empress Place Boulevard **should** be level for the section west of the Table.

To ensure a level interface with adjacent active Ground Floor uses and potential for spill-out.



EP.L.13

Access to the Table

The design of Empress Place Boulevard **should** provide pedestrian access to the Table adjacent to the cultural venue in WBO8.

To strengthen the connection of the cultural venue to the public realm.



Illustrative view, Empress Place

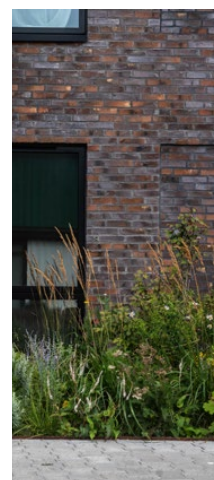
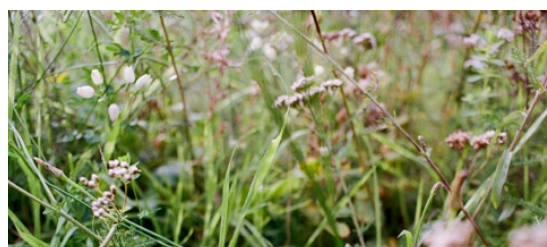
EP.L.14

Climate resilient streetscapes

The design of Empress Place Boulevard **must** create a climate resilient streetscape habitat, characterised by tree-lined streets and incorporating SuDS features, as described in the sitewide biodiversity strategy.

To align with the sitewide biodiversity strategy and create a climate resilient streetscape habitat on the boulevard.

- ▶ Refer to biodiversity strategy within Sitewide / Landscape / Green/blue infrastructure.



Example species: Climate Resilient Streetscapes

EP.L.15 **Extending local character**

The design of Empress Place Boulevard **should** consider materials that are sympathetic to the local context of LBHF and the existing street (Lillie Road).

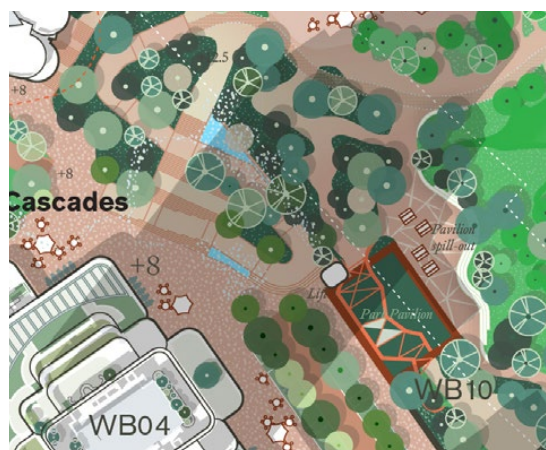
To ensure that the public realm ties into local character.

EP.L.16 **Integration with the Cascades**

The design of Empress Place Boulevard **must** be carefully integrated with the Cascades. Materiality at thresholds should be continuous.

To support a transition between Character Areas and reinforce the legibility of the north-south route.

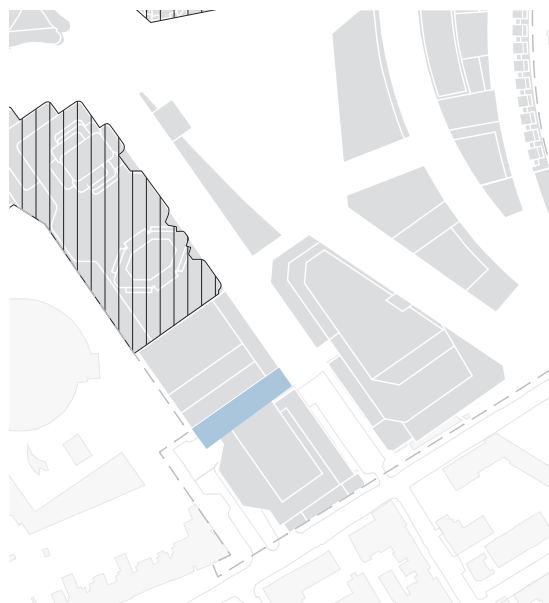
▶ Refer to Sitewide / Landscape / The Cascades.



Illustrative landscape plan

Empress Place Passage

Empress Place Passage allows for taxi drop-off and servicing whilst enabling safe movement of pedestrians.



Key plan

EP.L.17 Facilitate vehicle access

The design of Empress Place Passage **must** provide vehicle access. The design should enable vehicles to turn around.

To allow for vehicle access to service key pedestrian priority spaces.

▶ Refer to Sitewide / Landscape / Inclusivity and movement.

EP.L.18 Ensure pedestrian safety

The design of Empress Place Passage **must** provide a footpath on at least one side of the movement route.

To prioritise pedestrian safety in the public realm.



Delineation through materiality for pedestrian safety

EP.L.19

Demarcating zones

The design and selection of materials **should** demarcate pedestrian and vehicle zones. This could be achieved through variation in paving size.

To create a clear definition between surfaces for different users.



Variation in paving size

EP.L.20

Controlled traffic

The design of Empress Place Passage **must** provide traffic control measures at the end of the street to limit access to Empress Place Boulevard.

To reinforce the pedestrian priority environment of Empress Place.



Illustrative landscape plan

Lillie Road Edge

Lillie Road provides two access points to the site, with an enhanced pedestrian zone.



Key plan

EP.L.21 Wayfinding

The design of Lillie Road Edge **must** prioritise the movement from West Brompton station to Empress Place Boulevard. This could include tone and materiality strategies, layout principles or signage.

To assist with orientation and wayfinding from the edges of the Site into the Earls Court Development.

EP.L.22 Signage

The design of signage **must** be visible and legible, drawing pedestrians into Empress Place Boulevard.

To assist with orientation and wayfinding.

- ▶ Refer to Sitewide / Landscape / Wayfinding.



Visible and legible signage

EP.L.23 **Materials**

The design and selection of paving **must** integrate with both the existing materiality and guidance, and the newly proposed materials within the Site.

To ensure the emerging material palette integrates with existing or future highways works.



Existing condition, Empress Place and Lillie Road

EP.L.24 **Spill-out**

The design of Lillie Road Edge **could** provide spill-out space, adjacent to active Ground Floor uses, where practical.

To allow space for active Ground Floor uses to spill-out into the street.

▶ Refer to Sitewide / Landscape / Spill-out space.



Existing condition, The Prince

EP.L.25 **Unobstructed public realm**

The design of spill-out spaces **must** maintain usability of the public realm without unreasonable obstruction.

To safeguard the movement and use of the public realm.

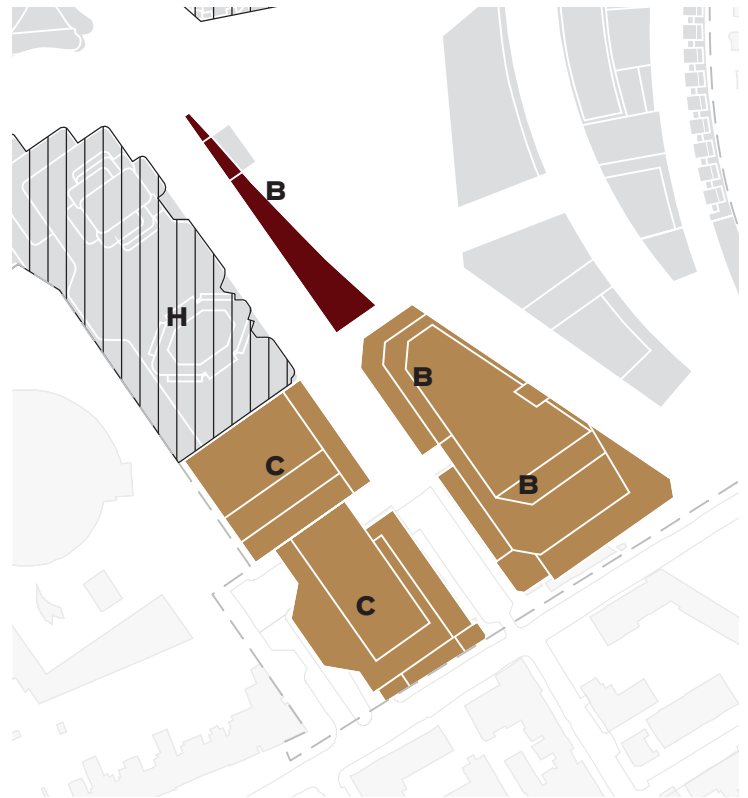
Built Form

Building Typologies

● Large-footprint

(Development Zone B and C)

Located on either side of Empress Place Boulevard, Large-footprint buildings create a sense of arrival into the Site. A stepped massing, common datums as well as rhythm, composition and expression provide a familiar approach to other building typologies. The diagrammatic layout and massing illustrated in this Design Code for Development Zone C shows these plots as a commercial form, but they could also be configured as residential plots (or mixed use including hotel / education uses) in accordance with the Development Specification and Parameter Plan allocation.



● Table Edge

(Development Zone B)

The Table Edge addresses Empress Place Boulevard, providing active frontage and managing a level change to the Table.

||||| Detailed Component

(Development Zone H)

These plots form part of the Detailed Component and will serve as a further level of resolution to communicate the quality and ambition of the later phases.

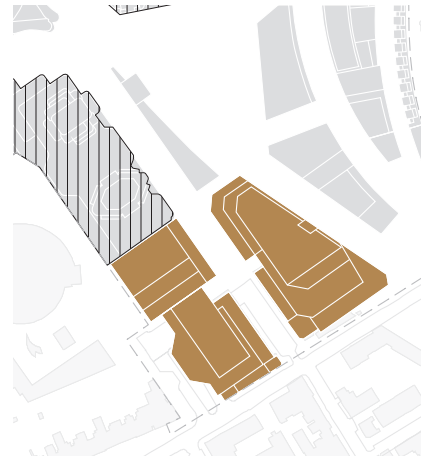


Illustrative sketch showing Built form typologies

Large-footprint

(Development Zone B and C)

Located on either side of Empress Place Boulevard, Large-footprint buildings create a sense of arrival into the Site.



Key plan



Illustrative image of Empress Place Boulevard

Existing buildings

The character of the existing buildings **should** be reflected and celebrated in the designs for Empress Place. This could include their character, scale, expression, materiality, detail and proportion.

To celebrate the existing character of Empress Place.



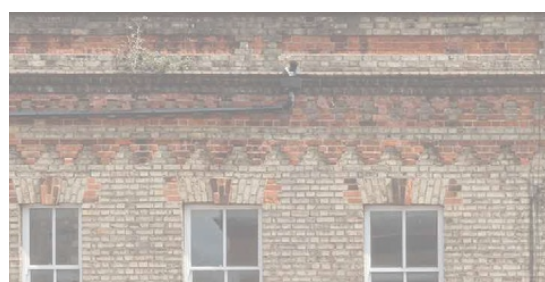
Existing condition of Empress Place



Order, composition and scale of openings



Solid, continuous parapets



Materiality and ornamental details

EP.B.2

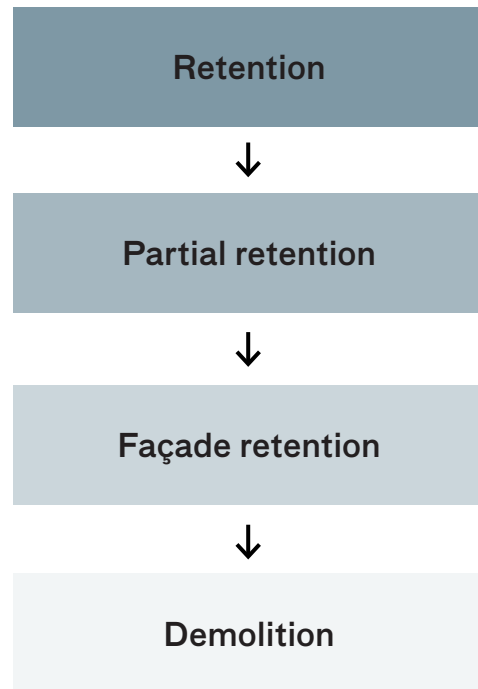
Partial retention of existing buildings

The design **must** prioritise the retention of existing buildings or façades and incorporate them into the proposal in a coherent approach.

There are other elements of the building that should not be considered suitable for retention, such as mansard roofs and alterations/extensions.

Where technical design development demonstrates that a retention option is not possible, then reduced retention or demolition are acceptable outcomes in the sequence identified in the adjacent diagram.

To retain and build on the Site history and architectural character of Empress Place.



Order of priority

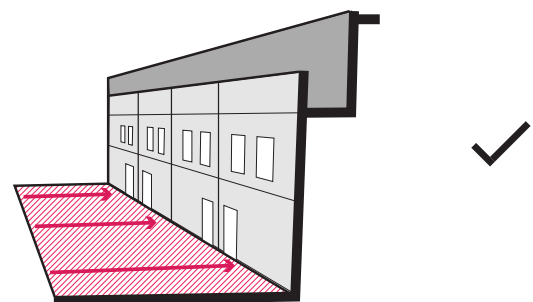
EP.B.3

Enhancing active frontages

Extending the public realm to the front of the existing building line along Empress Place **should** be explored.

To enhance active frontages and interaction between internal and external spaces.

► Refer to Empress Place / Landscape.

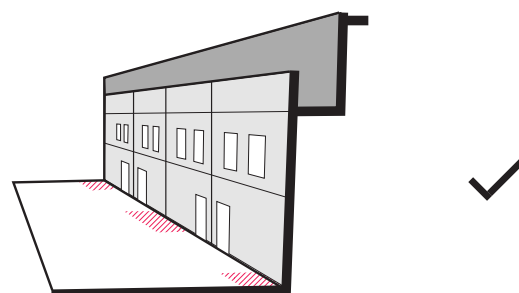
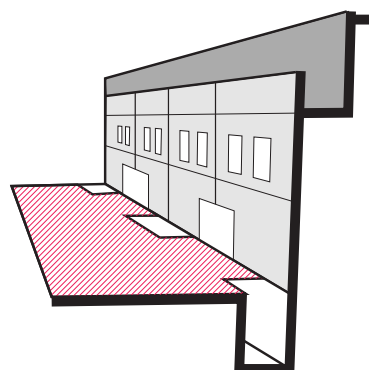


EP.B.4 Prioritising active frontages

Buildings **must** contribute to the activation of the public realm. Existing light wells could be either retained or covered.

To prioritise active frontages and interaction between internal and external spaces.

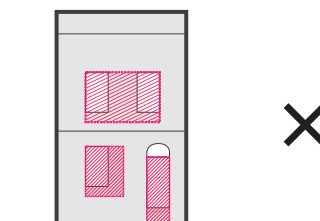
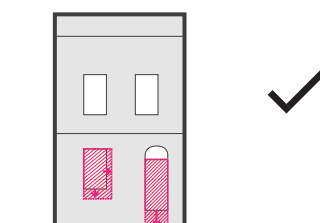
► Refer to Empress Place / Landscape.



EP.B.5 Façade alteration to existing façades

Alterations to existing façades are acceptable, but they **must** retain a legible composition that relates to the original façade character. For example, existing window and door heights could be altered to provide level access and views from the inside.

To retain the recognisable character of the existing buildings

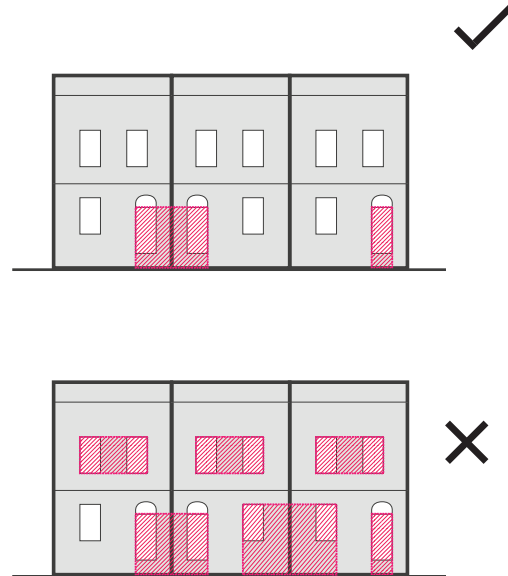


EP.B.6

Additional openings to existing façades

Additional or widened openings **should** be limited to ensure general composition and legibility of the existing façades.

To avoid erosion of the existing façade character legibility.

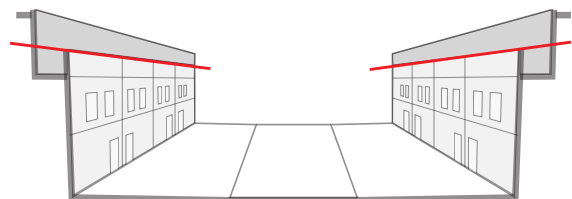


EP.B.7

Legibility of the existing façades

The massing of proposed buildings **must** be set back or sloped so that they are subservient to the existing terraces. This does not include existing mansard roofs (as outlined in EP.B.2).

To reinforce a familiar street scale along Empress Place.

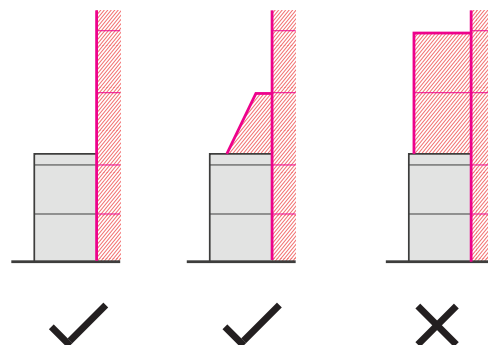


EP.B.8

Integration of historic / proposed volumes

The volume of the historic building **must** be legible in the overall massing composition where integrated with a new building. A single floor with set back or mansard roof could be introduced if it does not compromise the legibility of the existing façade.

To build on the Site history by retaining the character the existing buildings.



EP.B.9

Integration of existing façades and new building

Where new buildings and spaces are proposed behind any retained façade, they **should** provide an appropriate transition in the scale and rhythm of the new elements when seen in relation to the existing condition.

To reinforce the integration of the historic elements into the new design and avoid retained façades reading as external planes.



Existing condition, Empress Place

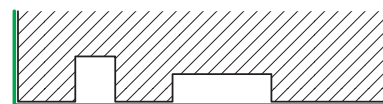
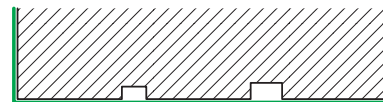
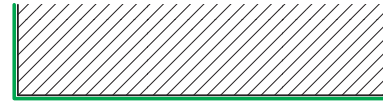
EP.B.10

Define the edge of the boulevard

Large-footprint buildings **must** define the edge of the boulevard and predominantly align to the maximum building line or the existing building façade line.

To define the edge of a key route and align to existing street.

▶ Refer to Sitewide / Built form / Layout and massing.



— Maximum Building Line

EP.B.11

Integrated façades

Where façades are retained, façade design for the upper levels **must** consider their relationship with the retained elements of the existing buildings through tone, materiality, composition or other forms of expression.

To create a sense of coherence between existing and newly proposed buildings.



Existing condition, Empress Place

EP.B.12

Vertical rhythm

The building façade **should** express a rhythm that responds to the proportions of the existing Empress Place terraces. This could be achieved through a regularity in vertical articulation or building element composition.

To create cohesive and familiar rhythm along Empress Place.



Illustrative view, Empress Place Boulevard

EP.B.13

Coherent architecture

Large-footprint buildings **should** read coherently in relation to other Large-footprint and Smaller-scale buildings. This could be achieved through detailed articulation, consistent composition or associated datums.

To create cohesive and balanced architectural composition.



Coherent architectural expression

EP.B.14 **Complementing local character**

Buildings within plots WB07/08 (Development Zone B) **should** respond to and complement the grain, materiality and typologies of existing buildings in the immediate street context. They should avoid creating a visual distraction and mediate between shorter buildings in the foreground, and taller buildings behind.

To complement the existing grain, break down the massing of the large combined plots and enhance legibility of the built form.

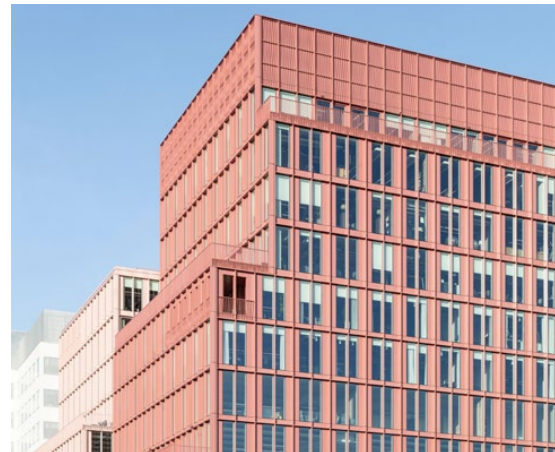


Complementary grain and materiality to site context

EP.B.15 **A family of buildings**

The design of Large-footprint buildings **should** provide harmonising architectural features to allow them to be read as part of the same cluster of buildings. This could be achieved through similar composition, architectural detailing or complementary materials.

To ensure buildings along Empress Place Boulevard are read as a cluster.



A family of buildings

EP.B.16

Prominent corners

Prominent corners are façades fronting or terminating important routes and views within Empress Place Boulevard. They **should** be designed with particular importance and incorporate prominent features.

To reinforce spatial hierarchy and assist with wayfinding.

▶ Refer to Sitewide / Built form / Frontages and façades.



Key

- Prominent corners
- ||||| Detailed Component

EP.B.17

Lillie Road corners

Building corners addressing Lillie Road **could** consider chamfering to reflect the existing built form.

To highlight entrances to the Site and reflect existing buildings.

EP.B.18

Cultural venue

The design of WB08 **should** reflect the cultural use within the building. This should include an open and welcoming entrance which is integrated with the public realm.

To reflect the cultural use within the building and allow it to contribute to the public realm.



Illustrative view, WB08 from the Table

EP.B.19

Entrances

The design of WB08 **should** provide a pedestrian entrance to the building from both boroughs.

To provide access to the cultural venue across both boroughs and different directions in the Site.

EP.B.20

Addressing the Table

Where a building has an address on the Table, the design of the building **must** contribute to the experience of the destination public realm. This could be achieved through expressed entrances, animated façades or a change in expression.

To create an architectural composition that contributes to the public realm through transparency that integrates interior and exterior space, and general character.



Illustrative view, WBO7 from the Table

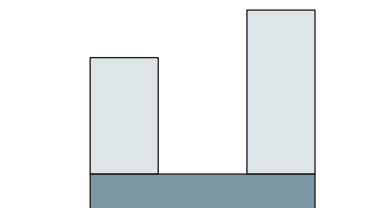
EP.B.21

Relationship to ground

Large-footprint buildings **should** have a clear response to meeting the ground as a well-defined base. It could read as continuous and take precedent over the buildings sitting 'on top'.

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

► Refer to Sitewide / Built form / Layout and massing.

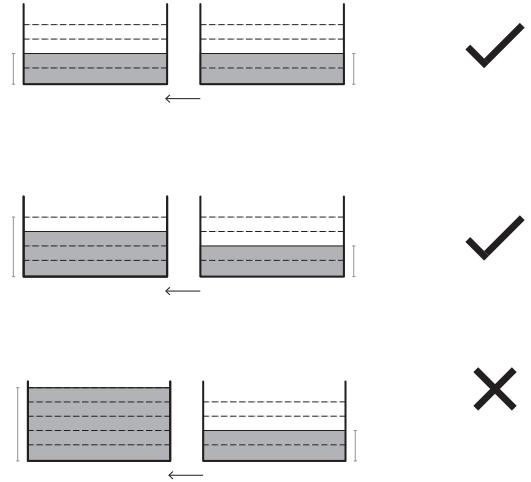


EP.B.22

Legibility of the base

The design of the base **must** respond to the heights established by the scale of the existing buildings on Empress Place.

To reinforce the existing datum levels and create a familiar street scale extending through the Site.



EP.B.23

Expressed entrances

Entrances along Empress Place Boulevard **should** be clearly expressed and easily identifiable. This could be achieved through changes in tone or materiality or recessed entrances.

To create legibility in building façades and improve wayfinding.

EP.B.24

Active frontages

Façades facing key routes **should** include active frontages. These could include doors and / or a degree of transparency.

To contribute to the animation of the public realm.

- ▶ Refer to Sitewide / Built form / Frontages and façades.



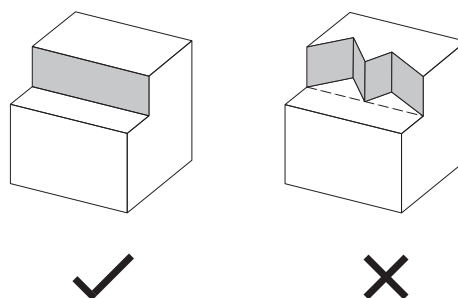
Active uses on the Ground Floor

EP.B.25

Parallel building lines

Proposed building façades addressing Empress Place Boulevard and Lillie Road **should** be arranged at upper levels to be predominantly parallel to the existing building façades and / or street edges line.

To reinforce the spatial condition of the existing streets.



EP.B.26

Accessible roof terraces

The provision of a publicly accessible roof terrace **should** be prioritised where technical, spatial and operational considerations can be met. Where a publicly accessible roof terrace is delivered it should provide access to good sunlight and views towards the river.

Views north onto the Table Park should also be explored. Accessible roof terraces should include greening where possible.

To enable publicly accessible amenity space on upper levels of the masterplan.



Planted zones on accessible terrace

EP.B.27

Planting at upper levels

Setbacks or roof terraces at upper levels **should** include green roofs or planting.

To increase planting across the Site.

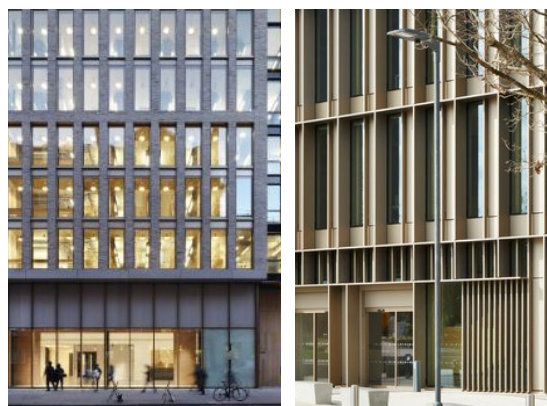


EP.B.28

Tone of new buildings

The tone of new building façades **should** be informed by the existing façades.

To reinforce a cohesive and familiar palette that responds to the predominant tone of the local context.



Tones informed by existing buildings



Tone of existing buildings on Empress Place

EP.B.29

Materials showcasing innovation

Material choices **should** showcase innovation. This could include materials that incorporate technological advancements.

To create buildings that reflect the innovative nature of the uses and activities that happen inside them.



Innovative materials visible from street

EP.B.30

Façades facing the bus facility

Façades facing the bus facility are prominent and visible from Lillie Road. They **should** reflect their role as key frontages in the context of being seen from Lillie Road and addressing the bus facility. Façades should also consider integration of a bus standing facility that should be safe and well-lit.

To address the different streets buildings are facing.

- Refer to Sitewide / Built form / Frontages and façades.

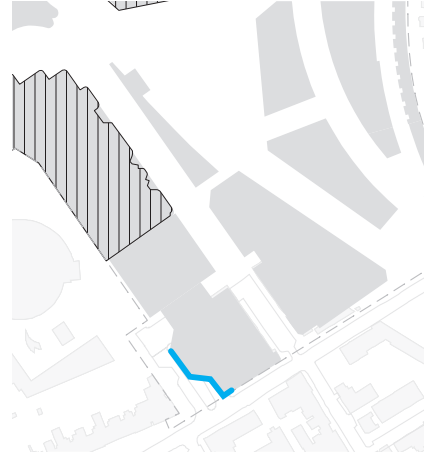
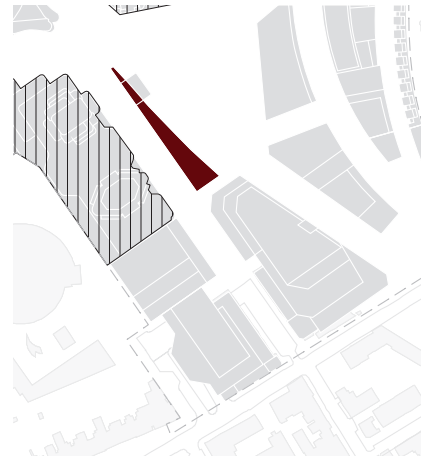


Table Edge

(Development Zone B)

The Table Edge addresses Empress Place Boulevard, providing active frontage and managing a level change to the Table.



Key plan



Illustrative image of Empress Place Boulevard

EP.B.31

Define the edge of the boulevard

The design of the Table Edge **must** define the edge of the boulevard and predominantly align to the maximum building line.

To define the edge of a key route and align to existing street.

- ▶ Refer to Sitewide / Built form / Layout and massing.



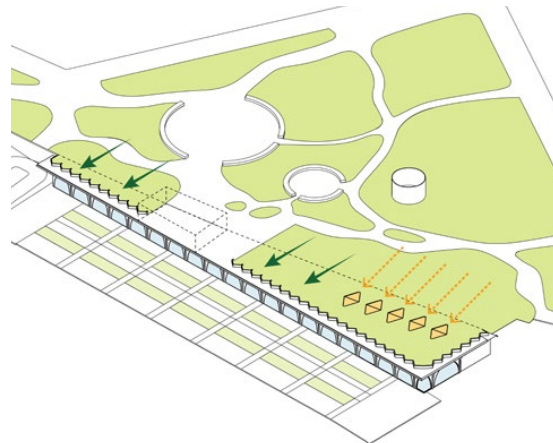
Arches used to define the edge of the boulevard

EP.B.32

Extend the Table

The design of the Table Edge **must** extend the character of the Table over to the edge of Empress Place Boulevard.

To extend the Table and connect it to Empress Place.



EP.B.33

Visual connection to the Table

The design of the Table Edge **should** provide a connection indicating that the Table is present and accessible above. This could be achieved through planting visible from the Ground Floor public realm.

To create a visual connection between Empress Place Boulevard and the Table.

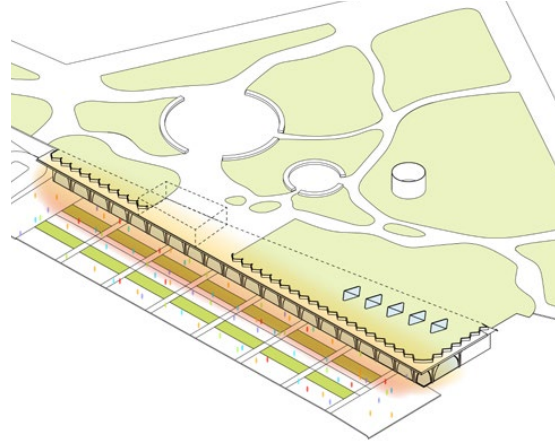


Illustrative image of Empress Place Boulevard

EP.B.34 **Animate the public realm**

Ground Floor frontages **must** be permeable and support visual connection with the public realm.

To animate the public realm.

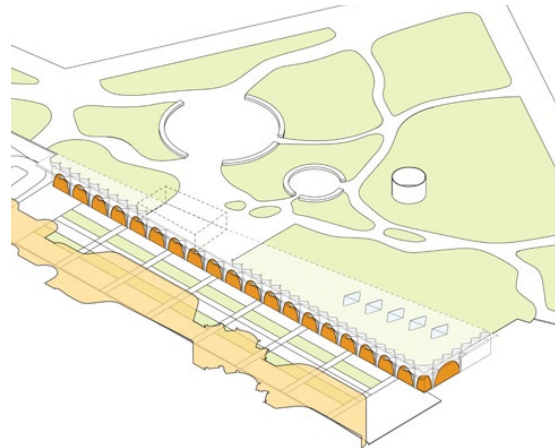


EP.B.35 **Reference to Detailed Component design**

Massing, articulation, architectural expression and façade rhythm **should** respond to the detailed design of the adjacent Plot (Development Zone H).

To ensure a harmonious streetscape.

▶ Refer to Detailed Component of the Hybrid Planning Application.



EP.B.36 **Vertical rhythm**

The building façade **must** express a vertical rhythm that responds to the proportions of the existing Empress Place terrace buildings. This could be achieved through a regularity in vertical articulation or building element composition.

To create a cohesive and familiar rhythm along Empress Place Boulevard.



Railway arches

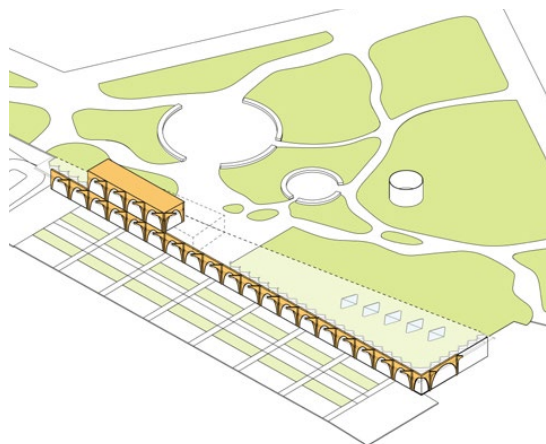
EP.B.37

Integration of buildings on the edge of the Table

Where buildings/structures are located on the edge of the Table, such as the Pavilion, the design of the Table Edge **could** be integrated with the design of those buildings.

To ensure that the relationship of the built form is considered.

► Refer to The Table / Built form / Pavilion.



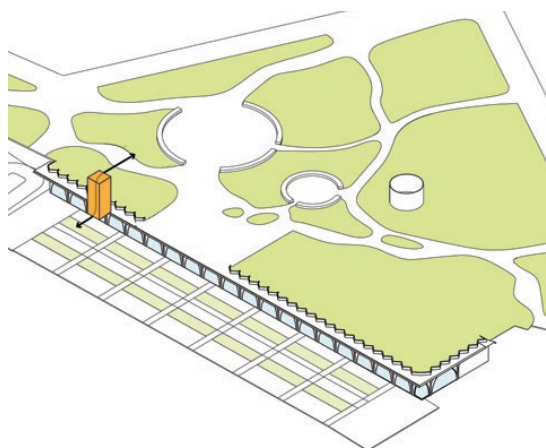
EP.B.38

Accessible connection between levels

A level access and lift connection **must** be provided between Empress Place Boulevard and the Table. This should be visible from key surrounding routes.

To provide an accessible and inclusive public realm.

► Refer to Sitewide / Landscape / Inclusivity and movement, The Table / Landscape and The Table / Built form / Pavilion.



EP.B.39

Unique typology

The design of the Table Edge **must** celebrate the unique typology and setting underneath the Table. This could be achieved through façade composition, entrances, tone or materiality.

To animate the public realm.

Impacts on Heritage and Townscape

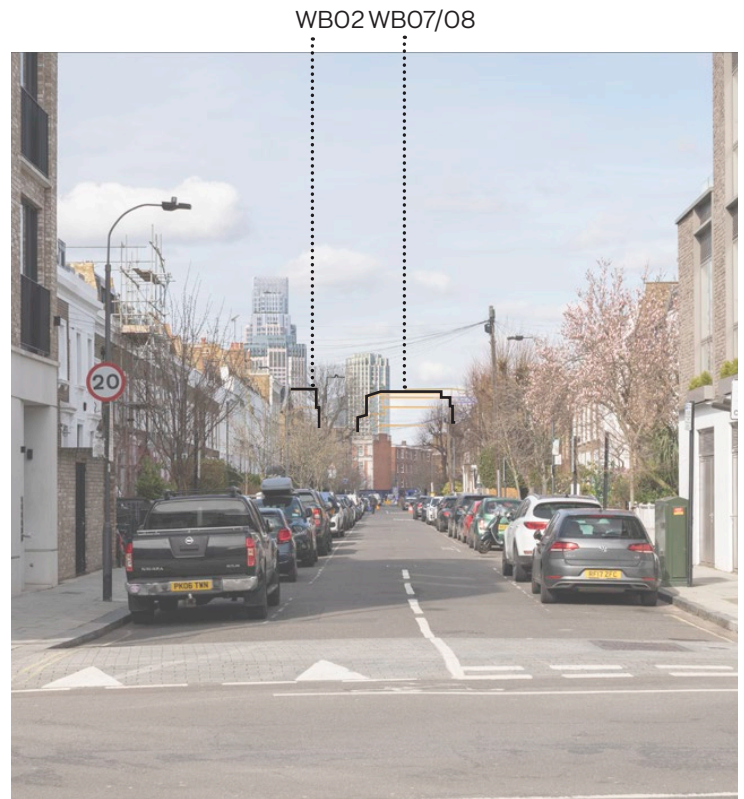
EP.B.40

Intermediate layering

Buildings within Plots WB02, WB07/08 (Development Zones B1,B2 and C) **should** provide an intermediate layer between the existing buildings in the foreground, and the proposed taller buildings behind. This could be achieved through the use of colour, materiality, or architectural expression.

To minimise distraction and impact of the change in scale between the existing townscape in the foreground, and the proposed higher development.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Kings Road - View 39

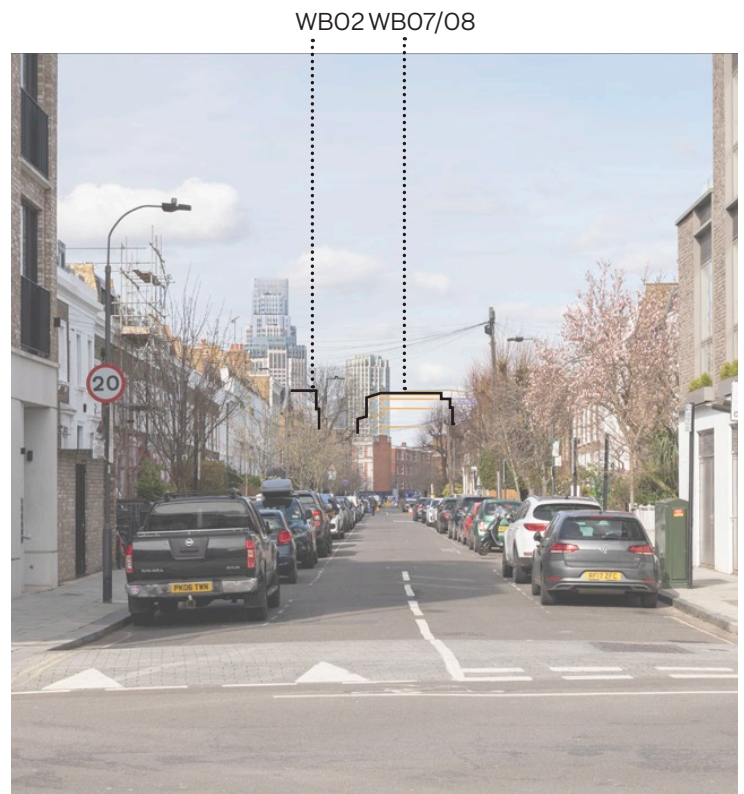
EP.B.41

Vertical expression

Buildings within Plots WB02, WB07/08 (Development Zones B1,B2 and C) **should** mediate between the existing context and taller proposed building behind. This could be achieved through vertical expression.

To minimise the perceived scale of the buildings.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Kings Road - View 39

EP.B.42

Distinguishable from foreground

Buildings within Plots WBO2, WBO7/O8 (Development Zones B1,B2 and C) **should** have a distinctive rhythm and composition that differ from other buildings in the view.

To avoid coalescence in the massing and reduce visual impact on heritage assets and their setting.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Kings Road - View 39

EP.B.43

Marker

Design of WBO1/O2 (Development Zone C) **should** appear as a marker. It should be distinguishable from other buildings in the view. This could be achieved through the use of colour, materiality, or architectural expression.

To reflect the role of the buildings as a marker.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Ongar Road - View 59

EP.B.44

Greenery on terraces

Landscape **could** be introduced on south facing terraces of WB01/O2 (Development Zone C).

To reinforce the stepping of the massing.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Ongar Road - View 59

EP.B.45

Expressing of stepping

Design of WB01/O2 (Development Zone C) **could** incorporate variation in heights of set backs and proportions of different sections of the façade.

To reinforce a sense of layering, and reduce coalescence, and make the building distinguishable from the foreground.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Ongar Road - View 59

EP.B.46

Distinguishable from foreground

Building design within Plots WB01/O2 (Development Zone C) **should** have a distinctive rhythm and composition that differ from other buildings in the view.

To avoid coalescence in the massing and reduce visual impact on heritage assets and their setting, and achieve a high standard of urban design.

- ▶ Refer to Sitewide / Built form / Impacts on heritage and townscape.



Ongar Road - View 59

8. Aisgill Gardens [AG]

The
Earls Court
Development
Company



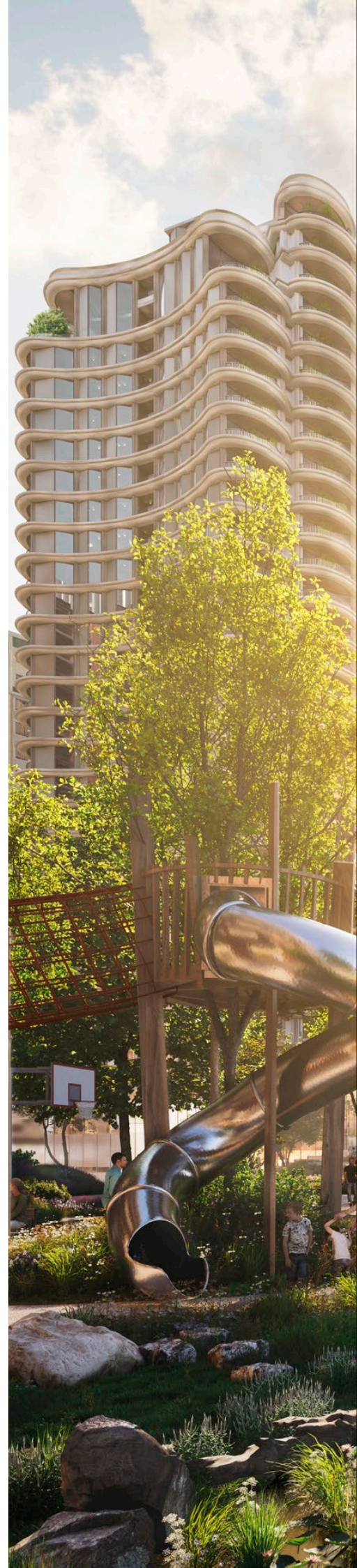
Character Area extent

Overview

Aisgill Gardens is a community green that includes amenities for all ages and connects to the neighbouring Gibbs Green and West Kensington Estates. It plays an important role as the primary arrival point from the west and as a destination play space.

Key principles that characterise Aisgill Gardens include:

- Creating a community green stitching together the adjacent residential Estates with the new community in an intimate, natural environment.
 - Providing a destination play space with sensory landscapes and adventure play.
 - Activating building frontages that spill-out into the landscape.
 - Providing a community hall with animated frontages and community uses.
 - Creating a prominent location along the key north-south and east-west routes.
- ▶ Refer to Illustrative Masterplan chapter in the Design and Access Statement: Masterplan (EC.PA.08).





Illustrative view, Aisgill Gardens

Landscape

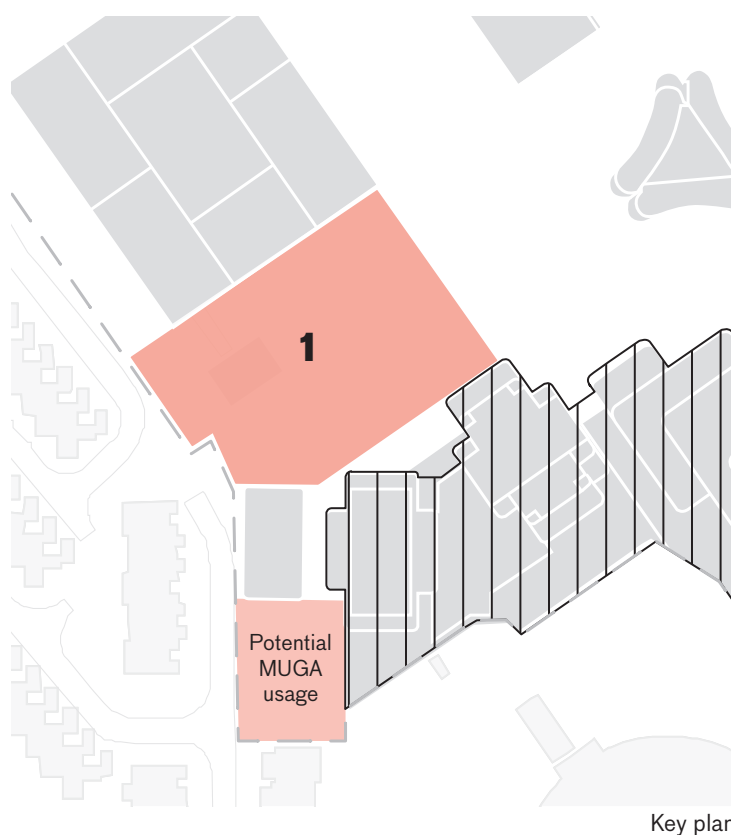
Spaces

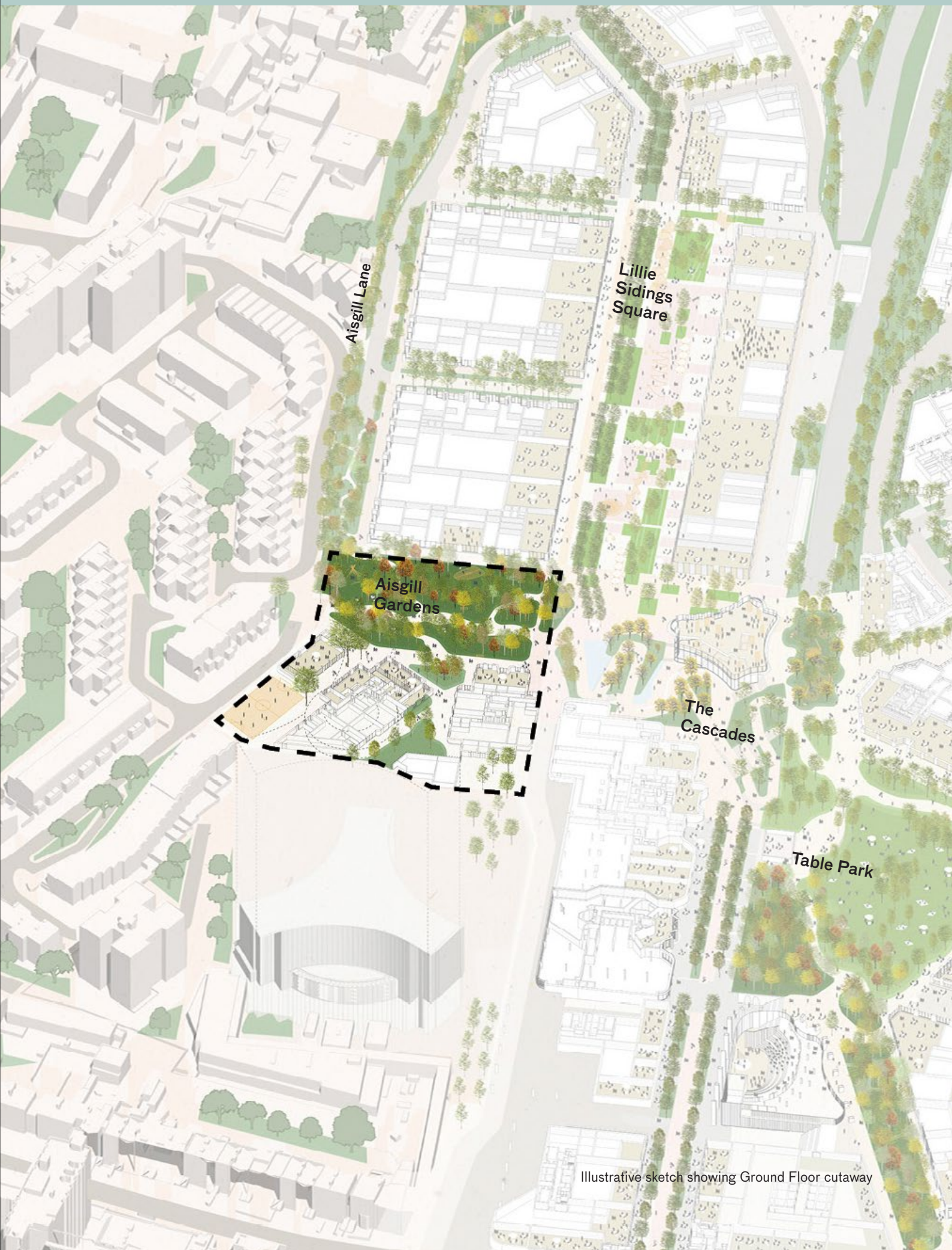


Community green

Aisgill Gardens (1)

A generous, inclusive and community-oriented green open space that brings residents together and welcomes people into the Site.





Aisgill Lane

Lillie
Sidings
Square

Aisgill
Gardens

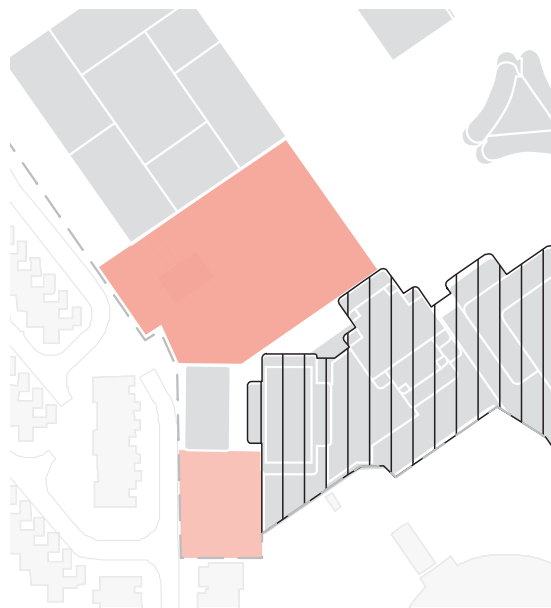
The
Cascades

Table Park

Illustrative sketch showing Ground Floor cutaway

Aisgill Gardens

A generous, inclusive and community-oriented green open space that brings residents together and welcomes people into the Site.



Key plan



Illustrative landscape plan

AG.L.1

Community green

The design of Aisgill Gardens **should** be a centre for the local community, and should have a distinctive identity.

To ensure Aisgill Gardens meets the needs and reflects the identity of the local community.



Illustrative view, Aisgill Gardens

AG.L.2

Complete at every stage

The design of Aisgill Gardens **must** ensure the public realm is usable and comfortable at every stage as the proposal comes forward.

To deliver a public realm that can be used at all stages of delivery.

AG.L.3

Ensuring East-west connection

The design of Aisgill Gardens **must** ensure an east-west cycle and pedestrian connection at every delivery stage. The connection must tie into the wider Site cycle network.

To ensure there is east-west connectivity at all stages of delivery.

▶ Refer to Sitewide / Landscape / Inclusivity and movement.

AG.L.4 Northern boundary edge treatment

The design of the northern boundary edge treatment **must** be integrated with the public realm and contribute to the activation of the space. This could be achieved through interactive play elements, public art or planting.

To support well integrated interim edge treatments that contribute to the public realm.



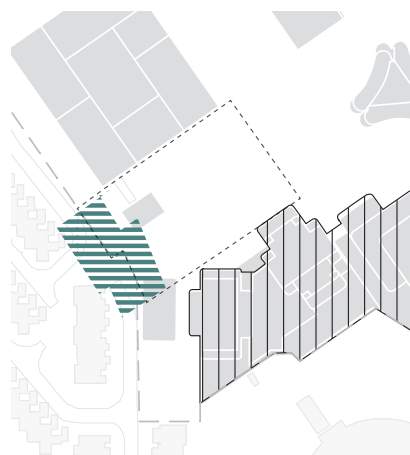
Edge treatment with integrated play, on Site

AG.L.5 Definition of the public realm

The design of Aisgill Gardens **must** include a permeable edge. This could be achieved through planting and landscape design, or include a Pavilion.

To provide a sense of enclosure on the western boundary.

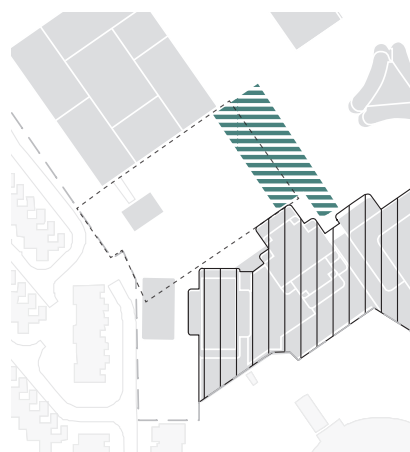
Refer to Aisgill Gardens / Built form / Pavilion (P).



AG.L.6 Transition in character

The eastern boundary **should** define a notional boundary between Lillie Sidings Square and the Cascades with the community garden.

To provide a legible and varied public realm



AG.L.7

Intimate spaces

The design of Aisgill Gardens **should** facilitate a sense of enclosure and intimacy. This could be achieved through the arrangement of street furniture, planting or materiality.

To frame and define the extent of Aisgill Gardens from adjacent key open spaces.



Planting used to facilitate a sense of enclosure

AG.L.8

Variety of uses

The design of Aisgill Gardens **should** accommodate a variety of uses. These could include a sensory forest, picnic lawns, quiet spaces and nature trails.

To create a welcoming and varied public open space, designed around inclusivity and varied needs of different age groups and abilities.



Public realm with a variety of uses including sitting and play

AG.L.9

Destination play space

The design of Aisgill Gardens **must** offer a destination play space.

To create a zone within Aisgill Gardens that plays a key role in promoting its playful and open character.

► Refer to Sitewide / Landscape / Play.



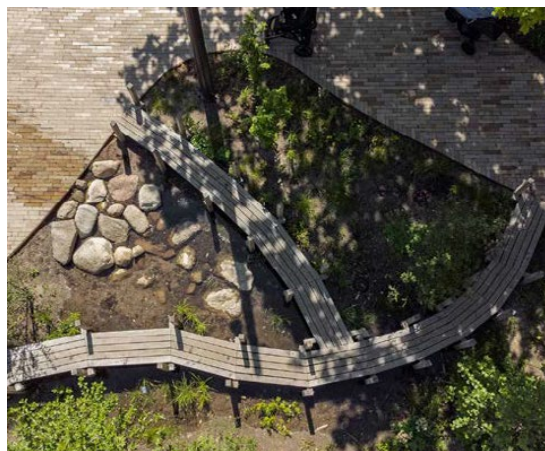
Play feature as part of destination play space

AG.L.10

Variety of play

The design of Aisgill Gardens **must** accommodate different types of play. This could include formal and informal play.

To create a welcoming and varied public open space, designed around inclusivity and varied needs of different age groups and abilities.



Nature trails providing variety of play

AG.L.11

Adventure play

The design of Aisgill Gardens **should** provide adventure play. This could be through large scale climbing apparatus, tunnels, slides or water play.

To contribute towards establishing Aisgill Garden's identity as a destination play space.



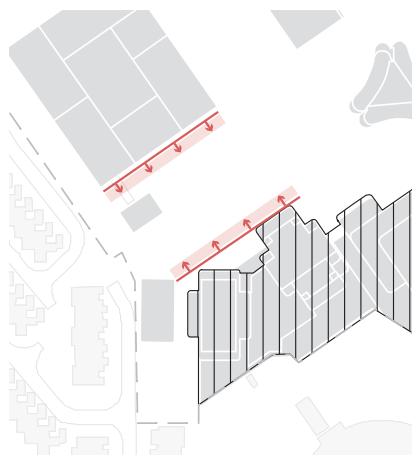
Play structures that incorporate climbing, tunnels and slides

AG.L.12

Spill-out zone

The design of Aisgill Gardens **should** have spill-out zones adjacent to buildings for active Ground Floor uses. They should not conflict with building entrances and movement routes.

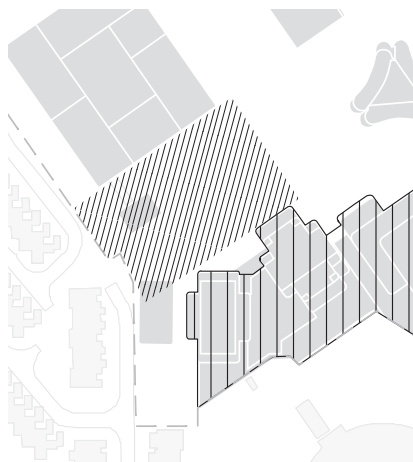
To allow space for active Ground Floor uses to spill-out into Aisgill Gardens.



AG.L.13 **Vehicle-free**

The design of Aisgill Gardens **must** be vehicle-free. Only emergency vehicle access is permitted.

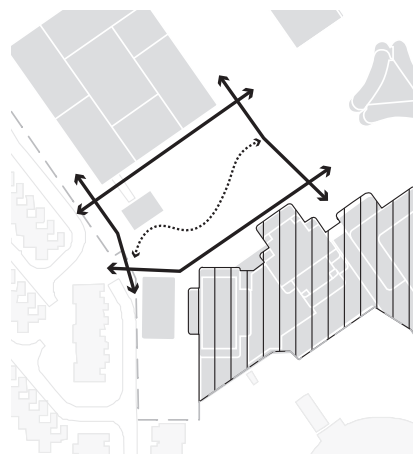
To enhance safety for pedestrians and cyclists of all ages.



AG.L.14 **Allowing pedestrian movement on the edges**

The design of Aisgill Gardens **should** enable pedestrian movement along the edges. This should take into consideration spill-out spaces in front of buildings. Pedestrian movement could also be through the landscaped areas.

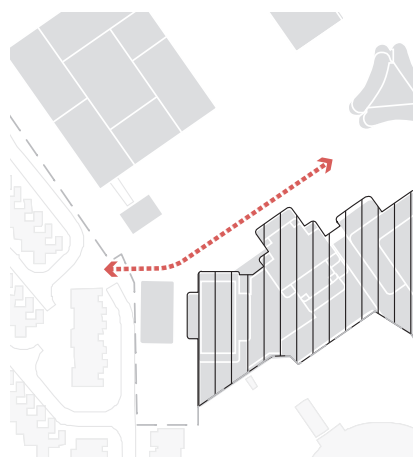
To safeguard space at the heart of the community green for the uses described.



AG.L.15 **Cycle movement**

The design of Aisgill Gardens **should** provide a visible cycle route supporting an east-west connection. This could be located on the southern edge of Aisgill Gardens.

To contribute to the sitewide cycling strategy and connect into the local network.



AG.L.16 **Cycle parking**

The design of Aisgill Gardens **should** provide cycle parking adjacent to the cycle route through Aisgill Gardens. Cycle parking should be well-integrated with the public realm.

To facilitate cycling and change of means between cycling and walking.

AG.L.17 **Playful street furniture**

The design of street furniture **could** facilitate play. This could include furniture designed for play as well as sitting or include playful elements.

To contribute to the character of Aisgill Gardens as a play-led, community recreational space.

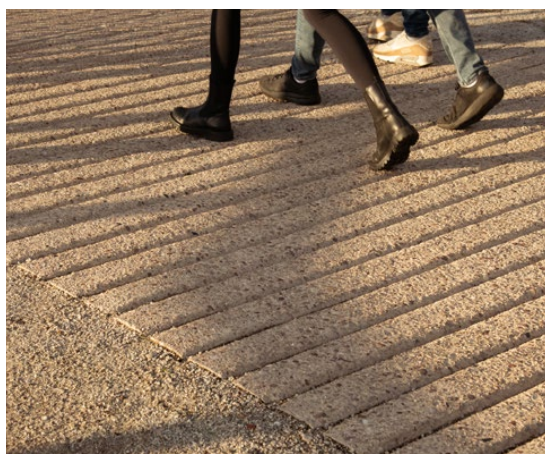


Interactive playful elements as part of the street

AG.L.18 **Integration of materials**

The design and selection of materials **should** provide an appropriate interface with the neighbouring Estate and adjacent key spaces. This could be achieved by adopting particular characteristics of tone, or through either considered transition or differentiation of materials.

To create cohesion and legibility of way-finding across Site, whilst also knitting into its context.



Local materials are used in the new public realm

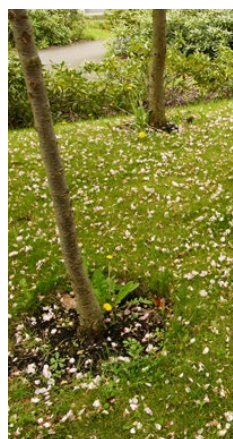
AG.L.19

Community Orchard

The design of Aisgill Gardens **must** create a Community Orchard habitat, as described in the sitewide biodiversity strategy.

To align with the sitewide biodiversity strategy and provide a diverse and connected green network.

- ▶ Refer to biodiversity strategy within Sitewide / Landscape / Green/blue infrastructure.



Example species: Community Orchard

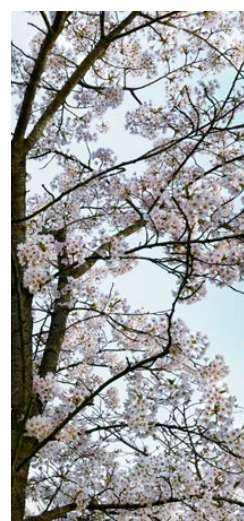
AG.L.20

Planting supporting flowering & fruiting species

Plant species selection **must** include a selection of flowering and fruiting species.

To support the character of play and stay orchards.

- ▶ Refer to Sitewide / Landscape / Planting.



Flowering and fruiting species

Built Form

Building Typologies

Perimeter block façade

(Development Zone U)

NB. This section includes codes in relation to the southern façade along Aisgill Gardens only. For more detail on the treatment of regular perimeter blocks, refer to 'Lillie Sidings, Built form'

Pavilion

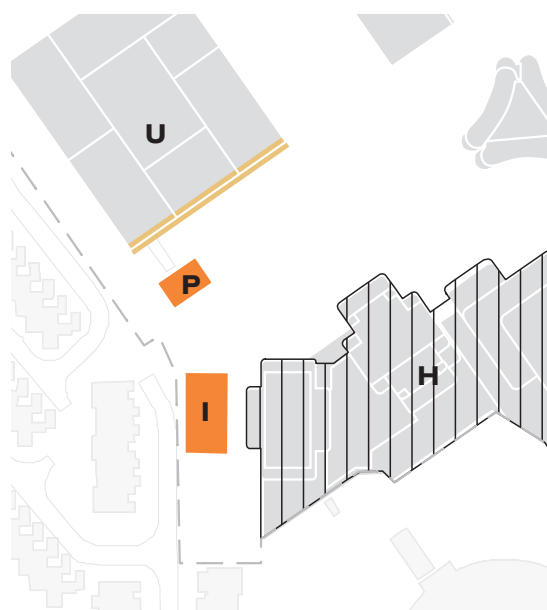
(Development Zones I and P)

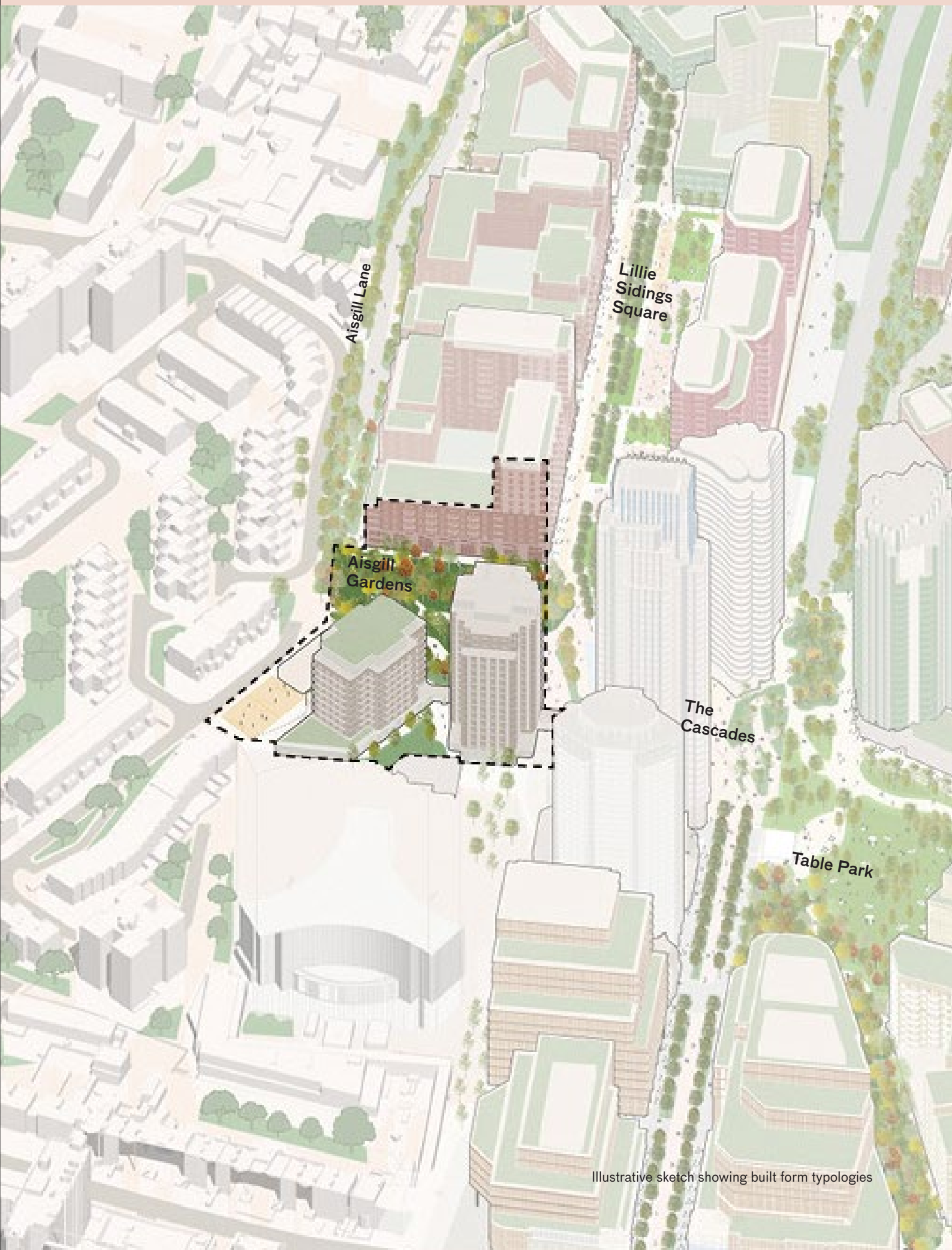
The Pavilions frame the western edge of Aisgill Gardens and provide active, animated frontages and community-focused uses.

|||||| Detailed Component

(Development Zone H)

These plots form part of the Detailed Component and will serve as a further level of resolution to communicate the quality and ambition of the later phases.





Illustrative sketch showing built form typologies

Perimeter Block

(Development Zone U)

Southern façades along Aisgill Gardens only.

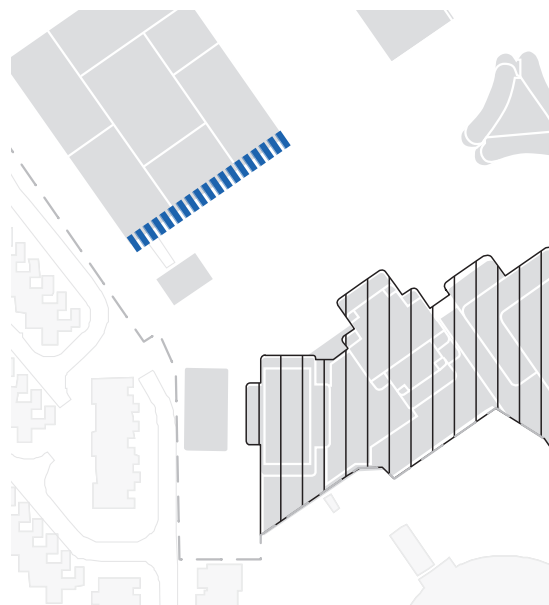


AG.B.1

Permeable Ground Floor frontages

Ground Floor façades facing onto Aisgill Gardens **should** be visually permeable, clearly legible and inviting.

To create a connection between exterior and interior spaces, encouraging people to engage with their surroundings and others, fostering a sense of community.



AG.B.2

Supporting a community ecosystem

Buildings **should** be designed to accommodate spill-out space to support community and cultural uses.

To create a vibrant community ecosystem supported by a variety of services.



Supporting a community ecosystem

AG.B.3

Rhythm and human scale

Façades **should** adopt a human scale. This could be achieved through grain, rhythm, differentiating lower levels, or façade articulation.

To enhance the pedestrian experience.



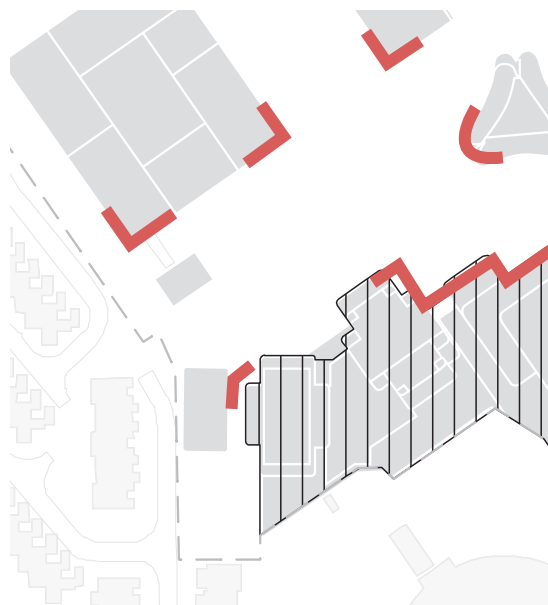
Illustrative view, Aisgill Lane towards Development Zone U

AG.B.4 Prominent corners

Prominent corners **should** be designed with particular importance and should be richer in detail.

To reinforce spatial hierarchy and assist with wayfinding.

- Refer to Sitewide / Built form / Frontages and façades.



AG.B.5 Integration of artwork

Façades facing onto Aisgill Gardens **could** provide opportunities for integrated community art. The artwork could be developed through consultation with the existing local community.

To integrate the architecture in the cultural identity of the local community and develop a distinct 'local' character to this area.

- Refer to Sitewide / Landscape / Public Art.



Artwork integrated into the building façade

AG.B.6

Reference to Detailed Component design

Massing, articulation, architectural expression and façade rhythm **should** respond to the detailed design of the adjacent Plot (Development Zone H), facing onto Aisgill Gardens.

To ensure a harmonious streetscape.

- ▶ Refer to Detailed Component of the Hybrid Planning Application.

Pavilions

(Development Zones I and P)

The Pavilions frame the western edge of Aisgill Gardens and provide active, animated frontages and community-focused uses.



Illustrative view, Aisgill Gardens towards Development Zone I

AG.B.7

Contribution to the public realm

Ground Floor uses **should** contribute to the activation of the public realm. This could include cafés, culture or community uses.

To create a vibrant and engaging environment.



Cafe encourages uses of the public realm

AG.B.8

Permeable, open and welcoming frontages

Ground Floor façades **should** be visually connected and transparent, where possible.

To create a strong visual connection and activate the public realm.



Glazing on Ground Floor façades to create transparency

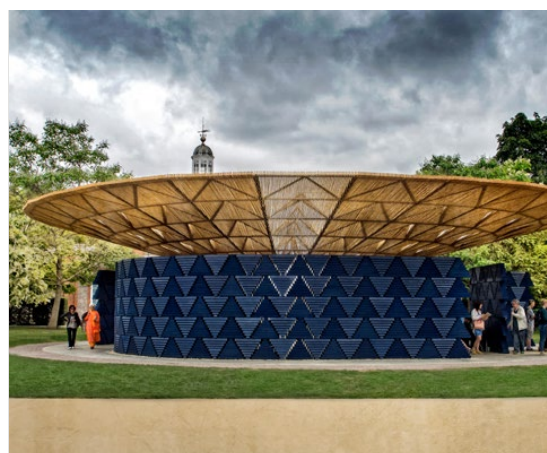
AG.B.9

Integrated with landscape design

The design of the Pavilion **must** be integrated with the landscape. It could include referencing a similar material palette and integration of planting.

To allow for integration of the landscape design.

► Refer to Aisgill Gardens / Landscape.



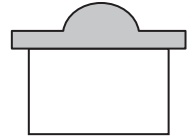
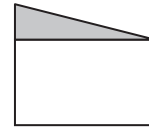
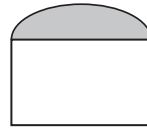
Illustrative view, Aisgill Gardens towards Development Zone I

AG.B.10

Roof articulation

The design of the Pavilion **could** have a distinct roof articulation.

To create visual interest and a distinct architectural character.



AG.B.11

Weather protection

The design of the Pavilion **should** provide areas for shelter from the weather. This could be achieved through incorporating elements such as canopies or awnings.

To provide comfort in adverse weather conditions.



Awning provides weather protection

AG.B.12

Integration of art

The design of the Pavilion **could** provide opportunities for integrated art. The artwork could be developed through consultation with the existing local community or engagement of a local artist.

To integrate the community's identity with the architectural design.

► Refer to Public Art Strategy.



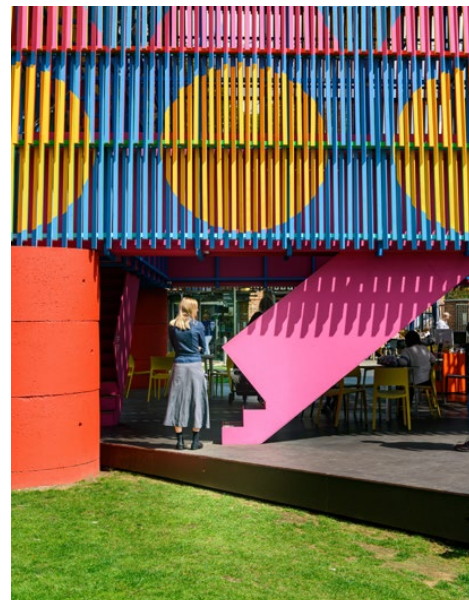
Integration of art within the Pavilion

AG.B.13

Playfulness

The design of the Pavilion **could** explore opportunities for diverse architectural expression. This could be achieved through the use of colour or interactive elements.

To create a dynamic and engaging space that inspires creativity.



Use of colour creates a sense of playfulness

Pavilion (I)

(Development Zone I)

The Pavilions frames the western edge of Aisgill Gardens and provide active, animated frontages and community-focused uses.



Illustrative view, Aisgill Gardens towards Development Zone I

AG.B.14

Reference to Detailed Component design

Massing, articulation, architectural expression and façade rhythm **should** respond to the detailed design of the adjacent Plot (Development Zone H).

To ensure a harmonious streetscape.

- ▶ Refer to Detailed Component of the Hybrid Planning Application.

AG.B.15

Responding to the public realm

The Pavilion **should** allow for flexible ground floor community uses and respond to the public realm as well as allowing for improvements to the existing MUGA.

To ensure the Pavilion and ground floor uses are integrated with the public realm of Aisgill Gardens.



Illustrative view, Aisgill Avenue towards the Pavilion

Pavilion (P)

(Development Zone P)

The Pavilion frames the western edge of Aisgill Gardens and provide active, animated frontages and community-focused uses.



AG.B.16

Pavilion within Aisgill Gardens

Design of Aisgill Gardens **must** include a permeable edge. This could be achieved through planting and landscape design, or include a Pavilion. The Pavilion should form one possible option of design exploration for defining the edge condition of Aisgill Gardens.

To create welcoming and identifiable points of entry to the Site and transition between the scale of the existing houses and street and that of the gardens and buildings defining it.

► Refer to Aisgill Gardens / Landscape.



Illustrative view, Aisgill Gardens

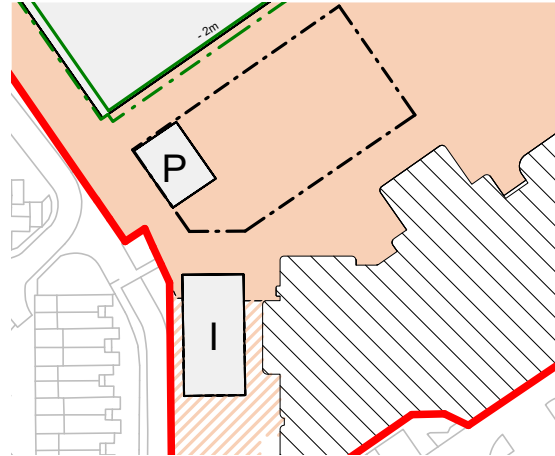
AG.B.17

Pavilion location

If a Pavilion is proposed, it **must** be located within the zone of allowable movement in Aisgill Gardens.

To allow flexible location of a Pavilion in Aisgill Gardens.

► Refer to Parameter Plans (EC.PA.B).



AG.B.18

Flexibility for uses

The internal layout of the Pavilion **could** allow for flexibility of uses. An open plan layout could be used to create open, adaptable areas.

To encourage flexible uses to evolve over the building's life span.



Pavilion with flexibility for uses

