

# Development Specification

ECDC Planning  
EC.PA.A  
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# EARLS COURT

We are creating a place the world will watch with wonder, on London's iconic site of human ingenuity.

Through our masterplan, we will reimagine the very fabric of living, working and urban wellbeing for London and future spaces.

Attracting the world's most inventive, imaginative and extraordinary minds.

That place is Earls Court.

We have a vision to bring the wonder back to Earls Court, transforming this long derelict site and reinstating it as a global destination for innovation and excitement. Since we acquired the site in 2019, we have been working collaboratively with local communities, continuously uncovering and discovering this historic piece of London. When the world seemed to pause as the pandemic hit in 2020, we progressed and used the opportunity to reflect, rethink and reset.

Through this process, our vision emerged, bringing to life the legacy of the Exhibition Centres and the role they played within the local community. This vision is based on four priorities:

- Open up the former Exhibition Centre site for the first time in 150 years – giving back to local communities
- A showground of world class ingenuity – celebrating its legacy and history
- Create a better piece of city – a blueprint for future generations
- Addressing the climate emergency – an ambition to go beyond net-zero

Our early activation of the site has brought entertainment, economic investment and excitement back, underpinning our learning and understanding of the site and the communities within which it sits. Looking to the future, we have a huge opportunity

to change the way people experience a place. An opportunity to challenge through:

- Reinventing the innovation economy
- Investing in London's cultural infrastructure
- Reconnecting with the natural world
- Re-defining city living for the future

The need for Earls Court couldn't be more timely. Our four place pillars underpin our vision and set the ambitions for the place we want to create:

- Earls Court will be a celebration of nature and its ability to connect and revive
- Earls Court will be a showcase for climate and clean innovation and skills
- Earls Court will be a cultural ecosystem for the future of talent
- Earls Court will be an inspiring neighbourhood designed for all stages of life

We will create a new west side story, putting Earls Court back on the map; it will be a place for everyone with inclusivity and consideration of diverse wants and needs. Above all, we will be good ancestors, creating a place which is future proof, climate resilient and establishes standards of excellence in design.

Earls Court will be the place where London dares.

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# 1. Introduction

- 1.1 This Development Specification has been prepared by the Earls Court Development Company (“ECDC”) on behalf of The Earls Court Partnership Limited (“ECPL”) (the “Applicant”) in support of two hybrid (i.e. part outline, part detail) planning applications, one submitted to the Royal Borough of Kensington and Chelsea (“RBKC”) and the other to the London Borough of Hammersmith and Fulham (“LBHF”) (each referred to as “Hybrid Application” or collectively as the “Hybrid Applications” hereafter) for the redevelopment of the Earls Court development site.
- 1.2 This Development Specification defines and describes the Earls Court Development and provides information in relation to:
- The development for which outline planning permission is sought and for which applications for Reserved Matters Approval (“RMA”) will be applied for in the future.
  - The development for which detailed planning permission is sought.
  - The documents, drawings and plans submitted with the Hybrid Applications, including those submitted for approval and those submitted for information to support their determination.
  - The development content including the quantum of floorspace and land use, public realm and parking.
  - The Design Code and Parameter Plans: a broad description of the purposes of the Design Code and a summary of the content of each Parameter Plan, with a guide to how they relate to matters reserved in relation to parts of the Hybrid Applications for which outline planning permission is sought.
- 1.3 The remainder of this Development Specification is structured as follows:
- Chapter 2: sets out the scope of the Hybrid Applications.
  - Chapter 3: provides a description of the Site.
  - Chapter 4: defines and describes the overall development content and the approach to site-wide matters such as floorspace and land use quantum and phasing.
  - Chapter 5: provides a description of the documents, plans and drawings submitted for approval and the approach to matters reserved for future approval.

## 2. The Hybrid Applications

- 2.1 Two Hybrid Applications are submitted, one to each of RBKC and LBHF, with the red line boundary to delineate them drawn along the borough administrative boundary line. Land within the red line boundary to the east of the borough boundary line forms the RBKC Hybrid Application site and land to the west forms the LBHF Hybrid Application site (together referred to as “the Site”). Both application submissions are submitted in duplicate to each borough and each one is submitted in outline (the ‘Outline Component’), but with a part submitted in detail (the ‘Detailed Component’), making them ‘hybrid’ planning applications.

### Descriptions of Development

- 2.2 Planning permission for the RBKC Hybrid Application is sought for the following:

*“Hybrid planning application for part outline (all matters reserved) and part detailed (no matters reserved) planning permission for demolition and alteration of existing buildings and structures and phased redevelopment to include landscaping, car and cycle parking, means of pedestrian, cycle and vehicular access and routes and mixed use development comprising Residential (Class C3), Workspace (Class E), Cultural Facilities (Class F1 / Sui Generis), Older Persons Housing (Class C2), Hotel (Class C1), Retail (Class E), Leisure (Class E / F2), Education (Class E / F1), Community Facilities (Class F2), Storage and Distribution (Class B8) and Sui Generis uses (to include Student Accommodation, Co-Living, Theatre, Car Showroom, Nightclub, Drinking Establishment (with or without expanded food provision), Hot Food Takeaway, Live Music Performance Venue, Cinema, Concert Hall, Bingo Hall and Dance Hall uses) above and below ground level and all associated and ancillary works and structures including temporary development, highway and infrastructure works and structures.”*

- 2.3 Planning permission for the LBHF Hybrid Application is sought for the following:

*“Hybrid application for part outline (all matters reserved) and part detailed (no matters reserved) planning permission for demolition and alteration of existing buildings and structures and phased redevelopment to include landscaping, car and cycle parking, means of pedestrian, cycle and vehicular access and routes and mixed use development comprising Residential (Class C3), Workspace (Class E), Student Accommodation (Sui Generis), Cultural Facilities (Class F1 / Sui Generis), Co-Living (Sui Generis), Older Persons Housing (Class C2), Health (Class C2 / E), Hotel (Class C1), Community Facilities (Class F2), Retail (Class E), Leisure (Class E / F2), Education (Class E / F1), Storage and Distribution (Class B8) and Sui Generis uses (to include Bus Parking Facility, Theatre, Car Showroom, Nightclub, Drinking Establishment (with or without expanded food provision), Hot Food Takeaway, Live Music Performance Venue, Cinema, Concert Hall, Bingo Hall and Dance Hall uses) above and below ground level and all associated ancillary works and structures including temporary development, highway and infrastructure works and structures.”*

- 2.4 The two Hybrid Application proposals are referred to collectively as the “Proposed Development” hereafter.



## Outline Components

- 2.5 The majority of the RBKC and LBHF Hybrid Applications are submitted in outline (with all matters reserved) and are referred to as the “Outline Component” of each application.
- 2.6 The Hybrid Applications seek approval for the parameters of the RBKC and LBHF Outline Components, which are set out in this Development Specification and the Parameter Plans and the Design Code (together referred to as “Control Documents”). These will define and guide the detailed design and development of the Outline Components through the submission of future applications for RMA.
- 2.7 While the Hybrid Applications propose to reserve all matters for the Outline Component, the Control Documents guide future development. Supporting plans and documents are submitted for information to explain and justify the principles of the Proposed Development, in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 and Planning Practice Guidance (PPG) Paragraph 006 Reference 14-006-20140306 (as outlined below where relevant), to enable their determination. Matters that are reserved for the Outline Components are as follows:
- ‘Access’: details of the accessibility to and within the Site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
  - ‘Layout’: the way in which buildings, routes and open spaces within the Proposed Development are provided, situated and orientated in relation to each other and to buildings and spaces outside the Proposed Development.
  - ‘Scale’: the parameters for the maximum height and minimum distances between the buildings within the Proposed Development in relation to its surroundings.
  - ‘Appearance’: the aspects of a building or place within the Proposed Development which determine the visual impression the building or place makes, including the external built form of the Proposed Development, its architecture, materials, decoration, lighting, colour and other building features.
  - ‘Landscaping’: the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the Site and the area in which it is situated and includes: (a) screening by fences, walls or other means of enclosure; (b) the planting of trees, hedges, shrubs, grass or other forms of soft landscaping; (c) the formation of banks, terraces, other earthworks or forms of hard landscaping; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- 2.8 Information regarding the proposed floorspace quantum and land uses for the Outline Components are set out in Chapter 4 below.

## Applications for Reserved Matters Approval (“RMA”)

- 2.9 The subsequent applications for RMA that will be submitted in relation to the Outline Components will relate to all parts of the Proposed Development that are not approved for the Detailed Components under the Hybrid Applications. They will demonstrate that detailed design proposals are compliant with the approved Parameter Plans, Design Code and the Development Specification. Compliance with approved parameters will be

set out in RMA Reconciliation Statements, the template for which is submitted for information with the Hybrid Applications. It is proposed that RMA Reconciliation Statements are required to be submitted as part of applications for RMA by appropriately worded planning conditions<sup>[003]</sup>.

- 2.10 Each application for RMA will also include relevant supporting documents and detailed drawings submitted for approval. It is anticipated that the required scope and content of RMA applications will be controlled by planning conditions.

## Detailed Components

- 2.11 The Detailed Components of the Hybrid Applications (which are the areas identified as Development Zones H and L in Figure (“Fig.”) 1 below) are submitted in detail (with no matters reserved).
- 2.12 The RBKC Hybrid Application includes Development Plots EC05 and EC06 which are submitted in detail (with no matters reserved) and referred to as the “RBKC Detailed Component”.
- 2.13 The LBHF Hybrid Application includes Development Plots WB03, WB04 and WB05 which are submitted in detail (with no matters reserved) and referred to as the “LBHF Detailed Component”.
- 2.14 Information regarding the proposed floorspace quantum and land uses for the Detailed Components are set out in Chapter 4 below.

## Application Plans and Documents

- 2.15 This document should be read and considered in conjunction with a number of application plans and documents which are submitted for information and listed in full in the Planning Application Documents and Drawing Schedule submitted with the Hybrid Applications. An Environmental Statement (“ES”), prepared by Ramboll and other technical consultants, has been formally scoped and an Environmental Impact Assessment (“EIA”) of the Proposed Development undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The ES is submitted in support of both Hybrid Applications.
- 2.16 The following plans and documents are submitted for approval in respect of the Outline Components and are collectively referred to hereafter as the “Control Documents”:
  - Parameter Plans (see Chapter 5 for a list of Parameter Plans submitted for approval);
  - Design Code; and
  - Development Specification.
- 2.17 The drawings, plans and documents submitted for approval in respect of the Detailed Components include:
  - Development Specification; and

- Detailed plans, sections and elevations providing details of access, appearance, landscaping, layout and scale, which include the following for each Plot (refer to Appendix 1 for schedules of detailed plans and drawings):
  - Proposed layout plans
  - Proposed sections
  - Proposed elevations
  - Landscape information



# 3. Site and Surroundings

## The Earls Court Development Site

- 3.1 The Site is a large brownfield site that covers approximately 18 hectares in total, with approximately 8 hectares within RBKC and 10 hectares within LBHF.

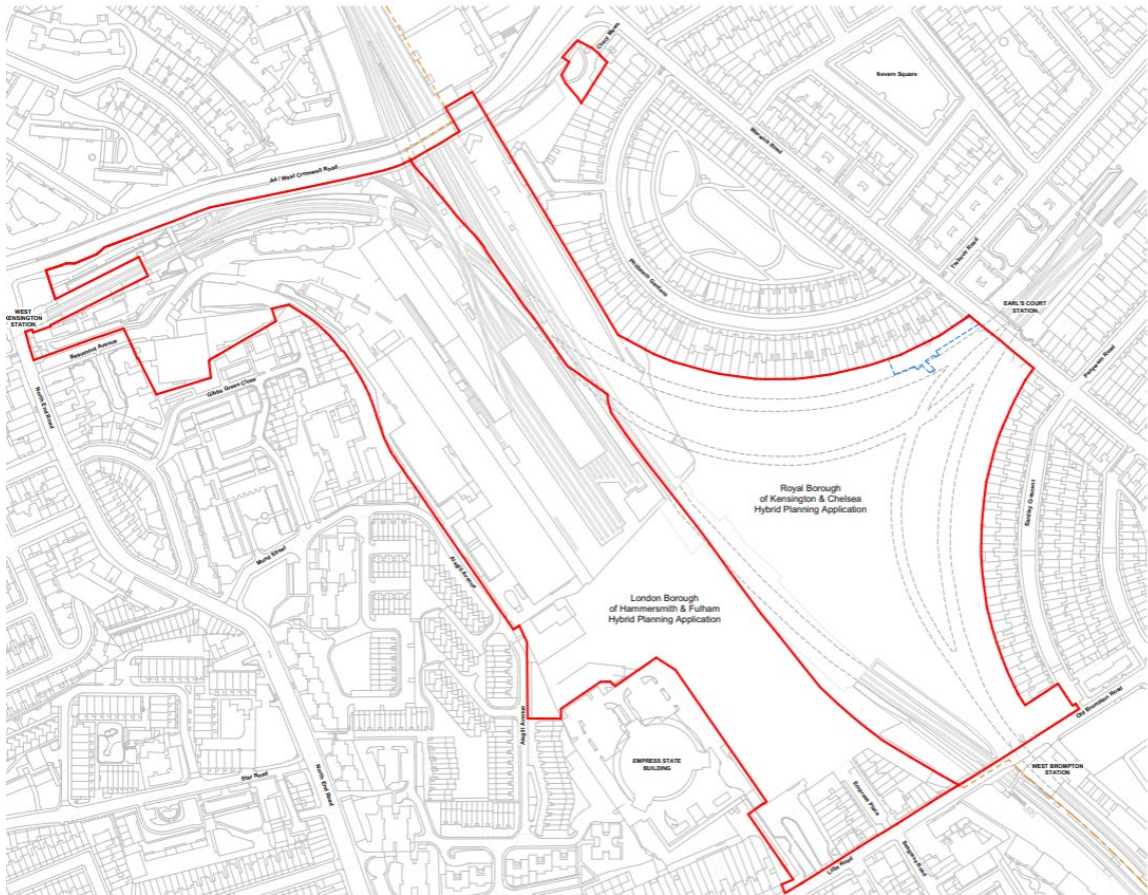


Figure 1: Site Location Plan Parameter Plan ref.: 001

- 3.2 The Site broadly comprises the following principal parts, moving clockwise from north, which are identified on the annotated Existing Buildings Plan enclosed for information at Appendix 2:

- Cluny Mews: The far north-eastern part of the Site comprises the existing 1 Cluny Mews office building at approximately 4 storeys and a building which comprises up to 3 storeys of residential flats and associated paved highway with on-street parking.
- Former Exhibition Centre land: The eastern and south-central parts of the Site (roughly triangular shaped to the east of the West London Line ('WLL'), and rectangular to the west) comprises areas of hardstanding and made ground with limited frontages onto Warwick Road to the east, Old Brompton Road, Lillie Road to

the South and Aisgill Gardens to the west. This area was previously occupied by the Earls Court Exhibition Centre buildings which were demolished between 2015 and 2017. Much of the western part is currently occupied by temporary (or ‘meanwhile’) non-residential land uses. A retained deck spans the WLL between the two areas of hardstanding and made ground (referred to as ‘The Table’). Beneath the eastern part is a network of railway infrastructure including the District Line and Piccadilly Line and the disused Grade II listed Earls Court station Exit 3 escalator bank and ticket hall.[and emergency exit?]

- Empress Place: The southern and south-western parts of the Site comprise existing commercial and residential properties within 3-4 storey terrace buildings fronting Empress Place and Lillie Road, which includes The Prince public house, ECDC offices (known as The Project Rooms) and a range of temporary retail, food and beverage and artist studio uses.
- TfL Bus Parking Facility: To the west of Empress Place in the south western corner of the Site is a bus turning and waiting facility with capacity for up to four buses accessed from Lillie Road, with associated staff welfare facilities.
- Lillie Bridge Depot (‘LBD’) land: The north western part of the Site comprises the LBD, which is currently used as a TfL training facility and as a maintenance facility by LUL. The LBD uses and on-site structures comprise office buildings, rail tracks, Road to Rail Vehicle (‘RRV’) delivery and access points, delivery areas, workshops, storage areas and buildings, a train stabling box and associated infrastructure and parking.
- Beaumont Avenue: Located in the north western part of the Site and includes a part one, part 2 storey building at 9 Beaumont Avenue, which is temporarily in use as an interactive theatre experience.

## The RBKC Hybrid Application Site

- 3.3 The RBKC Hybrid Application Site is bound to the north by West Cromwell Road, to the east by Warwick Road, Philbeach Gardens and Eardley Crescent, to the south by Lillie Road and Old Brompton Road and to the west by the WLL. It includes the following buildings and existing land uses, set out in Table 1 below:

Table 1: RBKC Hybrid Application Site Existing buildings		
Building / Location	Use Class	Approx. Area (sqm GIA)
1 Cluny Mews	E(g)	1,762
Residential properties, Cluny Mews	C3	267
Earls Court Station (Exit 3) Emergency Exit	Sui Generis	20

- 3.4 Existing access to the RBKC Site is via the Tesco supermarket car park to the north, Cluny Mews to the north west, Warwick Road to the east and Old Brompton Road to the south.

## The LBHF Hybrid Application Site

- 3.5 The LBHF Hybrid Application Site is bound to the west by North End Road, Beaumont Avenue, The Former Gibbs Green School and properties fronting Dieppe Close, to the north by West Cromwell Road, to the west by the WLL, to the south by Lillie Road and to the south east by land comprising the Empress State Building and Aisgill Avenue. It includes the following buildings and existing land uses, set out in Table 2 below:

Table 2: LBHF Hybrid Application Site Existing Buildings		
Building / Location	Use Class	Approx. Area (sqm GIA)
Ashfield House (within TfL LBD land)	E(g)	10,125
Other TfL Lillie Bridge Depot Buildings	E(g)	17,488
Empress Place and properties fronting Lillie Road	C3 and E(a)/(b)/(g) (temporary uses)	6,592
9 Beaumont Avenue	Sui Generis – theatre (temporary use)	2,867
Properties fronting North End Road and Beaumont Avenue	Retail / other	100

- 3.6 Existing access to the LBHF Site is via Empress Approach and Empress Place to the south, Aisgill Avenue to the west, Beaumont Avenue to the north west and West Cromwell Road to the north.

## 4. Development Content

### Amount of Proposed Development (All Phases)

- 4.1 The RBKC and LBHF Hybrid Applications seek planning permission for a combined maximum total of 710,519 sqm GEA.
- 4.2 Table 3 below provides a summary of the maximum floorspace and residential units, set out by borough.

Table 3: RBKC and LBHF Hybrid Application Combined Total Permitted Floorspace			
Application	Outline Component Area (sqm GEA)	Detailed Component Area (sqm GEA)	Overall Total (sqm GEA)
<b>RBKC Hybrid Application</b>	204,000	41,002	<b>245,002</b>
<b>LBHF Hybrid Application</b>	373,000	92,517	<b>465,517</b>
<b>Overall Total</b>	<b>577,000</b>	<b>133,519</b>	<b>710,519</b>

### Development Zones and Land Uses

- 4.3 The Proposed Development is divided into Development Zones. Each Development Zone is then split into Development Plots (Development Plot boundaries are shown indicatively with limits of deviation on submitted Proposed Plot Parameter Plan (ref. 005). Table 4 below sets out the maximum total floorspace (in GEA sqm) and proposed land uses for each Development Zone included in the Outline Component, alongside Development Zones shaded green with letters and figures in italics (Development Zone L in RBKC and Zone H in LBHF) which form the Detailed Components of the Hybrid Applications.
- 4.4 Development Zones are generally identified by a letter only. Where the letter is accompanied by a number (e.g. Development Zone B1), it forms part of a Development Zone that straddles the borough boundary between RBKC and LBHF.
- 4.5 References to 'Predominant Use(s)' in Table 4 below refer to a land, or land uses, which occupy the largest amount of floor area within the Development Zone, either individually or cumulatively. Where more than one Predominant Use is stated, this is to allow flexibility for any one (or more) of those identified uses to occupy the majority (i.e. 51% or more) of floorspace within the Development Zone.
- 4.6 References to 'Other Uses' relate to those other uses that are identified in Tables 4 – 7 below that could come forward alongside the Predominant Use(s) within a Development Zone. For avoidance of doubt, any single one of the 'Other Uses' or combination of several 'Other Uses' is acceptable.
- 4.7 Ground floor uses may be a combination of Predominant and Other Uses identified in a Development Zone, which will be confirmed through the future submission of applications for RMA.

4.8 Tables 4-7 should be read in conjunction with the Proposed Land Use Below Ground Floor (ref. 013), Proposed Land Use Ground Level (ref. 011) and Proposed Land Use Upper Levels (ref. 012) Parameter Plans.

Table 4: Development Zone Maximum Area and Permitted Land Uses (Development Plot References Shown in Brackets)

Development Zone (Indicative Development Plots)	Maximum Floorspace (Sqm GEA)	Borough	Permitted Land Uses
<b>A</b> (EC22)	7,000	RBKC	<p><u>Predominant Use(s):</u> Residential (Use Class C3)</p> <p><u>Other Uses:</u> Retail / Food and Beverage ('F&amp;B') / Flexible Commercial and Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis)</p>
<b>B1</b> (WB07, part; WB08, part; WB09, part)	30,000	LBHF	<p><u>Predominant Use(s):</u> Office and Research and Development (Use Class E(g))</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis) and/or Leisure (Use Class E(d))</p>
<b>B2</b> (WB07, part; WB08, part; WB09, part)	27,000	RBKC	<p><u>Predominant Use(s):</u> Office and Research and Development (Use Class E(g))</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis) and/or Leisure (Use Class E(d))</p>
<b>C</b> (WB01, WB02)	48,000	LBHF	<p><u>Predominant Use(s):</u> Office and Research and Development (Use Class E(g)) and/or Residential (Use Class C3) and/or Co-Living (Use Class Sui Generis) and/or Older Persons Housing (Use Class C2), and/or Hotel (Use Class C1) and/or Education (Use Class F1(a))</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis)</p>
<b>D</b> (EC13, EC14, EC15)	5,000	RBKC	<p><u>Predominant Use(s):</u> Office and Research and Development (Use Class E(g)) and/or Residential (Use Class C3)</p> <p><u>Other Uses:</u> Office and Research and Development (Use Class E(g)), Residential (Use Class C3) and/or Retail / F&amp;B / Flexible Commercial (Use Classes E(a)/(b)/(c) and/or Sui Generis)</p>
<b>E</b> (EC09, EC10, EC11, EC12)	40,000	RBKC	<p><u>Predominant Use:</u> Residential (Use Class C3) and/or Office and Research and Development (Use Class E(g))</p> <p><u>Other Uses:</u></p>

			Retail / F&B / Flexible Commercial and Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis)
<b>F</b> (EC01, EC02, EC03)	50,000	RBKC	<p><u>Predominant Use(s):</u> Residential (Use Class C3) and/or Office and Research and Development (Use Class E(g))</p> <p><u>Other Uses:</u> Older Persons Housing (Use Class C2), Education (Use Class F1(a)), Residential (Use Class C3), Office and Research and Development (Use Class E(g)), Retail / F&amp;B / Flexible Commercial and Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d)), Community / Social Infrastructure (Use Class F/E(g))</p>
<b>G1</b> (WB09)	200	LBHF	<p><u>Predominant Use(s):</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis)</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))</p>
<b>G2</b> (WB10)	300	RBKC	<p><u>Predominant Use(s):</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis)</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))</p>
<b>H</b> (WB03)	31,986	LBHF	<p><u>Predominant Use:</u> <i>Purpose Built Student Accommodation (Sui Generis)</i></p> <p><u>Other Uses:</u> <i>Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))</i></p>
<b>H</b> (WB04)	39,863	LBHF	<p><u>Predominant Use:</u> <i>Residential (Use Class C3)</i></p> <p><u>Other Uses:</u> <i>Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))</i></p>
<b>H</b> (WB05)	20,668	LBHF	<p><u>Predominant Use:</u> <i>Residential (Use Class C3)</i></p> <p><u>Other Uses:</u> <i>Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))</i></p>
<b>I</b>	300	LBHF	<p><u>Predominant Use(s):</u> Community / Social Infrastructure (Use Class F / E(e)/(f)/(g))</p>
<b>J</b> (EC08)	200	RBKC	<p><u>Predominant Use(s):</u></p>



			<p>Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis) and/or Community / Social Infrastructure (Use Class F / E(e)/(f)/(g))</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Community / Social Infrastructure (Use Class F / E(e)/(f)/(g))</p>
<b>K</b> (EC04)	37,000	RBKC	<p><u>Predominant Use:</u> Residential (Use Class C3) and/or Older Persons Housing (Use Class C2)</p> <p><u>Other uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d) and/or Sui Generis)</p>
<b>L</b> (EC05)	27,435	RBKC	<p><u>Predominant Use:</u> Residential (Use Class C3)</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Office and Research and Development (Use Class E(g)) and Community / Social Infrastructure (Use Class F/E(g))</p>
<b>L</b> (EC06)	13,567	RBKC	<p><u>Predominant Use:</u> Residential (Use Class C3)</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Office and Research and Development (Use Class E(g)) and Community / Social Infrastructure (Nursery, Use Class E(f))</p>
<b>M</b> (EC16, EC17, EC18)	32,000	RBKC	<p><u>Predominant Use(s):</u> Residential (Use Class C3) and/or Office and Research and Development (Use Class E(g)) and/or Hotel (Use Class C1) and/or Older Persons Housing (Use Class C2) and/or Education (Use Class F1(a))</p> <p><u>Other Uses:</u> Office and Research and Development (Use Class E(g)), Hotel (Use Class C1), Residential (Use Class C3), Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Community / Social Infrastructure (Use Class F/E(g))</p>
<b>N</b> (WB06)	27,300	LBHF	<p><u>Predominant Use:</u> Residential (Use Class C3)</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))</p>
<b>O</b> (EC07)	4,500	RBKC	<p><u>Predominant Use(s):</u> Storage and Distribution (Use Class B8) and/or Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis) and/or Leisure (Use Class E(d))</p> <p><u>Other Uses:</u></p>



			Retail / F&B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d)), Storage and Distribution (Use Class B8)
<b>P</b> (PAV-AG)	500	LBHF	<u>Predominant Use(s):</u> Retail / F&B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d))
<b>Q</b> (EC19)	4,000	RBKC	<u>Predominant Use(s):</u> Residential (Use Class C3) and/or Office and Research and Development (Use Class E(g))
<b>R</b> (EC21)	2,100	RBKC	<u>Predominant Use:</u> Residential (Use Class C3)
<b>S</b> (EC20)	3,000	LBHF	<u>Predominant Use(s):</u> Office and Research and Development (Use Class E(g)) and/or Storage and Distribution (Use Class B8)
<b>T</b> (WK08, WK09)	45,000	LBHF	<u>Predominant Use(s):</u> Residential (Use Class C3) and/or Purpose-Built Student Accommodation (Use Class Sui Generis) and/or Co-Living (Sui Generis) and/or Older Persons Housing (Use Class C2)  <u>Other Uses:</u> Retail / F&B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Office and Research and Development (Use Class E(g)), Leisure (Use Class E(d))
<b>U</b> (WK10, WK11, WK12)	68,000	LBHF	<u>Predominant Use:</u> Residential (Use Class C3)  <u>Other Uses:</u> Retail / F&B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Office and Research and Development (Use Class E(g)), Leisure (Use Class E(d)), Community / Social Infrastructure F/E(g)
<b>V1</b> (WK06, part)	10,000	LBHF	<u>Predominant Use(s):</u> Residential (Use Class C3) and/or Purpose-Built Student Accommodation (Use Class Sui Generis) and/or Co-Living (Sui Generis) and/or Older Persons Housing (Use Class C2)  <u>Other Uses:</u> Residential (Use Class C3), Purpose Built Student Accommodation (Use Class Sui Generis), Co-Living (Sui Generis), Older Persons Housing (Use Class C2), Storage and Distribution (Use Class B8)
<b>V2</b> (WK06, part)	2,000	RBKC	<u>Predominant Use(s):</u> Residential (Use Class C3) and/or Purpose-Built Student Accommodation (Use Class Sui Generis) and/or Co-Living (Sui Generis) and/or Older Persons Housing (Use Class C2)
<b>W</b> (WK05, WK07)	42,000	LBHF	<u>Predominant Use:</u> Residential (Use Class C3) and/or Co-Living (Sui Generis) and/or Hospital/Older Persons Housing (Use Class C2) and/or Office and Research and Development (Use Class E(g)) and/or Education (Use Class F1(a))

			<p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d)), Office and Research and Development (Use Class E(g)), Education (Use Class F1(a)), Residential (Use Class C3)</p>
X (WK02, WK03, WK04)	86,000	LBHF	<p><u>Predominant Use(s):</u> Office and Research and Development (Use Class E(g)) or Residential (Use Class C3)</p> <p><u>Other Uses:</u> Residential (Use Class C3), Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis), Leisure (Use Class E(d)), Office and Research and Development (Use Class E(g)), Storage and Distribution (Use Class B8)</p>
Y (PAV-TT)	3,000	LBHF	<p><u>Predominant Use(s):</u> Ancillary Plant (Sui Generis)</p>
Z (WK01)	10,000	LBHF	<p><u>Predominant Use(s):</u> Residential (Use Class C3)</p> <p><u>Other Uses:</u> Retail / F&amp;B / Flexible Commercial and/or Culture (Use Classes E(a)/(b)/(c), F and/or Sui Generis)</p>

Notes in relation to interpretation of land use types and use class references in Tables 4-7:

- References to '**Residential (Use Class C3)**' relate to self-contained residential units, which may include housing for older people with an element of care provision, but which falls within Use Class C3 (as distinct from Use Class C2 Older Persons Housing)
- References to '**Purpose Built Student Accommodation (Sui Generis)**' relate to floorspace and bedrooms or occupation by students in higher education, which will be provided in addition to Class C3 residential units.
- References to '**Co-Living (Sui Generis)**' relate to Co-Living floorspace and units. Co-Living as a land use (which is interchangeable in title with 'Shared Living' as defined in the 2021 London Plan) is defined for the purposes of this Development Specification as non-self contained housing units that fall within the Sui Generis Use Class so are distinct from Class C3 residential units referred to above, but are not restricted to occupation by specified groups, such as students or older people.
- References to '**Older Persons Housing (Use Class C2)**' relate to Older Persons Housing floorspace and units. Older Persons Housing as a land use is defined for the purposes of this Development Specification as self-contained housing units provided with care available and for occupation by people aged, for example, 55 or over that fall within Use Class C2 so are distinct from Class C3 residential units referred to above.
- References to '**Retail / F&B / Flexible Commercial**' relate to a range of types of retail, food and beverage and commercial uses that may fall within Use Classes E(a)/(b)/(c), although other uses retail-related uses, such as those associated with to cultural activities, may also come forward as part of the Proposed Development, although such uses may occupy floorspace under other Land Use types such as 'Culture'.
- References to '**Culture**' relate to a range of cultural uses that may fall within Use Classes E(a)/(b)/(c), F and/or Sui Generis, although other retail-related cultural uses may also come forward as part of the Proposed Development, although such uses may occupy floorspace under other Land Use types, such as Retail / Food and Beverage / Flexible Commercial.
- References to '**Leisure**' relate to a range of leisure uses that may fall within Use Class E(d), although other leisure-related uses, such as those associated with to retail or cultural activities, may also come forward as part of the Proposed Development and such uses may occupy floorspace under other Land Use types, such as 'Retail / F&B / Flexible Commercial or Culture'.
- Additional incidental and ancillary Retail / F&B / Flexible Commercial, Culture and / or Leisure uses could occur within the proposed public realm. However, any incidental use would be small scale and additional permanent structures would be subject to separate planning applications in future.
- References to '**Community / Social Infrastructure**' relate to uses that may fall within Use Classes E (e)/(f)/(g) and/or F, although other education-related community / social infrastructure uses may also come forward as part of the Proposed Development and such uses may occupy floorspace under other Land Use types such as 'Education'.
- References to '**Education**' relate to educational uses that may fall within Use Class F1 (a), although other community / social infrastructure-related education uses may also come forward as part of the Proposed Development and such uses may occupy floorspace under other Land Use types such as Community / Social Infrastructure.
- References to '**Health (Use Class C2)**' relate to health-related uses such as..., as distinct from Older Persons Housing referred to above.
- References to '**Storage and Distribution (Use Class B8)**' relate to any use within Class B8, including Warehouse, Storage, Logistics and Data Centre uses. .
- References are made to '**Sui Generis**' uses in relation to various land types in Tables 4-7. Unless otherwise specified (e.g. in the case of Purpose Built Student Accommodation and Co-Living), these references could relate to any of the following: Bus Parking Facility, Theatre, Car Showroom, Nightclub, Drinking Establishment (with or without expanded food provision), Hot Food Takeaway, Live Music Performance Venue, Cinema, Concert Hall, Bingo Hall and Dance Hall uses. The precise mix and nature of these uses is not known at this stage in terms of their quantum or location in either Hybrid Application, but an allowance is included to allow the potential for them to come forward as part of applications for RMA, where they would be assessed in relation to their impacts and benefits prior to RMA approval being granted.

- *References to ‘Ancillary’ floorspace relate to interfaces with stations, plant (including substations), parking and general back of house areas that are either shared between multiple land uses or not otherwise included in floor area figures for land uses identified above.*
- 4.9 Table 5 below sets out maximum proposed floor areas by land use in each Development Zone in the LBHF and RBKC Hybrid Applications. The Hybrid Application of relevance to each Development Zone is referenced by either ‘RBKC’ or ‘LBHF’ in the table below (areas relevant to Detailed Components highlighted in green with letters and figures in italics). Tables 6 and 7 below also provide this information, but separate areas into each Hybrid Application for ease of reference.
- 4.10 It must be noted that the cumulative maximum areas listed by individual land use and Development Zone shown in Tables 5 to 7 for the Outline Components would exceed the maximum amount of proposed floorspace sought by the Hybrid Applications. While the maximum area for each land use and Development Zone represents an amount not to be exceeded for that particular land use / Development Zone, the RMAs will determine the areas proposed as the Proposed Development is delivered.
- 4.11 Each land use and Development Zone has been allocated a maximum area in Tables 5 to 7 (which is noted in the far right hand column for land uses, titled ‘Maximum Area (sqm GEA)’, and along the bottom row for Development Zones, titled ‘Development Zone Max Cap (sqm GEA)’). For applicable land uses, maximum caps on units of accommodation are also set out in Table 8 below.
- 4.12 These maximum caps are based on the parameters of development proposed on the submitted Parameter Plans and makes allowance for a mix of land uses to be delivered in most Development Zones, up to the maximum floorspace caps for the two Hybrid Applications that are identified in Table 1.
- 4.13 This approach provides flexibility at the RMA application stage for different land use mixes and quantum to come forward in Development Zones where more than one land use is proposed, while ensuring that the Proposed Development will not exceed the maximum floorspace area permitted. The delivery of floorspace and mix of land uses that comes forward in each Development Zone will be controlled by the Control Documents and conditions with maximum land use areas as set out in Tables 4 to 7. This will be monitored throughout the RMA application process through the submission of Reconciliation Statements that will track the amount of floorspace as well as residential units, bedrooms, public realm and parking spaces proposed as each RMA is progressed.

**Table 5: Hybrid Applications Floorspace and Land Use Table**

Land use		Development Zone																												Maximum Permitted Area (sqm GEA)	
Land Use	Use Class	A	B		C	D	E	F	G	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V		W	X	Y		Z
			1	2					1	2																1	2				
		RBKC	LBHF	RBKC	LBHF	RBKC	RBKC	RBKC	LBHF	RBKC	LBHF	LBHF	RBKC	RBKC	RBKC	RBKC	LBHF	RBKC	LBHF	RBKC	RBKC	RBKC	RBKC	LBHF	LBHF	LBHF	RBKC	LBHF	LBHF	LBHF	LBHF
Residential	C3	7,000	0	0	22,000	3,000	20,000	43,000	0	0	54,298	0	0	34,000	39,020	19,000	26,000	0	0	4,000	3,000	0	42,000	64,000	10,000	2,000	40,000	24,000	0	10,000	460,000
PBSA	Sui Generis	0	0	0	0	0	0	0	0	0	31,116	0	0	0	0	0	0	0	0	0	0	0	39,000	0	9,000	2,000	0	0	0	0	70,000
Co-living	Sui Generis	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,000	0	9,000	2,000	16,000	0	0	0	50,000
Hotel	C1	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,000
Office /Research & Development	E(g)	0	25,000	23,000	45,000	2,000	16,000	41,000	0	0	0	0	0	0	322	12,000	0	0	0	4,000	0	3,000	3,000	1,000	0	0	24,000	80,000	0	0	270,000
Education	E (f) / F1(a)	0	0	0	20,000	0	0	22,000	0	0	0	0	0	0	0	12,000	0	0	0	0	0	0	0	0	0	0	22,000	0	0	0	45,000
Health / Older Persons Housing	C2	0	0	0	20,000	0	0	20,000	0	0	0	0	0	34,000	0	12,000	0	0	0	0	0	0	39,000	0	9,000	2,000	38,000	0	0	0	75,000
Retail / F+B / Flexible Commercial	E(a)/(b)/(c) / Sui Generis	1,000	4,000	4,000	4,000	1,000	5,000	6,000	100	200	3,072	0	100	2,000	1,319	2,000	2,000	3,000	200	0	0	0	5,000	4,000	0	0	2,000	5,000	0	1,000	25,000
Leisure	E(d) / Sui Generis	0	2,000	2,000	0	0	0	4,000	0	0	2,045	0	0	1,000	0	0	2,000	3,000	200	0	0	0	3,000	4,000	0	0	2,000	2,000	0	0	13,000
Culture	F / Sui Generis	1,000	3,000	3,000	2,000	0	1,000	4,000	100	200	0	0	100	2,000	0	2,000	3,000	3,000	200	0	0	0	3,000	4,000	0	0	2,000	2,000	0	1,000	10,000
Storage and Distribution	B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	3,000	0	0	5,000	0	0	5,000	0	0	16,000
Community / Social Infrastructure	F / E(e)/(f)/(g) / Sui Generis	0	0	0	0	0	0	4,000	0	0	502	300	100	0	340	1,000	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0	3,000
Ancillary (Station Interface / Plant / Parking / General BoH)	various	0	1,000	1,000	2,000	0	4,000	10,000	50	100	1,484	0	0	6,000	0	4,000	2,000	7,000	100	0	0	0	0	6,000	0	0	4,000	2,000	3,000	0	50,000
Development Zone max cap (sqm GEA)		7,000	30,000	27,000	48,000	5,000	40,000	50,000	200	300	92,517	300	200	37,000	41,002	32,000	27,300	4,500	500	4,000	2,100	3,000	45,000	68,000	10,000	2,000	42,000	86,000	3,000	10,000	N/A
Maximum Permitted Area (sqm GEA)																												710,519			

4.14 Table 6 below sets out maximum proposed floor areas by land use in each Development Zone for the RBKC Hybrid Application (areas relevant to Detailed Component highlighted in green with letters and figures in *italics* for ease of reference).

Table 6: RBKC Hybrid Application Floorspace and Land Use Table																	
Land use		Development Zone															Maximum Permitted Area (sqm GEA)
Land Use	Use Class	A	B	D	E	G	F	J	K	L	M	O	Q	R	S	V	
		RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	RBKC	
Residential	C3	7,000	0	3,000	20,000	0	43,000	0	34,000	<i>39,020</i>	19,000	0	4,000	3,000	0	2,000	170,000
PBSA	Sui Generis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000
Co-living	Sui Generis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000
Hotel	C1	0	0	0	0	0	0	0	0	0	12,000	0	0	0	0	0	12,000
Office /Research & Development	E(g)	0	23,000	2,000	16,000	0	41,000	0	0	322	12,000	0	4,000	0	3,000	0	95,000
Education	E (f) / F1(a)	0	0	0	0	0	22,000	0	0	0	12,000	0	0	0	0	0	20,000
Health / Older Persons Housing	C2	0	0	0	0	0	20,000	0	34,000	0	12,000	0	0	0	0	2,000	35,000
Retail / F+B / Flexible Commercial	E(a)/(b)/(c) / Sui Generis	1,000	4,000	1,000	5,000	200	6,000	100	2,000	1,319	2,000	3,000	0	0	0	0	11,000
Leisure	E(d) / Sui Generis	0	2,000	0	0	0	4,000	0	1,000	0	0	3,000	0	0	0	0	4,000
Culture	F / Sui Generis	1,000	3,000	0	1,000	200	4,000	100	2,000	0	2,000	3,000	0	0	0	0	3,000
Storage and Distribution	B8	0	0	0	0	0	0	0	0	0	0	3,000	0	0	3,000	0	6,000
Community / Social Infrastructure	F / E(e)/(f)/(g)	0	0	0	0	0	4,000	100	0	340	1,000	0	0	0	0	0	2,000
Ancillary (Logistics / Station Interface / Parking / General BoH)	various	0	1,000	0	4,000	100	10,000	0	6,000	0	4,000	7,000	0	0	0	0	30,000
DZ max cap (sqm)		<b>7,000</b>	<b>27,000</b>	<b>5,000</b>	<b>40,000</b>	<b>300</b>	<b>50,000</b>	<b>200</b>	<b>37,000</b>	<b>41,002</b>	<b>32,000</b>	<b>4,500</b>	<b>4,000</b>	<b>2,100</b>	<b>3,000</b>	<b>2,000</b>	<b>N/A</b>
Maximum Permitted Area (sqm GEA)																	<b>245,002</b>

4.15 Table 7 below sets out maximum proposed floor areas by land use in each Development Zone for the LBHF Hybrid Application (areas relevant to Detailed Component highlighted in green for ease of reference).

Table 7: LBHF Hybrid Application Floorspace and Land Use Table																
Land use		Development Zone														Maximum Permitted Area (sqm GEA)
Land Use	Use Class	B	C	G	H	I	N	P	T	U	V	W	X	Y	Z	
		1		1							1					
		LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	LBHF	
Residential	C3	0	22,000	0	54,298	0	26,000	0	42,000	64,000	10,000	40,000	24,000	0	10,000	290,000
PBSA	Sui Generis	0	0	0	31,116	0	0	0	39,000	0	9,000	0	0	0	0	68,000
Co-living	Sui Generis	0	20,000	0	0	0	0	0	39,000	0	9,000	16,000	0	0	0	48,000
Hotel	C1	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	20,000
Office /Research & Development	E(g)	25,000	45,000	0	0	0	0	0	3,000	1,000	0	24,000	80,000	0	0	175,000
Education	E (f) / F1(a)	0	20,000	0	0	0	0	0	0	0	0	22,000	0	0	0	25,000
Health / Older Persons Housing	C2	0	20,000	0	0	0	0	0	39,000	0	9,000	38,000	0	0	0	40,000
Retail / F+B / Flexible Commercial	E(a)/(b)/(c) / Sui Generis	4,000	4,000	100	3,072	0	2,000	200	5,000	4,000	0	2,000	5,000	0	1,000	14,000
Leisure	E(d) / Sui Generis	2,000	0	0	2,045	0	2,000	200	3,000	4,000	0	2,000	2,000	0	0	9,000
Culture	F / Sui Generis	3,000	2,000	100	0	0	3,000	200	3,000	4,000	0	2,000	2,000	0	1,000	7,000
Storage and Distribution	B8	0	0	0	0	0	0	0	0	0	5,000	0	5,000	0	0	10,000
Community / Social Infrastructure	F / E(e)/(f)/(g)	0	0	0	502	300	0	0	0	3,000	0	0	0	0	0	2,000
Ancillary (Station Interface / Parking / General BoH)	various	1,000	2,000	50	1,484	0	2,000	100	0	6,000	0	4,000	2,000	3,000	0	20,000
DZ max cap (sqm)		30,000	48,000	200	92,517	300	27,300	500	45,000	68,000	10,000	42,000	86,000	3,000	10,000	N/A
Maximum Permitted Area (sqm GEA)																465,517

4.16 Table 8 below provides a summary of the maximum number of residential units and hotel, co-living, older persons housing and Purpose-Build Student Accommodation ('PBSA') rooms, set out by borough, for the Outline Components, alongside the number of residential units and PBSA rooms proposed for the Detailed Components.

Table 8: RBKC and LBHF Hybrid Application Residential Units and Hotel, Co-Living, Older Persons Housing and PBSA Rooms							
Land Use	RBKC Outline Component (Maximum)	RBKC Detailed Component	RBKC Total (Maximum)	LBHF Outline Component (Maximum)	LBHF Detailed Component	LBHF Total (Maximum)	Overall Total (Maximum)
<b>Residential Units (Class C3)</b>	1,090	310	1,400	2,038	462	2,500	<b>3,900</b>
<b>Hotel Rooms (Class C1)</b>	150	0	150	250	0	250	<b>400</b>
<b>Older Persons Housing Units (Class C2)</b>	150	0	150	150	0	150	<b>300</b>
<b>Co-Living Units (Sui Generis)</b>	40	0	40	960	0	1,000	<b>1,000</b>
<b>PBSA Bedrooms (Sui Generis)</b>	30	0	30	804*	696	1,500*	<b>1,500</b>

\* Maximum 1,500 PBSA bedrooms under LBHF Hybrid Application only to be reached in the event that no PBSA bedrooms come forward in Development Zone V2 under RBKC Hybrid Application.



## Open Space

- 4.17 The Proposed Development includes areas of open space, which comprises the space between buildings that is public realm, including streets, squares and areas of public open space.
- 4.18 Further information in relation to areas of proposed public realm is provided on the submitted Development Zones, Maximum Building Lines and Public Realm Parameter Plan (ref. 004), within the Design Code and illustrated in the Design and Access Statement ('DAS'). Further information regarding the the provision of private outdoor amenity space within Development Zones is provided within the Design Code.

## Play Space

- 4.19 The Proposed Development will provide play space calculated in line with the play space standards set out in the Mayor of London's 2012 Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance ('SPG'). Calculations will be based on 10 sqm of playspace per child that is expected to occupy the development, taking into account residential size and tenures.
- 4.20 Further information regarding the calculation and location of play space provision is provided in the submitted DAS and Design Code.

## Car Parking

- 4.21 A Transport Assessment and Framework Draft Travel Plan have been submitted in support of the two Hybrid Applications. They set out a strategy for promoting sustainable modes of transport during the life of the Proposed Development and reducing the reliance on car use in the future. The provision of car parking in the Proposed Development will be reviewed in accordance with the site-wide Travel Plan as the Proposed Development evolves.
- 4.22 A maximum of 202 car parking spaces is proposed, comprising the following:
- Outline Components:
    - Residential (Blue Badge Holder): up to 91 spaces (up to 31 spaces in RBKC and 60 spaces in LBHF)
    - Non-Residential: up to 24 spaces (up to 8 spaces in RBKC and 16 spaces in LBHF)
    - Visitor: up to 35 spaces (up to 15 spaces in RBKC and 20 spaces in LBHF)
    - Car Club: up to 25 spaces (up to 5 spaces in RBKC and 20 spaces in LBHF)
    - Total: up to 177 spaces (up to 59 spaces in RBKC and 116 spaces in LBHF)

- **RBKC Detailed Component:**
  - Residential (Blue Badge Holder): 11 spaces
  - Non-Residential: 1 space
  - Total: 12 spaces
  
- **LBHF Detailed Component:**
  - Residential (Blue Badge Holder): 15 spaces
  - Non-Residential: 1 spaces
  - Total: 16 spaces

4.23 The final number of car parking spaces for the Outline Components will be determined at RMA application stage when the final residential unit and non-residential floorspace figures proposed by each RMA is approved.

## Cycle Parking

4.24 Cycle parking for the Detailed and Outline Components for the two Hybrid Applications will be provided in accordance with the Minimum Cycle Parking Standards set out within the London Plan (2021) and enclosed at Appendix 3 of this document.

4.25 The final number of cycle parking spaces for the Outline Components will be determined at RMA application stage when the final residential unit mix and non-residential floorspace proposed by each RMA is approved.

4.26 The following cycle parking is proposed for the RBKC Detailed Component:

Table 9: RBKC Detailed Component Cycle Parking			
Land use	Use Class	Cycle Parking	
		Long Stay	Short Stay

<b>Residential</b>	C3	562	10
<b>Retail / Food and Beverage / Flexible Commercial</b>	E(a)/(b)/(c)	8	66
<b>Office / Research and Development</b>	E(g)	5	1
<b>Community/Social Infrastructure</b>	F/E(g)	3	4
<b>Total</b>		<b>578</b>	<b>81</b>

4.27 The following cycle parking is proposed for the LBHF Detailed Component:

Table 10: LBHF Detailed Component Cycle Parking			
Land use	Use Class	Cycle Parking	
		Long Stay	Short Stay
Residential	C3	1,327	22
Student	Sui Generis	522	18
Leisure	F2	4	21
Retail / Food and Beverage / Flexible Commercial	E (a) / (b) / (c)	11	59
Community / Social Infrastructure	F/E(g)	2	5
<b>Total</b>		<b>1,869</b>	<b>159</b>

4.28 Further information regarding cycle parking is provided in the submitted Transport Assessment.

## Building Heights and Massing

4.29 The Proposed Maximum Building Heights Parameter Plan (ref. 006) shows that building heights vary across the Proposed Development.

4.30 The table below outlines the maximum heights that buildings may go up to in line with proposed parameters. The Detailed Components for the two Hybrid Applications are coloured in green with letters and figures in *italics*.

Table 11: Maximum Building Heights		
Development Zone	Development Plot	Maximum Height AOD (m)
<b>F</b>	EC01	+47.1
	EC02	+58.3
	EC03	+71.3
<b>K</b>	EC04	+81.4
<b>L</b>	<i>EC05</i>	<i>+109</i>
	<i>EC06</i>	<i>+80.1</i>
<b>O</b>	EC07	+21.5
<b>J</b>	EC08	+21.6
<b>E</b>	EC09	+44.5
	EC10	+55
	EC11	+37.9
	EC12	+24.9
<b>D</b>	EC13	+18.7
	EC14	+19.3
	EC15	+19.3

<b>M</b>	EC16	+41.7
	EC17	+37.9
	EC18	+39.2
<b>Q</b>	EC19	+26.6
<b>S</b>	EC20	+40.4
<b>R</b>	EC21	+28
<b>A</b>	EC22	+41.1
<b>C</b>	WB01	+44.3
	WB02	+73.6
<b>H</b>	<i>WB03</i>	<i>+112.4</i>
	<i>WB04</i>	<i>+158</i>
	<i>WB05</i>	<i>+62.2</i>
<b>N</b>	WB06	+106.4
<b>B1</b>	WB07	+56
<b>B2</b>	WB08	+69.5
<b>G1</b>	WB09	+12.5
<b>G2</b>	WB10	+16.5
<b>Z</b>	WK01	+44.2

<b>X</b>	WK02	+31.4
	WK03	+56.9
	WK04	+74.5
<b>W</b>	WK05	+85.5
<b>V1</b>	WK06	+60.9
<b>V2</b>	WK06	+60.9
<b>W</b>	WK07	+61.6
<b>T</b>	WK08	+61.5
	WK09	+90.7
<b>U</b>	WK10	+51.1
	WK11	+46
	WK12	+42.6
<b>I</b>	PAV-AG	+12.5
<b>P</b>	WK13	+11.7

## Development Programme and Phasing

4.31 The Proposed Development is anticipated to be delivered across eight main phases and over an estimated programme of 19 years. The eight main phases encompass the full build out of the Proposed Development, across both applications. Further information regarding the indicative phasing of the Proposed Development is provided within the submitted Indicative Phasing Strategy and appended to the Environmental Statement.



- 4.32 No significant delay is anticipated between the phases. However, realising vacant possession of the Lillie Bridge Depot part of the LBHF Site is complex and whilst an indicative programme has been agreed with LUL, it is subject to ongoing review, detailed preparation, and additional consents. It may change and could delay vacant possession beyond the timescales currently anticipated.
- 4.33 Due to the above, the Hybrid Applications consider and assess two different scenarios. These are:
- All Phases: comprising the entirety of the Proposed Development. This is currently anticipated for completion by 2043.
  - Early Phases: Phases 1-4 (the 'Early Phases') are completed, but the Depot remains operational and is delivered to a different programme to that anticipated in the All Phases scenario.
- 4.34 Land uses and areas proposed under the Hybrid Applications for the All Phases scenario are set out above. The Detailed Components of both Hybrid Applications are within Phase 1, so the only change to proposed areas relates to the Outline Components for both Hybrid Applications.

4.35 For the Early Phases scenario, the proposed maximum floorspaces comprise the following:

Table 12: Outline Components Summary Table (Early Phases Scenario)																							
Land use		Development Zone																				Maximum Permitted Area (sqm GEA)	
Land Use	Use Class	A	B		C	D	E	F	G		H	I	J	K	L	M	N	O	P	Q	R		S
		RBKC	LBHF	RBKC	LBHF	RBKC	RBKC	RBKC	LBHF	RBKC	LBHF	LBHF	RBKC	RBKC	RBKC	RBKC	LBHF	RBKC	LBHF	RBKC	RBKC		RBKC
Residential	C3	7,000	0	0	22,000	3,000	20,000	43,000	0	0	54,298	0	0	34,000	39,020	19,000	26,000	0	0	4,000	3,000	0	270,000
PBSA	Sui Generis	0	0	0	0	0	0	0	0	0	31,116	0	0	0	0	0	0	0	0	0	0	0	31,116
Co-living	Sui Generis	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,000
Hotel	C1	0	0	0	20,000	0	0	0	0	0	0	0	0	0	12,000	0	0	0	0	0	0	0	32,000
Office /Research & Development	E(g)	0	25,000	23,000	45,000	2,000	16,000	41,000	0	0	0	0	0	0	322	12,000	0	0	0	4,000	0	3,000	170,000
Education	E (f) / F1(a)	0	0	0	20,000	0	0	22,000	0	0	0	0	0	0	12,000	0	0	0	0	0	0	0	25,000
Health / Older Persons Housing	C2	0	0	0	20,000	0	0	20,000	0	0	0	0	0	34,000	12,000	0	0	0	0	0	0	0	50,000
Retail / F+B / Flexible Commercial	E(a)/(b)/(c) / Sui Generis	1,000	4,000	4,000	4,000	1,000	5,000	6,000	100	200	3,072	0	100	2,000	1,319	2,000	2,000	3,000	200	0	0	0	20,000
Leisure	E(d) / Sui Generis	0	2,000	2,000	0	0	0	4,000	0	0	2,045	0	0	1,000	0	2,000	3,000	200	0	0	0	0	9,000
Culture	F / Sui Generis	1,000	3,000	3,000	2,000	0	1,000	4,000	100	200	0	0	100	2,000	2,000	3,000	3,000	200	0	0	0	0	9,000
Storage and Distribution	B8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	3,000	6,000
Community / Social Infrastructure	F / E(e)/(f)/(g)	0	0	0	0	0	0	4,000	0	0	502	300	100	0	340	1,000	0	0	0	0	0	0	3,500
Ancillary (Logistics / Station Interface / Parking / General BoH)	various	0	1,000	1,000	2,000	0	4,000	10,000	50	100	1,484	0	0	6,000	0	4,000	2,000	7,000	100	0	0	0	41,000
DZ max cap (sqm)		7,000	30,000	27,000	48,000	5,000	40,000	50,000	200	300	92,517	300	200	37,000	42,002	32,000	27,300	4,500	500	4,000	2,100	3,000	N/A
Maximum Permitted Area (sqm GEA)																						452,519	

4.36 The following maximum residential and Co-Living units, and hotel, Older Persons Housing and PBSA bedrooms are proposed in the Early Phases scenario:

<b>Table 13: RBKC and LBHF Hybrid Application Residential Units and Hotel, Co-Living, Older Persons Housing and PBSA Rooms - Early Phases</b>							
<b>Land Use</b>	<b>RBKC Outline Component (Maximum)</b>	<b>RBKC Detailed Component</b>	<b>RBKC Total (Maximum)</b>	<b>LBHF Outline Component (Maximum)</b>	<b>LBHF Detailed Component</b>	<b>LBHF Total (Maximum)</b>	<b>Overall Total (Maximum)</b>
<b>Residential Units (Class C3)</b>	1,090	310	1,400	600	462	1,062	<b>2,462</b>
<b>Hotel Rooms (Class C1)</b>	0	0	150	250	0	250	<b>400</b>
<b>Older Persons Housing Units (Class C2)</b>	150	0	150	150	0	150	<b>300</b>
<b>Co-Living Units (Sui Generis)</b>	0	0	0	400	0	1,000	<b>1,000</b>
<b>PBSA Bedrooms (Sui Generis)</b>	0	0	0	0	696	696	<b>696</b>

## The Illustrative Masterplan

- 4.37 An illustrative masterplan has been submitted for information as part of the Hybrid Applications (the “Illustrative Masterplan”).
- 4.38 The Illustrative Masterplan represents one way in which the Control Documents could be interpreted to deliver the Outline Components of the Hybrid Planning Applications. Further information regarding the Illustrative Masterplan is provided in the submitted Illustrative Masterplan document, accompanied by a set of illustrative plans.

# 5. Description of Parameter Plans

- 5.1 This chapter provides a summary of the Parameter Plans submitted for approval in relation to the Outline Components of the Hybrid Applications.
- 5.2 The Parameter Plans referred to below are submitted for approval as part of the Outline Components of the Hybrid Applications. The Outline Component of the Hybrid Applications is not sought in detail at this stage, but details of the maximum envelope for buildings in each Development Zone. This is in accordance with the Planning Practice Guidance (PPG) (2021).
- 5.3 Each Parameter Plan should be read together with its key and the description provided below. The plans also need to be read in conjunction with the Design Code and this Development Specification. It is the combination of the Parameter Plans, this Development Specification and the Design Code, collectively referred to as the suite of ‘Control Documents’, that set the parameters within which all future development must be carried out for the Outline Component of each Hybrid Application.
- 5.4 There are 11 Parameter Plans submitted for approval and 3 Parameter Plans submitted for information only as titled below:

Table 14: Parameter Plans List		
Plan Title	Plan Reference	Description
001 - Site Location Plan	ECD-SW-ZZ-HBS-07-XX-DR-A-102201	Shows the location of the RBKC and LBHF Hybrid Application Sites.
002 - Demolition Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102102	Shows the extent of the proposed demolition within the application red line boundary.

003 – Existing Site Levels Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102103	Shows the existing site levels. Submitted for information only and not for approval.
004 – Development Zones, Maximum Building Lines and Public Realm Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102104	Identifies the maximum extent of each Development Plot, alongside the minimum extent of public realm.
005 – Proposed Plot Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102105	Includes principal dimensions which control the minimum distances between Development Plots, to allow for key routes, areas of public realm and open spaces.
006 – Proposed Maximum Heights Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102106	Provides maximum building heights for each Development Plot in the Outline Component in metres Above Ordnance Datum ('AOD').
007 – Proposed Public Realm Typologies	ECD-SW-ZZ-HBS-07-XX-DR-A-102207	Identifies different types of spaces and routes within the public realm. Submitted for information only and not for approval.
008 – Proposed Access & Movement Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102108	Identifies the proposed access points into the Site and the routes where vehicles can access Development Plots.
009 – Proposed Site Levels Ground Floor Plan	ECD-SW-ZZ-HBS-01-XX-DR-A-102109	Identifies the proposed site levels at ground floor level.
010 – Proposed Site Levels Below Ground Floor	ECD-SW-ZZ-HBS-01-XX-DR-A-102110	Identifies the proposed site levels below ground floor level.

011 – Proposed Land Use Ground Floor Level	ECD-SW-ZZ-HBS-XX-ZZ-DR-A-102111	Identifies permitted land uses that line the public realm at ground floor level for each Development Zone.
012 – Proposed Land Use Upper Levels	ECD-SW-ZZ-HBS-XX-ZZ-DR-A-102112	Identifies permitted upper level uses for each Development Zone.
013 – Proposed Land Use Below Ground Floor	ECD-SW-ZZ-HBS-01-XX-DR-A-102113	Identifies permitted upper ground level uses for each Development Zone.
014 – Urban Design Plan	ECD-SW-ZZ-HBS-07-XX-DR-A-102214	Identifies different routes, areas of public realm and open spaces. Submitted for information only and not for approval.

5.5 Further information regarding how the Parameter Plans should be read is provided in the Design Code and the sub-sections below.

*Planning Application Boundaries*

5.6 The Site Location Plan Parameter Plan (ref. 001) shows the area that is the subject of the two Hybrid Applications. The RBKC Hybrid Application Site area is approximately 8 hectares and the LBHF Hybrid Application Site area is approximately 10 hectares. The red line identifies the planning application boundaries. The application site boundaries meet along the borough boundary between RBKC and LBHF. Parameter Plan ref. 001 has been provided at a scale of 1:1250 at A1 to show the whole of the two Hybrid Application Sites, including the area of Cluny Mews in RBKC, which lies separate from, but forms part of, the RBKC Hybrid Application Site.

*Demolition*

5.7 The Demolition Parameter Plan (ref. 002) shows the extent of the proposed demolition within the Hybrid Applications site boundaries.

5.8 Where buildings or structures are identified on the Parameter Plan for ‘Full or Partial Demolition’ the application seeks consent for and has assessed demolition of the entirety of that building or structure but following further survey work at the RMA stage and during the demolition and construction stage of the Proposed Development, it may be established that only partial demolition is required. The existing deck over the WLL (coloured pink) is the only building or structure is already identified at this stage for partial demolition only.

- 5.9 All other buildings and structures on both Sites are proposed to be demolished.

#### *Land Use*

- 5.10 The amount of development and land uses proposed is set out in Chapter 4.
- 5.11 Proposed Land Use Ground Level Parameter Plan ref. 011 identifies the predominant uses along the public realm at ground floor level. Predominant use is defined in Chapter 4 In the context of this Parameter Plan, the predominant use would be the use which occupies the largest amount of area at ground floor level only.
- 5.12 Proposed Land Use Upper Levels Parameter Plan ref. 012 identifies the predominant upper level uses for each Development Zone.
- 5.13 The Proposed Land Use Parameter Plans also identify Development Plots for flexibility for different specified uses to come forward as the predominant land use on ground and upper levels. The Development Zones and indicative Development Plots where this flexibility is proposed is also set out in Tables 4-7 in Chapter 4.

#### *Details of Access*

- 5.14 National Planning Practice Guidance ('PPG') paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define access as: "the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network".
- 5.15 The Town and Country Planning (Development Management Procedure) Order 2015 requires that, where access is a reserved matter, "the application for outline planning permission must state the area or areas where access points to the development proposed will be situated".
- 5.16 The Hybrid Applications reserve details of access in relation to the Outline Components for future approval. The submitted Parameter Plans do, however, provide a sufficient level of information showing where access into the Site for vehicles will be located.
- 5.17 The Proposed Access and Movement Parameter Plan (ref. 008) identifies the proposed access points into the Site from the planning application boundaries of the two Hybrid Applications. The Plan also identifies locations where new vehicular routes could be created from the planning application boundaries. It also identifies routes and access points between Site boundaries and the Detailed Components for servicing.

#### *Details of Appearance*

- 5.18 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define appearance as: "the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture materials, decoration, lighting, colour and texture".
- 5.19 The Hybrid Applications reserve details of appearance in relation to the Outline Components for future approval, but the suite of Parameter Plans and the Design Code



provide information regarding the envelopes and location for buildings and areas of public realm within and around Development Zones. The Design Code provides rules and guidelines to govern the appearance of buildings and the landscape through future RMA applications.

#### *Details of Landscaping*

- 5.20 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define landscaping as: “the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”.
- 5.21 The Hybrid Applications reserve details of landscaping in relation to the Outline Components for future approval, but the Development Zones, Maximum Building Lines and Public Realm Parameter Plan (ref. 004) and Design Code provide information regarding the minimum location of the public realm and rules and guidelines to govern the design of the landscape through future RMA applications.

#### *Details of Layout*

- 5.22 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines layout as: “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”.
- 5.23 The Hybrid Applications reserve details of layout in relation to the Outline Components for future approval. However, the Parameter Plans identify the location of Development Zones, routes between them and areas of public realm. The Design Code provides rules and guidelines that will govern the way in which buildings routes and open spaces are to be designed relative to one another and proposed for detailed approval at the RMA stage.

#### *Details of Scale*

- 5.24 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines scale as: “the height, width and length of each building proposed within the development in relation to its surroundings”.
- 5.25 The Hybrid Applications reserve details of scale in relation to the Outline Components for future approval. However, the Proposed Maximum Heights Parameter Plan (ref. 006) provides maximum building heights for each Development Zone for the Outline Components and sets the maximum height of each Development Zone in metres AOD The Development Zones, Maximum Building Lines and Public Realm Parameter Plan (ref. 004) and he Design Code set out information regarding the maximum extent of building lines in relation to Development Zones, along with minimum extents of public realm and distances between Development Zones.

# Appendix 1

<b>RBKC Detailed Component Drawings Schedule</b>			
<b>Drawings for approval in respect of RBKC Detailed Component</b>	<b>Drawing number</b>	<b>Drawing Name</b>	<b>Revision number</b>
	ECD-EC05-TZ-MLA-07-GF-DR-A-560020	RBKC Detailed Component Boundary Line	0
	ECD-EC05-TZ-MLA-07-B1-DR-A-561299	EC05/EC06 Proposed GA Plan - Level B1 (+4800)	0
	ECD-EC05-TZ-MLA-07-GF-DR-A-561300	EC05/EC06 Proposed GA Plan - Level GF (+9000)	0
	ECD-EC05-TZ-MLA-07-01-DR-A-561301	EC05/EC06 Proposed GA Plan - Level 01 (+12500)	0
	ECD-EC05-TZ-MLA-07-02-DR-A-561302	EC05/EC06 Proposed GA Plan - Level 02	0
	ECD-EC05-TZ-MLA-07-03-DR-A-561303	EC05/EC06 Proposed GA Plan - Level 03	0
	ECD-EC05-TZ-MLA-07-04-DR-A-561304	EC05/EC06 Proposed GA Plan - Level 04 - 06	0
	ECD-EC05-TZ-MLA-07-07-DR-A-561307	EC05/EC06 Proposed GA Plan - Level 07	0

ECD-EC05-TZ-MLA-07-08-DR-A-561308	EC05/EC06 Proposed GA Plan - Level 08	0
ECD-EC05-TZ-MLA-07-09-DR-A-561309	EC05/EC06 Proposed GA Plan - Level 09 - 19	0
ECD-EC05-TZ-MLA-07-20-DR-A-561320	EC05/EC06 Proposed GA Plan - Level 20	0
ECD-EC05-TZ-MLA-07-21-DR-A-561321	EC05/EC06 Proposed GA Plan - Level 21 - 22	0
ECD-EC05-TZ-MLA-07-23-DR-A-561323	EC05/EC06 Proposed GA Plan - Level 23 - 25	0
ECD-EC05-TZ-MLA-07-26-DR-A-561326	EC05/EC06 Proposed GA Plan - Level 26	0
ECD-EC05-TZ-MLA-07-27-DR-A-561327	EC05/EC06 Proposed GA Plan - Level 27	0
ECD-EC05-TZ-MLA-07-RF-DR-A-561328	EC05/EC06 Proposed GA Plan - Level RF	0
ECD-EC05-P1-MLA-07-ZZ-DR-A-052101	EC05 Proposed GA Section 01	0
ECD-EC05-T1-MLA-07-ZZ-DR-A-052111	EC05 Proposed GA Section 02	0
ECD-EC06-T1-MLA-07-ZZ-DR-A-062111	EC06 Proposed GA Section	0
ECD-EC05-T1-MLA-07-ZZ-DR-A-053150	EC05 Proposed GA Elevation - Tower North	0
ECD-EC05-T1-MLA-07-ZZ-DR-A-053151	EC05 Proposed GA Elevation - Tower West	0
ECD-EC05-T1-MLA-07-ZZ-DR-A-053152	EC05 Proposed GA Elevation - Tower South	0

	ECD-EC05-T1-MLA-07-ZZ-DR-A-053153	EC05 Proposed GA Elevation - Tower East	0
	ECD-EC05-T1-MLA-07-ZZ-DR-A-053154	EC05 Proposed GA Elevations - Mansion Block	0
	ECD-EC05-T1-MLA-07-ZZ-DR-A-053155	EC05 Proposed GA Elevations - Townhouses	0
	ECD-EC06-T1 MLA-07-ZZ-DR-A-063101	EC06 Proposed GA Elevations - North & West	0
	ECD-EC06-T1 MLA-07-ZZ-DR-A-063102	EC06 Proposed GA Elevations - South & East	0
<b>Drawings for approval in respect of RBKC Detailed Component landscaping</b>	ECD-EC05-ZZ-GIL-90-ZZ-DR-L-000100	EC05 - Courtyard Garden - GA Plan	00
	ECD-EC05-ZZ-GIL-90-04-DR-L-000101	EC05 - 4th Floor Roof Terrace - GA Plan	00
	ECD-EC05-ZZ-GIL-90-08-DR-L-000102	EC05 - 8th Floor Roof Terrace - GA Plan	00
	ECD-EC05-ZZ-GIL-90-ZZ-DR-L-000103	Public Realm Area - GA Plan	00
	ECD-EC06-ZZ-GIL-90-07-DR-L-000104	EC06 - 2nd and 7th Floor Green Roofs – GA Plan	00
<b>Drawings for information in respect of RBKC Detailed Component</b>	ECD-EC05-TZ-MLA-07-ZZ-DR-A-561023	EC05/EC06 Proposed Site Section 01	0
	ECD-EC05-TZ-MLA-07-ZZ-DR-A-561024	EC05/EC06 Proposed Site Section 02	0
	ECD-EC05-TZ-MLA-07-ZZ-DR-A-561030	EC05/EC06 Proposed Site Elevation 01	0
	ECD-EC05-TZ-MLA-07-ZZ-DR-A-561031	EC05/EC06 Proposed Site Elevation 02	0

**LBHF Detailed Component Drawings Schedule**

<b>Drawings for approval in respect of LBHF Detailed Component</b>	<b>Drawing number</b>	<b>Drawing Name</b>	<b>Revision number</b>
	ECD-WB03-P1-SER-07-ZZ-DR-A-002205	WB03 Podium Plans	0
	ECD-WB03-T1-SER-07-ZZ-DR-A-002206	WB03 Floor Plans Levels 2 - 28	0
	ECD-WB03-T1-SER-07-ZZ-DR-A-002207	WB03 Floor Plans Levels 29 - Roof	0
	ECD-WB03-ZZ-SER-07-ZZ-DR-A-002220	WB03 North East Elevation	0
	ECD-WB03-ZZ-SER-07-ZZ-DR-A-002221	WB03 North West Elevation	0
	ECD-WB03-ZZ-SER-07-ZZ-DR-A-002222	WB03 South East Elevation	0
	ECD-WB03-ZZ-SER-07-ZZ-DR-A-002223	WB03 South West Elevation	0
	ECD-WB03-ZZ-SER-07-ZZ-DR-A-002301	WB03 Section 1	0
	ECD-WB03-ZZ-SER-07-ZZ-DR-A-002302	WB03 Section 2	0
	ECD-WB04-T1-SHR-07-ZZ-DR-A-102223	WB04 Proposed South-West Elevation	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102222	WB04 Proposed South-East Elevation	00	

ECD-WB04-T1-SHR-07-ZZ-DR-A-102260	WB04 Proposed Cross Section 01	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102261	WB04 Proposed Cross Section 02	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102221	WB04 Proposed North-West Elevation	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102220	WB04 Proposed North-East Elevation	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102204	WB04 Proposed Floorplates Levels 33 to 40	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102205	WB04 Proposed Floorplates Level 41 to Roof	00
ECD-WB04-P1-SHR-07-ZZ-DR-A-102211	WB04 Proposed Podium South West Elevations	00
ECD-WB04-P1-SHR-07-ZZ-DR-A-102210	WB04 Proposed Podium North East and North West Elevations	00
ECD-WB04-P1-SHR-07-ZZ-DR-A-102262	WB04 Proposed Podium Sections	00
ECD-WB04-P1-SHR-07-LG-DR-A-102199	WB04 Proposed Lower Ground Floor Plan	00
ECD-WB04-T1-SHR-07-ZZ-DR-A-102203	WB04 Proposed Floorplates Level 2 to 32	00
ECD-WB04-P1-SHR-07-GF-DR-A-102200	WB04 Proposed Ground Floor Plan	00
ECD-WB04-P1-SHR-07-01-DR-A-102201	WB04 Proposed 1st Floor Plan	00
ECD-WB04-P1-SHR-07-02-DR-A-102202	WB04 Proposed 2nd Floor Plan	00

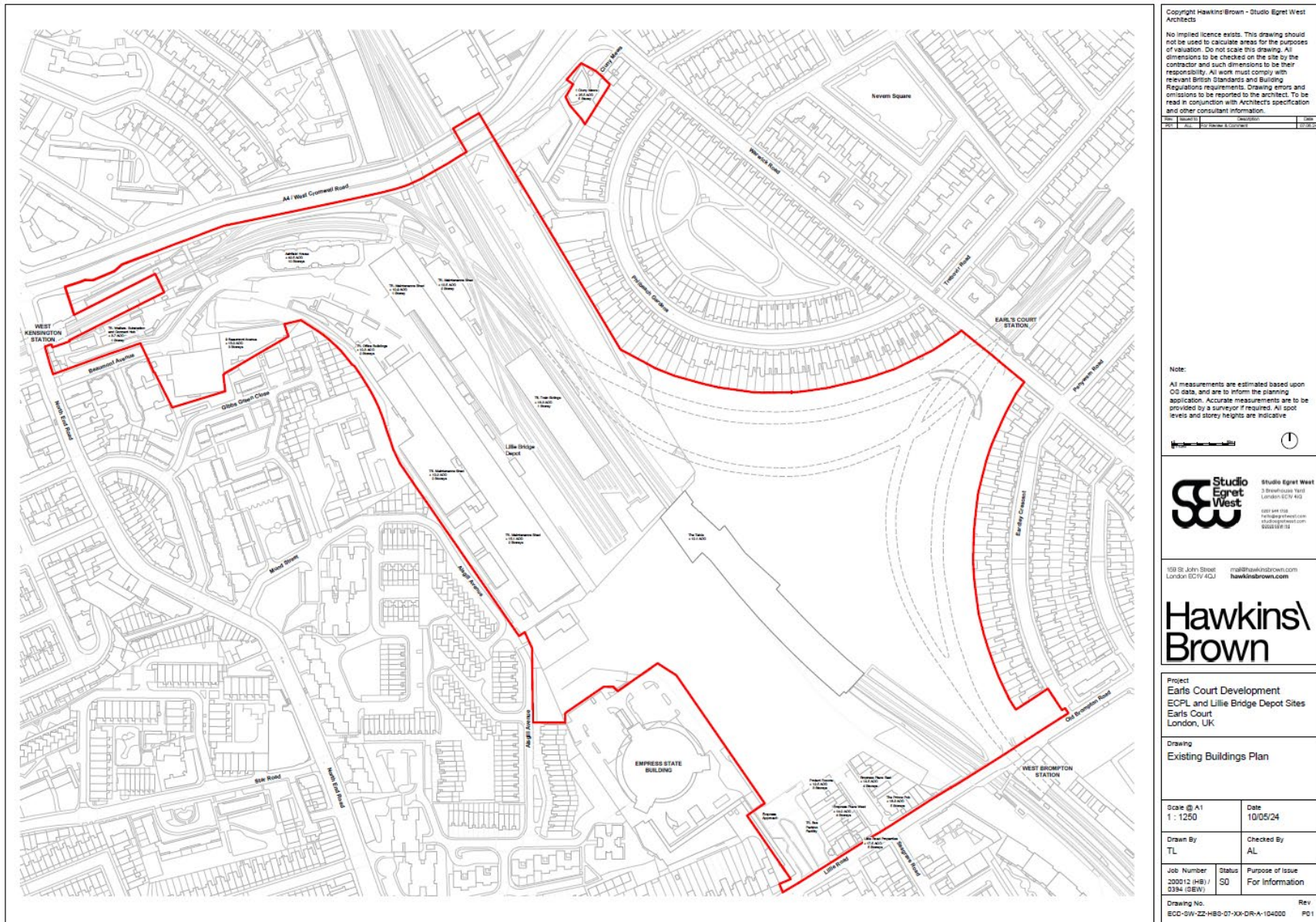
	ECD-WB04-P1-SHR-07-B1-DR-A-102198	WB04 Proposed Podium Basement Floor Plan	00
	ECD-WB05-ZZ-DRM-07-RF-DR-A-020120	WB05 Proposed Roof Floor Plan	0
	ECD-WB05-ZZ-DRM-07-ZZ-DR-A-020110	WB05 Proposed Typical Upper Floor Plan	0
	ECD-WB05-T2-DRM-07-ZZ-DR-A-040112	WB05 Proposed T2 North and South Elevations	0
	ECD-WB05-T2-DRM-07-ZZ-DR-A-040113	WB05 Proposed T2 East and West Elevations	0
	ECD-WB05-ZZ-DRM-07-ZZ-DR-A-020103	WB05 Proposed Typical Lower Floor Plan	0
	ECD-WB05-ZZ-DRM-07-ZZ-DR-A-030100	WB05 Proposed Site Section	0
	ECD-WB05-ZZ-DRM-07-ZZ-DR-A-040101	WB05 Proposed South-East Site Elevation	0
	ECD-WB05-ZZ-DRM-07-ZZ-DR-A-040100	WB05 Proposed North-West Site Elevation	0
	ECD-WB05-ZZ-DRM-07-M1-DR-A-020121	WB05 Proposed Mezzanine Floor Plan	0
	ECD-WB05-ZZ-DRM-07-GF-DR-A-020100	WB05 Proposed Ground Floor Plan	0
	ECD-WB05-ZZ-DRM-07-16-DR-A-020116	WB05 Proposed Sixteenth Floor Plan	0
	ECD-WB05-ZZ-DRM-07-15-DR-A-020115	WB05 Proposed Fifteenth Floor Plan	0
	ECD-WB05-ZZ-DRM-07-14-DR-A-020114	WB05 Proposed Fourteenth Floor Plan	0

	ECD-WB05-ZZ-DRM-07-09-DR-A-020109	WB05 Proposed Ninth Floor Plan	0
	ECD-WB05-ZZ-DRM-07-02-DR-A-020102	WB05 Proposed Second Floor Plan	0
	ECD-WB05-ZZ-DRM-07-01-DR-A-020101	WB05 Proposed First Floor Plan	0
	ECD-WB05-T1-DRM-07-ZZ-DR-A-040111	WB05 Proposed T1 North-East and South-West Elevations	0
	ECD-WB05-T1-DRM-07-ZZ-DR-A-040110	WB05 Proposed T1 North-West and South-East Elevations	0
<b>Drawings for approval in respect of LBHF Detailed Component landscaping</b>	ECD-WB03-P1-LDA-07-02-DR-L-000011	WB03 Podium General Arrangement	0
	ECD-WB03-T1-LDA-07-ZZ-DR-L-000002	WB03 Terraces General Arrangement	0
	ECD-WB04-T1-LDA-07-39-DR-L-000005	WB04 T1 L39 Terraces General Arrangement	0
	ECD-WB04-P1-LDA-07-02-DR-L-000012	WB04 Podium General Arrangement	0
	ECD-WB04-T1-LDA-07-33-DR-L-000003	WB04 T1 L33 Terraces General Arrangement	0
	ECD-WB04-T1-LDA-07-35-DR-L-000004	WB04 T1 L35 Terraces General Arrangement	0
	ECD-WB05-P1-LDA-07-GF-DR-L-000006	WB05 Ground Floor General Arrangement	0
	ECD-WB05-P1-LDA-07-01-DR-L-000007	WB05 1st Floor General Arrangement	0
<b>Drawings for information in respect of LBHF</b>	ECD-WBZZ-ZZ-SHR-07-01-DR-A-102101	WB03 WB04 WB05 First Floor Plan	00
	ECD-WBZZ-ZZ-SHR-07-02-DR-A-102102	WB03 WB04 WB05 Second Floor Plan	00



<b>Detailed Component</b>	ECD-WBZZ-ZZ-SHR-07-GF-DR-A-102001	WB03 WB04 WB05 Ground Floor Location Plan	00
	ECD-WBZZ-ZZ-SHR-07-GF-DR-A-102100	WB03 WB04 WB05 Ground Floor Plan	00
	ECD-WBZZ-ZZ-SHR-07-LG-DR-A-102099	WB03 WB04 WB05 Lower Ground Floor Plan	00
	ECD-WBZZ-ZZ-SHR-07-RF-DR-A-102002	WB03 WB04 WB05 Roof Location Plan	00
	ECD-WBZZ-ZZ-SHR-07-RF-DR-A-102105	WB03 WB04 WB05 Roof Plan	00
	ECD-WBZZ-ZZ-SHR-07-ZZ-DR-A-102103	WB03 WB04 WB05 Typical Lower Floor Plan	00
	ECD-WBZZ-ZZ-SHR-07-ZZ-DR-A-102104	WB03 WB04 WB05 Typical Upper Floor Plan	00
	ECD-WBZZ-ZZ-SHR-07-ZZ-DR-A-102110	WB03 WB04 WB05 North East Elevation	00
	ECD-WBZZ-ZZ-SHR-07-ZZ-DR-A-102111	WB03 WB04 WB05 North West Elevation	00
	ECD-WBZZ-ZZ-SHR-07-ZZ-DR-A-102112	WB03 WB04 WB05 South West Elevation	00
	ECD-WBZZ-ZZ-SHR-07-ZZ-DR-A-102113	WB03 WB04 WB05 South East Elevation	00
<b>Drawings for information in respect of LBHF Detailed Component landscaping</b>	ECD-WBZZ-P1-LDA-07-02-DR-L-000001	WB03 WB04 Podium General Arrangement	0

# Appendix 2



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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architects specification and other consultant information.

Rev	Issued	Description	Date
001	01	For Review & Comment	10/05/24

Note:  
All measurements are estimated based upon OCG data and are to inform the planning application. Accurate measurements are to be provided by a surveyor if required. All spot levels and storey heights are indicative.

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Project  
Earls Court Development  
ECPL and Lillie Bridge Depot Sites  
Earls Court  
London, UK

Drawing  
Existing Buildings Plan

Scale @ A1 1 : 1250	Date 10/05/24
Drawn By TL	Checked By AL
Job Number 202012 (H-B) / 0384 (GEW)	Status SD Purpose of Issue For Information
Drawing No. ECC-SW-ZZ-HB0-07-KK-DR-A-104000	Rev PD1

# Appendix 3

Minimum Cycle Parking Standards			
Use Class		Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
A1	food retail above 100 sqm	1 space per 175 sqm gross external area (GEA)	<ul style="list-style-type: none"> <li>first 750 sqm: 1 space per 20 sqm;</li> <li>thereafter: 1 space per 150 sqm (GEA) rest of London:</li> </ul>
	non-food retail above 100 sqm	<ul style="list-style-type: none"> <li>first 1000sqm: 1 space per 250 sqm</li> <li>thereafter: 1 space per 1000 sqm (GEA)</li> </ul>	<ul style="list-style-type: none"> <li>first 1000sqm: 1 space per 60sqm;</li> <li>thereafter: 1 space per 500 sqm (GEA)</li> </ul>
A2-A5	financial / professional services; cafes & restaurants; drinking establishments; take-aways above 100 sqm	1 space per 175 sqm (GEA)	1 space per 20 sqm (GEA)
B1	Business offices	1 space per 75 sqm	<ul style="list-style-type: none"> <li>first 5,000 sqm: 1 space per 500 sqm</li> <li>thereafter: 1 space per 5,000 sqm (GEA)</li> </ul>

	Light industry and research and development	1 space per 250 sqm (GEA)	1 space per 1000 sqm (GEA)
<b>B2-B8</b>	General industrial, storage or distribution	1 space per 500 sqm (GEA)	1 space per 1000 sqm (GEA)
<b>C1</b>	Hotels (bars, restaurants, gyms etc. open to the public should be considered individually under relevant standards)	1 space per 20 bedrooms	1 space per 50 bedrooms
<b>C2</b>	Hospitals	1 space per 5 FTE staff	1 space per 30 FTE staff
	Care homes / secure accommodation	1 space per 5 FTE staff	1 space per 20 bedrooms
<b>C3-C4</b>	Dwellings (all)	<ul style="list-style-type: none"> <li>• 1 space per studio or 1 person 1 bedroom dwelling</li> <li>• 1.5 spaces per 2 person 1 bedroom dwelling</li> <li>• 2 spaces per all other dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• 5 to 40 dwellings: 2 spaces</li> <li>• Thereafter: 1 space per 40 dwellings</li> </ul>
<b>D1</b>	Nurseries	1 space per 8 FTE staff + 1 space per 8 students	
	Primary schools / secondary schools / sixth form colleges	1 space per 8 FTE staff + 1 space per 8 students	1 space per 100 students
	Universities and colleges	1 space per 4 FTE staff + 1 space per 20 FTE students	1 space per 7 FTE students
	Health centre, including dentists	1 space per 5 FTE staff	1 space per 3 FTE staff
	Other (e.g. library, church etc.)	1 space per 8 FTE staff	1 space per 100 sqm (GEA)

<b>D2</b>	Sports (e.g. sports hall, swimming, gymnasium, etc.)	1 space per 8 FTE staff	1 space per 100 sqm (GEA)
	Other (e.g. cinema, bingo etc.)	1 space per 8 FTE staff	1 space per 100 sqm (GEA)
<b>Student Accommodation</b>		0.75 spaces per bedroom	1 space per 40 bedrooms
<b>Specialist older persons housing**</b>		1 space per 10 bedrooms	1 space per 40 bedrooms
<b>Sui Generis</b>		As per most relevant other standard e.g. casino and theatre = D2, room in large-scale purpose-built shared living = studio C3	
<b>Stations</b>		To be considered on a case by case basis through liaison with TfL. The level of provision should take into account the type and location of the station, current and future rail and cycle demand and the potential for journey stages to and from the station to be made by cycle. A step-change in provision is expected, especially at termini, in order to meet the Mayor's mode share target.	
<p>* The minimum of two short-stay and two long-stay cycle parking spaces does not apply to A1-A5 developments of less than 100 sqm or to short-stay parking at residential developments of fewer than 5 dwellings.</p> <p>** as defined by Policy H13 Specialist older persons housing. The Mayor will continue to gather evidence with a view to revising and updating this standard. Where appropriate, proposals should provide higher provision than the above standard where it is needed.</p>			

Thank you

ECDC Planning  
EC.PA.A  
July 2024