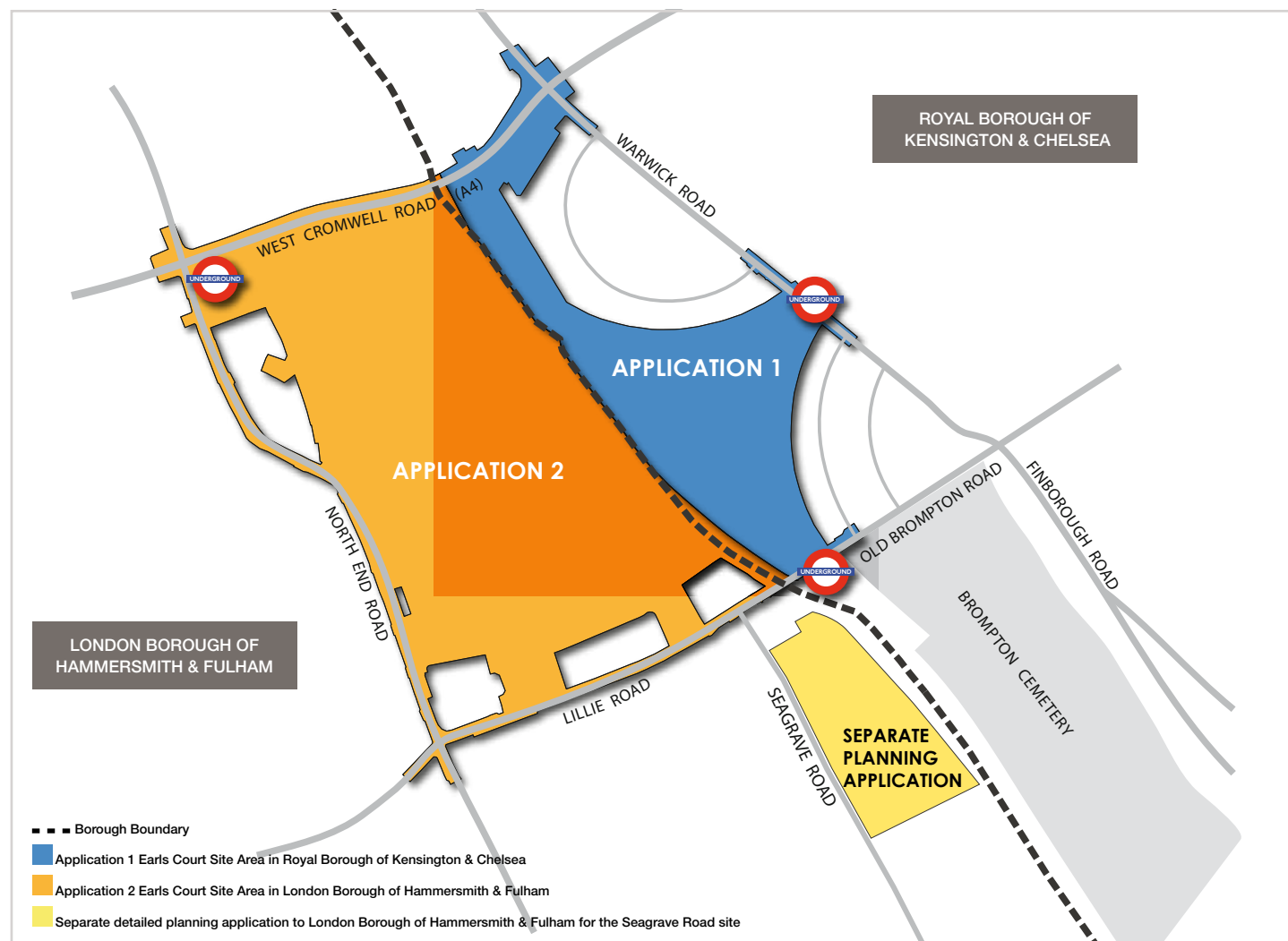


THE EARLS COURT PLANNING APPLICATIONS

The Earls Court redevelopment proposals seek outline planning permission for a site spanning approximately 28 hectares (69 acres) at Earls Court and West Kensington. The combined site includes the Earls Court Exhibition Centre, a railway depot and the Gibbs Green and West Kensington housing estates. This document summarises the proposals and explains the nature and content of the planning applications and where to find more information.



EC Properties Ltd has submitted two planning applications for the Earls Court Site. There are two planning applications because the Site straddles two local authority boundaries.

The planning application submitted to the Royal Borough of Kensington & Chelsea is referred to as Application 1. Its reference number is PP/11/01937. You can view this at www.rbkc.gov.uk/planningandconservation.aspx.

The planning application submitted to the London Borough of Hammersmith & Fulham is referred to as Application 2. Its reference number is 2011/02001/OUT. You can view this at www.lbhf.gov.uk/earlscourtapplication.

Both are outline planning applications seeking to establish certain principles about the development which can take place probably over many years. None of the proposals will

be designed in detail until much later. If outline planning permission is granted, detailed proposals will be the subject of further planning applications and consultation at a later date.

- The amount of development
- The uses of land (residential, office, cultural, retail, etc)
- Access points from the surrounding area for pedestrians, cyclists and vehicles
- Parameters and guidelines for the layout and scale of development
- Guidelines for the future architecture and landscaping of the development

CONSERVATION AREA CONSENT APPLICATION

EC Properties Ltd has also submitted a separate application for conservation area consent for the

demolition of buildings within the Earls Court site that fall within the Barons Court Conservation Area. The reference number for the application is 2011/02002/CAC. You can view this at www.lbhf.gov.uk/earlscourtapplication.

SEAGRAVE ROAD

EC Properties Ltd has also submitted a separate, detailed planning application for a residential scheme on the site of the Earls Court Exhibition Centre car park. If the proposal for the Earls Court site is approved, and the existing housing estates are included in it, some of the estates residents would be re-housed in the Seagrave Road scheme. The reference number for the application is 2011/02000/FUL. You can find the planning application documents and have your say at www.lbhf.gov.uk/seagraveroad.

THE PROPOSAL

The Applications 1 and 2 seek approval for the phased redevelopment of the Earls Court site, including:

- A mix of uses comprising up to 757,447 sq m of residential use; 120,615 sq m of office use; 29,429 sq m of retail use; 19,023 sq m of hotel use; 14,109 sq m of leisure use; 11,687 sq m of private hospital use; 18,221 sq m of education / community / health / culture uses
- 37 acres (15 hectares) of new public and private open space including the 5-acre Lost River Park
- New vehicular and pedestrian access and routes as well as improvements to existing streets in the surrounding area
- Up to 164,162 sq m of ancillary space for parking, servicing and utilities
- Replacement London Underground depot



The amount and uses of the proposed development have been applied for with reference to a series of development plots. The plan above shows the location of each development plot. The table to the right shows the uses, maximum amount of development and maximum height of each plot.

The Applications 1 and 2 propose maximum heights and number of storeys for each development. The heights of buildings in every plot will vary.

DEVELOPMENT PLOT	LAND USE	MAXIMUM FLOORSPACE (SQ M)	RANGE OF MAXIMUM BUILDING HEIGHTS	INDICATIVE STOREY HEIGHTS
WV01	Residential	7,253	20.5 m - 27 m	3 - 4
WV02	Residential together with either retail use and / or community / culture uses	7,134	13.6 m - 21.6 m	2 - 3
WV03	Retail, residential, hotel / serviced apartments, leisure and education / health / community / culture uses	12,371	35.5 m - 39 m	5 - 6
WV04	Residential together with either retail use and / or leisure use	60,707	32.5 m - 69 m	5 - 15
WV05	Residential use together with either retail use and / or education / health / community / culture uses	8,905	14.6 m - 24.9 m	2 - 3
WV06	Residential together with either retail use and / or education / health / community / culture / leisure uses	63,896	17.5 m - 64.5 m	6 - 15
WK01	Residential with retail use and either office and / or hotel uses at ground and upper levels	22,389	20.2 m - 36.7 m	5 - 9
WK02	Office with retail, residential, hotel and / or private hospital uses	26,796	34.45 m - 57.3 m	4-12
WK03	Residential and retail use together with either office, private hospital and / or hotel uses	44,662	31.5 m - 53 m	6 - 10
WK04	Residential and / or office use	15,850	19 m - 35.5 m	3 - 6
NE01	Residential with retail and / or community and culture use	62,293	8.2 m - 38.7 m	1 - 10
NE02	Residential with retail use and / or office use	44,140	31.2 m - 41.7 m	8 - 15
NE03	Residential and retail use	37,051	23.2 m - 41.7 m	6 - 11
NE04	Residential use	10,584	14.2 m - 29.7 m	3 - 7
NE05	Residential with retail and community / culture use	34,484	23.2 m - 38.7 m	4 - 10
NE06	Residential with retail use and/or commercial and community / culture use	52,382	14.2 m - 106.1 m	3 - 27
BW01	Residential, office and retail use	46,497	33 m - 69 m	5 - 16
BW02	Residential and retail use	48,800	31.2 m - 53.9 m	6 - 15
BW03	Residential and retail use	49,062	33 m - 59.5 m	6 - 14
BW04	Office, residential and retail use	107,372	41.4 m - 106.1 m	6 - 27
BW05	Residential with retail and / or office and community / culture use	81,285	40 m - 80.75 m	8 - 21
BW06	Office and community / culture with residential use and leisure use (the Empress State Building will be retained)	50,631	15.7 m - 50.2 m	4 - 11
BW07	Residential with retail use and / or leisure and community / culture use	75,988	13.3 m - 64.5 m	2 - 16

RESIDENTIAL

The proposed development would provide up to 6,775 homes with a mix of private homes for sale and affordable homes. A range of different housing types (apartments, mansion blocks and town houses) will be provided, and would accommodate new and existing residents.

COMMERCIAL

The proposed development includes a range of commercial uses. These include retail, leisure, hotel, office and culture.

COMMUNITY FACILITIES

The planning applications propose new facilities to cater for the needs of the new population. This will include a new primary school, nursery day care facilities, a health hub and a sports hall. It could also include a range of other facilities such as a library and space for community groups and activities.

WHAT'S IN THE PLANNING APPLICATIONS?

LIST OF PLANNING APPLICATION DOCUMENTS

Each planning application comprises the following documents:

- Cover Letter
- Application Forms
- Development Specification
- Planning Statement
- Community Engagement Report
- Design and Access Statement
- Parameter Plans
- Access Plans
- Design Guidelines
- Cultural Placemaking Strategy
- Retail and Leisure Assessment
- Office Assessment
- Estate Management Strategy
- Housing Statement
- Sustainability Statement
- Energy Strategy
- Waste Strategy
- Utilities and Services Infrastructure Strategy
- Transport Assessment
- Environmental Statement

Volume 1: Main Environmental Statement

Volume 2: Townscape & Visual Impact Assessment

Volume 3: Technical Appendices

Non Technical Summary

DEVELOPMENT SPECIFICATION

The Development Specification describes the main elements of the proposals and includes a description of each planning application document.

DESIGN AND ACCESS STATEMENT

This document explains the applicant's design vision and objectives for the redevelopment of the Earls Court site. It explains the design process that has been undertaken as well as the design rationale for the proposals. The document includes a range of plans and drawings, some of which are only illustrative at this stage but help to demonstrate how the development could look in the future.

PARAMETER PLANS

The Parameter Plans divide the application site into a series of separate smaller development plots, divided by proposed key streets and open spaces. Each plot has an individual reference number. This reference number is used throughout the planning application documents to provide information about what might happen in each individual plot. The parameter plans explain the proposed limits and constraints for each individual plot of land (e.g. maximum building height) within which future detailed design proposals would have to be contained.

DESIGN GUIDELINES

The Design Guidelines provide a framework of rules for the later detailed design of development within each plot of land. The Guidelines contain more detailed information than the Parameter Plans, demonstrating how buildings, open spaces and streets should be designed. At this stage it is only these rules that are seeking planning approval. Detailed designs will be the subject of future applications and consultation.

ACCESS PLANS

These define the proposed access points and junctions into the site from the surrounding area and include proposed improvements to existing streets and junctions.

CONSULTATION

The Community Engagement Report describes the community consultation which took place prior to the submission of the Planning Applications and explains how this has informed the evolution of the applicant's masterplan.

AFFORDABLE HOUSING AND THE REDEVELOPMENT OF THE GIBBS GREEN & WEST KENSINGTON ESTATES

Application 2 proposes the phased redevelopment of the existing Gibbs Green and West Kensington housing estates. The documents called Housing Statement and

Social Impact Assessment (within Volume 3 of the Environmental Statement) explain how this would happen, the effect on existing residents and how existing homes would be reprovided. The London Borough of Hammersmith & Fulham Council has provided an offer and key terms to existing tenants, leaseholders and freeholders of the estates. Proposals for new affordable housing can also be found in these documents.

PEDESTRIAN & VEHICULAR MOVEMENT

The Transport Assessment describes the impact of the proposed development on the existing road and public transport networks. It also addresses the need for improvements to accommodate the new residents who would move into the area and how local people could be encouraged to use sustainable means of transport.

VIEWS FROM THE SURROUNDING AREA

The application includes an analysis of views from over 50 locations around the sites and further afield. This can be found in Volume 2 of the Environmental Statement: Townscape & Visual Impact Assessment.

ENVIRONMENTAL IMPACTS

Volume 1 of the Environmental Statement includes a full assessment of the environmental impact of the proposed development. There is also a Non-Technical Summary. A report assessing the impact of development on daylight, sunlight and overshadowing of surrounding buildings is included in Chapter 9, Volume 1 of the Environmental Statement.

PHASING, CONSTRUCTION & DEMOLITION

Details on the phasing, demolition and construction process can be found in Chapter 5, Volume 1 of the Environmental Statement.

WHERE CAN I SEE THE PLANNING APPLICATIONS?

All planning application documents have been published online at the websites of the Royal Borough of Kensington & Chelsea and the London Borough of Hammersmith & Fulham.

To view planning application 1 please go to:

Royal Borough of Kensington & Chelsea

www.rbkc.gov.uk/planningandconservation.aspx

OR

To view planning application 2 please go to:

London Borough of Hammersmith & Fulham

www.lbhf.gov.uk/earls court application