

**Earls Court: Planning Applications 1 and 2
Design Guidelines
Errata
March 2012**

Part 1 Introduction

Section 1.3 Glossary

The glossary should contain a definition of ‘undercroft’. For the purpose of the Design Guidelines this definition is, as follows:

“Undercroft: a ground (street level) area which is relatively open to the sides, but covered by the building above. Typically utilised as service / access areas.”

Part 3: Character Areas

Section 3.1 High Street, paragraph 3.1.19

Paragraph 3.1.19 is currently identified as a mandatory design clause. This is an error. The clause is non-mandatory.

Section 3.2 Broadway, figure 3.2.5

The 9 storey building labelled in this figure should be incorrect. It should be labelled as an 11 storey building.

Section 3.2 Broadway, paragraph 3.2.14

Paragraph 3.2.14 is currently identified as a mandatory design clause. This is an error. The clause is non-mandatory.

Section 3.2 Broadway, paragraph 3.2.18

Paragraph 3.2.18 is currently identified as a mandatory design clause. This is an error. The clause is non-mandatory.

Section 3.3 Lost River Park, paragraph 3.3.26

Paragraph to be deleted and replaced with the following text:

“3.3.26 Quantum:

Not less than 2 hectares of public open space constituting the Lost River Park shall be provided (comprising of open space above the West London Line and open space within development plots lining the west side of the West London Line).”

Section 3.3 Lost River Park, paragraphs 3.3.55, 3.3.56 and 3.3.57

Paragraphs 3.3.55, 3.3.56 and 3.3.57 currently identified as a non-mandatory design clauses. This is an error. The clauses are mandatory.

Section 3.4 North End Village, paragraph 3.4.39

Paragraph 3.4.39 is currently identified as a non-mandatory design clause. This is an error. The clause is mandatory.

Section 3.6 Earls Court Village, figure 3.6.7

Note the red number '3' shown in this figure is an error.

Section 3.7 West Kensington Village, paragraph 3.7.3

Paragraph to be deleted and replaced with the following text:

“3.7.3 The essential character elements of the West Kensington Village are:

1. A gateway into London along the A4 – West Cromwell Road.
2. A gateway into the development from the A4 – West Cromwell Road.
3. Creating a predominantly business frontage onto the A4 – West Cromwell Road.
4. A destination as a business district within the new development.
5. Connections to the underground and relationship to West Kensington Underground Station.
6. Relationship to Barons Court, Olympia, Edwardes Square and Scarsdale, Avonmore and Philbeach Conservation Areas.
7. Establishes an axial vista to the Lost River Park and St Cuthbert’s and St Mathias Church.
8. A series of north-south connections through the village to provide views into the site.”

Section 3.7 West Kensington Village, figure 3.7.9

The figure refers to indicative building heights of 7 and 8 storeys. This is an error. The indicative building heights in this location are 7 and 11 storeys.

Part 4: Architecture and Landscape Kit of Parts

Section 4.1 Elevation Principles, figure 4.1.10

The title of this figure is incomplete. It should read: “Illustrative Section Overhang.”

Section 4.3 Feature Buildings, paragraph 4.3.7

Paragraph 4.3.7 is currently identified as a non-mandatory design clause. This is an error. The clause is mandatory.

Section 4.10 Open Space, paragraph 4.10.12

Paragraph to be deleted and replaced with the following text:

“4.10.12 A minimum of 2.48 ha 2.97 IN DAS of the open space proposed outside of the development plot boundaries shall be provided as publicly accessible green space.”

Section 4.10 Open Space, paragraph 4.10.14

Paragraph to be deleted and replaced with the following text:

“4.10.14 A minimum 1.00 ha of the 5.42 ha of the open space proposed outside of the development plot boundaries provided as publicly accessible active street space shall be provided as publicly accessible public realm for extended pedestrian movement, places to sit, cafes, outdoor seating, gathering or meeting corners and community or multifunctional use. This area is provided exclusive of carriage way, car and cycle parking, bus stops and the standard 2m wide pedestrian pavement zone.”

Section 4.10 Open Space, paragraph 4.10.16

Paragraph to be deleted and replaced with the following text:

“A minimum open space provision of 6.57 ha of shall be provided within the development plot boundaries and shall be developed as public realm and landscape with a minimum of 4.47 ha of that space provided as green space and 0.79 ha of that space shall be provided as civic space. Section 5 sets out for each plot the minimum open space to be provided.”

Section 4.10 Open Space, paragraph 4.10.18

Paragraph to be deleted and replaced with the following text:

“A percentage of the open space provided within the development plots shall be provided as publicly accessible open space (2.58 ha minimum). A minimum 0.49 ha shall be provided as publicly accessible green amenity space, a minimum 0.79 ha shall be provided as publicly accessible civic space and a minimum 1.29 ha shall be provided as publicly accessible streets, pavements and street gardens.”

Section 4.10 Open Space, paragraph 4.10.19

Paragraph to be deleted and replaced with the following text:

“The minimum amount of publicly accessible open space provided within and outside of development plots shall be 10.81ha..”

Section 4.10 Open Space, Table 4.10.3

Text to be deleted and replaced with the following text:

Open Space- provided as:

OUTSIDE OF DEVELOPMENT PLOTS	WITHIN DEVELOPMENT PLOTS	TOTAL
8.86 Ha	6.57 Ha	15.43 Ha

of which Publicly Accessible Open Space is provided as:

	OUTSIDE OF DEVELOPMENT PLOTS	WITHIN DEVELOPMENT PLOTS	TOTAL
Green Space	2.48 Ha	0.49 Ha	2.97 Ha
Civic Space	1.63 Ha	0.79 Ha	2.42 Ha
Active Streetscape	4.13 Ha	1.29 Ha	5.42 Ha
			10.81ha

Section 4.13 Recreation and Play, paragraphs 4.13.12, 4.13.13 and 4.13.14

Paragraphs 4.13.12, 4.13.13 and 4.13.14 to be deleted.

Section 4.17 Lighting, paragraph 4.17.5

Paragraph 4.17.5 is currently identified as a non-mandatory design clause. This is an error. The clause is mandatory.

Section 4.21 A Palette of Textures, paragraph 4.21.3

Paragraph 4.21.3 is currently identified as a non-mandatory design clause. This is an error. The clause is mandatory.

Part 5: Architectural Principles for the Development Plots

Section 5.3 Boundary Conditions, figure 5.3.1

A number of references are incorrect. The figure is replaced by that provided overleaf.

Section 5.5 Plot WK02, figure 5.5.3

The conservation area is referenced incorrectly in this figure. It should be the Barons Court Conservation Area and not the Gunter Estate Conservation Area.

Section 5.11 Plot NE06, figure 5.11.35

Figure 5.11.35 is incorrect and is deleted.

Section 5.20 Plot WV03, figure 5.20.29

The AOD heights provided in this figure for Plot WV04 are incorrect. They should be +38.5m and +45.0m AOD.

Section 5.23 Plot WK04, figure 5.23.27

The AOD heights provided in this figure are incorrect. The maximum development parameter heights in this location range from +14.0m and +24.2m AOD.
