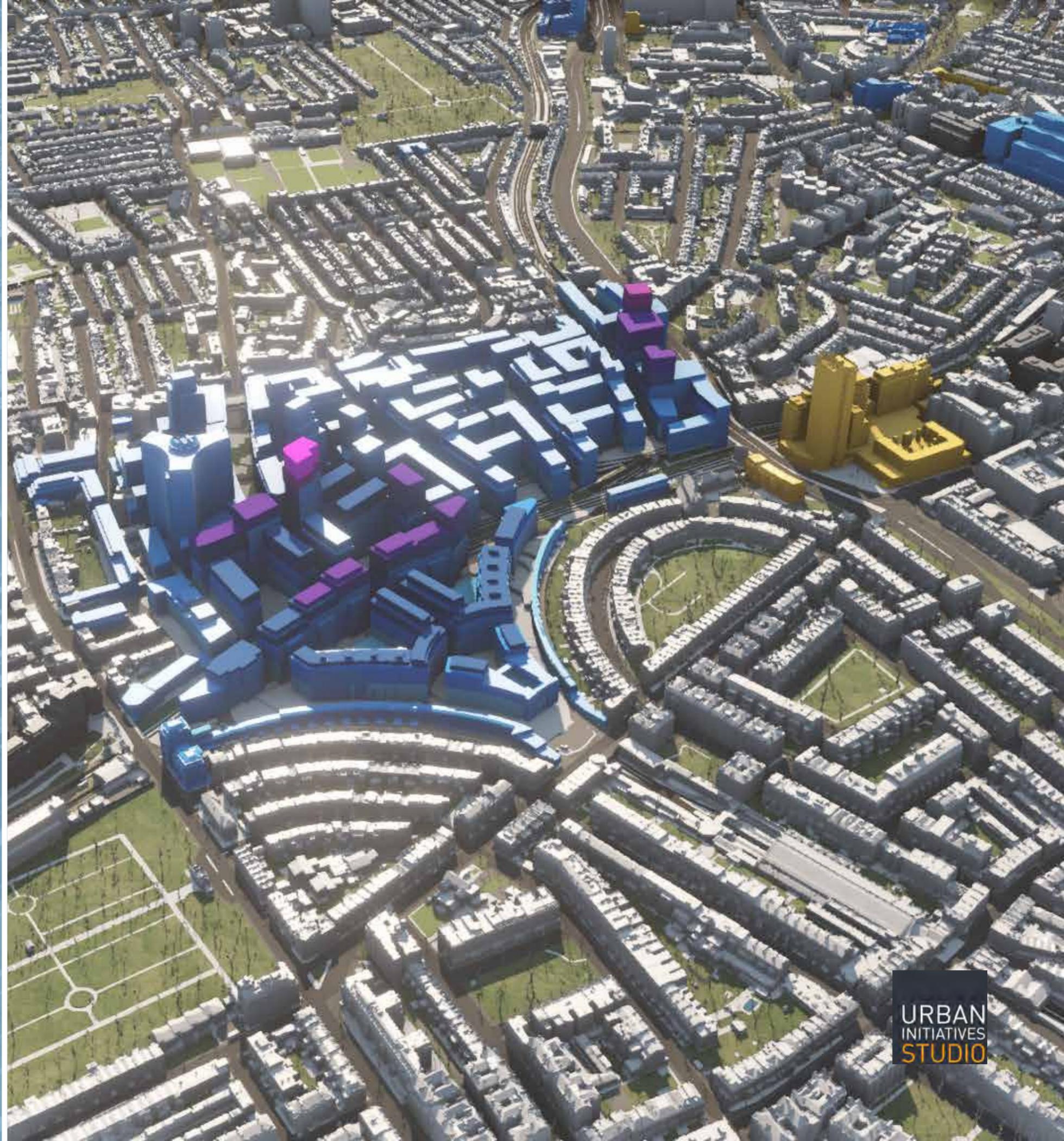


**ROYAL BOROUGH
OF KENSINGTON &
CHELSEA**

**APPENDIX B:
CAPACITY STUDY
- EARL'S COURT
OPPORTUNITY
AREA**

DRAFT REPORT
FEBRUARY 2022



4290

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1 INTRODUCTION

1.1 WHAT IS THIS STUDY ABOUT

This capacity study has been carried out to test height and design principles that were established within the Opportunity Area Heights Analysis report, dated February 2022.

The capacity study was developed based on the footprint of the Earls Court Scenario 1 that was tested in the Opportunity Area Heights Analysis report.

Its aim was to understand development capacity within the RBKC section of the Opportunity Area, and how this could be increased within the context of the height guidance. This is referred to as the Optimal Heights Scenario. The building heights shown are optimal from the point of view of visual impact on the surrounding townscape.

2 EARL'S COURT CAPACITY STUDY

2.1 CAPACITY STUDY - OPTIMAL HEIGHT SCENARIO

The Optimal Height Scenario was developed to test the capacity that could be achieved within the maximum building height parameters in the RBKC section of the Earls Court Opportunity Area.

The capacity study utilised the same assumptions as the Scenarios developed for the Opportunity Area Heights Analysis report, in terms of assumptions about unit mix, unit size, area ratios, non-residential space, open space requirements and commercial and residential storey heights.

Note that the heights shown in the Hammersmith and Fulham section of the opportunity area are notional and do not correspond to the final height recommendations in the Opportunity Area Heights Analysis report.

The indicative storey heights plan is shown in Figure 1.1.

Earl's Court Optimal Height Scenario (RBKC)			
Resi GIA (sqm)	150,597		
Non resi GIA (sqm)	40,000		
Average unit size (sqm)	71.8	78	83.7
Unit capacity	n/a	1,332	1,241
Height range (AOD)			
Height range (storeys)	up to 20 storeys (in RBKC)		
Density Range	228 units/ha		

Table 2.1: Optimal Heights Scenario Summary Table

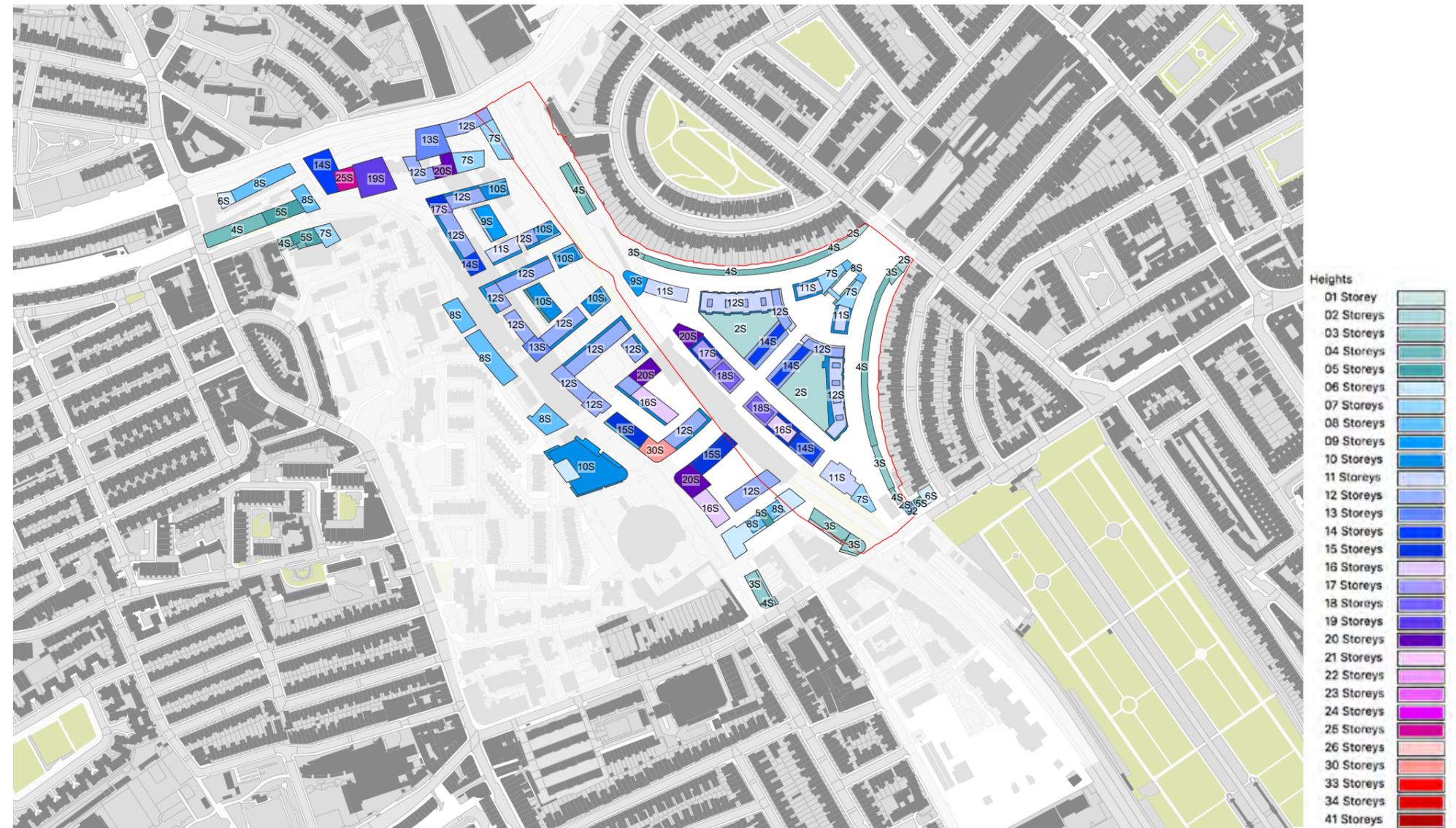


Figure 1.1: Optimal Heights Scenario Plan with Indicative Storey Heights



Figure 1.2: Optimal Heights Scenario aerial view from south-west



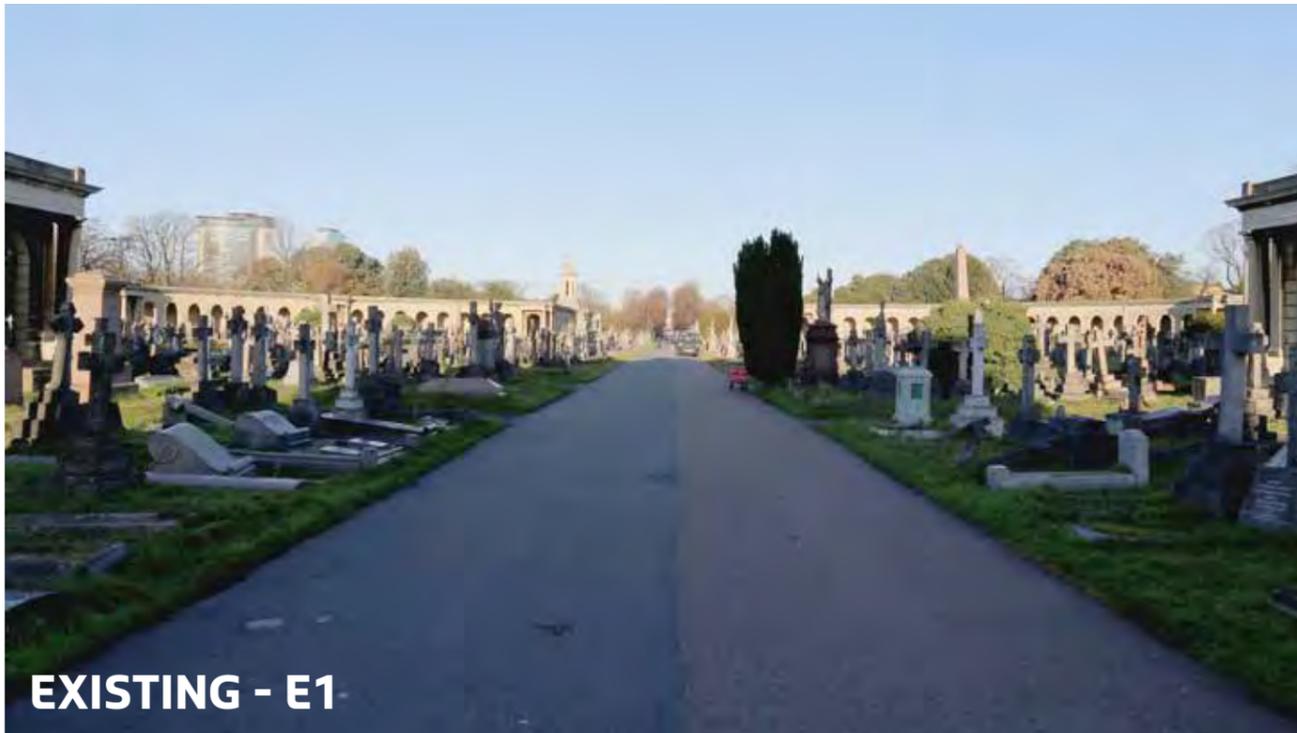
Figure 1.3: Optimal Heights Scenario aerial view from south-west

2.2 SELECTED VIEWS

The following section provides a visual comparison of the Optimal Heights Scenario against the existing context photograph and the Scenario 2 & 3 massing models from the Opportunity Area Building Heights Study.

The comparative views provided in this section have been selected from the wider range of assessed views and they have been selected their due to their sensitivities, strong townscape qualities and levels of coherence. It should be noted that some of the view points are differ slightly between Scenario 2 & 3 and Optimal Heights Scenario, but these are provide for comparative reference only.

View No.	View Name
E1	Brompton Cemetery Great Circle
E2	Brompton Cemetery Along Long Avenue
E3	Kenway Road
E4	Collingham Place
E5	Edwardes Square
E6	Boltons Gardens & Wetherby Gardens
E7	Harrington Gardens
E8	Earl's Court Square
E9	The Boltons and Tregunter Road
E10	Holland Park
E11	The Round Pond, Kensington Gardens
E14	Philbeach Gardens



EXISTING - E1



SCENARIO 2



SCENARIO 3



OPTIMAL HEIGHTS SCENARIO







EXISTING - E4



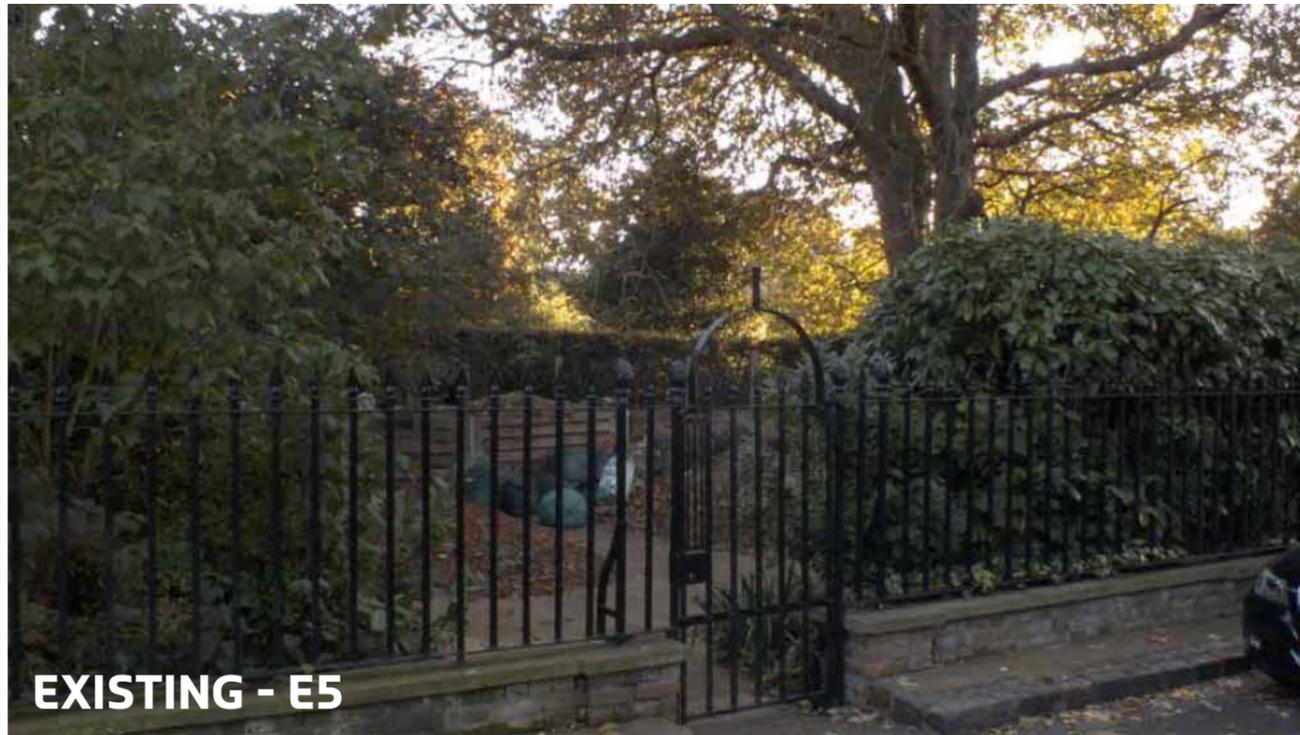
SCENARIO 2



SCENARIO 3



OPTIMAL HEIGHTS SCENARIO





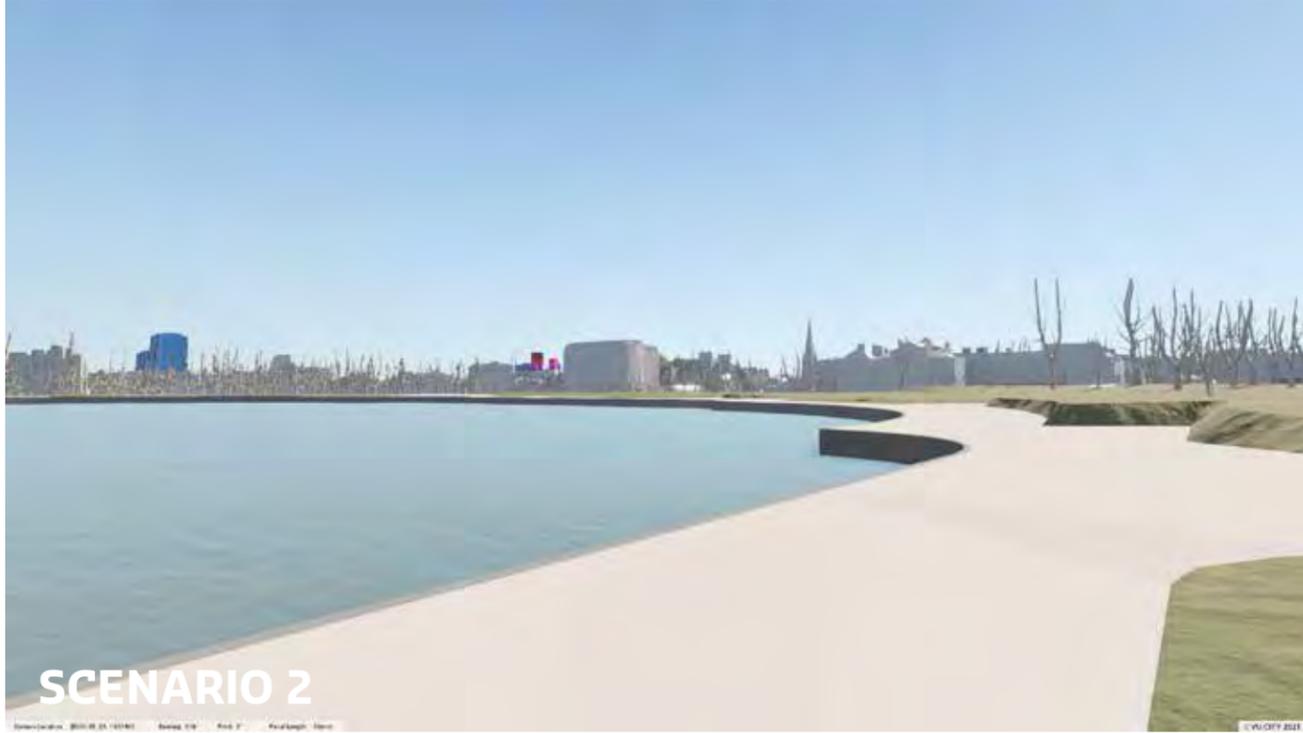








EXISTING - E11



SCENARIO 2



SCENARIO 3



OPTIMAL HEIGHTS SCENARIO

