

At the forefront of sustainability

We have committed to deliver an exemplar sustainable development and help address the climate emergency.

Our ambition to go beyond net zero supports our people-centric approach. It will significantly enhance the environment, reducing carbon impact, whilst delivering a future-proofed, resilient and ecologically diverse place in the heart of London.

To inform and guide this mission our Sustainable Development Charter sets out a plan to ensure the delivery of sustainable buildings, landscapes and places in this development. The Charter is grouped around three key thematic of Social value, Environmental wellbeing and Economic inclusion and will deliver the following objectives:

Social Value

A safe, inclusive and supportive place for everyone

Involving local people

A wonderful place to live, work and visit

Environmental Wellbeing

Beyond net zero carbon

Celebrating and enhancing our natural environment

Water neutral

Delivering cleaner air

Healthy living

Circular resource use

Economic Inclusion

Maximise appropriate economic growth in the local area

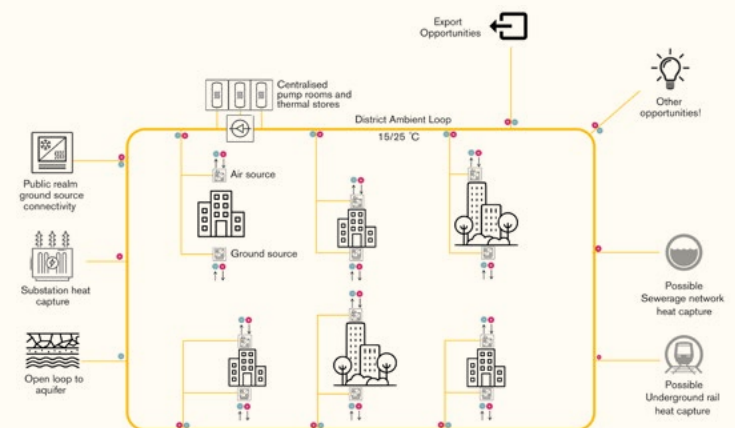
Provide access to economic opportunities for all

Create an affordable community

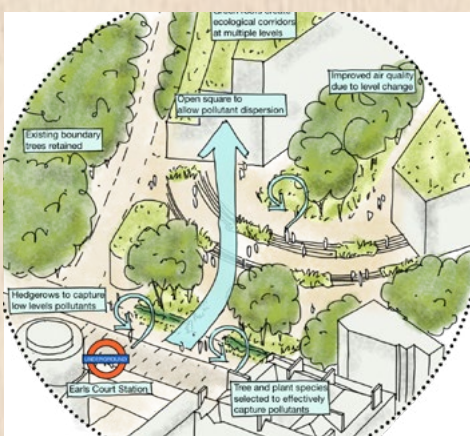
Next generation heat network

At Earls Court we are designing one of the UK's largest combustion-free major mixed-use developments. It will feature an energy sharing network capturing heat from the air and ground, allowing this to be distributed to everyone on-site.

The network will deliver reductions in energy use by recovering waste heat and will deliver net zero carbon in operation as well as providing lower energy costs, safeguarding against volatility in the energy market. We are also exploring the potential for energy sharing beyond our site boundary, supporting our neighbours on their decarbonisation journeys.

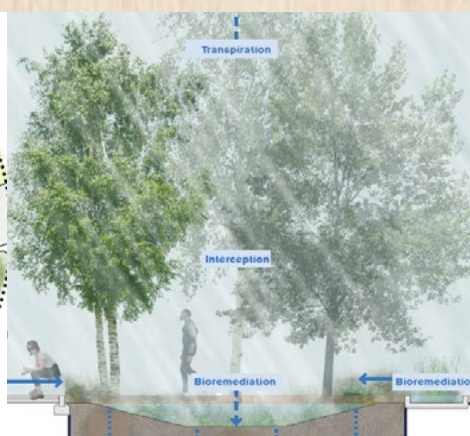


- #1** One of the UK's largest zero carbon energy sharing networks
- 0%** Zero operational carbon
- CO₂+** Enables a carbon positive energy strategy
- 30%** Reduction in site wide energy consumption compared to current building regulations



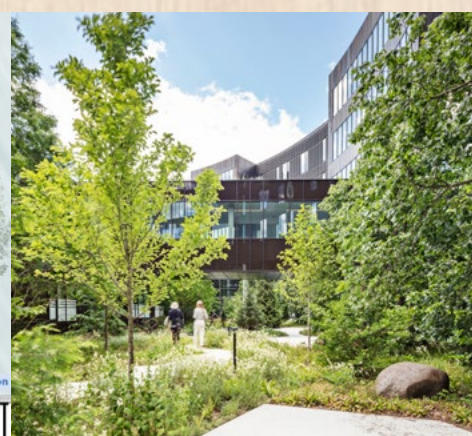
Improving air quality

Buildings and landscapes are designed to encourage air to move through the site, reducing areas where air is stagnant and pollutants can collect.



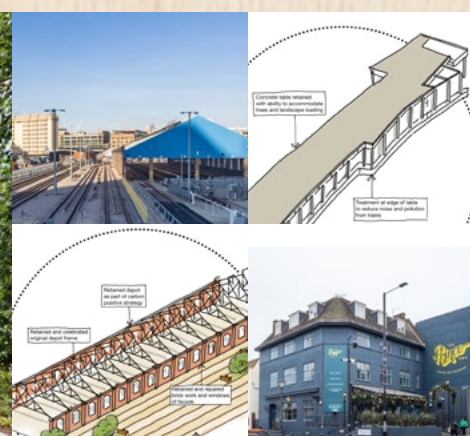
Reducing flooding through rainwater management

We are looking into rainwater harvesting and reuse across the masterplan. This coupled with rain gardens and swales will help manage the risk of flooding across the site.



Biodiverse and ecologically rich landscapes

With a holistic ecosystem approach the masterplan is aiming to achieve a net gain in biodiversity and ecology across the site. This will have an emphasis on diverse and natural habitats.



Reusing existing structures

We want to retain existing structures on the site for reuse including: the Table structure over the West London Line, buildings at Empress Place, the former exhibition centre steps, and the train depot possibly including railway tracks.



Community feedback

You told us that air quality is a major concern in this part of London - and you want our development to help make the air of Earls Court cleaner. We have committed that there will be **no pollutant emissions on our site and we aim to be combustion free.**



Community feedback

During the summer drought, many people wanted reassurance that water won't be wasted at Earls Court. Our proposals seek to limit the need for fresh water use - through a combination of water capture, storage, use, and on-site generation.



Community feedback

You told us that you are worried about flooding, given recent floods in central London. Our proposals have been designed to absorb water safely, through soft landscaping and nature-led solutions.

To meet the climate crisis head on, we must be ambitious. At Earls Court, we are exploring:

- A next generation heating network** - which means energy generated by our site could help heat the wider neighbourhood.
- A nature-led design** to transform an ecologically sparse site into a biodiverse ecosystem with thriving plant and natural life.
- Prioritising active-travel** with fully accessible, landscapes designed to promote walking and cycling with low traffic streets.
- An all-electric energy strategy** with no fossil fuels burned on site.
- Rainwater and grey water recycling** to reduce water waste.
- Using nature as a flood defence** through planting, green roofs, and more.
- Consolidated logistics to reduce vehicles on site**, and in the surrounding neighbourhood improving air quality and lowering emissions.
- Highly sustainable construction** to reduce emissions, for example by using Modern Methods of Construction, including off-site manufacturing, wherever possible.