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Plans lodged for 7.5-million-square-foot Earls Court development

Massive homes, clean tech campus and venues plans proposed for former Exhibition Centres site



The Earls Court Warwick Square plans. (ECDC)

By Paul Norman
CoStar News



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The Earls Court Development Company has lodged its masterplan for a 7.5 million square-foot makeover of the site of the former [Earls Court Exhibition Centres](#), now central London's largest cleared development site.

For a detailed review of the plans launched in February, the history of the famous site and an [interview with the developers click here](#).

The plans are for a new neighbourhood that will have 4,000 homes built in 20 acres of public open and green space. It will focus on "clean and climate tech" with 2.5 million square feet of workspace, three anchor cultural venues, a zero-carbon energy network and a zero operational carbon target as the basis of the development.

Detailed plans have also been submitted for the first buildings within phase one pencilled in to commence in 2026. This will include the first commercial spaces, 1,500 homes including for rent, for sale and specialist housing for students and later living, set around "Table Park" at the heart of the site, with shops, bars and restaurants, cultural and community spaces, as well as other neighbourhood amenities.

The first phase plans include two towers of 42 and 27 storeys.

ECDC is responsible for the development of the 40-acre site on behalf of the Earls Court Partnership Limited – a joint venture between Delancey (on behalf of its client funds) and the Dutch pension fund manager, APG and Places for London, Transport for London's property company.

Rob Heasman, chief executive of ECDC, said in a statement: "We have listened to the wealth of stories and taken huge inspiration from Earls Court's heritage as a place that dared – to showcase, to entertain and celebrate the spectacular. A place that was so clearly cherished for being bold and brave, welcoming people from across the globe."

Jamie Ritblat, Founder and Chairman of Delancey, said: "Our focus has been on delivering value – environmentally, emotionally, and economically—while keeping the future in mind. Though we can't predict the 22nd century, we have aimed to build with longevity, crafting streets and places that will become part of London's fabric."



“It is unique for a development of this scale and importance to put spaces first, and buildings second. Despite economic challenges, we are proud of the result and grateful for the support of our partners. We believe this project is a beacon of hope for the capital’s future as a leading global city.

Graeme Craig, director and chief executive of Places for London, said: “This new masterplan will bring thousands of new homes, including affordable, to this well-connected part of west London, helping revitalise the area by creating a vibrant new place to visit and boosting the local economy. We’re looking forward to working closely with the development team as the masterplan progresses in the coming years.”

Earls Court proposes three cultural venues, collectively accommodating over 2,500 people as well as a range of spaces, fixed and pop-up venues and retail, dining and leisure spaces. The first venue will be delivered in Kensington & Chelsea, responding to the Royal Borough’s Cultural Strategy for the site and opening in 2030.

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