



PUBLIC REALM INCLUSIVITY PANEL

SUMMARY REPORT **VOL. 3**
July 2024

Representing others

It has given me the chance, as someone who has a disability, to make positive change around the area. I felt like I couldn't do that before.

SUZANNE

Panel member

DANIEL

Panel member

NATASHA

Panel member

MILA

Panel member,
15 years old

"It is much more inclusive than I had first expected, lots of time is devoted to hearing our ideas and allowing us to share our opinions."

INTRODUCTION

This booklet is the third in a series that summarises the work of the Public Realm Inclusivity Panel (PRIP). The PRIP are a group of local people, ranging from 14 to 80 who for the last two years have been helping the Earls Court Development Company (ECDC) to prepare the masterplan and the proposals for the planning submission in June 2024.

The PRIP have been meeting ECDC and the design team every month for two years. This booklet explains a bit about the work they have been doing and how it has had an impact on the process AND on all the people involved.

The intergenerational nature of the group and the focus on inclusivity has given a voice to people who are usually not heard in community engagement. They have formed strong bonds and can support each other to speak confidently about the needs of many people in the local area (not just themselves).

To do this, they apply their own lived experience and also created characters with a variety of needs. This helps them explore the proposals and challenge ECDC and the design team to think harder about a broader set of needs..

Over two years, the panel has acted as a critical friend and advisor, providing input into the design brief and testing design proposals.

The panel is facilitated by ZCD Architects.

THE PANEL MEMBERS

2022-23

BRIDGET



BEN



DANAH



ISAAC



KARIM

KAYDEN



LIZZIE



LUCY

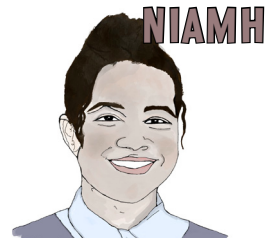
MARK



NADINE



NATASHA



NIAMH



SHIRLEY



SUZANNE



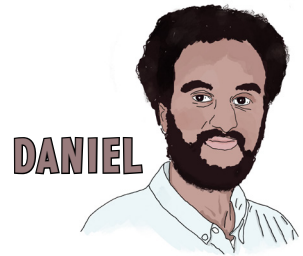
URSULA

2023-24



BASIT

BRIDGET

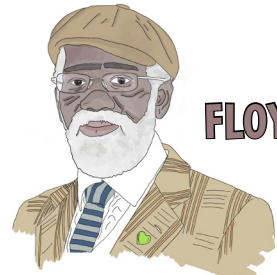


DANIEL



DJIBRIL

ELLIE



FLOYD



LEONARDO



LIZZIE



LUCY



MARK

MILA



NADINE



NATASHA



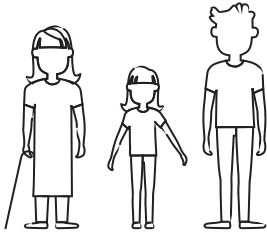
NIAMH

SUZANNE



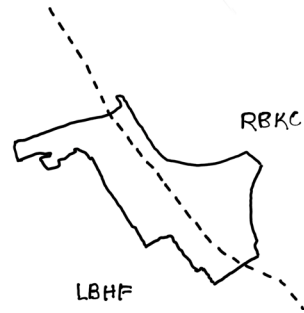
2022-24

Over two years, there have been 22 panel members involved.



22 MEMBERS

*of various ages
and abilities*



2 BOROUGHES

*London Borough of
Hammersmith & Fulham
and Royal Borough of
Kensington & Chelsea*

5

*are members of
local disability
groups*

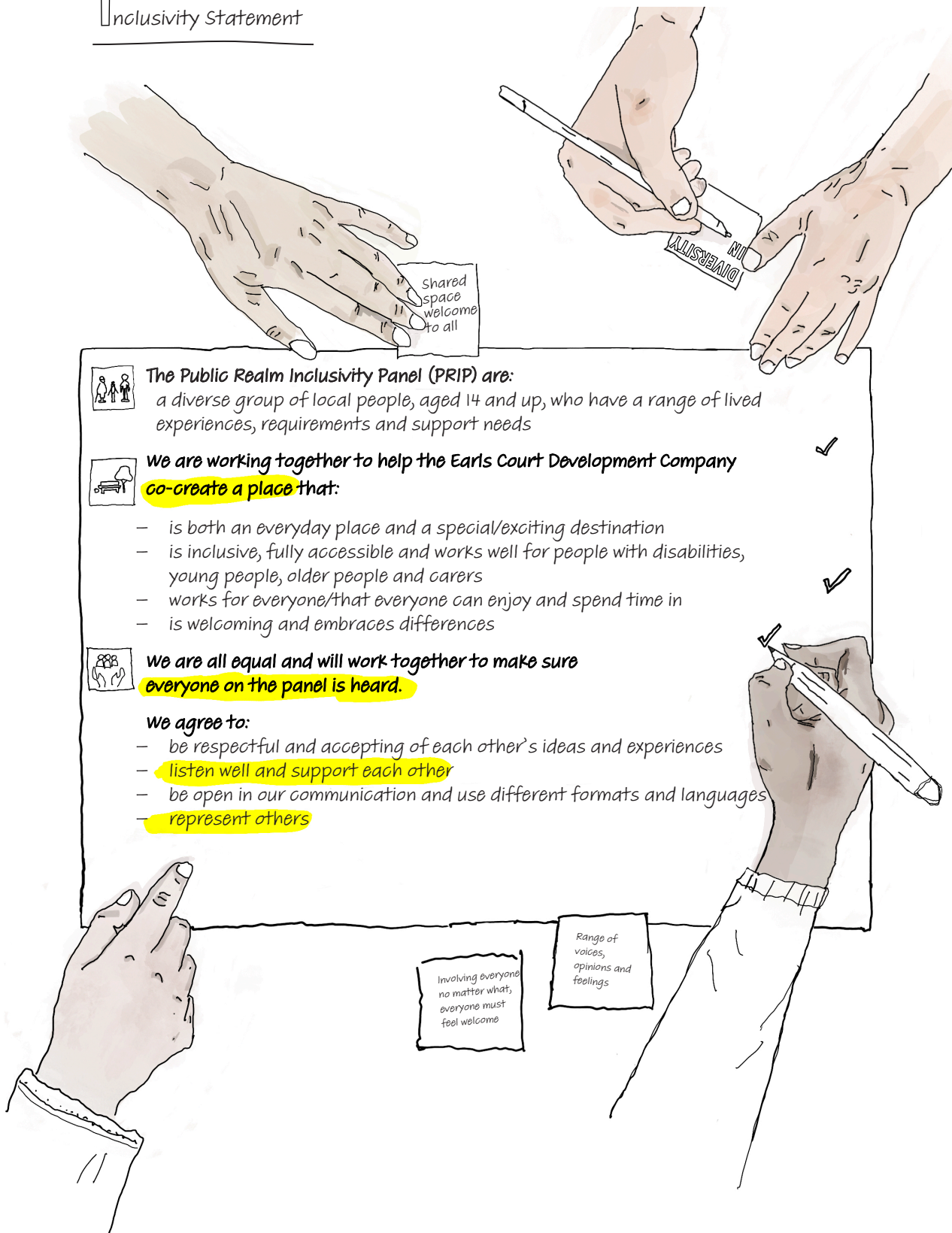
12

are under 18

4

are over 60

Inclusivity Statement



The Public Realm Inclusivity Panel (PRIP) are:

a diverse group of local people, aged 14 and up, who have a range of lived experiences, requirements and support needs



We are working together to help the Earls Court Development Company co-create a place that:

- is both an everyday place and a special/exciting destination
- is inclusive, fully accessible and works well for people with disabilities, young people, older people and carers
- works for everyone/that everyone can enjoy and spend time in
- is welcoming and embraces differences



We are all equal and will work together to make sure everyone on the panel is heard.

we agree to:

- be respectful and accepting of each other's ideas and experiences
- listen well and support each other
- be open in our communication and use different formats and languages
- represent others

Involving everyone
no matter what,
everyone must
feel welcome

Range of
voices,
opinions and
feelings



We welcomed some new members in September 2023.

22 SESSIONS



We have been meeting monthly since July 2022.

INCLUSIVITY STATEMENT



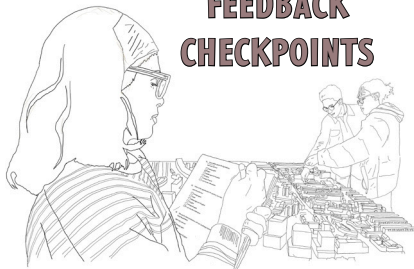
We work to an inclusivity statement that the panel created at the beginning.

EQUAL PAY



All members are paid equally for their time, which includes a two hour session once a month and usually one hour of homework research in between.

FEEDBACK CHECKPOINTS



The PRIP has fed into the masterplan in a structured way through surveys on a regular basis.

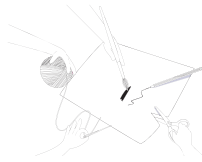
**600+ MINUTES
DISCUSSION**



**400+ MINUTES
PRESENTATIONS**

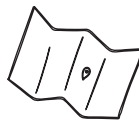
Over 600 minutes of group discussion and over 400 minutes of presentations from panel members.

**16 CREATIVE
EXERCISES**



We have used a mix of creative techniques, such as collage, model-making, story-telling and writing, recognising that people have different preferences for participation.

4 SITE VISITS



We visited Earls Court twice to see the 'Table' and the 'steps', getting a sense of scale and level change. We went on local tours, for example of Lillie Road, assessing the site edges. We also visited Elephant Park, which gave the panel the think about inclusivity in a real life context.

180+ HOURS



25 members of the design and development teams have attended PRIP Sessions, totalling over 180 hours.

219 HOURS OF INDEPENDENT RESEARCH



The PRIP have engaged extensively in research which has influenced the proposals at Earls Court. This has included collecting information about the local area in relation to a range of topics, providing a valuable information source for the design and development team to draw upon.

WHAT THE PANEL HAVE BEEN DOING

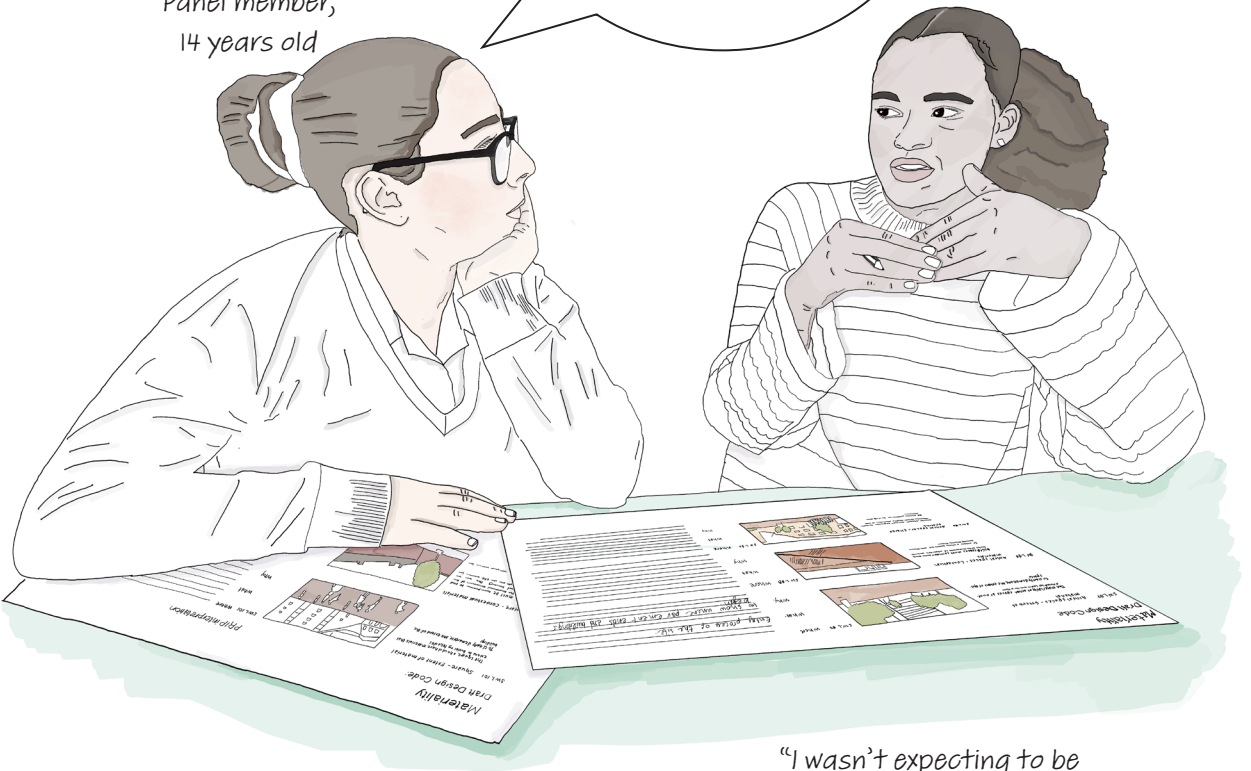
Design Codes

“My experience of the PRIP process has been extremely interesting.”

ELLIE

Panel member,
14 years old

It is the first
time **working**
with a team on a
real project.



“I wasn’t expecting to be listened to as much as we are, but I’ve seen how the things we’ve discussed on the panel have been considered and **IMPLEMENTED INTO THE DESIGN PLANS** which is amazing.”

NIAMH

Panel member,
17 years old

Getting into the detail

Since November 2023 we have been able to go into more detail as the panel got to grips with the planning process. The panel works confidently as a critical friend now, as they understand the language and the process.

Between December 2023 and February 2024, the panel provided plenty of feedback on the design codes which form part of the planning documentation. They focused on:

- Street furniture
 - Signage
 - Lighting
- Access and movement
- Types of materials that will be used

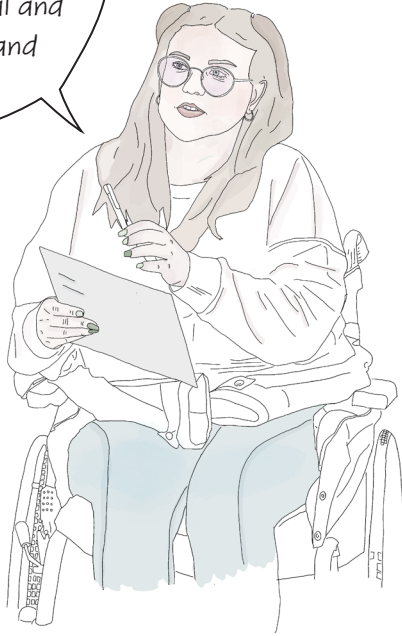
The ECDC and the design team worked closely with the PRIP to unpack the draft design codes, reviewing them from an accessibility and inclusivity perspective and amending where necessary. ALL the PRIP comments have been incorporated into the final design codes.

WHAT THE PANEL HAVE BEEN DOING

We have been able to discuss important and sometimes difficult topics in a way that feels both real and unfiltered, light and simple.

LIZZIE

Panel member



"To me this initiative is long overdue and many members of the public have missed out on the added value that PRIP members bring to the table."

BRIDGET

Panel member



LEONARDO

Panel member,
16 years old



We always get things to do and to feedback on, and it shows that we are actively involved in the development process.

Dialogue & Trust

The Inclusivity Statement has been important to set a culture of working. 'Everyone on the panel is heard', for example. This has built a very strong level of trust within the panel, people take turns to speak and listen and feel comfortable discussing a range of issues.

Senior members of the client and the design team attend each session and hear first hand from the panel members themselves. All the creative techniques used, provided plenty of opportunities for deep and meaningful dialogue, which, in turn, builds trust towards ECDC, the design team, and any other stakeholders who are invited to take part.

Dialogue and trust provides the bedrock and means that impact can be had on the way the project works (the process) AND on the people involved, meaning both the PRIP and the ECDC and their team.

WHAT THE PANEL HAVE BEEN DOING

Reviewing the masterplan

I have found the PRIP team very welcoming and we are part of the process from the beginning to the end.

DJIBRIL

Panel member

I feel like a unique
**RELATIONSHIP
BETWEEN THE PRIP AND
THE WIDER PROJECT**
has been created, and I'm
honoured to be a small part
of that.

NATASHA

Panel member

The team don't present it like 'we know everything', they take into account what we say.

DANIEL

Panel member

REBEKAH PACZEK

ECDC member

The amazing unintended consequences of seeing a group of people, including our own team, develop and change, fostering confidence, collaboration and respect has been truly transformational. It is the way development should be done.



Inclusive outcomes

In their Inclusivity Statement, the panel aim to 'co-create a place that is inclusive, fully accessible and works well for people with disabilities, young people, older people and carers'.

The PRIP process has been transformative for the members, for ECDC and for the design team. It has provided the panel with the skills to interrogate a complex masterplan and provide their input.

The panel has changed the way the design team thinks too by inputting into briefing and design development stages, highlighting the diverse needs of different users.

Much of the work over the last two years has been thinking about the landscape proposals, the Table, Aisgill Gardens, the Cascades and Warwick Square. The panel have discussed, given ideas and fed back on proposals a number of times. They have reminded ECDC and their team of the different ways people get around and use spaces as well as the challenges they might face.

It means that ECDC and their team are thinking about the panel as real people, when they design and make decisions. They are more conscious about different needs and want to make sure all this group, and others will feel welcome and be able to enjoy visiting all the public spaces.

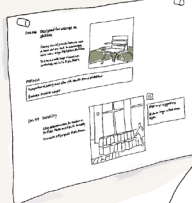
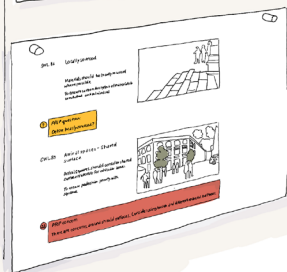
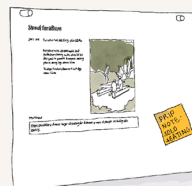
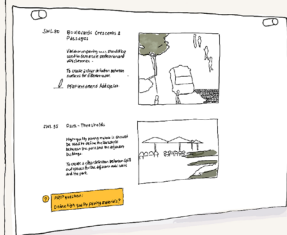
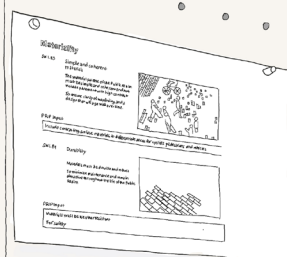
WHAT THE PANEL HAVE BEEN DOING

Conversation Corner

I thought it would be a lot of being talked to for two hours straight and my opinions wouldn't be heard.

DJIBRIL

Panel member,
17 years old



FLOYD

Panel member

I cannot overstate just how good the process has been and it is all down to the innovative and inclusive ways in which the sessions are being run; well done all.

NADINE

Panel member

The PRIP has allowed me to be in someone else's shoes. I have been really impressed by the young generation, who at the end of the day will inherit the space.

A home for the PRIP

The work of the PRIP has been evident throughout each masterplan exhibition, including the Summer 2024 exhibition. Local people and stakeholders have had the chance to look into the approach and track the way it has influenced the proposals.

Since November, as the work for the PRIP became more detailed, we have been able to display the work and the process of the PRIP upstairs at Conversation Corner.

Having a dedicated space for the PRIP makes it easy to showcase to everyone the process in 'real time'. We are inspiring others to start doing this kind of intergenerational and inclusive engagement.

Two of the panel members have been to Parliament on two separate occasions. Parliament have asked to hear from young people and young people about their needs and we are proud of panel and that they want to speak up for themselves and others.

The PRIP are making a difference in their local area and beyond.

WHAT THE PANEL HAVE BEEN DOING

Local area tour

NADINE

Panel member

The PRIP
has allowed me
to be in someone
else's shoes.

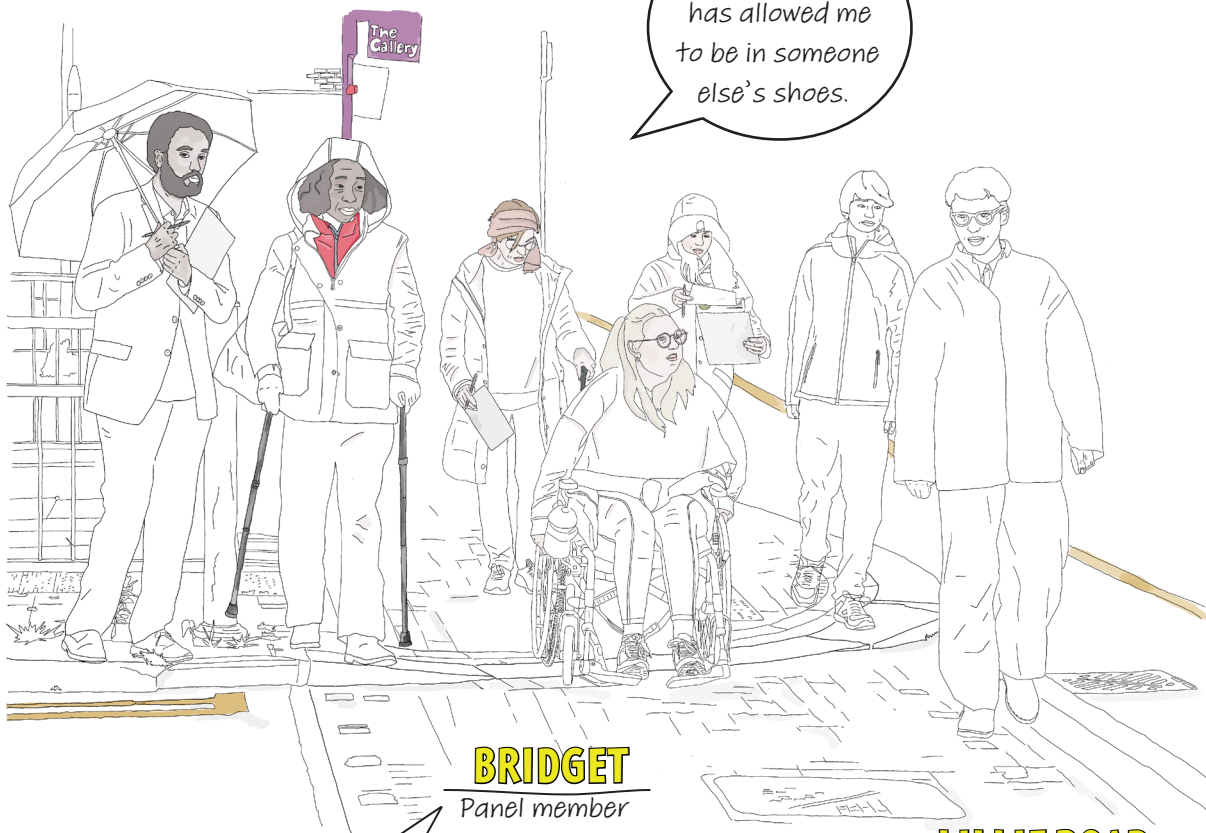
BRIDGET

Panel member

**MY AWARENESS
HAS INCREASED** and
as I walk along or through new
sites, I can see areas that would
have improved the building
outcomes.

LILLIE ROAD

I like the idea that we
are helping to sculpt another
mini-community, including everyone,
and aiming to make a safe place.



Beyond the Earls Court site

Proposals for Earls Court will bring about real change on the site and surrounding area. We have explored local high streets, public realm, routes to and from the site and helped feed into the assessment of improvements that might be made to public realm around Earls Court.

ECDC will be investing in improvements to the local area as part of the planning application and we are pleased that the PRIP are able to provide real lived experience about what the local roads and pavements feel like to them helping to frame priorities for improvements. They have carried out 'Safety Impact Assessments' and been able to tell the transport teams where improvements need to be made.

WHAT HAPPENS NEXT

NADINE

Panel member

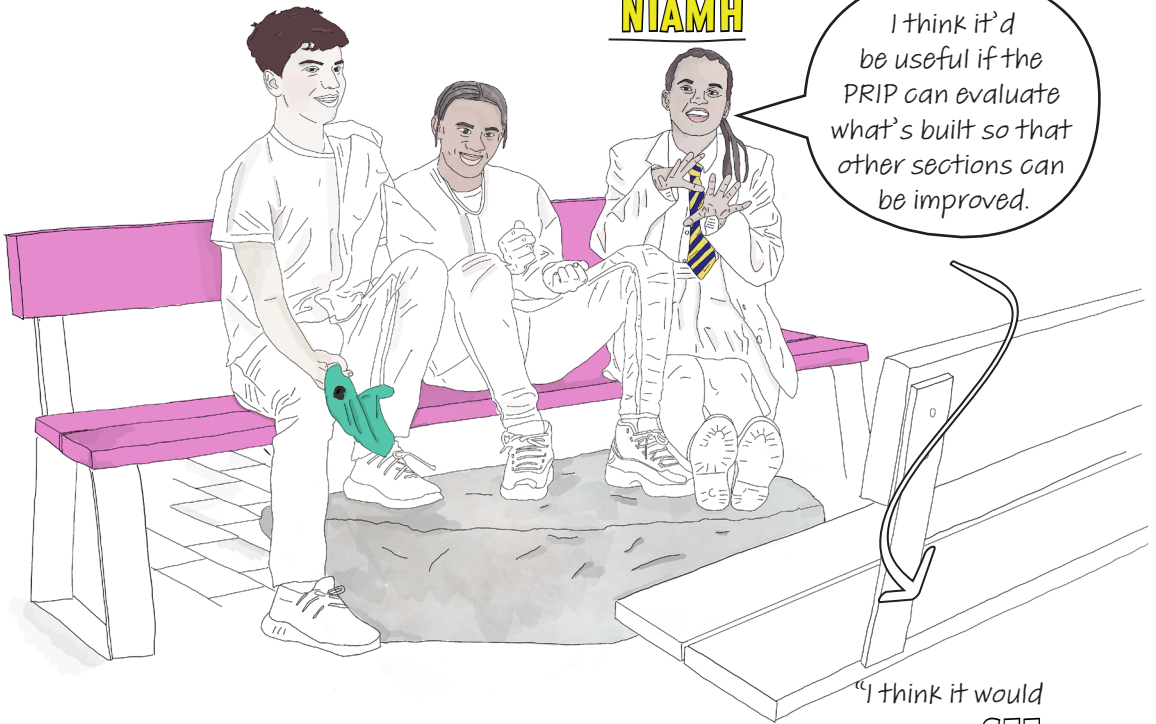
"I have been really impressed by the young generation, who at the end of the day will inherit the space."

BASIT

☞ I can't wait to continue and watch the process - as a team. ☞

NIAMH

I think it'd be useful if the PRIP can evaluate what's built so that other sections can be improved.



LUCY

Panel member

It is not a job for us- we will all mostly still be living in the area...

IT IS THE RESIDENTS WHO WILL BE THE CONTINUOUS ELEMENT!

"I think it would be nice to **SEE HOW WHAT WE HELPED TO PLAN** actually looks like in real life."

What's next for the PRIP?

The PRIP's work won't stop at the planning submission, and we are already working on a plan of activities well into 2025 and beyond.

Watch this space for their work around Safety and Inclusivity.

They will also start to get stuck in with the next round of proposals as the landscape and building design starts to go into more detail.

The PRIP are an influential, engaged and authoritative voice and a true part of the Earls Court development process. They are skilled and knowledgeable and will no doubt welcome new members in the coming months and even years.

We are proud to work with them and for their local area. We know that the work they have done is having an influence and an impact at Earls Court and beyond.

The Earls Court Development Company (ECDC) is an Earl's Court based business, responsible for driving the regeneration of the 40 acre-site, former Earls Court Exhibition Centre 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 Transport for London (TfL) that was formed in December 2019. ECDC has a vision 'to bring the wonder back to Earls Court' with a masterplan which opens up the site to the local community, celebrates the legacy of world-class ingenuity, creates a better piece of city, and responds to the climate emergency. We continue to demonstrate our commitment to working with communities and stakeholders from day one, ensuring the operation of ECDC and the masterplan support the generation of social value and economic inclusion across the local community throughout the lifetime of the project.

The Earls Court Development Company

www.theearlscourtdevelopmentcompany.com

www.instagram.com/earlscourtdevco

www.twitter.com/earlscourtdevco

www.linkedin.com/company/earlscourtdevco

ZCD Architects are specialists in child and youth engagement. Our work is underpinned by a large body of observational research and direct engagement with children and young people. Our role on the Earls Court masterplan has been to facilitate creative sessions for the Public Realm Inclusivity Panel and to work closely with the design team and client to make sure the panel have their voices heard and have an impact on the masterplan.

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 **ZCD Architects**

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