

# SOUTH KENSINGTON STATION PUBLIC EXHIBITION

MAY 2019

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## Welcome to the public exhibition for the proposals to improve and revitalise South Kensington Station and its surroundings.

South Kensington Station is an important London landmark both as the gateway to a world renowned cultural quarter and as a desirable place to live and work. Our ambition is to substantially improve this extremely valuable station and ensure the area surrounding it is fit for the future, whilst providing new homes and jobs.

Transport for London (TfL) has partnered with Native Land to bring forward plans that will ensure these improvements take place, including step-free access to the Circle and District lines as well as a much improved ticket hall.

The proposals include:

- In the region of 40 additional homes, including on-site affordable housing
- New shops, restaurants, workplaces and public space
- Protecting and refurbishing historic façades
- Restoring the Grade-II listed arcade
- Creating a building of significant local importance at the Bullnose
- New station entrance with step-free access



OVERVIEW OF THE PROPOSED DEVELOPMENT

# A HISTORY OF PRIOR DEVELOPMENT

The area surrounding South Kensington Station has grown and evolved from a rural hamlet to the heart of London's cultural quarter. Over time, it has seen sporadic changes as the station and railway evolved. With each upgrade, new homes and places were created and adapted.

Respecting the heritage and growth around the neighbourhood is central to our proposals. We recognise it is important to continue the tradition of upgrading the site, for the modern era. Protecting important heritage assets while delivering high quality homes, shops, restaurants and workspace appropriate for people today is necessary to deliver on the station's potential.

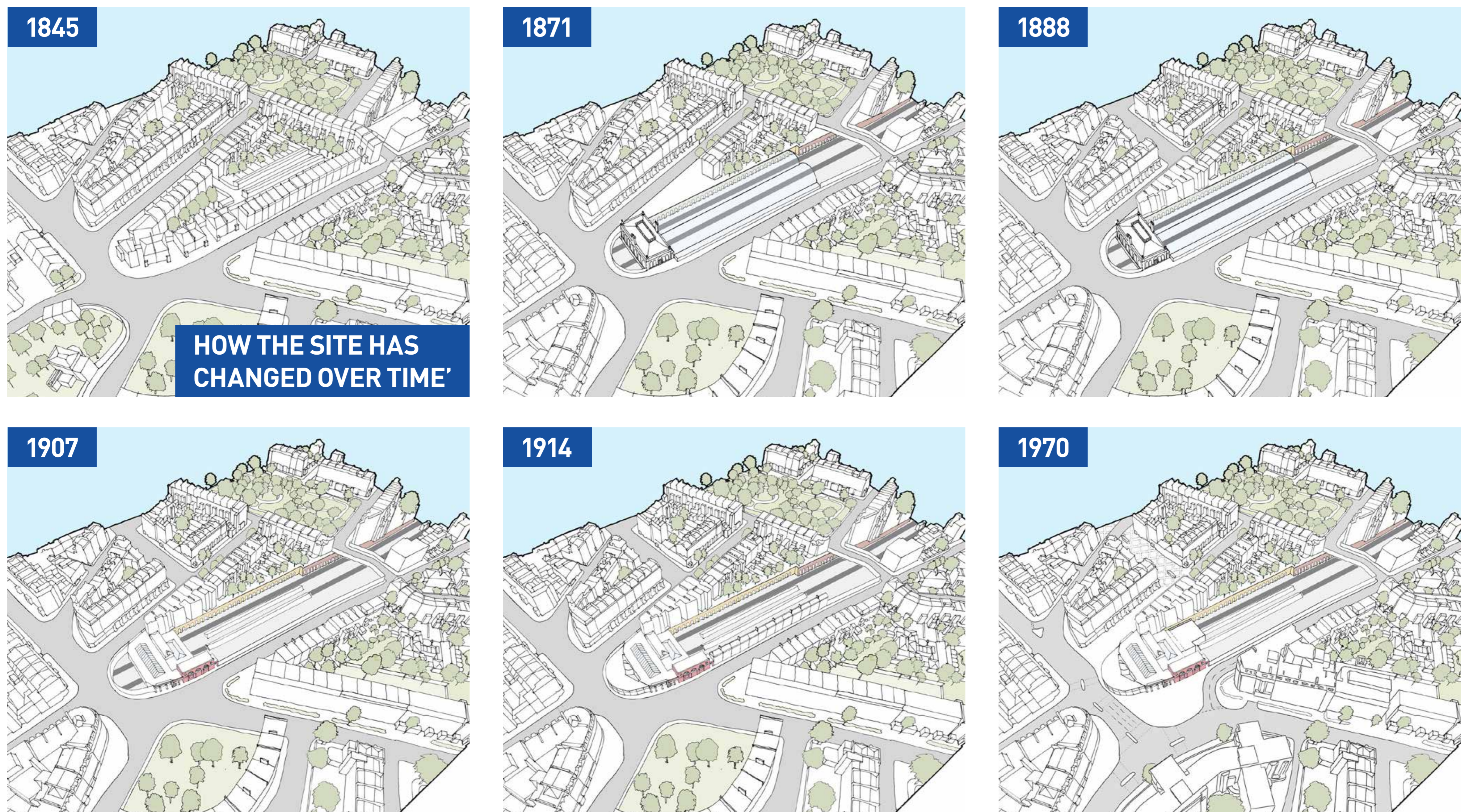
## HISTORY

In the 19th Century, fashionable terraces were constructed across the site, developed as part of London's boom. These connected the hamlet of Brompton to Chelsea and Kensington. Since 1868, when the first railway was designed and built to connect South Kensington to central London, the

surrounding area has seen irregular development, with different neighbourhoods and streets emerging. New buildings at Thurloe Street replaced those that were demolished to make way for the railway.

In the early 20th century, there was a number of upgrades to the station, including the new Oxblood building, followed by a new ticket hall and shopping arcade, along with structural provision for the Bullnose shops. The Bullnose was constructed by 1916, with structural drawings showing that the original building was designed to accommodate several floors.

In the 1970s, an escalator to the Piccadilly Line was installed along Pelham Street, with shops adjacent to the Oxblood building demolished.



# THE SITE TODAY

The current station is tired and in need of modernisation to ensure it remains fit for purpose. The Grade-II listed arcade needs careful restoration, while the site is surrounded by low and nondescript walls that are not in keeping with the local architecture.

The current station presents a poor experience for passengers, with overfilled platforms and limited access to the ticket hall. Station upgrade works are being undertaken by Transport for London to deliver an improved ticket hall, new platform and overall more positive experience for passengers.

Step-free access from the platform to the street will be provided by the development works, and will be intrinsically designed with the station upgrade works.

## PREVIOUS PROPOSALS

Since the 1980s, there have been five proposals by previous developers and architects to redevelop the site to deliver new housing and commercial space. These proposals here varied in scale and style. Just one of those proposals received consent but was not carried through. We therefore have an opportunity to learn from those past schemes and deliver a development that is sensitive to its surroundings.



Congested station platform access at peak times



Congested station ticket hall at peak times



View along Harrington Road towards the station



The existing Bullnose building - view from the west



The existing Bullnose building - view east from Cromwell Place



View south down Exhibition Road



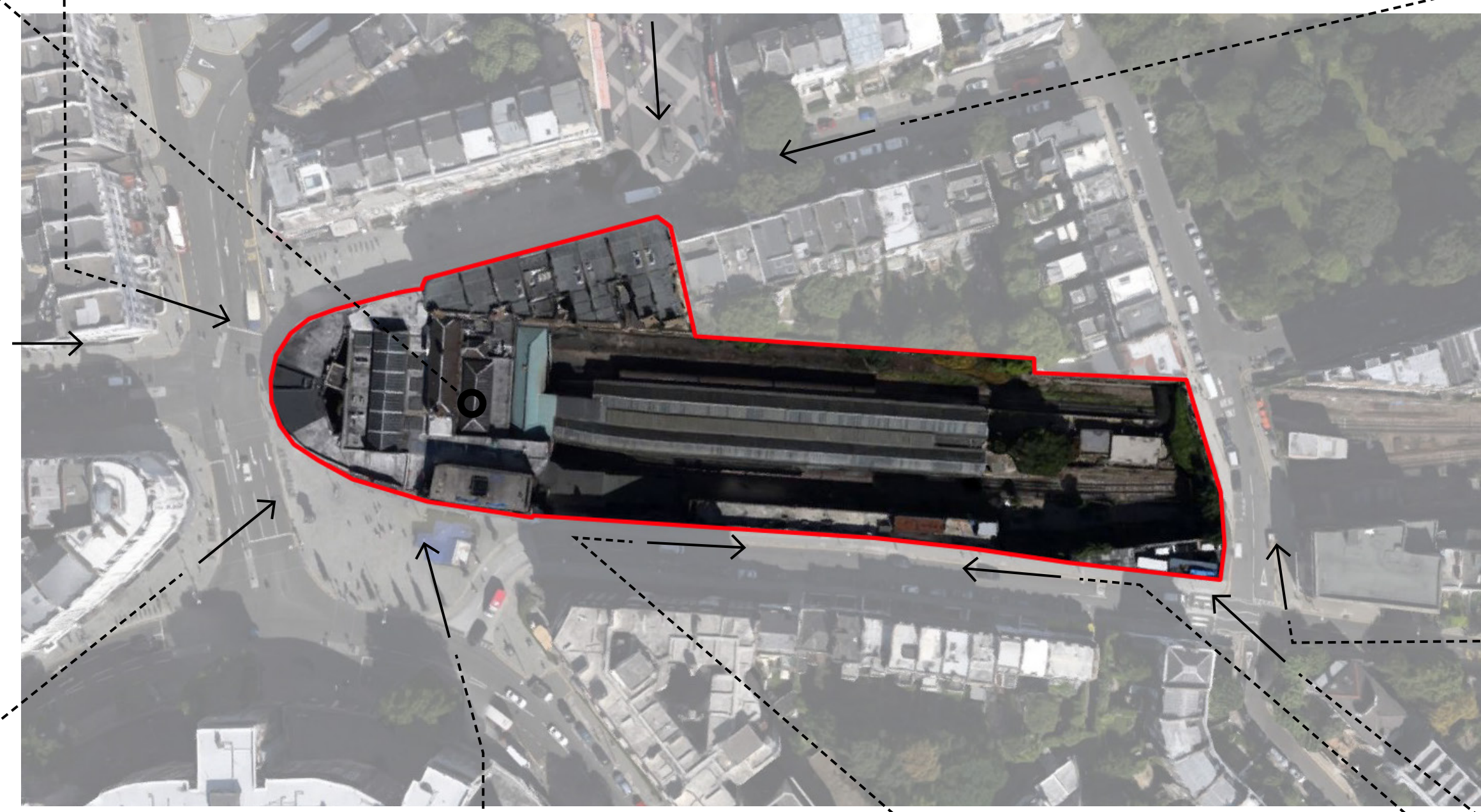
View west along Thurloe Street



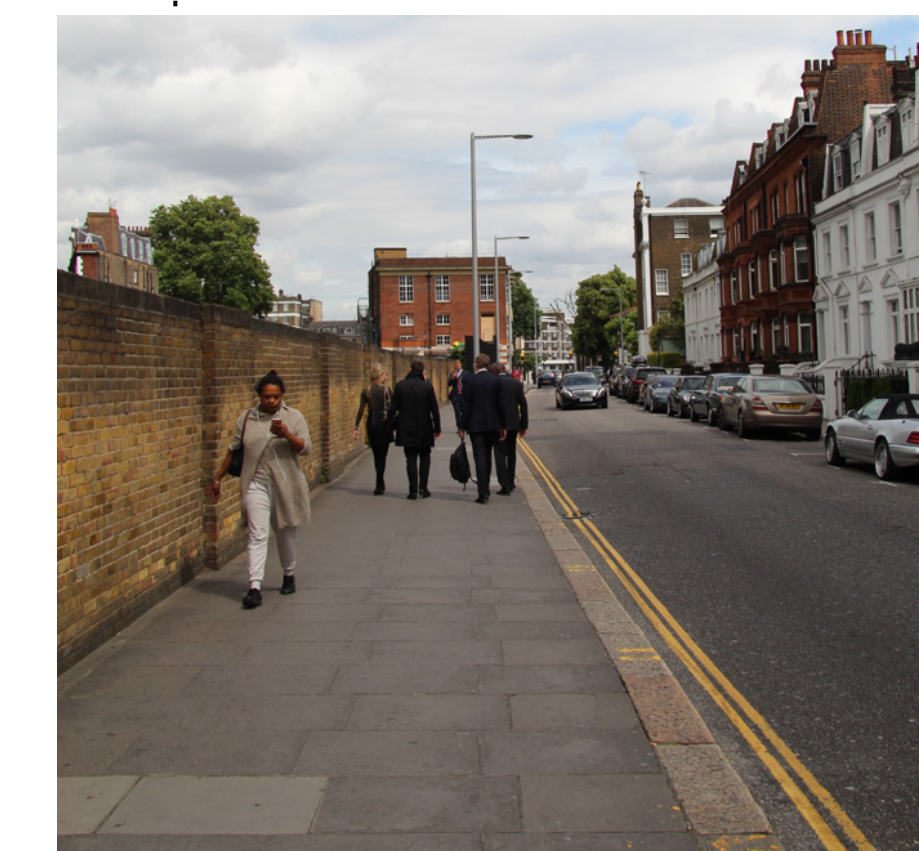
View north into Thurloe Square from Pelham Place



The existing junction between Pelham Street and Thurloe Square



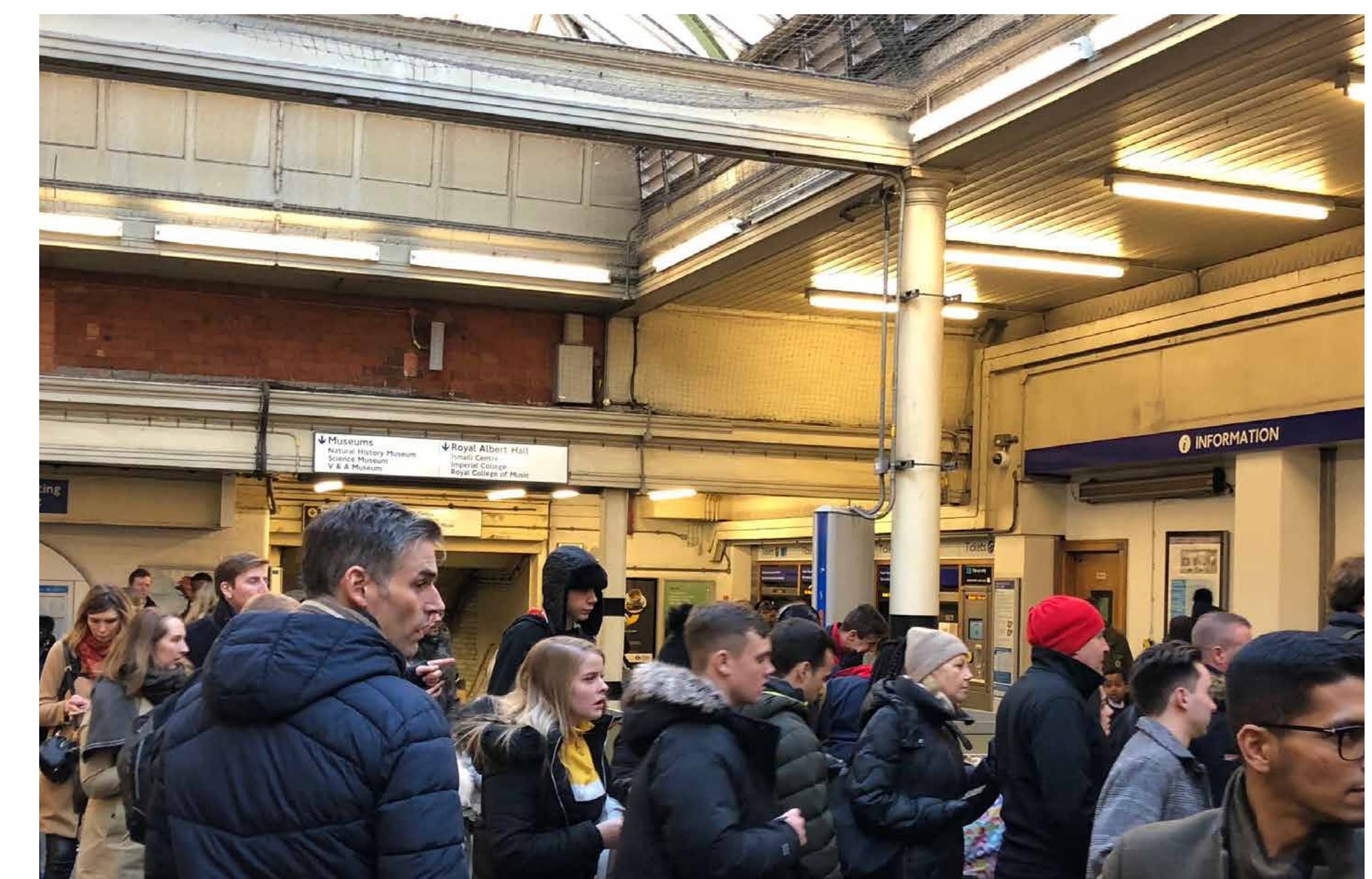
The existing Bullnose building - view from the south



View east along Pelham Street



View west along Pelham Street



# THE OPPORTUNITY

TfL has identified an opportunity to restore and enhance the station, putting it at the heart of the development and serving as a destination welcoming people to South Kensington in a safe, efficient and attractive manner.

The redevelopment of the station is essential in ensuring an improved experience for both residents and visitors.

## OUR VISION

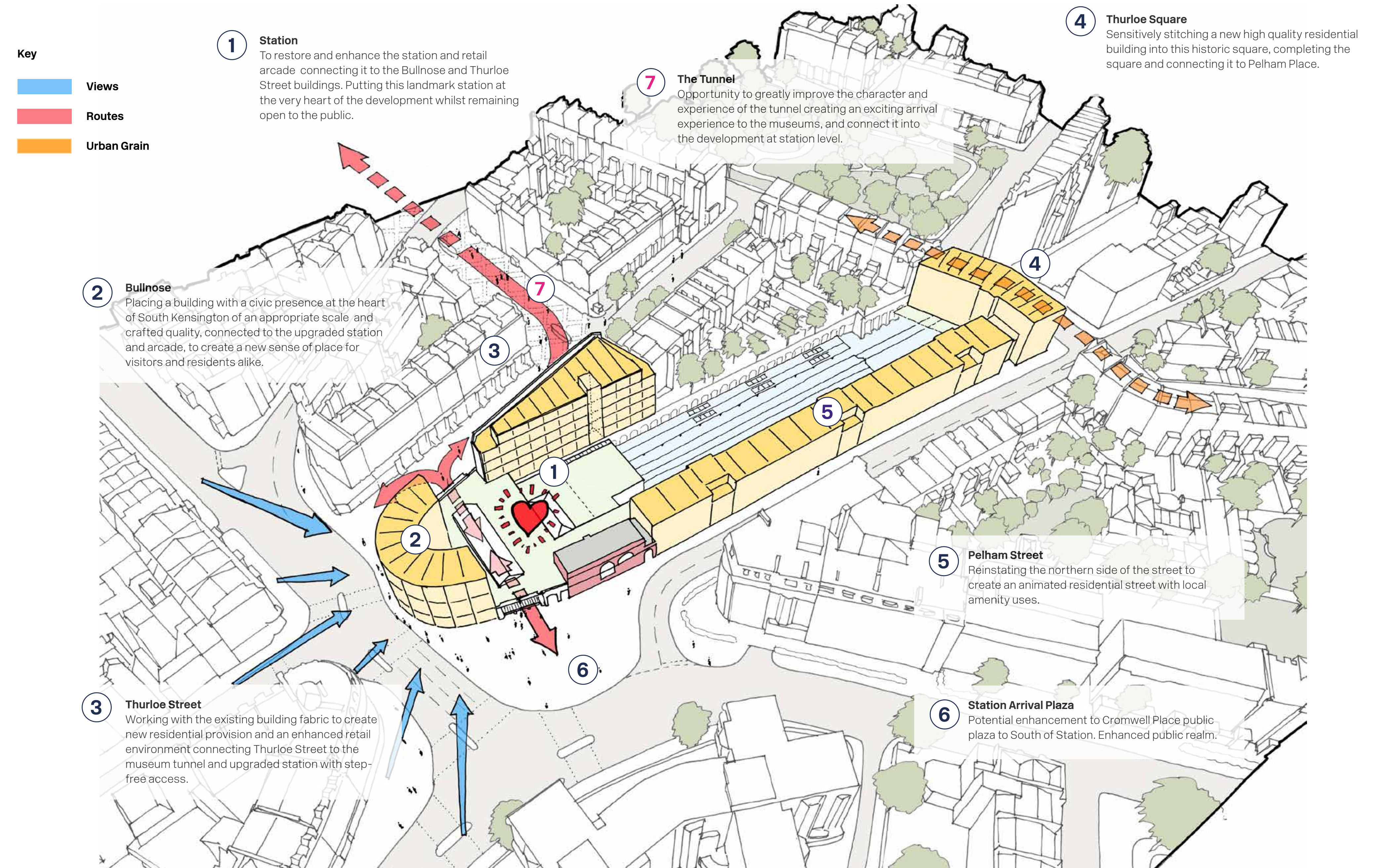
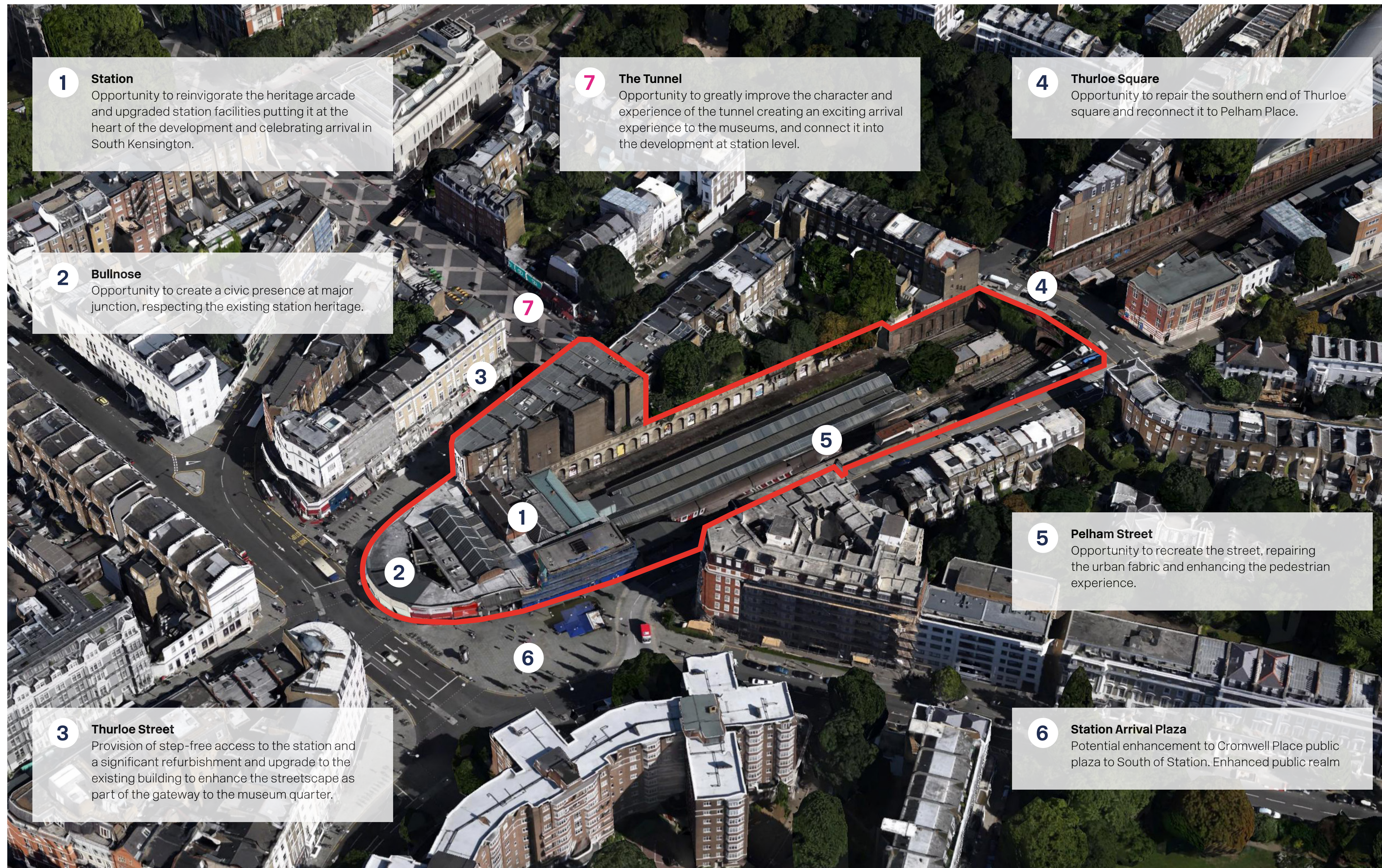
We want to improve the station by delivering a high-quality development which respects its unique historic context.

We are:

- Delivering in the region of 40 additional homes, including on-site affordable housing
- Providing new shops, restaurants, offices and public space
- Protecting and refurbishing historic façades, such as Thurloe Street, while restoring the streets along Pelham Street and Thurloe Square, where buildings were demolished by station development
- Restoring the Grade-II listed arcade
- Delivering on the potential of the Bullnose by introducing a building of significant local importance
- New station entrance with step-free access

The new step-free access will improve accessibility and provide for wheelchair users, those with mobility issues, and parents with buggies - creating safe, easy and efficient access from the station. The Step-Free Access Works are physically integrated with the Around Station Development. This development includes these two elements and they are delivered simultaneously.

Through this development we are providing a fine example of architecture of this era, influenced by the approach to development around the station over the past 200 years, while fitting the local context through its sensitive design elements, scale and the materials of the buildings.



# STATION ENHANCEMENT

In conjunction with our proposals, South Kensington Station is undergoing The Station Capacity Upgrade works, led by Transport for London. These will introduce a number of benefits that will improve the capacity and accessibility of the station.

## STEP - FREE ACCESS

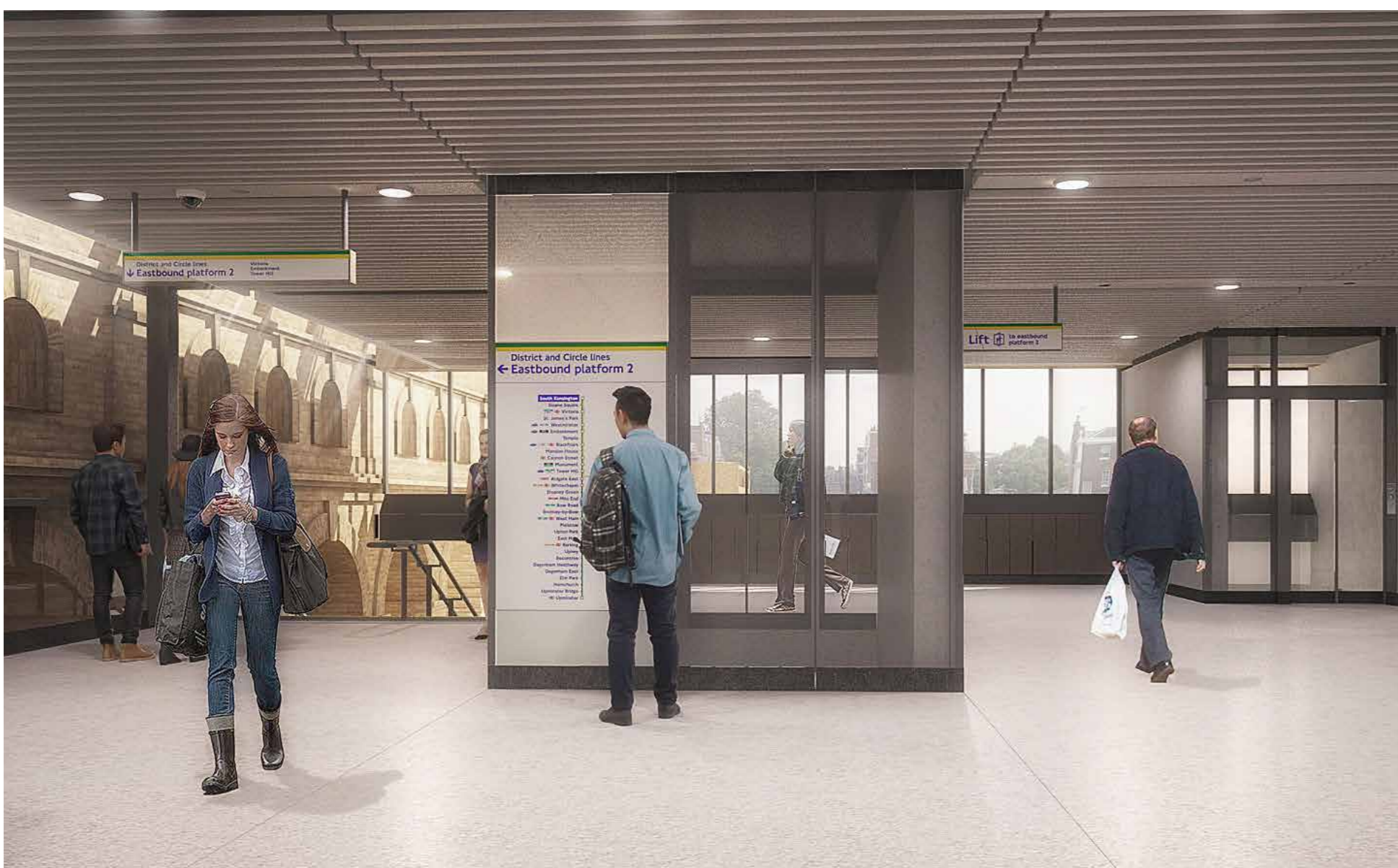
This development delivers on much needed step-free access to and from the platform level. This involves lifts from the platform to the ticket hall and lifts from the ticket hall to Thurloe Street. Our proposals will deliver a new station entrance and lobby for the step-free access from Thurloe Street.

## STATION UPGRADES

The Station Capacity Upgrade works, designed by Weston Williamson + Partners, were granted

planning and listed building consent in Jan 2018. The works are due to start later this year. They include:

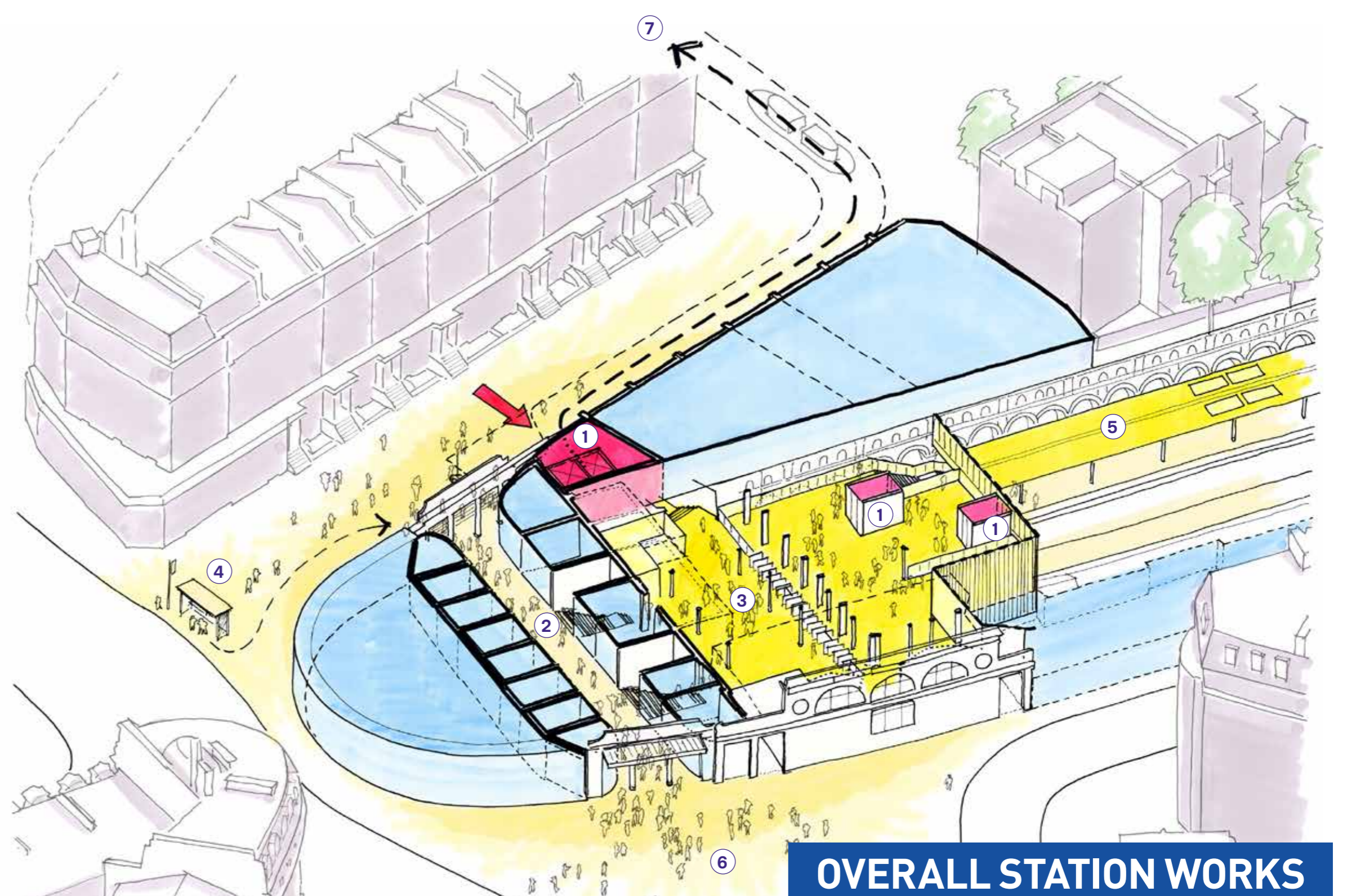
- A new dedicated platform for eastbound District and Circle line services
- A canopy over the new platform designed to complement the historic retaining wall
- A new staircase between the ticket hall and new platform
- A larger, more spacious ticket hall with more gates and ticketing facilities



### Key

- Around Station Development
- Station Capacity Upgrade Works
- Step-free Access Works

- 1. Step Free Access**  
As part of the Station Capacity Upgrade Works and subsequent Station Enhancement Works, step free access is to be provided from Thurloe Street to Platform level (via the Ticket Hall).
- 2. Arcade**  
Create a range of new high quality retail with frontages addressing both Cromwell Place and the Station Arcade, respecting the existing heritage.
- 3. The Ticket Hall**  
The Station Capacity Upgrade Works will refurbish and reinvigorate the existing ticket hall.
- 4. Bus / Tube Interchange**  
Providing a positive experience to passengers using South Kensington as an interchange to/ from the bus stops immediately adjacent to the station.
- 5. Station Upgrades**  
Station Capacity Upgrade works, designed by Weston Williamson + Partners - granted planning and listed building consent in Jan 2018.
- 6. Station Arrival Plaza**  
Potential enhancement to Cromwell Place public plaza to South of Station. Enhanced public realm.
- 7. Museum Subway**  
Maintaining the link between the Station and the Museum Subway



OVERALL STATION WORKS

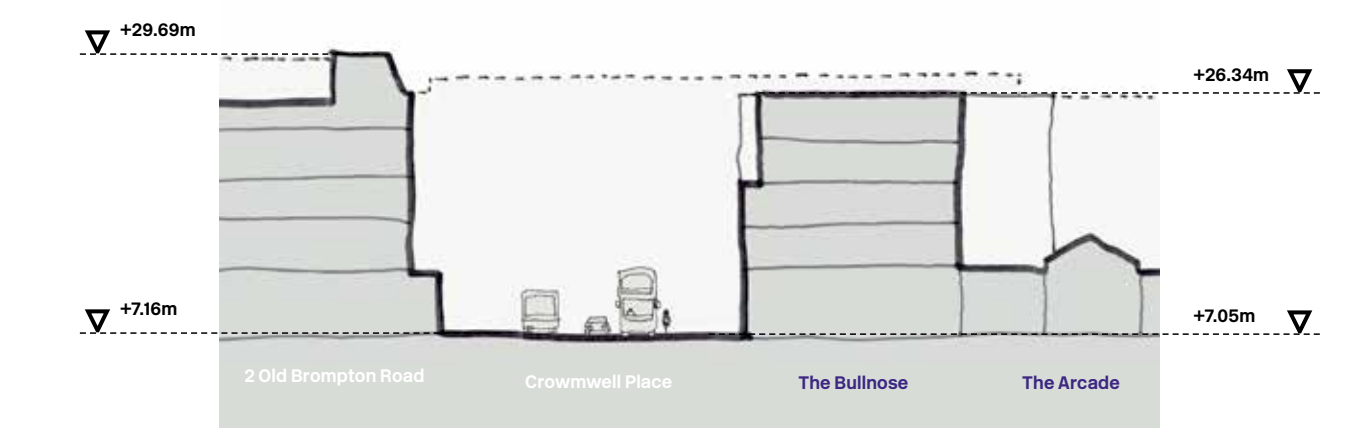
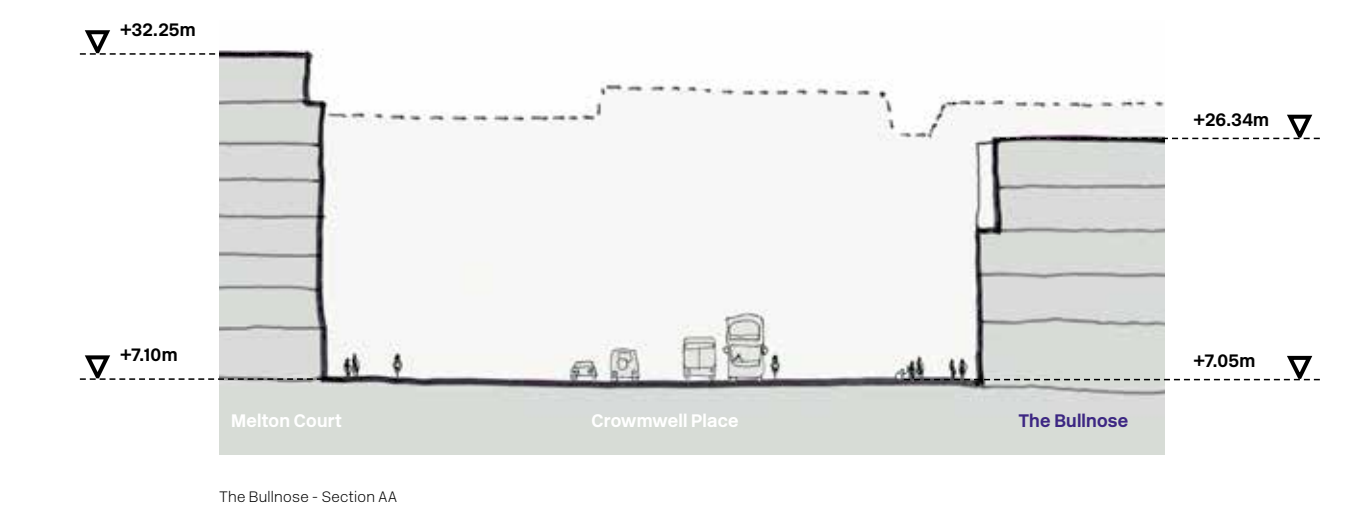
# THE BULLNOSE

The 'Bullnose' is central to South Kensington Station, situated at the heart of the surrounding junction and marking the entrance to the station.

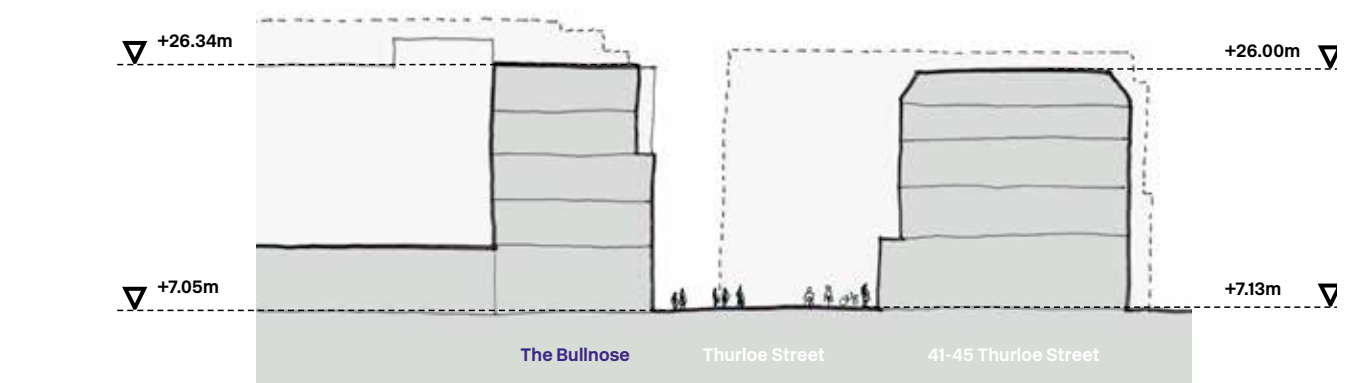
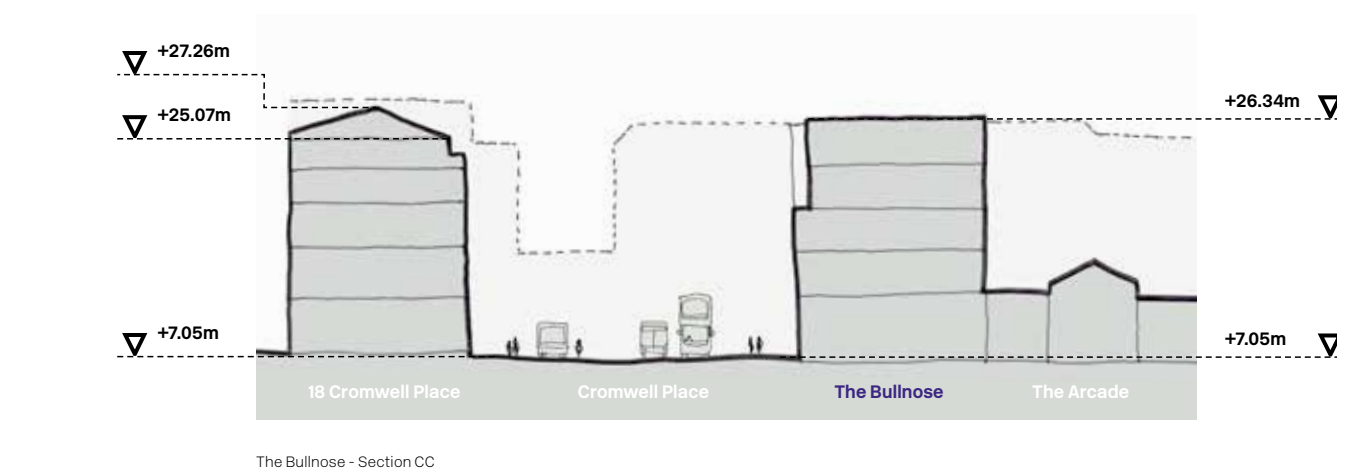
We are proposing to place a carefully crafted building serving as a landmark for the station, informed by the initial vision for the site, which structural drawings show was originally designed to accommodate several floors.

As with the historic approach to station development, where buildings were created in the style of their era, we are proposing to create a refined architectural version that is contemporary in nature, but draws from the surrounding context. This includes mirroring the distinct curved shape of the Bullnose and utilising the iconic signage above the arcade entrance across the new retail units.

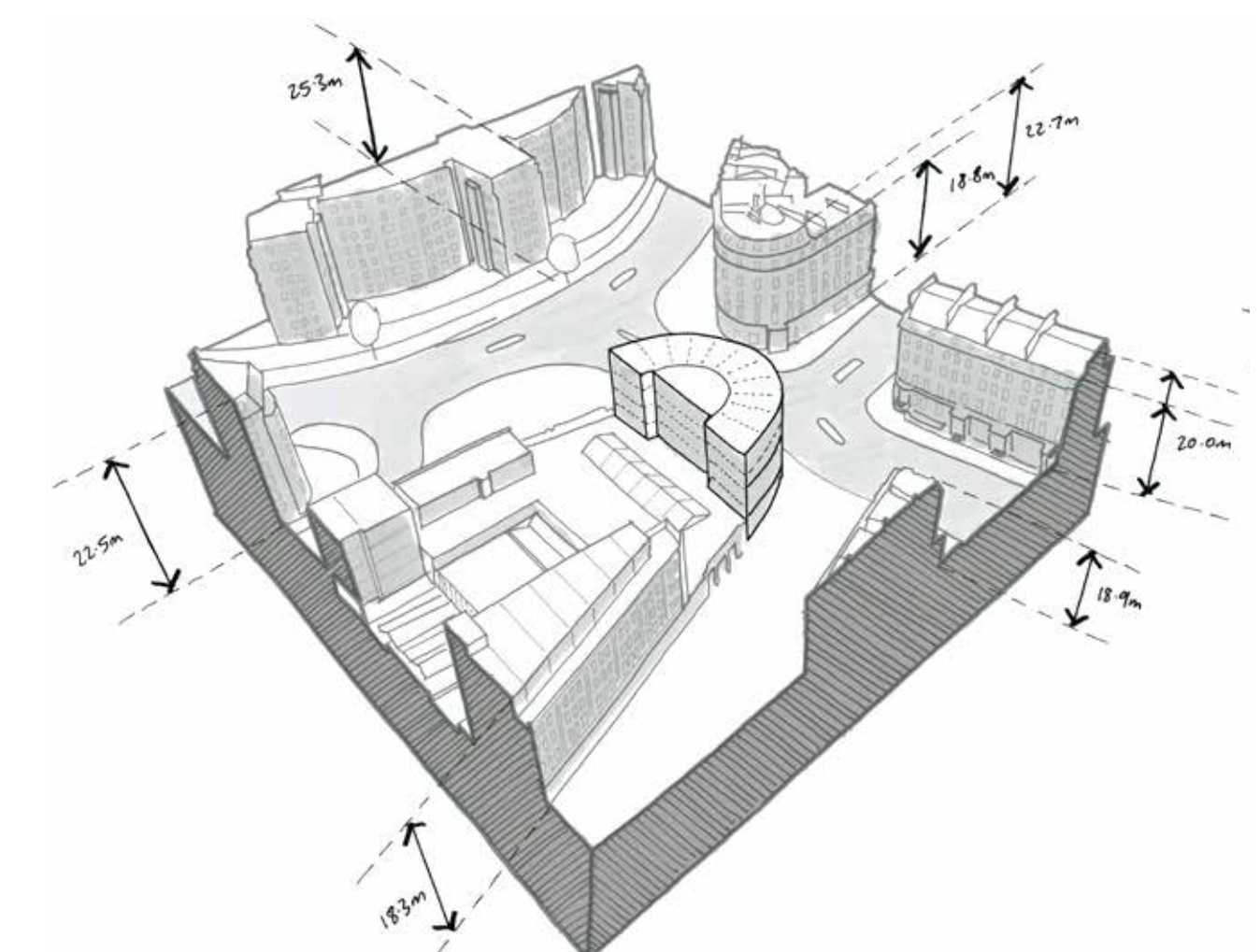
The new Bullnose will act as a landmark for the station, while providing retail space at the ground floor, as with the current building. The new space will introduce office and leisure space, creating jobs and a sense of purpose around the station.



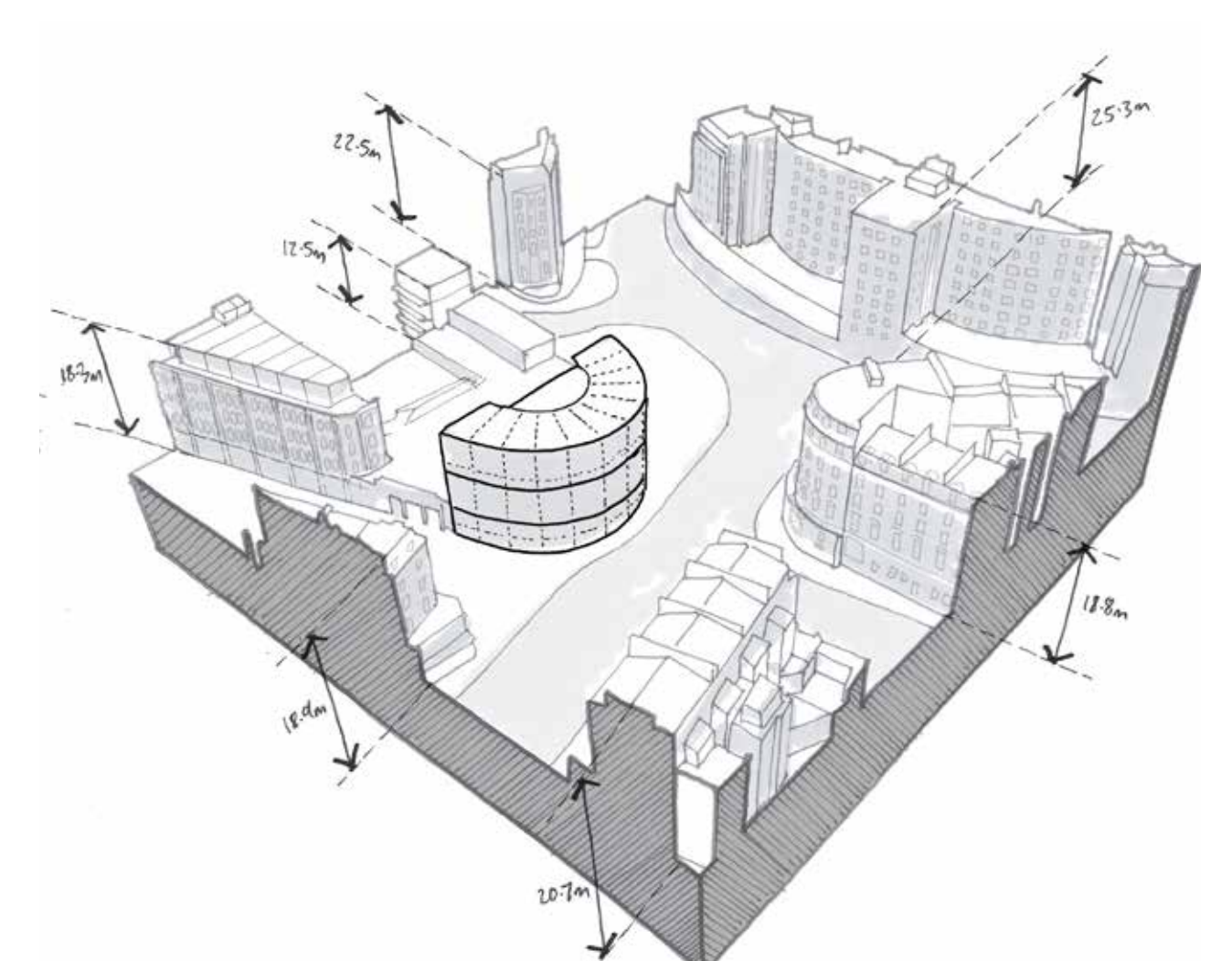
**THE BULLNOSE - SECTION BB**



**THE BULLNOSE - SECTION DD**



**THE BULLNOSE CONTEXT HIGH STUDY WITH ADJACENT BUILDINGS -VIEW FROM NORTH EAST**



**THE BULLNOSE IN RELATION TO NEIGHBOURING BUILDINGS**

# THURLOE STREET

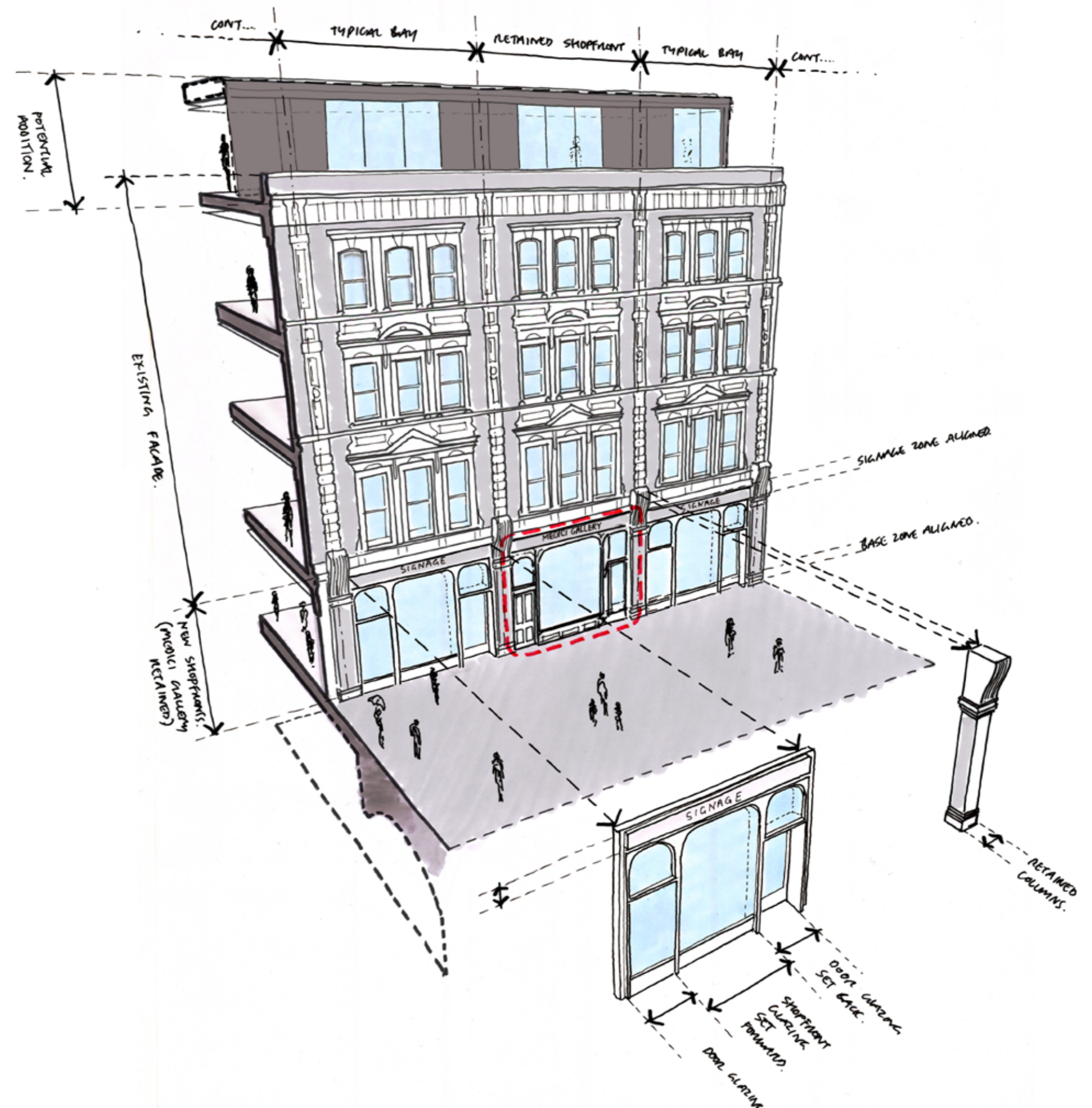
Thurloe Street, which sits to the north of the site, is made up of a terrace of Victorian homes.

While the exterior of the existing buildings are fine examples of Victorian homes, the interiors tell another story. Following years of disjointed development, the current condition of the apartments is very poor. Small rooms do not provide adequate living spaces and do not meet modern standards, with low ceilings, tight staircases and unacceptable standards of accessibility. As a result, the quality of these apartments is poor and falls short of modern standards of living.

Our approach to Thurloe Street is to reinstate the celebrated building façade, with historic shopfronts being maintained and other shopfronts reinstated to the original design.

New homes built to modern design standards will be introduced, delivering accessible living and a greater variety of living spaces. The proposals include a new additional storey at roof level. This will be set back from the façade line to minimise visual impact.

The new station entrance will also be introduced at the ground level of Thurloe Street, which will **provide step-free access.**



THURLOE STREET SHOP FRONTS



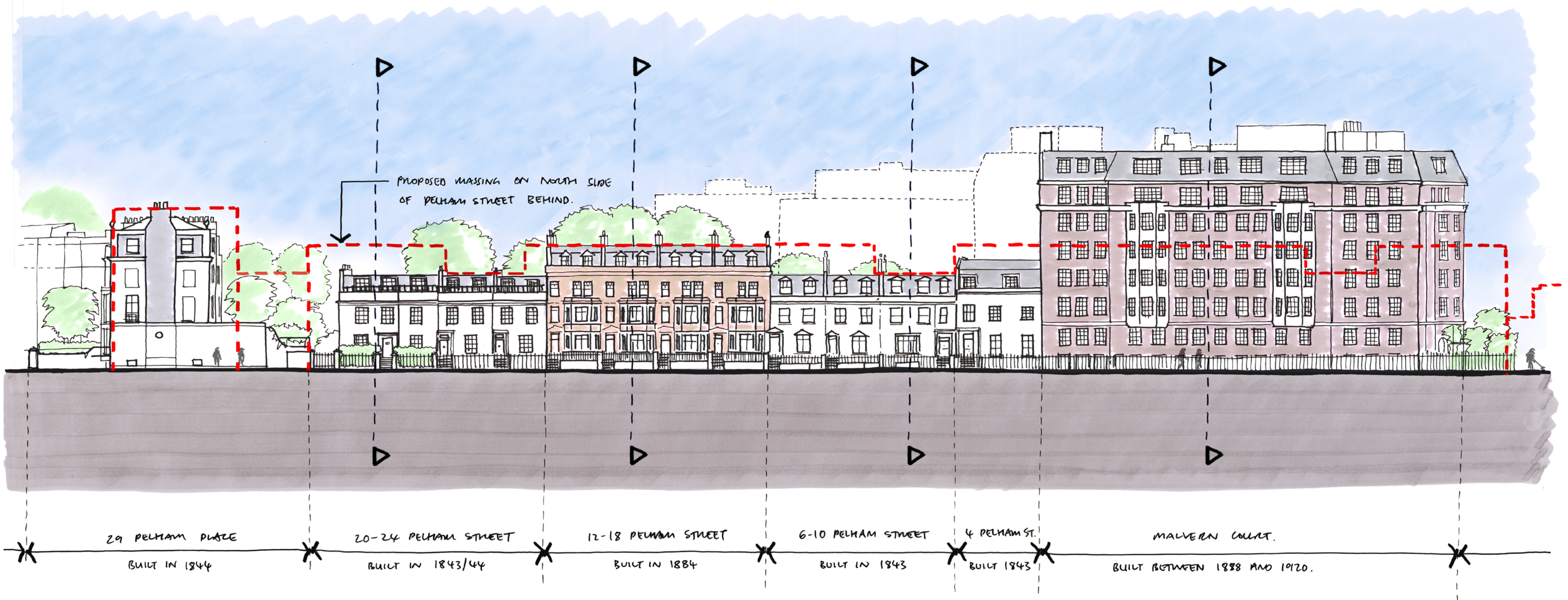
NEW STATION ENTRANCE

# PELHAM STREET

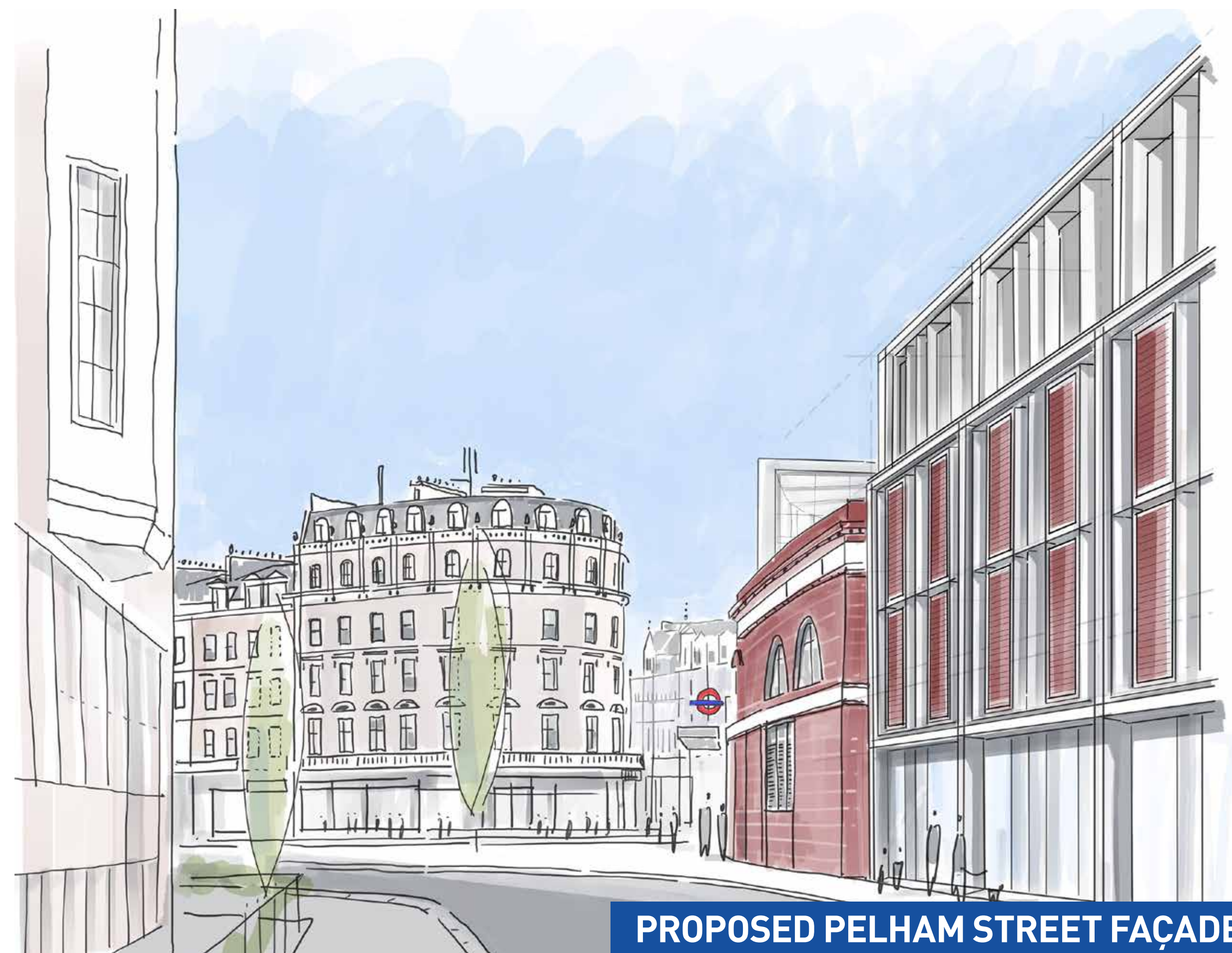
Our proposal for Pelham Street is to restore the historic line of buildings along the station-side of the street. These homes were demolished in order to deliver improvements to the station in the 19th century and then again in the 1970s.

Our aim is to respect the residential feel of this street, while still allowing for the historic uses to be restored closer to the station. The eastern end of the street, close to the station, will provide a mix of high-quality homes, offices and ground-floor retail space, while the western end of the street will prioritise residential units with ground floor units that are focused on health and wellbeing. In addition, we are proposing to deliver affordable housing along Pelham Street.

We are designing these buildings to respect the heights of existing buildings on Pelham Street, which range from three to nine storeys, with our designs being 4 storeys. The top storey is set back, and units to the east end of the street draw on the vibrant 'oxblood' colour of the station.



EXISTING BUILDINGS ON PELHAM STREET



PROPOSED PELHAM STREET FAÇADE



PROPOSED DEVELOPMENT ON PELHAM STREET



# THURLOE SQUARE

In the 19th century, Thurloe Square was the site of fashionable townhouses, which lined the road up to the corner of Pelham Street. As part of railway improvements to connect South Kensington to London, many existing homes, including a collection on Thurloe Square, were demolished.

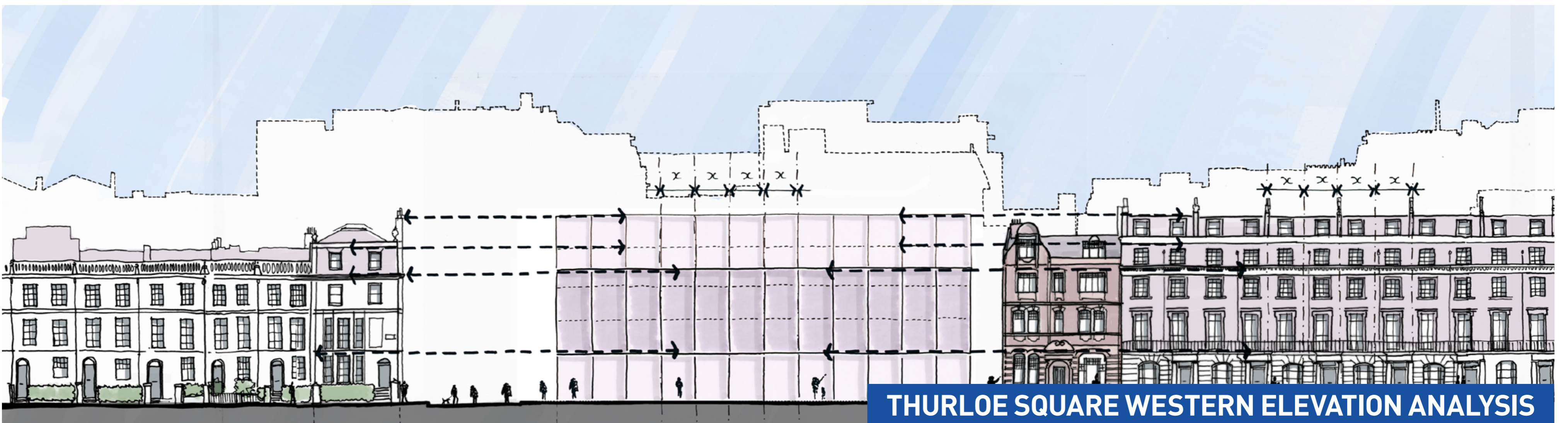
As a result, there is an abrupt gap where the current line of buildings ends, with a builders yard and wall filling the land there and overlooking the station.

Our proposals would deliver a high-quality residential building at a similar scale to the existing buildings along Thurloe Square, filling in the gap to reconnect to Pelham Place and repairing the damaged streetscape caused by the demolition associated with the railway's introduction.

Our approach will allow for the delivery of new high-quality homes at Thurloe Square with a design that respects the current surrounding buildings.



**THURLOE SQUARE SITE AT PRESENT**



**THURLOE SQUARE WESTERN ELEVATION ANALYSIS**

## A HIGH-QUALITY DEVELOPMENT

We recognise that the area is surrounded by buildings of notable architectural value and we are focused on delivering a development of the highest quality that respects this heritage. Conservation of character is about more than just listed buildings and fabric – our research has shown that the attitude to the station for years was to deliver new amenities and buildings of their era when required and appropriate.

Our proposals have evolved in response to a deep and knowledgeable understanding of South Kensington's history as a unique and special place. We are proposing to restore and incorporate existing protected assets and have taken inspiration from the original architects and developers to

create proposals that are fit for the future and will allow key improvements, such as step-free access, along with new much-needed residential and commercial space.

### Materials - Fit for the 21st Century

High quality materials will be used throughout the various aspects of the scheme, which will closely reference its surroundings. Cues will be taken from the neighbouring context to inform rhythm, grain, materiality and colouration. Depth and quality of building elements and materials will be key, as will the high level of craftsmanship that will be used throughout the development.



# SUSTAINABILITY

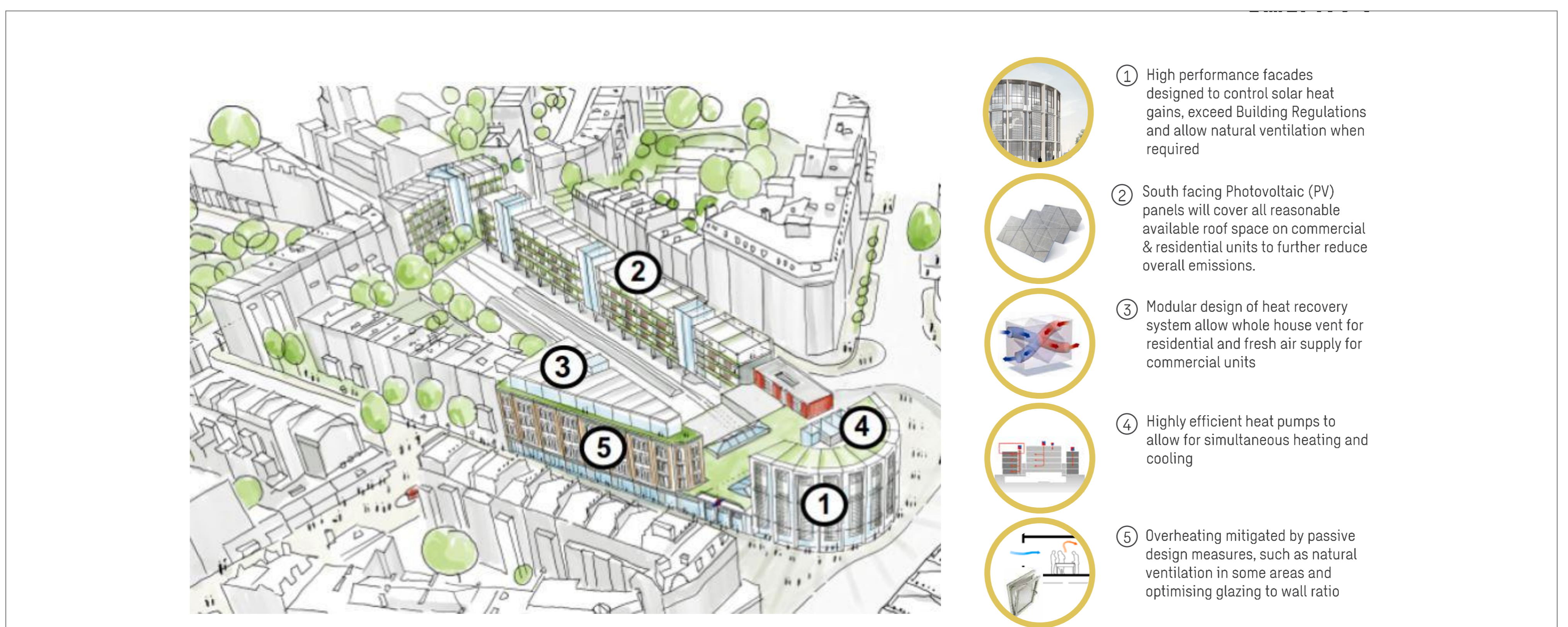
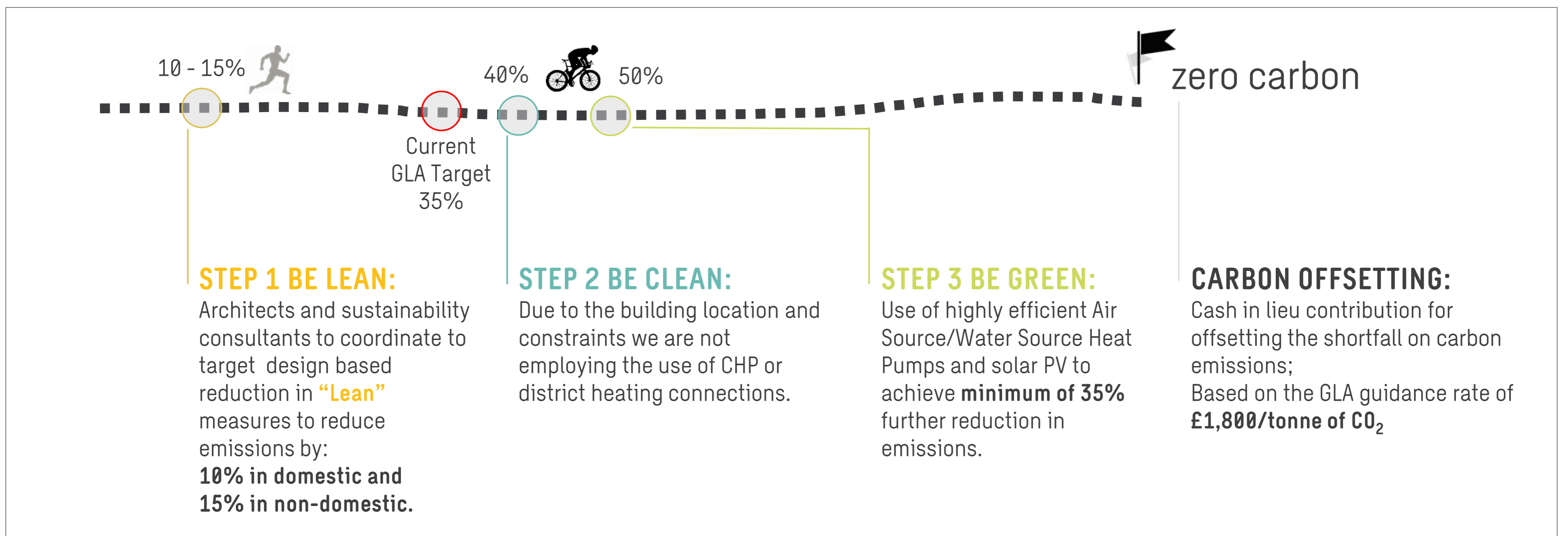
Throughout the design, construction and post-construction stages, we will be working to achieve the highest levels of sustainability as possible, with the aim of securing a BREEAM rating of 'Very Good' for both the office and retail units.

As part of our sustainability commitment, where they are viable, we will focus on the following issues for the office and retail areas:

- Materials
- Energy
- Waste
- Water
- Health and wellbeing

- Land use and ecology
- Pollution
- Management
- Transport

Our approach will also include an energy strategy that will be focused on reducing overall emissions and increasing energy efficiency. We recognise that being so close to the station provides excellent public transport links and, therefore, with the exception of allocating disabled parking spaces, this development will not be adding any additional car parking spaces.






# NEXT STEPS

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We are still in the process of refining our proposals and welcome feedback to inform their continued evolution. Our aim is to substantially improve this extremely valuable station and deliver a development of the highest quality around it, ensuring the area is fit for the future, whilst providing homes and jobs.

Your views are of great importance to us, so please do fill out a feedback form now that you have viewed the proposals.

Should you have any questions or comments following today's event, please don't hesitate to contact us on:

-  **SouthKensingtonStation@kandaconsulting.co.uk**
-  **020 3900 3676**
-  **SouthKensingtonStation.co.uk**

We aim to submit a planning application later this year for the Around Station Development, with works due to commence towards the end of 2020. The Around Station Development is then anticipated to be complete by the end of 2022.

