

# South Kensington Station - Public Exhibition

February 2020

## Welcome

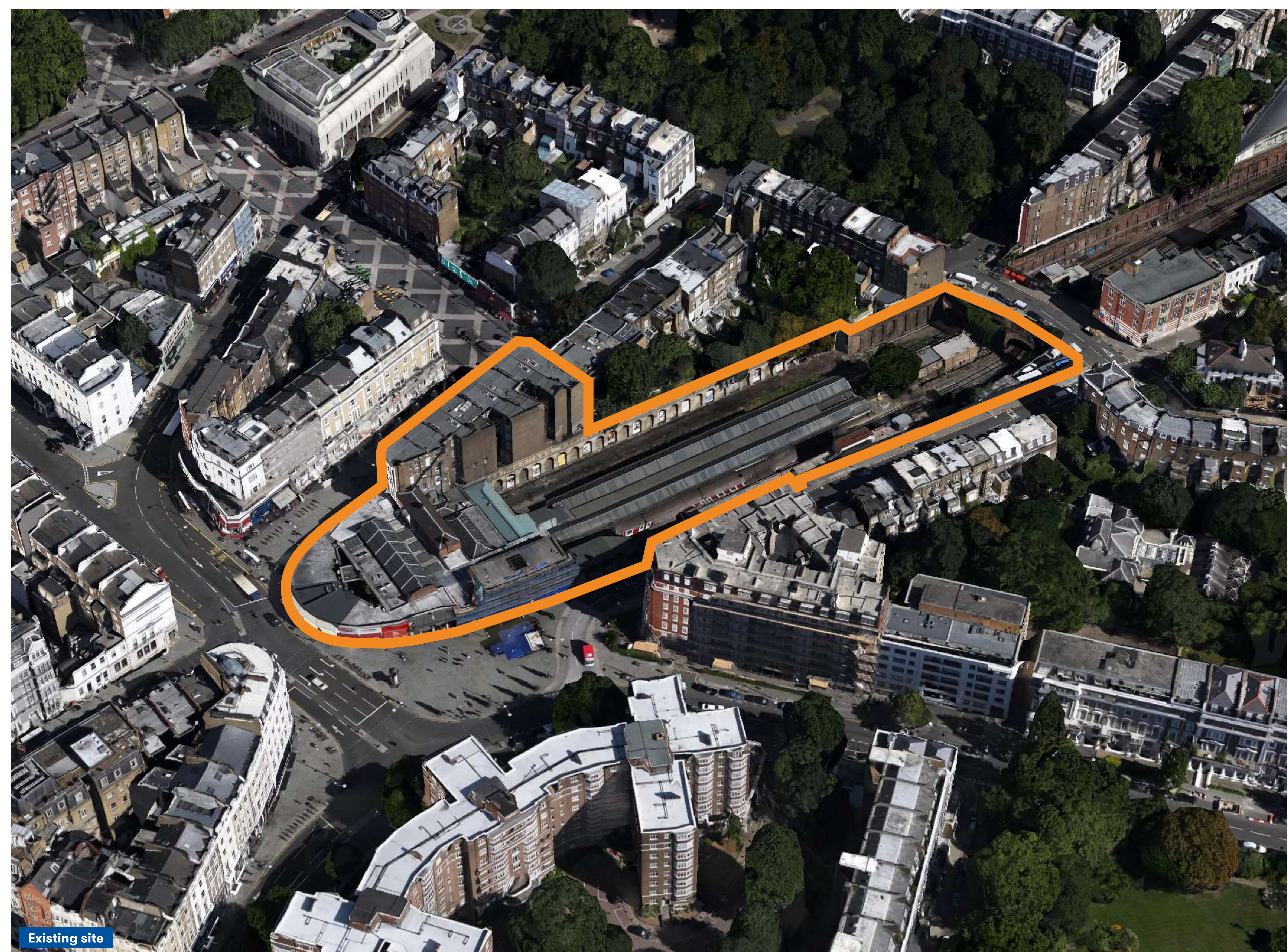
**Welcome to our Public Exhibition on the proposals for the redevelopment and restoration of the buildings surrounding South Kensington Station.**

The buildings and land surrounding the station are in poor condition, requiring extensive improvements.

Our proposals will deliver a high-quality development with a renewed sense of place, along with new homes, on-site affordable housing, enhanced retail space and completing the delivery of step-free access to the Circle & District Line.

This is our third exhibition over the past year, reflecting our ongoing consultation with key stakeholders and the wider community.

Please take your time to review our proposals and to speak to project team members. We welcome your feedback and support ahead of a planning submission in the Spring.



Existing site

# The story so far

Since we first introduced our proposals in early 2019, we have conducted a wide range of consultation activities in line with Royal Borough of Kensington and Chelsea's (RBKC) Statement of Community Involvement.

We have met RBKC planners, councillors, representatives of the cultural institutions, amenity forums, resident groups and the wider public. Through this, we have directly engaged more than 300 stakeholders.

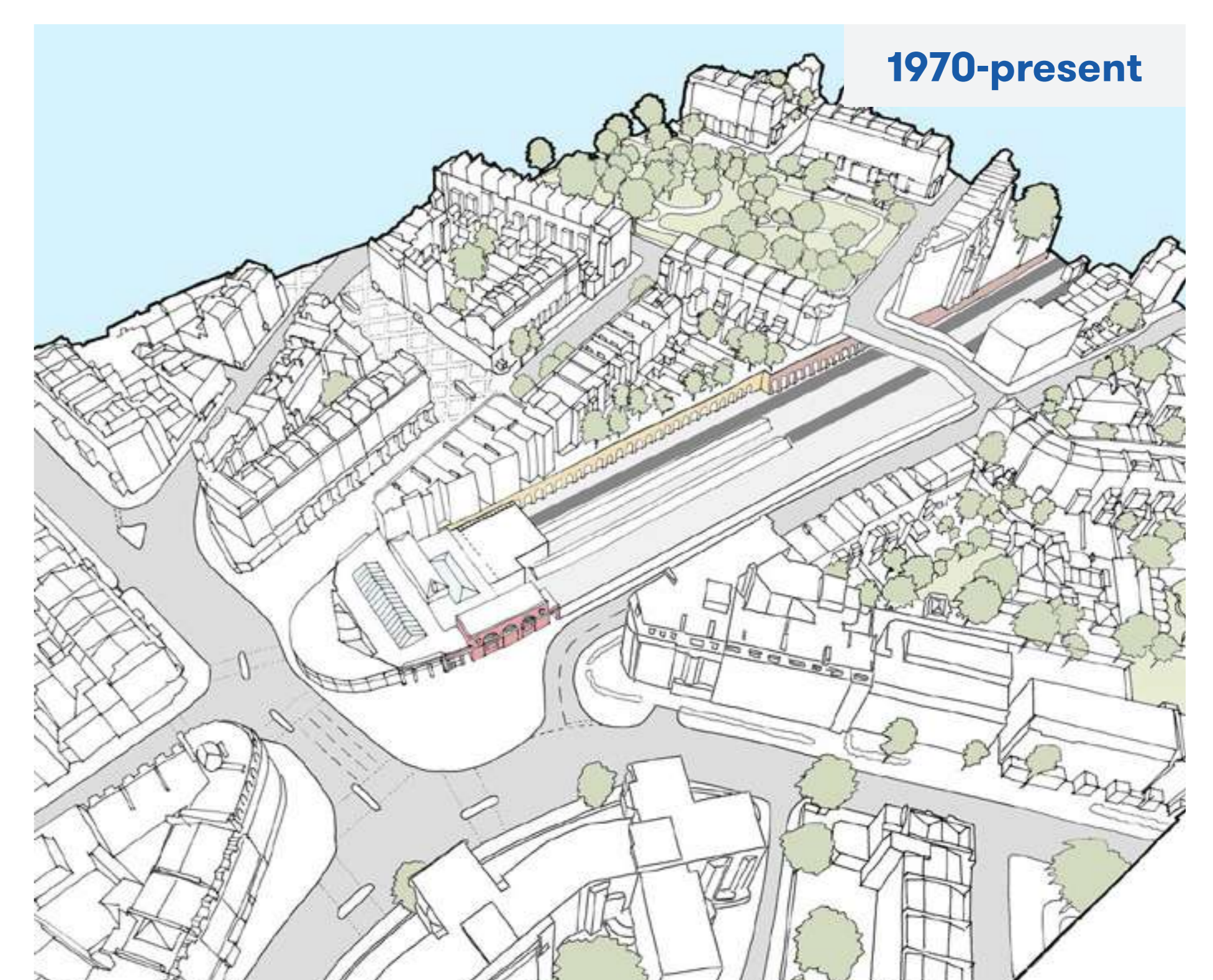
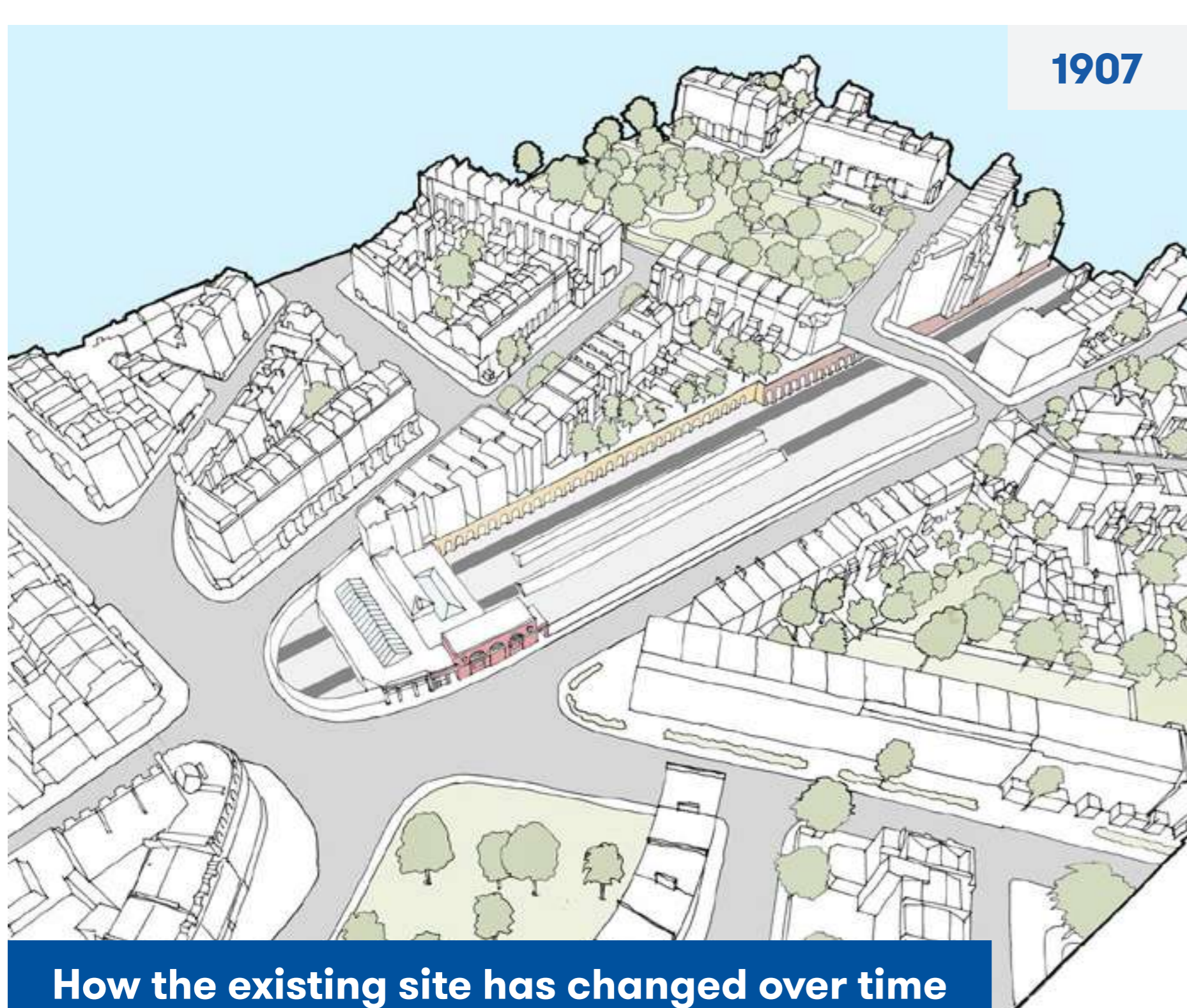
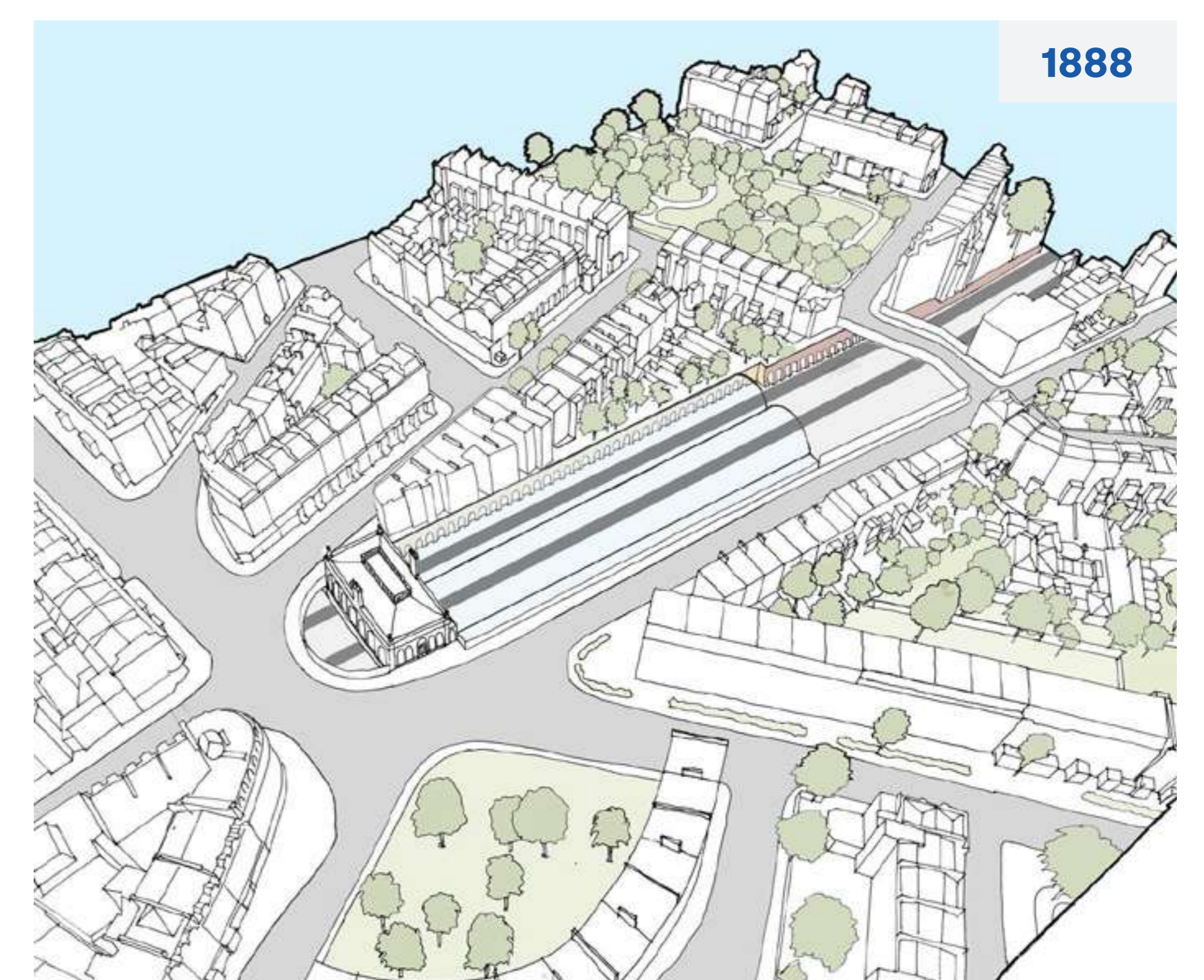
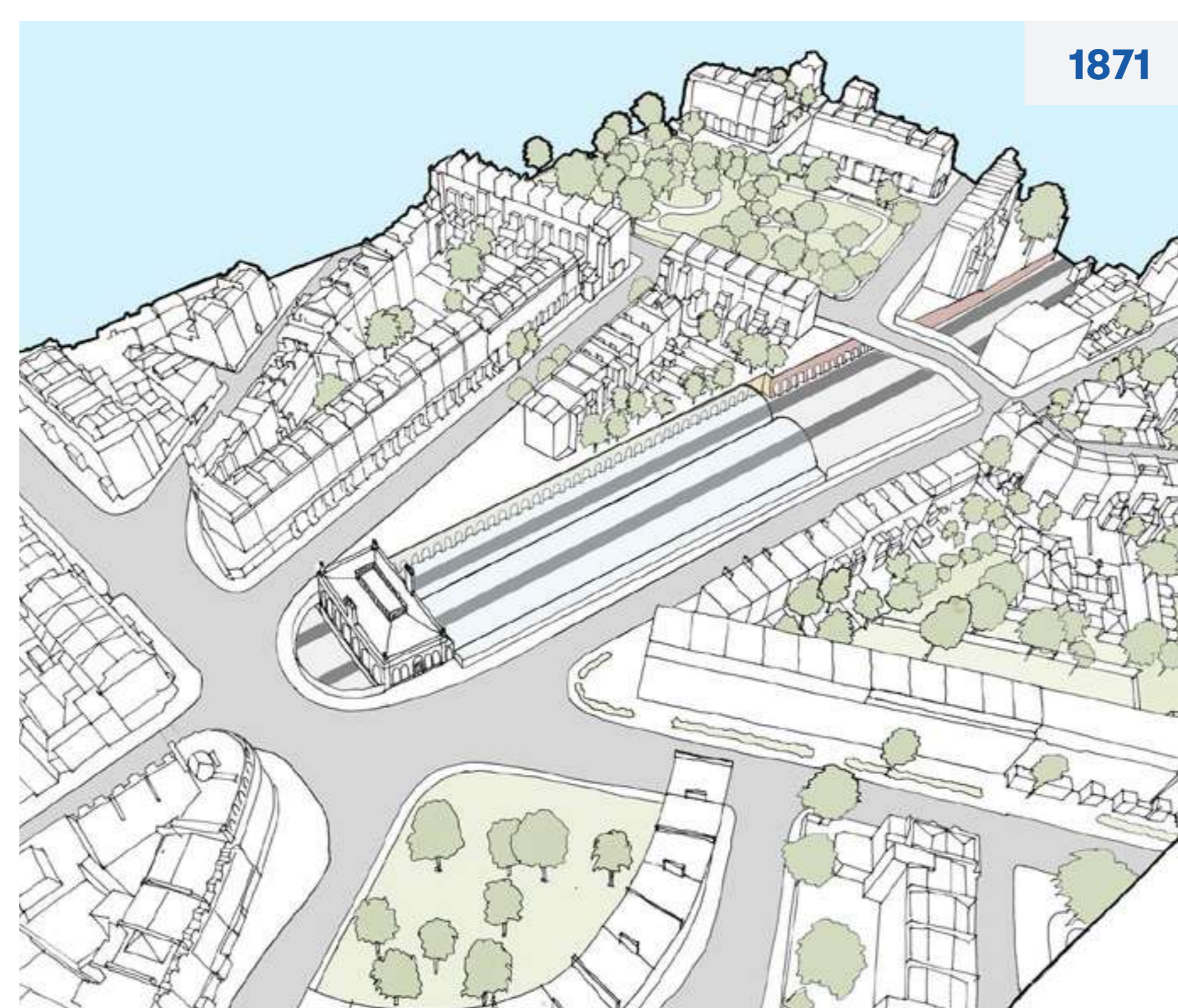
As a result, the designs that we are presenting have significantly evolved to reflect the feedback received from you over the past year.

## Summary of public engagement activity

- 3 public exhibitions;
- 5 pop-up stalls at Natural History Museum, Science Museum, Imperial College London and the South Kensington Station subway;
- 6 meetings with resident associations and accessibility forums;
- 7 meetings with councillors;
- 7 meetings with cultural institutions.

***“[We] applaud the design team for finding, in a complex and diverse context, an appropriate scale and density throughout the proposals”***

Comments by the London Review Panel of **Mayoral Design Advocates**, part of the Mayor of London's **Good Growth By Design** programme



How the existing site has changed over time

## Our proposals

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Our proposals are to refurbish the station Arcade; deliver **50 new homes**, including **35% affordable homes; enhanced retail; quality office accommodation; a new entrance** to South Kensington Station; and **step-free access** to the ticket hall and Circle & District Line.

### Key Benefits:



**Step-free access to the Circle & District Line and ticket hall of South Kensington Station**



**Heritage restoration of Thurloe Street and the listed station Arcade**



**Provision of high-quality housing including on-site affordable housing**



**Repair of the damage to the streetscape caused by the railway works in the 1860s**



**Highly contextual development**



**Enhanced retail**



**A renewed sense of arrival for c. 34 million visitors and residents per year**



**Improved pedestrian experience**

# Community benefits

The development will deliver step-free access as part of a sensitive refurbishment to improve accessibility for all users, benefiting the wider community across RBKC.

## Step-free access

Delivery of step-free access at South Kensington Station is an urgent need with c. 34 million people using it annually.

Our proposals include a new entrance for the step-free access on Thurloe Street and will complete the delivery of the lifts connecting to the ticket hall and the Circle & District Line.

## Affordable Housing

Our proposals provide 35% high-quality and accessible affordable homes of various sizes which are needed in the Borough.

## Economic benefits

Our proposals will support 250 new jobs and provide almost £1m additional business rate revenue for RBKC per year.



# Our proposals and the relationship with the Station Upgrade Works

As you may be aware, the ticket hall and platforms of South Kensington Station already have planning consent for refurbishment, but this does not include consent for step-free access from Thurloe Street.

Our proposals will obtain the necessary planning consent to reconfigure the ground floor of Thurloe Street in order to provide much-needed step-free access.

With that in mind, our proposals support the station upgrade plans as our work will deliver the step-free access from Thurloe Street to the ticket hall, as well as from the ticket hall to the Circle & District Line.

## Station Arcade

In addition, our proposals will restore and enhance the station's historic Arcade to create an arrival experience befitting the cultural quarter. Many of the retail spaces within the Arcade have been altered over the years without due regard to their heritage. Our sensitive refurbishment will restore the shop frontages to be in keeping with their historic style, while also ensuring the long-term integrity of the Arcade.



# Thurloe Street

## Thurloe Street

We are proposing a complete and sympathetic renovation and reconfiguration to 20-34 Thurloe Street, restoring the historic façade and reinstating shopfronts to their original quality and design.

The existing interiors of this building are of very poor quality, having been extensively modified and sub-divided over the years. In order to provide high-quality homes of a range of sizes that meet modern standards, we are proposing to redevelop the building behind the restored façade.

### Key benefits:

- Delivery of step-free access to the Circle & District Line via new entrance to the station
- Restoration of key heritage features
- Improved retail frontage in line with historic designs
- High-quality and curated retail offer
- New housing designed to exceed current standards

### Response to consultation:

- Conservation architects, Julian Harrap Architects, appointed for all restoration works
- Mansard design based upon local historic precedent
- South elevation developed in response to historic context



# The Bullnose

## The Bullnose

The proposals for the Bullnose have been developed as a response to the immediate context, reflecting the scale, materials and expression of the neighbouring buildings.

The Bullnose will act as a landmark, distinguishing this important station and creating a sense of place at the entrance to the cultural quarter.

Through consultation, we have reduced the height of the Bullnose making it smaller than all of the surrounding buildings. At the ground floor, an enhanced retail offering will connect with the Arcade, maintaining the station at the heart of our proposals.

### Key Benefits:

- Highly contextual architectural response to surrounding buildings
- High quality curated retail at the ground floor
- Provision of new commercial office space on the remaining floors
- A building of outstanding quality framing the renovated station

### Response to consultation:

- We have reduced the height and resulting scale of the building
- We have adapted the design and materiality to be more contextual
- Restaurant use on the top floor removed
- Further refined the eastern elevation to respond to local precedent

***“The proposed works have clearly been through an extensive period of review already and it is apparent that there is a commitment to provide a high degree of design quality, developed with consideration given to the historic environment locally” - Historic England***



# Pelham Street

## Pelham Street

Our proposals will reinstate the two-sided terraced street with new residential terraces and commercial accommodation. The ground floor retail element is restricted to the western end of the street, adjacent to the station, with high-quality affordable housing to the eastern end.

The scale and materiality responds to the immediate context, reflecting the variation in height on the south side of the street, and we have selected materials that reflect the glazed tiles of the oxblood building at the western end before moving to a more contextual brick at the eastern end.



### Key benefits:

- High-quality affordable housing delivered on-site
- Sensitive reinstatement of the north side of Pelham Street
- Façades respond to the historic arrangement and materials
- Repair of damage caused by previous railway works

### Response to consultation:

- Retail limited to the western end of Pelham Street
- The terrace form has been broken into a series of articulated elements which are more responsive to context
- Ground floor residential units are now configured as duplex units





# Thurloe Square

## Thurloe Square

Our proposals will reconnect Thurloe Square and Pelham Place with a contextual design that reflects the architecture of Thurloe Square.

We have evolved these proposals significantly since our first exhibition so that the design better relates to existing Thurloe Square buildings, reflecting their lines, proportions and materials. We have introduced portico entrances, a raised ground floor and a recessed mansard to respond to the local context.

### Key benefits:

- Highly contextual architectural response
- Repair of damage caused by railways in 1860s - reconnecting Pelham Place and Thurloe Square
- Provision of high-quality residential accommodation
- A building of outstanding quality completing the square
- Well-designed and discrete emergency station exit

### Response to consultation:

- Design developed to respond to the heritage context
- More contextual materiality to showcase quality of the building and area
- Porticos and entrances introduced to give active residential frontages
- Upper mansard levels have been recessed and less window glazing included



**Pre-Application meeting 1-2**  
February 2019



**Pre-application 3**  
May 2019



**Revised Proposal**  
Current

# Operational management

## Traffic and servicing

Following multiple studies, we have assessed the impact that our proposals will have on the surrounding area. Our proposals may have a small increase in delivery and servicing vehicles, estimated to be 10 throughout the day.

A new loading bay on the western end of Pelham Street will formalise deliveries to a specific location and avoid impeding the pavement, which will formalise current informal activity in the area. The new loading bay will not impact existing widths on Pelham Street's northern footpath.

## Parking

Due to the proximity to a high level of public transport services, no new resident or visitor car parking is proposed in accordance with the London Plan. Parking permits associated with the existing residential units at Thurloe Street will be maintained, but will not be available for the new residential units.

Cycle parking and supporting facilities will be provided to serve both the residential and commercial land uses.

## Sustainability

We are committed to bringing forward high-quality plans that reflect the need for more sustainable development in London. As part of this commitment, we are actively targeting BREEAM 2018 accreditation, the world's leading sustainability assessment.

Our proposals rely on increasingly low-carbon grid electricity to ensure no harmful carbon emissions. This is achieved through:

- Modern electrically powered air-source heat pumps
- No mains gas for heating
- PV solar panels on roofs
- Procurement and use of sustainably sourced building materials

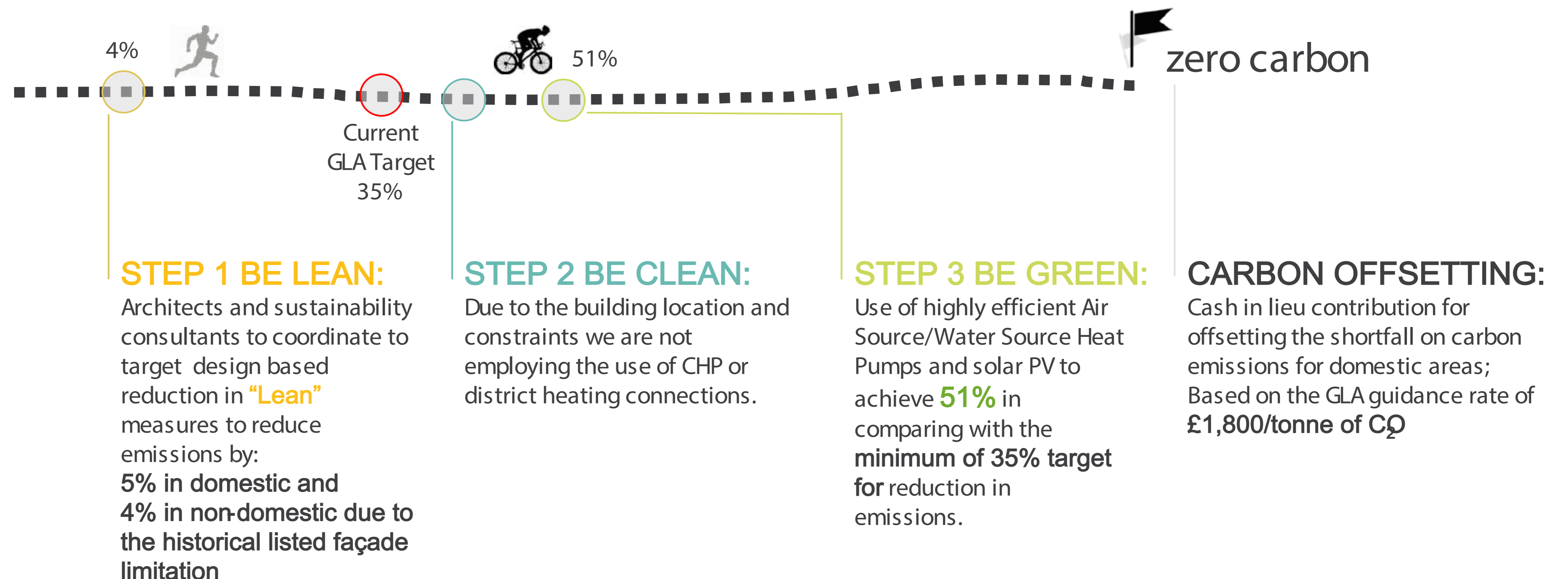
## Construction management

- Anticipated 2023 start on site
- 2.5 year build programme
- South Kensington Station to remain open and operational

We are committed to mitigating impacts on our neighbours throughout the construction process. As a result, we will agree a construction management plan with RBKC prior to works commencing. The construction management plan will agree a number of factors, including hours of operation, monitoring methods and construction routes.

There will be regular and effective communication with local residents, businesses, stakeholders and visitors throughout the project.

## London plan zero carbon approach



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## Next Steps

**We aim to submit our planning application in the Spring.**

We welcome your support, feedback and comments and we will reflect carefully on your comments as part of our submission and will seek to incorporate your views into our final proposals.

Please contact:

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 **SouthKensingtonStation.co.uk**

You can provide feedback online or via the FREEPOST feedback forms.

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