

Summary of proposals

We have consulted widely with a range of groups to understand views on our proposals. As well as immediate neighbours, we have spoken to councillors, cultural institutions, design professionals and the wider public.

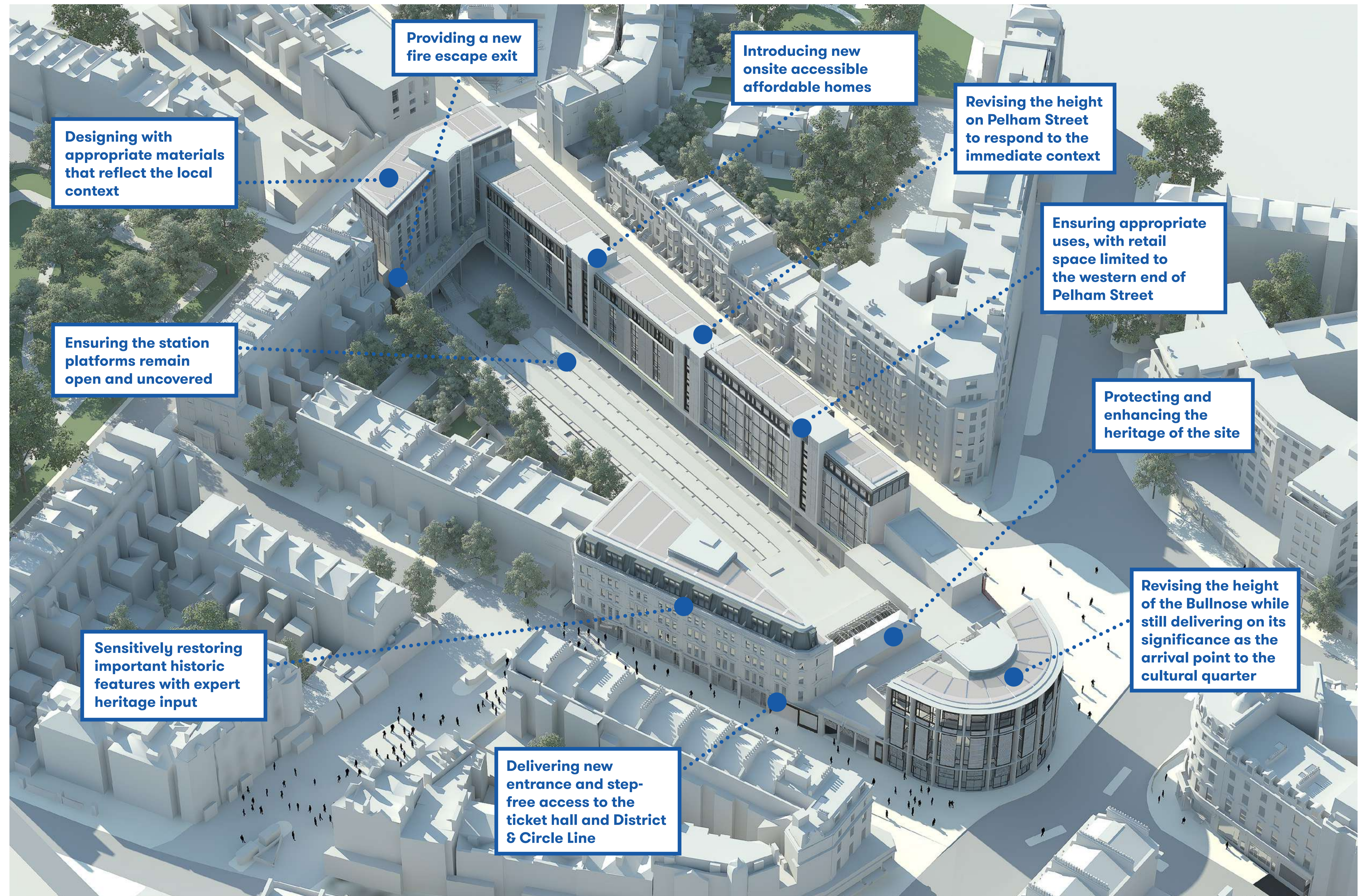
The vast majority of people believe the site is in need of refurbishment, which we agree is an urgent priority, as well as the importance of delivering step-free access to the ticket hall and Circle & District Line.

A significant majority of respondents also welcomed our proposals to sensitively restore the listed Arcade and heritage led restoration at Thurloe Street.

Potential future public realm improvements

Beyond our current proposals, Native Land and TfL would like to explore the opportunity to make improvements to the wider public realm, with agreement from the Council and relevant stakeholders, such as the piazza and the subway tunnel.

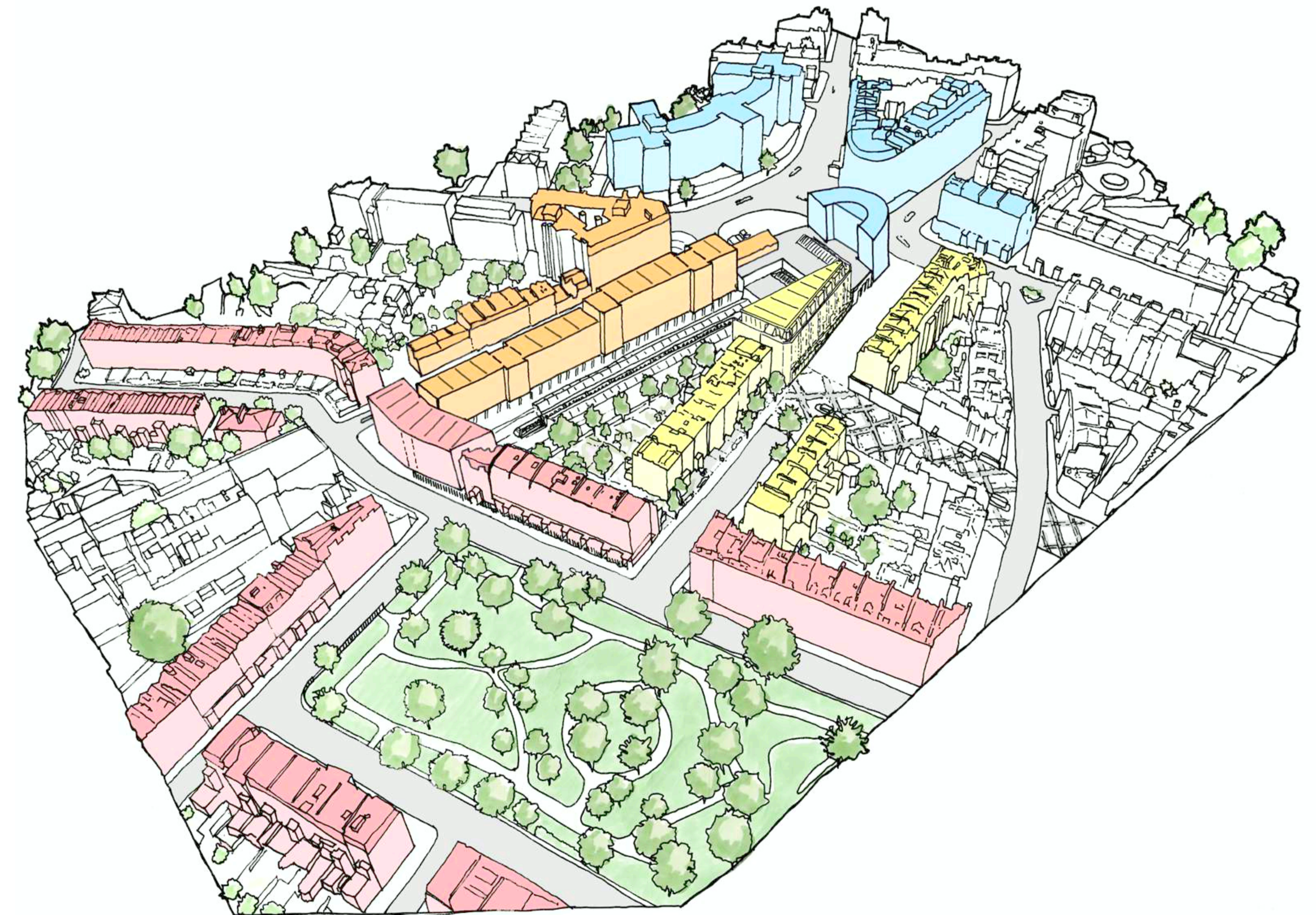
We are excited to play a long-term role in supporting this should our proposals be granted planning consent.



Massing rationale

“...The panel is supportive of the proposed approach to mending this piece of townscape, which has long been compromised by the Victorian rail infrastructure...”

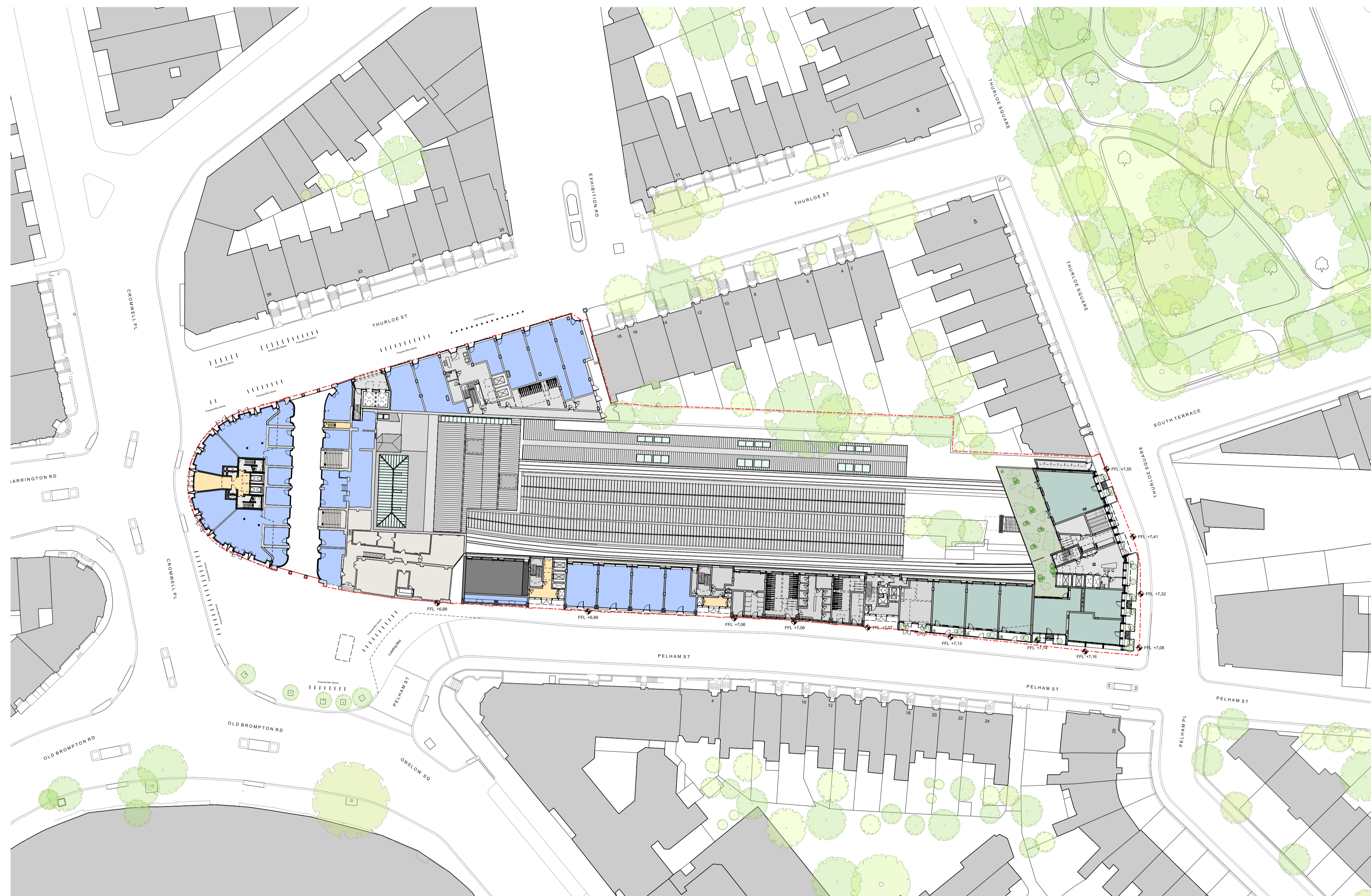
Royal Borough of Kensington & Chelsea's Architecture Appraisal Panel



Led by the scale and form of the context, we aim to repair the urban fabric, reconnecting the site to its surrounding streets & squares and creating a building of appropriate civic presence at the Bullnose.

Indicative floorplans

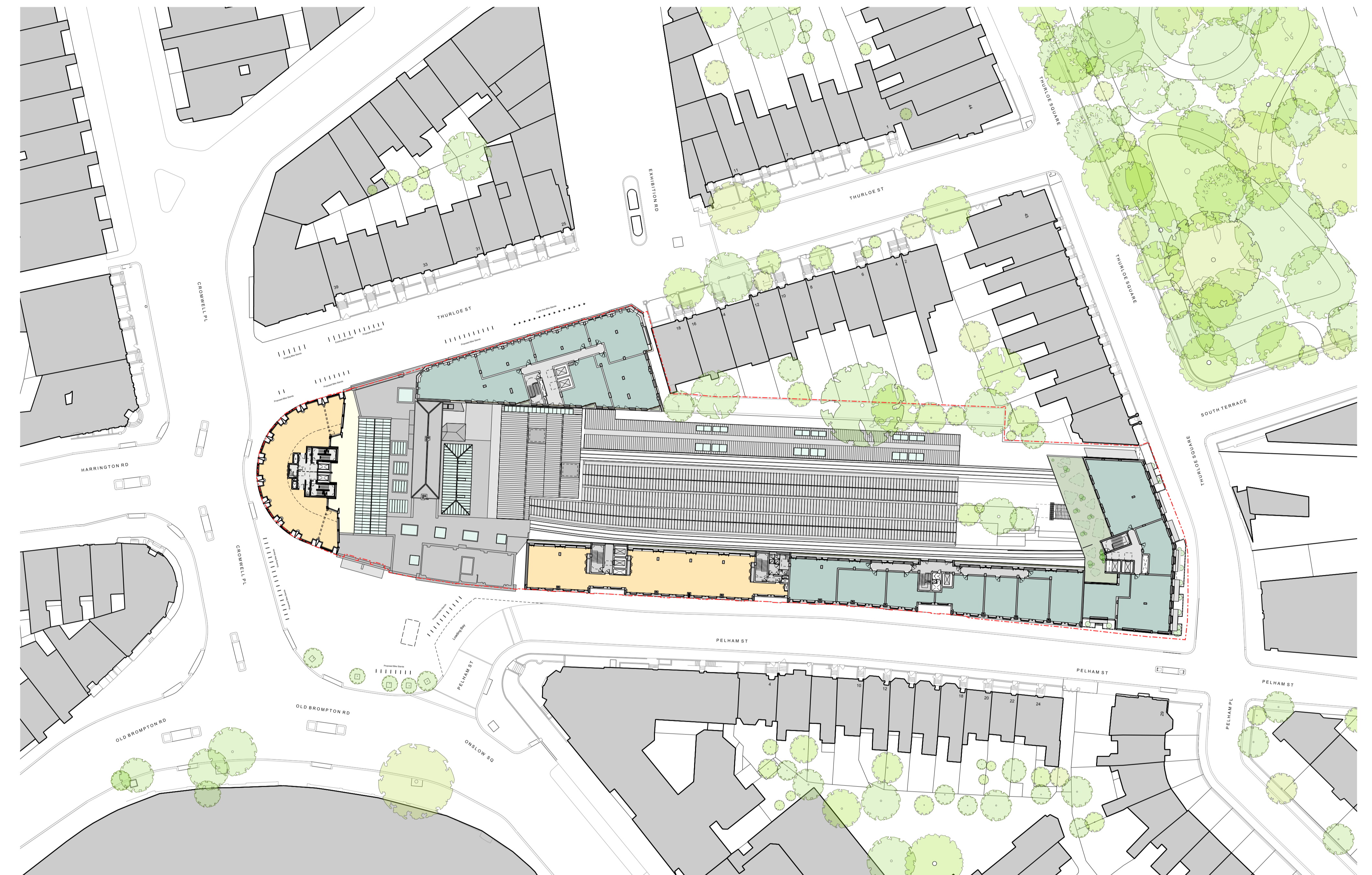
Ground Floor



Key:

- Office
- Retail
- Housing
- Lobbies + Back of House

Typical Upper Floor



Key:

- Office
- Retail
- Housing
- Lobbies + Back of House