

SOUTH KENSINGTON STATION PUBLIC EXHIBITION

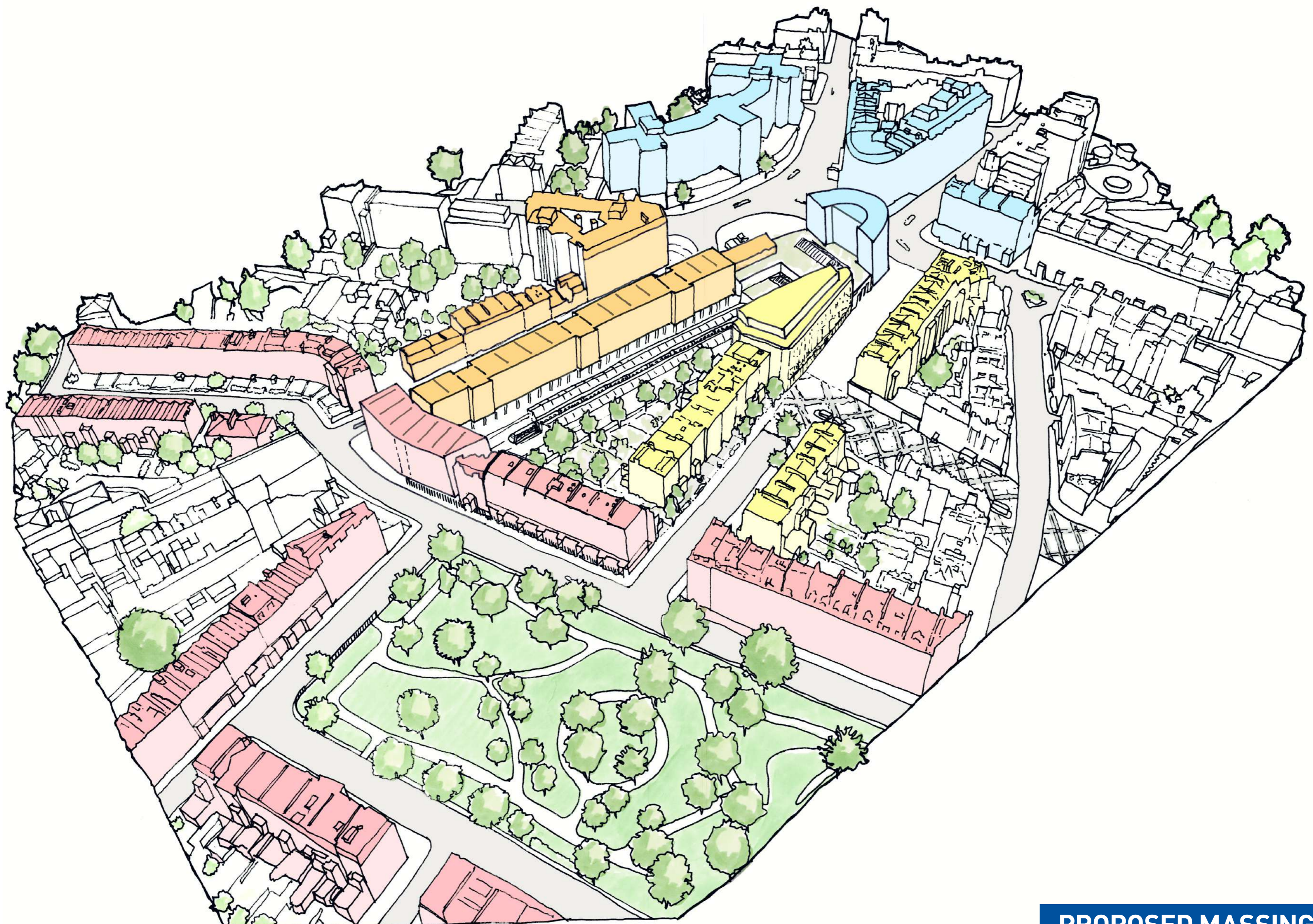
JULY 2019

Welcome to the second public exhibition for the proposals to improve and revitalise South Kensington Station and its surroundings. We previously held an exhibition in May 2019 where we set out our initial approach, including key designs, the history of the site and our aspirations for the project. Since then, we have undertaken some further design work.

We understand the importance of responding to community feedback. We received over 130 feedback forms when we were last here in May which have been useful in helping us understand priorities for local people and where we need to provide more information. In general, respondents recognised that the site requires refurbishment, support the delivery of step-free access, and

welcome the restoration and refurbishment of shopfronts in the Arcade and along Thurloe Street. Feedback was more mixed on the provision of high-quality homes and the scale of our proposals. We are considering this feedback and are preparing our responses to key issues raised.

At this exhibition, we are providing additional design information on the Bullnose, Thurloe Square and Thurloe Street, explanation around the relationship between our building work and the station improvements, and how we have considered the 2016 Development Brief. Our presentation in the autumn will include a summary of feedback we've received and our responses to the key issues people have identified. It will also include a greater level of detail on the whole scheme.



A HISTORY OF PRIOR DEVELOPMENT

Since the 1980s, there have been several proposals to redevelop the site. This presents an opportunity to learn from those past schemes and deliver a development that is fit for the future, providing much needed housing, improves station accessibility and enhances conservation in context of the local area.

2016 DEVELOPMENT BRIEF

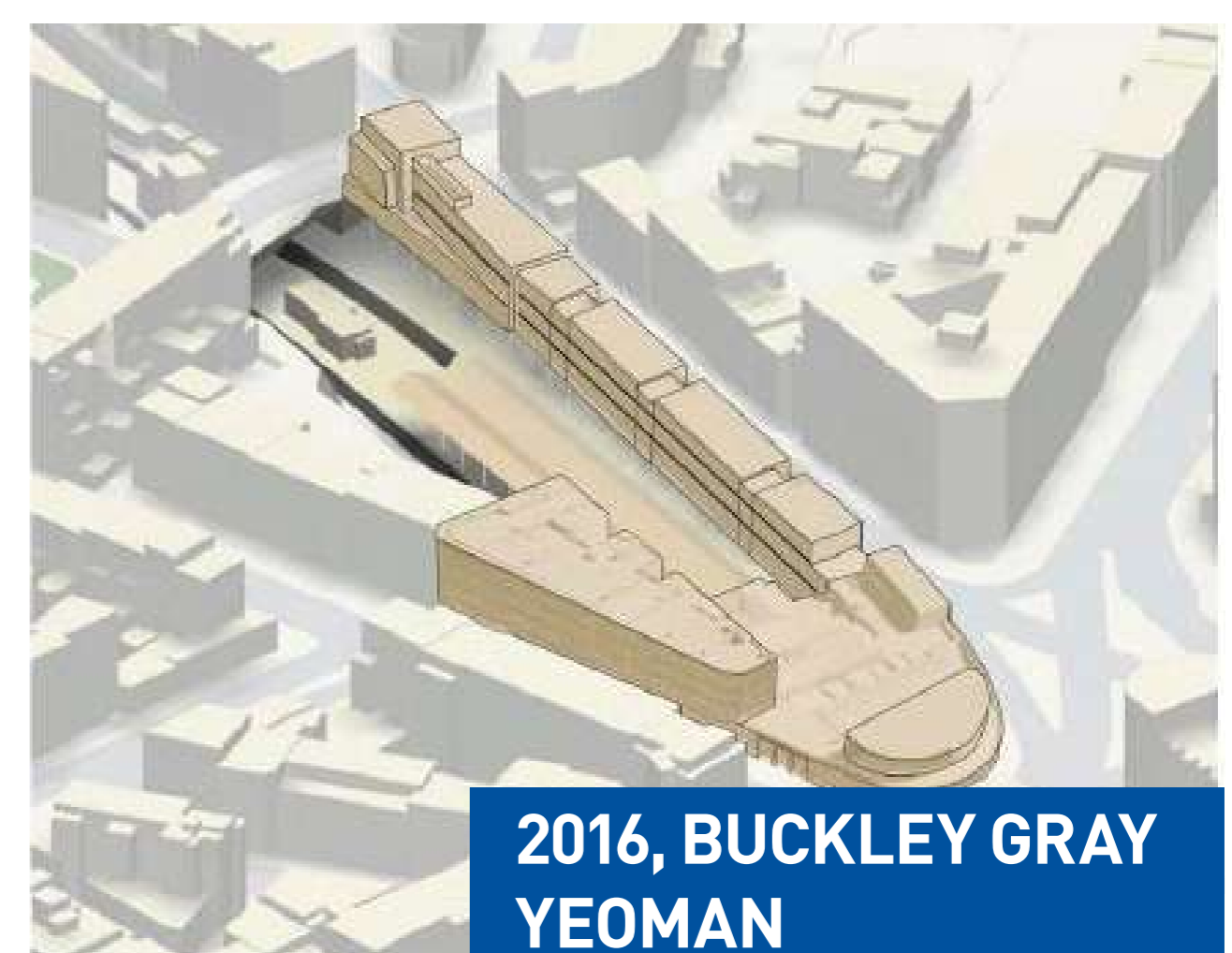
At the previous exhibition, a number of respondents raised questions about the '2016 Development Brief' and its use.

In 2016, TfL worked with local stakeholders to identify the opportunities for redevelopment of its land surrounding the station. It involved engagement with officers of RBKC and members of a Consultative Working Group which included individual representatives of local civic, amenity and resident associations.

The outcome of this was a Development Brief, which provides a framework of principles for future 'Around Station Development'. The framework was created to be flexible to enable the proposals to take account of detailed assessment of planning policies and the planning process.

The Development Brief was not a planning application, was not subject to the full rigour of public consultation and was not adopted by RBKC as a supplementary planning document.

The proposals put forward by TfL and Native Land, the appointed development partner, have been informed by this Brief, approaching the site in the same manner by identifying requisite parts of the Around Station Development and preparing plans that are inspired by the original principles. While there has been some divergence, this has been undertaken to ensure the plans are futureproof, providing homes, workspace and supporting the wider station improvement works.



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 enhance the station by delivering a high-quality development which respects its unique historic context while renewing South Kensington's sense of place.

We are:

- Delivering in the region of 40 additional homes including affordable housing
- Providing new commercial, retail and public space
- Protecting and refurbishing historic façades, such as Thurloe Street, while restoring the broken

building lines along Pelham Street and Thurloe Square, which were demolished by station development

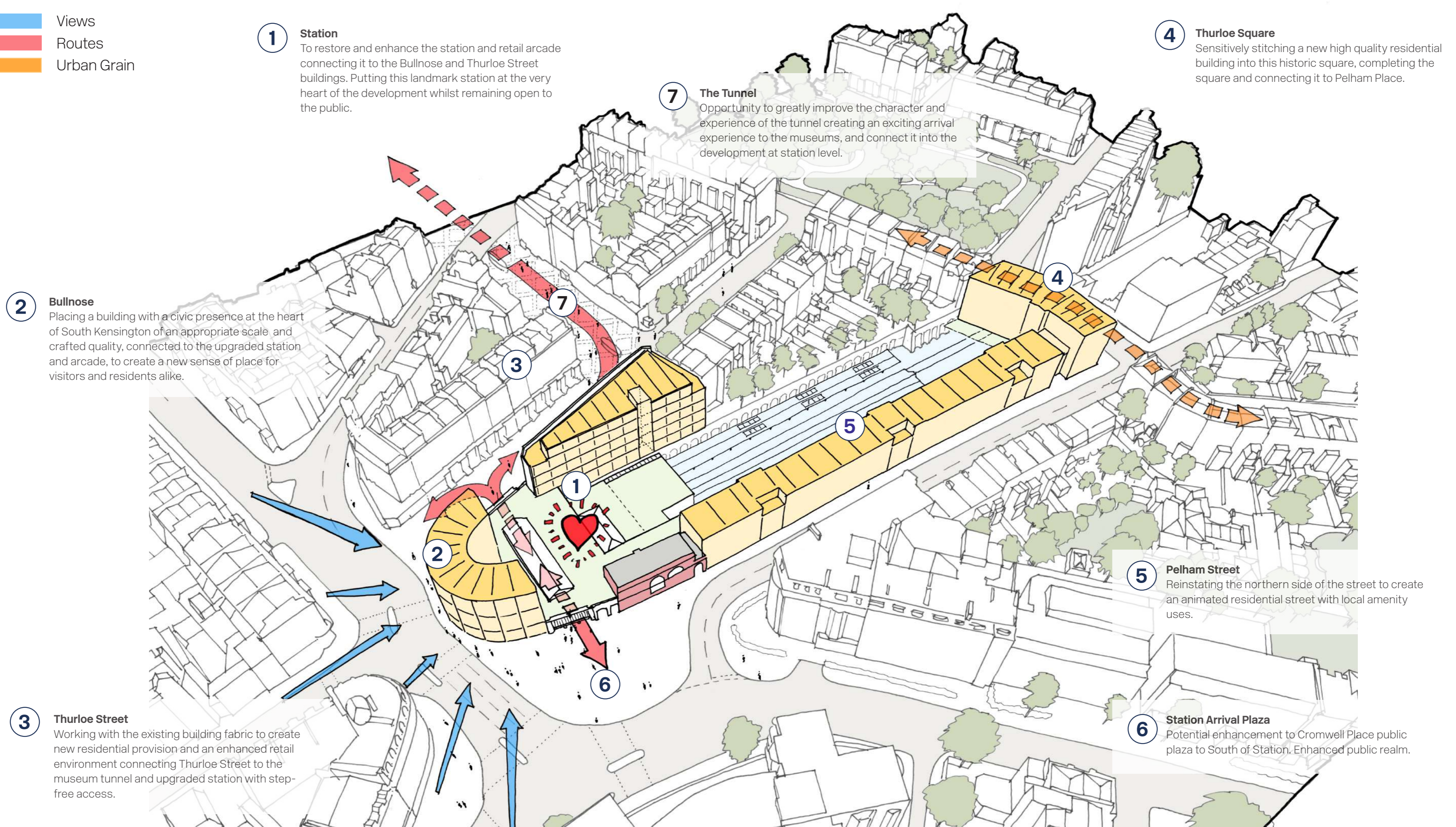
- Restoring the Grade-II listed arcade
- Delivering on the potential of the Bullnose by introducing a building that is fit for the long-term and informed by the surrounding context around Cromwell Place.

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 accessibility from the station.

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 materiality. In the past, buildings that were developed in this area were 'of their era' and we have aimed to take inspiration from this – introducing architecture that is inspired by the local area but is fit for modern standards.

Key

- Views
- Routes
- Urban Grain



STATION ENHANCEMENT WORKS AND THE RELATIONSHIP WITH OUR PROPOSALS

TfL is also working on a station upgrade programme to enhance capacity and accessibility of the station.

These essential works will bring a number of benefits to residents, workers and the wider community who use the station.

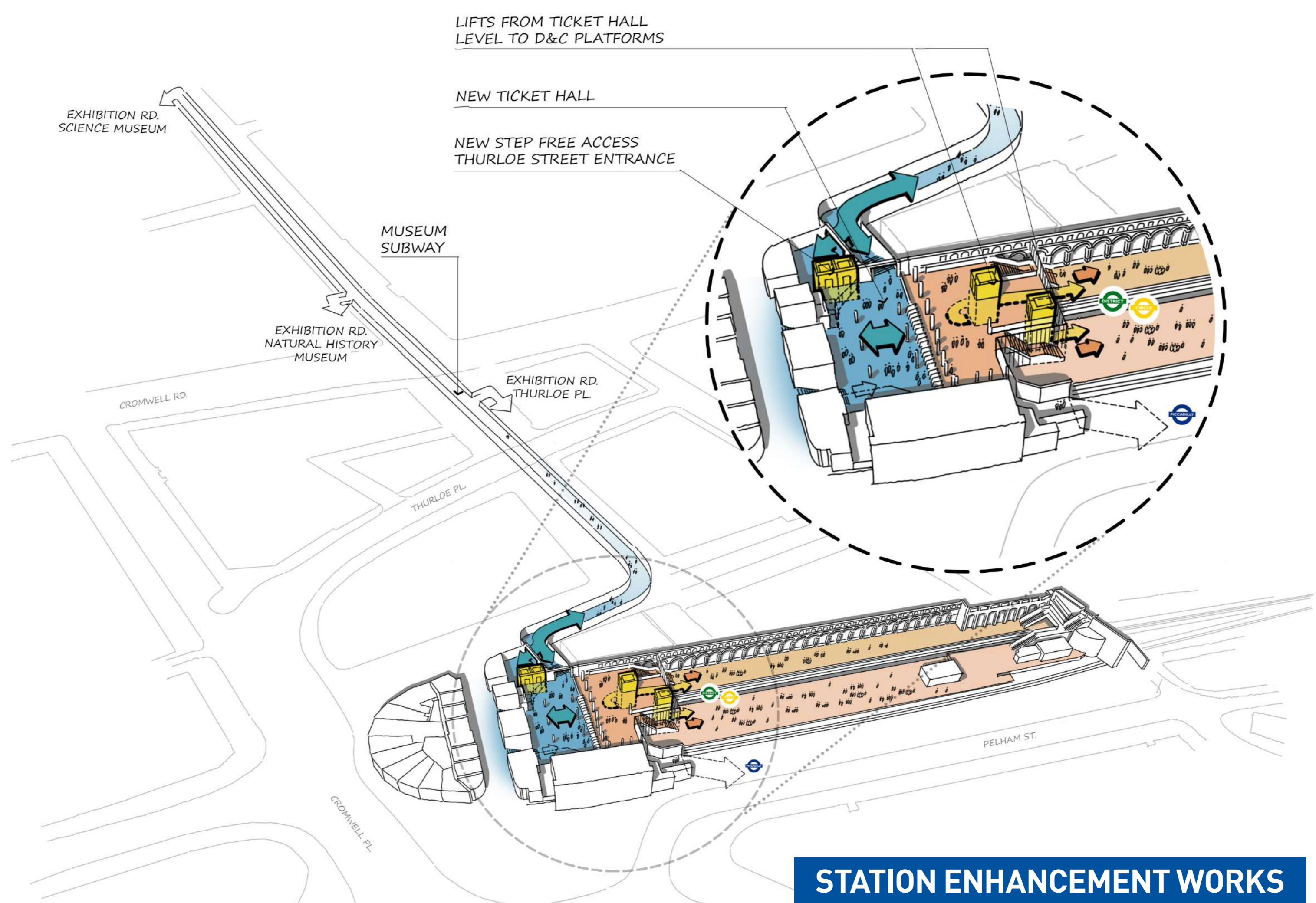
In order to provide much-needed safety and accessibility improvements, such as step-free access from the street to the ticket hall and museum subway, redevelopment of the area around the station must take place.

A number of people asked us in May why we are not just delivering the station capacity and ticket hall improvements. This is because of the constraints of this unique site and the engineering requirements, especially with regard to delivering step-free access. This has to go through the Thurloe Street building which also presents an opportunity to redevelop the site to provide modern standards of living and commercial space.

STEP FREE ACCESS

TfL's Station Capacity Upgrade Works will safeguard and prepare space within the station for lifts.

However, the actual delivery of lifts and the new station entrance, which provides step-free access from Thurloe Street to Platform level (via the Ticket Hall) is delivered as part of our development proposals. Lift access to the pedestrian subway from the ticket hall and from Thurloe Street will also be provided.



EVOLVING DESIGN

We received more than 130 feedback forms in May and are still in the process of refining our designs in line with your comments, as well as those provided by RBKC. We have made progress over the past few months, and plan to return in autumn when we have made additional progress to present our detailed plans.

BULLNOSE

Since May, we have been further considering the design of the Bullnose with particular attention to the station-facing façade and its setting from Thurloe Street and Brompton Road – Onslow Square. We have refined the materials used to rescale the façade and added some additional stone and screening.

THURLOE STREET

There were questions raised about how shop fronts on Thurloe Street would look. We have produced some additional CGI images to demonstrate where the new station entrance and step-free access will be in the context of the restored façade.

To ensure that we protect and enhance the heritage of the much-loved shop frontages, we have appointed a dedicated conservation architect who will be leading the conservation works for these shopfronts as well as those in the arcade which will also be renovated.



REAR FAÇADES OF THURLOE STREET



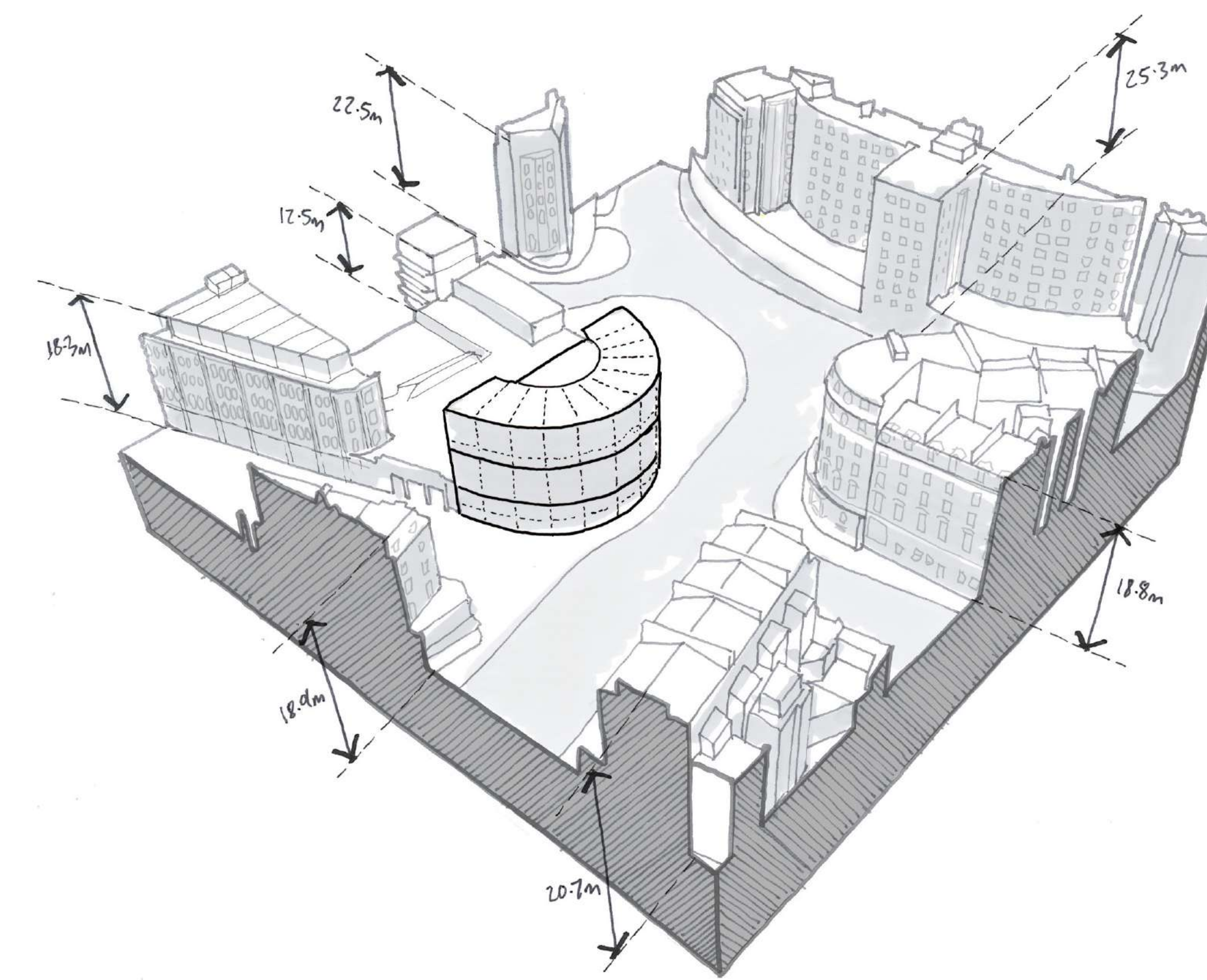
VIEW OF THE BULLNOSE AND THURLOE STREET



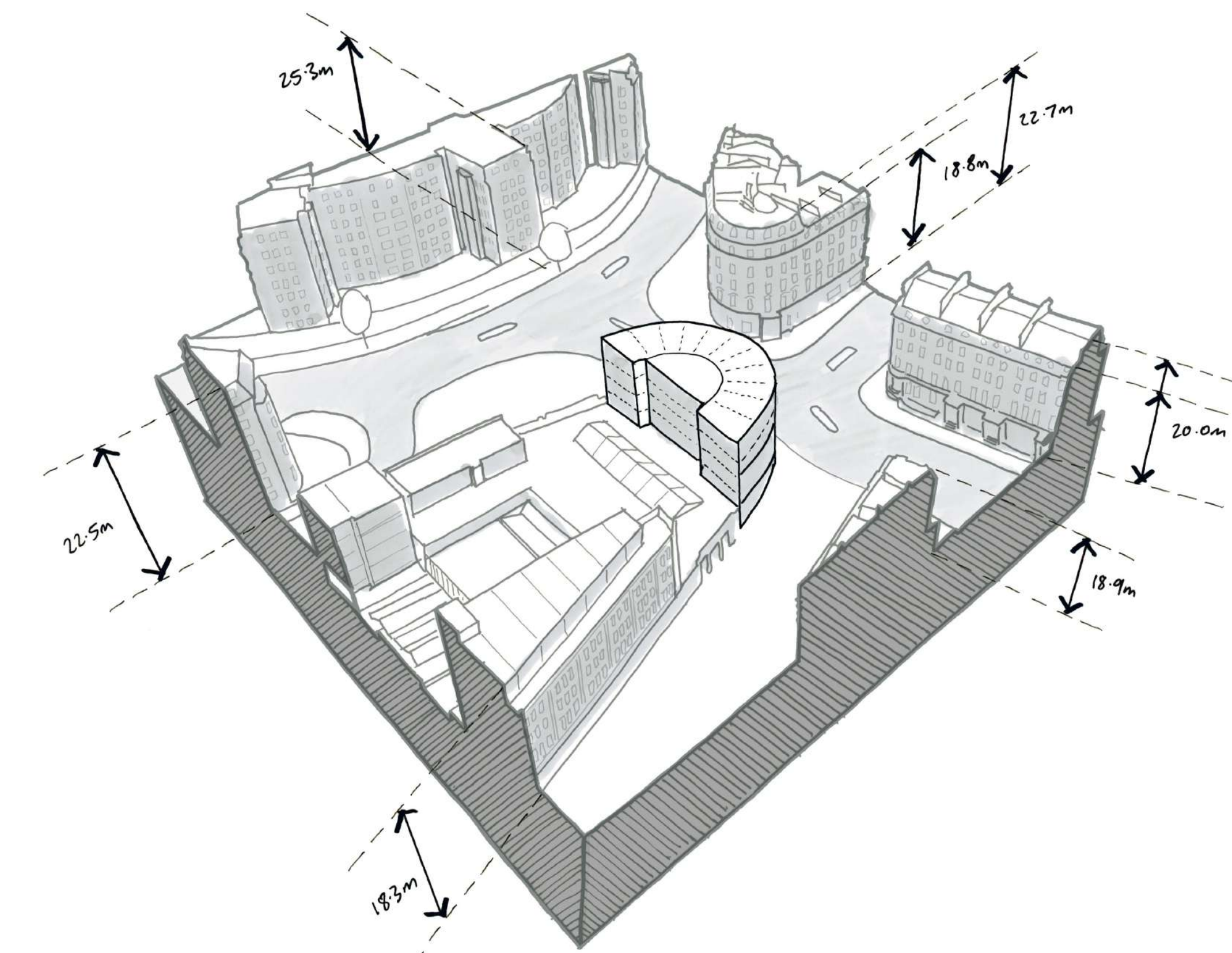
PROPOSED BULLNOSE VIEWED FROM PELHAM STREET JUNCTION



PROPOSED THURLOE STREET



CONTEXTUAL MASSING OF THE BULLNOSE



CONTEXTUAL MASSING OF THE BULLNOSE

EVOLVING DESIGN

THURLOE SQUARE

Respondents asked if the design on Thurloe Square could better reflect the existing buildings. We have worked hard to refine the design and structure of the buildings, infilling the neglected site on the corner with a building which takes its lead from, and is in close harmony with, the terraces of Thurloe Square while still being of its time. The building lines more closely follow the established façades, and we have introduced more entrances on the ground floor to allow additional covered residential entryways.

PELHAM STREET

We are still refining the design of Pelham Street to moderate the northern side of the street, creating more distinct buildings, with a recessive top floor, rather than a continuous building line. This will more closely reflect the relationship with the residential terraces opposite.

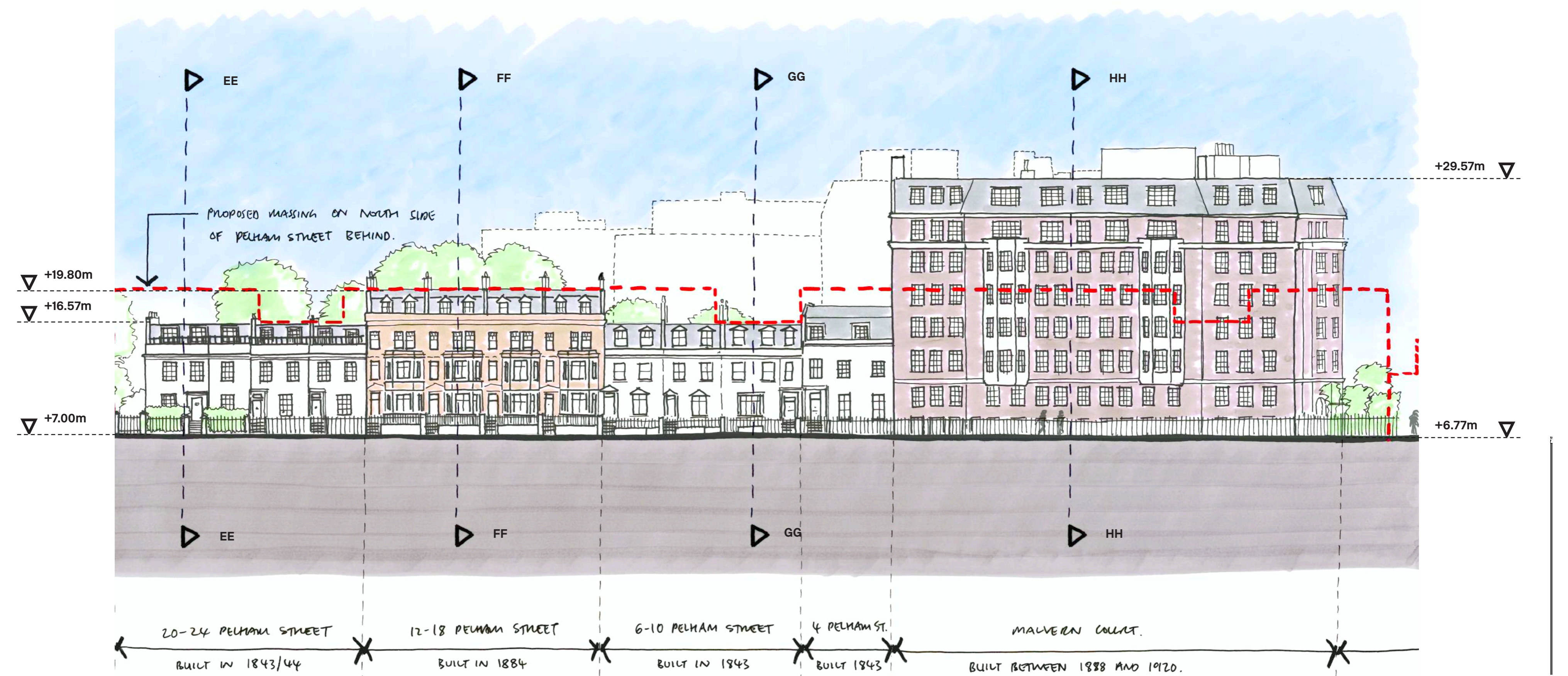
We will return with more detailed designs in autumn.



CORNER OF THURLOE SQUARE AND PELHAM STREET



PROPOSED MASSING OF THURLOE SQUARE



RED LINE SHOWING PROPOSED MASSING OF PELHAM STREET

NEXT STEPS

Thank you for your time. As we have mentioned, we are still in the process of conducting detailed studies which will inform how we propose to mitigate impact on local people and will return this autumn with more information around key topics including:

- Additional architectural detail and scaling
- Local demand and uses we are proposing
- Affordable housing provision
- Heritage
- Traffic and transport
- Operational management and servicing
- Daylight and local atmosphere
- Green space and sustainability
- Construction management
- Tailoring the retail offer

We are still in the process of refining our proposals and welcome feedback as we deliver housing and refurbishment that will help make South Kensington Station fit for the future whilst repairing and enhancing the area around the station.

If you have any questions or wish to provide additional feedback, please contact us;



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