

# South Kensington Station

Summary of Proposals for the redevelopment and refurbishment of land and buildings around South Kensington Station



## Dear neighbour,

As you may be aware, an application has been submitted by the joint venture for the development and refurbishment of the land and buildings around South Kensington Station.

The application, submitted to the Royal Borough of Kensington and Chelsea, will provide 33 private apartments and 17 affordable homes, as well as office and retail accommodation. The application also includes a new entrance to South Kensington Station on Thurloe Street and will complete the delivery of step-free access to the ticket hall, Circle & District Line and the subway tunnel.

**A development by:**



Transport  
for London



NATIVE  
LAND



Following public engagement with more than 1,000 people over the last 18 months and extensive consultation with RBKC's planning officers, we are proposing to:



Sensitively refurbish and renovate important heritage assets such as the George Sherrin Arcade



Redevelop the Bullnose building on Cromwell Place



Develop new buildings on Pelham Street and Thurloe Square



Retain the façade of the existing building on Thurloe Street and deliver new, high-quality accessible homes



Restore the shop frontages on Thurloe Street in the style of their historic design



Sensitively refurbish and restore the station Arcade shopfronts to reflect the original design from the early 20th century



Deliver high quality office accommodation over three storeys within the Bullnose



Deliver 33 new high-quality private homes as well as 17 much needed affordable homes

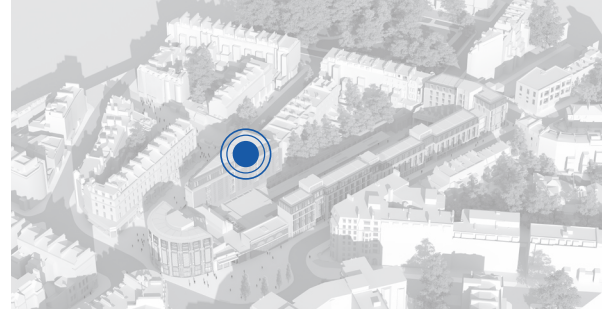


Complete the delivery of step-free access to the South Kensington Station ticket hall which requires a new entrance built on Thurloe Street and lifts to be installed



Retain heritage features across existing buildings

# What we are proposing:



## Thurloe Street

We are maintaining the historic character of the Thurloe Street frontage while creating new, high-quality homes and retail spaces up to modern standards.

We appointed a specialist heritage architect to oversee our approach, which will retain and restore historic shopfronts and the existing façade above.



### Key features

- Retained façade and restoration of heritage features.
- New accessible homes built to modern standards, replacing the current accommodation which has seen extensive modification over the years.
- High-quality retail units of various sizes, such as small units which will appeal to a range of users including independent retailers.
- Retaining and restoring the historic shopfronts and replacing existing modernised shopfronts with original historic designs.
- New entrance to the station allowing for step-free access via dedicated lifts to the ticket hall and subway tunnel.

## George Sherrin Arcade

We will be sensitively refurbishing the Arcade to restore it to its former glory. No original shopfronts in the Arcade will be removed.



### Key features

- Modern shopfronts which have been installed and modified will be replaced to reflect the original historic design.
- A branding and signage strategy will be put in place to unify the retail units.
- The proposals will enhance the experience of the arcade for visitors, workers and residents alike.



# What we are proposing:



## *The Bullnose*

A building designed to reflect the scale of the surrounding buildings around Cromwell Place, the Bullnose will help to frame the station and provide a mixture of office and retail for residents, workers and visitors.



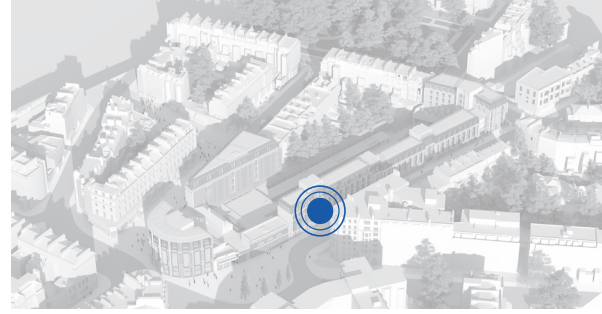
### Key features

- At ground plus three storeys tall, it is lower than the surrounding buildings.
- The station facing façade has been designed with high-quality materials and attention to detail, carefully respecting the adjacent arcade and view from the station platform.
- Designed to provide a sense of arrival to the station.
- Well considered and appropriately sized retail units at the ground floor to attract retailers suitable for the local area.
- Introduction of set-back shop entrances and clear signage to improve pedestrian flow around the building.





# What we are proposing:



## *Pelham Street*

Restoring the north side, which historically had homes and shops, our proposals will provide a limited amount of office and retail space close to the station. The eastern end will provide residential accommodation including much needed affordable housing.



### Key features

- We will provide 17 affordable homes which are urgently needed within the Borough.
- The proposals reinstate the north side of Pelham Street to reflect a typical two-sided street.
- The scale of our plans has been designed to be proportionate with the existing buildings, which at their highest point are ground plus four storeys opposite the seven storey Malvern Court, reducing to ground plus three storeys adjacent to the terraced houses.
- 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.
- We will be providing set-backs along the street to enhance the pedestrian experience.
- A dedicated space for servicing has been introduced to alleviate current traffic and servicing constraints.
- The development will be subject to detailed conditions to oversee delivery and servicing, and to ensure it is adequately and efficiently managed, with minimal impact on the surrounding area.



# What we are proposing:



## Thurloe Square

Designed to reflect the surrounding context with mansard roofs, portico entrances and traditional brick, the Thurloe Square building will deliver new housing and will reinstate the connection between Thurloe Square and Pelham Place that existed prior to the introduction of the railway.



### Key features

- New high-quality homes on vacant land close to the station.
- At ground plus four storeys, the building is the same height as the majority of homes along Thurloe Square.
- The rear will feature a green space to provide amenity and a buffer from the railway below.
- Introduction of a new emergency exit from the station platform below.







## Step-Free Access to South Kensington Station

Our proposals will complete the delivery of step-free access to the ticket hall through the provision of a new entrance on Thurloe Street. Subject to consent being granted, our proposals will bring this forward. There is no existing planning consent for the new entrance and the connection to the ticket hall and subway tunnel.

The plans we are bringing forward are separate to Transport for London's Station Capacity Upgrade Works which were approved by RBKC in 2018. The Station Capacity Upgrade Works have been paused, but not cancelled, and are being reviewed by TfL / LUL.

We remain fully committed to delivering step-free access to the Circle & District Line platforms, ticket hall and subway tunnel as part of our proposals.



# Next steps

We hope you will agree that these proposals will help enhance South Kensington Station through the careful restoration of the station Arcade; the delivery of much needed homes, including dedicated on-site affordable housing; and completing the delivery of step-free access to the ticket hall and District & Circle Line to help make the station more accessible for residents, workers and visitors.

Please support our application by following the link on our project website – [www.southkensingtonstation.co.uk](http://www.southkensingtonstation.co.uk) or alternatively by entering **PP/20/03216** on the RBKC planning portal.

Scan the QR code below to visit the planning portal:



## Get in touch

If you have any questions for the project team, please email:

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