

S O U T H K E N S I N G T O N S T A T I O N

A R O U N D S T A T I O N D E V E L O P M E N T

PRESENTATION TO CONSULTATIVE WORKING GROUP - NO. 7

1 2 T H O C T O B E R 2 0 1 6

BuckleyGrayYeoman

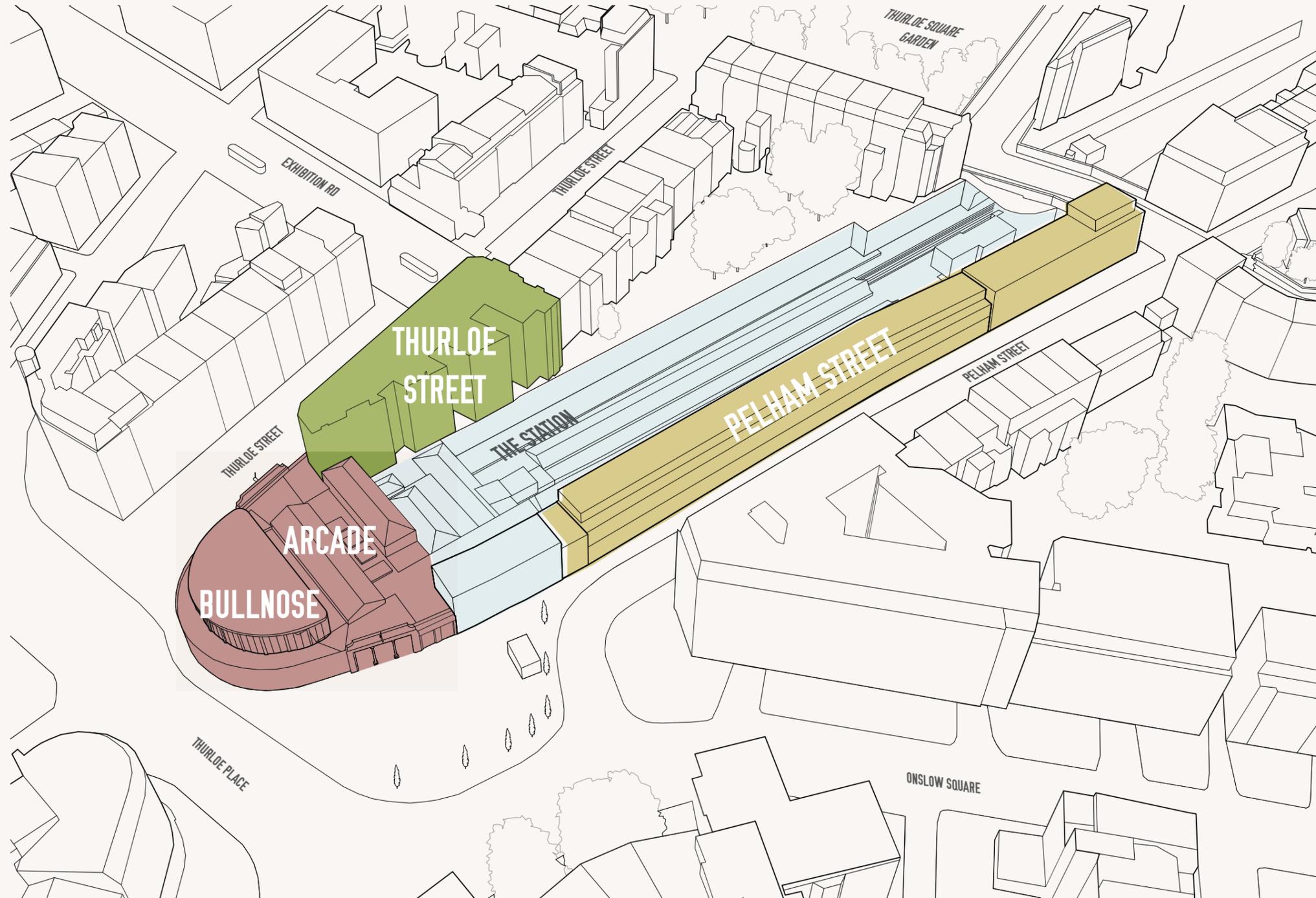
This presentation is intended as a summary of :

**The amended scheme proposals for the 3 scheme elements,
following recent CWG / RBKC feedback**

**The proposals within the final architectural document for the
Development Brief**

Architectural document for Development brief being updated separately for re-issue

Our Approach - 3 Elements



Pelham Street



The Existing Constraints

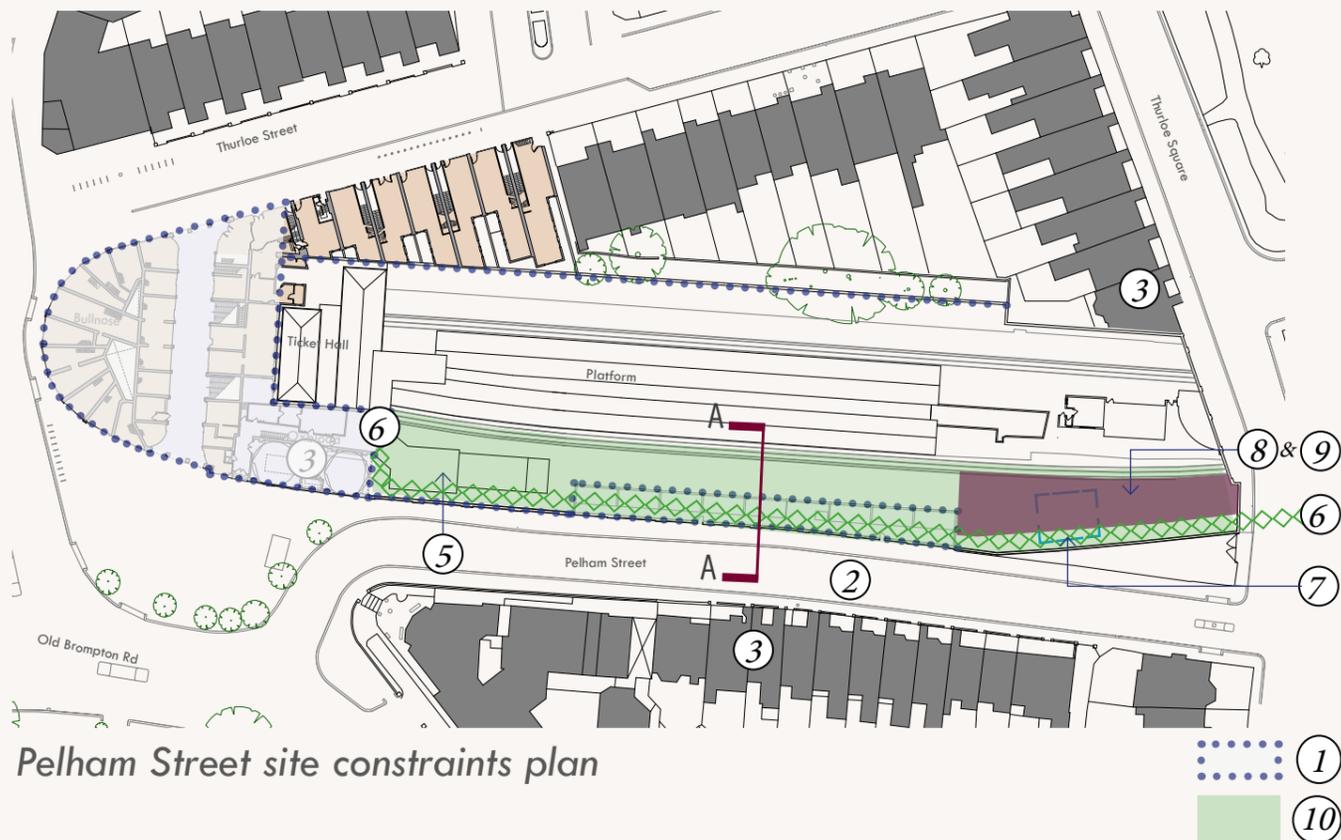
Main constraints are identified below:

Planning / townscape considerations

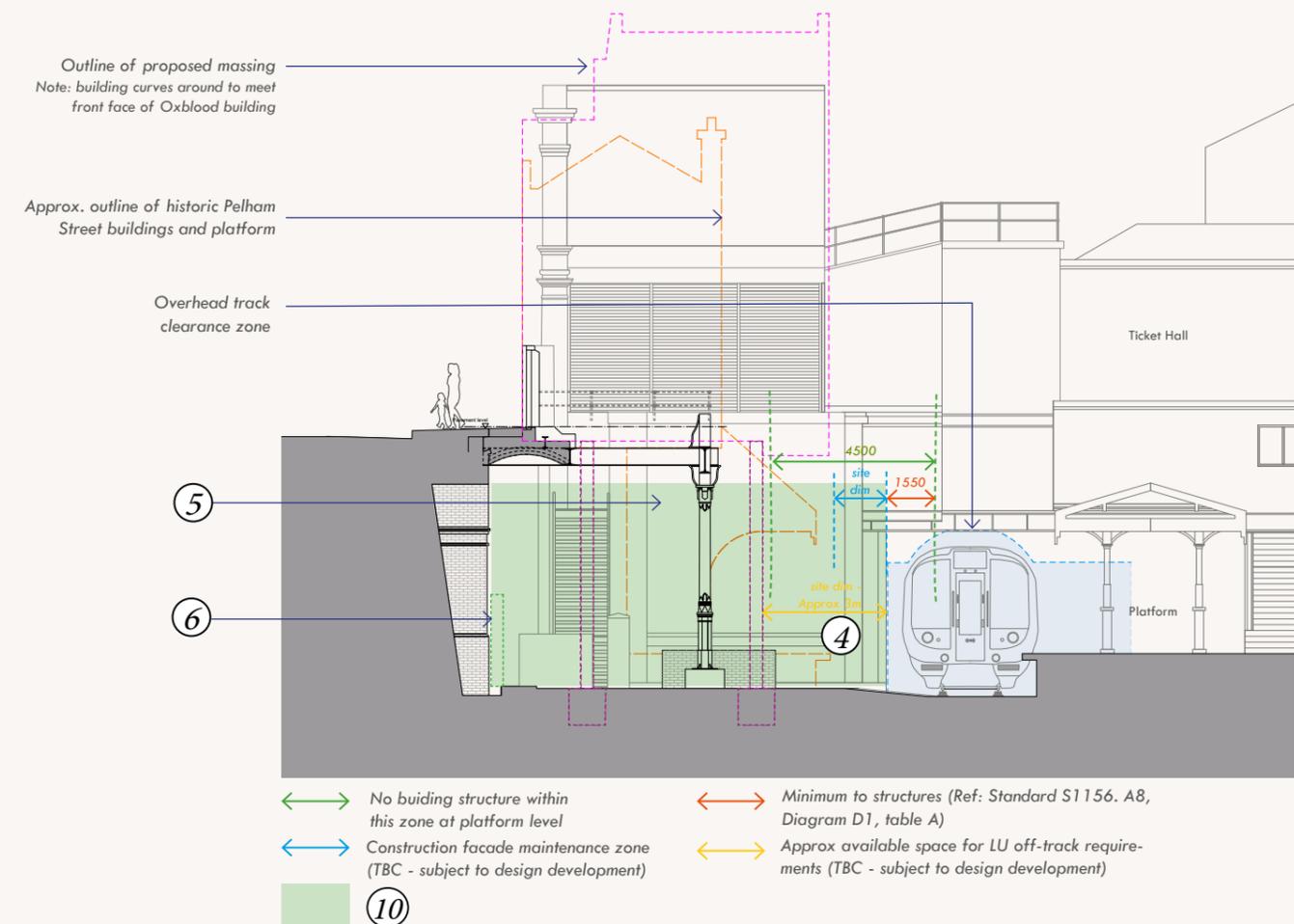
1. *Station heritage*
2. *Footpath provision, parking and building servicing*
3. *Surrounding context and massing*

Station / LU, TfL stakeholder spatial requirements at existing platform/ground levels, including, but not limited to:

4. *Key distance requirements for new development from outer train line*
5. *Existing Piccadilly Line escalator location*
6. *Station cabling on revetments*
7. *'Cooling the Tube' future service provision*
8. *LU / TfL storage and maintenance provision*
9. *Rail road vehicle spatial provision (RRVs & RRAPs) (alternative location options under consideration)*
10. *Existing and future operational requirements*

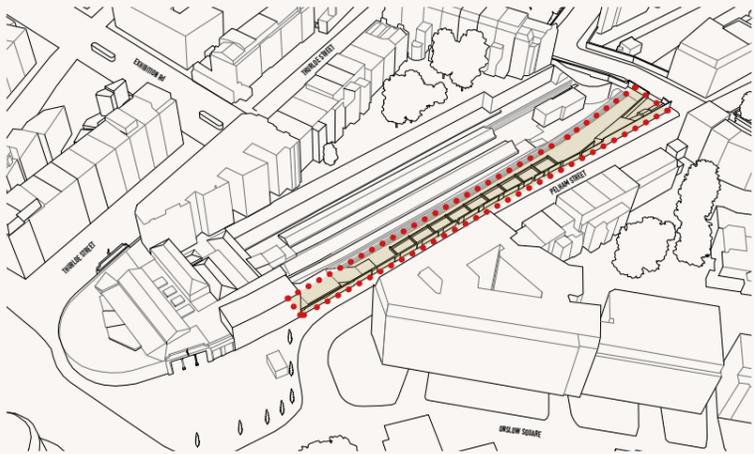


Pelham Street site constraints plan



Stakeholder constraints section AA - looking west

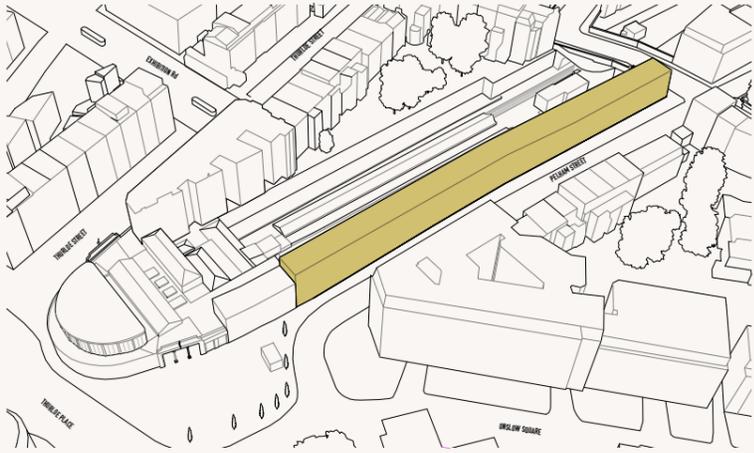
Our Approach - Key Moves



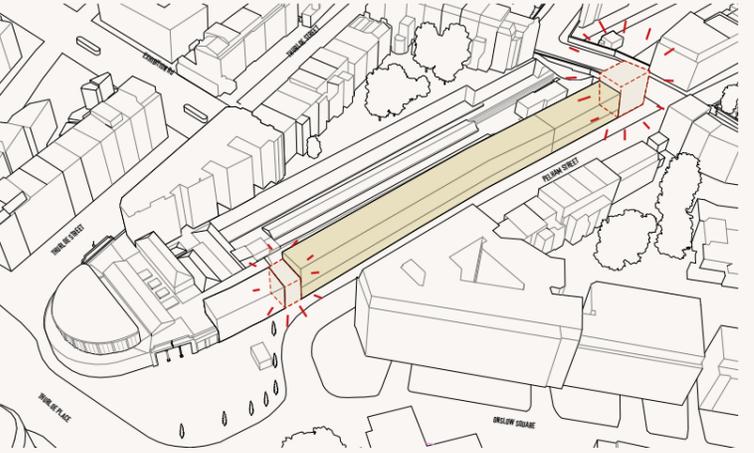
1
*Existing site
The “Missing Tooth”*



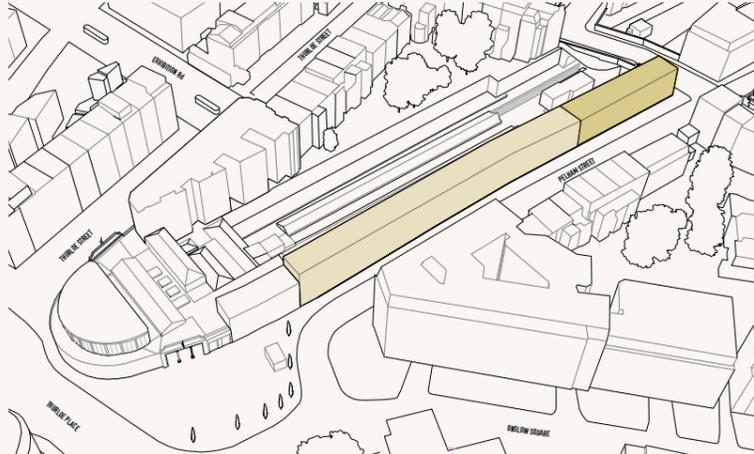
4
*Activating the street level
Buffer zone between
railway and residential*



2
Repairing the streetscape



5
*Addressing the corner
Interface with station*



3
*Split massing into mixed uses:
Retail / Residential and Office*



6
*Sensitive massing
Setback levels*

Our Approach

Block plans



Proposed First Floor

- Retail
- Residential
- Office
- Pelham Street development extents
- Ancillary spaces



Proposed Ground Floor

Approximately 130 metres long
Plot depth approx. 8.5 metres, extending over the existing disused platform

Site widens towards east edge of site

At street level, **retail** units extend across the central and west portion of the site. **Residential** units above over 2 floors, around central circulation cores.

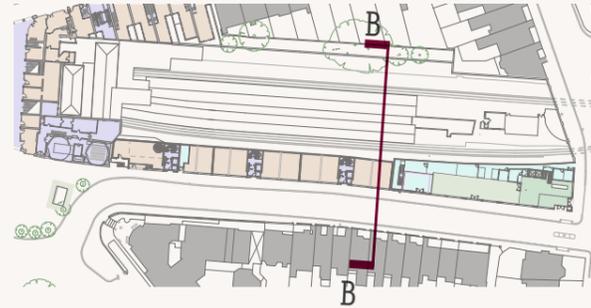
Office development to east portion of site.

Special conditions to the east and west edge of the site.

Our Approach

Massing & Elevation

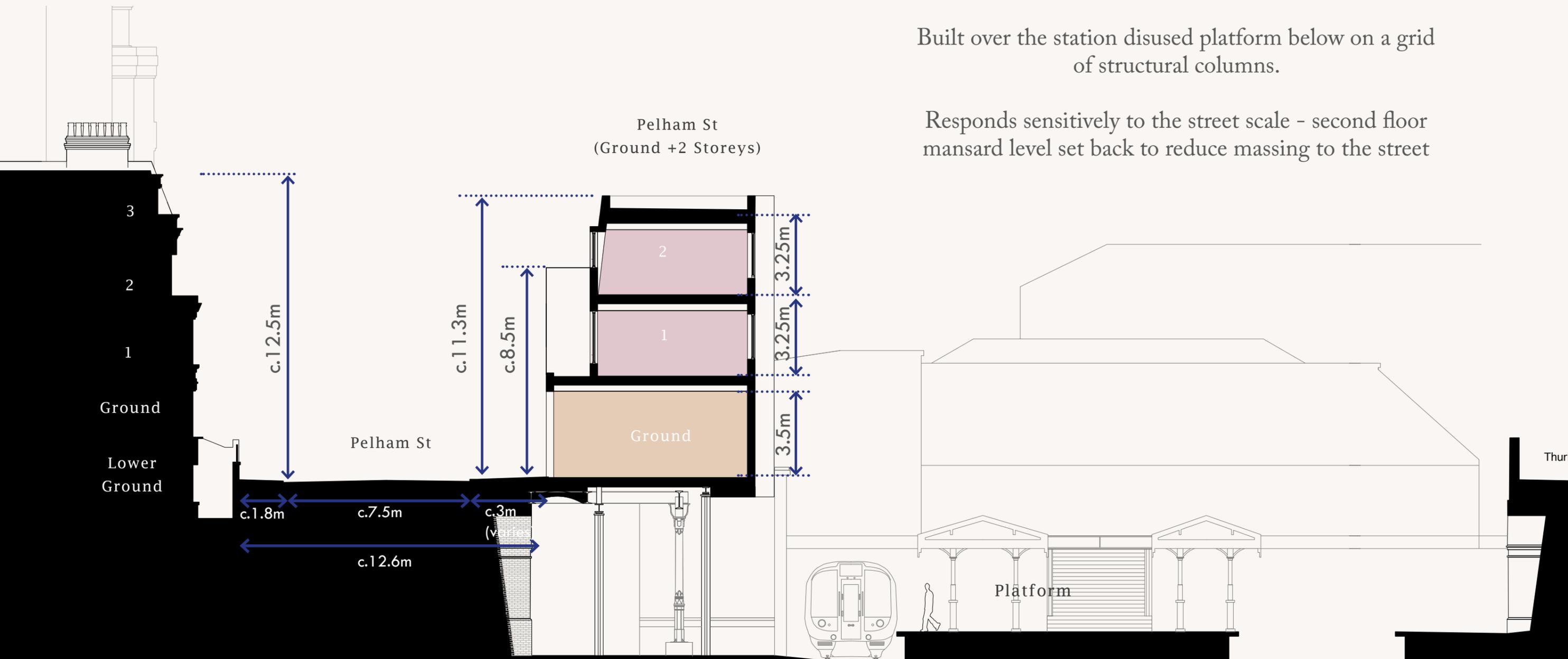
- Retail
- Office/Retail
- Residential



Design approach - provide consistent and sensitive scale to the development, taking special consideration of the end conditions.

Built over the station disused platform below on a grid of structural columns.

Responds sensitively to the street scale - second floor mansard level set back to reduce massing to the street



Proposed Section BB

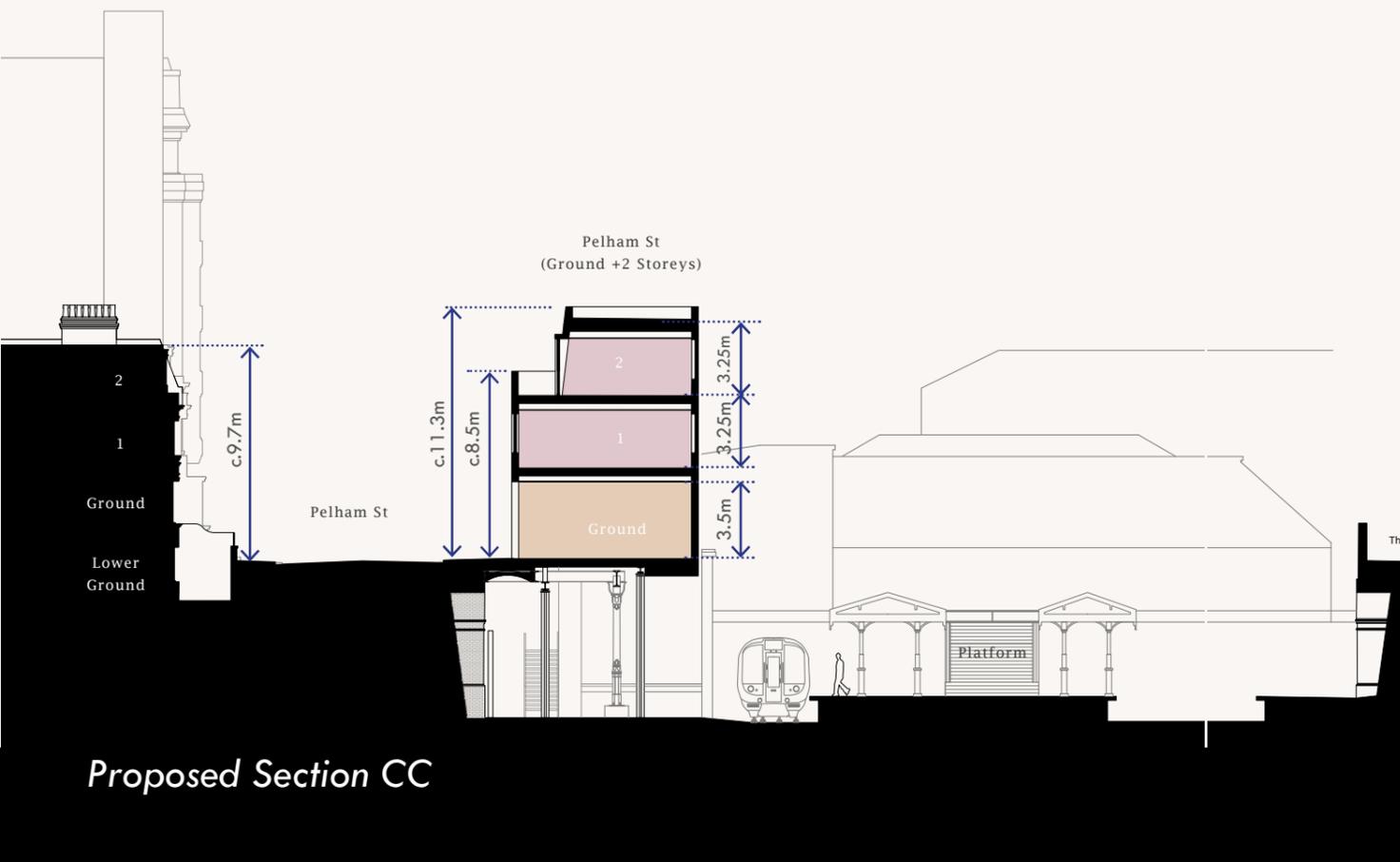
Our Approach

Massing & Elevation

Height and massing relates to opposite townhouses along the south of Pelham Street.

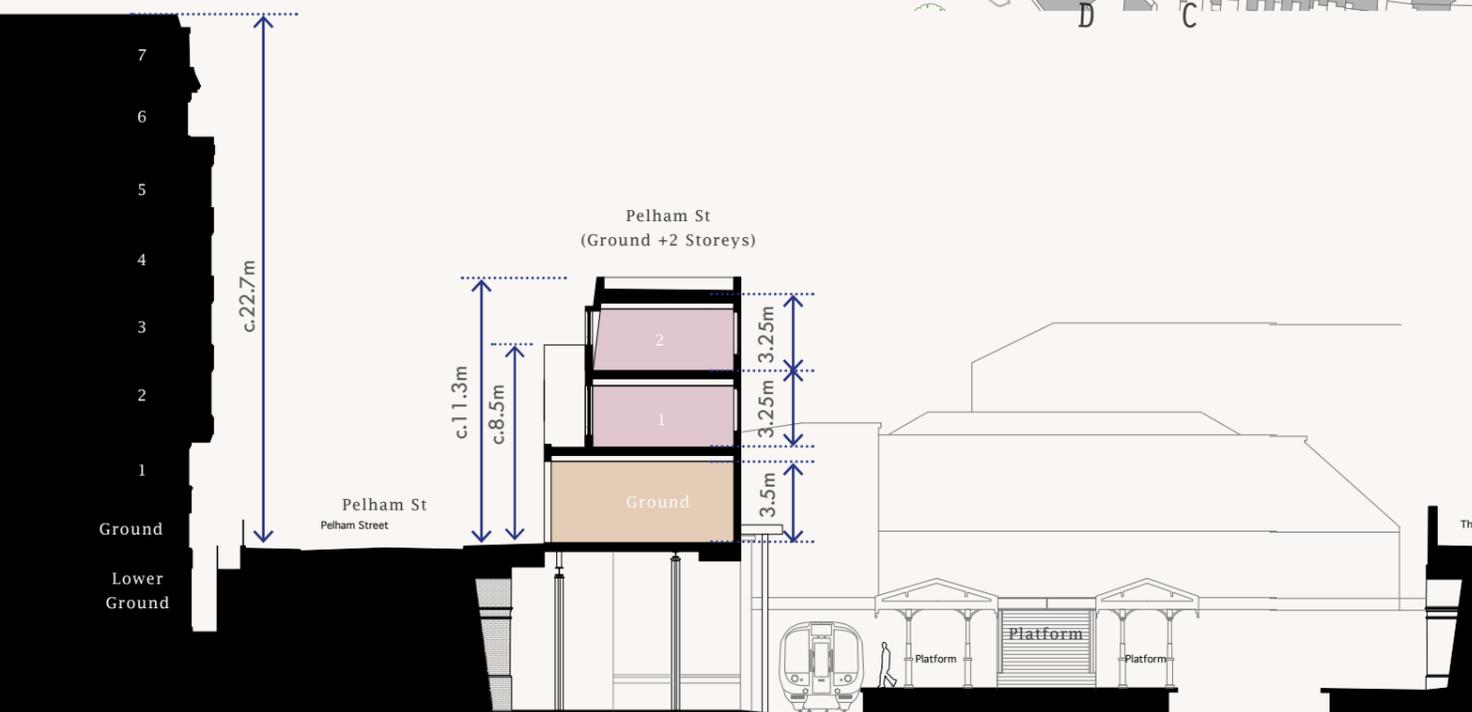
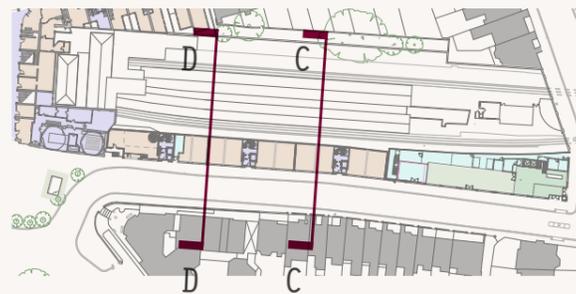
Existing buildings along Pelham Street vary in scale, from 8 storeys on the east edge at Malvern Place, down to 3-4 storeys (plus basement in the central portion) and then back up to 5 storeys on the west edge facing on to Pelham Place.

Sections opposite taken through the residential / retail element of the proposals



Proposed Section CC

- Retail
- Office/Retail
- Residential



Proposed Section DD



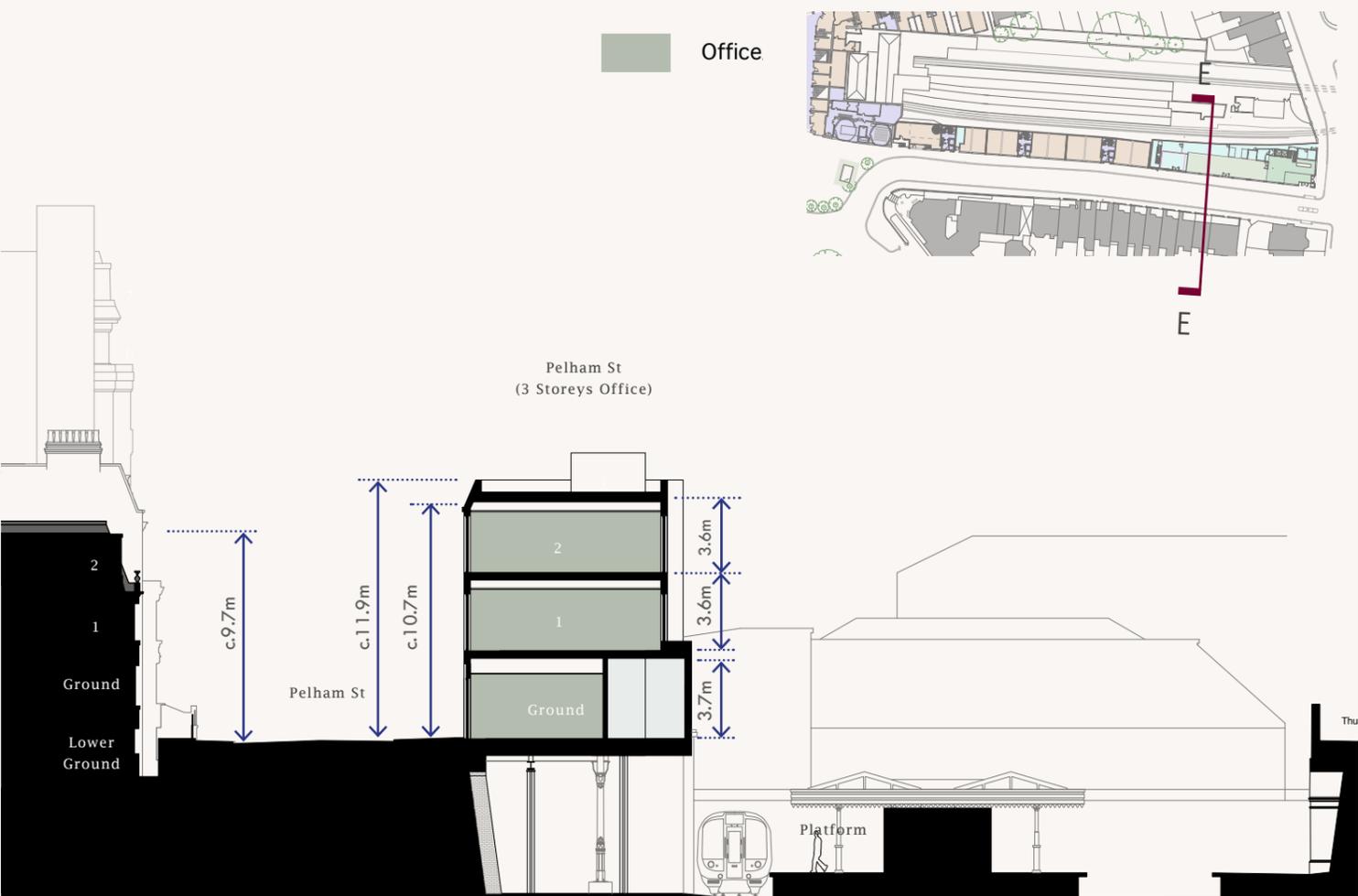
Aerial view - Pelham Street

Our Approach

Office Massing & Elevation

Taller floor to floor heights that residential are required to provide high quality office accommodation office (approx. 3.6m).

Offices are located opposite existing 3 and 4 storey townhouses.



Aerial view - Pelham Street

Our Approach

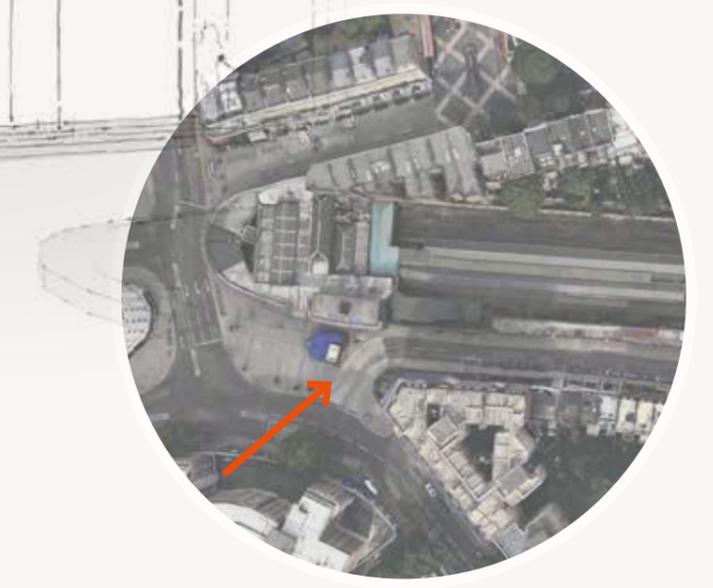
How it might look



Massing view looking west along Pelham Street

Oxblood Interface

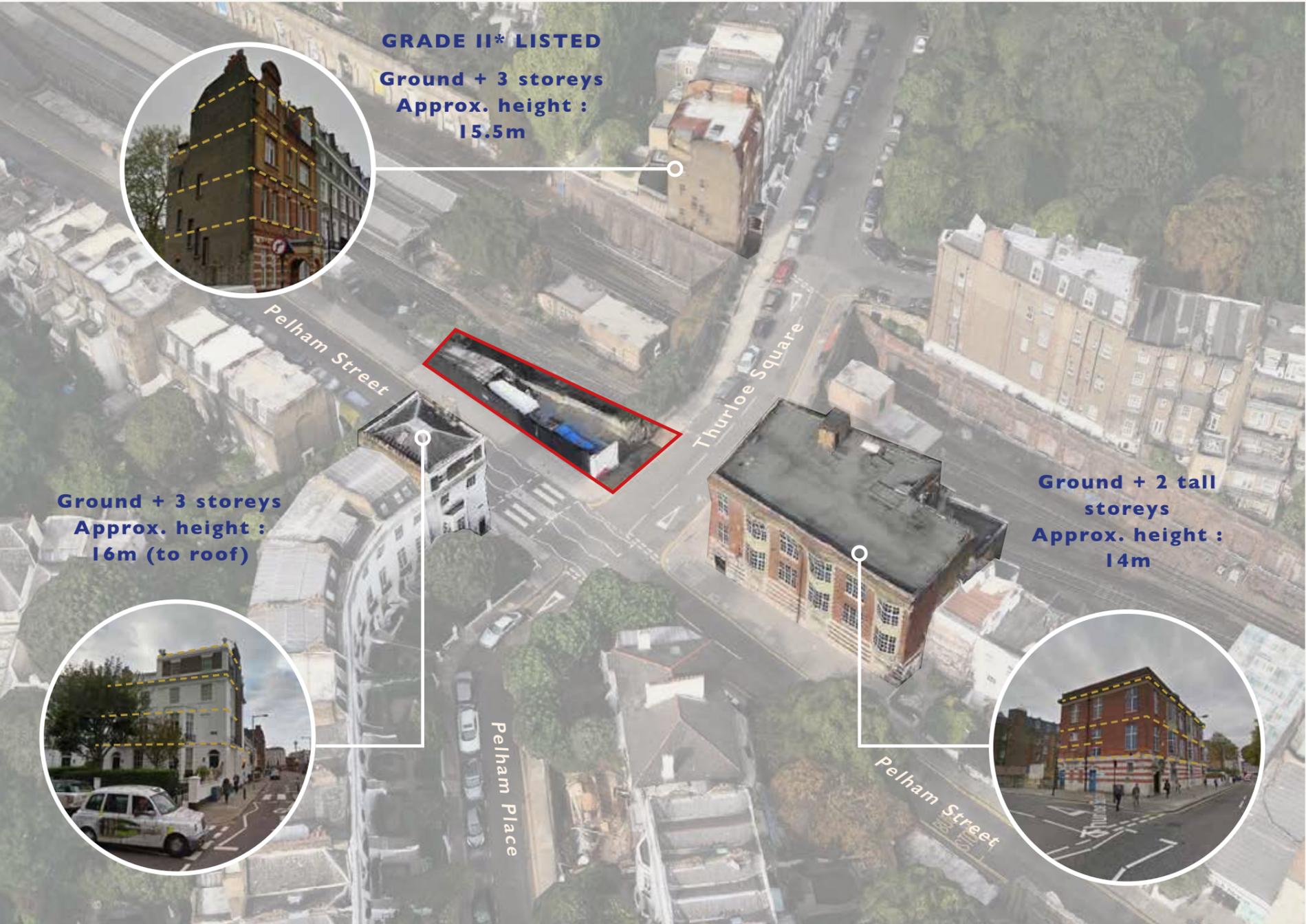
How it might look



Proposed Massing

Pelham Corner Massing

Existing Context



Pelham Corner Massing

Base Scheme

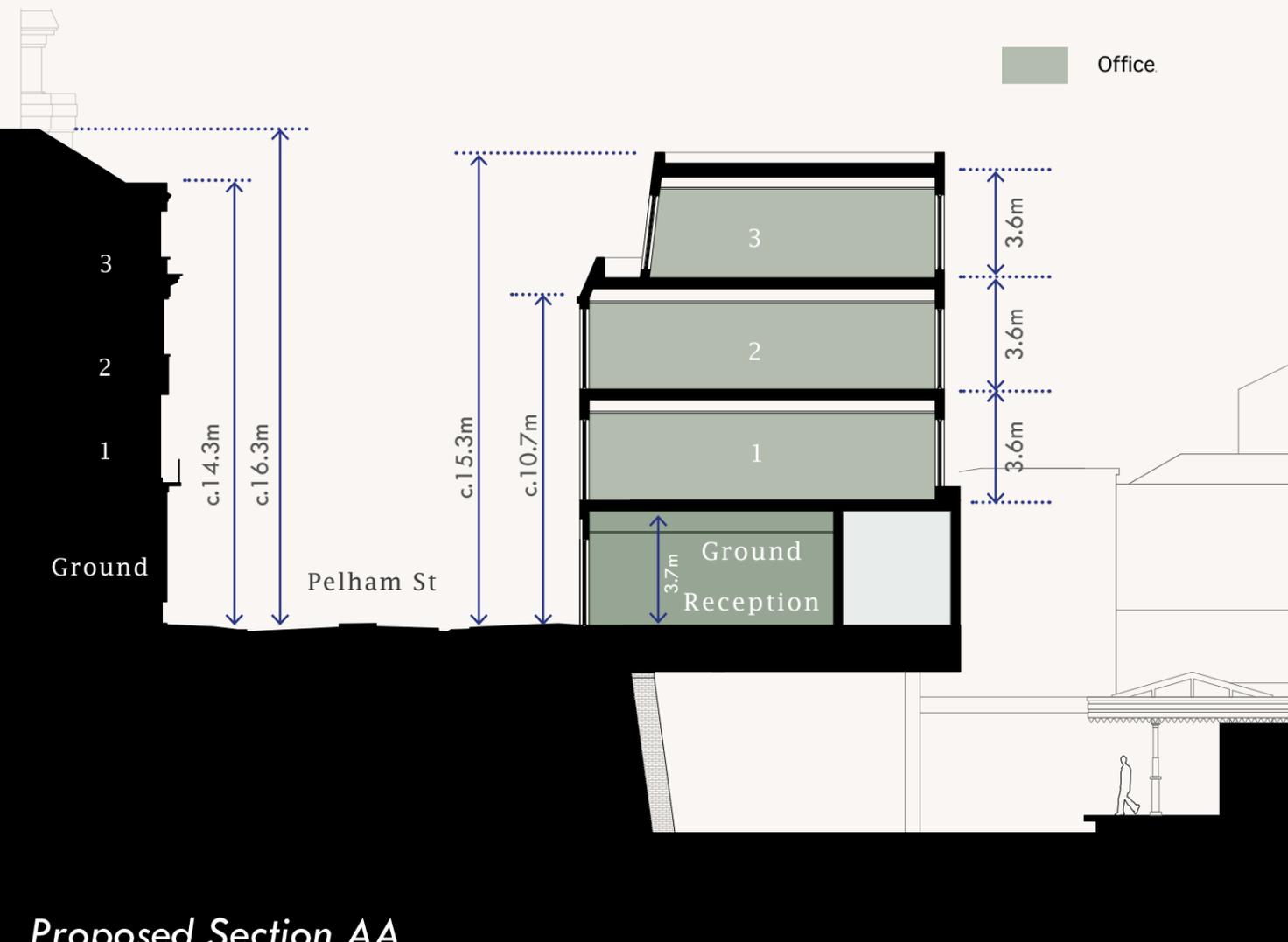
All-Office scheme on eastern portion of Pelham Street development

Corner office entrance reception with double height space and recessed entrance canopy

Ancillary services towards rear accessed mainly from Thurloe Square

Massing over Ground + 2 storeys, with additional storey towards east corner, set back

Office floor to floor heights meet modern requirements



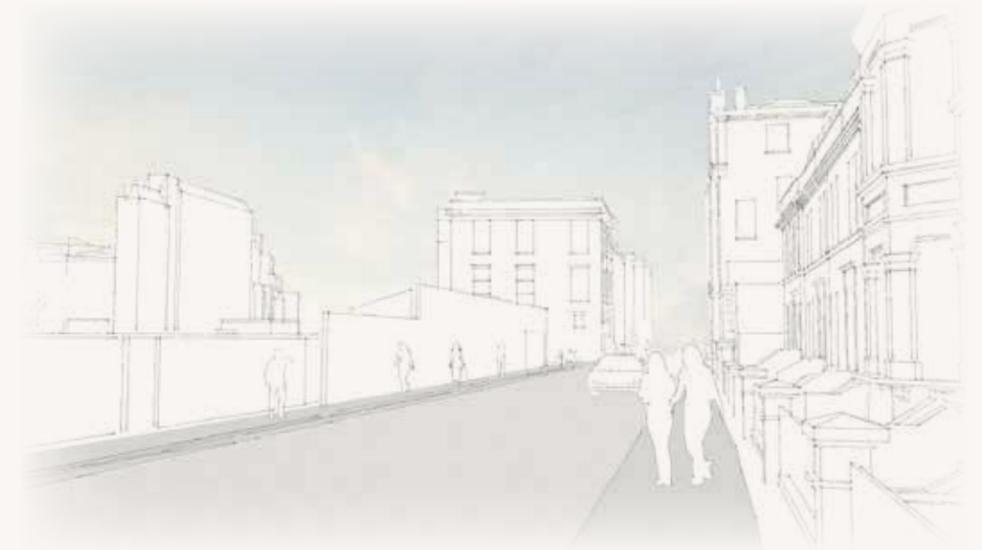
Proposed Section AA

Pelham Corner Massing

Base Scheme



Proposed massing - view eastwards from Pelham Street



Existing view eastwards from Pelham Street

Pelham Corner Massing

Base Scheme



Proposed massing - view west from east part of Pelham Street



Existing view west from east part of Pelham Street

Retail in Residential Context

Holland Park Avenue



Good variety of retail offer.

High quality fascias with distinctive shopfront design

Good accessible pavement width

Retail in Residential Context

Churton Street, Pimlico



Local parade,
ancillary to district centre

Service, convenience food, catering
and specialist comparison goods.

Destination retailers and high quality
operators

Established retail area adjacent

En-route from station to home

Front servicing

Small shop units, some combined

Alternative Retail in Residential Context



Helen Green, Milner Street

Potential for Art Galleries as part of a retail offer

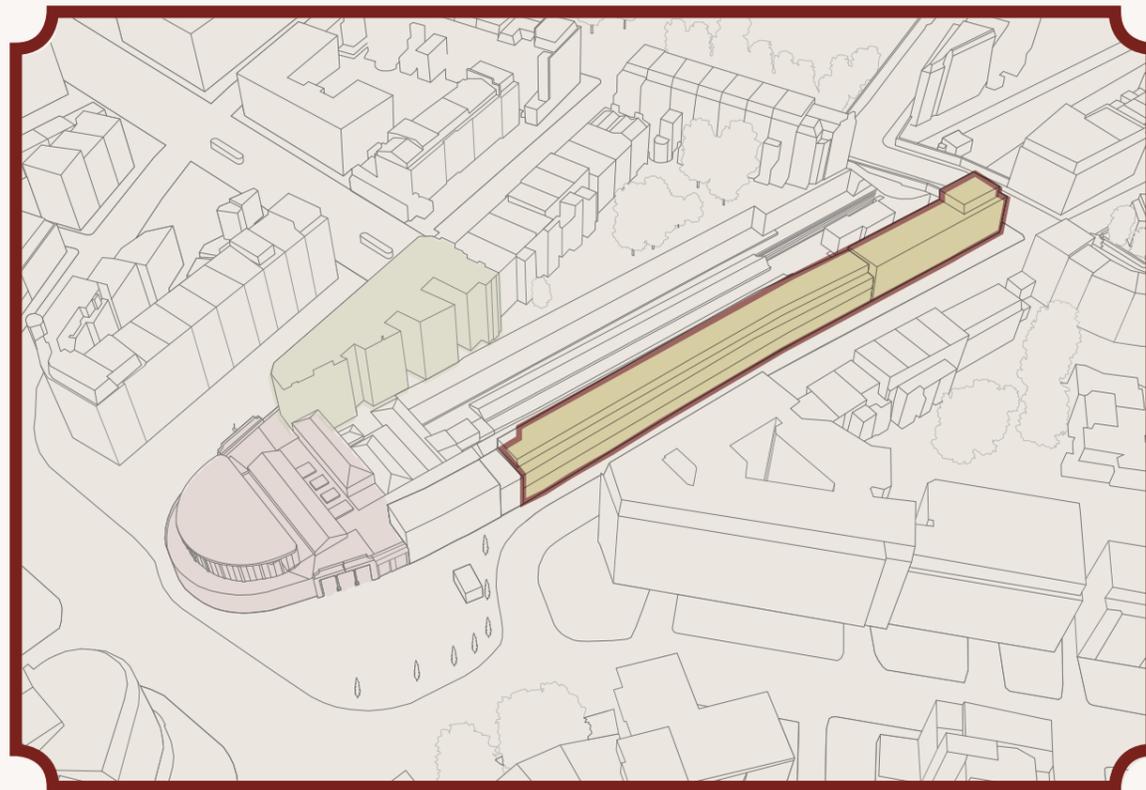
Curation of retail - high quality



Castle Fine Art, South Molton Street

Pelham Street

In Summary

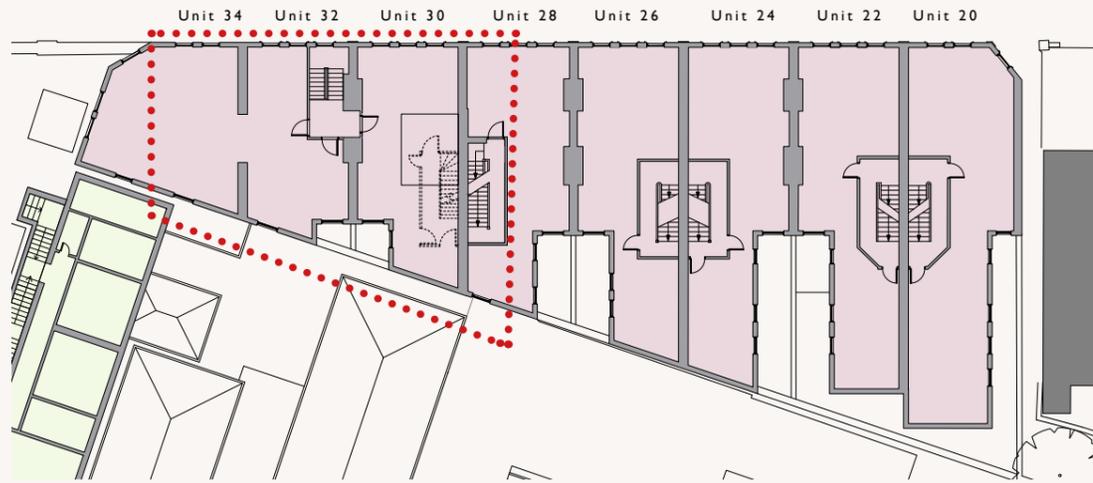


- New massing block responding to the existing context
- Ground floor retail and residential to upper floors along western part of street, offices to eastern end
 - Generally 3 storeys high (4 storeys to east corner)
- Approx. 11 apartments - Mix of 1 & 2 bed units
 - Special end conditions

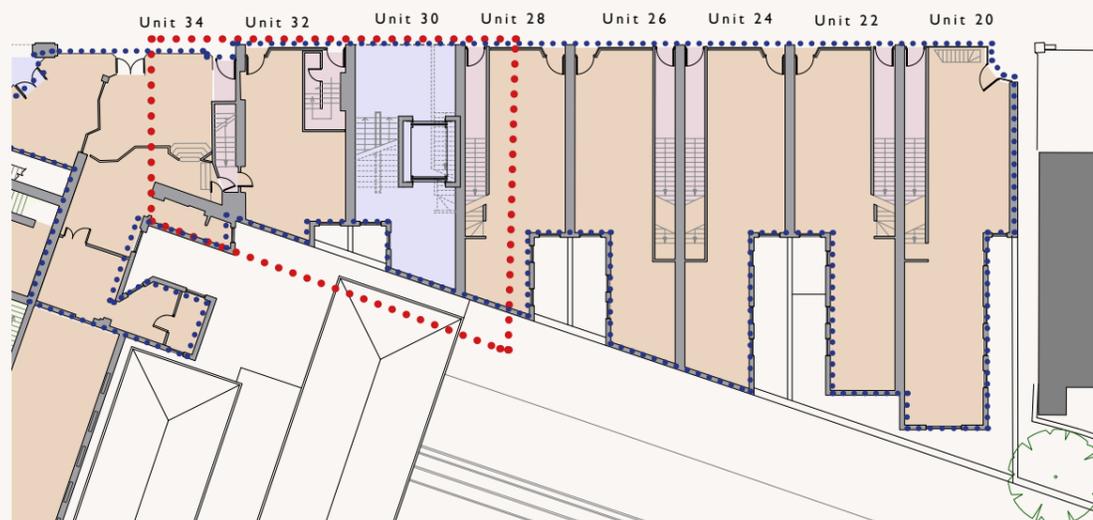
Thurloe Street

Light Touch



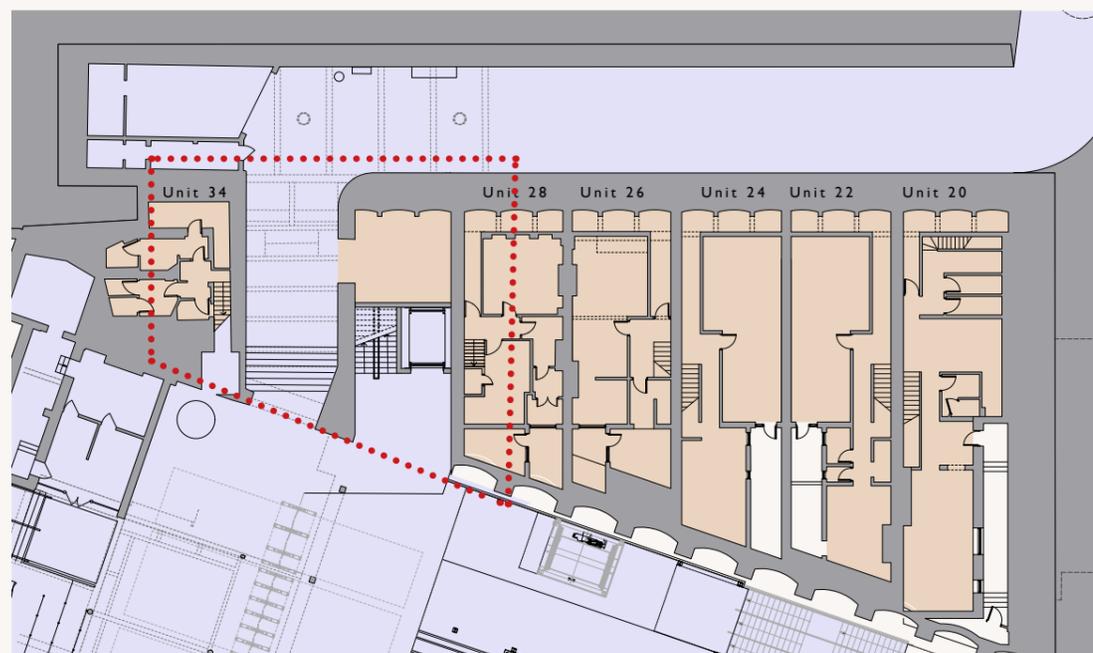


Proposed Upper Floor Plan



Proposed Ground Floor Plan

- Retail
- Residential
- Office
- Station
- Step Free Access under review
- Thurloe Building extents



Proposed Basement Plan

Our Approach

Scope of work - Base Scheme

Light Touch Refurbishment

Retail and Restaurant Units

- Ground Floor and Basement Level
- Residential*
- 1st Floor to 3rd Floor Mezz. & Common parts -
Ground to 3rd Floor Mezz

The Proposals

Facade - Replacement windows and new heritage ground floor shopfronts

Retail units - No works beyond new shopfronts.

Residential floors - Reconfigure apartment layouts where necessary, extend in some cases to improve.

New station entrance & Step Free Access (SFA)
SFA from ticket hall to street pavement level & ticket hall to subway level.



Existing Front Elevation - Thurloe Street

Our Approach

The facade

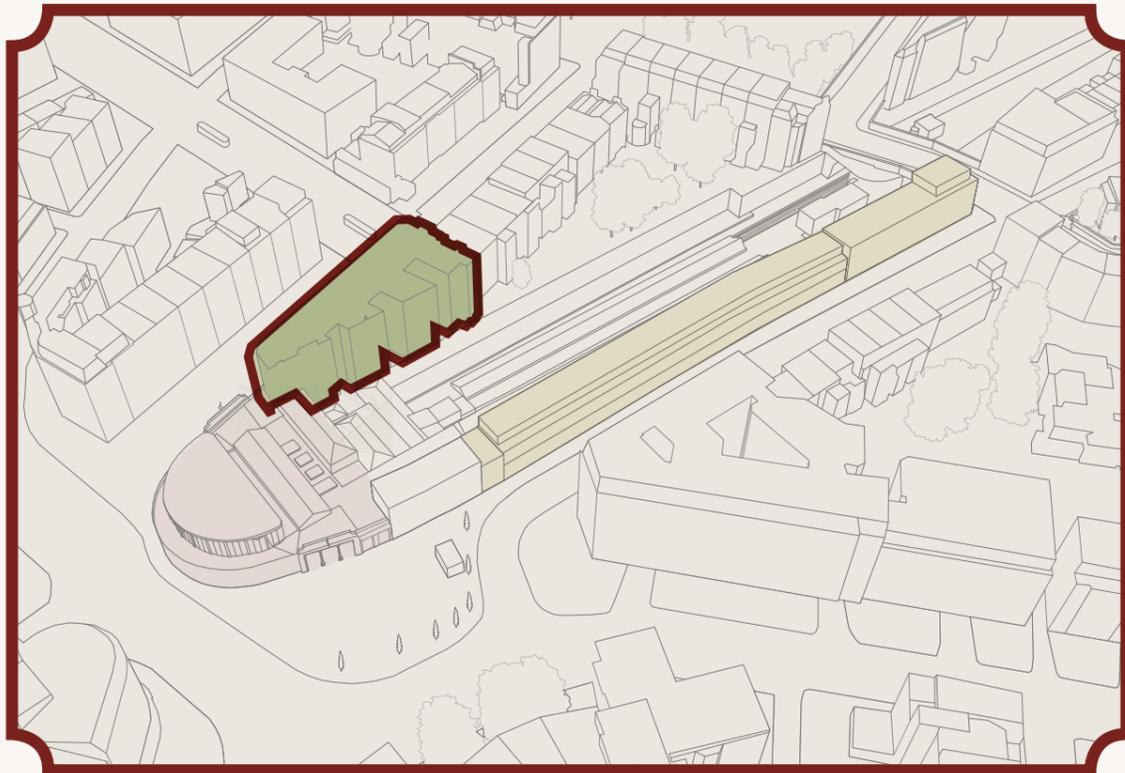
How it might look...



Proposed Front Elevation - Thurloe Street

Thurloe Street

In Summary



- ‘Light touch’ refurbishment
- Retain the existing facades, building fabric, structure and circulation
- Improve the quality of the existing residential levels
- New heritage style shopfronts
- Incorporation of step free access requirements and new station entrance

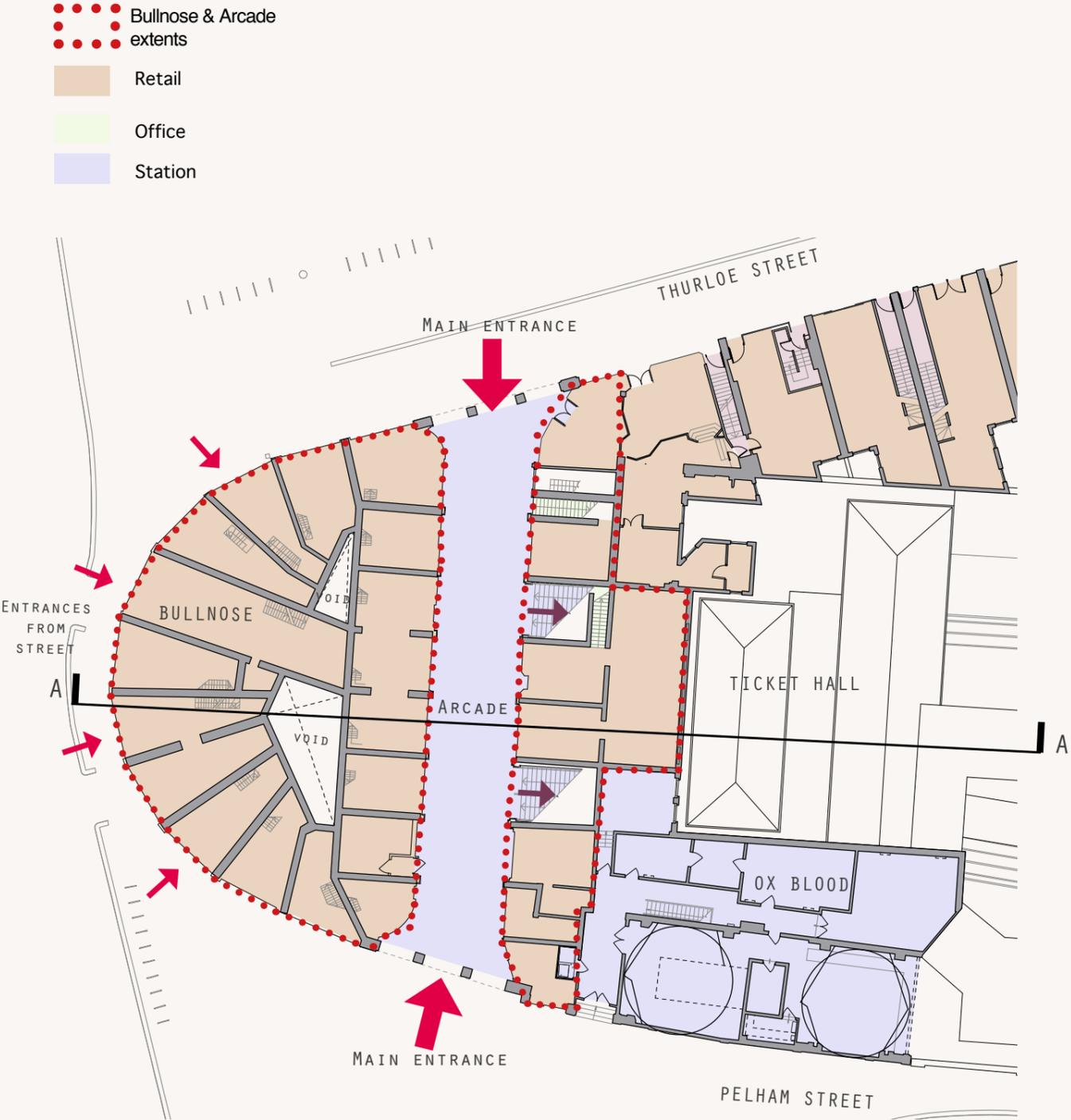


Bullnose & Arcade
*Enhancing the
heritage*

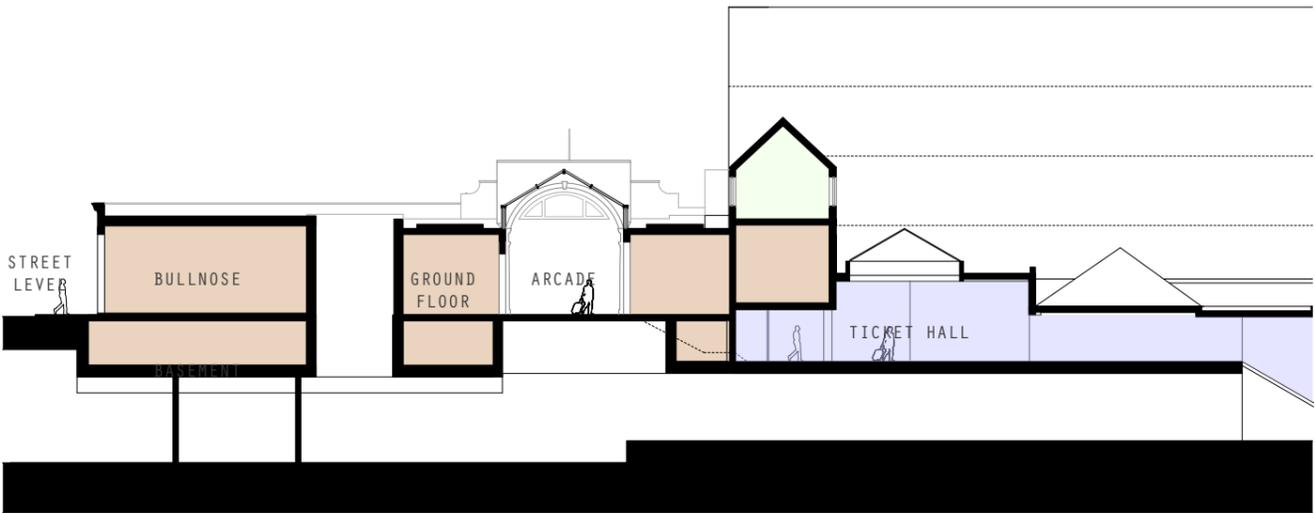
Existing Building

Entrance level

- Approx. 20 retail units ranging in size from approx. 190sqft to 900 sqft (ground floor only)
- Bullnose retail units are arrayed in a fan shape
- The arcade is the main entrance to the station with two sets of stairs linking directly off the arcade down to the ticket hall level
- Station entrance experience impacted by the reduction in the quality of the retail look and feel



Existing Ground Floor Plan

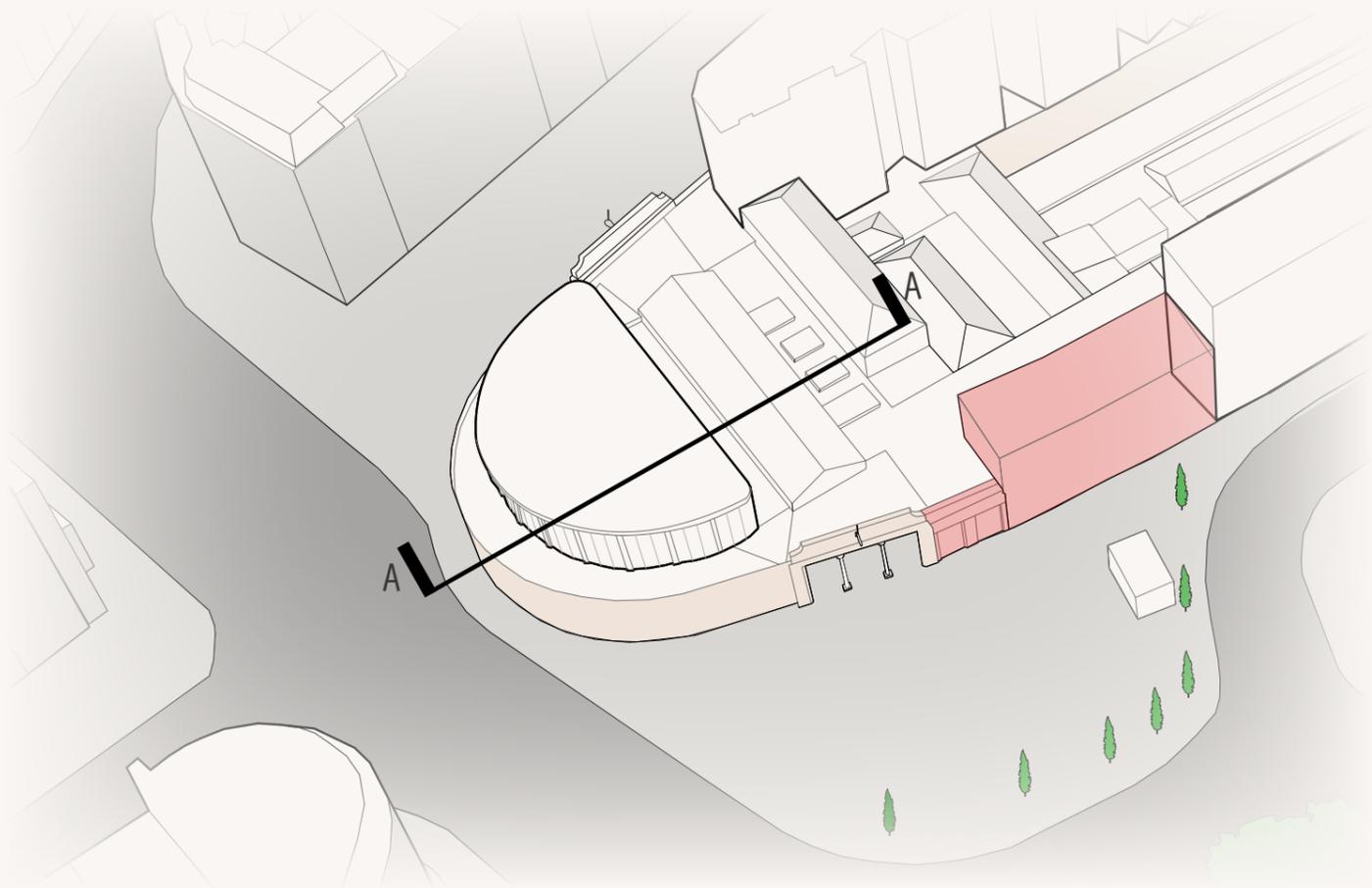


Existing Section AA

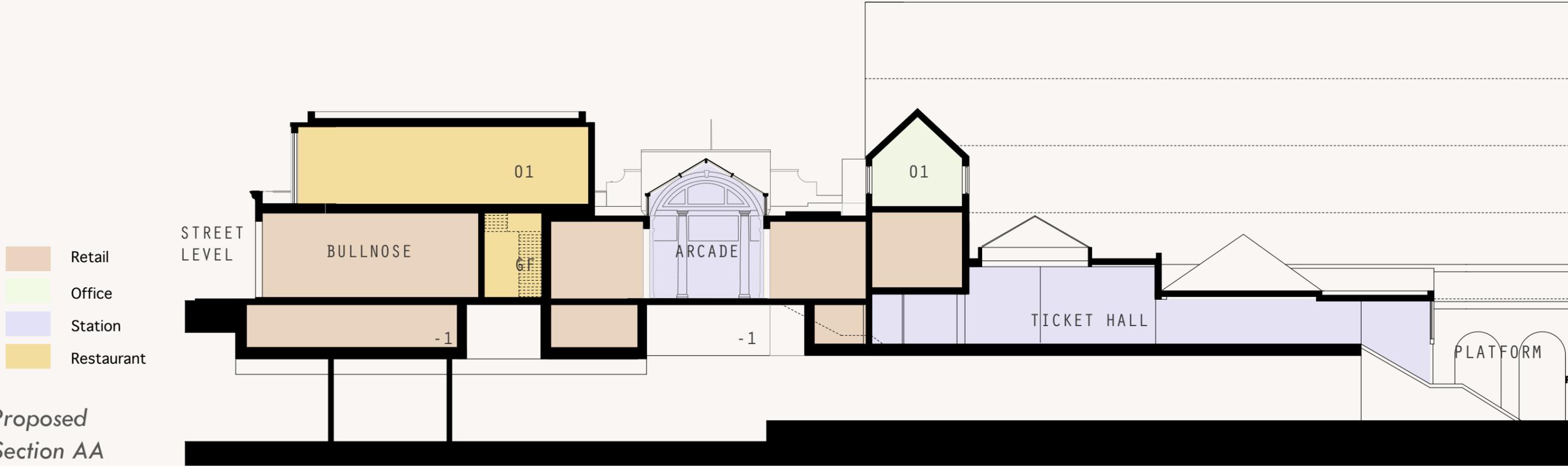
Our Approach

Base Scheme

- New massing element at first floor level - set back from the street.
- Opportunity for a signature restaurant
- Mix of A1 / A3 retail space to Bullnose
- Arcade roofflight height maintained
- Reintroduce heritage shopfronts to Bullnose and arcade



First Floor Massing



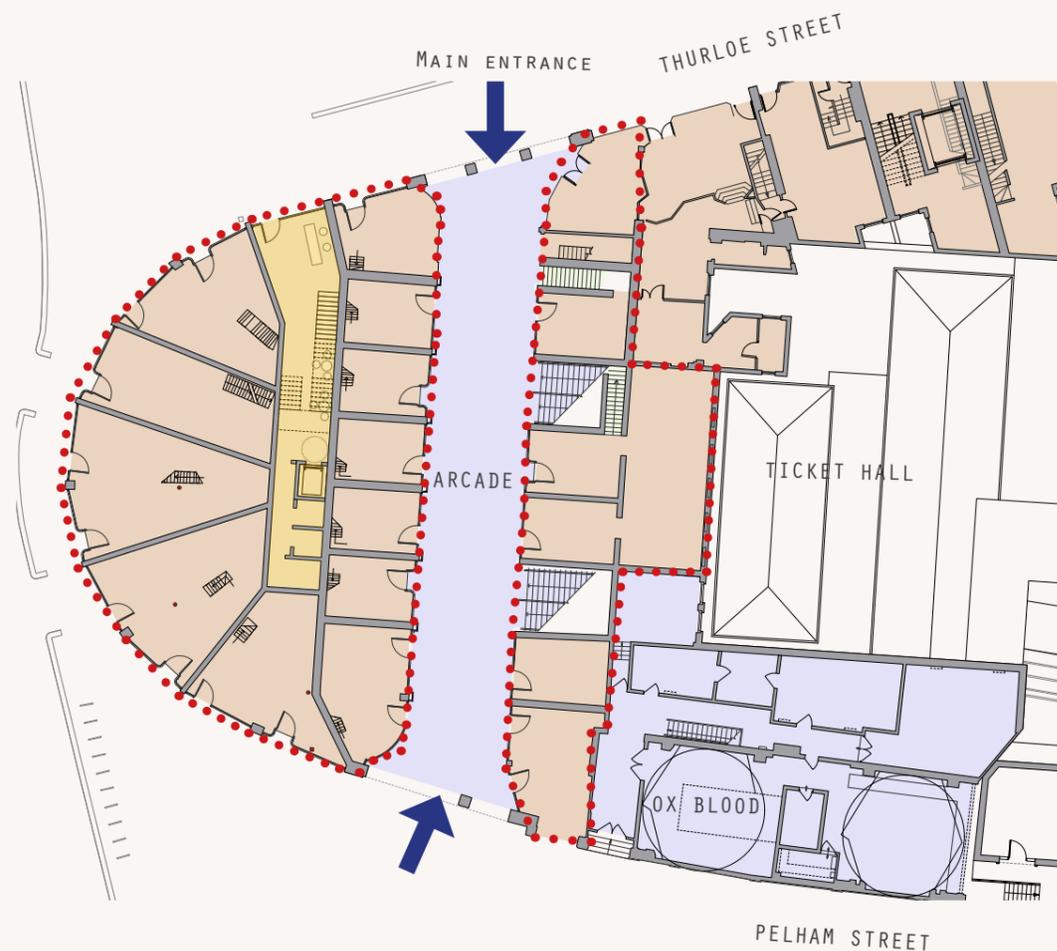
Proposed Section AA

Our Approach

Base Scheme

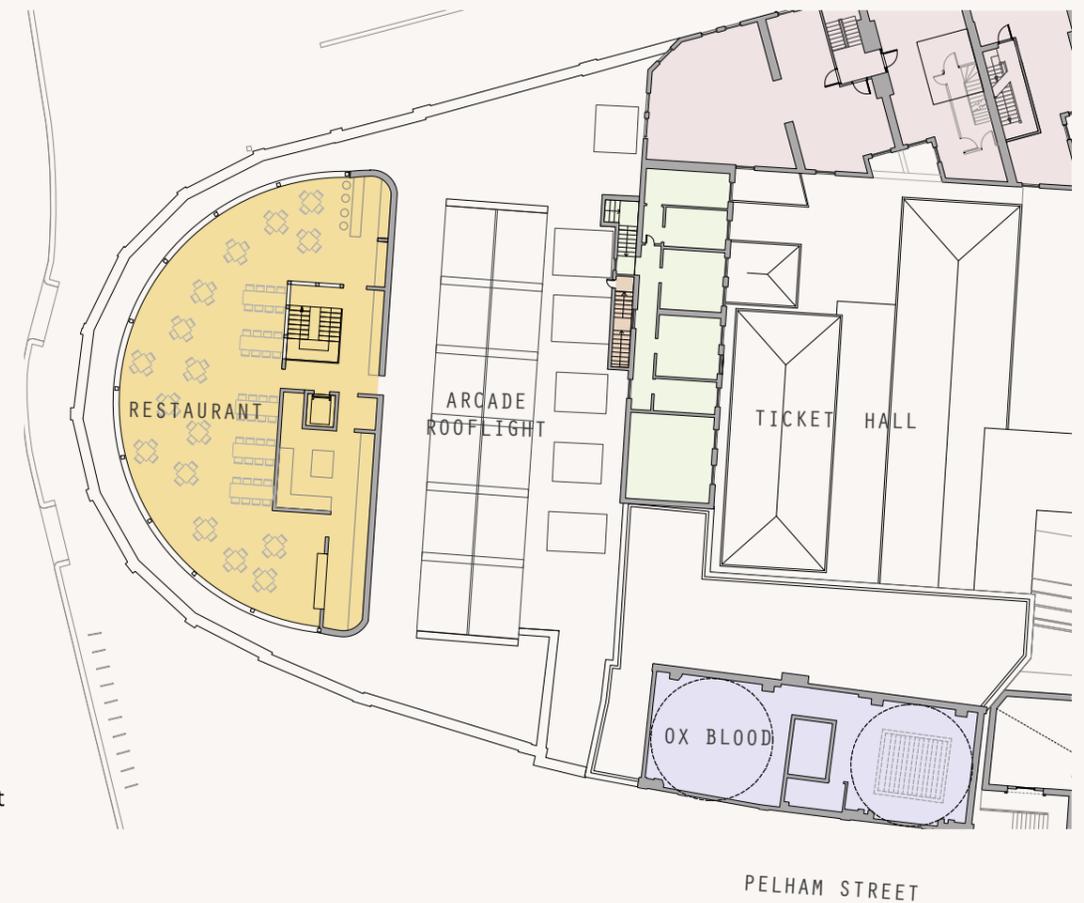
Ground Floor - Entrance Level

- Retention of the fan-shaped essence of the Bullnose retail unit layouts - larger units introduced
 - New structure and facade retention
 - Link for first floor restaurant
- Arcade retail unit layouts largely retained



First Floor

- One large restaurant at first floor linked to ground floor entrance level
- Refurbishment of existing office space to east of arcade



Celebrating the Heritage

The shopfronts

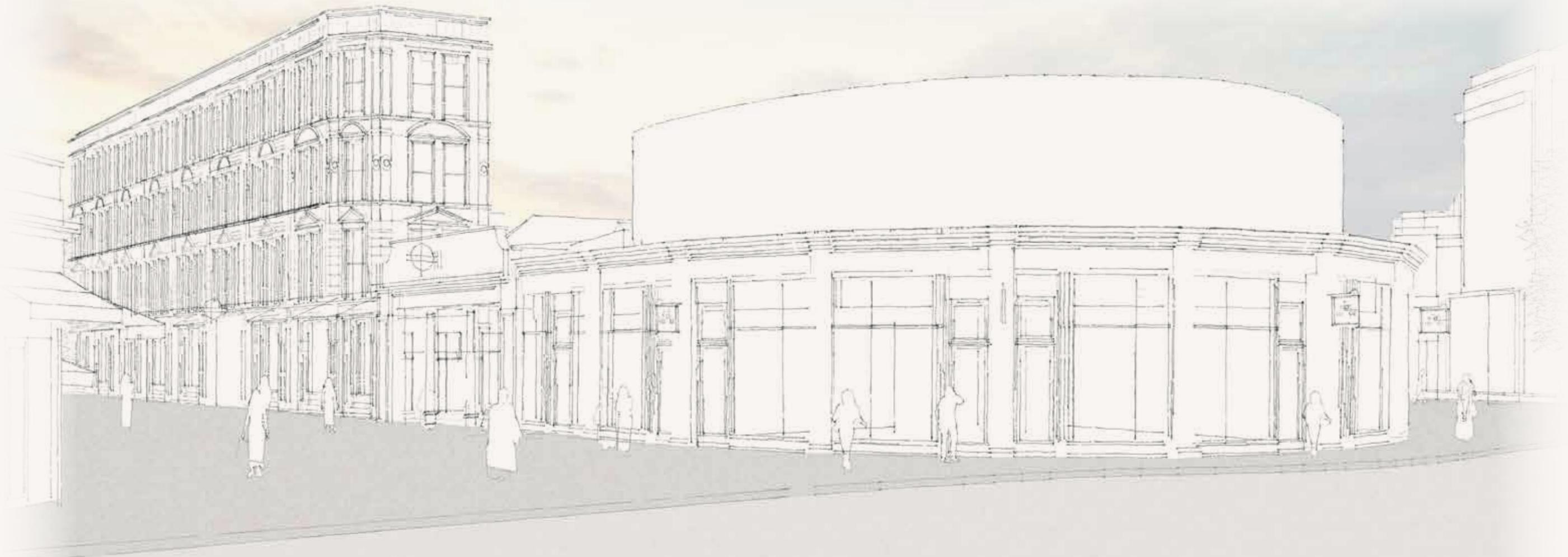


The Bullnose Massing

How it might look



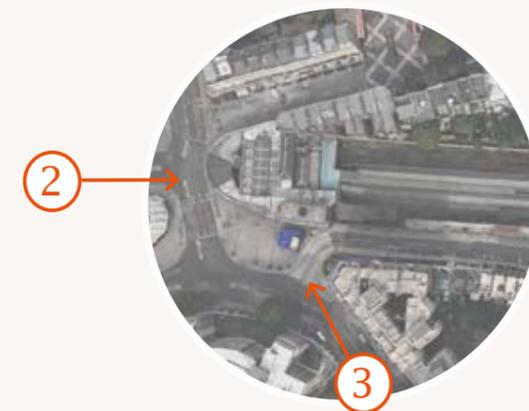
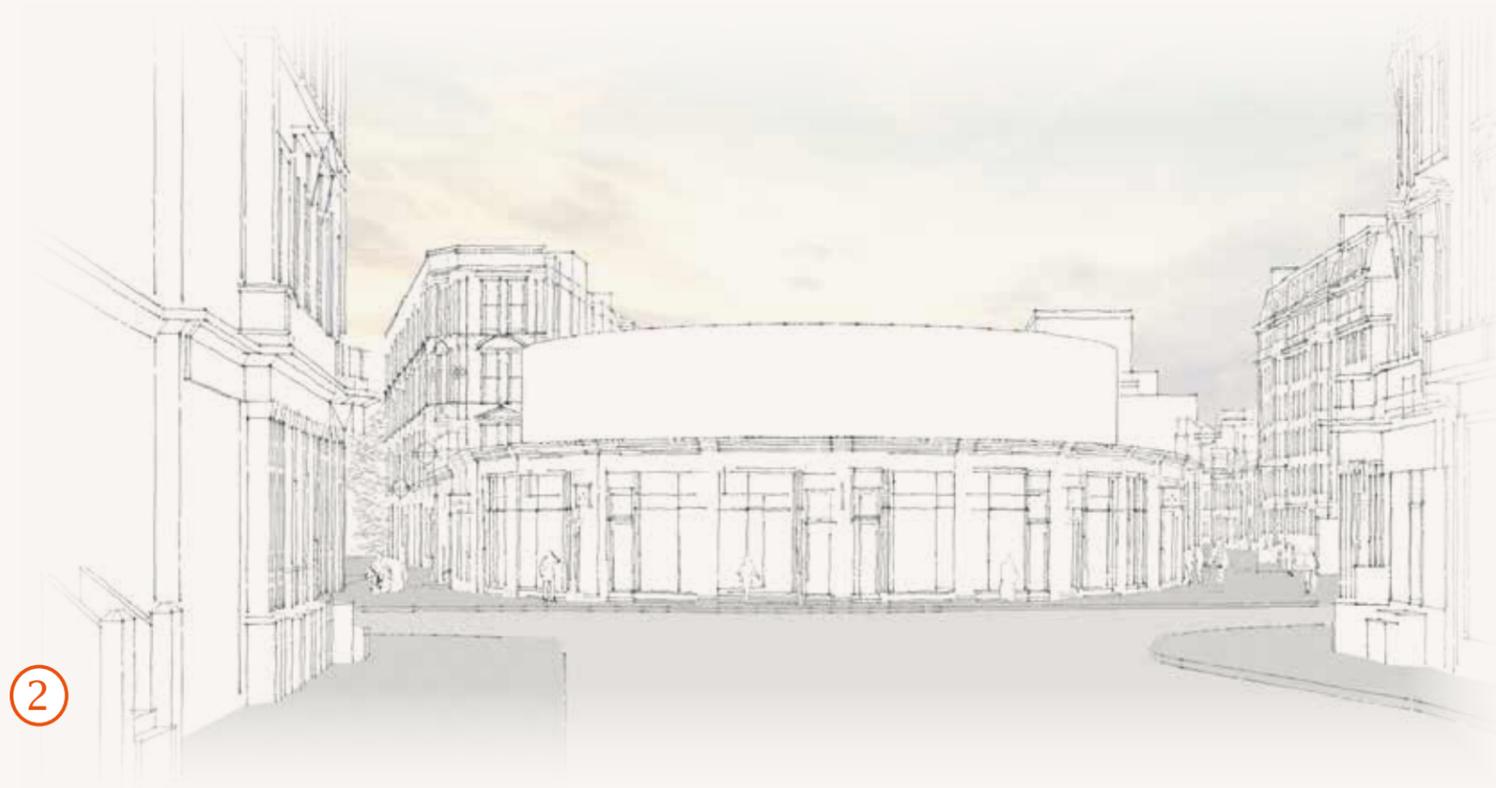
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①

The Bullnose Massing

How it might look



Bullnose & Arcade

In Summary



- New storey at first floor over the bullnose set back from street
- Destination restaurant opportunity
- Heritage shopfronts reintroduced
 - Listed arcade enhanced
 - Mix of A1/A3 Retail

