

**MEETING NOTE**

<b>SUBJECT</b>	<b>South Kensington Station (SKS) redevelopment Consultative Working Group (CWG) Meeting No. 11</b>
<b>VENUE</b>	<b>Rembrandt Hotel, 11 Thurloe Place, SW7</b>
<b>DATE</b>	Thursday 23 March 2017, 3.30 pm – 5 pm

<b>ATTENDEES</b>	<p><b>TfL Team:</b>          Scott Anderson, Senior Property Development Manager, TfL Property (ScottA)          Amy Thompson, Communications and Engagement Manager, TfL (AT)          Chris Phiniefs, Project Sponsor, Station &amp; Interchange Development (CP)          Nick Sutcliffe, Director, HardHat (NS)          Georgina Garland, Account Manager, HardHat (GG)</p> <p><b>Local Representatives:</b>          Edward Davies-Gilbert, Knightsbridge Association (ED-G)          Sophie Andreae, Brompton Association (SA)          Jan Langmuir, Thurloe Residents Association (JL)          Claire Brisby, Thurloe Residents Association (CB)          Guy Bondonneau, South Kensington Station tenants association (GB)          Caryl Harris, South Kensington &amp; Queens Gate Association (CH)          Viorica Bergman, South Kensington &amp; Queens Gate Association (VB)          Eva Skinner, Onslow Neighbourhood Association (ES)          Elsa Fabrizio, Thurloe Street resident</p> <p><b>Apologies:</b>          Robert Berg, Pelham Residents Association          Michael Bach, Kensington Society          Amanda Frame, Kensington Society</p>
<b>MINUTES</b>	<p><b>1. Welcome</b></p> <p>NS from HardHat welcomed everyone to the meeting. Each participant</p>

around the table introduced themselves.

## **2. Minutes of the previous meeting**

There were no comments on the minutes.

## **3. Arcade roof repair & other station works**

AT gave a short presentation to update on the repair works to the roof. SA expressed gratitude for and complemented the quality of repair to the arcade roof.

AT flagged the nearby works at 49 Pelham Street where the building is being refurbished to use for TfL operations office. SA asked if there will be any changes to the exterior. AT confirmed there will be no changes, with just the addition of the ventilation equipment on the roof, which will not be visible. SA stated that as part of the refurbishment works, the team should find out who designed the original building.

ES asked what is happening with the scaffolding at the back of Thurloe Street. ScottA explained that the scaffolding is up for the maintenance work to the windows and the scaffolding will be removed by the end of April.

## **4. Station upgrade proposals**

### **Ticket hall**

CP gave a presentation on the station upgrade proposals. CP explained that the ticket hall extension will be delivered in 2018 / 2019. VB asked how many ticket machines will the new hall contain. CP explained that there will be roughly six new 'front loading' ticket machines relocated within the hall and these take up less space. JL asked if they will be positioned between the two staircases which lead to the arcade. CP confirmed so. ED-G asked for further clarification of the layout design of the hall extension.

CP discussed the design evolution of the ticket hall extension and stairwell through to the canopy. CP presented several drawings and explained the team's latest thoughts on the design. The design will be developed in the next few weeks. SA asked if the drawings in the presentation were produced by TfL. CP said no and explained that much more is being done to finish the design (e.g. cladding) of the extension

over the next 10 weeks. In addition to working with Heritage Advisors, Alan Baxters, TfL are seeking to employ architects to support the remaining stage of design development.

EDG asked what type of metal is proposed for the cladding. CP said zinc is proposed to draw on the existing materials elsewhere at the station, but the design is developing and the use of zinc may not be as prominent. SA asked for clarification on TfL's position with the use of zinc and stated that the design of the second sketch shown was not encouraging. CP stated that the sketches on display are early design ideas and are not prescriptive and as such the material for the cladding is not yet determined.

SA asked if RBKC have comments on the early design proposals. CP explained that the design proposals have moved quite far since the inception meeting with RBKC. CP explained that RBKC has stated that they do not want to view and comment on the proposals until it is the final holistic product.

SA asked if there are several architects providing design options and asked if there is a design brief. CP confirmed that an architectural practice will be employed to aid development of the final design.

SA stated that TfL have a good understanding of the ticket hall extension and structural elements, but questioned the architectural design approach. CP said that there had been a struggle with how the design of the stairs and canopy flows. SA asked when the group should know who the selected designers are. CP confirmed in the next couple of weeks. CP also confirmed that Mike Ashworth was also providing in house design and heritage advice.

EDG asked if the canopy and stairwell back onto the revetments and could the use of brick therefore be considered. CP said it has been considered and it was felt that the early designs, which used brick and steel beams, might be too heavy. CP confirmed that the design still needed to evolve and that materials had not been ruled out yet.

SA expressed concern that the team might return to the next working group meeting with a completely different design to what is shown today when the group should be part of the design process. CP agreed and said it needs to be worked out how this is approached, whether it is via emails or another roundtable meeting. CP said that TfL hope to have a design proposal ready to go to RBKC in July 2017, but that the working group

would be consulted before submission.

ES asked if TfL has granted new leases in the ticket hall because a Pret a Manger has just opened there. ScottA confirmed that a lease for 6 years has been granted with a break clause option if needed for the upgrade.

CP said there is opportunity for comment on the emergency exit design. SA asked who the heritage adviser is for this matter. SA asked for the Baxters report and Conservation Statement. CP said there is a heritage statement and narrative and will share this. SA asked to see the statements to help to understand the design approach. SA added that she would like to see clear glass and same colour palette going through to the design. CP confirmed that the heritage statements will be circulated.

#### **5. Around station development (ASD) – procurement update**

ScottA provided an update on the current stage of procurement for the around station development which was about to commence with an OJEU notice next Tuesday and some potential for press coverage.

ScottA explained that the approach is to create a high quality redevelopment that respects the local and historical context. TfL want to ensure that the next phase of design continues in collaboration with community groups so welcomes feedback from representatives. ScottA explained that the Development Brief will be issued as part of the procurement and thanked the group for their input in the preparation of the document.

JL asked why rights of light is such a sensitive issue. ScottA stated that rights of light relate to an individual's right to the light they enjoy inside their existing premises. They are not rights enjoyed by the general public. Daylight and sunlight is a planning matter, which will be assessed by a developer and the planning authority when a planning submission is prepared and submitted.

ScottA confirmed a Daylight Sunlight report had been prepared, and agreed that this would be circulated to the group following the meeting. Following further discussion ScottA confirmed that a new study would need to be carried out when the scheme is finalised. ScottA explained that when TfL and the development partner have prepared a design that they would like to deliver, they will welcome discussing rights to light with the individuals whose rights are affected. =

ScottA returned to explaining the upcoming procurement process and its

various stages. The OJEU procurement notice would be issued on 28 March to commence the process and by September 2017 TfL expect to have a shortlist of bidders and the preferred bidder should be selected by December 2017.

SA asked if the extent of the heritage listing on the bullnose has been clarified any further. ScottA said it has not been resolved yet but would be explored further through the development process and with the development partner's input.

CB asked for clarification on the step free access arrangements. ScottA confirmed that the development partner would provide the SFA from Thurloe Street. The Piccadilly Line SFA would be provided by TfL to concur with Piccadilly line upgrade, currently scheduled for 2025.

#### **6. AOB – Proposed new CWG member**

ScottA explained that TfL had met Michael Goar, who is Chairman of the recently formed Pelham Street Residents Association. The question of whether to extend membership of the Group has arisen and ScottA requested feedback.

The Group expressed concerns about a new representative joining the discussions at such a late stage and when other groups such as the ONA and TRA already represent the area. One suggestion was that a rep could attend in a listening mode only rather than as a participant. Another suggestion was that TfL could continue to brief Mr Goar outside of the working group.

TfL agreed to consider further in light of the feedback given.

#### **7. Future meeting dates (arranged after the meeting)**

- Wednesday 24 May 2017, Edward Suite, Rembrandt Hotel, 3 pm
- Tuesday 20 June 2017, Games Room, Ampersand Hotel, 3 pm