

MEETING NOTE

SUBJECT	South Kensington Station (SKS) redevelopment Consultative Working Group (CWG) Meeting No. 2
VENUE	Edward Suite, The Rembrandt Hotel, 11 Thurloe Place
DATE	Wednesday 14 October 2015, 3 pm – 5 pm

ATTENDEES	<p>TfL Team: Jeremy Castle, Commercial Development, Transport for London (JC) Scott Anderson, Senior Development Manager, TfL Property (SA) Michael Crabtree, Principal Project Sponsor, London Underground (MC) Richard Zavitz, Project Sponsor, Station & Interchange Development (RZ) Mark Li, Assistant Project Manager, London Underground (ML) Edward Butler-Ellis, Strategic Communications, Transport for London (EB) Nick Sutcliffe, Director, HardHat (NS) Georgina Garland, Account Executive, HardHat (GG)</p> <p>Local Representatives: Amanda Frame, Kensington Society (AF) Michael Bach, Kensington Society (MB) Edward Davies-Gilbert, Knightsbridge Association (ED-G) Caryl Harris, South Kensington & Queens Gate Association (CH) Bob Mabon, Brompton Association (BM) Jan Langmuir, Thurloe Residents Association (JL) Eva Skinner, Onslow Neighbourhood Association (ES) Loesje Roele-van Hellenberg Hubar, Pelham Residents Association (LR)</p> <p>Apologies: Sophie Andreae, Brompton Association Traci Weaver, Thurloe Residents Association Robert Berg, Pelham Residents Association Guy Bondonneau, South Kensington Station Tenants Assoc.</p>
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MINUTES	<p>1. Welcome</p> <p>Nick Sutcliffe (NS) from HardHat welcomed everyone to the meeting and each participant around the table introduced themselves.</p> <p>2. Minutes of the previous meeting</p> <p>Minutes were reviewed and agreed.</p> <p>3. Feedback on the previous presentation and subsequent papers</p> <p>NS stated that following the previous meeting, TfL provided a soft copy of last month's presentation suitable for onward distribution to residents along with supporting papers: the pre-app pack submitted to the Council, evidence for Piccadilly non-stopping decision and letter from Mayor of London regarding SFA Borough co-funding.</p> <p>Local representatives did not have comments on the previous presentation and subsequent papers.</p> <p>4. Progress report on the station upgrade</p> <p>4.1 Station upgrade</p> <p>Michael Crabtree (MC) provided an update on the station upgrade. MC explained that TfL are currently procuring design services and have identified a preferred bidder. The preferred tender is engineering-led with architectural support. The decision is awaiting final sign-off at TfL and an outcome is expected in a couple of weeks. MC will update the CWG when this appointment is confirmed.</p> <p>MC showed photographs of the old Piccadilly platform dated back to 1950's, highlighting the old canopy and width of platform. Bob Mabon (BM) asked if a copy could be circulated to local representatives and MC agreed. BM stated that the canopy and revetments have been listed. MC explained that the team are aware of this and said that the current platform is 3 meters wide; which is the minimum requirements for new built platforms; and the plans will add 2.5 meters to the platform at the widest point. The platform narrows at the far end towards bridge ramp so will not be as wide. MC added that the existing platform is not structurally fit and will need to be rebuilt.</p>
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	<p>CGI's of the proposed platform were shown and BM asked if the railings on the island platform will be implemented. MC explained that the eastbound service will no longer be accessible from the island platform so the railings are there for safety.</p> <p>Amanda Frame (AF) drew attention to Historic England's position that any non-original features of the station present at the time of listing are protected. AF added that the Kensington Society would not want to see advertising on the entire wall of the new platform as it is in the 1950's photograph. Edward Butler-Ellis (EB) confirmed that advertising will not be as it was on the platform in the 1950's.</p> <p>Michael Bach (MB) asked if there is anything for the team to learn from the listed Earl's Court Station upgrade.</p> <p>NS explained that the CGI is an indicative image of the design of the canopy. BM stated that the drawings should show the proposed canopy in relation to the existing island canopy. MC agreed he would look at this.</p> <p>The discussion moved to the matter of step-free access between ticket hall and District & Circle Line platforms as part of the station upgrade. MC said that TfL want to deliver step-free access and have a meeting scheduled with Mark Chetwynd at the Royal Borough to discuss the station upgrade, with South Kensington one of their priorities.</p> <p>MC explained the time pressures with the station upgrade which was being brought forward because of the need to close access to the Piccadilly Line so that the escalators could be replaced. There is a limit to the extent of the works which can be completed prior to the start date of the Piccadilly Line closure. The station upgrade plan to install new access stairs, a full canopy structure and fit out the Eastbound Platform for passenger use is already ambitious without adding the full installation of lifts. In response to a question from JL, MC confirmed that the lifts in themselves would not provide SFA to either the subway or street level.</p> <p>AF stated that there was a strong community feeling for SFA which has been talked about for 20 years and MB asked if other options could be considered.</p> <p>After further discussion, MC summarised TfL's position by stating that they are currently undertaking a concept design to understand the volume of structural works that are required before the non-stopping of the Piccadilly Line must occur. This detail will be reported to the January</p>
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	<p>meeting with a view to determining whether one or both of the D&C Line lifts can be installed ahead of the Piccadilly Line non-stopping.</p> <p>ED asked for an update on the arcade. MC explained that there are currently no plans for alterations or a confirmed date for installation of scaffold. ED added that the Victorian elements should remain but the wired glass should be replaced with clear glass because it is not original or fitting with the design of the structure. BM stated that the Brompton Association had reviewed the structural report on the state of the arcade roof and had received alternative advice. BM agreed to provide this report.</p> <p>4.2 Around station development</p> <p>Jeremy Castle (JC) stated that Buckley Gray Yeoman (BGY) are just beginning their next level. JC hoped to have material to share in December 2015 or January 2016. AF asked for a copy of the architects brief and JC agreed to provide this. JL asked if the Pelham Street development area would extend into Thurloe Square. JC confirmed that the pilot study showed it would turn the corner.</p> <p>BM pointed out that some of the Thurloe Street and Arcade shop fronts have interesting detail which can be reinstated more widely. AF drew attention to the Council's adopted SPD on shop fronts which directed the restoration of original features.</p> <p>BM drew attention to the work of Peregrine Bryant for the Royal Hospital site in Chelsea. BM shared and discussed drawings of how the Brompton Association see the potential for small shops and appropriate signage including the use of bronze. JC explained that the architects are currently scoping the design and some of the ideas could be incorporated into the concept. BM would share a copy of the drawings which were on large rolls of paper and the previous brochure but would be away from 21 October.</p> <p>5. Update on programme timeline / route map</p> <p>NS gave an update on the route map and explained that wider public engagement regarding the station upgrade is proposed for the new year. MB asked for clarity on the stage at which the groups could make a meaningful input into the design.</p>
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	<p>AF recalled the high standard of consultation for the development at the Young Street car park site which included meetings attended by the officers. AF added that officers should attend and observe the monthly CWG meetings.</p> <p>AF commented that static exhibitions are not engaging enough for the public and presentations work better with explanation and questioning. NS stated that the style of the consultation will be considered but added presentations would be more difficult given the large number of people to consult. AF suggested the Natural History Museum auditorium could provide a suitable sized venue. ED suggested advertising the public exhibitions at the station.</p>
	<p>6. AOB and items for future meetings</p> <p>A question was raised as to whether the South Kensington Estate should be invited to join the group. It was agreed a planning officer should be invited once next stage plans on the station upgrade or around station development are ready to present to the group.</p> <p>Items for follow up:</p> <ul style="list-style-type: none"> - Issue soft copy of 1950's photographs of former eastbound platform - Consult TfL's heritage team regarding Earl's Court project - Commission and share the further level of detail for Step Free Access works - Provide the architects brief for the around-station development - Review Brompton Association's assessment of the arcade roof survey - Pass on Brompton Association's design proposals to Buckley Gray Yeoman - Develop and share scope of the wider local engagement programme - Circulate previous and future agendas and minutes to case officer at RBKC with a standing invite to attend future meetings. - Circulate previous and future agendas and minutes to the ward councillors with a standing invite to attend future meetings. <p>AF gave her apologies for the next meeting.</p> <p>7. Date of next meeting</p> <p>Wednesday 11th November 2015 (3 pm – 5 pm) at the Ampersand Hotel, Harrington Road. [N.B. Meeting subsequently postponed – next meeting now Wednesday 9 December (3 pm – 5 pm) at the Ampersand Hotel]</p>