Arora
GROUP

Heythrop College

WELCOME

Welcome to an overview of our proposals for the Heythrop College site.

Thank you for joining us at this consultation event. This consultation is an opportunity to meet the team and comment on our plans.

Our proposal aims to bring back to life the vacant Heythrop College site, providing the local area with much-needed new homes, a public park with sports facilities, restored educational use & step-free access to High Street Kensington station.



Meet the Team

Owner

The Arora Group are one of the UK's premier real-estate groups, whose expertise includes ownership & management of hotels, property, retail, golf & construction. With over 25 years' experience, Arora Group's integrity & expertise have enabled their continued success. Arora Group bring experience, local knowledge & attention to detail to this prime development.

Architect

Squire & Partners are a leading design practice with a reputation for creative, innovative & thoughtful design & delivery. Celebrating their 50th anniversary this year, Squire & Partners bring their experience, expertise & creativity to the Heythrop College site. Squire & Partners are committed to addressing climate change through their design, as well as fostering social sustainability through context-sensitive & well-integrated projects.



The Buckinghamshire Golf Course



Luton Hoo Hotel, Golf & Spa



Holland Park Gate



Lancer Square



Petty France, St James' Park



8-9 South End, Kensington



Ebury Square



Chelsea Barracks Phase 1

Site Context & Extant Consent

Arora GROUP

The site faces onto the southwest corner of Kensington Square, a Grade II-listed site, & within walking distance of Kensington High Street, Hyde Park & the Royal Albert Hall.

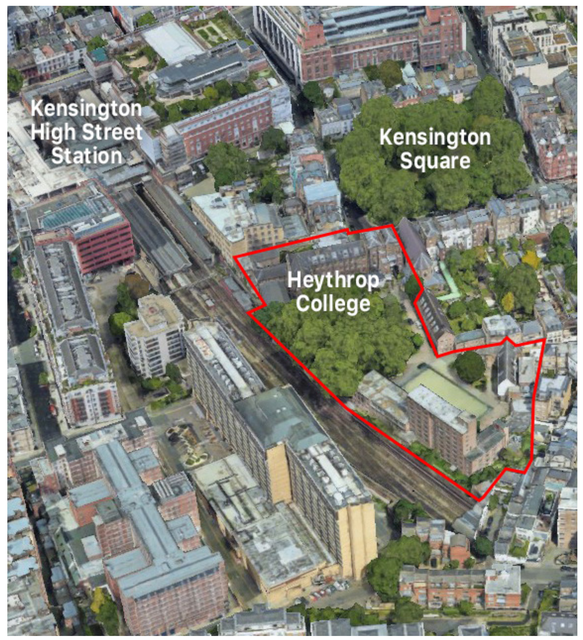
The site benefits from planning permission granted in 2020, which has been implemented & remains extant.

The current proposals provide an alternative vision for the site, reflecting an updated approach to the site's redevelopment. This is due to the constraints associated with constructing buildings above the railway tracks, which is proposed in the extant scheme.

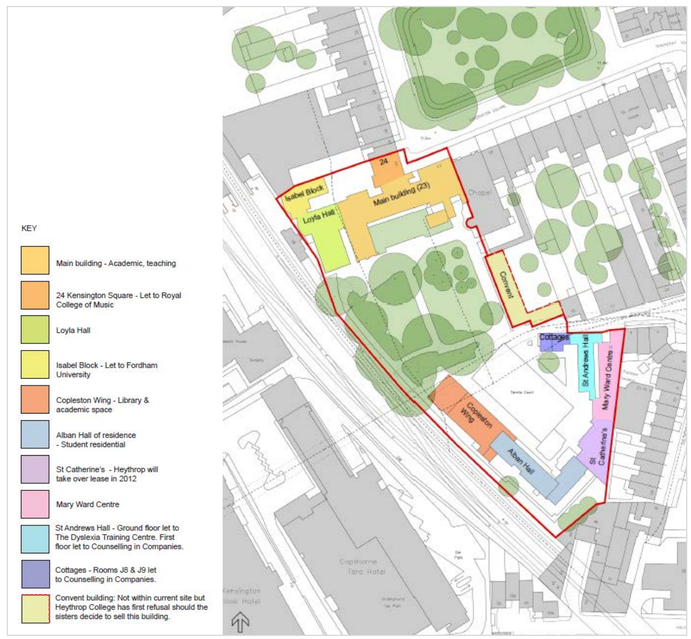
The revised approach adopted in the current proposals removes the need to build over the tracks, reducing the building footprint and making the proposals more tailored to the surrounding context and character.

Extant Consent Includes:

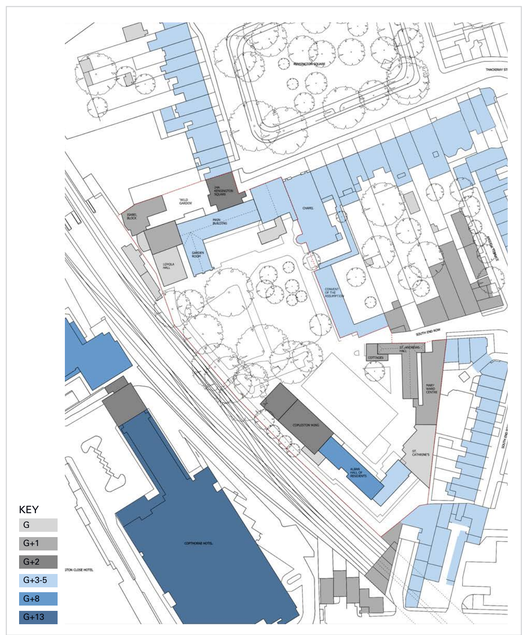
- Reinstating 23 & 24 Kensington Square — creating 3 private dwellings (total GIA 1,528m^2)
- Refurbishing & converting the existing college building for Extra Care use
- Associated Extra Care service areas for residents' association meetings, evening classes & events
- Erecting a deck and buildings over the adjacent London Underground linePublic community hall & café
- 5 self-contained affordable housing units on the South end of the site (total GIA 537m^2)



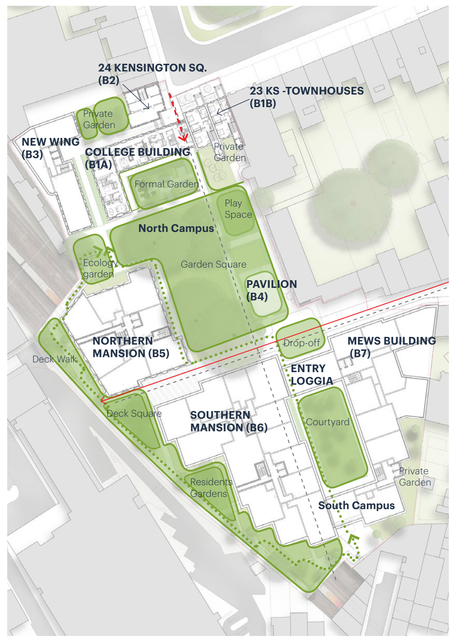
Site location



Existing building uses diagram



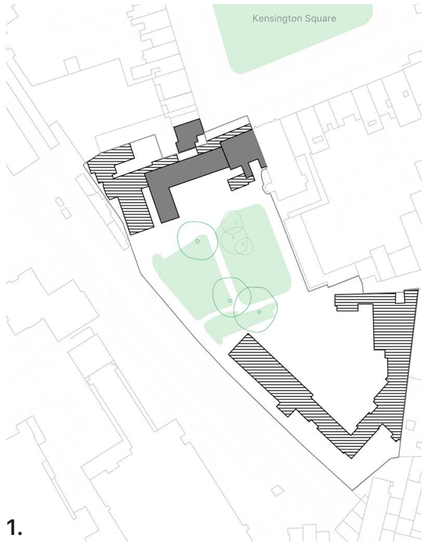
Existing building heights



Site map displaying the layout of the existing consent

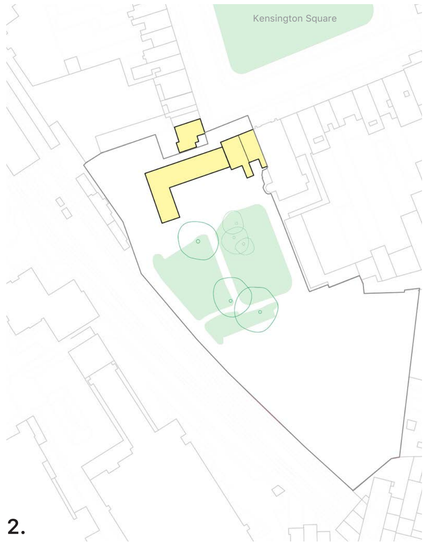
Emerging Proposals

The Heythrop College building, as well as 23 & 24 Kensington Square are listed buildings, which will be retained in this development. All other buildings are proposed to be demolished & redeveloped.



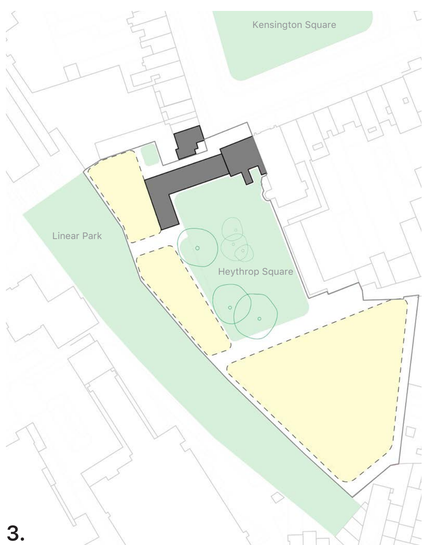
1.

Areas for Demolition



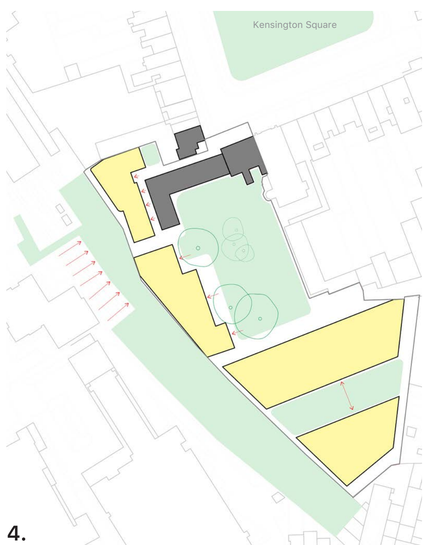
2.

Listed Buildings



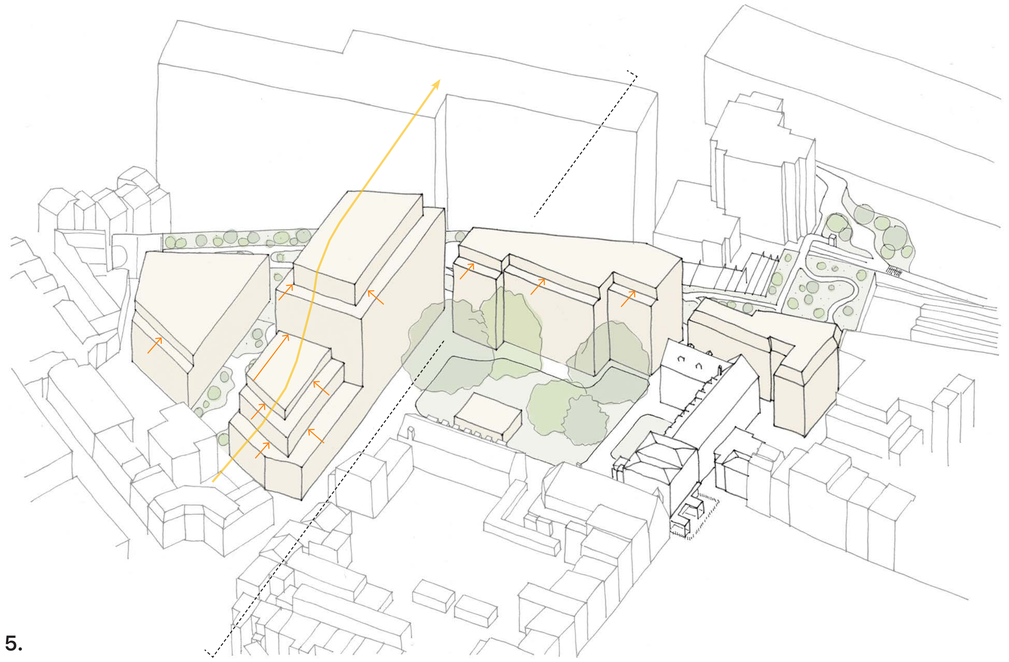
3.

Areas for Redevelopment - centred around Heythrop Square and Linear Park



4.

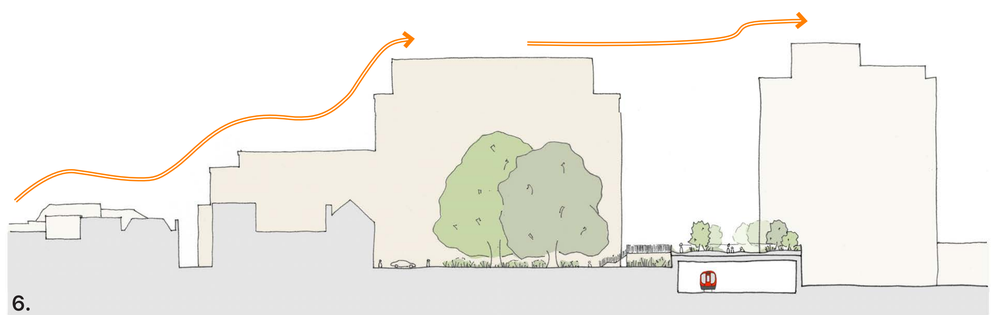
Massing - daylight / sunlight considerations



5.

Massing steps back to protect adjacent properties' daylight / sunlight

Increased massing along track



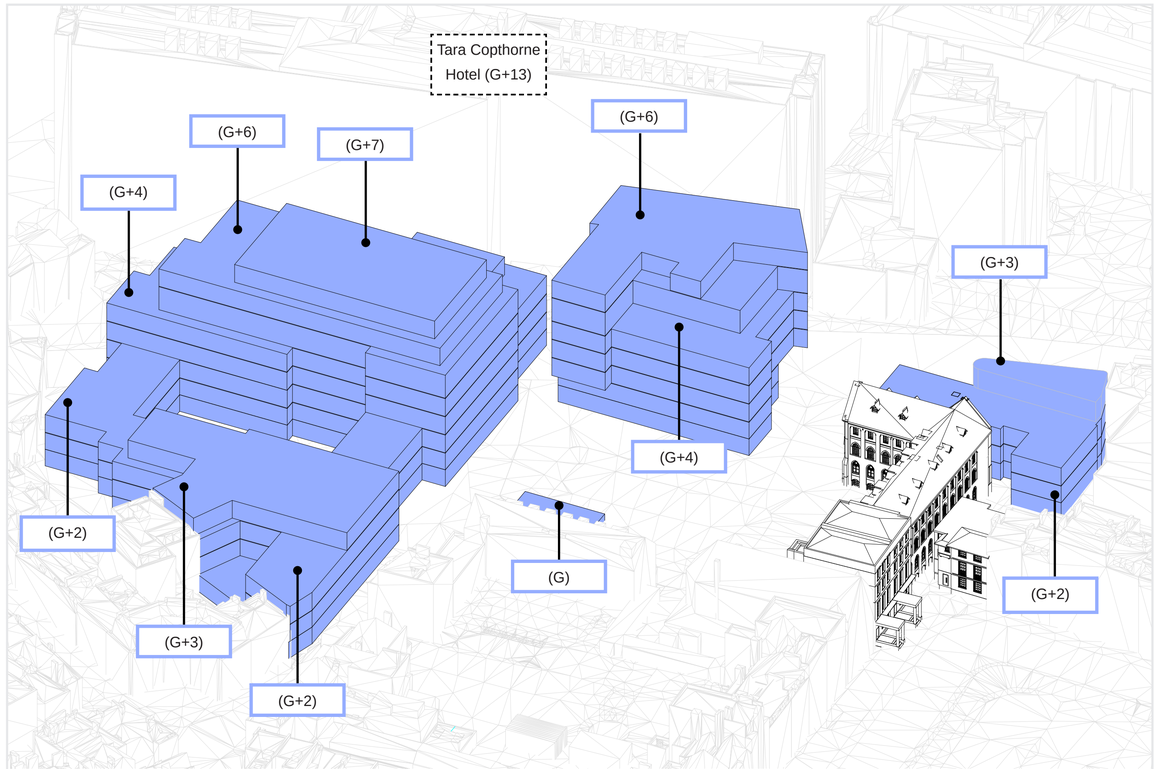
6.

Response to surrounding building heights

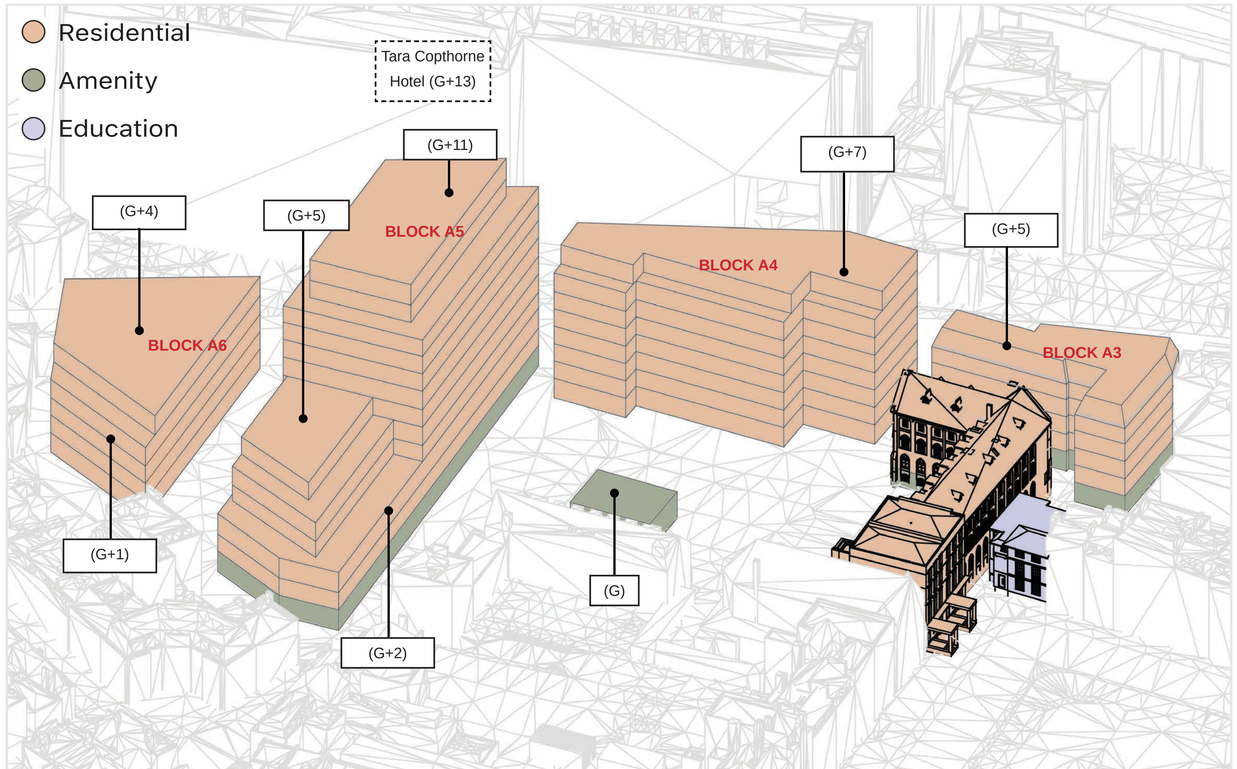
Emerging Proposals

These diagrams display the heights of the extant & proposed schemes, demonstrating only a marginal increase on the extant scheme.

Extant Scheme



Proposed Scheme



	Extant Scheme	Proposed Scheme
GIA Total	25,709m2 (276,951 sq. ft)	26,480m2 (285,030 sq. ft)
Total Units	150	157 (+7 units)

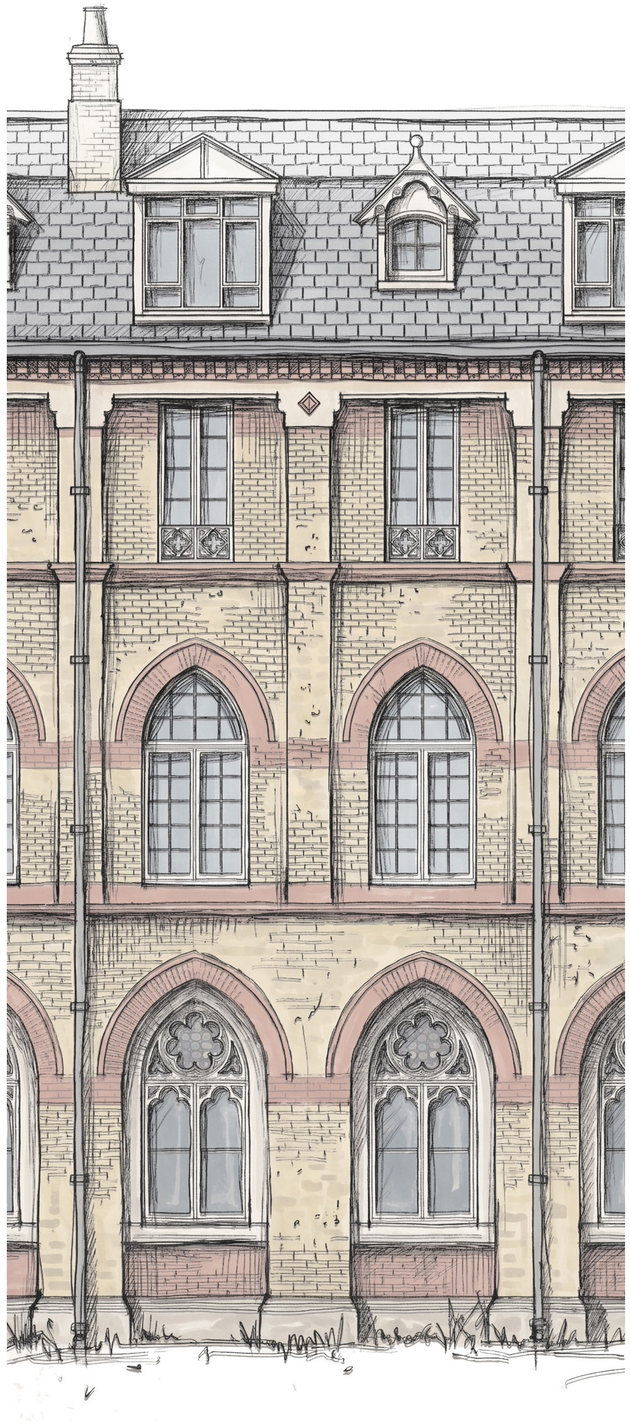
Emerging Design: Heythrop College

Arora GROUP

Emerging designs are informed by the site's heritage, as well as the architecture of Kensington Square and Heythrop College.



Heythrop College & Residents' Courtyard



Heythrop College façade



Projecting Columns
Crafted Column Design
Ornate Spandrel Detailing



Varied Brick Colour
Crafted Brick Detailing



White Window Reveals
Ornate Detailing
Layered Brick Reveals

Emerging Design: Kensington Square

Arora GROUP

Kensington Square's historic character informs the sensitive restoration of 23 Kensington Square and the wider design language, taking inspiration from its varied but coherent 17th-19th century townhouse architecture.



23 Kensington Square



Townhouse façade



Punched Windows
Vertical Window Bay Grouping
3 & 4 Bay Groups



White Window Reveals
Layered Brick Reveals
Two Tone Brick



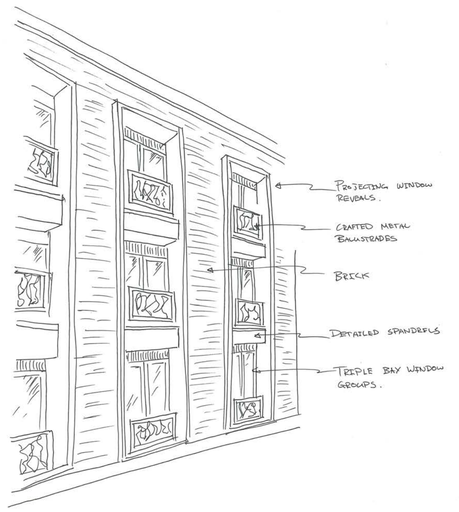
Black Metal Balustrades
Ornate Detailing
Projecting Balcony

Emerging Design: Façades

Arora GROUP



Emerging façade design





Façade detail



Crafted metal work



Framed Reveals



Layered Brick



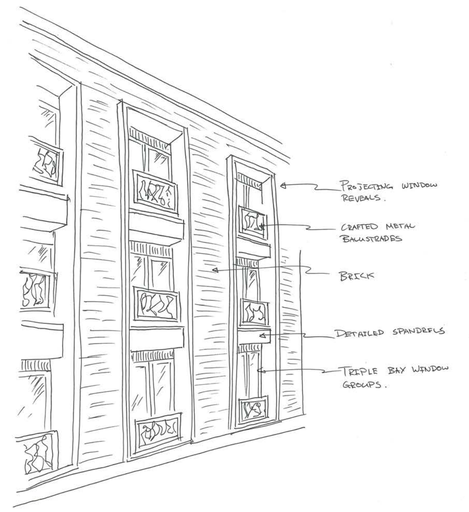
Crafted Detail

Emerging Design: Façades

Arora GROUP



Emerging façade design





Façade detail



Crafted metal work



Framed Reveals



Layered Brick



Crafted Detail

Linear Park & Amenities



1. Meadow with meandering path





2. Multi use games areas



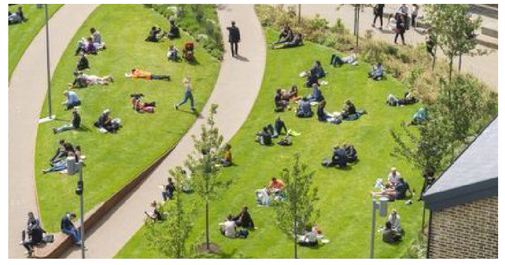


3. Play area





4. Lawn





5. Access from Kensington High Street

6. Access from South End Row

New Public Spaces and Connections

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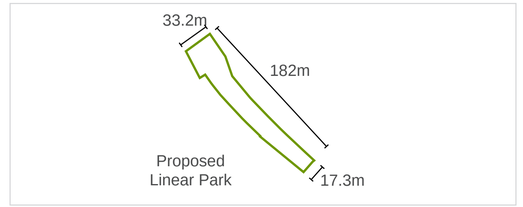
This proposal includes significant improvements to the site's public realm. Options are being explored for the use of the deck in the extant consent, covering the adjacent London Underground line, to deliver a new public open space in the form of a Linear Park. These works will also alleviate noise generated from the existing railway tracks.

The proposed 3,940m² linear park will provide much-needed step-free access to High Street Kensington station alongside a range of public facilities for the local community.

Proposals also include 350m² of education floorspace in 24 Kensington Square.



Equivalent in area to fifteen tennis courts

Existing Social Infrastructure



Existing Social Infrastructure

Sports Facilities
Area: 790 m² (8,500 sq.ft)

Site
Area: 10,670 m² (114,850 sq.ft)

Proposed Social Infrastructure



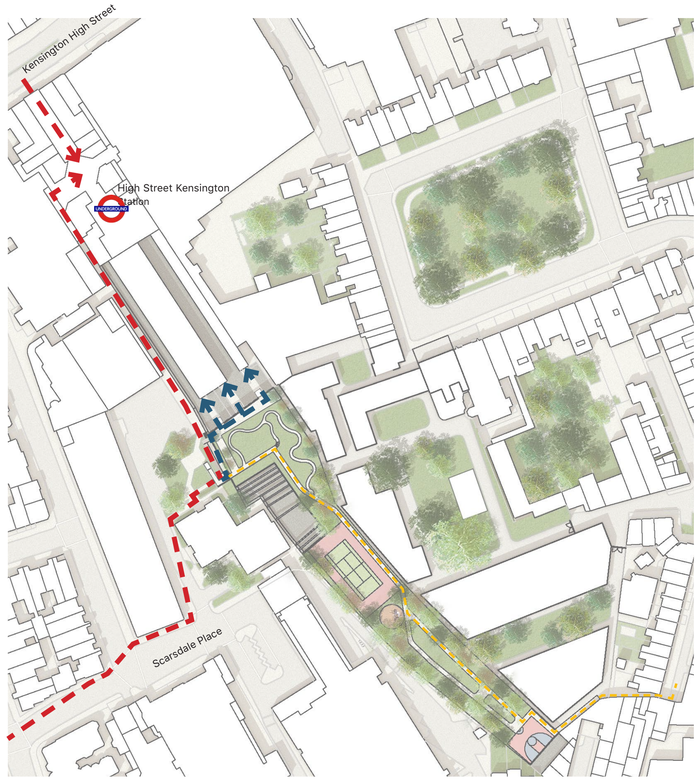
Proposed Social Infrastructure

Linear Park
Area: 3,940 m² (42,410 sq.ft)

Sports Facilities
Area: 860 m² (9,260 sq.ft)

No. 24 Educational Use
Area: 350 m² (3,875 sq.ft)

Proposed Access



Proposed Access

Existing access routes

Potential new and step-free access routes

Low-traffic route used by residents in South End Row + surrounding area

Step-Free Access to High Street Kensington Station

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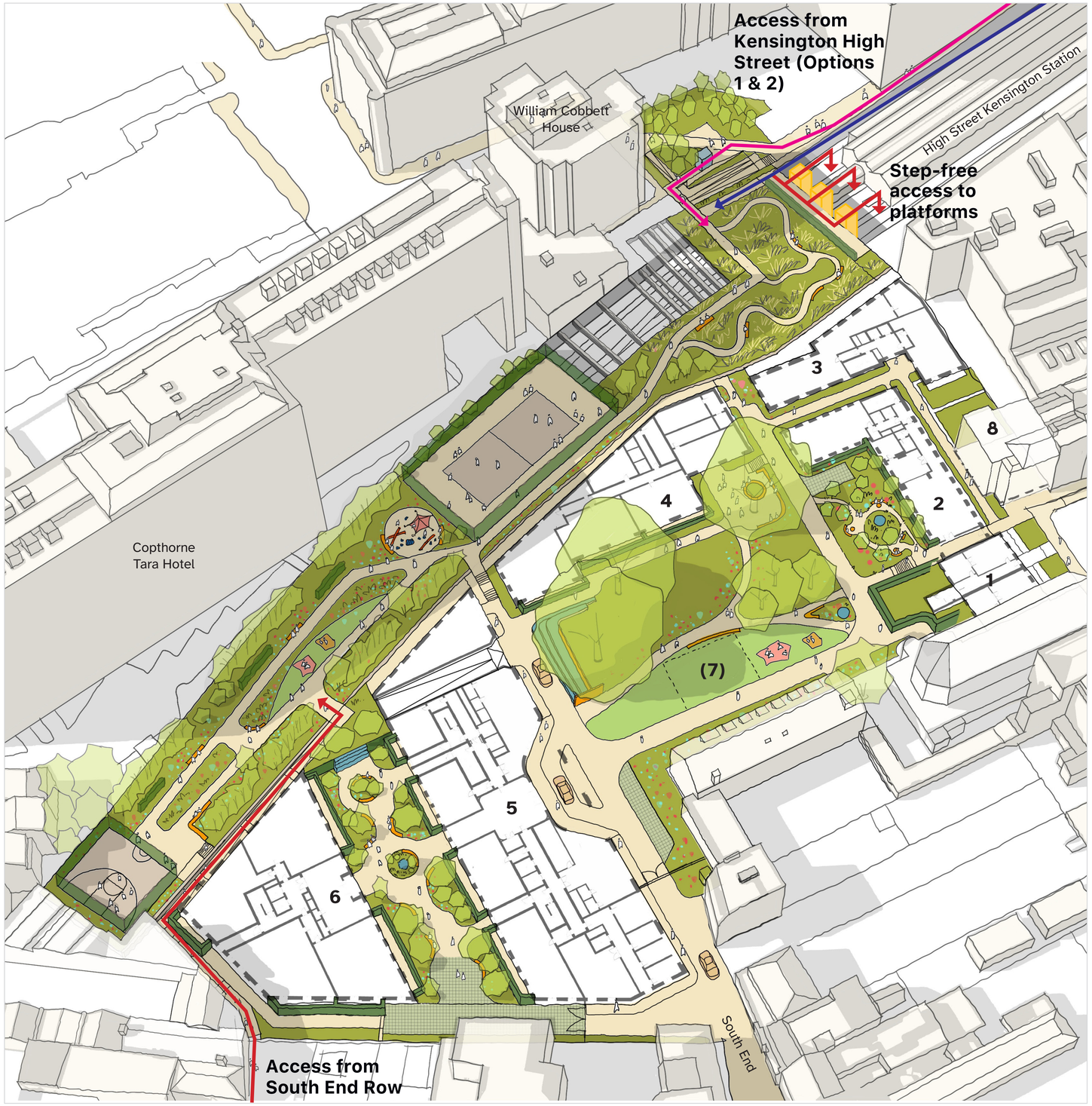
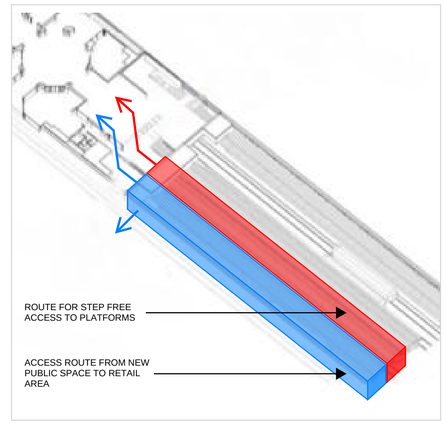
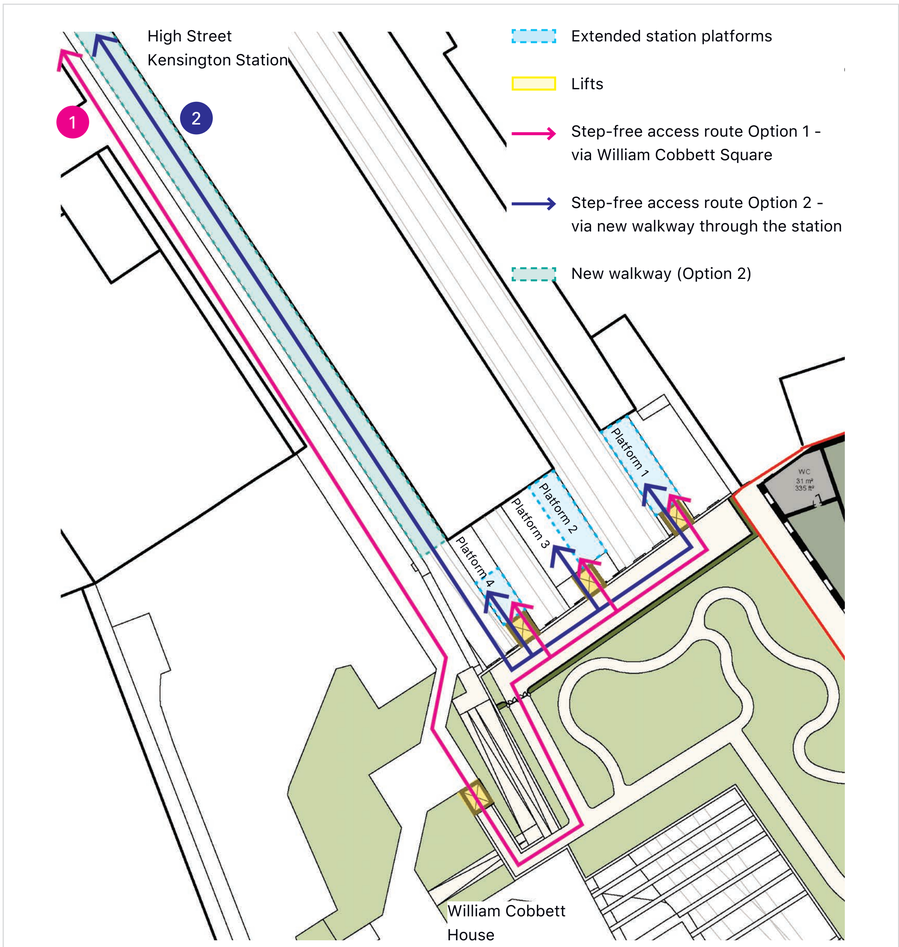


Public Access Routes

Options for providing step-free access to High Street Kensington Station via the proposed linear park are being explored by the design team. Conversations are ongoing with TfL to ascertain how this could be facilitated by the scheme, either via the existing walkway from the station (Option 1) or via a new walkway elevated above the platforms (Option 2).



Sketch of Option 2 - new walkway



Opportunity to provide step-free access via the park to the station platforms

Sustainability & Biodiversity

These proposals aim to go further than current regulations, delivering a low-carbon, energy-efficient scheme. They also propose on-site biodiversity, providing green roofs, 115 new trees including 9 larger trees, and a wide variety of perennial plants.

Sustainability Targets

Low Carbon Priorities
Minimum 35% reduction in carbon emissions on site

Sustainable Heating
Minimum EPC Rating of B
Fossil fuel-free central heating from highly efficient air source heat pumps

Reducing Energy Demand
Sustainable, fabric-first approach to home design

Maximising renewable energy sources
Incorporation of Photovoltaic (PV) Panels on site



Improved UGF of development site and linear park



Proposed landscape design - illustrative masterplan

Vehicular Access & Management

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Car & Cycle Parking

62 basement-level car parking spaces, plus a cycle lift & 298 long-stay cycle parking spaces to support sustainable travel choices

Pedestrian & Cycle Access

Dedicated pedestrian & cycle access routes to the public park, encouraging active travel & reducing car dependency

Construction Vehicles

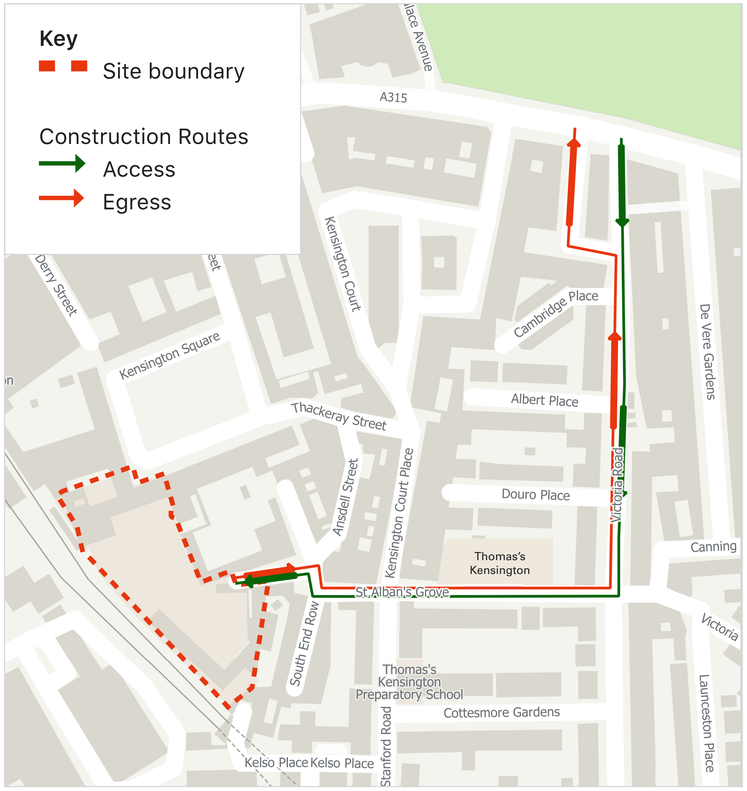
Construction routes are unchanged from the extant scheme, and are planned to minimise the effect on local residents

Construction Timeline

The overall construction timeline would be reduced in comparison to the extant scheme, given the removal of any buildings on the deck structure



Pedestrian, Cycle, Vehicles



Construction Access

Summary of Benefits

Arora GROUP



Covering the adjacent London Underground line with a new public park and alleviating noise from the train tracks

Delivery of the highest architectural quality of homes

Providing step-free access to High Street Kensington station

Richer on-site biodiversity and maximisation of on-site renewables

Reinstated and refurbished Kensington Square heritage sites

Education space at 24 Kensington Square

Arora
GROUP

Thank You

Thank you for visiting our initial consultation event for Heythrop College. We hope the information presented has been informative & has given you a clear picture of our emerging proposals.

Your feedback is important for the continued development of these proposals before a planning application is submitted to the Royal Borough of Kensington & Chelsea.

We welcome all feedback. Please speak to a member of the team today, or submit your comments via the consultation website. Every response helps shape the future of this important site.



heythrop-college.com

feedback@heythrop-college.com

0800 098 3872

FREEPOST RESIDENT CONSULTATION

Consultation Timeline

2nd & 4th July 2026

Initial Public Consultation Events

Mid-September 2026

Second Round Public Consultation Events

Autumn 2026

Planning application submission to RBKC