

## Welcome

**At today's event, we would like to share our aspirations for the properties we own on Evelyn Gardens and listen to your thoughts as our neighbours.**

The buildings are part of our South Kensington Estate, which we have owned for nearly 30 years. Our objective is to be a steward, adding value to our estate and the areas surrounding it by making them desirable places to live and work.

Our tenant, Imperial College London, is seeking alternative options for their student accommodation, enabling us to refurbish these beautiful buildings and convert them back to their original use as residential homes.

Our team is here today to help with any questions. You can complete a feedback form by [scanning the QR code here](#) or at the bottom of each board. Paper feedback forms are also available on request.



**The Wellcome Trust** is a global charitable foundation set up in 1936. We are independent and funded by a £38.2 billion investment portfolio. We support discovery research into life, health and wellbeing to tackle major global health challenges.

Around 8% of our funding comes from investments in property, including our South Kensington Estate, which we have owned for nearly 30 years, reflecting our long-term commitment to the area. Our goal is to manage the estate responsibly and help make it a better place to live and work, benefiting local residents, neighbours and businesses.



**Southwell Hall**  
(numbers 51-60)

**Holbein House**  
(numbers 61-63)

**Willis Jackson Hall**  
(numbers 64-69)

**Bernard Sunley Hall**  
(numbers 40-44)

**Fisher Hall**  
(numbers 12-30)



The original terraced houses have been repurposed into five distinct student residences. Bernard Sunley Hall and Fisher Hall have been vacant for a number of years.





## The history of Evelyn Gardens

**The story of Evelyn Gardens begins in the early 1880s, when architect and developer Sir Charles James Freake took on the project, in collaboration with Smith's Charity Estate.**

Following Freake's untimely death in 1884, the vision for the site was carried forward by his widow and trustees, who enlisted C.A. Daw & Son to complete the development.

While staying true to Freake's original street layout, Daw & Son made key design changes, including the decision to forgo stabling on the north and west sides, creating the generous communal gardens that define the area today.

Located in the Thurloe and Smith's Charity Conservation Area in South Kensington, Evelyn Gardens was originally built as private residences in the distinctive Queen Anne style and has retained much of its late Victorian character and splendour.



Historic image of Fisher Hall.



Historic image looking across to Southwell Hall and Holbein House.





## The buildings today

The three blocks were originally constructed as grand terrace houses in the late 19th century in the Queen Anne Style and are set around communal gardens, which are owned by the Wellcome Trust. The properties have direct access onto these tree-lined green spaces.



Current view of Willis Jackson Hall.



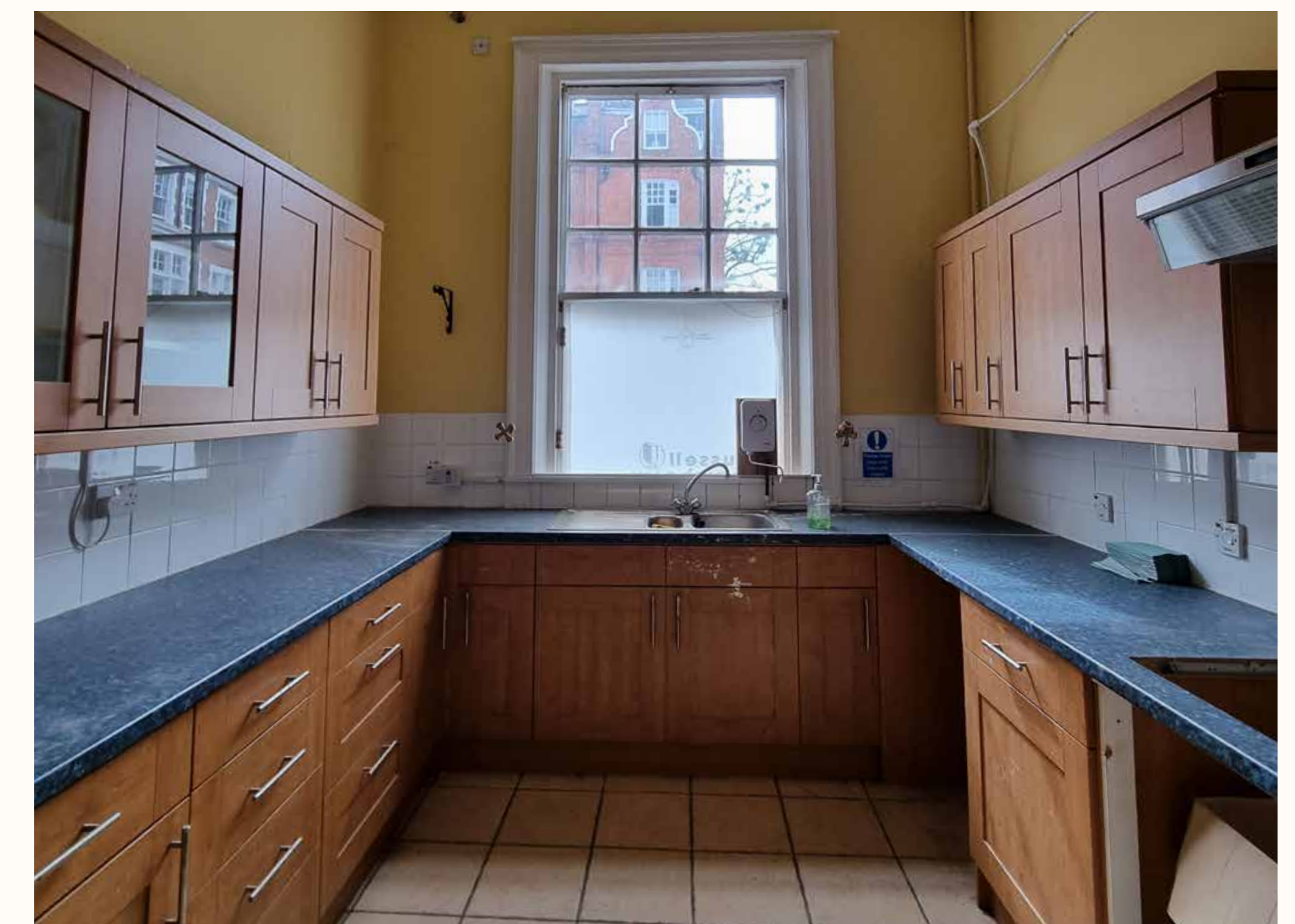
Some of the interiors of the current buildings.

Today, the buildings are currently leased to Imperial College London. The University has decided to explore alternative options for their student accommodation in order to meet their aspirations to provide purpose-built accommodation for their students in London.

On the outside, the buildings remain largely unchanged and have retained the distinctive architectural features of Evelyn Gardens and residential character.

Over the years, the University has significantly reconfigured the inside of the buildings, connecting the blocks internally to function as continuous halls of residence and many of the spaces are converted into small, individual rooms.

While the buildings themselves are not listed, they are of architectural value and Evelyn Gardens sits within the Thurloe and Smith's Charity Conservation Area.





## Key challenges and opportunities

We recognise the challenges associated with refurbishing and altering the buildings. We will need to consider:



Challenges of undertaking works to the historic facades of the buildings.

### Today

Buildings retain their original residential character but would benefit from restoration.



### Future opportunity

Proposals will respect and enhance the historical façades, and architectural features, limiting any external interventions to the buildings.



How we manage parking for new residents.

### Today

Buildings retain their original residential character but would benefit from restoration.



### Future opportunity

Proposals will respect and enhance the historical façades, and architectural features, limiting any external interventions to the buildings.



Delivering affordable housing for the borough.

### Today

Several inactive entrances, resulting in dormant space along the façades.



### Future opportunity

All the front doors will be restored and brought back into use.



The communal gardens and landscaping.

### Today

Several inactive entrances, resulting in dormant space along the façades.



### Future opportunity

All the front doors will be restored and brought back into use.



How we upgrade the buildings while respecting their character and our neighbours.

### Today

Communal gardens play a central role in the identity of Evelyn Gardens.



### Future opportunity

Enhance the gardens to provide upgraded amenity space for residents and preserve the site's verdant and historically significant communal spaces.



Construction management.

### Today

Communal gardens play a central role in the identity of Evelyn Gardens.



### Future opportunity

Enhance the gardens to provide upgraded amenity space for residents and preserve the site's verdant and historically significant communal spaces.



Understanding the financial and delivery challenges behind the regeneration.

### Today

Function as student accommodation.



### Future opportunity

Create approximately 90 new homes, including family homes, by remodelling and opening up interiors to deliver duplex units at street level with apartments above.

### Today

Extensive internal alterations, with numerous, small, individual rooms and rooms in a state of disrepair.



### Future opportunity

Refurbish to a high standard and introduce lifts for ease of access.

### Today

Predominantly single-glazed windows throughout.



### Future opportunity

Replace windows on all façades to improve the thermal performance of the buildings.

### Today

Some buildings have attic extensions.



### Future opportunity

Sympathetically extend into remaining attics to increase floorspace without adding to the height of buildings.

### Today

Large portions of the façade have been repointed using inappropriate cement-based mortar which over time will contribute to deterioration.



### Future opportunity

The street facade will be sensitively renovated.





## Before and after images





## Our vision

**We are proposing a sensitive restoration and conversion of three historic buildings at Evelyn Gardens, originally grand terrace houses built in the late 19th century in the Queen Anne style. Our goal is to transform these buildings into high-quality homes that meet modern standards while celebrating their architectural heritage.**

Although these buildings are not listed, they are located within a conservation area and possess architectural value. Our masterplan aims to revitalise the buildings as elegant, energy-efficient residences that complement both their historic setting and the communal gardens they adjoin.

This project will be guided by a commitment to preserving and enhancing the character of Evelyn Gardens through a careful balance of restoration and modernisation. Minimal changes will be made to the street-facing façades to preserve the integrity of the streetscape. Alterations to the garden façades will be thoughtfully managed to facilitate improvements inside the buildings.



Precedent images of what the new homes could look like.

## Aspirations

### Breathe new life into vacant buildings

Transform and renovate underutilised buildings into approximately 90 elegant, sustainable homes.

### Deliver a mix of home types

We propose offering a variety of homes, from one-bedroom apartments to four-bedrooms family duplexes, to cater to diverse needs and lifestyles.

### Enhance garden spaces

Improve communal gardens to promote well-being, foster social connections, and enhance biodiversity.

### Reinstate front entrances

Restore the street-level entrances, making each one a front door again and reflecting the buildings' townhouse heritage.

### Build sustainably

Maximise the reuse and refurbishment of the existing building fabric to minimise disruption to neighbours and reduce environmental impact.

### Minimise external change

Avoid changes to the street frontages and limit visible alterations to rear façades. Roof extensions should be discreet and align with local precedents.

### Support housing in the borough

Assist in addressing local housing needs by providing high-quality and thoughtfully designed homes.

### Celebrate heritage

Honour the original architecture by incorporating thoughtful design, careful restoration, and additions that are in harmony with the existing context.

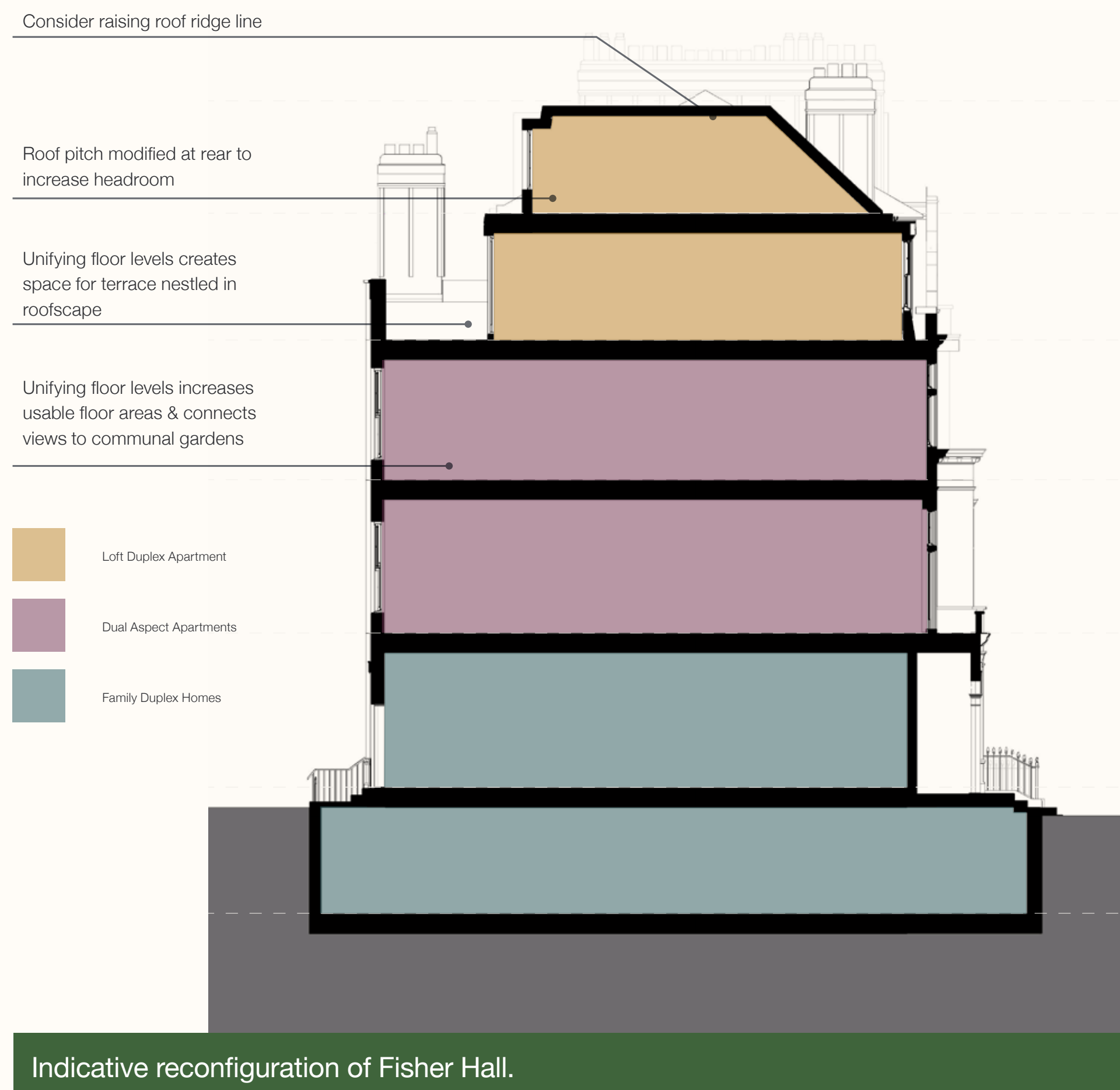




## Design principles

We aim to create high-quality, sustainable new homes and to enhance the communal gardens, adding value to the surrounding area.

The images below show how we will carefully adapt the interiors and restore the exteriors to convert the student accommodation into new homes.



> Dual-aspect residential units to maximise natural light and views.

> New mansard roof to accommodate duplex loft units, while respecting the surrounding roofscape and heritage setting.

> Make the homes inclusive and accessible to all by levelling the internal floorplates and introducing lifts.





## Next steps

Thank you for attending today's community drop-in event for residents, to find out more about our sensitive plans to refurbish the buildings to create new homes.

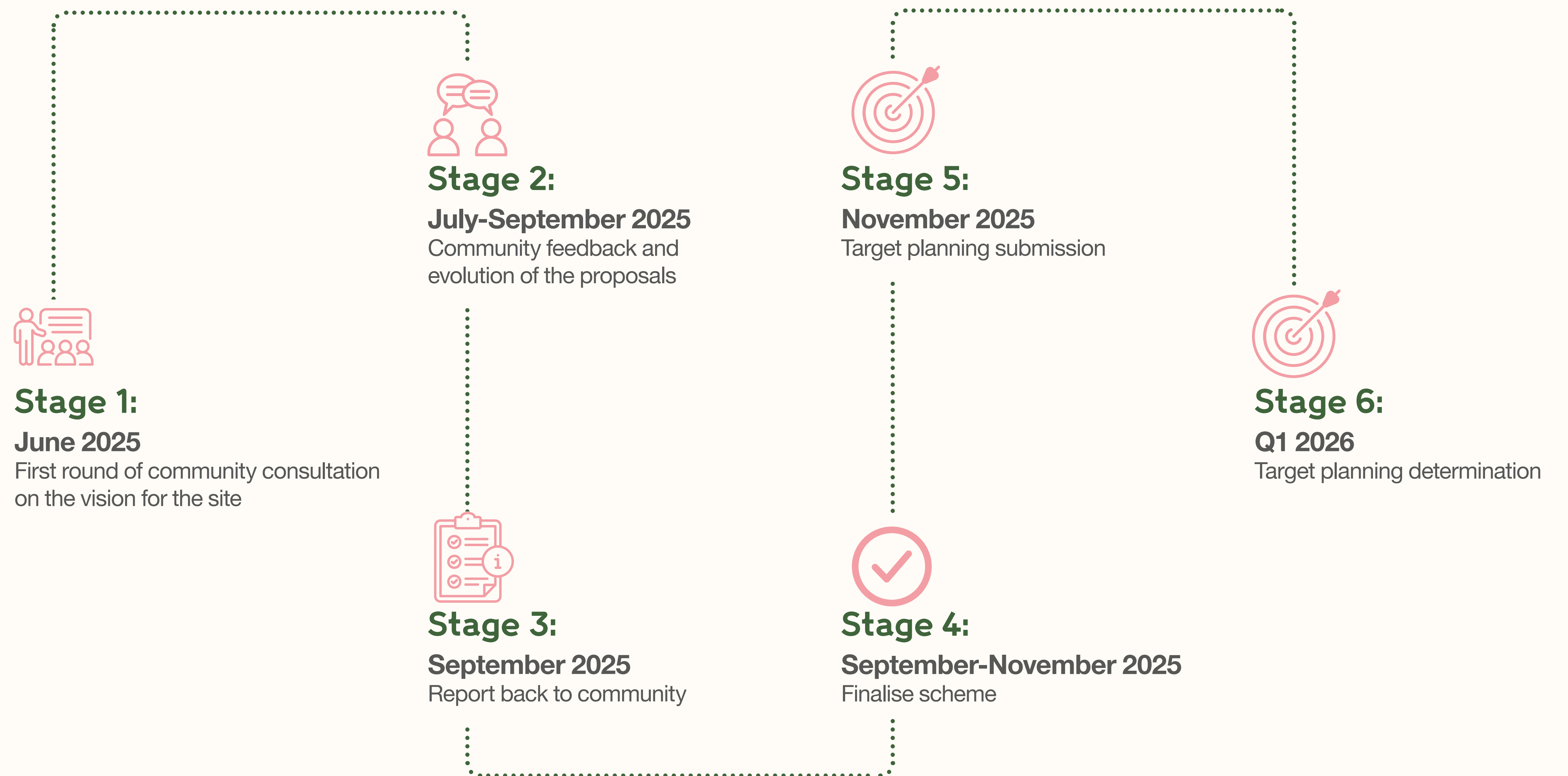
**We would like to hear your feedback on the emerging ideas shared today and any questions you may have at this stage.**

You can tell us what you think by completing a feedback form – you can do this by scanning the QR code on the boards. Hard copies of the feedback forms are available on request – please ask a member of the team.

We will feed back to the community in the autumn before we submit a planning application to the Royal Borough of Kensington and Chelsea later this year.

**You can contact the project team at any point by emailing [info@evelyn-gardens.co.uk](mailto:info@evelyn-gardens.co.uk) or by calling 0800 088 4570.**

### Key milestones:



All information displayed today will be added to our website following the consultation events for future reference: [www.evelyn-gardens.co.uk](http://www.evelyn-gardens.co.uk).

