

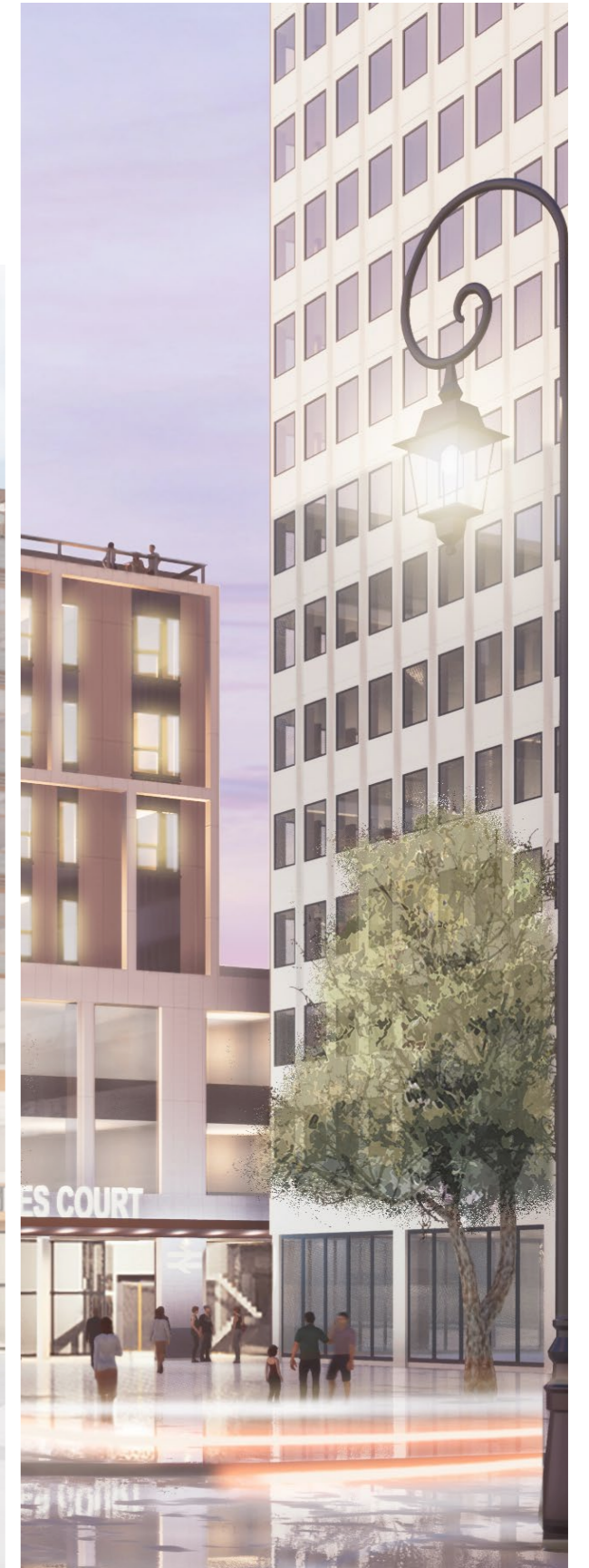
Welcome



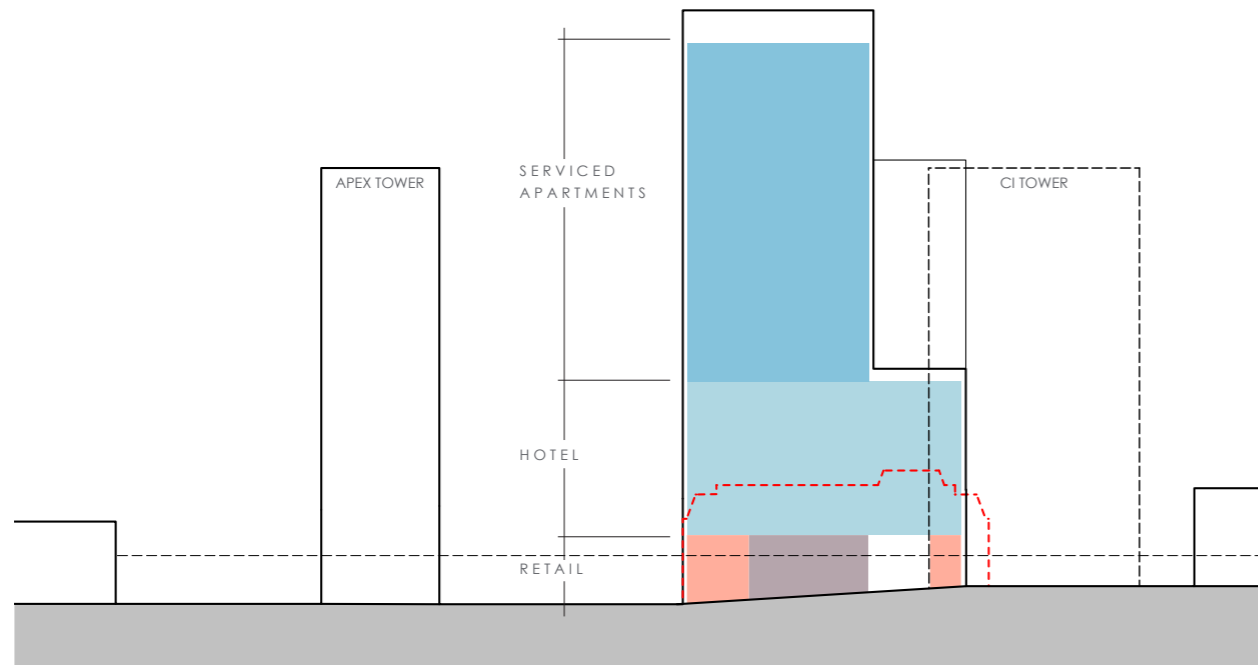
panter hudspith architects



AVISON
YOUNG

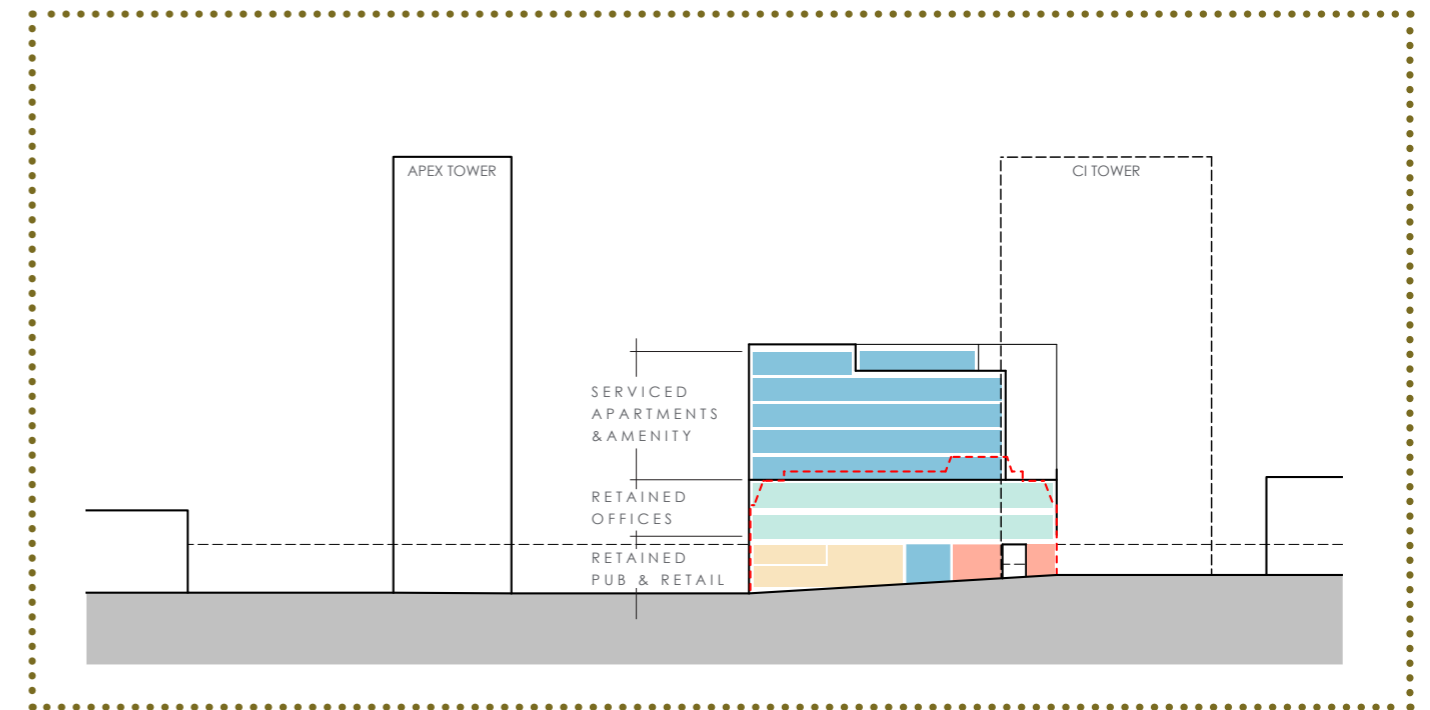


History Of This Site



2016 Pre-Application

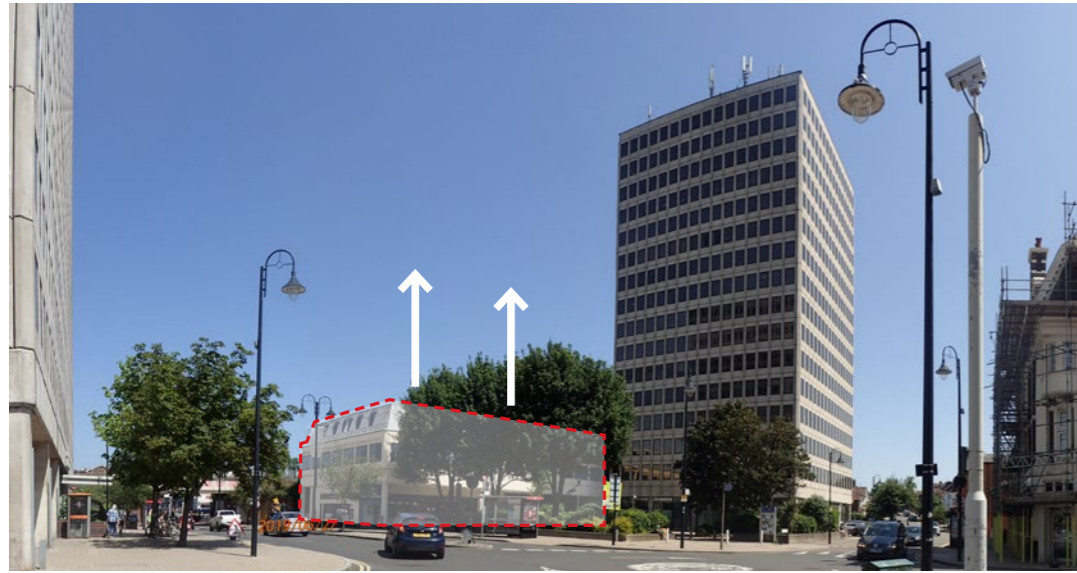
- 22 storey building (21 + Ground)
- Ground floor retail units and hotel reception
- Floors 2-7 hotel rooms (120 in total)
- Floors 8-21 serviced apartments (100 in total)
- Basement car park with 40 spaces
- Proposals to redevelop St Georges Square



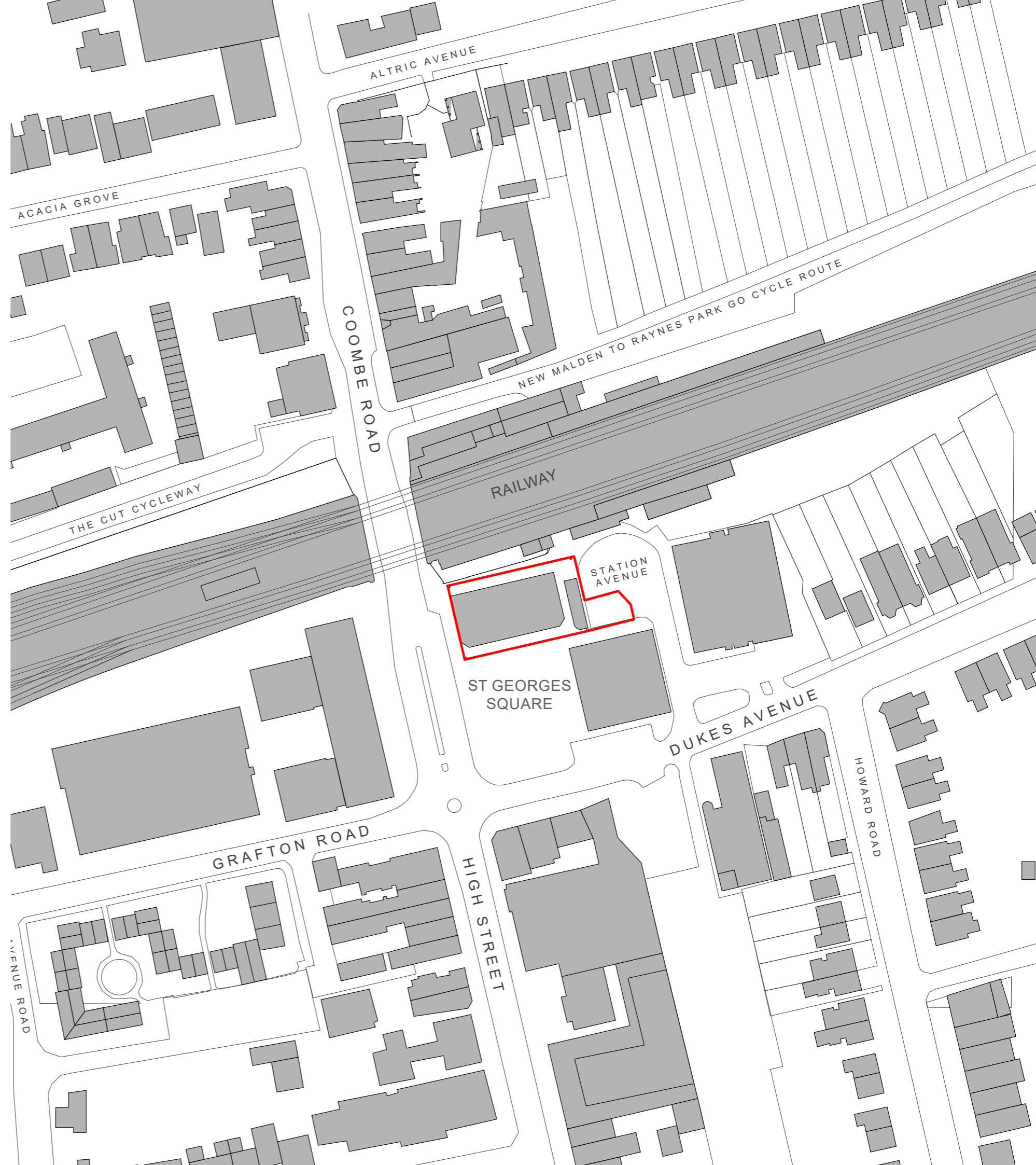
Current Pre-Application

- 8 storey building (7 + Ground)
- Ground floor retained uses & new retail uses
- Floors 1-2 retained office
- Floors 3-7 serviced apartments (70 in total)
- Floor 7 shared amenity and terrace
- Bicycle secured storage on ground floor

The Site



Existing building viewed from St Georges Square



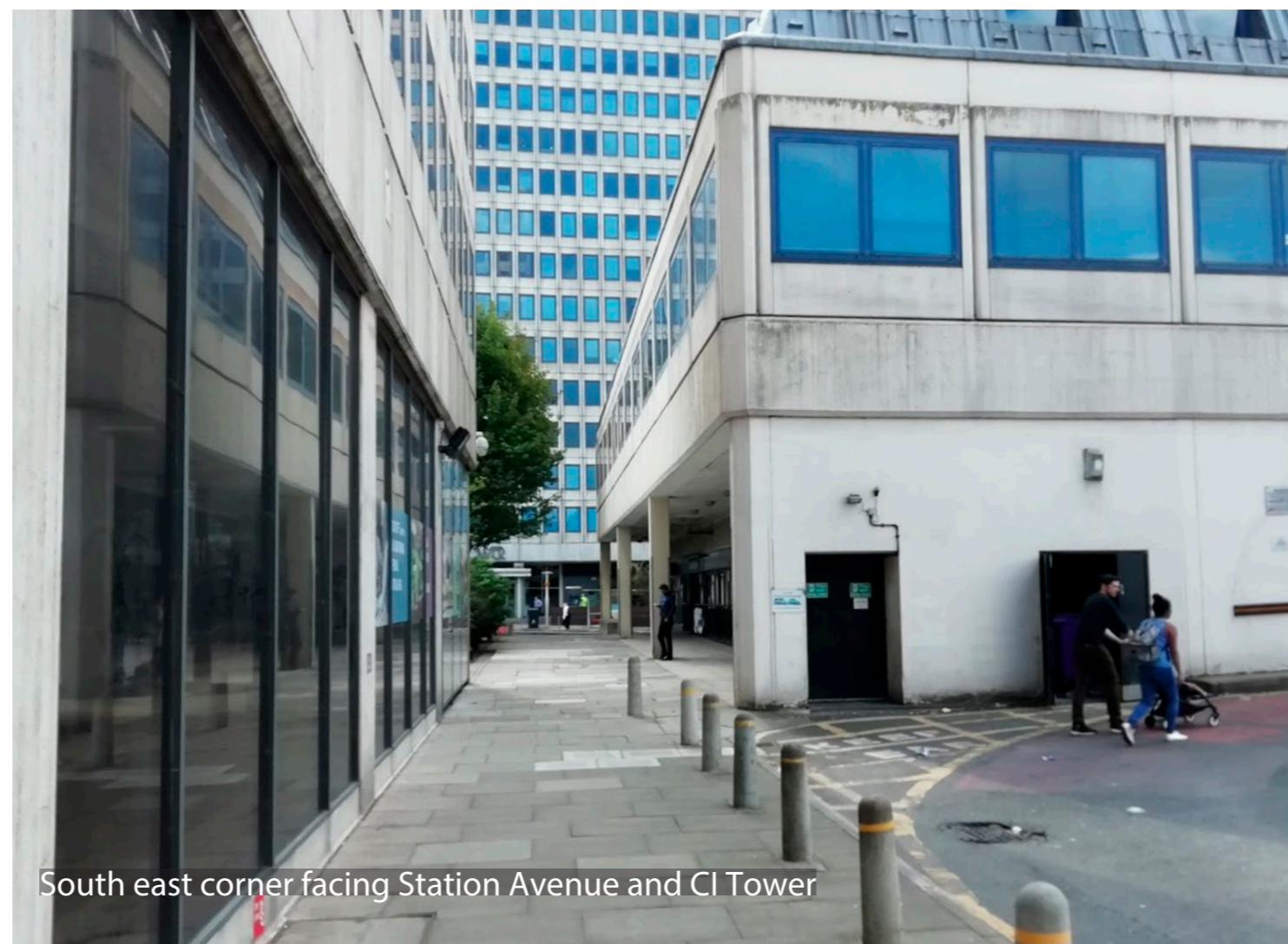
Opportunities to Enhance the Building & Public Realm



Station ticket hall and crash barrier to north east corner of the site



High Street elevation



South east corner facing Station Avenue and CI Tower



Route to St Georges Square

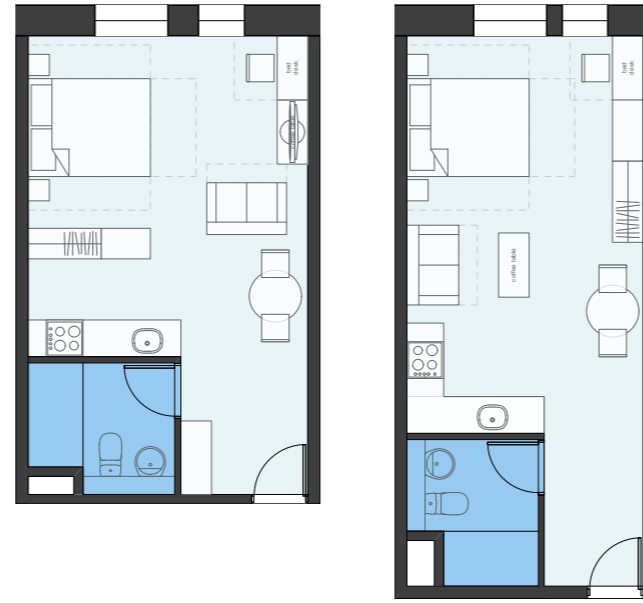
Proposed Uses

GROUND FLOOR

- Retain existing bar & retail
- New main entrance
- Additional Station Avenue kiosks
- Redesigned access routes

1st & 2nd FLOOR

- Retain two floors of office (employing circa 100 people)



Typical serviced apartment studio layouts



3rd to 7th FLOOR

Serviced Apartments

Fully furnished properties available for short/medium-term stays (up to 90 consecutive days) with hotel-like amenities.

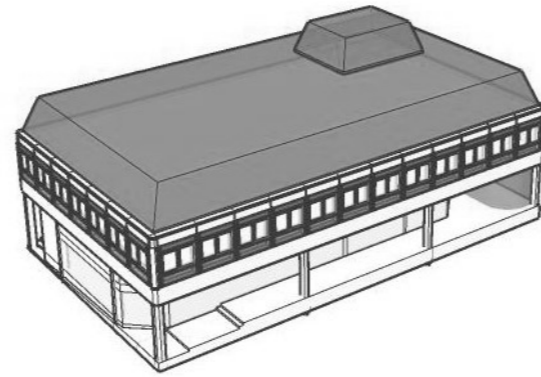
- Cost-effective accommodation
- More space and privacy
- More convenient - kitchenette / full-size kitchen with dishwasher & washing machine, larger living / sleeping areas
- Increasing visitor numbers to New Malden
- Generating revenue for the local economy
- Jobs creation and employment rate increase



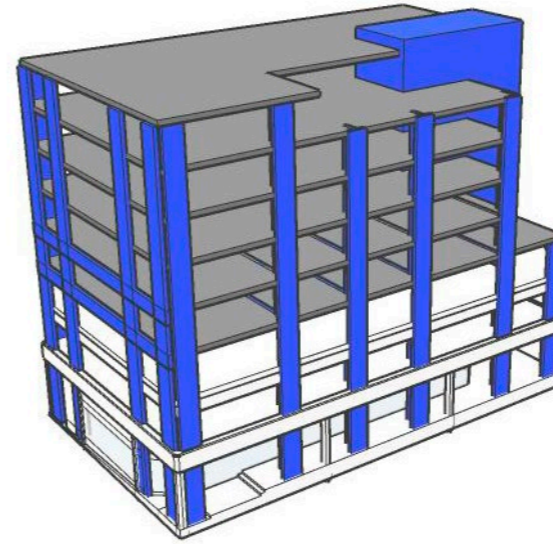
High quality accommodation in the Sutton Point development in South London (CNM Estates)

Design Approach

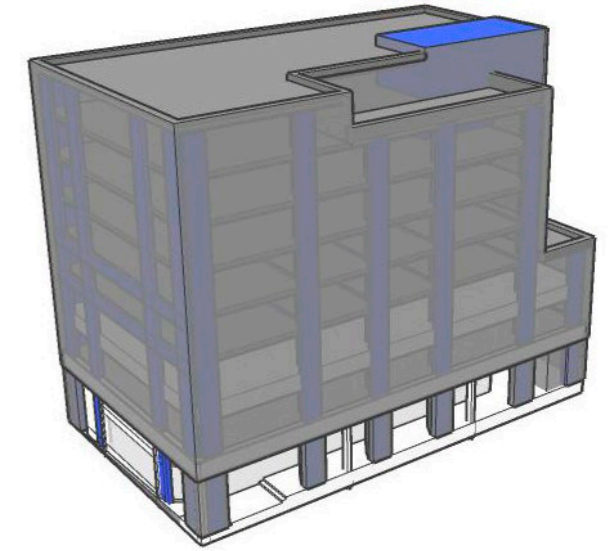
- Retained pub, retail & office uses
- Reconfigure ground floor & public realm improvements
- Strengthen existing building + add serviced accommodation above
- Massing responding to site constraints
- Cladding over existing + new floors, visual counterpoint to towers



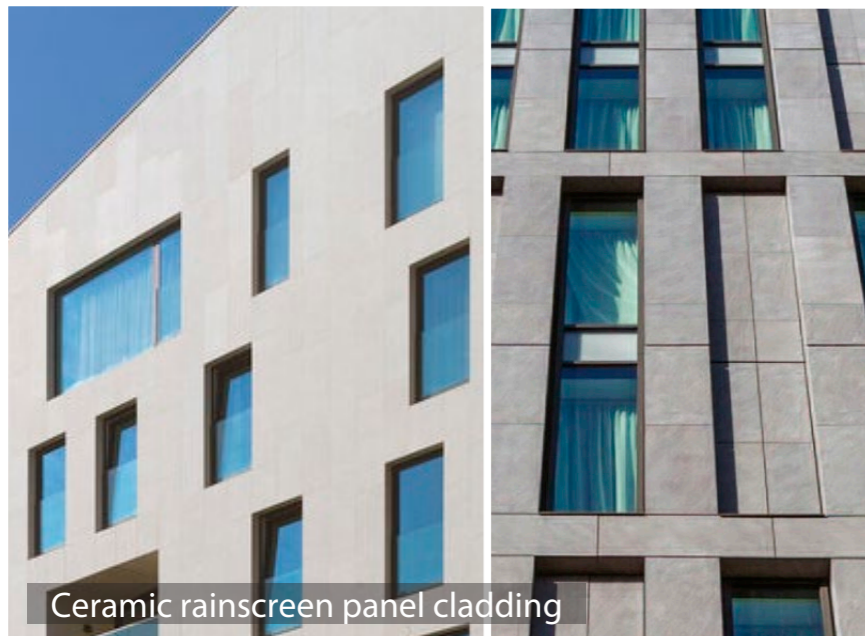
1. EXISTING BUILDING RETAINED



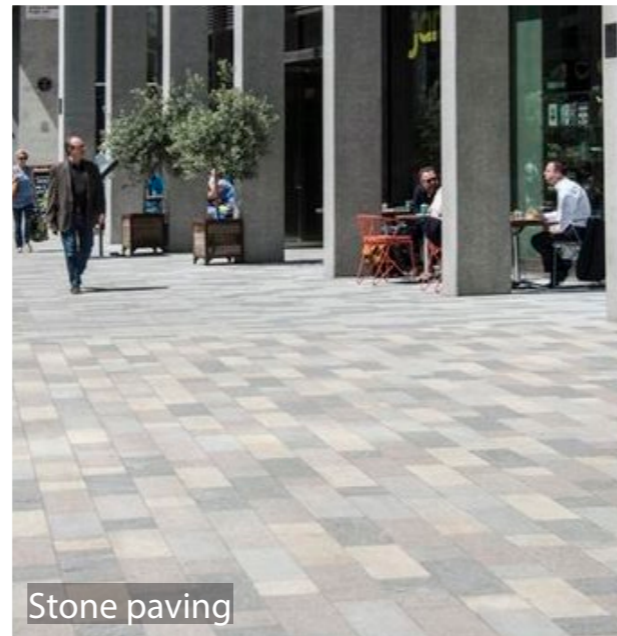
2. ADDITIONAL FLOORS & NEW STRUCTURE



3. CLADDING OVER EXISTING & NEW UPPER FLOORS



Ceramic rainscreen panel cladding



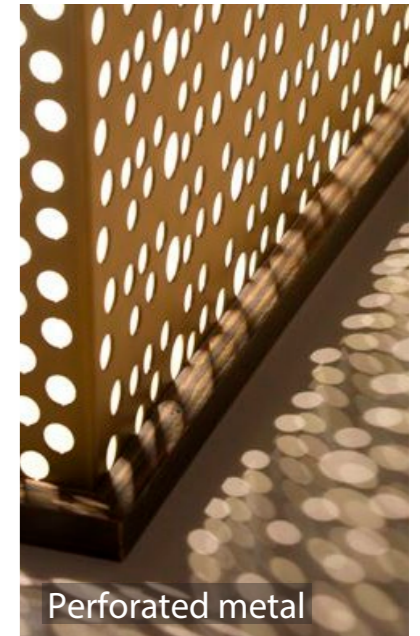
Stone paving



New shopfront glazing



Granite columns



Perforated metal

Proposals

GROUND FLOOR PLAN:



New Colonades, Frontages & Canopy



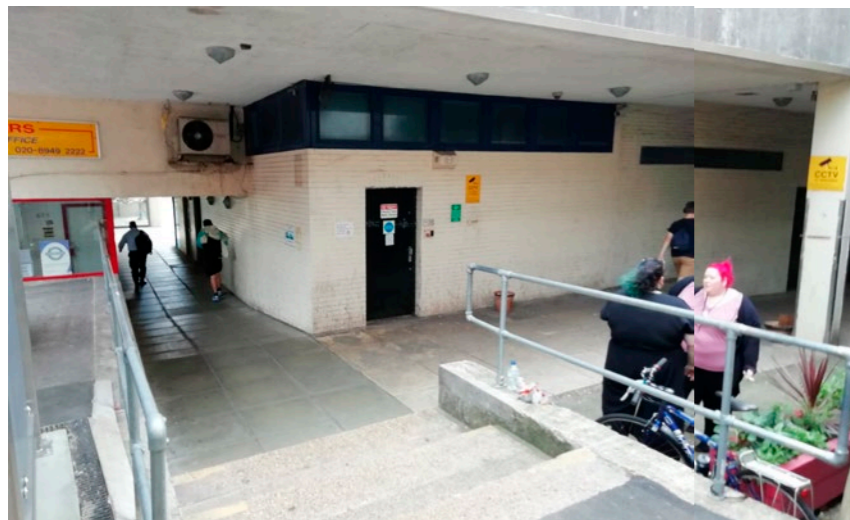
New Colonades, Frontages & Canopy



Public Realm Improvements

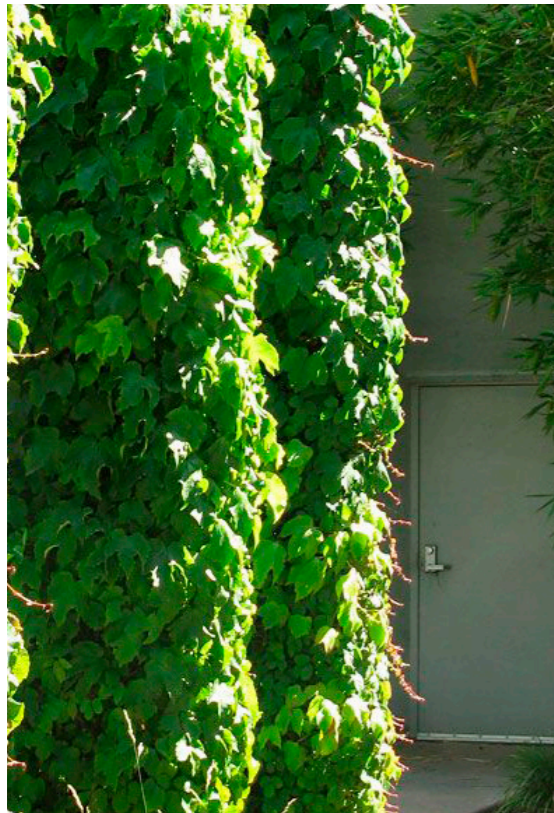
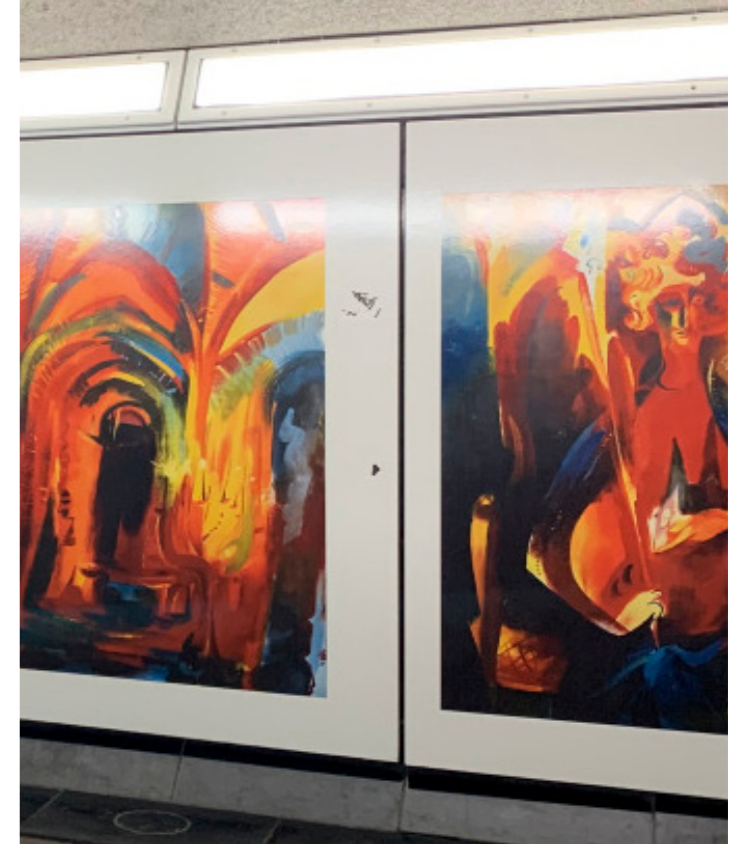


LANDSCAPING PLAN OF NORTH COLONNADE WITH NEW BIKE STORE

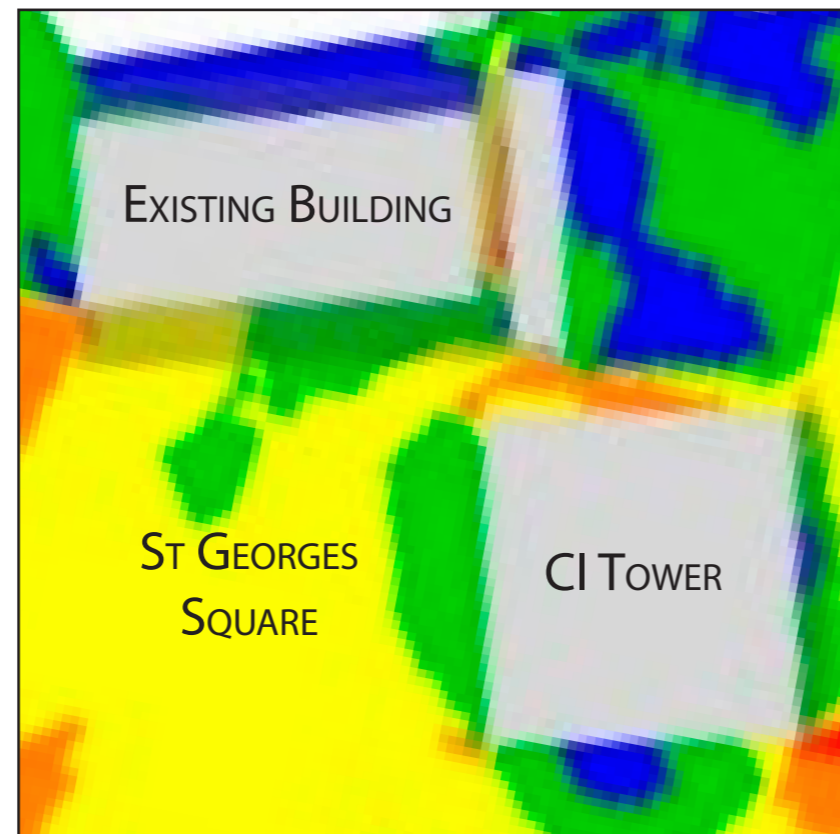


IMPROVEMENTS TO THE NORTH COLONNADE ROUTES FROM THE STATION THROUGH TO ST GEORGES SQUARE AND HIGH STREET

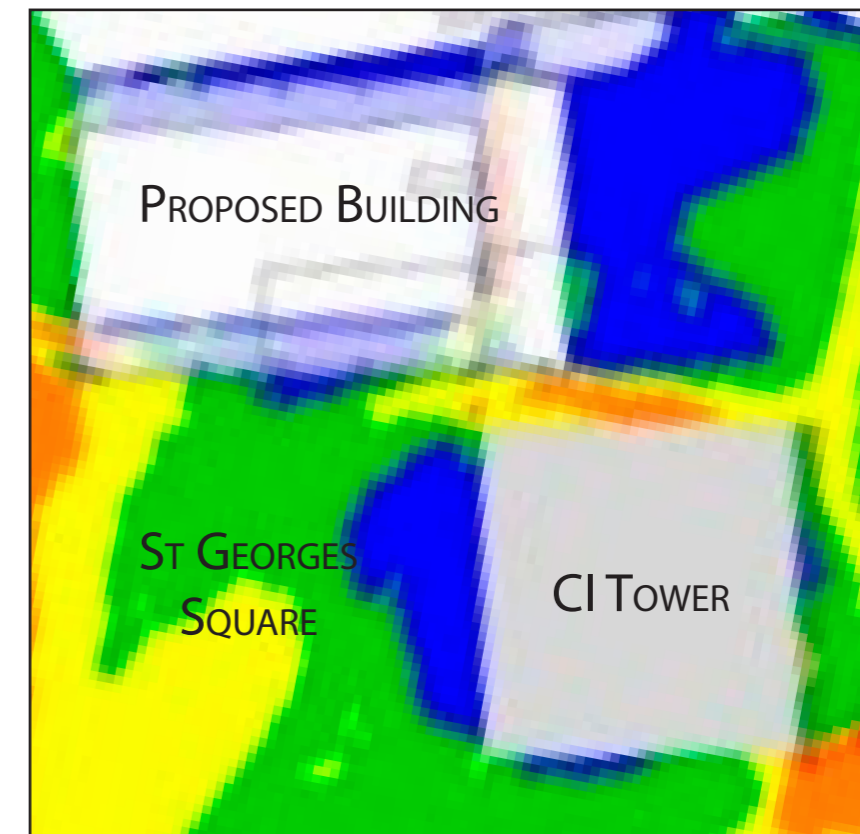
Public Realm Improvements



Microclimate Studies - work in progress

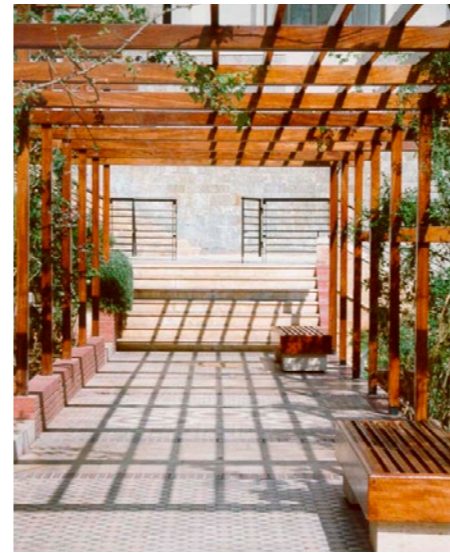


EXISTING



PROPOSED

Greening The Building



Pittisporum tobira



Schefflera taiwaniana



Fatsia japonica



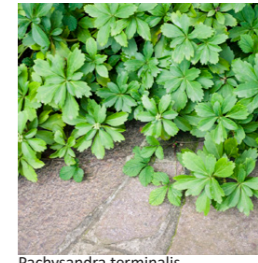
Kirengeshoma palmata



Amelanchier lamarkii



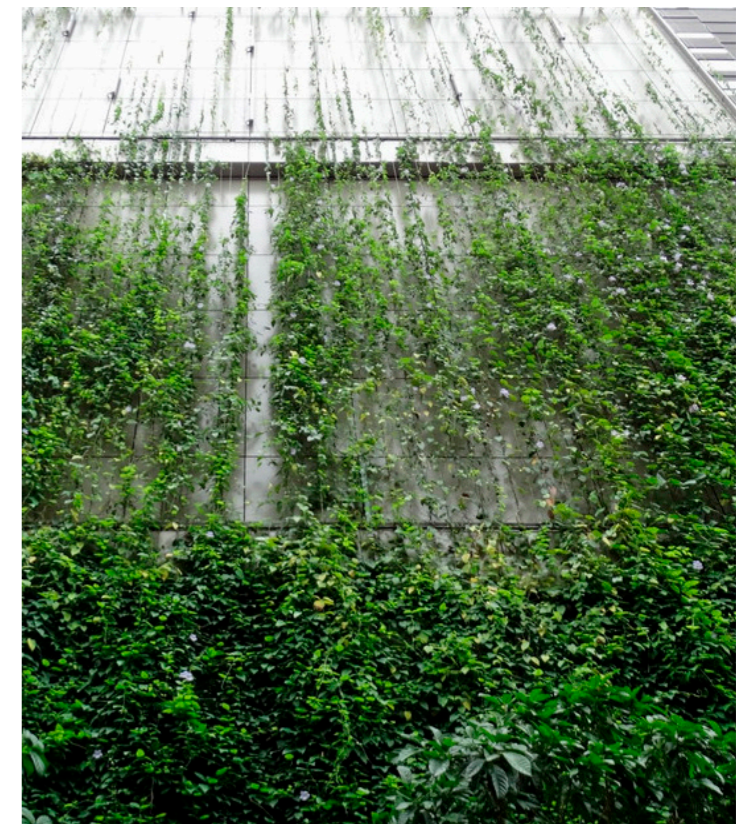
Miscanthus nepalensis



Pachysandra terminalis



Sarcococca ruscifolia



Third floor building facade greening
 Parthenocissus (for autumn colour) grown on tensile wire system

PROPOSED ROOF TERRACE



A NEW LANDMARK
GATEWAY TO NEW
MALDEN



IMPROVED
CONNECTIONS TO NEW
MALDEN STATION



70 NEW SERVICED
ACCOMMODATION
UNITS



RETAINING 100 JOBS



ST GEORGES COURT

BAR MALE

APART-HOTE



PUBLIC REALM
IMPROVEMENTS AROUND
THE SITE



RECONFIGURATION OF
GROUND FLOOR USES



A HIGH-QUALITY DESIGN



SUSTAINABLE BUILDING

An architectural rendering of a modern multi-story building named 'ST GEORGES COURT'. The building features a light-colored facade with a grid of windows. A central courtyard is paved with light-colored bricks and contains a bench, some greenery, and a few people walking. The sky is clear and blue. A dark red semi-transparent box is overlaid on the center of the image, containing project timeline information.

INDICATIVE PROJECT TIMELINE:

- FEBRUARY 2021 – APPLICATION SUBMITTED
- MAY/JUNE 2021 – ANTICIPATED DETERMINATION
- AUTUMN 2021 – START ON SITE
- SPRING 2023 – TARGET COMPLETION