

Welcome

Thank you for attending today's exhibition showing our proposals for the first phase of Tolworth Tower's redevelopment.

Our professional team is on hand to answer any questions you may have.

Our proposals are still developing. Your feedback will be reviewed by the project team and will help us with future iterations of the scheme. Please take a feedback form once you have finished reading the exhibition boards.

We're looking forward to hearing from you.

The Project Team includes:



Meadow Partners is a real estate investor that invests on behalf of a number of public pension plans. It has offices in London and New York.



Carey Jones Chapman Tolcher (CJCT) is one of the UK's leading Architecture & Interior Design practices.



Velocity Transport Planning is a specialist Transport Planning consultancy.



Barton Willmore is a national planning consultancy.



Rund Partnership is a specialist surveying and construction consultancy, providing services in London and the South of England



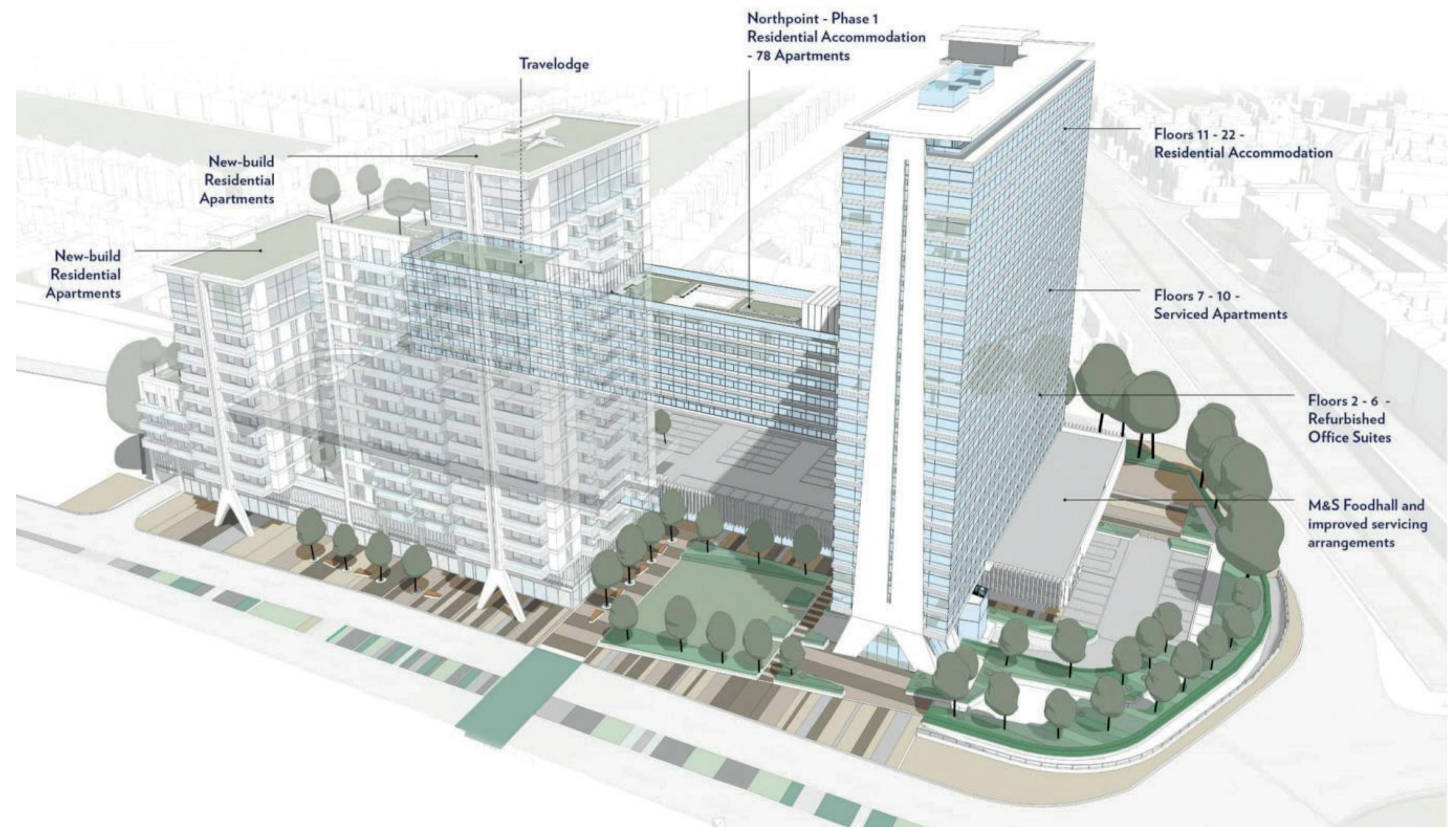
Site context

Tolworth Tower is a landmark building on the A3. The building was completed in 1964 by architects Richard Seifert & Partners.

Meadow Partners is the new owner of Tolworth Tower, having acquired the site from receivers earlier this year.

The existing buildings are no longer fit for purpose and are in need of significant regeneration. Subsequently, this site presents an opportunity to trigger the wider revitalisation of Tolworth.

Meadow Partners is seeking to amend the previous proposals to ensure the regeneration of the site and the delivery of much needed housing.



Previously Consented Scheme

In January 2016, Kingston Council's Development Control Committee resolved to grant planning permission for the redevelopment and refurbishment of the Tolworth Tower complex.

This application included a resolution to grant for the construction of two new buildings, between 5 storeys and 19 storeys.

The resolution to grant scheme allows for the conversion of the existing office accommodation within the tower to provide:

- 108 Residential Units
- 68 Serviced Apartments
- Approximately 3,191 sqm net retained Office Space
- Retention of the Marks & Spencer's retail unit

Meadow Partners do not intend to deliver the new buildings as previously consented, and they do not form part of this application.

We will be working with the local community and the Council on the delivery of the new plans for this second phase of the site soon.

Tower refurbishment

In order to ensure the delivery of much needed housing and the success of this major regeneration project, we are proposing the following amendments.

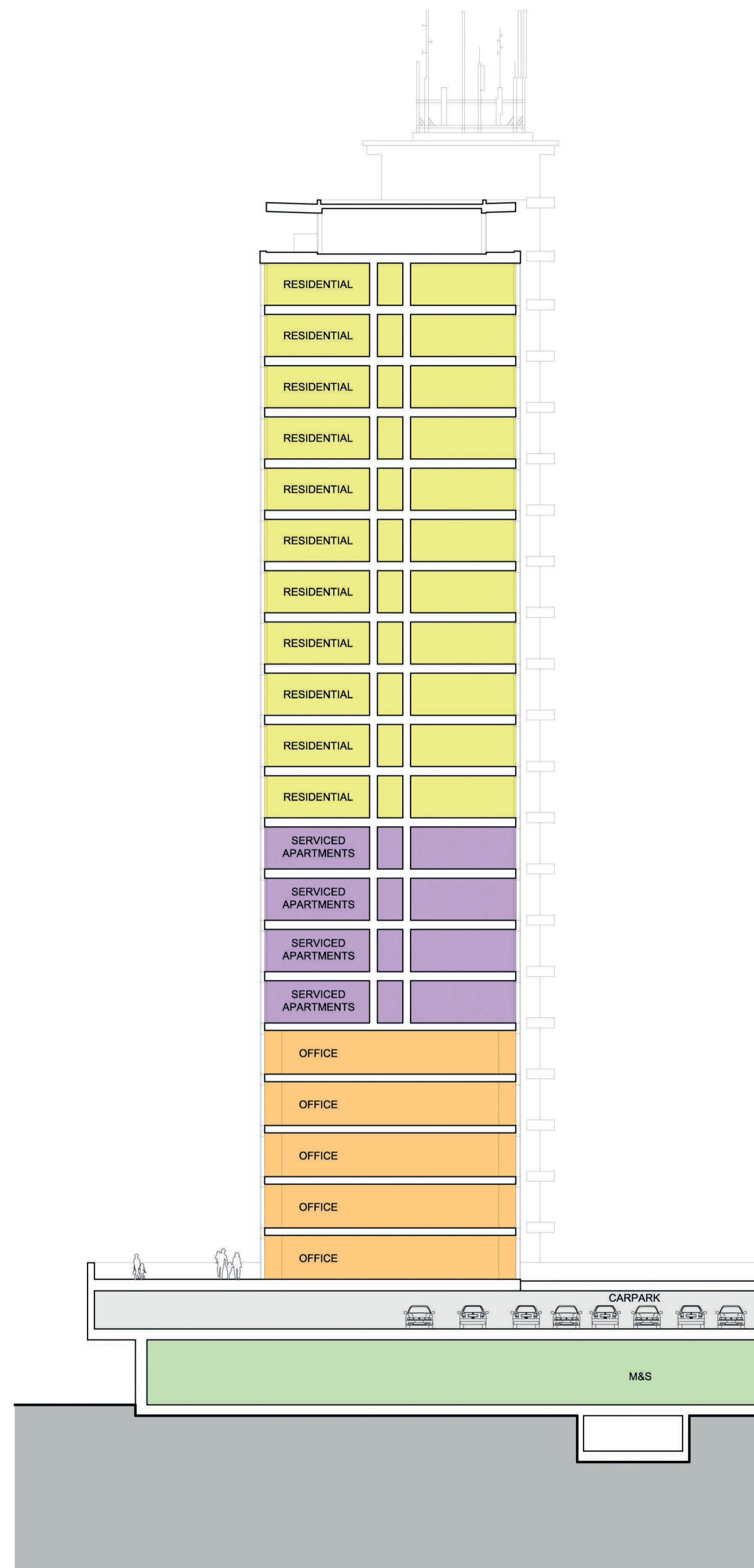
Refurbishment of the Existing Tower:

- Convert the tower to residential accommodation
- Creation of a new entrance that pays homage to the design of the tower
- The scheme will deliver residential amenity space, a gym and a café

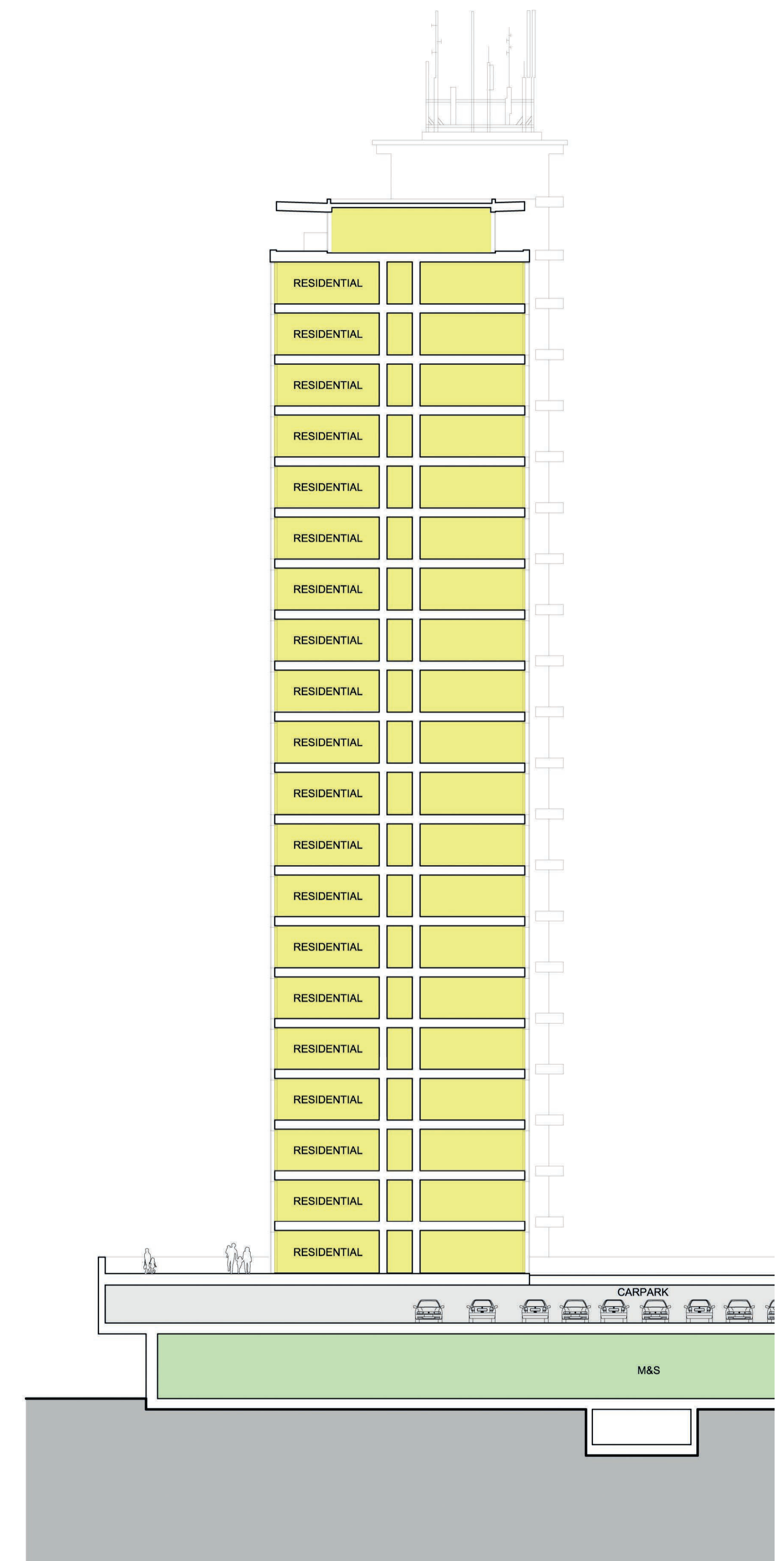
There is very limited demand for office accommodation in the Tower. The current occupancy rate of the Tower is 26%.

There are also a number of structural and construction related structural considerations associated with the conversion of the existing building. The main challenge is that the existing floor to floor height is too low to meet contemporary office requirements.

The optimised scheme will ensure the delivery of 239 much needed residential units whereas the previous resolution to grant scheme delivered only 108 residential units.



Resolution to Grant Tower Uses



Optimised Tower Uses

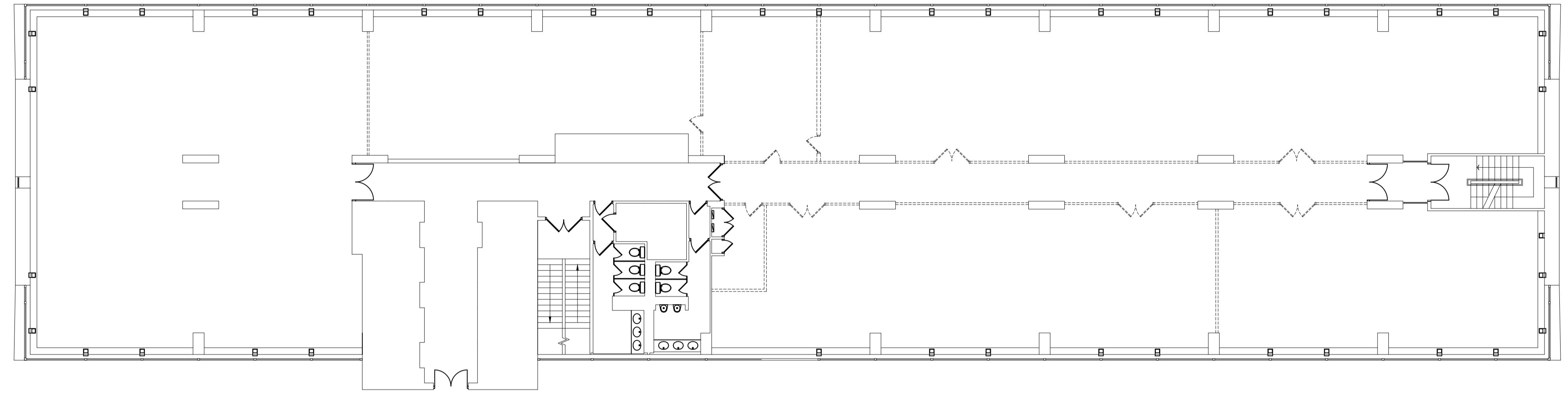
Office to residential conversion

An exciting opportunity

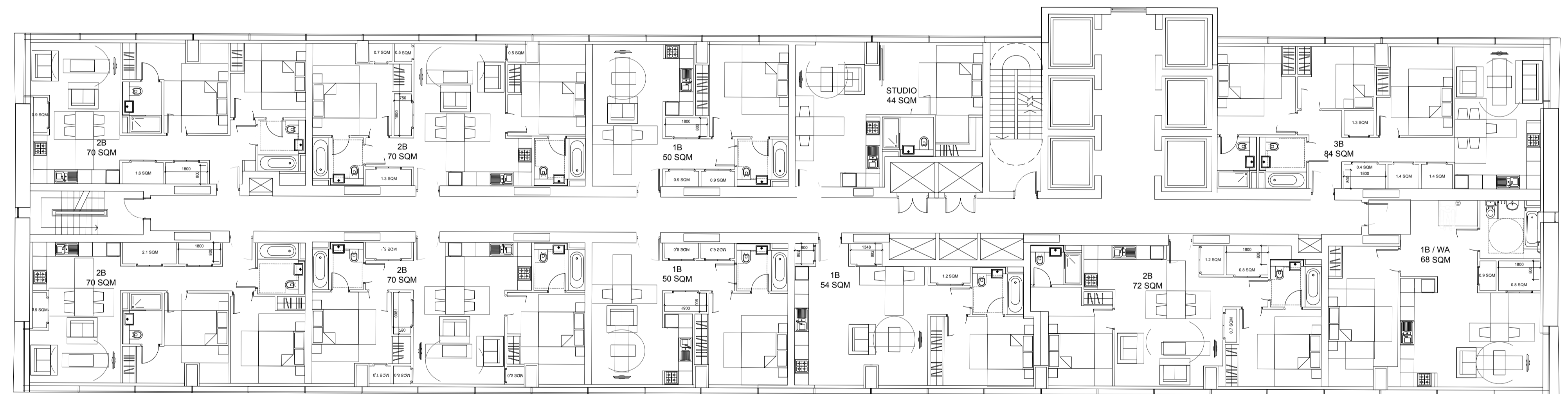
Delivery of new homes:

Our Build to Rent homes at Tolworth Tower will be designed and operated as part of a unified rental block. The homes and amenity spaces that bind them together have been designed to meet the needs and aspirations of the residents who will form part of this new community, which we will nurture and develop over the coming years as manager and long-term steward.

We offer a number of exciting opportunities for our tenants. We do not ask for a deposit, and our 'fully-furnished home' option is popular. An on-site concierge will ensure that the maintenance needs of our tenants are met, along with assuring their security. There will also be a fully-equipped gym on site.



Existing plan

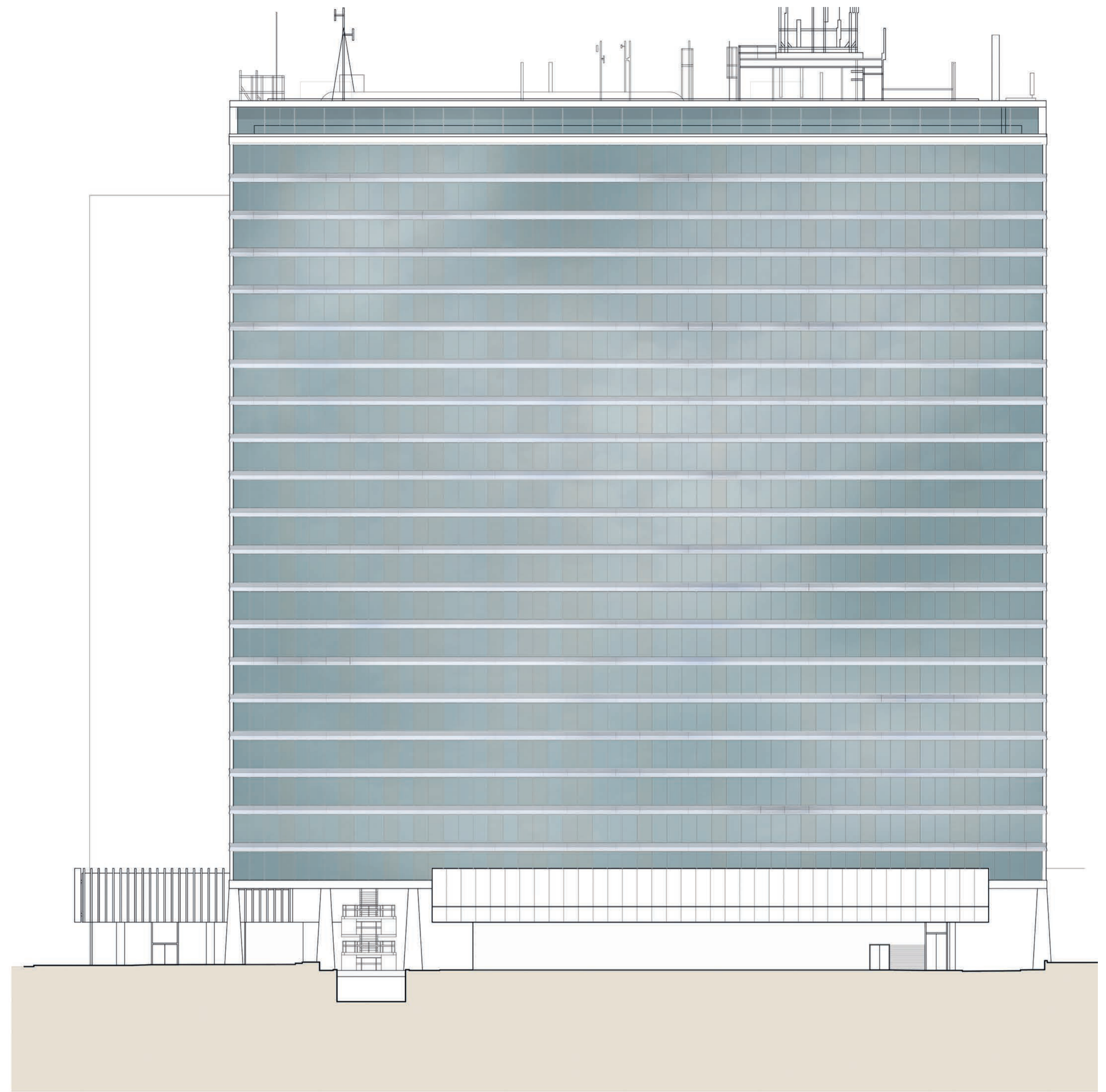
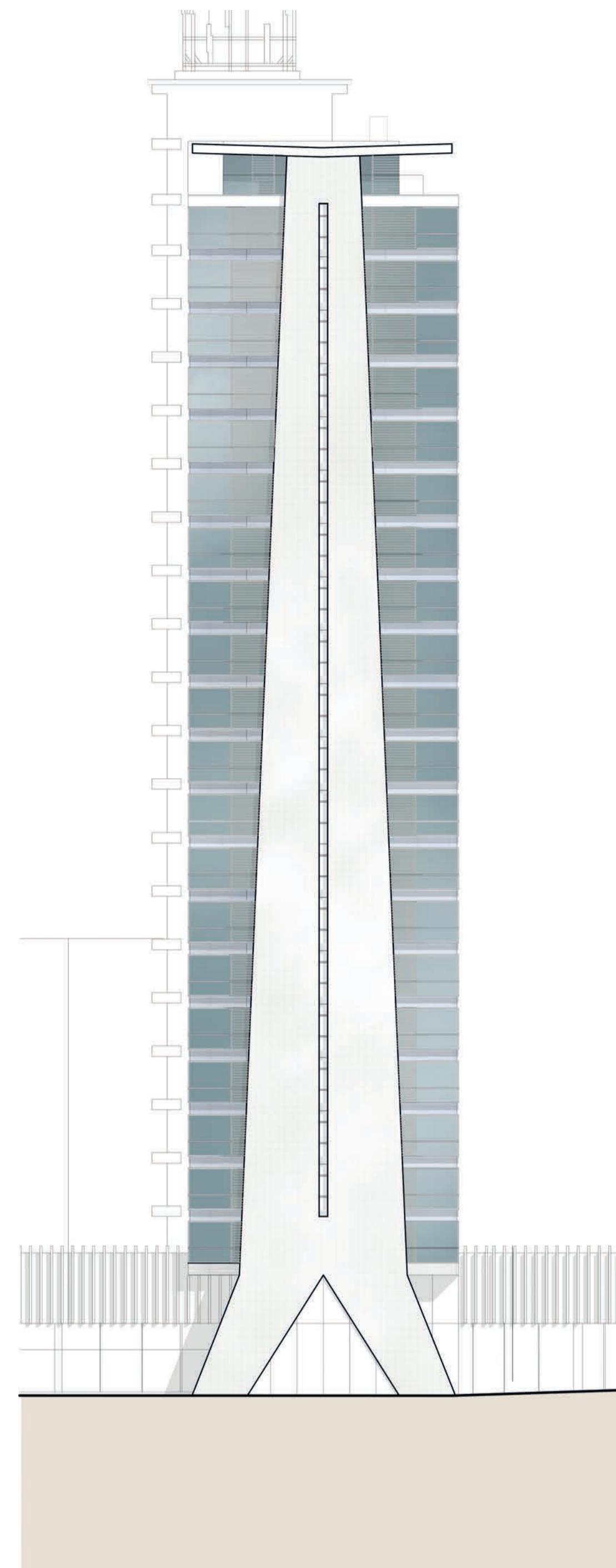


Proposed plan

Materials

We are inspired by Richard Seifert's original vision for Tolworth Tower.

Our choice of materials and design will give the Tower a new lease of life and restore it to its original state.



New glass

New ceramic white tiles

New horizontal banding

The condition of the existing cladding is somewhat tired and in need of repair. This has a negative visual impact locally. Recladding and refurbishing the existing Tower will therefore make a positive contribution to the existing townscape, skyline and the overall perception of the Tolworth district centre

Parking

The original resolution to grant basement below the proposed new build residential accommodation does not form part of this proposal.

Instead we are proposing:

- A total of 55 car parking spaces will be provided for the proposed residential development
- Parking spaces will be rented to residents rather than allocated by specific unit. This enables parking capacity within the car park to be maximised much more efficiently by comparison to more typical residential parking allocation
- Seven disabled parking spaces will be provided with capability to convert a further 17 spaces
- 20% of all spaces will be provided with electric charging facilities
- A minimum of two car club cars (like Zip Car) are proposed to be located on-site which will be accessible to residents and the wider public.
- A total of 365 secure cycle parking spaces will be provided for residents

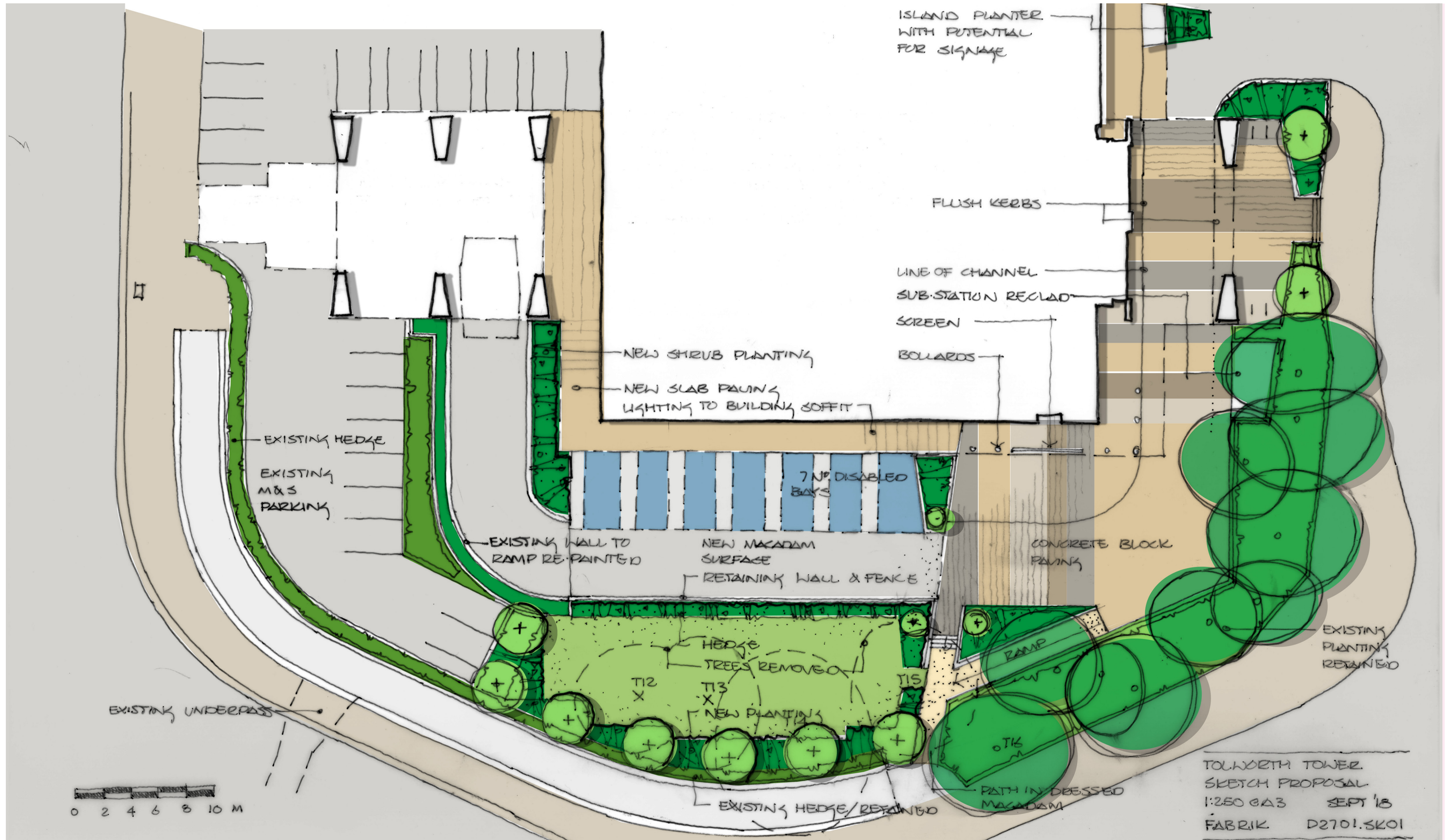
As part of the lease discussions with Marks & Spencer, it is clear that car parking is needed to the front of the store. We are therefore not proposing to change this.

Fire safety and cladding

Meadow Partners is an institutional property investor with experience of managing high rise residential accommodation.

- Kingston Building Control Services has been appointed for Building Control (statutory compliance) services including checking plans and site inspections/sign off
- Experienced professional team has been appointed on the project, including facade consultant and fire engineer as specialist advisors
- We follow best practice for cladding design and only non-combustible materials are used. This is in accordance with UK building regulations
- Each apartment will have sprinkler protection

Landscaping



CGI



Architect's Computer Generated Image

CGI



Architect's Computer Generated Image

Benefits

-  The principle of the redevelopment of the Tower complex is supported by both Kingston Council and the Mayor of London
-  Provision of much needed housing
-  Supporting the much-needed regeneration of Tolworth High Street that has been an aspiration of the council for many years
-  Improving the image of Tolworth as a gateway to Kingston Town Centre
-  Improving and enhancing the visual appearance of the Tolworth Tower complex
-  Providing high-quality public realm
-  The re-use and refurbishment of an under-occupied building which is identified as a key landmark within the Borough
-  Secure the retention of the M&S store and the Travelodge Hotel

Next steps

Thank you for attending the public consultation today. Please complete a feedback form or send it back to us using the FREEPOST address provided.

Timeline



**Feedback considered
by project team**

October



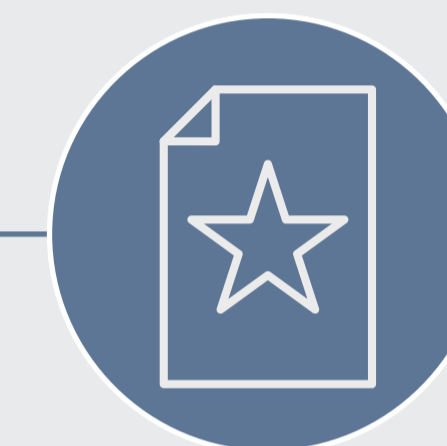
**Finalising the application
for tower refurbishment**

October



**Application submitted
to RBK**

November



**Target date for a decision
by RBK**

Early 2019

Contact details

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