



TOLWORTH TOWER

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Welcome

Welcome to our exhibition which outlines proposals to regenerate the Tolworth Tower complex.

We want to give the local community the opportunity to view our proposals and speak to members of our development team. We will carefully consider all the feedback we receive and having taken your feedback on board we hope to submit a planning application in a few months time.

Please complete a feedback form before you leave and tell us what you think.

All the information and images from today's exhibition, along with an online version of the feedback form, is available to view online at

www.tolworthtowerregen.co.uk.

You can also contact us on

020 7871 3565

or e-mail

comment@tolworthtowerregen.co.uk

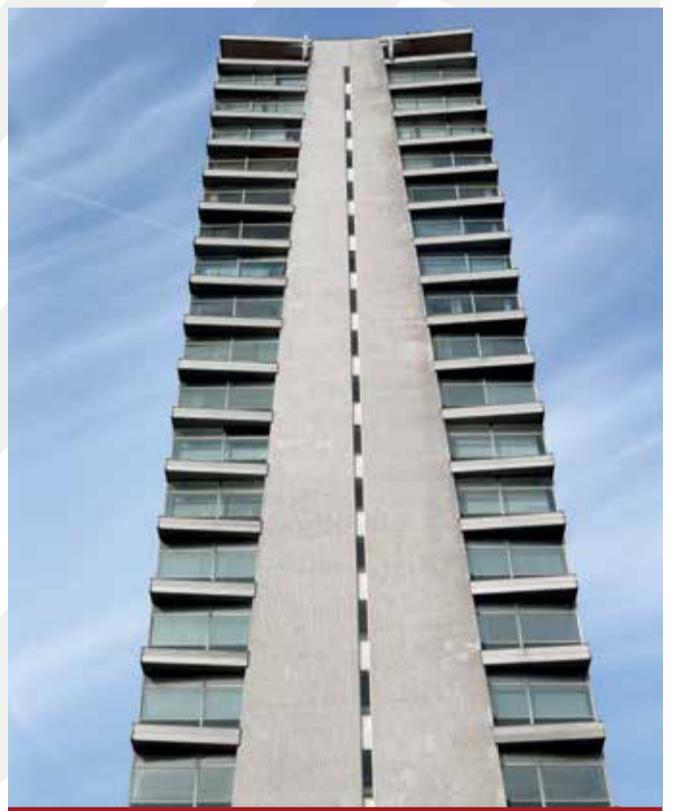
for more information.



Aerial view of Tolworth Tower



Tolworth Tower facade



View of Tolworth Tower



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Who are we?



CNM Estates identifies, funds and develops high quality homes, student housing, hotels and mixed use developments with a core philosophy of delivering all of these with style.

Working predominantly in London and within the M25, CNM aspires to enhance the surroundings of each new project, working closely with local businesses and engaging directly with local communities.

Sutton Point – This mixed use scheme located in Sutton Town Centre will deliver 332 one, two and three-bed apartments, 139 bedroom hotel, a health and fitness centre, substantial retail and restaurant offering around a new public plaza, with 25,000 sq ft of flexible office accommodation. Construction will commence in spring 2015.

Kingston Gala – Obtained planning permission to convert the iconic building on Richmond Road into a auditorium, offices, dance studio and a number of high quality homes. Construction is due to start in late 2015.

Surbiton Plaza Phases I & II – Surbiton Plaza, is a distinctive development of innovative new properties set around a tree-lined, landscaped mews, combining stylish, easy living with exceptional contemporary design, and was completed in 2013.

Red Lion Road, Tolworth – A mixed-use development consisting of 50 new homes and 12,000 sq ft commercial space located on Tolworth Broadway, with 67 off street parking spaces. The scheme is now complete with all of the properties occupied.

Kingston Plaza Phase I – 133 Student rooms currently under construction and due to be completed in summer 2015.

Kings Point, Reading – 109 home riverside scheme located in Central Reading. The scheme also incorporates 4,000 sq ft of commercial and restaurant accommodation with substantial public realm improvements.



Kingston Plaza



Kings Point



Sutton Point



Kingston Gala



Red Lion Road



Surbiton Plaza



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The team



CJCT

CJCT is one of the UK's leading Architecture & Interior Design practices with a 25 year heritage and reputation for delivering quality, sustainable and award winning design across all building sectors.

CJCT have successfully designed and delivered several high profile buildings in Royal Borough of Kingston, including the Kingston Gasworks scheme for the Berkeley Group, which was granted planning consent earlier this year and is due for completion in 2017.



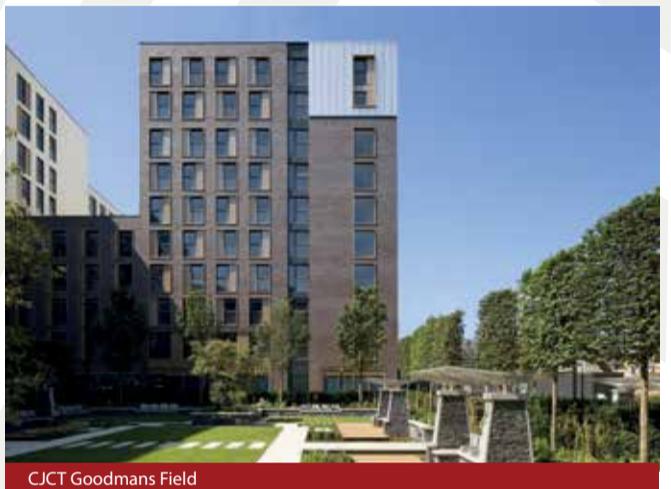
Fabrik

Fabrik are a firm of landscape architects, landscape planners and urban designers based in Alton, London and Manchester. Fabrik bring an innovative, research led approach to the design and use of our external environment.

Fabrik work on a wide range of high profile public and private projects, creating sustainable landscapes in the caring, learning, living and working sectors.



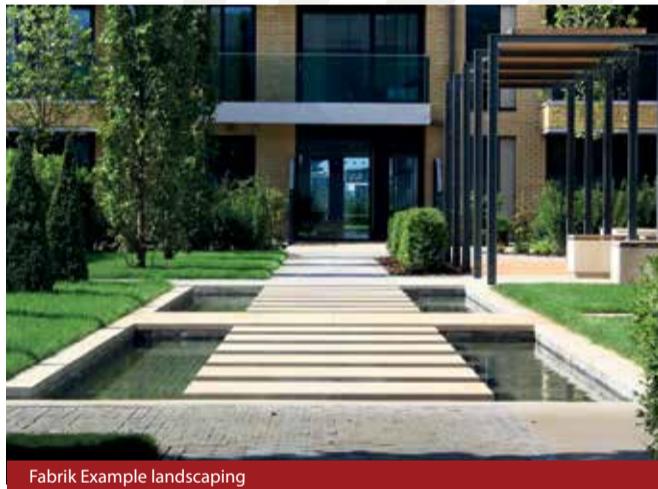
CJCT Kingston Gas Works



CJCT Goodmans Field



Greenwich Peninsula



Fabrik Example landscaping



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A vision for Tolworth regeneration

Tolworth Tower is an iconic local landmark recognised across London and Surrey. The tower complex, which also includes the north wing where M&S, Travelodge, the multi-storey car park and the shops on the Broadway are, was designed and built by Richard Seifert and Partners in the 1960s. It is now in need of regeneration and investment so that it can continue to contribute to and enhance the local area.

People have different views of the beauty of Seifert's tower, but what is not in dispute is that this is a building built to last. Now it has turned 50 it's time to reimagine the whole site for the 21st Century – to give the Tower a facelift and a new purpose so that it may continue to play a vital role in Tolworth's future and complement the Council's regeneration vision for the area.

Our plans are to refurbish the existing tower and redevelop the rest of site adjacent to the Broadway, while retaining Marks & Spencer and Travelodge throughout the process. Our proposals will deliver an exciting mixed-use development that will create a vibrant Tolworth centre, benefiting both its existing residents and businesses.



View of Tolworth Tower from the Greenway



View of Tolworth Tower from M&S Car Park



Tolworth site plan



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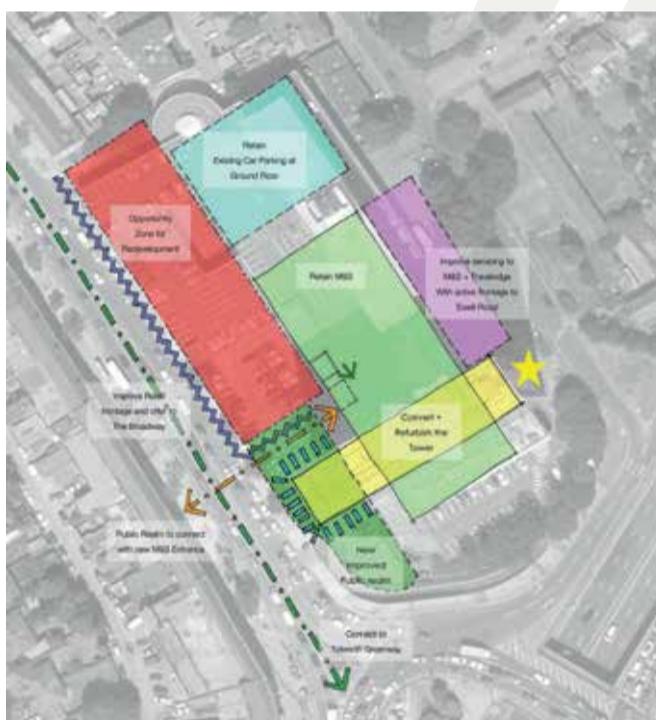
Delivering a lasting legacy for Tolworth

Our objectives

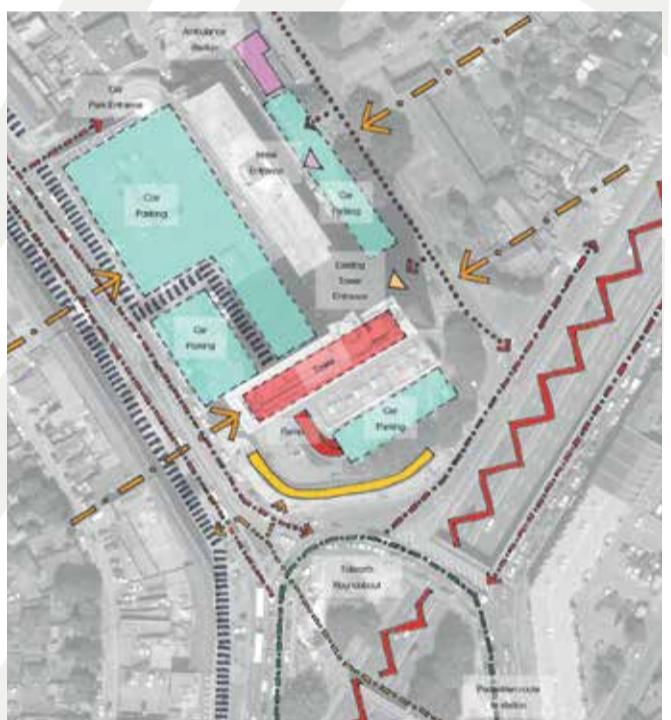
Our proposals will give the area a new lease of life, enriching the existing local community by providing new jobs, homes, shops and public spaces, all to a high quality design.

The proposals include;

- Improving the visual appearance of the Tolworth Tower complex and enhancing the wider Tolworth area
- Complementing Kingston-upon-Thames' regeneration strategy for the Tolworth area
- Re-using and refurbishing an under occupied landmark building
- Improving Tolworth's image as a (southern) gateway to Kingston town centre
- Providing high quality and accessible public spaces, including improved pedestrian routes between The Broadway and Ewell Road
- Providing new homes in the area, including affordable dwellings
- Creating serviced apartments to complement Kingston as a tourist destination
- Reinvigorating the shopping offer along the Broadway and provide new job opportunities
- Improving traffic flow in the area
- Securing the retention of Marks & Spencer and Travelodge



Site Opportunities



Site Constraint



Enhance the landmark status of the tower through conversion, refurbishment and re-cladding.



Retain the Travelodge, convert the remaining north wing to residential and re-clad the entire building.



Retain M&S and relocate the entrance creating a better connection with the Broadway and public realm.



Improve servicing arrangements for M&S, and the wider site, with an enclosed service yard accessed from Ewell Road, faced with active frontage.



Improve the public realm to the southern corner of the site, to the base of the tower and M&S frontage



Opportunity to redevelop the zone fronting the Broadway with new retail and residential accommodation to replacing the existing retail offer and car parking.

Improve the entrance experience to the tower.



The layout of the existing buildings on the site is one of major constraints and is a key driver for any redevelopment and public realm proposal.



Much of the site needs to remain operational throughout the regeneration works, including Travelodge, M&S and the car park.



The hierarchy of pedestrian and vehicular routes are confused because the entry and access points from the site are not legible and are compromised.



The site is dominated by car parking and vehicles generally take precedence over pedestrians which is typical of 1960s design



The retail frontage to the Broadway is of poor quality

The existing highways hierarchy, site servicing and the harsh conditions of the A3.



Poor relationship between the front of the building on the Broadway and the rear of the building on Ewell Road.



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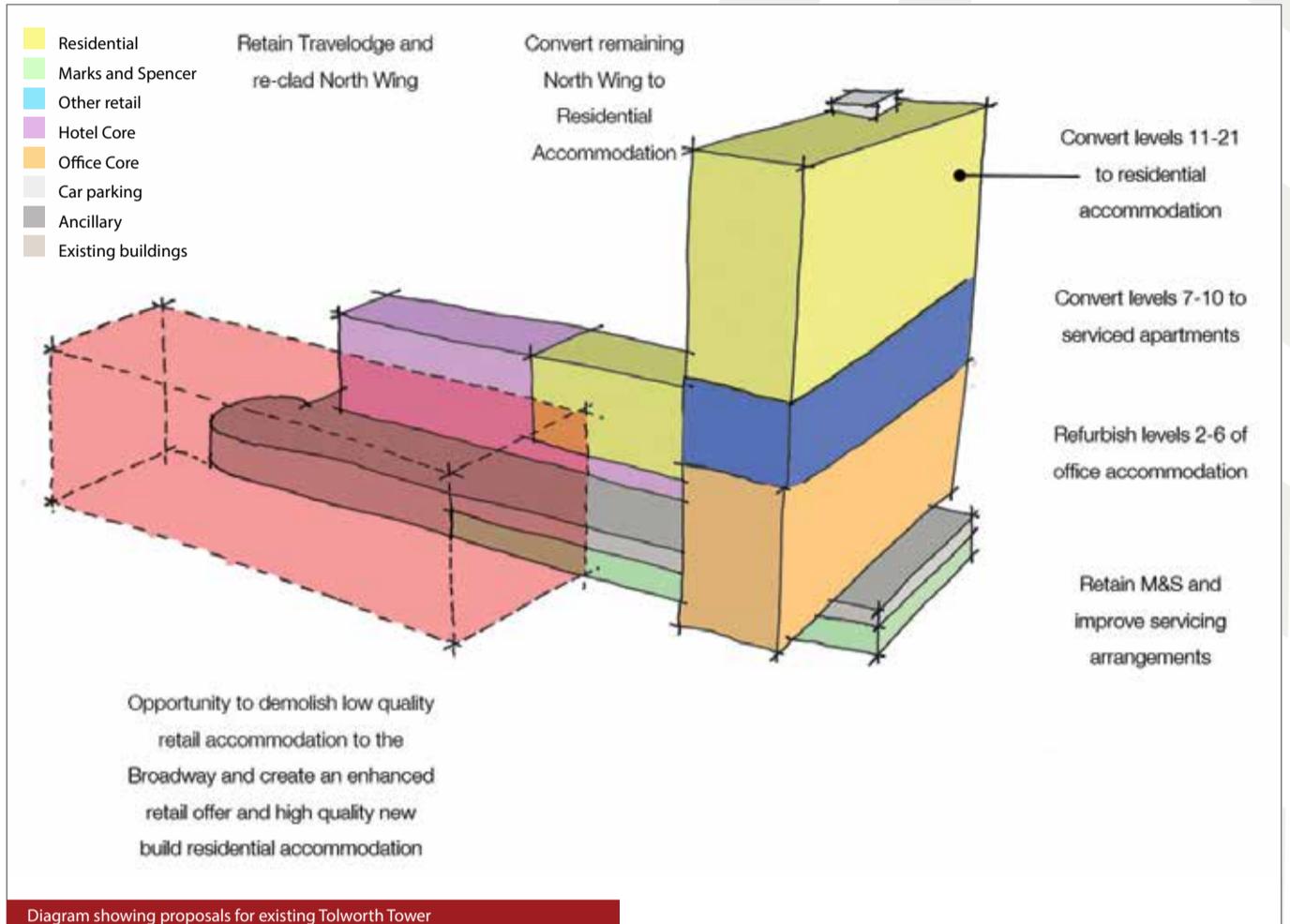


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Our proposals: Revitalising Tolworth Tower

Our proposals to renovate and refurbish this local landmark will ensure a prosperous future for this iconic building at the heart of Tolworth. Our ideas for the Tower will bring a vibrant mix of uses to regenerate the area, including residential homes, commercial offices, new shops and restaurants, and public space.



Tower Conversion

- 130 New Residential Units
- 60 Serviced Apartments
- 6 floors of office accommodation to retain employment use
- Re-cladding the building to improve energy efficiency and sustainability credentials

New Build

- Two new buildings to celebrate, complement and enhance the distinctive character and modernist design of Tolworth Tower
- 200 new residential units including affordable housing provision
- New glazed residential entrance on Tolworth Broadway
- High quality retail offering

M&S and Travelodge

- Retain and provide covered service area

North Wing

- Conversion to 70 residential units
- Re-cladding the North Wing to improve energy efficiency and visual appearance
- 650 parking spaces
- New public planting and pocket park



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Our proposals: Design development

Working with our architects CJCT we have developed an exciting new scheme for the Tolworth Tower that will enhance the local area and create two high quality new buildings within the Tower complex.

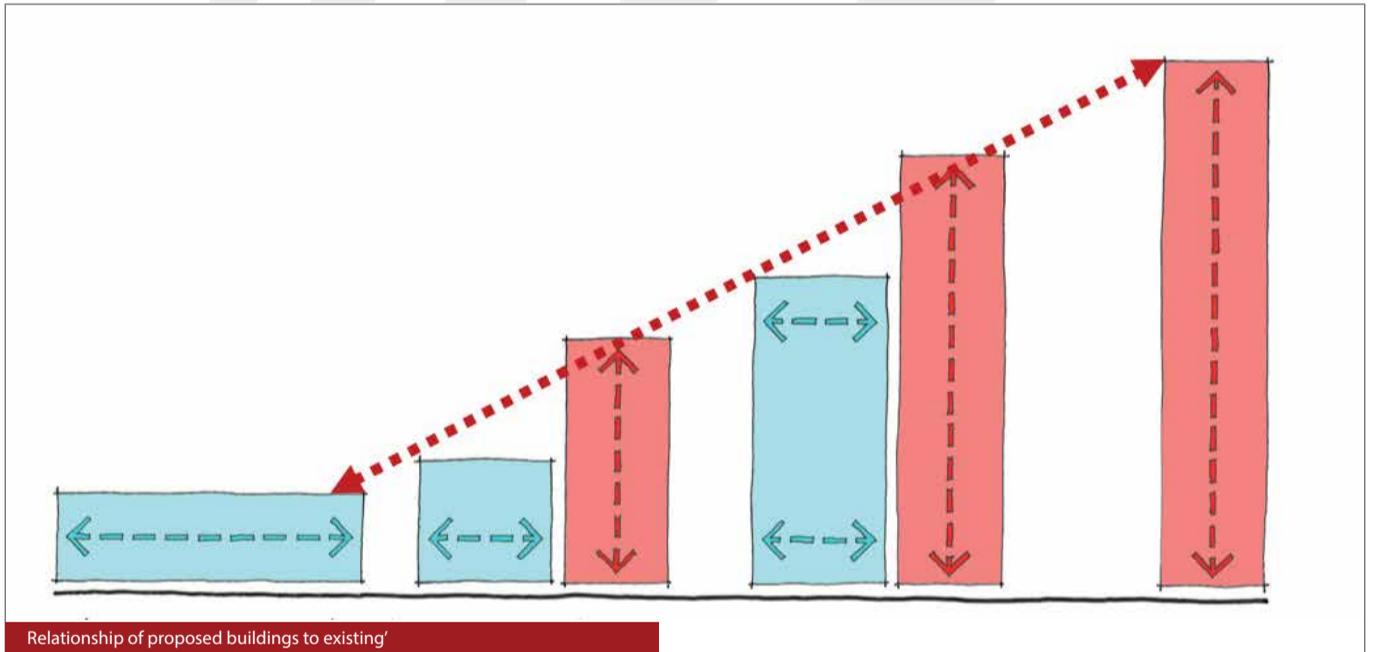
The new buildings are of high architectural quality and have been designed to be sympathetic to the existing tower. The lower element of the new development will reflect the wider character of Tolworth, whilst the taller elements of the proposed building will mirror the architectural style of the 21 storey Tower itself. The buildings will step down from the Tolworth Tower, ranging in height from 20 storeys to 6 storeys.

The proposals include:

- The retention of Tolworth Tower as the pinnacle building at the heart of the regeneration
- The retention of the existing north wing including popular tenants M&S and Travelodge
- All external cladding on the existing tower upgraded and modernised
- High quality new buildings will be added to Tolworth Broadway to complement the existing architecture and provide new uses
- A range of community areas and high quality outdoor spaces will be introduced



Proposed new build elevation



Relationship of proposed buildings to existing'



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Our Proposals



CGI view of proposed elevations



CGI view of proposed development – Looking north along Tolworth Broadway



CGI view of proposed development looking south along Ewell Road



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Our Proposals – Supporting the retail offering on Tolworth Broadway

The replacement of the existing retail space and car park adjacent to the Broadway present an opportunity to dramatically improve the retail offer and commercial space that can attract a wider range of new shops and restaurants to the area.

The site will continue to be home to Marks & Spencer and Travelodge, and both will continue to operate during the construction phase.



CGI view of proposed development – New Retail and Residential Entrance



CGI view of proposed development – Looking north along Tolworth Broadway



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Our proposals: The public realm

The existing public space in and around the Tower complex is dilapidated, uninviting and doesn't provide a place for people to meet family and friends, or enjoy the local facilities.

Our plan is to create pockets of public space that give residents, shoppers and visitors the opportunity to enjoy the new and vibrant development. These open, green spaces will connect to the Broadway and to walking routes to Tolworth Station, and help to play a vital role in supporting the social and economic life of the Tolworth community.

Our proposals to improve the public realm include:

- An exciting new pocket park located at the base of the existing Tolworth Tower for the local community to enjoy
- Improved pedestrian links from Tolworth Tower to Tolworth Station
- Improved biodiversity across the site with increased green space and new planting



Landscape Masterplan



CGI view of proposed public realm improvements



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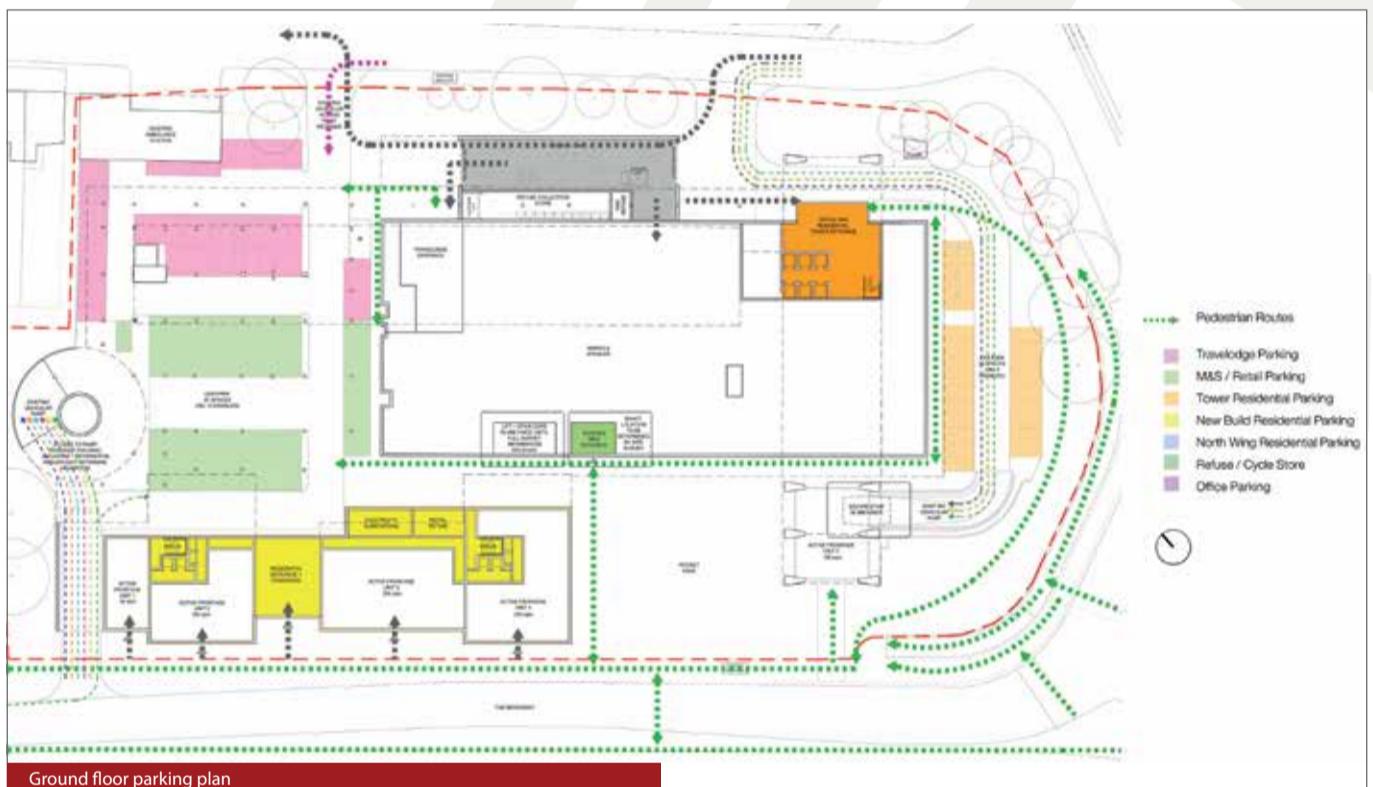
Our proposals: Creating sustainable transport and traffic

The existing parking within the site is inefficiently utilised due to a lack of management and limited signage. This will be addressed by the reorganisation of parking and the introduction of a new wayfinding and management system to improve circulation.

Tolworth sits at a major junction on the busy A3 and is dominated by through traffic. Our proposals will reduce the impact of the development on local traffic by improving the existing poor layout of the site and making far better use of car parking. Cycle and pedestrian access will also be improved along with vehicle circulation in the area.

The proposals will:

- Optimise the use of existing car parking facilities
- Improve access points and traffic circulation within the site
- Reduce the impact of the development on existing roads and on the Tolworth roundabout
- Accessibility for pedestrians and cyclists will be enhanced through the site with routes connecting to the local area to link with public transport services, including nearby bus stops and Tolworth Station.



Ground floor parking plan



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Next steps



Aerial view of Tolworth

Thank you for visiting our exhibition. Please fill in our feedback form to let us know your thoughts on our proposals. If you provide us with your details, we will keep you updated as our proposals progress.

We are committed to engaging with the local community. If you would like to find out more about our proposals, please do not hesitate to get in contact with us.

For regular updates on our proposals, please sign up to our mailing list at our website www.tolworthtowerregen.co.uk

Following the exhibition our proposals will be worked up in detail ahead of submitting a planning application in the Summer.

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