ABOUT MEYER HOMES

WELCOME TO THE TOLWORTH COMMUNITY EXHIBITION

Meyer Homes appointed JTP, architects, masterplanners and placemakers to develop a new proposal for the Former Government Offices site at Tolworth and to assess its relationships with neighbouring areas. This exhibition is an opportunity to view and discuss the new proposals for the site. Team members are on hand to answer questions and comment forms are available.

We build a brighter future for communities and are fanatical about design, quality and longevity.

Our team has a wealth of experience and expertise in the successful development of properties, creating new and vibrant environments where people live, work and enjoy themselves. We have the backing of substantial long-term global institutions.

Our ambition is to make a lasting contribution to communities through the unique quality, sensitivity and diversity of the homes and properties that we develop.

We are proud that within our first year, we are already delivering new homes in multiple locations including in Barnet, Fulham and St Albans.

• 14 DEVELOPMENTS
• 3 CITIES
• 11 LONDON BOROUGHS
• 3M SQUARE FEET
• 3000 HOMES
• 1 VISION
ABOUT JTP

JTP is an international placemaking practice of architects and masterplanners with extensive experience of delivering successful projects for both private and public sectors throughout the UK, Europe, China, Russia and the Middle East.

From our studios in London, Edinburgh and Hangzhou we undertake placemaking projects at every scale, from cities and towns, to neighbourhoods, streets and the design of individual buildings; creating new places and breathing life into old ones.

We approach all our projects through a process of understanding, engaging, and creating, which together we call ‘Collaborative Placemaking’.

We are passionate about placemaking and our unique approach has received high praise, recognised with over 200 design awards over the past twenty years.

In March 2016 JTP were awarded Masterplanning and Public Realm Architects of the Year, and was shortlisted for the Architects Journal Practice of the year 2016.

We are passionate about good buildings and the spaces in between. But we know that unless they answer the real needs of those who use them every day, they become inert, unloved and engage no one.

It is only when buildings and spaces respond to people’s needs that they can truly be called a place.

And this is what we really care about creating – great places.
The site is located to the south-west of the Tolworth roundabout adjoining the A3 and Kingston Road (A240). The site is known as the Former Government Offices site and has been vacant for over 15 years.
The original scheme, prepared by Collado Collins Architects’ on behalf of Spenhill Developments Limited was submitted in March 2015.

During the application determination period Meyer Homes acquired the site from Spenhill Developments Limited and continued to promote the application.

The application consisted of the following:

- 705 homes
- Doctors’ Surgery
- Children’s Day Nursery
- Convenience Store
- Retail unit for either a shop or a café
- A site management office
- Bus interchange adjacent to Tolworth Railway Station
- Energy Centre including a combined cooling and power system
- Communal amenity and play space
- 356 car parking spaces
- Enhanced pedestrian and cycle routes along Hook Rise South and through the site

Following the Development Control committee in March 2016, Meyer Homes provided additional information on the proposals with regards to highways and character of the proposal prior to a decision on the scheme being issued.
PREVIOUS APPLICATION: ALTERNATIVE DESIGN PROPOSAL

Meyer Homes appointed JTP to review the submitted masterplan and provide an alternative proposal which retained the same parameters as the original scheme while addressing the design issues raised by the Development Control Committee.

JTP suggested four key interventions:

- Removal of the two tallest buildings of 15 and 18 storeys
- Reduction in massing and building footprint of the building immediately adjacent to the Tolworth Roundabout
- Increase in public realm of 35% over the original scheme
- Infill of the buildings along the railway to create a buffer to the landscape and create a strong street line

In addition, the impact on the highways was independently assessed and considered acceptable by TfL.

The scheme was refused at Royal Borough of Kingston Development Control Committee in July 2016 on the grounds of highways, scale and density. The GLA allowed the Council to make the decision as the scheme was considered to fail ‘to optimise residential density and affordable housing as part of the Crossrail 2 project’.

An appeal has been lodged to the Secretary of State by Meyer Homes against the Council’s decision.

705 Units
3 - 10 Storeys
356 Residential Parking Spaces
TOLWORTH - A NEW START

While the planning appeal is in progress, Meyer Homes are working with the new design team to look at the site from a fresh perspective.

We are looking to provide a masterplan that addresses the existing assets of Tolworth while creating a well-reasoned and harmonious residential environment through the following principle features:

- **Crafted Architecture:** intricate brickwork with a rhythmic form and attention to detail
- **Central Civic Squares:** creating a new focus for Tolworth which builds on the existing community
- **Swift Connections:** quicker routes into and out of London
- **Knitted into Community:** a connected approach

Our process has been to start with a contextual led approach, considering Tolworth, its history and assets to determine the character of the place and the landscape. This starts with the wider context before gradually scaling down towards the detail of the area.
WHAT IS TOLWORTH? WIDER CONTEXT ANALYSIS

ALIGNMENT AND WIDTHS
The streets in Tolworth in general have continuous development along them. The street widths follow a simple traditional hierarchy with the major arterial route running adjacent to the site (the A3), a recognisable high street with 30m frontage to frontage width (Tolworth Broadway) and typical linear residential streets with front gardens, pavements to include green lawns and tree lines.

CONSISTENCY
It is evident there is a consistency across Tolworth through its built fabric. There is little in variation of rooflines or series of frontages.

TOLWORTH TOWER
Tolworth Tower represents a contrast to the rest of Tolworth. Its position can lead it being identified as a focal point, a gateway and even it as an iconic landmark that puts Tolworth on the map.

OPEN SPACES
The majority of the open space in Tolworth is located to the south of the A3 road. King George’s Field is located to the south-west of the site.

Other spaces include leisure facilities and recreation grounds associated with Kingston University.

THE TOLWORTH GREENWAY
The Greenway scheme aims at providing priority for pedestrians whilst creating a balance for all types of vehicular traffic. It lies at the boundary of two adjoining neighbourhoods within the borough.

It extends onto the A3 Roundabout where a landscaped civic space provides a green gateway into Tolworth from the south.

URBAN GRAIN

OPEN SPACES IN TOLWORTH

INCIDENTAL GREEN OPENINGS
Amongst the dense residential areas dominating Tolworth to the North, are small but significant open green spaces that provide a sense of openness and break up the regularity of the vernacular street pattern.

Sunray Estate has a series of streets with East/West facing frontages that overlook a central communal green space.
WHAT IS TOLWORTH? LOCAL CHARACTER ANALYSIS

Tolworth has a strong character running through the area within which we have determined the following identifying factors:

- Rhythm
- Order
- Regularity
- Identity
- Individuality within a collective
- Simplicity
- Symmetry
- Varied silhouette
- Layering of materials
- Traditional palette
- Tree-lined

RHYTHM

SILHOUETTE - STATIC & CONSISTENT

STREET ENCLOSURE

REPETITIVE - WITH SUBTLE VARIETY
WHAT IS TOLWORTH? CHARACTER AREAS

Tolworth grew predominantly in the 1930s and 1940s as a large housing estate. This is mainly dense low rise development, the majority of which is detached or semi-detached houses. Tolworth Broadway forms the commercial district centre for the area with taller 3 and 4 storey long terraces. Tolworth is a predominantly residential area with significant commercial retail uses along the Broadway leading to Tolworth station to the south of the A3 on the Kingston Road.

The A3 creates a strong barrier or break in the local townscape and the railway line further south further cuts off the open space and leisure uses to the south and south-east of the site.

The architecture is typical of the 1930s and 1940s suburban period with traditional domestic scale and detailing for the housing. Repetitive forms and a simple palette are used but with variety from the use of differing roof detailing, bays and materials. Larger semi-detached houses have full bay windows, gables, hipped and gabled roof forms; on the Sunray Estate there are more terraced forms with simpler detailing.
The Broadway uses mainly brickwork with stone detailing. A layering of brick with panels that are recessed and projecting brick sections and pilasters is common. The buildings use strong brick and brickwork patterning to reflect buildings’ status and reflect the local heritage of the old Tolworth Brickworks that previously produced bricks in the area. The Broadway sees many different brick details including basket-weave, herringbone, heavy soldier coursing and quoining to corners and inset bay recesses.

WHAT IS TOLWORTH? MATERIAL DETAILING
**DESIGN STRATEGY**

Our proposal will be reflective of Tolworth while addressing the need for an increase in housing density.

The design aims to utilise the following principles:

- Static and consistent architecture
- Strong street enclosure
- Repetitive with subtle variety within the design
- Regular rhythm across the facade treatment
- Articulated roofscape integrated into the building form
- Horizontal alignment
- Vertical accents
- Defined base

The mansion block typology addresses a need for housing within Tolworth while providing a form of building that is in keeping with the existing housing types within the area in terms of building form and materiality.

Our research has led us to the identification of three mansion block types:

- Mansion Villa
- Mansion Terrace
- Mansion Block

![Mansion Villa Typology](image1.png)

![Traditional Mansion Villa](image2.png)

![Contemporary Mansion Villa](image3.png)

![Mansion Terrace Typology](image4.png)

![Traditional Mansion Terrace](image5.png)

![Contemporary Mansion Terrace](image6.png)

![Mansion Block Typology](image7.png)

![Traditional Mansion Block](image8.png)

![Contemporary Mansion Block](image9.png)
DESIGN PRINCIPLES

1. KEY ROUTES ACROSS THE SITE
The principal route connects Tolworth Station to the Town Centre and there is a secondary route connecting the existing residents to the south west of the site and the proposed new residents to Tolworth Station.

2. HIERARCHY OF PUBLIC REALM
The creation of a series of public spaces providing a variety of spaces that create usable and dynamic environments for the residents.

3. HIERARCHY OF PUBLIC SQUARES
From small scale to large scale.

4. CONNECTING STREETS
From East to West.

5. ENTRANCE BOULEVARDS
Creating distinct streets leading residents into the scheme.

6. LANDSCAPED EDGE STEPPING INTO THE SITE
The site is located adjacent to the A3 and the railway line. The creation of a landscaped buffer enables the new residential accommodation to be sheltered within its setting.

7. SHELTERED RESIDENTIAL COURTYARDS
Raised courtyards providing sheltered shared amenity for the residents.

8. SOUTH FACING COURTYARDS
Shared amenity for the residential units.

9. PLANTED AND LANDSCAPED BUFFER
Planting screening the residential accommodation within the scheme from the A3.

10. COMMERCIAL ACTIVE FRONTAGE
Commercial and community uses activating the main route from the station to Tolworth Broadway.

11. TYPOLOGY ARRANGEMENT
The three mansion block typologies discussed are arranged to locate the lower rise mansion villas adjacent to the more sensitive neighbouring properties with the tallest mansion block typology located along the railway line. The mansion terrace sits at the centre of the scheme.

12. MANSION VILLA
Located near the lower rise neighbouring properties.

13. MANSION TERRACE
Scaling gradually from the neighbouring houses to Tolworth Tower.

14. MANSION BLOCK
Taller buildings located along the railway.

15. MEWS HOUSES
Duplex and triplex units connecting the larger buildings.

16. GATEWAY BUILDINGS
Feature buildings activating the main route from the station to Tolworth Broadway.

The creation of a series of public spaces providing a variety of spaces that create usable and dynamic environments for the residents.
PROPOSED MASTERPLAN

The application consists of the following elements:

- 952 homes
- Doctors’ Surgery
- Children’s Day Nursery
- Convenience Store
- Retail unit for either a shop or a café
- A site management office
- Bus interchange adjacent to Tolworth Railway Station
- Energy Centre including a combined cooling and power system
- Communal amenity and play space
- 356 residential car parking spaces
- Enhanced pedestrian and cycle routes along Hook Rise South and through the site
- Within the height parameters of the previous scheme with a maximum of 10 storeys

952 Units
3 - 10 Storeys
356 Residential Parking Spaces

ELEVATION FROM RAILWAY

ELEVATION FROM A3
The public realm has increased by over 60% from the original submitted scheme to provide in excess of 7400sq.m of public realm for use by existing and future residents. The proposal has been designed to provide a hierarchy of spaces from a larger hard landscaped public space with outdoor seating and commercial frontage to smaller, greener spaces at a more domestic scale.
**HIGHWAYS, ACCESS & PARKING**

**CONNECTIVITY IN CONTEXT**

- District Centre
- Railway Line
- Tolworth Greenway
- Pedestrian Routes
- Tolworth Station
- Cycle Route

**PARKING SECTION**

- Highways, Access & Parking
- Parking Section

**USES**

An active street frontage is provided across the masterplan, all residential units at ground floor have individual front doors and defensible space.

**ACCESS & PARKING**

- 356 residential parking spaces
- 9 commercial surface parking spaces
- 15 visitor surface parking spaces
- 1,514 cycle parking spaces

**Key**

- Residential
- Commercial with residential above

**Uses**

- Residential
- Commercial with residential above

**Parking**

- Residential
- Commercial with residential above

**Access & Parking**

- Residential
- Commercial with residential above
ARTISTS IMPRESSIONS

PRIMARY SQUARE VIEW
ARTISTS IMPRESSIONS

SECONDARY SQUARE VIEW
SUMMARY

- 952 residential homes
- 20% of the homes are to be family accommodation with at least 3 bedrooms
- An increase of public realm by over 60% from the original scheme providing over 7400sq.m of public realm
- 356 parking spaces, the same number provided with the previous application
- Over 1,500 cycle parking spaces
- Within the height parameters of the previous scheme with a maximum of 10 storeys
- Impact on the highways has been independently assessed and is considered acceptable by TFL

The development will set Tolworth to a different rhythm. It’s a scheme composed and considered at every level from a harmonious urban form at its base, to crafted accents to add detail where measured architecture underlies vibrant civic squares.

Grand gestures…
- Marking a sense of arrival
- Shaping generous civic squares as a new urban focus

…to intimate statements
- Detailed design of buildings and brickwork
- Creating places for people to stop, meet and dwell or spend time
- Getting to know your neighbours

The beat of the city…
- Connecting to central London through Crossrail 2
- Amplifying an urban feel through density and civic spaces
- Setting a different tempo in motion by animating public spaces

…to the harmony of the country
- Escaping to nearby nature and onwards to countryside
- Adjoining nearby leafy neighbourhoods

A chorus of community…
- Weaving new urban form into existing streetscape
- Articulating a new heart for the community through central courtyards

…to individual expression
- Composing a place to call your own, with a variety of housing
- Re-establishing space for self expression
- Kicking off a fresh start