

ST GEORGE'S HOUSE WEST

WIMBLEDON, LONDON SW19

Design Report

JANUARY 2025

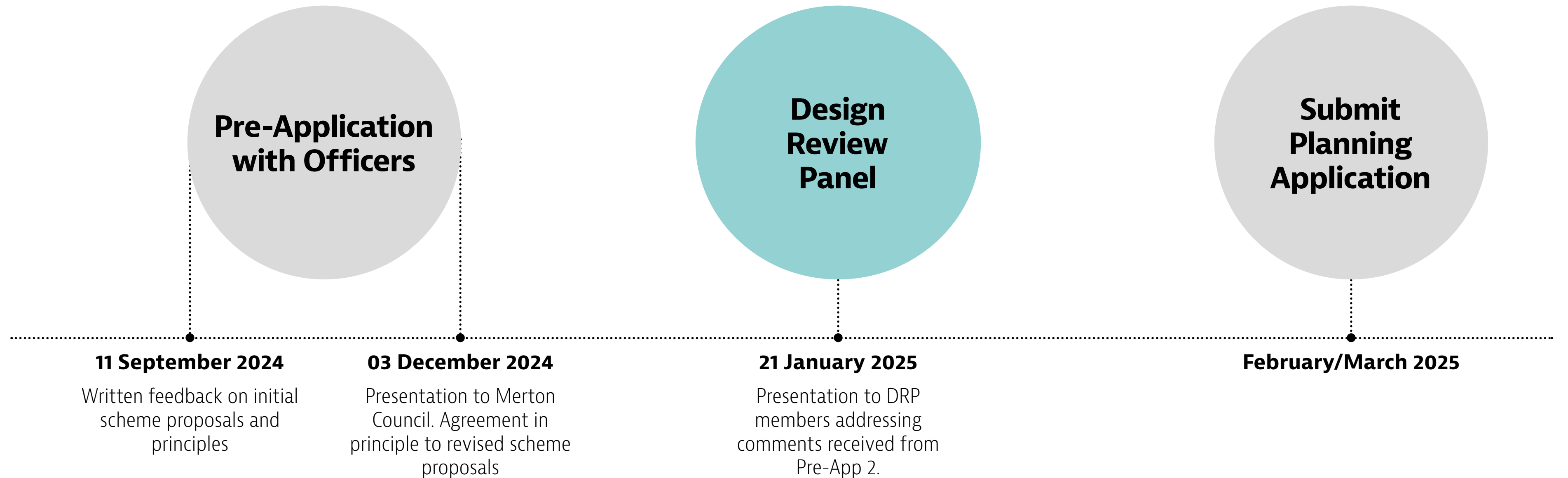



CHAPMAN TAYLOR

| PAC 12 Ltd

Design Consultation Process

Timeline



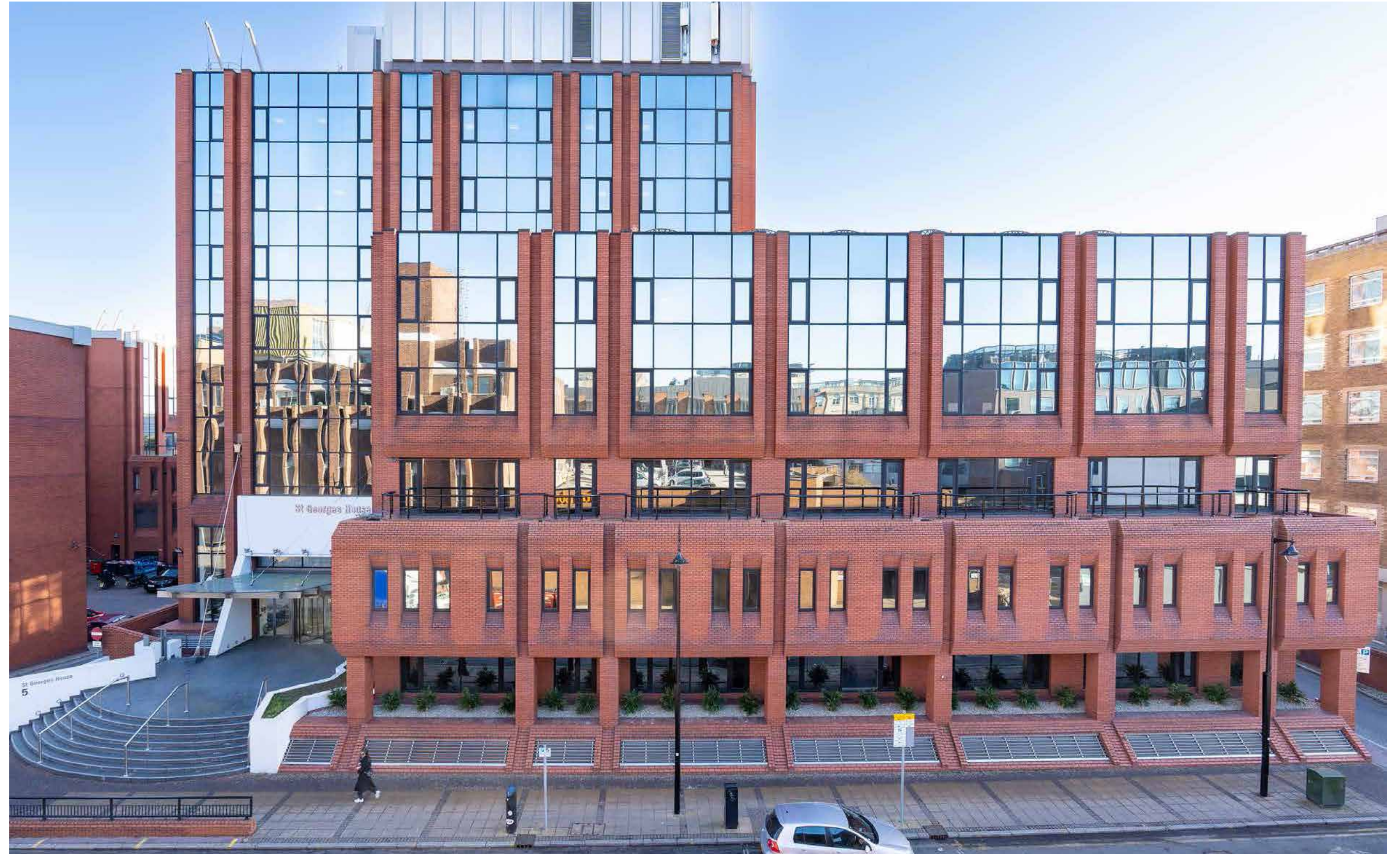
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- 01 VISION & BRIEF
 - 02 SITE ANALYSIS
 - 03 DESIGN NARRATIVE
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 - A AREA SCHEDULE

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Brief

Vision

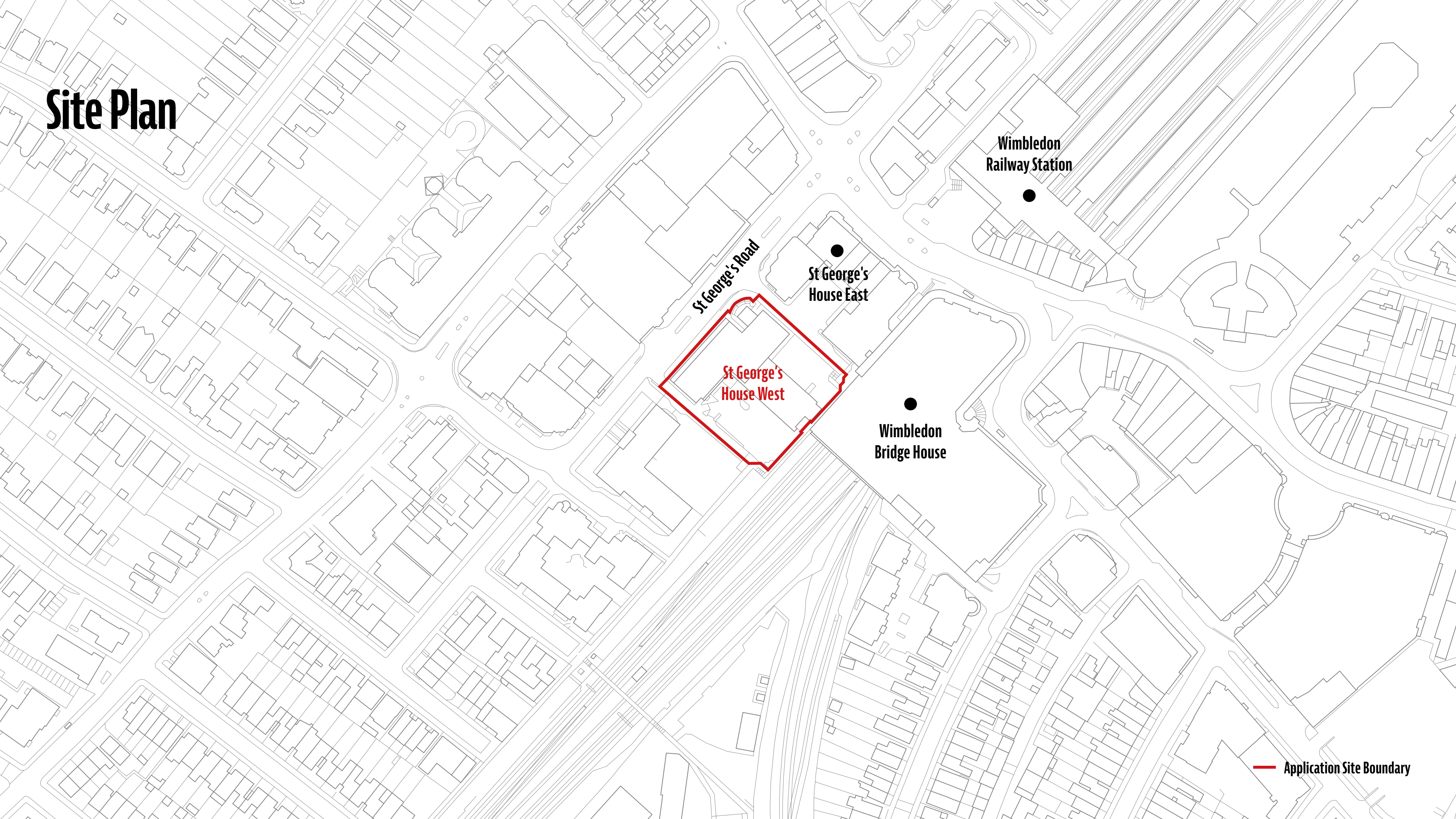
- To create refurbished BCO Grade A Office Space
- Retain and refurbish the existing building
- Retain existing tenants
- Extend and replace existing facade at ground & first floor fronting St George's Road
- Clean and modern intervention
- Create visual engagement with the street
- Provide high quality & flexible working environment.
- Improve entrance / arrival experience & accessibility





SITE ANALYSIS

Site Plan



St George's Road

St George's House West

St George's House East

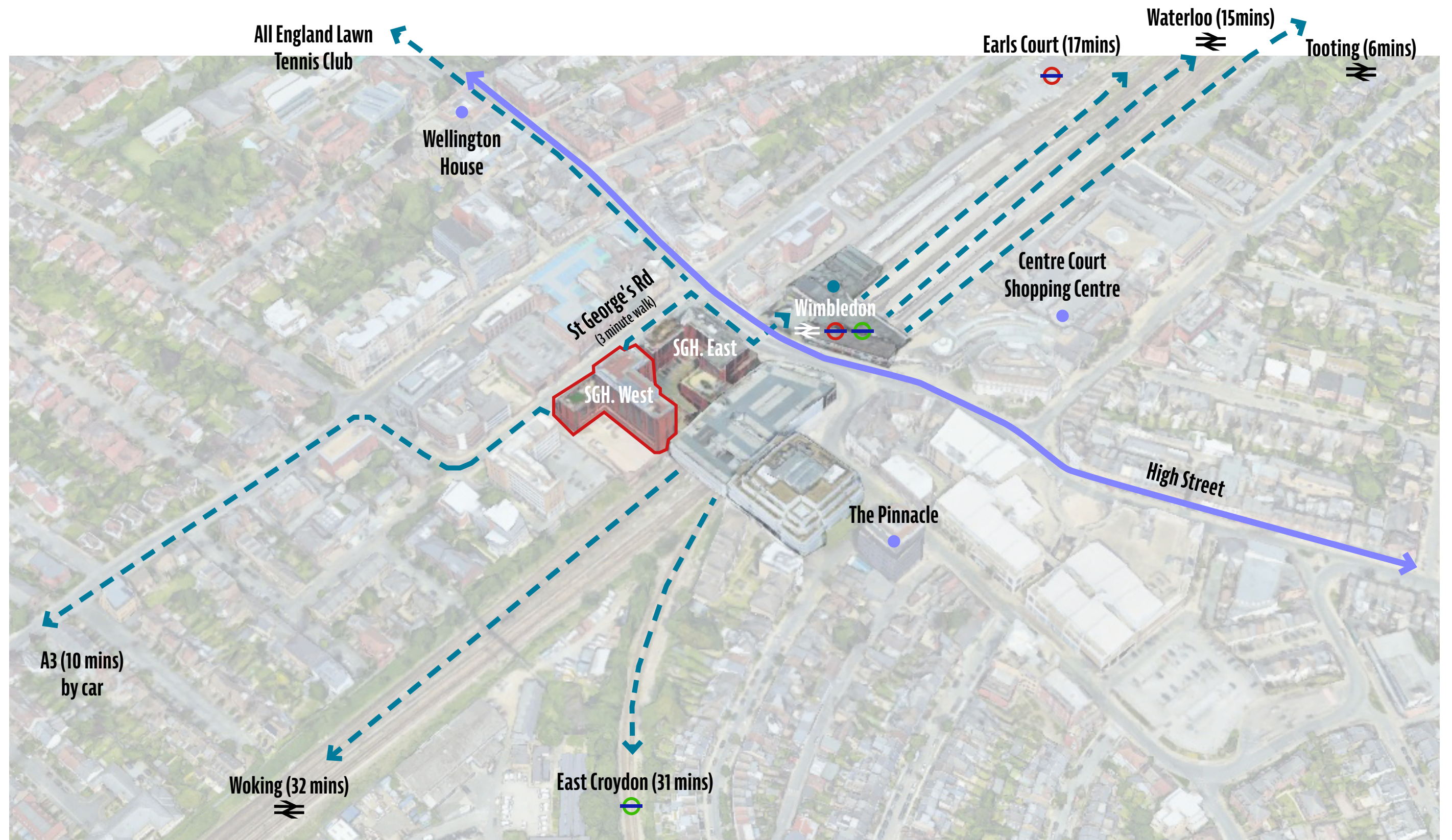
Wimbledon Railway Station

Wimbledon Bridge House

Application Site Boundary

Site Access

- Located in Eastern Wimbledon
- Excellent transport connections
- Main entrance fronts St George's Road facing North West
- Wellington House and The Pinnacle are excellent examples of refurb schemes



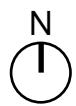
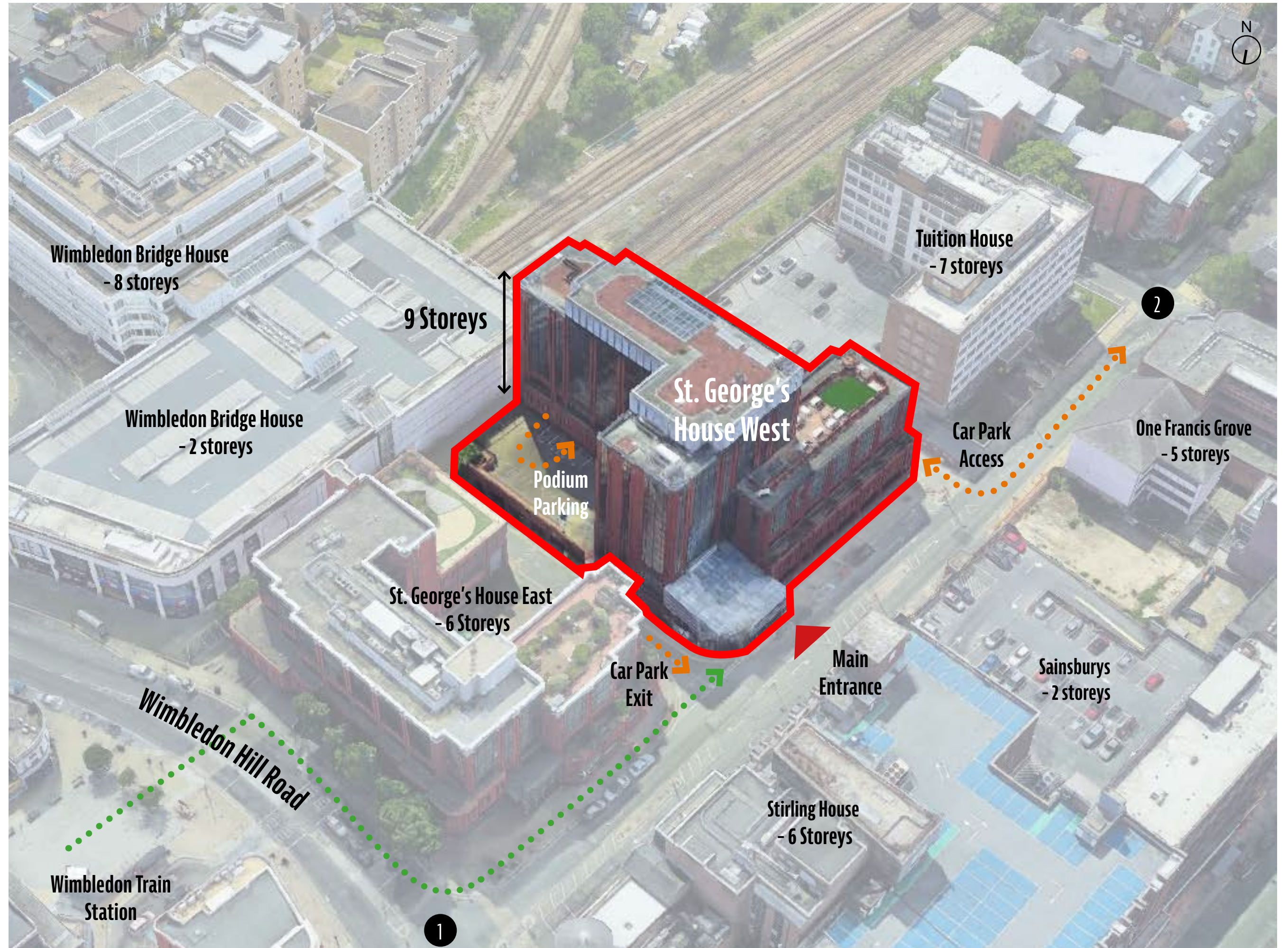
The Pinnacle



Wellington House

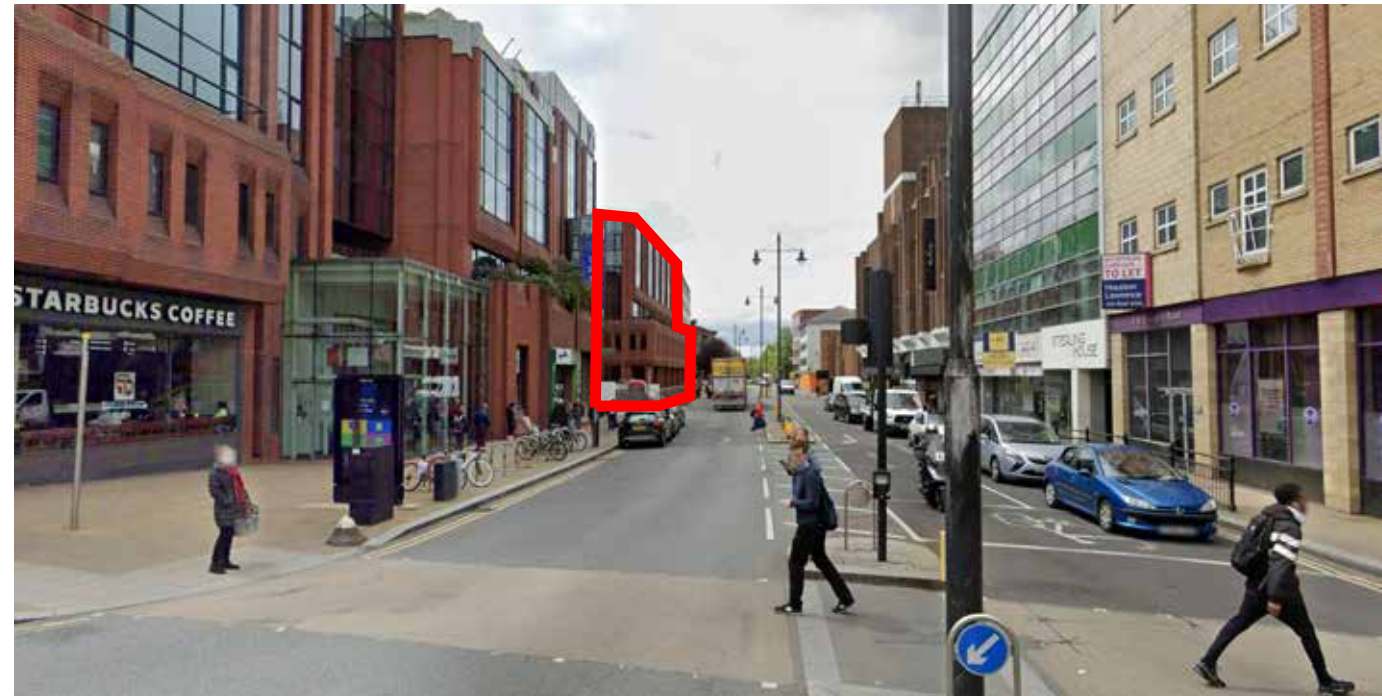
Existing Massing

- Opened in 1981
- Lower 5 storeys are T-shaped in footprint
- Building terraces back at Levels 2, 5 & 8 (roof)



Building Approach

- Short 2-3 min walk from Wimbledon Station
- St George's Road comprises buildings that vary in height & architectural style
- Red brick dominates as primary facade material
- Primarily occupied by retail at ground floor with commercial office space above



1. View from Wimbledon Hill Road looking south



2. View from St Georges Road looking south



3. View from St Georges Road looking north



4. View from Francis Grove looking north

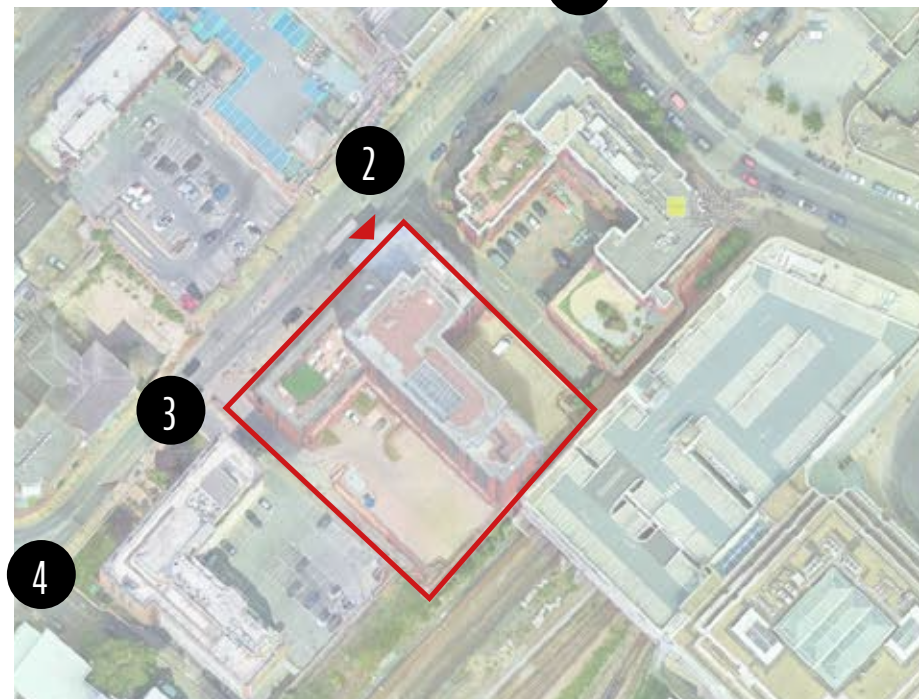


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2

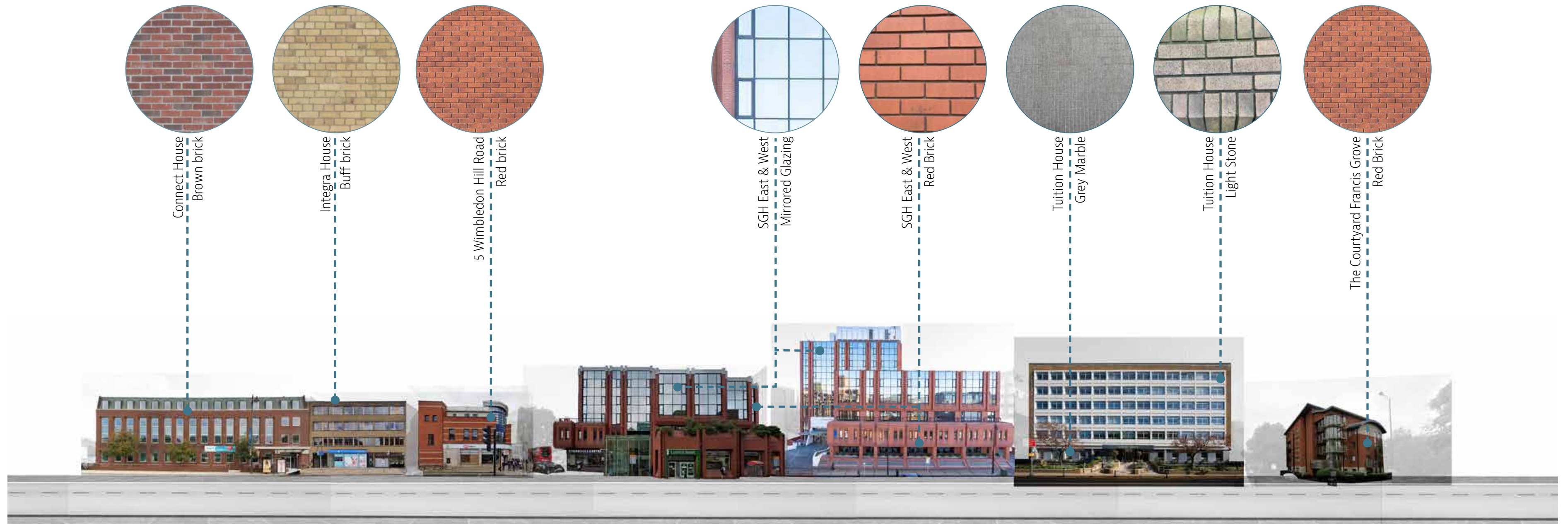
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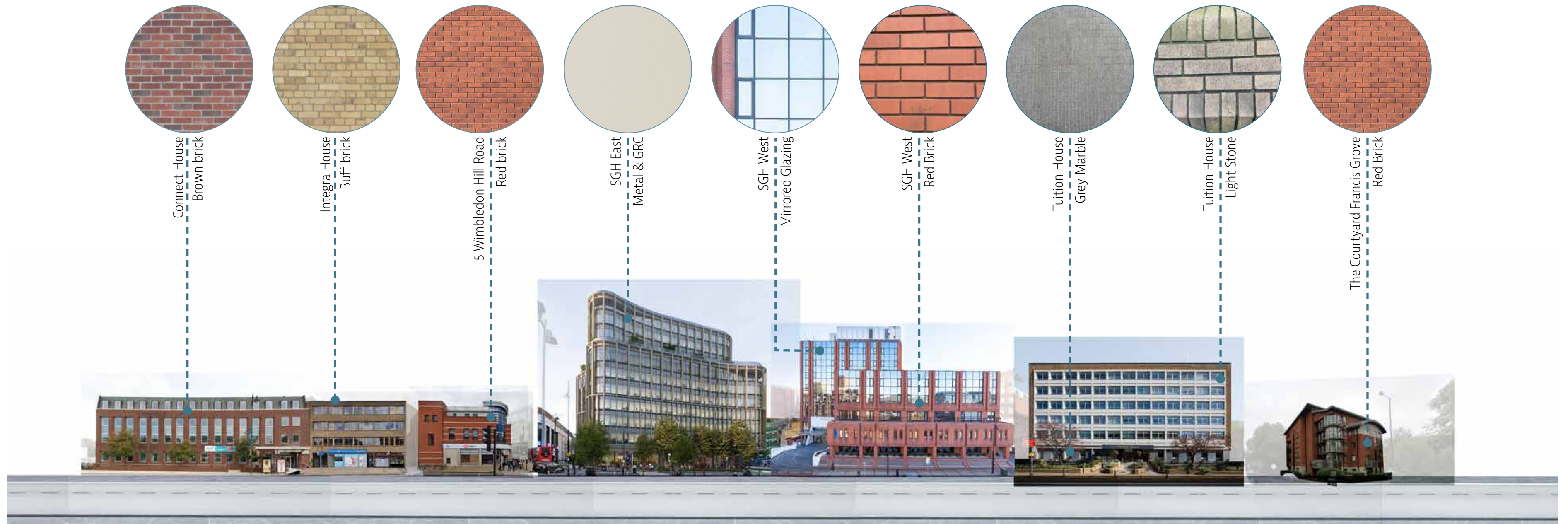
Materiality

- Street collage illustrating the variety of architectural styles and materiality on St. George's Road.
- Collage illustrates the existing street as existing.
- Red brick – primary building material.



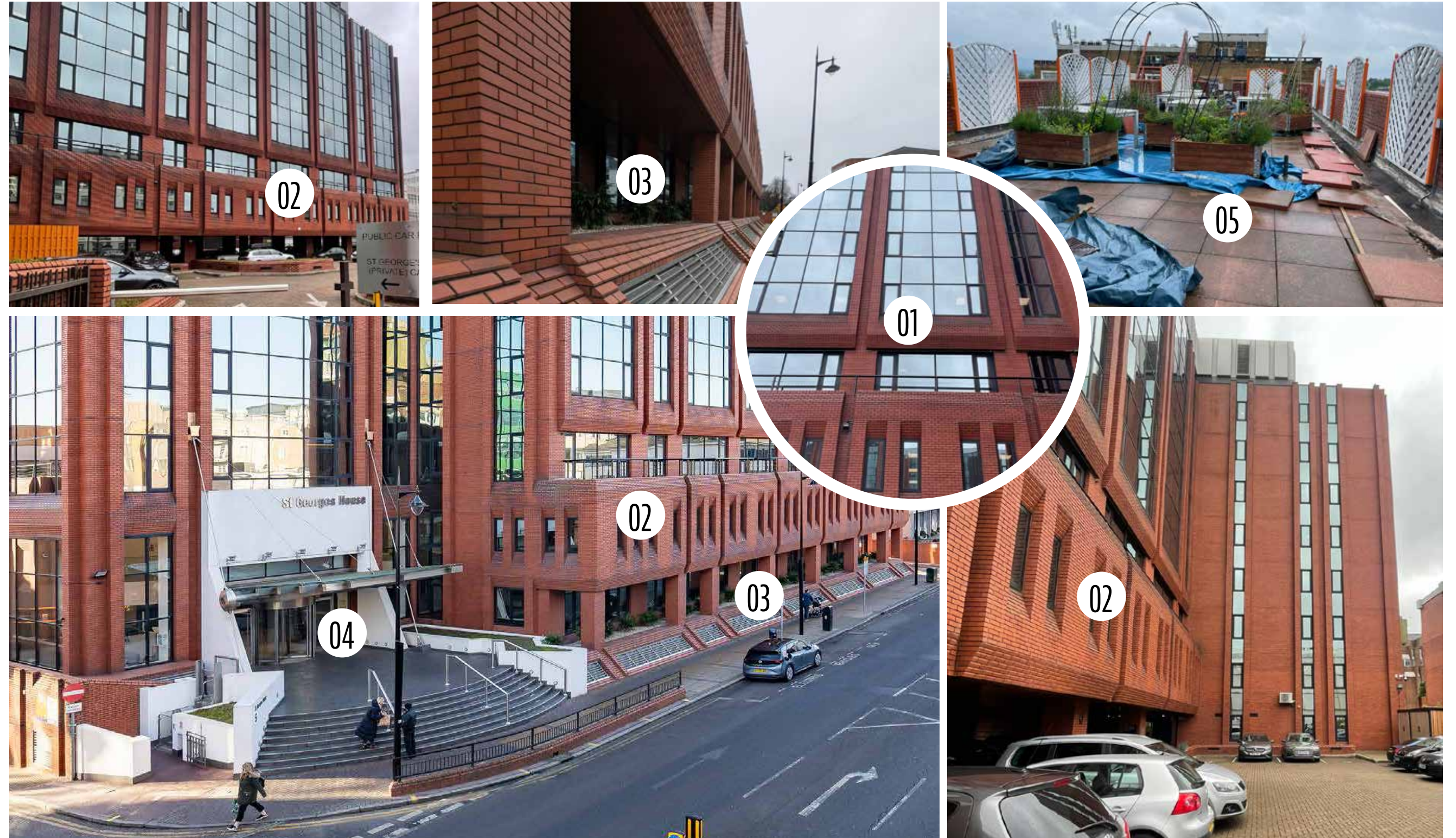
Materiality

- Street collage illustrating the variety of architectural styles and materiality on St. George's Road.
- Collage illustrates the new proposal for neighbouring St. George's House East (Granted Feb 2023)
- Red brick – primary building material.



Existing Building

- 01 Characterised by its vertical red brick piers and mirrored curtain walling
- 02 Heavy masonry facade at L1
- 03 Recessed ground floor suites contributing to poor daylight and views out
- 04 Entrance clutter (stairs, canopy, lift etc)
- 05 Underutilised roof terraces in poor condition



Opportunities

- Primary opportunity to focus on improvements at ground & first floor
- Improve interaction between St George's Road and interior workspaces
- Enhance entrance arrival experience (de-clutter street furniture)
- Improve tenant amenities
- Minimal intervention to upper floors (localised repairs and clean)
- Create a new brand identity
- Fit for modern ways of working



**ENHANCED ARRIVAL
EXPERIENCE**

**VISUAL ENGAGEMENT
WITH STREET**

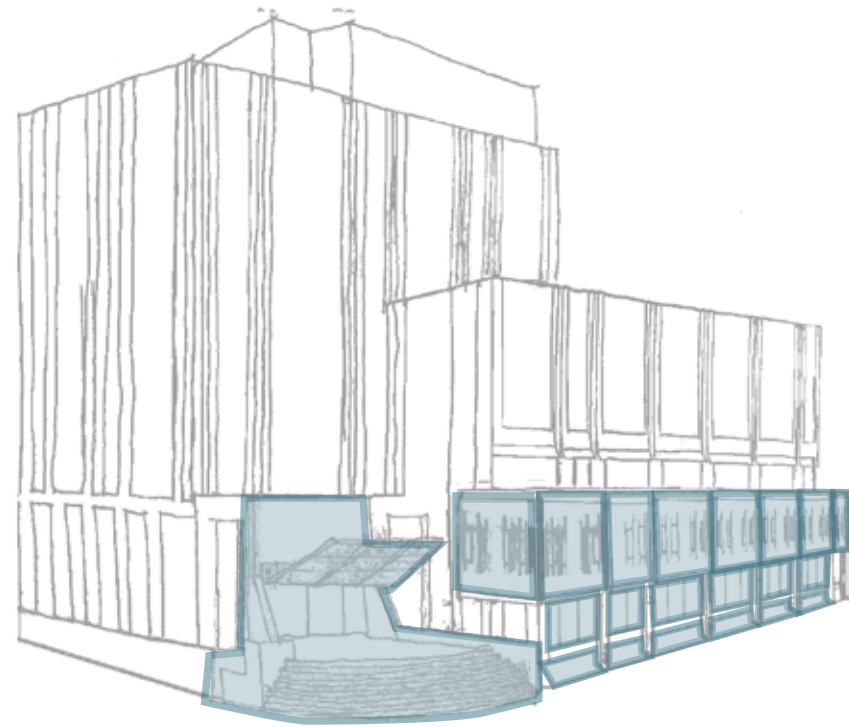


DESIGN NARRATIVE

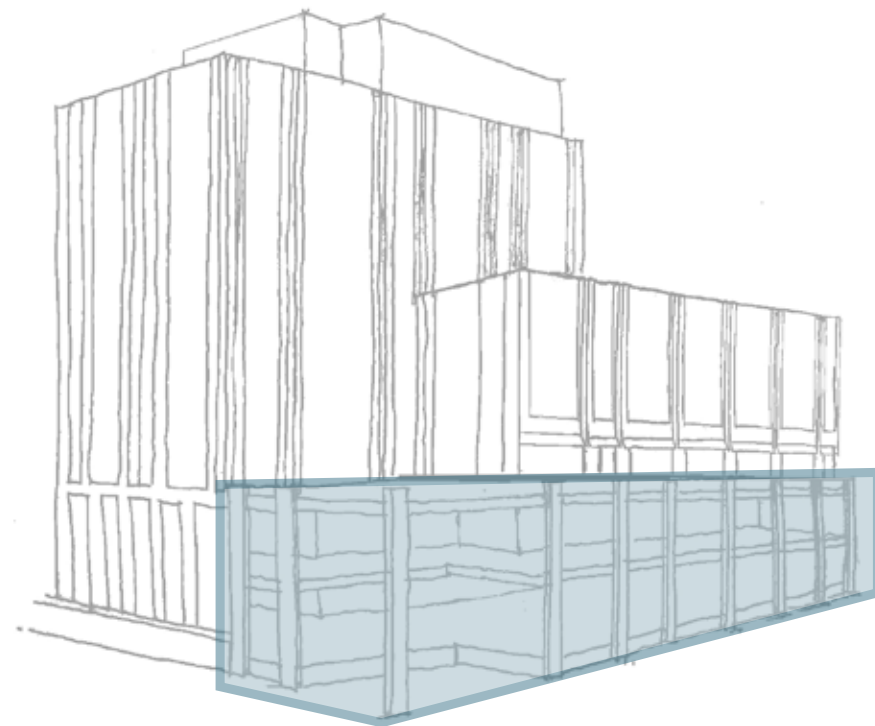
Design Narrative

Scope of Work

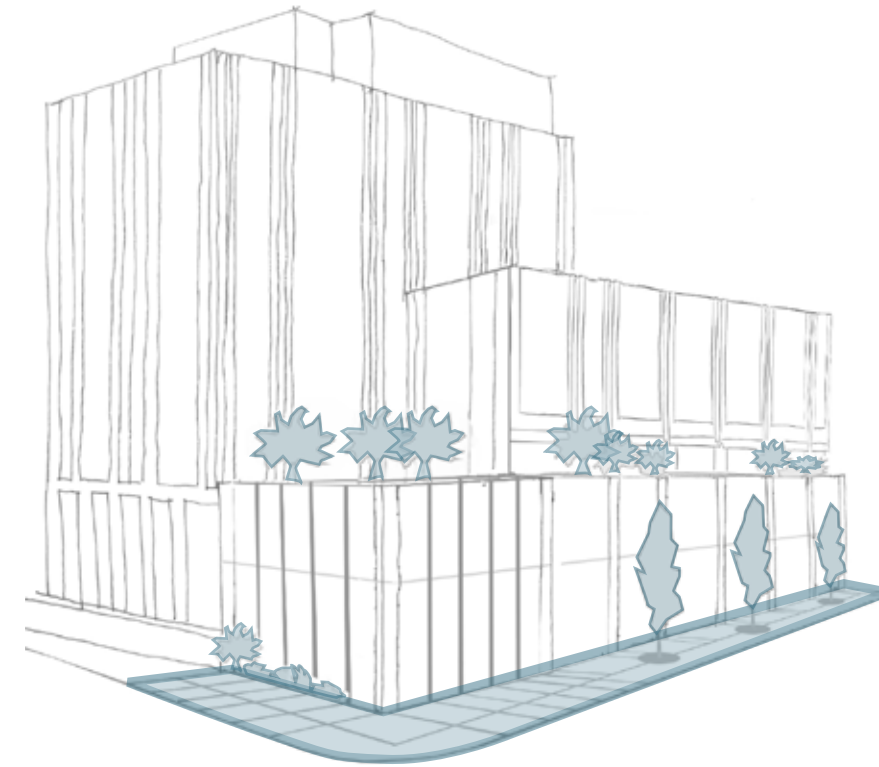
Sketches illustrating the proposed scope of works for St Georges House West. The works are to ground and first floor only to retain existing tenants to upper office floors.



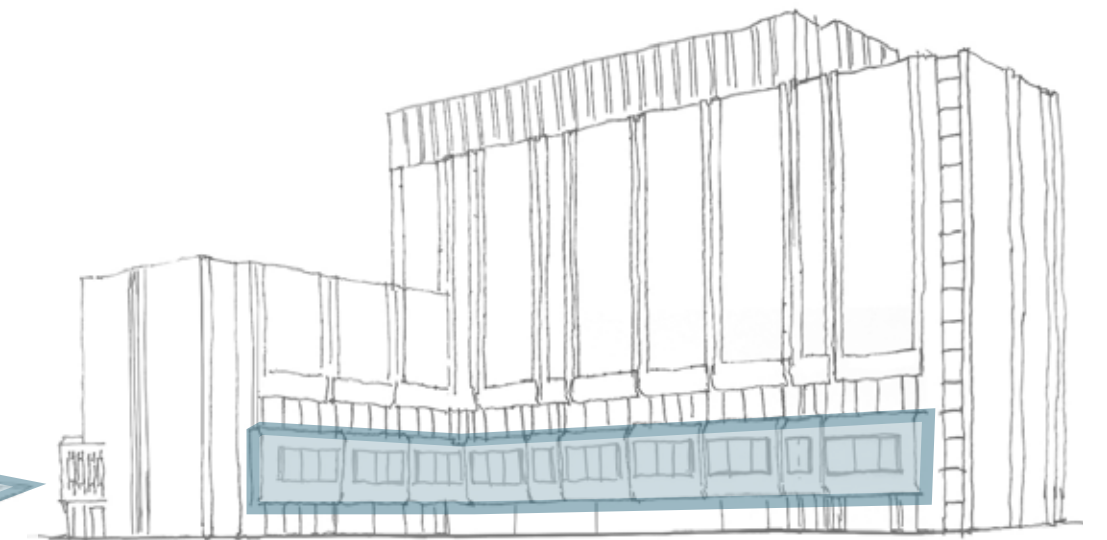
- 01 Remove existing masonry facade to Level 1 podium. Demolish canopy and external entrance steps



- 02 Extend ground floor footprint and increase NIA. Form new double height façade intervention, maximising interaction with St George's Road and improving daylight amenity, views out and entrance arrival experience.



- 03 Enhance external public realm with urban greening and redesign of the external pavement in front of the building



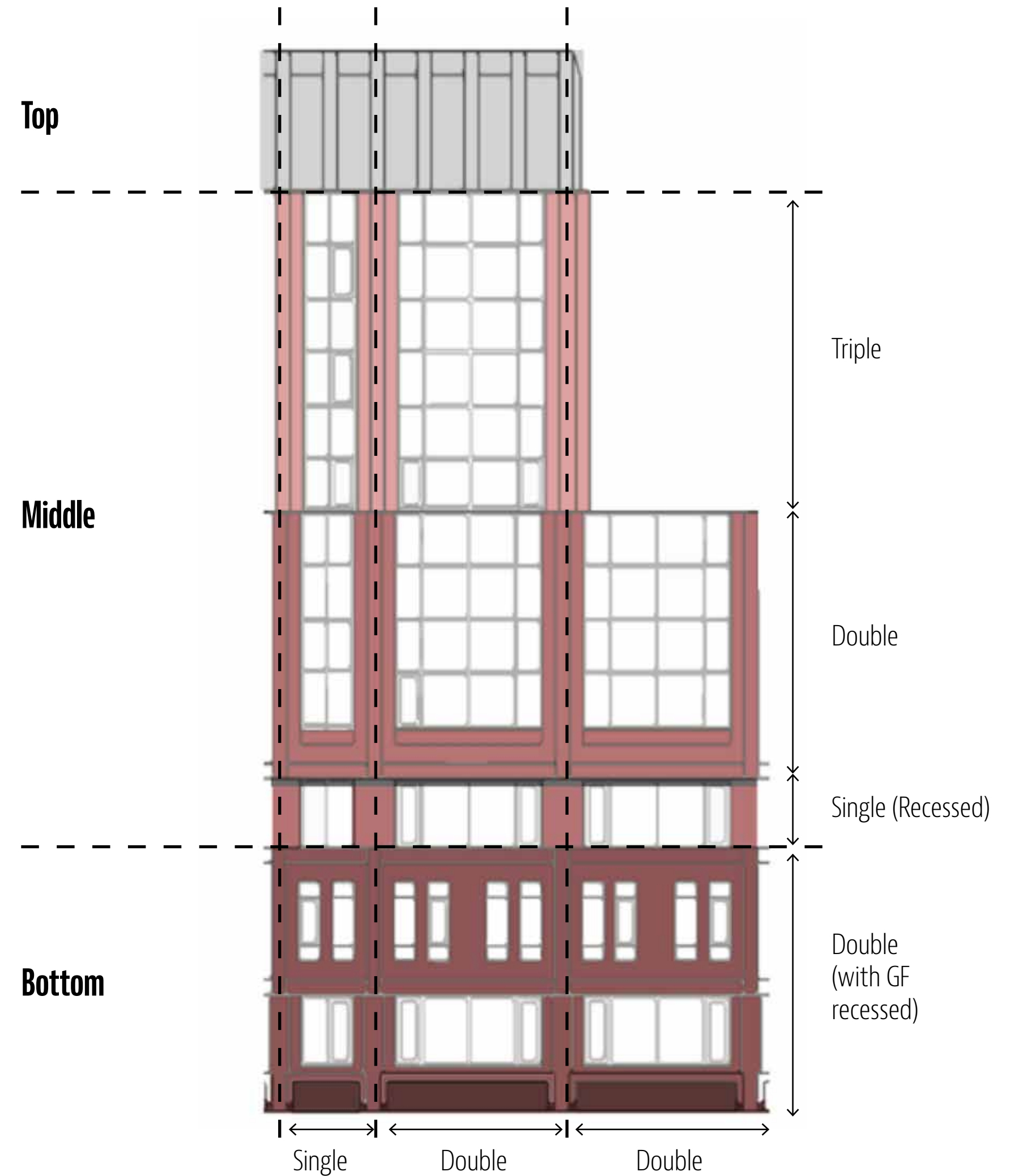
- 04 Remove existing deep-set, slot windows at rear of the building and replace with larger picture frame windows.

Design Narrative

Existing Bay Elevation

The façade has a tri-partite expression (Top, middle, bottom)

- Strong expression of primary grid
- Strong vertical emphasis
- Predominantly red brick masonry piers and spandrel panels
- With glazed curtain walling infill (mirror glass)
- Finished with a heavy masonry base/ podium with deep inset slot windows



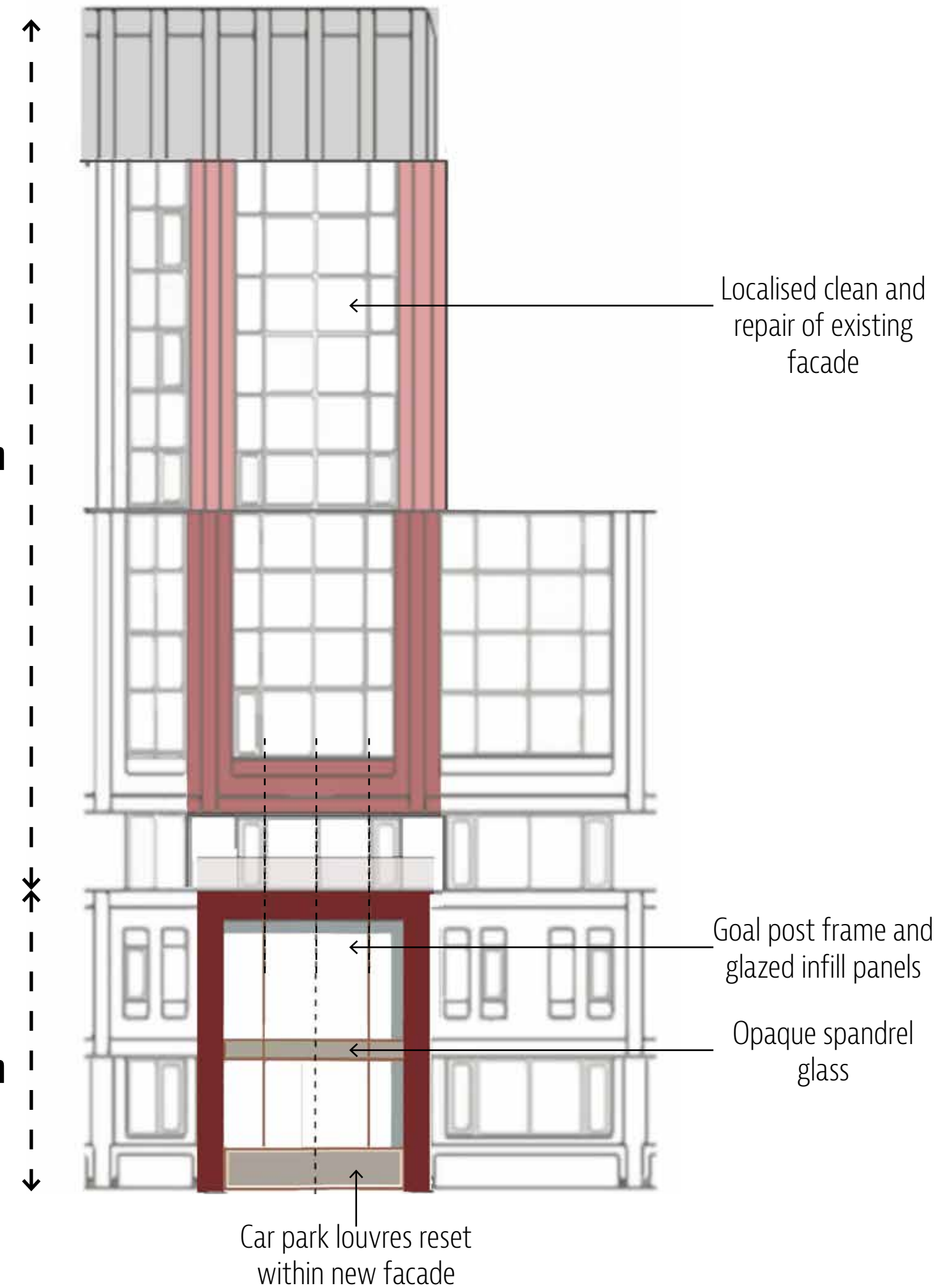
Design Narrative

Proposed Bay Elevation

- Retain vertical proportions
- Consistent primary and secondary planning grid
- Modern and simple goalpost form
- Larger expanse of glazing at ground and first floor
- Maximise daylight and visual connection with the street
- Reset car park vent louvers into new facade
- Increases glazing proportion from 31% to 57%

Low Tech Intervention

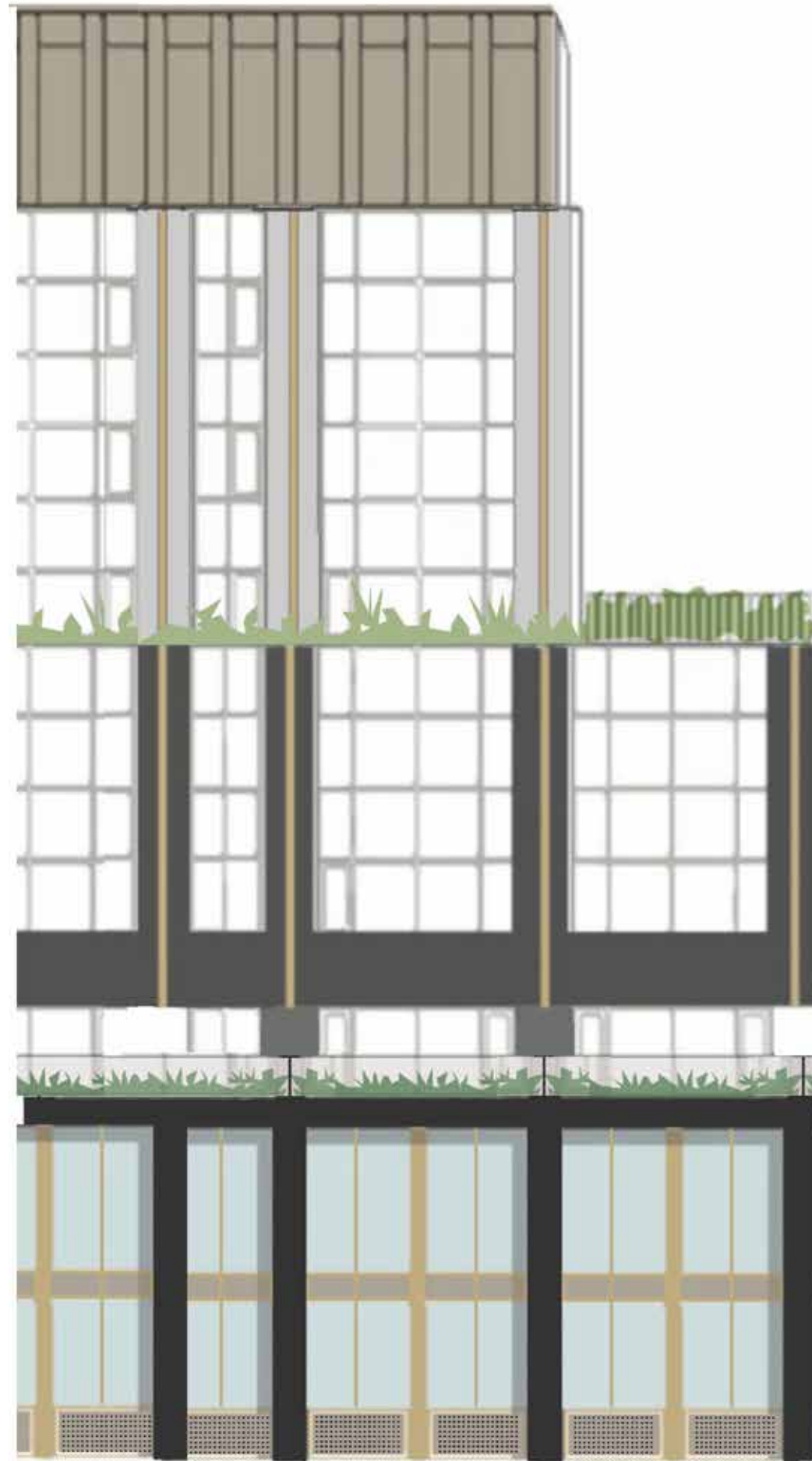
Modern Intervention



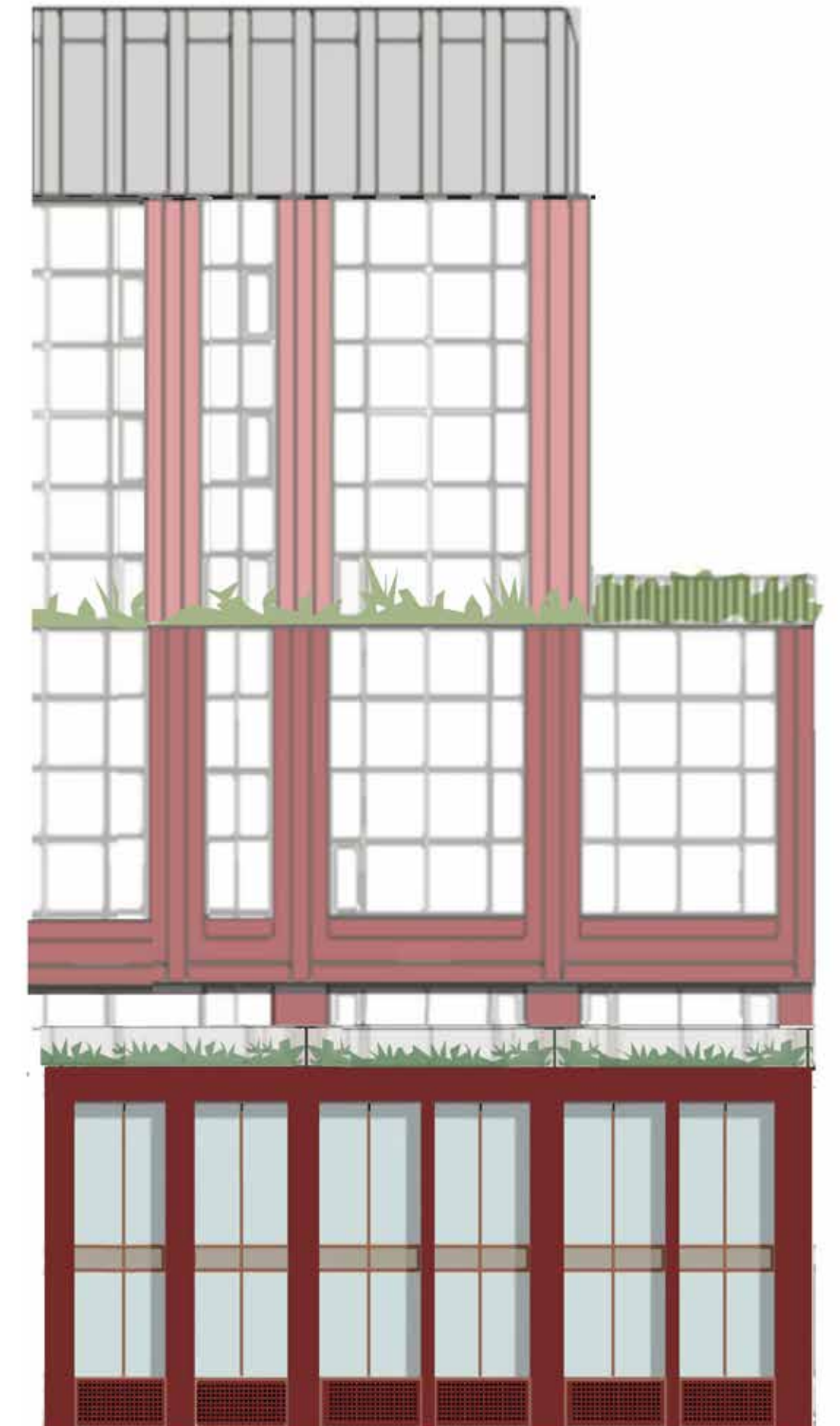
Design Narrative

Materiality Studies

- Creation of a New identity while acknowledging the existing.
- Option 1 – express a new base in a contrasting materiality
- Feedback from council *"Black and Beige structure does not sit well with the existing building and neither does the 5th floor roof frame. There needs to be a coherent architectural approach to the whole building."*
- Option 2 – Express new base with complimentary 'red' material
- Cohesive design



Contrasting Materiality



Complimentary Materiality

Design Narrative

Complimentary Materiality - Revised Design

- Retain and clean existing red brick to upper floors
- Complimentary material palette
- Modern intervention
- Coherent design
- New modern fresh identity

Preferred Design Approach

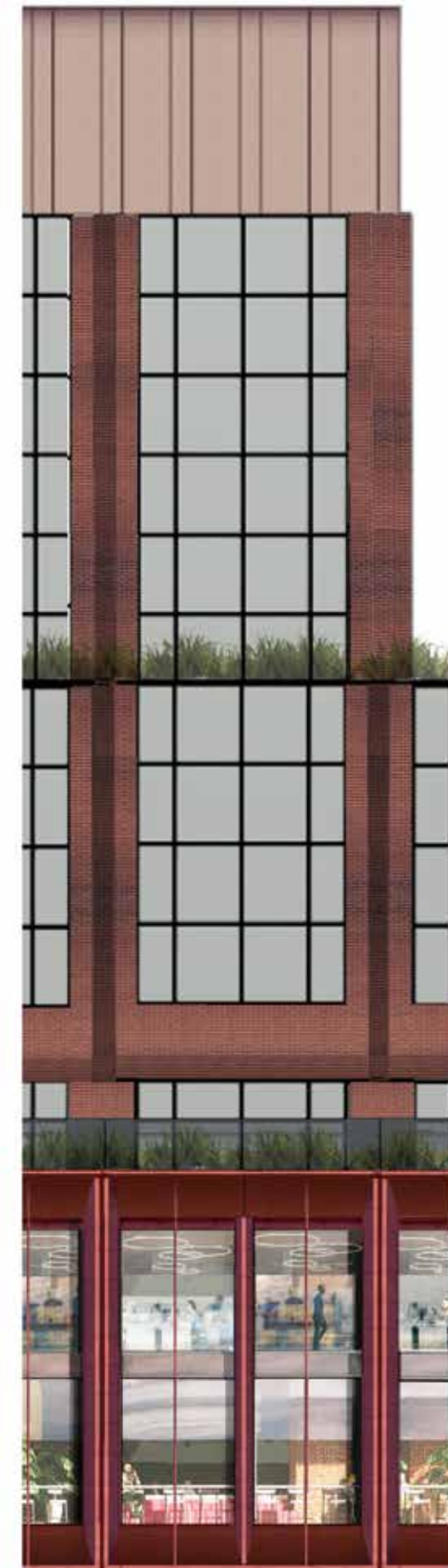
In order to visually unite the building, the metal cladding uses a red hue to create a more coherent architectural expression with the existing red brickwork.

As a reference to the site's military heritage, a metal finish is applied at the base that forms a heavier expression and a contrast to the more weathered existing brickwork above.

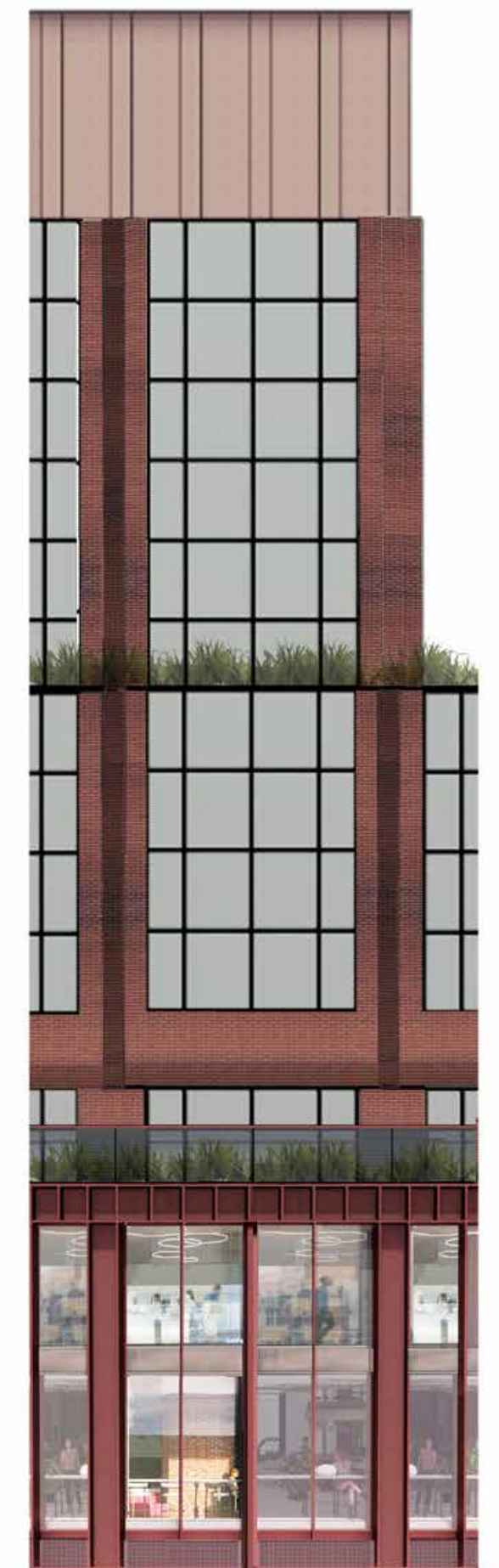
The red cladding unities the scheme as one building as a means to create a new façade character particularly at street level.



Red Stone/Marble



Red GRC



Red Metal

Design Narrative

Metal Cladding - Precedents

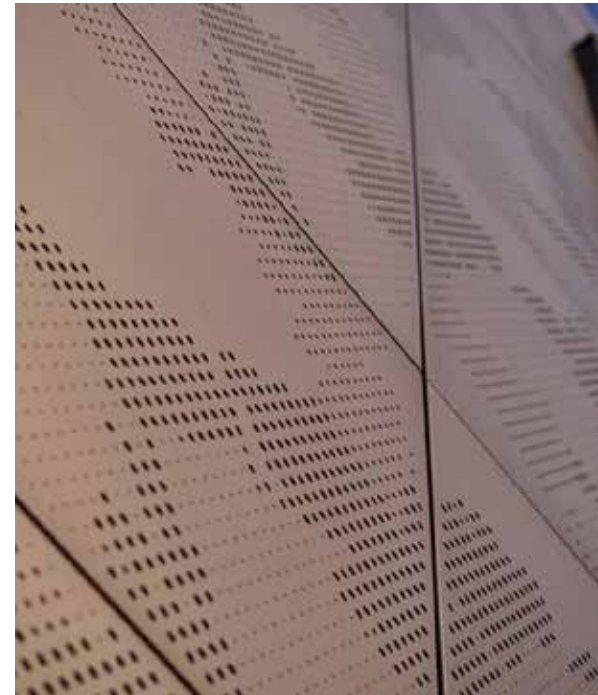
Quality cladding systems will achieve long term durability in addition to the following points:-

- Robust detailing and benchmark specifications.
- Materiality that's resistant to corrosion and abrasion and colour fading.
- Supporting framework and cladding thickness of +3mm to mitigate the risk of deflection/denting.
- Effective cleaning and maintenance strategy based on manufacturer's recommendations.
- Manufacturer guarantees of 40 years of proven long-term on-site durability.

Precedents of quality cladding systems are exemplified to the right with Bridge House, Wimbledon, as a local precedent showing a quality finish at ground level using Anolok anodised aluminium panelling with a guarantee of long-term durability.



Bridge House, Wimbledon



Kings Cross R7, London



Enterprise Wharf, Birmingham

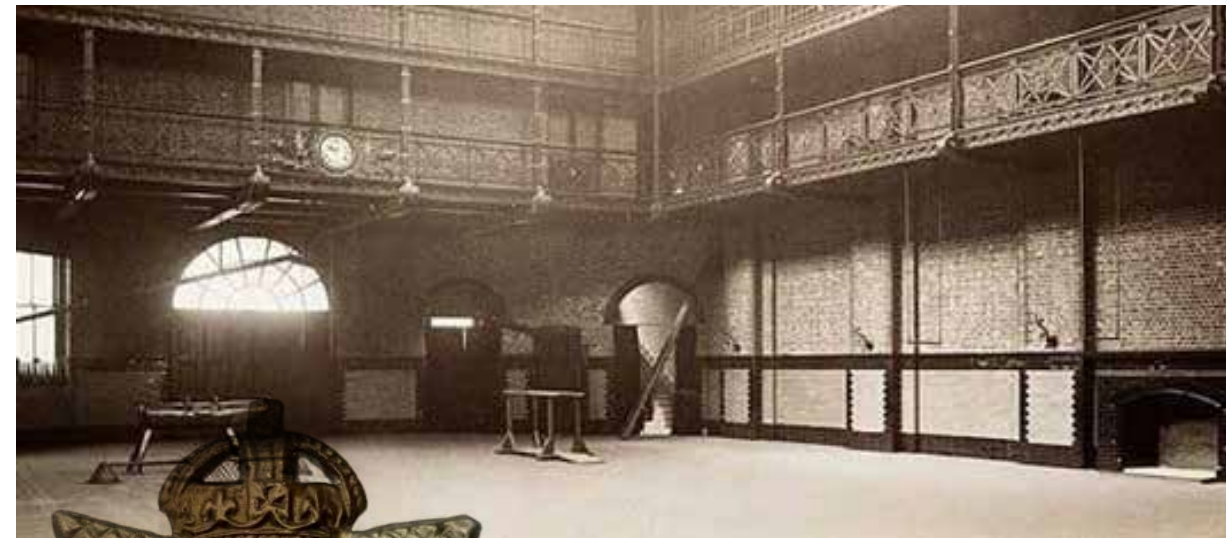
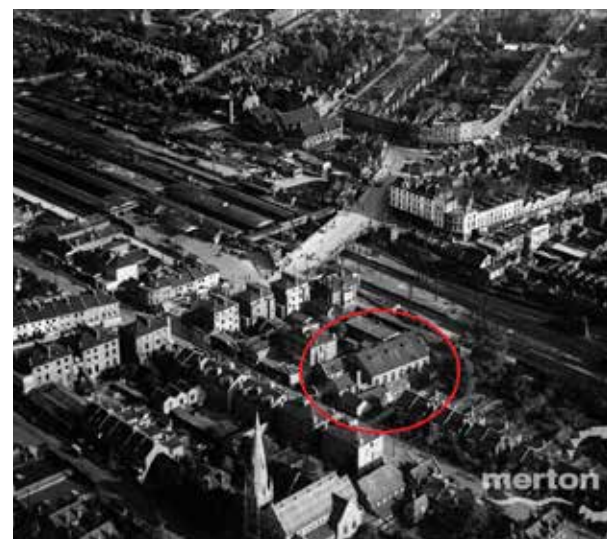


Havelock, Manchester

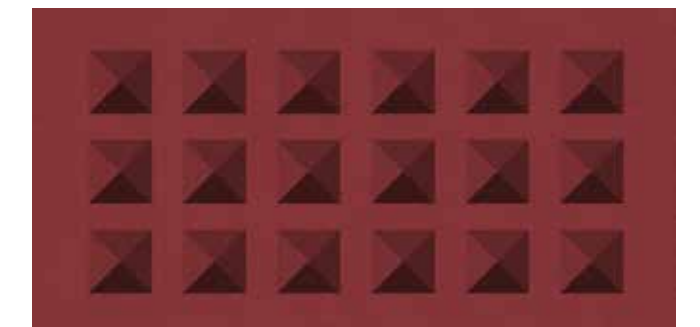
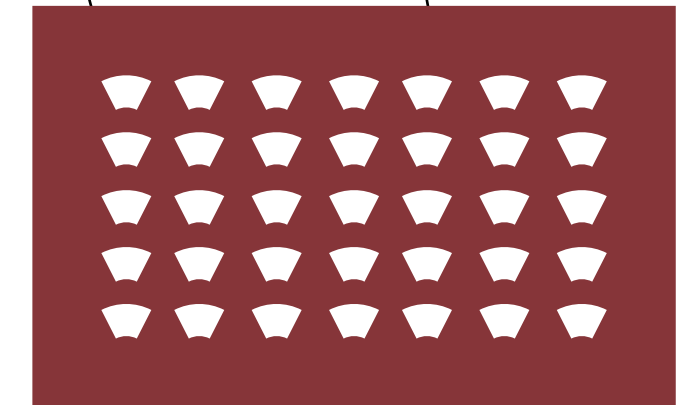
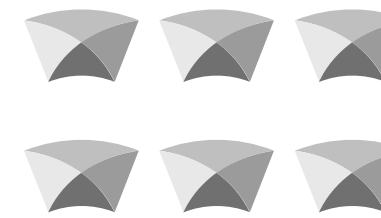
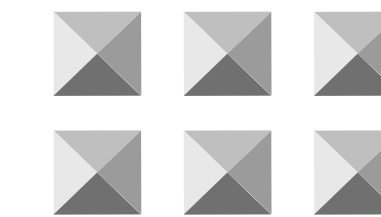
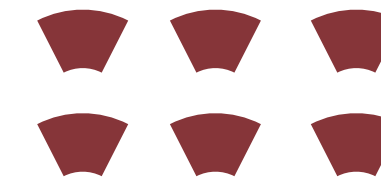
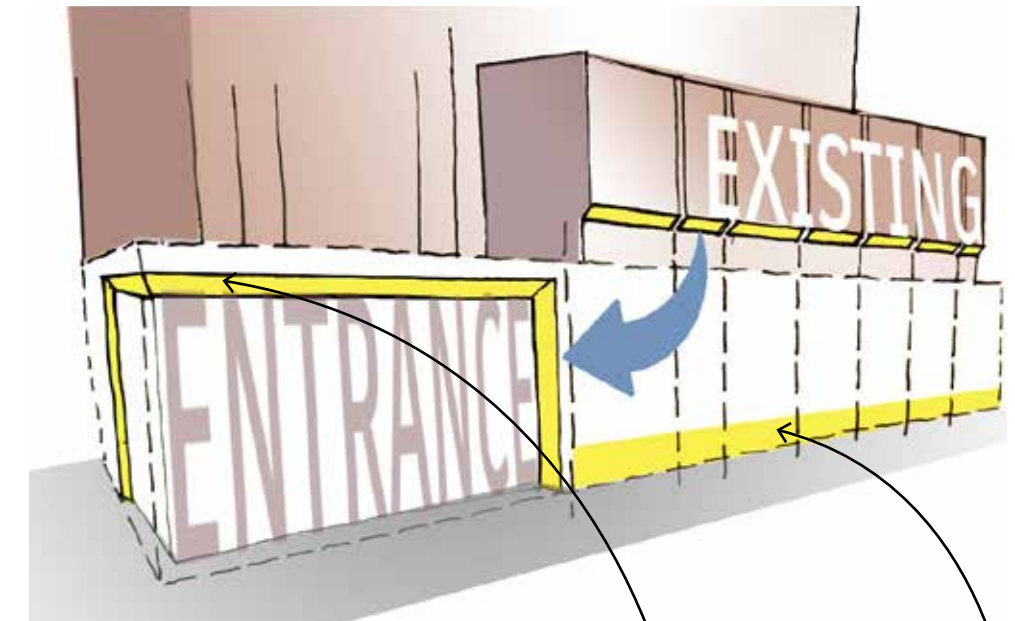
Design Narrative

Perforated Panels

- 1890's site occupies a 'Drill Hall'
- House local rifle volunteer corps to practise military drills during war in 1914
- Home to East Surrey regiment from 1881 – 1959
- Opportunity to use military badge to inform perforations in metal panels



The reveals are a reference to the existing brick chamfers appearing beneath level 03.



Design Narrative

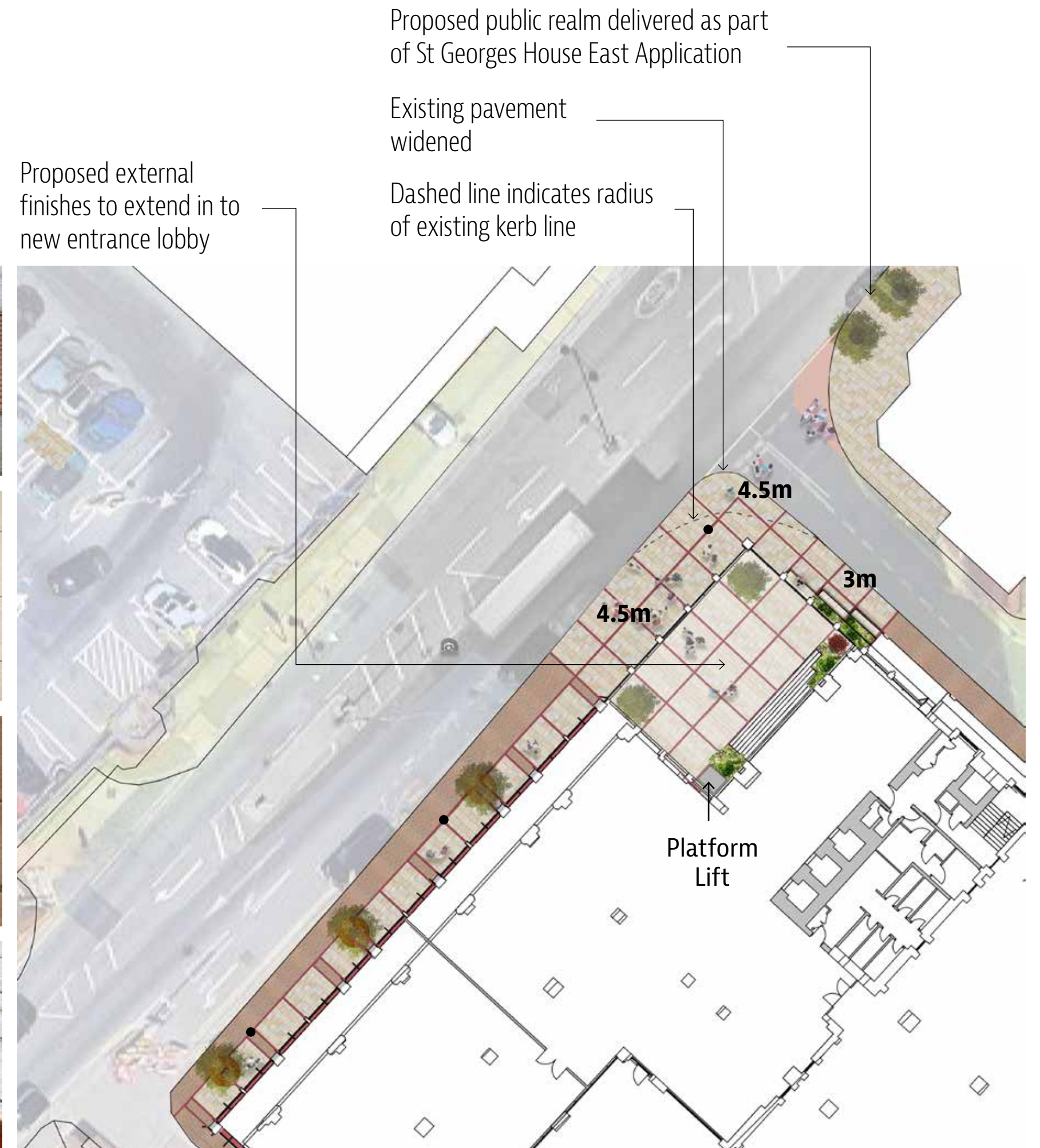
Public Realm Existing



Design Narrative

Public Realm Proposed

- New, cohesive redesign to the external pavement in front of the building.
- Combination of York stone and red brick sets with an inset reddish / bronze metal trim.
- Paving to mirror the architectural facade design and reinforce the structural and planning grid.
- Enhanced biodiversity and urban greening through introduction of tree planting.
- Bleed external treatment into new internal entrance lobby.
- Adjust radius of existing kerb line to service road adjacent main entrance (subject to highways and vehicle tracking)
- To maximise the external paved area in front of the new main entrance.
- Create a calmer and safer environment for pedestrians.
- Subject to utilities surveys and approvals by Highways consultant.



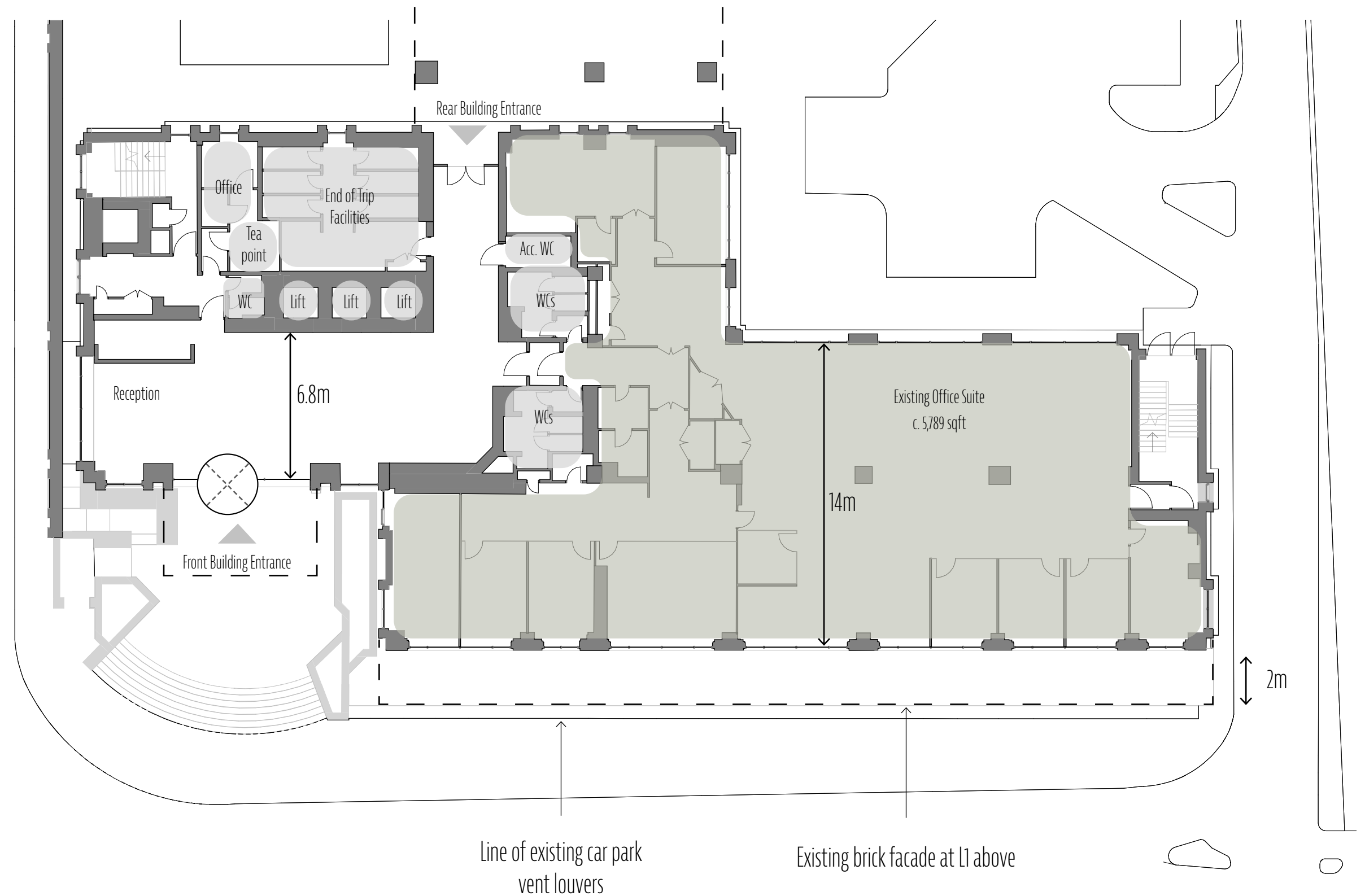


SCHEME PROPOSALS

Level 00

Existing

- External entrance steps and platform lift
- Primary ground floor elevation set back 2m from Level 01.
- 6.8m wide reception in front of lifts
- c.5,789ft² office suite

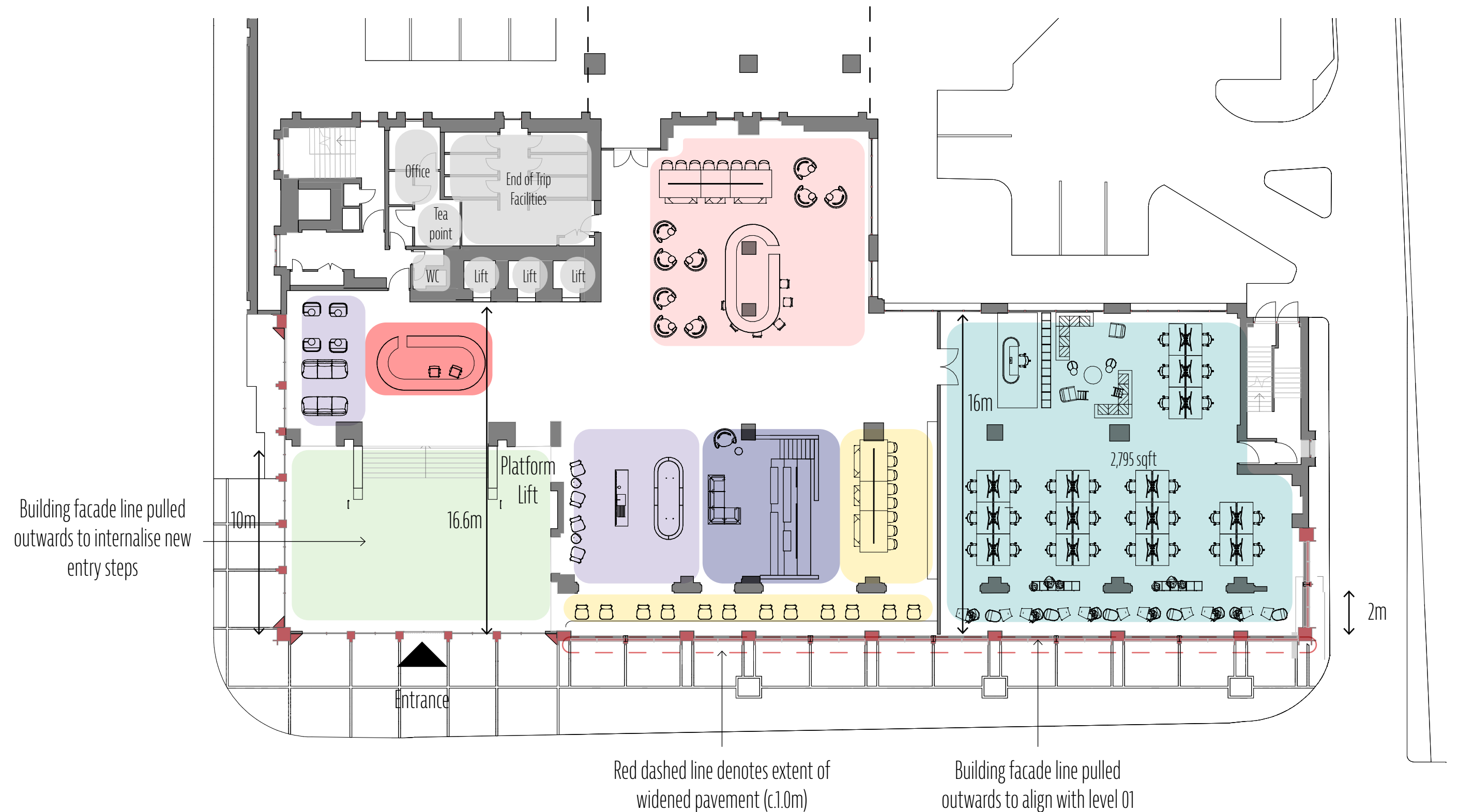


Level 00

Proposed

- c.2m extension along length of St. Georges Road to align with Level 01
- Pitched ventilation louvres removed and set in to new facade therefore increasing width of pavement
- 10m extension on north west corner internalising entrance stairs, platform lifts and de-cluttering street
- Active reception and arrival experience
- Business lounge & co-working space
- Amenity provision to include coffee offer, presentation space, focus & breakout as well as wellness suites & treatment rooms
- c. 2,795ft² retained office suite

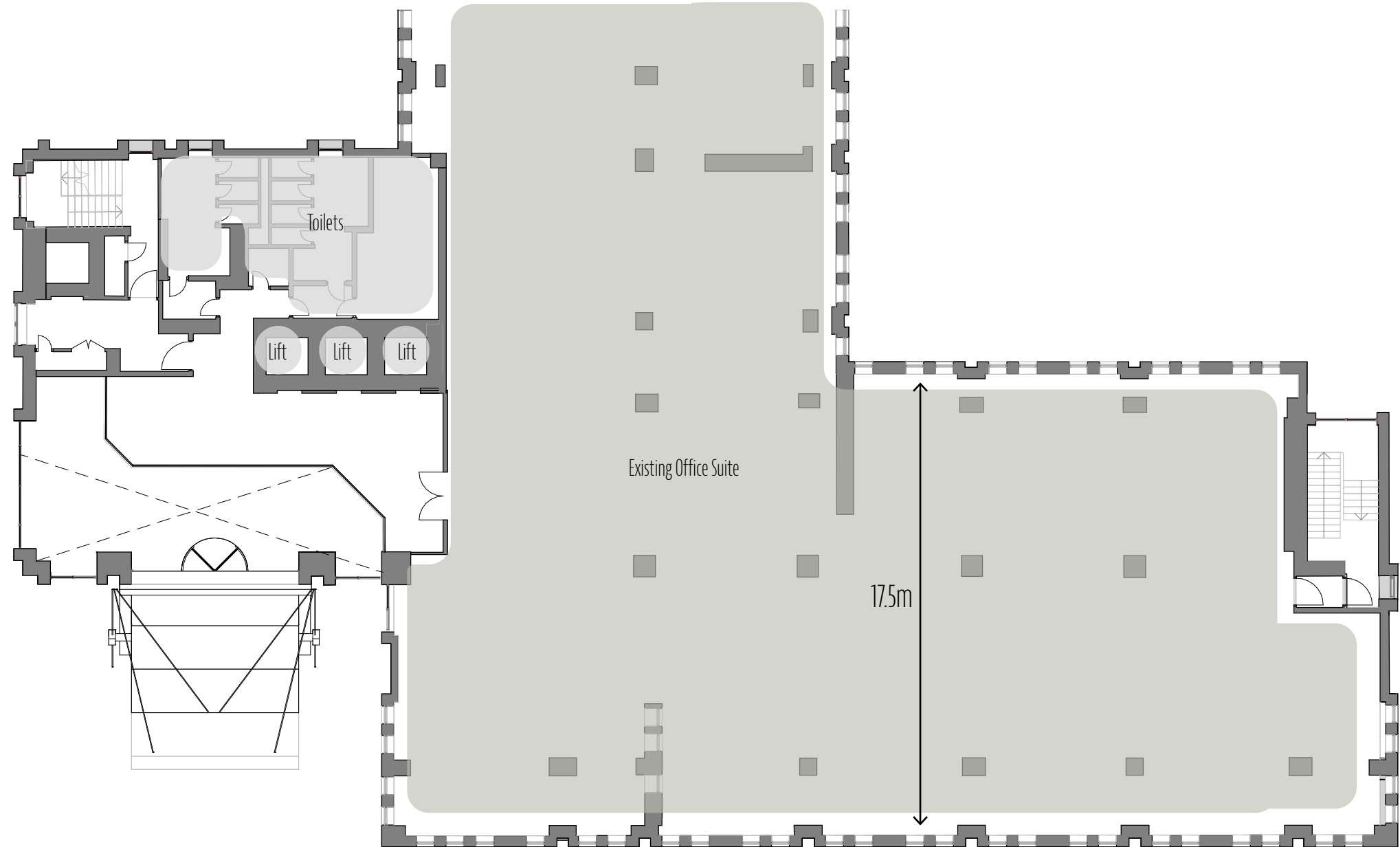
- Core/Store
- External Atria
- Reception/welcome
- Teapoint
- Breakout Setting
- Office Suites
- Presentation space
- Library



Level 01

Existing

- Existing floorplate c. 17.5m wide

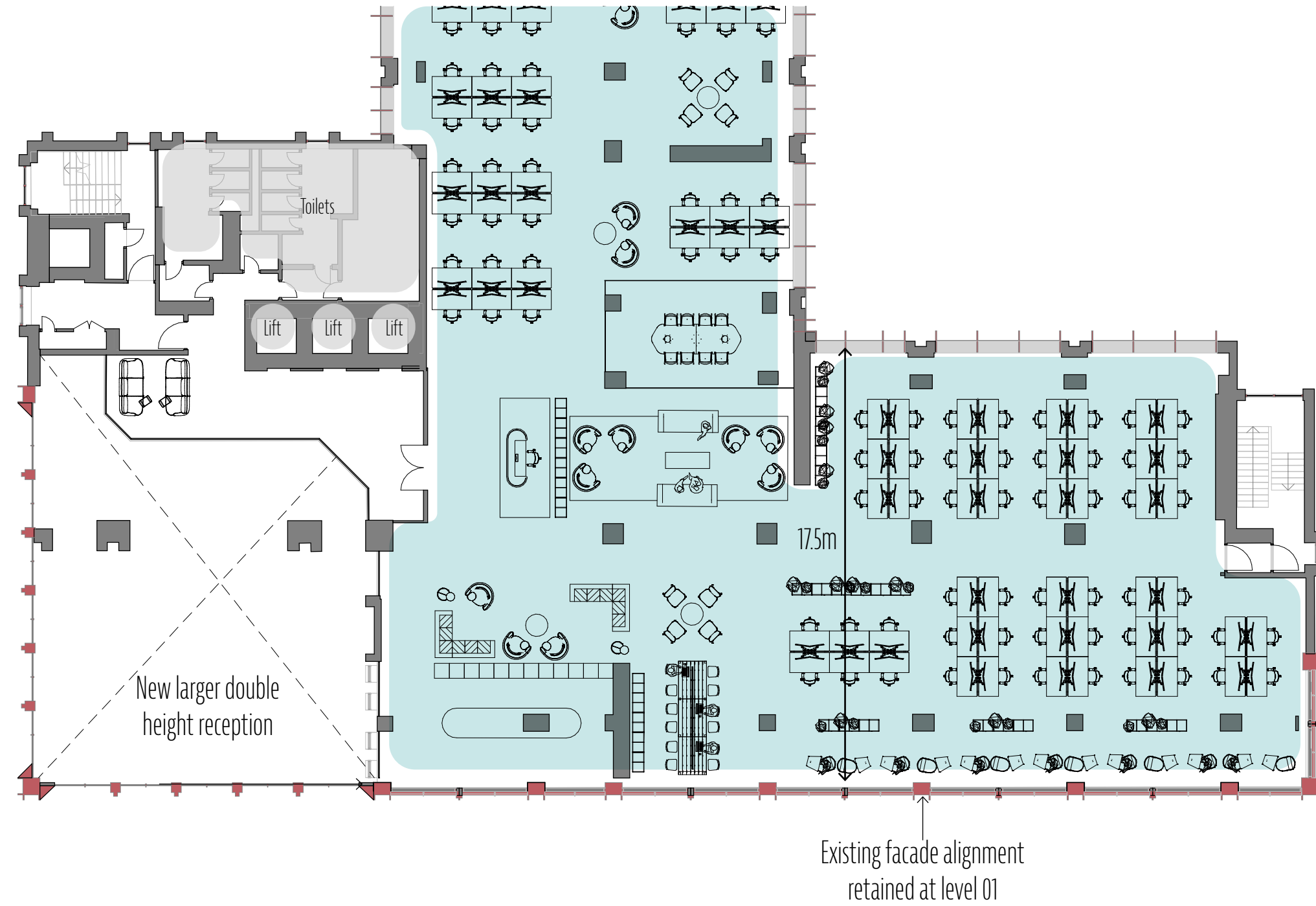


Level 01

Proposed

- Retained and refurbished as leasable office space
- New facade extends vertically to include Level 01
- No extra floorspace created at Level 01
- Larger void over new reception space

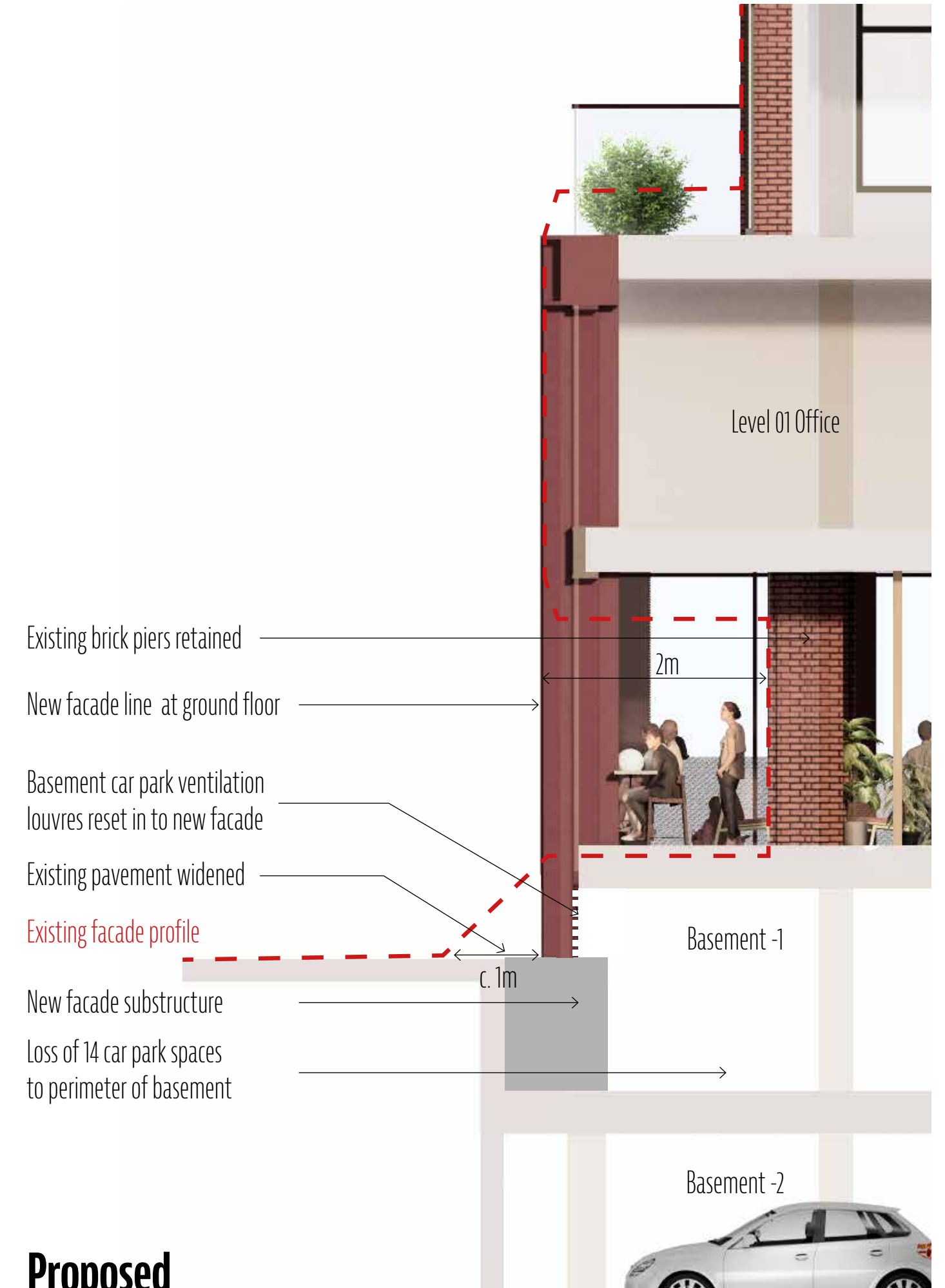
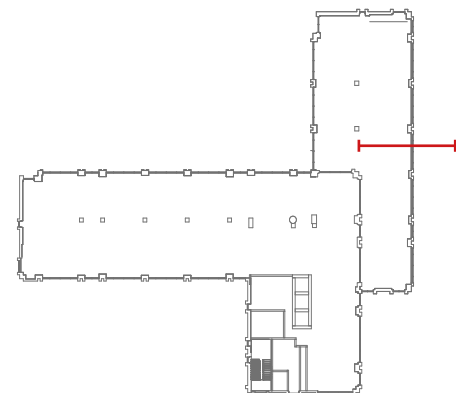
- Core/Store
- External Atria
- Reception/welcome
- Teapoint
- Breakout Setting
- Office Suites
- Presentation space
- Library



Sections

Typical Office Bay

- Cross section through a typical office bay front St George's Road
- Ground floor suite set back c. 2m beneath overhang of Level 01 suite.
- Intention to strip away existing brick facade and retain primary structural frame
- Replace with a new facade treatment at Ground and Level 01 to align with existing external face of Level 01
- Pitched car park ventilation louvres to be reset within new facade
- A new strip of external pavement c. 1.0m wide required



Existing View 1



View from St Georges Road (North-West)

Previous CGI View 1

As presented at Pre-App 02 - 3 December 2024



View from St Georges Road (North-West)

Proposed CGI View 1

Revised Scheme Proposals



View from St Georges Road (North-West)

Existing View 2



Dusk view of reception from St Georges Road

Proposed CGI View 2

Revised Scheme Proposals



Dusk view of reception from St Georges Road

Existing View 3



View from St Georges Road (South-West)

Proposed CGI View 3



View from St Georges Road (South-West)

Ground Floor Axo



Ground Floor Business Lounge

Look & Feel



Business Lounge



Business Lounge



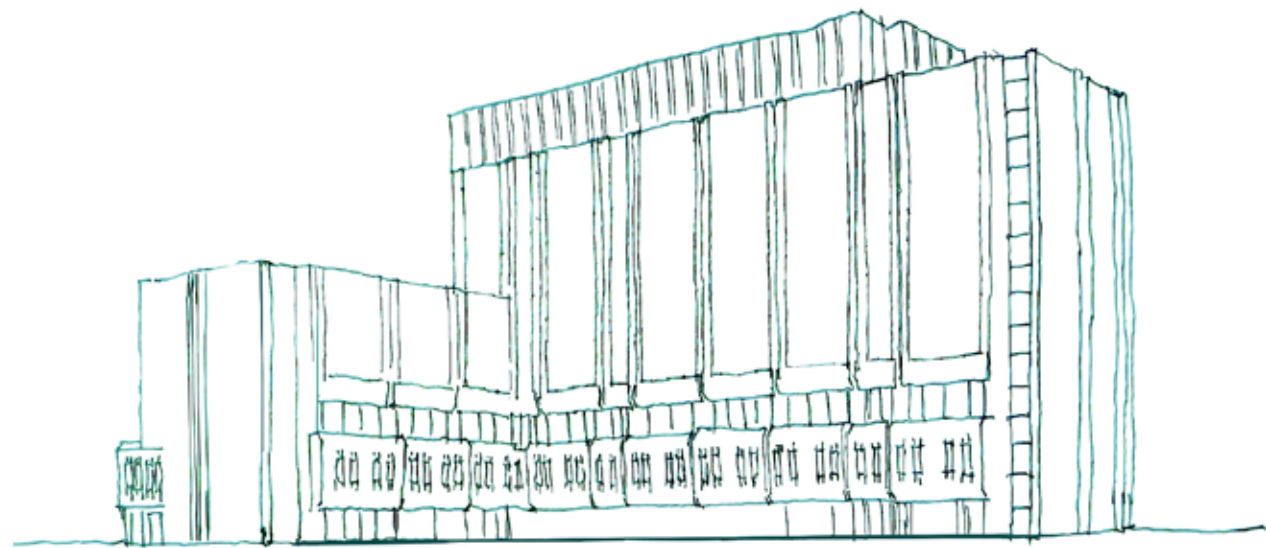
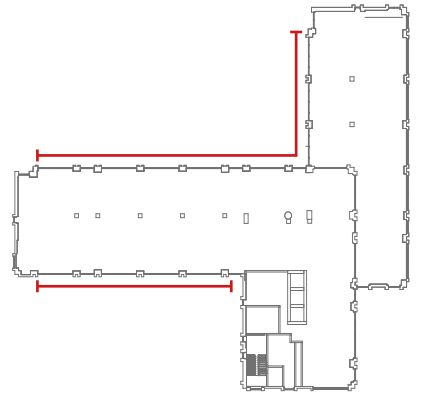
Business Lounge



Level 01: Rear and Side Elevations

Typical Bay - Existing

- Existing deep inset slot windows to level 01
- Poor daylight amenity and views out
- c.9% solid/void ratio



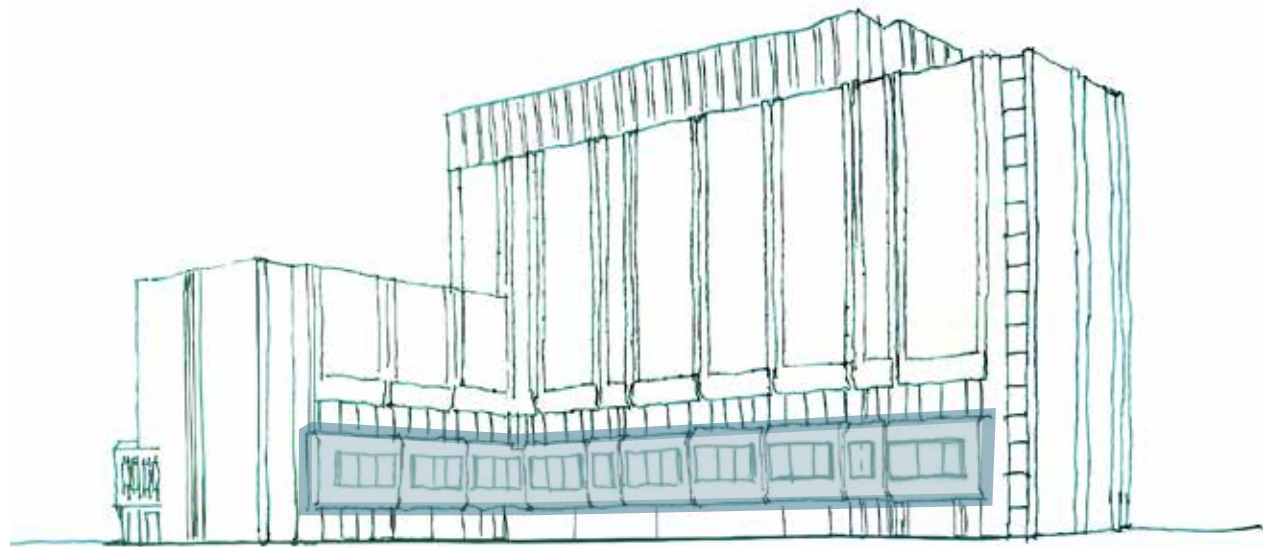
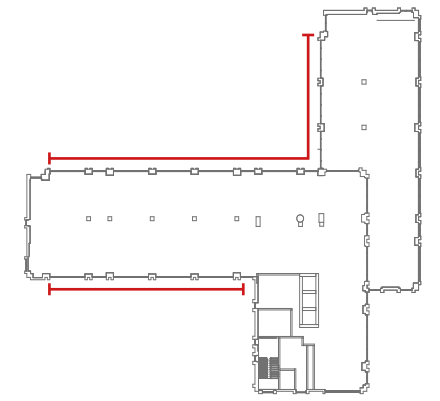
Existing



Level 01: Rear and Side Elevations

Typical Bay - Proposed

- Omit intermediate brick piers
- Form new larger picture windows with stone banding
- Improve views out and daylight amenity
- Increase solid/void ratio to 45%



Proposed

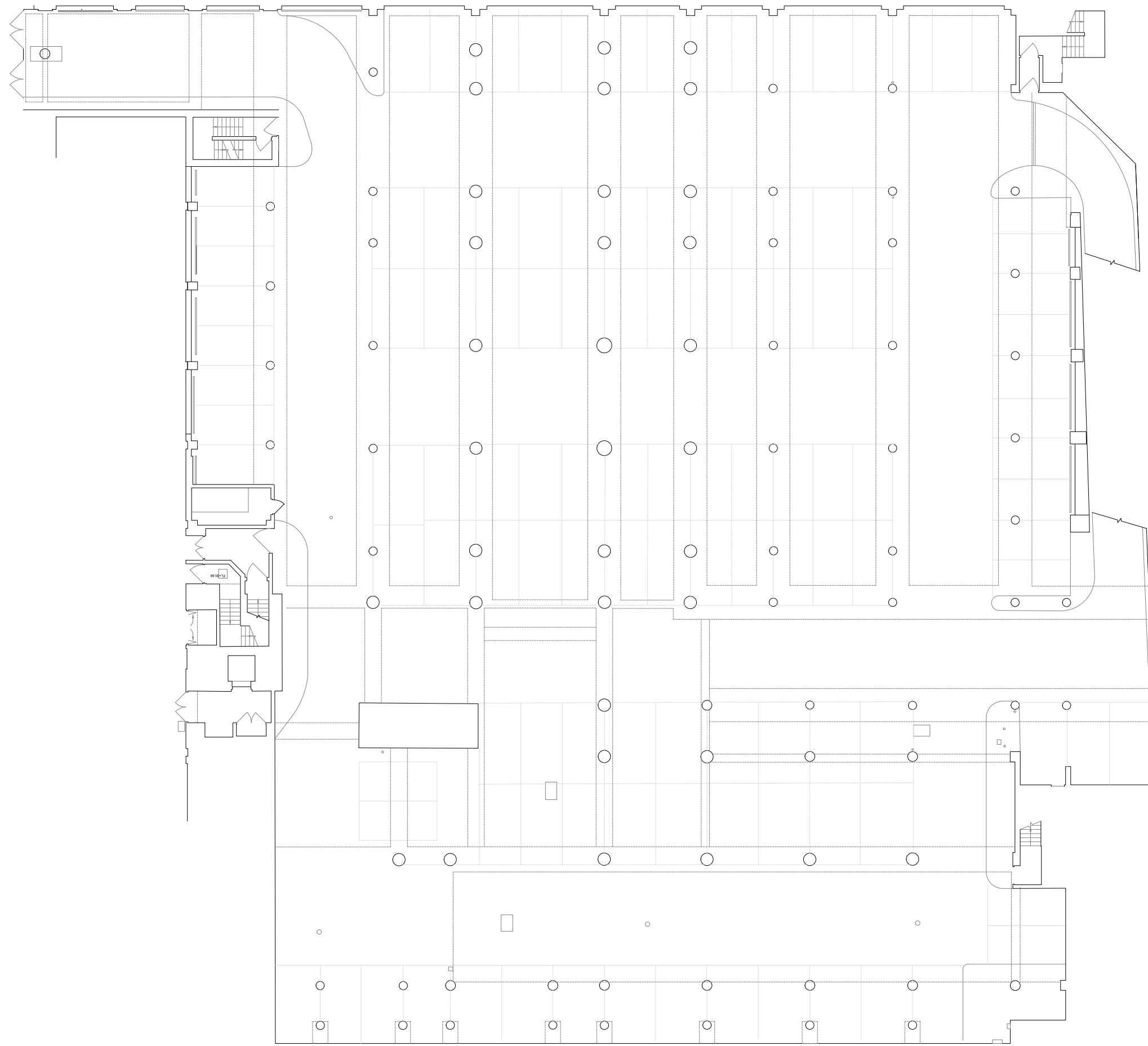




APPENDIX

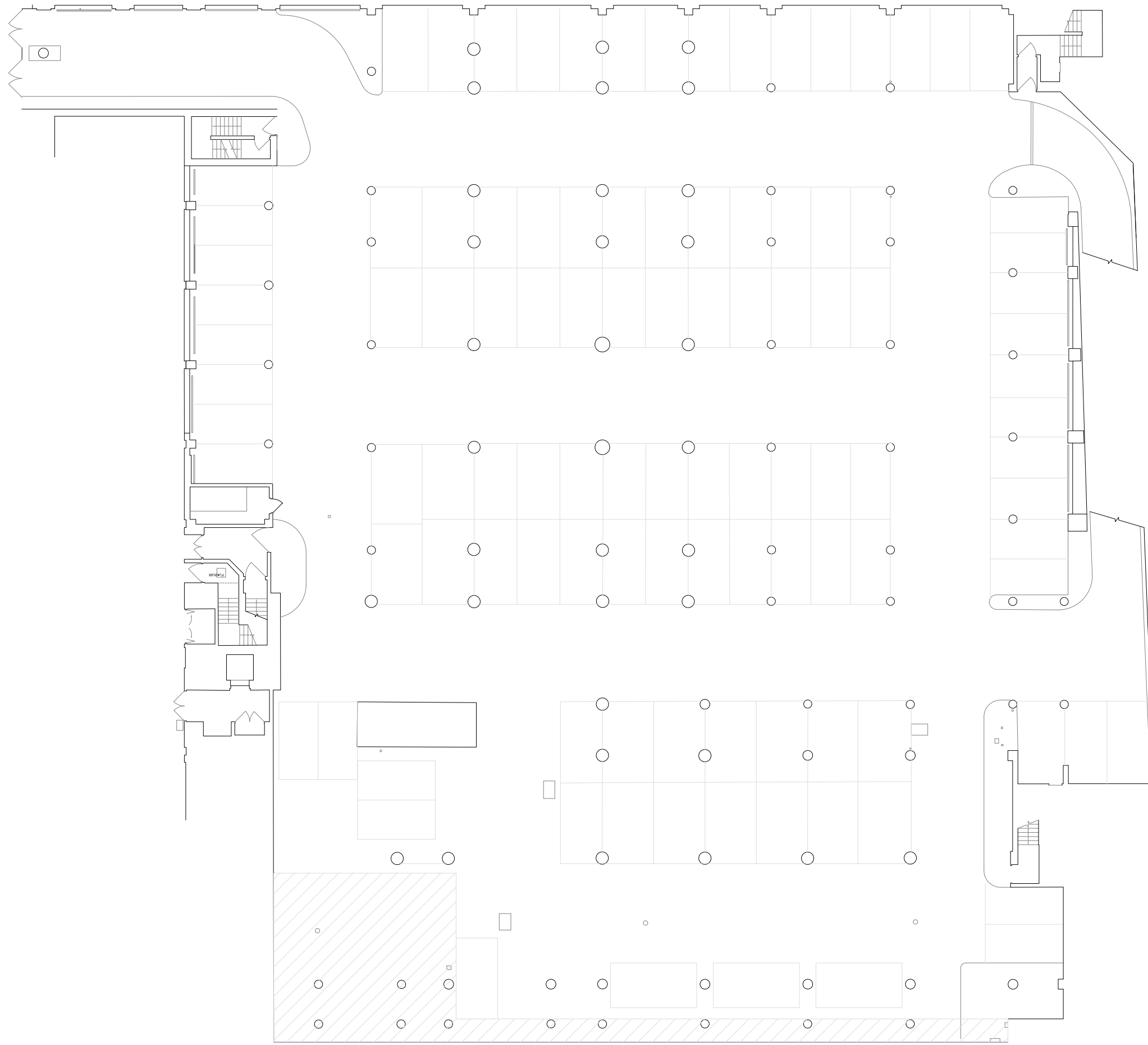
GA Plans

Existing - Basement



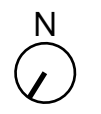
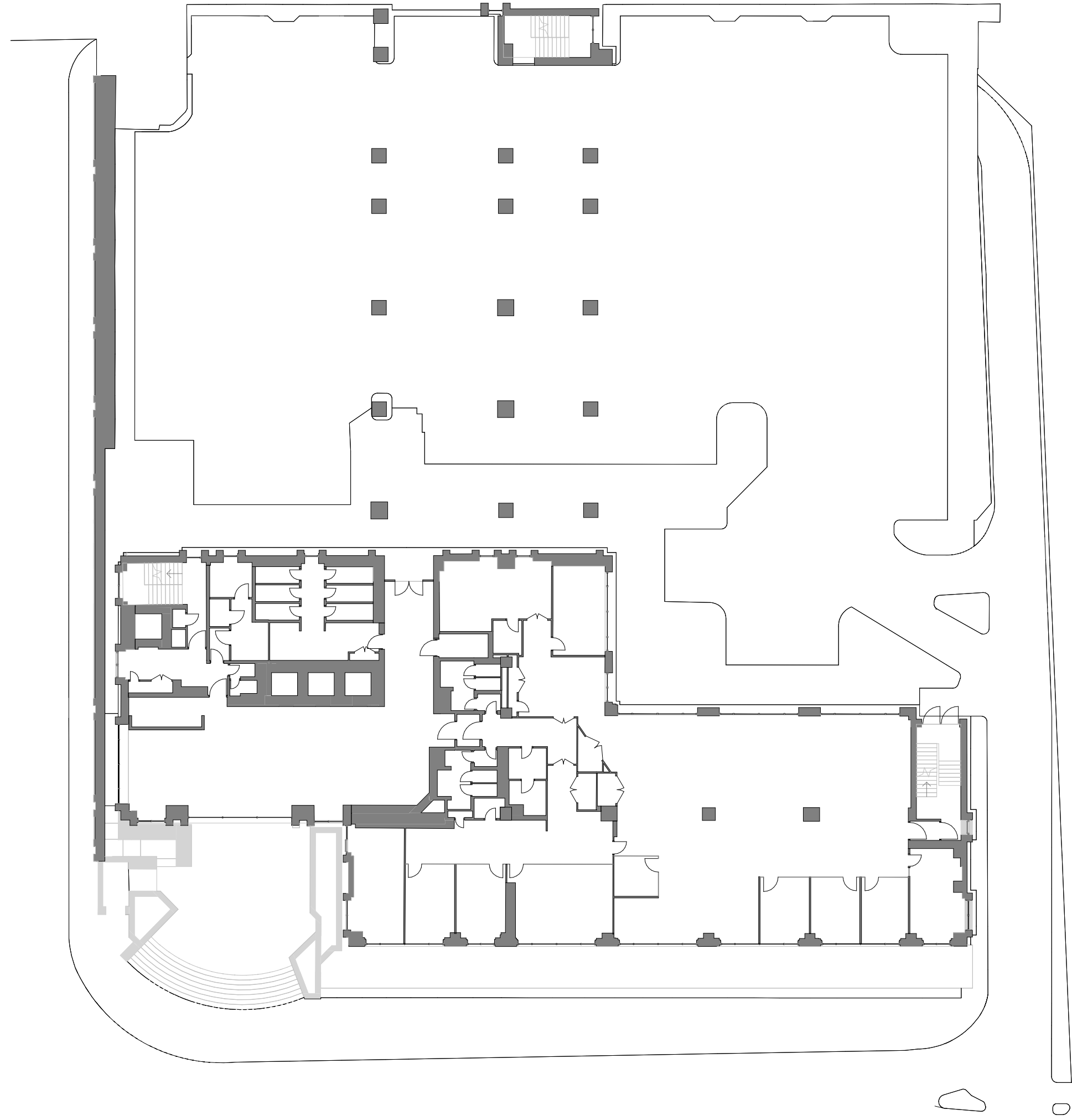
GA Plans

Proposed - Basement



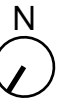
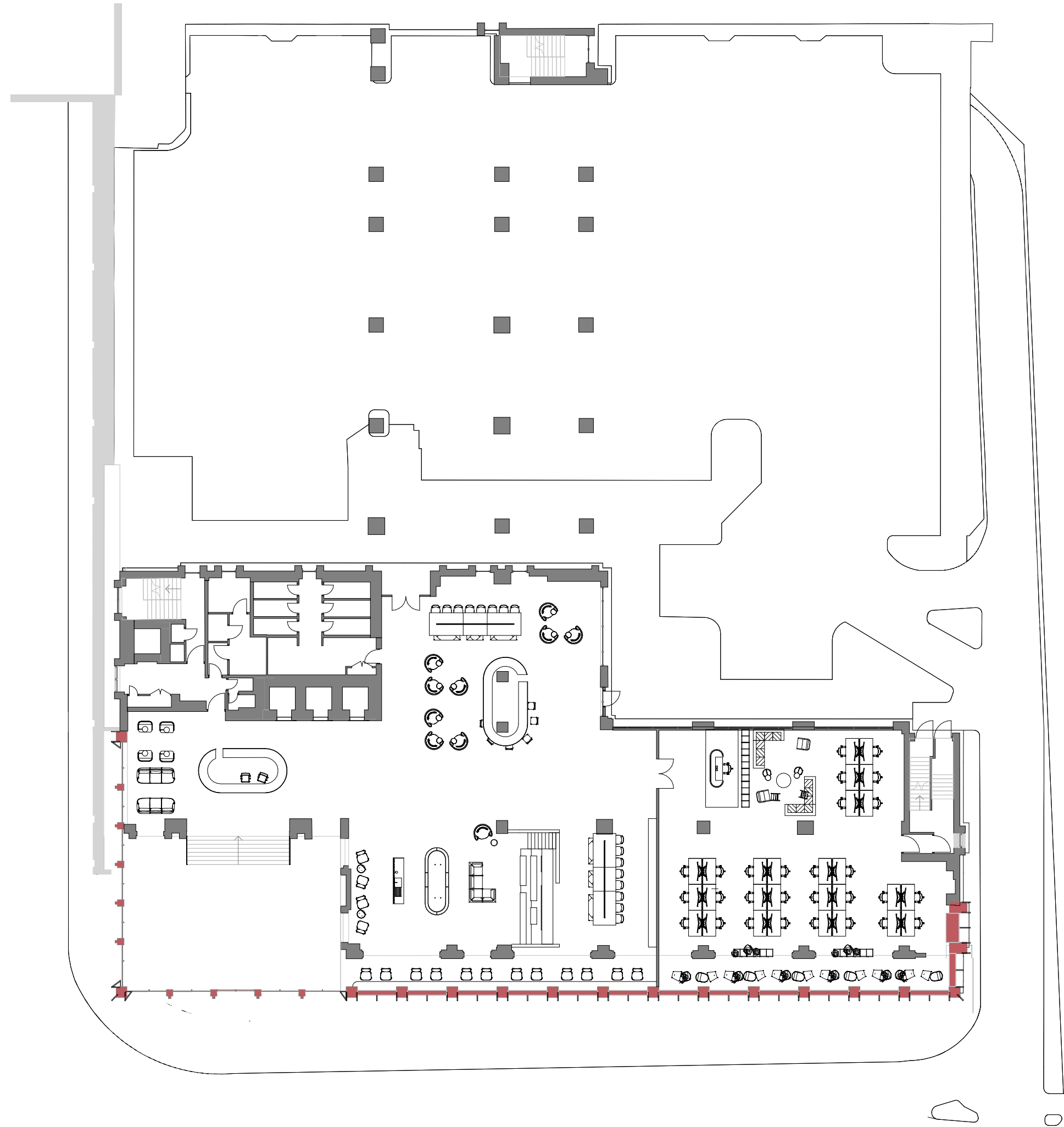
GA Plans

Existing - Level 00



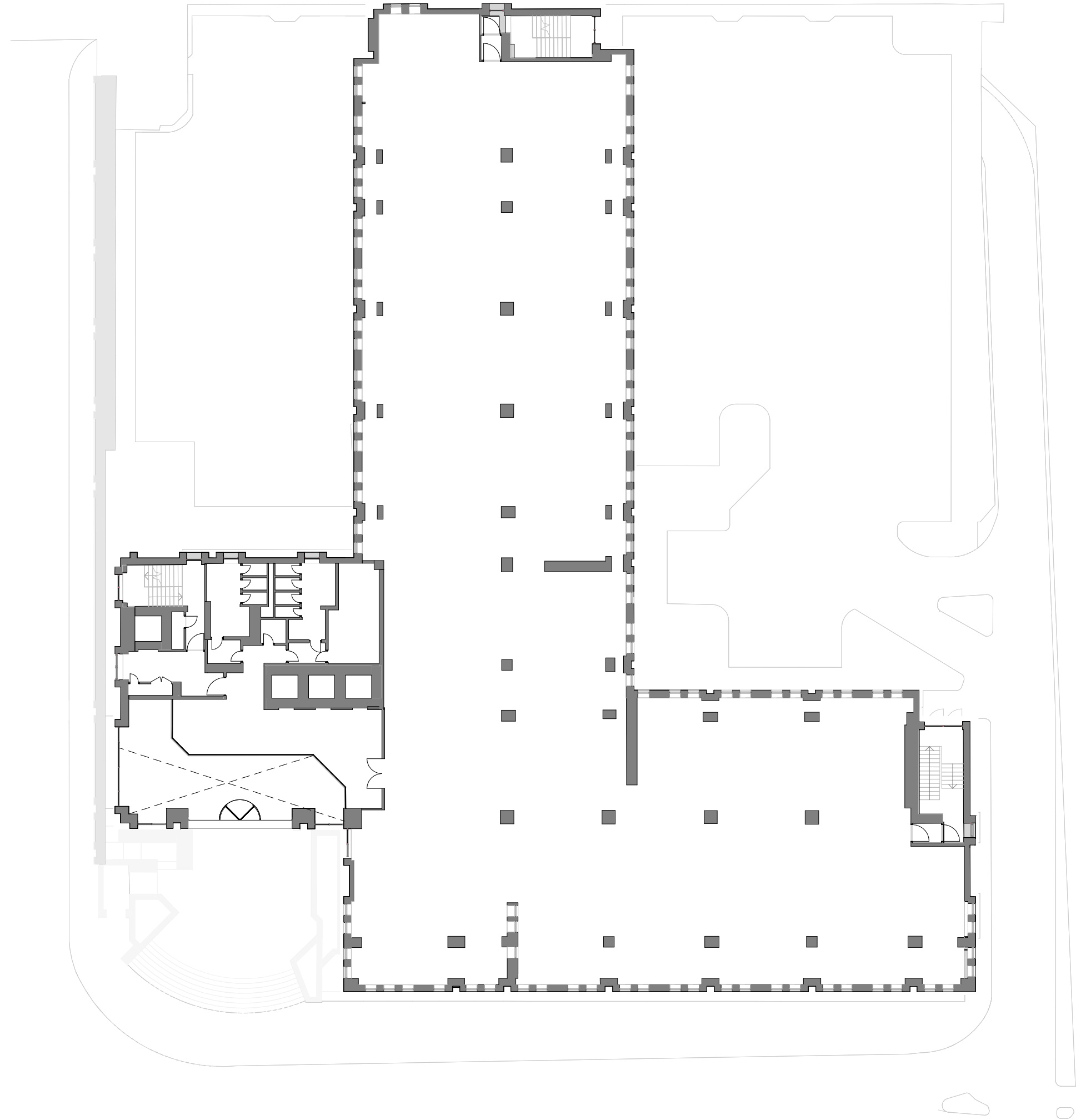
GA Plans

Proposed - Level 00



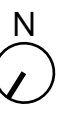
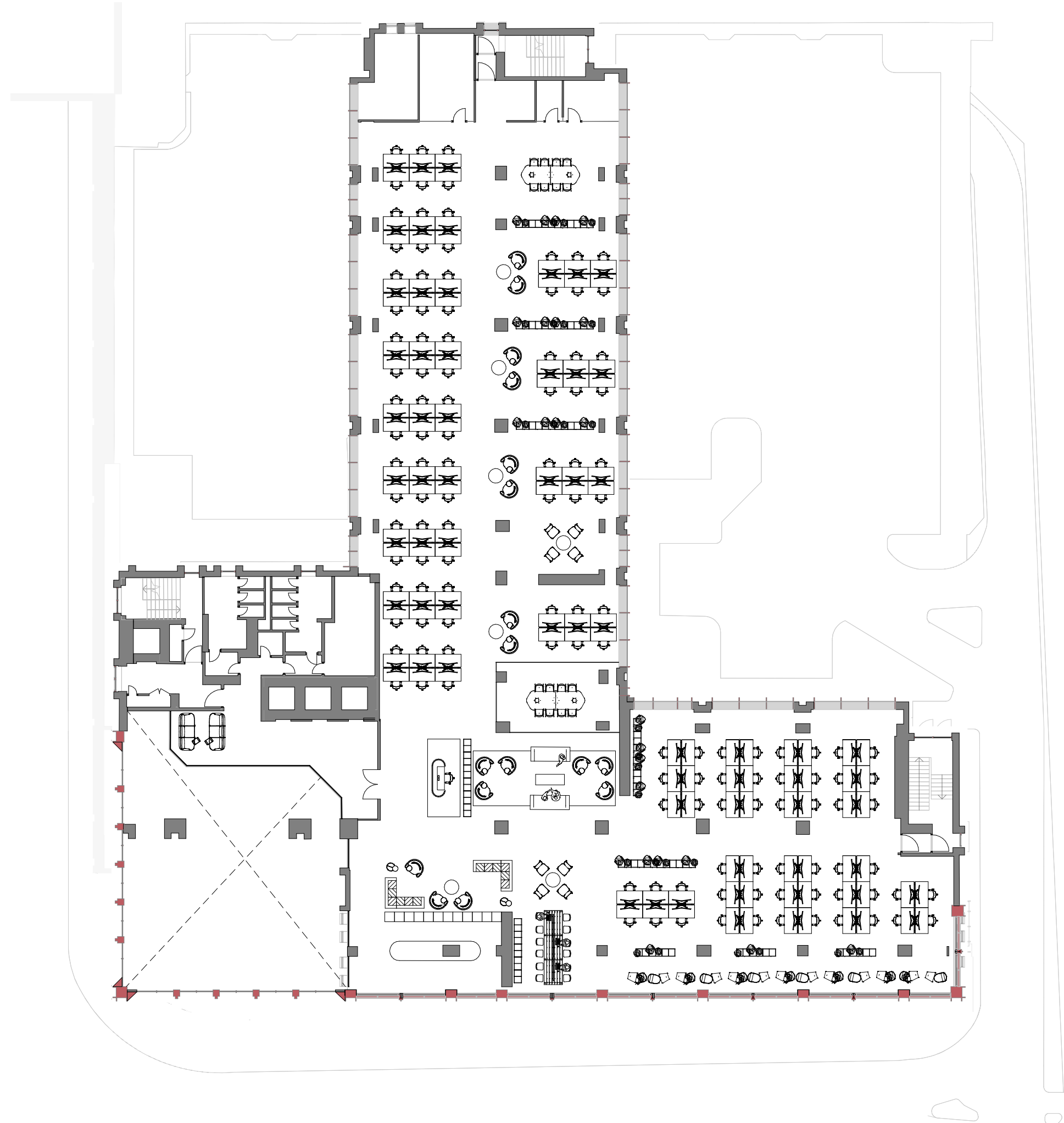
GA Plans

Existing - Level 01



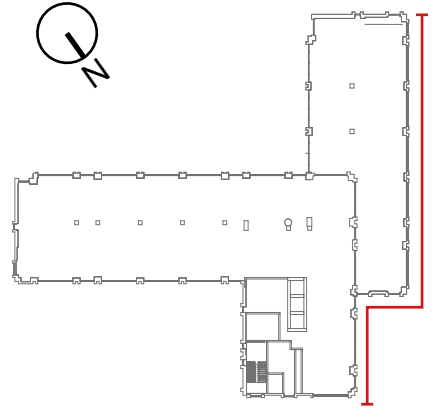
GA Plans

Proposed - Level 01



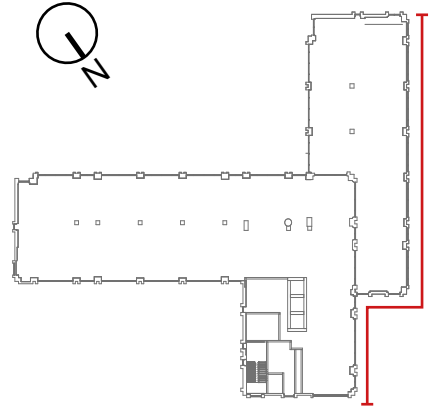
GA Elevations

Existing - North West



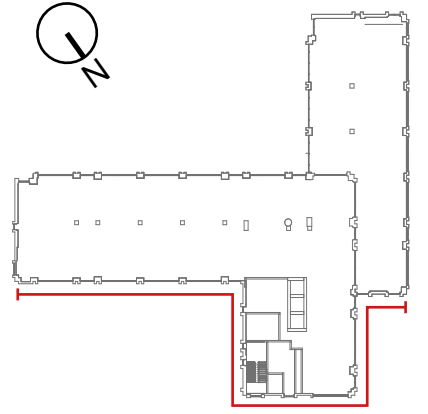
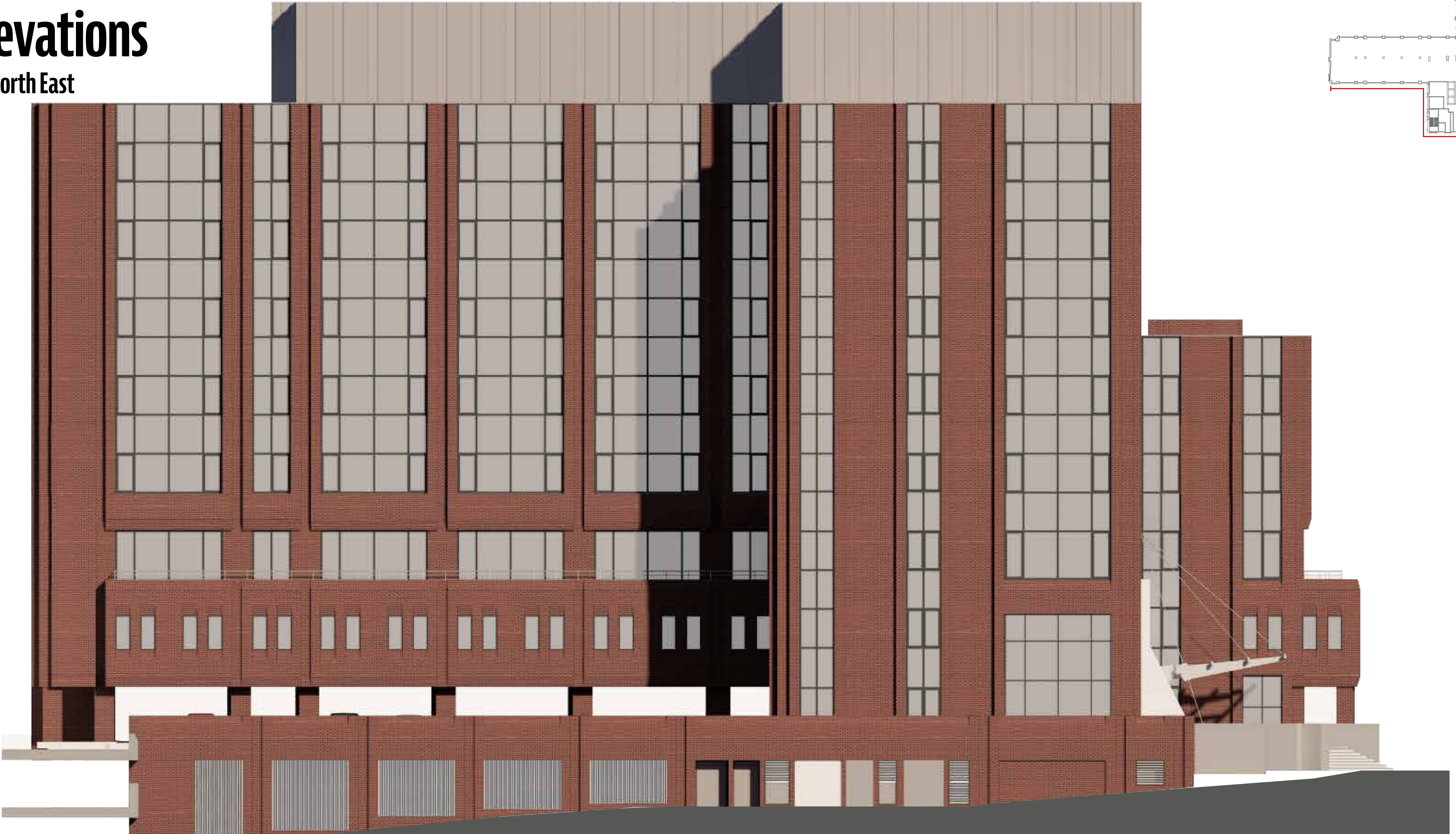
GA Elevations

Proposed - North West



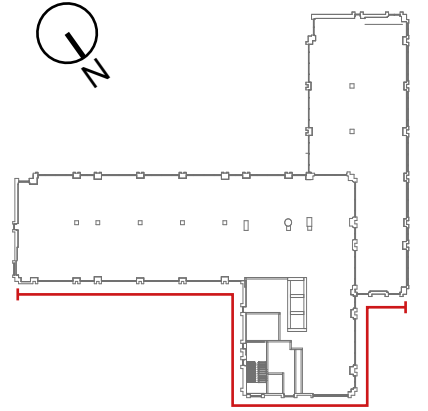
GA Elevations

Existing - North East



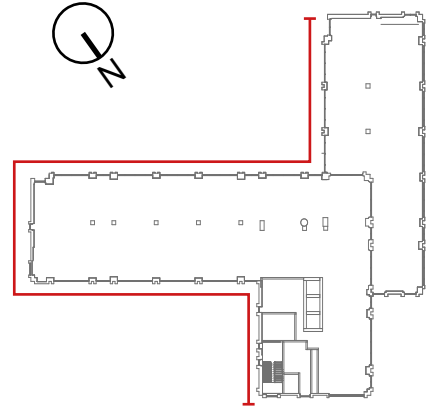
GA Elevations

Proposed - North East



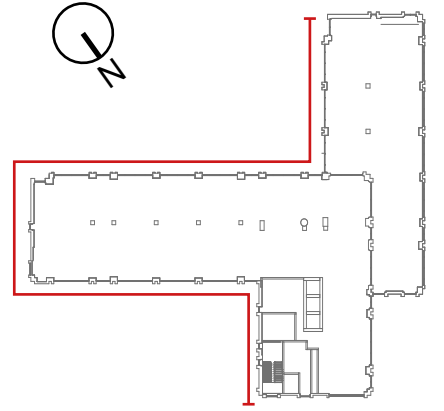
GA Elevations

Existing - South East



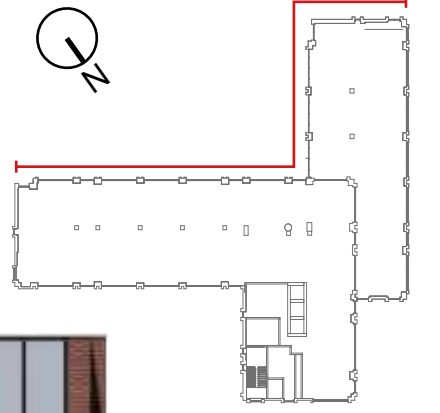
GA Elevations

Proposed - South East



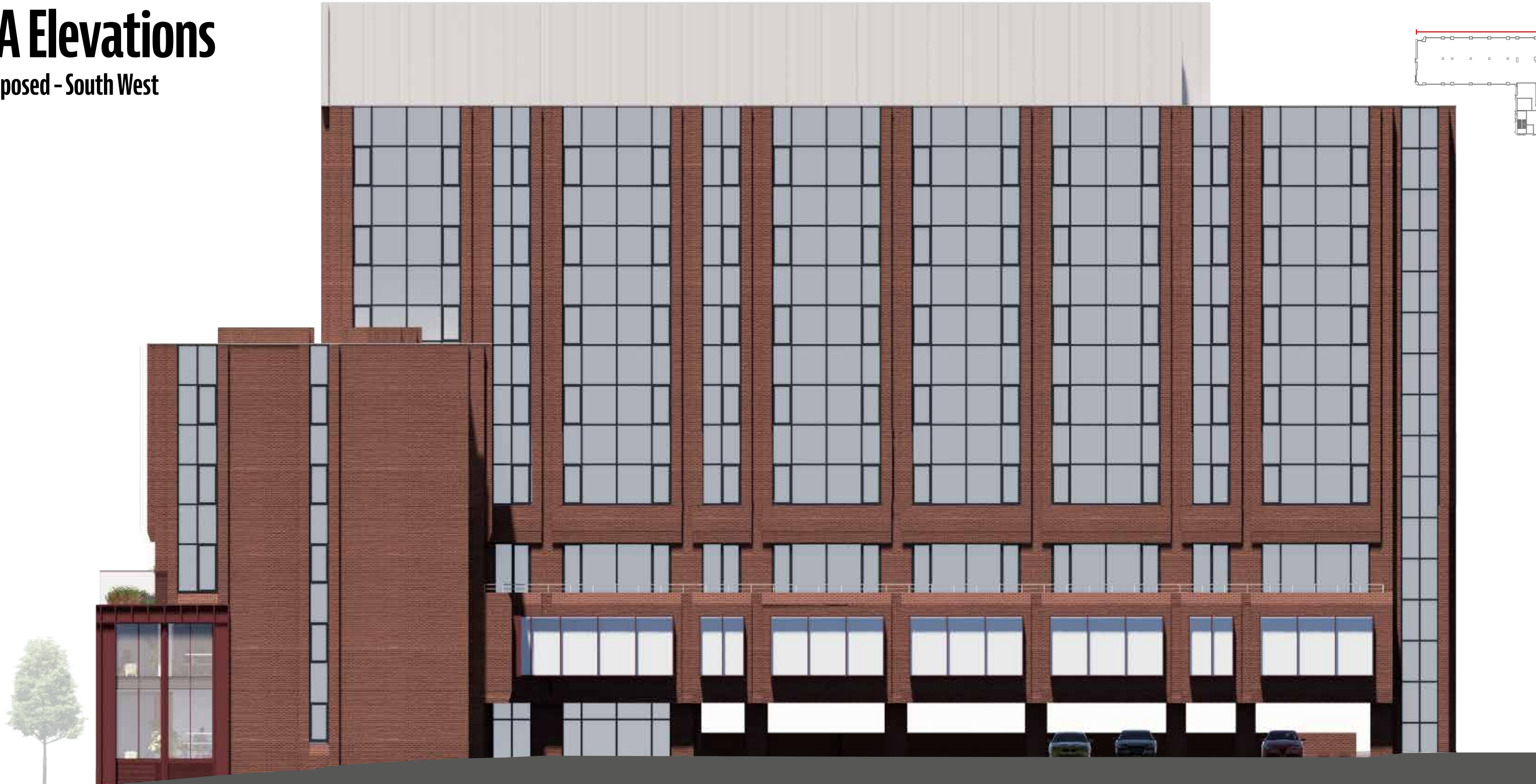
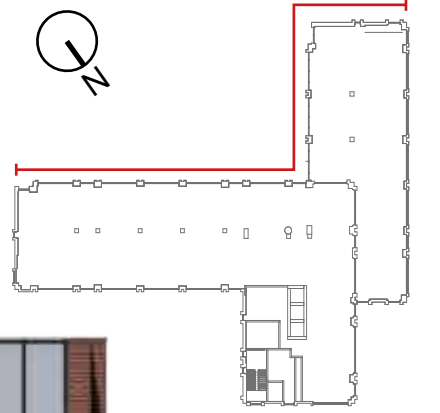
GA Elevations

Existing - South West



GA Elevations

Proposed - South West



Area Schedule - Phase 1

Existing GEA

LEVEL	AREA (M ²)	AREA (FT ²)
0	948	10,200
1	1,626	17,501
2	1,415	15,227
3	1,450	15,603
4	1,450	15,603
5	999	10,750
6	999	10,750
7	999	10,750
8	560	6,025
TOTAL	10,446	112,409

Proposed GEA

LEVEL	AREA (M ²)	AREA (FT ²)
0	1,174	12,634
1	1,753	18,873
2	1,415	15,227
3	1,450	15,603
4	1,450	15,603
5	999	10,750
6	999	10,750
7	999	10,750
8	560	6,025
TOTAL	10,799	116,215

Existing NIA

LEVEL	AREA (M ²)	AREA (FT ²)
0	538	5,789
1	1,192	12,831
2	1,141	12,282
3	1,178	12,676
4	1,179	12,690
5	779	8,386
6	779	8,386
7	779	8,386
8	488	5,252
TOTAL	8,053	86,678

Proposed NIA

LEVEL	AREA (M ²)	AREA (FT ²)
0	265	2,854
1	1,194	12,852
2	1,141	12,282
3	1,178	12,676
4	1,179	12,690
5	779	8,386
6	779	8,386
7	779	8,386
8	488	5,252
TOTAL	7,782	83,764

Areas indicated are approximate Gross External and Net Internal Areas. They relate to the likely areas of the building at the current stage of design. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting lease agreements or the like, should include allowance for the increases and decreases inherent in the design development and building process.



CHAPMAN TAYLOR | PAC 12 Ltd