

# Update on St George's Court



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# Original Planning Permission Granted 2022 & 2023

(Planning Refs. 21/00646/FUL & 23/01868/NMA)



ST GEORGES COURT

BAR MALE

APART-HOTE

A NEW GATEWAY TO  
NEW MALDEN

IMPROVED CONNECTIONS  
TO NEW MALDEN STATION

70 NEW SERVICED  
ACCOMMODATION UNITS

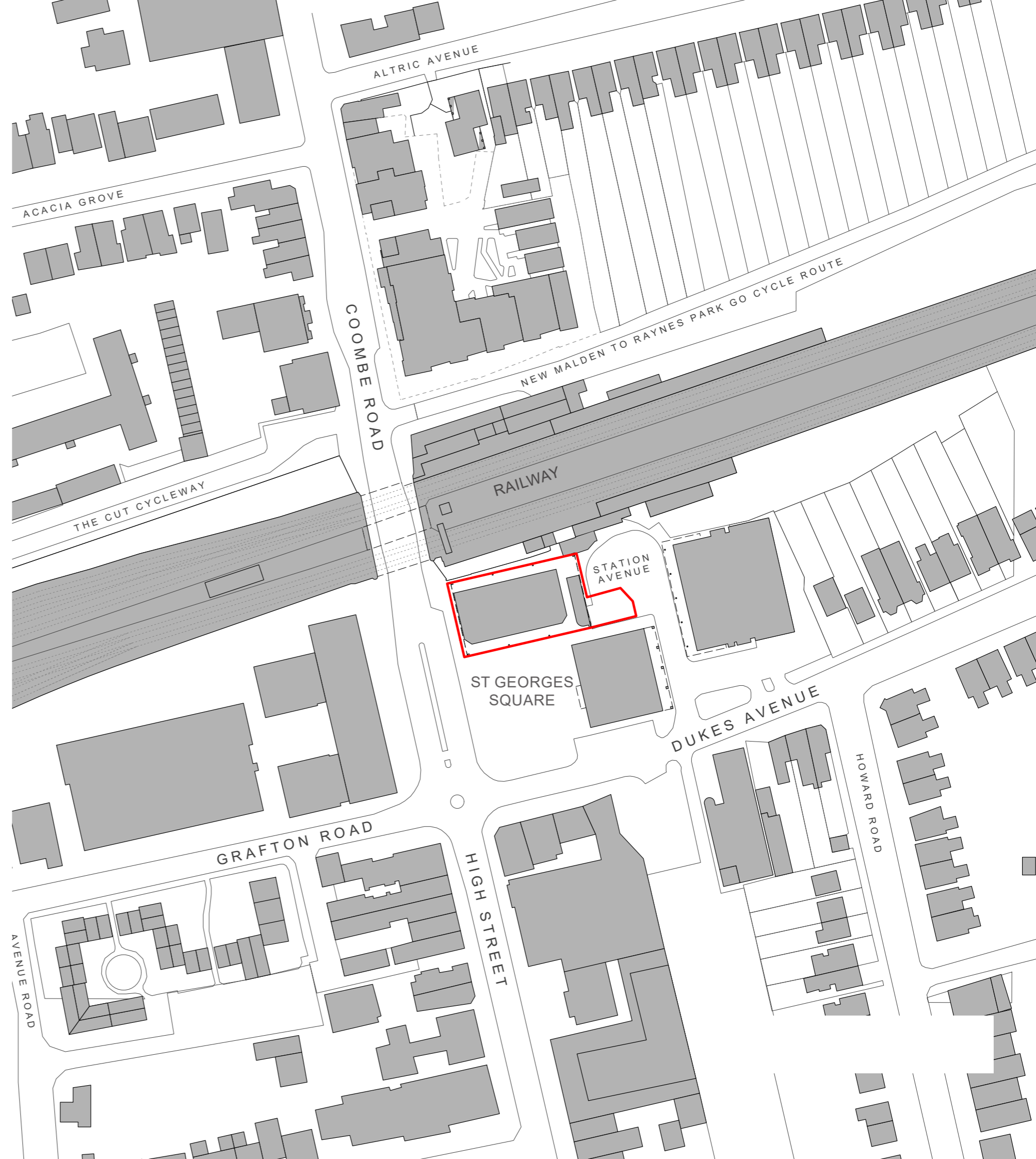
TWO FLOORS OF OFFICE  
SPACE

RECONFIGURATION OF  
GROUND FLOOR USES

# The Site



Existing building viewed from St Georges Square



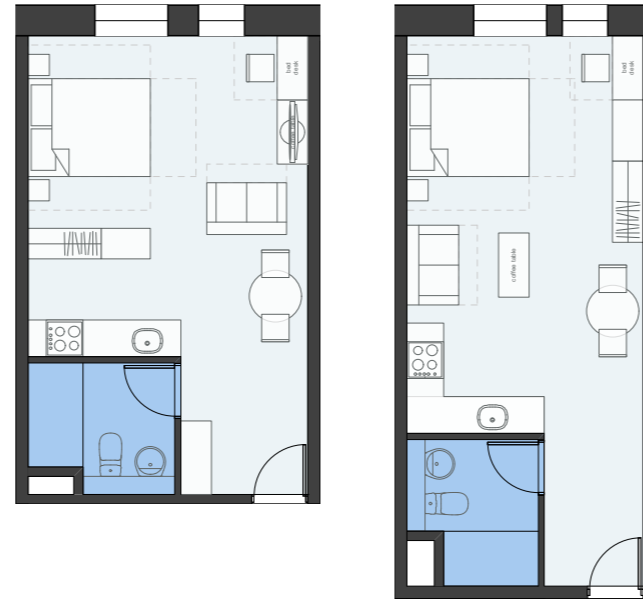
# Proposed Uses - As Per Granted Planning Permission

## 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



## UPPER FLOORS

### 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



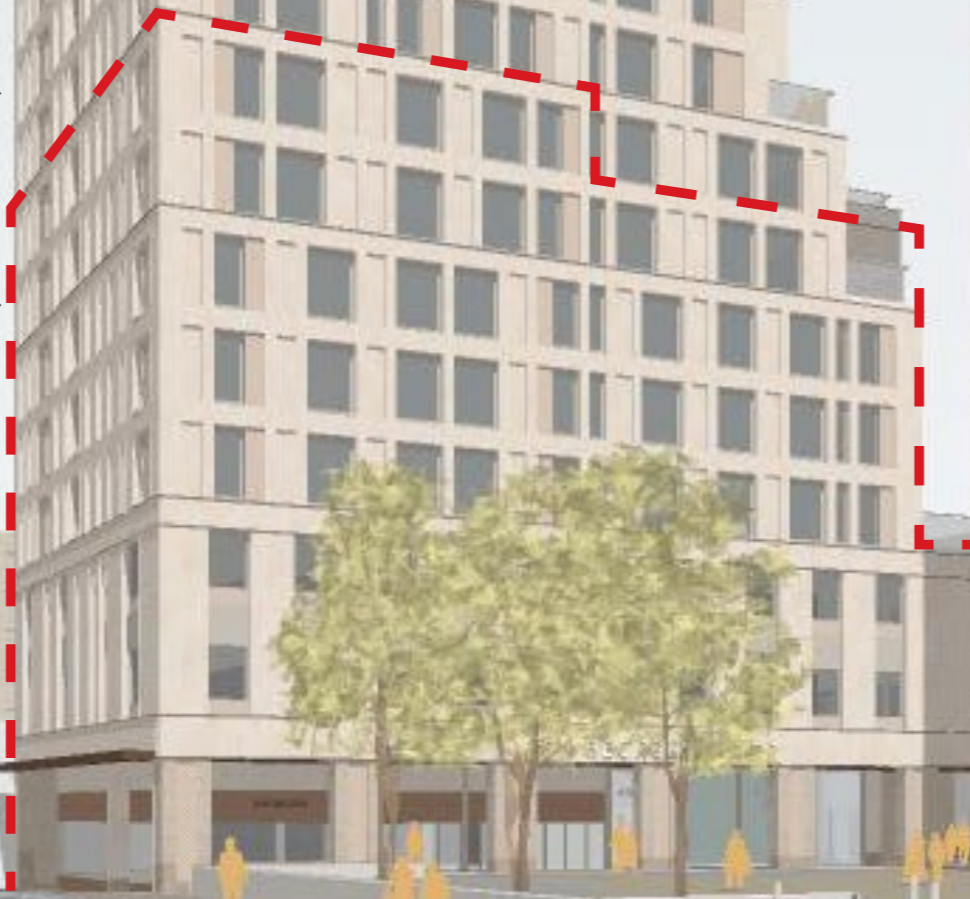
High quality accommodation in the Sutton Point development in South London (CNM Estates)

# Update to Planning Permission

THREE ADDITIONAL FLOORS OF SERVICED APARTMENTS



ORIGINAL PLANNING PERMISSION OUTLINE



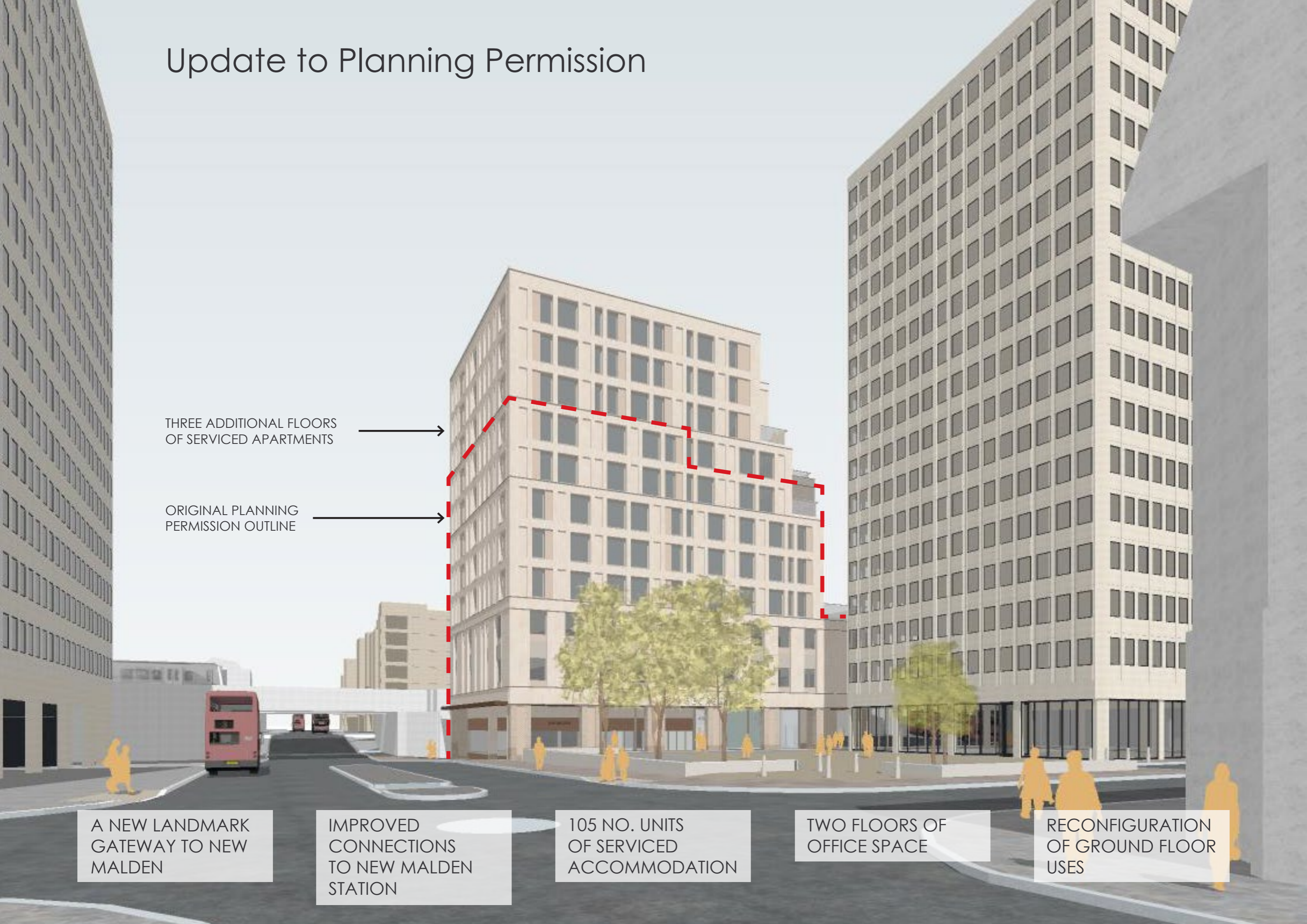
A NEW LANDMARK GATEWAY TO NEW MALDEN

IMPROVED CONNECTIONS TO NEW MALDEN STATION

105 NO. UNITS OF SERVICED ACCOMMODATION

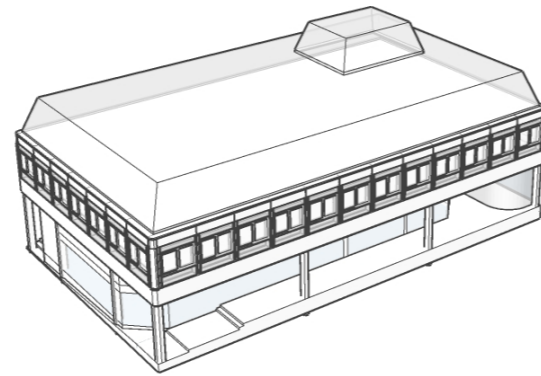
TWO FLOORS OF OFFICE SPACE

RECONFIGURATION OF GROUND FLOOR USES

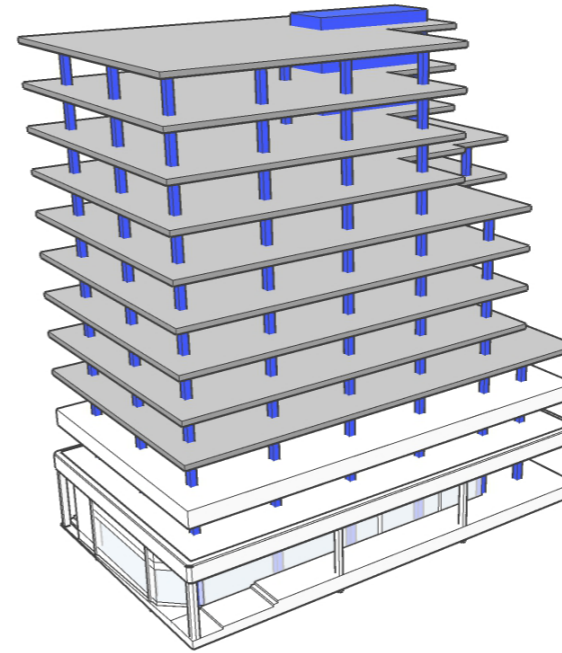


# Design Approach - As Per Granted Planning Permission

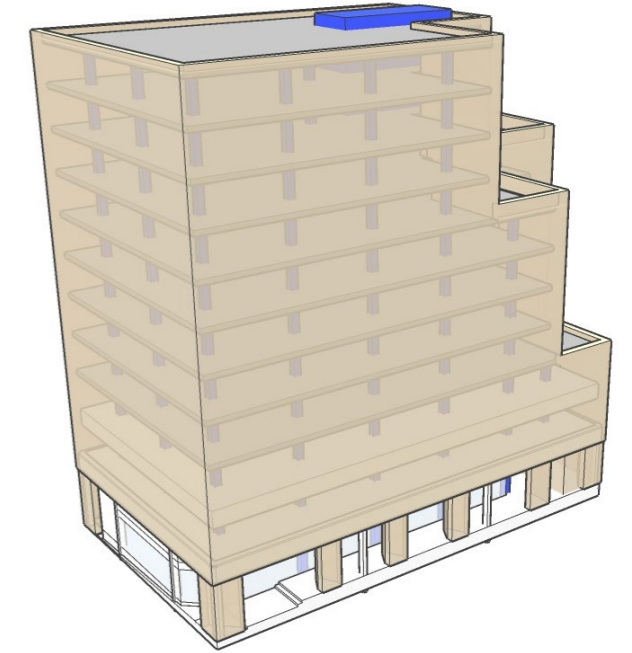
- Retain pub, retail + office uses
- Reconfigure ground floor + improve public realm
- Strengthen existing building + add serviced accommodation above
- Building massing & roofline responds to site constraints
- Cladding over existing + new floors -- to create a visual counterpoint to CI & Apex towers



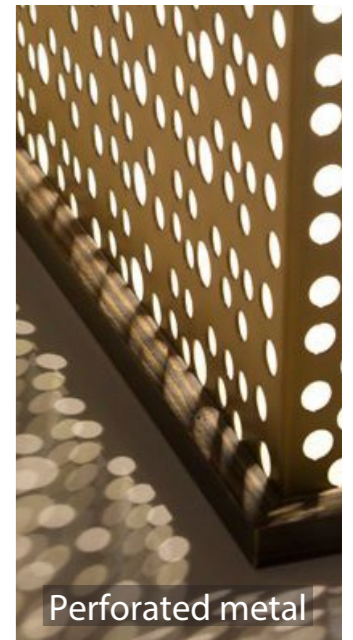
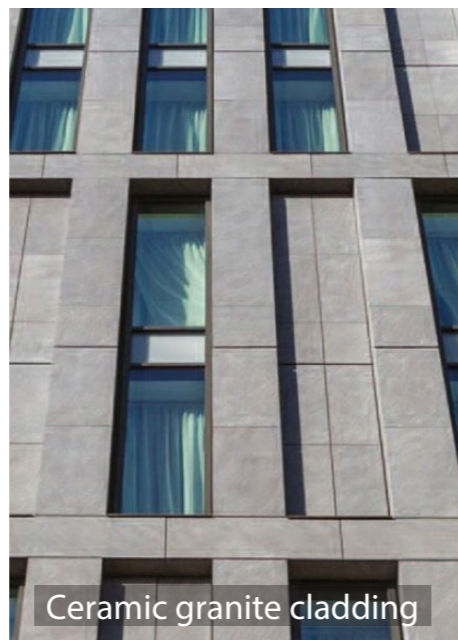
1. EXISTING BUILDING RETAINED



2. NEW STRUCTURE +  
ADDITIONAL FLOORS



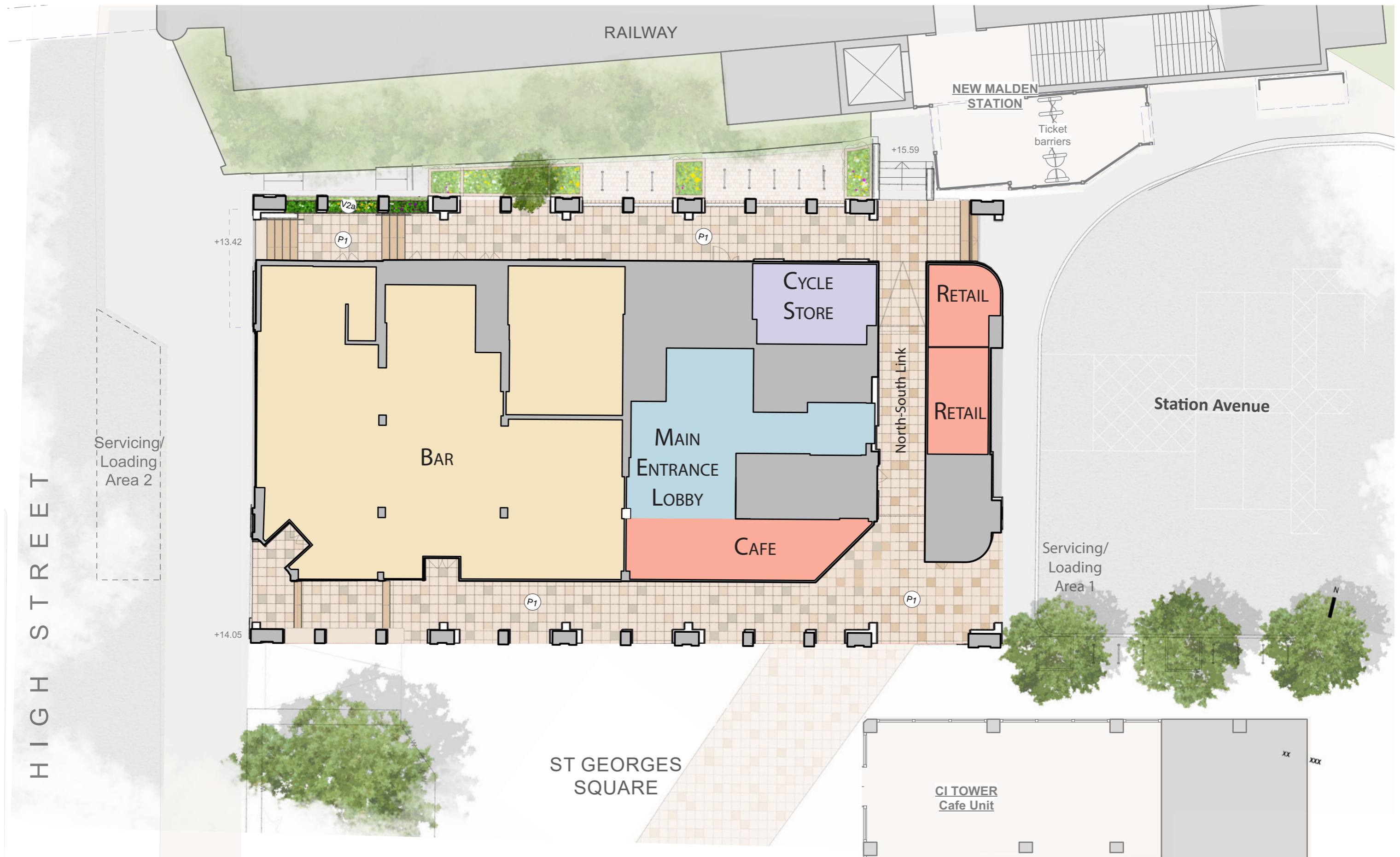
3. CLADDING OVER NEW AND  
RETAINED FLOORS



# Public Realm Improvements - As Per Granted Planning Permission



# Ground Floor Reconfiguration - As Per Granted Planning Permission





# New Colonnade and Shopfronts - As Per Granted Planning Permission



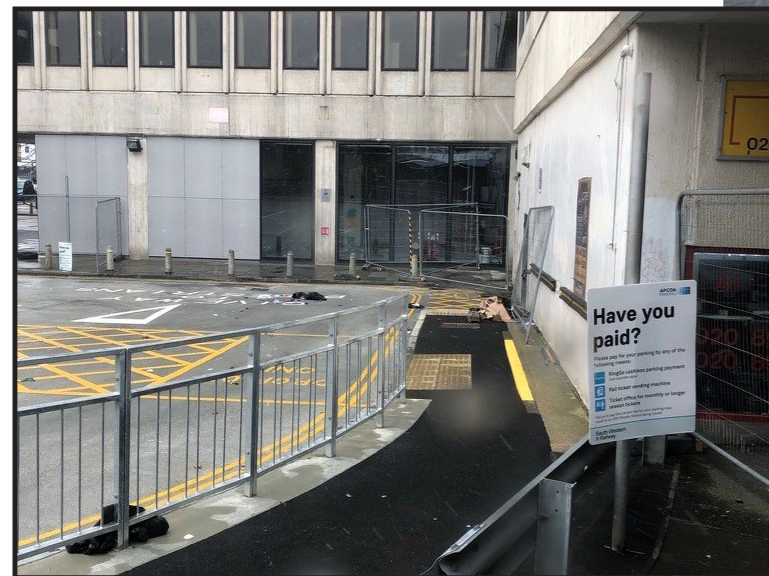
SOUTH COLONNADE WITH NEW SHOPFRONTS AND REFRESHED MATERIALS

# New Colonnade and Shopfronts - As Per Granted Planning Permission



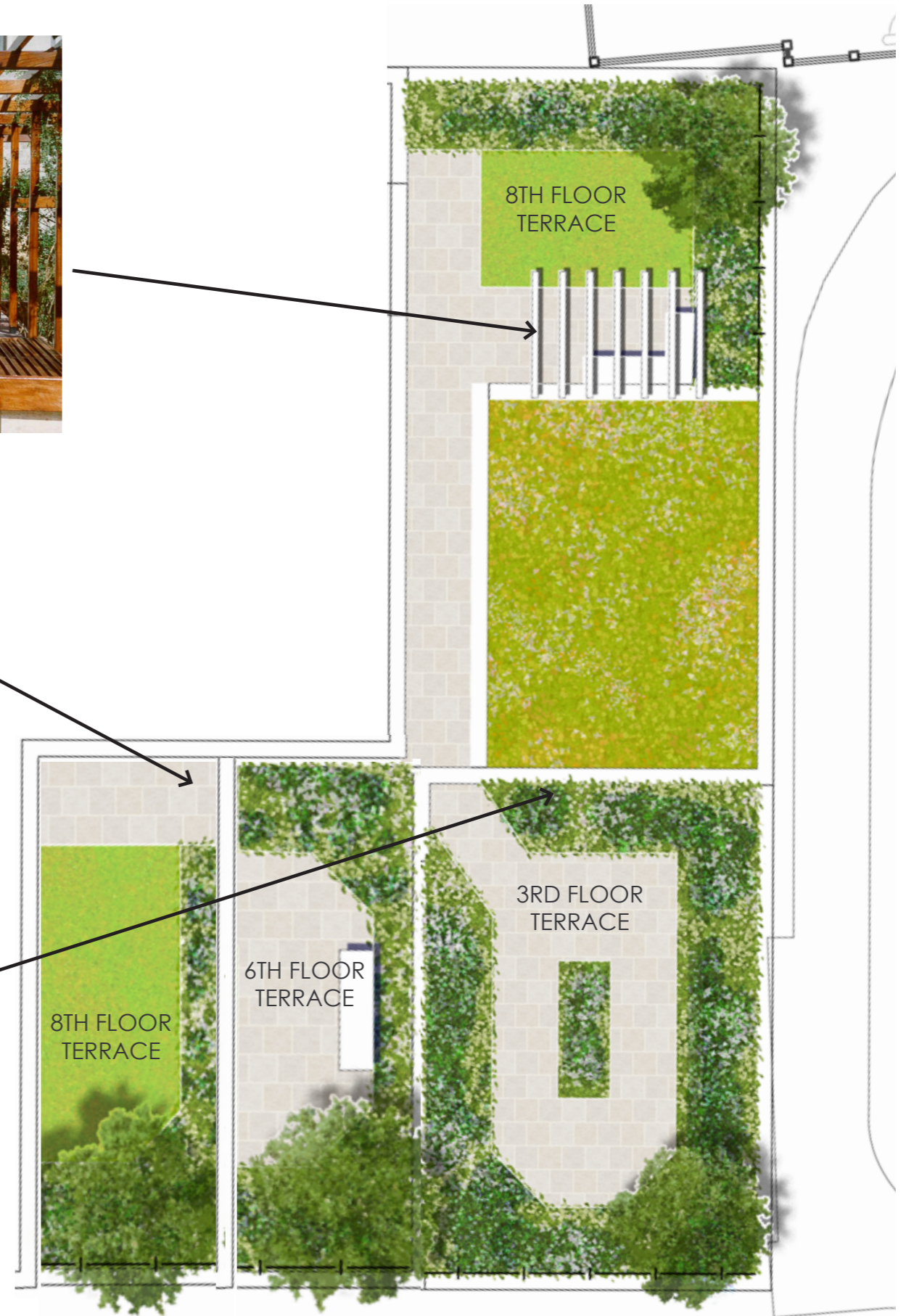
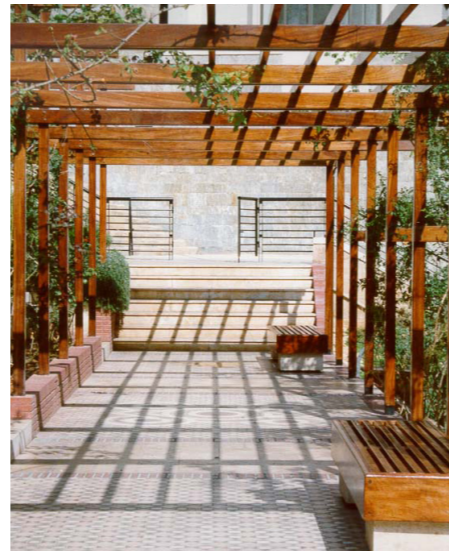
SOUTH COLONNADE WITH IMPROVED LIGHTING FRONTING ONTO ST GEORGES SQUARE

# Public Realm Improvements - As Per Granted Planning Permission



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

# Greening The Building



PROPOSED ROOF TERRACES

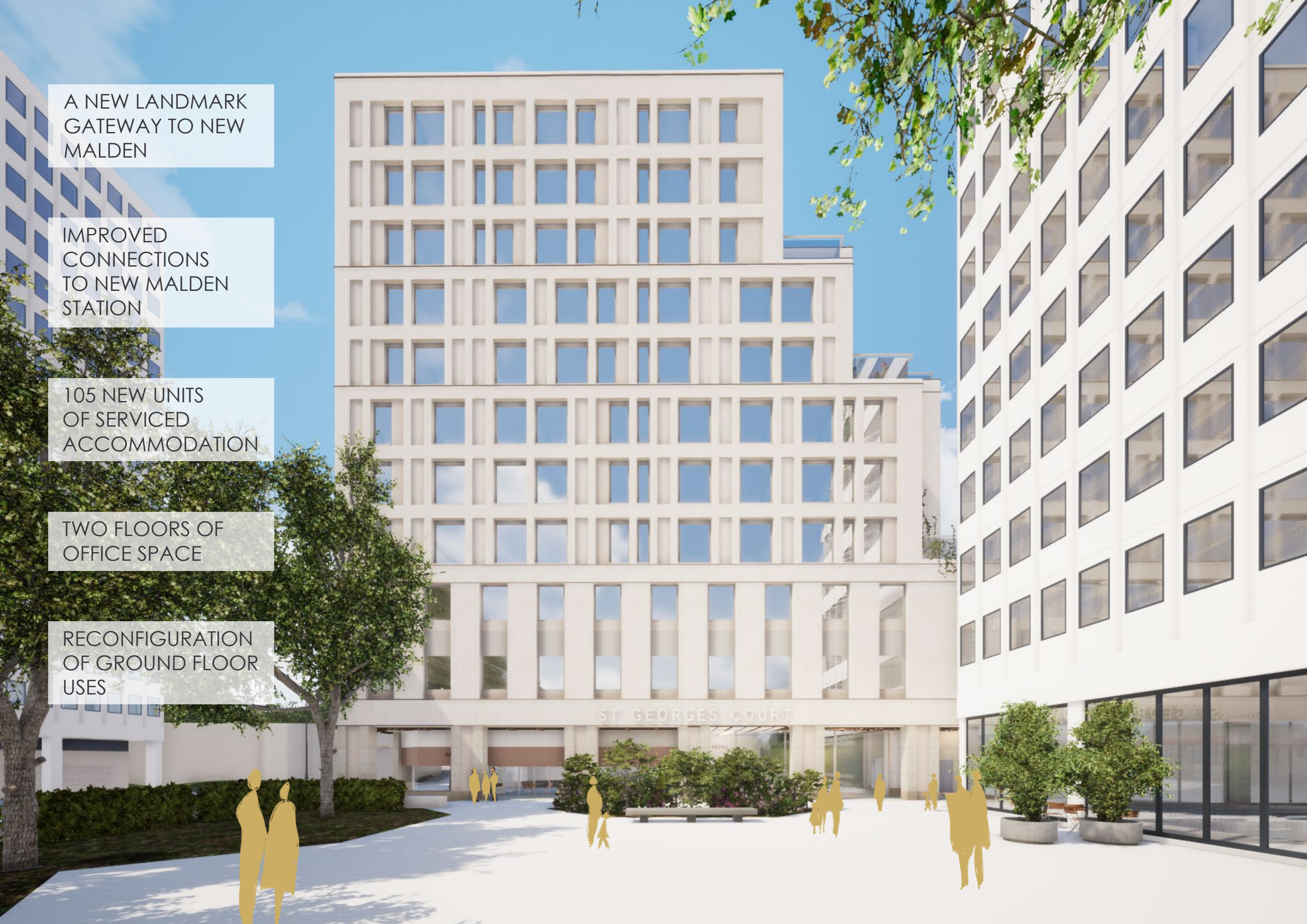
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TWO FLOORS OF  
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RECONFIGURATION  
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USES



ST GEORGES COURT

HOTEL

An architectural rendering of a modern, multi-story building with a light-colored facade and a grid of windows. The building is set in a courtyard with trees and a paved walkway. In the foreground, several stylized human figures are shown walking. A dark red rectangular box is overlaid on the center of the image, containing white text. The text is arranged in a list format, starting with a section header followed by four bullet points. The overall scene is bright and clear, suggesting a sunny day.

## INDICATIVE PROJECT TIMELINE:

- FEBRUARY 2025 – APPLICATION SUBMITTED
- MAY/JUNE 2025 – ANTICIPATED DETERMINATION
- AUTUMN 2025 – START ON SITE
- SPRING 2027 – TARGET COMPLETION