

WELCOME



Aerial view of the site and surrounding area

WELCOME TO OUR EXHIBITION ON THE FUTURE OF 111-113 TOOTING HIGH STREET

The existing building is underused and does not fulfil the potential of its location. As you will see in the following boards, we are proposing to redevelop the site into an attractive modern aparthotel. This will create high quality community space, new jobs and contribute to Tooting's economy.

This exhibition will provide you with an opportunity to see our current proposals, ask any questions about the scheme and leave feedback with the project team.



The exterior of 111-113 Tooting High Street

THE TEAM



Dorsett City Hotel, Aldgate

LHG

LHG (London Hotel Group) manages a number of hotels and aparthotels across London. They are committed to ensuring their hotels complement existing communities, and support the growing tourism market in the nation's capital while being a considerate and accessible neighbour.

DEXTER MOREN ASSOCIATES

Dexter Moren Associates are award-winning hotel, hospitality and residential specialist architects and interior designers based in London. With over 25 years of experience, they have established a world renowned reputation in the hotel sector.



Hilton, Bankside



Westin Hotel, London

THE SITE TODAY



Existing rear outdoor space and existing buildings



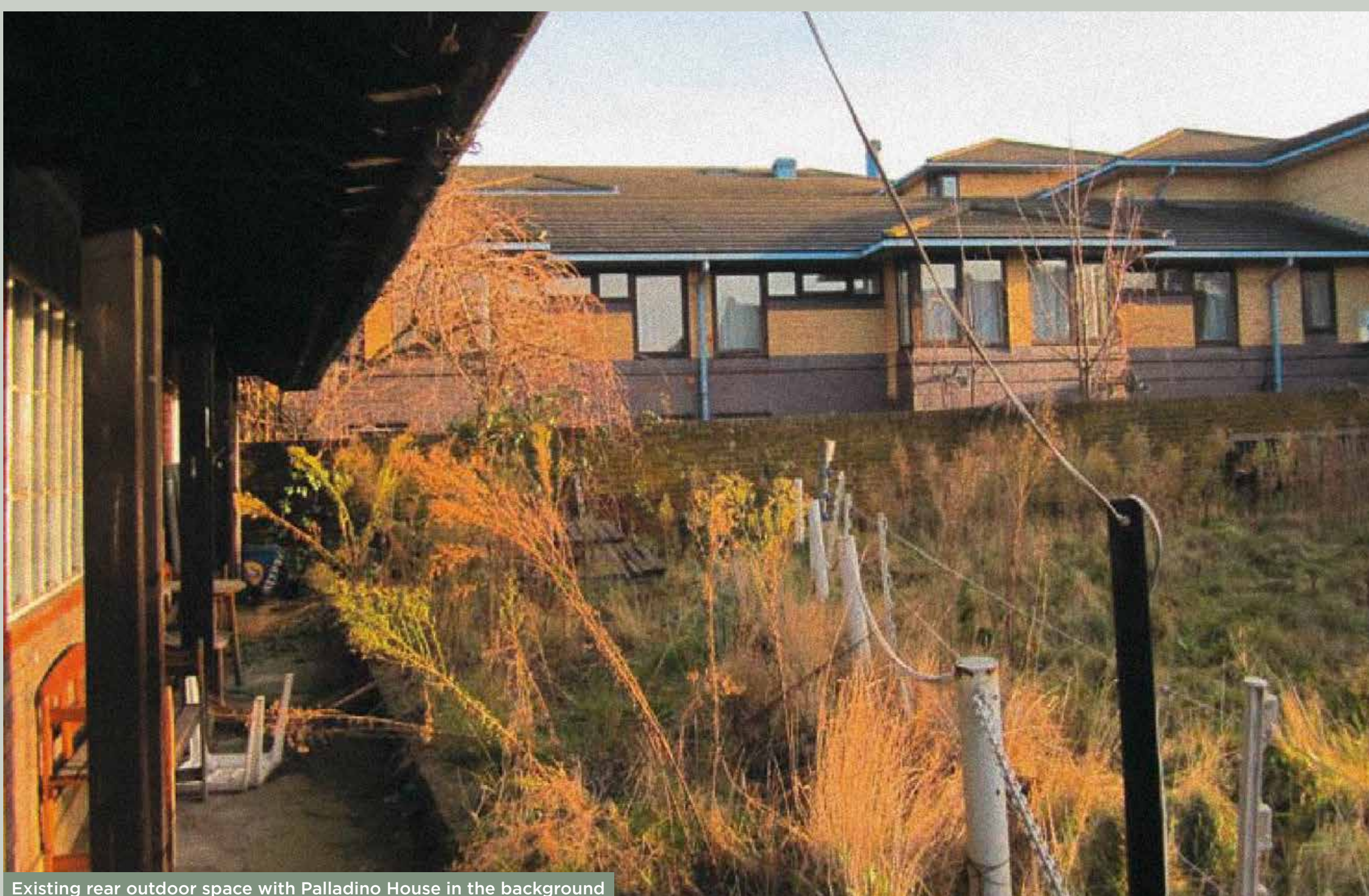
Existing buildings seen from Woodbury Street

The site is approximately 0.2 hectares in size and currently contains vacant buildings, ranging from three to four storeys in height.

There is also a large basement and external areas including a storage yard, paved patio area and a former bowling green with a club house.

The outdoor areas on site have been left abandoned and are not being maintained or used by the public.

Formerly used as the Tooting Constitutional Club, the site is now in a state of disrepair. The buildings and external areas have not been maintained and are in poor condition.



Existing rear outdoor space with Palladino House in the background

SITE CONTEXT



Bird's eye view of the site



Existing buildings seen from Tooting High Street

The site lies at the junction of Tooting High Street and Woodbury Street.

The site is not located within a conservation area and the buildings on site are not listed.

With a PTAL rating of 6a, the site is in a highly accessible location. Tooting Broadway Underground is around 200m to the north-east, and Tooting Railway Station is 600m to the south-east.

Additionally, a number of bus routes run along Tooting High Street to Upper Tooting and Collier's Wood.

CONSENTED SCHEME



August 2016 consented scheme



October 2016 consented scheme: view from Woodbury Street looking west

PLANNING HISTORY

In recent years a number of applications have been submitted to redevelop the site.

In October 2016, LB Wandsworth granted planning permission for a 45 unit residential development on the site. This would have seen the existing buildings demolished, and the creation of a new block ranging up to five storeys in height, with flexible office and community space.

A NEW HOTEL IN THIS LOCATION

This application was never built, and LHG subsequently acquired the site. We want to respect the design of the consented scheme, but our ambition is to change the use of the building to a high quality aparthotel.

There are a limited number of hotels in the surrounding area, and we believe that there is significant demand for a development of this scale on this site.

The site is located on the edge of Tooting Town Centre. Increased footfall and spending from hotel customers will benefit local businesses, contributing to the revitalisation of the area.

DESIGN



Careful consideration has been taken to ensure that the materiality, scale and height of our proposals is as similar to the previously consented 2016 scheme as possible:

- The development will be five storeys in height, with four additional storeys of basement level accommodation
- Towards the rear of the site, the building line has been raised to create a more uniform elevation than the 2016 scheme
- Materials used will be predominantly red and grey brickwork, reflecting both the consented scheme and the surrounding area
- Planters with vegetation and timber screening will be used to avoid overlooking to neighbours
- Lightwells will be used along the north eastern boundary of the site



OUR PROPOSALS



The proposed aparthotel



Consented residential development, October 2016

Our proposals will see a modern and attractive aparthotel brought to the area, improving the streetscape whilst delivering new jobs and community space.

In detail, our plans will include:

- A new 226-suite aparthotel
- The provision of community space
- It is estimated that 75 new jobs will be created by the hotel
- Publicly accessible green space



The proposed scheme

COMMUNITY SPACE



Aerial view of public, green space

- 1 Massing, height and footprint as per consented scheme, including floors footprint and top floors massing set-backs
- 2 Reconstruction of existing club house to provide a new fit-for-purpose community use building
- 3 The rear outdoor green space is retained
- 4 Outdoor space edges set-back from boundary wall to allow for more separation to neighbours, including landscaped timber screens and planters to avoid overlooking
- 5 Lightwell of consented scheme retained at the rear of the main building
- 6 Additional lightwells proposed to allow for natural light and ventilation to ground floor and basement aparthotel suites



Proposed community space



Proposed community space

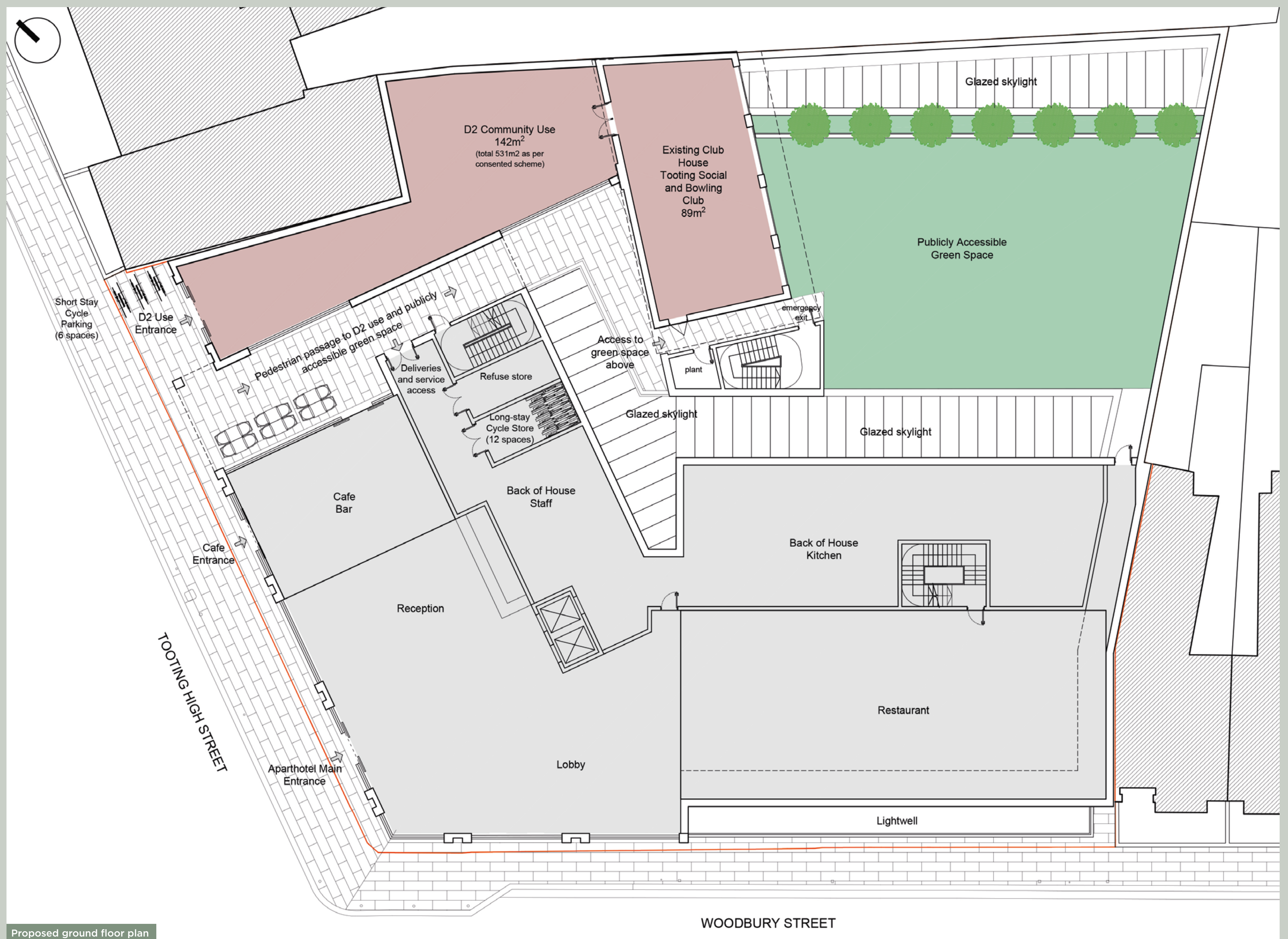
The site has a history of providing uses for the local community.

In putting together our proposals we have made sure to include high quality facilities and amenity space that can benefit and support our neighbours, local groups and nearby residents.

In detail, these include:

- The existing clubhouse will be demolished but a replica built to provide modern amenities
- The ball games field will be located at ground floor level
- A dedicated entrance will be provided to the community facilities on Tooting High Street

TRANSPORT & SERVICING



TRANSPORT

We are proposing a car-free scheme to encourage the use of the excellent local transport links. Six short stay cycle parking spaces will be provided.

Additional disabled parking spaces could be provided on Woodbury Street to complement the existing bay, resulting in up to three blue badge bays.

The development will be an aparthotel, and therefore aimed at smaller groups staying for longer periods of time. As a result, the hotel will not be marketed at coach parties.

Taxis will pick up passengers on Tooting High Street, in accordance with TfL red route roadside stopping rules.

SERVICING

Delivery vehicles would visit the site up to twice per day and servicing would take place from existing loading bays on the local highway network, including those on Tooting High Street.

Timing, frequency and management of deliveries would be controlled by the Occupier agreeing to a Delivery and Servicing Management Plan.



NEXT STEPS



The proposed scheme

YOUR VIEWS ARE IMPORTANT

Thank you very much for coming along to the exhibition today. To ensure that we understand the views of the local community, we would be grateful if you could take a few moments to fill in a feedback form.

Timeline

We aim to submit a planning application in October 2017.

Construction

A full Construction Management Plan will be submitted with the planning application. This will stipulate that the contractor is registered with the Considerate Constructors programme, and among other things will include guidelines for construction operating hours.

CONTACT DETAILS

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