

# Welcome

## Welcome to our exhibition outlining our investment plans for 80 George Street, at the corner of George Street and King Street in the heart of Richmond Town Centre.

Working with award-winning architects, Colman Architects, Canadian and Arcadia are developing plans to deliver a multi-million pound investment in the property and Richmond's town centre economy.

Members of the project team are on hand to answer any questions and to discuss any comments you may have. Please complete a feedback form to let us know your thoughts before an application is submitted to the London Borough of Richmond upon Thames.

All the information displayed today will be available on our website [www.80-georgestreet.co.uk](http://www.80-georgestreet.co.uk) from Monday 8 April 2019

### Canadian and Arcadia

Established in 1984, Canadian and Arcadia is a private, family-owned investment firm based in Central London. With close personal links to Richmond, the firm has a vested interest in ensuring the success of the town centre.

### Colman Architects

Established in 1988, Colman Architects has extensive experience in the areas of retail, mixed-use and office design. Notable projects include the successful refurbishment of the Grade II\* Listed former Derry & Toms department store on Kensington High Street and the award-winning redevelopment of The Plaza on Oxford Street.



colman architects



View of the existing building from George Street



Aerial site plan showing proposal site and wider Canadian and Arcadia ownership



# Background

## Historical background

The purpose-built building has traded as a department store since 1968. In 1975 the two basements were redeveloped to convert the lower ground area into a sales floor for household goods. The basement opened in 1976, coinciding with a full refurbishment of the ground floor.

Canadian and Arcadia have owned the property since 2002, at which time it was occupied by the well-known department store chain Dickins & Jones Ltd, before the store was rebranded as House of Fraser in 2007.

## Today

The existing building is outdated and in need of significant investment in order to bring it up to the standards expected by modern occupiers.

We believe the proposals present an opportunity to significantly improve the building and secure its role as a town centre anchor for the foreseeable future.



Existing view looking west along George Street



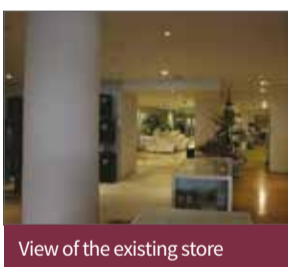
Existing view looking along Golden Court towards George Street



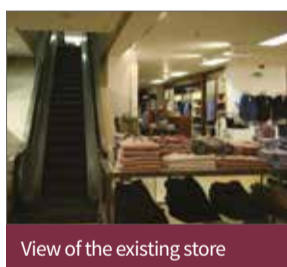
Existing view looking east along Paved Court



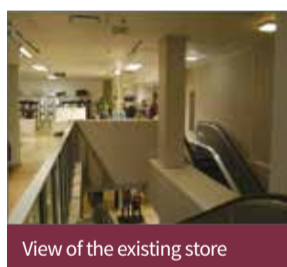
Existing view looking south along King Street



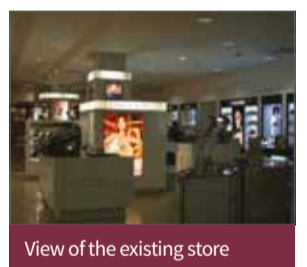
View of the existing store



View of the existing store



View of the existing store



View of the existing store

# Design opportunities

We are bringing forward a scheme that seeks to breathe new life into this outdated building and improve the high street experience in this part of Richmond Town Centre.

## Opportunities

- Modernise the existing building and significantly enhance its appearance
- Improve the existing relationship with Paved Court and Golden Court
- Attract new retailers and commercial occupiers to Richmond
- Deliver a net increase in employment opportunities
- Support the vitality of Richmond Town Centre by helping to increase footfall
- Significantly improve the environmental sustainability of the building
- Improve the relationship with Central Richmond Conservation Area and Richmond Green Conservation Area
- Reduce the overall construction period by retaining the majority of the existing building structure and façade
- Avoid the need for any long-term or significant construction works



Proposed basement plan



Proposed ground floor plan



Proposed first floor plan



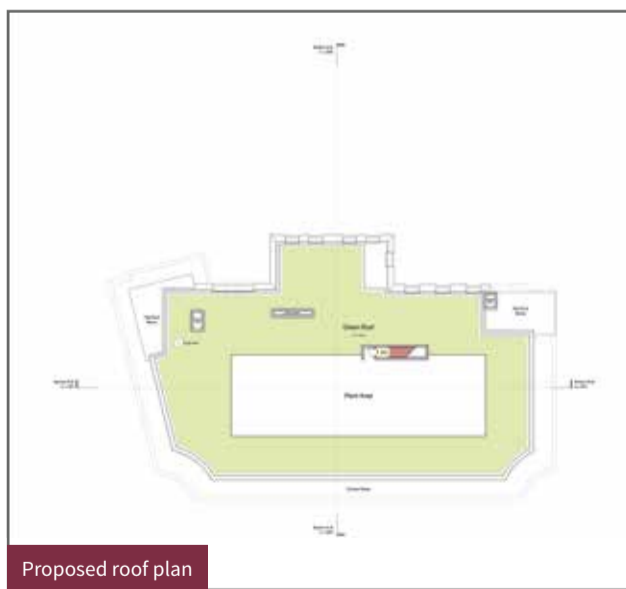
Proposed second floor plan



Proposed third floor plan



Proposed fourth floor plan



Proposed roof plan

# Vision and benefits

**Our vision is to breathe new life into the site by proposing a sensitively designed scheme which secures the building's future as an anchor in Richmond Town Centre. The proposals will comprise both retail and commercial uses to:**

**Deliver a sensitive design which reflects its setting**

In a prominent location within a Conservation Area and close to listed properties, there is an opportunity to reinvent the building and ensure it relates to its surrounding context.

**Enhance the relationship with Richmond's High Street**

Increasing the amount of shop frontage and refurbishing the façade will help enhance the appearance of this key part of Richmond Town Centre.

**Address existing layout issues**

Reconfigure the floorplans to provide modern retail and commercial space whilst utilising and retaining most of the existing building structure.

**Deliver high quality, contemporary workspace**

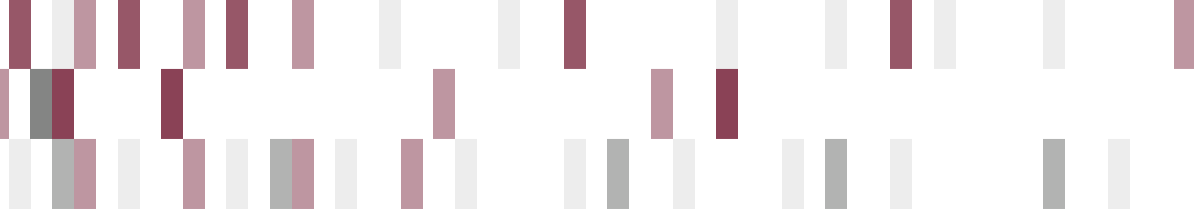
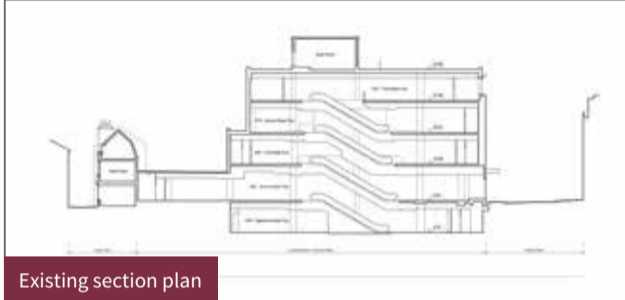
Benefiting from an accessible location, we believe there is an opportunity to attract well-known businesses and employers to Richmond Town Centre and increase the number of jobs supported by the site.

**Improve the relationship with Golden Court and Paved Court**

Richmond's historic lanes are a well-known feature of the town centre. The proposals are an opportunity to improve the appearance of the frontages on Golden Court and Paved Court, whilst generating footfall and helping to support local businesses.

**Create a sustainable building for the foreseeable future**

The existing building is not sustainable and inefficient to run - largely due to poor insulation, outdated heating and air conditioning systems. We are proposing a range of improvements to make the building more environmentally friendly and energy efficient.



# Design and scale

## Design influence and materials

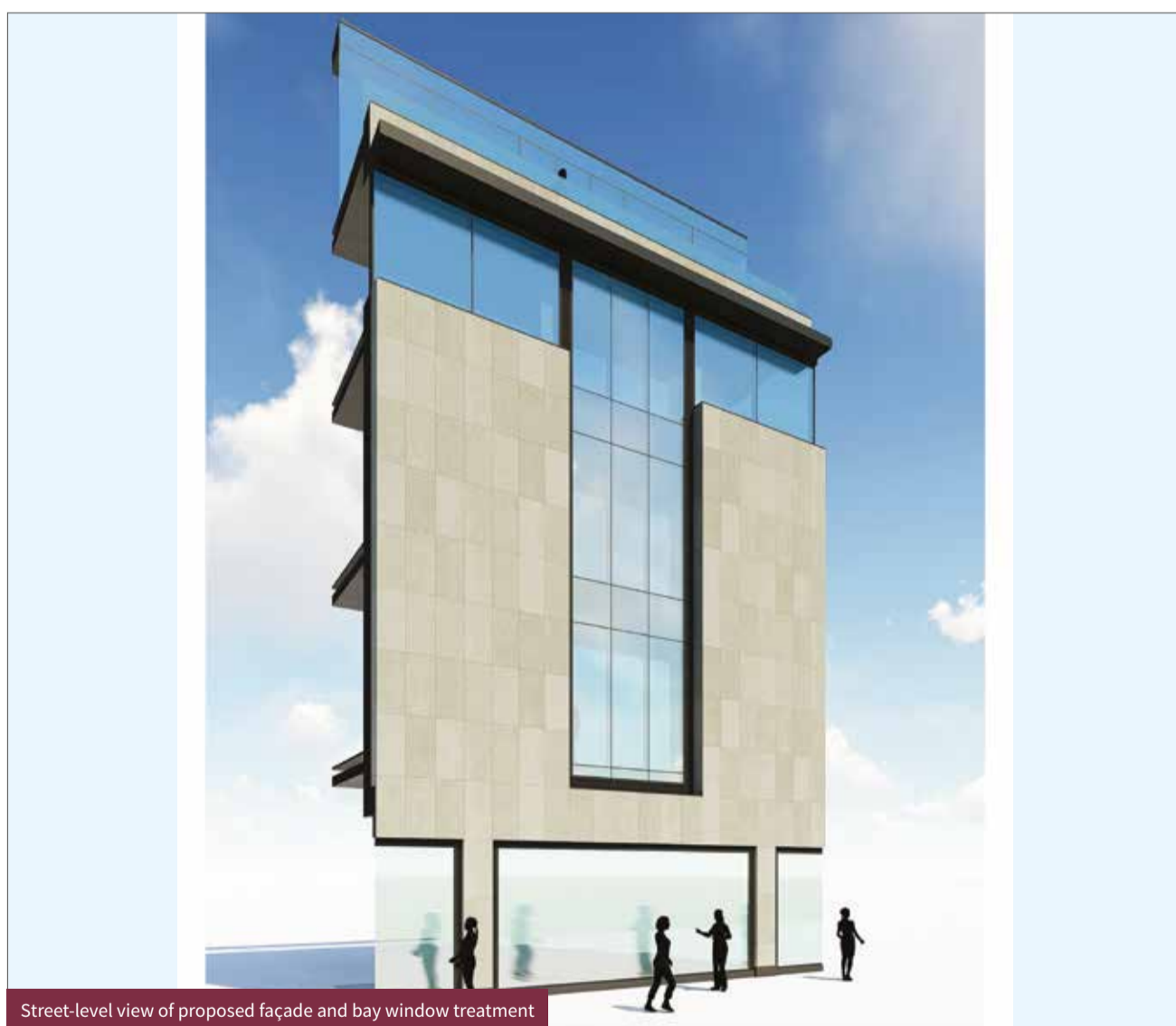
The existing Portland stone façade will be retained, cleaned and extended to street level to improve the appearance of the building.

The existing canopy which runs around the George Street and King Street frontage is overbearing and limits natural light to the ground floor of the building. This will be removed to improve the appearance of the building, with smaller canopies proposed at the new entrances to the ground floor retail space.

## Scale and massing

The existing four storey building features retail on each floor along with supporting staff areas and storage. The plant room is on the current roof level and visible from Richmond Green and George Street.

A further floor of office space is proposed, which would be set back on the frontage of George Street, Golden Court and King Street. A new plant room would be located on top of the building and appropriately screened to mitigate views from the surrounding area.



# Improving the retail experience

**We are proposing a flexible mixed-use scheme to ensure the long-term viability of the building is secured and it can respond to the market requirements.**

**Improved retail units**

The existing building benefits from prime retail frontage but this is currently underutilised. The proposals will provide an increase in active street frontage and improve the appearance of the street scene.

Two floors of retail floorspace are proposed at ground floor and basement levels in order to respond to the modern requirements of high street retailers.

The existing layout of the building means the retail floor space could be split between one, two or three occupiers, whilst still ensuring an active high street frontage.

**Servicing**

All servicing for the retail units will be provided via the existing service yard accessed from King Street.



Proposed views of the George Street elevation



Existing views of the George Street elevation



Proposed King Street elevation

# Delivering high quality office space

Four floors of office space are proposed across the existing first, second and third floors along with the additional fourth floor. This would provide 3,800m<sup>2</sup> of new office space with the capacity to support up to 475 employment opportunities.

Owing to excellent floor to ceiling heights and significant levels of glazing within the building, the new office space would benefit from high levels of natural light and create an attractive workplace environment.

The proposed office space would be easily accessible by public transport and 60 bicycle parking spaces are proposed in the basement along with changing facilities and showers.

## Golden Court

The existing entrance on Golden Court will be redesigned to improve its appearance and provide level access to the building, whilst respecting its setting within Richmond's historic lanes and the Richmond Central Conservation Area.

This improved entrance and lobby will provide a well-designed and welcoming space for staff and visitors, providing direct links to the upper floors.

## Paved Court

The 4-8 Paved Court frontage is currently used as the footwear section of the department store and also provides an emergency exit from the store.

The proposals seek to sensitively refurbish this frontage to provide a separate retail unit, in keeping with the size of other shops or cafes on Paved Court, along with a staff entrance to the new office space which will lead to an internal atrium and break-out space.

We believe this will generate additional footfall along Paved Court and Golden Court to help support local businesses.



Existing view of the Golden Court entrance



Proposed view of the Golden Court entrance



Proposed Golden Court elevation



Proposed Paved Court elevation

# Carefully managed construction

The plans retain most of the building frame and therefore we anticipate the overall timescale of the project to be approximately 12 months, compared with two to three years for a full demolition and rebuild. This will also help to mitigate the associated energy and carbon emissions by reducing vehicle movements.

### Respecting our neighbours

The management of the construction traffic and working hours will be agreed with and monitored by Richmond Council.

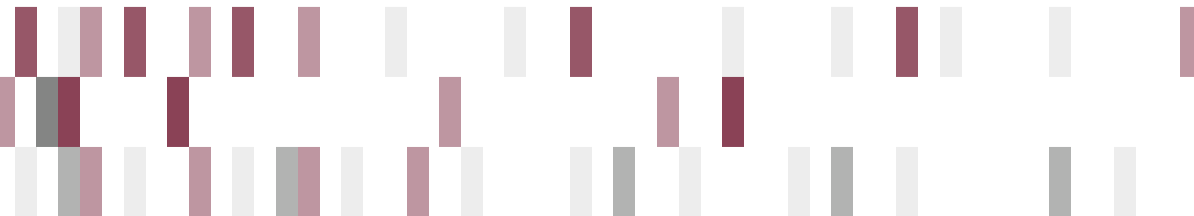
The site will be signed up to the Considerate Constructors Scheme and during the construction phase we will establish ongoing communication with the community to ensure residents and businesses are kept updated.



### Noise, vibration and dust

We recognise the sensitive nature of the site and our contractors will identify the most appropriate methods to mitigate noise, vibration and dust. These will include dust suppression and acoustic screening, which will be put in place before works commence.

By reducing the overall timescale of the project, we believe this will significantly reduce the potential disturbance to neighbouring residents. Noise and vibration levels will be monitored throughout the works and will comply with the levels established with the Council.





# Next steps

**Thank you for visiting our exhibition. Please take the time to complete a feedback form before you leave to let us know your comments on the proposals for 80 George Street.**

**Summary of benefits:**

- A sensitively designed scheme which respects the town centre setting and local Conservation Areas
- Supporting the vitality of Richmond Town Centre with a multi-million pound investment
- Opportunity to attract new retailers and increase choice for shoppers
- Promoting an increased number of employment opportunities
- Delivery of high quality work space in a town centre location
- Creating a sustainable building

**Contact us**

**For more information on the proposals, please do not hesitate to contact us:**

**Call: 020 7871 3565**

**Email: [consultation@80-georgestreet.co.uk](mailto:consultation@80-georgestreet.co.uk)**



## Project timeline

