



THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

County Hall

A UNIQUE AND CONSENTED
RESIDENTIAL DEVELOPMENT OPPORTUNITY
IN PRIME SOUTH WEST LONDON





CGI

View from Penrhyn Road

Executive Summary

A landmark development in the Royal Borough of Kingston upon Thames.

An exceptional and distinctive c 5.2 acre residential-led, mixed-use scheme, comprising the stunning former County Hall buildings, two magnificent Courtyard Squares and the development of two new apartment buildings alongside extensive landscaped areas.

- County Hall, London KT1 2EA
- Full planning permission for:
 - 254 private apartment (180,222 sq ft NIA).
 - 16 shared ownership apartments (10,355 sq ft NIA).
 - 20 London affordable rent apartments (20,764 sq ft NIA).
- 47,448 sq ft NIA of office and flexible workspace.
- 69 surface car parking spaces.
- Landscaped areas total 3 acres.
- The total area of the existing buildings amounts to 271,000 sq ft GIA, the large majority (c 75%) of the built form is already in existence.
- Opportunity for a high quality 'fit-out' to create distinctive apartments within buildings that boast impressive floor to ceiling heights of up to 3.1 metres.
- The site is conveniently located a short walk from the River Thames and Kingston town centre. It takes approximately 19 minutes to reach London Waterloo from Surbiton station.



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DEVELOPMENT SUMMARY

290
TOTAL UNITS

254
PRIVATE HOMES

16
SHARED OWNERSHIP

20
AFFORDABLE RENTED

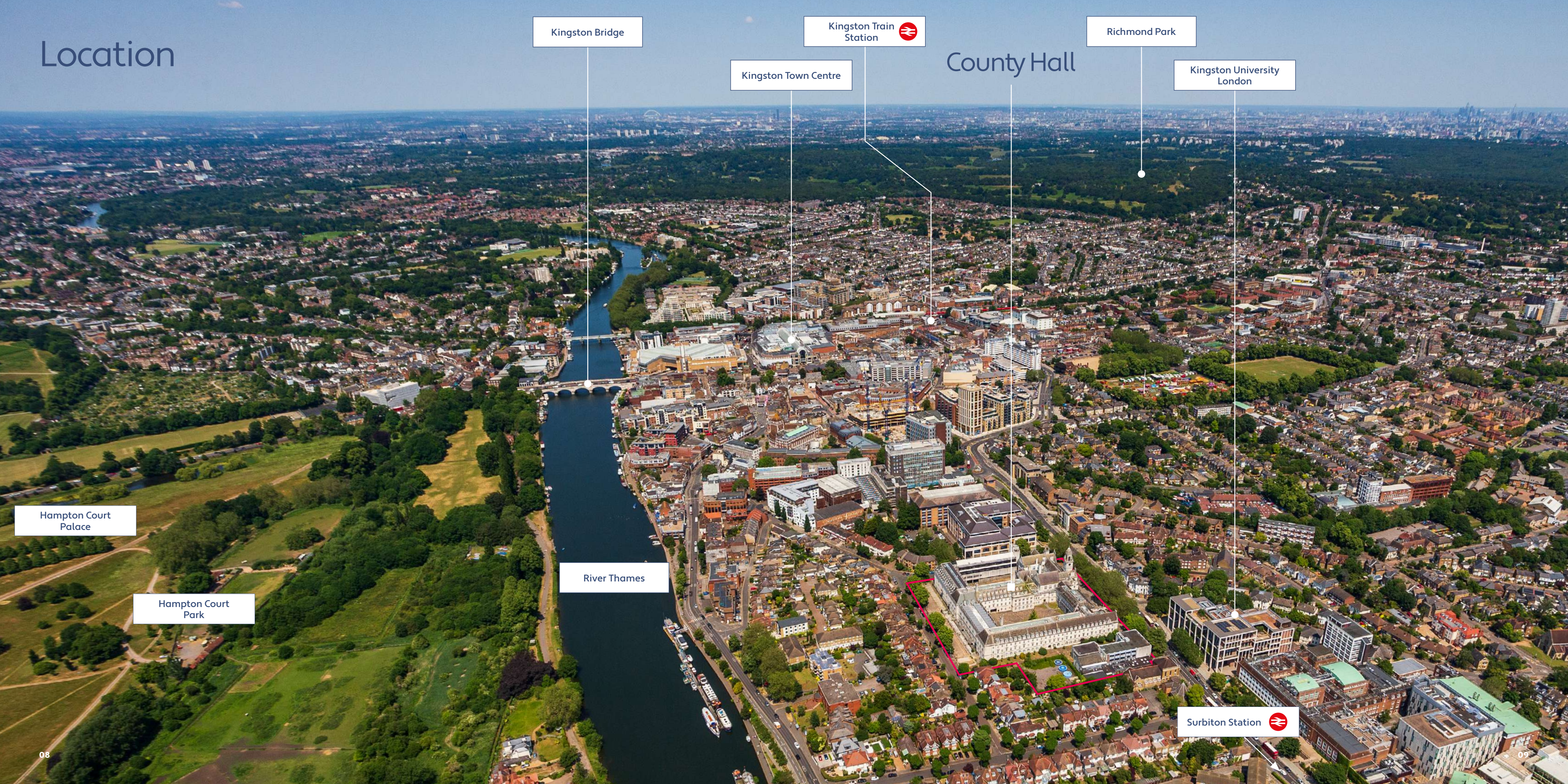
47,000
SQ FT
FLEXIBLE COMMERCIAL

5.2
ACRE SITE



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Location



Kingston Bridge

Kingston Train Station 

Richmond Park

Kingston Town Centre

County Hall

Kingston University London

Hampton Court Palace

Hampton Court Park

River Thames

Surbiton Station 

Vibrant Kingston



County Hall holds a significant place in the region's history and architectural heritage. Located between Penrhyn Road and the River Thames, to the south of Kingston town centre, this magnificent structure exudes a sense of grandeur and elegance.



Thames Bridge and Riverside Walk



Kingston University



Unilever Headquarters



Chic Restaurants and Cafe's

In close proximity to County Hall, residents will find a vibrant and bustling town centre. Kingston upon Thames offers a diverse range of shops, boutiques, restaurants, and cafes, catering to various tastes and interests. The riverside location adds to its appeal, providing picturesque views of the River Thames and opportunities for leisurely strolls along the waterfront.

Royal Connections and Sporting Fixtures

Exploring the area around the former Surrey County Hall, visitors can discover a wealth of cultural and historical attractions. Kingston Bridge connects Kingston to Hampton Court, providing a scenic path for pedestrians and cyclists. Nearby, the renowned Hampton Court Palace, a magnificent Tudor palace with beautiful gardens and a fascinating past, hosts various events like the Hampton Court Flower Show and Music Festival.

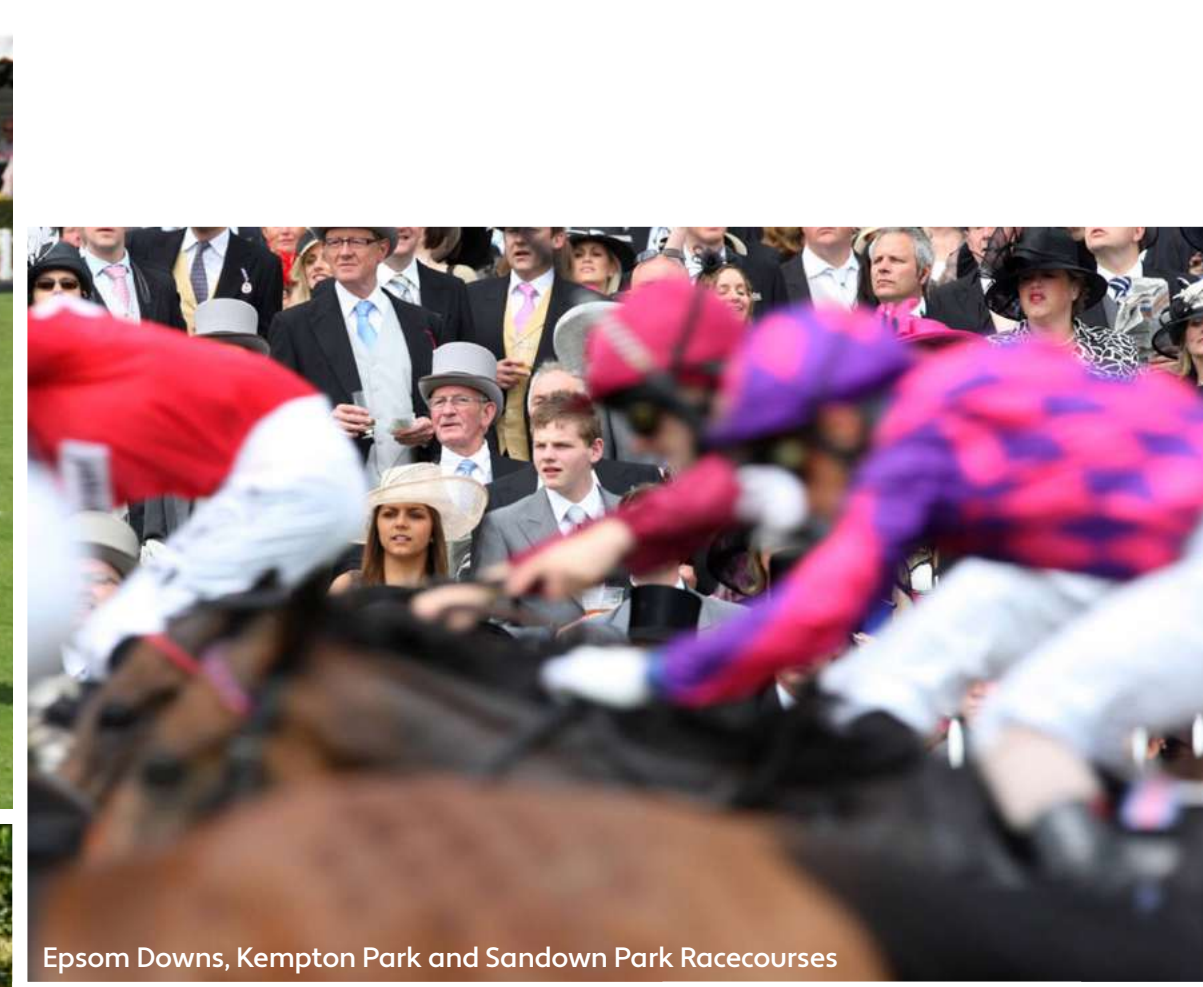
Richmond Park, the largest of London's Royal Parks with its famous deer and stunning river view from Richmond Hill can be accessed easily through Kingston Gate and Richmond itself, using the Park, Thames Path, road or train. Richmond has an historic green within a boutique town centre, bustling with life and steeped in history. Just beyond, the Royal Botanic Gardens, Kew, a UNESCO World Heritage site, is a flourishing botanical delight.



Richmond Hill and stunning Thames view



Ham Polo Club



Epsom Downs, Kempton Park and Sandown Park Racecourses



Hampton Court Palace



Royal Botanic Gardens, Kew



Coombe Hill Golf Course, Kingston



Kingston is well placed for some of the best sporting events. The world's greatest flat racing event, the Investec Derby Festival, takes place at Epsom Downs Racecourse whilst Ham Polo Club offers 25 acres of beautiful scenery next door to the National Trust's Ham House and a season of tournaments. Choose to enjoy the atmosphere of the Wimbledon Tennis Championships or support world class Rugby at Twickenham, participate in a round of golf, cycle or run through the picturesque Richmond and Bushy Parks.

An Outstanding Location






KINGSTON UPON THAMES: ALL WITHIN EASY REACH

County Hall enjoys an exceptionally convenient location whether you are travelling via car or public transport. In close proximity is the M25 and the A3, providing seamless connections to London and its surrounding areas. With the capital city just 12 miles away, residents and visitors have quick and convenient access to the vibrant heart of London.

LOCAL OCCUPIERS

1. Kingston University London
2. Kingston College
3. Kingston Grammar School
4. Kingston School of Art
5. Unilever Headquarters
6. The Bentall Centre
7. John Lewis
8. Odeon Kingston
9. Rose Theatre
10. The Rotunda Leisure and Entertainment Complex

CYCLING / BUS ROUTES

-  County Hall to Kingston station 0.7 miles
-  County Hall to Surbiton station 0.8 miles
-  County Hall to River Thames 0.2 miles

Transport and Connections

Transport options are plentiful, with excellent connectivity to and from County Hall.

Kingston benefits from a well-developed transport network, including bus services and a conveniently located train station. These connections allow visitors to easily access the town and explore its surrounding areas and London's major transport hubs, such as Heathrow and Gatwick Airports, London Waterloo and the M25.

AIR

Kingston is a half hour drive from Heathrow Airport or catch the express X26 bus which takes 30 minutes or the 111 or 285 bus for a more scenic route! Gatwick Airport is 45 minutes away by road.



TRAIN

Local Surbiton station provides fast, non-stop trains to Waterloo in 19 minutes during peak periods. Alternatively, Kingston rail station is only 30 minutes from London Waterloo and has regular services to Twickenham, Wimbledon and Clapham Junction. Both stations are TfL Zone 6.



CYCLE

Kingston upon Thames has a strong cycling culture, with many residents using bikes for daily commutes. The borough has over 100 km of cycle routes and over 2,000 bike parking spaces.

BUS

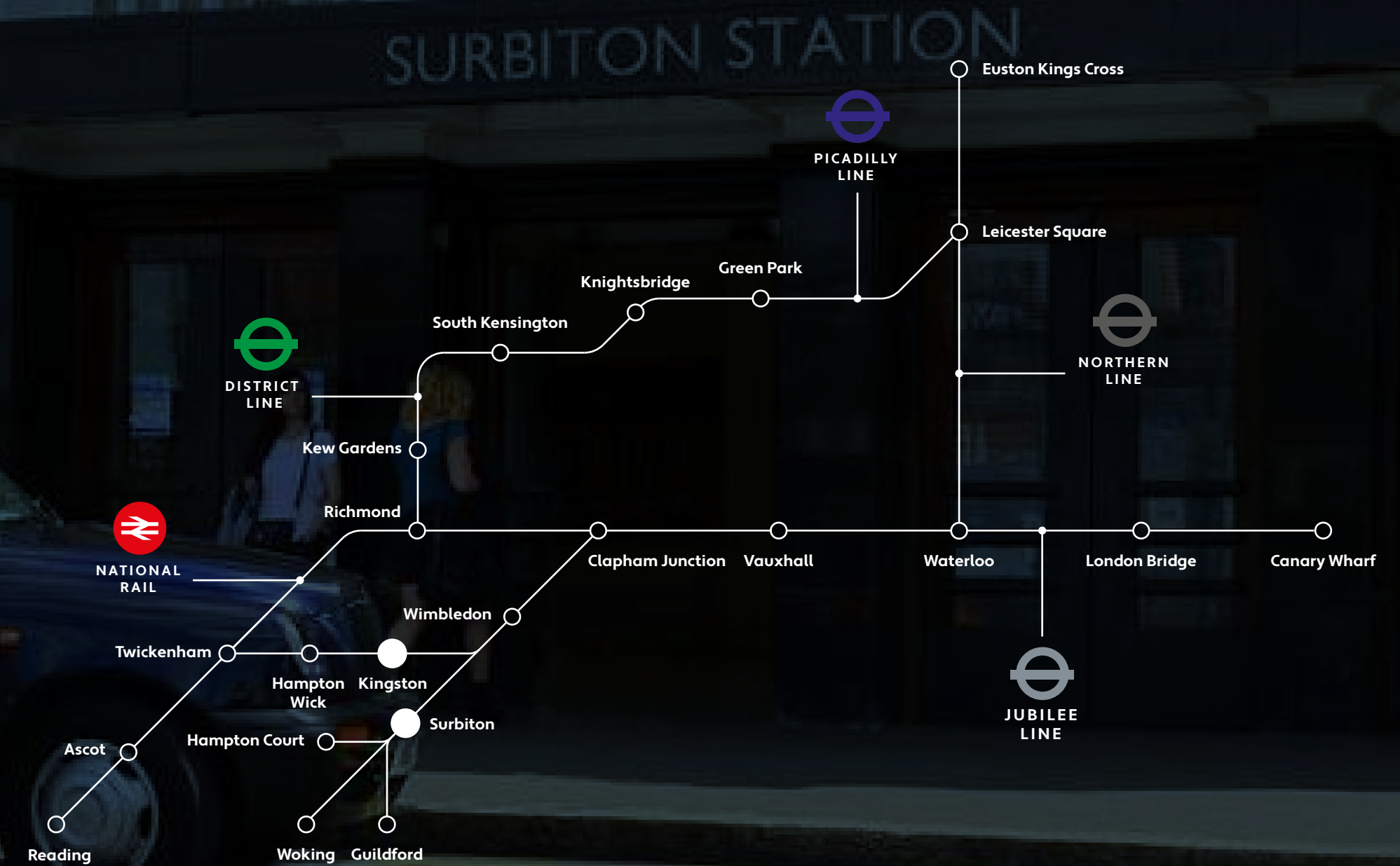
More than 40 bus routes serve Kingston Town Centre, including 8 night buses. They provide a frequent service to all parts of the Borough, other parts of Greater London, Surrey and Heathrow Airport.



19
mins
SURBITON
TO WATERLOO

28
mins
SURBITON
TO GREEN PARK

40
mins
SURBITON
TO CANARY WHARF



Existing Site

County Hall was formerly the main headquarters for Surrey County Council and comprises the Grade II* listed County Hall building, which includes a range of buildings dating from 1893 to 1982 and two private courtyard areas.

Following construction of the 1893 clocktower building fronting Penrhyn Road, a significant extension took place in 1938 that extended the building fronting along Penrhyn Road and further extensions were then added in 1953, 1963 and 1982.



TIMELINE

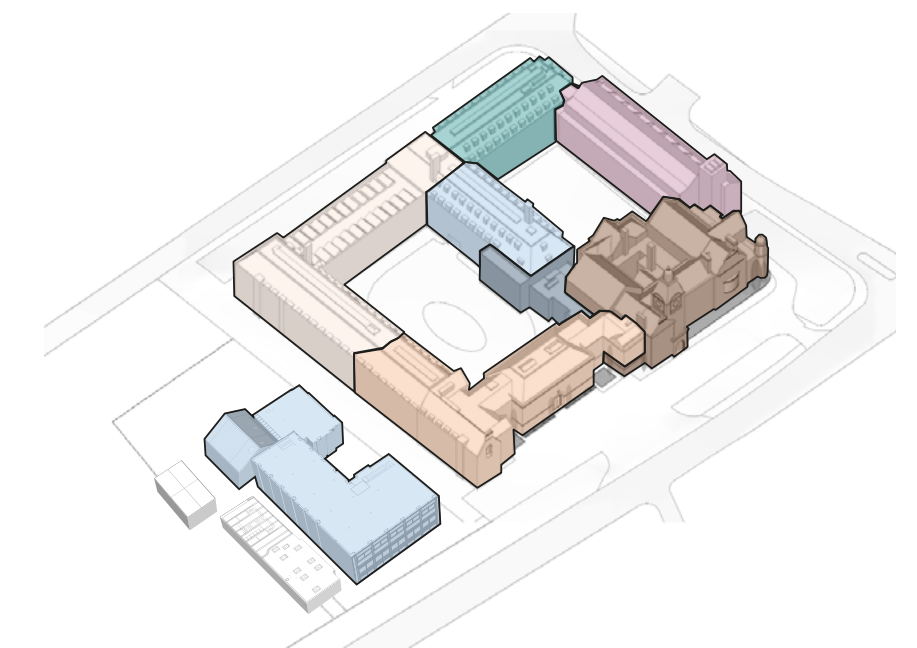
The building's current form is the result of six main phases of extension to the original 1890-1893 County Hall building.

Pre War

- Phase 1: 1891-93
- Phase 2: 1930
- Phase 3: 1938

Post War

- Phase 4: 1953
- Phase 5: 1961
- Phase 6: 1963
- Phase 7: 1982



The principal courtyard buildings are on part lower ground, ground and four upper floors and total c. 267,000 sq ft GIA. The buildings are constructed from Portland stone with slate roofs and white painted timber sash windows. The property also includes the former Canteen and Computer buildings, which lie to the south and north of the site. These are not part of the listing and will be demolished and replaced with residential buildings.

Planning Permission

Detailed Planning Permission and Listed Building Consent has been granted.



View from Penrhyn Road looking towards Block A

PLANNING PERMISSION SUMMARY

Planning permission was granted (Ref: 21/03939/FUL) for; Refurbishment, restoration and extension of the County Hall (Grade II*) to provide flexible commercial use (class E) and residential use (class C3), demolition of The Canteen Building and The Computer Wing Building, erection of replacement buildings of between two and six storeys for residential use (class C3), alterations to the existing boundary including Numbers 5 and 7 Milner Road, new means of access, associated public realm and landscaping, highway works, car and cycle parking and all ancillary and associated work.



Block B and North Courtyard



1890 Building, Block C



Block B, The Bittoms



Block A, Milner Passage

CIL

The proposed development will be subject to Community Infrastructure Levy contributions.

S106 CONTRIBUTIONS

The planning permission is subject to a s106, which includes standard contributions of c £1.125m, as well as an early and late stage viability review.

One Site Four Elements Masterplan

PRIVATE

BLOCK	1	2	3	TOTAL	NIA (SQ M)	NIA(SQ FT)
A	32	24	9	65	4,497	48,406
D	126	41	22	189	12,246	131,816
TOTAL	158	65	31	254	16,743	180,222

INTERMEDIATE

BLOCK	1	2	3	TOTAL	NIA (SQ M)	NIA(SQ FT)
A	1			1	37	398
B	7		2	9	611	6,577
D	5	1		6	314	3,380
TOTAL	13	1	2	16	962	10,355

AFFORDABLE RENT

BLOCK	1	2	3	4	TOTAL	NIA (SQ M)	NIA(SQ FT)
A			3		3	270	2,906
B	1	1	11	4	17	1,659	17,857
TOTAL	1	1	14	4	20	1,929	20,764

COMMERCIAL

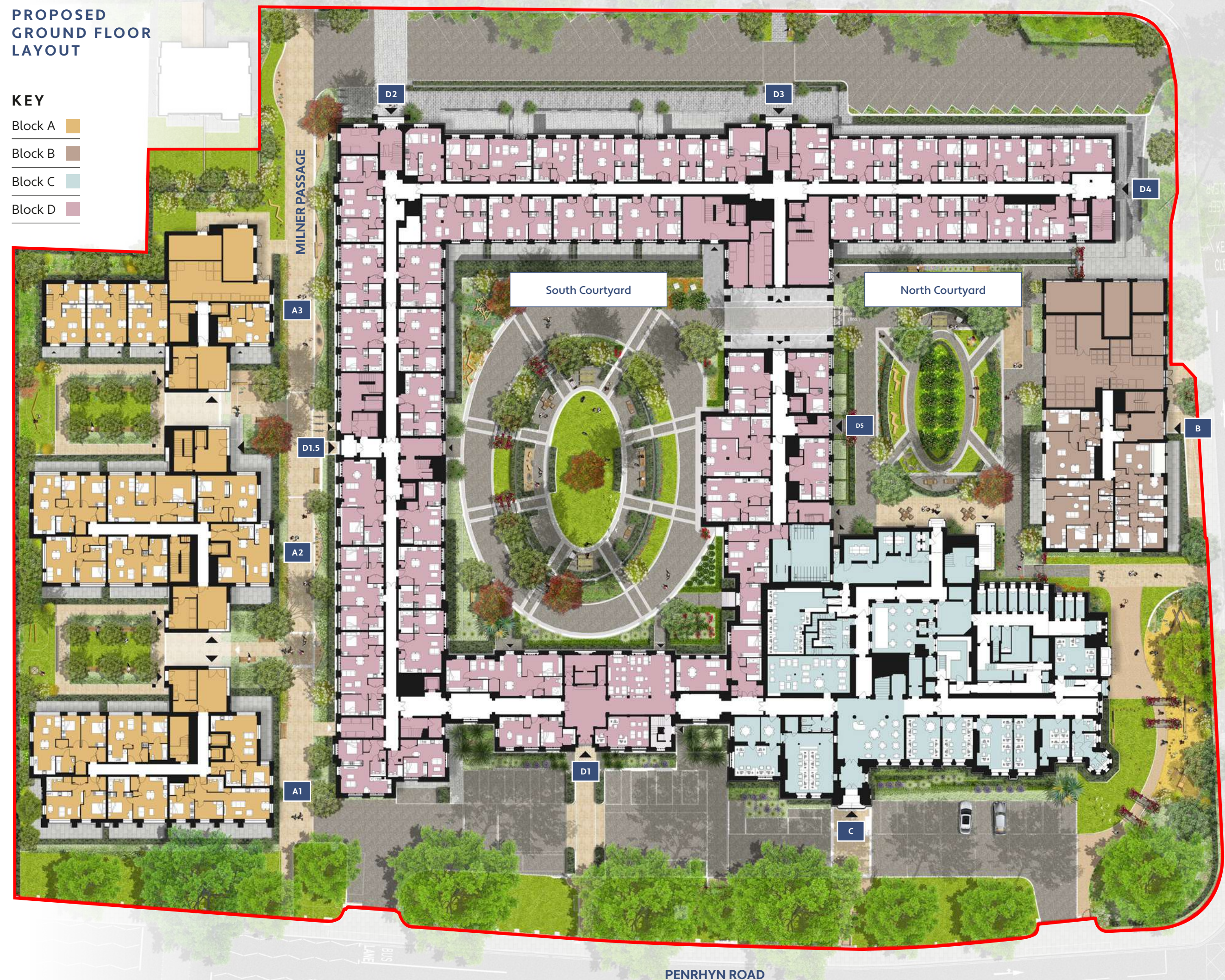
BLOCK	(SQ M)	(SQ FT)
C	2,819	30,344
D	1,589	17,104
TOTAL AREA	4,408	47,448

A full accommodation schedule is available in the data room.

PROPOSED GROUND FLOOR LAYOUT

KEY

- Block A ■
- Block B ■
- Block C ■
- Block D ■

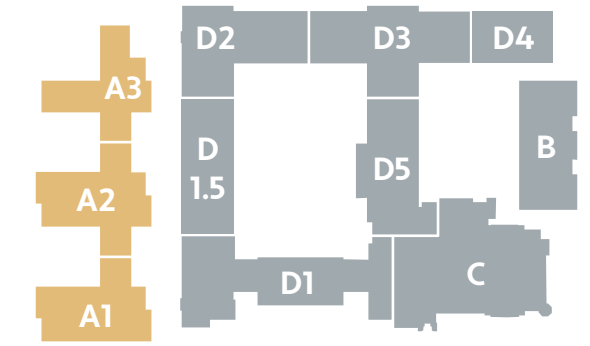


Block A RESIDENTIAL

Accessed along Milner Passage are the three interconnected pavilion buildings (A1, A2, A3). This new public walkway connects Penrhyn Road with Milner Road and the River Thames.

Ground floor entranceways are located between the blocks, allowing access to landscaped gardens. Blocks A1 and A2 consist of seven apartments on each floor, while block A3 consists of four apartments, with three separate terrace houses. Blocks A1, A2, and A3 have six, four, and three storeys respectively.

The majority of the buildings are constructed using pale grey/cream stock-type brick, complimented by reconstituted Portland Stone. The set-back, upper floor buildings A1 and A2 feature ribbed metal cladding, which aligns with the pattern found in the fluted reconstituted stone panels below.



View of Block A, Milner Passage



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View of Block A, Milner Passage

Milner Passage, a tree-lined walkway with landscaped gardens will provide an attractive new public link to the south of the site.

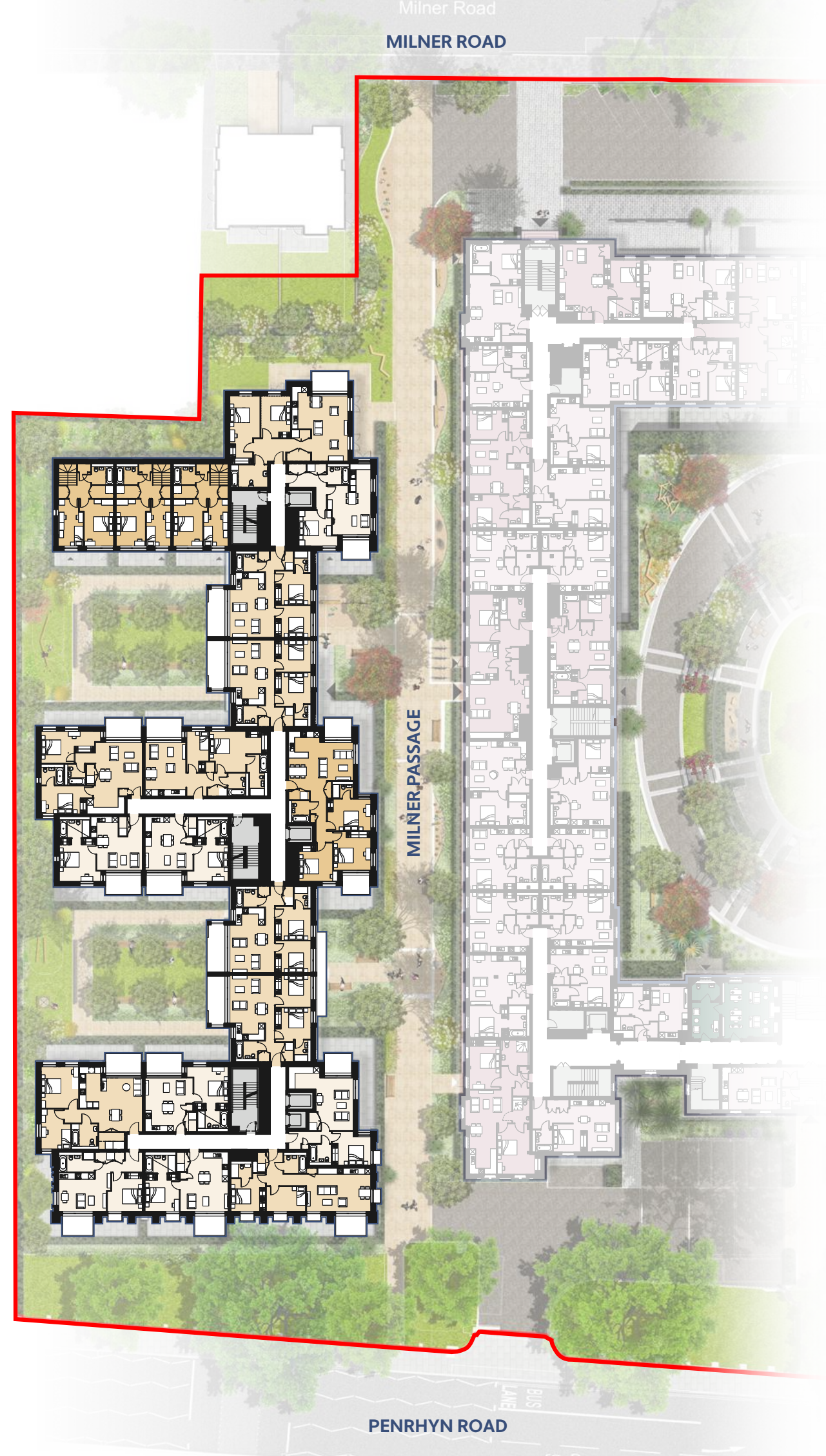
**BLOCK A
TYPICAL LAYOUT
FIRST FLOOR**



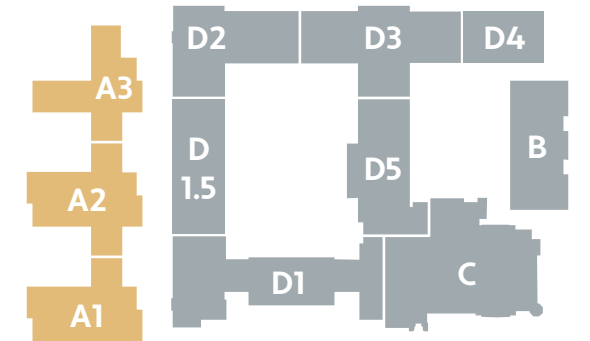
KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

A3
A2
A1



Plan not to scale.
Indicative purposes only.



These contemporary apartments are located within exceptional buildings which match the high quality of the Listed County Hall. They provide open plan living spaces in a modern style. Accessible from Milner Passage through the reception link blocks, the apartments are constructed using traditional brick and reconstituted stone, incorporating contemporary detailing.



CGI

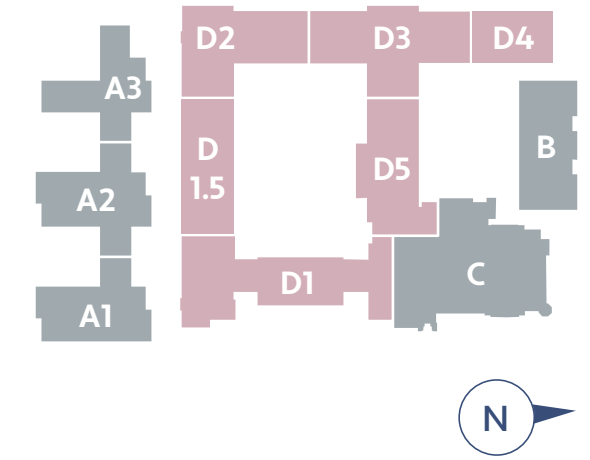
Penthouse Apartment, Block A

Block D RESIDENTIAL

Block D encompasses the complete southern courtyard and benefits from views both inwards and outwards. The majestic and historic facades extend along the western and southern boundaries.

Block D comprises:

- The stunning entrance building which dates back to the 1930s. It occupies the ground floor plus four upper floors facing Penrhyn Road.
- Original office buildings spanning the period from the 1930s to 1963, extending along the northern side of Milner Passage, covering the entire frontage of Milner Road, and situated between the two courtyards. The proposed plan includes elegant apartments on the ground floor and a further four upper floors for these buildings.



Views of Block D

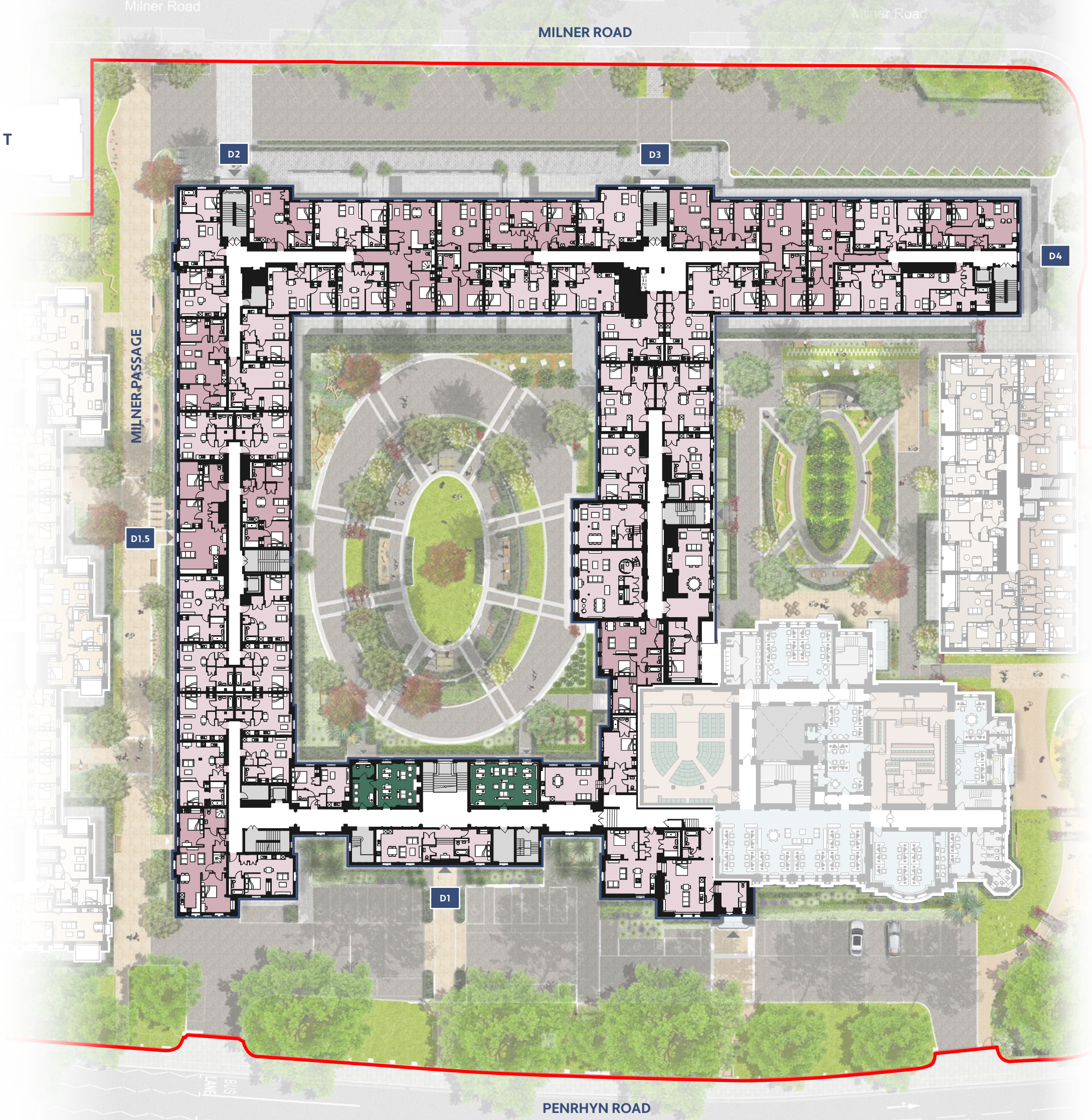
The courtyards, interconnected by a ground floor carriageway entrance, will be upgraded with green spaces, play areas, and seating. The southern courtyard is private for residents, while the northern courtyard will be available to both residents and the public, offering a unique and peaceful atmosphere seldom found in modern developments.

**BLOCK D
TYPICAL LAYOUT
FIRST FLOOR**



KEY

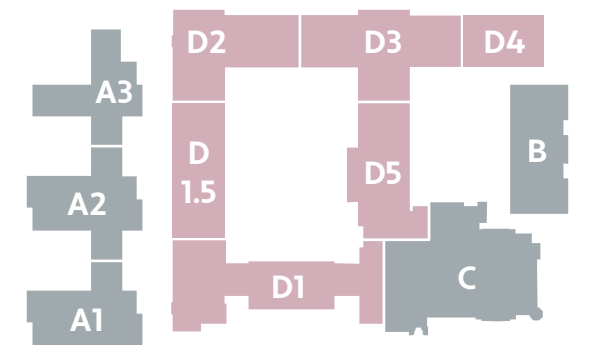
- 1 Bedroom
- 2 Bedroom
- Amenity



Plan not to scale.
Indicative purposes only.

The external improvements for the 1930-1963 office buildings are limited to:

- Adding a double mansard, including dormer windows and roof lights, to the western wing of the 1938 Building.
- Installing new dormer windows on the fourth floor of the southern range and on the hipped pavilion ends facing west.
- Introducing new windows on the second floor of the western range.
- Extending the lightwell along the western façade of the southern courtyard.



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Two Bedroom Apartment, Block D

The apartments will be flooded with natural light and fresh air, thanks to the generously proportioned traditional windows. The ground floor will feature ceiling heights of 3.16m, first floor will have heights of 3.17m, second floor will offer heights of 2.9m, and the penthouses will boast heights of 2.87m. These layouts combine the charm of historic features with modern design, offering the best of both worlds.

Simplified Delivery

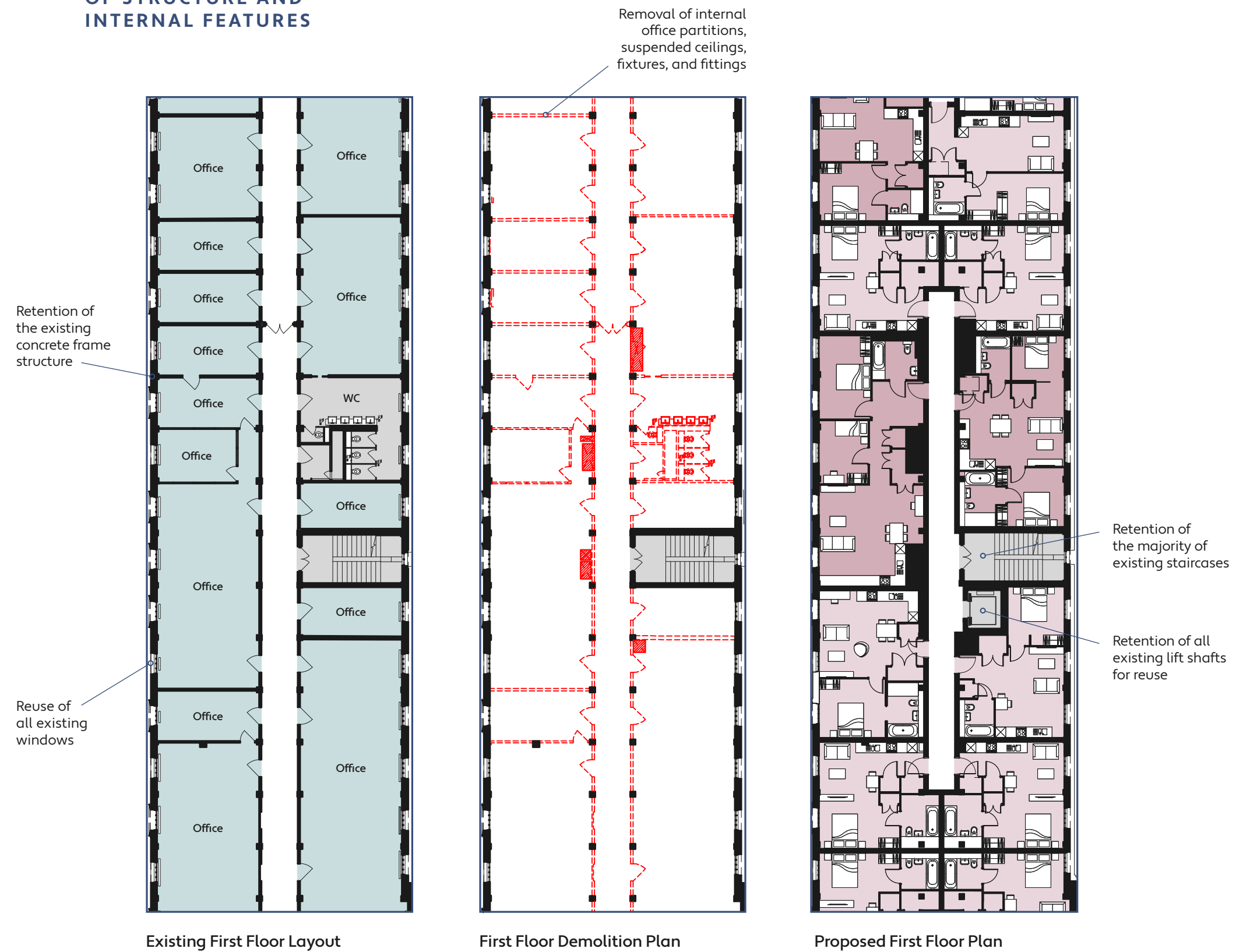
The consistent method of construction and the structure of Block D allows for the approved works to be completed as a re-fit. In summary, the required alterations include:

- The full retention of the existing concrete frame as this conforms with residential requirements.
- There are no alterations to the existing external Portland Stone elevations.
- The existing windows are in good condition and simply require refurbishment.
- The existing staircases will be reused with only minor alterations necessary.
- The installation of new M&E services have been approved.
- The majority of internal walls are non load-bearing and will be removed along with ceilings, fixtures and fittings as approved.

Comprehensive information regarding architectural, structural, and M&E (mechanical and electrical) design is available in the data room.



RETENTION AND REUSE OF STRUCTURE AND INTERNAL FEATURES



Plans not to scale. Indicative purposes only.

Residents' Amenity

The exquisite entrance building is a grand structure with a stunning ground floor entrance hallway, leading to the Southern Courtyard.

The proposed scheme minimises alterations and utilises the existing room layout to provide residents' facilities such as a library, dining room, kitchen, and workspace.

Additionally, the entrance building features an impressive balcony with magnificent views over the southern courtyard.



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Ground Floor Entrance Lobby



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Amenity Space overlooking Southern Courtyard

Block B RESIDENTIAL



BLOCK B FIRST FLOOR TYPICAL LAYOUT



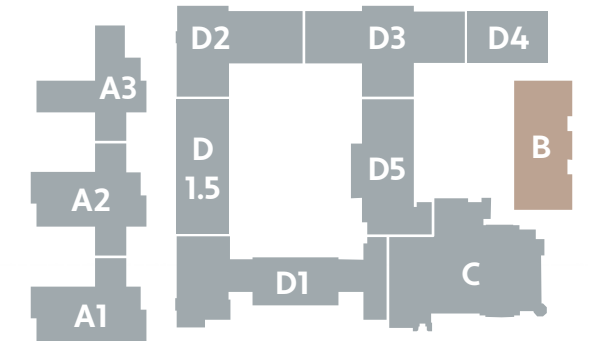
KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



Above & Right
North Courtyard

Plan not to scale.
Indicative purposes only.



Block B is situated to the north of the site and replaces the current Computer building.

With a ground floor entrance onto The Buttings, Block B provides high quality affordable and shared ownership apartments in the ground and four upper floors.

The impressive facades are designed with a combination of reconstituted Portland Stone and metal-clad dormer roofs at the fifth floor level.

Block C & D

COMMERCIAL

The 1890 building has been an iconic flagship for Kingston for over a century. Situated on Penrhyn Road and The Bittoms, it includes a number of historically significant features, including the renowned clock tower.



Originally serving as the County Court, Council Chamber, and associated rooms on the first floor, with offices and ancillary spaces on the ground floor, the building has been cleverly re-purposed. It now offers flexible co-working areas, versatile function spaces, and additional commercial uses.

No significant structural works are proposed and the intent is to maintain the building's existing layout and embrace a flexible approach to the space. The 1890 building occupies a total of 30,344 sq ft GIA across the ground, first, and second floors.

Located on the lower ground floor, the Milner Road commercial unit occupies 17,104 sq ft with a generous floor to ceiling height and ample natural light along its length. The unit benefits from ground-level access from the northern courtyard.

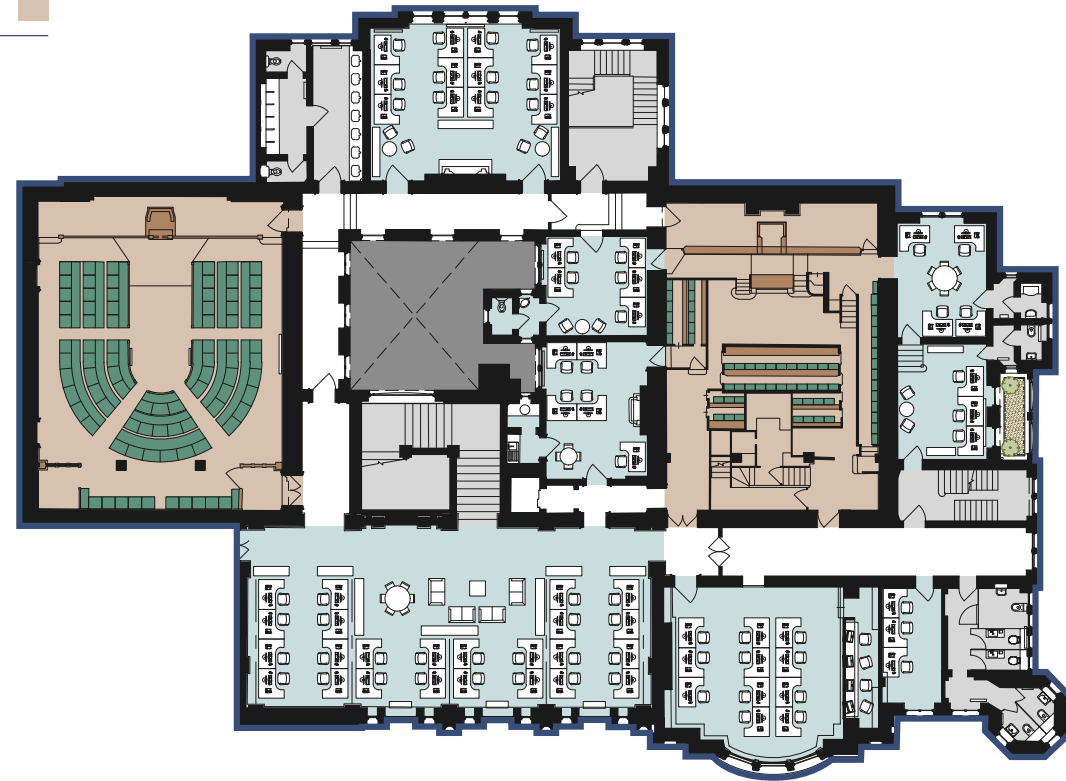
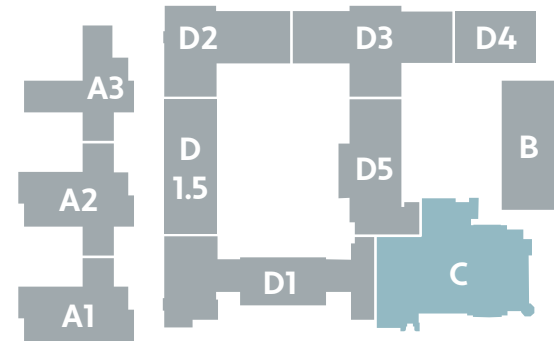


**BLOCK C
TYPICAL LAYOUT
FIRST FLOOR**



KEY

- Flexible Co-Working Space
- Function Space

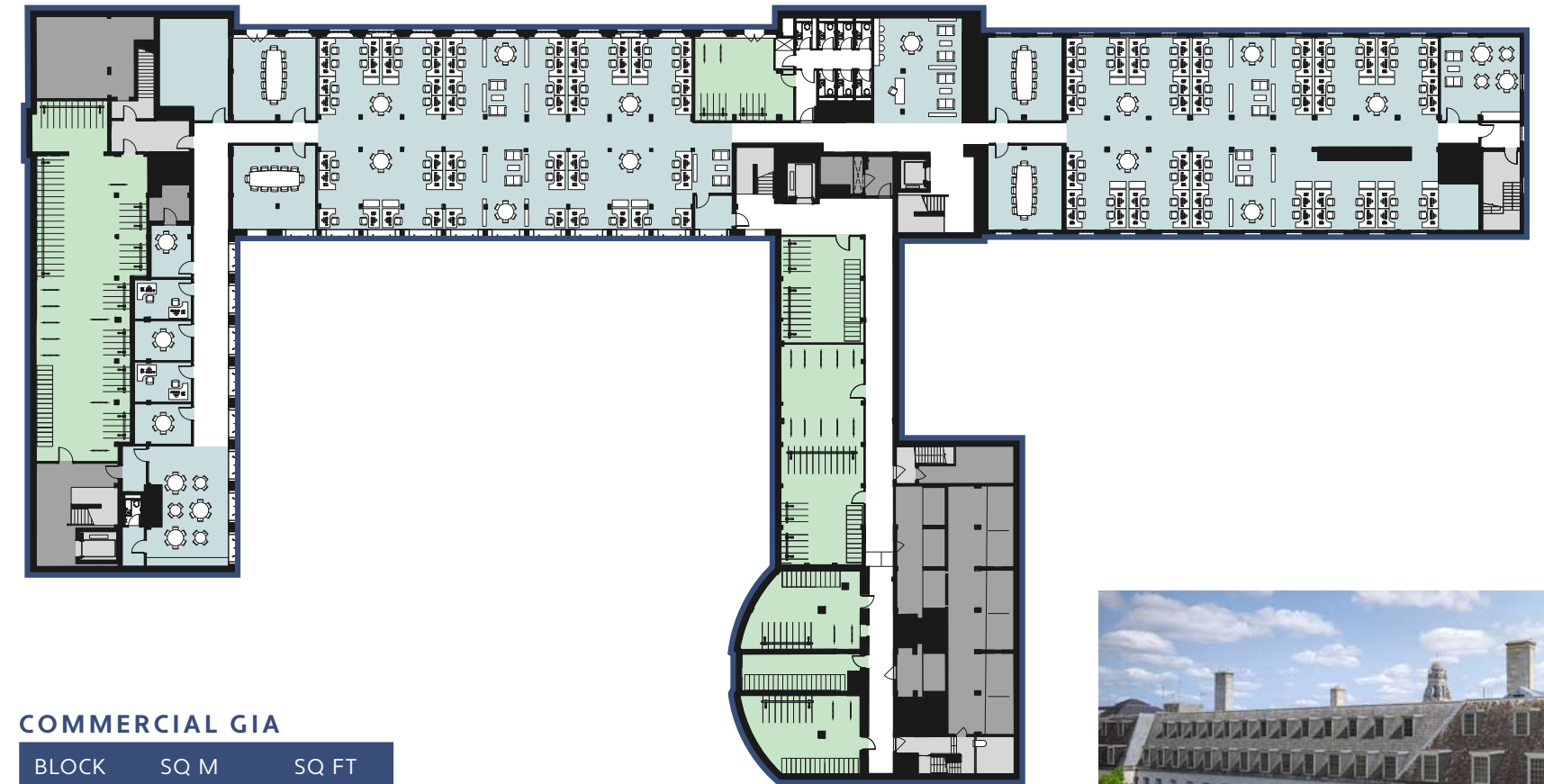
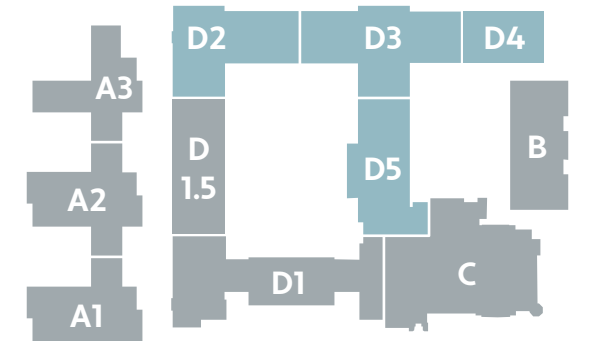


**BLOCK D
TYPICAL LAYOUT
LOWER GROUND**



KEY

- Flexible Co-Working Space
- Bike Store
- Plant



Existing Council Chamber and Courtroom within Block C

COMMERCIAL GIA

BLOCK	SQ M	SQ FT
C	2,819	30,344
D	1,589	17,104
TOTAL	4,408	47,448

Plans not to scale.
Indicative purposes only.



A sustainable landmark

The development is focused on Sustainability and ESG. Benefiting from a town centre location, close proximity to major transport hubs, extensive areas of open space and over 80% reuse of existing buildings, County Hall contributes significantly to achieving an 80% enhancement in bio diversity.

ENERGY

Energy

A state of the art Air Source Heat system will provide hot water and heating to the whole scheme along with Photovoltaics on many of the roofs. There is also provision for future connection to a local District Heating Network.

Carbon

The scheme provides a carbon saving of nearly 70%. This significant level is assisted by the reuse of existing buildings which make up 80% of the scheme, saving on demolition and the need to construct new walls and foundations.

Drainage

A Sustainable Urban Drainage System prevents water pollution and reuse of retained rainwater.

MATERIALS AND WASTE

A 'recycle first' approach and the use of responsible sourced materials will result in the continued use and reuse of these buildings to further reduce carbon generating construction activities.



PROMOTING WELLBEING

The majority of existing trees are retained throughout the site and will be supplemented by a further 120 mature specimens. The existing trees along Milner Road will be retrained. A new public pedestrian link from Penrhyn Road to Milner Road will be introduced as well as public access to the Northern Public Courtyard.

BIO DIVERSITY

Creating a more green infrastructure provides a 75% improvement in bio diversity.

CONNECTIVITY

We live in a digitally-dependent world so it's essential that the buildings and urban landscapes that we inhabit are digitally connected. The scheme allows for the inclusion of hotspots for wireless connectivity within the landscape.

TRANSPORT

Bikes

The scheme will provide 536 secure bike spaces for residents and businesses.

The cycle parking will be focused in basement areas with lifts providing access.

As part of the cycle offer, there is provision for various types of bikes for occasional residents use including Brompton electric bikes, charging points and a Bike Service Hub offering maintenance.

Car Parking and Car Club

There will be a reduction in car parking spaces from 230 to 69 to encourage alternative methods of travel. All of these spaces will be provided with "electric charging".

An on-site Car Club with free membership for three years is provided.



County Hall

Penrhyn Road,
Kingston upon Thames, KT1 2DN

TITLE

County Hall is held with absolute freehold title.

VAT

The property is elected for VAT.

VIEWINGS

Strictly by appointment.

FULL DATA ROOM

countyhallkingston-dataroom.co.uk

- Comprehensive technical information
- Land sale brochure
- Film and flythrough
- Aerial film

PROPOSAL

Unconditional offers sought for freehold interest with vacant possession.

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County Hall

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