

Retail / Commercial Opportunities at the centre of a new village community



SPRINGFIELD VILLAGE

Chapel Square | Springfield Drive | London SW17 7DJ



RS
& PARTNERS



Village Plan



Introduction

A new community village and parkland centred around Springfield University Hospital, located in South West London between Wimbledon and Clapham

Five new mixed use commercial units are located at the very heart of the new Springfield Village development. Providing variety and vibrancy to the Village Square, they will be suitable for a number of uses, providing c. 13,000 sq ft of retail/commercial facilities integrated within the new hospital buildings. The historic 1881 Chapel along with Victorian ballroom and central Village Square will be accessible, within easy walking to all the new homes and existing residents in the immediate surrounding streets

Unit 1	3,512 sq ft	Convenience Store
Unit 2	2,622 sq ft	Restaurant
Unit 3	5,360 sq ft	Wellbeing, Lifestyle & Leisure
Unit 4	877 sq ft	Café
Unit 5	693 sq ft	Retail / Kiosk

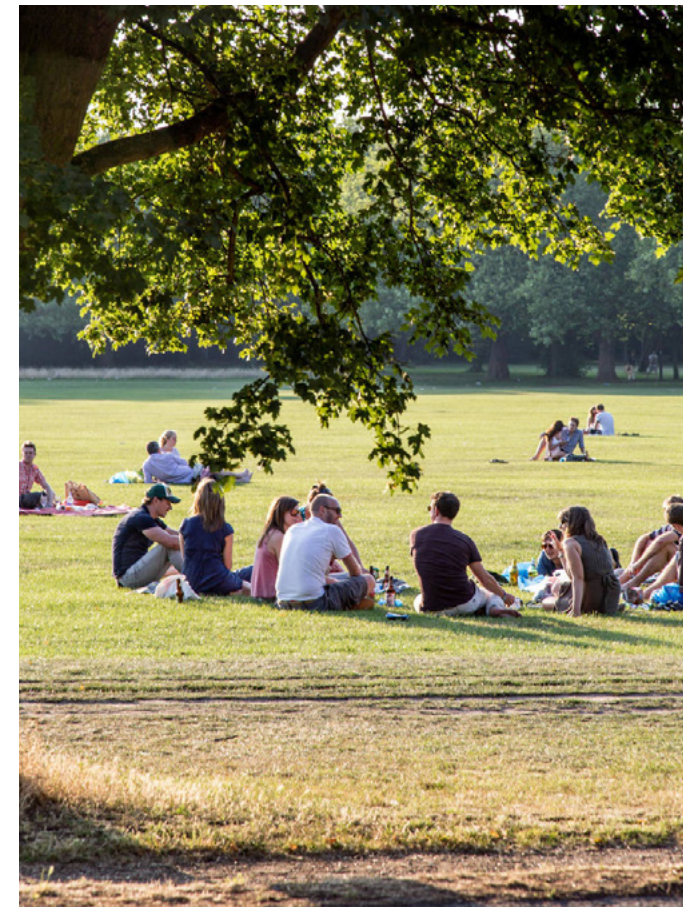
Location

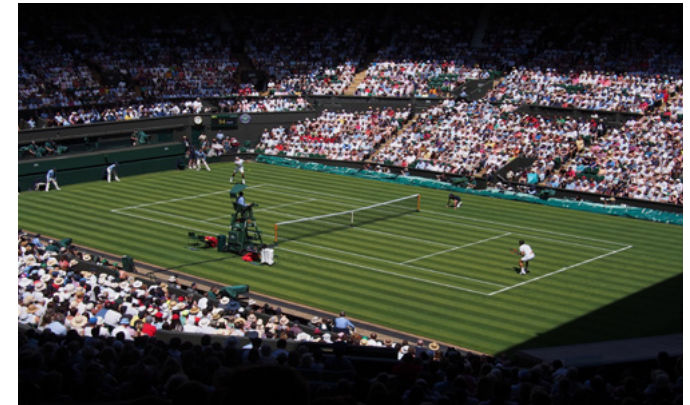
Springfield Village is an exciting new residential village between Tooting Bec and Earlsfield, which will include a new 32-acre public park, retail and café space, a public square, restored historic Listed buildings, and provision for a new primary school.

The development neighbours the popular districts of Clapham and Wimbledon, and is just six miles south west of central London.

Tooting Bec Underground (Northern line) and Wandsworth Common and Earlsfield National Rail stations are within walking distance. There are proposals for Crossrail 2 route stopping at either Tooting Broadway or Balham in the future.

The surrounding area offers a lively entertainment scene with several trendy bars, restaurants and cafés, as well as a wealth of shopping opportunities, from high-end fashion to historic markets. Tooting and Wandsworth Commons offer a peaceful green oasis in which to stretch the legs, while the famous Tooting Bec Lido, the UK's largest freshwater swimming pool, presents an iconic setting for a swim.





Springfield Village Overview

Springfield University Hospital has provided mental health services on this site since 1840. Most of the existing mental health inpatient facilities were not designed with today's needs in mind and many buildings are expensive to maintain.

The South West London and St George's Mental Health NHS Trust has been working with the community, service users and local stakeholders since 2004 to transform the site and deliver new modern mental health in/out-patient facilities in a sustainable way for the NHS. In 2012, following extensive public consultation, the masterplan was approved. The plans will deliver new, state-of-the-art hospital buildings to ensure the Trust is at the forefront of pioneering new mental health treatments, research and care.



- A mix of new retail and commercial units totalling 13,064 sq ft will be provided overlooking Chapel Square.
- New Residential accommodation on the site - 839 consented brand new homes (including affordable tenures) providing housing for local families with the potential for further densification (up to 1400) as the masterplan is delivered.
- New 64-bed care home and extra care facilities (56 apartments), plus existing Day Nursery
- South West London and St George's Mental Health NHS Trust providing world class mental health facilities, delivering the best care for patients - 1,200 staff based on the new facility plus a large number of outpatients/visitors
- Restoration of the Grade II Listed buildings
- A 32-acre public park providing excellent outdoor space including a trim trail gym and play areas for our local community.
- District heating system delivered through a centralised energy centre.
- Land to be made available for a new two form entry primary school
- More than £5 million for new transport facilities boosting transport links for local residents.

www.springfieldvillage.info

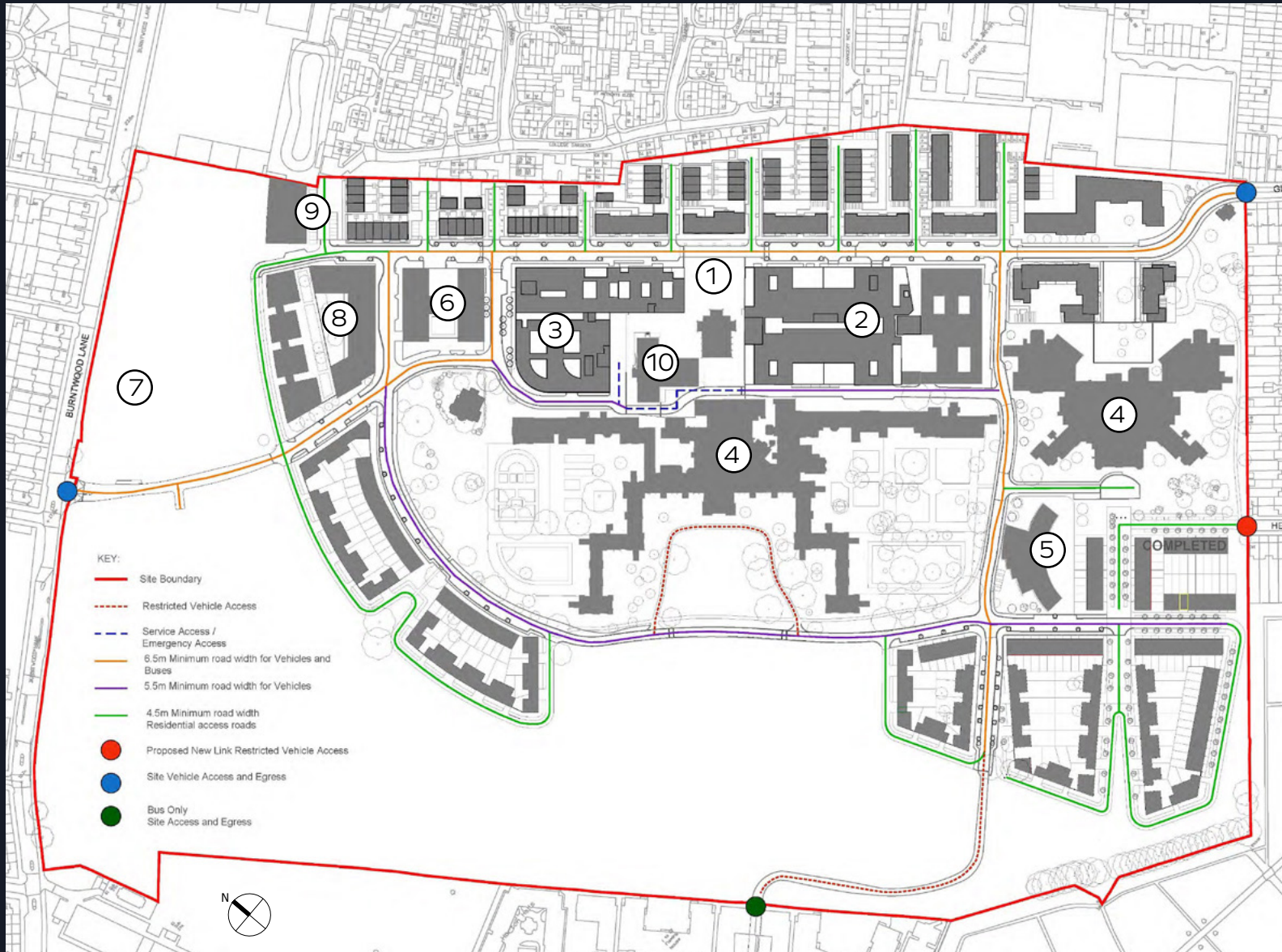


Retail & Commercial
Developer Partners





Springfield Village



- 1 Chapel Square
- 2 Forensic Mental Health Building
- 3 Non-Forensic Mental Health Building
- 4 Retained Listed buildings for residential development
- 5 Retained mental health building
- 6 Springfield Place 64-bed Care Home
- 7 New Pavilion
- 8 Extra care accommodation (56 extra care residential apartments)
- 9 Two Form Entry Primary School
- 10 Day Nursery

Plan is indicative only for identification purposes. Details may change during construction.

Vehicular Access

Public vehicular access to the site will be provided off Burntwood Lane to the west and from Glenburnie Road to the east. The access and internal road layouts have been designed and tracked by the Sir Robert McAlpine design team. Service vehicle access, emergency vehicle access and trucks to the site will also be from these entrances.

Parking Strategy

The site is well connected to public transport and there will also be controlled parking spaces available on Springfield Drive in the vicinity of the retail facilities. Parking to the health care buildings is located in the basements of both the new Forensic and Non-Forensic buildings. Along Springfield Drive there will be 21 short term parking lay-by bays for customers of the retail and commercial units.

Pedestrian and Cycle Access

Pedestrian routes will connect all areas of the site. They will offer a direct and logical route. Where pedestrian routes connect buildings or amenity spaces, benches will be provided at regular intervals to ensure places of rest.

Bus Services

Several bus routes will pass through the village from Glenburnie Road on the East to Burntwood Lane on the West and along the internal circulating road with bus stops and shelters around the Village.



Springfield Park



- Hospital buildings
- New residential
- Retained Listed building for residential development
- Care Home
- Extra care accommodation
- School land
- New Pavilion
- Commercial units
- Chapel and Ballroom

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As part of the Village facilities is a public park which will total approximately 32 acres, that is around a fifth of the size of Wandsworth Common and a seventh of Clapham Common - the largest park to be built in London since the 2012 London Olympics.

- Public open space with opportunity to provide a range of informal and formal recreational and leisure facilities
- A range of play areas to meet the needs of different ages, from early years children to young adults
- New pedestrian routes and improved connectivity to the local area – connecting Tooting and Wandsworth Common with a new green route
- Woodland and wetland wildlife areas, providing natural habitats to enhance biodiversity
- A new café in the pavilion building which includes public toilets
- An open-air amphitheatre with landscaped stepped seating, offering opportunities for arts and cultural events.



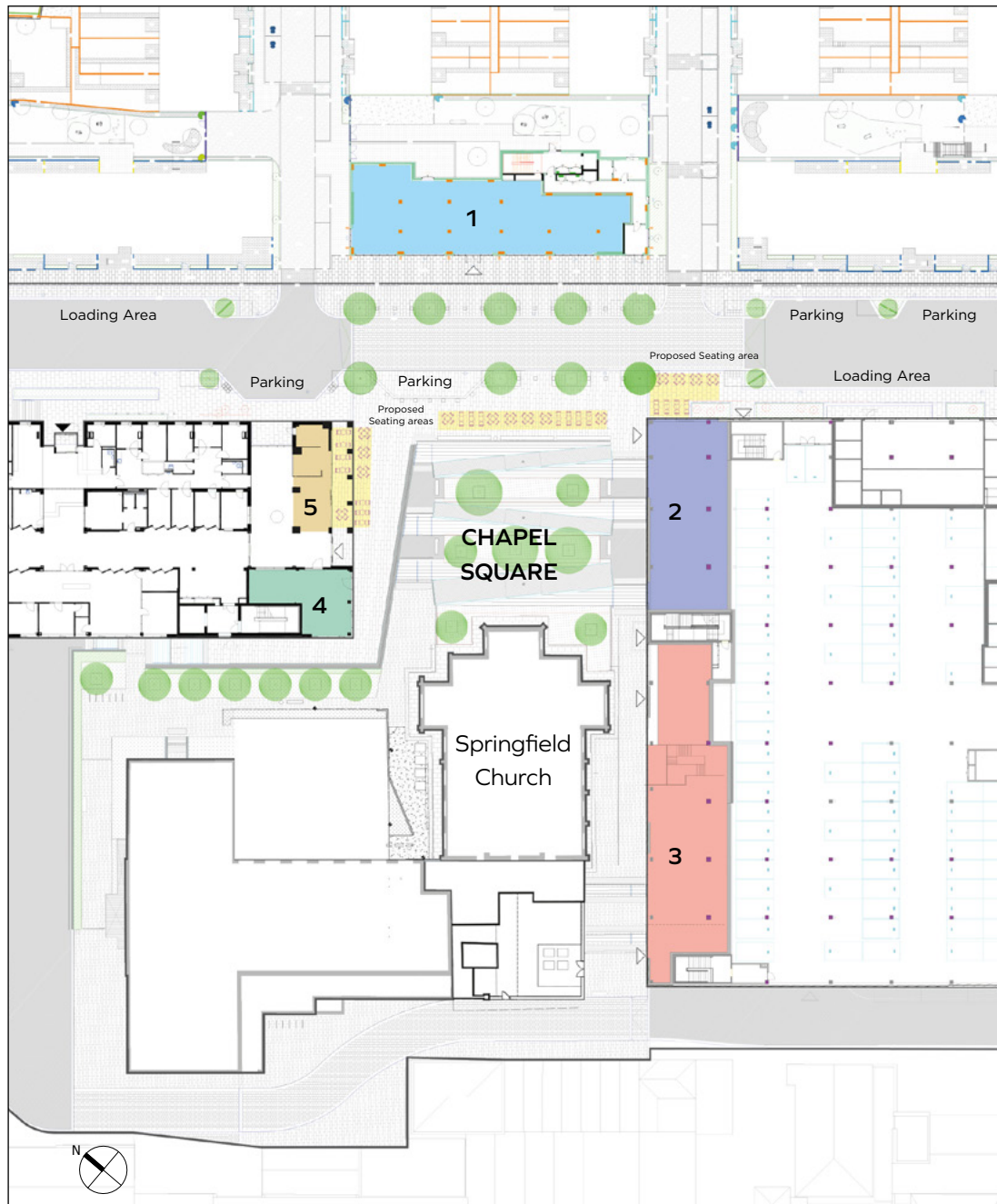
The new Pavilion

CGI



CGI

Accommodation



Unit 1 Located in a prime position fronting onto Springfield Drive, the main link road through the Village, this Retail Unit offers a prominent central focus for a **Convenience Store** within the commercial space overlooking Chapel Square. The Unit offers potential for full height glazed shop frontage and has secure rear servicing area with trolley access.

Unit 2 A new **Restaurant** facility is proposed to serve the immediate catchment of new homes, NHS staff and the local community in the surrounding Village. The unit offers a regular shaped dual frontage property offering a prime location on the Square with outside seating area and servicing from the Springfield Drive.

Unit 3 The unit is proposed for a variety of uses to include **Wellbeing, Lifestyle Health and Leisure**. Taken as a single unit there are options for separate activities on the intermediate and mezzanine floors above the ground level. The unit provides for high eaves height offering flexible floor space and overlooks the Square.

Unit 4 Within the ground floor of the Non-Forensic Building this unit provides twin customer access from the Square and the internal concourse of the building. The unit offers potential for a **Café** with internal and external customer seating areas. The unit will have a glazed frontage within the entrance foyer.

Unit 5 A regular shaped **Retail/Kiosk** unit offering a prominent front position onto Springfield Drive and the Square with external seating adjoining the unit is within the Non-Forensic Building providing a vibrant busy location with open layout onto the entrance foyer.

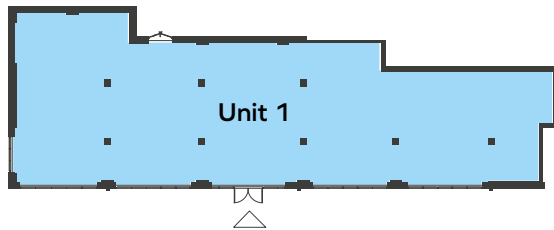
Along Springfield Drive there will be a number of short term lay-by parking bays for customer vehicles.

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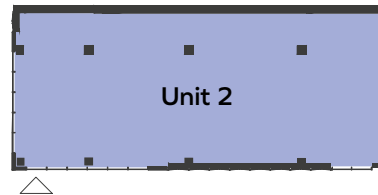
CONVENIENCE STORE

Unit 1	326.3 sq m	3,512 sq ft
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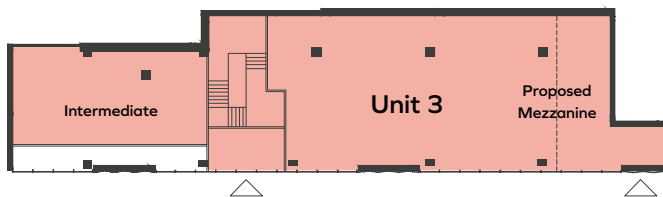


FORENSIC FACILITIES BUILDING

Unit 2	244.6 sq m	2,622 sq ft
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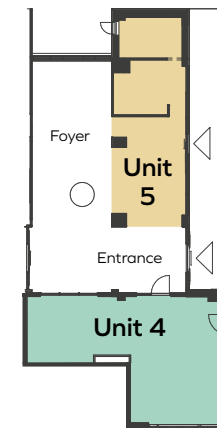
Unit 3		
Ground	234.6 sq m	2,525 sq ft
Intermediate	78.6 sq m	846 sq ft
Mezzanine	184.8 sq m	1,989 sq ft
Total	498.0 sq m	5,360 sq ft



NON-FORENSIC FACILITIES BUILDING

Unit 4	81.5 sq m	877 sq ft
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Unit 5	64.4 sq m	693 sq ft
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Note: GIA's measured to internal face of all boundary walls. All areas are subject to construction tolerances.

PLANS NOT TO SCALE

Terms

The Unit are available on New FRI Leases
on terms to be agreed. Details upon application.

Contact

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