

Egham Gateway East & West, High Street, Egham



SITES

Overview

The regeneration proposals for Egham town centre comprise two major developments at either end of the High Street, the main shopping street in Egham. These proposals build on an earlier redevelopment scheme in the town which delivered a Waitrose supermarket and Travelodge hotel. The proposals will result in a comprehensive redevelopment of the town centre to ensure future viability and vitality through the provision of new retail, leisure and residential development. This will complement the nearby Causeway which in 2016 had approximately 100,000 sqm of commercial space.

Egham Gateway West

Subject to planning permission, this scheme will be delivered as phase one of the regeneration proposals for Egham. The scheme comprises:

- A 750 seat theatre for the Italia Conti Academy of Theatre Arts
- 200 units of student accommodation
- 600 sqm of modern retail space.

It is expected construction for Egham Gateway West will commence in early 2018 and be complete by winter 2019.



Concept for a new Italia Conti Theatre in Egham town centre

Key Features

- New cultural quarter to serve vibrant Surrey town.
- Mixed use development including new theatre and theatre arts academy.
- Provision for new modern retail space.
- Large student catchment from university, college and new theatre arts academy.

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Egham Gateway East

Plans are still evolving for this scheme, but the concept is that it will replace the current Egham Precinct, at the opposite end of the High Street to Egham Gateway West, and consist of mixed-use retail and residential accommodation. The concept comprises of at least 8,000 sqm of redevelopment, with construction commencing around 2021.

Location

Egham is located in Surrey, a few minutes drive from Junction 13 of the M25. The town is located in the north of Runnymede Borough, 5 miles from Heathrow airport and 18 miles from central London. Adjacent to the town is the historic Runnymede Meadows, location of the sealing of the Magna Carta, as well as Royal Holloway, University of London. The town is served by Egham rail station with regular services to London Waterloo (41 minutes) and Reading (43 minutes).

Accommodation and specification for Egham Gateway West

North Building:

- A large 325 sqm retail space is located at the ground floor
- Student accommodation cores are accessible from the north and west.

South Building:

- An energy centre for the site is located at the base of this building
- Approximately 280 sqm of retail space is located along the eastern elevation, accessible from the new public realm
- The primary student accommodation core is accessible from the southern approach.

Student Accommodation:

The brief for the student accommodation includes a mix of studio and cluster flats. The required mix can be summarised as follows:

- 60-70% 1 bed studios (14-15m²)
- 0-10% 1 bed large studios (17-20m²)
- 20-30% 1 bed ensuite cluster rooms with shared lounge/kitchen. Clusters to be typically 6-8 bedrooms with rooms sizes similar to studios
- Single ground floor entrance, laundry, communal area and bike store
- Clusters units to be on lower floors, larger studios to be on upper floors.

Terms

The schemes are being developed by Runnymede Borough Council in partnership with Places for People. Terms are available on application.

Contact Details

John Rice:
Director of Commercial Services,
Runnymede Borough Council

Tel: 01932 425694

Email:
john.rice@runnymede.gov.uk

Vince Sibley:
Commercial Services Manager,
Runnymede Borough Council

Tel: 01932 425637

Email:
vince.sibley@runnymede.gov.uk