



# Colliers Wood

# Draft Policies Map

## Submission

Public Consultation July - August 2013

### Legend

#### GENERAL

 Plan Boundary

#### SITE PROPOSALS

 Site Proposal Boundary

#### RETAIL AND BUSINESS

 Industrial Area Policies

 Town Centre Policies

 Core and Secondary Shopping Frontage Policies

 Neighbourhood Parade Policies

#### ENVIRONMENT

 Metropolitan Open Land Policies

 Open Space Policies

 Green Corridor Policies

 Sites of Special Scientific Interest Policies

 Sites of Importance for Nature Conservation Policies

 Local Nature Reserves Policies

 Wandle Valley Regional Park Policies

 South London Waste Plan Schedule 1 Areas


 South London Waste Plan Schedule 2 Areas


#### TRANSPORT


 Sustainable Transport Corridor Policies (01TN)


 Thameslink Streatham/Wimbledon/Sutton Line Policies (02TN)


 Northern Underground Line Policies (03TN)


 Chelsea/Hackney Line Policies (04TN)


 Safeguarded Land Adjoining District Line Policies (05TN)


 Wimbledon to Morden/Sutton Light Rail Policies (06TN)


 Willow Lane & Wandle Way Tram Stops on Existing Wimbledon Tram Service (07TN)


 Crystal Palace to Wimbledon Tram Line (10TN)


 Dual Track Tram Line (25TN)


 Road Junctions Improvements (11TN, 16TN, 18-21TN)


 Road Network Improvements (12-15TN)

 Proposed Cycle Hub

 Proposed Cycle Route (22TN)

 Cycle Network

 Pedestrian & Cycle Route (23TN)

 Walking/Cycle Route (previously known as Green Chain)

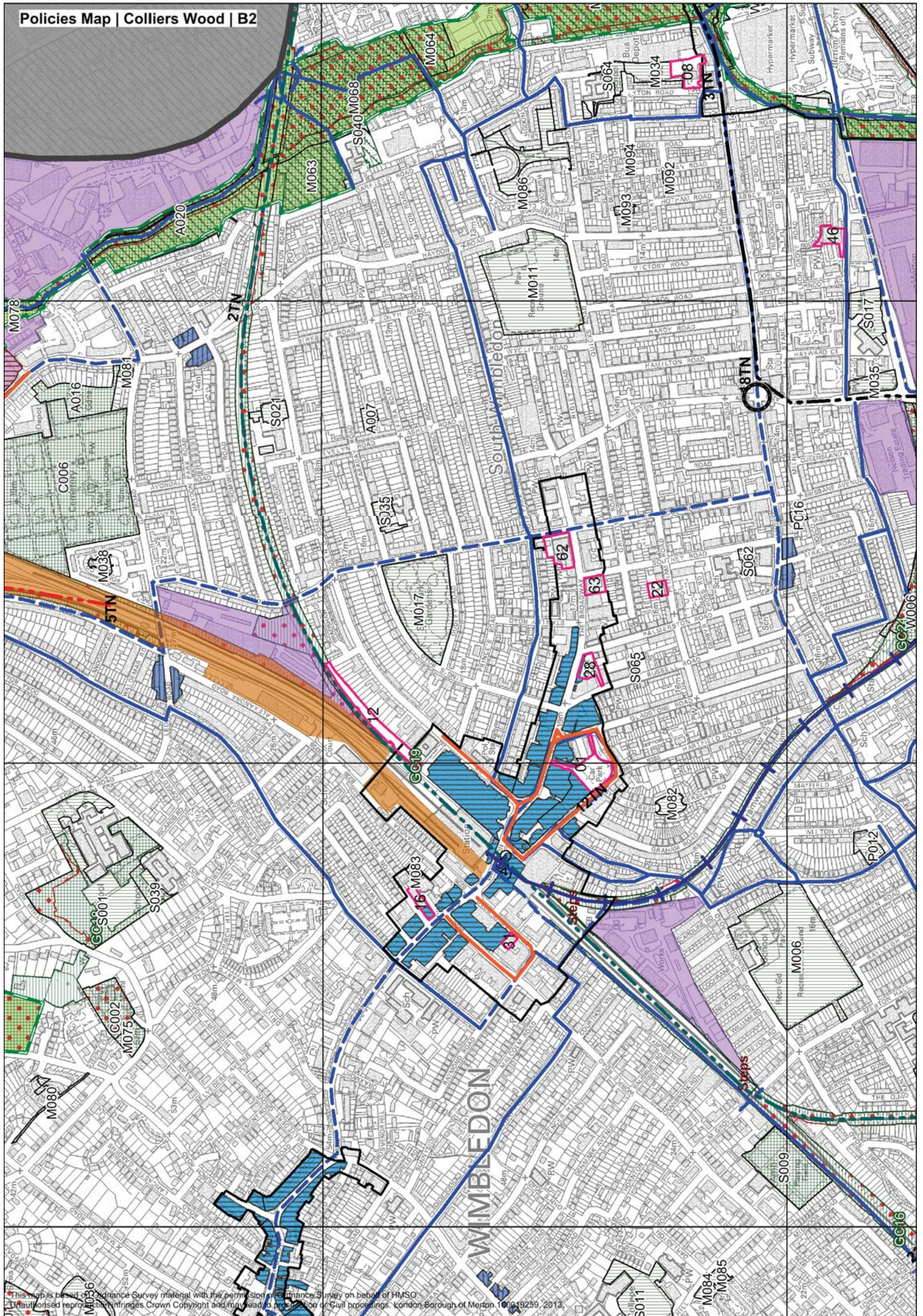
If you require more detailed maps, please contact us through post, email or phone:

Address: Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Road, Morden, SM4 5DX

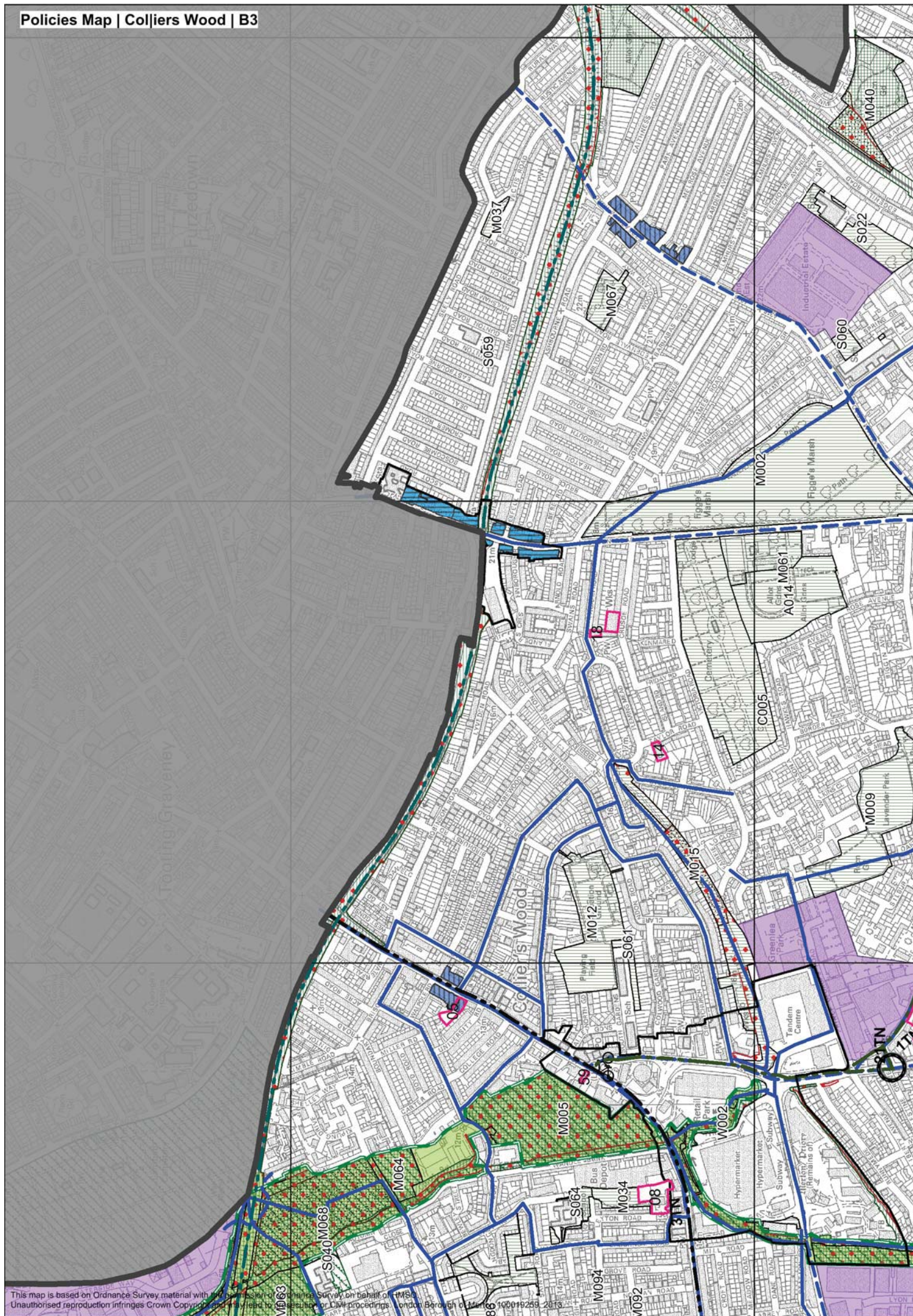
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## 43-45 Palestine Grove

43-45 Palestine Grove, Colliers Wood, SW19 2QN



**Site area** 0.02 ha

**Site description** The site is occupied by a vacant and dilapidated storage/warehouse building with high brick and timber fencing.

Immediately east and adjoining the site is a similar sized property with a building being utilised by a manufacturing business (electric slotmeters London).

Residential uses generally comprising two/three storey terraced homes predominate in the vicinity of the site. Immediately to the west of the site is a private car park with approximately 10 spaces.

**Strategic planning factors** The entire site is within medium risk of flooding (Flood Zone 2).

The site is within an archaeological priority zone.

The site is within an area with moderate accessibility to public transport (PTAL 3).

**Current use** Vacant former workshop.

**Use suggested / organisation** Residential – London Borough of Merton.

**Allocated use** Residential (C3 Use Class).

**Delivery timescale** 2014 – 2016.

**Issues** Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

Access arrangements to this site should continue via the Christchurch Road entrance of Palestine Grove.

Investigating the potential impact of any proposed development on archaeological heritage.

**Summary of consultation responses** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):  
*(this section will be removed in the adopted document)*

- Allocation should be for residential or employment
- Support for residential redevelopment

**Further research** **November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of size.  
*(this section will be removed in the adopted document)*

**February 2013:** The site was sold by council. The London Borough of Merton has been in contact with the new site owner who outlined their intention to redevelop the site for residential purposes within the next 2 years in accordance with the allocation.

# Colliers Wood Community Centre

64-72 High Street Colliers Wood, Colliers Wood, SW19 2BY



**Site area** 0.13 ha

**Site description** Colliers Wood Community Centre is a detached mainly two storey building. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing to the rear and mixed use residential and commercial buildings of two or three storeys in height along the High Street. Immediately adjacent to the site is the Red Lion public house.

**Strategic planning factors** The site is within an archaeological priority zone and an area with very good accessibility to public transport services (PTAL 5). The eastern portion of the site is within the Colliers Wood town centre boundary, flood zone 2 and a critical drainage area.

**Current use** Community Centre (D1 Use Class).

**Use suggested / organisation** Mixed use community (which could include a library) and residential – London Borough of Merton.

**Allocated use** Mixed use community (D1 Use Class, which could include space for a library) and residential (C3 Use Class). Could also include commercial uses such as a café on street frontage.

**Delivery timescale** 2019 – 2024.



**Issues** This site is a deep site and potentially has capacity for a library, community uses and some commercial uses (e.g. café) fronting the High Street. There is scope for residential development either on upper floors or to the rear of the site.

A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours, creating a more secure environment, helping to minimise vandalism.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the critical drainage area.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.

Investigating the potential impact of any proposed development on archaeological heritage.

**Summary of consultation responses**  
*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be retained for a community centre
- Support for mixed use redevelopment
- Delivery timescale should be before 2018

**Further research**  
*(this section will be removed in the adopted document)*

**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of access.



## Leyton Road Centre

21 Leyton Road, Colliers Wood, SW19 1DJ



**Site area** 0.34 ha

**Site description** This single storey building has the three-storey Merton Bus Garage building to its east, All Saints recreation ground to the north and two-storey terraced housing to the west and south.

**Strategic planning factors** The site is within an archaeological priority zone and an area with very good accessibility to public transport services (PTAL 5). A small part of the site is within a critical drainage area.

The site is adjacent to the Wandle Valley conservation area (along the southern and eastern boundaries), open space (All Saints recreation ground) and the Colliers Wood town centre boundary.

**Current use** Offices (B1[a] Use Class).

**Use suggested / organisation** Consider a range of uses including community and residential – London Borough of Merton.

**Allocated use** Any of the following or a suitable mix of community (D1 Use Class - education/day centre etc) and residential (C3 Use Class).

**Delivery timescale** 2019 – 2024.



**Issues** The potential for educational use on this site has been highlighted in an external report commissioned by the London Borough of Merton.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Localised footpath improvements to improve pedestrian access.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Respecting the character of the adjacent conservation area.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

**Summary of consultation responses**  
*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Allocation should be for children's centre or community
- Site should be retained for existing use
- Issues with potential overcrowding
- Support for potential use as a school

**Further research**  
*(this section will be removed in the adopted document)*

**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton list as potentially being suitable for providing school places.



# Taylor Road Day Centre

Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



**Site area** 0.08 ha

**Site description** The site consists of a single storey pitched roof building that is surrounded by two storey houses.

**Strategic planning factors** The site is in an area with poor accessibility to public transport services (PTAL 2).

**Current use** Day Centre (D1 Use Class).

**Use suggested / organisation** Residential – London Borough of Merton.

**Allocated use** Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere.

**Delivery timescale** 2019 – 2024.

**Issues** Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of



modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to and in the vicinity of the site.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

The following issue was raised from during the consultation stage and is summarised generally as follows (abridged):

- The site should be retained as a community/day centre

**Further research**

*(this section will be removed in the adopted document)*

Council is currently negotiating an extension to the lease for the current occupiers of the site. This has resulted in the likely delivery timescale being shifted to beyond 2017 as previously noted.





**Site area** 0.03 ha

**Site description** The site consists of a two storey industrial building with access to Pitcairn Road. The surrounding area is characterised by two-storey terraced houses, however there is a two storey industrial building to the southeast of the site and church use to the south.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3) and a critical drainage area.

**Current use** Vacant – last use was for small business (approximately 10 years ago).

**Use suggested / organisation** Residential – Paper Project acting on behalf of the owner.

**Allocated use** Residential (C3 Use Class).

**Delivery timetable** 2014 – 2019.

**Issues** Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue on this site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.



Site 80 is situated to the rear of the property and ideally both sites will be delivered together.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

There were no issues raised during any of the consultation stages and there was general support for residential redevelopment.

**Further research**

*(this section will be removed in the adopted document)*

Council has liaised with the agent acting for the owner who supports the proposed allocation for residential use. They are also actively engaged with the owner of the adjoining Church site to pursue interest in a joint development of both sites which is encouraged by the council. The agent is also acting on behalf of the owner of 45A Crusoe Road (Site 80) with a view to delivering both sites together.

# The Patrick Doody Clinic

Pelham Road, Wimbledon, SW19 1NX



**Site area** 0.12 ha

**Site description** The site consists of a part single and part two storey health centre building. The site is surrounded by two storey houses but on the southern side of Pelham Road are three storey blocks of flats.

**Strategic planning factors** Downing House (a.k.a. Pelham High School), on the opposite side of Pelham Road is a grade II listed building. The site is within an area with an excellent level of access to public transport (PTAL 6a).

**Current use** Health centre (D1 Use Class).

**Use suggested / organisation** Health centre (D1 Use Class) and dwellings (C3 Use Class) – Sutton and Merton PCT.

**Allocated use** A healthcare (D1 Use Class) led mixed use scheme with some residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is discontinued.

**Delivery timetable** 2019 – 2024.

**Issues** Potential loss of health facilities (existing services could however be provided at the proposed Local Care Centre at the Nelson Hospital).

Respecting the setting of the adjacent listed building.



Protecting the residential amenity of the adjacent properties.

In a mixed use development, residential uses should be on upper floors.

A mix of uses on site including residential will facilitate the provision of well designed community uses on lower floors.

A mix of uses that occupies the building for 24 hours has benefits in terms of community safety within the site and on the street.

As of spring 2013, the clinic was accommodating additional services which have been relocated from the Nelson Hospital while it is redeveloped.

#### **Summary of consultation responses**

*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be retained in council ownership with alternative uses investigated further
- Site should be used for residential or healthcare use, not both
- Site should be for residential with healthcare moving to Wimbledon town centre
- The Patrick Doody centre should be retained in its existing capacity
- Recognise local architecture
- Potential impacts on parking in the vicinity of the site
- Objection to redevelopment

#### **Further research**

*(this section will be removed in the adopted document)*

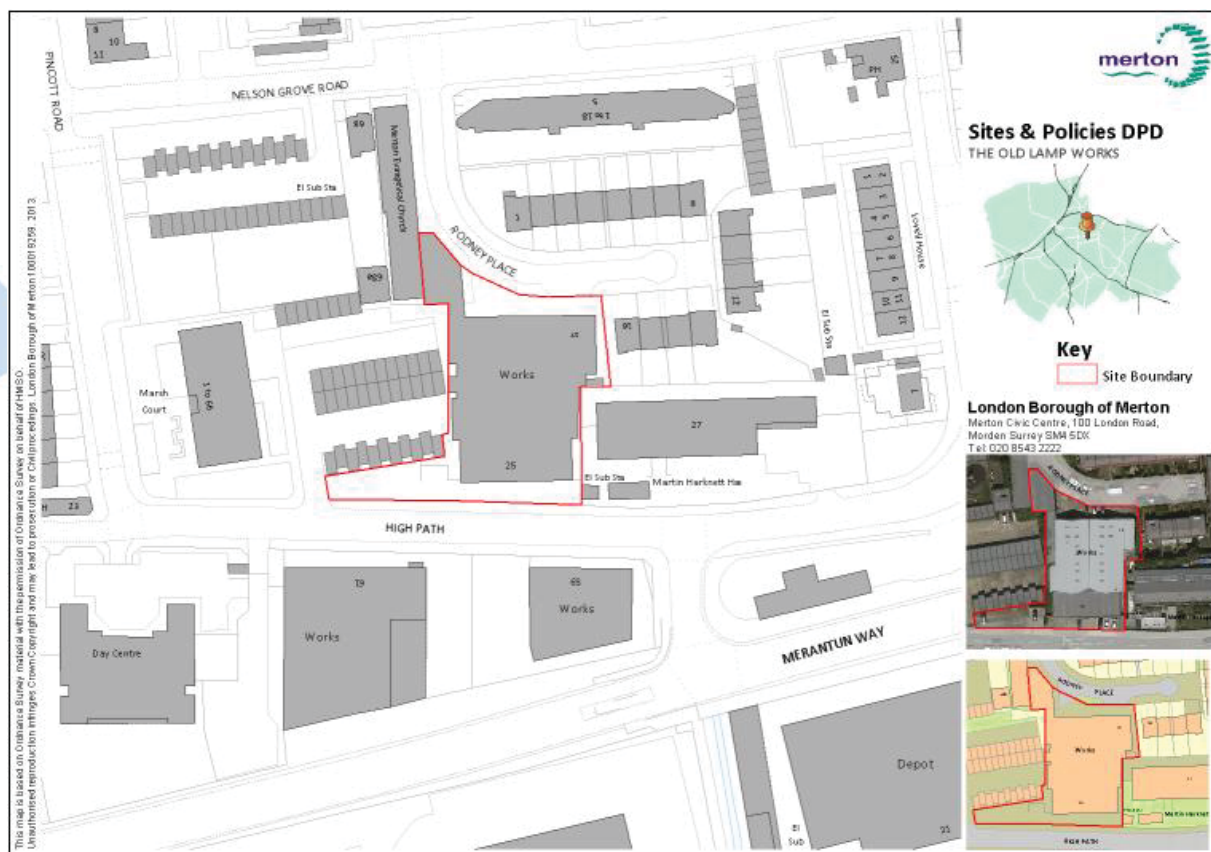
**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but was rejected on grounds of size, access and external space requirements.

The centre is currently accommodating some additional services which have been relocated from the Nelson Hospital until the completion of the new Nelson Hospital development for which construction began in early 2013.

**April 2013:** Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.

## The Old Lamp Works

25 High Path, Colliers Wood, SW19 2LQ



**Site area** 0.25 ha

**Site description** This site consists of a part-single and part-two storey industrial building. To the west are two storey houses and a two storey office building. South of the site, on the opposite side of High Path, is a two storey church and east of the church is a part-two and part-three storey industrial building. West of the site are single storey vehicle storage garages and beyond it is a twelve storey tower block. North of the site is a single storey church building and two storey houses.

**Strategic planning factors** The site is within an archaeological priority zone, a critical drainage area and an area with good accessibility to public transport services (PTAL 4).

**Current use** Office, warehouse and distribution.

**Use suggested / organisation** Residential - Indigo Planning (consultants) representing Wisepress Ltd.

**Allocated use** Residential (C3 Use Class) or education (D1 Use Class).

**Delivery timescale** 2014 – 2019.



**Issues** Retention of existing business and employment within the borough.

Potential parking, road safety and traffic impacts on neighbouring streets need to be managed. There is not sufficient turning space or access for HGV's to the site at present.

In a mixed use development, residential uses should be on upper floors.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area. Anecdotal evidence of surface water flooding from High Path was provided by the owner.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

**Further research**

*(this section will be removed in the adopted document)*

The site should be retained for employment use, however education is also supported.

The building has been occupied freehold since 1996 by a business local to Merton for 30 years. The business wants to relocate to a purpose built modern facility in the nearby industrial area.

Access for HGVs to the site, including turning, is poor. Evidence of surface water flooding to the site has been provided by the owner.

The building is in a poor state of repair and would be likely to require demolition and rebuild to make it suitable for continued warehousing use, including raising the eaves and reducing the building footprint to create better HGV turning circles.

The site was marketed for two years in 2002 and 2003.

**November 2012:** The site, together with the neighbouring garages, was assessed in a "short list" for its suitability as a school in an external report commissioned by the London Borough of Merton. As a result, the potential use for a school has been added to the list of council's preferred uses. It is acknowledged that the site was identified as being suitable only in conjunction with neighbouring properties.

## Corner Baltic Close and High Street Colliers Wood

### 194-196 High Street Colliers Wood, Colliers Wood, SW19 2BH



**Site area** 0.02 ha

**Site description** The site is a hardstanding area on the corner of High Street Colliers Wood and Baltic Close. At the opposite side of Baltic Close to the southwest of the site is a three storey public house (Charles Holden). To the west of the site is a four storey residential block (Oslo Court) with the Wandle Park beyond.

The High Street Colliers Wood frontage of the site is adjoined on the northern side by a three storey shopping parade with retail units at ground level and flats above. The site is almost directly opposite the Colliers Wood underground station.

**Strategic planning factors** The site is within the Wandle Valley conservation area, an archaeological priority zone, an area with a very good level of public transport accessibility (PTAL 6a), flood zone 2 and a small part of the eastern corner of the site is within a critical drainage area.

The Colliers Wood Underground Station building to the east of the site is a grade II listed building.

The parade of shops to the north of the site is of poor quality and the immediately surrounding area is in need of appropriate environmental improvements, incorporating pedestrian access into



Wandle Park.

**Current use** Informal car park.

**Use suggested / organisation** Residential – Transport for London.

**Allocated use** Any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale** 2019 – 2024.

**Issues** In a mixed use development, residential uses should be on upper floors.

Respecting the character and the views into and from the neighbouring conservation area and the setting of the listed building (Colliers Wood tube station) located to the east of the site.

Any development should take the opportunity to improve the junction between High Street Colliers Wood and Baltic Close, and enhance the gateway to the Wandle Park.

Minimise impact on highway capacity, safety and movement.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the location within a flood zone and a critical drainage area.

Investigating the potential impact of any proposed development on archaeological heritage.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, particularly in relation to Oslo Court to the west of the site.

Recognising the opportunity to improve the environment of Baltic Close.

Recognise the National Grid power lines running under Baltic Close.

**Summary of consultation responses**  
*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Acknowledge the location of National Grid services in the vicinity of the site

- Support for council's preferred use
- A request for more information in relation to the sites role in the Wandle Valley Conservation Area
- Redevelopment should include adjoining land along the high street
- Recognition of the distinctive history of the terrace of buildings to the north east of the site

**Further research**  
*(this section will be removed  
 in the adopted document)*

**2012:** Merton Council successfully bid for the Mayor's Regeneration funding for the Colliers Wood area, including Baltic Close. Combined with a variety of funding sources, there is over £3 million available to improve the public realm and local environment in Colliers Wood between 2013 and 2016. Part of these improvements seeks to enhance the Baltic Close road and public realm, improving the junction with Colliers Wood High Street and the gateway to the Wandle Park.

Council is in ongoing discussions with TfL regarding the delivery of this site, exploring it in context of work being done in Colliers Wood under the Mayor's Regeneration Fund.



## 191-193 Western Road

191-193 Western Road, Colliers Wood, SW19 2QD



Site area 0.51 ha

**Site description** The site is situated on the southern side of Western Road, which is a busy arterial thoroughfare. The site is currently occupied by a warehouse building and hardstanding parking area. Sole access to the site is achieved centrally along the Western Road frontage.

The site is surrounded by two storey residential properties to the south, east and west. To the north of the site on the opposite side of Western Road is a large industrial site occupied by Blackout, a blinds and rigging company situated within a strategic industrial location.

**Strategic planning factors** The site is within flood zone 2 and the entire site is within a critical drainage area.

The site is adjacent to the Western Road allotments which are situated to the southeast of the site.

The site is in an area with moderate access to public transport services (PTAL 3) and is within the Colliers Wood archaeological protection zone.

**Current use** Factory and open storage.

**Use suggested /** Residential – James Davis (owner).

## Crusoe Road Industrial Buildings

45A and 45B, Crusoe Road, Mitcham, CR4 3LJ



**Site area** 0.12 ha

**Site description** The site is occupied by single storey commercial buildings, and has a small concrete forecourt which is informally utilised for parking and loading associated with the businesses.

The adjoining site to the west contains a two storey industrial building which is vacant on the ground floor and accommodates the Rhema Church Ministries on the first floor. The general character of the surrounding area is dominated by two storey residential terraces.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3).

The site is within a critical drainage area and the southern boundary of the site is susceptible to surface water flooding.

**Current use** Light Industrial.

**Use suggested / organisation** Residential – respective site owners of 45A and 45B.

**Allocated use** Residential (C3 Use Class).



**Delivery timescale** 2014 – 2019.

**Issues** Protecting the residential amenity of the adjoining properties.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

**Summary of consultation responses** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):  
*(this section will be removed in the adopted document)*

- The site should be retained for light industrial use
- Support for council's preferred use

**Further research** Council has met with the site owners to discuss the deliverability of the site. The owners advised they are working together to deliver residential use on the site.  
*(this section will be removed in the adopted document)*

**April 2013:** The owner of 45A Crusoe Road has engaged the same architect as Site 18 (60 Pitcairn Road) to aide with delivery of the site.