



DRON & WRIGHT
PROPERTY CONSULTANTS

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Date 12th December 2013

Your Reference

Our Reference AH/AO/30356

By Email (ldfprogrammeofficer@tiscali.co.uk) And By Post

Ms P Butcher
Programme Officer
London Borough of Merton
c/o Merton Civic Centre
London Road
Morden SM4 5DX

Dear Madam

Merton Sites And Policies DPD Examination

Further to our request to participate at the above examination on behalf of the London Fire And Emergency Planning Authority (LFEPA), we are writing to provide you with our hearing statement, addressing the main issues identified by the Inspector in respect of Mitcham fire station (site 35). We would also draw the Inspectors attention to all previous representations we have submitted on behalf of the site owner during the course of the consultation, these are attached at appendix 1.

1.0 Is This Site A Suitable Location For The Mix Of Community, Residential, Restaurant/Café, Drinking Establishment Non-Food Retail Uses For Which It Is Allocated In The Plan?

1.1. The Council and site owner agree that the site is potentially suitable for a mix of uses. However, the site owner does not consider that D2 (community uses) are deliverable or sustainable at this site. The reasons for this are as follows:-

1.1.1. The site has moderate access to the transport network (PTAL 3) and parking is limited on site or nearby. This creates a serious impediment to visitors being able to get to the property. We understand that the adjoining Vestry Hall building is not a well used community facility and as noted by the Mitcham Cricket Green Community and Heritage Group 'Vestry Hall's fortunes fluctuate from year to year'. There would therefore seem little need for another community type facility in this location.

1.1.2. The site owner provided actual examples of former fire station conversions in London; these are attached at appendix 2. There are no examples of the above D2 uses having been delivered anywhere else, either in isolation or as part of a mixed use scheme. Whilst each site has it's own individual characteristics, one of the main reasons for this is that community uses are unable to compete with the bids received from the commercial sectors.

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1.1.3. The site owner further considers that the site allocation needs to be residential led in order to be deliverable. Residential use on the first floor appears to be accepted by the Council as the most appropriate use. Should the upper floors not be utilised then this leaves the prospect that the upper floors will be left vacant and potentially fall into disrepair. Community users will not have the resources and expertise to deliver a residential use on the upper floors.

2.0 It Has Been Suggested That The Site Be Suitable For A Residential Led Mixed Use Development. What Are The Advantages And Disadvantages Of This Suggestion?

- 2.1.** Both the Council and site owner agree that residential use is acceptable on this site, in principle. Given the characteristics of the building the upper floors could only reasonably be used for residential purposes.
- 2.2.** Furthermore, a residential led scheme is the only realistic use which has the potential to deliver the extensive costs associated with converting the building from a fire station and ensuring that the fabric of the whole building is maintained into the future. Whilst Policy 35 as drafted does not specifically preclude a residential led development, it equally does not clearly support it and as identified above, this is an essential part of any redevelopment, for both financial and practical reasons. As such, Policy 35 would benefit from a more explicit reference to residential led development, to avoid any future uncertainties at the development management stage.
- 2.3.** The principle of a residential scheme on the adjoining former Cricketers Public House building has been accepted by the Council in principle, during the course of various recent planning applications and demonstrates that residential use on the cricket green is suitable. The two properties would compliment each other if both are out into residential led use.
- 2.4.** The site owner does not believe that there are any disadvantages to a residential led mixed use scheme at this site. Design issues arising from such change of use from a fire station to a residential led scheme will of course be subject to conservation and heritage controls, including the English Heritage document 'London's Historic Fire Stations March 2010' Guidance.
- 2.5.** The disadvantage of leaving the policy as worded leaves the potential for ambiguity at a later date, which could be used to frustrate redevelopment and leave a locally listed building unused and at risk of decaying.

3.0 Should This Site Be Considered As Part Of A Wider Site?

- 3.1.** The inclusion of the site as part of a wider site has already been considered by the site owner previously. The site owner has communicated with the current owners of the former Cricketers public house building. However, there was no perceived merit in joining the sites together.



- 3.2.** The availability of the existing fire station is subject to the timing of the development of a new state of the art fire station serving the community a short distance from site, which is anticipated to be completed in late 2014. The proceeds from the sale of the subject property will go back into the operational resources of the LFEPA, to help deliver the operational needs of a modern fire service.
- 3.3.** Neither of the adjoining properties (Vestry Hall and Cricketers public house) are part of the Mitcham sites and policies DPD consultation and does not meet the timing of the disposal of the fire station. The risk of linking this site to neighbouring properties is likely to leave the locally listed building empty and unused for a longer period of time than would otherwise be the case.

I trust that the above clarifies our previous representations in this matter and forms our basis for our clients participation at the examination.

Yours faithfully

Dron & Wright



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Merton Sites And Policies
DPD Examination - Site 35

Appendix 1 : Previous
Representations By The
Site Owner

12th December 2013

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Date 25th July 2013

Your Reference

Our Reference AH/AO/30356

By Email (ldf@merton.gov.uk) And By Post

Future Merton
London Borough of Merton
Civic Centre
Morden SM4 5DX

Dear Sir/Madam

Sites And Policies DPD - Mitcham Fire Station (Site Proposal 35)

We write on behalf of our client, the London Fire And Emergency Planning Authority, in response to the Merton Sites And Policies Plan and Policies Map Pre-submission Publication Consultation, in respect of the above site.

We have made representations during previous consultation periods in respect of this matter, most recently on 26th February and we comment further on the draft submission, as follows:-

- 1.0 We note that the reference to the Cricketers Public House has been updated, to reflect the recent dismissal of the two appeals. We consider that reference should also be made to the further application on the Cricketers for a residential conversion of the building, which we understand is to be decided by your planning committee in August.
- 2.0 We consider that the references to community uses is inappropriate due to a variety of reasons, including that such uses are unlikely to be viable or deliverable. We believe that the designation should be a residential-led scheme, incorporating mixed use development such as Retail (A1); Financial and Professional Services (A2); Restaurant or café (A3); Drinking Establishment (A4); Business Use (B1) and Health Uses (D1). Can you please confirm your agreement to our wording for the suggested use?
- 3.0 We understand from previous discussions that there may be some particular alternative uses which you consider to be inappropriate for the site. If that is the case, can you please confirm a list of such uses, so that we can consider it with our client.
- 4.0 Our document dated 11th January 2013 did not provide any examples of the conversion of fire stations into community uses and art galleries. To the best of our knowledge there are no such cases. Please can you therefore amend the penultimate paragraph of the proposal.

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25th July 2013

Sites And Policies DPD – Mitcham Fire Station (Site Proposal 35)

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We trust that the foregoing is clear and we should be grateful if you could respond with your comments on this matter to Andrew Haigh of this firm.

Yours faithfully

Dron & Wright

cc A Wood, Planner And Strategic Policy And Research, London Borough of Merton (by email only)
Tara Butler, The Programme Manager, London Borough of Merton (by email only)

N/CPGJOB/30356/futuug22 (AH)

2/16



DRON & WRIGHT
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Date 26th February 2013

Your Reference

Our Reference SED/AO/30356

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By Email And By Post

A Wood Esq
Planner - Strategic Policy And Research
London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX

Dear Andrew

Sites And Policies DPD - Mitcham Fire Station

I am writing with reference to our previous correspondence in connection with the above matter.

We have considered, in conjunction with our client, the document attached to your email of 16th January. We set out below some further comments, for your consideration:-

- 1.0 The reference to the Cricketers Public House can be updated, to reflect the recent refusal of the two appeals?
- 2.0 As you know, we have explored the potential for combining the fire station site with adjoining properties, including the Cricketers Public House and the Vestry Hall. However, at the current time, such a scheme would not appear to be feasible.
- 3.0 To the best of my recollection, we have not specifically suggested retail use. However, we consider that such a use may be appropriate, subject to viability and other market/deliverability factors.
- 4.0 The upper floors of the existing building are not in residential use. They form part of the fire station and provide offices, meeting rooms, kitchen, mess room, resting areas, showers, toilets and other ancillary facilities.
- 5.0 Our document dated 11th January 2013, did not provide any information relating to the conversion of fire stations into community uses (such as places of worship). We are not aware of any such schemes involving community uses having been undertaken in London and we therefore question whether that type of scheme is deliverable.
- 6.0 We remain of the view that the most appropriate designation for this property is a residential (C3) led mixed use scheme, which could include:-

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- Retail (A1).
- Financial and professional services (A2).
- Restaurant or café (A3).
- Drinking establishment (A4).
- Business uses (B1).
- Health uses (D1).

7.0 We understand that there may be some particular alternative uses that you consider to be inappropriate for the site. If that is the case, can you please confirm a list of such uses, so that we can evaluate it with our client.

I trust that the foregoing is clear and I look forward to hearing from you.

Yours sincerely

S E Dark
stevedark@dronwright.co.uk

cc Tara Butler, Programme Manager, London Borough of Merton (by email only)

N/CPGJOB/30356/woodub25 (SED)

2/16



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Date 19th March 2012

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Our Reference AH/AO/30318

By Email (ldf@merton.gov.uk) And By Post

Strategic Policy And Research
Future Merton
London Borough Of Merton
12th Floor
Civic Centre
London Road
Morden SM4 5DX

Dear Sirs/Madam

LB Merton Draft Sites And Policies Development Plan Document

We refer to the above consultation. We are instructed by our client, the London Fire And Emergency Planning Authority (LFEPA) to respond on their behalf in connection with their property at Mitcham Fire Station, 30 Lower Green West, Mitcham (site proposal 35).

We made representations on behalf of LFEPA in response to the earlier Call for Sites strategy, in the Summer of 2011. At that time, we informed LB Merton of the planned relocation of Mitcham fire station to a new site, secured under Private Finance Initiative (PFI) project. We proposed that the existing fire station should be designated for mixed use and/or residential redevelopment, once it is declared surplus to the operational requirements of LFEPA.

We note that the Council's preferred use is "community uses" under D1 User Class, subject to delivery; residential C3 Use Class may be appropriate. We consider that it is inappropriate to designate the property for community use in view of the fact that LFEPA are committed to re-providing a new fire station facility at 421/445 London Road, Mitcham CR4. In view of this there will be no loss of community facilities in the immediate area. We repeat our previous representation that the property should be allocated for mixed and/or residential use.

We trust that these representations will be considered carefully throughout the consultation exercise.

Please can you acknowledge receipt of this letter to Andrew Haigh of this firm.

Yours faithfully

Dron & Wright

N/CPGJOB/30318/ldfmb14 (AH)

5/16

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→ 30318

Mel Barlow-Graham

From: Mel Barlow-Graham
Sent: 07 September 2011 14:12
To: 'ldf@merton.gov.uk'
Subject: Call for Sites Consultation
Attachments: Mitcham Call For Sites Consultationsi05 (SED).pdf

Please see the attached. A hard copy will follow in the post.

Kind regards

Mel Barlow-Graham
 Senior Surveyor
 Dron & Wright
 80 Cannon Street
 London EC4N 6HL

DDI: 020 7891 2322
 MOB: 07973 383850
 FAX: 020 7891 2300



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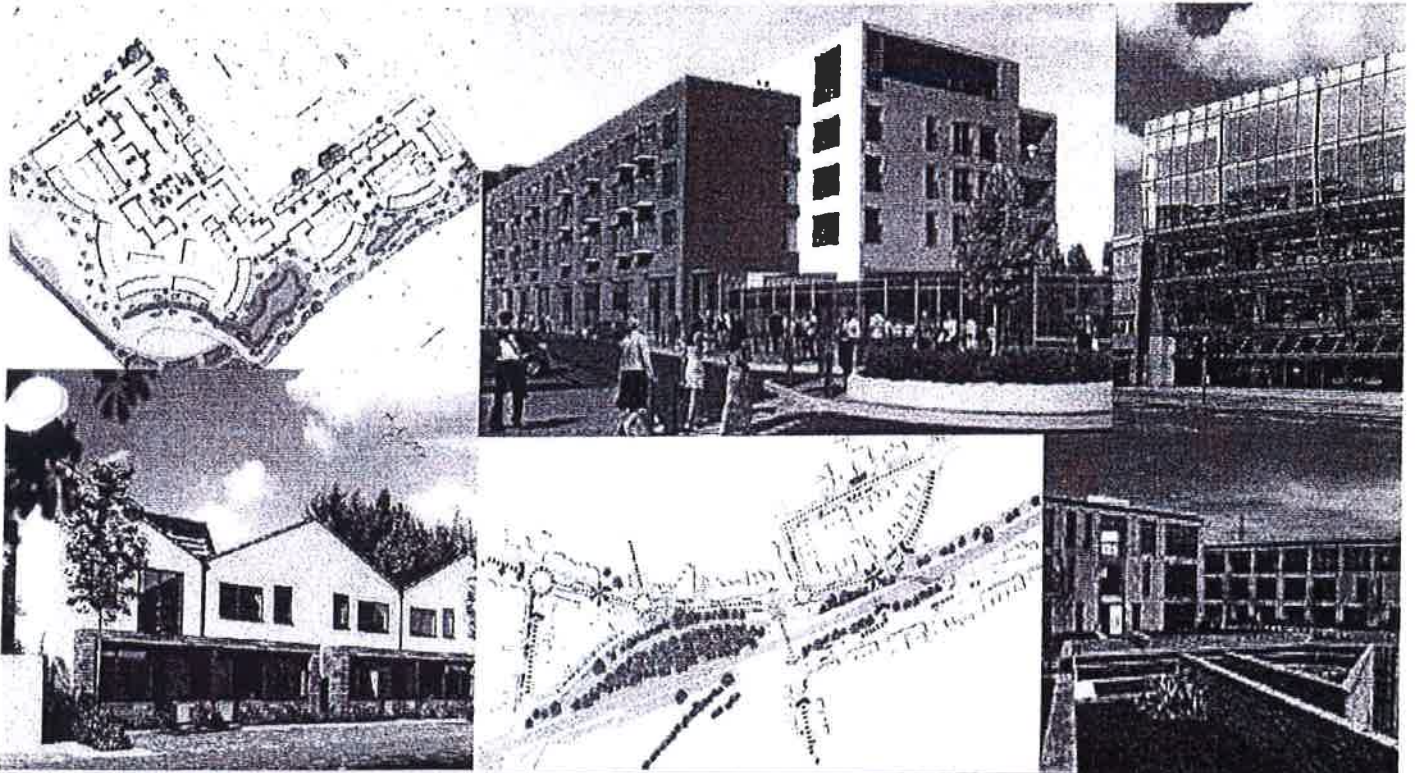
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MERTON COUNCIL
FUTURE MERTON

Local Development Framework
Sites & Policies Development Plan Document (DPD)

Call for Sites Consultation

From 15th July – 9th September



www.merton.gov.uk/LDF



Section A:

'Call for Sites' Introduction

Following the recent adoption of Merton's Core Planning Strategy, we are starting preparation of a Sites & Policies Development Plan Document (Sites & Policies DPD). As illustrated in figure 1 below, we are at the early stages of development for the Sites & Policies DPD, and we are currently at the 'Call for Sites' Stage.

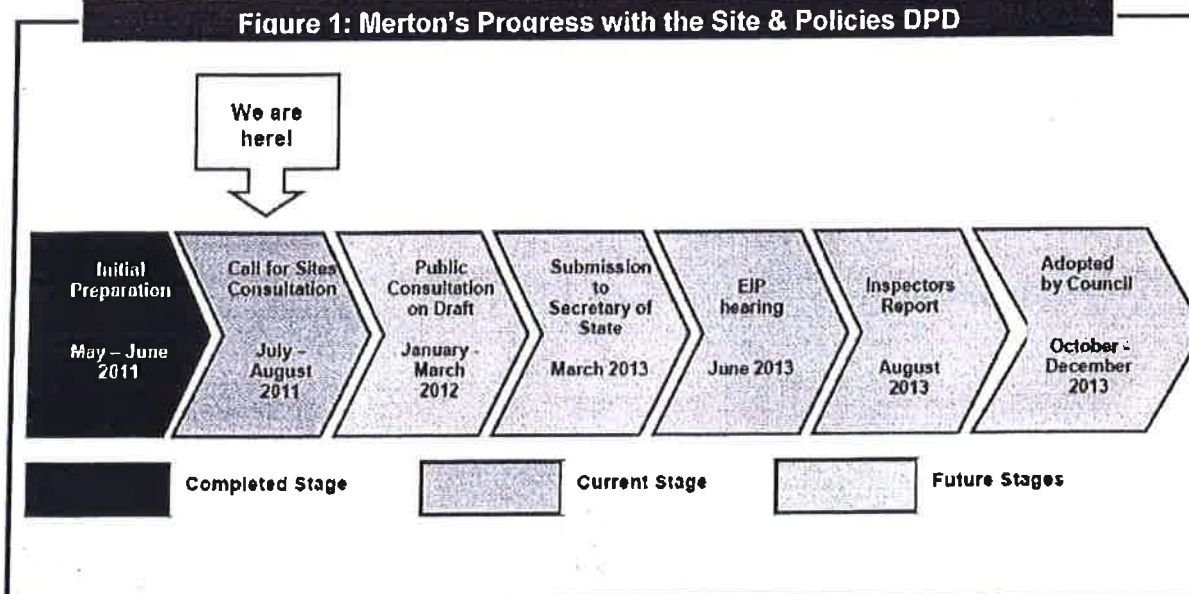
As part of the 'Call for Sites' stage, we invite landowners, developers and other interested parties to suggest sites likely to have potential development or redevelopment between 2011 - 2026. By engaging at this stage of the consultation process you will be able to submit proposals for consideration for site allocation(s), for future use or development of land such as:

- Housing;
- Employment;
- Retail;
- Leisure;
- Community uses;
- Art, culture and tourism; and,
- Mixed use development.

Also, at this stage we invite you to highlight any development management issues for consideration as part of preparation of the development management policies, which will form part of this Sites & Policies DPD. Suggestions could include proposed policies to guide the design of shop frontages and change of use.

Submitted sites and proposals should have a reasonable prospect of coming forward in the period up to 2026.

Figure 1: Merton's Progress with the Site & Policies DPD



Please use the following link to access Merton's Local Development Scheme 7th Edition (July 2011) which provides information on the progress and status of future Development Plan Documents or Supplementary Planning Documents and details of the various stages of the preparation, examination and adoption of Development Plan Documents:
<http://www.merton.gov.uk/environment/planning/planningpolicy/ldf.htm>.

Response Form: Site Identification Form**Consultation Information:**

To participate please return this form, with a map clearly identifying the boundary of the site, by Friday, **9th September 2011**.

Before completing this Site Identification form, please refer to the guidance notes which are detailed in **Section D: 'Call for Sites' Questions and Answers** and **Section E: Guidance Note for the 'Call for Sites' Consultation**.

One form only should be completed for each site to be considered.

In circumstances where groups or organisations share a similar view as to the future development or use of a site, it would be helpful if one submission could be made. It would also be useful if the group/ organisation state how many people the submission is representing and how the representation was authorised.

Contacting Us:

Please submit your response electronically: ldf@merton.gov.uk

Alternatively you can return the representation form by fax or post:

London Borough of Merton,
Strategic Planning and Research,
Future Merton Team,
Civic Centre, 12th Floor,
London Road,
Morden,
SM4 5DX

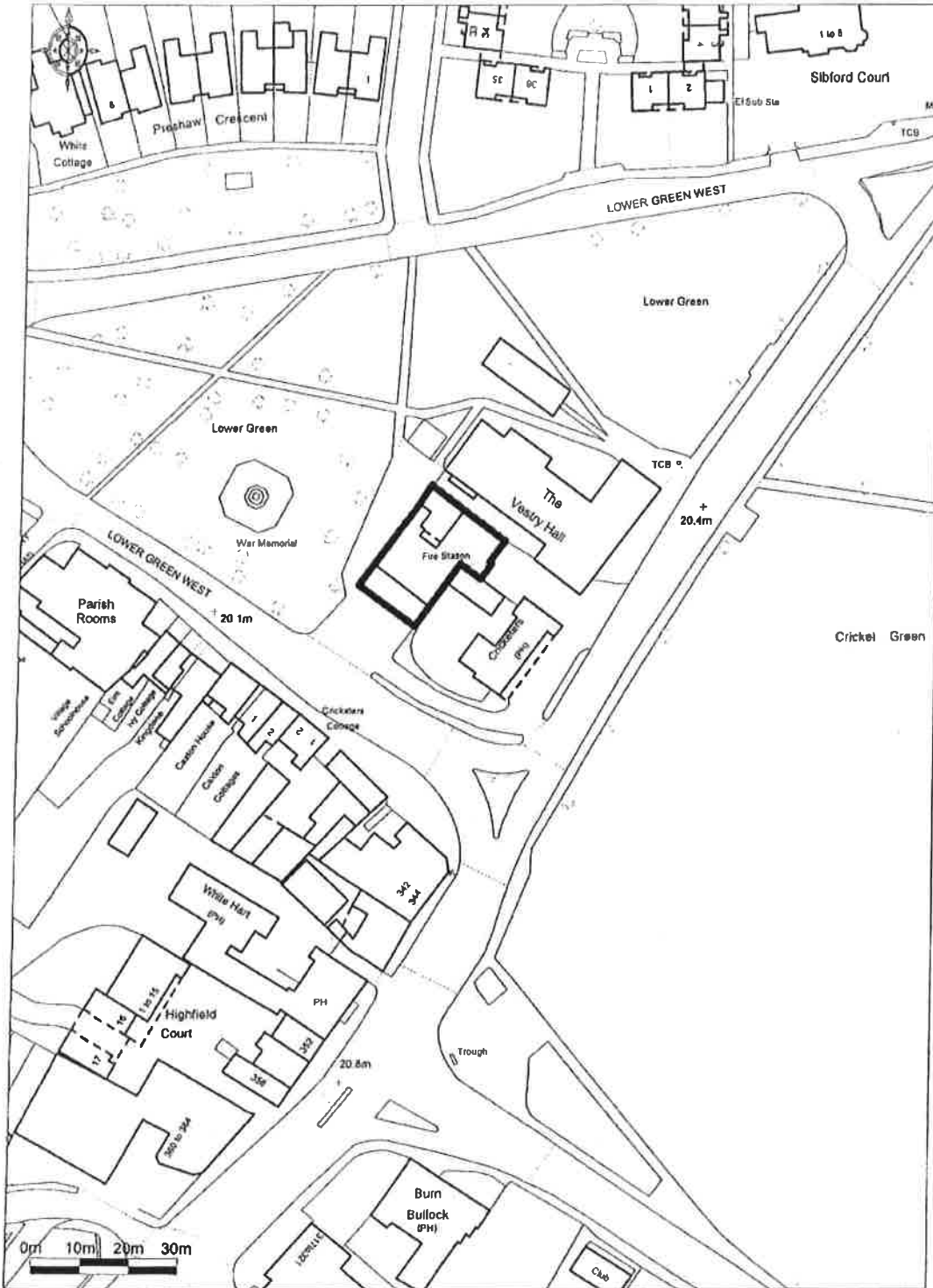
Fax: 020 8545 4160

Submitting your responses via email does not restrict you to office hours and is also friendly to the environment.

Further Information:

For further information regarding this consultation stage or to request additional forms please contact the Strategic Planning and Research Team on 020 8545 4141/3837. Forms can also be downloaded from: www.merton.gov.uk/environment/planning.htm.

This form is available on Merton's website to download both in PDF and Word Format.



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Mitcham Fire Station, 30 Lower Green West, Mitcham CR4 3AF

10/16

**Section B:
Form**

Please fill in all the sections (if known) in the Sites Identification Form. Please tick () where appropriate. Information marked with an asterix (*) is required information and should be filled in.

To use ()
- highlight,
copy and
paste.

Site Identification Form: Part 1			
Your details:			
(i) Your Name*:	Melanie Barlow-Graham		
(ii) Company/ organisation (if relevant)*:	Dron & Wright		
(iii) Address*:	80 Cannon Street		
	County/City:	London	Postcode: EC4N 6HL
(iv) Telephone number*:	020 7891 2345		
(v) Email*:	melbarlow-graham@dronwright.co.uk		
(vi) I am an/a.....(please tick the relevant box)*:	Owner of (all or part of) the site:		
	Land agent:		<input checked="" type="checkbox"/>
	Developer:		
	Registered social landlord:		
	Planning consultant:		
	Local resident:		
(vii) If acting on behalf of a client please inset their name, address and contact details*:	Name:	London Fire and Emergency Planning Authority	
	Address:	169 Union Street	
		London	
	Postcode:	SE1 0LL	
	Telephone number:	020 8555 1200 ext 30301	
Email:	ben.cameron@london-fire.gov.uk		
(viii) Please insert the name, address and contact details of the site owners*:	Name:	London Fire and Emergency Planning Authority	
	Address:	As above	
	Postcode:		
	Telephone number:		
Email:			
(ix) Does the owner(s) support your proposal(s) for the site*?	Yes:	<input checked="" type="checkbox"/>	No: <input type="checkbox"/>

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Site Identification Form: Part 2

Site details :	
(i) Site Address*:	Mitcham Fire Station
	30 Lower Green West
	Mitcham
	Postcode: CR4 3AF
(ii) Grid Reference: (e.g.) Merton Civic Centre - 525576,168474	Unknown
(iii) Site area (hectares)*:	0.0357 ha
(iv) Current use (please specify last use if vacant)*:	Fire station
(v) Suggested use(s)*:	Residential/retail mixed use conversion/development
(vi) Relevant Planning History (please tick which is relevant for your site)*:	Pre-application advice:
	Planning Application Submitted:
	Planning Application Decision Received:
	Appeal:
(vii) Relevant Planning History reference number[s]:	n/a

Site Identification Form: Part 3

Additional information to help assess the site:

(i) Are there any factors which might pose barriers to the availability and or development potential of the site:	Land in other ownership must be acquired to bring this site forward for development:	
	Current use needs to be relocated:	√
	Physical constraints (e.g. access, topography, trees, other):	
	Issues with viability (e.g. lending availability, contamination & other financial implications):	
	Restrictive covenant exists:	√
(ii) Please provide comments/ information to explain how you could/ intend to address these issues identified above:	A PFI project is currently being progressed to provide a new Mitcham fire station at 421/445 London Road, Mitcham. Covenants need to be regularised with Merton Council.	
(iii) Level of developer interest:	Not offered in market yet.	
(iv) Please indicate the approximate timescale for availability*:	0-5 years: short-term Up to 2016	√
	6-10 years: medium term Up to 2021	
	10-15 years: long term Up to 2026	
(v) Please provide comments/ information to explain why you chose this timescale for your site's availability*:	This site will not become available until the completion and move to the new Mitcham fire station, for which detailed planning permission is already obtained.	
(vi) Any other relevant information:	n/a	



Site Identification Form: Part 4

Development Management Policies:

(i) Please provide information on any issues that could be considered and addressed by development management policies:

The site should be designated for mixed use and/or residential purposes in any relevant development management policies.

(ii) If you are not already on our consultation database, and you would like to receive information on the progress of Merton's Sites & Policies DPD and other LDF consultations, please tick below as to your preferred method of contact.

Email:



Telephone:

What is the 'Call for Sites'?

The 'Call for Sites' Consultation is an eight week formal consultation period (from 15th July to 9th September 2011). Interested parties can suggest sites in the borough for development or for change of use; these sites should have a realistic prospect of being developed by 2026.

What is the Sites & Policies Development Plan Document (DPD)?

The Sites & Policies DPD will form part of Merton's Local Development Framework. Once adopted, the Sites & Policies DPD will replace existing 'saved' policies and specific site allocations in Merton's adopted Unitary Development Plan (2003).

The Sites & Policies DPD will set out the general approach to development; the use of land and buildings in the borough and to provide guidance for development management to support the effective delivery of planning decisions and allocate sites in Merton. The Sites & Policies DPD and the accompanying Proposals Map will allocate land for development and for particular uses. The Proposals Map will be revised each time a DPD with spatial expression is produced.

How should I respond to this Call for Sites Consultation?

Should you wish for us to consider a site within the LB Merton, please complete and submit a 'Site Identification Form' which is provided in Section B of this consultation document and a map clearly identifying the site boundary. At this initial assessment phase, there is no threshold (for instance, no minimum or maximum site size) restricting sites that would be considered, although we will reserve the right to place a threshold on sites that will be included in the Sites & Policies DPD in the future.

How will the information I have submitted be used?

Submitted sites and the accompanying information will be reviewed and assessed objectively by the council against the aims and objectives of the Core Strategy and consistency with the overall spatial strategy, to evaluate if these sites should be potentially included in the Sites & Policies DPD. Only appropriate and deliverable sites will be taken forward in the Sites & Policies DPD.

What will happen when I submit a response form to this consultation?

Information provided will be used to inform the Sites & Policies DPD and other DPD(s) which form part of the council's emerging Local Development Framework. We are aware that some of the information that we are requiring is commercially sensitive, therefore this information will not be passed onto third parties and only used for strategic planning purposes.

What happens next?

We may contact you after the consultation period to discuss your submission(s); as we may require further information and/or to invite you to a consultation workshop or meeting. As detailed in Figure 1: Merton's progress with the Sites & Policies DPD, the next stage will be another Public Consultation on the draft DPD, which will take place between January and March 2012.

Section E:

Guidance Note for the 'Call for Sites' Consultation

- Sites put forward for consideration should be submitted on the **Site Identification Form** which is located in **Section B** of this consultation document. This form is available for download in both PDF and Word format from Merton's website. Maps clearly identifying the site boundary (ordinarily the boundary edged in 'red' colour font) should be submitted with the Site Identification Form. **We will only accept sites for consideration that are submitted for consideration via this Site Identification Form.**
- In addition to the Site Identification Form, if it is felt that additional information needs to be submitted, this should be provided in no more than 5 sides of A4 paper. Should we require further information, we will contact you.
- Although we appreciate that you may not have all the required information for the site, the more detailed information you can provide us with, will help us to effectively appraise and consider the site's suitability for inclusion in the Sites and Policies DPD.
- **We cannot accept anonymous or confidential submissions**, as we may need to contact you in the future; for further information and/or to invite you to attend consultation workshops. You may prefer to use an agent to act and submit site proposals on your behalf. Agents, for example, would include a planning or surveying consultant, architects, solicitors, estate agents and a family member.
- Submitted sites should not have planning permission for development unless a new and different proposal is likely in the future.
- There should be a reasonable chance that the site(s) submitted will become available for (re)development in the period up to 2026.
- Sites submitted should be located within the London Borough of Merton administrative area. However if any sites submitted cross Merton's administrative boundary into a neighbouring local authority area, we would also need to know the full extent of these sites.
- Sites proposals put forward for future development or change of use will not necessarily be selected for inclusion in the Sites & Policies DPD.



DRON & WRIGHT
PROPERTY CONSULTANTS

Merton Sites And Policies
DPD Examination - Site 35

Appendix 2 : Report Of
Example Fire Station
Conversions

12th December 2013

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Future Merton
London Borough Of Merton

Mitcham Fire Station
30 Lower Green West
Mitcham CR4

11th January 2013

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Mitcham Fire Station, 30 Lower Green West, Mitcham CR4

This document has been prepared by Dron & Wright (D&W) on behalf of the London Fire And Emergency Planning Authority (LFEPA), which is the body responsible for the administration of the London Fire Brigade (LFB). LFEPA own the freehold interest in Mitcham Fire Station (MFS). The London Borough of Merton (LBM) has requested the production of this document in connection with their consideration of MFS, in the context of the LBM Draft Sites And Policies Development Plan Document (Sites And Policies DPD). The relevant matters are set out below:-

- 1.0** MFS is currently located at 30 Lower Green West, Mitcham CR4.
- 2.0** As part of the LFEPA PFI scheme, a new fire station for Mitcham is being developed at 421/445 London Road, CR4. As a result, the existing MFS will be declared surplus to the operational requirements of LFB, at the appropriate time. Hence, LFEPA will be disposing of the freehold interest over MFS in the foreseeable future.
- 3.0** In view of the above, appropriate representations have been made by D&W on behalf of LFEPA, to LBM, in respect of the Sites And Policies DPD.
- 4.0** LBM are in agreement with LFEPA that, following the cessation of the fire station use, the most appropriate alternative use of the property is for residential purposes, particularly on the first floor. Discussions have taken place regarding the appropriate potential uses for the ground floor, as part of a residential led mixed use scheme.
- 5.0** LBM have requested examples which illustrate the various uses to which former fire stations have been put, particularly focussing on the ground floor.
- 6.0** The details and photographs on the following pages refer to eight former fire stations which are now utilised for a range of alternative purposes. We consider that this document demonstrates there are numerous potential uses that the existing MFS could be used for, once it has ceased to be an operational fire station, subject to the relevant physical constraints and the prevailing market conditions. Hence, we remain of the view that a designation as a residential led mixed use scheme is appropriate for MFS, in the Sites And Policies DPD.

Dron & Wright
11th January 2013

1.0 Former West Wickham Fire Station

Address : 7 Glebe Way, West Wickham, Kent BR4.

Use : Furniture shop.



2.0 Former Hammersmith Fire Station

Address : 244 Shepherds Bush Road, London W6.

Use : Public house (currently unoccupied) on the ground floor, with residential above.



3.0 Former Herne Hill Fire Station

Address : 132 Herne Hill, London SE24.

Use : Supermarket on the ground floor, with residential above.



4.0 Former Shooters Hill Fire Station

Address : Eaglesfield Road, London SE18.

Use : Residential.



6/10

5.0 Former Waterloo Road Fire Station

Address : 150 Waterloo Road, London SE1.

Use : Public house on the ground floor, with offices above.



7/10

6.0 Former Millwall Fire Station

Address : 461/463 Westferry Road, London E14.

Use ; Restaurant on the ground floor, with residential above.



8/10

7.0 Former Bounds Green Fire Station

Address : 9 Bounds Green Road, Haringey, London N22.

Use : Ambulance station.



9/10

8.0 Former Manchester Square Fire Station

Address : 1 Chiltern Street, London W1

Use : Boutique hotel (planning consent has been granted for the conversion and refurbishment works but the property is not yet occupied).



N/CPGJOB/30356/former fire station photographsua03 (SED)

10/10