

MERTON DESIGN REVIEW PANEL

12 August 2020

A meeting of the Design Review Panel will be held on 12 August 2020 starting starting at **1:30 pm** via the Zoom Conferencing App. Panel members should ensure they are set up to use Zoom, and to contact the Panel Administrator if there are any problems with this.

The meeting will be held in the same manner as a live meeting, with a Chair and note taker. An additional member of staff will manage the mechanics of the meeting and timings have been altered to allow for this.

Notes:

- i. Items that are at the Pre-Application stage are **NOT** open to the public. All application numbers ending in NEW, or which are stated as pre-application, are Pre-Application items.
 - ii. Members of the public are welcome to attend as **observers** for items that are registered planning applications, but are not allowed to speak. For all other items, the Panel is **not** open for public attendance.
 - iii. Council officers and councillors are allowed to attend as observers at pre-application items.
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The applications to be considered at this meeting are as follows, with times to be devoted to each item:

13:30 – 14:00 – Panel Members signing in to Zoom meeting, initial impressions of proposals from Panel members, questions/points of clarification from the Panel members and signing into meeting of Item 1 applicants. Introductions between Panel and Applicants.

1. Pre-Application, 20/P1315, **Former White Hart PH**, 144 Kingston Road, South Wimbledon, Case Officer: **Tim Lipscombe**. Ward: Merton Park. *Residential development on former pub, over 4 & 5 storeys in a south facing 'U' shaped courtyard, with ground floor retail facing Kingston Road.* A proposal for this site was reviewed on 24 January 2018 (AMBER). There have been subsequent proposals for this site which have not been reviewed by the Panel.

14:00 – 14:45

14:45 – 15:00: Zoom sign in for Item 2 applicants. Introductions between Panel and Applicants.

2. Pre-Application, 20/P0599, **Former Eddie Catz play centre**, 42 Station Road, South Wimbledon, Case Officer: **Leigh Harrington**. Ward: Colliers Wood. *Redevelopment of former single-storey industrial building from children's play centre for new residential building over 7, 9 & 15 storeys in two buildings with ground floor of ancillary and commercial uses.* A proposal for this site was reviewed on 28 May 2020, with plans from a different architect, receiving a RED verdict.

15:00 – 15:45

15:45 – 16:00: Zoom sign in for Item 3 applicants. Introductions between Panel and Applicants.

3. Pre-Application, 20/P1610, **Phoenix House**, 2a Amity Grove, Raynes Park, Case Officer: **Tony Smith**. Ward: Raynes Park. *Demolition of existing office building and construction of residential development over six and two storeys.*

16:00 – 16:45

16:45 – 17:00: Panel debrief (if required)

The following Development Plan policy considerations are potentially relevant to the design of each scheme.

	141 Kingston Road	42 Station Road	2a Amity Grove
Conservation Area	NO ¹	NO ²	NO
CA Appraisal	NO ¹	NO ²	NO
Listed Building	NO	NO ³	NO
Locally Listed Building	NO	NO ³	NO
Metropolitan Open Land	NO	NO	NO
Nature Conservation or Open Space	NO	NO ⁴	NO
Archaeology	YES	YES	NO
Scheduled Ancient Mon.	NO	NO ⁵	NO
Historic Park/Garden	NO	NO	NO
UDP/LDF Site Proposal	NO	NO	NO
Flood Plain	NO	YES ⁶	NO
Planning Brief	NO	NO	NO

Notes:

1. The John Innes/Merton Park Conservation Area lies across the tram line to the west. <https://www.merton.gov.uk/planning-and-buildings/conservation-heritage/conservation-areas-list#areajl>
2. Adjacent to Wandle Valley conservation Area: <https://www.merton.gov.uk/planning-and-buildings/conservation-heritage/conservation-areas-list#areaw>
3. Within close and visible proximity to Listed and Locally Listed buildings
4. Adjacent to Open Space and SINC
5. Within close proximity to Merton Priory, a Scheduled Ancient Monument.
6. A small part of the corner of the site is in the flood plain and the whole site is immediately adjacent to the River Wandle