MERTON DESIGN REVIEW PANEL
Tuesday 24 July 2018

A meeting of the Design Review Panel will be held on Tuesday 24 July 2018 starting at 6:00 pm in Committee Rooms B & C on the 1st floor in Merton Civic Centre.

The following are invited to the meeting:

Marcus Beale
Jason Cully
Alistair Huggett
Rachel Jones
Miranda MacLaren
Tony Michael
Andre Sutherland
Cordula Weisser

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.

The applications to be considered at this meeting are as follows, with times to be devoted to each item:

6:00pm – 6:15pm – Viewing of display material by Panel members

1. Pre-Application, 18/P2418, 227 Western Road, Colliers Wood, Case Officer: Jonathan Lewis. Development of vacant house and garden on corner site with 7 storey block of flats with ground floor commercial use.

6:15pm - 7:00pm

2. Pre-Application, No Number Yet, Ravensbury Estate, Morden, Case Officer: Awot Tesfai. Regeneration and intensification of former council housing estate. Reserved matters application for landscape and appearance following grant of outline consent 17/P1718.
3. Pre-Application, 18/P2024, **2 Park Avenue**, Mitcham, Case Officer: **Catarina Cheung**. Development of 6 residential units on land to the side of existing house.

7:45pm – 8:30pm


8:30pm – 9.30pm

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

<table>
<thead>
<tr>
<th>Conservation Area</th>
<th>227 Western Road</th>
<th>Ravensbury Estate</th>
<th>2 Park Avenue</th>
<th>59-63 High Path</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA Appraisal</td>
<td>NO</td>
<td>NO¹</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Listed Building</td>
<td>NO</td>
<td>NO²</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Locally Listed Building</td>
<td>NO</td>
<td>NO²</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Metropolitan Open Land</td>
<td>NO</td>
<td>NO³</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Nature Conservation or Open Space</td>
<td>NO</td>
<td>NO³</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>Archaeology</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
<td>NO⁴</td>
</tr>
<tr>
<td>Scheduled Ancient Mon.</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Historic Park/Garden</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>UDP/LDF Site Proposal</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>Planning Brief</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
</tbody>
</table>

Notes:

1. Adjacent to the Wandle Valley Conservation Area [https://www2.merton.gov.uk/environment/designandconservation/conservationareas/conservation_areas_listed_from_n-we.htm](https://www2.merton.gov.uk/environment/designandconservation/conservationareas/conservation_areas_listed_from_n-we.htm)
2. There are a few locally and statutorily listed buildings just outside the site boundary on Morden Road.
3. The adjacent Morden Hall Park and Ravensbury Park have numerous open space and nature conservation designations, including MOL.
4. Adjacent to Archaeological Priority Area.