

# MERTON DESIGN REVIEW PANEL

## Thursday 27<sup>th</sup> September 2018

A meeting of the Design Review Panel will be held on Thursday 27<sup>th</sup> September 2018, starting at **6:15 pm** in Committee Room **B** on the 1<sup>st</sup> floor in Merton Civic Centre.

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The following are invited to the meeting:

Councillor Linda Kirby (Chair)

Tony Edwards

Jon Herbert

Sophie Medhurst

Tony Michael

Clare Murray

Shahriar Nasser

Terry Pawson

Juliette Scalbert

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### 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.
  - 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:

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

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1. Consultation, No Application Number, **Wimbledon Masterplan**, Case Officer: **N.A.** *First draft of a masterplan document to guide the future of development in Wimbledon town centre – notably in light of sustained development pressure, production of new Local Plan and potential for Crossrail II.* Workshops were held with local residents and businesses in early 2017 and since then this information has been taken on board to produce a first draft of the document. The document is produced by Merton Council.

*6:15pm - 7:00pm*

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2. Pre-Application, number, **High Path Estate - Phase 2**, South Wimbledon, Case Officer: **Awot Tesfai**. *Reserved Matters application for Phase 2 of the regeneration of the High Path estate. This forms the completion of the block permitted by Phase 1 and consists of blocks of flats up to 9 storeys.* This is part of a masterplan for the estate regeneration. An outline application for the overall masterplan has consent, and was reviewed by the Panel on 20 July 2016 (AMBER) and 24 May 2017 (GREEN). Phase 1 of the masterplan was approved as a separate full application, also reviewed by the Panel on 20 July 2016 (AMBER)

7:00pm – 7:45pm

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3. Pre-Application, 18/P2195, **Former Burn Bullock PH**, 315 London Road, Mitcham, Case Officer: **Catarina Cheung**. *Redevelopment and restoration of listed pub building as pub with conference facilities above. Erection of 70 bed hotel adjacent to building and extension to cricket club pavilion.*

7:45pm – 8:30pm

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4. Pre-Application, No number yet, **Wimbledon Guild**, 32-34 Worple Road, Wimbledon, Case Officer: **Richard Allen**. *Demolition of Guild House and Drake House and erection of new office building on Worple Road and replacement Guild HQ building on St. George's Road.* Proposals for this site were previously considered by the Panel on 23 November 2017 (RED).

8:30pm – 9:15pm

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

	Wimbledon Masterplan	High Path Phase II	Burn Bullock	Wimbledon Guild
Conservation Area	YES <sup>1</sup>	NO	YES <sup>7</sup>	NO
CA Appraisal	YES <sup>1</sup>	NO	YES <sup>7</sup>	NO
Listed Building	YES <sup>2</sup>	NO	YES <sup>8</sup>	NO
Locally Listed Building	YES <sup>2</sup>	NO	YES <sup>9</sup>	NO
Metropolitan Open Land	NO	NO	NO	NO
Nature Conservation or Open Space	NO <sup>3</sup>	NO	NO <sup>10</sup>	NO
Archaeology	NO <sup>4</sup>	YES	YES	NO
Scheduled Ancient Mon.	NO	NO	NO	NO
Historic Park/Garden	NO	NO	NO	NO

<b>UDP/LDF Site Proposal</b>	<b>YES<sup>5</sup></b>	NO	NO	NO
<b>Flood Plain</b>	NO	NO	NO	NO
<b>Planning Brief</b>	<b>YES<sup>6</sup></b>	NO	NO	NO

Notes:

1. There are two Conservation Areas within the masterplan boundary, at The Broadway and Wimbledon Hill Road
2. There are a number of statutorily and locally listed buildings within the masterplan boundary, notably the Town Hall and Wimbledon Theatre.
3. A small green corridor extends along the tram line into the town centre
4. A small part of the SW side of Wimbledon Hill Road is within an APZ.
5. There are a number of proposals sites identified in the current Local Plan within the masterplan area.
6. This masterplan will form the overarching planning brief for the town centre.
7. The site is within the Mitcham Cricket Green Conservation Area
8. Statutorily listed Grade II
9. Proposal includes extension to cricket pavilion, which is locally listed.
10. Adjacent to Mitcham Cricket Green