

MERTON DESIGN REVIEW PANEL

25 September 2019

A meeting of the Design Review Panel will be held on 25 September 2019 starting at **6:00 pm** in Committee Rooms **B & C** on the 1st floor in Merton Civic Centre.

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:

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

1. Application, 19/P2127, **2 Park Avenue**, Mitcham, Case Officer: **Catarina Cheung**. Ward: Graveney *Backland development of a mews of 5 houses/flats on former scaffolding yard*. The Panel previously reviewed a scheme for this site on 24 July 2018, giving it a **RED** verdict.

6:15pm - 7:00pm

2. Pre-Application, 19/P2258, **227 Western Road**, Colliers Wood, Case Officer: **Catarina Cheung**. Ward: Lavender Fields. *Development of vacant house and garden on corner site with 5 storey block of flats*. The Panel previously reviewed a scheme for this site on 24 July 2018, giving an **AMBER** verdict. The scheme was submitted and subsequently appealed on grounds of non-determination and dismissed.

7:00pm – 7:45pm

3. Pre-Application, 19/P1366, **Abbey Wall Works**, Station Road, South Wimbledon, Case Officer: **Stuart Adams**. Ward: South Wimbledon *Development of site with 4-6 storey residential building with some*

ground floor commercial/retail use, replacing existing single storey employment uses.

7:45pm – 8:30pm

4. Pre-Application, No Number Yet, **Eastfields Estate**, Mitcham, Case Officer: **Sam Lowther**. Ward: Figges Marsh. *Reserved Matters application for Phase 11 redevelopment of the estate* The masterplan for the estate was reviewed by the Panel on 21 September 2016, receiving a **GREEN** verdict.

8:30pm – 9:15pm

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

	2 Park Avenue	227 Western Road	Abbey Wall Works	Eastfields Estate
Conservation Area	NO	NO	YES ¹	NO
CA Appraisal	NO	NO	YES ¹	NO
Listed Building	NO	NO	YES ²	NO
Locally Listed Building	NO	NO	NO	NO
Metropolitan Open Land	NO	NO	NO	NO
Nature Conservation or Open Space	NO	NO	NO	YES ³
Archaeology	NO	YES	YES	NO
Scheduled Ancient Mon.	NO	NO	NO	NO
Historic Park/Garden	NO	NO	NO	NO
UDP/LDF Site Proposal	NO	NO	NO	NO
Flood Plain	NO	YES	NO	NO ⁴
Planning Brief	NO	NO	NO	NO ⁵

Notes:

1. Wandle Valley Conservation Area <https://www.merton.gov.uk/planning-and-buildings/conservation-heritage/conservation-areas-list#areaw>
2. The northern boundary of the site is bounded by the statutorily listed walls of the former Merton Abbey.
3. The site is surrounded on three sides by designated open space and part of the peripheral open space within the estate boundary is also designated open space. There is also considerable un-designated open space within the estate.

4. The site is not within a flood plain but the NE corner of the site, under which a culvert runs, is subject to occasional surface water flooding.
5. The Council has prepared a Local Plan specific to Eastfields to provide the planning framework for the estate redevelopment
<https://www.merton.gov.uk/planning-and-buildings/planning/local-plan#titleCol10>