



DRON & WRIGHT
PROPERTY CONSULTANTS

Date 25th July 2013

Your Reference

Our Reference AH/AO/30356

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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.

Cont/..

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A list of partners is on display at the Firm's offices.

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- 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.

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)