

**Draft Statement of Common Ground between
London Borough of Merton and
St William Homes**

**On draft policies D12.6 and Mi16 of the
Merton Local Plan Review**

Areas of agreement

- Mitcham Gasworks site (Mi16) is suitable for tall buildings and the reference in the draft site allocation Mi16 to the potential for taller buildings is agreed
- The inclusion of Mi16 within draft Policy D12.6 relating to tall buildings is agreed
- The initial townscape evidence demonstrates that heights of up to 10 residential storeys would be acceptable subject to consideration of design policies
- The townscape evidence includes the inclusion of a telecom mast on top of a 10 storey residential building as a replacement of the existing telecoms mast on the Gasworks site (existing height of c.65m). The replacement telecoms mast needs to be located on top of the tallest building in order to provide a clear signal.
- An indicative massing with heights responding to context at the edges and rising to up to 10 storeys would provide c.55,000sqm of floorspace (gross internal area), which gives an indicative capacity of c.650 homes, based on net internal area average of 65 sqm, along with associated spaces such as circulation, plant, and ancillary residential facilities.
- Evidence to support heights of 10 storeys and capacity of c.650 homes is included in the initial townscape assessment included at **Appendix A**

Proposed edits to wording

Mi16 Mitcham Gasworks:

Indicative site capacity: ~~450~~ **Around 650** new homes

Approach to tall buildings: A mixed-use redevelopment of the site could include taller buildings of up to ~~9~~ **10** storeys, subject to consideration of design policies, **along with a replacement telecoms mast on top of the tallest building**

Signatories

Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon.

Signed for London Borough of Merton by:

Name – James McGinley

Job Title – Assistant Director for Sustainable Communities

Signature - 

Date – 20 May 2022

Signed for on behalf of St William Homes by:

Name – Lucy Bird

Job Title – Planning Director

Signature - 

Date – 20 May 2022

APPENDIX A | MITCHAM GASWORKS MI16

Indicative massing to help form evidence base for site allocation

VISUALISATIONS | WESTERN RD (NEAR LAVENDER AVENUE)

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | WESTERN RD (NEAR LIBERTY PRIMARY)

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | BOND ROAD (NORTHERN PAVEMENT)

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | HOLBORN WAY TAKING IN EAGLE HOUSE

PRE-EXISTING STRUCTURES



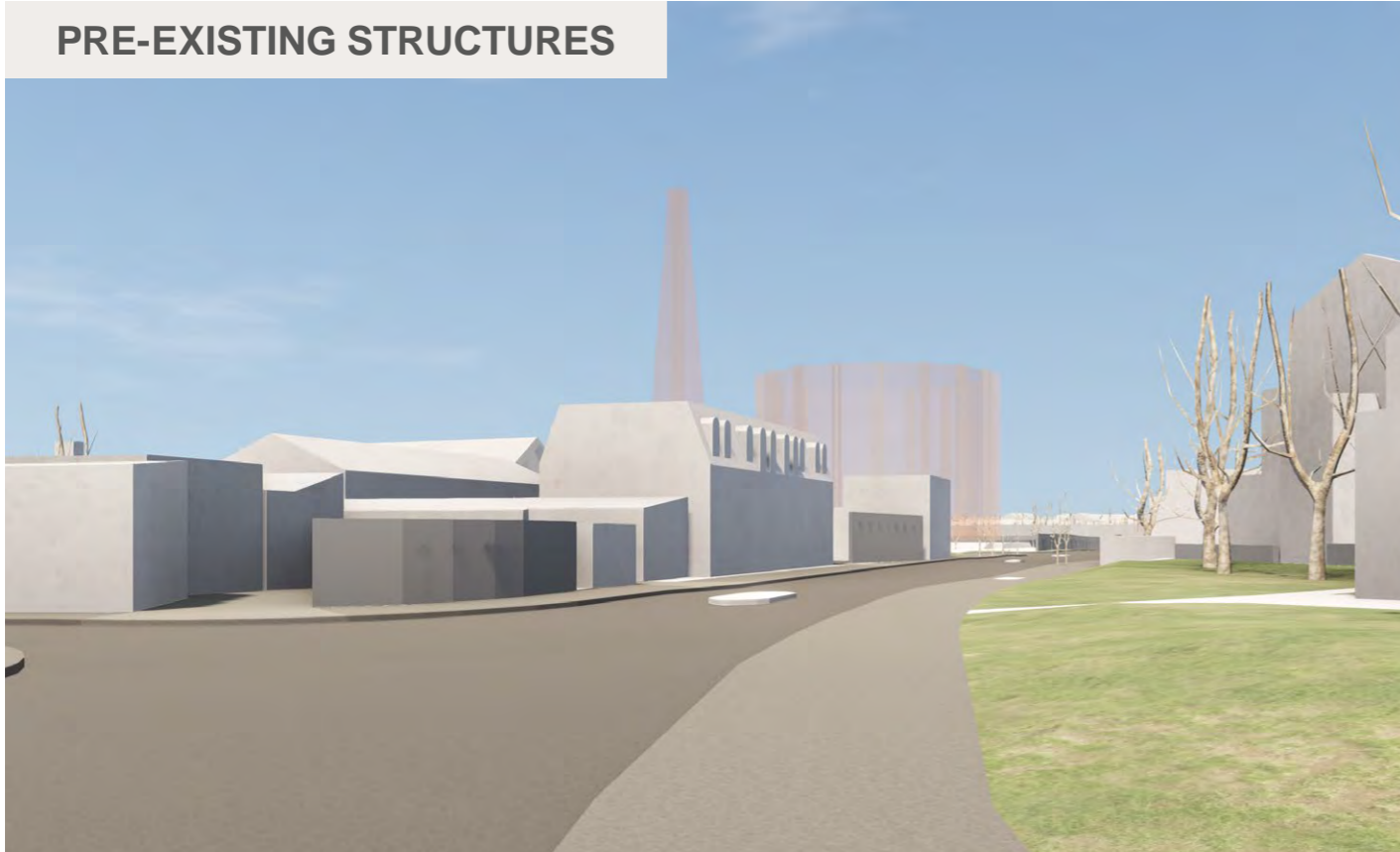
EXISTING



INDICATIVE 10 STOREY SCHEME

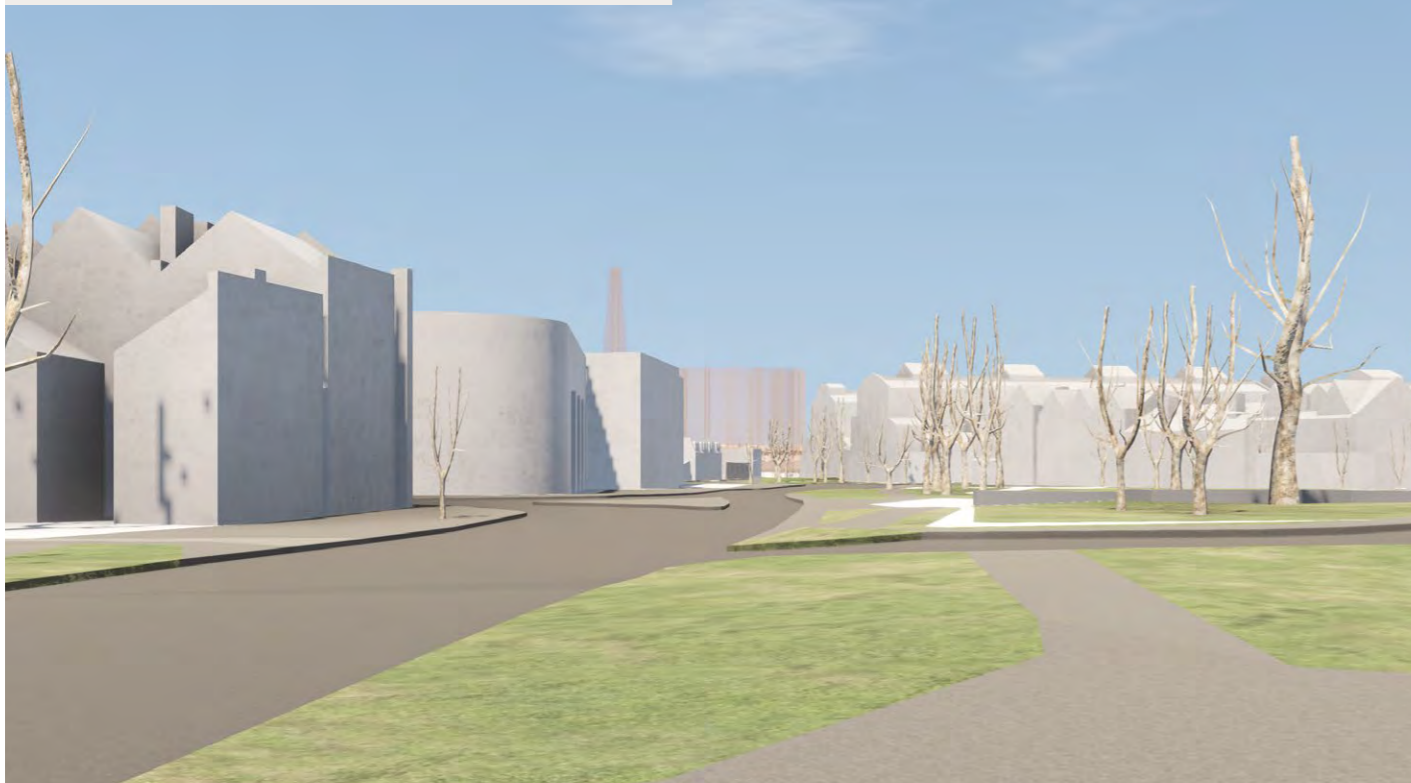


VISUALISATIONS | WESTERN ROAD (EASTERN PAVEMENT)



VISUALISATIONS | UPPER GREEN EAST

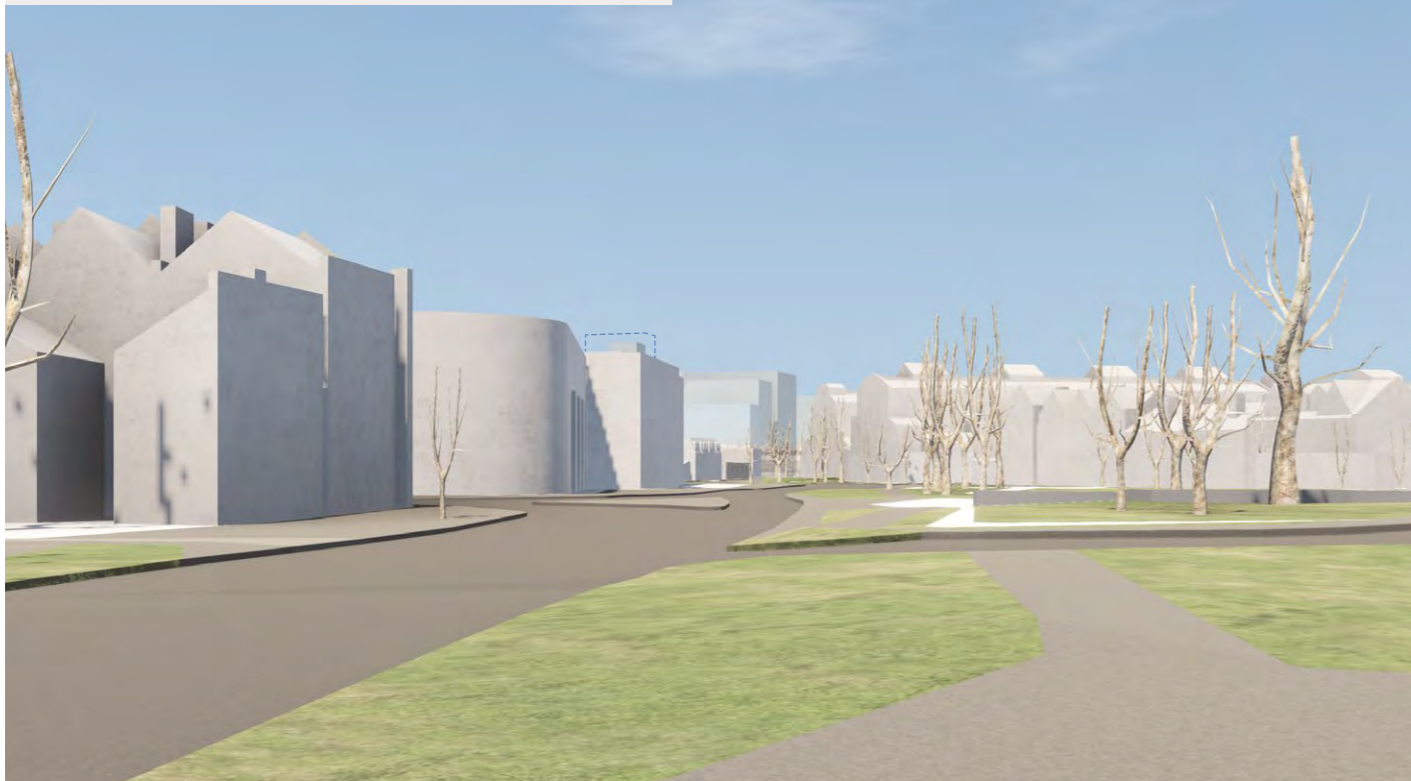
PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | LEWIS ROAD (NORTHERN PAVEMENT)

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | BRICKFIELD ROAD

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | MITCHAM CRICKET GREEN

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | MORDEN HALL PARK

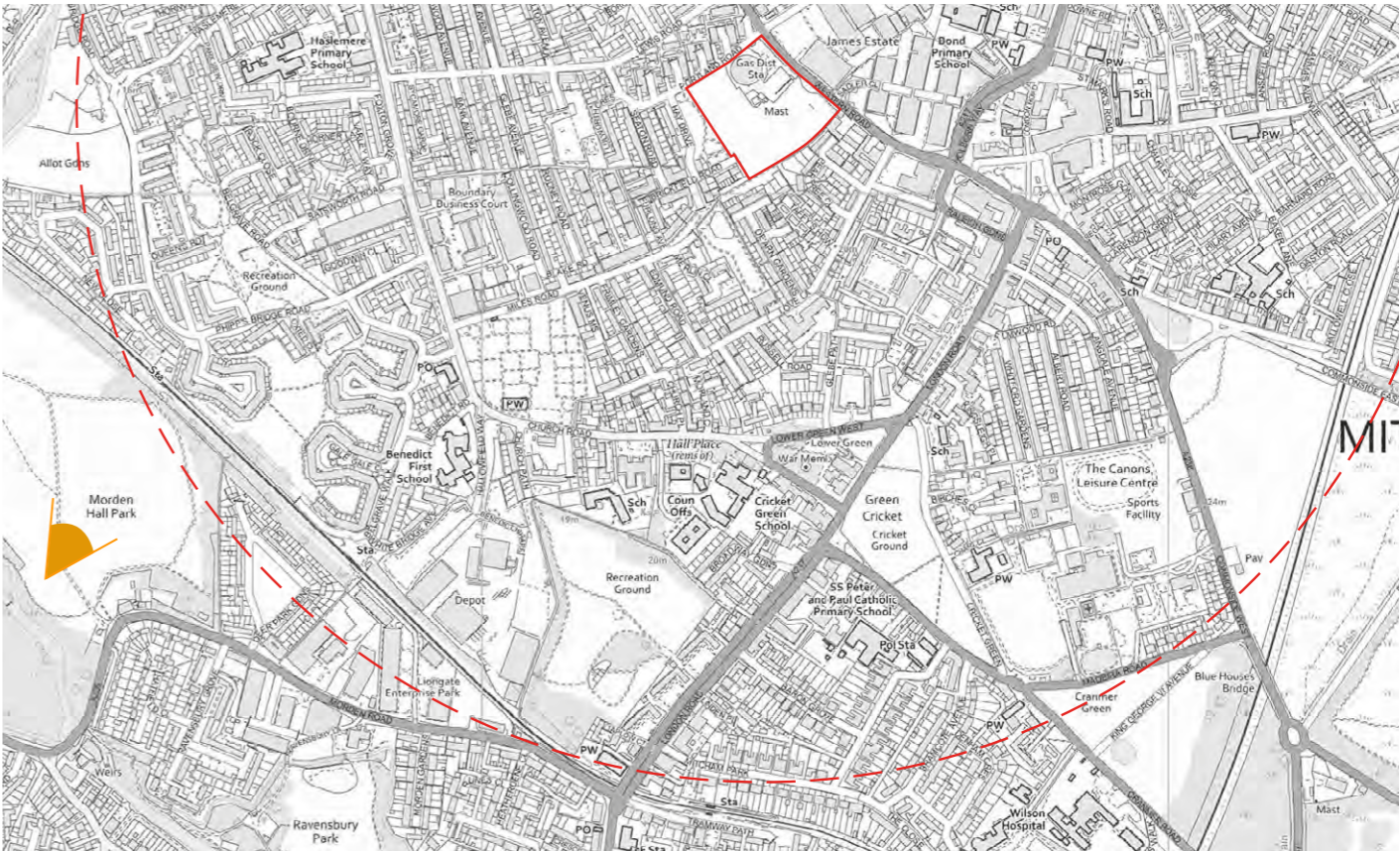
PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | FIGGES MARSH

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME



VISUALISATIONS | THREE KINGS POND

PRE-EXISTING STRUCTURES



EXISTING



INDICATIVE 10 STOREY SCHEME

