



# Examination in Public Hearing Statement on behalf of Criterion Capital Ltd – Stage 2 22nd September 2022

## Merton Local Plan Hearing Matter 4 – Tall Buildings Matter 8 – Site Allocations

### CW2 Car Park South Of Britannia Point, 125 High Street Colliers Wood, SW19 2JG

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#### 1 Introduction

- 1.1 On behalf of Criterion Capital Ltd, Quod submits a hearing statement to the Merton Local Plan Review in advance of participating in the Stage 2 sessions on Matter 4 (Tall Buildings) and Matter 8 Site Allocations in respect of Site Allocation CW2 Car Park South Of Britannia Point, 125 High Street Colliers Wood, SW19 2JG.
- 1.2 We understand that the Council is having to make further changes to the Local Plan which, in our opinion, further reinforce our proposed changes to make the Plan sound and enable objectively assessed needs<sup>1</sup> to be met.
- 1.3 Despite attempts, the applicant has not been able to meet with the Council or agree a Statement of Common Ground.

#### 2 Stage 1 - Summary Representations (Objection)

- 2.1 During Stage 1, Quod made the following representations to avoid creating an unnecessary cap on development, in a highly sustainable location<sup>2</sup>, allocated for growth under London Plan

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<sup>1</sup> Table 4.1 of AMR 2020 evidence that since 2010/11 the average housing completion rate in Merton is 469 homes per annum. The Council's revised housing delivery target Figure 4.2.2 Strategic Policy H11.2 seeks 11,374 homes between 2022/23 – 2036/37, equating to an annual completion rate of 700 homes p.a, increasing to 1,555 homes in 2028, a substantial increase. Appeal decision reference APP/T5720/W/20/3253731, dated 28th April 2021 and appeal decision reference APP/T5720/W/20/3250440 dated 29 June 2021 confirm that the Council does not have a 5 year housing supply.

<sup>2</sup> The Council's Appendix D 11D5a pro-forma (28th March 2022) which informs its ability to meet a five year housing land supply assumes a site capacity at CW2 of 220 homes to be completed on the site (Root and Brown Phase 2) within the five-year completion period of 2025/26 and 2026/27. A 220 home development would comprise two buildings of c.15 and 20 storeys based upon the layout of the 266 homes (16 and 26 storeys) proposed under application reference 21/P0082 (46 home reduction; 7 homes per floor per building = 7 storey reduction).



## Note continued

(2021) Policy GG2, Policy SD1, Table 2.1 (Merton's Opportunity Area of "Wimbledon, South Wimbledon and Colliers Wood" to deliver 5000 new homes and 6000 jobs (indicative figure up to 2041)); and a District Centre classified 'Medium' for commercial growth and 'high' for residential growth in the London Plan (London Plan Table A1.1 - Town Centre Network).

**2.2 Representation 1** - The previous local plan text [Stage 2a (Nov 2020 - Feb 2021)] at paragraph 3.1.18 of the Colliers Wood chapter in respect of buildings heights at Site Allocation CW2 should be reinstated "*Britannia Point should form part of a family of buildings of varying height, forming a coherent cluster*". The text contained in the Regulation 19 version of the plan should therefore be removed "*Britannia Point should remain the pinnacle building in the town centre in terms of height*". Britannia Point is the equivalent of 19 storeys.

**2.3 Representation 2** - Quod considers that any indicative building height, the council suggest "up to 59m [approx up to 15 storeys]"<sup>3</sup> for CW2, must be qualified by additional supporting text at paragraph 12.6.10 of the Plan<sup>4</sup>.

*"The plans indicate the heights likely to be generally acceptable to the council. Proposals will still need to be assessed in the context of other policies to ensure that they are appropriate in that location and that the site allocation is deliverable when the plan is read as a whole. There may be circumstances where the quality of design of a development and its impact on character is such that taller buildings in these locations could be shown by applicants to be acceptable."*

**2.4 Representation 3** - Strategic Heights Diagram, Colliers Wood Town Centre (CH.12, P.431) should be amended to refer to "up to 26 storeys" on the basis that the Council, and Historic England hasn't raised any formal written objection to planning application reference 21/P0082 for a development of 16 and 26 storeys following submission of a detailed Townscape and Heritage Visual Impact Assessment submitted with the application which we discuss further in respect of Matter 8.

## 3 Stage 1 - Summary Representations (Support)

**3.1** During Stage 1, Quod made the following representations:-

- Quod strongly supports the approach proposed by Merton Council<sup>5</sup> which identifies<sup>6</sup> Colliers Wood and CW2 as a location suitable for tall buildings, through a sieving exercise. The approach is consistent with the locational principles for tall buildings set out in the London Plan.<sup>7</sup>

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<sup>3</sup> Strategic Heights Diagram, Colliers Wood Town Centre (CH.12, P.431)

<sup>4</sup> Informed by Brent Council Adopted Local Plan Tall building Policy BD2 and supporting paragraph 6.1.15

<sup>5</sup> Informed by the Merton Character Study 2021 (Chapter J.6 Tall Buildings)

<sup>6</sup> Policy D12.6 Tall Buildings (CH.12 P.427); Map of appropriate locations for tall buildings (Illustrating Policy D12.6 part 1(a-f) (CH.12, P.430); Strategic Heights Diagram, Colliers Wood Town Centre (CH.12, P.431); and Colliers Wood Policy N3.1

<sup>7</sup> London Plan paragraph 3.9.1





## Note continued

### 4 Matter 4: Tall Buildings

- 4.1 Stage 2 – Matter 4 Tall Buildings takes forward the discussions held at Stage 1 focusing particularly on the material to be produced by the Council following the Inspectors' initial directions at that stage. However, at the time of the Hearing Statement submission deadline (21/9/22), the Council has not publicly issued any supporting documentation for third parties to review and comment on. The extent to which Quod can make further comments is therefore curtailed at this stage. We would welcome the ability to make further comments once we have had sight of the additional material produced by the Council.
- 4.2 With specific regards to the matter raised by the Inspectors in the MIQs at page 8 Questions 4, we respond as follows.
- We consider that the circumstances and context are comparable as Brent Local Plan Policy BD2 was prepared in general conformity with London Plan Policy D9, tested at examination and found to be sound.
  - We consider that a similar approach in the Merton Local Plan would be justified (and is necessary) due to the evidence base and will be in general conformity with the London Plan.
  - The approach would assist in the objective of ensuring that the Plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, in a way that makes as much use as possible of previously- developed or 'brownfield' land (per paragraph 119 of the Framework).

### 5 Matter 8: Site Allocations

- 5.1 With regards to Site Allocation CW2 we have not seen a topic paper to comment on. We have not seen any new specific evidence to justify the maximum heights of tall buildings for Site Allocation CW2.

#### *Site Capacity*

- 5.2 With regards the illustrative maximum height of 15 storeys promoted by the Council, we consider it challenging to deliver a scheme of 220 homes at a maximum of 15 storeys. The approach of two buildings with a small footprint of towers and greater public realm is generally supported, subject to absolute height. It is therefore reasonable to assume that this typology (7 homes per building above two commercial floors<sup>8</sup>) can helpfully inform site capacity, see **Appendix 1**.
- 5.3 220 homes would require 16 floors of residential, above two floors of commercial (18 storeys in total), and this should inform the heights referred to in the Plan.

#### *The rationale for height*

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<sup>8</sup> The site sits within Flood Zone 2 and a small portion of the site is within Flood Zone 3. The ground floor for both buildings has been set at +12.60m AOD (Above Ordnance Datum).



## Note continued

- 5.4 In lieu of the Council's topic paper, we enclose relevant sections from planning application reference 21/P0082 setting out the justification for heights above 15 storeys; heights above Britannia Point; and heights at 26 and 16 storeys. We enclose extracts from the Design and Access Statement (**Appendix 2**); and extracts from the Townscape, Heritage and Visual Impact Assessment (**Appendix 3**).
- 5.5 Appendix 2 includes a variety of height options appraised in three dimensions in order to understand how the existing and proposed buildings work with each other and their dynamic relationship as one moves around the site. We conclude that noticeable differences in height between all three buildings creates distinction and avoids coalescence. Block A is of significant enough height at 26 storeys that it appears as a landmark but not so tall that it disrupts the composition of the three buildings. Perceived building heights vary depending on the location of the viewpoint.
- 5.6 Appendix 3 concludes that at 26 and 16 storeys, the proposed development would not affect the ability to appreciate the significance of several heritage assets within the study area. With regards to townscape, the areas are now largely self-contained or form fragments of the townscape that are severed from their surrounds by road infrastructure or the ribbon of coarse grain retail units that sit and their surface level car parking. Across longer distances the visual impact of the proposed development is positive. The scale, layout, form and detailed design of the proposed development has sought to create a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area.
- 5.7 As a whole, the proposed development has the potential to demonstrably improve the character, appearance and function of Colliers Wood.



# PROPOSED SCHEME Ground Floor Plan



## KEY

- Flexible Space (Class E)
- Residential Lobby
- Refuse Store  
(Britannia Point Reprovision)
- Commercial Refuse Store  
(Britannia Point Reprovision)
- Holding Refuse Store  
(Management Use Only)
- Sub Station



PROPOSED SCHEME

Proposed First Floor Plan





# PROPOSED SCHEME

## Proposed Typical Floor Plan



### KEY

- 1B1P
- 1B2P
- 2B3P - Part M4(3) Compliant
- 2B4P
- 3B5P





## DESIGN DEVELOPMENT

# The Rationale for Height

The proposals have been designed with height as one of the key considerations. The design team have been working collaboratively with the Planning Officers at Merton and the Greater London Authority in order to create a collection of buildings on the island site that responds to Colliers Wood's district centre aspirations. There is a need for height in this location in order to maximise the residential opportunity and public space on this highly sustainable brownfield site which has excellent transportation links.

The following points provide a further rationale for a tall building on this site:

- There is already a tall building to the north of our site, Brown and Root Tower (now Britannia Point), providing a precedent for height in the immediate vicinity.
- The site is on an island, and given the width of the adjacent main roads, means that a tall building will be suitably distanced from neighbouring properties to have a minimal impact on the surrounding context.
- The convergence of roads, river and the proximity to the underground station makes this site an obvious location to mark a new, exciting piece of the town centre.
- The policy position in Merton has changed since initial discussions in 2017. The 'Colliers Wood and South Wimbledon Area' is seeking District Town Centre classification and has already been designated for intensification.

- In addition to the above, Policy CS14 of the Core Strategy states tall buildings will be appropriate in Colliers Wood, subject to meeting policy criteria. The emerging Merton 2020 Local Plan Stage also acknowledges Colliers Wood town centre may be an appropriate location to accommodate higher density development including tall buildings, whilst the emerging London Plan proposes "Wimbledon/South Wimbledon/Colliers Wood" as an Opportunity Area.





## DESIGN DEVELOPMENT

# The Rationale for Height



We have a unique opportunity to create a new landmark building on the island site so that Britannia Point is no longer the pinnacle of Colliers Wood. Something new and of better quality, can become the focus of Colliers Wood, and this new part of the town centre.

Furthermore, the island site is only the start of the redevelopment of Colliers Wood. If the current retail parks (which are allocated for redevelopment in the Local Plan) are redeveloped, then our proposals will form part of a much wider masterplan. Our proposed scheme would be the new centre, and focal point, of Colliers Wood Town Centre.

Colliers Wood is already identifiable from the surrounding areas thanks to Britannia Point. However, creating a cluster of buildings suggests that there is a vibrant and exciting destination to travel to. A new tall building will draw people towards Colliers Wood, bringing investment in local shops and businesses, as well as making it a vibrant and active place.

### KEY

- Proposed Site
- Potential Future Development
- Existing High Street
- New Piece of the Town Centre
- Key Local Views

DESIGN DEVELOPMENT

# The Rationale for Height

The street elevations demonstrate the points described on the previous page. In the current north/south street elevations the high street activity essentially stops at Britannia Point. However, there is the opportunity for this to continue further south by creating a successful mixed-use ground floor with high-quality landscaped public realm as part of our site. The uses proposed would be complimentary to the existing High Street, bringing more people to Colliers Wood.

Creating a cluster of buildings on the island site where one is taller and more prominent than the existing Britannia Point is the most appropriate way to announce the arrival of the new public space and the extension of the town centre.

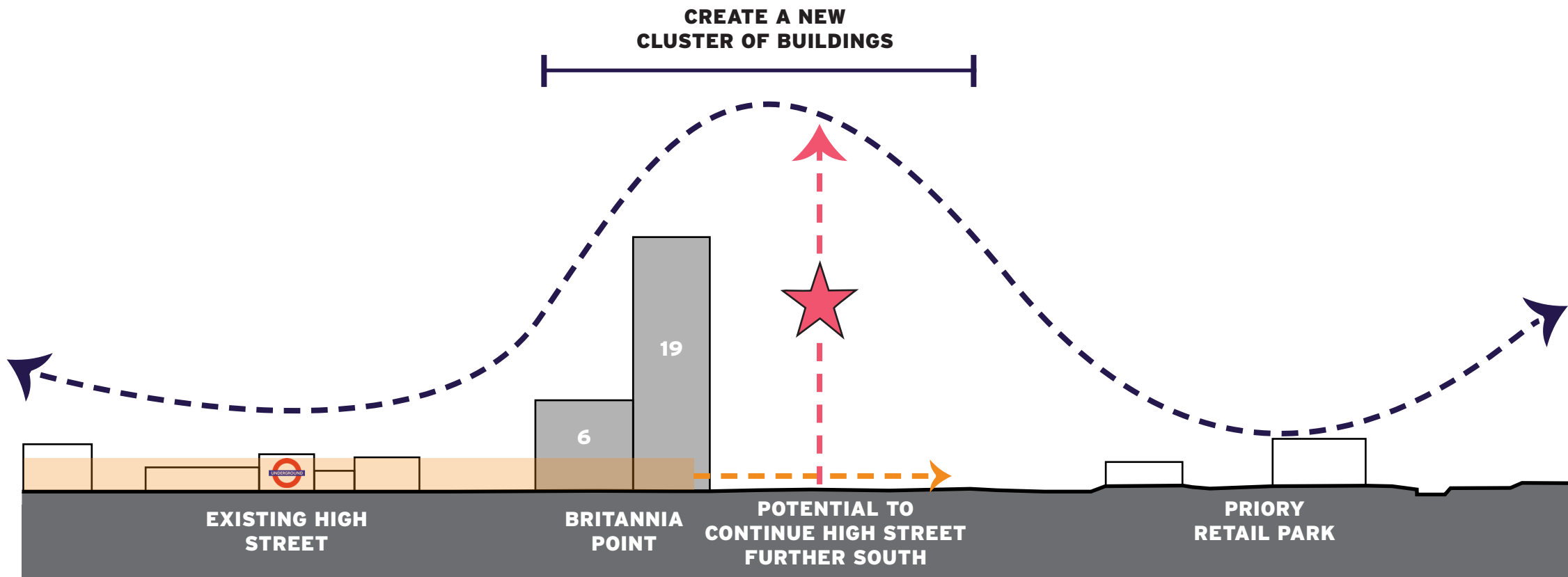
The Potential Future North-South Street Elevation demonstrates how our proposals might sit in their future context. A tall building on our site sits comfortably within this future skyline. In this scenario, there is a crescendo up to our proposed site from both sides of the existing and future High Street. This demonstrates the importance of the island site as it starts to become the new focal point of Colliers Wood Town Centre.

KEY

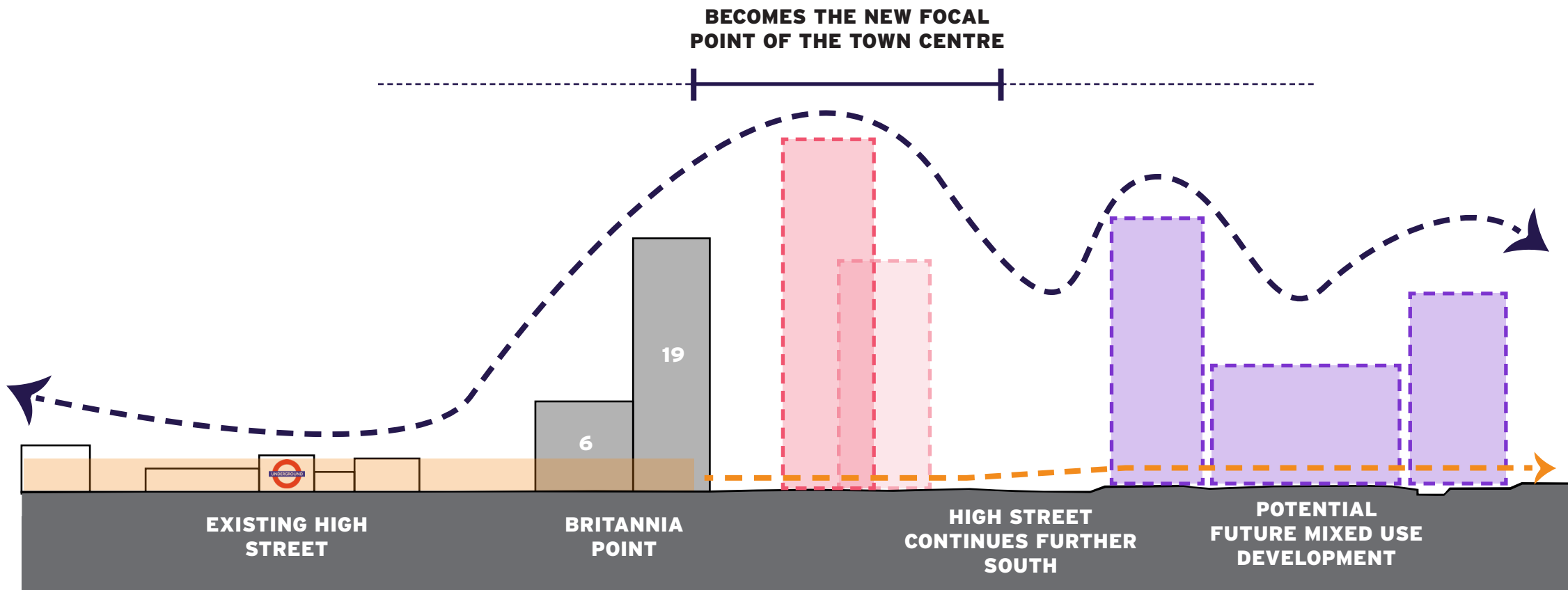
Proposed Buildings

Potential Future Development

Existing High Street



Current North - South Street Elevation



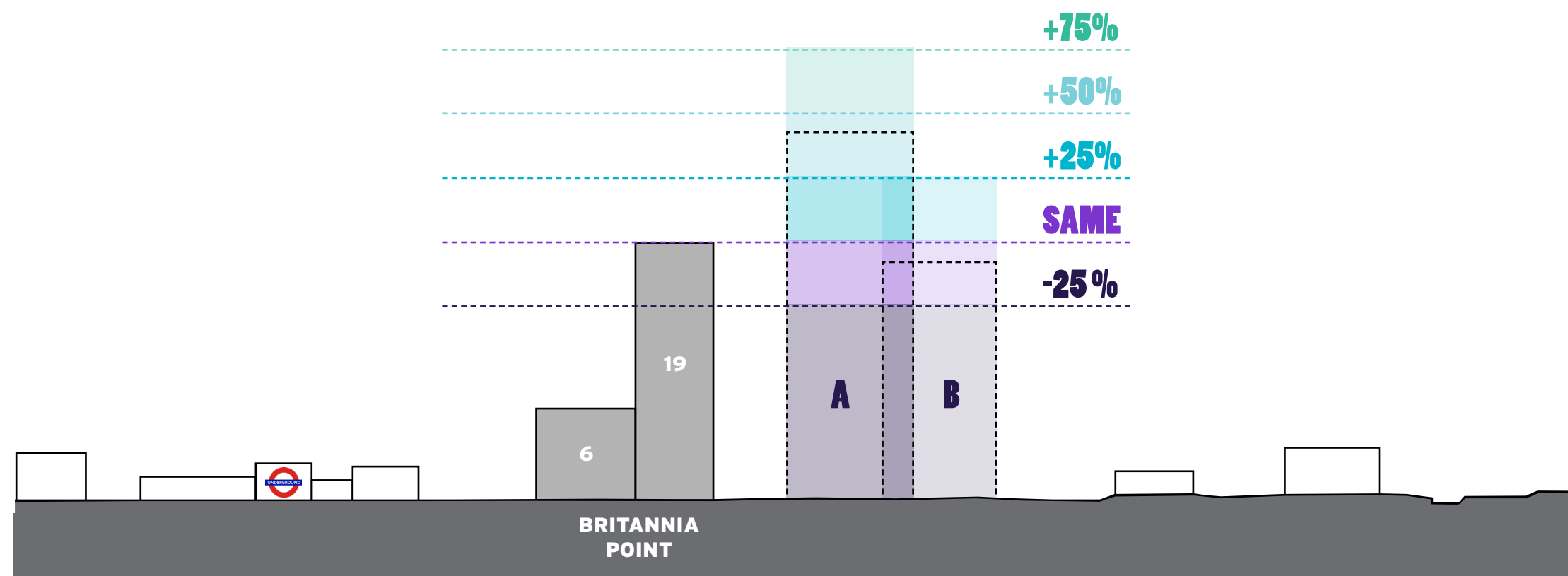
Potential Future North - South Street Elevation

## DESIGN DEVELOPMENT The Rationale for Height

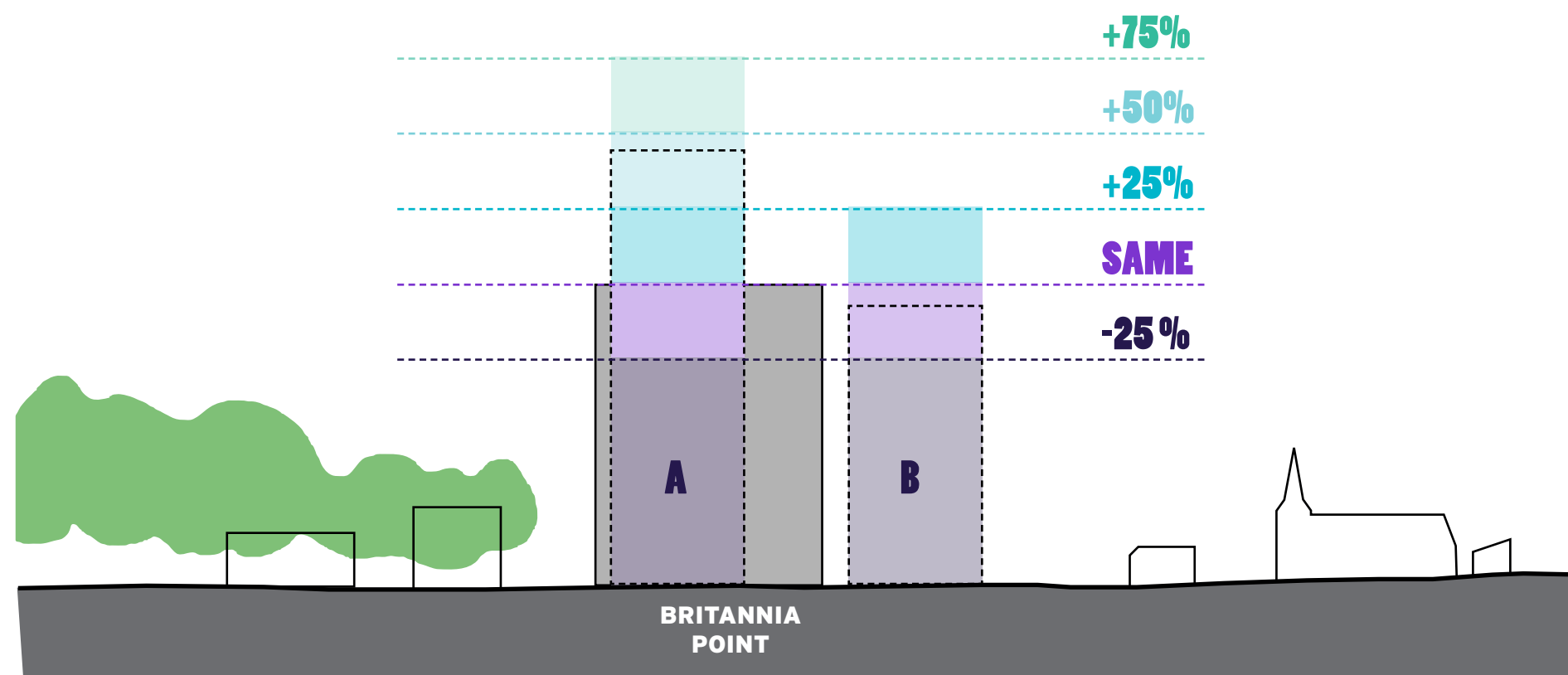
The next part of the design process was to determine the correct height for the proposed buildings and how they related to Britannia Point.

The initial elevation study appraised the scheme in two dimensions and broke the height of the proposed buildings down into percentages of the neighbouring Britannia Point. This was done to establish an acceptable range for the proposed height.

Many options were tested and the preferred range for Building A was between +25/50% and for Building B was between the same as Britannia Point/-25%.



North - South Street Elevation



East - West Street Elevation



# DESIGN DEVELOPMENT

## The Rationale for Height

Each height option was appraised in three dimensions in order to understand how the existing and proposed buildings work with each other and their dynamic relationship as you move around the site.

The following points were critical when assessing how successful an option was:

- Noticeable difference in height between all three buildings in all views
- The buildings are distinct and do not appear to blend into one mass
- Block A is of significant enough height that it appears as a landmark but not so tall that it disrupts the composition of the three buildings
- Block B does not have a negative impact on the listed Singlegate Primary School



View 01



View 02



View 03



34 & 14 Storeys

28 & 14 Storeys



25 & 17 Storeys





**22 & 22 Storeys**



**24 & 14 Storeys**



**26 & 14 Storeys**



**26 & 16 Storeys**





## DESIGN DEVELOPMENT

# The Ideal Height

Following the extensive analysis, site visits and discussions at meetings with the planning authorities crystallised our view that the appropriate heights for the proposed buildings are 26-storeys for Block A and 16-storeys for Block B.

There is a noticeable difference in height between all three buildings (Britannia Point stands at 19-storeys) and each of them is distinct in all views.



Key Plan



View 01 - from Merton High Street looking towards the proposed site





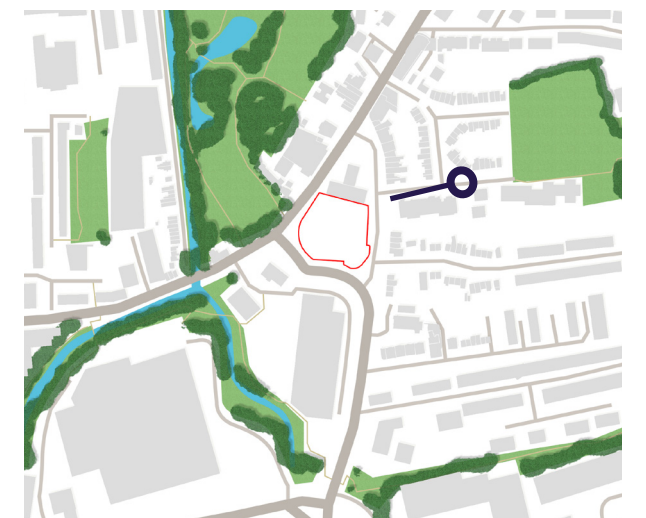
View 02 - From Singlegate Primary School



View 03 - From A24 looking north towards Christchurch Road



**PROPOSED SCHEME**  
**View from Singlegate Primary**





PROPOSED SCHEME  
**View from Priory Road**





PROPOSED SCHEME  
**View from the River Wandle**





**PROPOSED SCHEME**  
**View from Wandle Park**





**PROPOSED SCHEME**  
**View from Baltic Close**





# HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

**COLLIERS WOOD ISLAND SITE, LAND SOUTH OF BROWN AND ROOT TOWER (BRITANNIA HOUSE)**

**DECEMBER 2020**



# EXECUTIVE SUMMARY

This report provides an assessment of the impact of the proposed redevelopment at the Colliers Wood Island Site, Land South of Brown and Root Tower (Britannia Point) on heritage, townscape and visual receptors.

'Heritage' and 'Townscape and Visual' are treated as individual disciplines and separate assessments are provided in accordance with legislation, planning policy and best practice guidance. In particular, the heritage assessment is carried out in accordance with the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). The townscape and visual assessment has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

The assessment and design development has been informed by 20 accurate visual representations (verified views) prepared by visualisation consultants, Preconstruct. A further two non-verified massing studies are provided at **Appendix 1** to demonstrate the visibility of the proposed development from other selected areas. The location of the viewpoints has been informed by architectural and historic accounts of the area, an appraisal of the existing Site and surroundings, and planning policy.

## POLICY DESIGNATIONS

Policy designations outline the strategic aspirations for an area, contribute to the understanding of its function and the potential for, or even lack of, change.

### EXTANT

The extant Statutory Development Plan identifies the application site within the Colliers Wood and South Wimbledon Area for Intensification. The designation derives from the now superseded 2008 and draft 2009 London Plan. Policy CS1 of the subsequent 2011 Core Strategy asks the Mayor of London to recognise Colliers Wood as a district town centre. The supporting text to CS1 states "despite many constraints, what is clear from research and consultation results, is that the opportunity exists in Colliers Wood town centre for quite significant transformational change".

Policy CS14 of the Core Strategy identifies Colliers Wood as one of only three areas in Merton as suitable for tall buildings subject to satisfying criteria, including an assessment of the likely impact on the surrounding townscape and heritage assets.

### EMERGING

The emerging London Plan proposes 'Wimbledon / South Wimbledon / Colliers Wood' as an Opportunity Area, which is defined as "areas that will see the most significant change". It recognises Colliers Wood as having future potential as a district centre classification.

Emerging policies SD6 and H1 of the London Plan seek the optimisation of brownfield sites through housing-led intensification in town centre locations, especially where they have high public transport access levels; are located within 800m of a tube; are within a town centre boundary; and, where proposals comprise the mixed-use redevelopment of car parks and low-density retail parks.

The emerging 2020 Local Plan confirms that Colliers Wood should be treated as a district centre in the town centre hierarchy. It also confirms that the London Borough of Merton supports the new London Plan proposed Opportunity Area at "Wimbledon / South Wimbledon / Colliers Wood".

Colliers Wood town centre is identified by the emerging 2020 Local Plan as a potentially appropriate location to accommodate higher density development including tall buildings. The application site itself is identified as allocation CW2 which states "a mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape and based principles of a family of buildings of varying height [with Britannia Point], forming a coherent cluster that enhances the wider Colliers Wood area".

The supporting design guidance for CW2 states "development will need to be of a scale, layout and design to minimise harm to the residential amenity of the existing residents in Britannia Point and on Christchurch Road, based on the principles of a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area".

## POLICY SUMMARY

Both the extant and emerging development plan recognise Colliers Wood town centre as an area suitable for significant change, which may accommodate tall buildings. The application site itself is identified as potentially suitable for tall buildings, mindful of its highly accessible location adjacent to Colliers Wood tube station and the desire to optimise brownfield land through housing-led intensification in town centres.

The key drivers for the design of the proposed development should be to form a coherent cluster with the existing 19-storey Britannia Point building and to minimise harm to adjacent sensitive land receptors, including heritage assets and residential streets to the east.

## DESIGN DEVELOPMENT

The applicant and design team have engaged in pre-application discussions relevant to heritage, townscape and visual impact matters. The consultation process has been constructive and has directly informed the proposed development. Of particular note, it has led to a material reduction in the overall height of the proposed development from 34 and 14 storeys to 26 and 16 storeys.

The 26 storeys of the principal building exceeds the existing height of the Britannia Point. It is noted that the supporting text to policy CS1 states *“the Brown and Root Tower should remain the pinnacle building in the centre in terms of height”*. This is supporting text and not a policy requirement; moreover, the emerging Local Plan refers only to a *“family of buildings of varying height, forming a coherent cluster”*. The drafting of the emerging policy recognises the potential for further height in this location to optimise brownfield land in a highly sustainable location and deliver significant regeneration benefits.

## SITE CHARACTERISTICS

In addition to its location adjacent to Colliers Wood Underground Station, the application site has particular qualities that make it conducive to redevelopment with a tall building.

First, the general area sits within the bowl of the Wandle Valley. As a consequence, the potential prominence of any taller development is reduced.

Second, the surrounding road network creates a physical ‘island’ that separates the application site from the immediate area. This assists in minimising harm to sensitive land uses, including adjacent residential streets to the east. Furthermore, it affords the opportunity to act as a nodal point within the townscape for activity and permeable routes across the application site.

Third, the application site is readily associated with a ribbon of coarse grain development to the south, which includes Britannia Point and large retail units. Redevelopment of the application site with a tall building is congruent to this existing context, but also provides the opportunity to ‘unlock’ these areas through future redevelopment proposals.

Fourth, the alignment of surrounding A-roads also mean the application site is prominent in views along approach routes towards Colliers Wood and has the potential to further mark the town centre and reinforce placemaking.

Finally, the site is located adjacent to large swathes of open space, which act as a natural resource for recreation to support higher density development.

## HERITAGE

The (built) heritage assessment considers the significance of heritage assets and the impact of the proposed development upon that significance. The application site does not contain any heritage assets, although there are heritage assets in the wider area and the assessment considers the potential of the proposed development to impact their setting and significance.

The assessment concludes that the proposed development would not affect the ability to appreciate the significance of several heritage assets within the study area. It would have a neutral impact to their setting and would preserve their significance.

The assessment does identify the proposed development will give rise to an adverse impact to the setting of the Grade II listed Singlegate School and low level of ‘less than substantial harm’ to its significance using the terminology of paragraph 196 of the National Planning Policy Framework (2019). In relation to a finding on that basis, the decision maker is required to make a balanced planning judgement, taking into account the public benefits of the proposed development.

Paragraph 194 of the NPPF advises the grant of consent only where there is a clear and convincing justification to harm, which comprises the balance of planning benefits set out in paragraph 196. The decision maker must consider the policy designations for the application site that envisage “quite significant transformational change” and the embedded design mitigation within the proposed development.

Equally, the assessment identifies countervailing heritage benefits to the Wandle Valley Conservation Area. Although located outside the Conservation Area, the application site itself in conjunction with the Britannia Point building and London Underground Station, is identified by the draft 2007 Wandle Valley Conservation Area Character Assessment as an urban space of townscape quality. The identification is recognised for its [our emphasis] *“good urban **potential** fronted by shops and cafes”*, as opposed to its existing condition. The Character Assessment notes:

*The vacant Site in Colliers Wood High Street, opposite the underground station and adjacent to Baltic Close is surrounded by hoardings and advertising panels and makes a negative contribution to the character and appearance of the conservation area. This also represents an opportunity for a quality new development.*

The effect of the overall development, including site clearance and redevelopment, would, at least, preserve the Conservation Area and in our judgement provide enhancements through the contextual approach to design and urban design improvements. The proposed development will create an attractive landmark with a clean, distinctive skyline and demonstrable improvements to the function of the immediate area.

The balanced judgement of the decision maker would also include planning benefits, such as the improvements to townscape function and visual amenity, discussed below. Additionally, one must consider the benefits arising from the intensification of the land use and other planning benefits set out in the Planning Statement prepared by Quod.

## TOWNSCAPE AND VISUAL

The townscape assessment considers the proposed development within its urban context, including the buildings, the relationships between them, the different types of open spaces and the relationship between buildings and open spaces. In conjunction, the visual assessment considers the impact of the proposed development upon the visual amenity experienced by people.

Colliers Wood has a rich history, although is perhaps most renowned for two particular phases of historic development.

First, the founding of Merton Priory in the twelfth century and its subsequent demolition in 1538 following the Dissolution. The site of the Priory was subsequently developed piecemeal, most recently by a large Sainsbury’s superstore. Some of the remaining archaeological artefacts located below ground and under the A24 road have been lovingly restored by Merton Priory Trust in recent years.

Second, following demolition of the Priory, the area became synonymous with textile manufacturing, capitalising on the natural resource of the River Wandle. Morris & Co. occupied a site from 1881 until 1940. Located further upstream was Arthur Liberty: Liberty & Co. from 1904 to 1972. The Liberty & Co. site is now a market and craft workshop known as ‘Merton Abbey Mills’.

These areas are now largely self-contained (see Merton Priory) or form fragments of the townscape (see the former Liberty’s warehouses) that are severed from their surrounds by road infrastructure or the ribbon of coarse grain retail units that sit and their surface level car parking.

The application site sits at the north-eastern tip of this ribbon of retail units. The area of the site became prominent first as the location for a toll gate and later due to the adjacent London Underground Station designed by Charles Holden. Notwithstanding, despite the prominent and central location of the application site, its existing condition makes a negative contribution to the character, appearance and function of the townscape. The redevelopment of the site affords the opportunity both to optimise its capacity, but also to improve the townscape.

The proposed development includes two buildings comprising 16 and 26 storeys in height. The proposed height is commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site.

The proposed height would give rise to some adverse impacts to visual amenity in views from Colwood Gardens and South Gardens. The visual impact is largely coterminous with that identified to the setting of Singlegate School and would be experienced over a limited duration along the roads.

The design team has sought to mitigate that impact through a considered approach to architecture and urban design. Of note, the scale of the proposed development was reduced during the pre-application process from 34 and 14 storeys. The submitted proposed heights of 16 and 26 storeys have a clear stepped arrangement that forms a balanced composition with Britannia Point, in accordance with the aspirations of the emerging Local Plan.

The slender footprint of each building and their arrangement within the application site ensures the maximum separating distance between them, which helps maintain the residential amenity of the existing residents in Britannia Point. The separation also maximises the clear sky gaps between the buildings. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.

Across longer distances and in views from the west, the visual impact of the proposed development is wholly positive. The scale, layout, form and detailed design of the proposed development has sought to create a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area.

At ground floor, those same areas that experience adverse effects would benefit from a demonstrable improvement to the character and function of the townscape. Again, the relatively small footprint of the tall buildings facilitates the maximum area of publically accessible ground floor open space. The building footprints and their layout within the application site creates permeable routes between the Wandle Park to the west and the residential areas to the east, both located in the Wandle Valley Conservation Area. It also affords a north-south route through the application site from areas to the south, linking to the underground station. The routes and streets bounding the application site will be fronted by commercial uses and residential lobbies, providing much needed animation.

The proposed soft landscaping treatment within the open spaces will provide visual amenity from the surrounding townscape and will be complementary to the adjacent Wandle Park. The green swathe of soft landscaping and SUDS is informed by the organic form of the River Wandle and linear watercress beds that historically occupied the application site.

As a whole, the proposed development has the potential to demonstrably improve the character, appearance and function. The proposed development thus satisfies the relevant policies of the development plan comprising 7.4 (Local Character), 7.6 (Architecture) and 7.7 (Location and Design of Tall Buildings) of the London Plan, plus CS14 (Design), DM D1 (Urban Design and the Public Realm) and DM D2 (Design Considerations) of the Local Plan.

## SUMMARY

The proposed development has evolved through a detailed understanding of the application site, its surrounding context and the aspirations of the development plan. Design development has benefited from discussions with the London Borough of Merton during the pre-application process.

The proposed design strategy optimises the development of the application site and goes towards satisfying the regeneration aspirations of the development plan. It would improve the local townscape, reinforce local identity and contribute positively towards transformational change of Colliers Wood town centre, in accordance with policy CS1 of the Core Strategy.

**8.0**

# **ASSESSMENT: HERITAGE**

**COLLIERS WOOD ISLAND SITE, LAND SOUTH OF BROWN AND ROOT TOWER (BRITANNIA HOUSE)**

# ASSESSMENT: HERITAGE

- 8.1 The following section assesses the impact of the Proposed Development on the identified heritage assets.
- CONSERVATION AREA**
- WANDLE VALLEY CONSERVATION AREA**
- 8.2 The Site is located outside of the Wandle Valley Conservation Area, but is bordered by the CA to the east and west. The Proposed Development will not directly affect the CA, rather its setting. This includes views into and from the CA, but also the way it appears and functions.
- 8.3 The existing Site was formerly a multi-storey car park and a small retail shed, now both demolished. It is now surrounded by hoarding, blocking all views through the Site and which is a physical impermeable block on this 'island' Site.
- 8.4 The Site, in conjunction with the Britannia Point building and London Underground Station, is identified by the draft 2007 Wandle Valley Conservation Area Character Assessment as an urban space of townscape quality. The identification is recognised for its [our emphasis] "good urban **potential** fronted by shops and cafes", as opposed to its existing condition. The Character Assessment notes:
- The vacant Site in Colliers Wood High Street, opposite the underground station and adjacent to Baltic Close is surrounded by hoardings and advertising panels and makes a negative contribution to the character and appearance of the conservation area. This also represents an opportunity for a quality new development.*
- 8.5 The redevelopment of the Site thus affords the opportunity to enhance the Conservation Area by virtue of improving its visual appearance and function, which is recognised by the Character Assessment.

- 8.6 The Proposed Development includes two buildings comprising 16 and 26 storeys in height. The scale of development will change the character of the Site and how it is perceived from areas within the adjacent Conservation Area. The proposed height is commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site, described within the townscape section below. It will, however, have a marked impact on the adjacent streets to the east, including the setting of the Grade II listed Singlegate School (see view 18). This will give rise to an adverse impact to the setting of the listed school and low level of less than substantial harm to its significance, discussed below.
- 8.7 Equally, the proposed tall buildings will be seen in conjunction with the existing Britannia Point building. The proposals will create a family of buildings with Britannia Point that have a balanced and attractive composition, in accordance with the aspirations of the emerging Local Plan. The transition in scale from the residential street is mediated and mitigated by the lower 16 storey building, which steps up to Britannia Point and the taller 26 storey building on the west side of the Site. The scale relationship is not an uncommon one in a town centre location in London, particularly where it marks a major transport node.
- 8.8 The architectural appearance of both buildings has been informed by characteristics of the Conservation Area. In particular, the building elevations will comprise brick with regular punched windows and metalwork detailing that references the industrial aesthetic of the print works to the south-west in the Conservation Area. The motifs within the metalwork panelling have a subtle reference to the Arts and Crafts Movement inspired by William Morris.
- 8.9 The composition of buildings and the attractive appearance of the Proposed Development would be readily perceptible from other areas within the Conservation Area. From most locations, including within Wandle Park (see views 3 and 4) and near to the mill and warehouses at the former Liberty's site (view 16), visibility of the Proposed Development would not affect the ability to appreciate the significance of these open spaces or buildings and would have a neutral impact to their setting.

- 8.10 Notwithstanding, the Proposed Development would have a beneficial effect to the appearance and character of the River Wandle when viewed from Merton High Street to the west of the Site (view 7). The existing view from this location is characterised by the River Wandle in the foreground, although is surrounded by retail units to the south and east that are of no architectural merit. The Proposed Development would reinforce the alignment of the River Wandle and create a dynamic composition on the skyline in the backdrop to the view.
- 8.11 At ground floor the relatively small footprint of the tall buildings facilitates the maximum area of publically accessible ground floor open space. The building footprints and their layout within the Site creates permeable routes between the Wandle Park to the west and the residential areas to the east, both located in the Conservation Area. It also affords a north-south route through the Site from areas to the south, linking to the underground station. The routes and streets bounding the Site will be fronted by commercial uses and residential lobbies, providing much needed animation.
- 8.12 The proposed soft landscaping treatment within the open spaces will provide visual amenity from the surrounding Conservation Area and will be complementary to the adjacent Wandle Park. The green swathe of soft landscaping and SUDS is informed by the organic form of the River Wandle and linear watercress beds that historically occupied the Site.
- 8.13 The redevelopment includes development of a taller height, although that is congruent to the specific characteristics of the 'island' site and the overarching strategy to step up towards the town centre and station. The effect of the overall development, including Site clearance and redevelopment, would, at least, preserve the Conservation Area and in our judgement provide enhancements through the contextual approach to design and urban design improvements. The Proposed Development will create an attractive landmark with a clean, distinctive skyline and demonstrable improvements to the function of the immediate area.



LISTED BUILDINGS

COLLIERS WOOD LONDON REGIONAL TRANSPORT STATION

- 8.14
- The Site is located to the south of Colliers Wood Station. It is physically and visually separated by Britannia Point in the immediate foreground.
- 8.15
- View 10 at **Section 10**, located on High Street Colliers Wood to the north of Colliers Wood Station, demonstrates that the Proposed Development would be largely occluded in views from the north and when emerging from the station itself. The Proposed Development will be a peripheral feature when viewing the principal elevation of the station from locations to the immediate south. The Proposed Development will therefore have a negligible visual impact to the setting of the station and would not affect the ability of the observer to appreciate its significance.
- 8.16
- The Proposed Development would demonstrably improve the appearance and function of the environment to the south of the station. Enhancement of setting is intimately linked to townscape and urban design considerations. As outlined above, it would create better permeability, active frontages and visual amenity to the routes and spaces that would be complementary to the user experience of commuters.

SINGLEGATE SCHOOL AND GATEPIERS

- 8.17
- The late nineteenth century Singlegate School is located to the east of the Site. The school has a historic relationship with the cutting of South Gardens and the development of this residential enclave. The adjacent residential properties are of later construction and, whilst of a complementary use, make a neutral contribution to its setting.
- 8.18
- The Proposed Development includes two buildings comprising 16 and 26 storeys in height. The proposed height is commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the ‘island’ site; however, it will have a marked impact on the adjacent streets to the east, including the setting of the Grade II listed Singlegate School when seen in oblique views travelling west along South Gardens (see view 18). The Proposed Development and the school will coalesce over a limited duration, although this will detract from an appreciation of the roofscape and the cupola in particular that contributes towards its eclectic design.

- 8.19
- Again, the proposed tall buildings will be seen in conjunction with the existing Britannia Point building. The proposals will create a family of buildings with Britannia Point that have a balanced and attractive composition, in accordance with the aspirations of the emerging Local Plan. The transition in scale from the residential street is mediated and mitigated by the lower 16 storey building, which steps up to Britannia Point and the taller 26 storey building on the west side of the Site. The scale relationship is not an uncommon one in a town centre location in London, particularly where it marks a major transport node. The architectural appearance of both buildings has been informed by characteristics of the Conservation Area, which also reduces the visual impact.
- 8.20
- At ground floor, the Site is separated from the school by Christchurch Road. The Proposed Development will give rise to some improvements to the character and function of the area, although these would be tertiary to the overall setting experience.
- 8.21
- As a whole, in accordance with the terms of paragraph 196 of the NPPF, the Proposed Development will give rise to an adverse impact to the setting of the listed school and low level of ‘less than substantial harm’ to its significance. In relation to a finding on that basis, the decision maker is required to make a balanced planning judgement, taking into account the public benefits of the Proposed Development.
- 8.22
- Paragraph 194 of the NPPF advises the grant of consent only where there is a clear and convincing justification, which comprises the balance of planning benefits set out in paragraph 196. The decision maker must consider the policy designations for the Site that envisage “quite significant transformational change” and the embedded design mitigation within the Proposed Development. The judgement would also include heritage benefits, such as those identified to the Wandle Valley Conservation Area, and planning benefits, including the improvements to townscape function and visual amenity. Additionally, one must consider the benefits arising from the intensification of the land use and other planning benefits set out in the Planning Statement prepared by Quod.

9-13 AND 16&17 WANDLE BANK

- 8.23
- The properties along Wandle Bank are largely screened from the Site by the boundary planting around Wandle Park. Due to the limited inter-visibility, the setting of these properties will not be affected.

70 CHRISTCHURCH ROAD

- 8.24
- The relationship between the property and the Site is an oblique one, with limited awareness of the Site from 70 Christchurch Road. There will be a periphery awareness of the Proposed Development from the property, but this will not cause an adverse effect on the property, or harm its setting.

CHURCH OF ALL SAINTS

- 8.25
- The Site is located a significant distance from the church and there is interposing development in the foreground. There is sufficient separation and lack of inter-visibility to ensure there will be no impact on the setting of the church.

COLOUR HOUSE AND WHEEL HOUSE AT MINSTERS LIBERTY’S PRINT WORKS

- 8.26
- The Site is located approximately 600m from the collection of buildings at the former Liberty’s Print Works.
- 8.27
- Existing views north towards the Site comprise large retail units and electric pylons in the middle ground of the view. These elements of the view are generally sufficiently separated from the foreground so as not to detract from the wider setting of the listed buildings when seen from the central cluster of buildings; however, along the northern boundary of the print works it is readily apparent that the area is dominated by surface level car parking to the adjacent retail units and this is further fragmented by the siting of electricity pylons.
- 8.28
- The Proposed Development would be perceptible in views near to the mill and warehouses at the former Liberty’s site (view 16 at **Section 10**). The proposed buildings would be seen through gaps in the building line. The main body of the building would be occluded by interposing development in the middle ground, including the retail units.

8.29 Where visible, the Proposed Development would be recognised as part of the distant backdrop. The separating distance and interposing development would strengthen the sense of separation. The visibility of the Proposed Development would not affect the ability to appreciate the significance of the collection of buildings in the foreground and their composition. The Proposed Development would have a neutral impact to their setting.

**LONDON REGIONAL TRANSPORT STATION (SOUTH WIMBLEDON)**

8.30 There is no inter-relationship between the Site and the station, as such, the Proposed Development will not impact the setting or significance of the building.

**PORTION OF WALL ON WEST SIDE OF RIVER PICKLE**

8.31 The setting of the wall has been substantially eroded by the surrounding retail development. The intervening built form results in there being no inter-visibility between the listed wall and the Site. As such, the Proposed Development will have no further impact on the setting of the wall or its significance.

**REGISTERED PARK AND GARDEN**

**MORDEN HALL PARK**

8.32 The Site is located approximately 1.25km from Morden Hall Park.

8.33 Again, the scale of the Proposed Development was reduced during the pre-application process from 34 and 14 storeys to 26 and 16 storeys. View 2 at **Section 10** demonstrates that the Proposed Development would sit below the canopy of trees in view from the park. The Proposed Development would be occluded from view during the summer months by the dense canopy, although it is recognised that during winter months there would be some filtered visibility.

8.34 The Proposed Development would not affect the ability to appreciate the significance of the open space in the foreground by virtue of the separating distance and limited visibility. The Proposed Development would have a neutral impact to the setting of Modern Hall Park.

**SCHEDULED ANCIENT MONUMENT**

**THE AUGUSTINIAN PRIORY OF ST MARY AT MERTON**

8.35 Merton Priory was founded in the twelfth century and was subsequently demolished in 1538 following the Dissolution. The site of the Priory was developed piecemeal in the following centuries, most recently by a large Sainsbury’s superstore. Some of the remaining archaeological artefacts located below ground and under the A24 have been lovingly restored by Merton Priory Trust in recent years.

8.36 The setting of the remains of Merton Abbey are largely incidental to their significance. The Proposed Development would be visible in close proximity to the archaeological remains of Merton Abbey (see view 17 at **Section 10**). Visibility of the Proposed Development over a distance of approximately 300m would not affect the ability to appreciate the significance of the SAM and would have a neutral impact to its setting.

**LOCALLY LISTED BUILDINGS**

**4-8 MERTON HIGH STREET**

8.37 While the properties are situated relatively close to the Site, they do not overlook the Site, rather, the properties can be appreciated in views of the Site. Due to the proximity of the properties to the Site, the Proposed Development will result in an enclosing effect on their setting. However, this change to their setting is unlikely to result in any impact to their significance.

**VICTORIAN BUILDINGS AT PUMPING STATION**

8.38 The pumping station buildings are somewhat separated from the Site, and further screened by the mature trees within Wandle Park. As such, the Proposed Development would not harm their significance.

**CHRISTCHURCH, CHRISTCHURCH ROAD**

8.39 Christchurch is situated south-east of the Site. The existing Site is visible from the church grounds and makes a negative contribution towards its visual amenity, although a neutral impact to its overall significance.

8.40 The Proposed Development will be visible from the churchyard and in oblique views travelling north along the A24 towards the Site. The Proposed Development would be an incidental element within the wider townscape. The inter-visibility would not affect the ability to appreciate the significance of the church and would have a neutral impact to its setting.

**WANDLE LODGE, BYEGROVE ROAD**

8.41 The Lodge is somewhat distant from the Site and is visually and physically separated by mature trees within Wandle Park and the buildings along the north-west edge of the A24. As such, the Proposed Development will not impact the setting or significance of the Lodge.

**CONNOLLY’S MILL (NOW KNOWN AS 37 – 50 KENDALL COURT), WANDLE BANK**

8.42 Connolly’s Mill is situated adjacent to Wandle Lodge and is similarly screened by trees and built form. As such, the Proposed Development would not impact the setting or significance of the building.

**NOS 6, 12, 14, 16, 18 & 20 AND BENNETT’S COURTYARD, WATERMILL WAY**

8.43 This group of buildings at Merton Abbey Mill are some distance south-west of the Site and there is substantial built form separating them from the Site. As such, should the Proposed Development be visible from Merton Abbey Mill, it is considered that this will not result in any material impact on their setting or significance.

### SUMMARY

- 8.44 The assessment concludes that the Proposed Development would not affect the ability to appreciate the significance of several heritage assets within the study area. It would have a neutral impact to their setting and would preserve their significance.
- 8.45 The assessment does identify the Proposed Development will give rise to an adverse impact to the setting of the Grade II listed Singlegate School and low level of ‘less than substantial harm’ to its significance using the terminology of paragraph 196 of the NPPF. In relation to a finding on that basis, the decision maker is required to make a balanced planning judgement, taking into account the public benefits of the Proposed Development.
- 8.46 Paragraph 194 of the NPPF advises the grant of consent only where there is a clear and convincing justification to harm, which comprises the balance of planning benefits set out in paragraph 196. The decision maker must consider the policy designations for the Site that envisage “quite significant transformational change” and the embedded design mitigation within the Proposed Development.
- 8.47 Equally, the assessment identifies countervailing heritage benefits to the Wandle Valley Conservation Area. The effect of the overall development, including Site clearance and redevelopment, would, at least, preserve the Conservation Area and in our judgement provide enhancements through the contextual approach to design and urban design improvements. The Proposed Development will create an attractive landmark with a clean, distinctive skyline and demonstrable improvements to the function of the immediate area.
- 8.48 The judgement would also include planning benefits, such as the improvements to townscape function and visual amenity. Additionally, one must consider the benefits arising from the intensification of the land use and other planning benefits set out in the Planning Statement prepared by Quod.

**9.0**

# **ASSESSMENT: TOWNSCAPE**

**COLLIERS WOOD ISLAND SITE, LAND SOUTH OF BROWN AND ROOT TOWER (BRITANNIA HOUSE)**

# ASSESSMENT: TOWNSCAPE

- 9.1
- The following section assesses the effect of the Proposed Development on the identified townscape.
- 9.2
- Colliers Wood has a rich history, although is perhaps most renowned for two particular phases of historic development.
- 9.3
- First, the founding of Merton Priory in the twelfth century and its subsequent demolition in 1538 following the Dissolution. The site of the Priory was subsequently developed piecemeal, most recently by a large Sainsbury's superstore. Some of the remaining archaeological artefacts located below ground and under the A24 road have been lovingly restored by Merton Priory Trust in recent years.
- 9.4
- Second, following demolition of the Priory, the area became synonymous with textile manufacturing, capitalising on the natural resource of the River Wandle. Morris & Co. occupied a site from 1881 until 1940. Located further upstream was Arthur Liberty: Liberty & Co. from 1904 to 1972. The Liberty & Co. site is now a market and craft workshop known as 'Merton Abbey Mills'.
- 9.5
- These areas are now largely self-contained (see Merton Priory) or form fragments of the townscape (see the former Liberty's warehouses) that are severed from their surrounds by road infrastructure or the ribbon of coarse grain retail units that sit and their surface level car parking.
- 9.6
- The Site sits at the north-eastern tip of this ribbon of retail units. The area of the Site became prominent first as the location for a toll gate and later due to the adjacent London Underground Station designed by Charles Holden. Notwithstanding, despite the prominent and central location of the Site, its existing condition makes a negative contribution to the townscape. It provides no positive function to the townscape and detracts from the visual amenity of the area. The clearance of the Site thus affords the opportunity both to optimise the capacity of the Site, but also to improve the townscape.

- 9.7
- The Design and Access Statement prepared by JTP provides a detailed discussion on the design rationale and architectural approach to the redevelopment of the Site. In summary, the scheme seeks consent for a mixed use scheme in two buildings of 26 and 16 storeys, including:
  - 266 residential units;
  - flexible commercial uses;
  - public open space;
  - public realm works and landscaping;
  - accessible car parking; and
  - cycle parking.
- 9.8
- The Proposed Development layout comprises two primarily square building footprints; the eastern building includes an extended northern elevation at ground floor. The slender footprint of each building and their arrangement within the application site ensures the maximum separating distance between them and the adjacent Britannia Point. In conjunction the orientation of the Proposed Development further seeks to minimise any potential amenity issues.
- 9.9
- At ground floor the layout of the Proposed Development creates a perimeter to the east and west edge of the Site and permeable routes through it. The north-south and east-west routes created by the layout are therefore sheltered from the poor environment created by adjacent roads. These central spaces also benefit from an open aspect to the south, which permits direct sunlight.
- 9.10
- The spaces include a mix of hard and soft landscaping. The landscaping connects with the greenspace of Wandle Park and creates an attractive route through to the residential areas to the east and nearby Underground station to the north. The green swathe of soft landscaping and SUDS is informed by the organic form of the River Wandle and linear watercress beds that historically occupied the Site.
- 9.11
- The proposed new routes through and round the Site will increase its permeability and legibility. The buildings located within Character Area 3 generally have a large footprint and occupy most of their plots; as a consequence the area is not very permeable for pedestrians and generally creates a poor and/or hostile environment. The north-south route created through the Site also provides the opportunity to 'unlock' the areas to the south currently characterised by coarse grain retail units.

- 9.12
- The Proposed Development provides animated by commercial frontages on all elevations to spaces within the Site and bounding streets. In addition, the residential lobbies to each building may be accessed from the central space of the adjacent residential streets. Cycle parking, plant and refuse are located at ground floor to remove dead frontages. The Site fronts onto Character Areas 3 and 5, where active frontages are common, particularly along the A24; the introduction of landscaping and active frontages is considered to be beneficial to the area.
- 9.13
- The Site is located in Character Area 3: Merton, which is characterised by larger scale buildings with a large grain of built form. The proposed two buildings are in keeping with the density and grain of Character Area 3, although seek an uplift on the prevailing height and scale of development.
- 9.14
- The proposed 16 and 26 storeys buildings have been designed to sit adjacent to Britannia Point, providing context for this building and a character for the wider 'island'. It is proposed that the buildings will sit as a cohesive group with their corresponding massing and rhythm. In accordance with the emerging Local Plan it will create a *"family of buildings of varying height, forming a coherent cluster"*.
- 9.15
- The drafting of the emerging policy also recognises the potential for further height in this location to optimise brownfield land in a highly sustainable location and deliver significant regeneration benefits. The proposed height and scale is commensurate with the town centre location, particularly mindful of its position on the high street and adjacent to the train station. There will be an increase in scale relative to Character Area 5, although one that is mediated and mitigated by the architectural design, discussed within views 18 and 19 at **Section 10**. At ground floor, those same areas would benefit from a demonstrable improvement to the character and function of the townscape.
- 9.16
- Across longer distances and in views from the west, the visual impact of the Proposed Development is wholly positive. The scale, layout, form and detailed design of the Proposed Development has sought to create a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area. The scale will be wholly congruent to the neighbouring Character Area 3 to the south and has the potential to further 'unlock' the future development potential of these areas. The separation between each building also maximises the clear sky gaps between them. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.

- 9.17
- The materiality of the Proposed Development responds to that of the area surrounding the Site through the use of brick and metal cladding. The brick is in keeping with the residential areas to the east, including Singlegate School. The brick elevations with regular punched windows and metalwork detailing also references the industrial aesthetic of the print works to the south-west in the Conservation Area. The motifs within the metalwork panelling have a subtle reference to the Arts and Crafts Movement inspired by William Morris.
- 9.18
- Overall, the Proposed Development improves the character, appearance and function of the surrounding townscape. The Proposed Development thus satisfies the relevant policies of the development plan comprising 7.4 (Local Character), 7.6 (Architecture) and 7.7 (Location and Design of Tall Buildings) of the London Plan, plus CS14 (Design), DM D1 (Urban Design and the Public Realm) and DM D2 (Design Considerations) of the Local Plan.



**10.0**

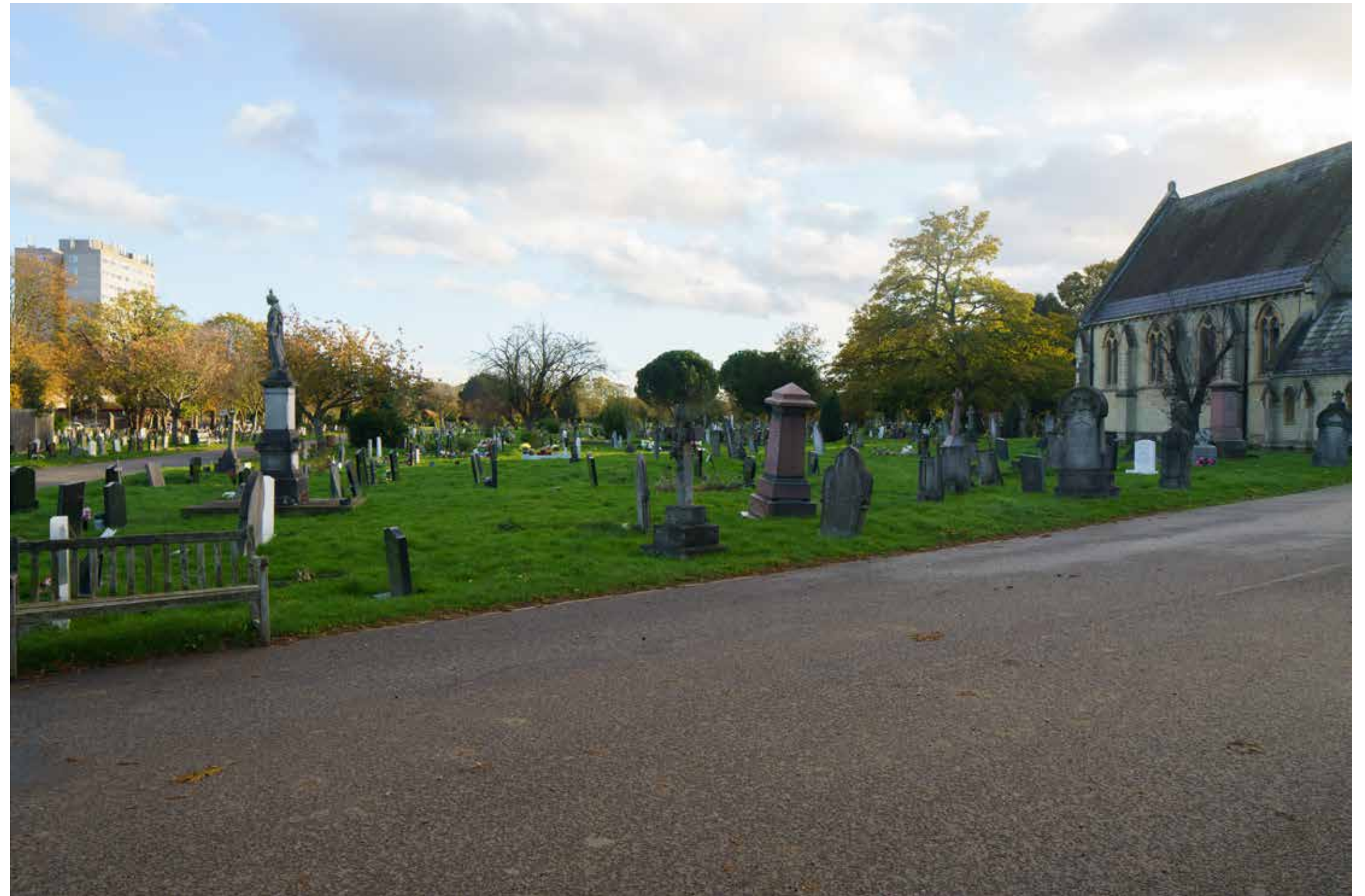
# **ASSESSMENT: VISUAL**

**COLLIERS WOOD ISLAND SITE, LAND SOUTH OF BROWN AND ROOT TOWER (BRITANNIA HOUSE)**

## VIEW 1: LAMBETH CEMETERY

### EXISTING

- 10.1 The viewpoint is located within Lambeth Cemetery, on the footpath running parallel with Blackshaw Road. The cemetery is enclosed by mature tree planting, largely obscuring the surrounding built form and resulting in a sense of tranquillity. To the right of the view sits one of the chapels.
- 10.2 The viewpoint looks south towards the Site. In the foreground are many memorials, interspersed with mature trees. The mature boundary planting generally screens views of buildings to the south, although some taller development is perceptible, including the Pelican London building to the right of the photograph.





## PROPOSED

- 10.3 The Proposed Development is illustrated in purple wire line. The dotted wire line demonstrates the Proposed Development would be largely occluded during the summer months by the dense canopy of the street trees in the foreground which is characteristic to the cemetery, although it is recognised that during winter months there would be filtered visibility. The limited extent of visibility and the 900m separating distance between the viewpoint and the Site means the Proposed Development would have a negligible impact upon the view.





## VIEW 2: MORDEN HALL PARK

### EXISTING

- 10.4 The viewpoint is located in, which is a Grade II Registered Park and Garden. The heritage asset contributes towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon their significance is provided at **Section 8.o**.
- 10.5 The view is located on one of the paths within the park which runs north of The Surrey Arms PH, as such, the view would be appreciated while moving through the area, rather than as a static viewpoint. The park is enclosed by mature tree planting and there are several feature trees within it. The tram line runs along its northern edge (within the viewpoint) but is obscured by the tree boundary.
- 10.6 The viewpoint looks north towards the Site. In the foreground lies the open greenspace of the park interspersed with a number of feature trees. In the distance, the treed boundary largely obscures direct views of built form; however, some filtered views are perceptible. The electricity pylon which is located immediately north of the tram line can also be seen above the trees.





## PROPOSED

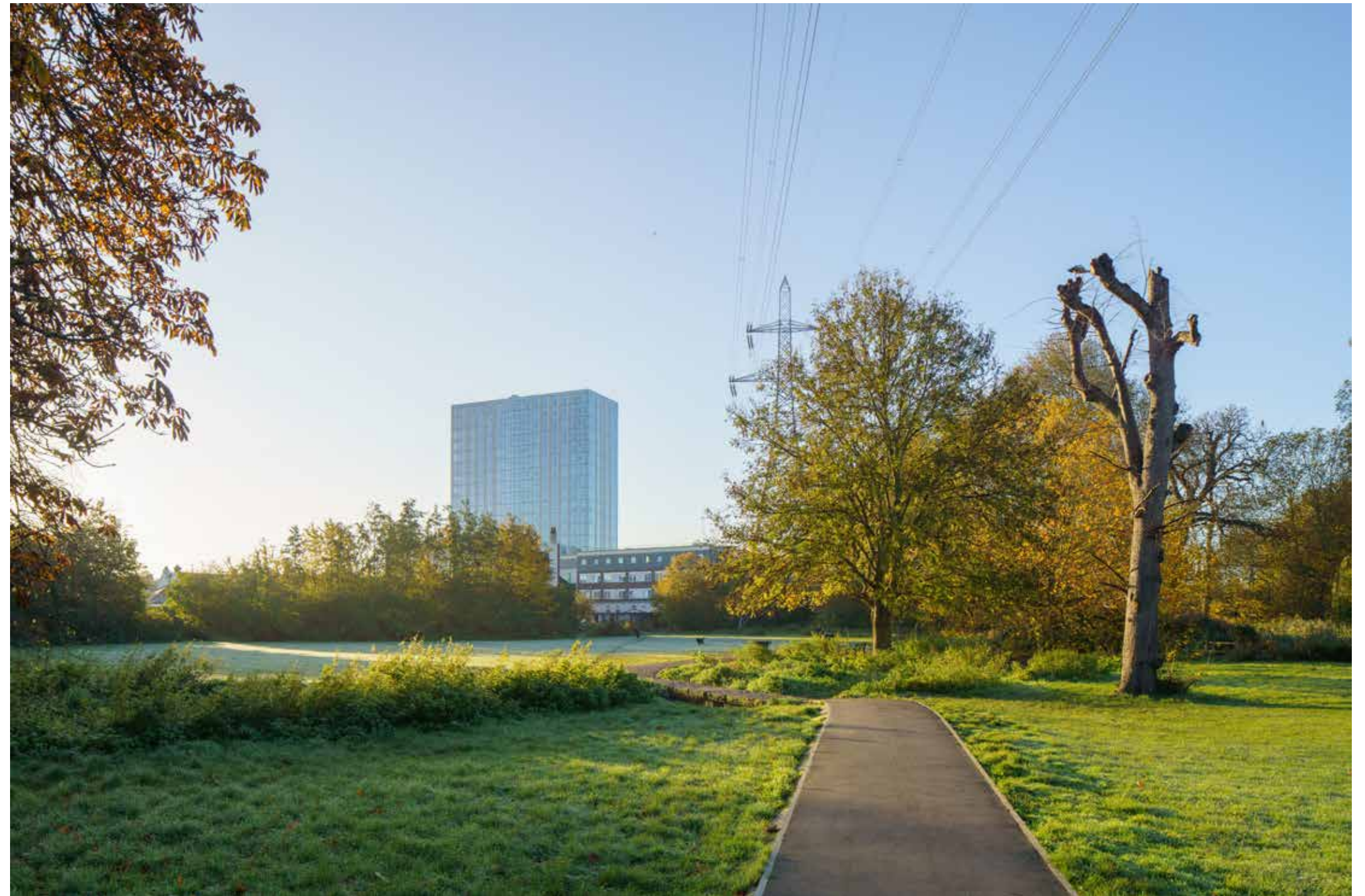
- 10.7 The Proposed Development is illustrated in purple wire line. The dotted wire line demonstrates the Proposed Development would be largely occluded during the summer months by the dense canopy of the street trees in the foreground which is characteristic to the Conservation Area, although it is recognised that during winter months there would be filtered visibility. The limited extent of visibility and considerable separating distance between the viewpoint and the Site means the Proposed Development would have a negligible impact upon the view.





**VIEW 3: WANDLE PARK (1)****EXISTING**

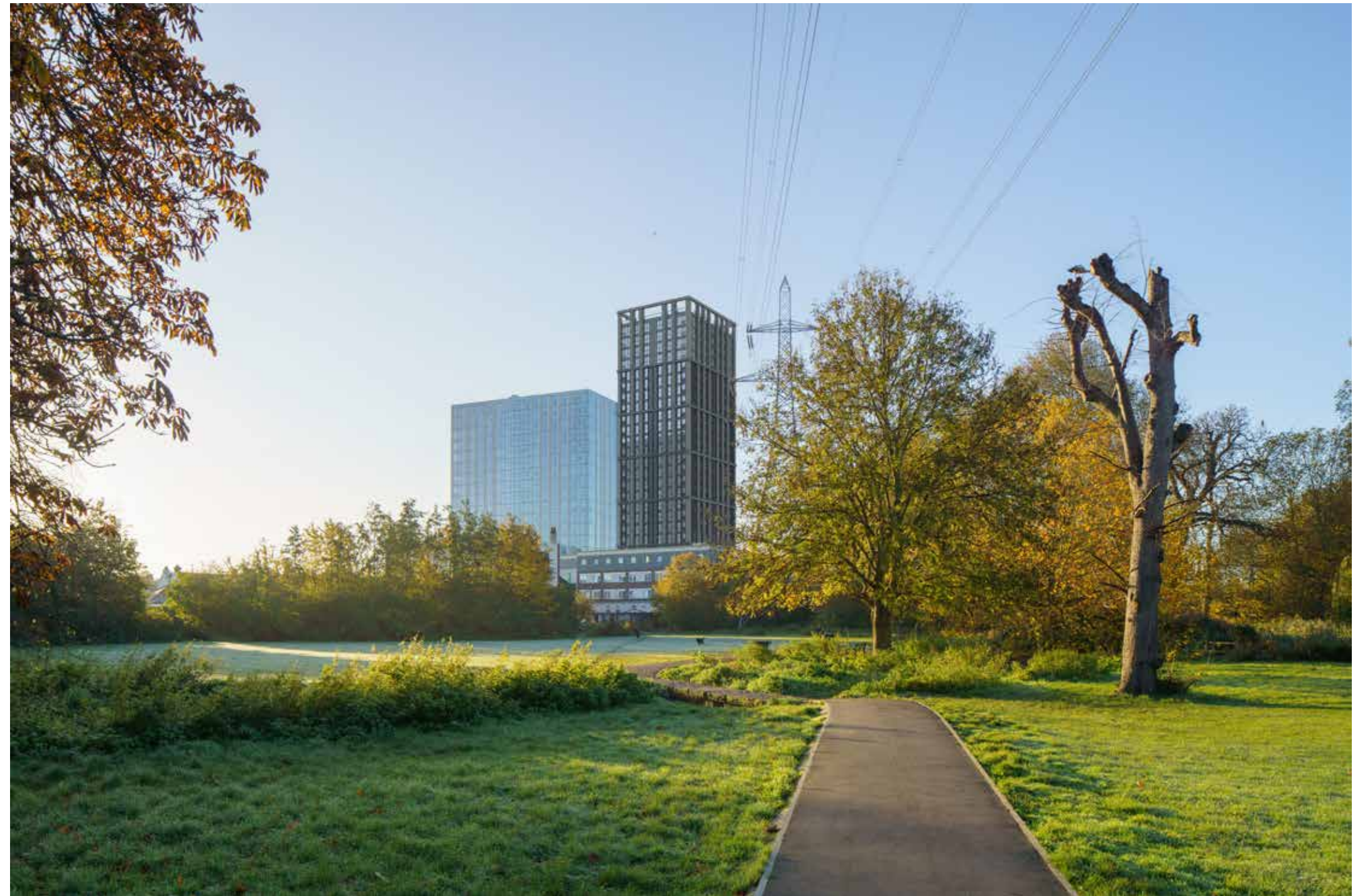
- 10.8 The viewpoint is located within Wandle Park, which also forms part of the Wandle Valley Conservation Area. The heritage asset contributes towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon its significance is provided at **Section 8.o**.
- 10.9 The view is taken from the footpath directly south of Wandle Lodge. The park is publicly accessible and is regularly used by pedestrians. The foreground of the view comprises open greensward, with the perimeter of the park largely enclosed by mature tree planting and trees.
- 10.10 The viewpoint looks south towards the Site. The gaps in the vegetation allow for an awareness of the Holiday Inn building. Britannia Point can clearly be seen above the tree line and demonstrates the urban location of the park. There is also an awareness of the overhead power lines.





## PROPOSED

- 10.11 The Proposed Development is illustrated as a render in the view. The proposed 26 storey building on the Site is in the fore and so will occlude the 16 storey building in conjunction with Britannia Point.
- 10.12 The scale and proportions of the 26 storey building contrast and complement the broader Britannia House. The architectural detailing of the building has a distinct vertical emphasis, which is broken up by horizontal banding that provides a well resolved overall composition. The 'top' of the building is distinguished by a light frame.
- 10.13 The contrast in scale and form creates an articulated skyline composition. It will reinforce the observers understanding of the proximity of the park to Colliers Wood town centre. The architectural detailing of the Proposed Development is of high quality and will form an attractive part of the view, contributing positively towards visual amenity.





**VIEW 4: WANDLE PARK (2)****EXISTING**

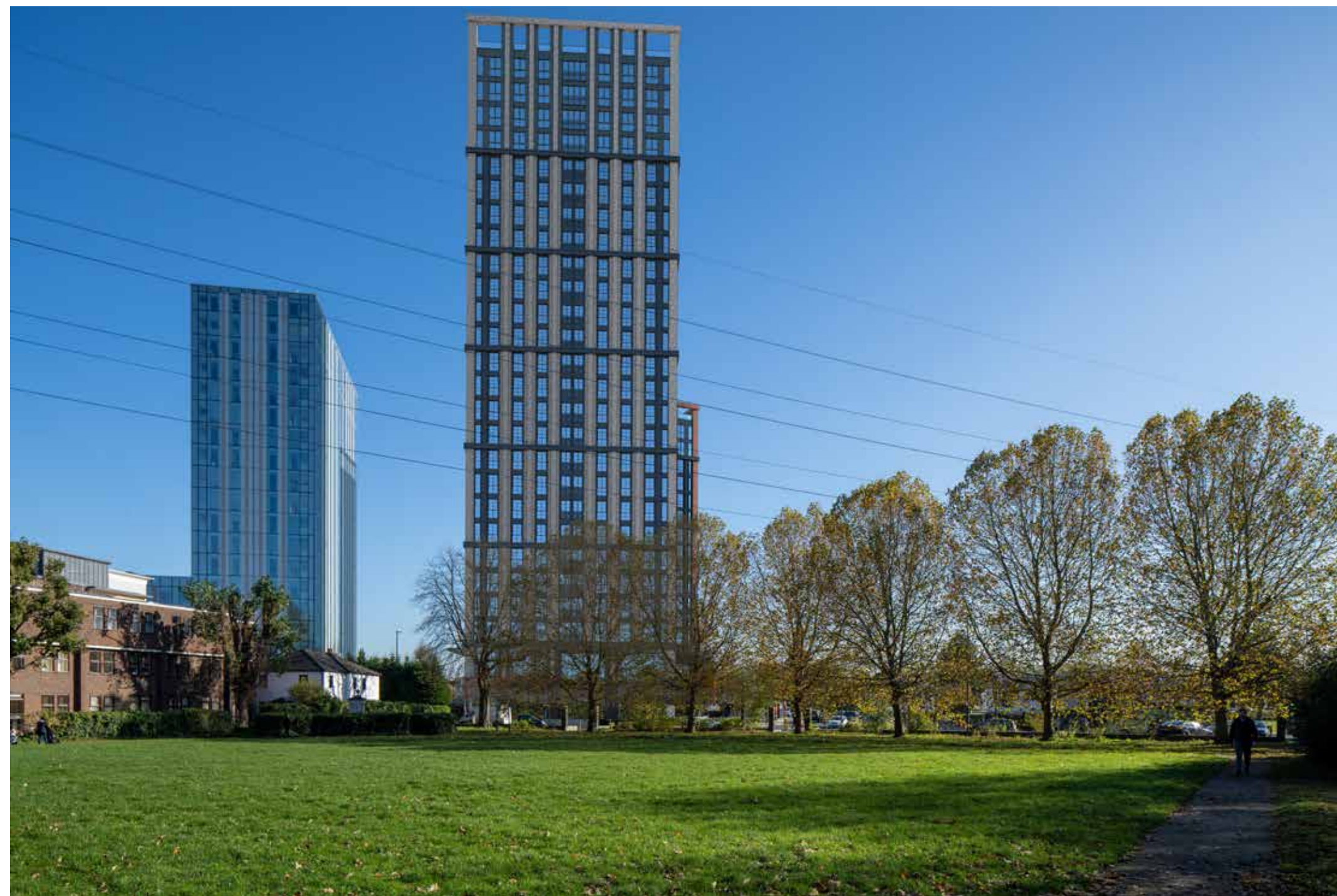
- 10.14 The viewpoint is located within Wandle Park, on the path adjacent to Wandle Bank. Again, the park is located in the Wandle Valley Conservation Area. The heritage asset contributes towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon its significance is provided at **Section 8.o**.
- 10.15 The proximity to the town centre would be readily perceptible in the view. The foreground retains the open greenspace of the park, the boundary planting is more formal and allows views through to the urban area beyond. Again, this is a publicly accessible location and, similar to view 3, would form part of a transitory experience of a pedestrian using the path, rather than a static viewpoint.
- 10.16 The viewpoint looks east toward the Site. Millers Mead Court and be clearly seen in the left of the view. In the backdrop of the view is Britannia Point, which signifies the location of the town centre and the station, with the overhead power lines.





## PROPOSED

- 10.17 The Proposed Development is illustrated as a render in the view. The 16 storey building is largely occluded by the taller 26 storey building on the Site in the foreground. The slender footprint of each building and their arrangement within the Site ensures the maximum separating distance and clear sky gaps created between them and Britannia Point. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.
- 10.18 At ground floor, the building footprints and their layout within the Site creates permeable routes between the to the west and the residential areas to the east, both located in the Wandle Valley Conservation Area.
- 10.19 The clear stepped arrangement of building heights forms a balanced composition with Britannia Point. The heights are also commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site.





**VIEW 5: KINGSTON ROAD****EXISTING**

- 10.20 The viewpoint is located on the south side of Kingston Road (A238), east of the junction with Palmerston Road. This is a public highway and one of the main routes through the area for pedestrians and vehicle traffic.
- 10.21 At this point, Kingston Road is flanked on both sides by two–2.5 storey buildings. These are mostly residential terraced buildings, though some premises have commercial uses at ground floor level. As such, there area have a strong urban character, reinforced by the heavy traffic.
- 10.22 The viewpoint looks east towards the Site. Due to the curvature of the road there is currently no direct line of sight between the viewpoint and the Site; however, Britannia Point can just be seen above the properties on the north side of the road from this viewpoint, but its materiality significantly reduces this awareness.





## PROPOSED

- 10.23 The Proposed Development is illustrated as a render in the view and would be visible to the east of Kingston Road. Over this distance the architectural detailing of the Proposed Development would not be readily perceptible, although the proportions of the building and overall skyline composition would be attractive. The rectilinear form of the building would be lit by the sun from the south during different times of the day, which would articulate the building further. The building would have a clear 'top' that would have a light frame extruded above its principal body to create an articulated skyline.
- 10.24 The Proposed Development would be seen as part of an existing urban environment, marking the location of Colliers Wood town centre and reinforcing the hierarchy in the townscape.





**VIEW 6: MERTON HIGH STREET AT SOUTH WIMBLEDON TUBE****EXISTING**

- 10.25 The viewpoint is located on the south side of Merton Highstreet, opposite the junction with Hamilton Road. Again, this is a public highway and one of the main routes through the area for pedestrians and vehicle traffic. The proximity of the South Wimbledon Tube Station would also increase the foot traffic in this location.
- 10.26 The north side of Merton High Street comprises two-three storey buildings, mostly with retail or commercial uses at ground floor and office or residential uses on the upper floors. As such, the viewpoint has a strong urban character, although the south side of Merton Road features a green edge in this location.
- 10.27 The view looks east towards the Site, however, as with View 5, the curvature of the road means there is currently no direct visual link between the viewpoint and the Site, or Britannia Point. The distant view from this point features built form, street trees traffic lights and other highway paraphernalia, consolidating its urban character. There is a transmitter mast visible on the horizon.





## PROPOSED

- 10.28 The Proposed Development is illustrated in purple wire line. It forms part of a kinetic sequence with viewpoint 5, as the observer travels along Kingston Road and Merton High Street. The dotted wire line demonstrates the Proposed Development would be largely occluded by development in the foreground, although the south elevation and top of each building would be perceptible.
- 10.29 Over this distance the architectural detailing of the Proposed Development would not be readily perceptible, although the proportions of the building and overall skyline composition would be attractive. The rectilinear form of the building would be lit by the sun from the south during different times of the day, which would articulate the building further. The building would have a clear 'top' that would have a light frame extruded above its principal body to create an articulated skyline.
- 10.30 Again, the Proposed Development would be seen as part of an existing urban environment, marking the location of Colliers Wood town centre and reinforcing the hierarchy in the townscape.





**VIEW 7: MERTON HIGH STREET AT FOOTBRIDGE OVER WANDLE****EXISTING**

- 10.31 This viewpoint is taken from the footbridge over the River Wandle which links the Sainsbury's store with Merton High Street. It looks north-east towards the Site from a prominent pedestrian route.
- 10.32 The River Wandle in the foreground forms part of the Wandle Valley Conservation Area. The heritage asset contributes towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon its significance is provided at **Section 8.o**.
- 10.33 The river can be seen extending from the fore to midground with an engineered left bank and more natural right bank which is covered with dense vegetation and tree planting. To the left of the view lies Merton High Street, featuring two storey terraced buildings on its northern side, with the south side featuring railings to the river. While the river is a semi-natural feature, the view is nonetheless urban in its character.
- 10.34 In the distance the Site can be seen, including the current hoarding which surrounds it in conjunction with Britannia Point.





## PROPOSED

- 10.35 The Proposed Development is illustrated as a render in the view. The existing view from this location is characterised by the River Wandle in the foreground, although is surrounded by retail units to the south and east that are of no architectural merit.
- 10.36 The Proposed Development is located to the fore of Britannia Point, with Acanthus House positioned slightly forward of Pimpernel House. The buildings form a group with Britannia Point, and while Acanthus House is taller, they form a legible grouping and complementing each other. The siting, scale and orientation of the Proposed Development would reinforce the alignment of the River Wandle and create a dynamic composition on the skyline in the backdrop to the view.





**VIEW 8: A24 NEAR TOOTING BROADWAY****EXISTING**

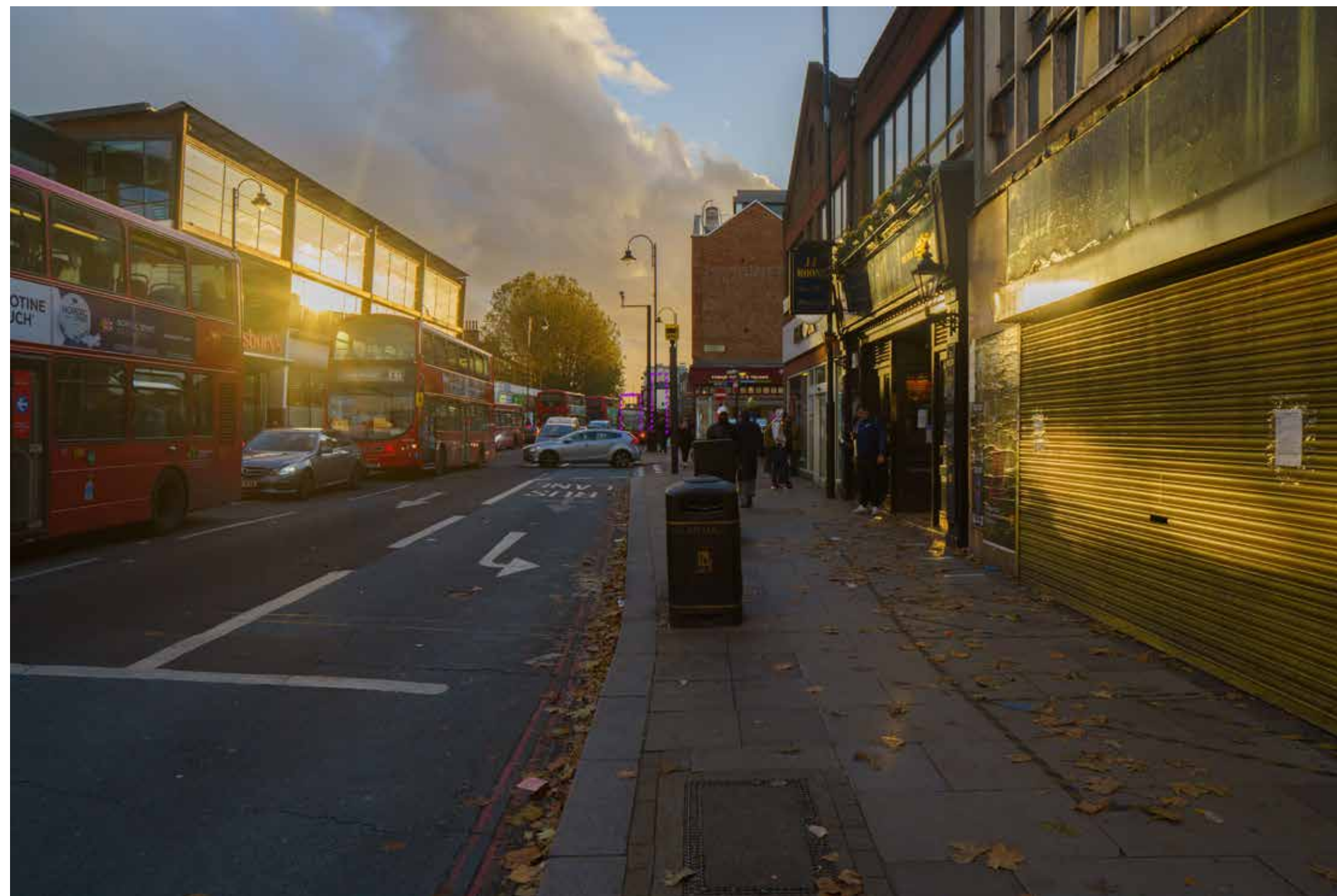
- 10.37 The view is located on the west side of the A24, opposite Tooting Broadway Tube Station and looks south west towards the Site. The A24 is the main route through the area for vehicular traffic, and the proximity of the station would result in high amounts of pedestrian traffic.
- 10.38 The foreground is dominated by the highway and commercial premises on both sides of the road, resulting in a strong urban character to this viewpoint. Street trees can be seen in the mid-ground with street lighting and traffic cameras all adding to the definite urban character of the view.
- 10.39 In the long distance view, the form of Britannia Point can be identified, terminating the view to the south. The building is too far away to be a prominent feature of the view but its presence is appreciable.





## PROPOSED

- 10.40 The Proposed Development would be largely occluded by development in the foreground of the view. Whilst the top of the 16 storey building would be perceptible, it would not change the overall composition of the view and would form an incidental part of the backdrop by virtue of the separation between the Site and viewpoint location.





**VIEW 9: A24 AT RAILWAY BRIDGE****EXISTING**

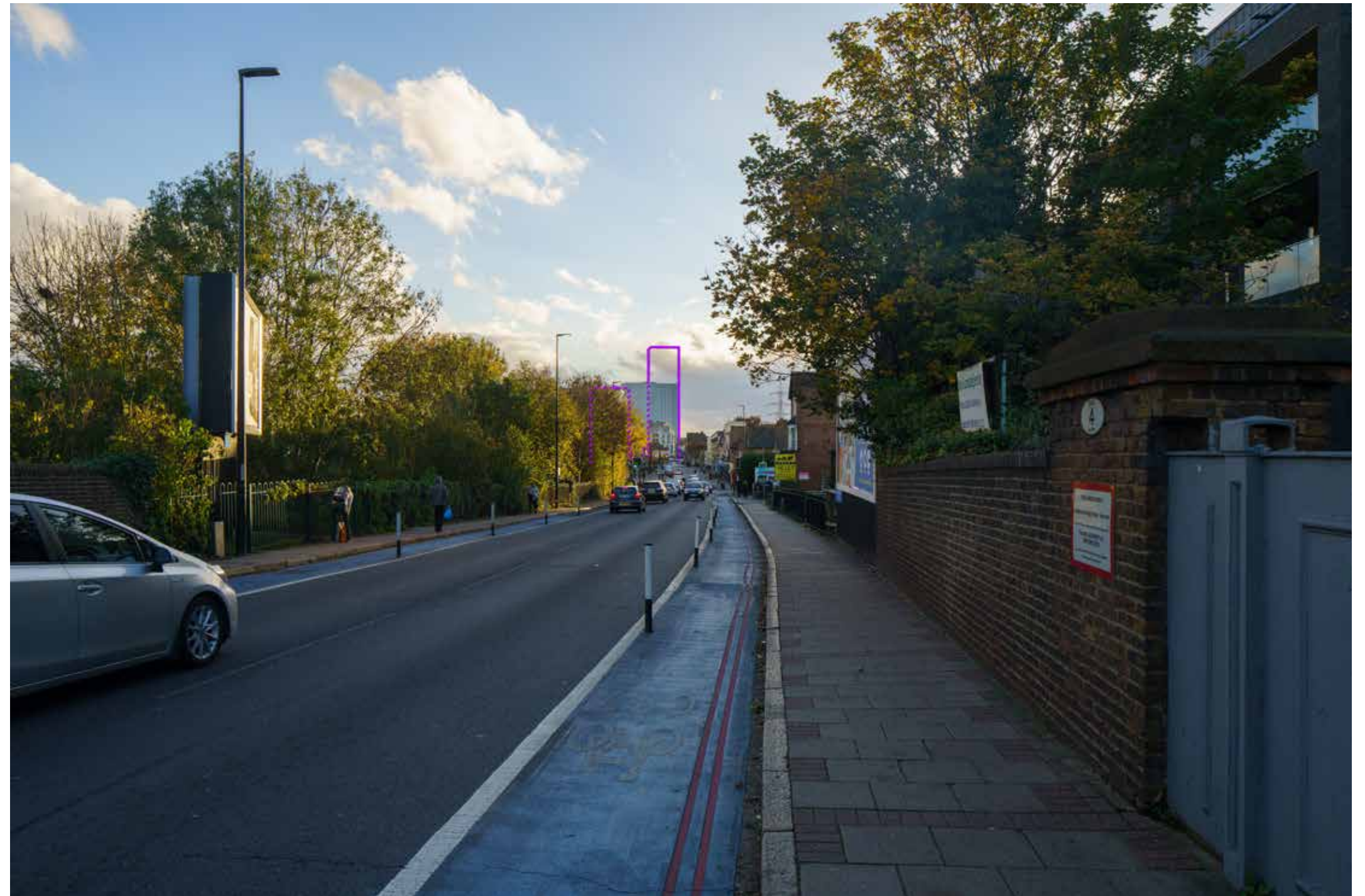
- 10.41 This viewpoint is location on the A24 railway bridge looking south west towards the Site. As with View 8, the A24 is the main route through the area for vehicular traffic and would also experience high levels of pedestrian footfall.
- 10.42 In the foreground, the railway line creates a gap in the built form, with the green edge to the east side of the A24 at the point greening the view into the mid-ground. The built form along the western edge of the A24 is modest in scale, reaching 3.5–four storeys in height.
- 10.43 In the long distance view, Britannia Point can be seen prominently with the apartment building north of Colliers Wood Tube Station seen in front of this.





## PROPOSED

- 10.44 The Proposed Development is illustrated in purple wire line. This wireline shows that Acanthus House will be visible above Britannia Point, while Pimpernel House will be screened from view by Britannia Point and the mature trees on the east side of the road.
- 10.45 Again, the scale and proportions of the 26 storey building contrast and complement the broader Britannia House. The contrast in scale and form creates an articulated skyline composition. The Proposed Development will be complementary to the skyline composition at Colliers Wood and reinforce the observers understanding of the town centre. It will form an attractive part of the view, contributing positively towards this principal approach view into the town centre.





## VIEW 10: COLLIER'S WOOD TUBE STATION

## EXISTING

- 10.46 The viewpoint is taken from the west side of the A24 just north of Colliers Wood station and looks directly south to the Site. The Colliers Wood Station is statutorily listed at grade II. The heritage asset contributes towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon its significance is provided at **Section 8.o**.
- 10.47 The A24 is, as mentioned before, a main route through the area and the Colliers Wood tube station results in high footfall in the area. The single storey range of the station and shops on the east side of the road can be seen on the left of the viewpoint. The buildings on the west of the road (right of the viewpoint) range from one to three storey with the four-storey Holiday Inn in the mid-ground. The overhead powerlines stretch from the foreground to the left of the view into the long distance and adds to the urban character of the area.
- 10.48 Britannia Point sits prominently in the mid-ground of the view dominating the view and the skyline.





## PROPOSED

- 10.49 The Proposed Development is illustrated as a render in the view. It is largely obscured by Britannia Point in the foreground, although Pimpernel House may just be seen to the left, while Acanthus House would be visible above and to the right of Britannia Point.
- 10.50 Where visible, the clear stepped arrangement of building heights forms a balanced composition with Britannia Point, in accordance with the aspirations of the emerging Local Plan. The heights are also commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site.





## VIEW 11: CHURCH ROAD NEAR BATSWORTH ROAD

### EXISTING

- 10.51 The viewpoint is taken from the junction of Church Road and Batsworth Road looking north towards the Site.
- 10.52 The view has a suburban character, with two storey residential development, garden fences and traffic calming measures seen in the fore and mid-ground.
- 10.53 In the long distance view the Premier Inn building and the 12 storey apartment building at the junction of Church Road and Prince George's Road can be seen, with the electricity pylon behind.





## PROPOSED

- 10.54 The Proposed Development is illustrated in purple wire line. The wire line demonstrates the 16 storey building would be largely occluded from view. The 26 storey building would be perceptible over a longer distance.
- 10.55 Again, the 26 storey building will have slender proportions that will form an attractive skyline silhouette. The Proposed Development will be complementary to the skyline composition at Colliers Wood and reinforce the observers understanding of the town centre. It will form an attractive part of the view, contributing positively towards this principal approach view into the town centre.





**VIEW 12: CHURCH ROAD AT A236****EXISTING**

- 10.56 The viewpoint is taken from Church Road, at the junction with the A236, looking north towards the Site. The road is a secondary route through the area for vehicle traffic.
- 10.57 In the foreground lies the two storey residential development of Palestine Grove, and the Shell garage on the east side of the road. In the mid-ground sits the apartment building on the corner of Prince George's Road which is 12 storeys in height.
- 10.58 In the long distance view the Site itself is obscured behind the Dunelm building, with Britannia Point to the rear. As such, the view transitions from suburban to urban closer to the Site.





## PROPOSED

- 10.59 The Proposed Development is illustrated as a render in the view. The scale and proportions of the 26 storey building contrast and complement the broader Britannia House. The architectural detailing of the building has a distinct vertical emphasis, which is broken up by horizontal banding that provides a well resolved overall composition. The 'top' of the building is distinguished by a light frame.
- 10.60 The clear stepped arrangement of building heights forms a balanced composition with Britannia Point, in accordance with the aspirations of the emerging Local Plan. The heights are also commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site. It will reinforce the observers understanding of the location of Colliers Wood town centre. It will form an attractive part of the view, contributing positively towards this principal approach view into the town centre.





**VIEW 13: A24 AT FORTESCUE ROAD****EXISTING**

- 10.61 The view is taken from the southern corner of the junction between Church Road and Fortescue Road, looking north to the Site. The A24 is a principal route through the area for vehicular traffic.
- 10.62 To the left of the view lies the Dunelm building, a structure with a large footprint with little detail to its elevation. To the right of the view the terraced properties are two storeys in height with retail uses at ground floor. In the mid-ground, the black hoarding of the Site can be seen amongst the road network. To the rear of this lies Britannia Point, and behind this, much lower buildings can be seen. The character of the view is varied and includes elements of retail, transport and residential uses.





## PROPOSED

- 10.63 The Proposed Development is illustrated as a render in the view. Due to the location of the view from the south, the Proposed Development would largely occlude Britannia Point to the north.
- 10.64 In the foreground, the scale and form of the proposed Acanthus and Pimpernel House would be complementary to one another, whilst their separation maximises the clear sky gaps between the buildings. Over this distance the architectural quality of the buildings would be readily appreciated. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.
- 10.65 The proposed height is commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site. It will create an attractive landmark with a clean, distinctive skyline and demonstrable improvements to the function of the immediate area.





**VIEW 14: EDGE HILL AT OAKHILL COURT****EXISTING**

- 10.66 The viewpoint is taken from the junction of Edge Hill and Oakhill Court east of the Site on rising ground. The road is not a principal route for vehicles or pedestrians.
- 10.67 In the fore ground to the left of the view sits the Sacred Heart Church, Wimbledon. The church is statutorily listed at Grade II\*. The heritage asset contributes towards the amenity of the view. In the mid-ground, the road slopes down the hill with two–2.5 storey dwellings set back from the road with formal pollarded street trees and street parking.
- 10.68 Due to its elevated position, the long distance view covers some distance. Britannia Point is perceptible, although it is softened against the sky backdrop by virtue of its material palette. There is no direct visibility of the Site.





## PROPOSED

- 10.69 The Proposed Development is illustrated as a render in the view. It will be seen above the ridge line in the backdrop and as a consequence it will form a distinguishable element of the view.
- 10.70 The Proposed Development will, however, be seen over a distance of 2.9km and would be incidental to the principal feature in the foreground, comprising the Sacred Heart Church. The Proposed Development would give rise to a negligible impact on visual amenity.





## VIEW 15: SOUTH PARK GARDENS

### EXISTING

- 10.71 The viewpoint is taken from South Park Gardens, which are situated to the north east of the Site. South Park Gardens is a public open greenspace with a treed boundary, formal planting and feature trees. It is publicly accessible and its paths connect with the surrounding roads.
- 10.72 Due to its heavily treed boundary there is no direct view of any built form from this viewpoint, though the outline of some built form is visible through the foliage.





## PROPOSED

- 10.73 The Proposed Development is illustrated in purple wire line. The dotted wire line demonstrates the Proposed Development would be occluded from view during the summer months by the dense canopy/ During winter months the canopy will shed its leaves, although the Proposed Development would be heavily filtered in views and would not form a recognisable element of the view. The Proposed Development would give rise to a negligible impact on visual amenity.





VIEW 16: MERTON ABBEY MILLS, SOUTH OF WHEEL HOUSE

EXISTING

- 10.74

This viewpoint is taken from Merton Abbey Mills, which lie to the south west of the Site, thus, the view looks north east toward the Site. The area is publicly accessible for pedestrians, however, it is not a principal route through the area, rather, this would be a fleeting view.
- 10.75

In the foreground lie the listed and locally listed buildings of Merton Abbey Mills which are a variety of brick and flint buildings which range from two to three storeys in height. The heritage assets contribute towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon their significance is provided at **Section 8.o**.
- 10.76

Behind these, in the mid-ground, lie the retail buildings on Chapter Way which has a contemporary aesthetic juxtaposed with the mill buildings. This built form results in terminating the views so there are no long distance views from this point, and no views of the Site or Britannia Point.





PROPOSED

- 10.77 The Proposed Development is illustrated as a render in the view. The top corners of the Proposed Development would be visible over the tiled ridge of the Colour House, plus the retail buildings behind. As the observer moves through the area, the extent of visibility will change and the sense of separating distance between the fore and the Site will be heightened by virtue of motion parallax.
- 10.78 Where visible, the Proposed Development would be recognised as part of the distant backdrop. The separating distance and interposing development would strengthen the sense of separation. The visibility of the Proposed Development would not affect the ability to appreciate the significance of the collection of buildings in the foreground and their composition. The rectilinear form of the building would be lit by the sun from the south during different times of the day, which would articulate the building further. The building would have a clear 'top' that would have a light frame extruded above its principal body to create an articulated skyline.





**VIEW 17: FOOTPATH IN CAR PARK NORTH OF CHAPTER WAY****EXISTING**

- 10.79 This viewpoint is situated south west of the Site, looking north east toward the Site. While situated within the public domain, is not a principal route through the area and as such this forms a glimpsed view as part of the wider townscape.
- 10.80 In the foreground lies a hard surfaced carpark with an electricity pylon located to the mid-left of the frame. In the mid-ground, the commercial and retail shed buildings and the Premier Inn, which are contemporary in their character and are large in their footprint but not in height.
- 10.81 In terms of the longer distance, Britannia Point can be glimpsed over the top of the M&S and Sainsbury's though there is no direct view of the Site.
- 10.82 Underneath Merantum Way is the Merton Abbey scheduled ancient monument. The heritage asset is concealed under the road and makes a limited contribution to the amenity of the view. A full assessment of the impact of the Proposed Development upon its significance is provided at **Section 8.o.**





## PROPOSED

- 10.83 The render shows that the Development will appear above the existing retail buildings in the foreground. The visible elements above the retail unit would be recognised as part of the backdrop; the separating distance and interposing development would strengthen the sense of separation. The visibility of the Proposed Development would not affect the ability to appreciate the significance of the collection of buildings in the foreground and their composition.
- 10.84 The rectilinear form of the building would be lit by the sun from the south during different times of the day, which would articulate the building further. The building would have a clear 'top' that would have a light frame extruded above its principal body to create an articulated skyline. The Proposed Development would also form a helpful legibility function, leading the pedestrian through the underpass to the north and towards Colliers Wood station.





## VIEW 18: SOUTH GARDENS

## EXISTING

- 10.85 The viewpoint from South Gardens looks west toward the Site. The view is located in the Wandle Valley Conservation Area, although this designation is largely to incorporate the Grade II listed Singlegate School in the foreground. The heritage asset contributes towards the amenity of the view, although a full assessment of the impact of the Proposed Development upon its significance is provided at **Section 8.o**.
- 10.86 The school and residential properties are seen in the foreground with the street tree outside the school softening the view. The foreground of the view is suburban in character, although the observer is readily aware of the proximity to the town centre and station to the west. In the mid-ground, Britannia Point can be seen prominently rising above the general building line, presenting a more urban character in the mid-ground.





PROPOSED

- 10.87 The viewpoint is located at the junction of South Gardens and Valley Gardens, approximately 85m from the Site.
- 10.88 From this location the Proposed Development will be readily perceptible. It would be seen to the right of Singlegate School in the foreground and would allow a clear sky backdrop to the school cupola, although there would be coalescence between the two as the observer travels along South Gardens. This effect, and the transition in scale between the finer grain residential in the foreground, has the potential to give rise to some adverse impacts to visual amenity in kinetic views from South Gardens. The supporting design guidance for policy CW2 of the emerging Local Plan states *"development will need to be of a scale, layout and design to minimise harm to the residential amenity of the existing residents in Britannia Point and on Christchurch Road, based on the principles of a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area"*.
- 10.89 The Proposed Development comprises two tall buildings of 16 and 26 storeys. The clear stepped arrangement of building heights forms a balanced composition with Britannia Point, in accordance with the aspirations of the emerging Local Plan. The heights are also commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the 'island' site.
- 10.90 The Proposed Development incorporates design mitigation to minimise harm to visual amenity, in accordance with the supporting text to the emerging policy. Of note, the transition in scale from the residential street is mediated and mitigated by the lower 16 storey building, which steps up to Britannia Point and the taller 26 storey building on the west side of the Site. The slender footprint of each building



and their arrangement within the Site ensures the maximum separating distance and clear sky gaps created between them. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.

- 10.91 As a whole, the Proposed Development incorporates embedded design mitigation that minimises harm to visual amenity. The scale of development is commensurate to the town centre location adjacent to the primary public transport. The scale relationship to the east is not an uncommon one in a town centre

location in London, particularly where it marks a major transport node. At ground floor, those same areas that experience adverse effects would benefit from a demonstrable improvement to the character and function of the townscape, discussed at **Section 9.0**.



## VIEW 19: COLWOOD GARDENS

### EXISTING

10.92 The viewpoint is located midway along Colwood Gardens, which is situated to the east of the Site. The alignment of the road creates long axial towards the Site. Both sides of the road comprise two storey residential development progressing from the fore to mid-ground, although the observer is readily aware of the proximity to the town centre and station to the west. To the right of the view Britannia Point is visible, which further reinforces the sense of the town centre location.





PROPOSED

- 10.93 The viewpoint is located approximately 140m from the Site. Similar to viewpoint 18, Colwood Gardens is one of two residential streets lining perpendicular to the Site, where the Proposed Development will be readily perceptible.
- 10.94 The supporting design guidance for policy CW2 of the emerging Local Plan states “development will need to be of a scale, layout and design to minimise harm to the residential amenity of the existing residents in Britannia Point and on Christchurch Road, based on the principles of a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area”.
- 10.95 The Proposed Development comprises two tall buildings of 16 and 26 storeys. The clear stepped arrangement of building heights forms a balanced composition with Britannia Point, in accordance with the aspirations of the emerging Local Plan. The heights are also commensurate with the town centre location, particularly mindful of it being adjacent to the underground station and also the characteristics of the ‘island’ site.
- 10.96 The Proposed Development incorporates design mitigation to minimise harm to visual amenity, in accordance with the supporting text to the emerging policy. Of note, the transition in scale from the residential street is mediated and mitigated by the lower 16 storey building, which steps up to Britannia Point and the taller 26 storey building on the west side of the Site. The slender footprint of each building and their arrangement within the Site ensures the maximum separating distance and clear sky gaps created between them. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.
- 10.97 As a whole, the Proposed Development incorporates embedded design mitigation that



minimises harm to visual amenity. The scale of development is commensurate to the town centre location adjacent to the primary public transport. The scale relationship to the east is not an uncommon one in a town centre location in London,

particularly where it marks a major transport node. At ground floor, those same areas that experience adverse effects would benefit from a demonstrable improvement to the character and function of the townscape, discussed at **Section 9.0**.



## VIEW 20: COLLIERS WOOD RECREATION GROUND

### EXISTING

- 10.98 The viewpoint is located approximately 250m from the Site, within Colliers Wood Recreation Ground. The recreation ground comprises open greensward that provides amenity to the local residential area and Singlegate primary School.
- 10.99 The open space is bounded by some vegetation and development to the south, although it affords panoramic views of the surrounding area.
- 10.100 In the backdrop of the view is Britannia Point, which signifies the location of the town centre and the station.





## PROPOSED

- 10.101 The proposed two tall buildings will be readily perceptible from this location. The scale, form and mass of the buildings will form an attractive skyline composition with Britannia Point. The slender footprint of each building and their arrangement within the Site ensures the maximum separating distance and clear sky gaps created between them. In conjunction with their orientation and the variation in brick material palette, this adds further depth to their composition.
- 10.102 As a whole, the Proposed Development would contribute towards creating a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area.









# 11.0 CONCLUSION

**COLLIERS WOOD ISLAND SITE, LAND SOUTH OF BROWN AND ROOT TOWER (BRITANNIA HOUSE)**



# CONCLUSION

- 11.1
- The Proposed Development has evolved through a detailed understanding of the Site, its surrounding context and the aspirations of the development plan. Design development has benefited from discussions with the London Borough of Merton during the pre-application process.
- 11.2
- The proposed design strategy optimises the development of the Site and goes towards satisfying the regeneration aspirations of the development plan. It would improve the local townscape, reinforce local identity and contribute positively towards transformational change of Colliers Wood town centre, in accordance with policy CS1 of the Core Strategy.



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