

MERTON DESIGN REVIEW PANEL

Wednesday 24 July 2019

A meeting of the Design Review Panel will be held on Wednesday 24 July 2019 starting at **6:00 pm** in Committee Rooms **B & C** on the 1st floor in Merton Civic Centre.

Notes:

- i. Items that are at the Pre-Application stage are **NOT** open to the public. All application numbers ending in NEW, or which are stated as pre-application, are Pre-Application items.
 - ii. Members of the public are welcome to attend as **observers** for items that are registered planning applications, but are not allowed to speak. For all other items, the Panel is **not** open for public attendance.
 - iii. Council officers and councillors are allowed to attend as observers at pre-application items.
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The applications to be considered at this meeting are as follows, with times to be devoted to each item:

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

1. Pre-Application, 19/P2218, **High Path Estate – Phase 3**, South Wimbledon, Case Officer: **Awot Tesfai**. Ward: ABBEY. *Reserved Matters pre-application for Phase 3 of the redevelopment of the High Path housing estate. This consists of blocks to the south and east of South Wimbledon Tube Station, including ground floor retail uses fronting Merton High Street and mews to the rear. This is part of a masterplan for the estate regeneration. An outline application for the overall masterplan has consent (17/P1721), and was reviewed by the Panel on 20 July 2016 (AMBER) and 24 May 2017 (GREEN). Phase 1 of the masterplan also has consent (16/P1831) as a separate full application, reviewed by the Panel on 20 July 2016 (AMBER). Phase 2 of the masterplan, which is currently a reserved matters application, was reviewed by the Panel on 27 September 2018 (AMBER)*

6:15pm - 7:00pm

2. Pre-Application, 18/P3965, **1-4 Francis Grove**, Wimbledon, Case Officer: **David Gardener**. Ward: HILLSIDE. *Demolition of existing buildings and erection of 11 storey office building. The proposals for this site were initially reviewed by the Panel on 24 January 2019 (AMBER)].*

7:00pm – 7:45pm

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3. Pre-Application, 17/P4234, **YMCA, 196-200 The Broadway**, Wimbledon, Case Officer: **Stuart Adams**. Ward: TRINITY. *Demolition of existing buildings and replacement with new YMCA hostel, new public spaces and 15-storey private residential building.* This application was previously reviewed by the Panel on 29 May 2018 (AMBER) but with a different design by a different architect. Although using the same application number, this is a completely different design to the previous proposals.

7:45pm – 8:30pm

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

	High Path Estate	Francis Grove	YMCA
Conservation Area	NO	NO	NO
CA Appraisal	NO	NO	NO
Listed Building	NO¹	NO	NO
Locally Listed Building	NO	NO	NO
Metropolitan Open Land	NO	NO	NO
Nature Conservation or Open Space	NO	NO	NO
Archaeology	NO	YES	NO
Scheduled Ancient Mon.	NO	NO	NO
Historic Park/Garden	NO	NO	NO
UDP/LDF Site Proposal	YES	NO	YES
Flood Plain	YES²	NO	NO
Planning Brief	YES³	NO	NO

Notes:

1. The Site wraps around South Wimbledon tube station, which is statutory listed Grade II.
2. Much of the site is in flood zone 2.
3. The Merton Estates Local Plan provides the planning guidance for the redevelopment of this estate.