

# Colliers Wood

# Site Proposal 02

# 43-45 Palestine Grove

43-45 Palestine Grove, Colliers Wood, SW19 2QN



**Site area**

0.02 ha

**Site description**

The site is occupied by a vacant and dilapidated storage/warehouse building with high brick and timber fencing.

Immediately east and adjoining the site is a similar sized property with a building being utilised by a manufacturing business (electric slotmeters London).

Residential uses generally comprising two/three storey terraced homes predominate in the vicinity of the site. Immediately to the west of the site is a private car park with approximately 10 spaces.

**Strategic planning factors**

The entire site is within medium risk of flooding (Flood Zone 2).

The site is within an archaeological priority zone.

The site is within an area with moderate accessibility to public transport (PTAL 3).

**Current use**

Vacant former workshop.

<b>Use suggested / organisation</b>	Residential – London Borough of Merton.
<b>Allocated use</b>	Residential (C3 Use Class).
<b>Delivery timescale</b>	2014 – 2016.
<b>Issues</b>	<p>Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.</p> <p>Access arrangements to this site should continue via the Christchurch Road entrance of Palestine Grove.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p> <p>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</p>

# Site Proposal 05

# Colliers Wood Community Centre

64-72 High Street Colliers Wood, Colliers Wood, SW19 2BY



<b>Site area</b>	0.13 ha
<b>Site description</b>	Colliers Wood Community Centre is a detached mainly two storey building. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing to the rear and mixed use residential and commercial buildings of two or three storeys in height along the High Street. Immediately adjacent to the site is a public house.
<b>Strategic planning factors</b>	The site is within an archaeological priority zone and an area with very good accessibility to public transport services (PTAL 5). The eastern portion of the site is within a neighbourhood parade, flood zone 2 and a critical drainage area.
<b>Current use</b>	Community Centre (D1 Use Class).
<b>Use suggested / organisation</b>	Mixed use community (which could include a library) and residential – London Borough of Merton.
<b>Allocated use</b>	Mixed use community (D1 Use Class, which could include space for a library) and residential (C3 Use Class). Could also include commercial uses such as a café on street frontage.

**Delivery timescale  
Issues**

2019 – 2024.

This site is a deep site and potentially has capacity for a library, community uses and some commercial uses (e.g. café) fronting the High Street. There is scope for residential development either on upper floors or to the rear of the site.

A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours, creating a more secure environment, helping to minimise vandalism.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the critical drainage.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.

The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.

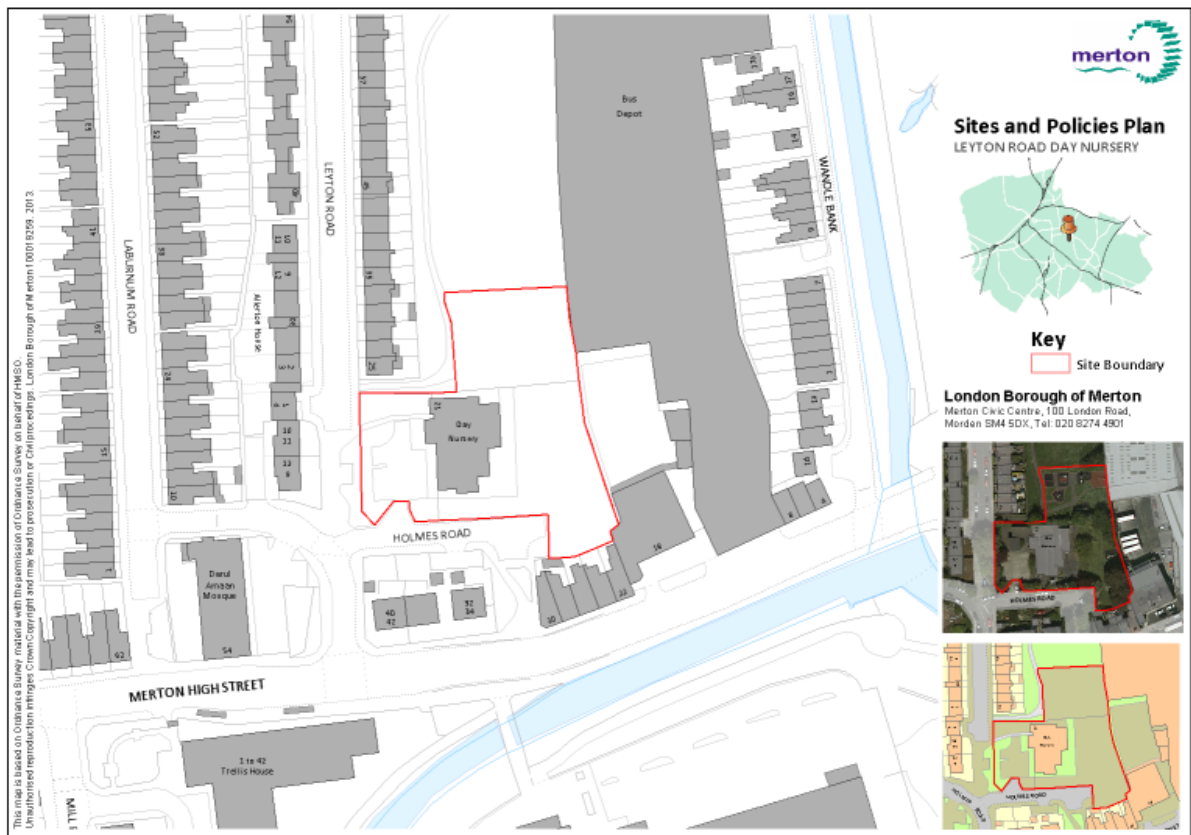
Investigating the potential impact of any proposed development on archaeological heritage.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.

# Site Proposal 08

## Leyton Road Centre

21 Leyton Road, Colliers Wood, SW19 1DJ



<b>Site area</b>	0.34 ha
<b>Site description</b>	This single storey building has the three-storey Merton Bus Garage building to its east, All Saints recreation ground to the north and two-storey terraced housing to the west and south.
<b>Strategic planning factors</b>	<p>The site is within an archaeological priority zone and an area with very good accessibility to public transport services (PTAL 5). A small part of the site is within a critical drainage area.</p> <p>The site is adjacent to the Wandle Valley conservation area (along the southern and eastern boundaries), open space (All Saints recreation ground) and the Colliers Wood town centre boundary.</p>
<b>Current use</b>	Offices (B1[a] Use Class).
<b>Use suggested / organisation</b>	Consider a range of uses including community and residential – London Borough of Merton.
<b>Allocated use</b>	Any of the following or a suitable mix of community (D1 Use Class - education/day centre etc) and residential (C3 Use Class).
<b>Delivery timescale</b>	2019 – 2024.

## Issues

The potential for educational use on this site has been highlighted in an external report commissioned by the London Borough of Merton.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Localised footpath improvements to improve pedestrian access.

The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

Respecting the character of the adjacent conservation area.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.

# Site Proposal 14

Taylor Road Day Centre  
Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



<b>Site area</b>	0.08 ha
<b>Site description</b>	The site consists of a single storey pitched roof building that is surrounded by two storey houses.
<b>Strategic planning factors</b>	The site is in an area with poor accessibility to public transport services (PTAL 2).
<b>Current use</b>	Day Centre (D1 Use Class).
<b>Use suggested / organisation</b>	Residential – London Borough of Merton.
<b>Allocated use</b>	Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere.
<b>Delivery timescale</b>	2019 – 2024.
<b>Issues</b>	Suitable alternative locations need to be secured if community services are no longer to be provided on this site.  In a mixed use development, residential uses should be on upper



floors.

A mix of uses including residential will facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to and in the vicinity of the site.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.

# Site Proposal 18

60 Pitcairn Road

60 Pitcairn Road, Mitcham, CR4 3LL



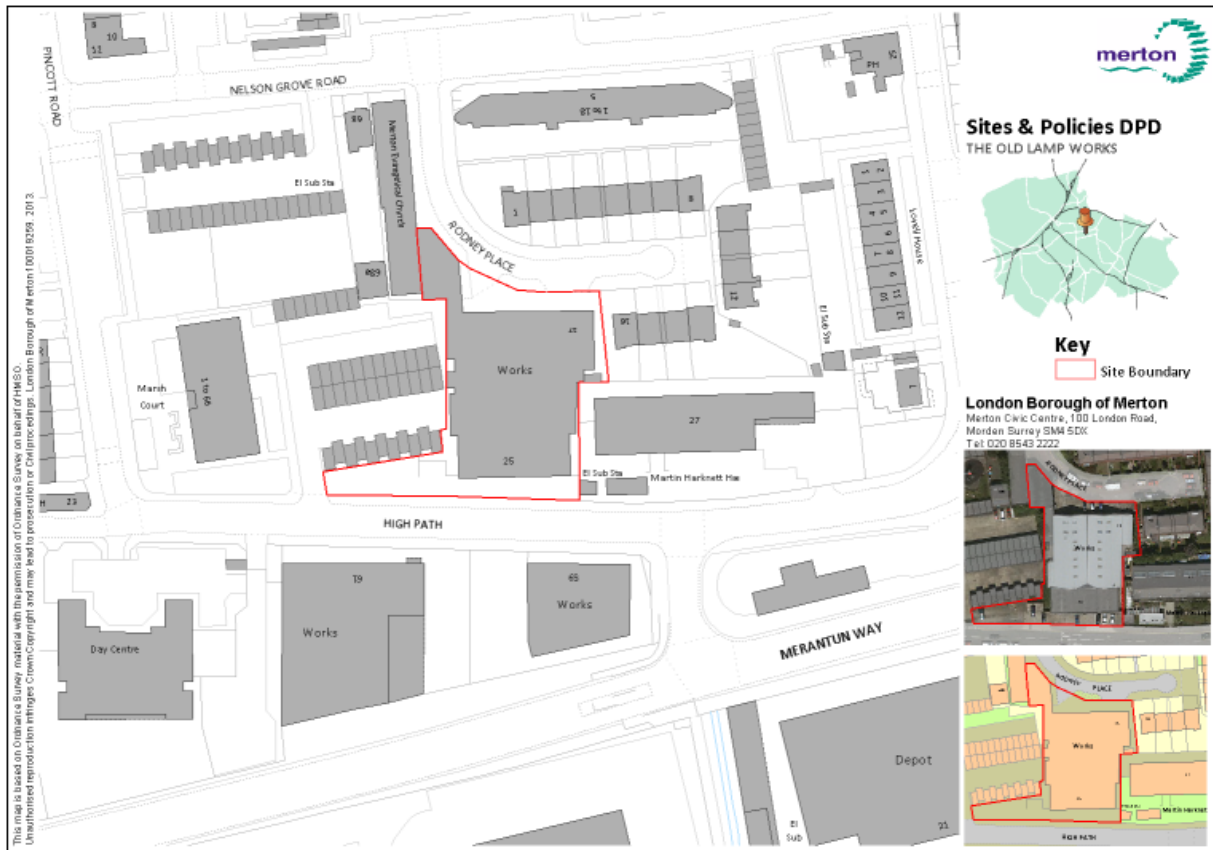
<b>Site area</b>	0.03 ha
<b>Site description</b>	The site consists of a two storey industrial building with access to Pitcairn Road. The surrounding area is characterised by two-storey terraced houses, however there is a two storey industrial building to the southeast of the site and church use to the south.
<b>Strategic planning factors</b>	The site is in an area with moderate accessibility to public transport services (PTAL 3) and a critical drainage area.
<b>Current use</b>	Vacant – last use was for small business (approximately 10 years ago).
<b>Use suggested / organisation</b>	Residential – Paper Project acting on behalf of the owner.
<b>Allocated use</b>	Residential (C3 Use Class).
<b>Delivery timetable</b>	2014 – 2019.
<b>Issues</b>	Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue on this site.  Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Site 80 is situated to the rear of the property and ideally both sites will be delivered together.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.

# Site Proposal 46

The Old Lamp Works  
25 High Path, Colliers Wood, SW19 2LQ



<b>Site area</b>	0.25 ha
<b>Site description</b>	This site consists of a part-single and part-two storey industrial building. To the west are two storey houses and a two storey office building. South of the site, on the opposite side of High Path, is a two storey church and east of the church is a part-two and part-three storey industrial building. West of the site are single storey vehicle storage garages and beyond it is a twelve storey tower block. North of the site is a single storey church building and two storey houses.
<b>Strategic planning factors</b>	The site is within an archaeological priority zone, a critical drainage area and an area with good accessibility to public transport services (PTAL 4).
<b>Current use</b>	Office, warehouse and distribution.
<b>Use suggested / organisation</b>	Residential - Indigo Planning (consultants) representing Wisepress Ltd.
<b>Allocated use</b>	Residential (C3 Use Class) or education (D1 Use Class).

**Delivery timescale  
Issues**

2014 – 2019.

Retention of existing business and employment within the borough.

Potential parking, road safety and traffic impacts on neighbouring streets need to be managed. There is not sufficient turning space or access for HGV's to the site at present.

In a mixed use development, residential uses should be on upper floors.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area. Anecdotal evidence of surface water flooding from High Path was provided by the owner.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.

# Site Proposal 59

## Corner Baltic Close and High Street Colliers Wood

194-196 High Street Colliers Wood, Colliers Wood, SW19 2BH



**Site area**

0.02 ha

**Site description**

The site is a hardstanding area on the corner of High Street Colliers Wood and Baltic Close. At the opposite side of Baltic Close to the southwest of the site is a three storey public house (Charles Holden). To the west of the site is a four storey residential block (Oslo Court) with the Wandle Park beyond.

The High Street Colliers Wood frontage of the site is adjoined on the northern side by a three storey shopping parade with retail units at ground level and flats above. The site is almost directly opposite the Colliers Wood underground station.

**Strategic planning factors**

The site is within the Wandle Valley conservation area, an archaeological priority zone, an area with an excellent level of public transport accessibility (PTAL 6a), flood zone 2 and a small part of the eastern corner of the site is within a critical drainage area.

The Colliers Wood Underground Station building to the east of the

site is a grade II listed building.

The parade of shops to the north of the site is of poor quality and the immediately surrounding area is in need of appropriate environmental improvements, incorporating pedestrian access into Wandle Park.

**Current use**

Informal car park.

**Use suggested /  
organisation**

Residential – Transport for London.

**Allocated use**

Any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class) and residential (C3 Use Class).

**Delivery timescale**

2019 – 2024.

**Issues**

In a mixed use development, residential uses should be on upper floors.

Respecting the character and the views into and from the neighbouring conservation area and the setting of the listed building (Colliers Wood tube station) located to the east of the site.

Any development should take the opportunity to improve the junction between High Street Colliers Wood and Baltic Close, and enhance the gateway to the Wandle Park.

Minimise impact on highway capacity, safety and movement.

The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the location within a flood zone and a critical drainage area.

Investigating the potential impact of any proposed development on archaeological heritage.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, particularly in relation to Oslo Court to the west of the site.

Recognising the opportunity to improve the environment of Baltic Close.

Recognise the National Grid power lines running under Baltic Close.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.



# Site Proposal 78

# 191-193 Western Road

191-193 Western Road, Colliers Wood, SW19 2QD



**Site area** 0.51 ha

**Site description** The site is situated on the southern side of Western Road, which is a busy arterial thoroughfare. The site is currently occupied by a warehouse building and hardstanding parking area. Sole access to the site is achieved centrally along the Western Road frontage.

The site is surrounded by two storey residential properties to the south, east and west. To the north of the site on the opposite side of Western Road is a large industrial site occupied by Blackout, a blinds and rigging company situated within a strategic industrial location.

**Strategic planning factors** The site is within flood zone 2 and the entire site is within a critical drainage area.

The site is adjacent to the Western Road allotments which are situated to the southeast of the site.

The site is in an area with moderate access to public transport services (PTAL 3) and is within the Colliers Wood archaeological protection zone.

<b>Current use</b>	Factory and open storage.
<b>Use suggested / organisation</b>	Residential – James Davis (owner).
<b>Allocated use</b>	Residential.
<b>Delivery timescale</b>	2014 – 2019.
<b>Issues</b>	<p>The frontage along Western Road is busy and adjoins residential properties.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p> <p>Development proposals will need to incorporate suitable mitigation measures to minimise flood risk for future occupiers and the potential for water pollution from the site.</p> <p>Mitigating potential parking, traffic and safety impacts on neighbouring streets and local amenity.</p> <p>Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.</p> <p>Recognise the National Grid power lines running under Western Road.</p> <p>Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.</p>

# Site Proposal 80

## Crusoe Road Industrial Buildings 45A and 45B, Crusoe Road, Mitcham, CR4 3LJ



**Site area** 0.12 ha

**Site description** The site is occupied by single storey commercial buildings, and has a small concrete forecourt which is informally utilised for parking and loading associated with the businesses.

The adjoining site to the west contains a two storey industrial building which is vacant on the ground floor and accommodates the Rhema Church Ministries on the first floor. The general character of the surrounding area is dominated by two storey residential terraces.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3).

The site is within a critical drainage area and the southern boundary of the site is susceptible to surface water flooding.

**Current use** Light Industrial.

**Use suggested /** Residential – respective site owners of 45A and 45B.

**organisation**

**Allocated use** Residential (C3 Use Class).

**Delivery timescale** 2014 – 2019.

**Issues** Protecting the residential amenity of the adjoining properties.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

Thames Water has assessed the water/wastewater capacity locally and do not envisage infrastructure concerns relating to potable water supply or wastewater services.