

# Mitcham

# Site Proposal 09

Mitcham Library  
London Road, Mitcham, CR4 2YR



**Site area** 0.18 ha

**Site description** This site contains a two storey library and community facility with a car park located to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks of flats and retail parades.

**Strategic planning factors** The site is located outside the Mitcham town centre boundary. The site is located in an archaeological priority zone and an area with good accessibility to public transport services (PTAL 4).

The original pitched roof library building is locally listed but not the more modern flat roofed side and rear extensions.

**Current use** Library and other community facilities (D1 Use Class).

**Use suggested / organisation** Library to be maintained and improved either on site or closer to Mitcham town centre. Residential on part of site to support library function – London Borough of Merton.

**Allocated use** Library to be retained and improved (either on site or closer to Mitcham town centre). The remainder of the site considered for an

appropriate mix or any of community (D1 Use Class), office (B1[a] Use Class) or residential (C3 Use Class) uses. Small town centre uses (less than 280 m<sup>2</sup>) would be suitable given the edge of centre location.

**Delivery timescale** 2019 – 2024.

**Issues** Mitcham library facility to be improved to service specifications. Service specifications should increase customer floor area and provide more adaptable and suitable modern space. Library to be retained either on site or closer to the town centre. Redevelopment proposals should take place after Rediscover Mitcham has been delivered.

Mitcham town centre is receiving c£6.2 million of investment between 2012 – 2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. Research and consultation responses associated with the Rediscover Mitcham project will be used to help inform the future of this site. Proposals associated with Rediscover Mitcham may provide the impetus for a new library development in the town centre which would enable alternative uses on this site.

If residential elements are considered, these should be located on upper floors.

Proposals need to respect the character of the locally listed building.

Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. The provision of some on site parking would be desirable.

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.



**Strategic planning factors** The site is within a green corridor, the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3).

The London Road playing fields to the southwest of the site are designated as open space, a site of (borough) importance for nature conservation (grade II), a green chain and the footpath (Church Path) along the south-western boundary needs to be preserved.

Portions of the site are within a critical drainage area.

**Current use** Council offices (Worsfold House – currently used for resident training), school use (Chapel Orchard) and a former surgery.

**Use suggested / organisation** Residential – by owner (London Borough of Merton).

**Allocated use** A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class).

**Delivery timescale** 2018 – 2024.

**Issues** Maintaining a functional green corridor that will allow for species migration.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the conservation area.

Respecting and enhancing the adjacent nature conservation area.

There may be potential for redevelopment to encompass either or both of the school sites to the east and west, ensuring the provision of the school(s) in a modern facility. Further investigation of this should be undertaken.

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 have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.

# Site Proposal 20

Wilson Hospital  
Cranmer Road, Mitcham, CR4 4LD



**Site area** 1.8 ha

**Site description** The site consists of a large part single and part two storey hospital building fronting Cranmer Road. Along the south-eastern boundary are Caesars Walk and two storey terrace houses. To the south and southwest of the site are Cranmer Primary School and its playing fields. The access road to Cranmer Primary School runs along the northwest boundary with a row of two storey terrace houses beyond. On the opposite side of Cranmer Road is a large open space known as Cranmer Green.

**Strategic planning factors** The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3). A part of the site is designated as green corridor. The hospital building is a locally listed building.

The Cranmer Green to the northeast of the site is designated as metropolitan open land, open space, green corridor, green chain, local nature reserve and is within the Wandle Valley Regional Country Park.

The northeast portion of the site is within a critical drainage area.

<b>Current use</b>	Health clinics relating to mental health, drugs and early intervention, and a GP surgery (D1 Use Class).
<b>Use suggested / organisation</b>	Mixed use nursing home (C2 Use Class), residential (C3 Use Class), community and health (D1 Use Class) – Sutton and Merton PCT.
<b>Allocated use</b>	The size and location of this site gives it potential for a range of community uses (D1 Use Class) in whole or in part including healthcare and education.  If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led mixed use scheme that may include some 'residential institution' type accommodation (C2 Use Class) and/or some residential (C3 Use Class).  If the Local Care Centre is to be located at another site then the site has potential for community uses including education (D1 Use Class), and/or a nursing home (C2 Use Class), and/or residential (C3 Use Class).
<b>Delivery timetable</b>	2019 – 2024.
<b>Issues</b>	Whether the proposed Local Care Centre to serve this part of the borough will be provided. This site among others is being considered.  Retention of the positive features of the locally listed building.  Respecting the character of this part of the conservation area.  Protecting the residential amenity of the adjacent properties.  Protecting the habitat of the protected species that have been identified on/near the site in past ten years i.e. Common Toads, Smooth Newts and Common Frogs.  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.  Investigate the possibility of upgrading access to Cranmer School.  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 21

## Birches Close

1-7 Birches Close, Mitcham, CR4 4LQ



**Site area** 0.9 ha

**Site description** The site, which has access from Cricket Green, consists of various single and two storey buildings accommodating specialist NHS clinics and supported accommodation units. To the north, on the opposite side of the footpath, Cold Blows, is a three storey office building and three storey blocks of flats. To the east of the site is a single storey nursing home and to the south is a bowling green, the Methodist Church and a row of two storey terrace houses. To the west is a row of two and three storey detached and semi-detached houses.

**Strategic planning factors** The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3). 'The Birches' (a.k.a. 'Birches House') is a locally listed building on the site.

The Mitcham Cricket Green to the west of the site is designated as metropolitan open land, open space, green corridor, green chain and is within the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the northern boundary needs to be preserved.



The setting of the 'The White House' at 7 Cricket Green and 'Chestnut Cottage' at 9 Cricket Green are both grade II listed buildings and need to be preserved and respected.

Portions of the north, east and west of the site are within a critical drainage area.

The principle of residential development on the site was tested as part of planning application 10/P0153 which was only refused on design related matters.

**Current use** Specialist health facilities including a polyclinic, day centre and chiropody clinic (D1 Use Class) and 8 assisted living units for people with learning disabilities.

**Use suggested / organisation** Mixed use dwellings (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

**Allocated use** The size and location of this site give it potential for a range of community (D1 Use Class) uses in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led mixed use scheme that may include some 'residential institution' type accommodation (C2 Use Class) and/or some residential (C3 Use Class).

If the Local Care Centre is to be located at another site then the site has potential for community uses including education (D1 Use Class), and/or a nursing home (C2 Use Class) and/or residential (C3 Use Class).

**Delivery timetable** 2019 – 2024.

**Issues** Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site. This site among others is being considered.

The site has restricted vehicular access.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the conservation area and the setting of the adjacent listed buildings.

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 have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.

# Site Proposal 33

# Elm Nursery Car Park

Car Park Adjacent 125 London Road, Mitcham, CR4 2JA



**Site area** 0.1 ha

**Site description** This site is a surface car park.

Neighbouring the site to the north is a single storey commercial unit and a public access footpath lies between the commercial unit and the car park. Adjacent to the south are flats ranging from three to five storeys, to the west are four storey flats and to the east are two storey terraced houses.

The site is not within the Mitcham town centre boundary.

The site is accessed from London Road with pedestrian access also to Feltham Road.

**Strategic planning factors** This site is identified as part of a larger area in the Mitcham Supplementary Planning Document 2006 as being suitable for residential uses (C3 use class).

The site is in an area with good accessibility to public transport

services (PTAL level 4).

**Current use** Car park (Sui Generis Use Class).

**Use suggested / organisation** Residential – London Borough of Merton.

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

**Delivery timetable** 2017 – 2024.

**Issues** Mitigating potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Provision of some on site parking is desirable.

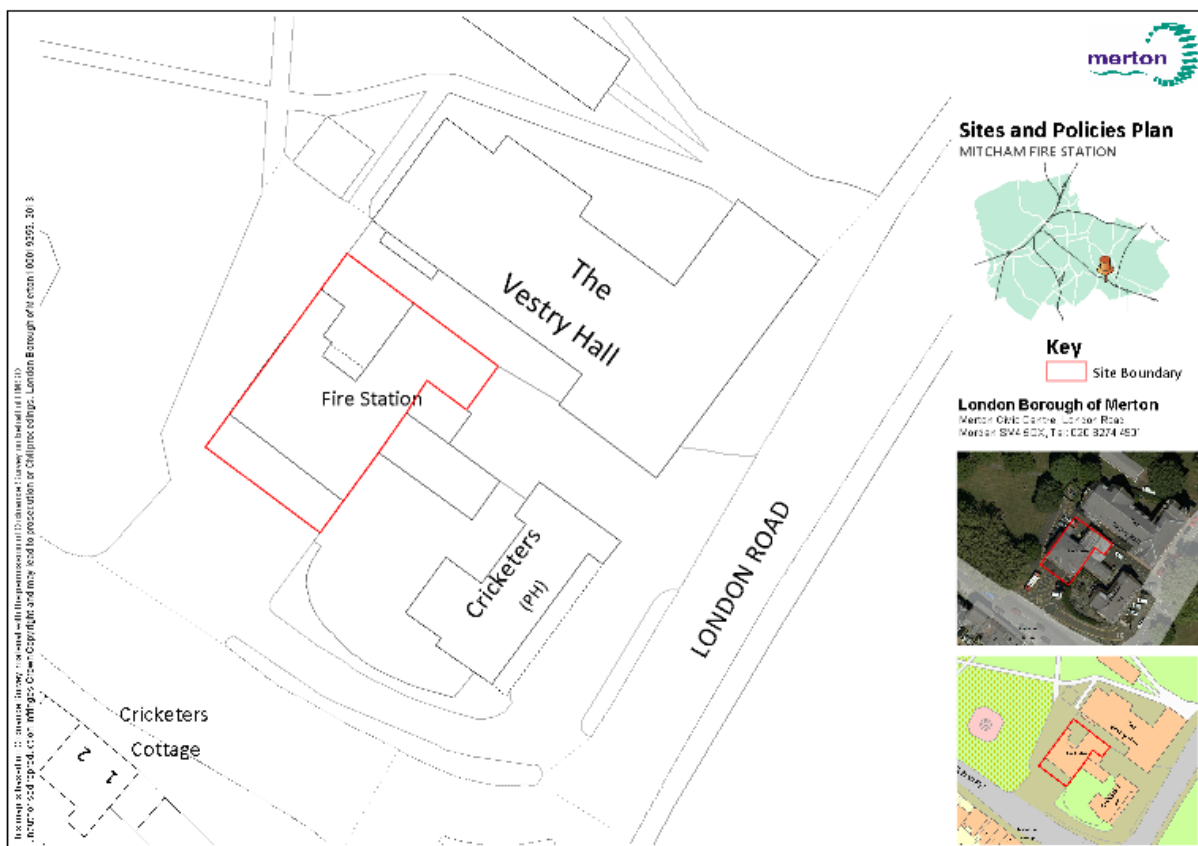
Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

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 35

## Mitcham Fire Station

30 Lower Green West, Mitcham, CR4 3AF



**Site area** 0.04 ha

**Site description** N.B. the red line plan has been amended to accurately reflect the freehold ownership  
 This site consists of a two to three storey building set in a group of buildings, including the three to four storey Vestry Hall adjacent to the rear of the site (north east) and the two storey Cricketers public house adjacent to the southeast of the site. Adjacent to the northwest of the site is a triangular area of open space known as Lower Green which contains the war memorial. The site fronts Lower Green West Road.

Cricket Green lies to the south east of the group of buildings, across London Road from Vestry Hall.

**Strategic planning factors** The building is locally listed and is adjacent to Vestry Hall which is also locally listed.

Full planning permission was granted for a replacement modern fire station approximately 700 m from this site at 421-445 London Road, Mitcham in November 2012. Development is anticipated to be completed in 2014 with the transfer of services and disposal of

this site following.

The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3).

The site is located off a one way gyratory near the junction with London Road and the strategic road network. Parking is limited on or near the site.

The triangular open space to the north west of the site is designated as metropolitan open land, green corridor and green chain.

The 'Mitcham Parish Rooms' to the west of the site is a grade II statutory listed building.

The neighbouring Cricketers public house was the subject of two planning appeals in January 2013 which were dismissed on design related matters.

<b>Current use</b>	Fire station.
<b>Use suggested / organisation</b>	Residential led mixed use development which could include any of the following: retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or café (A3 Use Class), drinking establishment (A4 Use Class), business use (B1 Use Class), or health uses (D1 Use Class) – London Fire and Emergency Planning Authority.
<b>Allocated use</b>	A mix of uses which could include any of the following: community uses (D1 Use class), community uses such as a cinema, gallery, theatre (D2 Use Class), residential (C3 Use Class), restaurant, cafe (A3 Use Class), office (A2 or B1 Use Class), drinking establishment (A4 Use Class) or non-food retail (A1 Use Class).
<b>Delivery timetable</b>	2014 – 2019.
<b>Issues</b>	Planning permission for a larger replacement fire station has been granted approximately 700 m from this site so redevelopment of this fire station will not compromise fire services in the Mitcham area.

Any redevelopment or change of use should retain the building and design should be sensitive to its form and function. Mitcham Cricket Green conservation area character assessment and management plan should also inform any design considerations.

Proposals should take account of the joint guidance between English Heritage and London Fire Brigade - *London's historic fire stations, March 2010*.

The existing emergency service contraflow road linking the fire station with London Road will need to be closed, which could provide improved walking and cycling facilities.

Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. A ground floor use requiring frequent deliveries from large vehicles would be required to demonstrate the safe movement of vehicles and pedestrians was not compromised.

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 53

# Brook House

1A Cricket Green, Mitcham, CR4 4LA



**Site area** 0.28 ha

**Site description** The site consists of a three storey office building with vehicle access on the western side off Cricket Green and on the eastern side off Chatsworth Place. To the north is a three storey former office building, Mitcham Court, which is currently used as a school and to the east are three storey blocks of flats. To the south of the site, on the opposite side of the footpath (Cold Blows), is a two-storey house that has been converted into a day care nursery and numerous single and two storey buildings accommodating specialist NHS clinics at Birches Close (Site 21).

**Strategic planning factors** The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with good access to public transport (PTAL 4).

The Mitcham Cricket Green to the west of the site is designated as metropolitan open land, open space, green corridor, green chain and within in the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the southern boundary needs to be preserved. 'Mitcham Court', to the north of the site is a locally listed building.



Parts of the eastern and western portions of the site are within a critical drainage area.

**Current use** The site has been vacant since 2008 but the established use is for office (B1[a] Use Class). Planning permission (11/P2839) was granted on 16 February 2012 for the change of use of the property to class D1 educational use. This proposal was submitted and obtained by a third party and not on behalf of the owner.

**Use suggested / organisation** Residential including retirement housing (C3 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), or day nurseries/crèches (D1 Use Class) – by planning consultant (Gary Thomas, Planning Works) for owners (Liongate Properties).

**Allocated use** Any of the following uses or a suitable mix of community (including education D1 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), and/or residential (C3 Use Class).

**Delivery timescale** 2014 – 2018.

**Issues** Potential loss of employment space considered against the contribution this site has made as an employment location in recent years. The site has been marketed both in whole and in part since 2008 without occupation.

Protecting the residential amenity of the adjacent properties.

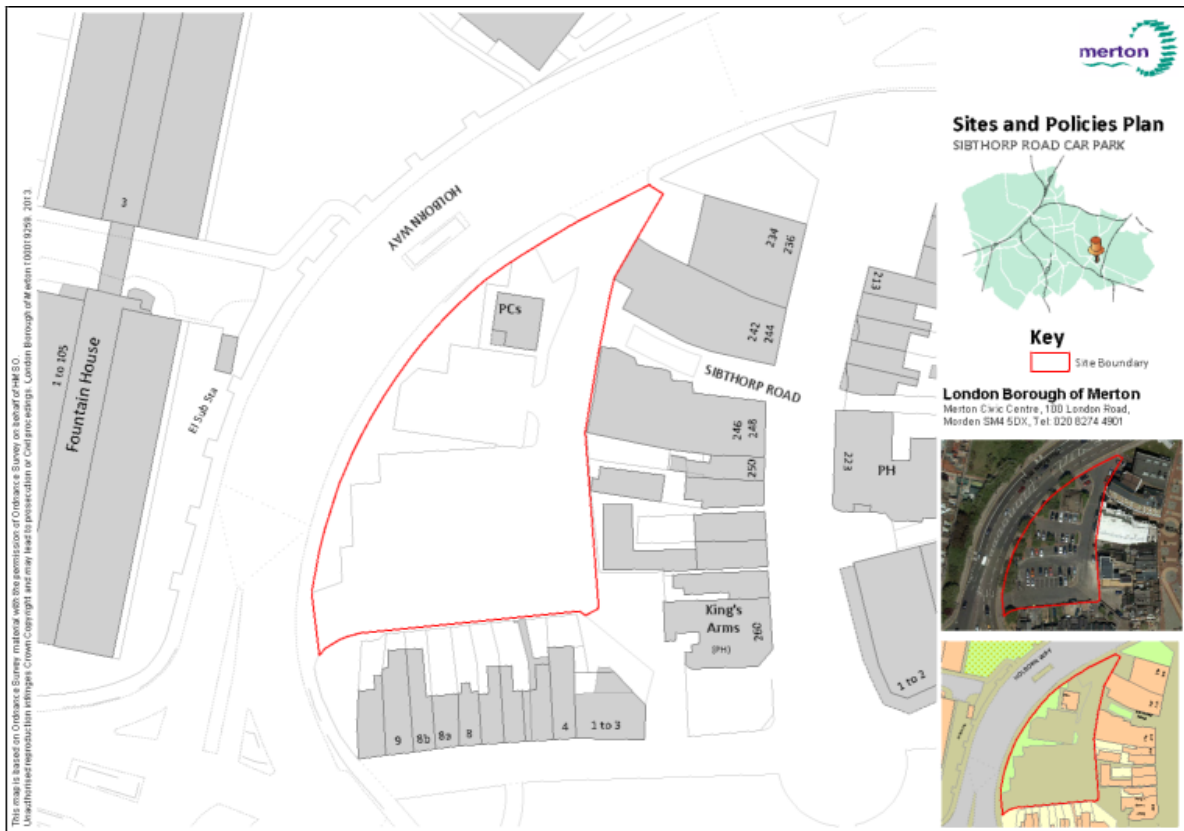
Respecting the character of this part of the conservation area.

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

Thames Water have assessed the water/wastewater capacity locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.

# Site Proposal 69

## Sibthorp Road Car Park Car Park, Sibthorp Road, Mitcham, CR4 3NN



**Site area** 0.26 ha

**Site description** The site is an irregular quadrant shape, is adjacent a busy main road and is occupied by parking spaces for approximately 50 vehicles, redundant public conveniences, London buses driver facilities and a community recycling area.

Access to the site is via an entry from Holborn Way at the northeast boundary with egress along the southwest boundary. There are two points of pedestrian access to the site from London Road via Sibthorp Road and from the Mitcham Fair Green via a passage adjacent the King's Arms public house.

The site is surrounded by business uses which generally address the pedestrianised section of London Road to the east or Upper Green West to the south, however there are also several businesses which have shop fronts orientated toward the car park.

To the west of the site on the opposite side of Holborn Road are large four to five storey residential apartment buildings at Sadler Close.

**Strategic planning factors** South east of the site is susceptible to surface water flooding.

This site is within an archaeological priority zone.

The site is within the wider setting of a grade I listed building (Eagle House).

The site has a good level of access to public transport services (PTAL 4).

There are several businesses which have oriented shop fronts toward the car park (eastern side) to the detriment of the local high street on London Road.

**Current use** Car park.

**Use suggested / organisation** Town centre uses and residential - London Borough of Merton.

**Allocated use** Town centre type uses and residential.

**Delivery timescale** 2017 – 2024.

**Issues** Mitcham town centre is receiving c£6.2 million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. The project is known as “Rediscover Mitcham”. Redevelopment of the site will be considered after the completion of the Rediscover Mitcham project and the delivery timescale has been adjusted to reflect this.

Research and consultation responses associated with the Rediscover Mitcham project will be used to help inform the future of this site. Redevelopment proposals should be considered after the Rediscover Mitcham project has been delivered and evaluated.

This site is adjacent a heavy vehicular traffic route along Holborn Way. Any potential redevelopment should seek to mitigate traffic noise for its occupiers.

The developable portion of the site is constrained by the dual frontage businesses addressing the site along the eastern side. There may be opportunities to create an attractive streetscape along the eastern side of the site (opposite side to Holborn Way).

The potential loss or relocation of town centre car parking spaces will need to be considered.

Respecting and enhancing the character and the views into and from neighbouring Mitcham Fair Green.

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

Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.

To protect bus operations suitable replacement driver facilities must be provided prior to development.

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 75

# Former Mitcham Gasworks

49 Seagas House, Western Road, Mitcham, CR4 3ED



**Site area** 2.4 ha

**Site description** The site has been cleared with the exception of a large gas holder in the northern corner of the site.

Access to the site is via a driveway entrance from Western Road, a reasonably busy road which connects the site with Mitcham town centre.

To the north of the site is a recently completed supermarket, to the west and east are two storey residential dwellings, whilst to the south is the excluded part of the gasholder site beyond which are three storey residential apartment buildings and a medical centre.

**Strategic planning factors** The site had outline planning permission for a major residential and employment scheme. A reserved matters application was submitted for the residential component (indicated by the hatched area) was approved in November 2012.

The employment component of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012 due to a lack of demand from occupiers for that

use.

The site's potential uses and layout is currently constrained by the gasholder on the corner of Western Road and Portland Road.

Development within the vicinity of the gasholder is subject to restrictions set out in the Health and Safety Executive's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development at present.

National Grid Property states that the gasholder is expected to be decommissioned within the next five years.

The site located on the opposite side of Western Road has been redeveloped to provide a large supermarket.

The site is within the Mitcham archaeological priority zone. The site has moderate/good accessibility to public transport services (PTAL 3/4) and is approximately 100 m from the Mitcham town centre boundary.

**Current use** Vacant. Last used as regional offices for the National Grid. The adjacent site has full planning permission for a major residential scheme.

**Use suggested / organisation** Residential and retail (convenience) - Drivers Jonas Deloitte on behalf of National Grid.

**Allocated use** Residential led redevelopment with open space and some community use (e.g. crèche, healthcare).

If the gasholder is decommissioned, it is recommended that site redevelopment is taken forward through the preparation of a planning brief (supplementary planning document) to clarify the proposed uses, address the layout, design, essential infrastructure requirements (including school places) and deliverability taking into account the unique issues associated with this site.

**Delivery timescale** 2015 – 2021, however is dependant on decommissioning of the gasholder. Decommission is expected to take approximately 18 – 24 months.

**Issues** If the gasholder is decommissioned and the site decontaminated and cleared, this will remove any HSE restriction on use, function and layout of the site.

Subject to the above, the site may be able to accommodate more residential development and may therefore need to consider how the needs for school places may be met on or off site.

Thames Water have assessed the water/wastewater capacity

locally and has identified that there may be insufficient water supply and/or wastewater capacity to service new development on this site. In accordance with Policy DM F2, applicants should discuss with Thames Water how capacity will be provided.