

MERTON COUNCIL
futureMerton



Borough Plan Advisory Committee

17th October 2012

www.merton.gov.uk/ldf



Town Centre Developments

and future Merton work programme update



Setting the scene

- Merton's Regeneration Programme is rooted in the sound LDF Core Strategy vision for the Borough (2011)
- Enabling and placemaking role
- The programme sits alongside a policy suite of *Merton's Economic Development Strategy*, *Transport for London LIP*, and funded projects like *Outer London Fund* and *Mayor's Regeneration Fund*
- Development and regeneration take time, but...
- Great progress has been made over the past 12 months
- Overview of the five town centres, achievements and work in progress >>>

MERTON COUNCIL
futureMerton

Wimbledon

www.merton.gov.uk/ldf



We have delivered...

•Destination Wimbledon

- Public realm enhancement
- Public art (the stag)
- Pop-up urinal
- Cycle facilities and street bike pump

•LoveWimbledon BID

- Launched with support from futureMerton

•Development Site Analysis

- P3 & P4 capacity, viability, soft market testing
- Landowner engagement [P3 /YMCA]

•Car parking usage study



Ongoing work includes

- **Destination Wimbledon**
 - Queens Road junction crossings and bus stop realignment
- **Wimbledon Central Business District**
 - futureMerton and LoveWimbledon jointly commission research determining the scope and viability of Wimbledon, boosting its office core and attracting HQs and other inward investment. Positioning Wimbledon as South London's premier business location
 - P3 & P4 Development Briefs
- **YMCA redevelopment**
 - Landmark building by Richard Rogers
 - (pre-app stage. Application expected December 2012)

MERTON COUNCIL
futureMerton



Raynes Park

www.merton.gov.uk/ldf



We have delivered...

•Raynes Park Enhancement Plan [Stage1]

- Renewed Paving
- De-cluttered Coombe Lane
- New seating and tree planting in the Bellmouth
- New feature lighting in the Cattle Arch
- 14 Billboards removed
- Railway embankment fence renewed
- Local Car Parking Guide published

•Trinity Place [Waitrose]

- New piazza and café area
- Thames Water box urban art feature developed in partnership with Raynes Park Association

•213 Worple Road redeveloped [Sainsbury's/Costa]

•Raynes Park Health Centre [under construction]

•Railway land transfer for wider pavements [prep for RPEP Stage2]



Ongoing work includes

- **Rainbow Industrial Estate**
 - Consultation draft feedback
 - Community design workshop
 - Ongoing community and developer engagement
Adopted Planning Brief
- **Enhancement Plan Stage 2** [subject to s106]
 - Station Kiss and Ride facility
 - Station Southside refurbishment
 - Renewed streetscape on Kingston Road

London's best performing High Street thanks to the management of development and coordination of s106 and capital investment in streetscape.

MERTON COUNCIL
futureMerton



Mitcham

www.merton.gov.uk/ldf



We have delivered
award winning new housing
in Mitcham to support the centre at:

- Rowan Park
- Brenley Park
- The Meadows @ Windmill
- Roan Works

Mitcham Gas Works development due early 2013

New ASDA store opened September 2012

Bid for and secured £750k from Mayor's OLF...



We are working on...

•Outer London Fund

- Legal contracts and funding finalised
- Projects to launch October 2013
- Business support package
- Marketing, promotion and events
- Fair green landscaping enhancements

•Road layout and public realm [TfL / LIP]

- To complement the OLF, a vision for revised road layout, partial gyratory removal, bus lanes and improved Western Road junction
[outline designs for November 2012 consultation]

Ongoing work includes

- **Engage with ASDA** HQ regarding intentions for Mitcham town centre [McDonalds/Morrison's site]
- **Mitcham Gas Depot:** Barratt development
- **Merton Priory Homes and Moat Housing:** estate investment plans
- **Mitcham Cricket Green**
 - Community visioning workshop for design and heritage of Cricket Green sites [October 2012]
 - Mitcham local care centre
 - Worsfold House: Business incubator centre

MERTON COUNCIL
futureMerton

Colliers Wood & South Wimbledon

www.merton.gov.uk/ldf



Progress so far...

•Colliers Wood Tower

- Re-phasing of planning permission
- Glazed cladding system agreed
- Design brief for new public space [Christchurch Place] commissioned and signed off by all parties [LBM,TfL,DfL, Criterion]
- Start on site September 2012
- Site hoarding erected, trees removed and ground prep surveys underway

•Mayor's Regeneration Fund

- Successfully bid for funding January 2012 = £2.5m plus LBM /TfL £1m match funding (most boroughs have yet to receive funds)
- Business support package, shop-front improvements, vacant premises refurbishment and public realm enhancements to launch in October 2012 [subject to GLA approval 24th October]

•Merton High Street

- TFL LIP package for new crossings, cycle facilities, resurfacing and de-cluttering supported by business support package



Future work programme for Colliers Wood

- Tower Phase 2 planning application
- Wandle Valley Park Gateways
- Mayor's Regeneration Fund project delivery to 2014
 - £2m investment in streetscene and public space
 - £0.5m business support package
 - Match funded by £1m from Merton capital and Merton LIP
- Ongoing dialogue with land owners
- Merton Priory Homes investment plans [Spring 2013]
- Anticipate a new planning framework to guide development in the area launching 2013/14
[landowner discussions already underway]

MERTON COUNCIL
futureMerton



Morden

www.merton.gov.uk/ldf



We have delivered...

•Abbotsbury Road

- Repaving
- New street trees
- New seating
- Up-lighting the large London Plane trees

•Morden Public Realm

- Vision for the town centre spaces developed in response to OuterLondonFund and station development options [delivery subject to TFL funding or station development]

•Morden Station Development

- Landowner engagement and buy in to the vision [TFL / Peer Group / Sainsburys / CBRE / LBM]
- Working Group established with TFL Property/Planning
 - Terms of Reference agreed
 - Massing models and development scenarios developed
 - Positive soft market testing and developer interest

Ongoing work includes

- **Morden Station development scenarios**, viability and outline proposals to be outsourced jointly by LBM/TFL for greater detail
 - Draft Planning Brief for Morden Station by December 2012 for spring 2013 consultation.
 - Subject to viability and deliverability, TFL market the site
 - Subject to marketing, LBM adopt the planning brief late 2013
 - Morden Masterplan after Morden Station Development
- **Tramlink Extension**
 - Route options to Sutton via Morden under negotiation
 - Business case for the route is complete and favourable
 - Impact on Morden town centre still under negotiation
[Bus, Underground, Tram interchange]

Other projects



FutureMerton is also

- **Road Safety** – award winning “Brighter Biker” programme
 - International Prince Michael Road safety award 2012
 - National Laurie Bunn road safety award 2012
 - School travel plans, cycle training (children / adults); older people walking programme
- **Climate change**
 - solar panels on 10 council buildings, including two primary schools, will pay for itself in c10 years and generate savings for 15 years afterwards.
 - Refurbishing council buildings using Energy Service Companies
 - Insulation in 22 primary schools
- **Conservation and design**
 - Character areas of Merton Park, Raynes Park etc
 - Heritage maps of Mitcham and Wimbledon
 - Heritage Lottery Fund
- **And more...**

Thank You.
Any Questions?

www.merton.gov.uk/futureMerton

