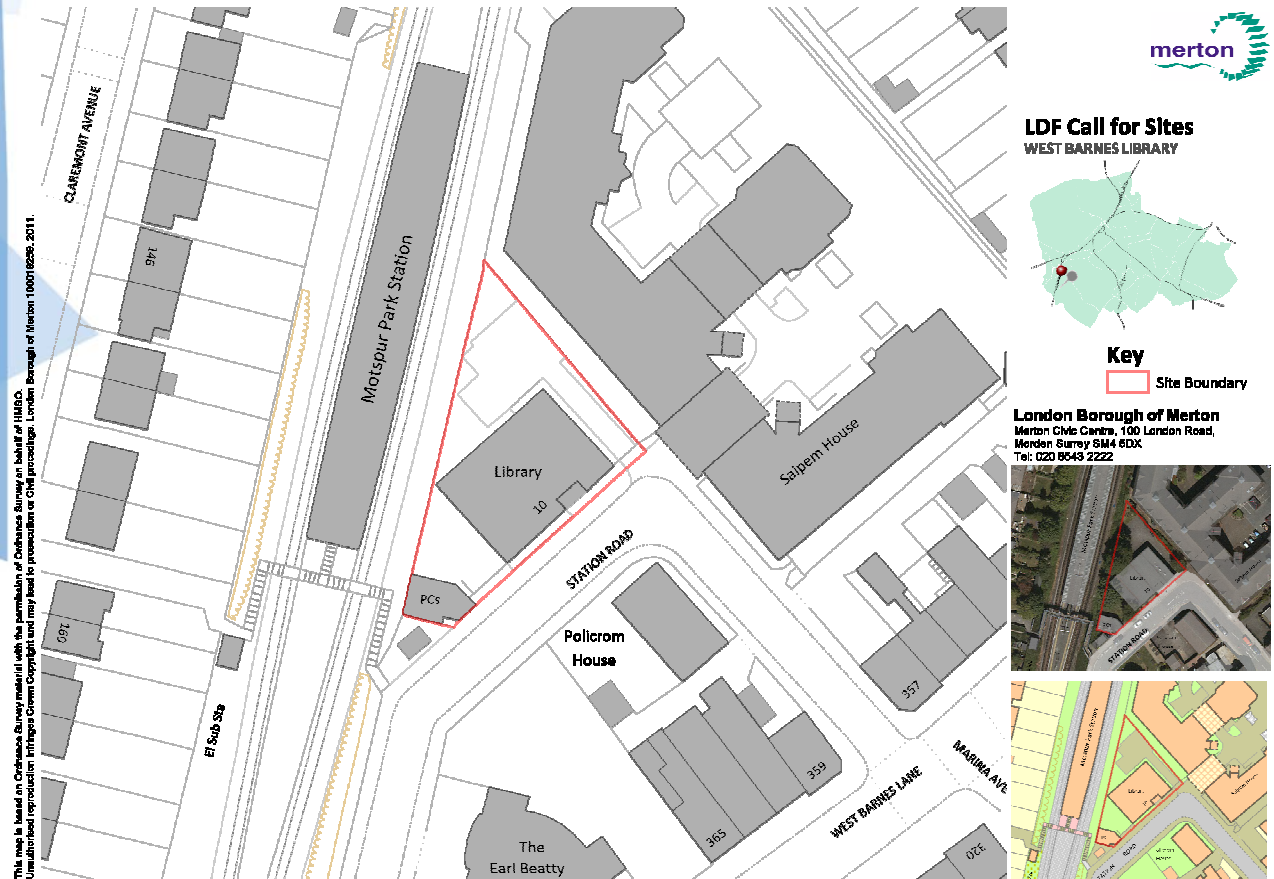


West Barnes Library

West Barnes Lane, 10 Station Road, New Malden, Surrey, KT3 6JJ



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Site area 0.1ha

Site description Single storey building tucked away behind Motspur Park station. To the west the site is limited by the railway lines. To the east there is a 2-3 storey business block which sits partially overhanging the library site.

The road has no active frontage along the street except for the library itself.

Strategic Planning Factors The site is within an area with low access to public transport (PTAL2) despite the proximity to West Barnes station. The site is also within a critical drainage area.

Current use Library

Use suggested / organisation Library to be maintained and improved. Residential on part of site to support library function. – London Borough of Merton

Council's preferred use Library with residential on upper floors.

Delivery timetable 2013-2018

Issues Library to be retained and improved to service specifications including space for a new community hall. Service specifications increase customer floor area, provide more adaptable and

suitable modern space.

The design of any proposals will need to be sensitive to the railway line.

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

A mixed of uses will facilitate the provision of upgraded community uses on lower floors and create a more secure environment..

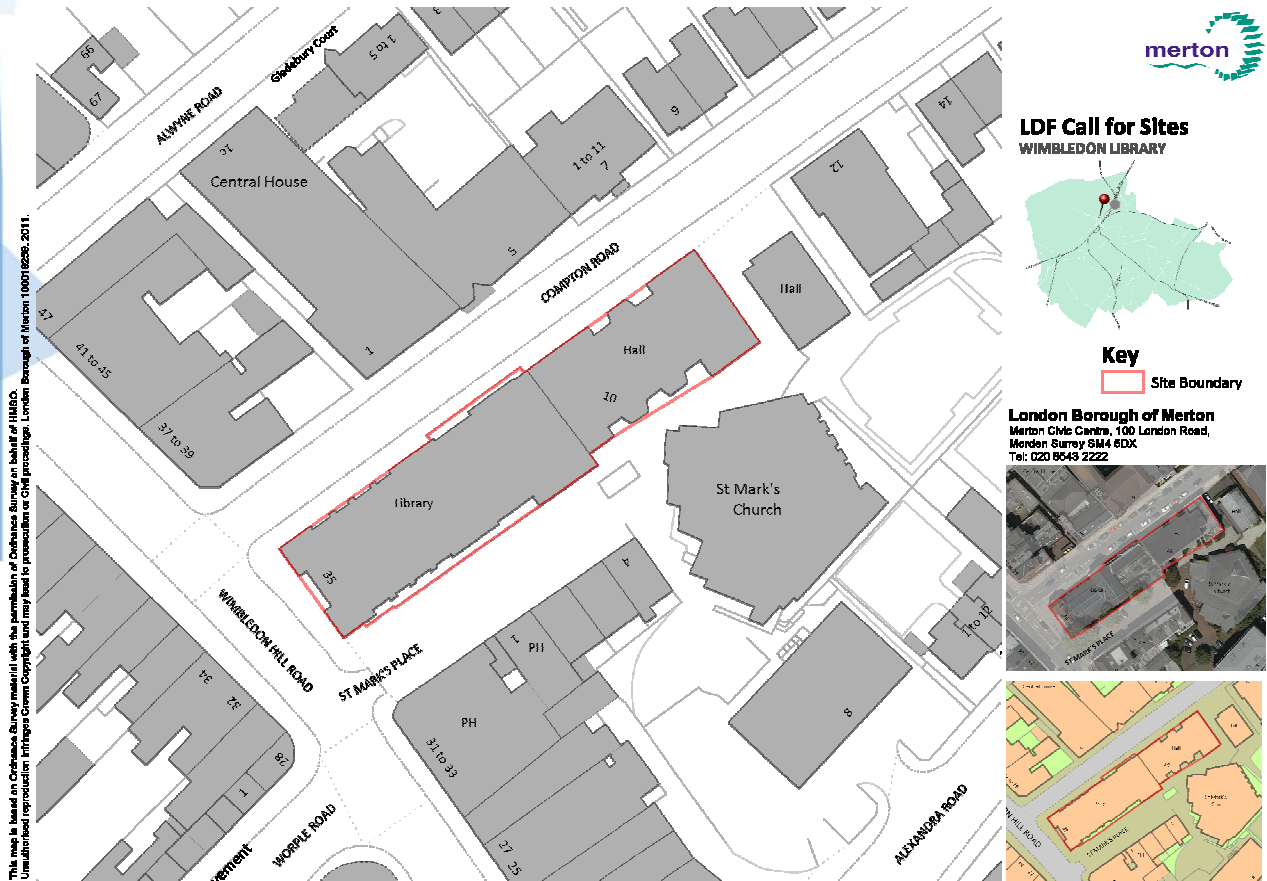
Manage parking, traffic and road safety impacts on neighbouring residents.

The critical drainage area is known to flood during very heavy rainfall events. The pluvial flooding does not show deep ponding flooding however, blocked drains and gullies are known to contribute to flooding in this area. . The railway embankment acts as a barrier to surface water flow through centre of the critical drainage area..

Historic surface water flooding records identify drainage network capacity issues, cause water flooding in this area during heavy rainfall.

Wimbledon Library / Marlborough Hall

35 Wimbledon Hill Road, Wimbledon, SW19 7NB



Site area 0.14ha

Site description This part-two and part-three storey building is located within Wimbledon town centre. The site is bounded by three roads on its north-western, south-western and south-eastern sides. To the north-east is a single storey church hall building and to the south-east is St Mark's Church. Within the vicinity of the site are a wide variety of typical town centre uses in buildings mainly between three and four storeys in height.

Strategic Planning Factors The library is a locally listed building and the site is within the Wimbledon Hill Conservation Area and an area with good accessibility to public transport services (PTAL 6a). A small part of the site fronting Wimbledon Hill Road lies within a critical drainage area.

Current use Library, adult education and one apartment.

Use suggested / organisation Library to be retained and improved. Residential on part of site to support library function – London Borough of Merton

Council's preferred use Library to be retained and improved. Remainder of site considered for an appropriate mix of any of the following: community (D1), retail (A1-A3), office (B1a) and residential (C3).

Delivery timetable 2018-2023

Issues Library to be retained and improved to service specifications. Service specifications to increase customer floor area, provide more adaptable and suitable modern space.

Provision must be made within the site for educational / learning rooms. Replacement of the current community capacity located at Wimbledon Community Centre will be sought either on the current site, or on the Wimbledon Library/Marlborough Hall site along with a renewed Library facility.

Any redevelopment or change of use should retain the locally listed building while the design of any new extensions should be sensitive to its form and function and should preserve the character of the Conservation Area setting.

If residential elements are considered, these should be located on upper floors to the rear of the site. Reprovision of existing apartment is necessary.

Secure, safe and appropriate parking and servicing arrangements need to be provided, whilst local impacts are minimised. Traffic movements/impacts on St Marks Place and Wimbledon Hill Road junction should be reduced.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Worsfold House / Chapel Orchard

Church Road, Mitcham, CR4 3BE



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Site area 2.17ha

Site description This site is located to the south of Church Road. Adjoining Church Road is a single storey former office building (Chapel Orchard) and single storey former surgery building currently being used as part of Cricket Green school (1 Church Road). To the rear of the site served by an 80m long access road off Church Road is a single story council office building (Worsfold House).

The surrounding area is characterised by large low-rise buildings with generous spaces between them and many large trees and shrubs.

Along the south-western boundary is a footpath (Church Path) with a large publicly accessible park (London Road Playing Fields) beyond.

To the west is a single storey special needs secondary school (Melrose School) and to the west of the access road is a two-storey hostel building (Hall Place).

To the east of the site is a part two-storey special needs school (Cricket Green School) and to the south east is a row of two-storey terrace houses that front onto Broadway Gardens.

Strategic Planning Factors The site is within a Green Corridor, the Mitcham Cricket Green Conservation Area, an Archeologically Priority Zone and an area with

a moderate level of access to public transport (PTAL 4).

The London Road Playing Fields to the southwest of the site is 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; Chapel Orchard); school use (former surgery)
Use suggested / organisation	Residential: by owner (London Borough of Merton)
Council's preferred use	Any of the following uses or a suitable mix of school (D1) and/or residential (C3)

Delivery timescale 2013-2017

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.

Potential loss of employment land.

There may be potential for redevelopment to encompass the either or both of the school sites to the east or west, ensuring the reversion of the school(s) in a modern facility.

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.

60 Pitcairn Road

60 Pitcairn Road, Mitcham, Surrey, CR4 3LL



Site area	0.07ha
Site description	The site consists of a two-storey industrial building with access to both Pitcairn Road and Crusoë Road. The surrounding is characterised by two-storey houses, however there is two-storey industrial building to the south-west of the site.
Strategic Planning Factors	The site is in an area with moderate accessibility to public transport services (PTAL 3) and a Critical Drainage Area.
Current use	Vacant – last use small business (approx 10 years ago)
Use suggested / organisation	Residential – M Edwards
Council's preferred use	Residential
Delivery timetable	unknown
Issues	The site owner is currently unknown and therefore there is uncertainty regarding the deliverability of any development. Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue in this site. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

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Nelson Hospital (including car park)

220 Kingston Road, Raynes Park, London, SW20 8DB



Site area 3.2ha

Site description The sites consists of a large two-storey hospital building fronting Kingston Road with a car parking area and ancillary buildings to the south west of the main hospital building, which is separated by a footpath (Blakesley Walk).

To the north of the site is a small triangular open space known as 'The Rush'. On the northern side of Kingston Road are a locally listed public house, a parade of shops with flats above and a terrace of two-storey houses.

To the south and west of the site are two-storey terraced and semi-detached houses. Morden Park Parade, to the northeast of the site, consists of a parade of shops with flats above.

Strategic Planning Factors The hospital buildings, but not the car park, are inside the Merton Hall Road Conservation Area. The whole site is within an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 3). A Planning Brief for the site was adopted on 22/01/2007 as a Supplementary Planning Document.

The Old Leather Bottle Public House on the northern side of Kingston Road is a Locally Listed building and the areas

immediately to the south and west of the site are within the John Innes Merton Park Conservation Area.

The eastern part of the site is within a Critical Drainage Area.

Current use Hospital with associated car park

Use suggested / organisation Mixed use: Nursing Home (C2), residential (C3), community (D1) and health (D1) – Sutton and Merton PCT

Council's preferred use A health and community (D1) led mixed use scheme that may include a nursing home (C2) and/or some residential (C3)

Delivery timetable 2013-2017

Issues Provision of suitable modern health services.

Provision of accommodation contrary to the adopted Planning Brief.

Potential loss of the existing car park and the provision of appropriate parking.

Protection of trees in the car park that are covered by Tree Preservation Orders.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Retaining the 4 pavilion buildings on the Kingston Road frontage and the building at the far western end of the site as they have been identified as contributing positively to the character of the Conservation Area. The rest of the hospital buildings make only a neutral contribution to the character and appearance of the Conservation Area, and as such their redevelopment is in principle acceptable in planning terms.

Retaining and improving Blakesley Walk as a public footpath, as stated in the adopted Planning Brief.

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

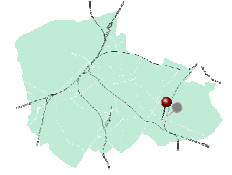
Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Wilson Hospital

Cranmer Road, Mitcham, Surrey, CR4 4LD

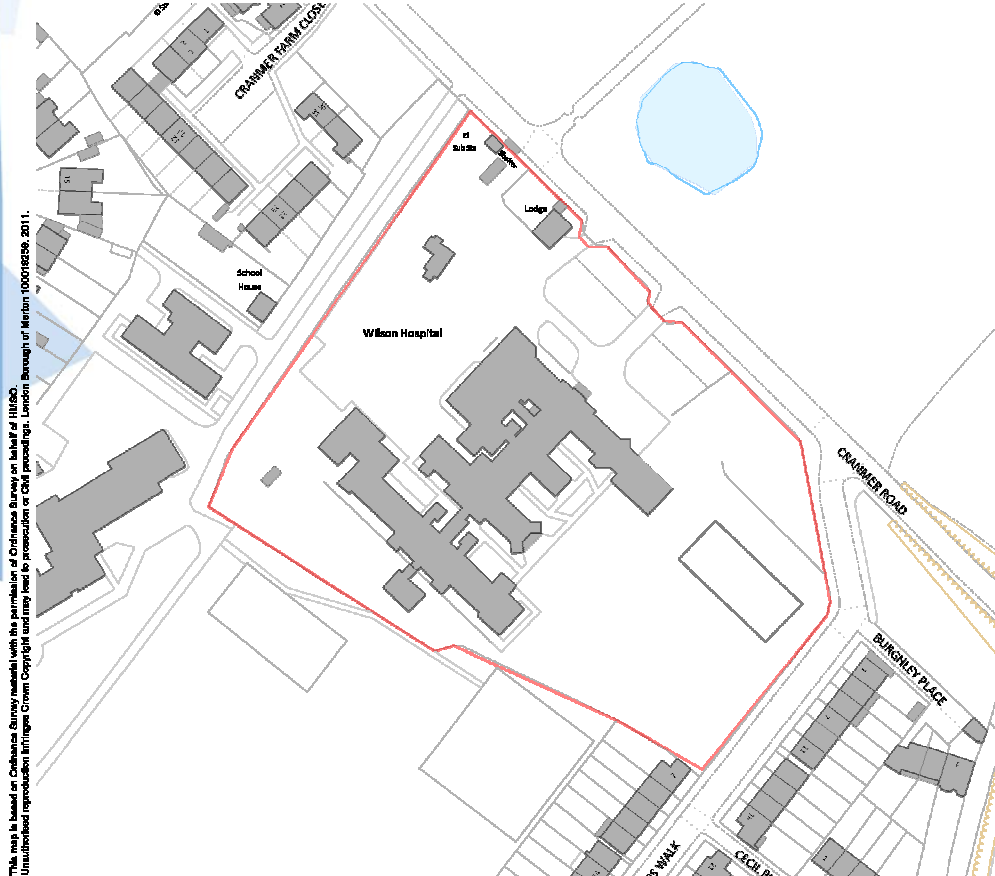


LDF Call for Sites WILSON HOSPITAL



Key
 Site Boundary

London Borough of Merton
 Merton Civic Centre, 100 Lonson Road,
 Morden, Surrey SM4 6DX
 Tel: 020 8543 2222



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Site area 1.8ha

Site description The site consists of a large part single and part two-storey hospital building fronting Cranmer Road. Along the south-eastern boundary is Caesars Walk and two-storey terrace houses. To the south and south east of the site is Cranmer Primary School and its playing fields. The access road to Cranmer Primary School runs along the north-western 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 poor level of access to public transport (PTAL 2). 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 MOL, 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.

Current use Health clinics relating to Mental Health, Drugs and Early Intervention, and a GP surgery (Use Class D1)

Use suggested / organisation Mixed use nursing home (C2), residential (C3), community (D1) and health (D1) – Sutton and Merton PCT

Council's preferred use The size and location of this site gives it potential for a range of community (D1) 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) led mixed use scheme that may include some 'Residential Institution'-type accommodation (C2) and/or some Residential (C3)

If the Local Care Centre is to be located on the Birches Close site then the site has potential for community uses (D1) including education and/or nursing home (C2) and residential (C3)

Delivery timetable Unknown

Issues Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site or at the nearby Birches Close site.

(Please refer to grouped sites (Cricket Green) for further details on the relationship between this site and other local sites.)

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.

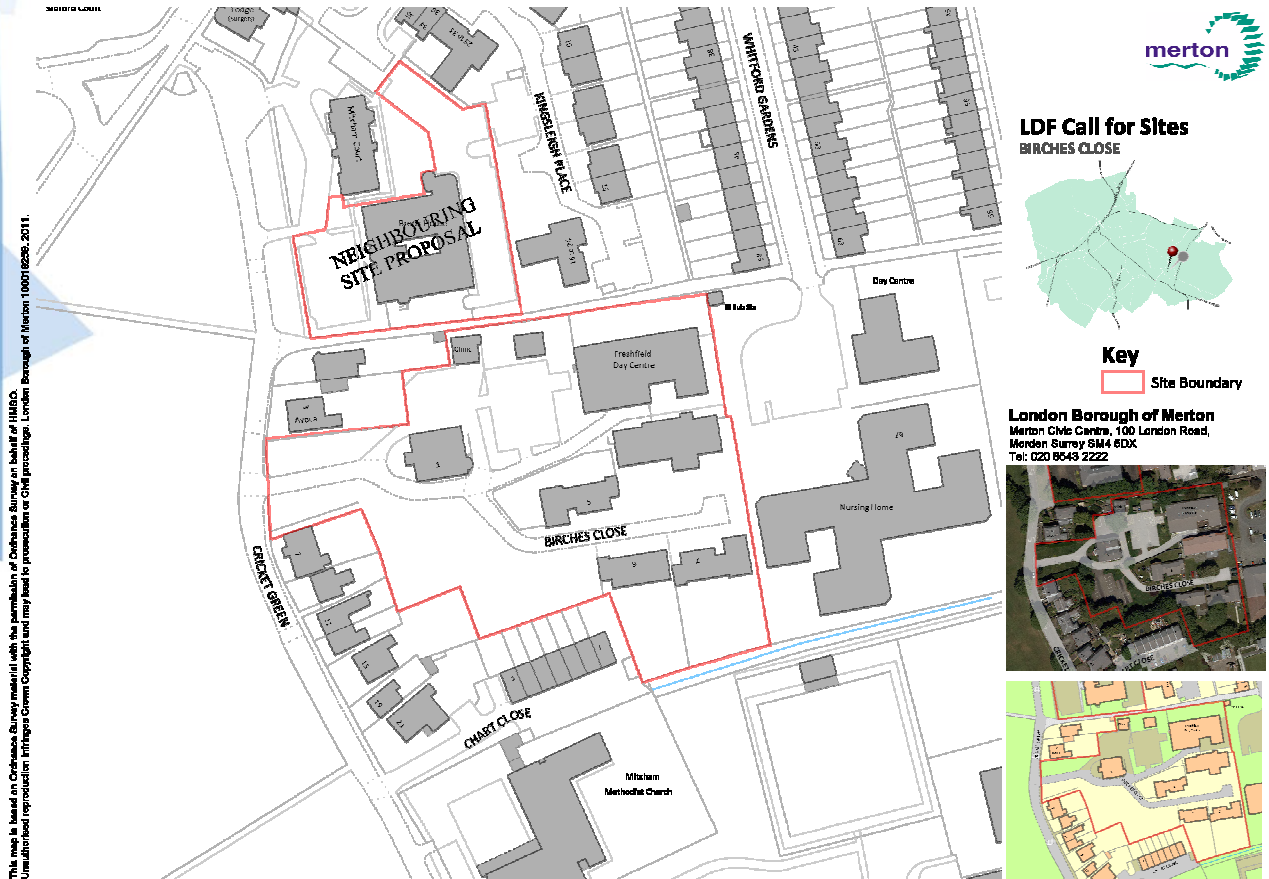
Protecting the habitat of the protected species that have been identified on/near the site in past ten years i.e. Common Toads, Smooth Newts and Common Frogs.

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.

Birches Close

1-7 Birches Close, Mitcham, Surrey, CR4 4LQ



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Site area 0.9ha

Site description The site, which takes 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 4). 'The Birches' (a.k.a. 'Birches House') is a Locally Listed Building.

The Mitcham Cricket Green to the west of the site is designated as MOL, 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', 7 Cricket Green, and 'Chestnut Cottage', 9 Cricket Green, both Grade II listed buildings, needs to be preserved.

Portions of the north, east and west of the site are within a

Critical Drainage Area.

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

Use suggested / organisation Mixed use nursing Home (C2), dwellings (C3), community (D1) and health (D1) – Sutton and Merton PCT

Council's preferred use The size and location of this site give it potential for a range of community (D1) 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) led mixed use scheme that may include some 'Residential Institution'-type accommodation (C2) and/or some Residential (C3)

If the Local Care Centre is to be located on the Birches Close site then the site has potential for a mix of the following: community uses (D1) including education and/or residential (C2, C3)

Delivery timetable Unknown

Issues Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site or at the nearby Wilson Hospital site. (Please refer to grouped sites (Cricket Green) for further details)

Restricted vehicular access.

The extent of the site is such that the existing and planned services for the establishment of a Local Care Centre at the Wilson Hospital could instead be provided on this site. However, the existing services provided on the site could also be moved to the Wilson Hospital site.

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..



Site area 0.12ha

Site description The site consists of a part-two and part single storey health centre building. The site is surrounded by two-storey houses but on the southern side of Pelham Road are three-storey blocks of flats.

Strategic Planning Factors Downing House (a.k.a. Pelham High School), on the opposite (southern) side of Pelham Road is a Grade II listed building. The site is within an area with a good level of access to public transport (PTAL 6).

Current use Health Centre (D1)

Use suggested / organisation Health Centre (D1) and Dwellings (C3) – Sutton and Merton PCT

Council's preferred use A healthcare (D1) led mixed use scheme with some residential (C3)

Delivery timetable Unknown

Issues Potential loss of health facilities (existing services could however be provided at proposed Local Care Centre at the Nelson Hospital)

Respecting the setting of the adjacent listed building.

Protecting the residential amenity of the adjacent properties

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

A mix of uses on site including residential will facilitate the provision of well-designed community uses on lower floors.

A mix of uses that occupies the building for 24 hours has benefits in terms of community safety within the site and on the street



Site area 0.09ha

Site description The site consists of a part-single and part-two storey building that is surrounded by two and three storey houses. Along the northern boundary is a narrow public access footpath.

Strategic Planning Factors The site is located within the Raynes Park town centre boundary and has good accessibility to public transport services (PTAL 5).

Current use Medical clinic

Use suggested / organisation Residential – Sutton and Merton PCT

Council's preferred use Mixed use community (D1) and residential or solely residential, if the community service is provided elsewhere locally.

Delivery timetable Unknown

Issues Suitable alternative locations need to be secured if community services are no longer to be provided on this site. Planning permission has been granted for a new health centre in Lambton Road, Raynes Park.

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

A mix of uses including residential would 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, or in the vicinity of the site.

Morden Road Clinic

256 Morden Road, South Wimbledon, London, SW19 3DA



Site area 0.26ha

Site description The site consist of a part single and part two-storey building and is surrounded by single and two-storey houses.

On the opposite side of Morden road, which is to the east of the site, is Morden Hall Park.

Strategic Planning Factors The site is within an Archaeological Priority Zone and an area with a good level of access to public transport (PTAL 5).

The Morden Hall Park, to the east of the site, is a Historic Park, which is within the Wandle Valley Conservation Area and the Wandle Valley Regional Park. The park is also designated as Metropolitan Open Lane Green Corridor, Green Chain and Site of Importance for Nature Conservation.

Current use Medical clinic and retail (pharmacy)

Use suggested / organisation GP plus D1 expansion – Sutton and Merton PCT

Council's preferred use A healthcare (D1) led mixed use scheme with some residential (C3)

Delivery timetable Unknown

Issues Protecting the residential amenity of the adjacent properties.

A mix of uses on this site that include residential will ensure a more effective use of this property which has a good level of access to public transport (PTAL 5).

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.

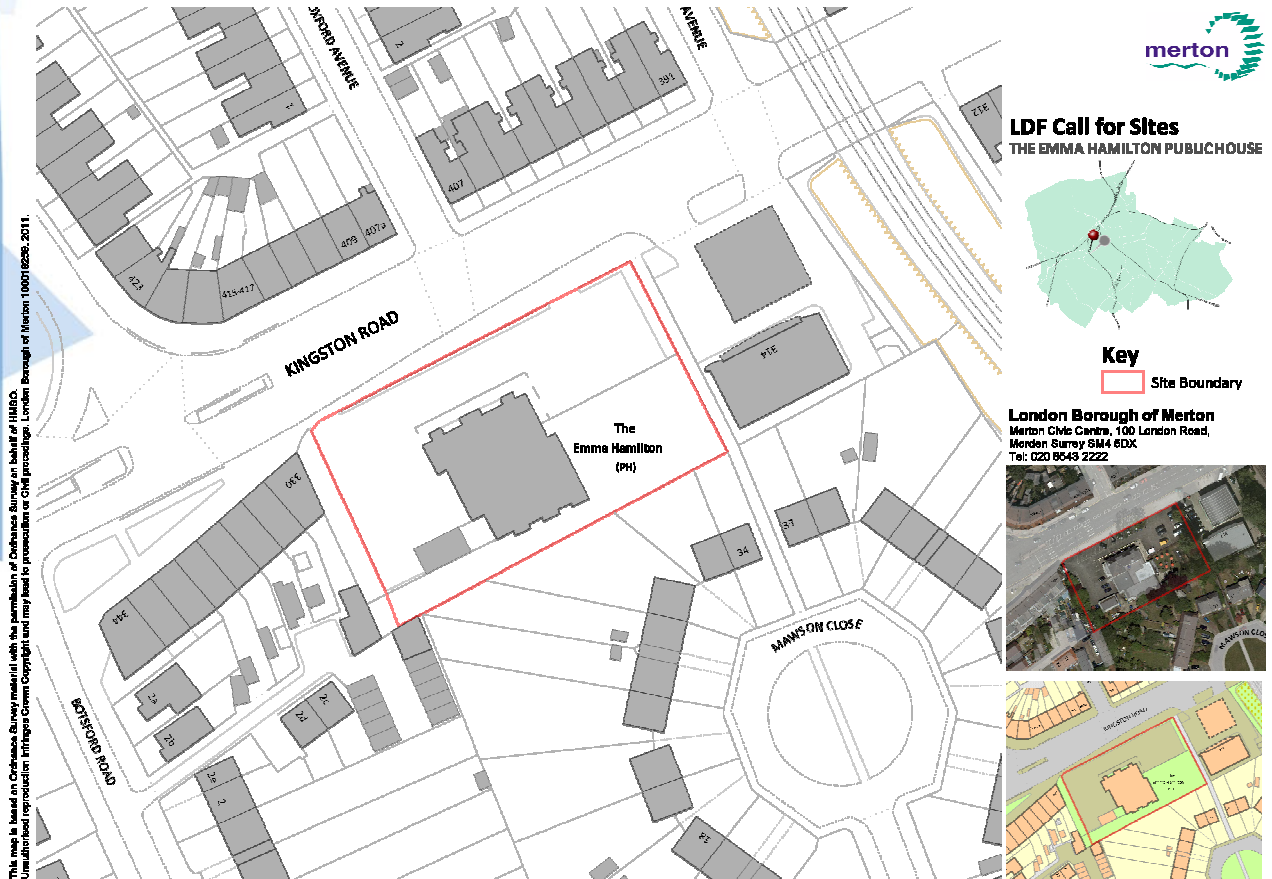
Respecting the character and the views to and from the adjacent Wandle Valley Conservation Area.

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

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

Emma Hamilton Public House

328 Kingston Road, Raynes Park, London, SW20 8LR



Site area 0.31ha

Site description The site consists of a two-storey building set in the centre of a car park fronting Kingston Road. A petrol station with ancillary convenience lies to the east, the gardens of two-storey houses to the south and a three-storey retail parade to the west, comprising of retail at ground level and two-storeys of flats above.

Strategic Planning Factors The site is in an area with moderate accessibility to public transport services (PTAL 3) and is in a Critical Drainage Area. The site is near the junction with two Strategic Roads: Kingston Road and Bushey Road

Current use Public house (vacant). Temporary planning permission was recently granted for a Hand Car Wash facility.

Use suggested / organisation Mixed use comprising ground floor commercial uses with residential on upper floors – Savills

Council's preferred use Retail and residential (C3)

Delivery timetable 2013-2018

Issues Potential loss of a public house although the establishment is vacant.

Proposals for retail should be commensurate with the out of centre location and should have no impact on the vitality and viability of Merton's designated town centres.

Bringing an empty property back into use and making an efficient use of the site.

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

On-site parking and servicing facilities to be provide on site.

Managing impacts on traffic movement, congestion and road safety.

Improving pedestrian and cycle links.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.