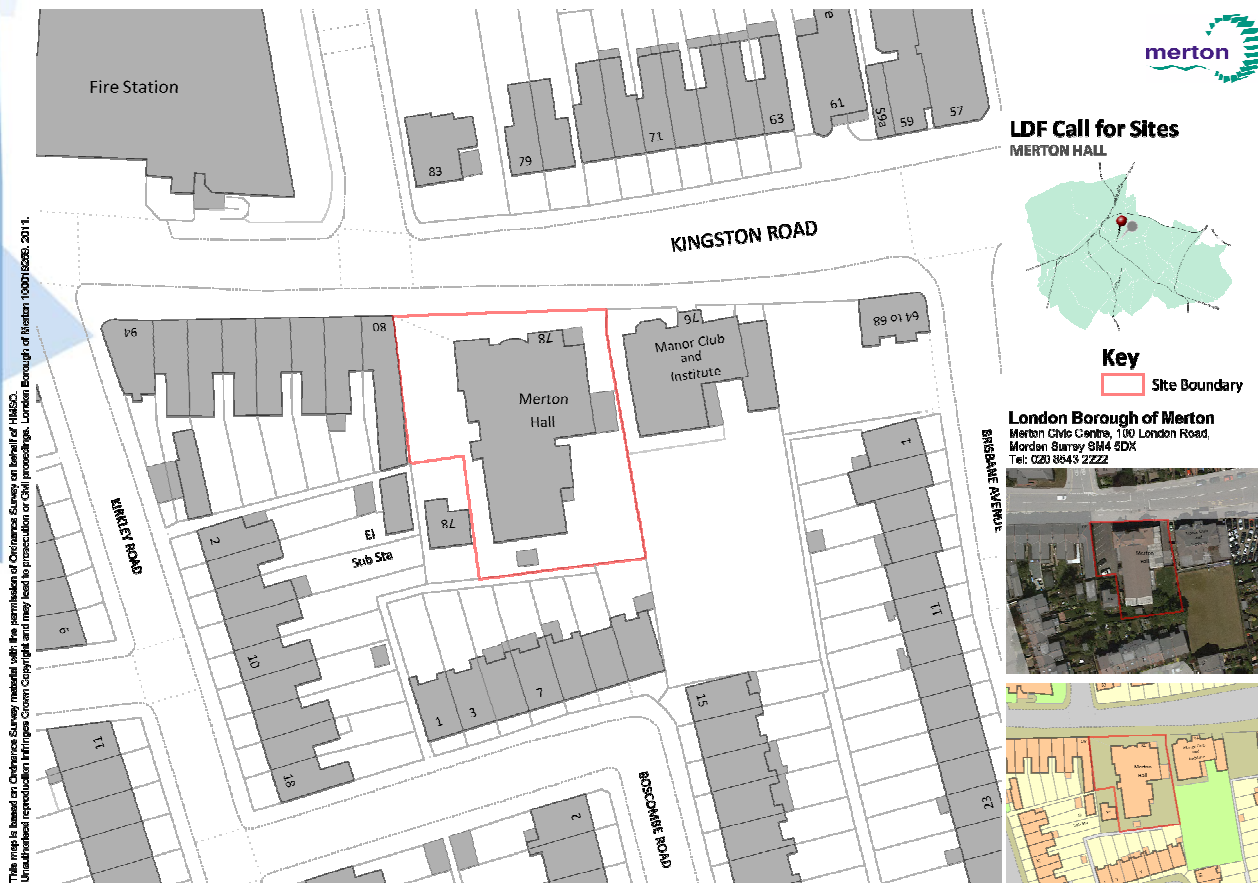


Merton Hall

78 Kingston Road, Wimbledon, London, SW19 1LA



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Site area 0.12ha

Site description Site is occupied by a large late Victorian/ art and crafts hall building.. The site has frontage to Kingston Road. The site breaks the established siting pattern providing a freestanding building setback from the established building line.

To the immediate east and adjoining the site is the Merton Manor Club with bowling green at rear. To the south of the site are the gardens of residential terraced housing.. to the west of the site, opposite and elsewhere along Kingston Road are terraced properties, many with commercial units at ground level.

Strategic Planning Factors The building is available to hire for community functions. The building is Locally Listed, parking is provided on site.

The site is within an area with good accessibility to public transport services (PTAL4/5). A small part of the south eastern corner of the site is within a critical drainage area.

Current use Community building

Use suggested / organisation Consider potential for mix of uses or single uses including community and residential– London Borough of Merton

Council's preferred use Mixed use community (D1) and residential (C3) or solely residential if the community service is provided elsewhere locally.

Delivery timescale 2018-2023

Issues Any redevelopment or change of use should retain the listed building and design should be sensitive to its form and function.

Suitable alternative locations need to be secured if community uses are no longer to be provided on this site.

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

Queuing traffic during peak periods along Kingston Road. Development proposals must not hinder traffic flow on the neither surrounding roads, nor cause safety concerns for other road and pavement users;

Site access arrangements should be consolidated to single entrance point.

Need to mitigate potential parking impacts, on neighbouring street and local amenity. Site within Controlled Parking Zone with moderate PTAL therefore site would be suitable for reduced parking provision or permit free development.

“P4” Land Adjoining Wimbledon Theatre 111-127 The Broadway, Wimbledon, London, SW19 1QG



Site area 1,940 sqm

Site description This site is a car park.

Adjoining the site boundary to the west is Wimbledon Theatre, and adjoining to the south of the site are South Wimbledon Community Club, and offices. Adjacent to the site to the north are mixed use developments; comprising of commercial and residential use. The site is predominately surrounded by buildings ranging in height from two to four storeys.

This site is located in Wimbledon town centre boundary.

Strategic Planning Factors Wimbledon Theatre is a listed building.

The site is situated within Wimbledon’s Secondary Shopping Frontage and is located within the main shopping area of Wimbledon.

The site is in an area with high accessibility to public transport services (PTAL 6).

Very small portion of the site on the south western tip is in a Critical Drainage Area.

Current use Car park

Use suggested / organisation Business use (B1) – London Borough of Merton
Major cultural development with appropriate supporting and community uses – Wimbledon Music Civitas Group

Council’s preferred use Appropriate mix of residential and town centre uses including retail, café, restaurants, cultural, leisure and entertainment, offices and hotel.

Delivery timescale 2013-2017

Issues The potential loss of the town centre car park, however the car park could be rationalised and provided on-site or elsewhere.

The site boundary is adjoined to the west by a listed building and therefore development proposals will need to be sensitively designed to demonstrate how they conserve and enhance the significance of Wimbledon Theatre.

Core Strategy Policy CS14 makes reference to the appropriateness of tall buildings in Wimbledon town centre.

This site is located within close proximity to the central shopping area in Wimbledon and therefore may be appropriate for a mix of uses to help provide an active street frontage.

The accumulative impacts of any potential loss of publically available parking spaces needs to be considered against wider objectives including the potential redevelopment of Hartfield road Car Park.

Although large vehicles servicing the theatre frequently operate from the street, this is inappropriate activity in a constrained residential street. As a result these operations can cause problems for residents. Increased on-street servicing activities would further impact on traffic movement and road safety, on site provision is therefore required.

The absence of alternative publicly available off-street parking close by and high on-street demand for existing spaces supports the provision of new facilities nearby; and,

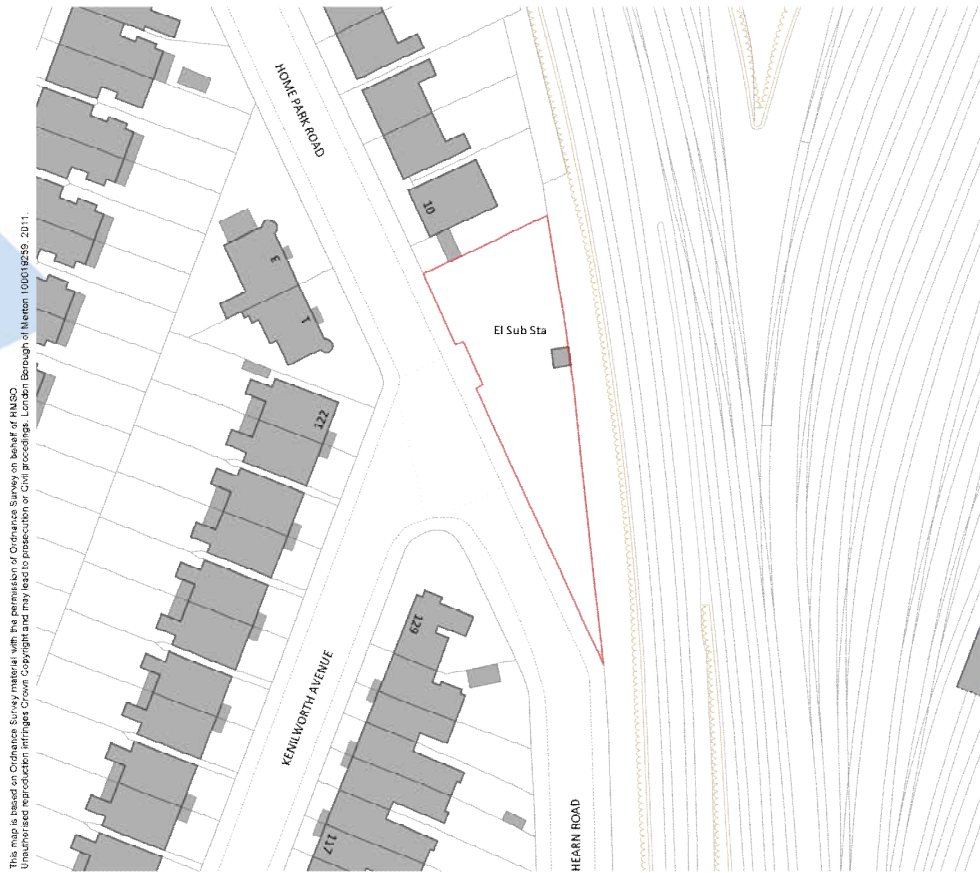
There are road safety issues associated with the Russell Road junction. Remedial action is therefore requirement to mitigate against these problems together with issues relating to neighbourhood parking, picking up/setting down of patrons, traffic and road safety impacts.

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

Please refer to grouped sites (Wimbledon) for further details.

Land Adjacent 10 Home Park Road

Land Adjacent to 10, Home Park Road, Wimbledon Park, London, SW19 7HN



LDF Call for Sites
LAND ADJ 10 HOME PARK ROAD



Key
Site Boundary

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



Site area 0.07ha

Site description The site is a small grassed area surrounded by a railway depot, and residential housing.

Strategic Planning Factors The site is within an Archaeological Priority Zone, a Critical Drainage Area and an area with a low level of accessibility to public transport services (PTAL 2).

The site is adjacent to a Green Corridor and a SINC (site of borough importance – Grade II). There have been positive sightings of protected species (stag beetle, toad, house sparrow) within vicinity of the site (200m).

Current use Vacant

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential subject to addressing identified issues.

Delivery timetable 2017-2023

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

Mitigating potential parking, traffic and road safety impacts on

neighbouring streets and local amenity.

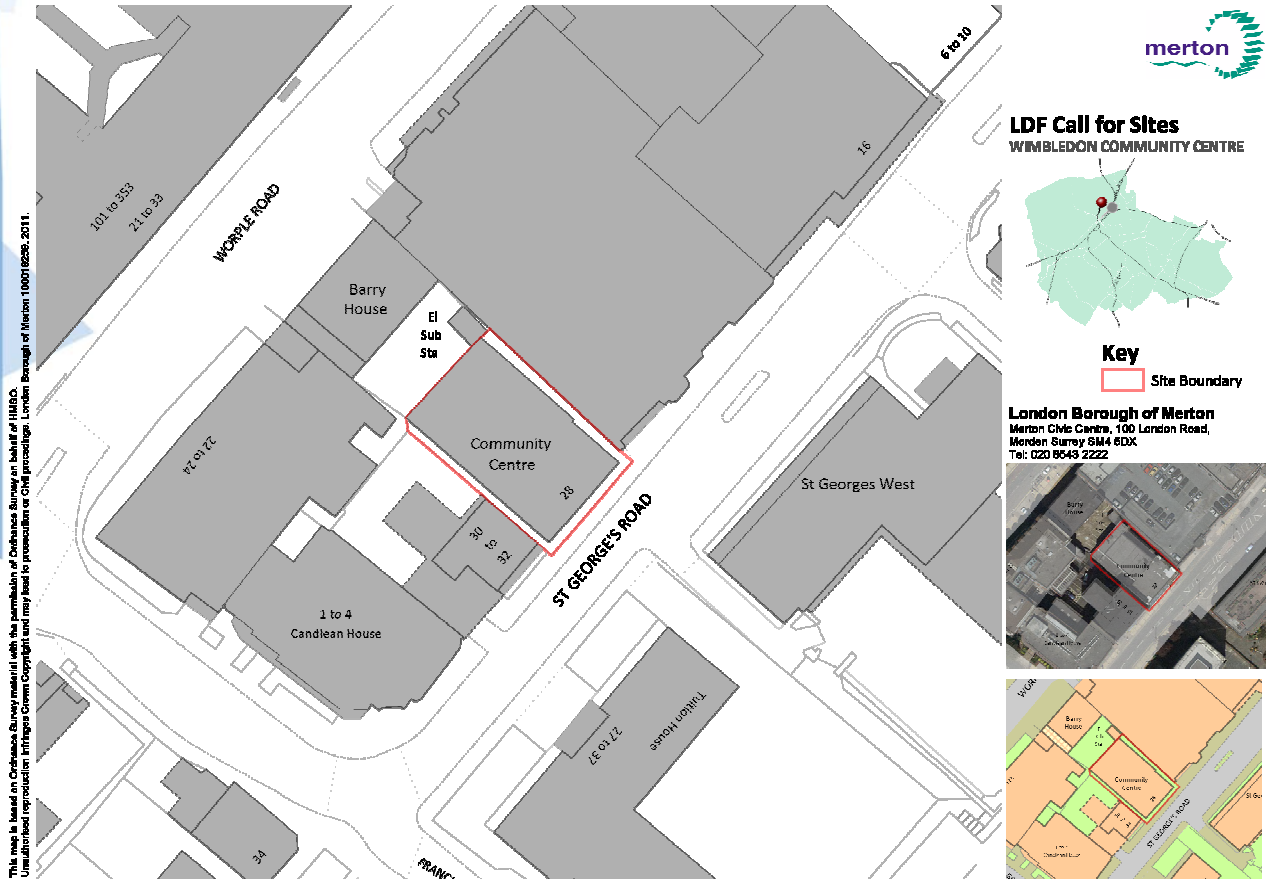
Investigating the potential impact of any proposed development on archaeological heritage.

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

Impact of any development proposal on protected species, biodiversity and the adjacent green corridor.

Wimbledon Community Centre

28 St George's Road, Wimbledon, London, SW19 4DP



Site area 0.06 ha

Site description This site is a two storey flat roofed community centre (D1 under the Use Class Order). It is surrounded to the east by four to five storey mixed use (commercial / offices) buildings and to the west by four storey offices and to the south by office buildings ranging from five to nine storeys in height.

The community centre is located within the town centre boundary and adjoins commercial units.

Strategic Planning Factors The building is located in the Wimbledon town centre boundary and adjoins the core shopping area. It is currently much lower than the surrounding buildings.

The site is in an area with high accessibility to public transport services (PTAL 6a) with access to the Broadway via St Georges Road and Wimbledon Hill Road.

Part of the eastern end of the site is within a Critical Drainage Area.

Current use Community centre

Use suggested / organisation Mix of community, business and residential – London Borough of Merton

Office, community and leisure use – Wimbledon Community Association

Council's preferred use An appropriate mix of community (D1) commercial (A1-A2, B1) and residential (C3) uses

Delivery timetable 2017-2023

Issues Replacement of the current community capacity will be sought either on the current site, or on the Wimbledon Library/Marlborough Hall site along with a renewed Library facility.

In circumstances where the existing use can be rationalised into a smaller space on-site the new proposal would need to provide an active street frontage to contribute towards the vibrancy and vitality of the town centre.

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

Protecting the amenity of occupiers adjacent to the site.

Parking and servicing impacts on traffic movement, congestion and road safety need to be controlled /minimised.

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

Please refer to grouped sites for further details.

Wyvern Youth Centre

18 Arras Avenue, Morden, Surrey, SM4 6DF



Site area 0.12ha

Site description The site is a 2-3 storey detached building in a residential area. To the east, west and opposite to the south are 2 storey semi-detached houses. To the north are terraced houses.

Strategic Planning Factors The site is in an area of low accessibility to public transport (PTAL 2)

The site is within an Archaeological Priority Zone.

Current use Youth Centre

Use suggested / organisation Residential– London Borough of Merton

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

Delivery timescale 2013-2017

Issues Suitable alternative locations need to be secured if the provision of community services is ceased on this site.

In a mixed use development, residential uses should be on upper floors. A mix of uses including residential will enable the

building to be occupied over a 24 hour period, creating a more secure environment and helping to minimise crime.

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.

Connaught Garden susceptible to surface water flooding.

Elm Nursery Car Park

Car Park Adj No 125, London Road, Mitcham, Surrey, CR4 2JA



Site area 0.1 ha

Site description This site is currently being used as a 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 three storey flats, adjacent to the west are four storey flats and to the east two storey terraced houses.

Although located within the town centre boundary, the site is physically separated from Mitcham town centre

The site is accessible from the London Road.

Strategic Planning Factors This site is identified as part of a larger site in the Mitcham Supplementary Planning Document (SPD) [2006], as being suitable for residential uses (C3 use class).

Land is required on this site to be safeguarded for future tramlink proposals.

The site is in an area with moderate accessibility to public transport services (PTAL level 4).

Current use Car park

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential

Delivery timetable 2017-2023

Issues This site could be considered for redevelopment in conjunction with the adjacent site to the north.

A strip of land at the front of site to be retained to facilitate future tram aspirations.

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

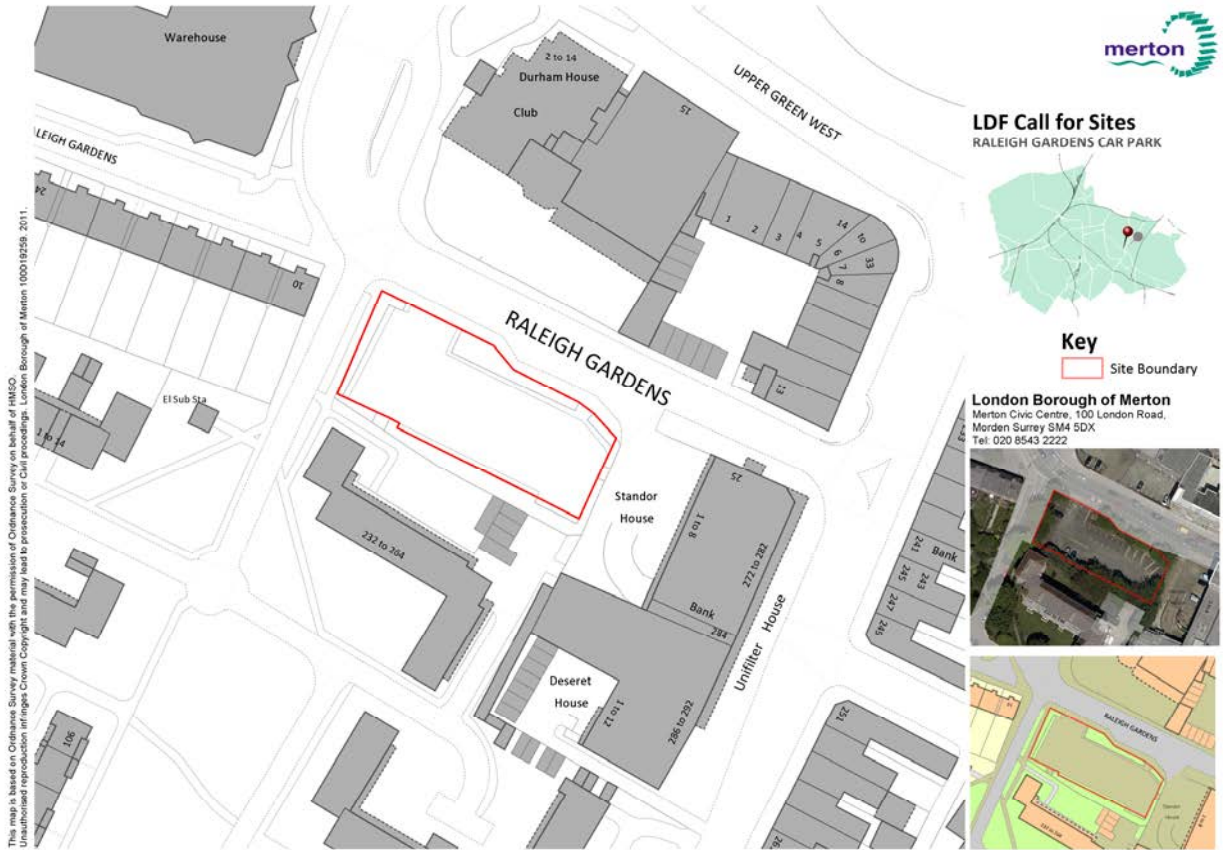
Provision of some on site parking is desirable.

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

Please refer to grouped sites (North Mitcham) for further details.

Raleigh Gardens Car Park

Car Park, 9-17 Western Road, Mitcham, Surrey, CR4 3ED



Site area 0.11 ha

Site description To the southeast of the site is the parking and service area of Standor House, a two to four storey building with retail uses at ground level and offices above. To the south of the site is a five storey block of flats and beyond the access road to the west of the site is the flank wall of a two-storey end-of-terrace house. To the north of the site, on the opposite side of Raleigh Gardens, is the parking and services area for the three storey buildings that face Upper Green West. To the northwest of the site is a two storey retail building.

Strategic Planning Factors The site is within close proximity to the primary shopping area in Mitcham town centre.

The site is in an area with moderate to good accessibility to public transport services (PTAL levels 4 to 5).

This site is within an Archaeological Priority Zone.

Current use Car park

Use suggested / organisation Mix of business and residential – London Borough of Merton

Council's preferred use Mixed use residential (C3), Offices (B1a) and retail (A1-A5).

Delivery timetable 2017-2023

Issues As this site is located in the town centre boundary and within close proximity to the primary shopping area, this site should have an active frontage at ground level to contribute towards the vitality and viability of the town centre.

Effective redevelopment of this site could be made by bringing it forward for development along with the adjacent site parking and service area to the rear of Standor House, to the south east of the site.

Mitigating parking/servicing impacts on neighbouring streets.

Site access to be provided via adjacent side road.

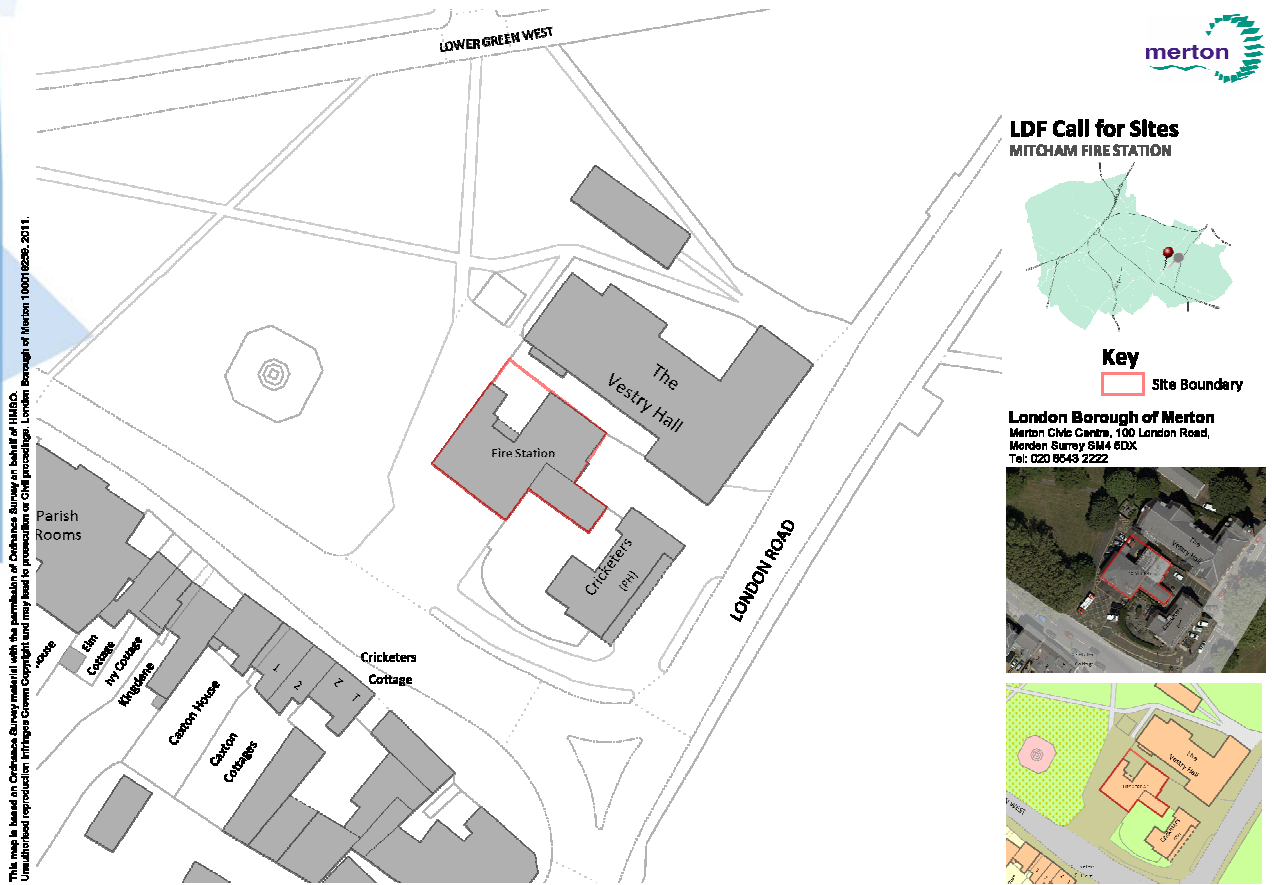
Frontage land may be sought to support the Council's aspiration to return Raleigh Gardens to two way operation.

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

Please refer to grouped sites (North Mitcham) for further details

Mitcham Fire Station

30 Lower Green West, Mitcham, Surrey, CR4 3AF



Site area 0.04ha

Site description This site is a 2-3 storey building (fire station) set in a group of buildings, including 3-4 storey Vestry Hall adjacent to the rear of the site (north east) and the 2-storey Cricketers pub adjacent to the south east of the site. Adjacent to the north west of the site is triangular open space known as Lower Green. The site fronts Lower Green Road.

Cricket Green (recreational open space) lies to the south east of the group of buildings, across London Road from Vestry Hall

Strategic Planning Factors The building is Locally listed, adjacent to Vestry Hall which is also locally listed.

Planning permission has been granted for a replacement modern Fire Station within 700m of this site (Tramway Path, Mitcham)

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 triangular open space to the north east 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.

Current use Fire station (old)

Use suggested / organisation Residential retail mixed use conversion development - Fire Service

Council's preferred use Community uses (D1) subject to delivery; residential (C3) may be appropriate.

Delivery timetable Unknown

Issues Planning permission for a replacement Fire Station has been granted within 700m of this site (at Tramway Path in Mitcham) so the 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.

The size, layout and location of the building would merit its consideration for community uses, subject to delivery.

Adjacent contra flow service road linking to fire station will need to be modified and pedestrian access/environment enhanced.

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

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

Chaucer Centre

Canterbury Road, Morden, Surrey, SM4 6QB



Site area 0.63 ha

Site description The Chaucer Centre is a two storey building. It is a venue for training, meetings and conferences.

Adjacent to the site are the Merton Music Foundation school, the Smart Centre which is an education facility and a former nursery school building. The site is mainly surrounded by two storey terraced houses.

Direct access to the site is via Canterbury Road.

Portions of the north and west of the site are within a Critical Drainage Area.

Strategic Planning Factors The site is located in an area with moderate accessibility to public transport services (PTAL level 3).

Canterbury Road is designated as a proposed cycle route in Merton's existing development plan.

The Chaucer Centre was allocated for a mix of community and residential uses in Merton's Unitary Development Plan 2003

Current use Training, meeting and conference centre

Use suggested / organisation Consider potential for a mix of uses or single uses: community and residential – London Borough of Merton

Council's preferred use Mixed use residential and community (D1) or solely residential use subject to the existing training facility being provided on a suitable site elsewhere.

Delivery timetable 2017-2023

Issues 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.

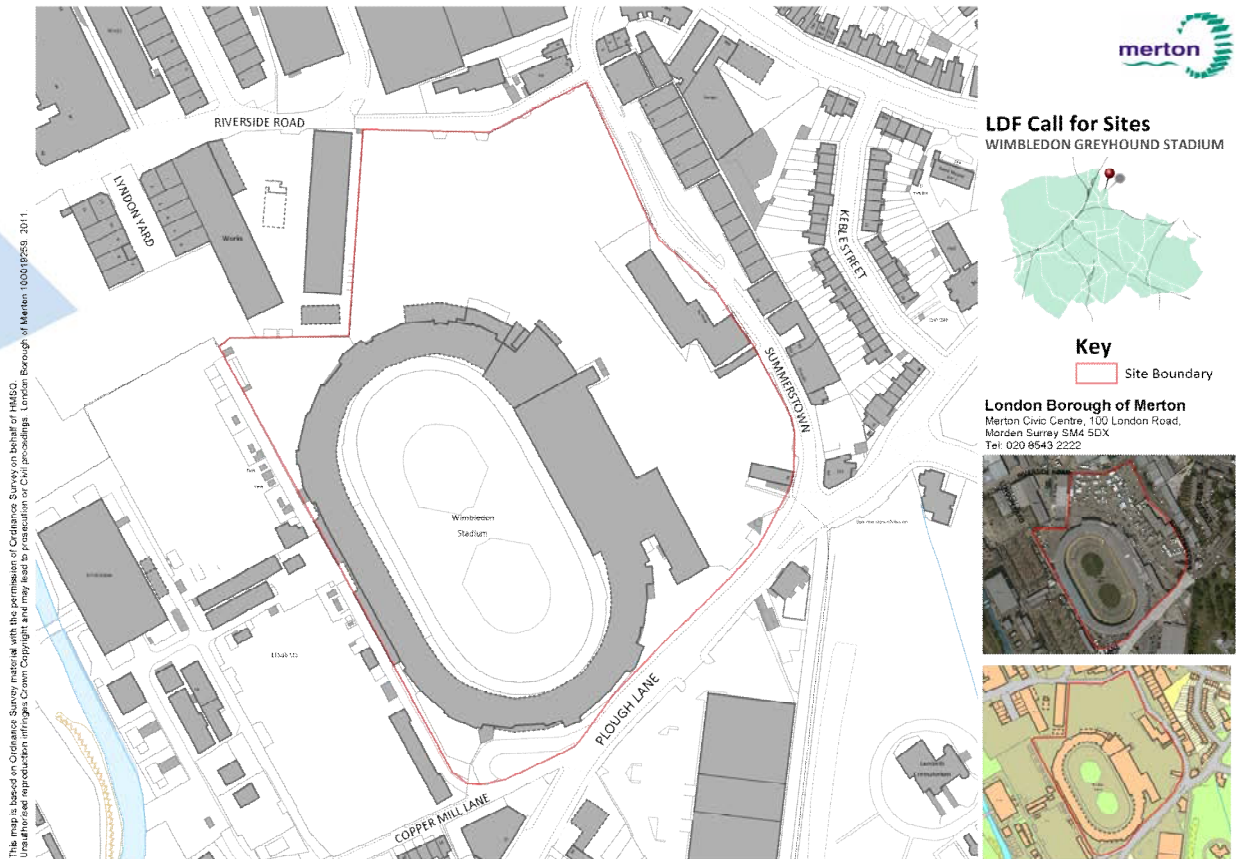
Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity.

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

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

Wimbledon Greyhound Stadium

Plough Lane, Tooting, London, SW17 0BL



Site area 5.29ha

Site description Approximately two thirds of the site is dominated by a greyhound racing stadium, the remainder of the site is a car park.

Surrounding the site along the northern and eastern boundary the site adjoins an industrial estate. To the south of the site in Merton, at the other side of Plough Lane is an industrial estate. Running along the western boundary of the site is a large electricity substation.

Strategic Planning Factors The site and its surrounds are within the functional floodplain of the river Wandle (Flood Zone 3b). The majority of the site is within a critical drainage area for surface water flooding.

The site is surrounded on all sides by Strategic Industrial Locations. To the north and east of the site is Summerstown Road Strategic Industrial Location (Wandsworth), to the south and west is part of Durnsford Road / Plough Lane Strategic Industrial Location, (Merton).

The site is poorly accessible by public transport (PTAL 2); the road network, railway lines, river and utilities infrastructure in the wider area limit opportunities for improving access to the

site.

The entire site lies within an Archaeological Priority Zone.

Current use Greyhound stadium and car park

Use suggested / organisation Residential-led mixed use scheme - Savills L&P Ltd

Council's preferred use Intensification of sporting activity (D2) or Industrial and warehousing (on cessation of a sporting use).

Delivery timetable Unknown

Issues If the sporting activities were to cease, an industrial designation will be compatible with the scale, function and nature of the development surrounding the site.

Redevelopment proposals should take account of the electricity substation to the west of the site to minimise the effects on amenity of future occupiers.

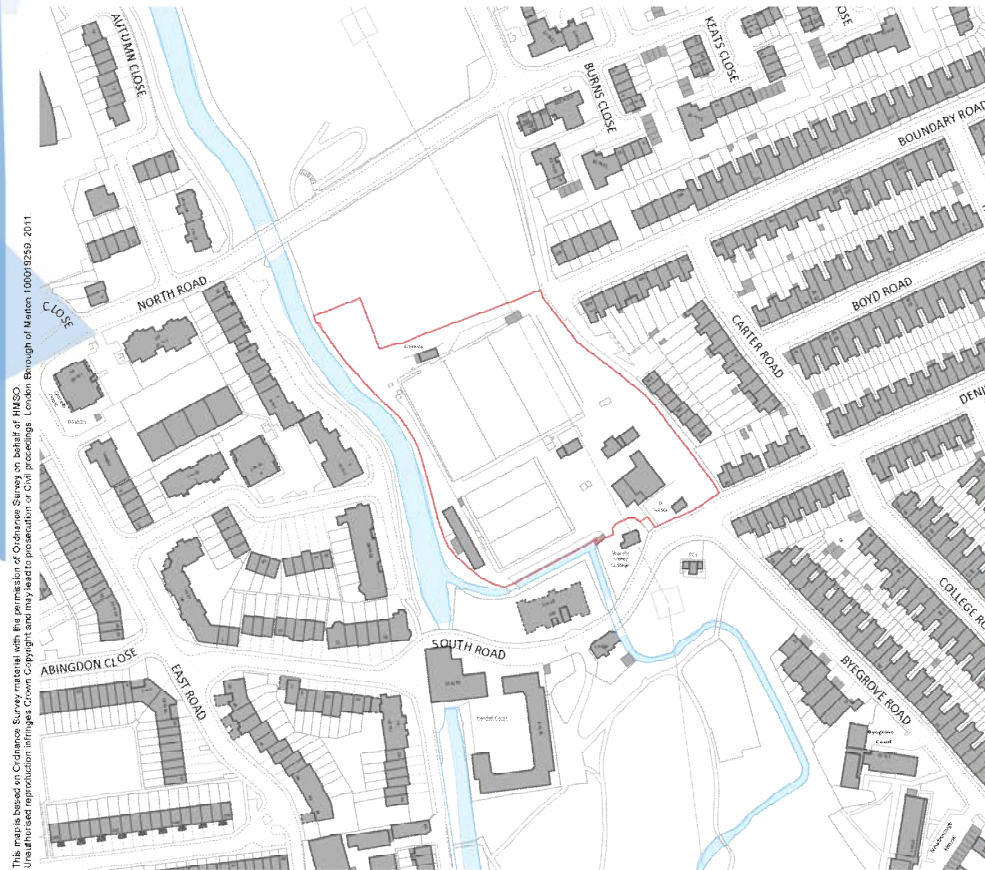
Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site.

Facilitating improved accessibility including improving bus infrastructure, walking and cycling facilities. Resolving road network capacity, movement and safety concerns. Site access arrangements require careful scrutiny/improvement.

Thames Water Site

Byegrove Road, Colliers Wood, SW19 2AY



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LDF Call for Sites
THAMES WATER SITE



Key
Site Boundary

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 8DX
Tel: 020 8543 2222



Site area 1.36ha

Site description Currently a dry weather flow sewerage pumping station, pumping flows from Mitcham Common and Raynes Park sewers to Merton sewer.

The site contains two sets of large concrete storm tanks – the lower level tanks are redundant, the higher level tanks are used for inspection and maintenance.

Strategic Planning Factors Most of the site apart from a small area along the eastern boundary is part of metropolitan open land (MOL), contiguous with the Wandle Park to the south and the Wandle Meadow Nature Park to the north.

The river Wandle runs along the western boundary of the site; the riparian area from Colliers Wood High Street to the south as far as the borough boundary to the north is designated as a green corridor and a site of importance for nature conservation.

The entire site is part of the functional floodplain of the river Wandle (Zone 3b)

A large portion of the site is within a Critical Drainage Area.

The site lies between PTAL 3 and 2 and is accessible from Byegrove

Road to the south and Boundary Road to the north

Residential development lies to the east and west of the site. To the west of the site at the other side of the river Wandle are blocks of apartments overlooking the site, to the east is a terrace of approximately 20 houses.

The proposed site was designated as part of Merton’s UDP 2003. The majority of the site – 1.09ha to the western side - was designated as 6CW: open space and nature conservation. 0.35ha to the east of the site was designated as 7CW: residential and nature conservation. The residential element of the site has not been developed.

The site is crossed north-south by overhead power lines.

Current use Dry weather flow sewerage pumping station

Use suggested / organisation Large housing site with environmental improvements, improved access, public open space, leisure walking route

Council’s preferred use Open land (flood storage) and nature conservation

Delivery timetable Unknown

Issues Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, especially with regard to flooding and overlooking;

Ensuring a contiguous stretch of metropolitan open land from the Wandle Valley Park to the south to the Wandle Meadow nature park to the north to support nature conservation and to help alleviate flood risk

Limiting traffic movements so as not to hinder traffic flow on the surrounding residential roads, nor cause safety concerns for other road and pavement users;

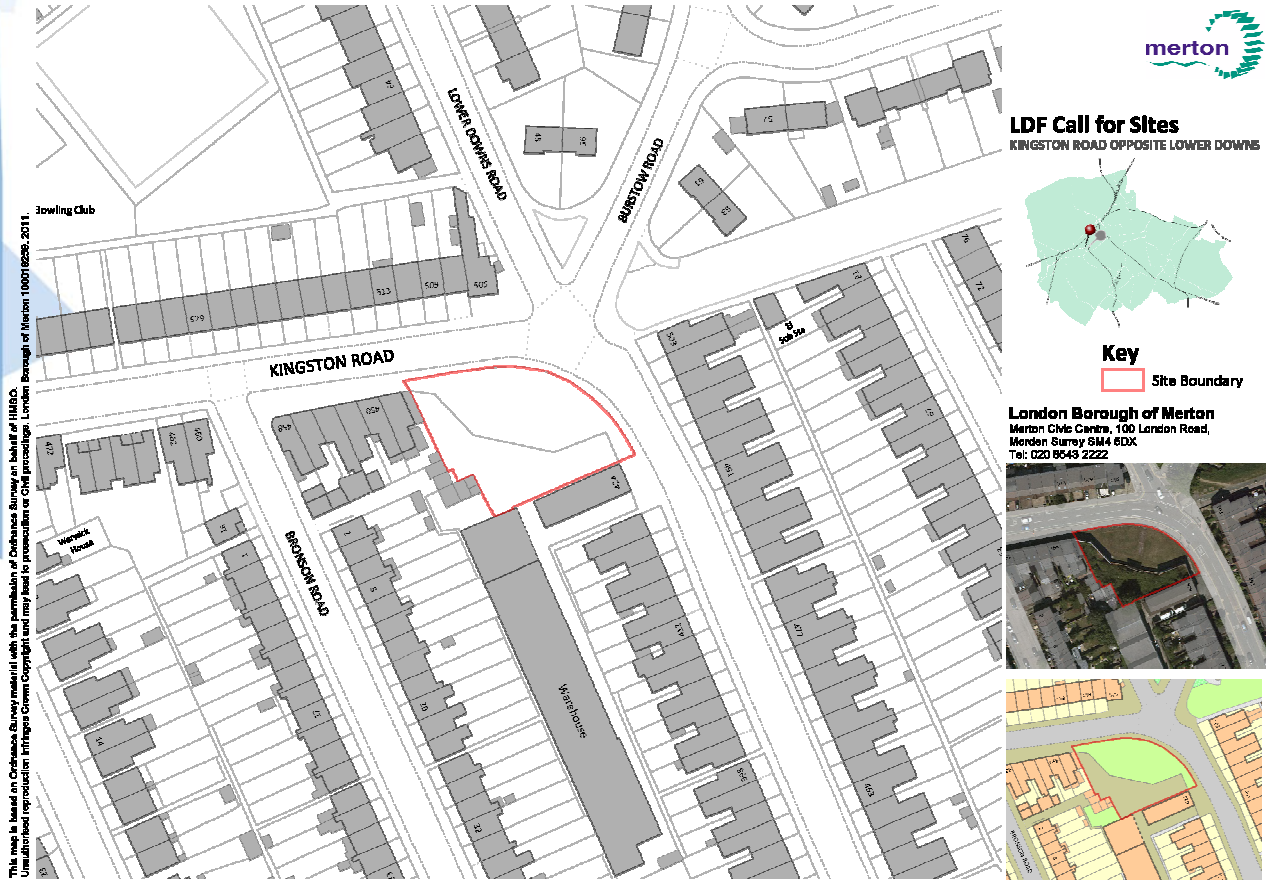
Access to the Merton sewer for maintenance and inspection

Although site is designated metropolitan open land and as a leisure walking route along the river Wandle, there is no pedestrian access to most of the site.

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

Kingston Road Opposite Lower Downs

Land Between 424 - 448, Kingston Road, Raynes Park, SW20 8DX



Site area 0.11 ha

Site description The site is a grassed area with advertisement hoardings located on Kingston Road, opposite the junction with Lower Downs Road and Burstow Road, Wimbledon, SW20.

The site is located in a predominately residential area. Adjacent to the west of the site are two and three storey terraced houses. Adjacent to the north of the site are two storey terraced houses and commercial units. Two storey terraced houses are also located adjacent to the east of the site. Adjacent to the south of the site is a large industrial premises and also two storey terraced housing.

Strategic Planning Factors The site fronts onto Kingston Road which is an existing Cycle Route and Strategic Route.

This site is in an area with moderate access to public transport services (PTAL 4)

The site is adjacent to a conservation area and also a nature conservation area

Current use	Vacant land
Use suggested / organisation	Residential - The Wimbledon Society
Council's preferred use	Residential
Delivery timescale	Unknown
Issues	The site owner is currently unknown and therefore there is uncertainty regarding the deliverability of any development.

The site is situated on the inside of a tight bend with two side roads opposite. There is a busy through route from Kingston Road into Lower Downs Road using a restricted railway arch. Several schools are also situated to the north of the railway arch which contributes to local congestion at peak times. On the south side of the bend is a shared pedestrian/cycle crossing linking to a segregate cycle facility along The Chase.

To avoid any detrimental traffic impacts servicing would be most appropriately sited at the westernmost boundary of the site. Although potential to service/access the site via the private rear access to 448 – 458 Kingston Road may be possible subject to appropriate legal agreements being put in place with the relevant land owners.

The accessibility level of the site (PTAL 4) would support low levels of parking provision or permit free, subject to a controlled parking zone being in place on surrounding streets (not currently programmed).

The potential for vehicular access off Kingston Road is also limited due to potential safety impacts. Therefore any approval would be subject to a detailed transport assessment.
site.

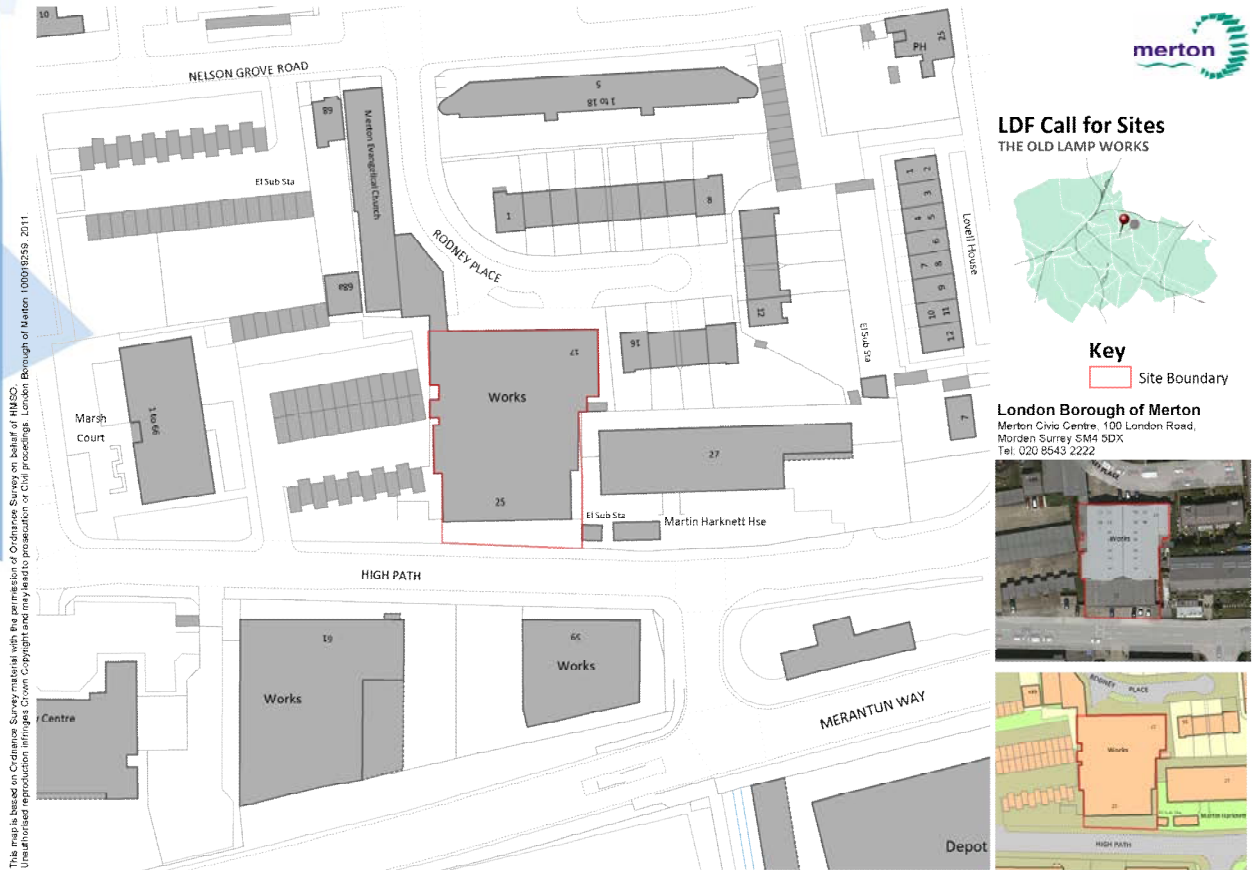
Respecting the character and the views into and from the neighbouring Conservation Area.

Respecting and enhancing the adjacent nature conservation Area.

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

The Old Lamp Works

25 High Path, Colliers Wood, London, SW19 2LQ



Site area 0.25ha

Site description 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.

Strategic Planning Factors The site is within an Archaeological Priority Zone, a Critical Drainage Area and an area with moderate accessibility to public transport services (PTAL 4).

Current use Warehouse / office

Use suggested / organisation Residential - Indigo Planning

Council's preferred use Mixed use offices (B1a) and residential

Issues Retention of some employment function on the site.

Potential parking, road safety and traffic impacts on neighbouring streets need to be managed.

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.

Land at Bushey Road

80-88 Bushey Road, Raynes Park, London, SW20 0JH



Site area 3.7ha

Site description The site consists of various large-scale industrial buildings ranging between two and five storey in height, and substantial open parking areas. To the west is the A3 'Beverly Way' dual carriage way and to the south is Bushey Road (A298). To the east of the site is a primary school and to the north, on the opposite side of Bonant Gardens, are two-storey houses.

Strategic Planning Factors This site is identified as a 'Locally Significant Industrial Site' in Merton's Core Strategy 2011 and designated as an 'Industrial Area' on Merton's Proposals Map (2003). The site is in an area with low to moderate accessibility to public transport services (PTAL 2 and 3) and parts of the site are within a Critical Drainage Area, with only the southwestern corner within Flood Zones 2 & 3. The building at 84-86 Bushey Road with the clock tower is locally listed.

Adjacent to the northwestern boundary of the site is a Green Corridor.

Current use Offices (B1a), Light Industry (B1c), Storage and Distribution (B8) and Retail (A1). In Autumn 2011, three large units were vacant.

Use suggested / organisation Employment (B uses), Sui Generis e.g. vehicle sales, Retail (A1 Use Class), Hotel (C1 Use) and Community Use (D1 Use) – BNP Paribas on behalf of landowners

Council's preferred use An employment (B1b, B1c and B8) led mixed use scheme that may included an appropriate mix of any of the following: bulky goods retail (A1), residential (C3) car show room (sui generis) and school (D1).

Delivery timescale Unknown

Issues As a 'Locally Significant Industrial Site' mixed-use proposals must be employment led.

Any retail development proposed on the site will be restricted to providing at least 70% of retail floorspace as 'bulky goods' for sale on the premises, in order to avoid undue harm to the viability of Wimbledon town centre and other surrounding centres.

The provision of some residential units as part of a comprehensive employment-led redevelopment may be acceptable. Any residential elements would have to be appropriately located away from the busy road network to minimise risks of noise / air pollution to future residents.

Due to the shortage of local school places and the absence of suitable sites, any development proposals that that included residential development will be required to mitigate against this impact.

Due to the site's location relative to the A3 road, a high quality design is necessary that will be responsive to the on-site and off-site uses and respect the locally listed building.

Proposals will have to protect the amenity of the adjacent houses and school.

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

Careful scrutiny of access and junction arrangements needed to minimise impacts on movement, congestion and road safety in particular wider impacts on strategic road network (TLRN). Poor permeability and accessibility by public transport. Infrastructure/service improvements expected to support comprehensive re-developments.

This section of the A3 is identified on the Department for Transport's noise map. Both existing and generated noise impacts will be considered in any proposal.

Wimbledon Delivery Office

12 Cranbrook Road, Wimbledon, London, SW19 4HD



Site area 0.28 ha

Site description Wimbledon Delivery Office is a mail sorting office.

The site is located at the end of a residential street and is situated on a downhill slope. The site adjoins the railway line to the south (Wimbledon line). Cranbrook Road is a cul-de-sac.

The building is an operational mail sorting office. It is 4 to 5 storeys in height with a basement floor. There is a car park to the rear of the building.

Opposite the site to the north-east is a health club. Adjoining at the north-west boundary is a block of three storey town houses. Adjacent to the western side of the site are a blocks of flats ranging from three to four storeys in height, two storey detached houses and a four storey office building.

Strategic Planning Factors The site adjoins a busy railway track which connects to Wimbledon rail station.

The site is located within 10 minutes walking distance from Wimbledon town centre in an area with moderate accessibility to public transport services (PTAL level 4). However the site is located at the dead end of Cranbrook Road adjoining the

railway line and is only accessible via Worple Road and this restricts vehicular access to the site.

Parts of the site to the east and west are within a Critical Drainage Area.

Current use Royal Mail Sorting Office (use class B8)

Use suggested / organisation Mixed Use Residential and Offices B1(a)

Council's preferred use Mixed use office (B1a) and residential (C3)

Delivery timescale Unknown

Issues Protection of the amenity of future occupiers from noise and disturbance caused by proximity to the railway line.

Access considerations for future occupiers, especially servicing, caused by the single street entrance point from Worple Road.

Potential losses of jobs in Merton were the sorting office to close or relocate out of the borough.

There are safety concerns for other road and pavement users. Restricted on-street parking, impacts on neighbouring streets need to be carefully scrutinised/ minimised.

New access required to railway side pedestrian/cycle route.

Facilitating and maintaining vehicular access during construction likely to be problematic.

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