

# MERTON DESIGN REVIEW PANEL

## Wednesday 03 June 2020

A meeting of the Design Review Panel will be held on Wednesday 3<sup>rd</sup> June 2020 starting at **1:30 pm** via the Zoom Conferencing App. Panel members should ensure they are set up to use Zoom, and to contact the Panel Administrator if there are any problems with this.

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The meeting will be held in the same manner as a live meeting, with a Chair and note taker. An additional member of staff will manage the mechanics of the meeting and timings have been altered to allow for this.

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Chair: Councillor Najeeb Latif

Note Taker: Paul Garrett

Zoom Meeting Manager: Paul McGarry

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### Notes:

- i. Items that are at the Pre-Application stage are **NOT** open to the public. All application numbers ending in NEW, or which are stated as pre-application, are Pre-Application items.
  - ii. Members of the public are welcome to attend as **observers** for items that are registered planning applications, but are not allowed to speak. For all other items, the Panel is **not** open for public attendance.
  - iii. Council officers and councillors are allowed to attend as observers at pre-application items.
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The applications to be considered at this meeting are as follows, with times to be devoted to each item:

**13:30 – 14:00** – Panel Members signing in to Zoom meeting, initial impressions of proposals from Panel members, questions/points of clarification from the Panel members and signing into meeting of Item 1 applicants. Introductions between Panel and Applicants.

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1. Pre-Application, 20/P0599, **42 Station Road (Eddie Katz)**, South Wimbledon, Case Officer: **Leigh Harrington**. Ward: Colliers Wood *Redevelopment of former single-storey industrial building from children's play centre for new residential building over approximately 8-10 storeys with ground floor of ancillary uses and undisclosed commercial/public use.*

**14:00 – 14:45**

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**14:45 – 15:00:** Zoom sign in for Item 2 applicants. Introductions between Panel and Applicants.

2. Pre-Application, 20/P1247, **Wimbledon Bridge House (offices)**, 1 Hartfield Road, Wimbledon, Case Officer: **David Gardener**. Ward: Dundonald *Three storey extension to existing office building.*

**15:00 – 15:45**

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**15:45 – 16:00:** Zoom sign in for Item 3 applicants. Introductions between Panel and Applicants.

3. Pre-Application, 20/P0952, **Colliers Wood Tower (land to the south of)**, Colliers Wood, Case Officer: **Jonathan Lewis**. Ward: Colliers Wood. *Proposal to develop 440 residential units on land to the south of the current 19 storey colliers Wood tower (Britannia Point) with a cluster of buildings up to 32 storeys with mixed ground floor uses and public realm/open space provision.*

**16:00 – 16:45**

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**16:45 – 17:00:** Panel debrief (if required)

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The following Development Plan policy considerations are potentially relevant to the design of each scheme.

	<b>42 Station Road</b>	<b>Wimbledon Bridge House</b>	<b>Colliers Wood Tower</b>
<b>Conservation Area</b>	<b>NO<sup>1</sup></b>	<b>NO<sup>6</sup></b>	NO
<b>CA Appraisal</b>	<b>NO<sup>1</sup></b>	<b>NO<sup>6</sup></b>	NO
<b>Listed Building</b>	<b>NO<sup>2</sup></b>	<b>NO<sup>6</sup></b>	NO
<b>Locally Listed Building</b>	<b>NO<sup>2</sup></b>	<b>NO<sup>6</sup></b>	NO
<b>Metropolitan Open Land</b>	NO	NO	NO
<b>Nature Conservation or Open Space</b>	<b>NO<sup>3</sup></b>	NO	NO
<b>Archaeology</b>	<b>YES</b>	NO	<b>YES</b>
<b>Scheduled Ancient Mon.</b>	<b>NO<sup>4</sup></b>	NO	NO
<b>Historic Park/Garden</b>	NO	NO	NO
<b>UDP/LDF Site Proposal</b>	NO	NO	NO
<b>Flood Plain</b>	<b>YES<sup>5</sup></b>	NO	<b>YES</b>
<b>Planning Brief</b>	NO	NO	NO

Notes:

1. Adjacent to Wandle Valley conservation Area:  
<https://www.merton.gov.uk/planning-and-buildings/conservation-heritage/conservation-areas-list#areaw>
2. Within close and visible proximity to Listed and Locally Listed buildings
3. Adjacent to Open Space and SINC
4. Within close proximity to Merton Priory, a Scheduled Ancient Monument.
5. A small part of the corner of the site is in the flood plain and the whole site is immediately adjacent to the River Wandle
6. In close proximity to/visible from listed and locally listed buildings and opposite The Broadway Conservation Area:  
<https://www.merton.gov.uk/planning-and-buildings/conservation-heritage/conservation-areas-list>