

Merton Council

Planning Applications Committee

7 November 2013

Supplementary agenda

27 PROPOSED MODIFICATIONS (to agenda items)

1 - 26

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Modifications Sheet.

Item 3. Minutes of previous meeting

No modifications.

Item 4. Town planning applications covering report

No modifications.

Item 5. 30 Arthur Road SW19.

No modifications.

Item 6: The Glasshouse, 177- 187 Arthur Road, Wimbledon SW19.

Ward.

Amend to read Wimbledon Park.

Drawings.

Insert front and rear elevations.

Item 7. 52 The Broadway Wimbledon SW19.

Drawings.

Add 'Site Plan' to list of drawing numbers.

Planning Considerations, Section 106 Agreement and Recommendation.

Amend affordable housing contribution figure given in paragraphs 7.27, 9.1, and 10.2 with £28, 854.

Item 8: 247 The Broadway Wimbledon SW19.

Consultations.

Three further letters of objection from residents in Griffiths Road stating that the amended plans would still affect privacy and light. The proposed balconies would result in overlooking and loss of privacy. Any redevelopment should be on the footprint of the existing building so that the rear of the site can be used for amenity space.'

A further objection has also been received from Elliot Wood, Civil Engineers who occupy 241 The Broadway. They object to the proposal on result in loss of daylight and sunlight and will result in overlooking of their offices.

Planning considerations.

Paragraph 7.6. Amend to read the separation distances should be '4 metres at first floor and 6 metres at second and third levels'

Drawings.

Insert after page 76 drawing 518/480/P4 North Elevation).

Item 9: 2A Chester Road Wimbledon SW19

Drawings.

Insert drawing no's KL/WI/109 PA, KL/WI/116 PA, and KL/WI/117 PA to plans at end of report.

Consultation.

Replace Tree Officer's comments with:

'The arboricultural report informs us that the existing Eucalyptus tree located adjacent to garage 'A' will need to be removed to permit the construction of the development. As this is a 'C' class tree, it has a lesser importance in the landscape. But nevertheless, there will be a perceptible loss of vegetation and the applicant should consider whether there is scope to plant a replacement tree somewhere else in the frontage.

The proposed extension and basement are to be constructed outside of the RPA of any nearby trees.

It is noted that an Arboricultural Assessment report by Chris Mountford has been produced on behalf of the immediate neighbours to the development. Concerns have been raised with regards to formal planting at 2 Chester Road, and a tree screen at 3B Westside Common, although no specific tree survey details have been provided. As the trees at 2 Chester Road are young specimens, it is unlikely that the proposed development will impinge on their root protection area. The area adjacent to the tree screen at 3B Westside Common is already hardsurfaced, so the addition of an extension will not alter the existing ground conditions. However, to ensure that the root systems to any nearby trees are not harmed, a condition should be attached requiring details of a method of construction that will not be harmful to the neighbour's trees. '

Item 10: 45 Chester Road Wimbledon SW19.

No modifications.

Item 11: 18 Commonsidge West Mitcham CR4

S106 contributions. (Page 135).

Amend paragraph 9.2

The provisional CIL charge that would be payable, for the proposed development, [providing additional floor space of 226 square metres], under the Mayor of London Community Infrastructure Levy would be £11,270.

Page 136. Paragraph 9.8.

Amend last sentence to "A planning obligation consisting of a financial contribution of £8,571.20 is sought towards secondary school education provision.

Page 137. Paragraph 9.10.

Amend as follows:

"As part of the planning application the applicant has supplied a financial viability report that states that using assumed s106 contributions the current proposal would be unable to provide an affordable housing contribution and still deliver a viable outcome for the developer. A reassessment has taken place of the assumed s106 contributions used in the applicant's viability report. The applicant has agreed that without a requirement for other obligations the proposed development would remain viable with a contribution of £23,331.80 towards affordable housing provision".

Page 138:

Add figure of £8,571.20 towards secondary education.

Page 141. Add extra condition “The balcony screening shown on the approved plans shall be implemented before the development is first occupied and retained permanently thereafter. Reason: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with policy BE.15 of the Adopted Merton Unitary Development Plan 2003”.

Page 142: Informative d)

Amend Mayor of London Community Infrastructure Levy figure to £11,270

Item 12: Land within the curtilage of 17A Copse Hill, Wimbledon SW20.

Address

The address of the property is 17A Copse Hill SW20 ONB rather than SW19 in report.

Consultation.

A further letter of objection has been received from North West Wimbledon Residents Association stating that the proposal is overdevelopment of a backland site within a conservation area. The design of the house is out of keeping with the area and the proposed basement may effect the water table. The proposed access from High Cedar Drive is undesirable as the road is narrow.

Item 13: Fair Green, Market Square, Mitcham CR4.

Consultation.

Additional letters of objection received following publication of Agenda.

New concerns raised as follows:

- Haphazard releasing of delayed information as a result of the application being submitted prematurely does not give consultees adequate chance to assess the issues.
- Application presented to Planning Committee at a time when the consultation period had not expired and the DRP notes had not been published
- The proposed canopy should not be assessed separately from other ‘Rediscover Mitcham’ projects
- New roads would result in the market being exposed on both sides to ‘through’ traffic
- Amended dimensions still result on an over large structure.
- Other successful ‘covered’ markets are part of the fabric of a building.

DRP comments on amended design.

Item 1: 13/P2575, Mitcham Market Canopy

The Panel’s views on this application were quite clear, and essentially in two parts. The Panel was in clear support for the improvement of the market and the provision of a canopy to achieve this. They also commended the Council in trying to achieve this. However, the Panel were clear in their view that they did not support the particular design chosen. The Panel were also quite critical of the design in that it felt that its comments made at the review in July had not been accepted or taken on board.

The Panel was very strong in the view that the Council must set an example to others in ensuring that the buildings it commissions are of the highest possible design quality. Not just because it is using public money, but so that it does not undermine its credibility in demanding the same from others in their planning applications. The Panel were quite clear that they felt this proposal was not a quality design.

It was felt especially important that this should be a quality building. It was felt that Mitcham deserved something of high quality to 'lift' the town centre, particularly as the town had suffered from poor quality development and traffic planning in the past. The building was in a highly prominent and visible location, so it needed to be a 'jewel' and have longevity. It was felt that the polycarbonate roof material did not have a quality feel, its effective lifespan was too short and it had poor acoustic properties. It was also considered that the examples shown of where this had been used, were not relevant comparisons to the proposed use, since the polycarbonate is proposed to be a roofing rather than a walling material, and a permanent structure. Glass would be more suitable.

Whilst the Panel welcomed the changes in size and extent of the canopy, it was felt that it still sat awkwardly with the position and orientation of the café. It was also noted that the pavement next to the bus route narrowed to the north, and this was where it was felt more people would be concentrated, and therefore it was important this was not too cramped. Overall, it was felt that the shape of the canopy was not responding to the shape of the site available and therefore sat uncomfortably within it.

Although the Panel acknowledged the clear qualitative improvements to the market that the canopy would bring, it also noted that half of the stalls would be facing outwards and not be giving customers the protection from the weather that the stall holders would be enjoying. It was felt that this somewhat undermined the effectiveness of the canopy.

Previously, comments were made about the decorative elements of the canopy. It was suggested – and reiterated at this review – that the design should be influenced or inspired by an engineering or structural theme (eg. Paxton), rather than a decorative one (eg. Morris). It was felt that the design was more decorative art than sculpture. It was noted that the decorative elements seemed not to be structural and if these were removed, there would be not much left. It was felt that decorative elements needed to perform structural roles as well, in order to demonstrate the suggested, more appropriate, affinity with a structural and engineering inspiration for the design.

Details of power supply, lighting, water supply and paving materials were referred to. Although it was noted that these issues were being addressed and designed-in by the project team, it was felt that these were clearly an integral part of the design and should therefore be included in the planning application material.

The Panel made some suggestions about alternative approaches to design, based on the comments made above, as well as noting the budget constraints referred to by officers:

- Spend the money on high quality paving and power/water facilities and have more traditional market stall covers that are set up each day.
- Remove the decoration and spend the money on a structure capable of taking the weight of glass in the future, even if it could not be afforded at present.
- Make the structure smaller and/or better relate it to the shape of the site and orientation of surrounding streets and buildings. A modular, expandable design might work well.
- Have permanent stall covers, but with a completely different design approach. Lords (Mound Stand) and London Zoo (Aviary) were cited as examples of a lightweight design, with an almost temporary feel, where the structural form and the appearance were integral.

However, it was really felt that there were some fundamental problems with the ideas underpinning the design itself, and it was these that needed to be reassessed, and which led the Panel to its clear verdict. Although this was a more negative response than previously, it was felt that this was appropriate given its application status and lack of any meaningful change or response to previous concerns.

VERDICT: **RED**

Future Merton response to DRP comments.

Analysis of Design Review Panel issues following review on 31st October 2013.

No.	Description	Comment
1	The overall quality of the building is not good enough for the location due to its permanence, size & prominence. The building must set a positive example for the Council's credibility & value for money.	Delivering the canopy has a strict budget and deadline set by the OLF. This is driving much of the design outcomes. Within these constraints, it could be said that a quality product and value for money is being achieved. Studio Weave have extensive experience delivering high quality projects with fixed budgets and while the process may sometimes involve unconventional designs and material choices, they have a track record of delivering award-winning and critically recognised results.

2	<p>The polycarbonate roof form is not appropriate for a roof, will have poor acoustic properties, will weather poorly and not have a very long lifespan (10 years). Examples given are not relevant. The material looks and feels cheap and will send out the wrong message for the town centre regeneration.</p>	<p>Polycarbonate has been commercially used since the 1950s for its impact strength, optical clarity, dimensional stability, heat resistance, and flame retardancy. Polycarbonate has 200 times the impact resistance of glass making it a suitable choice for a structure in the public realm. As standard, most polycarbonate suppliers provide a 10-year warranty against UV deterioration and hail damage, however it is important to understand that the warranty period does not mean the life span of the product and glazing typically has a warranty period of 5-12 years, but of course lasts much longer.</p>
3	<p>The design concept is not appropriate for Mitcham or a market canopy. The design should draw its influence from a structural/engineering theme, not a decorative arts theme. References to the workhouse and lavender are not strong enough and are overshadowed by those of William Morris.</p>	<p>The issue of design concept is a subjective view. The decorative metalwork is working structurally both to brace the primary frame and to support the polycarbonate sheets (this is what the lavender 'fixing buds' do). It is just not done in the same way as a traditional glasshouse/trainshed might have been done. It is also fair to say this is a modern design solution that fits the choice of materials and keeps the structure lightweight, rather than a more historic 'structural metalwork' approach.</p> <p>Studio Weave are proposing a design that enjoys a decorative heritage and realises it with contemporary fabrication technologies. The decorative elements reference William Morris, therefore tying into the decorative heritage of the area, however these elements are not removable or superfluous additions. They are working structurally and are inherent to the structure. The design would complement a key Mitcham landmark, the Victorian clock tower. The William Morris inspired pattern references plant forms including lavender, in keeping with the natural character of Fair Green. The fixing details are also inspired by lavender with 'buds' to pick up the purlin fixings (rather than a grid of secondary structure). It also takes inspiration from the now demolished Holborn Union Workhouse.</p>

4	<p>The shape and size of the building does not respond well to the shape and size of the available space. The relationship to the café is still awkward & overbearing and the building gets very close to the street edge at the NW corner – creating a tight pavement where there will be high pedestrian flows as well as market customers milling around.</p>	<p>The café relates to the alignment of the former road, which is not the alignment of the existing site nor that taken by the proposed bus route. The perimeter street hugs tightly to the building form around the Fair Green. The Market needs to be a regular shape in order to address the many management issues that contribute to the lack of coherence the market has. Although the points made are considered valid and real, incorporating them into a design would result in a awkward trapezoid shaped building that would be physically more complex to construct and result in unusable space for the market stalls. If both planes of the café were used as guides for the extent of the canopy, this would slice off a corner of it, leading to an even more awkwardly shaped building and creating more unusable space for the market stalls. It is unlikely that reasoning for such an apparently random shape could easily be understood by people in the vicinity. One might also argue that a more eccentrically spaced structure might be seen as visually more dominating, rather than better respecting the orientation of the café building. Following consultation we have reduced the size of the canopy both in area and in height. It now sits approx 5m away from the Orange Café building and is also much lower in height than several adjacent buildings.</p>
5	<p>Whilst all the stalls would be under the canopy, customers for half of them would be on the outside edge of the building, with no weather protection.</p>	<p>The canopy is designed with columns only on the periphery meaning that any number of configurations could be set up inside. Depending on the layout, number of stalls, and size of the stalls, many of these configurations would allow customers to walk beneath the canopy's roof while shopping. The layout drawings issued show the canopy at its maximum capacity and therefore does show stalls up to the edge of the canopy. It is also worth noting that many of the existing stalls are set out in such a way as to invite the</p>

		<p>customer into the stall area so the customers would be under cover while shopping even if the stall itself were located at the periphery of the canopy.</p> <p>In addition, one might consider that it is the stall holders who would otherwise be in the elements all day, rather than the customers.</p>
6	<p>There are inadequate details of power supply, water, lighting and paving materials.</p>	<p>This is a fair point. However, a high quality paving scheme is to be provided, consisting of Yorkstone in a simple pattern. Power supplies will be discretely provided for all stalls, lighting will be integrated into the canopy roof, as will CCTV. The lighting will also be centrally controlled from the Civic Centre, as required. Water will be supplied to a selected number of stalls, including the open area to the south, where food stalls will be concentrated, so fumes do not detriment the canopy roof.</p>
7	<p>The Council should consider alternative approaches, including (i) one using traditional temporary stalls, (ii) a building with less/no decoration that could use glass as its roof material, (iii) better relate the shape of the building to its physical constraints & context, & (iv) a completely different design approach that was lightweight in feel and better fused structure, form & decoration.</p>	<p>The project team has investigated suggestion (i) and felt it not to 'lift' the quality of the market sufficiently, nor provide required the 'access to market' for new traders, not respond to the range of other management/coordination/storage issues as laid out in the SAT market review. Suggestion (ii) is unlikely to balance the cost of replacing the curled steel elements with an alternative (eg an orthongonal steel grid) with glass. Also glass, being substantially heavier, will require redesign of the whole structure which would be physically and visually heavier with larger structural members. It will also require a significant frame to keep the size of glass panes to a cost effective and replaceable size. Suggestion (iii) is covered at point 4 above. Suggestion (iv), clearly has not been considered as a specific designer and design has been evolved following appointment. Some alternatives have been considered during this process, particularly relating to general style and roof form. The current design is seen as simple, yet modern, with local and traditional references.</p>

Item 14. 15C Lansdowne Road Wimbledon SW20.

No modifications.

Item 15. Rear of Aston Court, 18 Lansdowne Road Wimbledon SW20.

No modifications.

Item 16. Picfare House, 197 London Road Morden SM4.

Drawings - Page 229.

Amend drawing numbers

Site location plan; DP/1944/RG-1B; RG-2B; RG-5 [existing and proposed cross sections]; RG-5B [proposed block plan] RG-5 [proposed rear elevation and cross section AB] and Design and Access Statement.

Recommendation. Page 245.

Condition 2 - Amend drawing numbers as follows:

Site location plan; DP/1944/RG-1B; RG-2B; RG-5 [existing and proposed cross sections]; RG-5B [proposed block plan] RG-5 [proposed rear elevation and cross section AB] and Design and Access Statement.

Drawings

Page 251 – replace drawing with [RG-5B] ‘proposed block plan’

Page 252 – replace drawing with [RG-1B] ‘existing and proposed ground, first, loft and roof plans’

Page 253 - replace drawing with [RG-2B] ‘existing and proposed front, rear, side south and north elevations’

Page 254 Add attached additional drawing [RG-5] ‘existing and proposed cross sections’.

Item 17. 14 Marryat Road Wimbledon SW19.

Consultations.

Further representation has been received from the Parkside Residents Association stating that if permitted the basement would be the largest of its kind in the vicinity. If permission is to be granted conditions concerning basement construction and noise from plant and equipment should be imposed.

Drawings.

P010 amended by drawing number P 010 Rev M.

Amendments include existing path moved away from boundary with 16 Marryat Road and underground condenser moved to front of house. Extent of basement indicated by dotted line.

Insert additional plans:

Amended tree protection plan.

Approved scheme 12/P0066 Plan 1

Approved scheme 12/P0066 Plan 2.

Item 18. Land rear of the former Grove Hotel, 2 Morden Road Wimbledon SW19

Recommendation. Page 289. Remove condition 8 [issue considered as part of condition 11].

Item 19. 237-239 Northborough Road Norbury SW16.

No modifications.

Item 20. Pelham Primary School, Southey Road, Wimbledon SW19.

Consultation.

Replace first paragraph of Tree Officer's comments in section 5 'Consultation' with:

This planning application requires the removal of 8 existing trees, including 4 'B' category trees: a Weeping Willow tree, Paper-bark Birch, Himalayan Birch, and a Horse Chestnut tree. A further 4 other existing trees have already been approved for removal under planning ref: 13/P1042.

Insert Design Review Panel comments from 31st October meeting

Item 2: 13/P2659, Pelham Primary School

The Panel were generally very positive about this proposal. They felt that the analysis in the Design & Access Statement was good. It particularly handled the issue of the mature willow tree well, coming to a considered conclusion that its removal would bring wider benefits to the school, its outdoor space and street frontage. It was however, felt that some form of strategy should be employed to replace lost 'tree years' with equivalent new tree planting.

The Panel felt that the building was in the best place on the site and worked well with the rest of the school. It also created a strong and positive street presence to Southey Road that reflected local character and scale. It also helped create an enclosed rear courtyard play area of good quality. It was felt the scheme benefited from its simplicity.

Overall the Panel felt the design quality to be good, both internally and externally. The plans were clear, logical and worked well. Discussions were had regarding the internal corridor, though on balance, it was felt this did work quite well given it was not too long; and regarding the exterior appearance. It was noted the punched window 'barcode' style of the elevation was an 'in-vogue' style.

This was not necessarily a bad thing but it was important that the building must appear clearly as a school without the need for overly obvious signage, and it must also feel comfortable and welcoming to children. Some further work was recommended on this issue as currently it could appear a bit severe and ascetic. The use of vines and lower cills were suggested as some means of achieving this.

The forward extension of the hall was commended as it unified the new style on the street frontage and introduced a smaller, more human scale element in the elevation. One suggestion did however suggest this could be rebuilt to provide an additional classroom above (possibly retaining a double height hall below).

To the rear of the hall, where the new building met the old in the crook of the 'L' shape, was where the Panel felt the design was least successful. It was felt that the new and old butted together in a slightly uncomfortable manner that was not fully resolved. The change in buildings needed to be recognised architecturally – not ignored. It was suggested that a 'flash gap' space be provided between the two buildings

The Panel were also critical – in a general sense – about the approach taken regarding parking provision and logistics in general with regard to the Council's schools expansion programme. It was felt that short term issues such as these were dictating designs that may not be the best for the long term future of the school. The buildings should be built to last and short term issues were undermining this.

Although this was not a particular issue with this site, it was felt that the cycle parking could be better placed in front of the new building. This would release more space for the play area and reinforce the image of the building as a school.

Overall, the Panel felt the proposal was very good and the issues raised above did not detract from their clear verdict.

VERDICT: **GREEN**

Item 21. 28-32 Tramway Path, Mitcham CR4.

No modifications.

Item 22. 50 Wandle Road , Morden SM4.

No modifications.

Item 23. Footbridge over the River Wandle Colliers Wood SW19

Ward – Amend to read Colliers Wood.

Item 24. Flat B, 168 Worple Road Wimbledon SW20

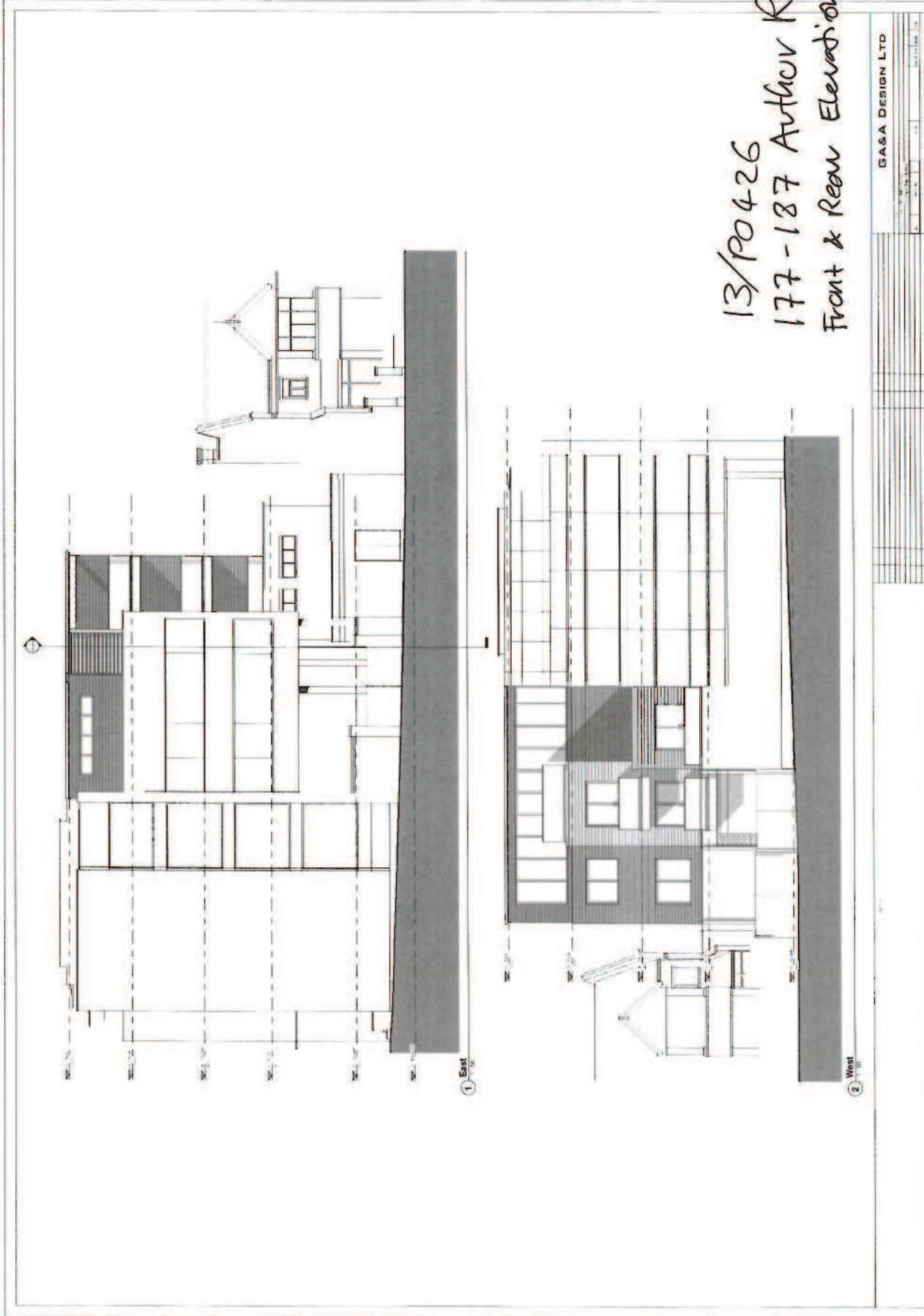
No modifications.

Item 25. Planning Appeal Decisions

Paragraph 1.2 The address should be amended to read 115-117 Hartfield Road SW19
not 16 Sheridan Road

Item 26. Planning Enforcement - Summary of Current Cases

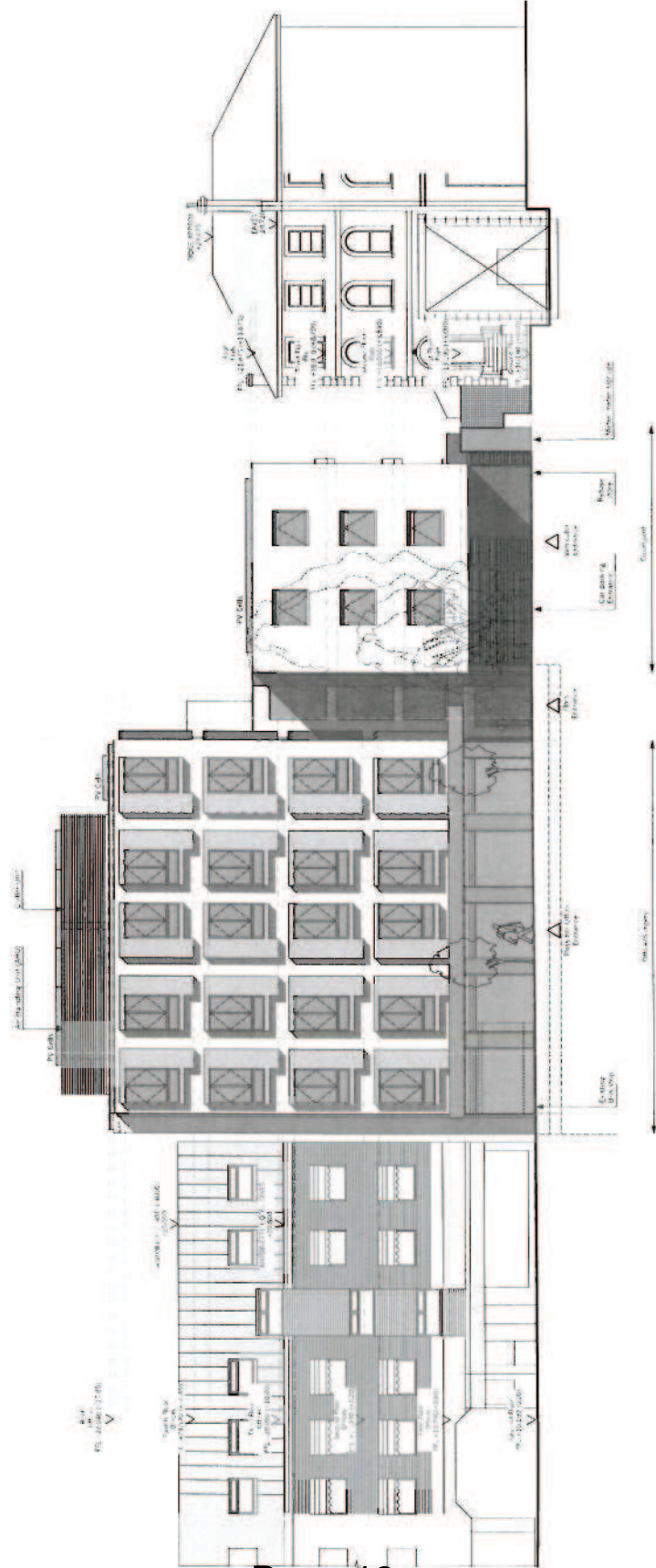
No modifications.



13/po426
177-187 Arthur Road
Front & Rear Elevations.

GASA DESIGN LTD
31 W. 4th Ave. #101
Vancouver, B.C. V6W 1K6
Tel: 604-681-1111

L D B J L C



13/PO952
 247 The Broadway
 Front elevation

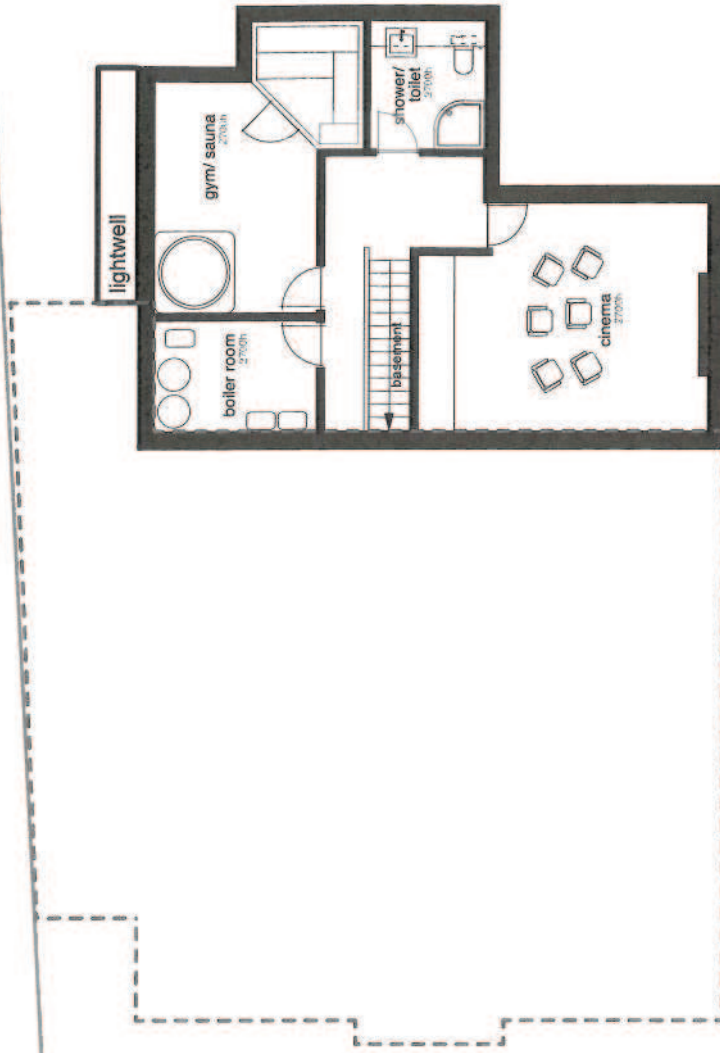
343 THE BROADWAY - WEST COAST, WA 151

DATE	13/05/2018	NO. OF SHEETS	4
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CLIENT	WEST COAST INVESTMENTS	PROJECT NO.	13/PO952
DATE	13/05/2018	NO. OF SHEETS	4
PROJECT NO.	13/PO952	PROJECT NAME	343 THE BROADWAY - WEST COAST, WA 151
CLIENT	WEST COAST INVESTMENTS	PROJECT NO.	13/PO952

DATE: 13/05/2018
 PROJECT NO: 13/PO952
 PROJECT NAME: 343 THE BROADWAY - WEST COAST, WA 151
 CLIENT: WEST COAST INVESTMENTS
 DATE: 13/05/2018
 PROJECT NO: 13/PO952
 PROJECT NAME: 343 THE BROADWAY - WEST COAST, WA 151
 CLIENT: WEST COAST INVESTMENTS



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Klimov

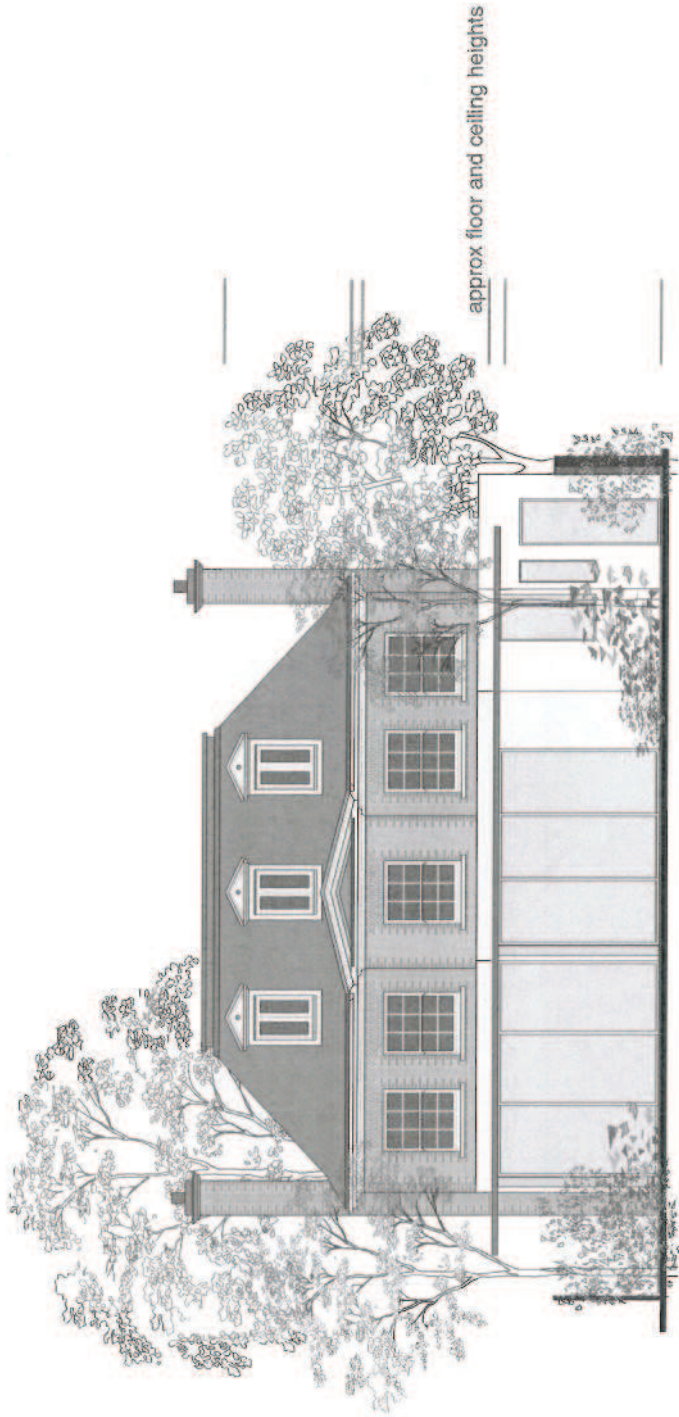
Lower Ground Floor
Planning Application

1:100@A3 28.7.2013

KLW/109 PA

GPS Architects
Architects Space Planners Town Planners
14 The Square, Richmond, Surrey, TW9 1PX, England
Tel: 020 8948 8244 Fax: 020 8948 0347
www.gpsarchitects.co.uk

Do not scale
 All construction marks
 are to be made
 in pencil
 All GPS coordinates
 are to be taken
 from the ground
 level and not from
 the roof level
 All drawings are to be
 drawn in black ink
 on white paper
 All drawings are to be
 drawn in metric
 units
 All drawings are to be
 drawn in accordance
 with the British
 Standards Institution
 (BSI) standards



Kilmov

Rear Elevation
 Planning Application

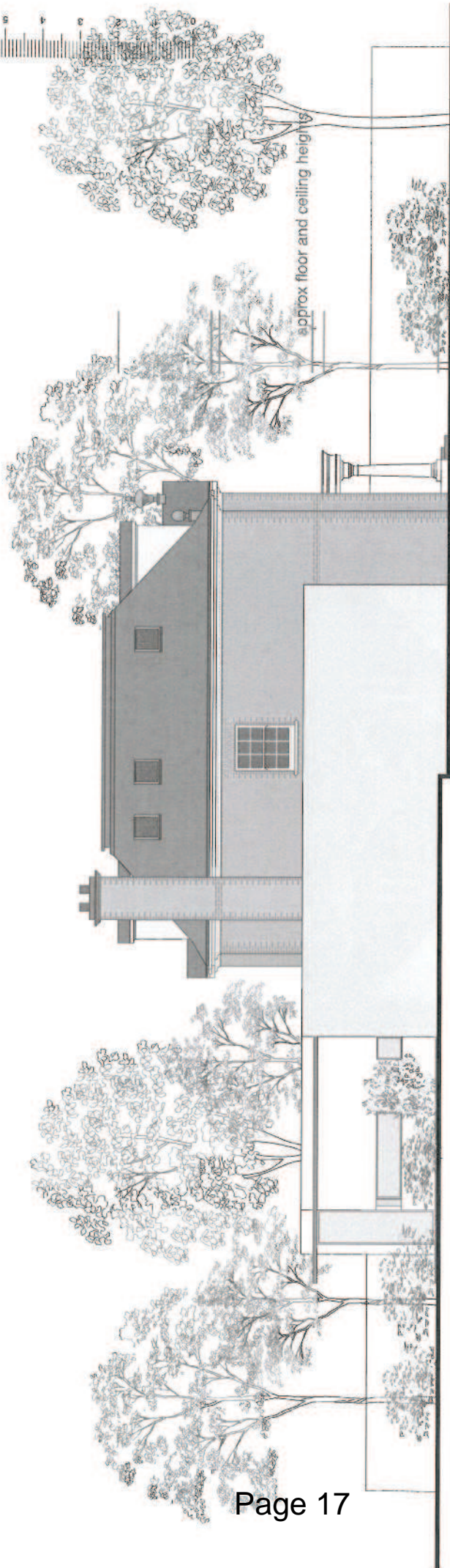
1:100@A3 29.7.2013

KLW/17 PA

GPS architects
 Architects Space Planners Town Planners
 14 The Green, Richmond, Surrey, TW9 1HX, England
 Tel: 020 8940 8244 Fax: 020 8948 0357
 www.gpsarchitects.co.uk

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10m
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Klimov

Side Elevation 1
Planning Application
1:100@A3 29.7.2013
KLW/16 PA

GPS architects
Architects Space Planners Town Planners
14, The Green, Richmond, Middlesex, TW9 1NY, England
Tel: 020 8940 8544 Fax: 020 8948 0367
www.gpsarchitects.co.uk

General Notes:

- Dimensions should not be scaled from the drawings where accuracy is essential.
- Details of construction and materials to be checked on site by the contractor and approved by the relevant local authority.
- Design and construction of any new work must be in accordance with the necessary local authority approvals.
- Any work to be carried out in accordance with the L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor.
- All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards.
- Code of Practice & Regulation 7 of Building Regs. must be followed in accordance with Local Authority requirements.
- The intended works fall within the Party Wall Act 1996 and must be notified to the relevant Local Authority in accordance with the necessary requirements.
- Thames Water Authority permission to be obtained if any work is to be carried out in accordance with Local Authority requirements.
- No part of the extension to project into adjoining boundary lines.

Health & Safety

The project consists of new items which are considered to be low risk. However, the contractor must ensure that a risk assessment to be carried out by contractor. Under the CDM Regulations, the contractor must ensure that a risk assessment is carried out by contractor. Under the CDM Regulations, the contractor must ensure that a risk assessment is carried out by contractor. Under the CDM Regulations, the contractor must ensure that a risk assessment is carried out by contractor.

Construction Notes:

Direct Planning Ltd.
Town Planners & Architects Est. 1988
01688 875193

Client:
Mr Seeylesh Radia

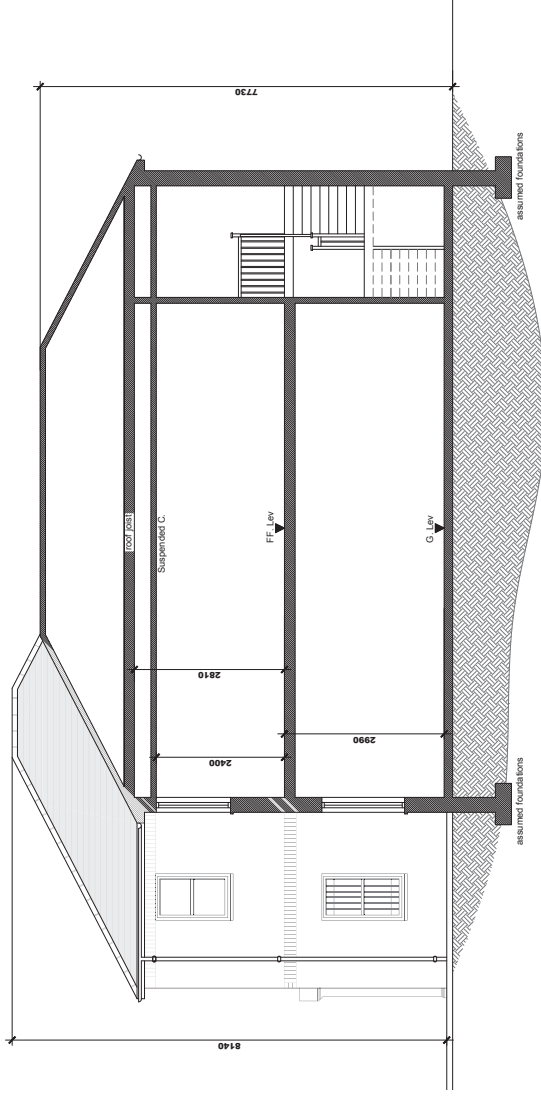
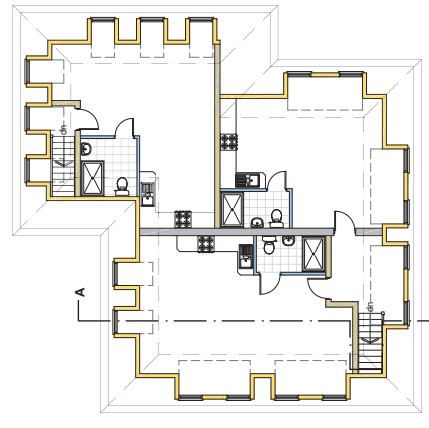
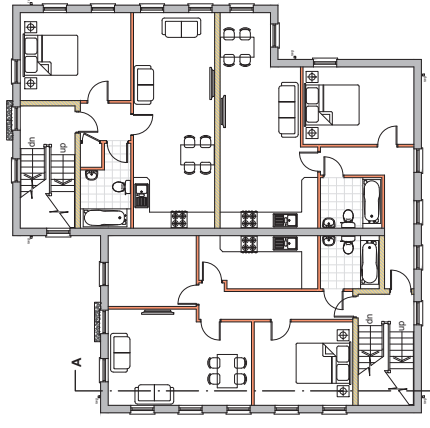
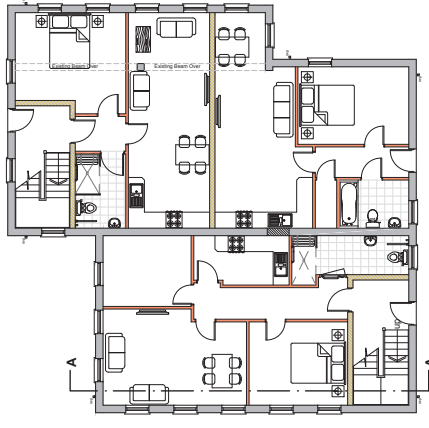
Project:
197 London Road
Morden
Surrey
SM4 5PT

Title:
Change of Use From Offices to Residential Flats (C3 Use Class).

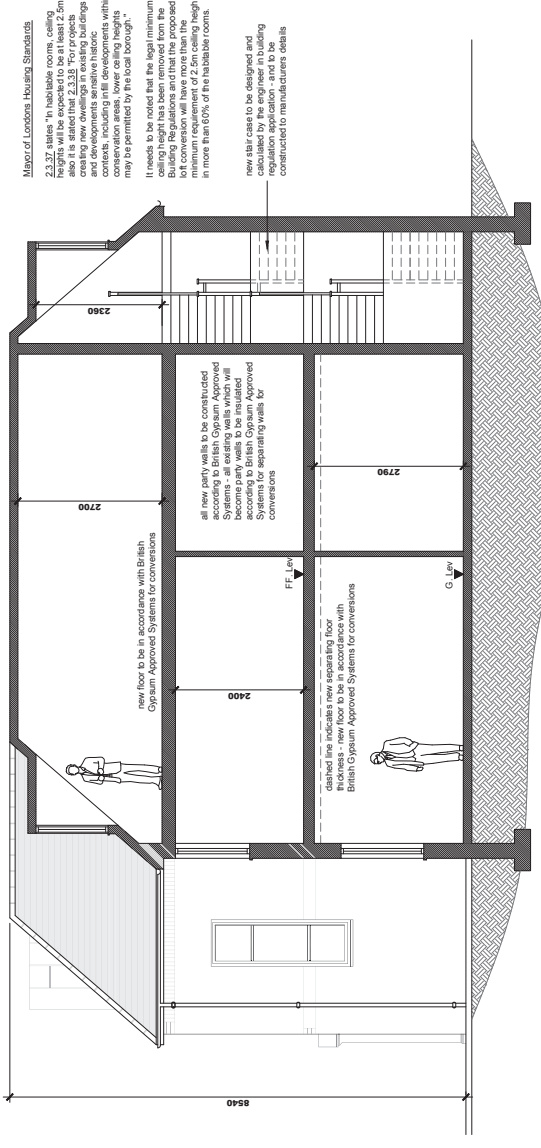
Existing and Proposed Cross Sections.

Scale 1:150, 1:100 @ A1
Date October 2013
Drawn Erap Semi

Drawing No. DP/19/44/IRG - 5



Existing Cross Section AA



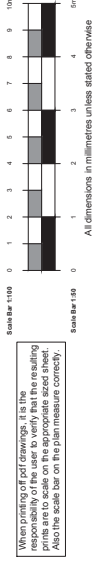
Proposed Cross Section AA

Mayor of London's Housing Standards

2.3.37 states "In habitable rooms, ceiling heights will be expected to be at least 2.5m". This is a minimum requirement for new dwellings in existing buildings and developments in sensitive historic and conservation areas. Lower ceiling heights may be permitted by the local borough."

It needs to be noted that the legal minimum ceiling height has been removed from the Building Regulations and that the proposed minimum requirement of 2.5m ceiling height in more than 60% of the habitable rooms.

new fire doors to be designed and installed in accordance with the relevant regulation application - and to be constructed to manufacturers details



General Notes:

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- Details for construction and materials to be checked on site by the contractor prior to commencement of work.
- All materials are to be used in accordance with the manufacturer's guidelines and all relevant British Standards Codes of Practice and Regulation 7 of Building Regs.
- The intended works fall within the Party Wall Act 1996 and the Party Wall etc Act 1999.
- The intended works must be notified prior to commencement of any works.
- Thames Water Authority permission to be obtained if adjacent to sewers within 3 metres. (Tel: 0849 209 850)
- No part of the extension to project into adjoining boundary lines.
- Health & Safety

The contractor is to consider the following items which are to be included in the project to be carried out by the contractor:

- The contractor is to ensure that the proposed works are carried out in a safe manner.
- The contractor is to ensure that the proposed works are carried out in a safe manner.
- The contractor is to ensure that the proposed works are carried out in a safe manner.
- The contractor is to ensure that the proposed works are carried out in a safe manner.

Rev B - Revision 23.10.2013

The changes to the originally submitted drawing include the enlargement of one of the dormers on the North Elevation.

Re-location of cycle storage and installation of new cycle racks to provide private amenity space for ground floor flat F4. G.

Direct Planning Ltd.
Town Planners & Architects Est. 1988
01688 875193

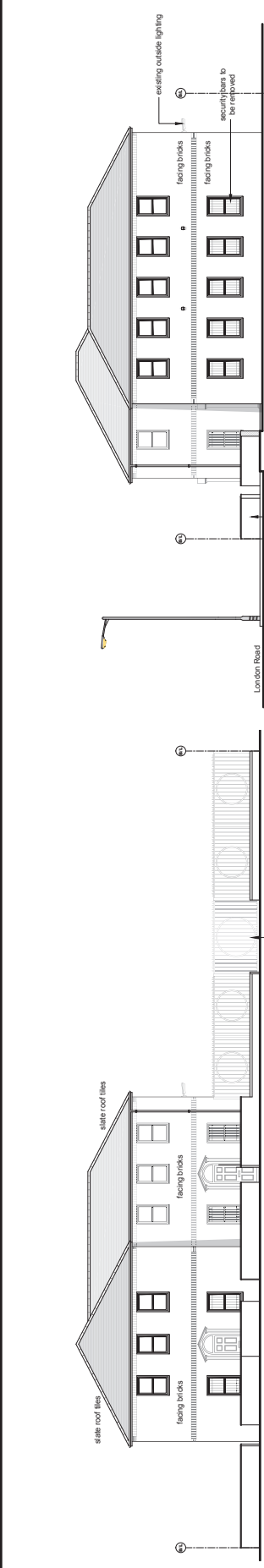
Client:
Mr Seeylesh Radia

Project:
197 London Road
Morden
Surrey
SM4 5PT

Title:
Change of Use From Offices to Residential Flats (C3 Use Class).

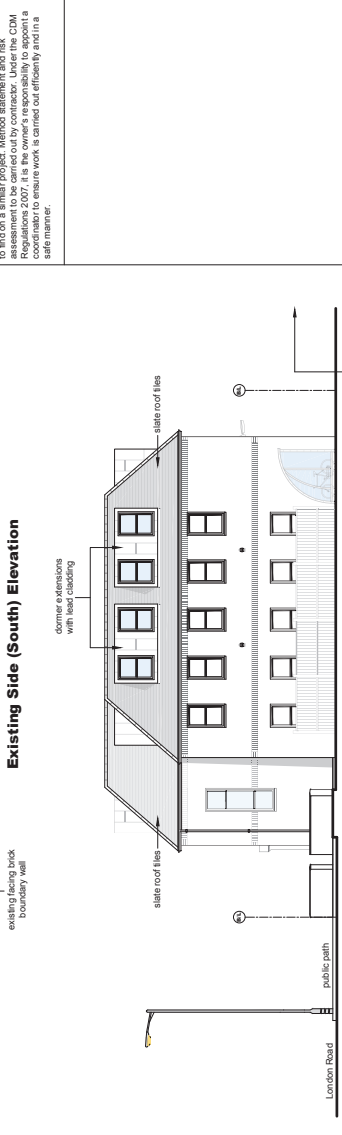
Scale 1:100 @ A1
Date February 2013
Drawn Erap Semi
Checked []
Approved []
Building Regulations []
Construction []

Drawing No. DP/19/44/IRG - 2

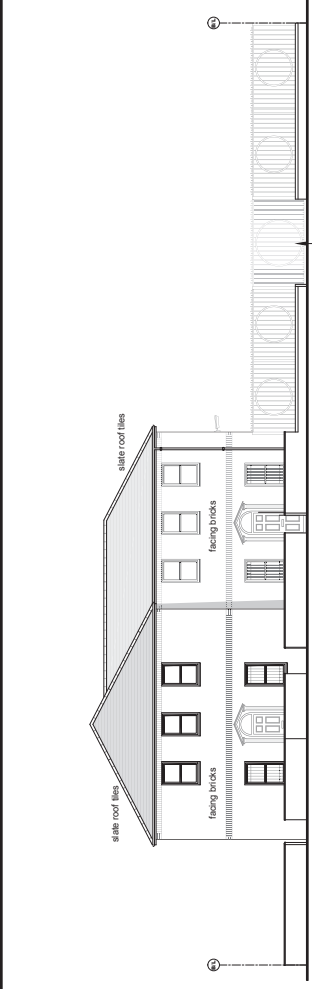
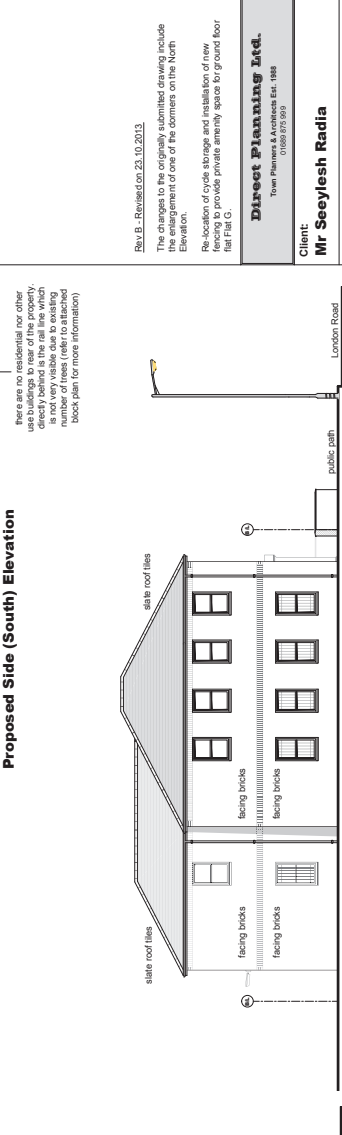


Existing Front Elevation

Existing Side (South) Elevation

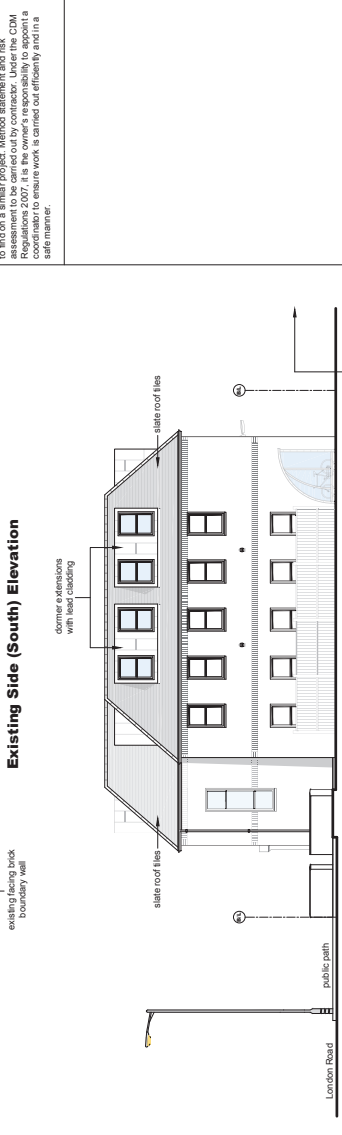


Proposed Side (South) Elevation

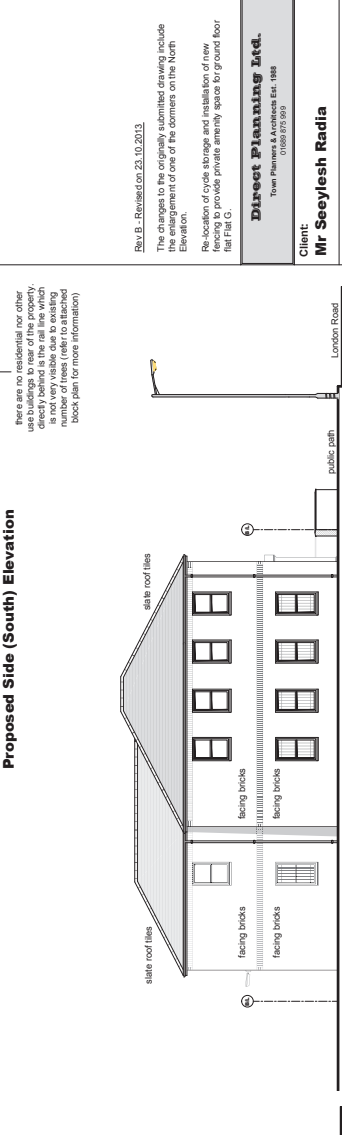


Proposed Front Elevation

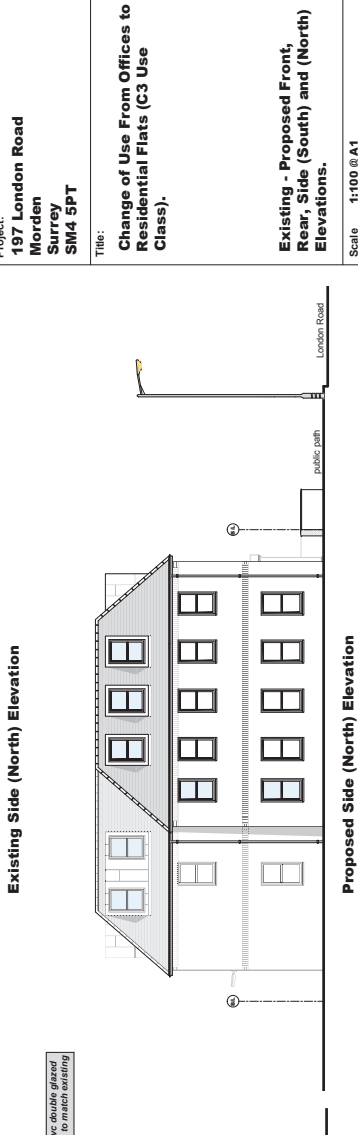
Existing Rear Elevation



Proposed Rear Elevation



Existing Side (North) Elevation



Proposed Side (North) Elevation



When printing of pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Add the scale bar on the plan measure correctly.

Scale bar 1:100
Scale bar 1:50

All dimensions in millimetres unless stated otherwise

General Notes:
 1. Dimensions should not be scaled from the drawings where accuracy is essential.
 2. Details and dimensions are to be checked on site by the contractor.
 3. Dimensions are shown to the nearest millimetre, unless otherwise stated.
 4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
 5. All work is to be completed in accordance with Local Authority requirements.
 6. The intended works fall within the Party Wall Act 1996 and the contractor must be notified prior to commencement of any work.
 7. Thames Water Authority permission to be obtained if the proposed works affect any sewers within 3 metres. (Tel: 09499 201850)
 8. No part of the extension to project into adjoining boundary lines.

Health & Safety
 The contractor is to consider the health and safety of all workers on site throughout the duration of the project. Method statement and risk assessment to be carried out by contractor. Under the CDM Regulations the contractor is to coordinate with the architect to ensure that any work is carried out safely and in a safe manner.

(130) denotes 30mm fire doors, fitted with 3 no. 100mm steel hinges and intumescent strips. All in accordance with BS 5869:1 Part 1:2008.

(150) denotes 50mm fire doors, fitted with 3 no. 100mm steel hinges and intumescent / smoke seals and self close all in accordance with manufacturers instructions.

Construction Notes:
Party Spaces of Proposed Units:
 Flat A (1 Bed 2 People) = 48m²
 Flat B (1 Bed 2 People) = 48m²
 Flat C (Studio Flat) = 35m²
 Flat D (1 Bed 2 People) = 48m²
 Flat E (1 Bed 2 People) = 50m²
 Flat F (Studio Flat) = 35m²
 Flat G (1 Bed 3 People) = 62m²
 Flat H (2 Bed 3 People) = 62m²
 Flat I (Studio Flat) = 43m²

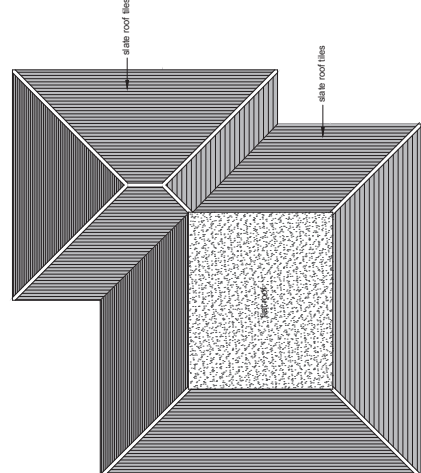
Application proposes to create 3 x Studio Flats + 2 x 2 Bed Flats + 4 x 1 Bed Flats.
 2 of the 1 Bedroom Flats based on the ground floor level (where there is a level access) will be a double fronted.

Riv.B - Revised on 23.10.2012
 The changes to the originally submitted drawing include the enlargement of one of the dormers at Flat F to create a gross floor area of 35m² (floor area as measure from 2.1m dining height).
Direct Planning Ltd.
 Town Planning Consultants
 10088682 Ltd. 1988

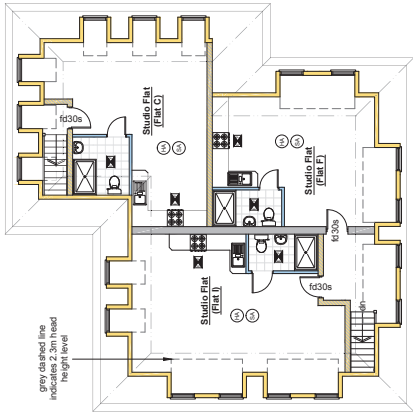
Client:
 Mr Seeylesh Radia
 197 London Road
 Morden
 Surrey
 SM4 5PT

Title:
 Change of Use From Offices to Residential Flats (C3 Use Class).

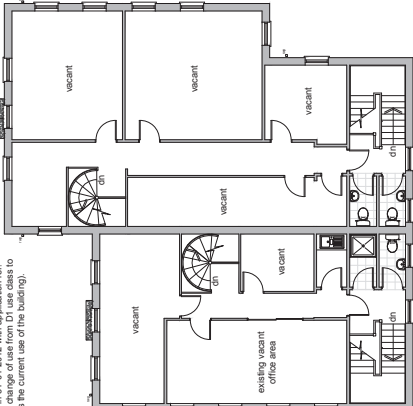
Scale: 1:100 @ A1
Date: February 2013
Drawn: Erap Semi
 Checked:
 Approved:
 Building Regulations:
 Construction:
 Drawing No. **DP/19/44/RG - 1**



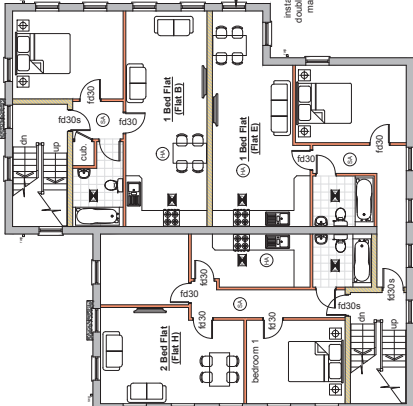
Existing Roof Plan



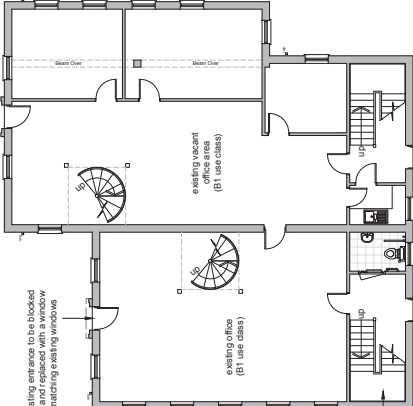
Proposed Loft Plan



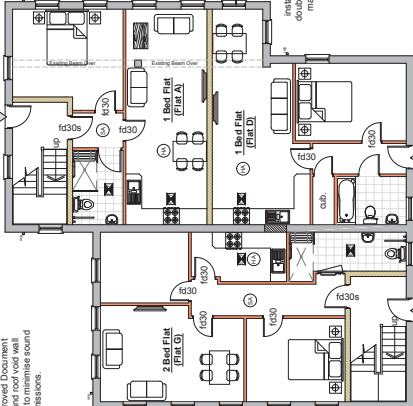
Existing First Floor



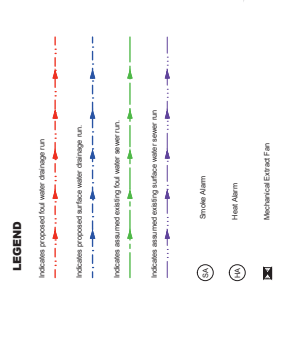
Proposed First Floor



Existing Ground Floor



Proposed Ground Floor



Please note that a change of use application was granted on 06/04/2012. The original application from B1 offices to D1 use class planning application ref: 09/P/1253, approved in 05-08-2009, and another planning application was then submitted (and approved) in 31-01-2012 with application ref: 11/P/1523. The current application is a conversion of B1 offices (as the current use of the building).

existing staircase to be flipped so that the 1st step is next to the wall. The new staircase done so that the new staircase from first floor to off floor will have the minimum head room.

Prior to occupation sound testing to be carried out for the airborne and impact sound to separating walls and floors to be achieved in accordance with the Approved Document Part E. Ensure all ceiling wall junctions and roof voids are sealed with acoustic resistant materials to minimise sound paths and flanking toward neighbours.

General Notes:

- Dimensions should not be scaled from the drawings where accuracy is essential.
- Details of proposed extensions and alterations to be checked on site by the client prior to commencement of any work.
- Consent to commence work must be obtained from the relevant authority prior to commencement of any work.
- All materials are to be used in accordance with the manufacturer's guidelines and all relevant British Standards.
- Any proposed work must be carried out in accordance with the Code of Practice & Regulation 7 of Building Regulations.
- The intended works fall within the Party Wall Act 1996 and the necessary notices must be served prior to commencement of any work.
- Thames Water Authority permission to be obtained if the proposed works are adjacent to sewers within 3 metres (Tel: 08499 200800).
- No part of the extension to project into adjoining boundary lines.

Health & Safety

The contractor must ensure that the proposed works are carried out in a safe manner. The contractor must ensure that the proposed works are carried out in a safe manner. The contractor must ensure that the proposed works are carried out in a safe manner.

Rev B - Revision 23.10.2013

The changes to the originally submitted drawing include the installation of new fences to provide private amenity storage, cycle bin storage and alterations to parking arrangements.

Client:
Mr Seeylesh Radia

Project:
197 London Road
Morden
Surrey
SM4 5PT

Title:
Change of Use From Offices to Residential Flats (C3 Use Class).

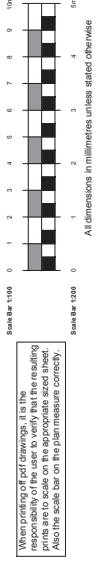
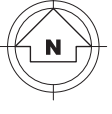
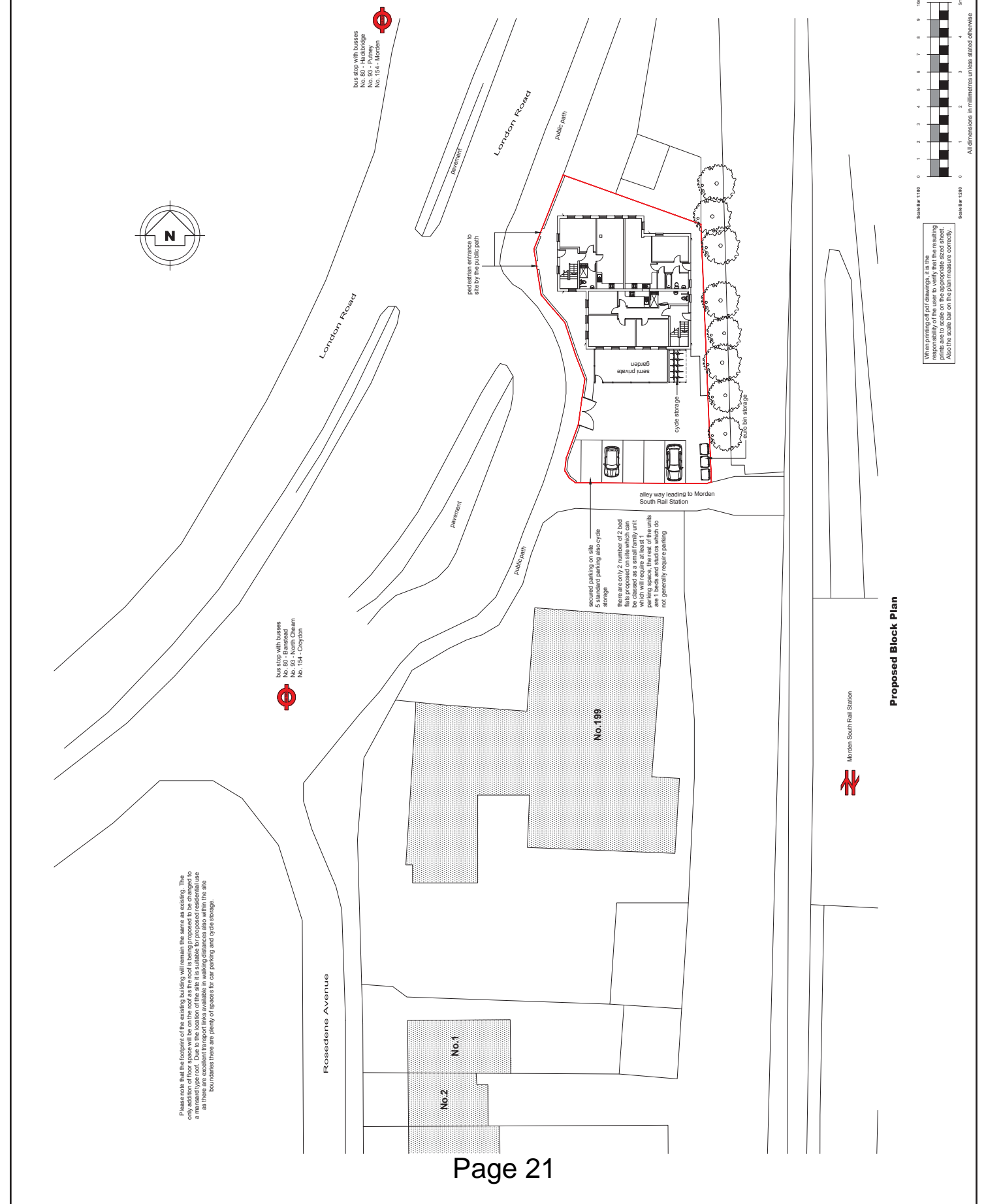
Proposed Block Plan.

Scale 1:1200 @ A1

Date May 2013

Drawn Erap Semi

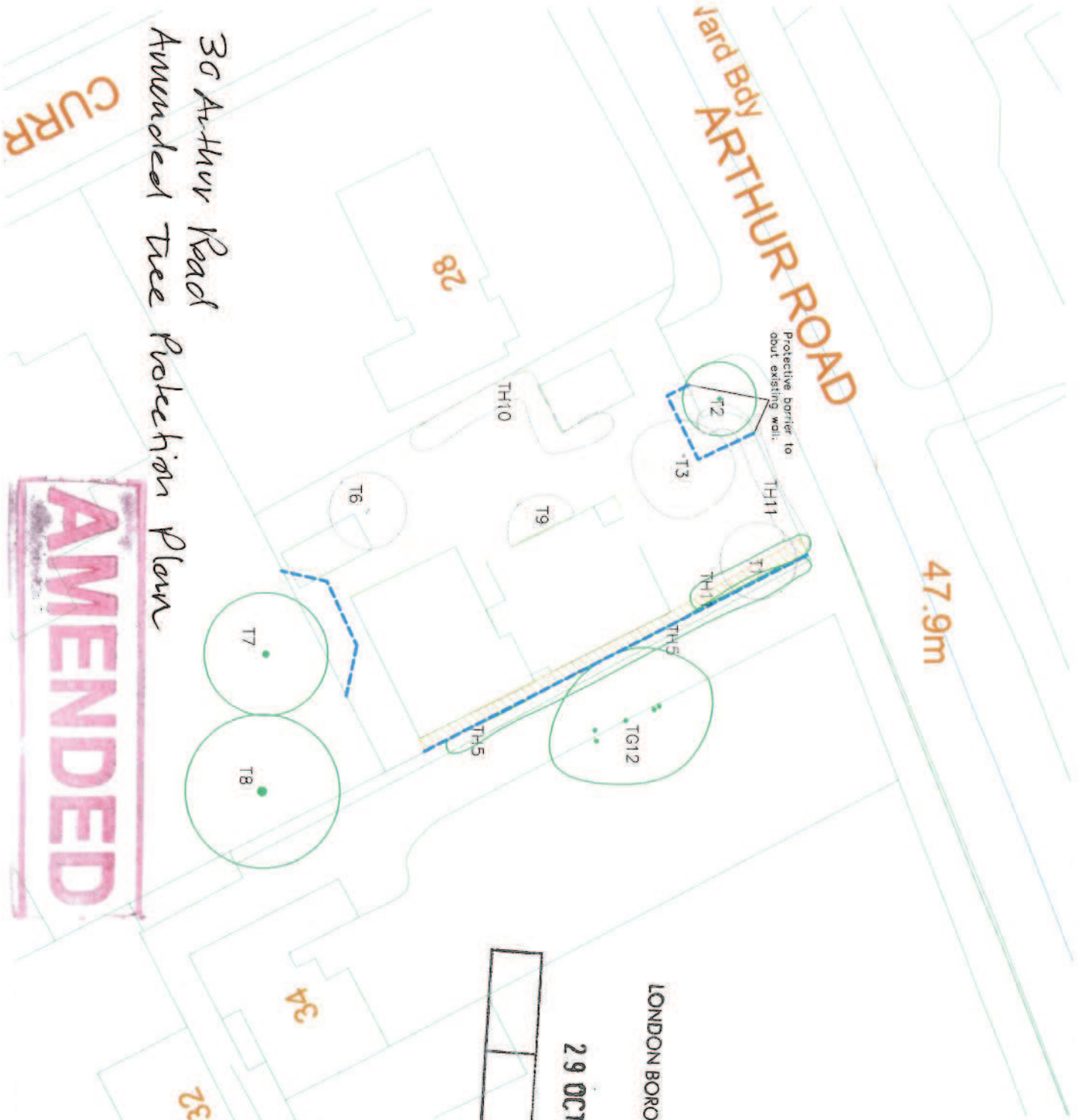
Drawing No. DP/19/44/IRG - 5



Proposed Block Plan



Morden South Rail Station



30 Arthur Road
Amended Tree Protection Plan

CURR




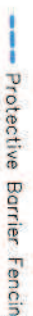
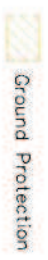
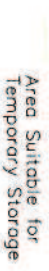
AMENDED

47.9m

LONDON BOROUGH OF MERTON

29 OCT 2013

KEY

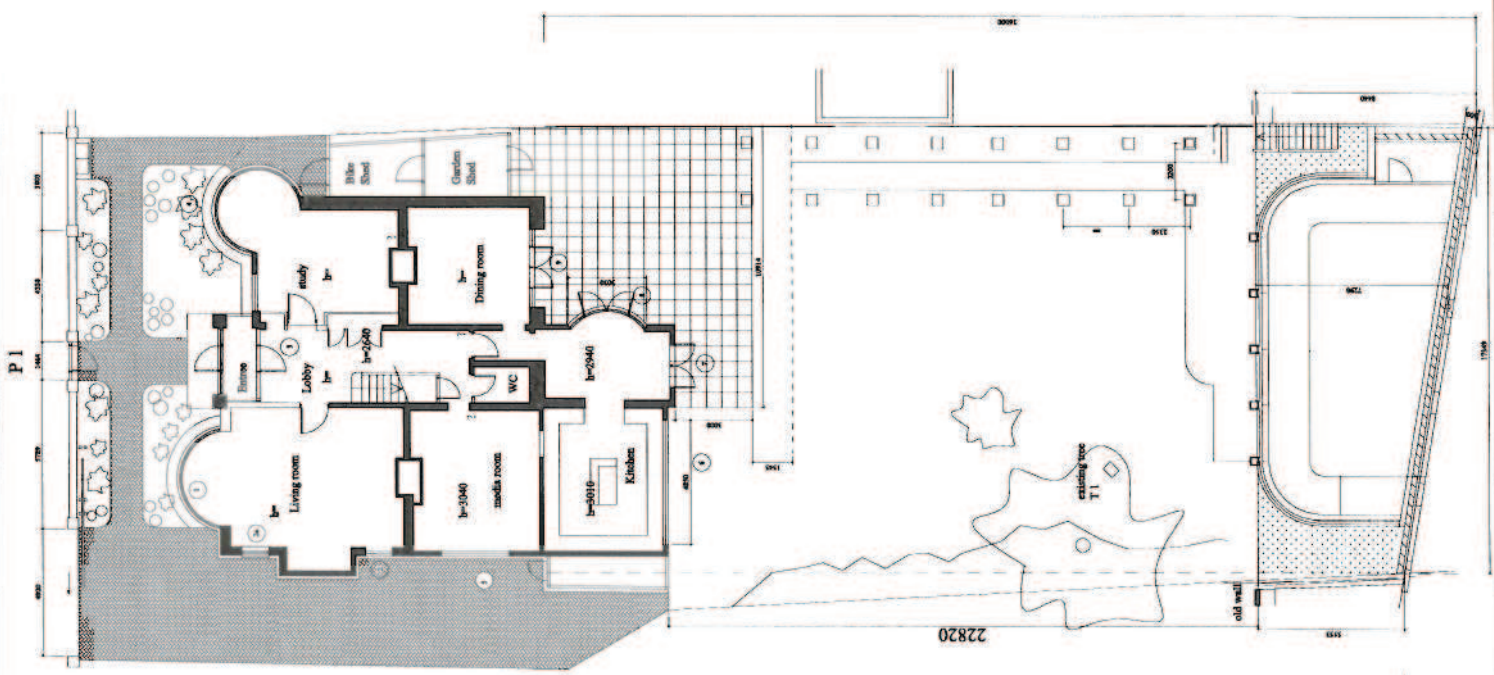
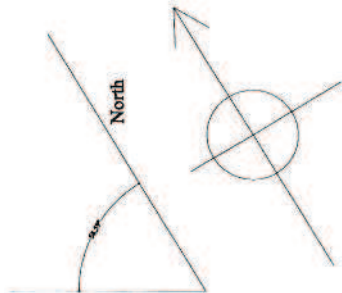
-  Trees to be retained
-  Trees to be removed
-  Trees requiring pruning
-  Protective Barrier Fencing
-  Ground Protection
-  Area Suitable for Temporary Storage

Bartlett Tree Experts

Ma Katherine Joly
 Project: 30 Arthur Road, Wimbledon London, SW19 7DY.
 Tree Protection Plan

Drawn: L.S. Checked: N.A. Job ref:
 Figure Number: 001 Rev: A

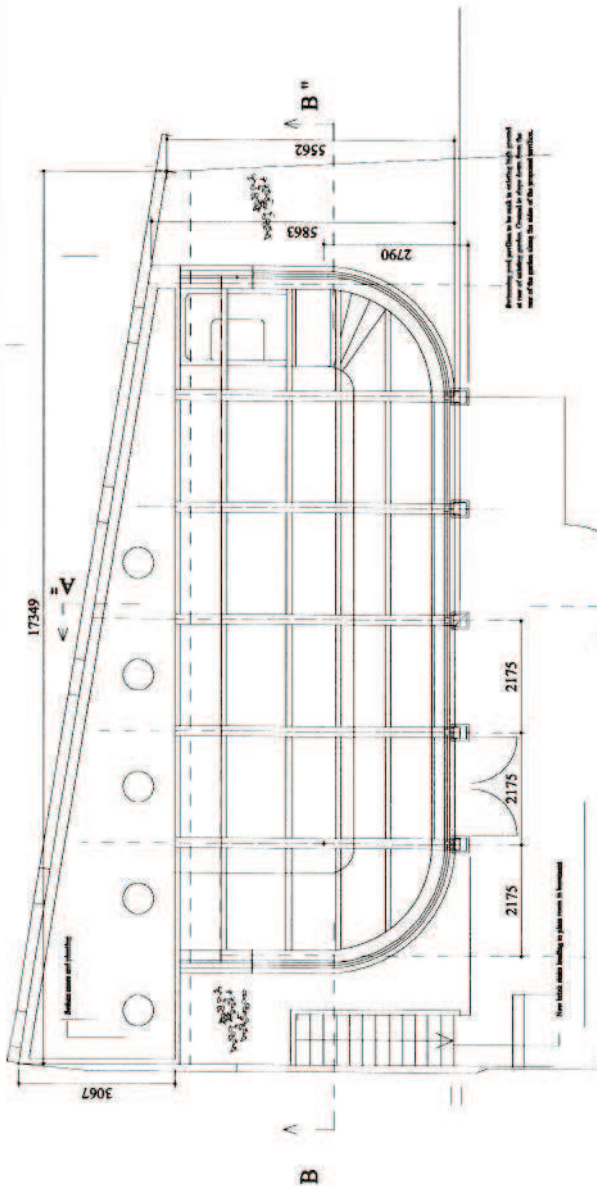
13/P2263



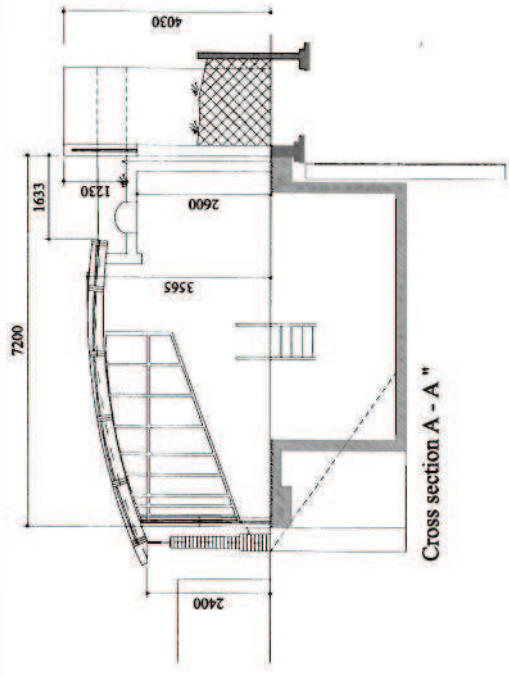
Pool:
98 m2 gross
15 m2 (minimum) basement

12/p0066
14 Marrayat Road
Approved Scheme

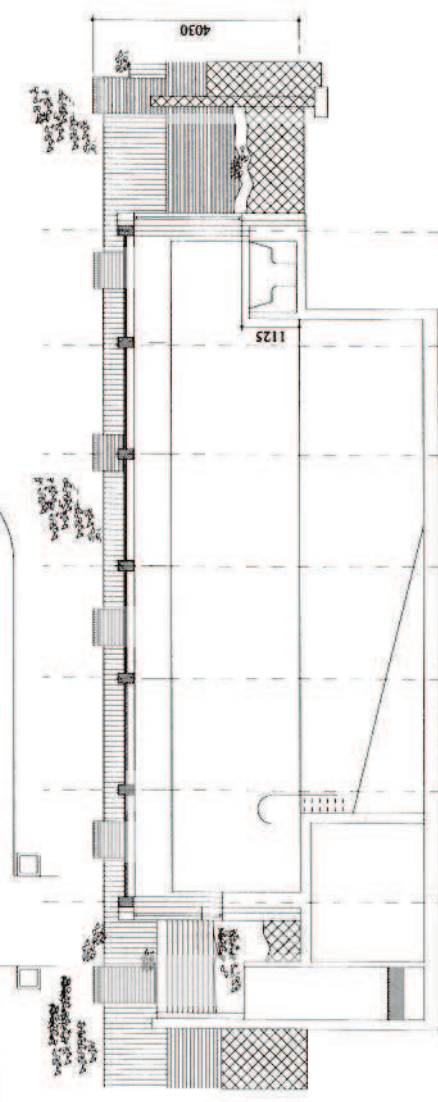
Rev	12-12-2011	Per Approved	SWK
D	28-06-2011	Per Approved	SWK
A	25-06-2011	Per Approved	SWK
Number	Date	By	Checked
Simply Architects The Old Mill 14 Marrayat Road Murray Road Murray			
Project: Marrayat Road			
Subject: As proposed Plan			
Drawing: Proposed Site Plan			
Scale: 1:200			
Drawing Number: P 111			
Project number: 12/p0066			



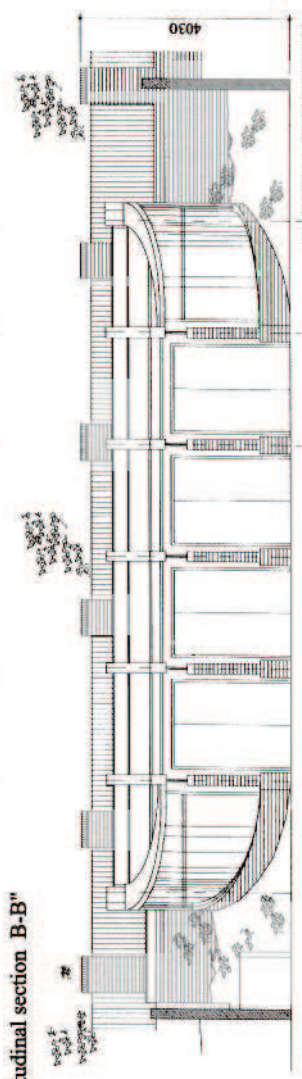
Roof Plan



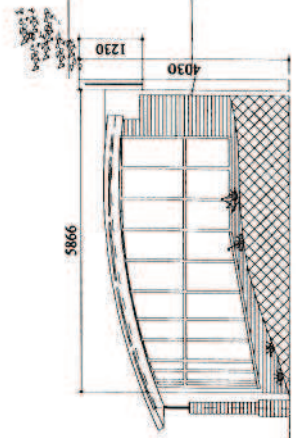
Cross section A - A "



Longitudinal section B-B"



Front Elevation



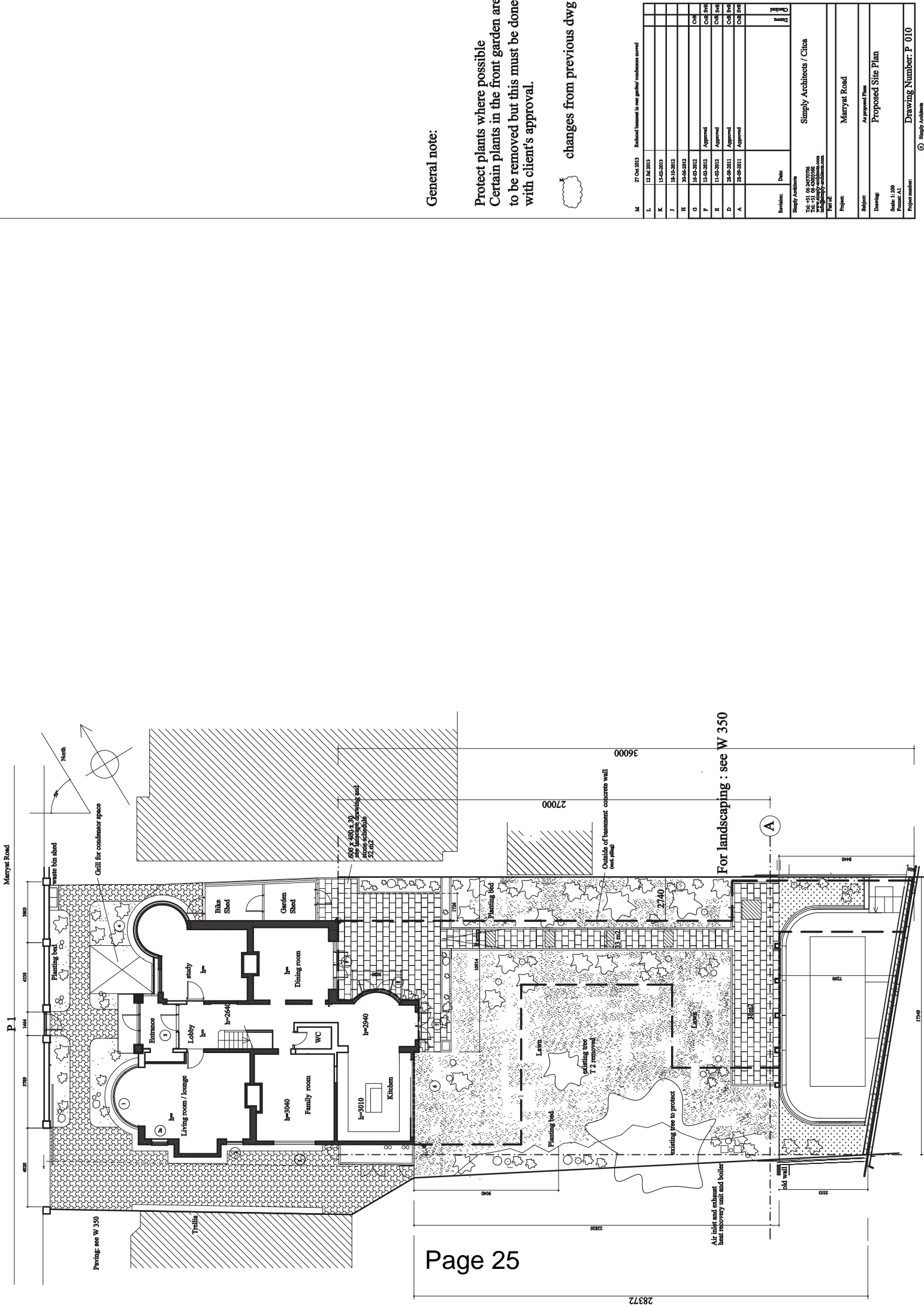
Side elevation

12/PO066
 14 Maryat Road
 Approved Scheme.

Pool nett area 82.4 m2

Rev. No.	Rev. Description	Date
B	12-10-2011	For approval
D	28-09-2011	Approval
C	14-08-2011	Approval
B	28-08-2011	Approval
A	27-06-2011	Approval

Project:	Maryat Road
Architect:	Simply Architects
Drawn by:	David Jones
Checked by:	David Jones
Scale:	1:100
Sheet No.:	1 of 1



Maryat Road

P 1

North

Paving see W 350

Trails

Entrance

Lobby

Living room / lounge

Family room

Kitchen

Dining room

study

Bike Shed

Garden Shed

WC

600 x 400 x 75 concrete and stone sculpture

Outside of basement concrete wall (west side)

Planting bed

Lawn

existing tree T2 removed

existing tree to protect

Air inlet and exhaust heat recovery unit and boiler

old wall

Page 25

General note:

Protect plants where possible
 Certain plants in the front garden are
 to be removed but this must be done
 with client's approval.



changes from previous dwg

28372

No.	Date	Description
M	27 Oct 2013	Redwork basement in rear garden condenser moved
L	13 Jul 2013	
K	14 Oct 2013	
J	11-12-2012	
H	30-05-2012	
G	16-03-2012	Approved
F	12-02-2012	Approved
E	11-02-2012	Approved
D	28-09-2011	Approved
A	28-09-2011	Approved

Simply Architects		Date:
Tel: +31 6 24077096 Email: info@simply-architects.com www.simply-architects.com		Project:
Simply Architects / Chico		Subject:
Marryat Road		As proposed Plans
Proposed Site Plan		Drawing:
Scale: 1:200		Sheet: 01
Project number:		Drawing Number: P 010

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