

Merton Council
Planning Applications Committee
16 June 2016
Supplementary agenda

20 Modifications Sheet

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Planning Applications Committee 16th June 2016 **Supplementary Agenda (Modifications Sheet)**

Item 5. 100 Ashen Grove, Wimbledon Park SW19 (Wimbledon Park ward)(16/P1164)

Consultation

Following the publication of the agenda, ten further representations were received objecting to the proposal, these are summarised as follows;

- Applicant doesn't own the land which compromises the alley at present;
- Council cannot grant ownership of the land;
- Those with access over the alley have the right to maintain the status quo of unimpeded access;
- Alleyway would be narrower with more bends, this would make it difficult to move larger items;
- The existing security gates are all attached to a brick wall to increase their security;
- there has been no contact/agreement with the DAMS gating association;
- Altering the alley would reduce the amount of alley visible from the street;

Item 6. Land adjacent to Golf Driving Centre, Beverley Way, New Malden (Raynes Park ward)(16/P0315)

No modifications.

Item 7. Albany House, 300 Burlington Road, New Malden (West Barnes ward)(15/P4633).

No modifications.

Item 8. 20 Church Lane, Merton Park SW19 (Merton Park ward)(16/P0796).

No modifications.

Item 9. 231 Coombe Lane, Raynes Park SW20 (Raynes Park ward)(16/P0749).

No modifications.

Item 10. Cranleigh Lawn Tennis Club, Cranleigh Road Merton Park SW19 (Merton Park ward)(16/P0666).

No modifications.

Item 11. 52 Gladstone Road Wimbledon SW19 (Dundonald ward)(16/P0092).

Recommendation (pages 85 and 92):

Amend to read: Grant planning permission subject to conditions and the submission of an affordable housing viability appraisal unless that requirement is subsequently dropped by the Council in due course.

Drawings (page 85)

Drawing number 52GR/CD/13e revised now drawing number 52/GR/CD/13f

Consultation (page 87)

Para 5.1 Objections received from 50 Gladstone Road and 51A Russell Road.

Planning considerations (page 91)

Para 7.7 should read 3m²

Item 12. Brown and Root Tower, 125 High Street Colliers Wood SW19 (15/P2647)(Colliers Wood ward)

Proposals (page 101).

Insert after paragraph 3.13.

The table below provides details of the size of the units relative to the London Plan Standards:

Brown and Root House 2 bedroom units	Size of bedrooms in units (including wardrobe space)	2 bedroom 3 person unit bedroom standard	2 bedroom 4 person unit bedroom standard
Core units	9.19sq.m	7.5sq.m	11.5 sq.m
Extension units	9.89sq.m	7.5sq.m	11.5 sq.m

The applicant's planning advisor notes the following:

"The units fall below the recommended standards for a 2b 4p unit but are in excess of those for a 2b 3p unit. That being said, as shown on the KDS drawings, all such units are able to accommodate a standard double beds in each of the bedrooms with free space for circulation and storage and as such can function as a 2b 4p unit".

Planning considerations (page 107)

Paragraph 7.22 amended to read.

The applicant asserts that having regard to the National Housing standards the two bedroom units are only suitable for three persons and not four persons as previously described, the second bedroom falling below the minimum size for a double bedroom. However, the architect's plans show the second bedroom as having a double bed. Whether, overall, these flats should be treated as 3 and 4 bedspace units therefore relies on a strict interpretation of the nationally described space standards which states at paragraph 10.

- c. In order to provide one bedspace a single room has a floor area of at least 7.5 sq.m and is at least 2.15m wide;
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq.m

Item 13. Land adj 5 Hillview, West Wimbledon SW20 (Village ward)(15/P3760).

Consultation (page 125)

Add paragraph 6.6 to read as follows: Following additional information in respect of ICNIRP levels and the nature of the sub-station from UK Power Networks as set out in paragraph 7.3.5, Environmental health have subsequently confirmed that these conditions are no longer required.

Item 14. Morden Park Pool, London Road, Morden (Cannon Hill/St Helier wards)(16/P0882).

Additional information attached

Item 15. 10 St Mary's Road SW19 (Village ward)(15/P3783).

Two additional plans.

Item 16. 31 Salcome Drive Morden (Lower Morden ward)(16/P0875).

No modifications.

Item 17. 16 Spencer Hill, Wimbledon SW19 (Hillside ward)(15/P2852).

Amend drawing Nos. to read: 1078(PD)01(F), 02(F), 03(F), 04(F), 05(F), 06(D), 07(B), 08(F), 09(B), 10(B), 11(D), 12(F), 1078(DS)01(D), 02(D), 03(D), 04(D), 1078(CD)01(D), 02(C), 1078(SP)04, 05(D), 1078(BIA)01(C)

Add condition F.6 (Design of Foundations)

Item 18. Planning Appeal decisions.

No modifications.

Item 19. Planning Enforcement.

No modifications.

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MORDEN PARK POOL & LEISURE CENTRE

SUPPLEMENTARY URBAN DESIGN COMMENTS

APPLICATION 16/P0822

OVERVIEW

The design of the proposed Morden Park Leisure Centre has evolved out of a thorough site selection process verified by Cabinet and the GLA and is influenced heavily by a complex range of planning policy constraints relating to Morden Park.

These are covered in detail in the Planning Committee Report [section 6] and are summarised below.

- Metropolitan Open Land
(land-swap and visual impact on Morden Park)
- Conservation Area
- Archaeological Priority Zone
- Setting of a Listed Building
- Ecology and Biodiversity
- Transport, Access and Parking

Other factors that have influenced the design and planning approach to the project include; modern design standards for the internal layout, design, management and affordability of facilities within the leisure centre. Operational logistics around maintaining a leisure facility during the build phase of the new centre and the demolition and remediation of the former pool site to natural parkland.

RESPONSE TO CONTEXT & SITE LOCATION

In 2015, the Council's Leisure and Culture team, in partnership with futureMerton Planning Policy conducted a thorough and robust site selection appraisal to determine the most appropriate location for the facility within Morden Park. Considerations included;

- the visual and ecological impacts on Morden Park,
- the ability to maintain continuity of leisure provision,
- the ability to 'land-swap' a like-for-like amount of Metropolitan Open Land,
- access to the site for cyclists, pedestrians, public transport users and motorists,
- Visibility of the leisure centre to encourage greater use (noting that the existing pool is hidden within Morden Park)
- reducing the impact of the existing pool and new centre on the heritage assets within Morden Park (notably Morden Park House)

The site assessment work was well received by the GLA and presented and agreed by Cabinet; determining that the most appropriate site would be North-East of the existing Car Park.

Some comments from Design Review Panel, on both occasions centred on the building location rather than the design of the centre itself. Much of this discussion had happened prior to DRP reviewing the scheme and many of the suggestions had been discounted previously.

For example, facing London Road would have been a more visually prominent location for the centre, but at the cost of many other policies such as the effect on mature trees, established ecological habitats and cut-across concerns from TFL regarding the concentration of vehicular and pedestrian movements on the London Road junction. This would also mean that the car and coach parking would be further from the centre than the current arrangement.

The current position, nearer to the car park also enhances public safety of the car park itself through passive surveillance activity and a visual connection between the car park and the new centre entrance. [something the existing pool doesn't achieve, being hidden behind trees]

The orientation of the centre has evolved through early pre-app discussions. Initially, the centre was located adjacent to the car park [see below]



The position of the centre has moved further east for three key reasons. [new location in red above]

1. Bringing the building into line with the college buildings, respects existing built form and adds to the campus environment that is present in Morden Park.
2. The alignment establishes a 'back-to-back' principle, accepted urban design terminology, where the rear servicing area of the college matches with the rear servicing area of the new leisure centre, minimising the amount of unsightly [but necessary] elevations facing the park-land.
3. Moving the building ensures that Morden Park House retains views out northwards over the park, and not directly onto the leisure centre. This is a key enhancement of the setting of the Listed Building [as it the removal of the existing pool]

SCALE RHYTHM AND MASSING

The building successfully accommodates a 21st century leisure facility, with more facilities than the existing pool, on the same foot-print, which is essential for the MOL land-swap.

Comments from DRP considered that a singular architectural form may be a more successful and appropriate for the site in terms of either, minimising the impact of the views from the park, or indeed celebrating the centre as an object in the park.

Whilst this is a laudable approach, it is unachievable with the constraints of the site [the footprint and impact on internal layout and efficient circulation space as well as the budgetary envelope]

The Council's urban design team consider the building location, footprint and internal layout to be sound given the multitude of other policy considerations affecting the design.

The mass of the building is also a suitable response to the site. The analogy of form following function really plays out in this building and this site.

A singular architectural volume [“a cathedral like space”] would be overly dominant in the site. For example, a sports hall doesn't need to be same height and mass as a pool with diving boards. The emphasis of the centre is to be family friendly, therefore in certain locations, the building mass reduces to create more intimate spaces.

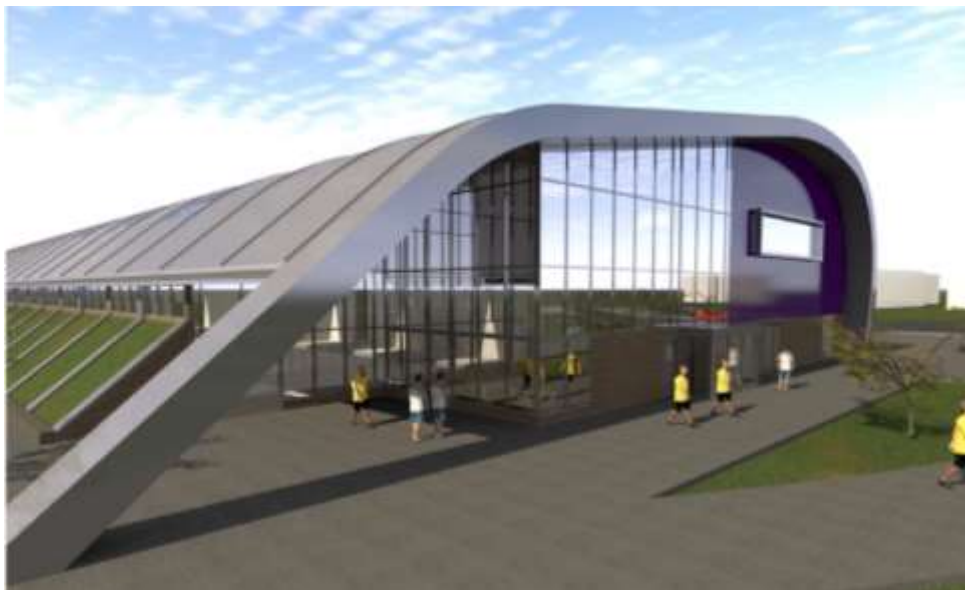
A singular large volume building would also require increased ongoing revenue commitments as there is more area to heat, light and maintain. The current proposal is an efficient use of space on an already constrained site.

DESIGN EVOLUTION

The design of the building is formed from both the internal layout requirements and through mitigating the impact of the parkland setting.

The internal layout and composition of dry-side and wet-side facilities is accepted as sound and have not been a major concern of the urban design team. The main focus of design changes has been around the built form and external appearance of the scheme.

The images below illustrate the design journey of the scheme from pre-app to application, and illustrating other details that can be considered at planning condition stage [materials]



1. Initial Design

This scheme was considered to be too harsh and too urban a response to the parkland setting. The materials [purple polycarbonate and aluminium cladding] were alien to the location. The design is certainly intended to stand out in the park, but did not go far enough to respect both the park and Morden Park House registry office, which should have been points of reference for the design details.

The earth embankments [to the left of the image] were intended to provide a green buffer between the building and park, but had the effect of completely closing off any

visual connection between the inside of the pool hall and the park. The design of the embankments and squared off beams would also have encouraged people to climb up to the high level windows and potentially over the roof. Ultimately this scheme presented a dead frontage to the park which raised issues around informal security and surveillance.

2. Pre-Application – exploring changes



- Introducing brickwork [matching Morden park House] and wood onto the elevation to give a more natural look.
- Grey aluminium replaced with a copper style standing seam roof [again, more natural]
- Flat edge of the roof has been tapered to seem thinner and more elegant.

Both DRP and Urban Design officers felt that the building was still rather ‘busy’ in terms of materials and structural elements. Further amendments were considered and illustrated below.



- Single radius arc roof
- Simplified trusses meeting the park

Officers felt that on balance, these changes didn’t improve the building, it ‘normalised’ the building to resemble the Tandem Centre and really could have been any building

anywhere. The earlier multi-angle roof form gave the scheme more drama and presence in the park and has been retained in the design before PAC.

3. Current Application – view from the car park



The image of the current application, when viewed from the car park illustrates the ‘tricks’ that this building has to perform to respond to the site and setting.

- Presenting an active frontage to the park side with a roof form that dips down to replicate the position at the crest of the hill in Morden Park.
- The pod feature marks the entrance and is an orientation point for people entering Morden Park from the car park. The café spills out into the plaza at this point which acts as a facility that can be used by the public park users as well as leisure centre visitors. The café area is fully glazed facing the park and captures the afternoon sun. The location of the entrance and café provides overlooking of the nearby play area, making it a greater feature in the park.
- Having a street-side elevation which is also the back-end of the College.

4. Future design considerations [for planning conditions]

The scheme is a design and build procurement and the design detail will continue to be refined. Planning Applications Committee are being asked to consider whether the form, mass, scale, location and impact of the building is acceptable in principle to the council.

Material choices and minor structural improvements are still developing and will be secured through the discharge of conditions. To illustrate this, the image below, which is not part of the application, shows how further improvements could be made under planning conditions to create a more elegant and respectful building for the setting.

- a calmer colour palette [with the roof colour matching the tree canopies]
- more structurally efficient roof supports
- a reduction in the number of elevation materials, to just glass, wood, brick



^ Planning Application



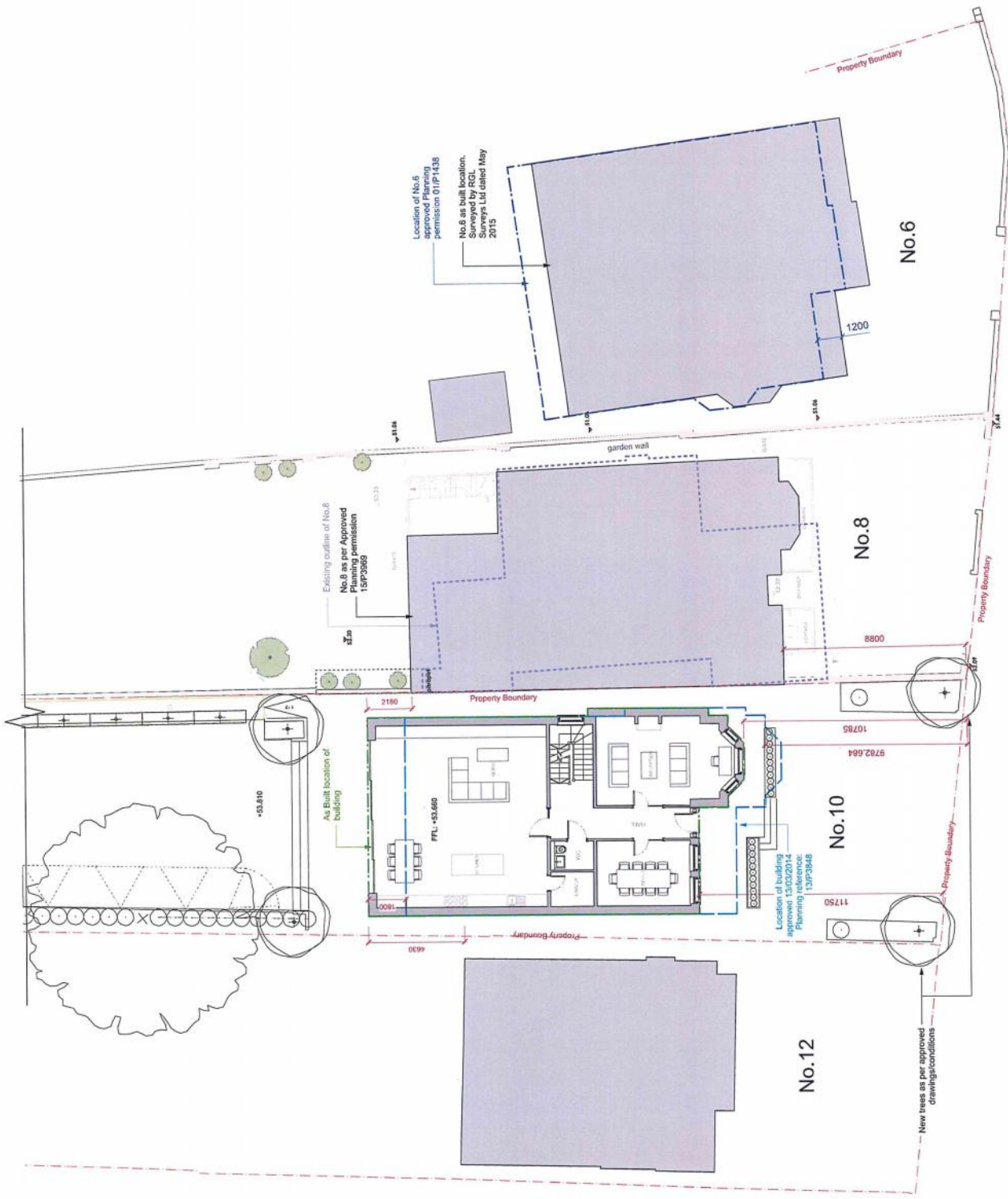
^Material selection example

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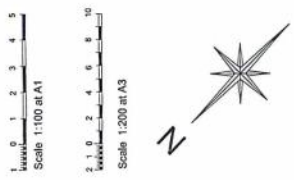
NOTE
 Surveying has been completed using information provided on the following drawings:
 - Site Survey of No. 8, 8.5, 10, 11 & 12 as per approved Planning permission 15/P/3848
 - Site Survey of No. 10, 11 & 12 as per approved Planning permission 15/P/3848
 - Site Survey of No. 10, 11 & 12 as per approved Planning permission 15/P/3848
 - Site Survey of No. 10, 11 & 12 as per approved Planning permission 15/P/3848

Rev	Date	Revision	By
1	01/05/14	Original Issue	CS
2	01/05/14	Revised	CS
3	01/05/14	Revised	CS
4	01/05/14	Revised	CS
5	01/05/14	Revised	CS
6	01/05/14	Revised	CS
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GROUND FLOOR



Levels relative to Holden Harper drawing 598/X02 dated 06/06/15 submitted with application 15/P/2556

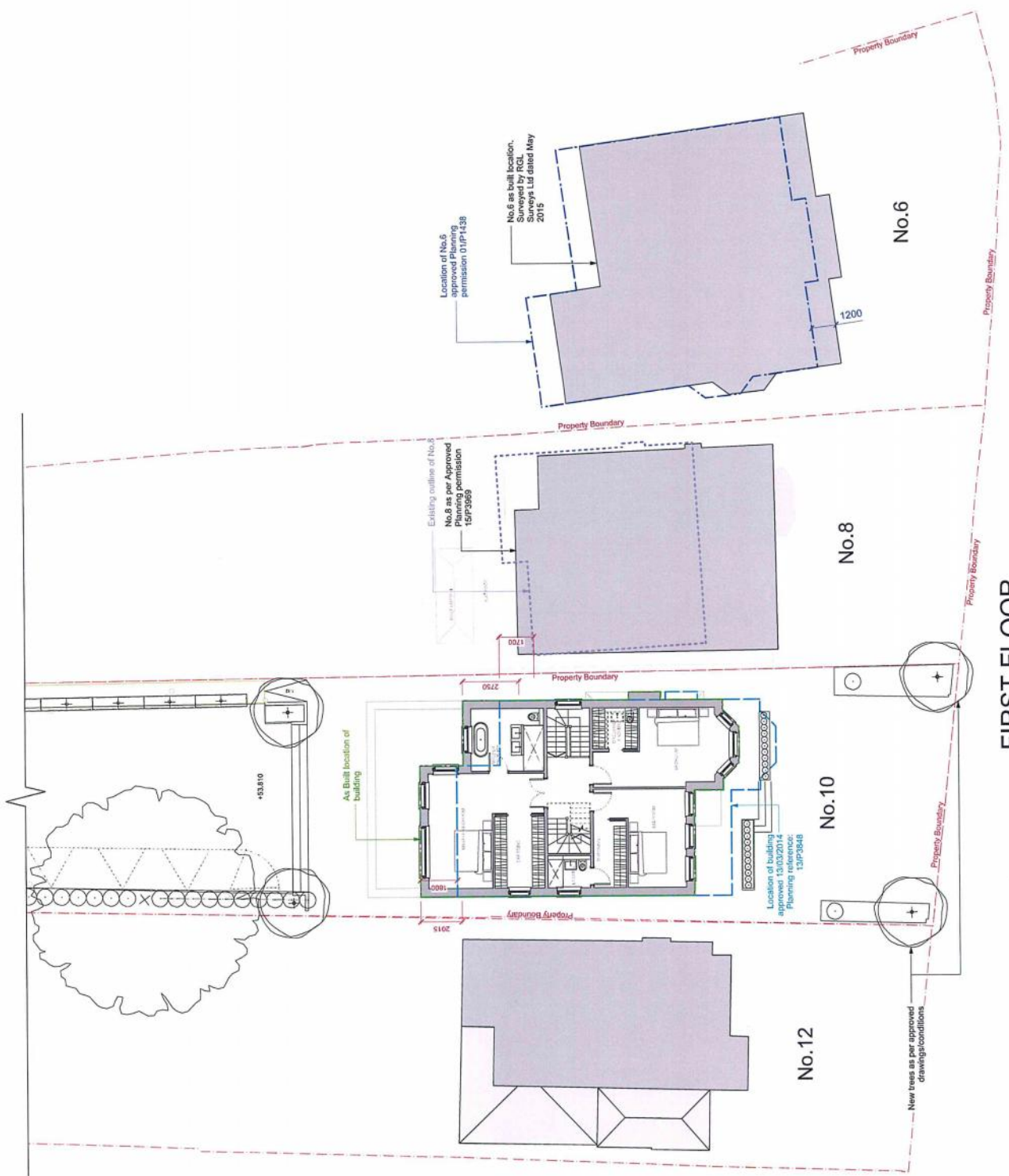
NOTE
 Drawing has been compiled using information provided on the following drawings:
 - Site survey of Nos. 6, 8 & 10, provided by RGL Surveys ref. RGL-15-2161-01B
 - Site Survey of No. 10, & 12 provided by RGL Surveys ref. ref. SD150714-01

C. Symbol	Dimension codes	By
1	Ground Update	Ar
2	Ground Update	Ar
3	Revision	Ar

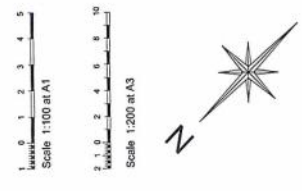
Rev	Date	Revision	By
001		10.01 May's Road, Westminster, London SW1Y	

Project	Description
DWG	First floor Plans - Showing No.6 through to No.12
DWG NO.	601
DWG. NO.	601/P13
VERSION	C
SCALE	1:100 @ A1
DATE	May 2016
DRAWN BY	KE
CHECKED BY	BH
DWG. STATUS	PUBLISHING

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FIRST FLOOR



Levels relative to Holden Harper drawing 598/X02 dated 06/06/15 submitted with application 15/P2556