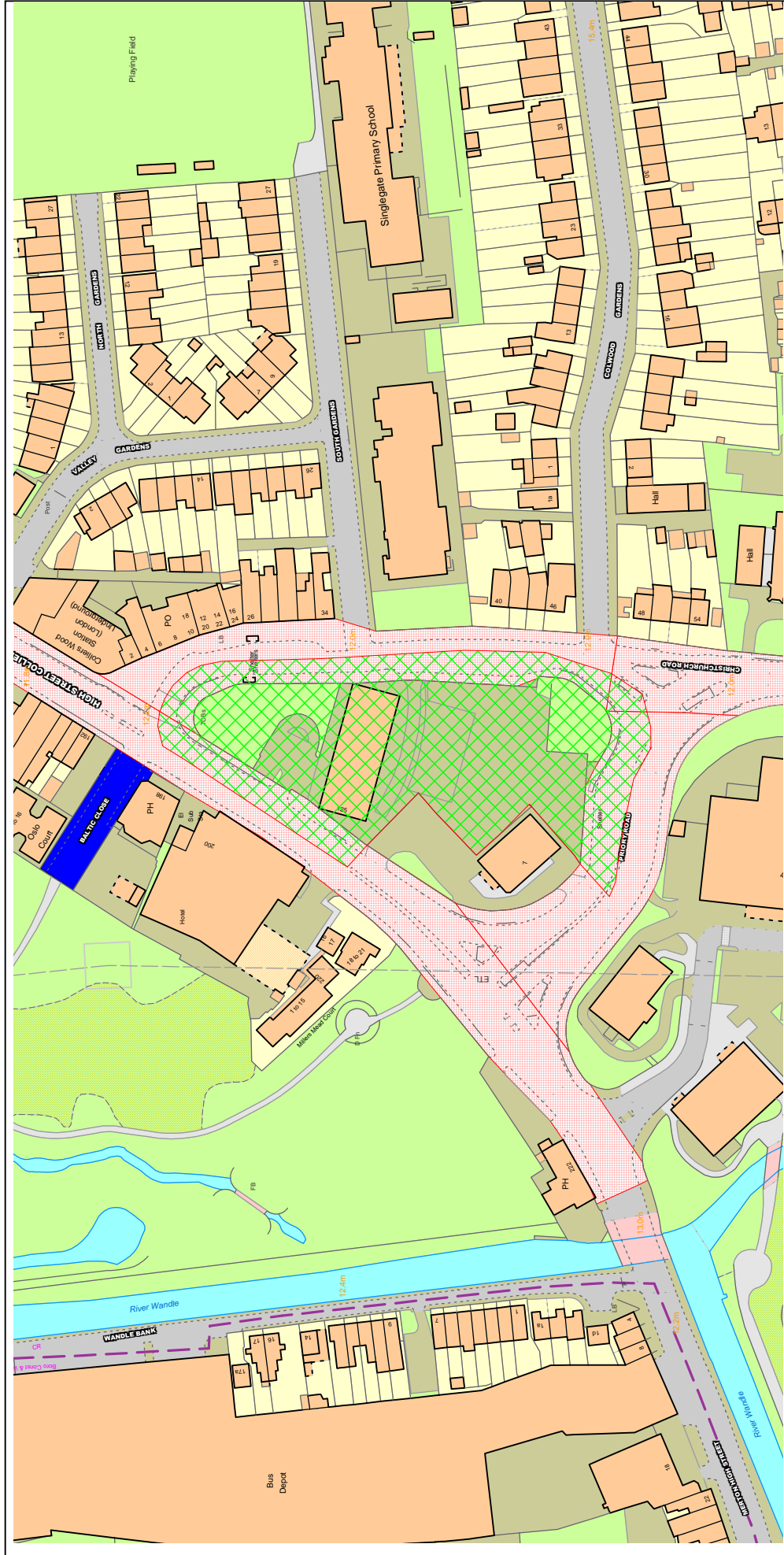


NORTHGATE SE GIS Print Template



Text Details 125 High St, Colliers Wood

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Appendix 1.

PLANNING APPLICATIONS AND LICENSING COMMITTEE
11 March 2004

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
57/22	03/P0202	07/02/2003
Address/Site	Brown and Root House, 125 High Street Colliers Wood, SW19	
(Ward)	Colliers Wood	
Proposal:	Demolition of existing multi-storey car park, conversion of and alterations / extensions to the tower block; erection of a new building (combined) to provide 226 residential units, 2 retail (A1) units (370 square metres), a new public library facility (629 square metres), Class B1 business/office adaptable space (876 square metres), a café / bar (A3) (102 square metres), creation of public open space together with car and cycle parking provision and landscaping.	
Drawing Nos	JS 0541/SITE 01D, PL 01D, PL 02D, PL 03D, PL 04D, PL 05D, PL 06D, PL 08D, EL 01D, EL 02D, EL 03D, EL 04D, SECT 01D & SECT 02D	
Contact Officer:	Olawale Duyile (020 8545 3113)	

RECOMMENDATION

Permission **GRANTED** subject to the completion of a Section 106 Agreement and conditions

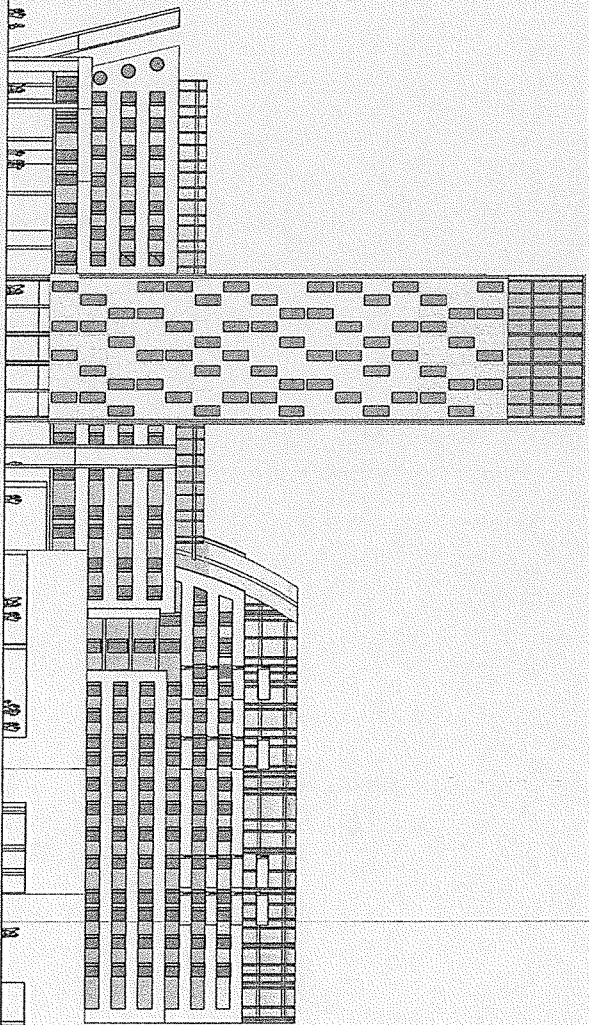
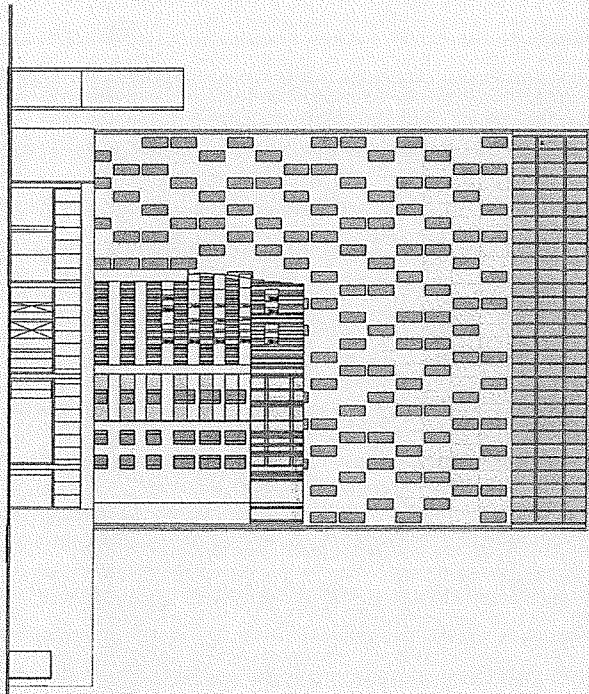
1. SITE AND SURROUNDINGS

- 1.1 The application site, herein referred to as site 1CW, forms an island, located at the centre of Colliers Wood between the intersections of Merton and Colliers Wood High Streets, Christchurch Road and Priory Road. It measures approximately 0.78 hectare and is triangular in shape, tapering towards the intersection of Christchurch Road and Colliers Wood High Street to the north. Colliers Wood High Street borders the site to the west, Christchurch Road on the north and eastern boundaries and Priory Road to the south.
- 1.2 Directly opposite the site on Christchurch Road is the Colliers Wood Underground Station and on the opposite side of Priory Road is Priory Retail Park, comprising, Currys, Burger King, Harveys etc. The Holiday Inn hotel is

space, 629 square metres of new library facility, a café/bar, leaving about 876 square metres of Class B1 business / office space.

- 2.2 **The tower and the two 6 storey extensions:** This aspect of the development comprises a 2 storey roof top extension to the tower (increasing its height by 5 metres to 59 metres) and two 6 storey extensions (each measuring 20 metres in height) to the north and south of the tower. The 2 storey roof top extension is intended to hide the existing unsightly plant room and upgrade the image of the tower. The 6 storey extensions are positioned obliquely to provide appropriate backdrop from the tower to the public open space being created on the northern side of the site. The northern extension is also intended to create a notional front entrance to the tower with distinctive sloping façade, which provides a scope for plasma translucent artistic images / public information or limited advertising screen. The northern building comprises the café/bar at ground and mezzanine level, whilst the ground and first floor of the tower is dedicated to retail use. The remainder of the space comprises residential flats. The southern extension provides a linkage between the tower and the new south block.
- 2.3 **The new 10 storey building otherwise known as the south block** replaces the unsightly spiral multi-storey car park and measures 29.5 metres in height. The building comprises a double storey public library at ground and mezzanine levels and office accommodation at first floor level. The upper floors comprise a total of 98 self contained flats. The building is designed with a sloping / parabolic façade facing the tower. The rationale behind this is to prevent overshadowing and loss of light to the lower part of the tower. The roof of the building would provide communal amenity space for the residential occupiers of the building.
- 2.4 The underlying concept of the design approach is to create a development with varied massing and more dynamic composition of the build form. The facing materials to be used vary from curtain wall glazed screens for the roof top extension to the tower and the uppermost storeys of the 6 storey extensions, insulating render system using bright colours on the facades of the existing tower and the other 3 buildings, powder coated aluminium framed windows throughout the development and rendered arcade columns with mosaic or aluminium cladding on the Christchurch Road elevation of the proposed library at lower levels.
- 2.5 The landscaping for the proposed public park will provide various hard and soft landscaping features with attractive street furniture set in striking paviers. The open area will be designed as lawn at pavement level with linear seats. This area will be attractive with the afternoon sun and will act as visual amenity at all times and may be illuminated at night. The public square street level is mainly kept as hard landscape relying on the umbrella of trees for contrast and softening and providing stronger links with Wandle Park.
- 2.6 Provision is made within the development for 76 car parking spaces on the ground and first floor levels of the proposed south block, together with storage facilities for bicycles. Vehicular access to the site would be from Christchurch

Appendix 2.
 Elevations
 10/02/184.



Scale: 1:100
 Scale: 1:50
 Scale: 1:20

Landon Borough of Merton
 -1 OCT 2018
 Planning Development Control

THE TOWER, 125 HIGH STREET
 COLLERS WOOD, SW19 2LR
 CAPITAL CRITERION
 PROPOSED ELEVATIONS
 WITH INDICATIVE MATERIALS

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