

PLANNING APPLICATIONS COMMITTEE
16th January 2014.

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
Address/Site:	13/P1593 The Pavilion Youth Office Farm Road Morden SM4 6RA	29/07/13
Ward:	St Helier	
Proposal:	Alterations and extension in association with the use of the pavilion for mixed sport and community uses (use within classes D1 and D2) and the provision of 11 parking spaces. Amendments to sports pitches layout to provide 3 hardsurfaced netball courts towards the Farm Road frontage, one cricket pitch and revisions to rugby pitch layout.	
Drawing Nos:	13/550/E001, 13/550/SK001 Revision C, 13/550/P101 (15/11/2013), 13/550/P102 Revision A, 13/550/P110 Revision B and Design & Access Statement.	
Contact Officer:	Claire Berry (020 8545 3120)	

RECOMMENDATION Grant permission subject to conditions

1. INTRODUCTION

- 1.1 This application is brought before the Planning Applications Committee as a result of the nature and content of representations and petitions received.

2. CHECKLIST INFORMATION.

- Heads of agreement: No.
- Is a screening opinion required: No.
- Is an Environmental Statement required: No.
- Has an Environmental Impact Assessment been submitted: No.
- Press notice: Yes.
- Site notice: Yes.
- Design Review Panel consulted: No.

- Number of neighbours consulted: 114
- External consultations: No.
- Number of jobs to be created: Not relevant.

3. SITE AND SURROUNDINGS

- 3.1 The application site comprises designated open space and a locally listed pavilion to the north east side of Farm Road in Morden. The site was vacated by the youth office on 29/10/10 and was taken over by Tooting & Mitcham Sports & Leisure on 05/11/2010.
- 3.2 Farm Road does not fall within a Controlled Parking Zone (CPZ). However, some of the surrounding streets, including Willows Avenue, fall within the Zone M2 CPZ. The boundaries of the CPZ are shown on the map appended to this report.
- 3.3 The site does not fall within a flood risk area or a conservation area.
- 3.4 The trees along the boundaries of the site are protected by the Merton (No.384) Tree Preservation Order 2004.

4. CURRENT PROPOSAL

- 4.1 The application is for alterations and extension in association with the use of the pavilion for mixed sport and community uses (use within classes D1 and D2) and the provision of 11 parking spaces. It also comprises amendments to the sports pitches layout to provide one cricket pitch, revision to rugby pitch layout and provision of 3 hard surfaced netball courts towards the Farm Road frontage.
- 4.2 There would be no change to the existing access to the site, which lies to the north west of the pavilion and adjacent to no.23 Farm Road. The initial scheme comprised the provision of 78 parking spaces which extended the entire length of the playing fields between Farm Road and Nursery View House on Schoolgate Drive. The parking provision has subsequently been reduced to 11 spaces, which would be sited to the north east of the pavilion. There would be three disabled parking spaces, two minibus parking spaces and six parking spaces for match officials. The application form indicates that the new hardstanding would be constructed of asphalt/gravel to match the existing areas of hardstanding.
- 4.3 The proposed extension to the locally listed pavilion would increase its floorspace from 235 square metres to 275 square metres which is a 17% increase. A flat roof was originally proposed however, this has now been amended to a pitched roof.
- 4.4 The works would result in the loss of two trees, one of which is a Field Maple Tree which is protected by a TPO.

- 4.5 The applicant anticipates that as well as being used for sporting purposes; the building could be used as a 'village hall' for use by the local community. It is hoped that it could accommodate a variety of different activities, events and meetings such as mother and toddler groups, exercise classes, wedding receptions and birthday parties. The applicant has requested that the permitted hours of use are between 7am and 11pm seven days a week.

5. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 5.1 The land that now accommodates the housing development known as 'The Willows' is located to the north east of the application site and previously accommodated a school and then a college (Merton College). The school and college provided the changing rooms needed for the adjacent playfields; so when they were demolished the efficient use of the playing fields decreased. As a mitigation measure, an application was submitted by the College for temporary changing rooms to the south west corner of the playing fields;
- 5.2 04/P1221 – Erection of new sports changing facilities and ancillary parking area within college's existing sports and recreation ground incorporating widened vehicle access from Farm Road – Granted.
- 5.3 At this time Sport England welcomed the proposed provision of changing rooms to enable the continued use of these playing fields, albeit for a three-year period initially. However the return of the pavilion building to provide ancillary sports accommodation would clearly be desirable as longer-term solution. Sport England were satisfied that the development was in line with their planning policy "i.e. the proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use". "Sport England therefore raises no objections to the proposal".
- 5.4 It would appear that this permission was not implemented and therefore an application was submitted under reference 08/P1491 for the retention and erection of three portacabins used as changing rooms on the Farm Road frontage. This application was subsequently withdrawn so the portacabins remained unlawful. No enforcement action has been taken however, it is expected that these portacabins could be removed upon completion of the restoration works to the pavilion.
- 5.5 It is also noted that there is currently S106 money set aside for the former College sports playing fields which requires community access. This supports the applicant's assertion that better use of the pavilion will have wider community benefits.

6. CONSULTATION

- 6.1 The planning application has been publicised by means of a major application press and site notice and individual letters were sent to 114 neighbouring properties. Five letters of objection along with a petition signed by seventeen people have been received. The following concerns were raised;
- The 78 parking spaces are intrusive to privacy of occupiers of Willows Avenue and render the houses vulnerable to vandalism and break-ins. One neighbouring occupier suggests the provision of a higher fence as a mitigation measure.
 - The proposed layout will result in vehicular noise and air pollution adjacent the gardens of properties in Willows Avenue;
 - The number of parking spaces for the proposed use is unreasonably high;
 - The number of netball courts is excessive;
 - A tree survey has not been carried out;
 - No details are provided in respect of refuse and recycling (this could be dealt with by way of a condition).
 - There is no information on refuse and recycling, which can be dealt with by way of a condition.
- 6.2 Several letters asserted that the new road along the playing fields would result in another planning application being submitted for the residential development of the site. However, as this application comprises new sports pitches, the provision of new residential units is not relevant. Officers also note that the proposed area of hard standing would not be a 'through-road' as suggested by neighbouring occupiers.
- 6.3 One letter of objection requests the provision of a BMX/Skate facilities however, this is not relevant to the determination of this application.
- 6.4 The petition suggests that the parking spaces should be located alongside Farm Road and that the access to the playfields should be adjacent to the 'Cottage'. This suggestion resulted in a further five representations from neighbouring occupiers and a petition signed by 17 people; this time from residents in Farm Road opposing the suggestions made by the residents in Willows Avenue.
- 6.5 Following amendments to the proposal neighbouring occupiers were re-consulted. A further four representations and a petition were received. Three of the representations and the petition support the proposal and suggest that the parking on site should be increased. One representation welcomes the reduced parking provision and the new pitched roof but expresses particular concern over the impact the long opening hours would have on residential amenity. It is also suggested by this resident that the 11 parking spaces should be situated further away from the properties in Willows Avenue.

- 6.6 Merton's Transport Planning Officer
There are no objections from a transport planning perspective, subject to conditions. The land has previously been used for sporting purposes and the proposals will re-establish such uses on the site.
- 6.7 Whilst the improvements to the facilities will lead to an increase in the number of movements to and from the site during peak periods, it is considered that the combination of the provision of essential off-street car parking, together with the introduction of a Travel Plan (which is intended to ensure that the school / clubs associated with the facility take an active responsibility for the way in which participants and spectators are travelling to the site) will ensure that the proposed development does not have a significant impact on traffic generation, highway safety or parking amenity issues within the vicinity of the site. In addition, the travel plan will also need to cover the proposed uses within the pavilion.
- 6.8 Details in relation to cycle parking have not been included, and will need to be secured via a planning condition. Given the nature of the proposals it is considered that a minimum of 20 cycle parking spaces should be provided. This will need to be an undercover and secure cycle facility.
- 6.9 A parking management plan condition has been included to ensure that the off street car parking spaces are designated and managed in accordance with the approved plans.
- 6.10 Merton's Highways Officer
There is a need to ensure the access junction provides a safe and efficient means of access. The access arrangements should provide driver-to-pedestrian visibility splays of 2.100 by 1.500 metres to the rear of the public footway so that vehicles exiting the development can see pedestrians on the public footway. A turning head within the access road that enables all vehicles to enter and exit in forward gear should also be provided. Generous levels of secure cycle parking should be provided.
- 6.11 Merton's Tree Officer
The proposal involves the removal of two trees, which includes a Field Maple tree that is protected under the Merton (No.384) Tree Preservation order 2004. It should be a requirement of the planning consent that both these trees are replaced. The replacement trees should be a Field Maple – Acer Compestre 12-14cm girth and a Pin Oak – Quercus Palustris 14-16cm girth. Conditions requiring these trees to be planted along with conditions on tree protection and site supervision for trees should be attached to the planning consent.
- 6.12 Merton's Designing Out Crime Officer
Merton's Designing Out Crime Officer along with several neighbouring occupiers were concerned about safety and security as a result of a 'new road' at the end of the gardens of houses in Willows Avenue.

However, this 'new road' and the majority of the parking spaces have been omitted from the proposal. The revision of the roof of the extension from a flat roof to a pitch roof was suggested and has subsequently been addressed by the applicant.

- 6.13 It is suggested that the building should be alarmed and CCTV installed, both of which should be linked to Merton Council Monitoring Unit. Management of the Access Control should be decided and established early on to ensure that the ownership and organisation of the proposed facility is in place with adequate resource available for maintenance and improvements that will be required. The gates and fencing along Farm Road are in a poor condition and as such should be replaced with welded mesh panelled fencing conforming to the appropriate British Standard. The car parking area should have clear demarcation and have lighting installed which also complies with the appropriate British Standard to facilitate natural surveillance at night and reduce the fear of crime.

7. POLICY CONTEXT

7.1 National Planning Policy Framework (March 2012)

The National Planning Framework was published on the 27 March 2012. This document is put forward as a key part of central government reforms '...to make the planning system less complex and more accessible, and to promote sustainable growth'. The document reiterates the plan led system stating that development which accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework states that the primary objective of development management should be to foster the delivery of sustainable development, not to hinder or prevent development. To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, local planning authorities need to approach development management decisions positively and look for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes; and enable the delivery of sustainable development proposals.

7.2 London Plan (2011)

The relevant policies in the London Plan include:

- 3.1 (Ensuring Equal life Chances for All)
- 3.16 (Protection and Enhancement of Social Infrastructure)
- 3.19 (Sports Facilities)
- 6.9 (Cycling)
- 6.13 (Parking)
- 7.3 (Designing Out Crime)
- 7.4 (Local Character)
- 7.6 (Architecture)
- 7.8 (Heritage Assets and Archaeology)

- 7.15 (Reducing Noise and Enhancing Soundscapes)
- 7.18 (Protecting Local Open Space and Addressing Local Deficiency)
- 7.21 (Trees & Woodlands)

7.3 Merton LDF Core Planning Strategy (2011)

The relevant policies in the Merton LDF Core Planning Strategy include:

- CS11 (Infrastructure)
- CS13 (Open Space, Nature Conservation, Leisure and Culture)
- CS14 (Design)
- CS18 (Active Transport)
- CS19 (Public Transport)
- CS20 (Parking, Servicing and Delivery)

7.4 Merton Unitary Development Plan (2003)

The relevant policies in the Merton UDP (2003) include:

- BE.11 (Local List; Rehabilitation and Maintenance)
- BE.15 (New Buildings and Extensions)
- BE.16 (Urban Design)
- BE.22 (Design of New Development)
- BE.23 (Alterations and Extensions to Buildings)
- L.5 (Urban Green Space)
- L.6 (Public Open Space)
- L.7 (Recreational Open Space)
- L.13 (improving Provision)
- L.14 (Community and Religions Meeting Places)
- NE.11 (Trees; Protection)
- PE.2 (Pollution and Amenity)

8. PLANNING CONSIDERATIONS

- 8.1 The planning considerations in this case relate to the principle of the proposed development, the impact of the external alterations on the character and appearance of the locally listed building and surrounding area, the impact of the proposal on the amenities of neighboring occupiers and the impact on traffic and highway safety.

Principle of Development

- 8.2 London Plan Policy 3.16 stresses the importance of protecting and enhancing social infrastructure which contributes to making an area more than just a place to live. The renovation of a currently derelict building which was last used as offices by Merton Council over five years ago for community uses is therefore encouraged however; it must be balanced against other objectives of the development plan including the impact on visual amenity, the impact on the amenities of neighbouring occupiers and the impact on highway safety.

Impact on character and appearance of locally listed building and visual amenity

- 8.3 Policies CS.14 of Council's Core Strategy and BE.23 of the Council's Adopted Unitary Development Plan seek to ensure that extensions

respects the scale, density, proportions, height, materials and massing of the existing building and surrounding buildings and is designed to respect, reinforce and enhance the local character of the area. Policy BE.11 in the Council's Unitary Development Plan refers specifically to locally listed buildings and reinforces the objectives of policies CS.14 and BE.23 and also seeks to ensure that works will respect its setting and will not detract from the local historic interest of the building. The principle of bringing a derelict locally listed building back into use, is supported by the above policies. The extension to the locally listed building has been amended from a flat roofed addition to a much more sympathetic addition with a pitched roof. The revised extension is considered appropriate in terms of scale, design and siting. It is accordingly considered that the proposed restoration works with associated extension would enhance the local character of the area and would not detract from the historic setting of the building.

- 8.4 Policy NE.11 in the Council's Unitary Development Plan asserts that development will not be permitted if it would damage or destroy one or more trees protected by a Tree Preservation Order unless the reason for the development outweighs the amenity value of the trees. It is proposed to remove two trees, one of which is protected, to provide sufficient space for the extension and the modest parking area. Whilst Officers acknowledge the potential harm, it is also highlighted that the proposal would bring a derelict building back into use and would provide a much needed facility for the community. Given the benefit to the community and the retention of the numerous other trees on the site, many of which are sited along the Farm Road frontage, it is considered that the merits of the proposal may well outweigh the amenity value of the trees in the street scene. Similarly, the presence of the retained trees along the Farm Road frontage would provide a screen to restrict the views of any fencing associated with the proposed netball courts and accordingly would protect the open character of the area.
- 8.5 The alterations to the playing fields would have little impact on the surrounding area, however if fencing to the perimeter of either the sports pitches or the netball courts is required, then the Council will require further details. Surfacing materials would also be required.

Neighbour amenity

- 8.6 Given the existing use of the playing fields, revisions to their layout would have no impact on neighbouring occupiers. Given the separation between the proposed extension and the neighbouring property, this too would have no impact on neighbouring occupiers. The potential harm therefore relates to noise associated with the proposed community use and noise and visual impact from the proposed parking. In this respect policy PE.2 in the Council's Unitary Development Plan is relevant. This policy seeks to ensure that development does not have a significant adverse effect on nearby occupiers by reason of noise generation. The applicant has stated their desire for the premises to be open to the public between 7am and 11pm seven days a week.

However, it is considered that the proposed community use has the potential of being a source of noise and disturbance, especially later at night. A condition to ensure soundproofing in the building could be attached to the planning permission, however this would not mitigate the noise generated by people leaving the pavilion and starting cars late at night. Notwithstanding the applicant's request for late night opening it is considered that whilst 7am to 11pm may be acceptable on weekends, the opening hours should be restricted to 7am-10pm on Sundays to Thursdays.

8.7 The applicant originally proposed a new road and 78 parking spaces adjacent to the gardens of the properties in Willows Avenue and to the rear of a new block of flats known as Nursery View House on Schoolgate Drive. It was considered that this would have been an inappropriate use for designated open space. Furthermore; it was considered highly likely that the noise and disturbance associated with people leaving/returning to such a high number of cars and leaving/entering the site in their cars would have had a material detrimental impact on the amenities of the occupiers of Willows Avenue and Nursery View House. The substantial reduction in the number of spaces from 78 to 11 is therefore considered to be much more appropriate for this particular site. The siting of the cars adjacent to the pavilion as supposed to the boundary fences of properties in Willows is also considered to be a vast improvement.

8.8 Highway Safety

Given the limited number of parking spaces and the unaltered access to the site, it is considered that the proposal as amended would not unduly affect highway safety. Given the ad hoc nature of events that this building is likely to accommodate it is considered that a travel plan would not be beneficial in this instance.

8.9 Justification of Need for Netball Courts/Multi Use Games Areas (MUGAs)

Whilst shown as netball courts on the plans; the applicant has indicated that they would be MUGAs. The three MUGAs, cricket pitch and football pitch would replace two football pitches and a junior football pitch. The provision of these hard-surface playing courts and cricket pitch is acceptable in principle however London Plan Policy 7.18 asserts that the replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this is appropriate. As works to the pavilion and parking area can be carried out independently from alterations to the sports pitches, it is considered appropriate to attach a condition requiring the submission of an up to date needs assessment before approving the loss of the football pitch.

9 CONCLUSION

9.1 The proposal would make better use of existing playing fields, would provide a community facility and would bring a derelict locally listed building back into use. However this would be at the expense of two

trees, one of which is protected by a TPO and an increase in intensity of use, which, without proper regulation through planning conditions, may have a harmful impact on parking and neighbour amenity. As a matter of judgment officers consider that the proposal has merit, that potential harm may be addressed by the use of conditions, and that greater weight may be attached to policies promoting improvements to social infrastructure and heritage assets in the form of the rehabilitation of the locally listed accordingly in this instance.

RECOMMENDATION

Grant permission subject to the following conditions

1. A.1 Commencement of development within 3 years
2. A.7 Approved Plans
3. B.1 External Materials to be Approved
4. B.4 Details of Surface Treatment
5. B.5 Details of Walls/Fences
6. C.6 Refuse and Recycling
7. D.1 Hours of Use (Sun to Thurs 7am-10pm, Fri-Sat 7am-11am)
8. D.3 Restriction on Music/Amplified Sound
9. D.11 Construction Times
10. H4 Provision of Vehicle Parking
11. (Non Standard) Visibility Splays;
Prior to the occupation of the development pedestrian visibility splays either side of the vehicle access to the site shall be submitted to and approved by the Local Planning Authority, in consultation with the Highway Authority.
Reason for Condition: In the interests of the safety of pedestrians and vehicles and to comply with policy RN.3 of the Adopted Merton Unitary Development Plan 2003.
12. H.6 Cycle Parking
13. H.8 Travel Plan
14. H.11 Parking Management Strategy
15. F5P Tree Protection
16. F8 Site Supervision (Trees)

17. (Non Standard) Security Measures;

Details of the security measures for all access points, publicly accessible on-site areas and boundaries shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences. These works shall be carried out in accordance with the approved details, installed before the development is first brought into use and retained permanently thereafter.

Reason for Condition: To ensure that the site and the building would be safe & secure in accordance with policy BE.22 of the Adopted Merton Unitary Development Plan 2003.

18. (Non Standard) Landscaping/Planting Scheme: No Development shall take place until there has been submitted in writing for approval to the Local Planning Authority a scheme which shall include on a plan, full details of the location, size and species of the two replacement trees to be planted. The soft landscaping shall be carried out in accordance with the approved details. The works shall be carried out prior to usage of the Pavilion Youth Office, or within the first available planting season following the completion of the development, whichever is the sooner. Any trees that within a period of 5 years of planting die, are removed or become seriously damaged or diseased or are dying shall be replaced with others of the same specification, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interests of the amenities of the area and to comply with policy CS13 of the Council's Adopted Core Strategy 2011.

15. (Non Standard) Notwithstanding what is shown on the approved plans; details of the exact location of the proposed netball courts shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: To ensure adequate protection of the tree protected by the Tree Preservation Order and to ensure that associated surfacing and fencing of the courts does not distract from visual amenities in accordance with policies BE.16, BE.22 and NE.11 of the Council's Unitary Development Plan 2003 and policies CS.13 and CS.14 of the Council's Adopted Core Strategy 2011.

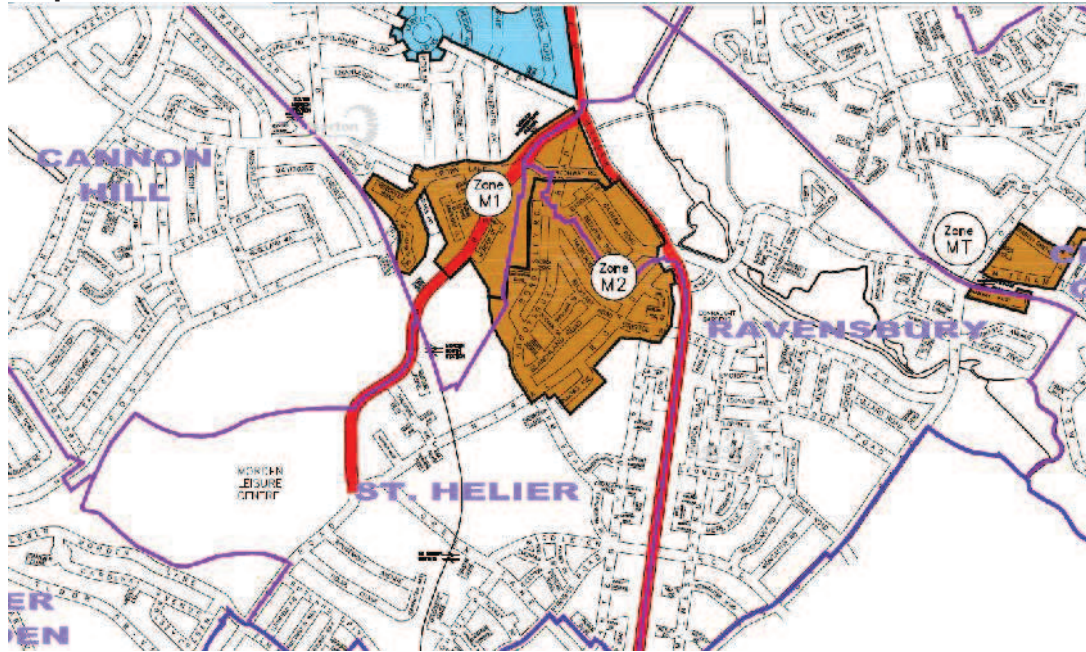
16. (Non Standard) Evidence of the need for the Multi Use Games Areas and the Cricket Pitch shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to alter the sports pitches.

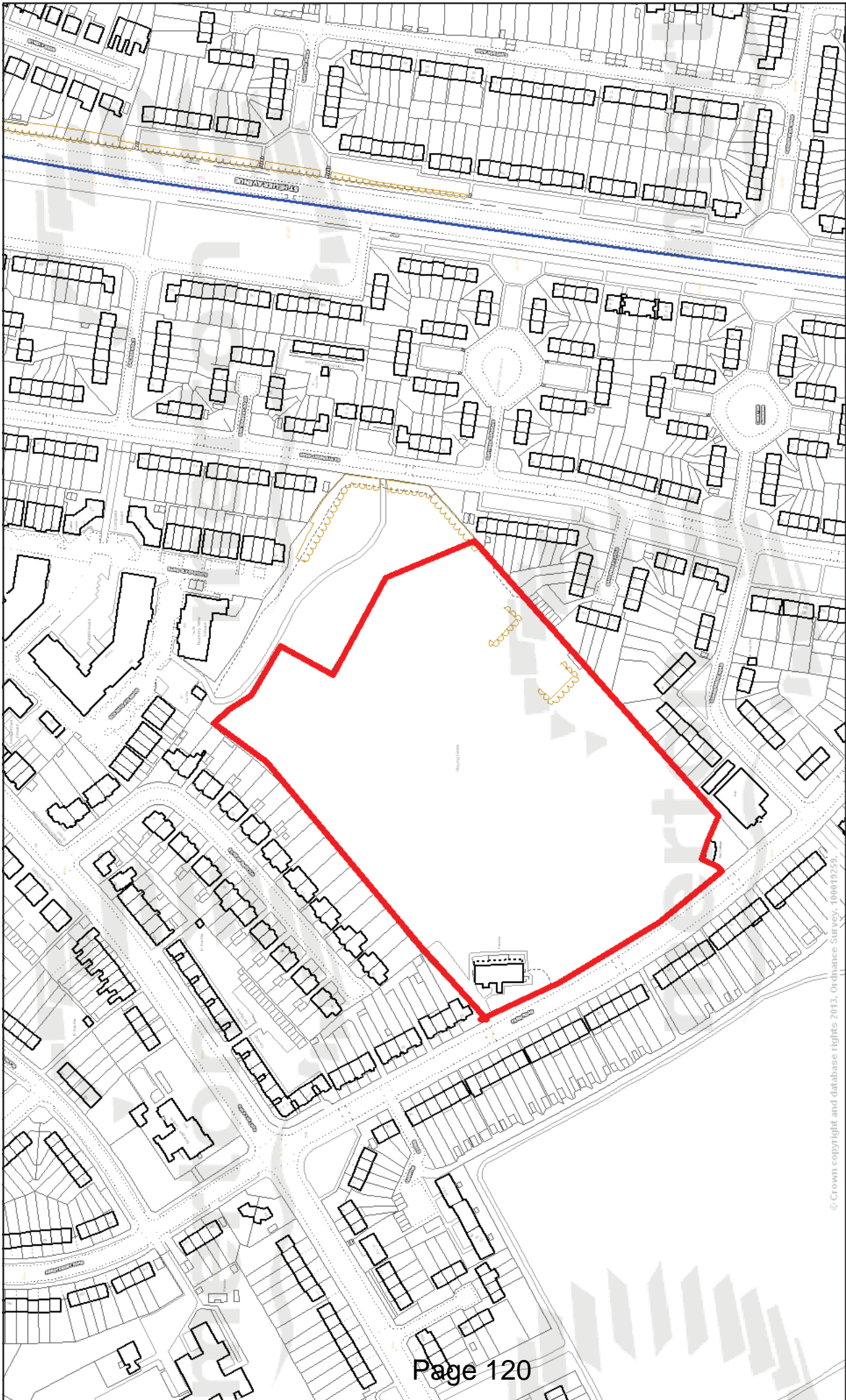
Reason: To ensure an adequate range of sport pitches across the borough in accordance with policy 7.18 of the London Plan 2011.

17 (Non Standard) Prior to the occupation of the development, details of a turning head within the access road shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable all vehicles to enter and exit in forward gear and to comply with policy CS20 of the Adopted Merton Core Planning Strategy.

Map of CPZ





London Borough of Merton
100 London Road
Morden
Surrey
SM4 5DX

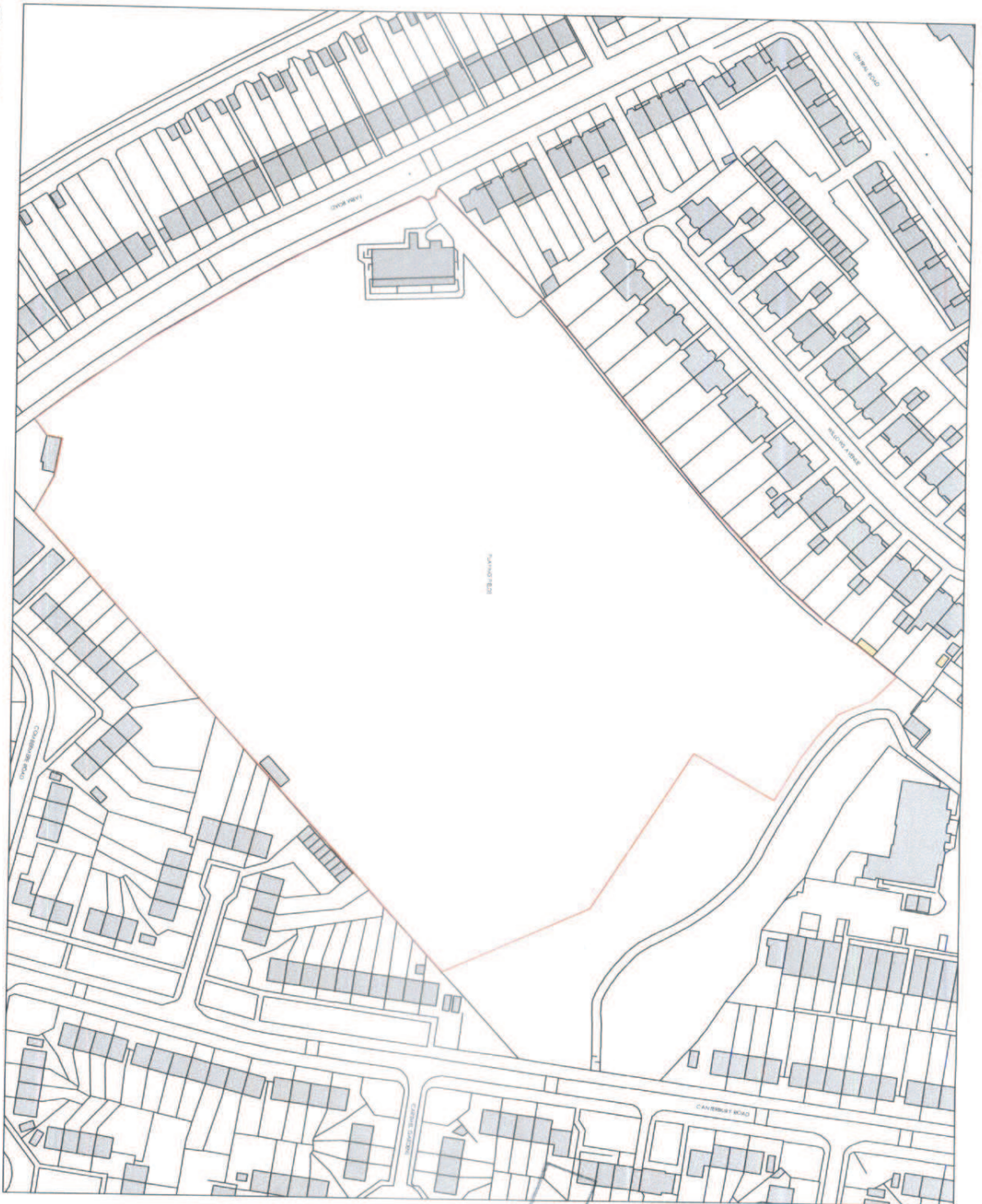
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Date 26/11/2013

Pavilion Farm Road

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DEVELOPMENT CONTROL



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 ENGLISH ELECTRIC

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LONDON BOROUGH OF MERTON
 24 JUL 2013



REVISION	DATE	BY	CHKD

SPORTS PAVILION, FARM ROAD
 EXISTING SITE LOCATION PLAN

DATE	ISSUE
APR 2013	

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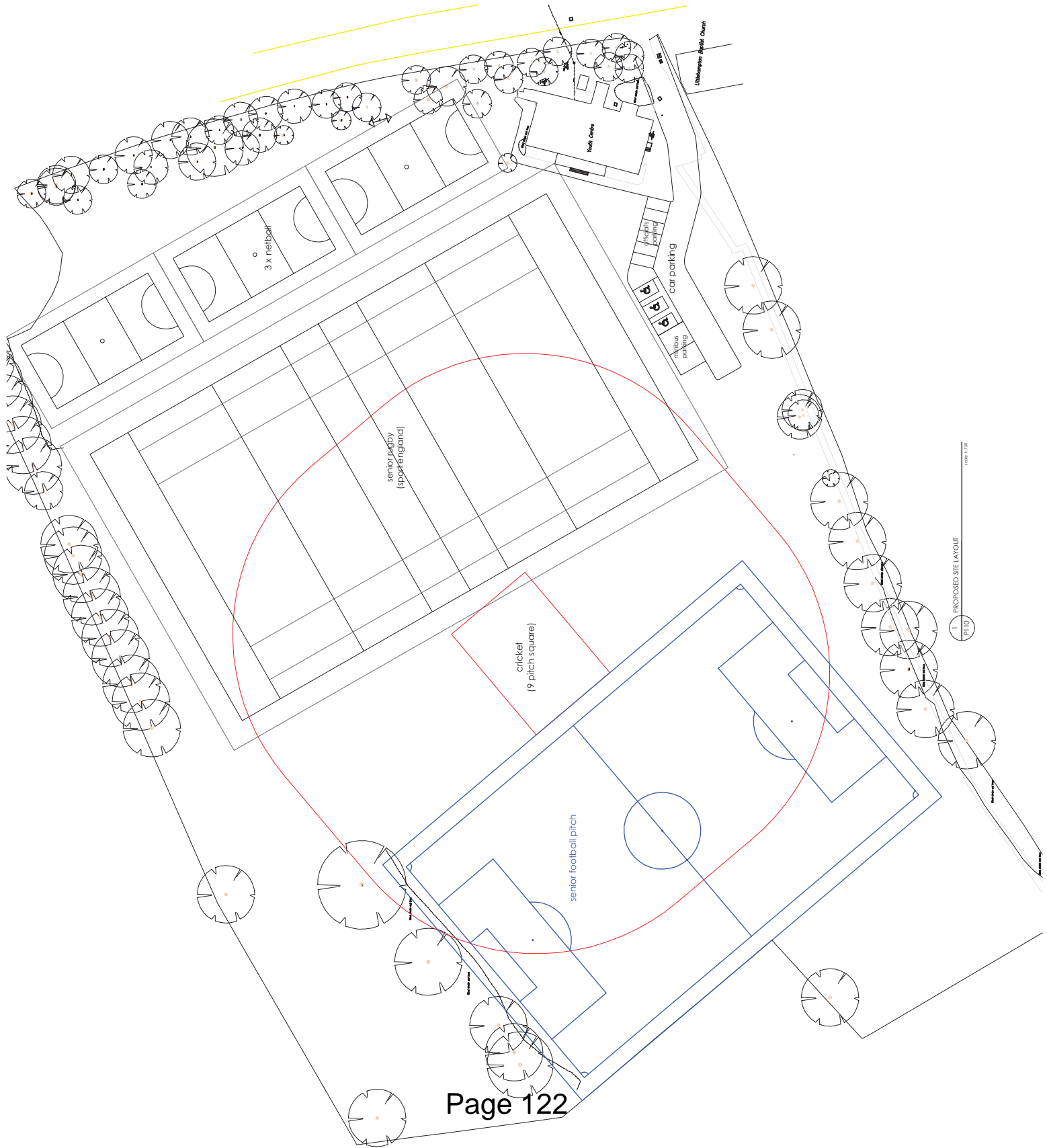
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PARKING NUMBER/REDCED	DATE	REVISION
14.11.13		B
17.10.13		A

SPORTS FITCHES
FARM ROAD, MITCHAM
PROPOSED SITE PLAN

DATE	CLIENT
FEB 2013	TMFC
SCALE	REVISION
1:750	13 / 550 / P110
	B

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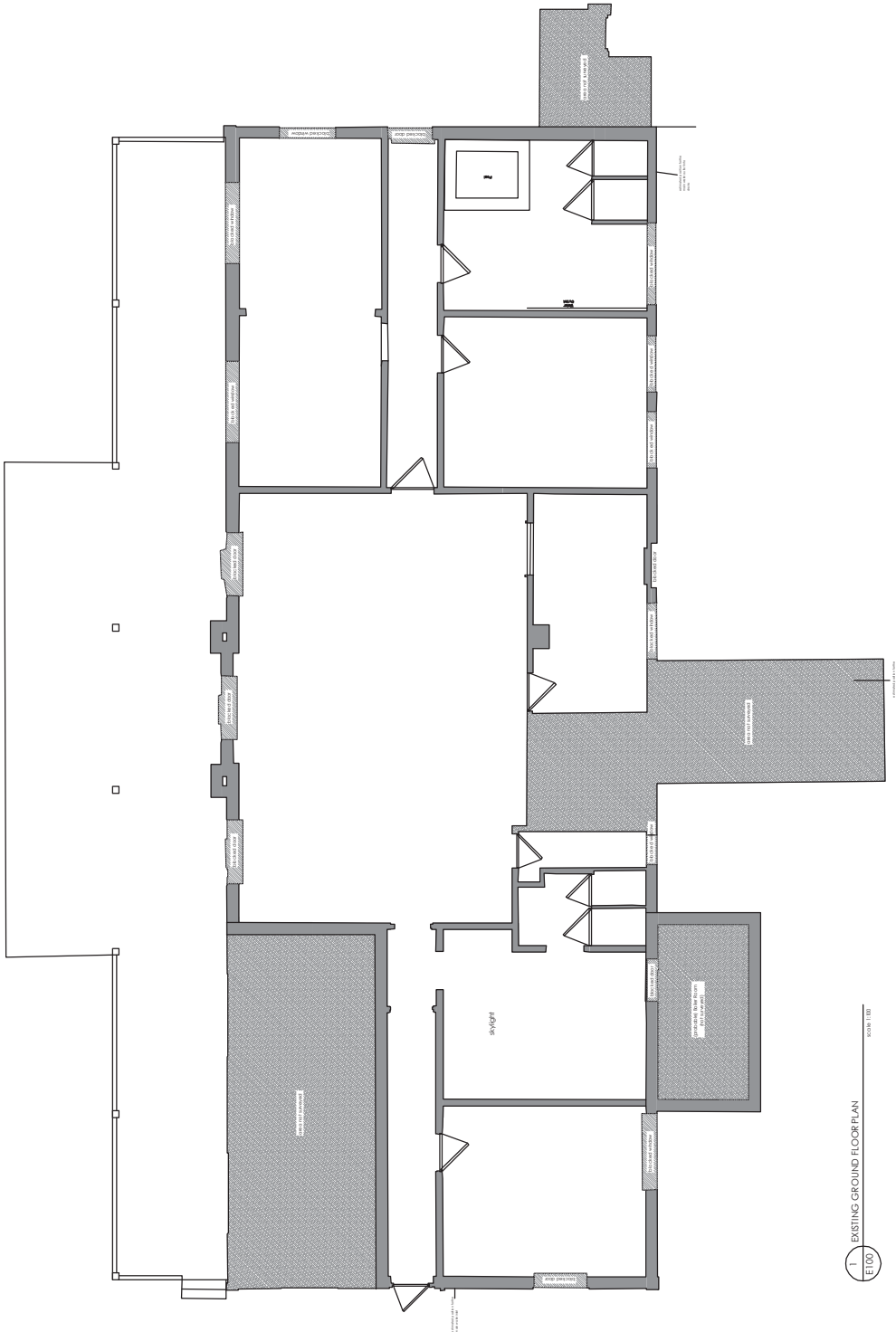


REVISION	DETAILS	DATE

SPORTS PAVILION, FARM ROAD
EXISTING FLOOR PLAN

DATE	CLIENT
APR 2013	IMRC
SCALE	DRAWING NO.
1 : 100	13 / 550 / E100
	REVISION

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1 EXISTING GROUND FLOOR PLAN
E100
SCALE 1:100

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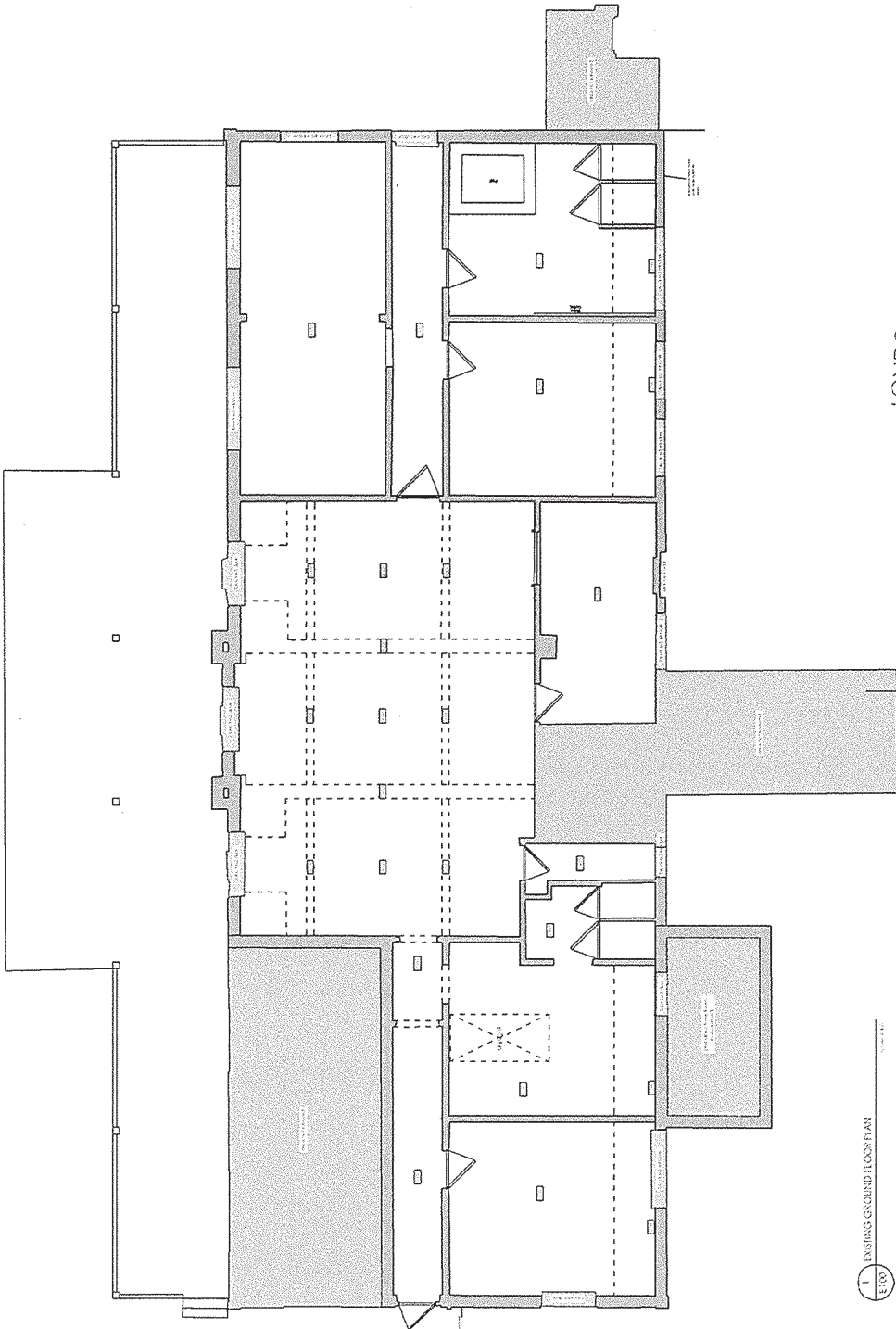


NO.	REVISION	DATE

SPORTS PAVILION, FARM ROAD
 EXISTING FLOOR PLANS

DATE	25 JUL 2013	BY	ME & AG/SH
SCALE	1:100	PROJECT NO.	12/18257 (E01)
RICHMOND BELL ARCHITECTS LTD 25 KINGS HILL, GOSHEAD ST ANDREW, WILMINGTON, WPT 97A TEL: 01753 834 114 FAX: 01753 834 115			

Existing Floor Plan 02

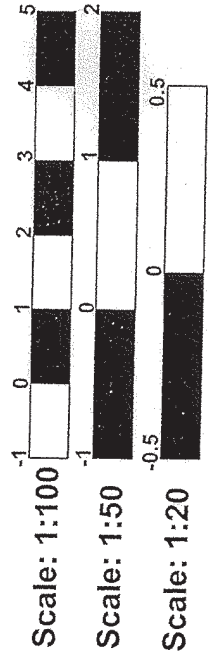


LONDON BOROUGH OF MERTON

25 JUL 2013



1 EXISTING GROUND FLOOR PLAN



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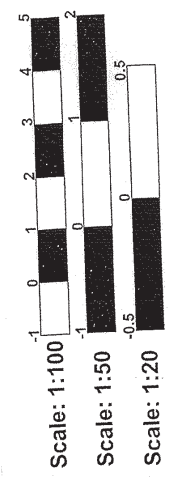
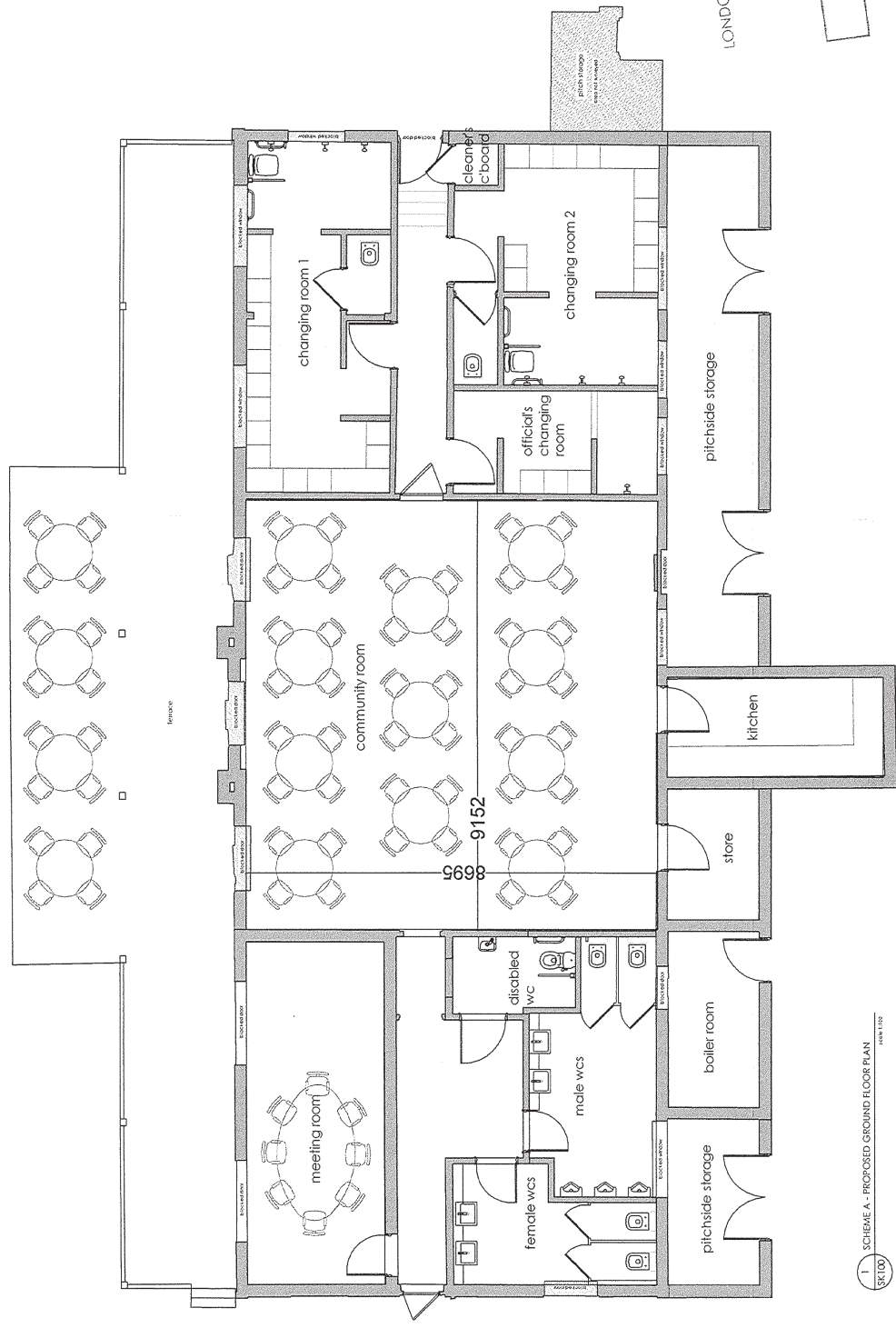
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AREA SCHEDULE - COMMUNITY CENTRE			
GROUND FLOOR	sqm	sqft	
meeting room	21.2	228	
community room	79.5	856	
kitchen	9.7	104	
wcs	26.8	288	
storage	5.4	58	
circulation	12.5	134	
sub total - community space	207.8	1668	

SCHEDULE OF ACCOMMODATION			
NO.	DESCRIPTION	AREA (SQM)	REMARKS
1	MEETING ROOM	21.2	C
2	COMMUNITY ROOM	79.5	B
3	KITCHEN	9.7	A
4	WCs	26.8	A
5	STORAGE	5.4	A
6	CIRCULATION	12.5	A
7	SUB TOTAL - COMMUNITY SPACE	207.8	

LONDON BOROUGH OF ENFIELD
 25 JUL 2013
 SPORTS PAVILION, FARM ROAD
 SCHEME A - PROPOSED GROUND FLOOR PLAN



1
 20/100
 SCHEME A - PROPOSED GROUND FLOOR PLAN
 20/14/13

DATE: JAN 2013
 CLIENT: M/S Adkins
 SCALE: 1:100
 DRAWING NO: 13/ 550/ SK001
 SHEET: C

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NOTES

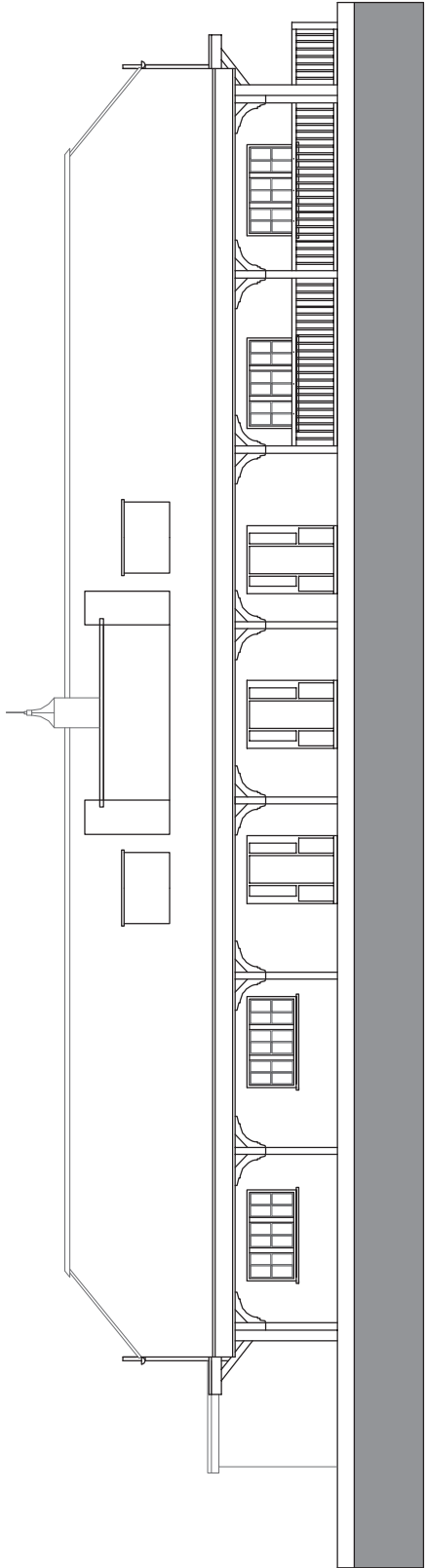
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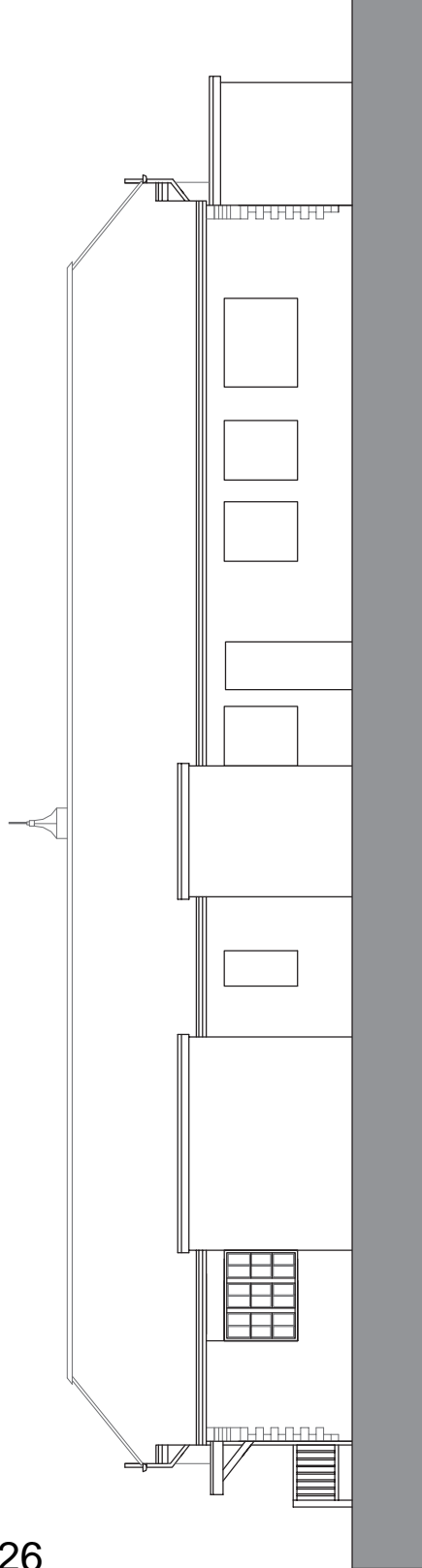
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1. EXISTING FRONT ELEVATION
SCALE 1:50



2. EXISTING REAR ELEVATION
SCALE 1:50

REVISION	DETAILS	DATE

SPORTS PAVILION, FARM ROAD
EXISTING ELEVATIONS
(SHEET 1 OF 2)

DATE	CLIENT
JAN/2013	IMRC
SCALE	DRAWING NO.
1 : 100	13 / 550 / E102
	REVISION

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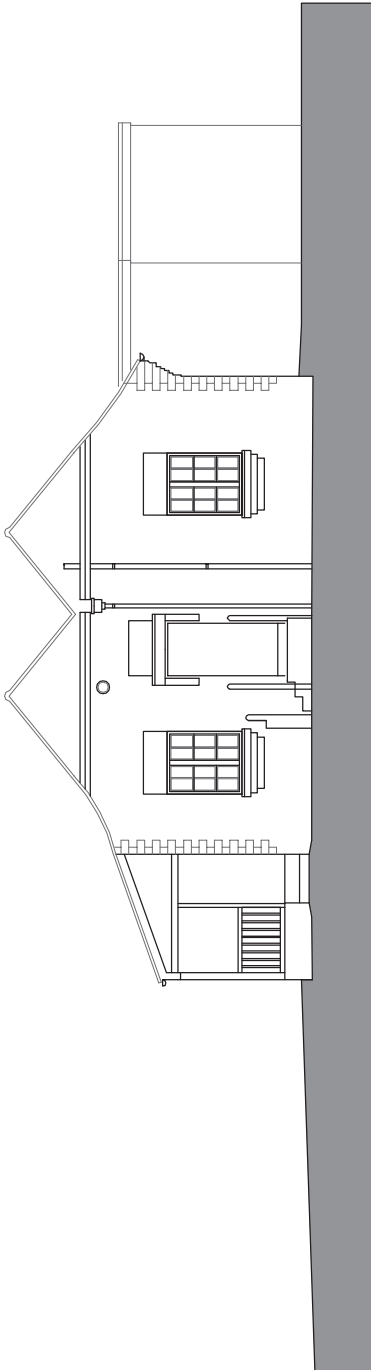
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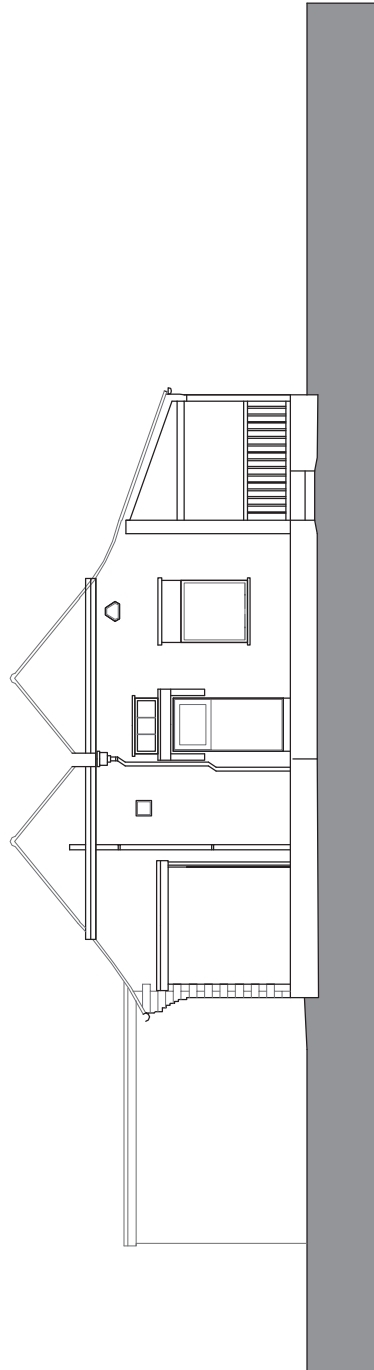
1 EXISTING SIDE ELEVATION
1:100 (1/100)

REVISION	DETAILS	DATE

SPORTS PAVILION, FARM ROAD
EXISTING ELEVATIONS
(SHEET 2 OF 2)

DATE	CLIENT
JAN/2013	IMRC
SCALE	ORIENTATION
1 : 100	13 / 550 / E103
	REVISION

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2 EXISTING SIDE ELEVATION
1:100 (1/100)

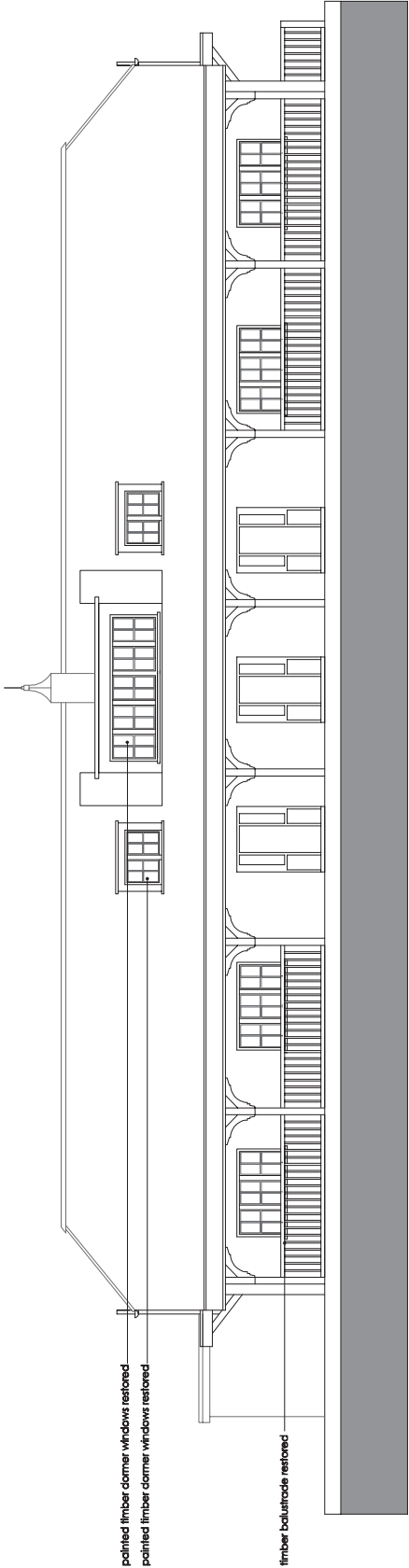
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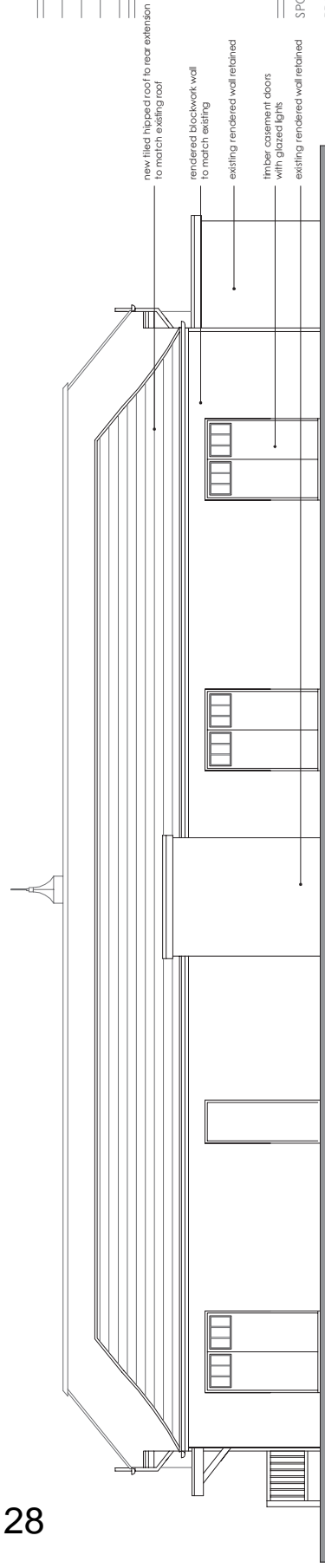
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1 PROPOSED FRONT ELEVATION
SCALE 1:100



2 PROPOSED REAR ELEVATION
SCALE 1:100

NO.	DETAILS	DATE	REVISION

SPORTS PAVILION, FARM ROAD
PROPOSED ELEVATIONS
(SHEET 1 OF 2)

DATE	CHECKED	SCALE	REVISION
APR 2013	TMC	1:100	13 / 550 / P101

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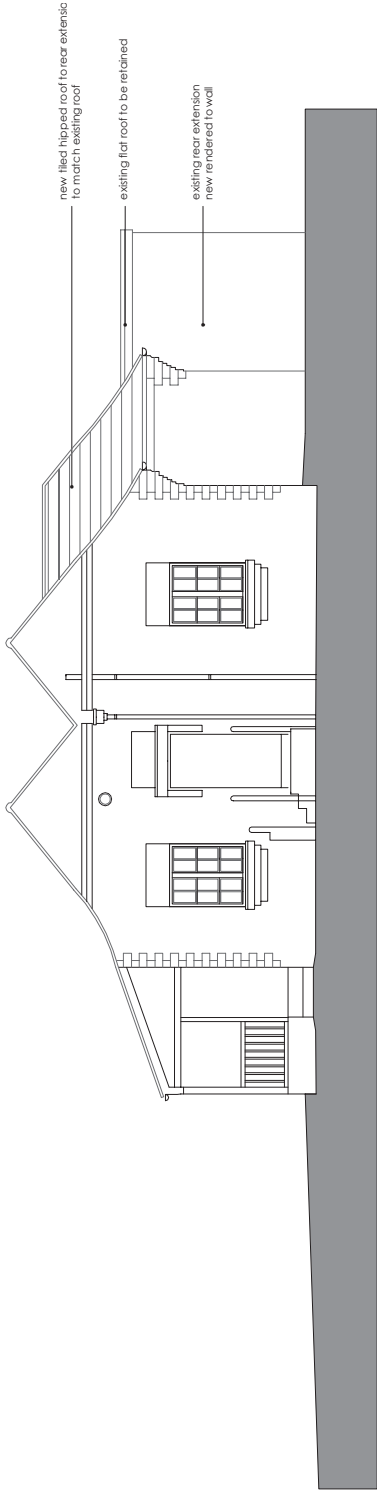
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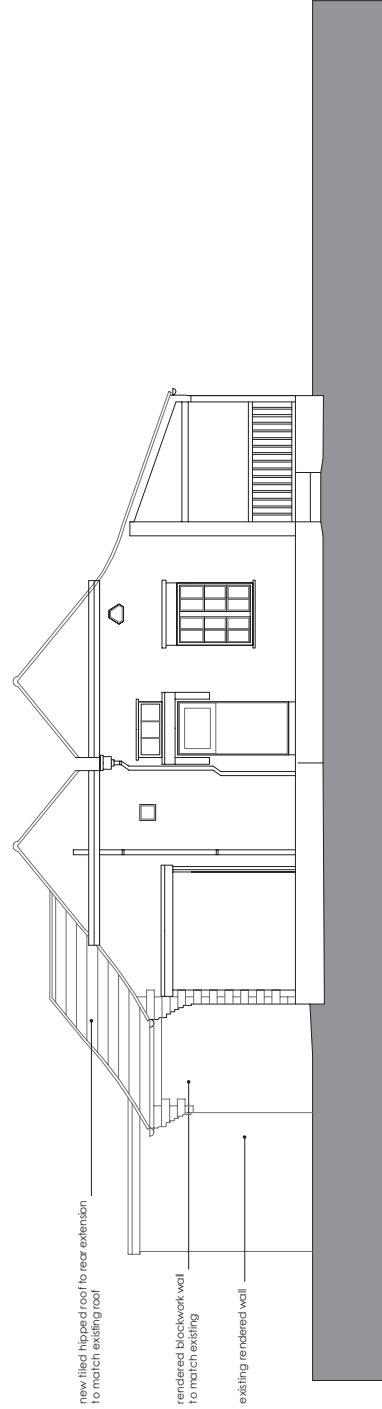
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1 PROPOSED SIDE ELEVATION
P.102Z
100MM/1:100Z



2 PROPOSED SIDE ELEVATION
P.102Z
100MM/1:100Z

DETAILS	DATE	REVISION
HIPPED ROOF ADDED TO NEW EXTENSION	13.11.14	A

**SPORTS PAVILION, FARM ROAD
PROPOSED ELEVATIONS
(SHEET 2 OF 2)**

DATE	CLIENT
APR 2013	TMFC
SCALE	PROJECTIONS
1:100	13/7/550/P.102
REVISION	
	A

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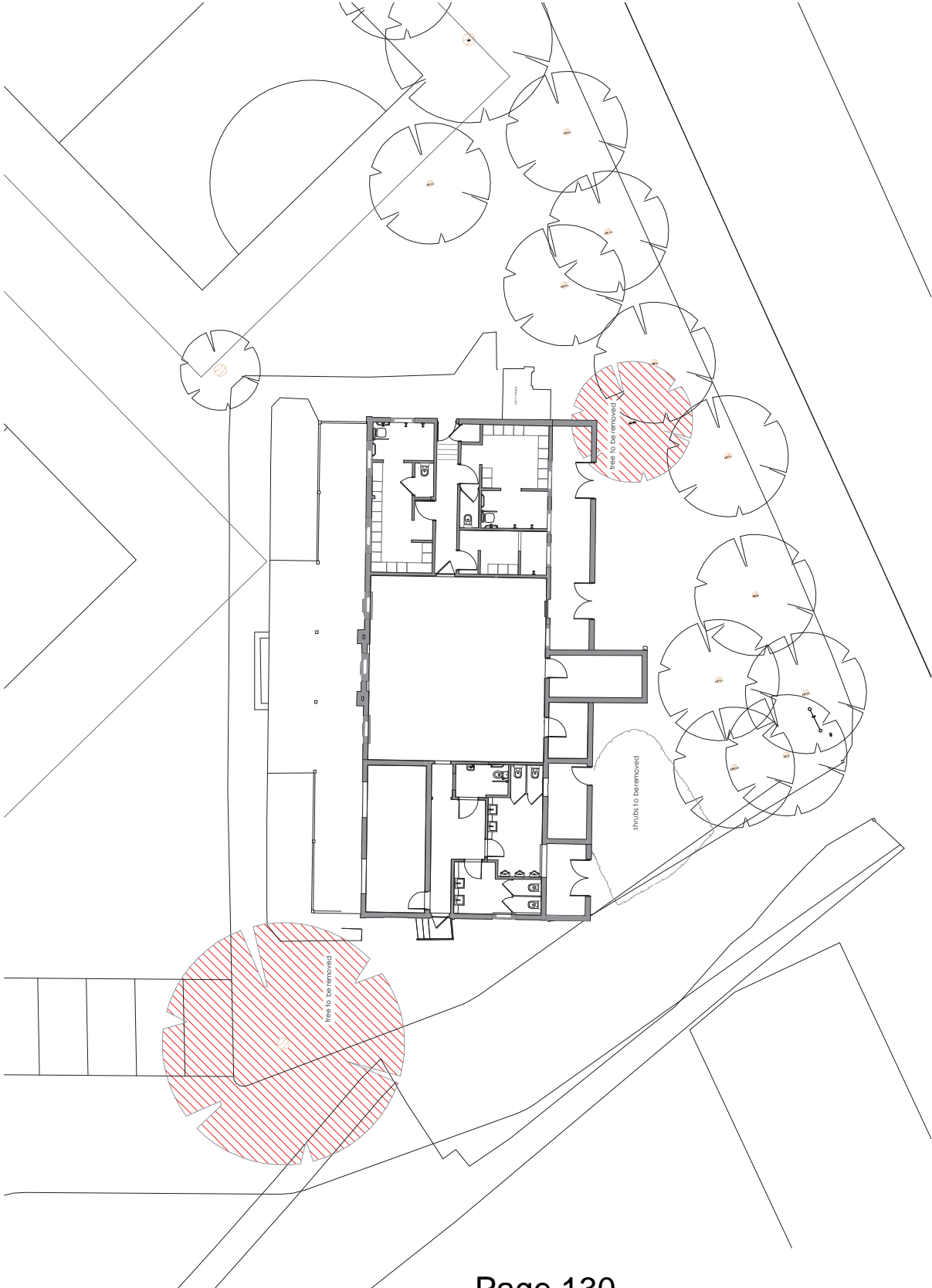
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DETAILS	DATE	REVISION

**SPORTS PAVILION, FARM ROAD
PROPOSED SITE CONTEXT PLAN**

DATE	NOV 2013	CLIENT	TMFC
SCALE	1:100	PROJECT NO.	13/550/P105
		REVISION	

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1 PROPOSED SITE CONTEXT PLAN
P105
SCALE 1:200

29 JUL 2013

FARM ROAD PAVILION AND PLAYING FIELDS 13/P1593

DESIGN ACCESS STATEMENT

The purpose of the planning application is to refurbish a vulnerable locally listed building by making changes to the interior of the building which will allow a co location of sporting and community facilities. It is also to combine the use of the building with the use of the adjoining playing fields for the similar purposes

LOCATION

Farm Road is in the St Helier Ward in the Borough of Merton. St Helier ward lacks community facilities for meeting and neighbourhood events. It is one of the more deprived wards in the borough. It is a residential area which is served by a single bus route

PARTNERSHIP

The partners in the scheme are Merton Council, Merton Priory Homes, TM United and Old Ruts rugby and cricket club

CONDITION OF PAVILION

The pavilion has been vandalised, was subject to an arson attack and is in a poor state of repair. It has structural problems caused by the clay subsoil and some trees undermining its foundations. The building remains vulnerable and at risk whilst it is unoccupied

CONDITION OF THE PLAYING FIELDS

The playing fields have a mainly clay subsoil. They require some drainage and ongoing upkeep. They would benefit from a sporting use that will ensure they are maintained to a reasonable standard. The income generated from their use will assist in achieving financial viability for the ongoing maintenance

THE LINK BETWEEN SPORTING USE FOR THE PLAYING FIELDS AND THE PAVILION

The pavilion will provide not only changing for the sports using the playing fields but also a meeting space for Clubs, teams and local schools. This will ensure the overall site will be attractive to the user groups. The intended sports will be Football, Rugby, Cricket, Tennis, Netball and table tennis. It is not intended that there will be intensive use by any single sport whether all areas are in use or just one sport is taking place as the constraints of the areas will not allow this. Local schools will benefit in particular from this co location of the sporting facilities

THE LINK BETWEEN COMMUNITY USE AND SPORTING USE

The sporting use will be limited through wear and tear of the playing fields especially during the winter months. The pavilion has been designed not only for sports changing rooms but also as a community meeting space for various low key activities. It is particularly aimed at local neighbourhood groups within the ward. The more frequent use of the building will help protect it and assist with viability to enable ongoing maintenance. The arrangement has been designed and illustrated in the drawings that accompany this application

IMPROVEMENTS TO THE EXISTING PAVILION

The building will be carefully restored and protected. The plan includes a small rear extension which will provide not only storage but also a structural buttress to tie in the building. The concept of the design allows a good circulation of space between sporting and community use

IMPROVEMENTS TO THE PLAYING FIELDS

The design of the playing fields includes a small hard standing area that will provide 3 netball/tennis courts for 'grass roots' use. The proposed increase in parking spaces within the site is to ensure less interruption to our neighbours when the facility is being used. There have been two public meetings about the development prior to making this application and the general consensus was that this would be necessary particularly on team sport days

MANAGEMENT

The partnership is discussing the method of management; it is intended that usage will include a strong neighbourhood presence and input. Merton Priory Homes are leading the consultation on this

CONCLUSION

There is a strong local partnership representing sport, the neighbours, the local housing managers and the local authority, ensuring that this facility is managed within the aims and objectives set out above