

PLANNING APPLICATIONS COMMITTEE 26 SEPTEMBER 2019

APPLICATION NO.
19/P1852

DATE VALID
10/05/2019

Address/Site

High Path Estate South Wimbledon SW19 2TG

Ward

Abbey

Proposal:

APPLICATION FOR APPROVAL OF RESERVED MATTERS (SCALE, LAYOUT, ACCESS, LANDSCAPE AND APPEARANCE) (PHASE 2) FOLLOWING OUTLINE PERMISSION 17/P1721 FOR THE COMPREHENSIVE PHASED REGENERATION OF HIGH PATH ESTATE COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO 10 STOREYS MAX, PROVIDING UP TO 1570 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 9,900 SQM COMPRISING OF USE CLASS A1 AND/OR A2, AND/OR A3 AND/OR A4 FLOORSPACE, INCLUDING FLEXIBLE WORK UNITS (USE CLASS B1), USE CLASS D1 (COMMUNITY) AND USE CLASS D2 (GYM).

Drawing Nos

See Appendix A

Contact Officer:

Awot Tesfai (020 8545 3571)

RECOMMENDATION

GRANT Planning Permission subject to conditions.

CHECKLIST INFORMATION.

- S106 Legal Agreement Signed: Yes
- Mayor of London Referral Complete: Yes
- Secretary of State Referral Complete: Yes
- Is a screening opinion required:
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted –No
- Design Review Panel consulted – Yes
- Number of neighbours consulted – 1333
- Press notice – Yes
- Site notice – Yes
- External consultations: Greater London Authority, Transport for London,

Environment Agency, Metropolitan Police (Secured by Design), Historic England (Greater London Archaeological Advisory Service), Historic England (Listed Buildings), Thames Water Utilities, , Sports England, Natural England, LB Croydon, LB Sutton, LB Wandsworth, LB Lambeth Royal Borough of Kingston, The Wimbledon Society, Battles Residents' Association, High Path, Community Association, Design Council, London Fire and Civil Defence Authority, Network Rail, UK Power Networks, National Grid Plan Protection, Sutton & East Surrey Water Company, British Telecom, NHS England, NHS Merton CCG,

- Number of jobs created – n/a
- Public Transport Accessibility Level (PTAL): Level 4-6 TFL Information Database (On a scale of 1a, 1b, and 2-5, 6a, 6b where zone 6b has the greatest accessibility)
- Flood Risk Zone 1

1. **INTRODUCTION**

1.1.1 **Executive Summary**

1.1.2 This section explains to members of Planning Applications Committee what is to be assessed under this reserved matters application and what is to be discharged later under planning conditions and S106 Legal Obligations.

1.1.3 Section 92 of the Town and Country Planning Act 1990 defines “Outline Planning Permission” as planning permission granted with the reservation for subsequent approval by the Local Planning Authority of matters not particularised in the application (“reserved matters”).

1.1.4 Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be ‘reserved’ for later determination). The outline planning application that was presented to Planning Applications Committee on the 08th March 2018 was granted with all matters reserved, subsequently meaning that all the details relating to scale layout, access, landscaping and appearance were to be assessed in the submission of a reserved matters application for each subsequent phase.

1.1.5 The current application seeks the following “reserved matters” for approval: appearance, landscaping, layout and scale. A definition for each of the reserved matters is contained within the Town and Country Planning (Development Management Procedure) (England) Order 2015 where it states the following;

1. ‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
2. ‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including

the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

3. 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
4. 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
5. 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

1.1.6 Whilst the above matters were “reserved” for further approval under the outline permission (ref: 17/P1721), the principle of the development has been approved and established. The principle of a mixed use development and the quantum of accommodation proposed are not before the Committee for consideration under the current application (this has been further explained in the following pages under ‘current proposal’).

1.1.7 In determining this application, it is relevant to consider whether there have been any material changes in planning circumstances since the outline planning permission was granted. Since the granting of the outline planning permission on 08 March 2018, the Development Plan remains as the Sites and Policies Plan 2014, Core Planning Strategy 2011 and the NPPF 2012 which remains in force.

1.1.8 Members should note that, if the reserved matters are approved, such an approval is not a planning permission in its own right but has to be read in conjunction with the outline planning permission, including the attached Section 106 Agreement to that permission. Planning conditions imposed on the outline planning permission will remain in force and would not, therefore, be repeated on any reserved matters approval.

1.1.9 Members should also note that there are some conditions applied to the outline consent which requires applicants to provide overarching documents that seek to provide general overview on some aspects of the scheme, as noted in the following; energy, lighting, refuse, arboriculture method statement, surface and foul water drainage, play space, fire statement, parking management plan, estate roads maintenance, and access plan, estate roads plan and specification and delivery and service management plan. These overarching documents have been provided with the first reserved matters application to demonstrate to officers how the applicants are going to address each of the above matters from a wider overarching perspective. Members should also note that for every condition the applicants will be required to submit an updated detailed document for each phase which is to firstly be agreed by the Local Planning Authority.

1.1.10 The applicant has fulfilled the requirements to provide overarching strategies for various conditions. However officers advise that this reserved matters application will not discharge the condition in full until details have been submitted pursuant to that condition and relevant officers have been consulted.

1.2 **Background**

1.2.1 The approved outline planning application was brought before PAC due to the development being a departure from the development plan with regards to the quantum of proposed non-residential floor space. Officers also considered it was appropriate for the development to be determined by Committee due to the scale and complexity of the proposals which concern the Council's involvement in subsequent compulsory purchase notices being served.

1.2.2 Following PAC approval of the outline planning application for High Path Phase 2 - 7 the application was referred to the Mayor of London for stage 2 referral and the Secretary of State referral for any direction.

1.2.3 The decision for the outline planning application was also subject to s106 Legal Agreement being signed and finalised. Officers can confirm that the s106 Legal Agreement between Clarion and Merton was signed on 29th April 2019.

1.2.4 Following signing of the s106 Legal Agreement and referral to the Mayor of London and the Secretary of State the Council issued the decision notice for the outline planning application.

1.2.5 This application is the reserved matters application for phase 2 redevelopment of the High Path Estate following approval of outline planning application ref; 17/P1721 with the following matters to be determined; scale, layout, access, landscape and appearance.

2. **SITE AND SURROUNDINGS**

2.1 High Path Estate is situated within Abbey Ward in South Wimbledon. The estate extends across 6.91 hectares. The application site is bounded between Merton High Street in the north, Abbey Road in the east, High Path in the south and Morden Road in the west. The Grade II Listed South Wimbledon Underground station is located to the north-west of the site, while to the south of High Path is the locally listed St John's Church, Merton Abbey Primary School, High Path Community and Resource Centre and the Elim Church.

2.2 The estate is made up of 608 residential units, a small portion of commercial and community uses, some open/play spaces, and about 422 car parking spaces (excluding garages and driveways). The residential units consist of a mix of social rented and private ownership (as a result of right to buy). The

site comprises affordable homes in the social rent and affordable rent tenure.

- 2.3 There are a mix of residential building typologies across the estate which reflect its 30 year build out period between 1950's – 1980's. The oldest part of the estate is on the west, adjacent to Morden Road: the 4-storey Priory Close, Gilbert Close, and Ryder House were built in the late 1950's. The centre of the estate, extending towards the east, was developed in the 1960's and includes: 4-storey Ramsey House, Eleanor House, a row of six 2-storey terraced houses on Pincott Road, 12-storey Marsh Court, May Court and Hudson Court, and a number of other 3/4-storey blocks distributed towards the east. The row of 3-storey buildings fronting Merton High Street, closest to South Wimbledon Station were built in the 1970's while the 2-storey buildings closer to Abbey Road, were built in the 1980's.
- 2.4 This reserved matters submission relates to phase two which comprises 0.61 hectares. Phase 2 is formed of two parts, the flatted developments which are situated on the northern side of High Path and corner of Pincott Road, the mews are situated on the north side of High Path adjacent to the phase 1 sit, these make up the existing Marsh Court. The other part of the phase two development is situated on the western side of Abbey Road which is currently made up of the terraced houses known as Lovell House.

3. **CURRENT PROPOSAL**

- 3.1 This application seeks approval for the reserved matters elements of the proposed High Path Phase 2 Estate Regeneration application which will assess; scale, layout, access, landscaping, and appearance. The assessment for height, width and positioning of this phase 2 development; including number of residential/ non-residential floor space, amount of vehicle parking space, amount of play space and overall principle of development was agreed in the Outline Planning Application that had been presented to Planning Applications Committee on 08 March 2018.

Phase Two of the project seeks Reserved Matters approval for Layout, Access, Scale, Appearance and Landscaping and proposes: "The demolition of Marsh Court and the construction of a 5 to 10 storey building with 187 sqm of commercial floor space (Use Classes A1, A2, A3, B1 & D1) at ground floor and 105 residential dwellings (Use Class C3) between ground and 9th floor; the demolition of Lovell House and construction of 8 x 3-storey houses (Use Class C3) on Abbey Road;

The reserved matters for phase 2 submission shows a block of flats 5 to 10 comprising of 105 residential dwelling and construction of 8 x 3-storey houses on Abbey Road. The proposal for phase 2 also includes 187 sqm of commercial floor space (Use Classes A1, A2, A3, B1 & D1) at ground floor.

In addition to detailed plans and elevations the reserved matters application is accompanied by a number of documents including; design and access statement, planning statement and a design code and these are detailed in full in Appendix A to this report.

As noted above the submission is accompanied by details of the applicant's overarching strategies for various technical issues which are required to be submitted with the first reserved matters submission. The overarching strategy conditions do not require discharging.

4. PLANNING HISTORY

- 4.1 There are numerous entries under the planning history for the High Path estate dating from 1956 to 1996 pertaining to its initial development and subsequent infill schemes.
- 4.2 The most relevant and recent applications have been listed below;
- 4.3 16/P3738 – Land to the north and east of Marsh Court, Pincott Road, bound by High Path, Pincott Road, Nelson Grove Road and Rodney Place inclusive of garages, Marsh Court Play Area and The Old Lamp Works, 25 High Path, London, SW19 2JL, comprising *demolition of existing structures associated with the old lamp works, all garages (74 in total) and marsh court play area to provide residential accommodation (134 units - class c3) in buildings of three - nine storeys, provision of car parking (31 spaces including 5 disabled spaces), cycle parking (249 spaces), landscaping and public realm works together with associated utilities and infrastructure; GRANTED 05/10/2017.*
- 4.4 17/P1721 – OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED, EXCEPT IN RELATION TO PARAMETER PLANS) FOR THE COMPREHENSIVE PHASED REGENERATION OF HIGH PATH ESTATE COMPRISING DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES; ERECTION OF NEW BUILDINGS RANGING FROM 1 TO 10 STOREYS MAX, PROVIDING UP TO 1570 RESIDENTIAL UNITS (C3 USE CLASS); PROVISION OF UP TO 9,900 SQM OF COMMERCIAL AND COMMUNITY FLOORSPACE (INC REPLACEMENT AND NEW FLOORSPACE, COMPRISING: UP TO 2,700 SQM OF USE CLASS A1 AND/OR A2, AND/OR A3 AND/OR A4 FLOORSPACE, UP TO 4,100 SQM OF USE CLASS B1 (OFFICE) FLOORSPACE, UP TO 1,250 SQM OF FLEXIBLE WORK UNITS (USE CLASS B1), UP TO 1,250 SQM OF USE CLASS D1 (COMMUNITY) FLOORSPACE; UP TO 600 SQM OF USE CLASS D2 (GYM) FLOORSPACE); PROVISION OF NEW NEIGHBOURHOOD PARK AND OTHER COMMUNAL AMENITY SPACES, INCL. CHILDREN'S PLAY SPACE; PUBLIC REALM, LANDSCAPING, LIGHTING; CYCLE PARKING (INCL VISITOR CYCLE PARKING) AND CAR PARKING (INC WITHIN GROUND LEVEL PODIUMS), ASSOCIATED HIGHWAYS AND UTILITIES WORKS – *Granted Outline Planning Permission subject to s106 on 24/04/2019.*

5.0 CONSULTATION

5.1 EXTERNAL CONSULTTEES

5.1.1 Greater London Authority

5.1.2 No objections have been raised for this reserved matters application. GLA

were consulted on the outline planning application (ref: 17/1721) for both Stage 1 & 2 consultations and were satisfied with the proposed scheme. GLA were also satisfied with the financial viability assessment that was presented and the amount of affordable housing that would be provided subject to continues review during the development stage via an affordable review mechanism to ensure that if there is any surplus then this would be used for the provisions of affordable housing.

5.1.3 Metropolitan Police (Designing out crime unit)

5.1.4 Several meetings with the architects and the developers have taken place prior to this point in the application process as mentioned in the Design and Access statement. The last meeting held with the Design architects was on 12th November 2018. Having given due consideration to the details of the security and safety features from the information provided, the officer has no comments or recommendations. The design appears to have included Secured by Design and Designing out Crime measures as intrinsic considerations. The officer is satisfied to continue working with the architects and developers in relation to Condition 38 Secured by Design of the outline planning permission 17/P1721 to ensure the requirements are achieved.

5.1.5 Environment Agency

5.1.6 We have no comments to make on the approval of reserved matters for the above site.

5.1.7 Transport for London

5.1.8 TfL have noted that the applicants have provided 2 disable car parking bays to reflect the needs of the residents who will be moving into the development (Clarion knows exactly which residents will occupy this phase). There is potential to convert more (even beyond the required 3%) but it seems unreasonable knowing that it is unlikely that they will be unused. TfL acknowledge that is fine for now but they should identify a third space which is large enough to be converted to disabled parking.

5.1.9 The applicants state that they could find space for additional cycle spaces but find it reasonable to commit to monitoring the needs of residents as part of the Travel Plan and deliver cycle storage as and when it becomes required to meet the requirements of the draft London Plan.

5.1.10 TfL are satisfied that the cycle storage will be set out in accordance with guidance of LCDS.

5.1.11 Historic England (GLAAS)

5.1.12 The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National

Planning Policy Framework (NPPF) and the GLAAS Charter. NPPF section 16 and the Draft London Plan (2017 Policy HC1) make the conservation of archaeological interest a material planning consideration. Having considered the proposal with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. There is no additional archaeological advice to add for the reserved matters application, subsequent to our previous advice for application 17/P1 721. A programme of archaeological trial trenches was recommended for the wider development site; however as the archaeological trenches at the Lamp Works site to the immediate east of the Phase 2 site did not contain significant archaeological remains, the Phase 2 site can be discounted from the archaeological evaluation area. No archaeological Written Scheme of Investigation is necessary for the Phase 2 area. No further assessment or conditions are therefore necessary.

5.1.13 Historic England (Development Management)

5.1.14 No objections to this proposed application.

5.1.15 Sports England

5.1.16 Sports England have decided to make no comment and state that they have already commented at the outline planning application stage with no objections to this scheme. Sports England have also stated that there is no further comments to be made given that the number of homes on this site is below 300.

5.1.17 Natural England

5.1.18 Natural England has no comments to make on this application.

5.1.19 Thames Water

5.1.20 Thames Water would advise that with regard to surface water network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. Thames Water would advise that with regard to the combined waste water network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity we would not have any objection to the above planning application. Thames Water recommend an informative to be attached to this planning permission. The proposed development is located within 15m of a strategic water main. Thames Water request that a condition be added to any planning permission to ensure no piling takes place until a piling method statement (detailing depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to

subsurface water infrastructure, and the programme: the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

5.1.21 London Borough of Croydon

5.1.22 No objections received

5.1.23 London Borough of Wandsworth

5.1.24 No objections received

5.1.25 Royal Borough of Kingston

5.1.26 No objections received

5.1.27 The Wimbledon Society

5.1.28 No objections received

5.1.29 Battles Residents Association

5.1.30 No objections received

5.1.31 Merton Green Party

5.1.32 No objections received

5.1.33 Councillors

5.1.34 No objections received

5.1.35 INTERNAL CONSULTEES

5.1.36 Green and social Infrastructure

5.1.37 No objections received, consulted on outline application was considered acceptable and no objections raised to this scheme.

5.1.38 Biodiversity

5.1.39 No objections have been raised to this scheme, the outline permission was granted subject to planning condition 12 (Ecology and Biodiversity), whereby the applicants are required to provide a detailed and ecology and biodiversity strategy to the Council for approval in writing.

5.1.40 Open Space and Play Space

5.1.41 No objections raised for this scheme as the principle of development which

includes amount of play space and open space has been agreed at the outline planning application and its suitable designation, maintenance and management have been appropriately secured by under Schedule 16 of S106 Legal Obligation).

5.1.42 Urban Design and Conservation

5.1.43 There has been extensive dialogue between officers and applicants and two pre-planning application discussions along with three pre-planning application discussions with the architects prior to this application being submitted. The officers had pointed out the need for the design, appearance and form to draw on local characteristics and include architectural treatments that provided visual interest and good use of material composition. The applicants were also required to include architectural features that provided insets and projecting elevations and setbacks at top floor level in order to create a scheme that consisted of adequate proportion in terms of vertical and horizontal arrangements and was sympathetic in visual appearance when viewed from the street level context and the overall relationship with the character and appearance of the wider area. Following working amendments and revisions to the scheme the final design is now considered to be acceptable in terms of design, form heritage matters and overall appearance. The rationale behind the design is discussed in the Planning considerations section of this report under scale layout and appearance.

5.1.44 *Design Review Panel feedback for the proposed blocks*

5.1.45 The phase two reserved matters application was presented to the design review panel on 27th September 2018.

5.1.46 The Panel liked the main element of the proposal which relates to the development of an individual style based on and thorough analysis of the local context. The panel commended its playfulness. They went on to discuss various detailed aspects of this feature. They felt that the 'screen' of the arches needed to work well with the windows behind and that there needed to be a sufficient sense of depth. If the arched element was going to stand out as different to its adjacent buildings, then the demarcation between the two needed to be clearer. At ground level this depth was also recommended, perhaps by use of an arcade, though this needed to be well designed to deter potential anti-social behaviour. The arched form of the building needed to show calmness and depth and the top could perhaps meet the sky in a better way

5.1.47 The internal courtyard was liked but a number of questions were raised regarding the amount of daylight penetration and whether the tree species and size chosen was suitable. Strong management was needed to ensure the interface between private and communal amenity space worked well and did not undermine the landscape concept for the whole space. There needed to be a clear plan for management and maintenance access. On the frontage, the Panel commended the layout providing individual front

doors for all ground floor units. However, the main concern the Panel had was that some of the flats were single aspect, with narrow internal corridors. The Panel recommended the applicant look at ways of increasing the number of dual aspect units. They also recommended other ways of making the internal corridors more pleasant places and stressed the importance of quality routes to front doors.

5.1.48 *Addressing the design review panels comments*

5.1.49 The applicants addressed the concerns raised in the design review panel since the phase 2 scheme was awarded an amber. There have been extensive pre-planning application discussions with the applicants to overcome some of the concerns raised by the panel. Members should note that whilst some of the proposed properties would comprise of single aspect windows these are not north facing and would allow acceptable levels of daylight and sunlight throughout the day. In terms of the narrow corridors provided in the previous scheme that had been presented to the panel these have since been amended and is now considered acceptable to the satisfaction of the Councils Urban Design Officer.

5.1.50 *Design Review Panel feedback for the Abbey Road Houses*

5.1.51 A Design Review Panel was held on 27 September 2018, which reviewed an earlier design for the Abbey Road Houses. The panel complemented the contemporary approach taken for the Abbey Road houses. The large rear gardens were commended, as was the restrained materials palette. The key comments for improvement from the design panel were; internal layout - the early internal layout proposal was considered to look small and dark, particularly at ground floor; facade articulation - it was noted that elements of the frontage presented an overly solid and defensive feel to the street; and rhythm - it was suggested that indents in the roof parapet articulation could create a more dynamic and contextual appearance to the houses.

5.1.52 *Addressing the design review panels comments*

5.1.53 The applicants design team took on board the constructive comments received from the panel and had worked up a design by incorporating the following approach; a re-designed internal layout that generates a larger kitchen-living-dining space at ground floor, with a separate access to the kitchen; the window sizes, location and proportions have been revisited to generate visual interest in the facade composition and the top parapet articulation has integrated indents to break-down the continuous roofline and as such would reduce the perceived overbearing and over-massing appearance which now relates well with the contextual elevation of the wider area and provides an uplift in the character and appearance of the neighbouring street scene.

5.1.54 *LBM Highways & Transport*

5.1.55 Highway and transport officers have reviewed the scheme for the purposes

of assessing layout and have raised no objections to the proposed development for phase 2 of this reserved matters application. .

5.1.56 Refuse comments

5.1.57 LBM Waste officer accepts the refuse strategy presented by the applicant and the six main issues which are as follows; reduced vehicle movements, commercial collections, conventional waste collections and size of vehicles.

5.1.58 Climate Change and Energy

5.1.59 Officers have reviewed the overarching energy strategy submitted with this reserved matters application and confirm acceptability of the document.

5.1.60 Sustainable Design

5.1.61 The council will secure BREEAM targets for all eligible non-domestic uses, in accordance with the submitted sustainability statement, via the use of a BREEAM standard pursuant to condition 24 attached to the outline permission (ref: 17P1721).

5.1.62 Trees

5.1.63 Officers have reviewed the overarching arboriculture method statement that has been submitted with this reserved matters application and confirm acceptability of the document.

5.1.64 Flood Risk and Drainage

5.1.65 No objections to this proposed phase 2 application. The officer has required further clarity to be provided as part of the overarching surface and foul water drainage strategy pursuant to condition 35 of the Outline Permission (ref: 17/P1721). As such resolution of this will be dealt with separately.

5.1.66 Environmental Health

5.1.67 Environmental health have not objected to this proposed application and have no comments to make following approval of the outline planning application. The outline planning application had imposed several conditions relating to noise, air quality, odour and land contamination matters which will all be discharged in further consultation with Environmental Health prior to commencement of above ground works.

5.1.68 Economic Development

5.1.69 No objections raised for this proposed scheme and the relevant matters relating to economic vitality as a result of the development at High Path has been assessed as part of the outline planning application that was presented to Planning Applications Committee on 08th March 2018.

5.1.70 Public Health

5.1.71 Public Health have not commented or objected to this planning application. In accordance with Schedule 16 of S106 Legal Obligation the applicants are required to provide a primary health care needs assessment to determine the capacity of the needs of health care in the area as a result of the high path development and associated population growth.

6.2 Neighbour Consultees

6.2.1 The planning application was publicised by means of site and press notices, together with individual letters to **1333** nearby addresses sent on 30th May 2019. The Council received **2** objection response from neighbouring residents.

6.2.2 All of the representations received are summarised by subject matter below:

Table 1: Objections Received

Objections received	Officers response
<i>Gilbert close, Morden Road</i> Unhappy with the proposed development as this would demolish and privatise major residential buildings on Morden, in which residents have had no say whatever.	Members should note that the issues relating to density of development have been assessed in the outline planning application on 08 th March 2018. This is not to be revisited for assessment in this reserved matters application.
<i>Priory Close High Path</i> Unhappy with the demolition of High Path, and concerned about where the resident will live as he is a private rental tenant.	Members should note that the proposed housing mix has been assessed and agreed in the outline planning application by both the Council and the Mayor of London.

7.0 POLICY CONTEXT

7.1.1 By virtue of s38 (6) of the Planning and Compulsory Purchase Act (2004), the starting point for the consideration of this outline planning application is the Development Plan. The Council is required to make decisions in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan for the London Borough of Merton comprises:

- The London Plan (2016);
- Merton Estates Local Plan ((2018)
- Merton LDF Core Planning Strategy (2011)
- Merton Site and Policies Plan (2014)

Any other supporting and relevant guidance

National Planning Policy Framework (2019)

7.1.2 The specific policy areas considered directly relevant are as follows:

- Building a strong, competitive economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design; and
- Promoting healthy communities.

The London Plan (2016)

7.1.3 The London Plan (2016) is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital for the next 20-25 years.

7.1.4 The London Plan was published on 14th March 2016. The policies relevant to this application are:

- 2.3 Growth Areas and coordination corridors;
- 2.6 Outer London: vision and strategy;
- 2.7 Outer London Economy;
- 2.8 Outer London Transport;
- 2.13 Opportunity and intensification areas;
- 3.1 Ensuring Equal Life Chances for All;
- 3.3 Increasing housing supply;
- 3.4 Optimising housing potential;
- 3.5 Quality and design of housing developments;
- 3.6 Children and young people's play and Informal Recreation Facilities;
- 3.7 Large residential developments;
- 3.8 Housing choice;
- 3.9 Mixed and balanced communities;
- 3.10 Definition of affordable housing;
- 3.11 Affordable housing targets;
- 3.12 Negotiation affordable housing on individual private residential and mixed use schemes;
- 3.13 Affordable housing thresholds;
- 3.16 Protection and enhancement of social infrastructure;
- 3.18 Education Facilities;
- 5.2 Minimising carbon dioxide emissions;
- 5.3 Sustainable design and construction;
- 5.7 Renewable energy;
- 5.13 Sustainable drainage;
- 5.15 Water use and supplies;
- 6.2 Providing public transport capacity and safeguarding land for transport;
- 6.3 Assessing effects of development on transport capacity;
- 6.7 Better Streets and Surface Transport;

- 6.9 Cycling;
- 6.10 Walking;
- 6.13 Parking;
- 7.2 An inclusive environment;
- 7.3 Designing Out Crime;
- 7.4 Local character;
- 7.5 Public realm;
- 7.6 Architecture;
- 7.8 Heritage Assets and Archaeology;
- 7.14 Improving air quality;
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes.
- 8.2 Planning Obligations;
- 8.3 Community Infrastructure Levy;

London Borough of Merton LDF Core Planning Strategy (2011)

7.1.5 The relevant policies in the Merton LDF Core Planning Strategy (2011) are:

- CS.2 Mitcham;
- CS.7 Centres;
- CS.8 Housing choice;
- CS.9 Housing provision;
- CS.11 Infrastructure;
- CS.12 Economic development;
- CS.13 Open space, nature conservation, leisure and culture
- CS.14 Design;
- CS.15 Climate change;
- CS.16 Flood risk management;
- CS.18 Active transport;
- CS.19 Public transport;
- CS.20 Parking servicing and delivery;

London Borough of Merton Site and Policies Plan (2014)

7.1.6 The relevant policies in the Merton Site and Policies Plan (2014) are:

- DM H2 Housing mix
- DM H3 Support for affordable housing
- DM C1 Community facilities
- DM E2 Offices in town centres
- DM E4 Local employment opportunities
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM O1 Open space
- DM O2 Trees, hedges and landscape features

DM EP2 Reducing and mitigating noise
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM T4 Transport infrastructure
DM T5 Access to the Road Network

London Borough of Merton Estates Local Plan (February 2018)

- 7.1.1 OEP 1 Vision
- OEP 2 Strategy
- OEP3 Urban Design Principles
- EP H1 Townscape.
- EP H2 Street network
- EP H3 Movement and access
- EP H4 Land use.
- EP H5 Open Space.
- EP H6 Environmental protection.
- EP H7 Landscape
- EP H8 Building heights.

OTHER DOCUMENTS AND GUIDANCE

- 7.1.2 Mayors Affordable Housing & Viability SPG (August 2017)
- Mayors Housing SPG (March 2016)
- Mayors Sustainable Design & Construction SPG (April 2014)
- Mayors Play and informal Recreation SPG (2011)
- Mayors Homes for Londoners Draft Good Practice Guide to Estate Regeneration (February 2018)
- London Borough of Merton 'Planning Obligations SPD' (2006)

8.0 MAIN PLANNING CONSIDERATIONS

8.1 Outline planning permission (ref: 17/P1721) was granted with all matters reserved except in relation to height parameters, however it did establish the principle of the proposed development, including the provision of residential development, the re-provision of existing car parking spaces and the provision of 9,900 sq.m of non-residential floor space.

8.2 It is also important to note that the outline permission and associated s106 agreement secured the quantum and tenure mix of affordable housing provision. Phase Two will deliver 113 new homes in a mix of unit sizes and types. 93 of the 113 homes in this phase will comprise affordable housing, this is equivalent to 82.3% affordable housing.

8.3 Given the above, the reserved matters for consideration under the current application are as follows;

- Scale
- Layout
- Access
- Landscaping
- Appearance

8.4 Members should note that there will be some overlap between the reserved matters criteria and the assessment criteria with not all assessment criteria fitting neatly into unique reserved matters headings.

8.5 Officers also note for background reasons that a significant amount of illustrative material has already been submitted and taken into consideration which helped steer the officer's assessment of the outline planning application that was granted by PAC on 08th March 2018.

8.6 **Scale**

8.6.1 In this reserved matters application under scale officers have reviewed the development in terms of its height, bulk and massing. Member should note that the issues relating to density of development have already been agreed in the outline planning application and are not for consideration in this outline planning application.

8.6.2 ***Height, bulk and massing***

8.6.3 For the purpose of accessing scale under this reserved matters application members should note that the overall height and width of the proposed development has already been agreed in principle at the outline planning application stage. This application for reserved matters is looking at the refined details of the proposal in terms of height, bulk and massing which informs the scale of the development that has already been agreed under reference: 17/P1721. The proposals involves the demolition of two site areas; Marsh Court which is sighted on the corner of Pincott Road and High Path and Lovell House sighted on Abbey Road.

8.6.4 In assessing this submitted reserved matters application the drawings show that the heights of Phase Two buildings fall below the parameters that had been granted consent at the outline planning application stage, the variations of the heights are illustrated in the table below;

	Outline Parameter	Phase Two Proposal
Block 2A	37m (up to 10 storeys)	33m (10 storeys), 29m (9 storeys) & 23m (7 storeys)
Block B	27m (up to 8 storeys)	23m (7 storeys), 20.5m (6 storeys), 16.5m (5 storeys) & 13.5m (4 storeys)
Abbey Road	16m (up to 4 storeys)	9.2m (3 storeys)

8.6.5

8.6.6 It is expected that new residential developments should consider the height, scale and boundaries of the surrounding buildings, character and residential amenity. The new development should also consider the impact on heritage assets. The proposal has been designed taking in to consideration the context of existing buildings which reflect the current typology of buildings in Phase 2. The Abbey Road houses sit within a street dominated by typical suburban terraced houses. The proposed height of Block A reflects its existing prominence at the corner of Pincott Road and High Path and its eventual location adjacent to the Neighbourhood Park (forming part of a later phase of developments). Block B is a lower building which allows the buildings to step down to the houses on Rodney Place and to integrate with the approved Phase One development.

8.6.7 The proposed developments vary in height levels of between three storey houses (along Abbey Road); four storeys with a fifth set-back on the mews; six storeys with a seventh set-back along High Path; seven storeys with two storeys set-back along the park; and ten storeys for the corner landmark building.

8.6.8 All proposed heights fall below the maximum height parameters that was set-out in the masterplan and aligns well with the High Path Phase One developments. The approach to massing suggests higher blocks facing the neighbourhood park (allowing greater spacing between buildings), with the tallest corner element acting as a significant gateway landmark building. The design of the buildings are considered appropriate in their context which provides adequate street level perception and as such relates well with; activity, entrances, lighting, materials and landscaping creating an articulated and distinctive building base.

8.6.9 **Landmark Building** (gateway building)

8.6.10 The Landmark Building (site 02A) is to be sighted on the corner junction of Pincott Road and High path which would comprise of a ten storey corner building. This building has been reduced in height and massing from what had been granted consent at the outline planning application (17/P1721). The variation in the height difference as noted in the above table indicates that the maximum height parameter in the outline application would be reduced from 37m (10 storeys) to 33m for the 10 storeys and would be further stepped down to heights of 29m (9 storeys) and 23m (7 storeys) for the adjoining proposed buildings as noted below.

8.6.11 ***The Mansions***

8.6.12 The Mansions block (site 02A) which is situated on the northern side of the corner 'Landmark' Building would rise to 29m high and comprise of 9 storeys which would be set down lower than the existing Marsh Court building. As noted in the design code there would be a set-back on this building at the 7th floor and the remaining two floors would be accommodated within the set-back.

8.6.13 ***High Path Block***

8.6.14 This building (site 02B) is sited on the lower block on High Path situated on the north side of High Path (Road), the height of this building would be 23m comprising of 7 storeys with the set-back at 6th floor level. Noting again that the existing height of Marsh Court is 10 storeys and the proposal would substantially reduce the height and massing of this building.

8.6.15 ***The Mews***

8.6.16 The Mews (site 02B) are situated on the inner side of the blocks facing High Path Phase 1 which was formerly the site of the 'Old Lamp Works'. The proposed building has been carefully designed to integrate with the Phase 1 site which was granted planning consent under planning application reference number 16/P3738 on October 2017. The proposal comprises a height of 20.5m which is formed of 6 storeys high. Although the adjoining Phase 1 building would comprise of 7 storeys given that there is a natural topographical slope west to east as such the height of these adjoining buildings would be set at the same level and there would be no significant harm in terms of over-massing impact.

8.6.17 ***Abbey Road Houses***

8.6.18 These buildings are designed as 'Town Houses' sited on the western side of Abbey Road, which take into consideration the existing building context formed of dwelling houses. The height of these properties comprise of 9.2m in height and formed of 3 storeys. The site currently accommodates Lovell House (a 3-storey block with gardens) with a separation gap for vehicle and pedestrian access to an electricity substation to the rear (south-west) corner. The 3-storey houses fall below the maximum parameter heights and are staggered to provide relief to the façade and street scene.

8.6.19 In response to the discussions that have taken place between the architects and planning officers the proposals with their setbacks are thought to represent a satisfactory design solution. The proposed set back of the buildings also create a continuous building frontage, providing definition to the buildings outlook.

8.6.20 Furthermore, the roof forms of the proposals retain the distinctive and eye catching variations of along façade, and create interest to their elevations, which will be seen in approaches to the development.

- 8.6.21 ***Impact on amenity - Daylight, sunlight and privacy/overlooking of neighbours***
- 8.6.22 Officers consider that scale and layout requires a detailed assessment of the above criteria.
- 8.6.23 Members should note that the outline planning application approved the scheme in terms of height and width parameter and the positioning of the building, as this was tested with the appropriate daylight and sunlight assessment. The assessment concluded that there would be no impact on the amenities of neighbouring properties from loss of daylight, sunlight.
- 8.6.24 London Plan 2016 policy 7.6 states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Sites and Policies Plan 2014 Policy DM D2 titled 'Design Considerations in all developments' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours
- 8.6.25 The Mayor's Housing SPG indicates that BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly within built urban areas without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.
- 8.6.26 In regards to the London Borough of Merton Estates Local Plan (Sept 2018), Daylight and Sunlight is mentioned in the following policies/supporting text: Policy OEP 3 - Urban design Principles: "(supporting text paragraphs 2.43 and 2.49). All private, communal and public amenity space must be of a high quality design... Including good sun/daylighting".
- 8.6.27 The importance of this policy is recognised highly particularly when concerned with relationship and setting of Developments It is considered that developments which are too dense or poorly designed may result in cramped internal layouts, overlooking or daylight issues" Policy EP H7 Landscape:
- 8.6.28 The applicants provided Daylight, Sunlight and Overshadowing assessment of the proposed development and also the effect of their proposals on neighbouring dwellings as part of the outline application. These have been prepared in accordance with Council policy following the methods explained in the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2nd Edition, Little fair, 2011), known as "The BRE Guide".
- 8.6.29 The former is unchanged, but the latter has been further refined in this reserved matters application, to incorporate changes to the detailed massing of the proposals, particularly relating to the amended design for the houses on Abbey Road which have been set back further west and extended further on the northern and southern

boundary of the site. The updated assessment includes a more detailed assessment of neighbouring properties assessed to have noticeable day and sunlight effects.

8.6.30 **Daylight Assessment**

8.6.31 Whilst a daylight/sunlight assessment was undertaken for the outline planning application approved in March 2018 this assessment for reserved matters relates to the finer details for the assessment of layout. The outline consent was granted as it was considered there would be no impact from the proposed development on daylight and sunlight and as a result the principle of development was agreed confirming acceptability of the height and width parameters of the High Path scheme. The proposed scale and layout of this proposed phase 2 has not significantly changed and therefore there remains no harm. The proceeding assessment goes on to assess the finer details of the development which in principle have been agreed.

8.6.32 The Vertical Sky Components (VSC) and Average Daylight factors (ADF) tests have been carried out on all habitable rooms in both Blocks 02A and 02B of the proposed development and all 8 nos. of 3-storey houses along Abbey Road. The results of the daylight assessment indicate that a majority of the units within the proposed development will experience appropriate levels of daylight, above the BRE minimum targets. The following breakdown shows the percentage of rooms meeting the minimum ADF per site:

- *Block 02A: 85%*
- *Block 02B: 79%*
- *Abbey Road Houses: 80%*

8.6.33 **Sunlight Assessment**

8.6.34 The results of the sunlight assessment indicate that a majority of the units within the proposed development will meet the minimum sunlight requirements both annually and during the winter months or have compensating factors such as a view towards a high quality landscaped communal amenity space, or access to a south-facing balcony. The following breakdown shows the percentage of living rooms that meet the BRE sunlight requirements per site:

8.6.35 The applicant's assessment demonstrates that 14no windows to habitable rooms in neighbouring dwellings would have a noticeable loss of daylight to a level below the BRE Guide recommendations (the angles and Vertical Sky Component (VSC) tests). However, following surveys of a representative sample of rooms in neighbouring dwellings, they have been able to assess the No Sky Line areas (NSL) of the rooms lit by the affected windows; these show that only 1 of the affected windows light a room that would be adversely affected to a noticeable degree within the BRE Guide criteria. NSL is a measure of the distribution of diffuse daylight within a room.

8.6.36 As before, the sunlight tests on living room windows show one house affected; it would still receive sufficient year-round sunlight but fall short for winter sunlight hours. It remains the case that this is to windows not affected by loss of daylight, and to a dual aspect house with good sunlight access to their other façade (all the affected

neighbouring houses, like all the proposed dwellings in this development, are of dual aspect).

- 8.6.37 For gardens, the assessment again shows most neighbouring gardens to already have only marginal sunlight access, due to their east west alignment and high fences. Officers consider that the proposal may bring greater security to these gardens and perhaps some residents would feel confident to reduce the height or open up these fences to increase their sunlight access. The applicant's consultant's further work on this has been to assess sunlight levels in late spring and summer months (the BRE Guide assessment is based on the spring equinox i.e. March 21st). This shows sunlight levels when gardens are most likely to be used. This interestingly shows that sunlight levels in the afternoon are less and less affected by the development so that by June they are not affected at all.
- 8.6.38 In conclusion, officers are satisfied that the daylight, sunlight and overshadowing effects of the proposal would not result in significant harm in what is a suburban location. This was also considered in the context of the outline planning permission. Officers also consider that the minor harmful effects on neighbours in this respect are outweighed by the public benefits (most significantly affordable housing) and improvement in the streetscape and urban environment and providing these neighbours with greater security, privacy and protection from noise and pollution. This is in addition to the need for affordable housing already identified within the outline permission (ref: 17/P1721) and as secured by the associated s106 agreement.

8.7 Layout

- 8.6.1 In terms of the assessment for layout under this reserved matters application members should note that there have been two minor changes to the proposed building footprints from what had previously been assessed in the outline planning application. These relate to infilling a gap between the north and south part of the flatted block to enclose a courtyard for the flatted blocks on the corner junction of Pincott Road and High path and creating a further set-back from the street for the terraced houses on Abbey Road.
- 8.6.2 This reserved matters application is to assess layout, whilst the outline planning application has in principle agreed the width parameters and general positioning of the buildings this reserved matters consideration will assess the refined detail submitted showing form and development pattern for the proposals. Members should note that the parameters (width) and positioning of the buildings are not up for consideration in this reserved matters application.
- 8.6.3 The proposed layout is a result of the design development of the Phase Two scheme, following feedback from officers on pre-application meetings. The updates include improvements to the design, location and arrangement of communal entrances, routes through the buildings, a better relationship between streets and landscaped courtyards and a more articulated building footprint.

- 8.6.4 The applicants were required to be mindful to the ground floor arrangement for the apartments, suggesting to: maximise on street entrances to ground floor dwellings; avoid ground floor amenity space facing High Path due to traffic and vehicular flow exposure.
- 8.6.5 With regards to the houses along Abbey Road the proposal has largely been informed by the urban form of surrounding plots which have a traditional approach to layout, with buildings defining the plot edges and generating private gardens to the rear. Defensible space at the front of the houses also offers a privacy buffer between street, footpath and the private internal areas.
- 8.6.6 **Standard of accommodation**
- 8.6.7 **Block buildings**
- 8.6.8 The proposed buildings have been designed taking into consideration typical Victorian style urban blocks, which create legible, clear routes and provide active frontages along the streets, creating a clear definition for the public spaces, defensible spaces and the communal courtyard.
- 8.6.9 The proposed communal corridors provide natural daylight and views to both the courtyard and the neighbourhood park, enabling a better sense of orientation throughout the block. Furthermore the corridors provide larger spaces in front of entrances, creating a sense of ownership and defensible space.
- 8.6.10 In assessing the internal layouts of the block buildings officers have assessed these in line with the London Housing SPG, Nationally Described Space Standards and Building Regulations.
- 8.6.11 The one bedroom properties will be provided in 'Block A and will be located with floors 02 to 09. These units will be located on the western side of the block facing the Neighbourhood Park.
- 8.6.12 The one bedroom apartments have been designed to have an open plan living/kitchen/dining area. In most cases, the entrance lobby provides direct views to the outside allowing adequate levels of natural light. And in order to gain maximum benefit of the good levels of daylight/sunlight the layout of the amenity spaces would be provided in front of the bedroom, with an access door directly of the living space.
- 8.6.13 The One bedroom wheelchair accessible apartments would be located on the northern side of the site at ground floor level with access either directly from the street, or through a dedicated communal entrance in block 02A.
- 8.6.14 The proposal has also thought for spacious approach areas to the front of wheelchair accessible homes, this would ensure good levels of manoeuvrability for wheelchair users. The internal layout allows for wide corridor/door width and provides adequate wheelchair turning circles with good levels of access to the rooms, which have all been designed well to provide useable space provision.

- 8.6.15 The proposed two bedroom units would be located in Block 02B at floor levels 02 to 05. These apartments would be sited on the south-eastern side of Block 02B and have been designed to have flexibility in separating the kitchen from the living/dining area. The bedrooms are sited on the northern side of the apartment with windows facing the eastern side and thus ensuring adequate levels of daylight/sunlight to the flats with good levels of access to large dual aspect balcony.
- 8.6.16 The bedrooms have been designed to mirror each other and laid out with provision of access from one central corridor, with the bathroom and storage space located directly opposite and also accessed from the same corridor. In this instance layout design of the proposal would ensure adequate levels of privacy and noise sensitivity is maintained for the proposed flats.
- 8.6.17 The utility cupboards, as well as the cycle stores, have not been accounted as part of the storage provision for any of the dwellings. Storage areas can also be accessed from the corridor, allowing adequate access to all occupants. The kitchen/living/dining and amenity spaces are then sited on the southern side of the apartment which are considered to host more communal uses with higher levels of noise and disturbance associated from this parts of the flat.
- 8.6.18 The proposed three bedroom apartments would be located in Block 02B, at floor levels 01 to 06 and sited on the southern side of Block 02B facing High Path.
- 8.6.19 These apartments have been designed to have separate living/dining areas from the kitchen. These homes are dual aspect and are located strategically within the blocks to provide easy access to the communal courtyard and associated children's play. It is worth also noting that all 3 bedroom or larger dwellings are also provided with an additional toilet, separate from the family bathroom which has been further developed in design following the applicants consultation with existing residents of High Path and also as a result of further discussions at pre-planning application stage with Planning Officers.
- 8.6.20 The proposed scheme for High Phase 2 would also include two bedroom maisonettes that would be sited in Block 02B located on the southern side of the site facing High Path.
- 8.6.21 The 2 bedroom two storeys maisonettes provide on street private entrances, generous kitchen/living/dining spaces at ground floor with storage spaces, alongside two double bedrooms at first floor, located behind a full width south facing terrace.
- 8.6.22 The design of the maisonette properties has incorporated a traditional style approach with kitchen/living and dining space being located at ground floor level and the bedrooms with family bathrooms located at first floor level. There is a long corridor at the ground floor entrance that serves the living space and a guest toilet with ample space for storage including separate cycle storage space, as such it is considered that this proposed design has taken into consideration the advice set in the Mayors Housing Design guidance.

8.6.23 The proposal would create 4 bedroom maisonettes in this Phased development, this follows a similar approach to the 2 bedroom adjoining maisonettes and would also be located on the southern side of the site facing High Path. These properties are dual aspect dwellings with kitchen/dining space separate from the living area and bedrooms at the first floor. A full width south facing terrace would be provided at first floor level that would be accessed from the bedrooms and designed with appropriate screening to shield views across to the neighbouring Harris Academy.

8.6.24 Abbey Road Houses

8.6.25 A terrace of eight 3 bedroom houses is proposed along Abbey Road, with a traditional approach to parking, front and rear gardens. This assessment takes into consideration the modest set-back of the proposed terraced houses from the proposed plans that had been presented at the outline planning application.

8.6.26 Rear gardens provide patio areas for socialising and entertaining, as well as lawns for play and planting. Garden stores are provided at the ends of the gardens.

8.6.27 Each house integrates enclosed refuse and cycle stores within the front garden for easy access.

8.6.28 Following pre-planning application discussions with the applicants the main elements in design improvements to this part of the proposed scheme have been well thought out and applied which includes the following amendments to the design layout; most elements have been: providing a separate access to the kitchen • additional storage at ground floor level, stair location amended, flexible study space provided at first floor level, and improved more rationalised storage and bedroom layout on top floor level.

8.6.29 The proposed layout of these houses has taken a well thought out plan, the front garden comprises of adequate space with defensible boundaries and provision for refuse/recycling space and cycle storage. The entrance to the house would be met by a central corridor which would provide adequate access to all the rooms at ground floor level which accommodates kitchen/dining space at the front in order to provide active frontages to the street scene. The toilet facilities at the rear part of the properties and storage units are accessed via a long and wide corridor. The living area would be located at the rear part of the house with access doors that would lead out into the rear garden which provides adequate and usable private amenity space for the future occupants of this proposed development.

8.6.30 The first floor comprises of two double bedrooms that mirror one another which has been well laid out to provide adequate provision for a double bed, table and wardrobe. The family bathroom at first floor level is located directly opposite the bedroom and accessed via the central corridor. The layout of these dwellings include a study area which is situated at the front part of the house, and provides greater street overlooking and provision for additional light in-take into the corridor and staircase. The second floor accommodates the largest bedroom and benefits from dual aspect windows. This floor also accommodates generous storage spaces for both the bedroom at second floor level and a general shared storage space for the dwelling. The 8 proposed dwellings exceed Nationally Described Space Standards and London Housing SPG

requirements. The applicants have taken on board advice from Officers in providing a well-considered layout with adequate provision for internal storage space.

8.6.31 *Conclusion on standard of accommodation for the proposed High Path Phase 2*

8.6.1 The detailed plans have been developed in strict accordance with the National Housing Standards and the scheme is considered acceptable in accordance with the minimum space standards listed below;

8.6.2 *Privacy and overlooking*

8.6.3 Policy DM D2 of the Sites and Policies Plan 2014 titled 'Design Considerations in all Developments' states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of light spill/pollution, loss of light, quality of living conditions, privacy, visual intrusion and noise.

8.6.4 A design code has been submitted which sets out the principles for the strategic design of the phased development. The reserved matters application includes floor plan layouts for the individual properties and therefore allows assessment of privacy and overlooking.

8.6.5 The new properties along Pincott Road and High Path provides definition to the streetscape and focuses activity which is likely to promote natural surveillance to this busy road that is expected to accommodate a significant number of community uses on the southern side of the street. The buildings have therefore been designed to emphasise the intimate and narrow character of the street whilst ensuring impact on neighbouring amenities does not arise. The shape, size, location and materials of fenestration with recessed Juliette style balconies have been taken into consideration and designed to maintain privacy to dwellings, particularly at ground floor level.

8.6.6 In terms of separation distance of the properties looking out onto the courtyard the distance between window to window of block 02A and 02B would be 20m. Furthermore the proposal avoids having direct facing balconies, as such blocks 02A would provide balconies to the rear eastern elevation of the properties and blocks 02B would comprise of balconies to be located at the front eastern elevation of these blocks. There would also be adequate separation gap and insets to provide appropriate screening between neighbouring windows and balconies. The separation gap of block 02B sited on the eastern side of Phase 2 High Path and the nearest windows to the proposed Phase one properties would be 14m.

8.6.7 The Abbey Road houses would have rear gardens comprising of 13m in depth, the distance of the rear windows of the proposed Abbey Road houses to the nearest neighbouring back wall would comprise 28m.

8.6.8 Given the adequate separation distance between properties with setbacks in the layout of the buildings and terraces any, privacy and overlooking issues for

assessment arise primarily from the upper floor windows of the proposed blocks and balconies towards the rear of the respective terraces and neighbouring windows.

8.6.9 *Parking and highway safety*

8.6.10 The assessment for layout will also review the fine-tuned details of the vehicle and cycle parking provisions. Members should note that the amount of parking provision for vehicle and cycles have already been agreed in the outline application for the masterplan of High path and this is assessment is now looking at the detail of phase two to determine how these elements will be delivered. The acceptability on the amount of parking has therefore already been agreed and this is not up for consideration in this reserved matters application.

8.6.11 Merton's Site and Policies Plan 2014 Policy DM T1 titled 'Support for sustainable transport and active travel' which states that the Council aims to promote the use of sustainable transport modes including public transport, walking and cycling, to alleviate congestion, promote social mobility, contribute towards climate change, air quality targets and improve health and wellbeing through increased levels of physical activity.

8.6.12 The reserved matters application does not seek to change the quantum of provision nor any other transportation aspects of the outline application but has provided additional information in accordance with a number of conditions subsequently imposed on that outline permission ref: 17/P1721.

8.6.13 With regards to the information submitted showing details of the displacement of existing residents parking it is noted that the proposals for Phase 2 will result in the loss of seven temporary car parking spaces provided as part of Phase 1. The completion of Phase 2 will result in additional provision of on-street and off-street parking spaces within the boundary of Phase 1, with further provision added with the subsequent construction Phases.

8.6.14 With regards to the allocation of new parking spaces with the exception of one off-street car parking space at Abbey Road, there are no off-street car parking spaces to be constructed as part of Phase 2, as such one car parking spaces will be allocated to future residents of Phase2.

8.6.15 *Vehicle Parking*

8.6.16 17 car parking spaces are provided in Phase 2. Of these spaces 2 will be wheelchair accessible, 13 standard car parking spaces that can be adapted to wheelchair spaces if and when necessary and 2 standard size car parking spaces. Officers consider this to be acceptable.

8.6.17 *Cycle Parking*

8.6.18 In line with minimum cycle parking standards, for the development of 113 units as part of Phase 2 of the development, the following cycle parking will be required;

8.6.19 Resident cycle Parking will deliver the following for the relevant property types; One bed 58 units – 58 cycle spaces; Two bed 55 units – 110 cycle spaces, As such a Total -168 cycle spaces are to be provided for this phase 2 development.

8.6.20 In accordance with Policy DM T1 of the Sites and Policies Plan 2014 the scheme will deliver secure cycle parking within the internal layout of the buildings, with some resident's cycle parking/storage to be provided within the dwellings themselves. Additional cycle stores will be accessible from street level, either by being located at ground floor level or through the provision of ramps and lifts.

8.6.21 The proposed scheme would also provide 4 cycle spaces for visitor parking in the form of Sheffield stands located on-street, the stands would be situated in a visible location, that is well lit and easy to access in line with Merton's Policies and relevant policies of the London Plan.

8.6.22 Cycle Parking is to be provided within safe, secure and sheltered locations within the development in accordance with London Plan, as such Officers conclude that the details provided for the cycle parking provision is considered acceptable.

8.6.23 *Motorcycle and scooter parking*

8.6.24 The applicants have confirmed that motorcycle or scooter parking is proposed for Phase 2 of the development. As such Officers are satisfied with this.

8.6.25 *Pedestrian and Cycle Routes*

8.6.26 The applicants have submitted details of Pedestrian and Cycle Routes. The proposal is to link the existing east to west cycle track along Merton High Street with the existing west to east cycle track along High Path; this will be along the western side of the proposed park.

8.6.27 The one-way cycle track along High Path outside the existing Trafalgar public house has the potential to be retained, or the footway amended, and the cycle lane re-routed through the proposed park. On these basis Officers consider the information that has been submitted for Pedestrian and Cycle Routes to be acceptable.

8.6.28 *Designing out crime*

8.6.29 Designing out crime considerations have been carried out for the purpose of assessing layout for the reserved matters application. Members should note that the overall principle in terms of designing out crime and secured by design principles had been agreed in the masterplan for High Path which formed the outline planning application, which was considered acceptable

8.6.30 The Officer is satisfied with the information that has been submitted and is happy to continue working with the architects and developers in relation to Condition 38 Secured by Design of the outline planning permission 17/P1721 to ensure the

requirements are achieved prior to the commencement of the proposed works for the phase 2 development..

8.6.31 *Waste and recycling storage*

8.6.32 For the purpose of assessing layout for this reserved matters application officers have reviewed the proposed sighting of the refuse and recycling facilities. Members should note that whilst in principle the provision of refuse and recycling facilities was accepted in the outline consent this application is now seeking to review how phase 2 would deliver the agreed waste facilities. The total number and siting of the refuse/recycling bins has been granted with the outline consent.

8.6.33 London Plan 2016 policy 5.16 indicates that the Mayor is committed to reducing waste and facilitating a step change in the way in which waste is managed. The proposal makes adequate provision for waste and recycling storage and collection.

8.6.34 The Council's Waste Management Team has reviewed the arrangements for the purpose of assessing layout and is satisfied with the refuse strategy.

8.6.35 *Energy and sustainability*

8.6.36 The NPPF and London Plan 2016 policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Policy DM EP1 of the Sites and Policies Plan 2014 and Policy CS 15 of the Core Planning Strategy 2011 set out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment.

8.6.37 The Council's Energy and Sustainability Officer is satisfied with the overarching energy strategy (as noted above) that has been submitted with this reserved matters application.

8.6.38 *Flexible Non-Residential Space*

8.6.39 Members should note that the outline planning application has already agreed the number of non –residential floor space comprising of 9,00sq.m.

8.6.40 The proposal includes 187 sq. m of flexible non-residential floor space. The entrance to this space is located at the corner of the Pincott Road and High Path making it accessible and easy to find. The outline permission was granted consent for up to 9,900 sq. m of non-residential floor space and so the principle of this element has already been established. As such it is considered that the relatively modest amount of floor space that has been proposed as part of this phase 2 scheme is a vital element of the High Path development given that this aims to provide a significant amount of diversity because of its prominent location to deliver a greater amount of vibrancy to this part of the neighbourhood park and also allowing natural surveillance to the area.

8.6.41 **Child Play Space**

8.6.42 In accordance with policy 3.6 of the London Plan 2016, development proposals that include housing should make suitable provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. This policy position is carried through in the Estates Local Plan Policy EP H5 titled 'Open Space' which seeks to ensure that development proposals provide suitably designed play spaces for all age groups having regard to the Mayor of London's Play and informal Recreation Supplementary Planning Guidance Document 2012, which underlines the need to make provision for children's informal or formal play space.

8.6.43 In assessing this proposed phase 2 reserved matters application and following the agreed principles for the play space strategy at the outline application stage it is considered that the proposed play strategy would deliver extensive and adequate formal play opportunities for children. As such this would deliver a significant improvement over the existing play facilities on site currently for the benefit of existing and future residents and the overall wider community.

8.6.44 The proposed development is considered acceptable in child play space terms and in accordance with the GLA

8.6.45 **Underground utilities**

8.6.46 At the time of assessing the outline application the location of the buildings relating to underground utilities was relatively unknown. To safeguard infrastructure Thames Water have recommended additional safeguarding conditions. The applicant is agreeable to having these conditions.

8.7 **Access**

8.7.1 Members should note that the applicants overarching accessibility strategy has helped inform the officer's assessment of this reserved matters submission.

8.7.2 Policy DM D2 of the Site and Policies Plan 2014 seeks to ensure that proposals for all developments deliver the highest practical standards of access and inclusion and also be accessible to all individuals. This objective is further amplified under the provisions Policy CS 14 of the Core Planning Strategy 2011. The proposals have also been assessed in accordance with the standards identified in Accessible London Supplementary Planning Guidance (2014, GLA).

8.7.3 The project is for 113 dwellings in total: 105 dwellings across the two apartment buildings, referred to as Block 02A (comprising 63 units) and Block 02B (comprising 42 units), with eight houses on Abbey Road Plot 14B. There are two main residential blocks and these two blocks have communal entrances; each block also has private entrances to dwellings at ground floor level. Block 02A comprises ground to eight storeys in its north part, with ground to ninth in the south part. Block 02A has two duplexes on the uppermost levels of its north part. Block 02B comprises ground to fourth storey in the north, with ground to fifth in its south part. Block 02B has three maisonettes at ground to first floor levels in its south part. Blocks 02A and 02B both

have their own refuse store, both being accessed from separate external doors outside of the building near each respective core.

8.7.4 The eight houses on Abbey Road Plot 14B are all 3-bedroom, 6-person homes spread over three storeys. They are accessed via private entrances on Abbey Road. There is car parking on-plot for Unit 08, and seven on-street parallel parking along the Mews Street. In addition, there is a vehicular access point to the south which will be used to service an existing substation.

8.7.5 ***Access to the commercial unit***

8.7.6 The commercial units proposed in this phase occupies the south east part of Block A and is approximately 187 SQM. There is also a small temporary use area of 32.1SQM on the ground floor of the north part of Block A. There is some on-street parking provided on Pincott Road, High Path, Nelson Grove Road and the mews for the blocks 02A and 02B.

8.7.7 The ground floor dwellings facing the street would have individual entrances accessed directly from Pincott Road, High Path and the mews, which would suitably accommodate less mobile individuals and improve accessibility for all. Overall the scheme would provide 10.6% of wheelchair accessible and adaptable homes that are designed to wheelchair accessible standards. The remaining wheelchair accessible/adaptable homes have been provided on the upper storeys of block 02A, with the provision of two lifts.

8.7.8 ***Access to communal entrances***

8.7.9 These are located closer to the street junctions next to vast open spaces which allows improved legibility, access and circulation. This would ensure a provision of direct access and establish a strong sense of arrival to the location. The proposed scheme provides a direct visual connection and easy access to the landscaped courtyard area. A key design feature to the building block at the corner of Pincott Road and High Path was to provide an active frontage design that would provide a feature corner access point, with the potential to provide a second access facility should the space be subdivided. This approach is considered to foster a sympathetic style of design that would suitably cater for the nature of this location given the high node of activity and commercial viability that is expected to take place at this setting. Furthermore this is also expected to align well with the significant activity expected as result of the nearby proposed neighbourhood Park.

8.7.10 ***Access to residential communal gardens***

8.7.11 These are to be fully accessible and would provide adequate access from the lifts and stairs cores inside the building and with direct and accessible routes into these external residential spaces. All slopes / ramps in any residential communal parts including on dropped kerbs and in the residential gardens meet or exceed M4(3) standards, with no ramps only gentle slopes in fact, and all dropped kerbs are envisaged to be 1:15 at most as required. Approaches to homes and entrances do not differ where they serve wheelchair accessible dwellings but meet the higher standards everywhere. Dual lift access is provided in Block 02A, which serves the

majority of units, with a single additional lift serving Block 02B. Car parking provision commits all the available spaces around the main blocks to either meet or be easily adaptable to meet a reasonable standard of accessibility.

8.7.12 Access to Car parking

8.7.13 Car parking is provided for both parts of the development, being associated with homes grouped either in Abbey Road; or on the main development area bounded by Pincott Road, High Path, the Mews Street and (to the north of Phase 1) Nelson Grove Road.

8.7.14 The proposal would deliver 17 car parking spaces which would incorporate phase 1 and 2. This would be provided around the apartment blocks, including 2 wheelchair accessible bays, 13 wheelchair adaptable bays; and 1 on-plot parking bay with 7 on-street parking bays for the Abbey Road houses. Overall the number of parking to be provided for phases 1 to 7 will be 304, the amount of parking to be provided as part of the High Path regeneration scheme has already been agreed in principle at the outline application stage (ref: 17/P1721).

8.7.15 With regards to car parking on Abbey Road Houses and as noted above only one of the dwellings has on-site parking while all others will rely on on-street CPZ provisions: The on-plot parking meets the relevant highway standards for car parking provision standards, as this is sufficiently extensive and capable of being widened to 3300mm. The remaining 7 No Abbey Road Houses have access to unallocated CPZ bays as mentioned; these are 6m x 2.4m, parallel to Abbey Road and with a wide, clear pavement adjacent to each on one side, facilitating a transfer zone that exceeds the required 900mm in standards. The Abbey Road Houses car parking is considered to meet the required standards.

8.7.16 The proposal would not provide on-plot car parking for the main blocks 02A and 02B other than in the form of on-street parking. It is also notable that in much of Pincott Road there will not be availability for car parking throughout the construction period, due to the required access for construction traffic. The works will necessitate suspension of parking on Pincott Road. This situation is temporary, however, and the measures proposed also take this into account. As stated, this proposal concerns the layouts, access and design of Phase 2. However the car parking provided by Phase 2 needs to ensure that the car parking requirements for Phase 1 are also satisfactory, as the two Phases are adjacent and share the surrounding roads; although the physical provisions described in this proposal refer only to elements within the Phase 2 boundary, the strategy for parking inclusive of disabled residents of both Phase 1 and Phase 2 is addressed in the submitted access statement that has been submitted in accordance with condition 15 of the outline permission (ref: 17/P1721).

8.7.17 Access to Cycle Parking

8.7.18 it is proposed that the access cycle stores are provided within the dwellings in line with the National Standards and London Housing SPG. This is to maximise active frontage at ground floor and avoid large communal cycle stores at ground floor which often remain underutilised. The cycle stores within dwellings can also provide

additional storage space for residents who don't own a bicycle. Stretcher lifts are being provided in each stair core to facilitate the easy access and transport of bicycles in and out of the building.

8.7.19 Access to cycle parking provision for the Abbey Road dwellings will be provided at the front of the houses and designated within safe, enclosed and accessible locations in line with guidance and policies.

8.7.20 Access to Refuse and Recycling Systems/Storage

8.7.21 The apartment buildings integrate temporary conventional refuse stores at ground floor. These will be functional until the underground refuse system will become fully functional, at which stage the refuse store in block 02A will be refurbished into a dwelling, while the one in block 02B will become permanent bulky waste store. Block 02A is served by the Underground Refuse Systems (URS's) which includes recycling. Food waste bins are also integrated within the public realm, next to the URS bins. These are located on the road side of the footpath, allowing unimpeded access along the footpath in a continuous straight line past them. They are adjacent to the communal entrances for the Block on Pincott Road.

8.7.22 The URS bins for Block 02B are located along the mews, in close proximity to the communal entrance. The detailed design of the refuse disposal has yet to be developed, but will require access for wheelchair users

8.7.23 The Abbey Road houses have their own waste and recycling facilities and are provided with enclosed bin stores in the front garden. Appropriate type/volume wheelie bins would be provided and collected by the Local Authority.

8.7.24 Access to Emergency Evacuation Areas

8.7.25 There are lifts provided to each of the cores in the residential Blocks 02A and 02B. Safe shelter areas are not deemed necessary, as there are no parts other than residential units above ground floor level, and these apartments themselves/communal corridors would sufficiently act as firefighting lobbies; Applicants will be required to satisfy Building Control Regulation and ensure significant consideration is given at the detailed design stage to the following: All designated escape routes allow access for all and provide ease of access to reach a place of relative safety independently, or to await instruction, assistance from staff / fire services or use of a lift from each part of the building; The appropriate management and control of firefighting lifts is expected to be part of the fire strategy that is to be approved under the provisions of Building Control Regulations.

8.8 Landscaping Hard and soft landscaping (including trees and boundary treatments)

8.8.1 For the purpose of this reserved matters application the landscaping information provides a framework for open space, tree and shrub planting which details schedules that would be required under condition 27 of the outline planning permission (ref: 17/P1721).

- 8.8.2 The Sites and Policies Plan 2014 Policy DM 01, maintains protection of open spaces to ensure new development proposals do not have a negative impact on the local environment. Policy DM D1 seeks to ensure high quality design of buildings and places are delivered in the Borough, this policy aims at ensuring new development proposals impact positively on the character and quality of the public realm. Policy DM D2 indicates the importance of also delivering high quality design and protection of amenity within the Borough. This policy provides minimum amenity space standards that would be required as part of any new developments relating to dwellings and for flatted developments. Policy EP H7 of the Estates Local Plan Adopted 2018
- 8.8.3 In accordance with conditions 27 of the outline permission (ref: 17/P1721), a detailed plan showing; plant sizes, species, quantities and location of the proposed plants are to be submitted and approved in writing by the Local Planning Authority prior to the commencement of above ground works.
- 8.8.4 The overall public realm integrates Phase Two with its existing context and continues the Phase One design approach. Tree planting will be of a semi mature nature and will respond to the different environmental conditions within the courtyard and streetscape. The planting strategy will also follow the principles set-out in the outline masterplan and provide a hierarchy of species for each street. Defensible planting to the perimeter block follows the guidance within the design code, with hedging to the defensible private boundaries using an evergreen hedge with a soft light structure. Private amenity within the internal courtyard will use planting and railing as boundary treatment creating a physical and visual separation from the communal spaces. The mews street will continue the proposals from Phase One with raised planters for increased privacy to ground floor dwellings.
- 8.8.5 The submitted information provides a detailed and comprehensive solution to the landscaping and boundary treatments for all the building types as noted below.
- 8.8.6 ***Abbey Road Houses***
- 8.8.7 These buildings are designed as 'Town Houses' sited on the western side of Abbey Road. Proposals include kerb-side parking to the front of the properties and an improved pedestrian footpath. Bin storage walls and landscaping with railing enclose a small courtyard garden which breaks up the hard-landscaping and provides a buffer from the street. The houses benefit from substantial sized rear gardens that would allow sunlight during the early and late afternoon from the southern and western sides. Patios are placed in the north-east corners of the garden to make the most of evening sun from the south-west.
- 8.8.8 ***Mansion Block Buildings***
- 8.8.9 The Mansions block (site 02A) is situated on the northern side of High Path Phase 2. The streetscape proposals for this setting include mature hedges and railing that provide a clear demarcation between the public footpaths and recessed amenity spaces. Semi-mature tree planting provides definition to the street and the future neighbourhood park. Parallel street parking and the underground refuse system are

grouped into service clusters to avoid street cluttering and provide direct connections between the building entrances and the park.

8.8.10 Landmark building and High Path Block

8.8.11 The Landmark Building also known as the Gateway Building (site 02A) is to be located on the corner junction of Pincott Road and High path which would comprise of a ten storey corner building. This High Path Block building (site 02B) is sited on the northern side of High Path (Road) situated on the north side of High Path.

8.8.12 The buildings along High Path have been set back from the street at a minimum of 5m to allow for improved pedestrian and cycle routes. Private amenity for the ground floor dwellings facing High Path has been provided either on the first floor or facing the courtyard for increased privacy. Mature hedging will provide a clear demarcation and defensible space between the footpath and private entrances. Semi mature trees are inter-spaced between the wheelchair adaptable parking bays along High Path. Feature trees are proposed at the street junction to articulate the gateway building and its corner entrance.

8.8.13 The Mews (site 02B) are situated on the inner side of the blocks facing High Path Phase one which was formerly the site of the 'Old Lamp Works. The landscape proposals for this setting provide a shared surface street with equal priority for all modes of transport, creating a pedestrian friendly environment. Planting along the building edges create a privacy buffer zone to front gardens, while hedges are provided within the courtyard to define the private patios associated with the dwellings.

8.8.14 The Phase 2 scheme proposes to remove 151 trees and plant approximately 272 trees. The trees to be planted are all of advanced nursery stock size or larger, and as such will provide instant landscape impact.

8.8.15 Whilst a number of trees are to be removed to facilitate the development, there would be no removal of trees in 'Classification A'. The trees that are expected to be removed will be in Classification B, C & U and are considered of medium/low quality due to their health, form and or low potential for long-term retention. The Estates Local Plan 2018 titled 'Landscaping' recognises the importance of retaining significant trees or groups of trees and provides the bases from which to develop design proposals. It provides benefits in terms of promoting biodiversity, sustainable development t, contributing to flood risk mitigation and helping to reduce air pollution. Policy EP H7 provides a diagram which illustrates the grouping of existing trees considered to have high importance within the High Path Estate. The trees that are expected to be removed do not fall within the setting of the diagram illustration that has been identified in the ELP. Therefore, any resulting loss of amenity value is considered to be correspondingly low. This also needs to be considered in the context of the retention of the higher quality trees on the site combined with additional planting and corresponding biodiversity value.

8.8.16 Given the above and in consideration of the positive benefits associated with the planting of circa 272 trees and the well thought out landscaping proposal it is

therefore considered that the planning harm arising as a result of removing some of the existing trees is considered to be acceptable and in accordance with the above policies.

8.9 Appearance

8.9.1 For the purpose of assessing the design and appearance of this proposed phase two scheme it is worth mentioning that the design code has been submitted in accordance with condition 46 of the outline permission (ref: 17/P/1721). The proposed phase two for High Path Phase is expected to deliver four of the character areas proposed in the Design Code, which will be; The Park Street, High Path, Old Works Court (the Mews) and Abbey Road Houses.

8.9.2 The NPPF should be considered alongside London Plan 2016 policies 3.5, 7.4 and 7.6, Sites and Polices Plan 2014 Policy DM D2 and Policy EP H1 of the Estates Local Plan Policy 2018 which states that all development must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. Furthermore, developments should respect their surroundings by being sympathetic to the prevailing form, scale, materials and architectural detailing. Sites and Polices Plan Policy DM D2 also states that all new development should enhance and enrich built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

8.9.3 *Block A Park Mansion Blocks (Pincott Road)*

8.9.4 The Park Mansion Blocks are to be located along the central neighbourhood park facing the Neighbourhood Park which takes its cue from the approved phase one mansion blocks, as such integrating well in design concept with the phase one adjoining building.

8.9.5 The proposed east side park mansions integrates 'the dormers', presenting a series of pop-up elements along the roofline which sit on a strongly expressed cornice, as such this animates the building frontage. The purpose of this design concept is to form 'the crown' of the park mansions and enable enhancement to the character of this building typology. The proposed elevation strategy associates the projecting bays and roof pop-ups to reinforce the vertical break-down of the mass into separate elements connected through recessed balconies. The applicants have drawn on local characteristics when designing this scheme as similar feature roofline and pop-ups can be found in the local context, particularly along Merton High Street.

8.9.6 *Materials*

8.9.7 The park mansion will use as primary facing material a multi-red wire cut brick combining lighter and darker shades of red, including grey inserts that will coordinate with the metal cladding proposed for the top setback floors, as well as the window frames. White precast panels and detail elements are used to articulate the building at ground floor, lintels and horizontal lines, this will help break up the elevation and provide a contrasting appearance between ground and upper floors. The proposed

deep window reveals have been provided to enhance further the layering and façade of the building.

8.9.8 **Block A Landmark Corner**

8.9.9 In terms of treatments to the proposed elevation the design features relating to the arches have been designed with a traditional aspect with similar style characteristics reminiscent of Victorian building construction that frames the fenestration and balconies. The scheme would provide a prominent and generous corner entrance to the proposed non-residential space that would be situated at ground floor level. The proposed roofline would have an appropriate set-back

8.9.10 The pattern of this proposed building incorporates a design that creates an array of arches, the larger arches are located at the base of the proposed building in order to distinguish the commercial space from the residential space and provide a more visually enhancing appearance that allows a clear visual break to the Corner entrance. A significant amount of thought has been applied to this particular elevational treatment given the focal importance when arriving at this location particularly from the proposed neighbourhood park that is to be located on the western side of the site. The introduction of a feature corner entrance also generates a softer edge to the building, enlarging the public realm leading onto it and provides relief from the street junction. This aspect of the proposed design has progressed following pre-planning application discussions with planning officers and discussions at design review panel, as such the introduction of double and triple height arches (over two and three floors) breaks-up the horizontal massing of the building and generates a dynamic array of the solid/void pattern. In this instance it is considered that this concept of design avoids the alignment of openings at the top of the building, and as such allows the proposed 'roofline' to become more dynamic and reduce the appearance of massing of the proposed building.

8.9.11 **Materials**

8.9.12 The proposed scheme has considered a light red multi brick for the main facing material to this building, with recess details to help break-up any appearance of massing below the arches. These also give a sense of stability and weight to the arches and enhance the design composition of the facade by breaking the vertical rhythm of the elevation. The 'voids' allow for deep reveals to accommodate the fenestration (with grey aluminium frames) and spandrel panels in between (precast concrete). The design intent is that the voids read as one element with colours and materials coordinated for windows, balcony fascia and balustrading, as well as the spandrel panels.

8.9.13 **Block B High Path**

8.9.14 This element of the proposed scheme seeks to provide a smaller building, stepping down to meet the scale of the Mews Street and adjacent phase one building. This concept design provides is a style of elevation treatment that help distinguish and emphasise the landmark corner building. This proposal builds upon the vertical rhythm and proportions of the corner landmark building. The articulation and design

of the base facilitates provide a gradual transition between the phase one and the corner landmark buildings.

8.9.15 This building is to be sited along High Path and would provide interest and variation along this part of High Path which runs east to west. While the palette of materials is inspired by local context, the design approach to the elevations has incorporated a more contemporary style of approach, however this design also draws on a more simple style of design whilst also focusing on balanced proportions and as such creating a visually appealing character and appearance that would enhance this part of High.

8.9.16 The smaller block facing High Path follows a similar facade setting as block 02A, which builds upon the vertical rhythm and proportions of the corner building. However the design for this proposed block is much simpler and softer in appearance than the corner building this is done in order to further distinguishing the design of the corner block with the other buildings. The articulation of the base facilitates a gradual transition between the phase one block and the corner double height base, which provides a prominent feature when approaching the neighbourhood park entrance and. This would also provide significant enhancement to the wider public realm in line with urban design principles and in accordance with Policy DM D1 of the Sites and Policies Plan 2014. The massing of this proposed block complies with the submitted and agreed design code including the approved parameter plans. The design of the top floor has set back which helps reduce the perception of height from street level. The proposed design of the fenestration and private amenity has been incorporated to respond to internal layouts.

8.9.17 As part of the design feature to create a consistent transition between the landmark building and adjacent phase one block (across Old Works Court) the applicants have incorporated in their design horizontal datum lines placed that run in sequences above the fenestrations, thus providing a visual link with the adjoining proposed neighbouring blocks. The design of the proposed ground floor has incorporated a well thought-out articulation in the elevation treatments, in particular the treatment of the windows and entrances has symmetrical appearance and is well aligned with balanced vertical proportions that help break-up the horizontal element of the elevations, in this instance this also distinguishes the ground and upper floor levels without making an obvious and garish statement. The ground floor properties have been designed as maisonettes therefore the proposal incorporates a traditional feel for these properties by creating defensible spaces with low walls and planting that have recessed entrances.

8.9.18 **Materials**

8.9.19 The High Path block integrates a balanced palette of materials similar as the other block buildings and has factored a style that is also considered sympathetic and consistent style of approach. The upper floors of this building would comprise of grey brick facing elevation, the recess panels and main elevation treatment would be in buff brick, the recess panels above windows including spandrel panels would comprise of grey brick. The window frames would comprise of bronze and also dark grey frames, and finally the balcony railings would be finished in black paint. That would complement the overall appearance of this building.

8.9.20 **Block B Mews Street (also referred to as Old Works Court)**

8.9.21 These proposed buildings have been influenced by a traditional Victorian style design that is reminiscent of traditional mews, the proposed design also takes on board local context from around South Wimbledon, and the approved adjoining phase one building. The most prominent features of this scheme are the projecting bay windows that create a vertical break-down of the elevation, the repetition of which creates a rhythm along the street. The top floor of this building has been recessed to reduce the perception of height from the street level and as such would reduce any sense of over-massing appearance.

8.9.22 The applicants have stated the creative elements for these proposed mews blocks integrate patterns of design that has been inspired by William Morris, relevance to which William Morris once had a creative workshop in Abbey Mills and such a design rationale has been to pay homage to this significant matter and take on board local historical characteristics. The applicants seek to reflect this concept by designing perforated metal panels within the terraces.

8.9.23 While the projecting bays reflect the traditional approach, the composition and proportions of openings stand out through their asymmetrical design as such making some reference to contemporary style and thus providing a well-balanced design overall. Furthermore the grouping of windows and doors create a subtle established horizontal line by splitting the massing in two equal sections. The asymmetrical fenestration design shifts between the two building sections, introducing both interest and a dynamic rhythm, which takes on board the views expressed at the design review panel for the proposed pre-application discussions.

8.9.24 **Materials**

8.9.25 The material composition would consist of the following; the façade for the top fifth floor set-back would comprise of sheer brick style finished in grey colour with soldier course detailing above the windows. The main façade elevation would be buff brick with soldier course detail above the windows and spandrel panel (sited below the window cills). The detailing of the balcony treatments would incorporate style inspired by William Morris print designs, this would take the form of indentations in to the perforated metal bronze panels in order to create decorative features. The ground floor would comprise of defensible space designed using raised planters as boundary treatments and the front doors to these dwellings would have recessed accessed from the main front elevation.

8.9.26 **Abbey Road Houses**

8.9.27 The proposed developments of the Abbey Road dwellings directly reflect the appearance and scale of the street. The proposed design feature for these properties comprise of traditional style front and rear gardens with boundary treatments at the front of the houses that act as an area of defensible space and equally provides adequate provision for storage of refuse/recycling facilities with safe and enclosed cycle parking. The proposed terrace is arranged in a staggered design which provides

visual relief to the façade and the overall character and appearance of the street scene.

8.9.28 With regards to the surrounding neighbouring context, these are predominantly brick and pebble-dash, with limited areas of timber, render and metal panelling. To the rear of the site (along the west boundary) the locally listed Rodney Place presents a two storey massing and deep private gardens.

8.9.29 **Materials**

8.9.30 The main façade of the Abbey Road houses would comprise of facing brick with different tones of lighter and darker red that will enhance the identity of each dwelling within the terrace. The brick layering will present projecting horizontal courses at ground floor that would articulate this level of the building. The mortar colour would be dark grey at ground level and lighter grey for the upper floors, which would suitably compliment the brick work and overall elevation. The proposed recess details between the different dwellings will further articulate each of the Abbey Road houses. The window surrounds would comprise of white brick and this would suitably enhance the feature of the building that would complement the proposed black metal framed windows.

8.9.31 **Conservation and Design considerations**

8.9.32 The site does not lie within or immediately adjacent to a Conservation Area or a Historic Park or Garden. Wandle Valley Conservation Area is to the south-east, and Pelham Road Conservation Area is to the north-west of High Path Estate. Both conservation areas are at a reasonable distance away from the site. As such Officers consider that the proposed development by reason of design, use of materials and overall appearance would have no adverse impact on the setting of the conservation and heritage assets:

8.9.33 At the time of assessing the outline application the applicants had only provided indicative information on the materials for the proposed. Officers have recommended additional conditions for this reserved matters requesting sample materials to be provided. The applicant is agreeable to having these conditions.

9. **Conclusion**

9.1.1 The principle of development has already been established through the granting of outline planning permission for the erection of up to 1570 residential dwellings including 9,900sq.m of flexible non-residential floor space including associated neighbourhood park, community space, amenity spaces, children's play spaces, car parking and cycle parking. The proposed development is considered to be of an appropriate scale, layout, access, landscaping and appearance such that it would be acceptable in visual terms and not detract from the character and appearance of the area.

9.1.2 The development would provide sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light or loss of privacy. Having regard to the separation distances, light, outlook and size

of accommodation, officers are satisfied that the proposed development would provide for an acceptable standard of accommodation. With regard to car parking, the proposed provision of spaces would accord with the Council's Guidelines and would therefore be acceptable.

- 9.1.3 Overall, it is concluded that the proposed development would be in accordance with the aims and objectives of the Sites and Policies Plan, Core Planning Strategy, Estates Local Plan and the NPPF and would be suitable to the site and the surrounding area. Officers consider that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme, when assessed against the policies in the NPPF taken as a whole. In accordance with Paragraph 14 of the NPPF (the presumption in favour of sustainable development), the application should therefore be granted.

Recommendation:

The Reserved Matters of Scale, Layout, Access, Landscaping and Appearance be APPROVED subject to the following conditions and informatives.

Conditions

1. Sample of materials

No above ground works shall commence until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to and approved in writing by the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014.

2. Sample of surfacing

No above ground works shall commence until details and samples of the surfacing materials of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas, roads and footpaths have been submitted in writing for written approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London

Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

3. Thames Water (no piling)

No piling shall take place until a piling method statement (detailing depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason. The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

4. Thames Water (construction close to water mains)

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset/align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason. The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The work has the potential to impact on local underground water utility infrastructure.

Informatives

The applicant is reminded of the requirements of those conditions and S106 requirements attached to the outline permission 17/P1721 dated 29th April 2019 requiring the submission of overarching strategies for various technical issues and the need for these to have been approved before commencement of below ground works.

1. Thames Water (minimum pressure)

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2. Thames Water (Underground Assets)

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken.

APPENDIX A

Architecture drawing list:

2000 0 Site Location Plan
1001 1 Block Plan
1002 0 Demolition Plan
2011 1 General Layout Plan Level 00
2050 0 Street Elevation 1
2051 1 Street Elevation 2
2052 1 Street Elevation 3
2053 0 Street Elevation 4
2054 1 Street Elevation 5
2101 1 Ground Floor Plan
2102 1 First Floor Plan
2103 1 Second Floor Plan
2104 1 Third Floor Plan
2105 1 Fourth Floor Plan
2106 1 Fifth Floor Plan
2107 1 Sixth Floor Plan
2108 1 Seventh Floor Plan
2109 1 Eight Floor Plan
2110 0 Ninth Floor Plan
2111 0 Roof Plan A1 1/100
2120 0 Block A&B North Elevation
2121 1 Block A&B South Elevation
2122 0 Block A East Elevation
2123 0 Block A West Elevation
2124 1 Block B East Elevation
2125 0 Block B West Elevation
2400 1 Block A Level 00 Type Plans 1
2401 0 Block A Level 00 Type Plans 2
2402 1 Block A Level 01 Type Plans1
2403 0 Block A Level 01 Type Plans2
2404 1 Block A Level 02 Type Plans1
2405 0 Block A Level 02 Type Plans2
2406 1 Block A Level 03 Type Plans1
2407 0 Block A Level 03 Type Plans2
2408 1 Block A Level 04 Type Plans1
2409 0 Block A Level 04 Type Plans2
2410 1 Block A Level 05 Type Plans1
2411 0 Block A Level 05 Type Plans2
2412 1 Block A Level 06 Type Plans1
2413 0 Block A Level 06 Type Plans2

2414 1 Block A Level 07 Type Plans1
2415 0 Block A Level 07 Type Plans2
2416 1 Block A Level 08 Type Plans1
2417 0 Block A Level 08 Type Plans2
2418 0 Block A Level 09 Type Plans2
2430 1 Block B Level 00 Type Plans 1
2431 0 Block B Level 00 Type Plans 2
2432 0 Block B Level 01 Type Plans 1
2433 1 Block B Level 01 Type Plans 2
2434 0 Block B Level 02 Type Plans 1
2435 0 Block B Level 02 Type Plans 2
2436 0 Block B Level 03 Type Plans 1
2437 0 Block B Level 03 Type Plans 2
2438 0 Block B Level 04 Type Plans 1
2439 0 Block B Level 04 Type Plans 2
2440 0 Block B Level 05 Type Plans 1
2441 0 Block B Level 06 Type Plans 2
2600 1 Block 14B - Site Plan
2601 1 Block 14B - Type Plan and Elevations
2602 1 Block 14B - Block Elevations

Landscape drawing list:

HP2-PRP-02Z-00-DR-L-02000 0 - Ph2 Block Plan GA
HP2-PRP-14B-00-DR-L-02001 1 - Abbey Road GA

[Click here](#) for full plans and documents related to this application