

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

Scale 1/2837

Date 28/1/2014

Former Atkinson Morley

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DEVELOPMENT CONTROL

Note: This drawing is a conceptual plan and is not intended to be used for construction. The plan is a conceptual plan and is not intended to be used for construction. The plan is a conceptual plan and is not intended to be used for construction. The plan is a conceptual plan and is not intended to be used for construction.

All dimensions and areas are approximate. The drawing is for planning purposes only. It is not intended to be used for construction. The drawing is for planning purposes only. It is not intended to be used for construction.

GROUND FLOOR PLAN

Scale 1:200



PLANNING

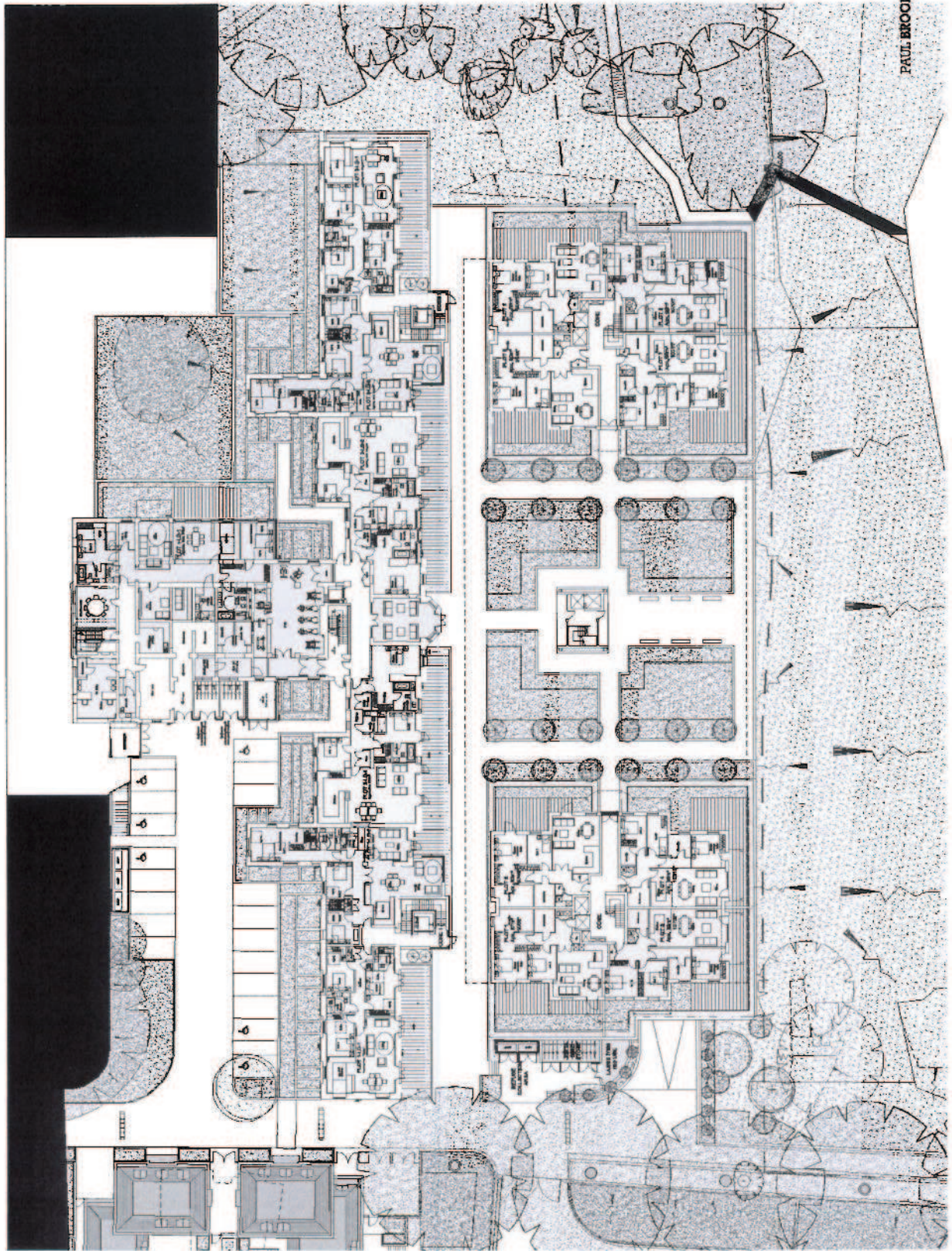
Project Name	Berkeley Homes (Central London) Ltd.
Client	Alison Morley
Project Location	Hospital - Rear Extension
Scale	1:200
Date	July '13
Drawn by	CD

PROPOSED
GA Plans
Ground Floor Plan (Lower Ex)

Scale 1:200
Date July '13
Drawn by CD

PAUL BROOKES ARCHITECTS
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E: paul@pbrookes.co.uk

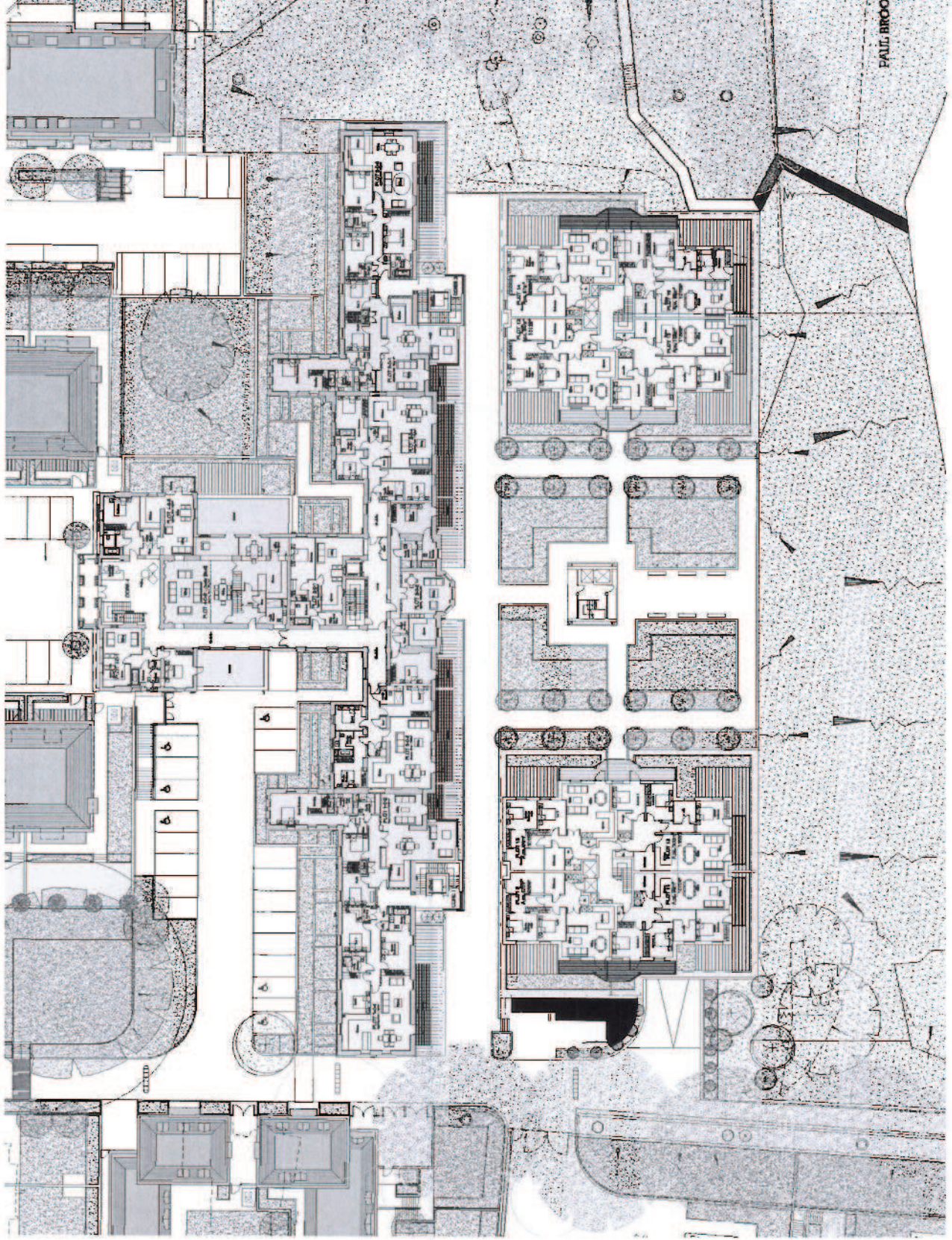
4442	0	11
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The proposed building is a multi-story structure and is located on the corner of the intersection of the proposed building and the existing building. The building is a multi-story structure and is located on the corner of the intersection of the proposed building and the existing building. The building is a multi-story structure and is located on the corner of the intersection of the proposed building and the existing building.

All dimensions and areas are approximate. The building is a multi-story structure and is located on the corner of the intersection of the proposed building and the existing building. The building is a multi-story structure and is located on the corner of the intersection of the proposed building and the existing building.

FIRST FLOOR PLAN



PAUL BROOKS ARCHITECTS
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 Fax: 020 7253 0101
 E: paul@pbrooks.co.uk

PLANNING

Item	Description	Status
1	Proposed Building	Proposed
2	Proposed Building	Proposed
3	Proposed Building	Proposed
4	Proposed Building	Proposed
5	Proposed Building	Proposed
6	Proposed Building	Proposed
7	Proposed Building	Proposed
8	Proposed Building	Proposed
9	Proposed Building	Proposed
10	Proposed Building	Proposed

Client: **Berkeley Homes (Carmel Lenton) Ltd**
 Project: **Audison Morley Hospital - Rear Extension**

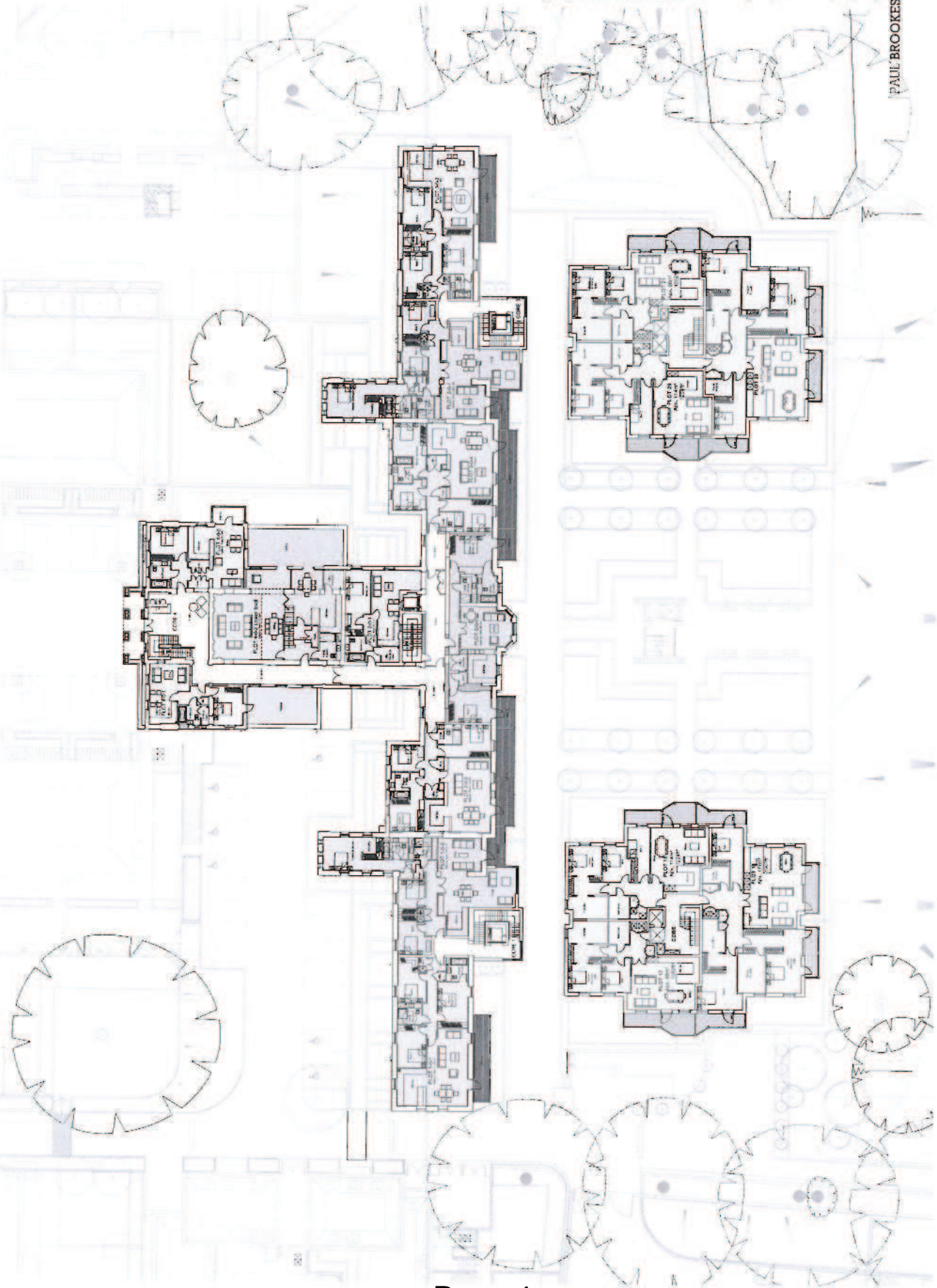
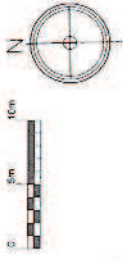
Proposed: **GA Plans**
 First Floor Plan
 Date: **12/06/11** July '13
 Scale: **CO**

For the purpose of this plan, the proposed building footprint and location are shown. The precise location of walls, stairs, doors, windows, columns, doors, etc. will be determined by the architect. The architect is responsible for the design of the building and its systems. The architect is not responsible for the design of the building's structure, foundation, or other systems. The architect is not responsible for the design of the building's exterior or interior finishes. The architect is not responsible for the design of the building's landscaping or other site work. The architect is not responsible for the design of the building's furniture or other interior fixtures. The architect is not responsible for the design of the building's signage or other exterior features. The architect is not responsible for the design of the building's security or other safety systems. The architect is not responsible for the design of the building's energy or other utility systems. The architect is not responsible for the design of the building's communication or other data systems. The architect is not responsible for the design of the building's fire or other life safety systems. The architect is not responsible for the design of the building's accessibility or other special requirements. The architect is not responsible for the design of the building's sustainability or other green building features. The architect is not responsible for the design of the building's historical or cultural preservation features. The architect is not responsible for the design of the building's other special requirements. The architect is not responsible for the design of the building's other special requirements.

All dimensions and levels are approximate.

Do not scale from this drawing. All dimensions and levels are approximate. The architect is not responsible for the design of the building's structure, foundation, or other systems. The architect is not responsible for the design of the building's exterior or interior finishes. The architect is not responsible for the design of the building's landscaping or other site work. The architect is not responsible for the design of the building's furniture or other interior fixtures. The architect is not responsible for the design of the building's signage or other exterior features. The architect is not responsible for the design of the building's security or other safety systems. The architect is not responsible for the design of the building's energy or other utility systems. The architect is not responsible for the design of the building's communication or other data systems. The architect is not responsible for the design of the building's fire or other life safety systems. The architect is not responsible for the design of the building's accessibility or other special requirements. The architect is not responsible for the design of the building's sustainability or other green building features. The architect is not responsible for the design of the building's historical or cultural preservation features. The architect is not responsible for the design of the building's other special requirements. The architect is not responsible for the design of the building's other special requirements.

SECOND FLOOR PLAN
Scale 1:200



PLANNING

Client	Berkeley Homes (Central London) Ltd
Architect	Atkinson Morley Hospital - Rear Extension
Scale	N/A
Project	PROPOSED GA Plans Second Floor Plan
Date	July 13
Drawn	CD

PAUL BROOKES ARCHITECTS
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C: paul@pb.a

The proposed floor plan reflects the architectural intent of the project and is subject to change. The architectural intent is to provide a high-quality, modern, and sustainable environment for the hospital. The project is a multi-phased development and the floor plan is subject to change. The floor plan is a preliminary design and is subject to change. The floor plan is a preliminary design and is subject to change.

All dimensions and areas are approximate.

The floor plan is a preliminary design and is subject to change. The floor plan is a preliminary design and is subject to change. The floor plan is a preliminary design and is subject to change.

THIRD FLOOR PLAN

Scale 1:200



PLANNING

Project Name	Berkeley Homes (Central Landings), Ltd
Client	Atkinson Morley Hospital - Rear Extension
Project No.	N/A
Phase	PROPOSED
GA Plans	Third Floor Plan
Scale	1:200@A1
Date	July '13
Discipline	CD

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4442 | D | 14

These Plans are prepared for the proposed development and are subject to the approval of the relevant planning authority. The Plans are prepared on the basis of the information provided to the architect and are not to be used for any other purpose. The architect does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of these Plans. The Plans are prepared in accordance with the requirements of the Building Regulations and the relevant planning authority. The Plans are subject to the approval of the relevant planning authority and the Building Regulations. The Plans are prepared in accordance with the requirements of the Building Regulations and the relevant planning authority. The Plans are subject to the approval of the relevant planning authority and the Building Regulations.

All dimensions and areas are approximate. For complete details, please refer to the relevant construction documents. The Plans are prepared in accordance with the requirements of the Building Regulations and the relevant planning authority. The Plans are subject to the approval of the relevant planning authority and the Building Regulations.

FOURTH FLOOR PLAN

Scale: 1:200



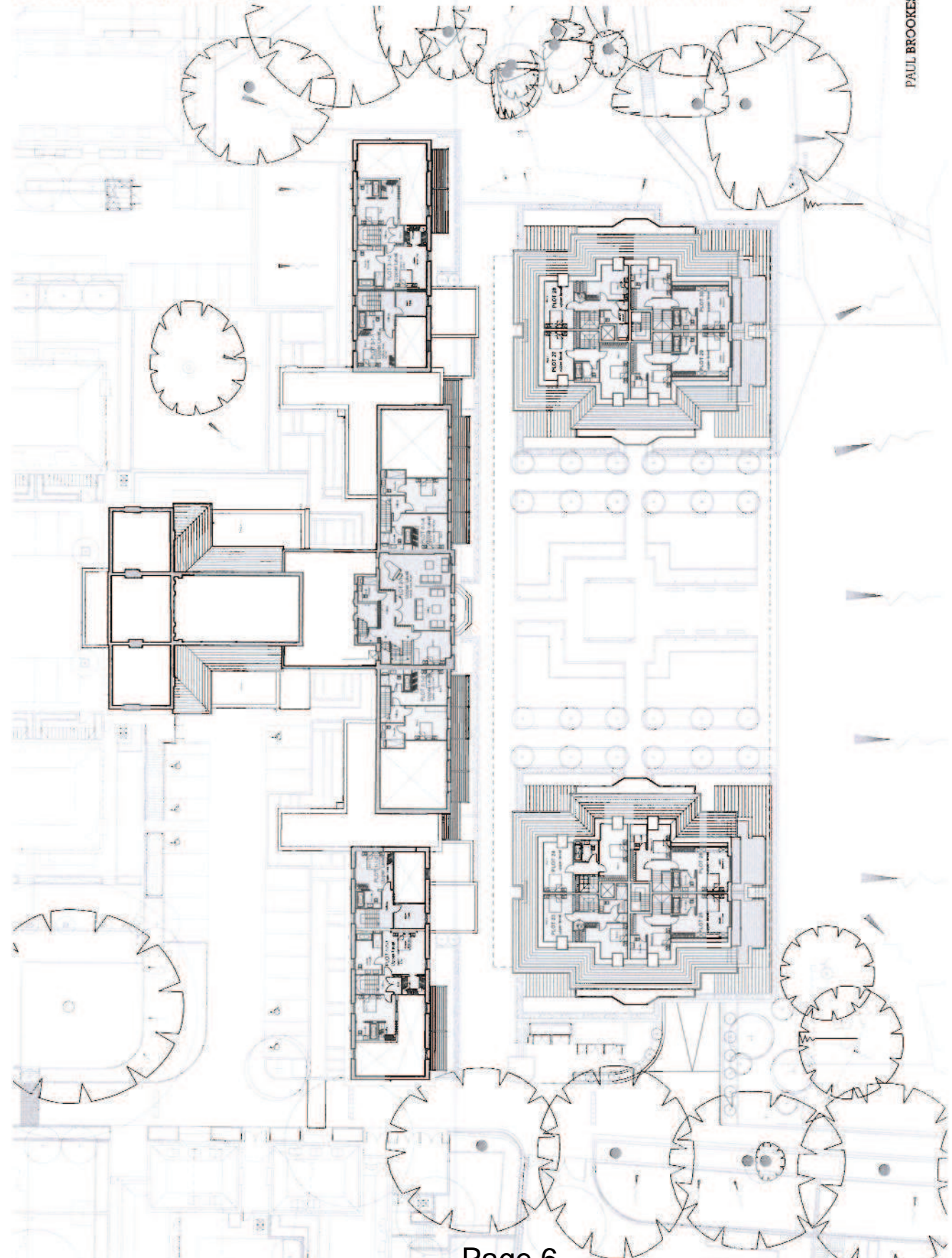
PLANNING

Project Name	Atkinson Morley Hospital - Rear Extension
Client	Berkeley Homes (Central London) Ltd
Architect	Paul Brookes Architects
Date	July 13
Scale	1:200
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]

PROPOSED
GA Plans
Fourth Floor Plan

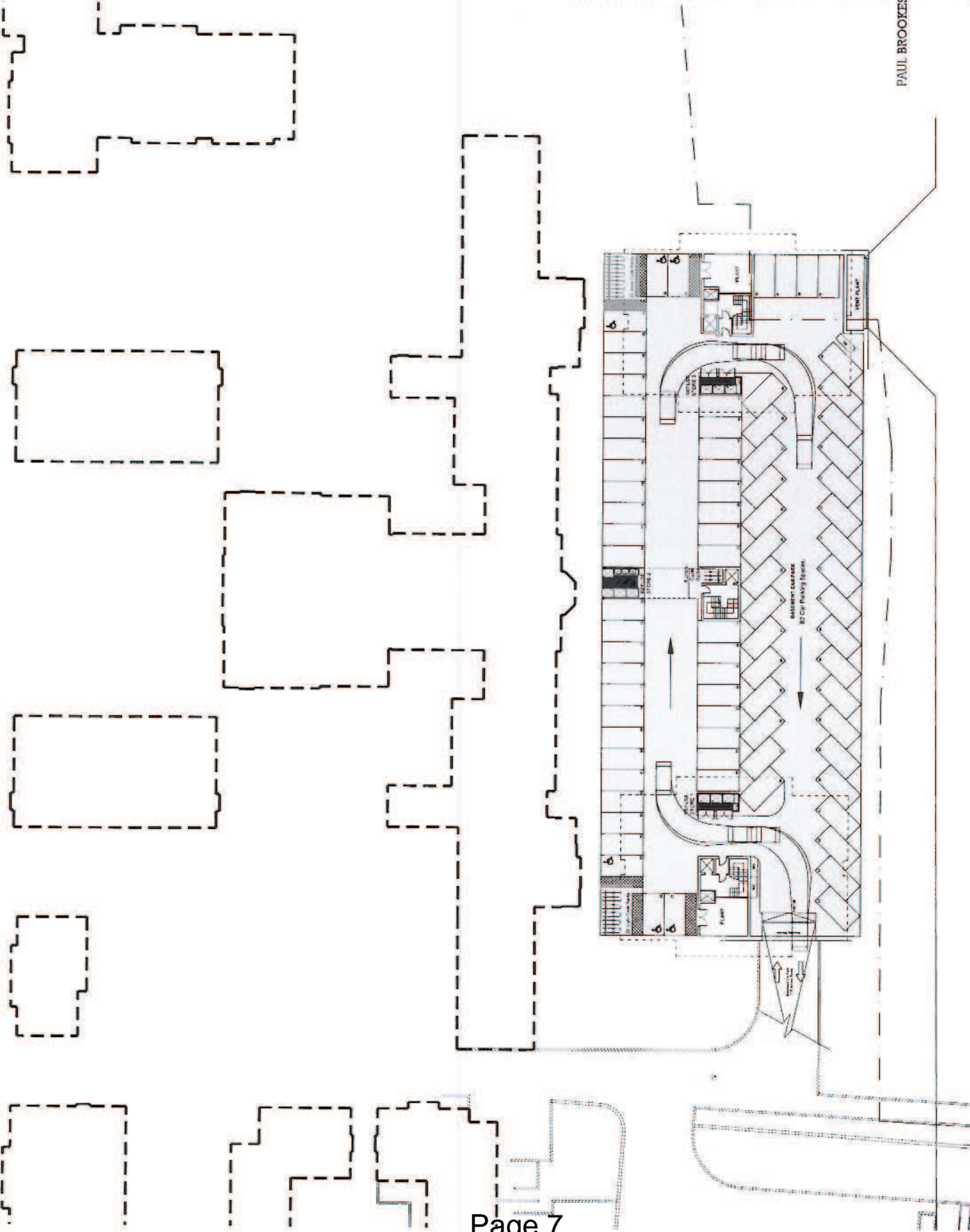
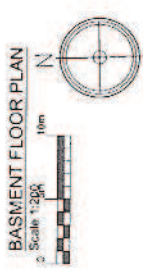
Project Name	Atkinson Morley Hospital - Rear Extension
Client	Berkeley Homes (Central London) Ltd
Architect	Paul Brookes Architects
Date	July 13
Scale	1:200
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]

PAUL BROOKES ARCHITECTS
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These architectural drawings, specifications and schedules are the architect's work product and are not to be construed as a contract. The project location or site information is provided for information only. The architect is not responsible for the accuracy of any information provided by others. The architect is not responsible for the accuracy of any information provided by others. The architect is not responsible for the accuracy of any information provided by others.

All dimensions and annotations are in millimeters. Dimensions are given to the center of lines unless otherwise noted. Dimensions are given to the center of lines unless otherwise noted. Dimensions are given to the center of lines unless otherwise noted.



PLANNING

Client	Berkeley Homes (Central London) Ltd
Project	Altkinson Morley Hospital - Rear Extension
Phase	PROPOSED GA Plans Basement/ Car Park Plan
Date	1.2009@A1 July '13
Scale	1:200
Drawn	CC

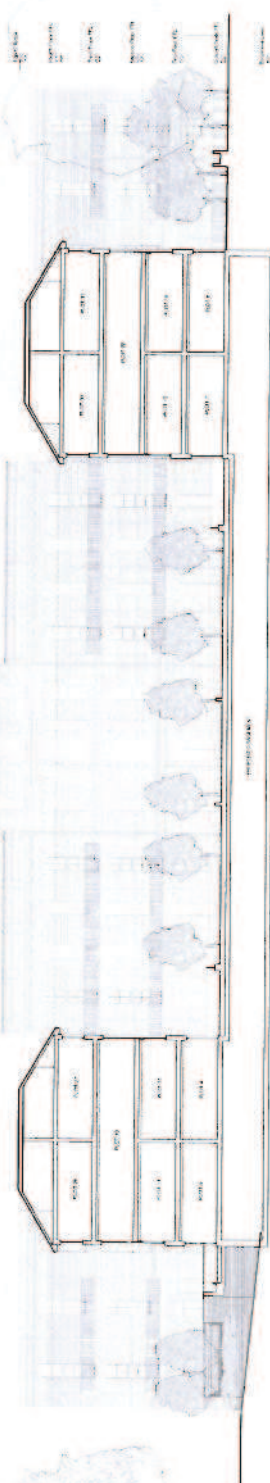
PAUL BROOKES ARCHITECTS
The Works, 25 Brompton Avenue, London SW15 5AR
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F: 020 5846 3838
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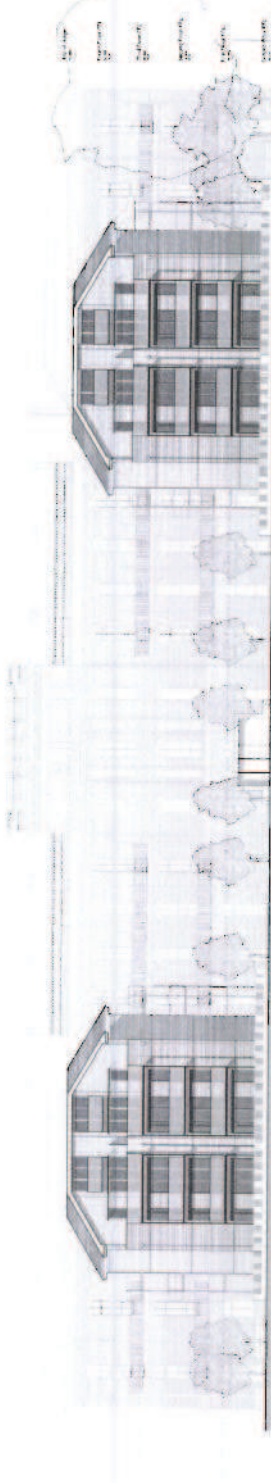
Note:
 All elevations and sections are shown in a perspective view. They are intended to provide a visual impression of the proposed development. The drawings are not to scale. They are provided for informational purposes only and are not to be used as a basis for any legal or contractual obligations. The drawings are not to be used as a basis for any legal or contractual obligations. The drawings are not to be used as a basis for any legal or contractual obligations.



ELEVATIONS
Scale 1:200



PROPOSED EXTENSION - East/West Section through blocks



PROPOSED EXTENSION - South Elevation

LOCATION KEY:



PROPOSED EXTENSION - West Elevation

PLANNING

Name:	Berkeley Homes (Central London) Ltd
Client:	Atkinson Morley
Project:	Hospital - Rear Extension
Scale:	N/A
Revision:	1:200:08A
Date:	July 13
Author:	CD

PROPOSED
 GA Context Elevations and
 Sections, Sheet 1

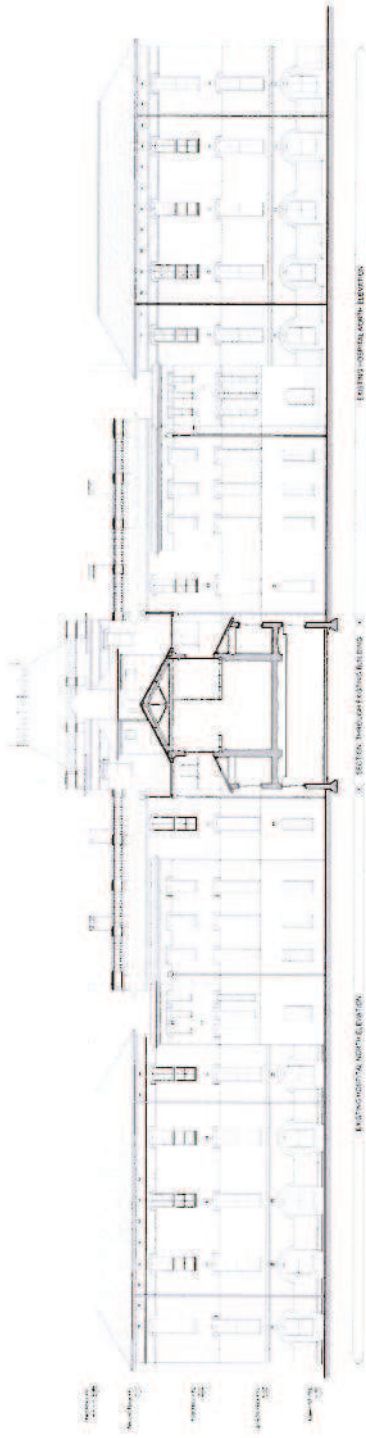
PAUL BROOKES ARCHITECTS

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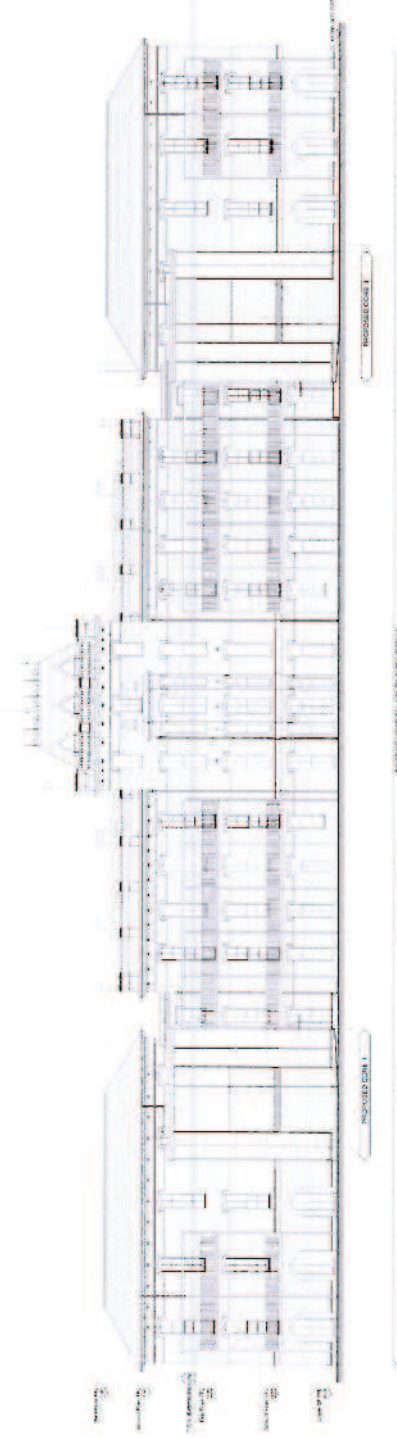


Notes:
 The general public is invited to view the drawings and plans, and any other sheets of drawings, at the project office. The drawings are for informational purposes only and are not intended for construction. The drawings are the property of Paul Brookes Architects and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Paul Brookes Architects. All dimensions and elevations are approximate and may be subject to change without notice. All dimensions and elevations are approximate and may be subject to change without notice.

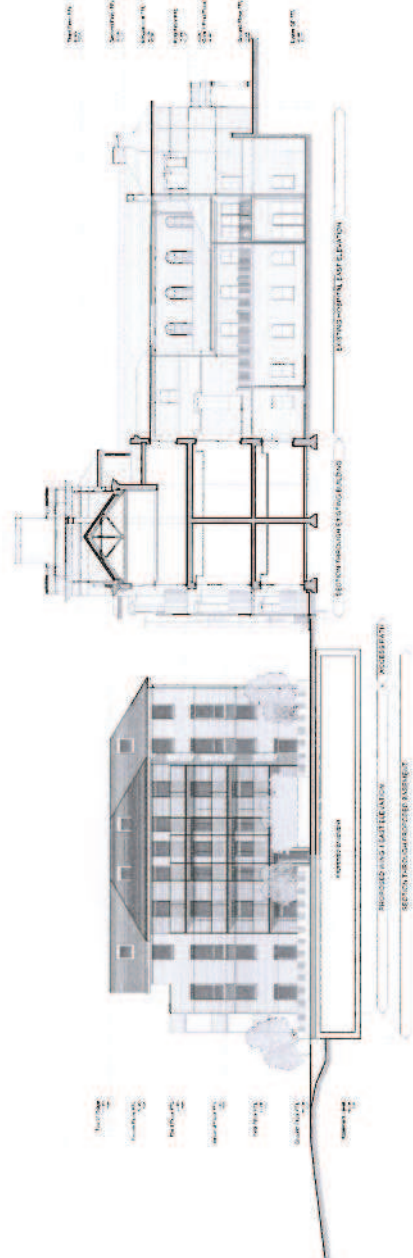
ELEVATIONS
Scale 1/200



PROPOSED EXITSING HOSPITAL NORTH ELEVATION - Proposed stair cores re-located.



PROPOSED EXITSING HOSPITAL SOUTH ELEVATION - Proposed stair cores re-located.



PROPOSED EXTENSION - East Elevation Site section.

PLANNING

Client	Berkeley Homes (Central London) Ltd
Architect	Atkinson Morrey Hospital - Rear Extension
Project No.	N/A
Proposed	GA Context Elevations and Sections, Sheet 2
Date	1:200gA1 Aug '13
Scale	CD

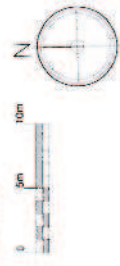
PAUL BROOKES ARCHITECTS
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 T: 020 8443 3041
 F: 020 8443 3042
 E: paul@pbac.co.uk

LOCATION KEY:

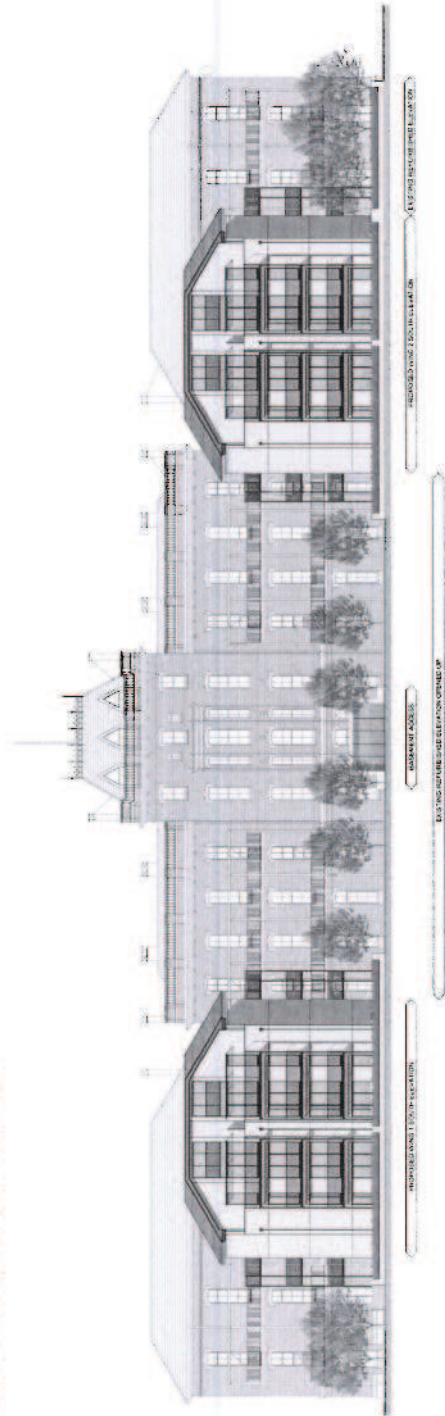


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ELEVATIONS
Scale 1:200

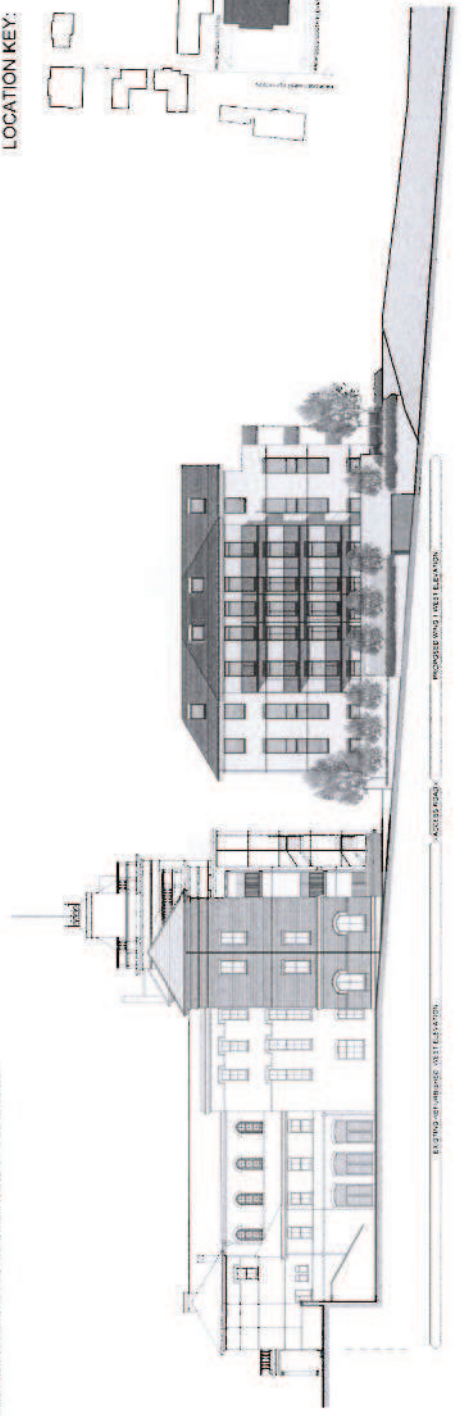


PROPOSED EXTENSION - East/West Section through blocks



PROPOSED EXTENSION - South Elevation

LOCATION KEY:



PROPOSED EXTENSION - West Elevation

PLANNING

Project Name	Berkeley Homes (Central London) Ltd
Client	Atkinson Morley Hospital - Rear Extension
Site Address	N/A
Proposed Use	PROPOSED GA Context Elevations and Sections, Colour
Scale	1:200 @ A1
Date	July 13
Drawn By	CD

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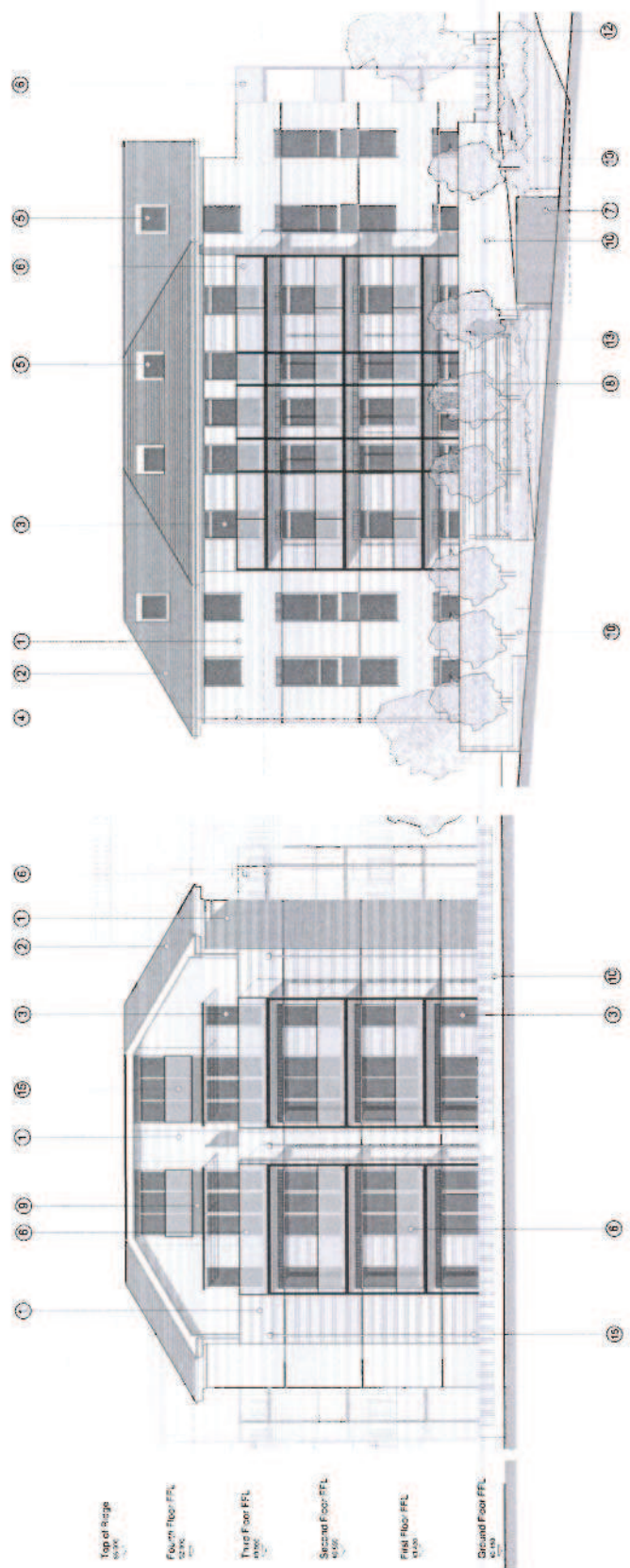
The general approach to the design of this building is to create a high-quality, multi-use, multi-story structure that will serve the community for many years to come. The design team has worked closely with the client to ensure that the building meets the needs of the community and provides a high-quality environment for its users. The design team has also worked closely with the client to ensure that the building meets the needs of the community and provides a high-quality environment for its users.

Scale: 1/2" = 1'-0"

This drawing is for informational purposes only. It is not intended to be used for construction. The design team is not responsible for any errors or omissions in this drawing. The design team is not responsible for any errors or omissions in this drawing.

ELEVATIONS

Scale: 1/2" = 1'-0"



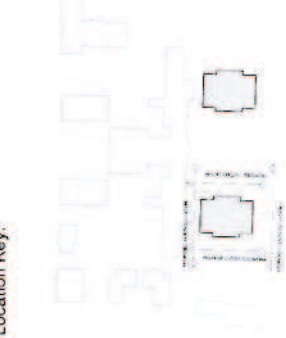
PROPOSED EXTENSION - South Elevation

PROPOSED EXTENSION - West Elevation

Elevation Key Notes:

- 1 Brickwork to match existing building. (Black bonding and window frames concrete)
- 2 Natural stone tiles to match existing hospital building
- 3 Sliver profile framed glazing. RAL 7016
- 4 Aluminium rainwater pans.
- 5 Vaux rooflight
- 6 Exposed metal balcony with glass balustrade system
- 7 Basement car park entrance
- 8 In Slope Brickwork glazing with timber cladding
- 9 Green wall
- 10 Brickwork boundary wall with rain water
- 11 Brickwork detail
- 12 Proposed tree locations. Refer to landscape architect's design.
- 13 Proposed Foyer lifts standing over canopy to soften the existing wall.
- 14 Proposed green wall
- 15 Juliet glass balcony to fourth floor.

Location Key:



PLANNING

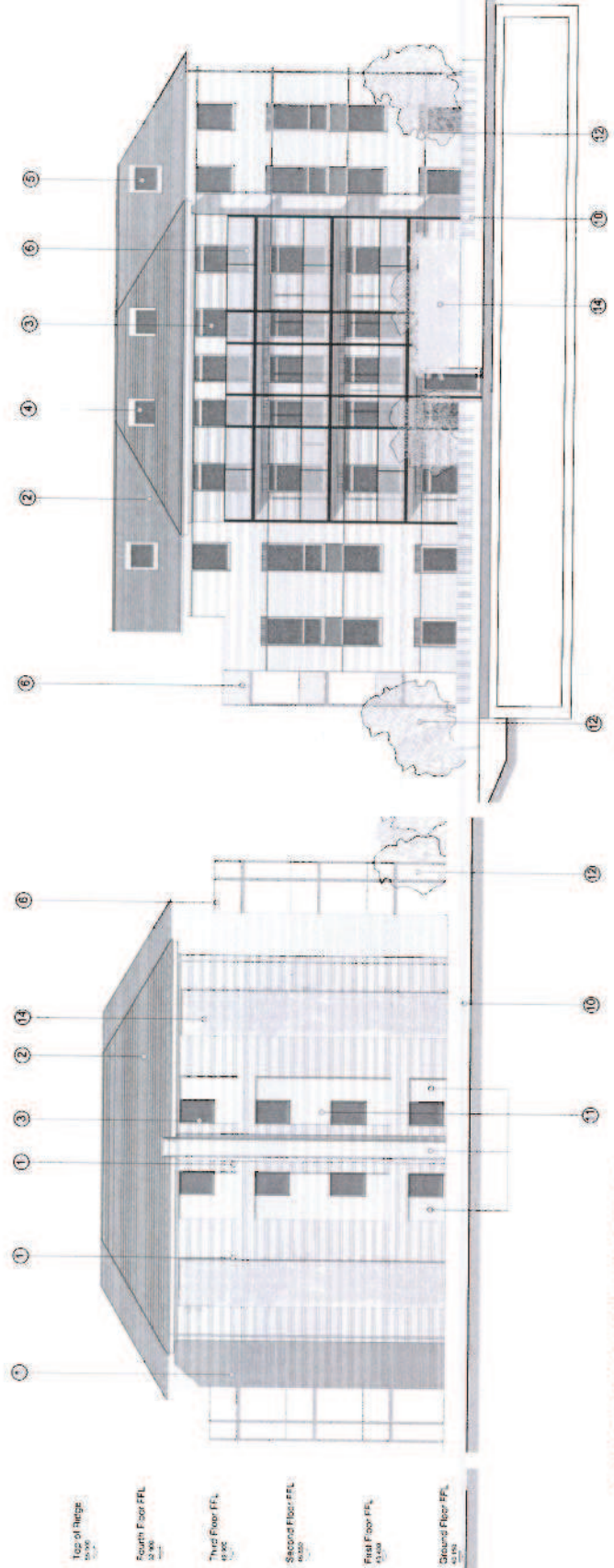
Project Name	Berkeley Homes
Client	Alkinson Morley Hospital - Rear Extension
Site Address	N/A
Proposed Use	PROPOSED Typical Wing Elevations
Scale	1:100 @ A1
Date	Aug '13
Discipline	CD
Sheet No.	1 of 2

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 F: 020 898 2763
 E: paul@pbrookes.co.uk



Notes
The general layout, wall locations, door locations and window locations are shown on this sheet. The location and the proposed level of the proposed extension wings will be the responsibility of the architect. The proposed extension wings will be the responsibility of the architect. The proposed extension wings will be the responsibility of the architect. The proposed extension wings will be the responsibility of the architect.

ELEVATIONS
Scale 1:200

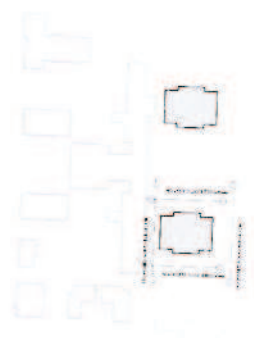


PROPOSED EXTENSION - East Elevation
(Including East elevation of basement popup).

PROPOSED EXTENSION - North Elevation

- Elevation Key Notes:**
- 1 Brickwork to match existing building (Black banding and window header course)
 - 2 Natural slate tiles to match existing hospital building
 - 3 Silver profile named glazing (RAL 7016)
 - 4 Aluminium aluminium glazing
 - 5 Vela rooflight
 - 6 External metal balcony with glass balustrade system
 - 7 Basement car park entrance
 - 8 In Stone Black work profile with Timber cladding
 - 9 Brass solid
 - 10 Brickwork boundary wall with rain water
 - 11 Brick access detail
 - 12 Proposed tree locations. Refer to Landscape architect's design
 - 13 Planting: Flower beds crossing over canopy to soften the retaining wall
 - 14 Proposed green wall
 - 15 Juliet glass balcony to fourth floor

Location Key:



PLANNING

Project Name	Berkeley Homes
Client	Atkinson Morley Hospital - Rear Extension
Site No.	N/A
Proposed	Typical Wing Elevations
Sheet	Sheet 2 of 2
Date	11/08/2013
Scale	Aug '13
Author	CD

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4442 | D | 23

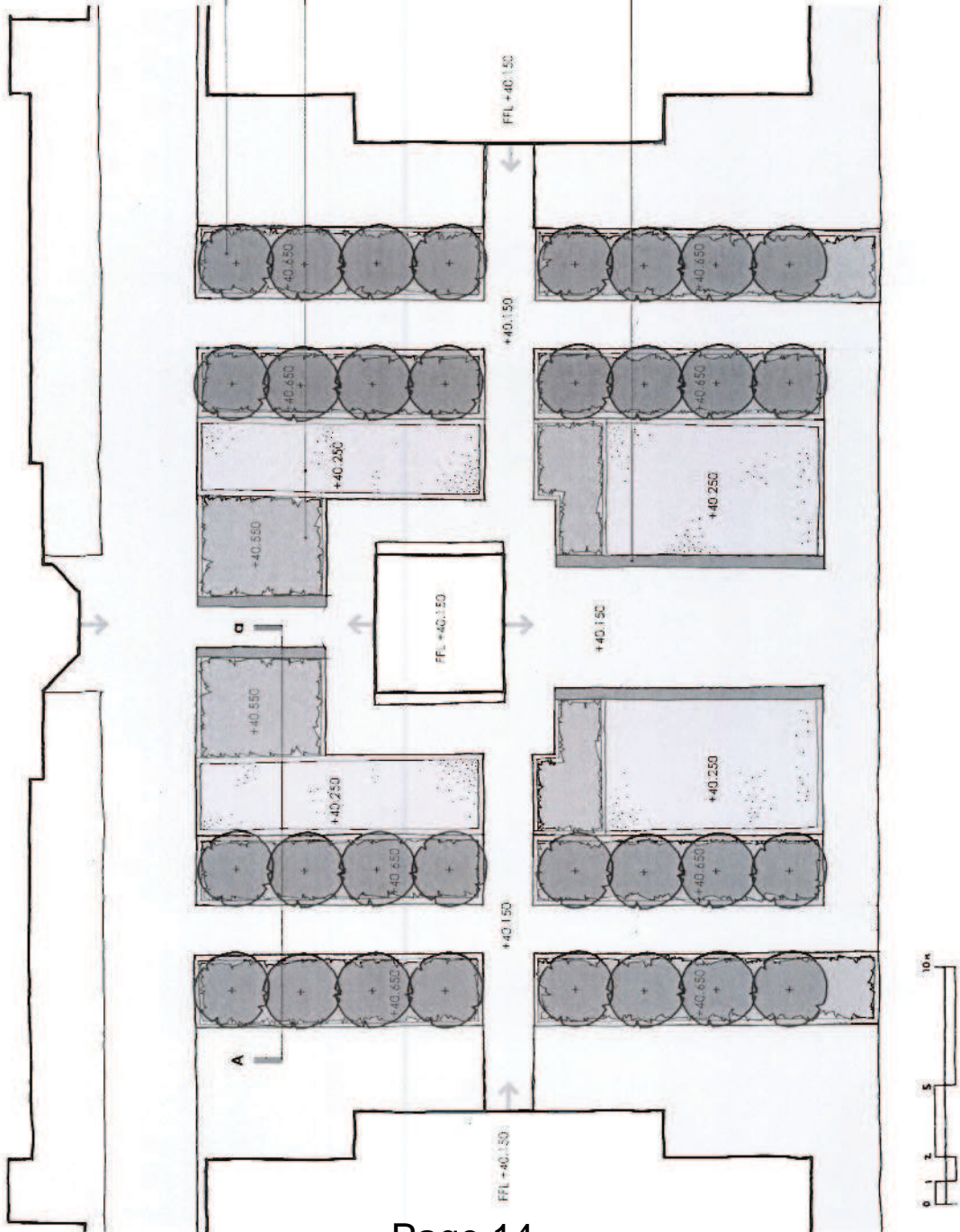
Notes:
 1. The site plan is based on the current site plan and is intended to illustrate the proposed development. It is not a legal document.
 2. All dimensions are in meters.
 3. The site plan is based on the current site plan and is intended to illustrate the proposed development. It is not a legal document.
 4. The site plan is based on the current site plan and is intended to illustrate the proposed development. It is not a legal document.
 5. The site plan is based on the current site plan and is intended to illustrate the proposed development. It is not a legal document.

- VEGETATION**
- Existing vegetation
- Proposed vegetation
- Proposed parking
- Proposed walkways
- Proposed roads
- Proposed landscaping
- Proposed trees
- Proposed shrubs
- Proposed groundcover
- Proposed lawns
- Proposed water features
- Proposed structures
- Proposed walls
- Proposed fences
- Proposed lighting
- Proposed signs
- Proposed furniture
- Proposed art
- Proposed other features



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 Landscape Architects
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FOR PLANNING
 Breckley Homes (Central London) Ltd
 Former: Ash-ton Stray Hospital
 Overall Landscape Masterplan
 Scale: 1:1000
 Date: 12/03/19
 Project Ref: W1035396_01

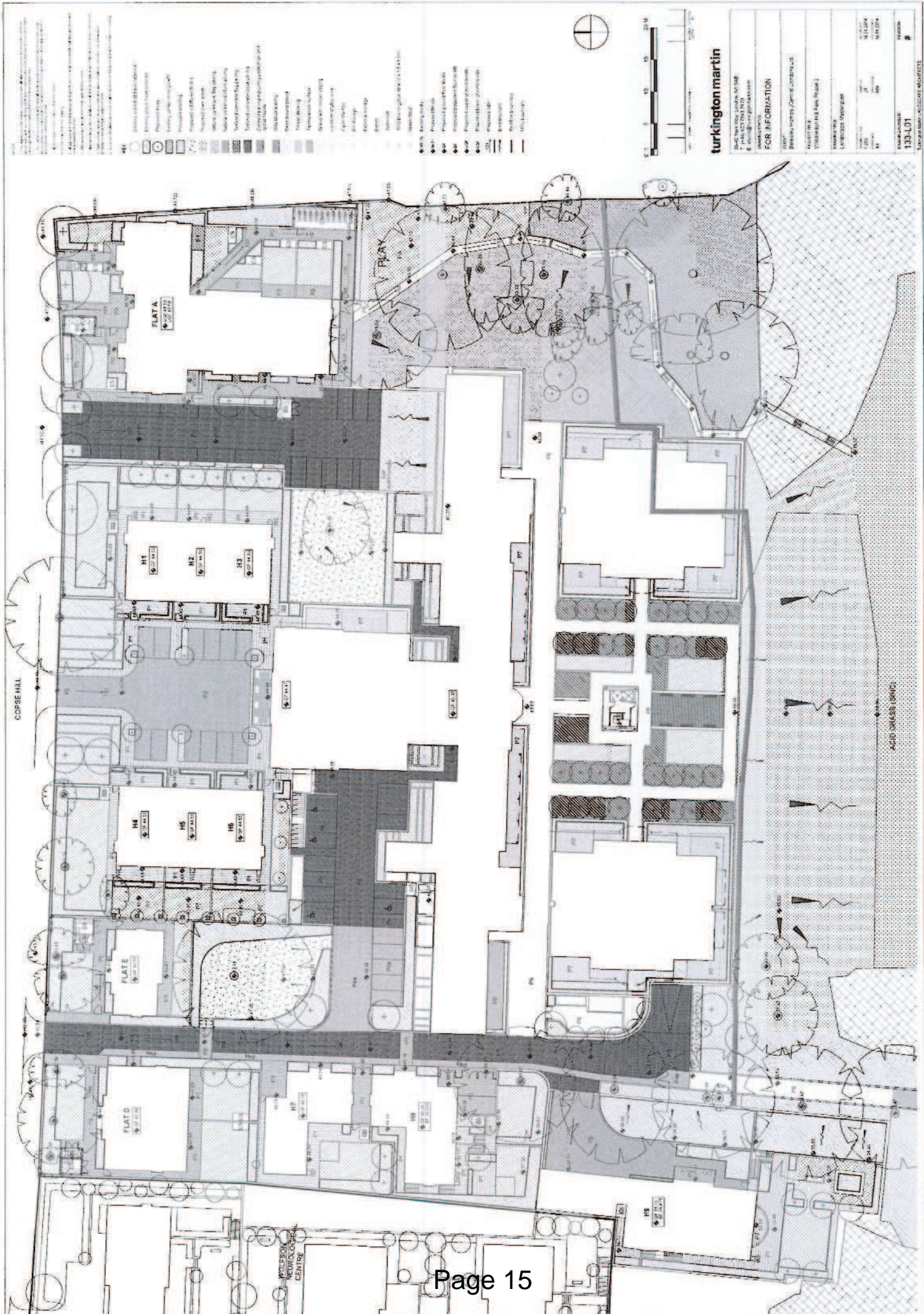
Wimbledon Hill Park Phase 2 Podium Courtyard Design



Double line of raised planters with 600mm depth growing medium to support 20-25cm girth trees and planting provides intimate spaces to the periphery of the courtyard and privacy for ground floor gardens

Raised turf and planting areas with 200 and 500mm depth growing medium respectively. Arrangement of raised elements offset from central pedestrian access from basement

Raised facing seating elements encourage social interaction of residents and frame view of hospital building and central pedestrian access point



Proposed Area designated as MOL

Proposed Area removed from MOL designation

All dimensions and areas are approximate.

PRELIMINARY PLANNING

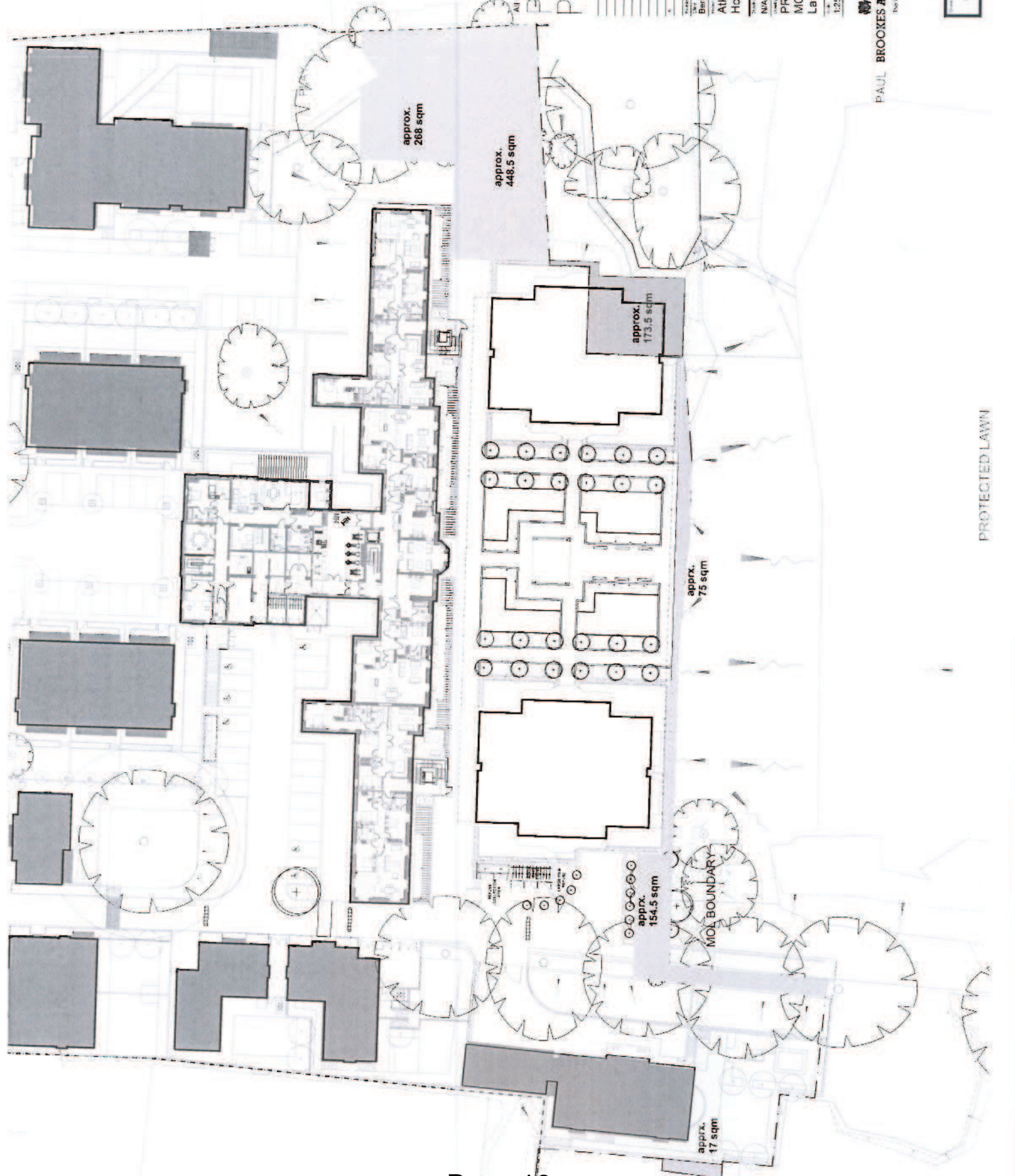
Project Name	Berkeley Homes (West London) Ltd.
Client	Atkinson Morley Hospital - Rear Extension
Scale	1:250@A1
Date	July '13
Drawn	CD

PAUL BROOKES ARCHITECTS
 The Office 21 Barkers Avenue, London SW11 6AB
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PROPOSED
 MOL Line Boundary
 Landswap Proposal

PAUL BROOKES ARCHITECTS

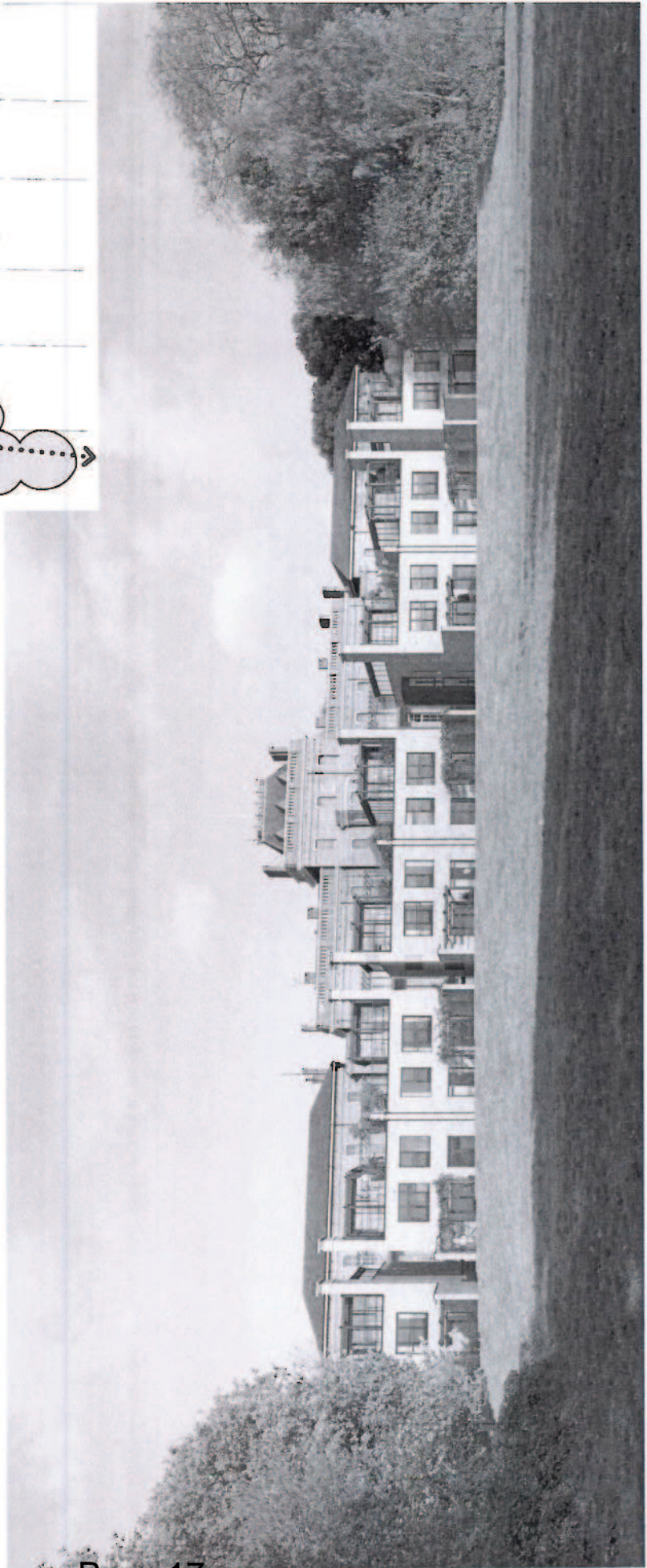
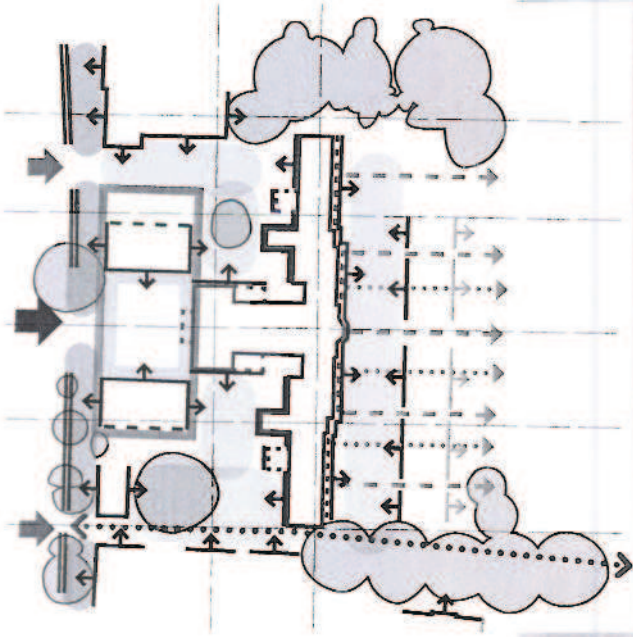
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8.0 Visual realisation of approved design concept (CGI view)

The approved scheme, as illustrated in the Computer generated image below, demonstrates that whilst the approved houses were proposed in an attractive and overtly contemporary style, there is little in the way of meaningful views between them.

Similarly from this key view of the hospital from the MCL, only the distinctive roofline is visible. This diminishes the hospital, as the key heritage asset of the site, to little more than a backdrop behind the houses. This results in compromised aspect from the lower floors of the Hospital conversion units and the central feature of the site competing for prominence.

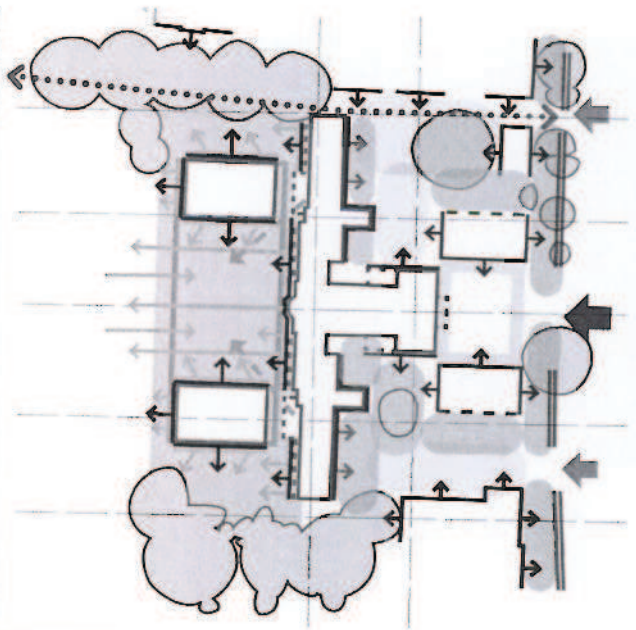


9.0 Visual realisation of proposed design concept (CGI view)

The proposed amendments, as illustrated below, open-up the views between the existing hospital and the MCL. Re-establishing the original verdant link between these elements that have been separated for many decades by later extensions.

The proposed apartment blocks remain subservient in scale to the more prominent hospital building, with their finished ridge height at a similar level to the eaves and parapets of the existing building. This accommodation is 'concentrated' onto a smaller footprint, with each block presenting their narrow elevations to the existing hospital and the MCL respectively.

The central 'courtyard' garden space created is appropriate to the scale of the enclosure created by the existing hospital and the new blocks. The entire central feature section of the existing hospital becomes visible, improving the legibility and hierarchy of this building, reinstating it as the central focal point of the wider development.



GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Sue Wright
Merton Council
Public Protection and Development Division
Merton Civic Centre
London Road
Morden
SM4 5DX

London Borough of Merton
23 DEC 2013
Planning Development Dept

Our ref: D&P/0725c/JF01
Your ref: 13/P2722
Date: 18 December 2013

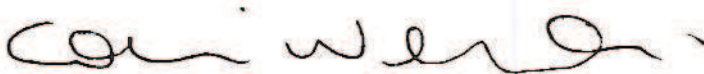
Dear Sue,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Former Atkinson Morley Hospital and The Firs, Copse Hill, Wimbledon, SW20
Planning Application Reference: 13/P2722

I refer to the copy of the above planning application, which was received from you on 9 December 2013. On 18 December 2013, Sir Edward Lister, Deputy Mayor and Chief of Staff, acting under delegated authority, considered a report on this proposal, reference D&P/0725c/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Deputy Mayor considers that the principle of the Section 73 application is generally supported and that he is content for the Council to determine the application in accordance with strategic and local planning policy. Pursuant to Article 5(2) of the Order, the Mayor does not need to be consulted again. Your Council may therefore proceed to determine the application without further reference to the GLA.

Yours sincerely,



Colin Wilson
Senior Manager – Development & Projects

cc Richard Tracey, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
Tania Tindale, Indigo Planning Ltd, Swan Court, 11 Worpole Road, London
SW19 4JS

18 December 2013

Former Atkinson Morley Hospital, Copse Hill

in the London Borough of Merton

planning application no. 13/P2722

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

The proposal

Application for variation of condition 2 attached to planning application 11/P0346 dated 8 December 2011 (previously amended 12/P0537) relating to the redevelopment of the former Atkinson Morley Hospital and The Firs for residential and recreational purposes, in order to substitute eight detached houses to the south of the former main hospital building with two residential blocks providing a total of thirty apartments, relocation of the basement car park from in front of the former hospital to the rear, minor reconfiguration of apartments within main hospital building and revisions to the landscape masterplan including eight additional car parking spaces to the north of the hospital building.

The applicant

The applicant is **Berkeley Homes (Central London) Ltd** and the architect is **Paul Brookes Architects**.

Strategic issues

As set out in this report, it is considered that very special circumstances exist in this case and therefore the principle of the proposed development on a small part of **Metropolitan Open Land** is not considered inappropriate.

Recommendation

That Merton Council be advised that the principle of the Section 73 application is generally supported and that the Mayor is content for the Council to determine the application in accordance with strategic and local planning policy. The application does not need to be referred back to the Mayor.

Context

1 On 9 December 2013 the Mayor of London received documents from Merton Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has until 19 January 2014 to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for

taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under Category 3D of the Schedule to the Order 2008: *"Development on land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan and which would involve the construction of a building with a floorspace of more than 1,000 sq.m."*

3 Once Merton Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision, as to whether to direct refusal or allow the Council to determine it itself, unless otherwise advised. In this instance the Council need not refer the application back to the Mayor.

4 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The application site is to the west of Wimbledon Town Centre, in the London Borough of Merton, immediately to the south of the Royal Wimbledon Golf Course. The site is to the south of Copse Hill and north of Cottenham Park Road, with Raynes Park Station located approximately 900 metres to the south east of the site.

6 The entire site is approximately 10.12 hectares in size and is characterised by three areas; the former Atkinson Morley Hospital site in the north east portion, the former nurse's accommodation located on The Firs site in the north west portion and the open land located to the south of the above developed portion. It is important to note that the Wolfson Neurological Centre buildings that front onto Copse Hill and sit between the hospital site and The Firs site does not form part of the application site. The area of open land in the southern portion of the site, referred to as 'the lawns' is designated as Metropolitan Open Land (MOL) and as a Site of Importance for Nature Conservation and consists of the former lawns to the hospital interspersed with a large area of semi-natural broadleaved woodland.

7 The existing buildings on the site consist of a range of architectural styles and age. Most notably is the locally listed main building of the former Atkinson Morley hospital which was built in the 19th Century and referred to within as the main hospital building. Over the years, the setting of the building has been altered due to new additions at ground and first floor level and a number of surrounding modern buildings associated with the hospital function. The Firs site in the north west of the site comprises four, three storey, flat roofed blocks of flats built in the 1960s as residential accommodation for nursing staff. Both the hospital and The Firs are now vacant as a result of the relocation of the hospital services to St George's Hospital in Tooting, which was completed in 2003. With the exception of The Firs site, the application site falls within the Copse Hill Conservation Area, with the surrounding area characterised by residential development in the form of two to three storey detached and semi-detached houses dating from 18th and 19th Century.

8 The site is currently subject to the extant planning permission 11/P0346 granted in December 2011, and as amended in February 2012 under planning permission 12/P0537, for the residential redevelopment of the site, comprising the conversion and refurbishment of the former Atkinson Morley Hospital building plus new build to provide 79 residential units, gymnasium, car parking, new access from Copse Hill, landscaping, remodelled and replacement sports facilities and extension to the existing scouts hut in the south west corner of the site. This application was not originally referable to the Mayor under the Town and Country Planning (Mayor of London) Order

2008. This Section 73 application relates only to area of the site occupied by and surrounding the former Atkinson Morley Hospital.

Details of the proposal

9 The Section 73 application proposes the replacement of the approved terrace of eight houses immediately to the south of the main hospital building, with two separate four storey residential buildings to provide thirty residential units. In addition the application proposes the relocation of the front basement car park to the rear of the site to create an extended rear basement structure, the minor reconfiguration of six residential units and the management and leisure suite within the main hospital building and other associated works. The corner of the proposed eastern residential building encroaches on the adjacent area of Metropolitan Open Land and has therefore triggered a referral to the Mayor.

10 With the exception of the above proposals, the remainder of the scheme remains as per the extant planning permissions 11/P0346 and 12/P0537.

Strategic planning issues and relevant policies and guidance

11 The key strategic planning issue in this case is the principle of development on a small portion of Metropolitan Open Land.

12 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the 2011 Merton Core Strategy, the saved policies of 2003 Merton Unitary Development Plan, the London Plan (with 2013 Alterations).

13 The following are also relevant material considerations:

- The National Planning Policy Framework and Technical Guide to the National Planning Policy Framework.
- Draft Merton Sites and policies Development Plan Document.

Principle of development

Metropolitan Open Land

14 Since the vacation of the site and its acquisition by the applicant, the main hospital building has fallen into a state of disrepair. On the granting of the extant planning permission in 2011, the applicant has undertaken remedial works to prevent the main hospital building from deteriorating further, including the removal of some of the unsympathetic extensions to the locally listed building. As a result of the removal of the later additions, it has been possible for the applicant to further assess the current condition of the hospital building and on assessment it has become apparent that significant structural works will be required to restore the building's integrity in order to enable its residential conversion as envisaged by the extant permission. The additional costs represented by these unforeseen works have resulted in the scheme becoming undeliverable in its current approved form and the applicant has revised this element of the scheme to factor in the increased cost, the details of which are set out in paragraph nine and ten of this report.

15 The proposed revisions have also created the opportunity for the applicant to reconsider the relationship between the locally listed hospital building and the southern lawns, designated Metropolitan Open Land (MOL), which would effectively be severed by the approved terrace of eight contemporary houses. The revisions therefore propose to replace the approved terrace of

houses with two separate residential buildings of fifteen units, off-set to either side of the central facade of the hospital building, with a new open courtyard garden between the two blocks. The height of the buildings will be in line with the height of the eaves and parapets of the east and west wings of the main hospital building, to ensure that they remain subservient to the central facade of the hospital. However, as a result of the proposed positioning, the south east corner of the proposed eastern block will partially encroach into the designated MOL by 173.5 sq.m.

16 In accordance with London Plan policy 7.17, the Mayor strongly supports the current extent of MOL, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL. The policy goes further to state that the strongest protection should be given to London's MOL and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt and that essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. Therefore, the relevant test is whether the proposed development will have an adverse effect on the openness of the surrounding area of MOL.

17 The proposed positioning of the residential blocks will provide for a 41-45 metre opening between the two buildings, to enable the creation of a new landscaped courtyard which will provide new open views of the historic central facade of the hospital building when viewed from the area of MOL to the south, which have been previously obscured by unsympathetic extensions and would be completely blocked by the approved row of terraced houses. In addition, the proposed landscaped courtyard will effectively create a new 'green link' between the main hospital building and the MOL, simultaneously enhancing the setting of the locally listed building, the open nature of the adjacent MOL and the wider Copse Hill Conservation Area, when viewed from the south. If the proposed blocks were to have a more central position in order to prevent any incursion into the MOL, approximately sixteen to twenty metres of the listed central facade would be screened by the proposed buildings and the resultant narrower courtyard would make a lesser contribution to the open nature of the MOL. It is considered that this second option would be less beneficial to overall scheme and has also been considered unfavourable by the Council's Design Review Panel during pre-application discussion.

18 In addition to the above, the applicant has expressed a willingness to enter into discussions with the Council to re-provide a comparable amount of land to be designated as MOL to compensate the minor encroachment by the eastern building. The applicant currently proposes that an area of 448.5 sq.m. immediately to the north east of the eastern residential building where the application boundary joins the current MOL boundary, a small strip of land measuring 75 sq.m. immediately to the south of landscaped courtyard and small area of 17 sq.m. to west of the site could be newly designated as MOL. This would effectively result in a net gain of 367 sq.m. of MOL as a result of the revised proposals. Whilst development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate in accordance with London Plan policy 7.17, when considered as part of the wider benefits to the setting of the hospital, the increased open nature of this part of the MOL and the benefits to the wider conservation area as a result of the revised layout, this additional proposed mitigatory measure is welcomed and should be secured in the Section 106 Legal Agreement.

19 In summary, it is considered that while the revised proposals result in a minor encroachment into the MOL, the revised building layout will have an overall positive effect on the open character of the adjacent MOL and the setting of locally listed hospital building by opening up new views that have been previously obscured by modern extensions and that would be completely blocked by the approved building layout and overall represents a positive improvement over the extant planning permission. Therefore, in light of the above special circumstances, the principle of development in the small section of MOL is not considered inappropriate and is accepted in accordance with London Plan policy.

Other comments

Parking

20 The site is not within close proximity to the Transport for London Road Network or the Strategic Road Network. Notwithstanding this, a reduction in the amount of car parking is encouraged, which as a result of the revisions is now proposed at 1.5 spaces per unit which is not compliant with London Plan policy 6.13.

Legal considerations

21 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged or direct the Council under Article 6 of the Order to refuse the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

22 There are no financial considerations at this stage.

Conclusion

23 The key strategic planning issue in this case is the principle of development on a small portion of Metropolitan Open Land. As set out in the above report, very special circumstances have been demonstrated in this case and therefore the principle of the proposed development on a small part of Metropolitan Open Land is not considered inappropriate and is generally supported in accordance with London Plan policy 7.17. Therefore, the Mayor is content for the Council to determine the application in accordance with strategic and local planning policy and does not need to be consulted again on this application.

for further information, contact Development & Projects:

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APPROVED SCHEME WITH 8 HOUSES SOUTH OF MAIN HOSPITAL

NOTE:

- The drawing is to be read in conjunction with all relevant information to be brought to the attention of the Planning Authority before any application is made.
- Do not make any alterations without the written consent of the Planning Authority.
- All ground dimensions in meters.
- The proposed residential development is subject to the provisions of the Planning and Building Acts 2004 and 2006 respectively. The proposed development is subject to the provisions of the Planning and Building Acts 2004 and 2006 respectively. The proposed development is subject to the provisions of the Planning and Building Acts 2004 and 2006 respectively.

Existing building	1
Existing wall	2
Proposed building	3
Proposed wall	4
Proposed floor	5
Proposed roof	6
Proposed ground	7
Proposed garden	8
Proposed path	9
Proposed fence	10
Proposed gate	11
Proposed driveway	12
Proposed parking	13
Proposed car	14
Proposed cycle	15
Proposed tree	16
Proposed shrub	17
Proposed lawn	18
Proposed gravel	19
Proposed concrete	20
Proposed brick	21
Proposed stone	22
Proposed render	23
Proposed plaster	24
Proposed paint	25
Proposed wallpaper	26
Proposed floor covering	27
Proposed ceiling	28
Proposed lighting	29
Proposed heating	30
Proposed cooling	31
Proposed ventilation	32
Proposed drainage	33
Proposed sewer	34
Proposed water	35
Proposed gas	36
Proposed electricity	37
Proposed telephone	38
Proposed internet	39
Proposed satellite	40
Proposed antenna	41
Proposed mast	42
Proposed tower	43
Proposed structure	44
Proposed object	45
Proposed obstacle	46
Proposed hazard	47
Proposed danger	48
Proposed risk	49
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FOR PLANNING

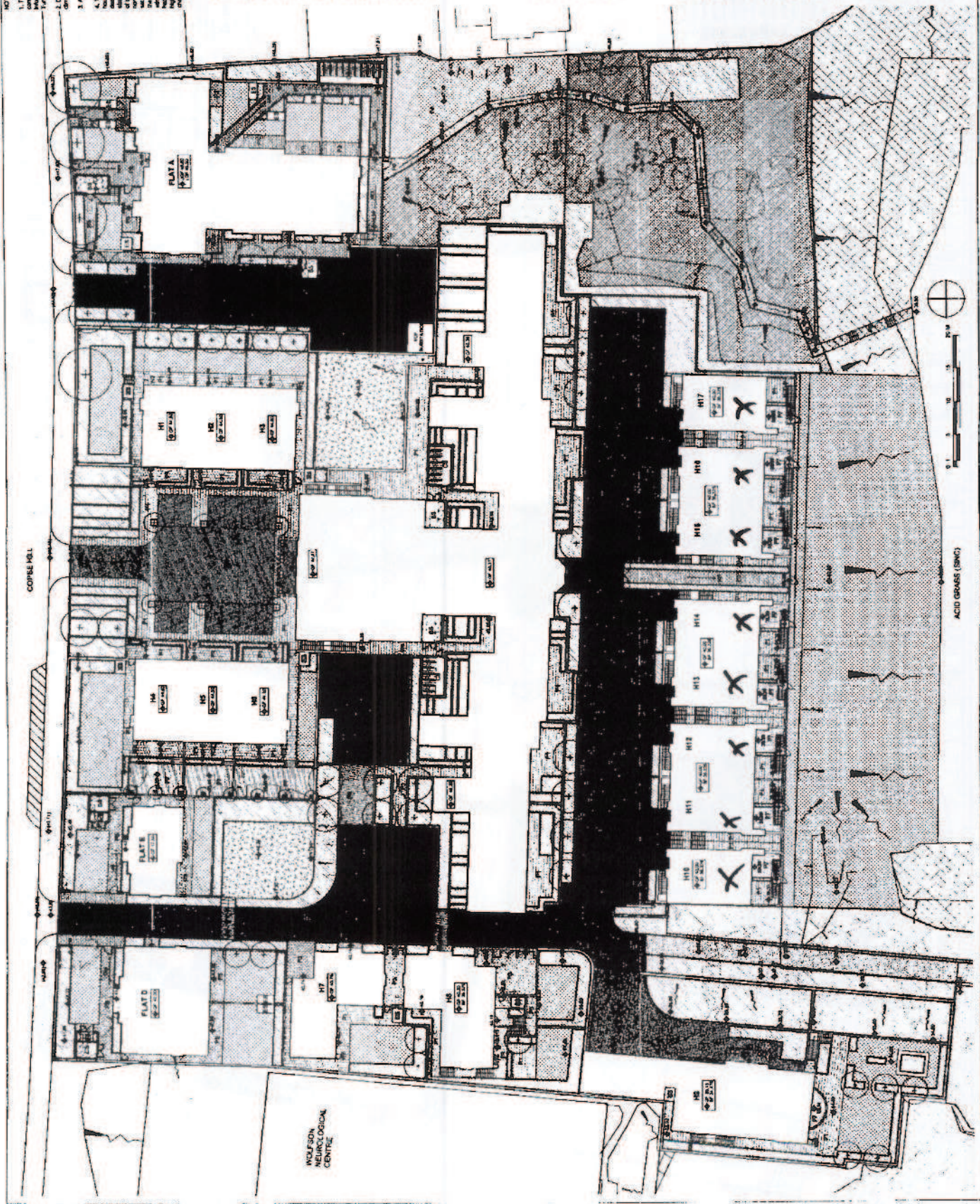
Safety Homes (Central Location)
 Former Addison Hospital
 Landscaping Materials
 Hospital Site

Project No: 1/PO346

Scale: 1:500

Author: [Name]
 Date: [Date]

W100960, 12
 12/06/2011





APPROVED SCHEME WITH 8 HOUSES SOUTH OF MAIN HOSPITAL U110346

- 1. Proposed Buildings
- 2. Existing Buildings
- 3. Proposed Roads
- 4. Existing Roads
- 5. Proposed Footpaths
- 6. Existing Footpaths
- 7. Proposed Landscaping
- 8. Existing Landscaping
- 9. Proposed Parking
- 10. Existing Parking
- 11. Proposed Cycleways
- 12. Existing Cycleways
- 13. Proposed Green Spaces
- 14. Existing Green Spaces
- 15. Proposed Utilities
- 16. Existing Utilities
- 17. Proposed Fences
- 18. Existing Fences
- 19. Proposed Walls
- 20. Existing Walls
- 21. Proposed Gates
- 22. Existing Gates
- 23. Proposed Drains
- 24. Existing Drains
- 25. Proposed Sewers
- 26. Existing Sewers
- 27. Proposed Water Mains
- 28. Existing Water Mains
- 29. Proposed Gas Mains
- 30. Existing Gas Mains
- 31. Proposed Electricity Mains
- 32. Existing Electricity Mains
- 33. Proposed Telephone Mains
- 34. Existing Telephone Mains
- 35. Proposed Cable Mains
- 36. Existing Cable Mains
- 37. Proposed Stormwater Mains
- 38. Existing Stormwater Mains
- 39. Proposed Sewerage Treatment Plant
- 40. Existing Sewerage Treatment Plant
- 41. Proposed Water Treatment Plant
- 42. Existing Water Treatment Plant
- 43. Proposed Sewerage Pumping Station
- 44. Existing Sewerage Pumping Station
- 45. Proposed Water Pumping Station
- 46. Existing Water Pumping Station
- 47. Proposed Sewerage Manholes
- 48. Existing Sewerage Manholes
- 49. Proposed Water Manholes
- 50. Existing Water Manholes
- 51. Proposed Sewerage Pipes
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- 53. Proposed Water Pipes
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- 55. Proposed Sewerage Valves
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- 57. Proposed Water Valves
- 58. Existing Water Valves
- 59. Proposed Sewerage Chambers
- 60. Existing Sewerage Chambers
- 61. Proposed Water Chambers
- 62. Existing Water Chambers
- 63. Proposed Sewerage Inlets
- 64. Existing Sewerage Inlets
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- 71. Proposed Sewerage Connections
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- 74. Existing Water Connections
- 75. Proposed Sewerage Meters
- 76. Existing Sewerage Meters
- 77. Proposed Water Meters
- 78. Existing Water Meters
- 79. Proposed Sewerage Stopcocks
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- 81. Proposed Water Stopcocks
- 82. Existing Water Stopcocks
- 83. Proposed Sewerage Air Valves
- 84. Existing Sewerage Air Valves
- 85. Proposed Water Air Valves
- 86. Existing Water Air Valves
- 87. Proposed Sewerage Pressure Reducing Valves
- 88. Existing Sewerage Pressure Reducing Valves
- 89. Proposed Water Pressure Reducing Valves
- 90. Existing Water Pressure Reducing Valves
- 91. Proposed Sewerage Backflow Preventers
- 92. Existing Sewerage Backflow Preventers
- 93. Proposed Water Backflow Preventers
- 94. Existing Water Backflow Preventers
- 95. Proposed Sewerage Check Valves
- 96. Existing Sewerage Check Valves
- 97. Proposed Water Check Valves
- 98. Existing Water Check Valves
- 99. Proposed Sewerage Gate Valves
- 100. Existing Sewerage Gate Valves
- 101. Proposed Water Gate Valves
- 102. Existing Water Gate Valves
- 103. Proposed Sewerage Butterfly Valves
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- 105. Proposed Water Butterfly Valves
- 106. Existing Water Butterfly Valves
- 107. Proposed Sewerage Plug Valves
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- 111. Proposed Sewerage Ball Valves
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- 115. Proposed Sewerage Globe Valves
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Project Name	U110346
Client	Grantmij
Site Address	South of Main Hospital
Scale	1:500
Date	11/03/11
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]
Discipline	Architecture
Version	2