

PLANNING APPLICATIONS COMMITTEE
20th October 2022

Item No:

UPRN APPLICATION NO.

22/P1940

DATE VALID

22/06/2022

Address/Site Bennetts Courtyard, Watermill Way, SW19 2RW

(Ward) Colliers Wood

Proposal: Erection of roof extensions to the three residential blocks which comprise Bennetts Courtyard to provide 17 x self contained flats (comprising 9 x 1 bed and 8 x 2 bed flats)

Drawing Nos: See Condition 2.

Contact Officer: Tim Lipscomb (0208 545 3496)

RECOMMENDATION

Grant Permission subject to conditions and s.106 legal agreement.

CHECKLIST INFORMATION

- Heads of Agreement: Yes, restrict parking permits, affordable housing commuted sum of £170,000 and Zero Carbon Contribution of (the precise amount to be confirmed)
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes (28/07/2022)
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 655
- External consultations: Yes
- Conservation area: Yes
- Listed building: Bennetts Courtyard is locally listed and adjacent to Listed Buildings
- Controlled Parking Zone: No
- Green corridor – Yes (bordering the site to the south and west)
- Site of importance for nature conservation (SINC) – Yes (bordering the site to the south and west)
- Adjacent to Wandle Valley Regional Park
- Archaeological Priority Zone

- PTAL: 2

1. **INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the number of objections contrary to the officer recommendation.
- 1.2 By way of background, permission was initially granted under application 20/P3364, for a roof top extension at PAC on 29th June 2020 (the extension proposed would have been set in marginally from the edges of the roof and in a contrasting material).
- 1.3 A successful Judicial Review followed and the decision was quashed, as the comments of the Council's Conservation Officer had not been set out for Members when making their decision. The application was reconsidered, with the benefit of the Conservation Officer's comments and the application was refused at PAC on 17th March 2022 for the following reason:
1. *The proposed roof extensions, by reason of their form, design and appearance, would result in a detrimental effect on the character and appearance of the Wandle Valley Conservation Area. The public benefits of the proposed roof extensions, to provide 16 new residential units, are not considered to outweigh the less than substantial harm caused to the significance of this designated heritage asset. Therefore, proposed development is contrary to Sections 12 and 16 of the NPPF 2021, Policies HC1, D3 and D4 of the London Plan 2022 and Policies DM D2, DM D3 and DM D4 of the Sites and Policies Plan 2014.*
- 1.4 The current application is a revision of that refused application and proposes an alternative roof form, with no inset from the edge of the building, with materials to match the existing. Members should consider the visual impact of the building, with note to the comments of the Council's Conservation Officer, and conclude whether the proposal has overcome the previous reason for refusal and whether the proposal is acceptable in its own right in planning terms.

2. **SITE AND SURROUNDINGS**

- 2.1 The site is located within the heritage site known as Merton Abbey Mills in Colliers Wood, and is designated within the Wandle Valley Conservation Area (Sub Area 3: Merton Priory). The wider Merton Abbey Mills site is bounded to the west by the River Wandle, by Merantun Way (a primary arterial road) to the north and by Watermill Way to the east and south. The precinct features a mixture of statutory and locally listed buildings. Within the precinct, there are a range of uses, including pub/restaurants, creative and craft based businesses, retail/service businesses and office spaces.

- 2.2 The site consists of three four storey buildings, arranged on three sides on a communal landscaped area which accommodate 52 flats (25 x 1 bed and 27 x 2 bed). The building is known as 'Bennetts Courtyard' and is locally listed. Two of the buildings are rectangular and the other building is square. The buildings are identified as the East, North and West Block within the submission.
- 2.3 The site has an area of 0.25 hectares (the residential density is currently 208 dwellings per hectare).
- 2.4 At ground level the buildings are linked by a ground floor undercroft, which accommodates 45 car parking spaces. A communal garden is provided on the roof of the undercroft. 78 cycle parking spaces are located within the undercroft.
- 2.5 The East and North Block have commercial use on part of the ground floor at their northern end. Residential accommodation is also provided on the remainder of the ground floor and the floors above.
- 2.6 The buildings are a buff brick with aluminium windows, with a central atrium feature.
- 2.7 The site is located to the south of the historic core of buildings at Merton Abbey Mills which is a collection of former industrial buildings that are in commercial use. The William Morris pub also forms part of this group. (This area forms part of the Wandle Valley Conservation Area). There are two Grade II listed buildings in the vicinity, located to the north; Colour House at Misters Liberty's Print Works (LEN: 1080891) and Wheel House at Misters Liberty's Print Works (LEN: 1193882). The Augustinian Priory of St Mary Scheduled Monument (LEN:1001976) is also located to the north-west.
- 2.8 To the east are seven storey blocks of residential flats.
- 2.9 The site is bordered to the south by a stream which is a tributary to the River Wandle. There are mature trees along either side of the stream. Beyond this are the rear gardens of the semi-detached properties which front Runnymede.
- 2.10 The River Wandle runs along the western side of the site, which again benefits from extensive, mature tree coverage on both banks. Beyond this is a large industrial estate.
- 2.11 The site is part of the wider area of Colliers Wood, which includes a number of large retail stores/ parks to the north east of the site.
- 2.12 Colliers Wood underground station is located approximately 800 metres to the north east.

2.13 The site has the following designations and restrictions:

- Archaeological Priority Zone Tiers 1-3
- Flood Zone 2 and 3
- Wandle Valley Conservation Area
- Wandle Valley Regional Park 400m buffer
- Colliers Wood Town Centre
- PTAL 2
- Adjacent to Wandle Trail Nature Park and Lower River Wandle Site of Importance for Nature Conservation (to the south and west of the site).
- Adjacent to Green Corridor (to the west of the site).

3. **PROPOSAL**

3.1 The proposal is for the erection of a single storey roof extension to all three buildings within the site identified as the East, North and West Block. The scheme would provide 17 new units (9 x 1 bed and 8 x 2 bed).

3.2 Access to the units is via an extension to the existing cores, including an extension of the lift shafts to the new top floor.

3.3 The top floor would be in line with the floors below and it is proposed that the extension would be finished in materials and detailing to match the existing building.

3.4 Windows, balustrades and louvers would be in grey aluminium to match the existing.

3.5 Additional refuse provision and an additional 32 cycle parking spaces will be provided for residents within the buildings undercroft, within existing bin and cycle stores, which would be modified and reconfigured to accommodate the additional requirements, with Sheffield type cycle racks installed. One small additional bin store is proposed within the undercroft area.

3.6 No additional car parking is proposed.

3.7 The accommodation schedule and housing mix would be as follows:

Unit	Type	GIA (sqm)	Private External amenity space (sqm)
West Block			
1	2B/4P	72	0
2	2B/4P	70	0
3	2B/4P	73	0

4	2B/4P	73	0
5	2B/4P	73	0
6	2B/4P	72	0
North/Central block			
7	2B/4P	96	0
8	2B/4P	98	0
Eastern Block			
10	1B/2P	47	0
11	1B/2P	47	0
12	1B/2P	47	0
13	1B/2P	47	0
14	1B/2P	47	0
15	1B/2P	49	0
16	1B/2P	48	0
17	1B/2P	48	0

Housing mix:

1b 2p	8
1b 2p	1
2b 3p	0
2b 4p	8

- 3.8 External amenity space is provided in a communal shared manor, as per the existing building. There is a total of 1880sqm of shared external amenity split between ground and first floor podium level. The 17 new residential units would have access to this communal area (the existing and proposed units would amount to 69 units on site, which would equate to 27.2sqm of amenity space per unit on average. No private external amenity space is proposed.
- 3.9 The density of the proposed development would be 276 dwellings per hectare.
- 3.10 The application is accompanied by a Flood Risk Assessment, which sets out that the proposed development will not result in any increase in impermeable surface areas on site. As such, there will be no significant changes to the runoff regime. A blue roof is proposed to the building.
- 3.11 The application is accompanied by a financial viability assessment which indicates that there would be a negative residual land value and accordingly no affordable housing contribution would be viable. However, notwithstanding this, a one off payment of £170,000 is offered by the applicant to contribute towards off-site affordable housing provision.
- 3.12 The application is accompanied by the following documents:

- Design and Access Statement
- Air Quality Screening Assessment
- Design & Access Statement
- Built Heritage Statement
- Flood Risk Assessment and Surface Water Drainage Strategy
- Letter from EB7 (daylight and sunlight), dated 21st June 2022
- Energy and Sustainability Statement and Updated Sustainability Appraisal
- Noise Impact Assessment
- Draft s.106 agreement
- Transport Statement
- Viability Report.

4. **CONSULTATION**

4.1 655 letters were sent out to adjoining and nearby neighbours and a site notice was displayed on site. 25 letters of representation have been received raising objection on the following grounds:

- The extension is more intrusive than that previously considered.
- The building won the Housing design Awards in 2005 and the extension is not in keeping with the character of the building or the adjacent Merton Abbey Mills Conservation Area and listed Buildings and would damage this historic context.
- Adverse impact on outlook from users of Merton Abbey Mills.
- The building was built at an appropriate height for its context and should not be taller than it already is.
- Overdevelopment
- The new 2020 permitted development rights “right to rise” development laws do not apply to Conservation Areas.
- Materials are inappropriate.
- Concerns over noise and disturbance from construction process if flats below are occupied (also general concern as to the impact on local businesses throughout the construction process).
- Adverse impact on mental health as a result of the construction process.
- Concerns over potential impact on the structural stability of the building.
- Loss of daylight and sunlight to flats below and properties on Runnymede.
- Overlooking to flats below.
- Concerns that an approval may set a precedent for other buildings in the area (and other Conservation Areas across the borough).
- Loss of light to market area and adverse impact on trade as a result.
- The Council should reject the application unless a quantitative daylight analysis demonstrates there are not adverse impacts on usable daylight hours to the cafes (and eating areas), offices and retail units within the Merton Abbey Mills buildings to the north of the site.

- A pedestrian wind comfort and safety assessment should be made to ensure wind speeds do not increase at ground level.
- Query whether new planning rules to protect those working from home have been introduced as a result of the pandemic.
- Potential temporary loss of communal garden throughout construction process.
- If the building is over 18m in height it would require a EWS1 (External Wall Survey) relating to fire regulations. Existing leaseholders should not be forced into a situation where they should be brought into these regulations. Query if legal advice from the Housing Minister has been sought in this regard.
- Query whether infrastructure is sufficient.
- No affordable housing is proposed. Suggest that financial viability argument is scrutinised in this regard.
- Query where any additional cars would park. The common parking spaces would be utilised by the new occupiers.
- Increase in traffic and congestion.
- The proposal is purely profit driven.
- Harm to biodiversity due to development in close proximity to this green corridor and increased overshadowing.
- Increase in light pollution.
- The 'Liberty Works' application for a large building was refused (17/P0390) and this should also be refused for similar reasons.
- Previous applications for increases in height have been refused.
- This area/site is not identified for additional housing in the existing or draft Local Plan.
- Insufficient lift access to accommodate additional flats.
- The Conservation Area Character Assessment sets out that the buildings to the east of Bennetts Courtyard have a negative effect on the historic character of this part of the conservation Area due to their monolithic appearance. This scheme is within the Conservation Area and will have a similar negative impact.
- Occupiers of the building would not have bought the top floor flats if there was a possibility that additional flats would be built above.
- Devaluing of existing flats.
- The plans are deliberately confusing and obscure.
- Increase in litter and vermin.
- The access road cannot cope with the additional pressure of the increase in use as a result of 17 additional units on site.
- There is no urgent need for housing as other areas nearby are being redeveloped.
- The entrance to the block does not accord with MET Police recommendations and is often used by smokers. This may increase with additional units.
- The planning agent refers to the previous planning applications on site as historic but many residents do not agree with that position.
- The sustainability credentials of the proposal cannot be used as a reason for granting permission.
- Increased security concerns as a result of additional units.

4.2 Wandle Valley Forum:

1. Wandle Valley Forum provides support and an independent voice for 140 community groups, voluntary organisations and local businesses and for everyone who shares a passion for the Wandle.

2. We have considered the two options in these planning applications for the upward extension of Bennett's Courtyard in the context of the Wandle Valley Forum Charter (<http://bit.ly/27Yal2m>). This is an important and sensitive site alongside the river and Merton Abbey Mills and lies within Wandle Valley Conservation Area and Wandle Valley Regional Park.

3. The existing building demonstrates the value of the Conservation Area which has required a much higher quality of building than elsewhere in the locality. This is noted in Merton Council's Character Appraisal which identifies that Bennetts Courtyard is designed in a "much more sympathetic and harmonious manner" than neighbouring buildings outside the Conservation Area. It is important that this quality and distinctiveness is retained.

4. We made representations on similar earlier proposals (20/P3364) for the site and welcomed their eventual rejection following an assessment by Merton Council's Conservation Officer that it would be preferable if the proportions of the existing locally listed building in a Conservation Area were not "marred" by an additional floor. It is unfortunate that these views were not properly considered throughout the decision making process. We agree with the views expressed by Merton Council's Planning Applications Committee in refusing this application in March 2022 that "putting up another unit detracts and affects the view of surrounding buildings in the conservation area and the design did not enhance but detracted".

5. The revised plans are no more sympathetic to the Conservation Area and the locally listed building than those refused by Merton Council. Both options will cause a similar level of harm and neither will preserve or enhance the Conservation Area. The impact of the upward extension in both options on the elevation facing the Wandle is particularly harmful. It will disrupt the existing balance between the building and adjacent river which has been carefully considered in the original scheme.

6. It is notable that the Design and Access Statements for both options fail to give any consideration to the key impact of the proposals on views from the Wandle or across the Wandle from the Wandle Trail in their townscape assessments. Further information is required before determination as the onus is on the applicant to address the harm to designated heritage assets.

7. No more detailed information is provided on the impact of either option on shadowing of the Wandle. As the applicant recognises only "minor

amendments have been made to the scheme” and the original proposals included evidence that the upward extension will increase shading of the river. Further information should be required before determination.

8. Any development on this site should also be used to provide public access and a higher quality of public realm between the building and the river.

9. We object to the plans as being in conflict with Merton Local Plan policies CS5, CS14, DM O2, DM D1, DM D2 and DM D3

4.3 Wandle Heritage Ltd

Wandle Heritage Ltd. was founded by the London Borough of Merton in 1985 as a charity responsible for managing and maintaining the Grade II listed Merton Abbey Mills Wheelhouse and its immediate surroundings within the Wandle Valley Conservation Area . We write to object to this proposal on the following grounds:

1. OVERDEVELOPMENT IN A SENSITIVE CONSERVATION AREA. The Conservation Area includes Merton Abbey Mills (the former Liberty silk printing works), the remains of Merton Priory (i.e. the Chapter House foundations, the Merton Abbey Mills Colour House, and the remaining stretches of the Priory precinct wall in Station Road, Windsor Avenue and the Pickle Ditch area), and in addition the present course of the Wandle (through the historic sites of both Liberty’s and William Morris’s works) as well as its original route via Bennett’s Ditch and the Pickle Ditch.

As such the Area defines a complex of heritage attractions which has long been recognised as a key asset to the Borough. *These features and their importance are comprehensively described in the Council’s own Post Consultation Character Appraisal dated February 2007.*

The Character Appraisal pulls no punches in its criticism (p.26) of the “2CV” development, is naturally concerned with the relationship of any new development within the Conservation Area and its potential negative impact, and sets down clear criteria to avoid what it judges to be past mistakes.

The background to this is the development of the “2CV” land neighbouring Merton Abbey Mills in 2001- 2003, which produced a hotel, a fitness club, two fast-food outlets and a number of high-rise residential blocks, in a jarring variety of system-built designs, none of which blend with or reflect the sensitivity of their surroundings, and which fail as a group to achieve any consistency, in a site that could have been a gift to an imaginative architect as what is virtually an “island village”.

Most of these buildings were just outside the defined Conservation Area, though they inevitably impacted upon it; but for the two proposed blocks

that lay within it planning permission was refused, and they were subsequently redesigned as "Bennett's Courtyard" in a much more sympathetic and harmonious manner by specialist conservation architects Fielden Clegg Bradley.

It is not irrelevant that this redesign in fact gained a prestigious architectural award for its achievement in combining pleasant accommodation with sensitive design. The following artist's impression of the original development accurately shows its relationship with its surroundings, and how despite its four storeys it manages to avoid over-dominating its neighbours - something we believe a fifth storey would inevitably do.

Given this background, and the sensitive nature of the site that has been clearly recognised by Merton's own planning department, our objection is that it would be perverse now to allow a roof extension to buildings that were expertly redesigned precisely in order to blend properly with their neighbours at Merton Abbey Mills, and not to over-dominate the skyline to the South of the site. The proposal should therefore be rejected.

2. INAPPROPRIATE SCALE OVERLOOKING THE WANDLE

Huge and successful efforts have been made in recent years to improve the environment of the River Wandle, both by the riparian Councils and the many trusts and voluntary groups (notably the Wandle Valley Forum), who hold this resource as a rare and precious ribbon of countryside in a predominantly urban setting - a community asset of special importance, which any insensitive development can so easily endanger permanently.

It should go without saying that the height of any proposed development immediately on the river bank is a factor that is especially relevant.

In our view, at four storeys Bennett's Courtyard only just avoids over-dominating what is an extremely pleasant rural stretch of the River - the proposal to add a fifth storey we believe would be a tipping point, at which the relationship of the buildings both to the river and to the scale of the surrounding treescape would have an entirely negative visual effect, and should be rejected.

4.4 Merton Green Party (comments in relation to 20/P3364)

Policy CS8 in the council's core planning strategy sets a borough-wide affordable housing target of 40% for developments of 10 or more units. The applicant's application form states that none of the 17 units will be affordable housing. We ask the Council to require that its 40% target be met.

4.5 Internal consultation responses:

4.6 Council's Conservation Officer:

The application in question seeks approval to add an additional storey to 3 no. modern residential blocks at Bennett's Courtyard. The site is located within the Wandle Valley Conservation Area. There are two Grade II listed buildings in the vicinity, located to the north; Colour House at Mistery's Liberty's Print Works (LEN: 1080891) and Wheel House at Mistery's Liberty's Print Works (LEN: 1193882). The Augustinian Priory of St Mary Scheduled Monument (LEN:1001976) is also located to the north-west. The application must be considered against national planning policy as set out in Section 16 of the National Planning Policy Framework and local policies as set out in the Merton Core Strategy, including Policy CS 14 - Design.

Having reviewed the proposals, it is understood that the design and materials for the additional storey would match that of the host building in each case; therefore, there would be minimal additional visual impact, aside from an increase in height. In terms of the increase in height, it is felt that, overall, the proposal would have a neutral impact on the character and significance of the Conservation Area and setting of the listed buildings and adjacent scheduled monument.

I therefore have no objections in principle but would recommend that a condition be applied requiring samples (including a brick sample panel) of the proposed external materials to be approved in writing prior to the commencement of the related works, in order to ensure a good match and preserve the setting and significance of the heritage assets.

4.7 Council's Conservation Officer further comments:

I had not realised that the Bennetts Courtyard application had such an interesting past.

However, to back track, below are my comments on the previous application. I make particular reference to the materials of the proposed additional floor and that they are inappropriate. The materials and the design of the additional floor would not have been an enhancement. Although, I'm not particularly happy about the increase in height, the current proposal which will seamlessly add the additional floor by using the matching brick and carrying through the design of the lower floors. I am of the opinion that it will not be detrimental to the existing building and conservation area.

Previous comments:

"I do not feel that the proposed additional floor is an enhancement to the existing building, the riverside location or the conservation area. Bennetts Courtyard is a well-designed development which complements its historic industrial location. The contrasting materials of the proposed additional floor do not embellish these

buildings but detract from the simple industrial lines which form its character. It would be preferable that the proportions of this development was not marred with an additional floor.”

4.8 Environmental Health (Noise)

Further to your consultation in relation to the above planning application and having considered the information submitted, should you be minded to approve the application then I would recommend the following planning conditions:-

- 1) Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any new plant/machinery shall not exceed LA90-5dB at the boundary with the closest residential property.
- 2) The internal noise criteria together with the glazing façade and ventilation system treatment within the Noise Solutions Ltd, Planning Noise Assessment Report 90743/PNA dated 31st May 2022 shall be implemented to that standard or higher. A post construction compliance assessment shall be submitted prior to first occupancy.
- 3) No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission and monitoring of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of future occupiers and those in the local vicinity.

4.9 Council's Transport Planner (comments in relation to 20/P3364):

As the car parking is managed privately we will not insist on the disabled parking provision. It is for the management company to provide disabled provision as and when required.

4.10 LBM Flood Risk Officer (comments in relation to 20/P3364):

Pre-application comments highlighted the need for safe means of escape to be identified but set out that neither an exception or sequential test would be required as there is no additional footprint created relating to a 'more vulnerable' use (as it is a roof top development).

4.11 LBM Climate Change Officer:

Comments to be provided within modification sheet for Member information.

4.12 LBM Environmental Health (air quality):

Same initial comments for both applications. Are you able to confirm the building energy system and the existence of point sources from the existing development (CHP stack etc.).

I have no issue with the AQA submitted with this application however there is no Air Quality Neutral Assessment. I note that the development is car free so technically the Transport Emissions Benchmark will be met but can't find details of the proposed heating system to gauge building emissions on.

The standard set of AQ conditions would apply in either scenario, will send through on a memo for each app.

Officer response

The applicant has confirmed that there would be no additional gas fired boilers and as such the development would be air quality neutral. Suitable safeguarding conditions are recommended.

4.13 External consultation responses:

4.14 Transport for London

TfL has the following comments:

1. TfL understands that an Active Travel Zone (ATZ) assessment and an accident analysis have now been undertaken. However, it is still unclear how the development will support the Healthy Streets indicators in terms of improving the public realm, reducing car dominance and promoting sustainable and active travel. TfL will support Merton Council should they request a contribution to deliver improvements identified in the 2 ATZ, would support the 10 Healthy Street indicators, and will further encourage active travel, in line with London Plan policy T2

2. A breakdown of the trip generation by mode has now been provided.

3. It is supported that 1 long-stay and 58 short-stay cycle parking spaces will be provided in line with Policy T5 of the London Plan. All cycle parking should be located in a secure, sheltered and accessible location, and should meet design standards set out in Chapter 8 of the London Cycle Design Standards (LCDS).

4. It is supported that 5% of the total provision of cycle spaces will be provided as Sheffield cycle stands to allow for adapted bicycles to safely be secured.

5. TfL understands that the proposed parking provision is unchanged and no justification for the level of parking has been provided. Therefore, TfL still requires the parking provision to be significantly reduced to reflect demand and support the sustainable travel objectives of the LP.

6. Notwithstanding the above, it is welcomed that 20% of the parking spaces will be provide with Electric Vehicle (EV) charging infrastructure. TfL requests additional information to address point 5 prior to being supportive of the planning application

Officer comment

No additional car parking is proposed. Therefore, point 5 above would not be relevant.

4.15 Secured by Design Officer:

Concerns about the entrance lobbies to each block. A local issue is bored young person's congregating in the evenings in stairwells, especially during inclement weather. They cause anti-social behaviour and criminal offences. The residential entrance lobbies should be 'air locked' by a second set of access controlled doors to prevent unauthorised access by tailgating.

A zoned fob controlled system should be installed to control access throughout the blocks including the new units. This can assist with the management of the development and allow access to residents to specific designated areas only. Any trades persons buttons must be disconnected. The fobs should always be encrypted to reduce the risk of them being copied by a third party.

As bicycles and their parts are extremely attractive to thieves, the basement cycle store should have appropriate CCTV coverage to provide identity images of those who enter and activity images within the space. The door of the store should have access control and a locking system operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. The new bicycle storage racks should be secured into concrete foundations, and be of an design that enables cyclists to use at least

two locking points so that the wheels and crossbar are locked to the stand rather than just the crossbar.

4.16 Environment Agency:

Environment Agency Position

We have **no objection** to the proposed development.

Whilst the site is located within Flood Zones 2 and 3, there is no increase in built footprint and no encroachment towards Bunce's Ditch, designated a 'main river'.

The existing building which is being extended upwards is already located in the lowest flood risk area of the site.

Advice to LPA

Sequential Test

In accordance with the NPPF (paragraph 158), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the sequential test has to be applied and whether or not there are other sites available at lower flood risk.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience_.aspx

British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=00000000030299686>

Flood risk issues not within our direct remit

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Provision of and adequacy of a temporary refuge
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

5. RELEVANT PLANNING HISTORY

- 5.1 00/P1879 - REDEVELOPMENT OF THE SITE FOR RESIDENTIAL PURPOSES TOGETHER WITH ANCILLARY CAR PARKING (OUTLINE PLANNING APPLICATION). Grant Outline Planning Permission 07-06-2002
- 5.2 00/P1882 - REDEVELOPMENT OF THE SITE INVOLVING THE ERECTION OF A HEALTH AND FITNESS CENTRE, RESIDENTIAL FLATS, HOTEL AND TWO RESTAURANTS, TOGETHER WITH A CANOPIED EXHIBITION AREA AND ENHANCEMENT OF THE CHAPTER HOUSE; PROVISION OF CYCLE WAY AND PEDESTRIAN FOOTPATH, WORKS TO BENNETTS DITCH AND PROVISION OF ANCILLARY PARKING FOR THE DEVELOPMENT AND FOR THE ADJOINING MERTON ABBEY MILLS (OUTLINE PLANNING APPLICATION). Grant Outline Planning Permission 07-06-2002
- 5.3 01/P2546 - ERECTION OF 3 X 4 STOREY BUILDINGS TO PROVIDE 26 X 1 BED, 21 X 2 BED FLATS AND GROUND FLOOR ACCOMMODATION FOR RETAIL, FOOD & DRINK/RESIDENTIAL AND CRAFT WORKSHOP USES (CLASSES A1, A3/C3 & B1c), ERECTION OF A NEW BRIDGE ACROSS THE RIVER WANDLE, PROVISION OF AN AREA OF LAND WITHIN THE MARKET COMPLEX FOR THE FUTURE DEVELOPMENT OF A "RENUVE" ALTERNATIVE TECHNOLOGY CENTRE, PROVISION OF HARD AND SOFT LANDSCAPING, CYCLEWAY AND PEDESTRIAN FOOTPATH, WORKS TO BENNETTS DITCH, IMPROVEMENTS TO THE ACCESS TO WATERMILL WAY AND PROVISION OF CAR PARKING FOR 55 VEHICLES. Grant Permission Subject to Section 106 Obligation or any other enabling agreement. 07-06-2002

- 5.4 03/P0066 - APPLICATION FOR APPROVAL OF RESERVED MATTERS REGARDING LANDSCAPING FOLLOWING GRANT OF OUTLINE PLANNING PERMISSION REF 00/P1882 - REDEVELOPMENT OF THE SITE INVOLVING THE ERECTION OF A HEALTH AND FITNESS CENTRE, RESIDENTIAL FLATS, HOTEL AND RESTAURANTS. Grant Permission Subject to conditions 21/05/2003.
- 5.5 04/P0424 - REDEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES TOGETHER WITH ANCILLARY CAR PARKING (VARIATION OF CONDITION 18 TO ALLOW PARKING SPACES TO BE USED BY RESIDENTS/OCCUPIERS AND THEIR VISITORS OR BY RESIDENTS/OCCUPIERS AND THEIR VISITORS OF THOSE RESIDENTIAL UNITS FORMING PART OF PLANNING PERMISSION 00/P1882 FOR THE REDEVELOPMENT OF LAND ADJOINING TO THE NORTH AND EAST, FOR FLATS, A HOTEL, HEALTH AND FITNESS CLUB AND RESTAURANTS) OUTLINE PLANNING APPLICATION. Grant Permission Subject to conditions 22/03/2004.
- 5.6 05/P0978 - APPLICATION TO VARY CONDITION 1 OF PLANNING PERMISSION REFERENCE 00/P1882 FOR:- REDEVELOPMENT OF THE SITE INVOLVING THE ERECTION OF A HEALTH AND FITNESS CENTRE, RESIDENTIAL FLATS, HOTEL AND TWO RESTAURANTS, TOGETHER WITH A CANOPIED EXHIBITION AREA AND ENHANCEMENT OF THE CHAPTER HOUSE; PROVISION OF CYCLE WAY AND PEDESTRIAN FOOTPATH, WORKS TO BENNETTS DITCH AND PROVISION OF ANCILLARY PARKING FOR THE DEVELOPMENT AND FOR THE ADJOINING MERTON ABBEY MILLS; TO EXTEND THE TIME PERIOD FOR THE SUBMISSION OF DETAILS IN RESPECT OF THE CANOPIED EXHIBITION AREA AND ENHANCEMENT OF THE CHAPTER HOUSE TO 30 SEPTEMBER 2005 FROM 7 JUNE 2005. Grant Permission Subject to conditions 11/05/2005.
- 5.7 20/P3364 - IMPORTANT: You are being notified again as the decision of the Council to grant permission has been quashed by the Courts following a legal challenge on grounds pertaining to an omission of the Council's Conservation Officer in the officers' report to Committee. The decision has to be taken again. The application will therefore be reconsidered with an updated officer report. The application under consideration remains unaltered and is for the following: Erection of roof extensions to the three residential blocks which comprise Bennett's Courtyard to provide 15 self-contained flats (5 one bedroom and 10 two bedroom). Refuse Permission 20-06-2022 for the following reason:
1. *The proposed roof extensions, by reason of their form, design and appearance, would result in a detrimental effect on the character and appearance of the Wandle Valley Conservation Area. The public benefits of the proposed roof extensions, to provide 16 new residential units, are not considered to outweigh the less than substantial harm caused to the significance of this designated*

heritage asset. Therefore, proposed development is contrary to Sections 12 and 16 of the NPPF 2021, Policies HC1, D3 and D4 of the London Plan 2022 and Policies DM D2, DM D3 and DM D4 of the Sites and Policies Plan 2014.

- 5.8 22/P2151 - ERECTION OF A SINGLE STOREY ROOF EXTENSION TO THE THREE BLOCKS THAT COMPRISE BENNETTS COURTYARD TO PROVIDE 14 RESIDENTIAL PROPERTIES, OF WHICH SEVEN ARE ONE BED AND SEVEN ARE TWO BED, ASSOCIATED CYCLE PARKING AND REFUSE STORAGE. Pending decision
- 5.9 There are a number of other applications with the Merton Abbey Mills site but these are not directly relevant to the current proposal.
- 5.10 Adjacent to the site:
- 5.11 19/P0390 - DEMOLITION OF TEMPORARY PAVILLIONS AND ERECTION OF A PART 4 PART 5 STOREY BUILDING TO CREATE OFFICE SPACE (CLASS B1A) AND GROUND UNITS FOR USE WITHIN CLASS A1 (RETAIL), CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES), CLASS A3 (CAFES AND RESTAURANTS) AND CLASS B1A (OFFICES) (AMENDED PROPOSALS - THE LATEST AMENDMENTS WOULD PROVIDE FOR GREATER FLEXIBILITY FOR USE OF THE GROUND FLOOR). Refuse Permission 11-06-2018 for the following reason:
1. *The proposed development, by reason of its height, scale, form, design and appearance, would result in material harm to the character and appearance of the Wandle Valley Conservation Area (Sub-Area 3) and would result in an inappropriate relationship with the smaller neighbouring historic buildings, contrary to Policies DMD1, DMD2, DMD3 and DMD4 of the Sites and Policies Plan 2014, Policy CS14 of the Core Planning Strategy 2011, Policies 7.4, 7.5, 7.6 and 7.8 of the London Plan 2016 and Section 12 of the National Planning Policy Framework 2012.*

6. POLICY CONTEXT

The key policies of most relevance to this proposal are as follows:

- 6.1 National Planning Policy Framework (2019)
5. Delivering a sufficient supply of homes
 8. Promoting healthy and safe communities
 9. Promoting sustainable transport
 11. Making effective use of land
 12. Achieving well-designed places
 14. Meeting the challenge of climate change, flooding and coastal change
 16. Conserving and enhancing the historic environment

6.2 London Plan 2021:

D1 London's form, character and capacity for growth
D2 Infrastructure requirements for sustainable densities
D3 Optimising site capacity through the design-led approach
D4 Delivering good design
D5 Inclusive design
D6 Housing quality and standards
D7 Accessible housing
D8 Public realm
D11 Safety, security and resilience to emergency
D12 Fire safety
D14 Noise
HC1 Heritage conservation and growth
H1 Increasing housing supply
H2 Small sites
H10 Housing size mix
G6 Biodiversity and access to nature
G7 Trees and woodlands
SI 1 Improving air quality
SI 2 Minimising greenhouse gas emissions
SI 3 Energy infrastructure
SI 4 Managing heat risk
SI 5 Water infrastructure
SI 7 Reducing waste and supporting the circular economy
SI 8 Waste capacity and net waste self-sufficiency
SI 13 Sustainable drainage
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T6.1 Residential parking
T7 Deliveries, servicing and construction

6.3 LDF Core Planning Strategy (July 2011)

CS8 Housing Choice
CS9 Housing Provision
CS11 Infrastructure
CS13 Open space, nature conservation, leisure and culture
CS14 Design
CS15 Climate Change
CS16 Flood Risk Management
CS17 Waste Management
CS18 Active Transport
CS20 Parking, Servicing and Delivery

6.4 Sites and Policies Plan and Policies Map (July 2014)

DM H2 Housing mix
DM O2 Nature Conservation, Trees, hedges and landscape features
DM D2 Design considerations in all developments
DM D3 Extensions and alterations to existing buildings

DM D4 Managing heritage assets
DM EP2 Reducing and mitigating noise
DM EP3 Allowable solutions
DM F1 Support for flood risk management
DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
DM T1 Support for sustainable transport and active travel
DM T2 Transport impacts of development
DM T3 Car parking and servicing standards
DM T5 Access to the Road Network

6.5 Other guidance:

DCLG Technical Housing Standards - Nationally Described Space Standard 2016
London Sustainable Design and Construction - SPG 2014
London Character and Context SPG - 2014
GLA Guidance on preparing energy assessments - 2018
Merton's Design SPG 2004
LB Merton - Draft Sustainable Drainage (SUDS) Design and Evaluation Supplementary Planning Document (SPD) 2018
The Mayor's Air Quality Strategy – 2010
London Housing SPG – 2016
London Town Centres SPG – 2014
London Affordable Housing and Viability SPG – 2017
London Play and Informal Recreation SPG – 2012
Accessible London: achieving an inclusive environment SPG – 2014
GLA Guidance on preparing energy assessments – 2018
Merton's Development Viability SPD (2017-2018) – Consultation draft
London Development Agency's Inclusive Design Toolkit – web based resource
SPG Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment - 2014.

7. **PLANNING CONSIDERATIONS**

7.1 Key Issues for consideration

7.1.1 The key issues in the assessment of this planning application are:

- Principle of development
- Need for additional housing and residential density
- Housing mix
- Affordable Housing
- Design and impact upon the character and appearance of the area and Conservation Area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport, highway network, parking and sustainable travel
- Refuse storage and collection

- Fire Safety
- Safety and Security considerations
- Sustainable design and construction
- Flooding and Drainage
- Air quality
- Biodiversity
- Response to issues raised in objection letters

7.2 Principle of development

7.2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

7.2.2 The proposal would provide 17 residential units within a relatively sustainable location and is considered to be acceptable in principle subject to compliance with the relevant policies of the Development Plan.

7.2.3 The site is within the Wandle Valley Conservation Area, wherein development should preserve or enhance the character and appearance of the Conservation Area.

7.2.4 Officers consider that the principle of development is acceptable, subject to consideration against the policies of the Development Plan.

7.3 Need for additional housing and residential density

7.3.1 Housing Targets

7.3.2 The National Planning Policy Framework requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

7.3.3 Provision of housing

7.3.4 Policy H1 of the London Plan 2021 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.

7.3.5 Policy H1 of the London Plan 2021 has set Merton a ten-year housing target of 9,180 new homes. The proposal would make a valuable contribution to meeting that target and providing much needed new housing.

7.3.6 The proposal to provide a partly residential use to this site is considered to respond positively to London Plan and Core Strategy planning policies to increase housing supply and optimise sites.

7.3.7 Merton's five year land supply

7.3.8 Merton currently does not have a five-year supply of deliverable housing. It is therefore advised that members should consider this position as a significant material consideration in the determination of planning applications proposing additional homes.

7.3.9 Where local planning authorities cannot demonstrate a five year supply of deliverable housing sites, relevant decisions should apply the presumption in favour of sustainable development. This means that for planning applications involving the provision of housing, it should be granted permission unless:

- the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse effect of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

7.3.10 The scheme would therefore make a valuable contribution towards the Council's housing stock.

7.3.11 Density

7.3.12 Policy D3 of the new London Plan requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

7.3.13 The proposed development would have a density of 276 dwellings per hectare (compared to the existing 208 dwellings per hectare).

7.3.14 New London Plan, Policy D6 sets out that:

“Development proposals must make the most efficient use of land and be developed at the optimum density. The optimum density of a development should result from a design-led approach to determine the capacity of the site. Particular consideration should be given to:

1. the site context
2. its connectivity and accessibility by walking and cycling, and existing and planned public transport (including PTAL)

3. the capacity of surrounding infrastructure”

7.3.15 The London Plan 2021 does not include a density matrix as it does not necessarily provide a consistent means of comparing proposals. Density has been measured and monitored in London over recent years in units per hectare (u/ha). Average density across London of new housing approvals in the monitoring year 2015/16 was 154 u/ha with the highest average density being recorded in Tower Hamlets at 488 u/ha. However, comparing density between schemes using a single measure can be misleading as it is heavily dependent on the area included in the planning application site boundary as well as the size of residential units. Planning application boundaries are determined by the applicant. These boundaries may be drawn very close to the proposed buildings, missing out adjacent areas of open space, which results in a density which belies the real character of a scheme. Alternatively, the application boundary may include a large site area so that a tall building appears to be a relatively low-density scheme while its physical form is more akin to schemes with a much higher density.

7.3.16 Therefore, whilst density is a material consideration, it is not the overriding factor as to whether a development is acceptable. The potential for additional residential development is better considered in the context of its bulk, scale, design, sustainability, the impact upon neighbouring amenity, living standards for prospective occupants and the desirability of protecting and enhancing the character of the area and the relationship with surrounding development. A planning assessment of the above criteria will be discussed throughout this committee report for member consideration when determining the planning considerations of the scheme.

7.4 Housing mix

7.4.1 New London Plan Policy H12 and associated planning guidance promotes housing choice and seeks a balance of unit sizes in new developments.

7.4.2 Policy DM H2 sets out that residential development proposals will be considered favourably where they contribute to meeting the needs of different householders such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the borough level indicative proportions concerning housing mix.

7.4.3 The supporting text to the policy explains that there has been a disproportionate provision of smaller homes compared to larger homes: 84% of dwellings completed in the borough between April 2000 and March 2011 consisted of 1 or 2 bedroom units.

7.4.4 The supporting text to the policy sets out borough level indicative proportions which are as follows:

Number of bedrooms	Percentage of units
One	33%
Two	32%
Three+	35%

7.4.5 The mix is informed by a number of factors, including Merton's Strategic Housing Market Assessment 2010.

1b 2p	8
1b 2p	1
2b 3p	0
2b 4p	8

7.4.6 The current scheme proposes the following mix: 1 bed (53%), 2 bed (47%).

7.4.7 The new London Plan advises that boroughs should not set prescriptive dwelling size mix requirement but that the housing mix should be informed by the local housing need.

7.4.8 Policy H12 Housing size mix of the new London Plan sets out all the issues that applicants and boroughs should take into account when considering the mix of homes on a site. Boroughs should not set policies or guidance that require set proportions of different-sized (in terms of number of bedrooms) market or intermediate units to be delivered. The supporting text to Policy H12 sets out that such policies are inflexible, often not implemented effectively and generally do not reflect the optimum mix for a site taking account of all the factors set out in part A of Policy H12. Moreover, they do not necessarily meet the identified need for which they are being required; for example, larger units are often required by boroughs in order to meet the needs of families but many such units are instead occupied by sharers.

7.4.9 The housing mix proposed has been dictated in part by the layout of the existing building below. However, it is noted that the scheme includes 2b/4p flats which may be suitable for some degree of family occupation. The proposed housing mix of this flatted development is considered to reflect the needs of the area and no objection is raised in this regard.

7.5 Affordable Housing

7.5.1 The Council's policy on affordable housing is set out in the Core Planning Strategy, Policy CS8. For schemes providing over ten units, the affordable housing target is 40% (of which 60% should be social rented and 40% intermediate), which should be provided on-site.

7.5.2 In seeking this affordable housing provision LMB will have regard to site characteristics such as site size, site suitability and economics of provision such as financial viability issues and other planning contributions.

7.5.3 The Mayor's SPG on affordable housing and viability (Homes for Londoners) 2017 sets out that:

"Applications that meet or exceed 35 per cent affordable housing provision, by habitable room, without public subsidy, provide affordable housing on-site, meet the specified tenure mix, and meet other planning requirements and obligations to the satisfaction of the LPA and the Mayor where relevant, are not required to submit viability information. Such schemes will be subject to an early viability review, but this is only triggered if an agreed level of progress is not made within two years of planning permission being granted (or a timeframe agreed by the LPA and set out within the S106 agreement)...

... Schemes which do not meet the 35 per cent affordable housing threshold, or require public subsidy to do so, will be required to submit detailed viability information (in the form set out in Part three) which will be scrutinised by the Local Planning Authority (LPA)."

7.5.4 These requirements are reflected in the New London Plan, which states that:

"to follow the Fast Track Route of the threshold approach, applications must meet all the following criteria:

- 1.meet or exceed the relevant threshold level of affordable housing on site without public subsidy,
- 2.be consistent with the relevant tenure split (Policy H7 Affordable housing tenure),
- 3.meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant,
- 4.demonstrate that they have taken account of the strategic 50 per cent target in Policy H5 Delivering affordable housing and have sought grant where required to increase the level of affordable housing beyond 35 per cent."

7.5.5 Provided that the scheme meets the 35% provision, meets the tenure split set out in policy CS8 and demonstrates that the developer has engaged with Registered Providers (RPs) and the LPA to explore the use of grant funding to increase the proportion of affordable housing, then the proposal could be dealt with under the Mayor's Fast Track Route, which would not require the submission of additional viability information.

7.5.6 The application is accompanied by a financial viability assessment which indicates that the proposal would not be able to deliver any on-site affordable housing or a commuted sum and remain financially viable.

7.5.7 Under the previous application, 20/P3364, the submitted assessment was scrutinised by independent financial viability assessors, employed by the Council, who scrutinised the submission and concluded that the scheme could not provide any on-site affordable housing but could contribute a commuted sum of £71,425 and remain viable.

7.5.8 However, in order to avoid the lack of certainty that a financial clawback mechanism within the s.106 legal agreement, the applicant has offered a commuted sum of £170,000, which is substantially in excess of what is likely to be secured through any clawback mechanism (based on the comments from the viability assessor on the previous application) and as such officers conclude that this offer would be advantageous to the Council and would secure a definitive commuted sum for affordable housing purposes.

7.5.9 The current application is under review by another third party independent adviser and formal comments will be included in the modifications sheet.

7.6 Design and impact upon the character and appearance of the area and Conservation Area

7.6.1 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. London-wide planning policy advice in relation to design is found in the new London Plan in Policies D3 (Optimising site capacity through the design-led approach) and D4 (Delivering Good Design). These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

7.6.2 Policy DM D2 seeks to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Policy DM D4 seeks to ensure that development within Conservation Areas either preserves or enhances their character/appearance and also seeks to protect heritage assets. Core Planning Policy CS14 supports these SPP Policies.

7.6.3 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. The following considerations should be taken into account when determining planning applications.

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent

with their conservation; The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

7.6.4 According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

7.6.5 Sites and policies plan policy DM.D4 requires that:

b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.

7.6.6 The legislative framework can be found in Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

“66.— General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission [...] for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

72.— General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

7.6.7 Merton Abbey Mills is an enclave of historically significant buildings related to the historic mill use. Generally, the buildings are low level (one and two storeys in height). More recent development to the south and southeast of the site is at a greater scale, with buildings up to 6/7 storeys in height. The application site accommodates buildings of 4 storeys in height.

7.6.8 The Wandle Valley Conservation Area Sub-Area 3 Character Assessment (Post Consultation Draft 2007) describes the buildings on site as follows:

“More recent development to the south of Merton Abbey Mills is also predominantly of brick and although architecturally of a contemporary design it reflects the character of the conservation area in terms of the scale and massing of the buildings and also the design of the fenestration which reflects the more industrial character of the buildings at Merton Abbey Mills.”

7.6.9 In relation to the existing buildings on the application site, Bennetts Courtyard, the Assessment sets out:

“The new residential development, Bennetts Courtyard, to the South of Merton Abbey Mills has been identified as making a positive contribution to the character and appearance of the conservation area is considered to merit inclusion on the Council’s non-statutory local-list.”

In terms of negative features, the Character Assessment identifies the modern buildings to the south of the application site as harmful to the setting of the Conservation Area:

“The new residential development immediately to the east of the conservation area to the south of Merantun Way is of a rather monolithic in appearance and does not relate to the existing character of the area in terms of its architectural appearance. Although not itself within the conservation area it does have a negative impact on the historic character of this part of the conservation area.

7.6.10 Similarly the new hotel and fitness centre to the east of the Merton Priory Scheduled Ancient Monument does not relate to the character of the nearby conservation area in terms of its built form, scale, size and materials used in its construction and has a negative impact on the setting of the conservation area to the west.”

7.6.11 It is important that the scheme respects the impact on the character, appearance and setting of the Conservation Area and in particular, the historic core of buildings within Merton Abbey Mills.

7.6.12 It is of note that the scheme for the existing buildings on site was the overall winner of the 2005 Housing Design Awards and winner of the 2005 Medium Housebuilder Award and are Locally listed buildings.

7.6.13 The existing flatted blocks were originally constructed in the early 2000s and particular care was taken to ensure that the bulk and massing respected the lower rise nature of Merton Abbey Mills. The flatted buildings form a ‘book-end’ to the historic enclave with the tallest

buildings being located the furthest away from the lower level historic buildings. Whilst it is acknowledged that the proposed development would increase the height of the existing buildings, officers consider that the extension has been designed in a sympathetic manner to appear unobtrusive.

7.6.14 Officers acknowledge that assessing design and impact on heritage assets is a subject matter for each individual and was subject of lengthy discussion by Members of the planning committee previously. Officers consider that the integrated approach to the design of the roof top extension is a more appropriate design choice that is more consistent with industrial character and appearance of the original building, especially when compared to the previous refusal (which had the extension set in from the edges of the building and contrasting materials). The current proposal has been reviewed by the Council's Conservation Officer, in conjunction with the Council's Interim Conservation Officer, who both conclude that there would be minimal additional visual impact, aside from an increase in height. In terms of the increase in height, it is felt that, overall, the proposal would have a neutral impact on the character and significance of the Conservation Area and setting of the listed buildings and adjacent scheduled monument.

7.6.15 Officers note the concerns raised in representations relating to the impact on the character of the existing building and Conservation Area but it is concluded that the rooftop extension would be a well-designed, modest addition which would not appear visually overpowering in local views and would satisfactorily preserve the character of the existing buildings, setting of adjacent listed buildings, Conservation Area and wider area.

7.6.16 The previous application was refused due to the impact on the character and appearance of the Conservation Area. The Council's Conservation Officer raised some concern with the previous proposal but does not identify any harm associated with the current proposal due to the matching materials and the fact that the additional floor continues the architectural form of the floor below.

7.6.17 Therefore, Officers conclude that the impact on the character and appearance of the Conservation Area would be acceptable, as set out above.

7.6.18 Members are required to consider the proposed development, taking into account the relevant material planning considerations as outlined within this report and bearing in mind the duty to consider the special regard to be made to preserving the building or its setting, or any features of special architectural or historic interest which it possesses and to consider the special attention that should be paid to the desirability of preserving or enhancing the character or appearance of that area.

7.7 Impact on neighbouring amenity

7.7.1 SPP policy DM D2 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 loss of light, quality of living conditions, privacy, visual intrusion and noise.

7.7.2 Privacy and overlooking

7.7.3 The proposed rooftop extensions would not result in any greater level of overlooking or intervisibility between properties than the current layout. The concerns of existing top floor occupiers is noted and it is acknowledged that there would be views over to these new flats and views from the new flats. However, the layout would replicate the relationship that exists at the lower floors currently and given the separation distances between blocks, officers consider that an objection on this basis could not be reasonably substantiated.

7.7.4 Loss of light, shadowing and visual intrusion

7.7.5 The additional floor would have a similar massing to the floors below and would effectively result in a similar relationship to the flats on the lower floors as currently exists between floors. However, officers acknowledge that the additional floor would have some marginal increased impact in terms of daylight/sunlight and outlook on the floors below.

Vista House

7.7.6 The adjacent building, Vista House, has a number of windows to the western elevation facing the application site, although the main outlook for Vista House is to the north and south. Given that a number of the windows on this elevation are serving dual aspect rooms, the impact on daylight and sunlight to this building is considered acceptable.

Runnymede

7.7.7 The properties along Runnymede are sufficiently separated from the proposed rooftop extension that whilst there would be some views of the development, it would not result in material harm to amenity.

Bennetts Courtyard

7.7.8 In terms of the impact on the existing flatted properties at Bennetts Courtyard, the orientation of the Bennetts Courtyard properties results in them maintaining an open aspect to the south such that sky visibility is not directly blocked by the extension scheme. There would be some marginal loss of morning and evening sun but not to the extent that it would amount to material harm to amenity.

7.7.9 The proposal is not considered to result in material harm to residential amenity.

7.8 Standard of Accommodation

- 7.8.1 Policy D6 of the London Plan states that housing developments should be of the highest quality internally and externally. New residential development should ensure that it reflects the minimum internal space standards (specified as Gross Internal Areas).
- 7.8.2 All units would meet or exceed the minimum GIA requirements of the London Plan.
- 7.8.3 Policy DMD2 of the Adopted Sites and Policies Plan (2014) states that developments should provide for suitable levels of sunlight and daylight and quality of living conditions for future occupants.
- 7.8.3 The majority of units proposed are dual aspect with some single aspect units in the central parts of the blocks. However, this layout is similar to the existing layout below and light levels to the proposed properties would be similar to those in the existing flats on site.
- 7.8.4 Policy S4 of the London Plan deals with the provision of children's playspace. The policy sets out that: "Off-site provision, including the creation of new facilities or improvements to existing provision, secured by an appropriate financial contribution, may be acceptable where it can be demonstrated that it addresses the needs of the development whilst continuing to meet the needs of existing residents. This is likely to be more appropriate for the provision of play facilities for older children, who can travel further to access it, but should still usually be within 400 metres of the development and be accessible via a safe route from children's homes."
- 7.8.5 In terms of amenity space provision, given the extensive communal space associated with the existing buildings, there would be no justification in planning terms to require any additional provision of outdoor amenity space.

7.9 Transport, highway network, parking and sustainable travel

- 7.9.1 Policy T6 of the London Plan states that Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport. At a local level Policy CS20 requires developers to demonstrate that their development will not adversely affect on-street parking or traffic management. Policies DMT1-T3 seek to ensure that developments do not result in congestion, have a minimal impact on existing transport infrastructure and provide suitable levels of parking.
- 7.9.2 The Council's Transport Planner have considered the proposals and raise no objection as the proposal is unlikely to have a significant impact on the adjoining public highway.

- 7.9.3 Watermill Way is a no parking zone with double yellow lines along both sides of the road. Private residential parking areas are provided in relation to the existing buildings. A pay and display car park (operated and managed privately) is located to the northeast in relation to the existing food court. Unrestricted on-street car parking is located to the south of the site including on Runnymede.
- 7.9.4 It is noted that Watermill Way is a private road and therefore controlled by the management company on-site rather than the Council, as Highway Authority. Therefore, parking and access within the site is handled by the management company. A number of objections have focussed on the issues of car parking and access concerns as a result of additional parking pressure created by the additional units.
- 7.9.5 In planning policy terms, the London Plan sets out maximum provision and in Outer London PTAL 2 areas the maximum parking provision is one space per unit.
- 7.9.6 Currently there are 52 residential units on site and 45 car parking spaces (a ratio of 0.86 spaces per unit). The current proposal would result in 69 units on site (a ratio of 0.65 spaces per unit). Officers conclude that the limited parking demand could be adequately managed on site and would not warrant a refusal in planning terms.
- 7.9.7 The provision of cycle parking would meet the requirements of the London Plan and no objection is raised on this basis.
- 7.9.8 The scale of the development is unlikely to result in trip generation which would have a significant impact on highway capacity.
- 7.9.9 Whilst the concerns raised in representations are noted, there is no reasonable planning basis to refuse the application based on highway or servicing arrangements and the proposal is considered to comply with the relevant development plan policies.
- 7.10 Refuse storage and collection
- 7.10.1 Policies SI 8 and SI 10 of the London Plan and policy CS 17 of the Core Strategy requires details of refuse storage and collection arrangements.
- 7.10.2 A storage area for refuse has been indicated on the ground floor, which provides suitable access to residents and for the transportation of refuse for collection. It is considered this arrangement would be acceptable and a condition requiring its implementation and retention will be included to safeguard this.
- 7.11 Fire Safety

7.11.1 In terms of fire safety, the London Plan sets out, in the supporting text to Policy D12, that “fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that development proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage, taking into account the diversity of and likely behaviour of the population as a whole.”

7.11.2 As set out above, officers advise that the issue of fire safety is a consideration under the building regulations. However, officers note that the application includes a Fire Strategy, which indicates that matters of fire safety have been considered in the proposed development. The proposed development will be subject to Building Regulations relating to fire safety and therefore, this matter would be considered in its entirety, at that stage.

7.12 Safety and Security considerations

7.12.1 Policy DMD2 sets out that all developments must provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles.

7.12.2 The comments of the Secured by Design Officer have been carefully considered. However, the existing entrance arrangements are considered sound and would not provide an area for concealment to the extent that the building should be redesigned.

7.12.3 The proposal is considered to be acceptable in terms of safety and security considerations.

7.13 Sustainable design and construction

7.13.1 London Plan policies SI 2 to SI 5 and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.

7.13.2 As per CS policy CS15, major residential developments are required to achieve a 35% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. The applicant has provided information to set out that a carbon offset contribution would not be required as the development will achieve net-zero carbon emissions on site. This has yet to be verified by the Council's Climate Change officer and a combination of a planning condition and S106 requirement would safeguard the Council's position and avoid delay in the determination of the application. This matter will be reported to members at the meeting.

7.13.3 Subject to conditions, the proposal is considered to be acceptable in terms of sustainable design and construction.

7.14 Flooding and Drainage

7.14.1 New London Plan policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage), Core Planning Strategy policy CS16 and SPP policies DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.

7.14.2 The proposed development would be "More Vulnerable" and the NPPF flood risk vulnerability of the site will remain unchanged post-development

7.14.3 The risk of the proposed development increasing flood risk elsewhere is considered negligible.

7.14.4 The proposed development will not result in any increase in impermeable surface areas on site. As such, there will be no significant changes to the runoff regime, rate or volumes post-development. London Plan Policy recommends SuDS should be implemented where practical and reasonable - small-scale SuDS measures such as blue roofs are considered in the SUDS strategy.

7.14.5 Following the guidelines contained within the NPPF, the proposed development is considered to be suitable assuming appropriate mitigation (including adequate warning procedures and means of escape) can be maintained for the lifetime of the development (this matter can be secured by way of condition)

7.14.5 Officers conclude that subject to condition, to ensure these measures are employed, that the proposed development would be acceptable in terms of flooding, drainage and runoff.

7.15 Air quality

7.15.1 Planning Policy DM EP4 of Merton's Adopted Sites and Policies plan (2104) seeks to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on people, the natural and physical environment in Merton. The policy states that to minimise pollutants, development:

- a) Should be designed to mitigate against its impact on air, land, light, noise and water both during the construction process and lifetime of the completed development.

b) Individually or cumulatively, should not result in an adverse impact against human or natural environment. London Plan policy SI 1 (Improving Air Quality) recognises the importance of tackling air pollution and improving air quality to London's development and the health and wellbeing of its people. In accordance with the aims of the National Air Quality Strategy, the Mayor's Air Quality Strategy seeks to minimise the emissions of key pollutants and to reduce concentration to levels at which no, or minimal, effects on human health are likely to occur. To meet the aims of the National Air Quality Objectives, the Council has designated the entire borough of Merton as an Air Quality Management Area (AQMA).

7.15.2 The Council's Environmental Health Service has reviewed the proposals and raises no objection subject to a condition to ensure that dust and emissions are controlled throughout the construction process. Subject to this condition, officers raise no objection.

7.16 Biodiversity

7.16.1 The site is directly adjacent to a Green Corridor and Site of Nature Conservation Importance. The development itself would not encroach onto this area but concerns have been raised by residents regarding light to the riverside area. It is acknowledged that there may be some marginal overshadowing of the riverside area but the additional roof extension is modest in terms of the overall scale and bulk of the buildings and officers conclude that an objection could not be reasonably substantiated on this basis.

7.16.2 The submission of Construction Method Statement will ensure that storage of materials or equipment/plant ensures that there is no encroachment into the SINC and Green Corridor (this matter can be secured by way of condition).

7.17 Response to issues raised in objection letters

7.17.1 The majority of issues raised in the objection letters have been addressed in the body of the report. However, in addition, the following response is offered:

- There would be some marginal overshadowing to Merton Abbey Mills, however, this impact would be marginal and it is noted that there are no formal requirements in relation to the impact of daylight and sunlight on commercial uses such as cafes, shops and the market in general from new development that would be applicable.
- The proposal does have the potential to cause disturbances throughout the construction process. Whilst this cannot reasonably form a reason for refusal officers recommend that conditions are imposed to minimise this impact where possible.

- Issues relating to the structural stability of the application are not material planning considerations but would be considered under the Building Regulations.
- The addition of one additional floor to these buildings would not result in such a high building as to warrant further submissions in terms of wind modelling.
- Issues relating to fire safety are primarily addressed at the Building Regulations stage and therefore whether the proposal would result in the building being subject to a EWS1 (External Wall Survey) relating to fire regulations is not a material planning consideration.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **Conclusion**

9.1 The principle of residential development is considered to be acceptable.

9.2 The proposal would provide additional housing units, for which there is an on-going need. The proposal is considered to be a modest and relatively discrete addition to the existing flatted blocks, which would replicate existing relationships with other nearby flats and which would preserve the character and appearance of the Conservation Area. For the reasons set out above in this report, it is concluded that the proposal would be acceptable in planning terms.

10. **RECOMMENDATION**

Grant planning permission subject to s106 agreement securing the following:

- Restrict parking permits.
- Affordable housing commuted sum £170,000
- A suitable carbon off set contribution in the event that CO2 reductions fail to meet the zero emissions target.
- The developer agreeing to meet the Council's costs of preparing [including legal fees] the Section 106 Obligations.

And the following conditions:

1. A1 Time limit
2. A2 Approved Plans
3. B1 External Materials to be Approved

4. The development shall be carried out in accordance with the measures set out in the submitted Fire Statement, dated 14/09/2022, carried out by Bureau Veritas.
5. C07 Refuse & Recycling (Implementation)
6. D10 External Lighting
7. H07 Cycle Parking to be implemented
8. H10 (Construction vehicles, washdown facilities, etc)
9. H13 (Construction Logistics Plan)
10. Non Standard Condition. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.
Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy 14 (22.17) of Merton Core Strategy: Design, and Strategic Objectives 2 (b) and 5 (f); and the London Plan.
11. Non Standard Condition. Prior to the first occupation of the development hereby approved a Secured by Design final certificate shall be submitted to and approved by the Local Planning Authority.
Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy 14 (22.17) of Merton Core Strategy: Design, and the London Plan.
12. Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any new external plant/machinery shall not exceed LA90-5dB at the boundary with any residential property.
Reason: To protect the amenities of future occupiers and those in the local vicinity.
13. Due to the potential impact of the surrounding locality on the development the recommendations to protect noise intrusion into the dwellings as specified in the ALN Acoustic Design, Noise Impact Assessment Report J0504_R01, dated November 2020,

must be implemented as a minimum standard for the development.

Reason: To protect the amenities of future occupiers and those in the local vicinity.

14. No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period. The Statement shall provide for:
- hours of operation
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities
 - measures to control the emission of noise and vibration during construction.
 - measures to control the emission of dust and dirt during construction/demolition
 - a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of future occupiers and those in the local vicinity.

15. Construction Management Plan, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated

Reason: To protect the amenities of future occupiers and those in the local vicinity.

16. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To ensure that the development would not result in a deterioration of air quality.

17. 1. Prior to the commencement of development, including demolition, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include:
- a) An Air quality management plan that identifies the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the site preparation, demolition, and groundwork and construction phases of the development. To include continuous dust monitoring.
 - b) Construction environmental management plan that identifies the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and other air emissions resulting from the site preparation, demolition, and groundwork and construction phases of the development.
2. The development shall not be implemented other than in accordance with the approved scheme, unless previously agreed in writing by the Local Planning Authority.
- Reason: To ensure the development does not raise local environment impacts and pollution.

18. No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions in accordance with those outlined in the approved documents, and wholesome water consumption rates of no greater than 105 litres per person per day.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources.

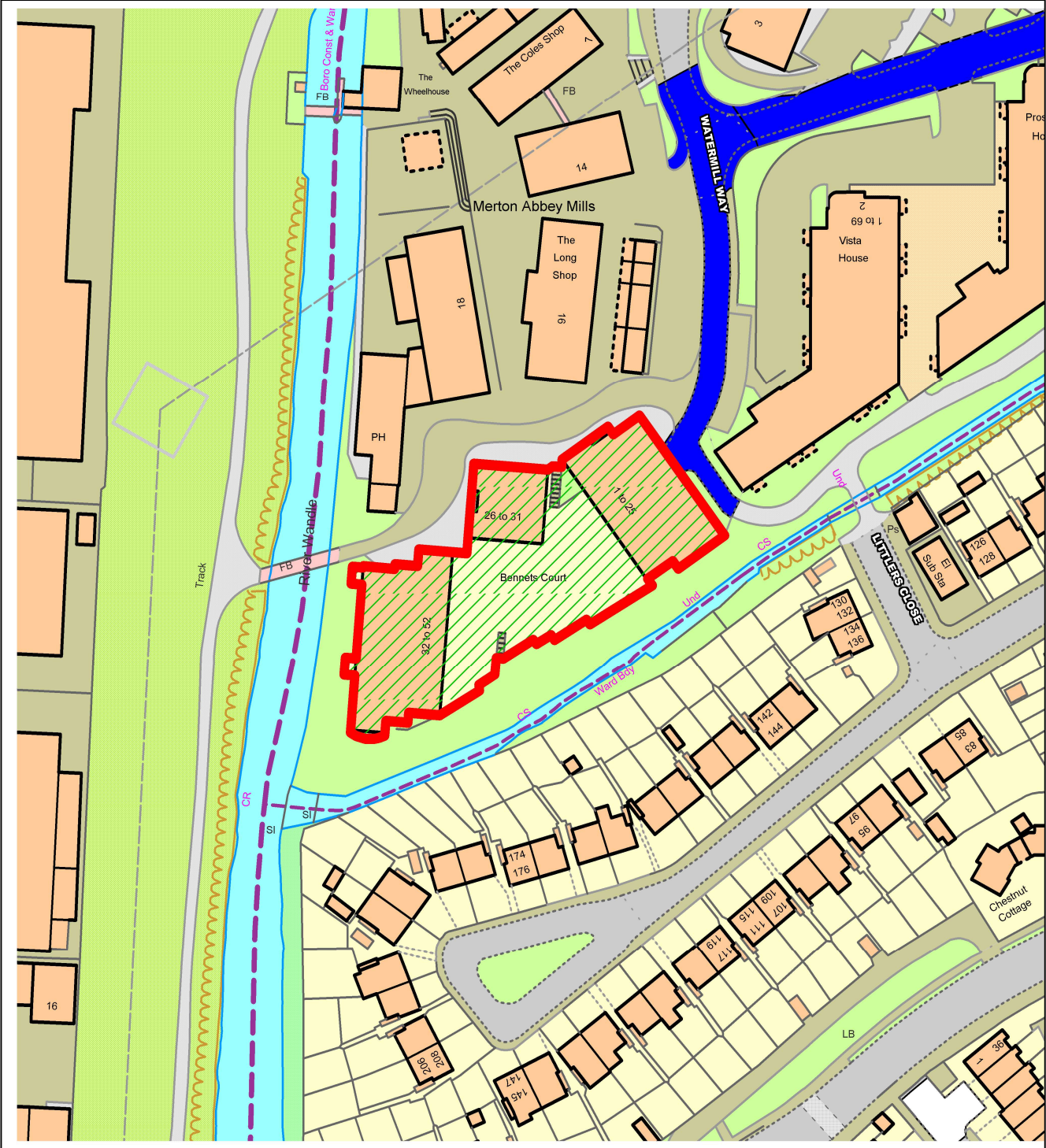
Informatives:

1. Carbon emissions evidence requirements for post construction stage assessments must provide: 'As Built' SAP Compliance Reports and detailed DER and TER worksheets for the as built development. The output documents must be based on the 'as built' stage of analysis and must account for any changes to the specification during construction. The outputs must be dated and include the accredited energy assessor's name and registration number, the assessment status, plot number and development address. OR, where applicable: A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs; AND Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation. AND, where the developer has used SAP 10 conversion factors: The completed Carbon Emissions Reporting

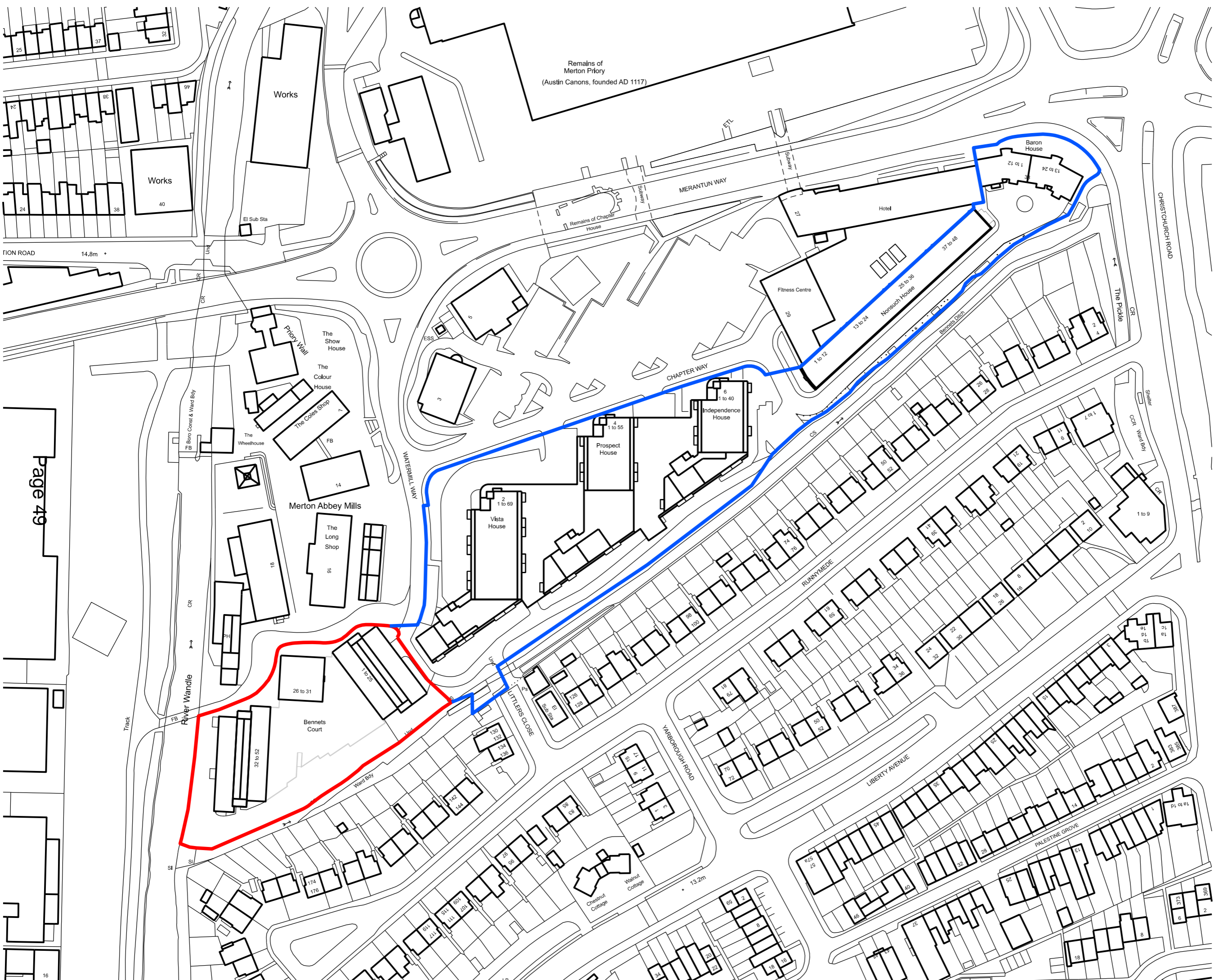
Spreadsheet based on the 'As Built' SAP outputs. AND, where applicable: MCS certificates and photos of all installed renewable technologies.

2. Water efficiency evidence requirements for Post Construction Stage assessments must provide:
 - Documentary evidence representing the dwellings 'As Built'; detailing:
 - the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
 - the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; AND:
 - Water Efficiency Calculator for New Dwellings; OR
 - Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'
3. INF 15 Discharge conditions prior to commencement of work
4. INF 20 Street naming and numbering
5. INFORMATIVE: No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
6. NPPF Note to Applicant – approved schemes
7. Informative: Flood Risk Activity Permit Under the Environmental Permitting (England and Wales) Regulations 2016, you must submit plans to the Environment Agency and apply for a Flood Risk Activity Permit if you want to do work:
 - In, over or under a main river
 - Within 8m of the bank of a main river, or 16m if it is a tidal main river (check the location of main rivers here)
 - Within 8m of any flood defence structure or culvert on a main river, or 16m on a tidal main river Flood risk activities can be classified as: Exclusions, Exemptions, Standard Rules or Bespoke. These are associated with the level of risk your proposed works may pose to people, property and the environment. Further guidance on applying for flood risk activity permits can be found on the following link <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits>.

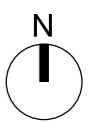
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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Location Plan

Drawing Number	Revision
WP-0730-A-BC-000-P-00	A


Scale @ A3	Revision Date
1:1250	29-04-2022

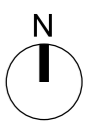
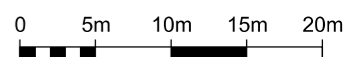
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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Block Plan
Bennets Court

Drawing Number	Revision
WP-0730-A-BC-001-P-00	A


Scale @ A3	Revision Date
1:500	29-04-2022

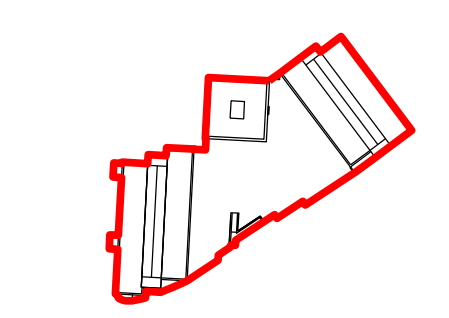
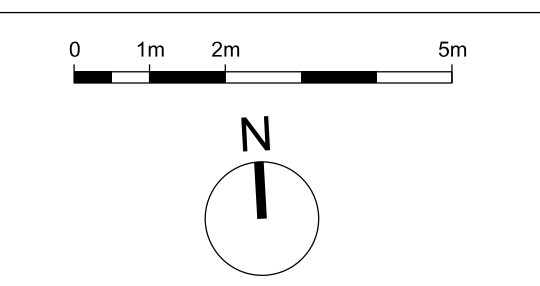
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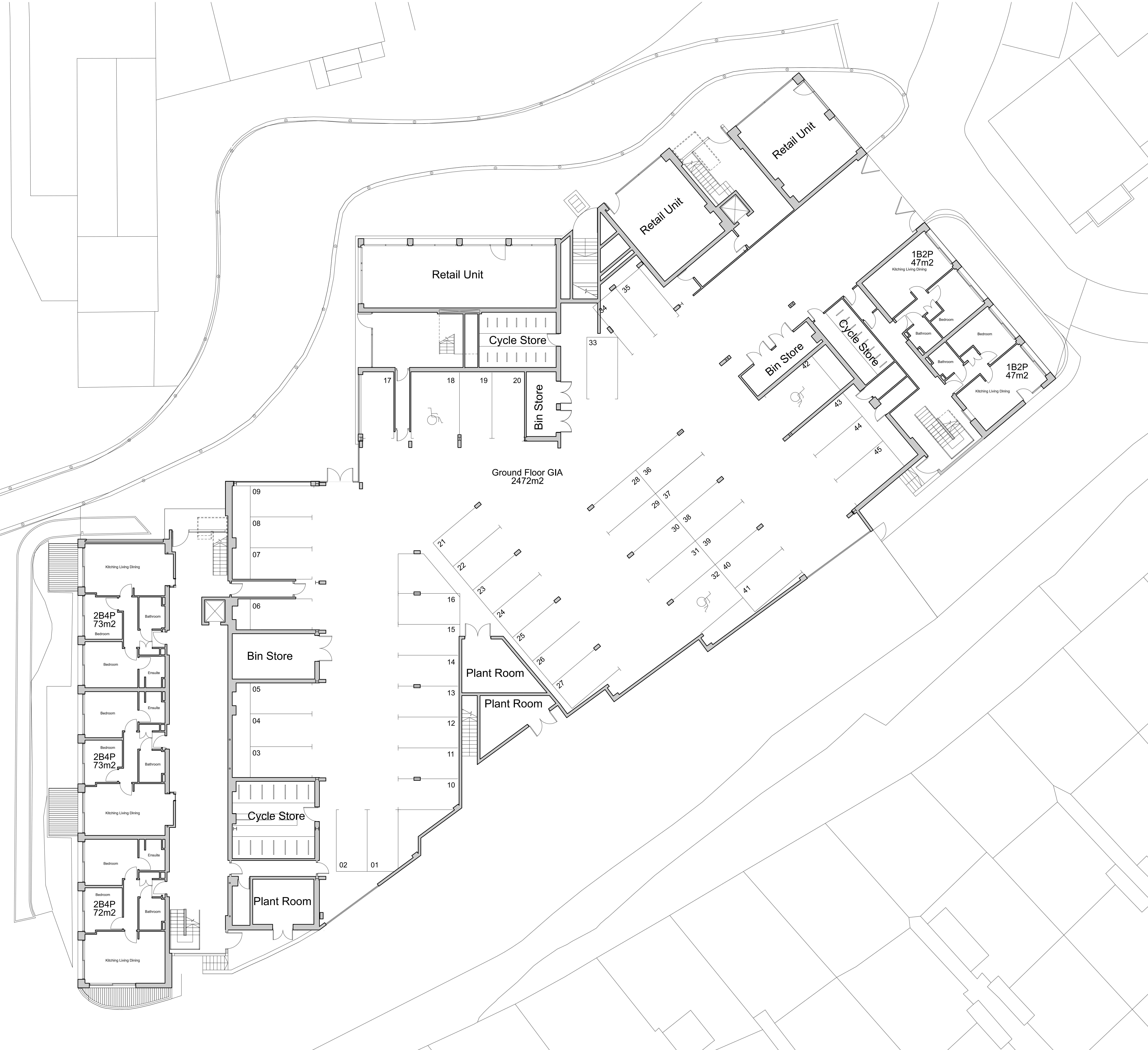
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Ground Floor GIA
2472m²

Kitchen Living Dining

2B4P
73m²

Bedroom

Bedroom

Bedroom

2B4P
73m²

Bedroom

Bedroom

2B4P
72m²

Bedroom

Kitchen Living Dining

09

08

07

06

Bin Store

05

04

03

Cycle Store

02

01

Plant Room

Retail Unit

Cycle Store

17

18

19

20

Bin Store

21

22

23

24

25

26

27

16

15

14

Plant Room

13

12

11

10

Plant Room

Retail Unit

Retail Unit

Retail Unit

33

34

35

Bin Store

42

Cycle Store

43

44

45

1B2P
47m²

Kitchen Living Dining

Bedroom

Bedroom

1B2P
47m²

Kitchen Living Dining

Bedroom

Bedroom

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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Ground Floor Plan

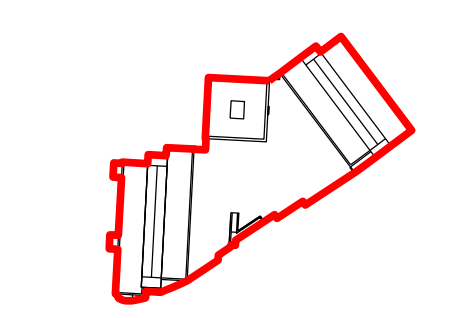
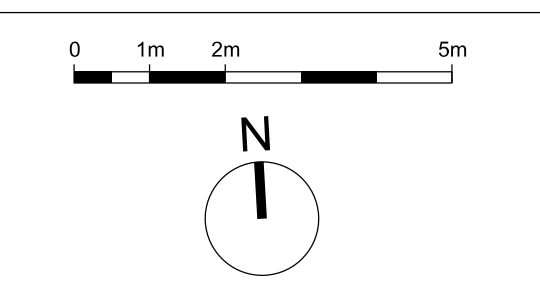
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WP-0730-A-BC-0100-P-00	A

Scale @ A0	Revision Date
1:100	29-04-2022

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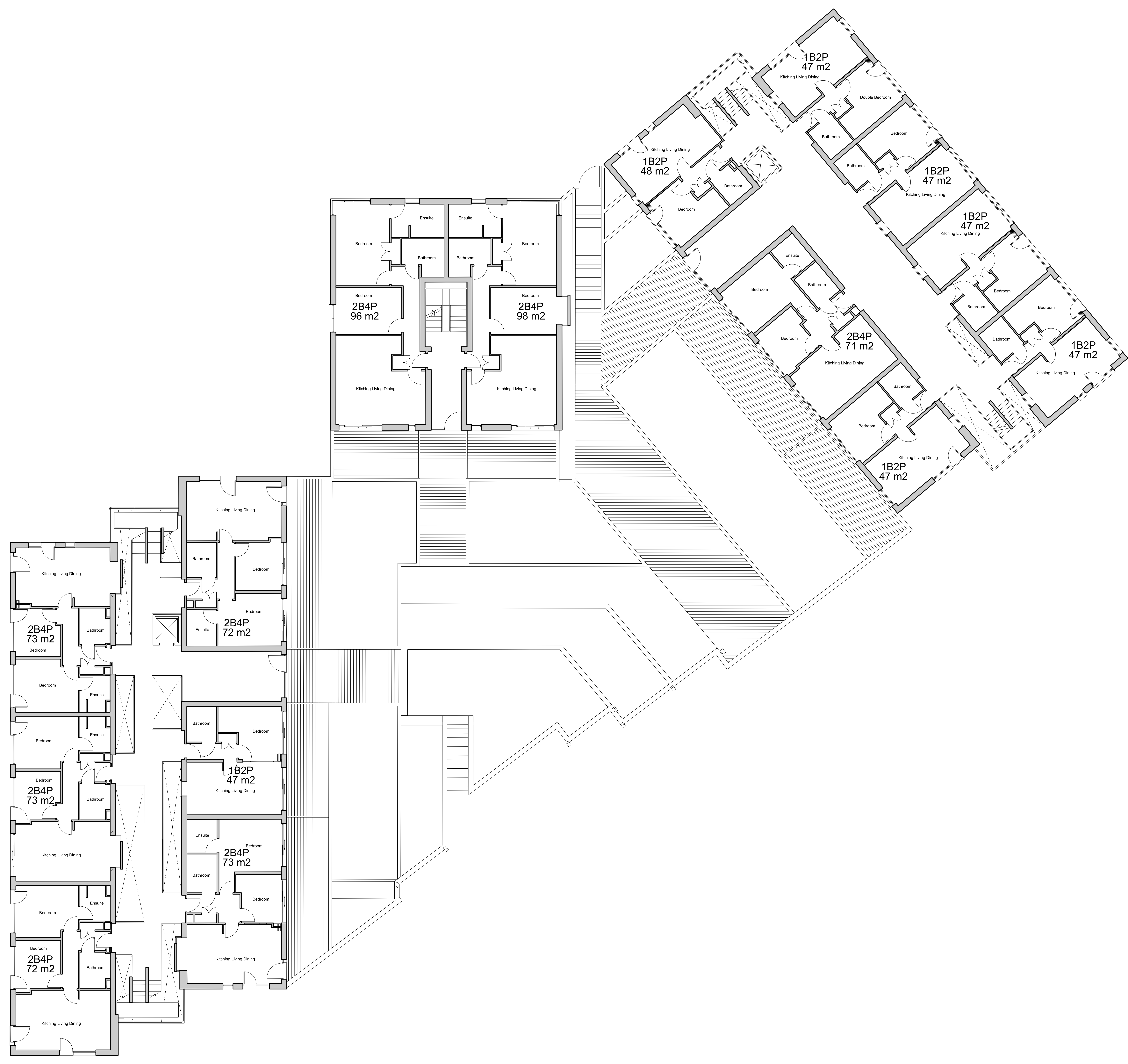
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Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing First Floor Plan

Drawing Number	Revision
WP-0730-A-BC-0101-P-01	A


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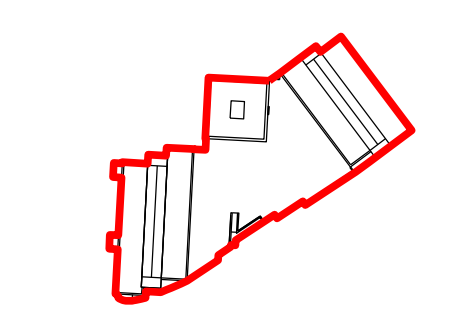
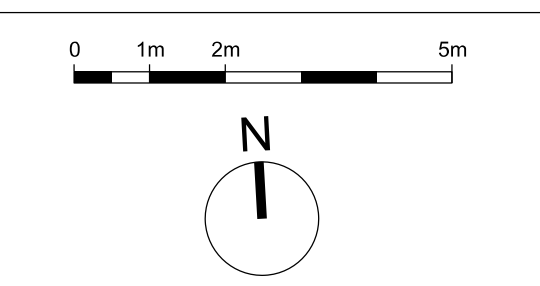
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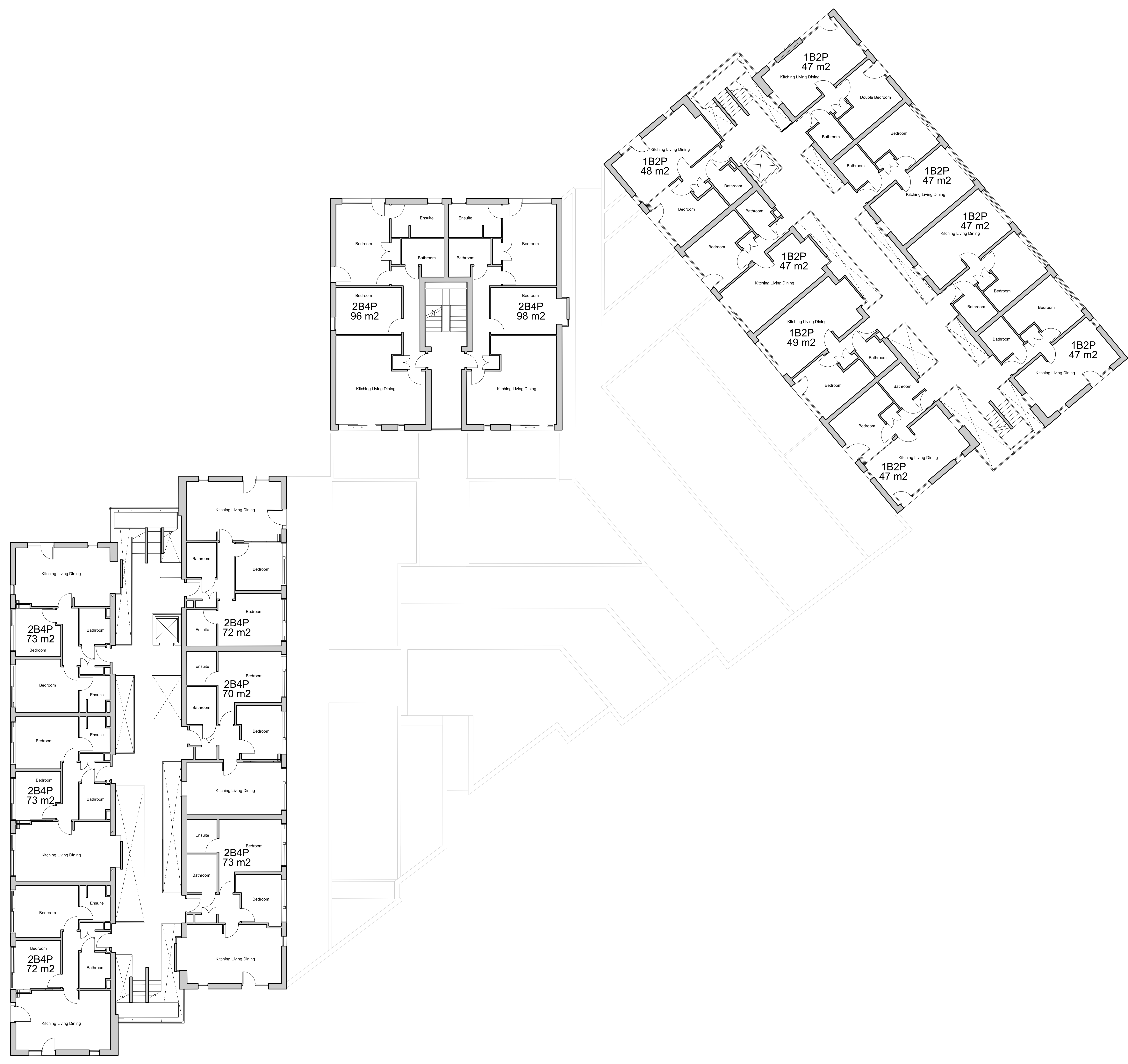
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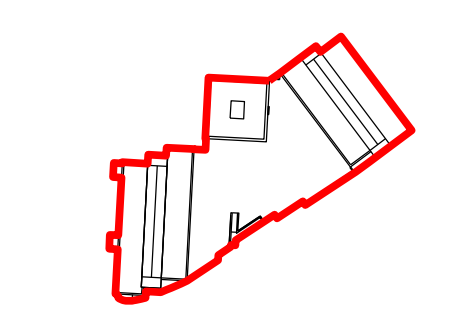
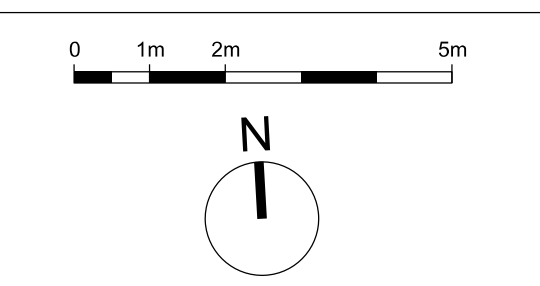
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Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard	
Existing Second Floor Plan	
Drawing Number	Revision
WP-0730-A-BC-0102-P-02	A
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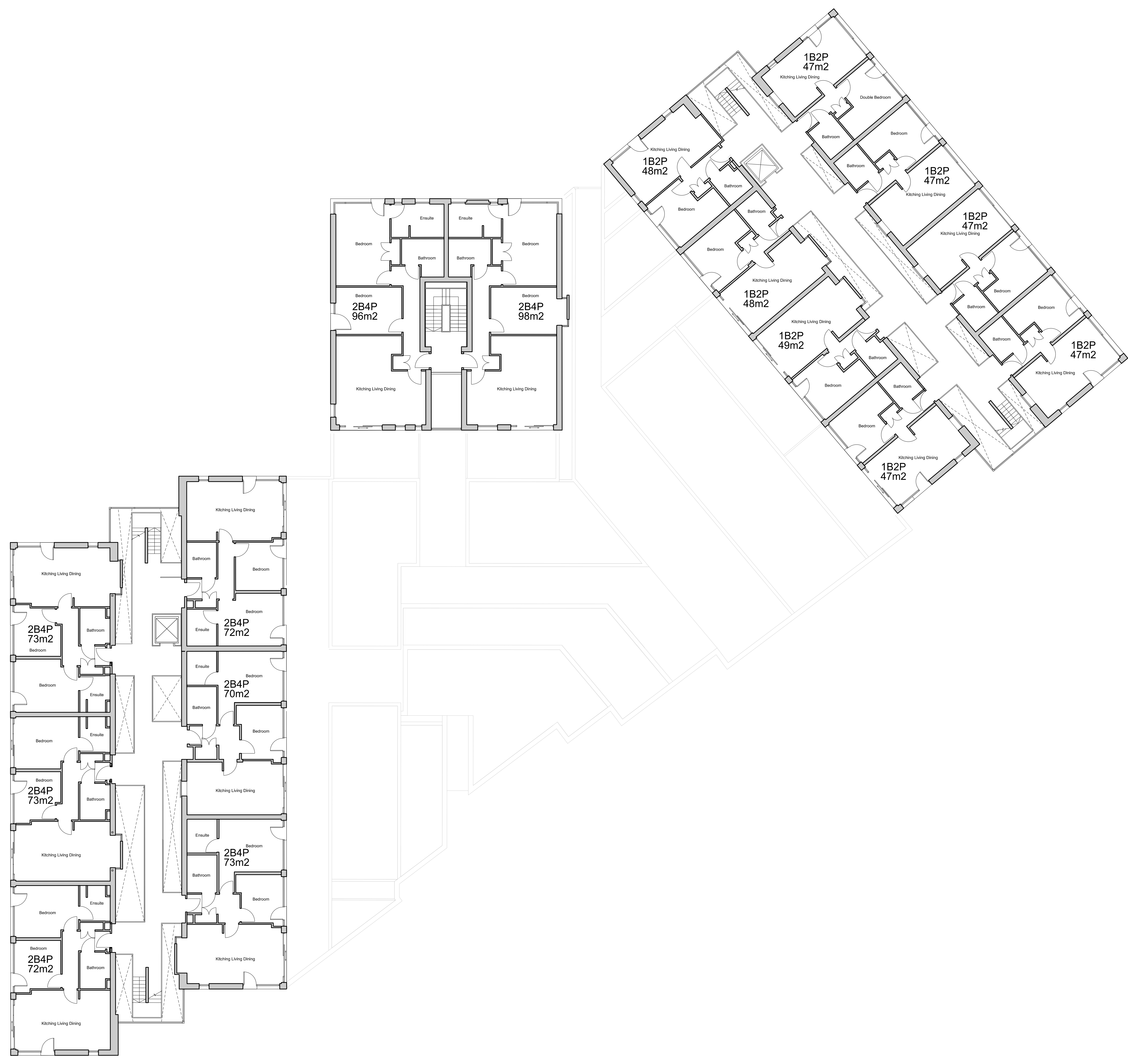
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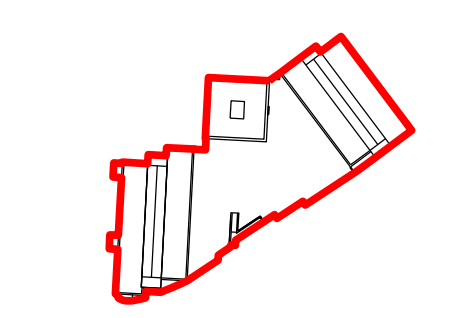
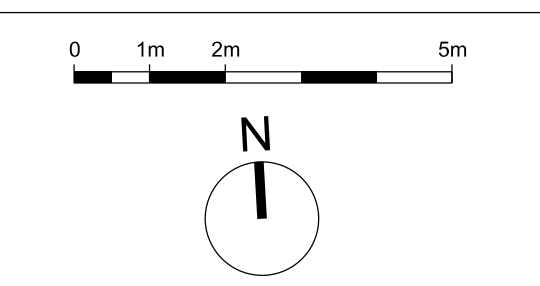
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Project	
Bennets Courtyard	
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Drawing Title	
Bennets Courtyard	
Existing Third Floor Plan	
Drawing Number	Revision
WP-0730-A-BC-0103-P-03	A
Scale @ A0	Revision Date
1:100	29-04-2022
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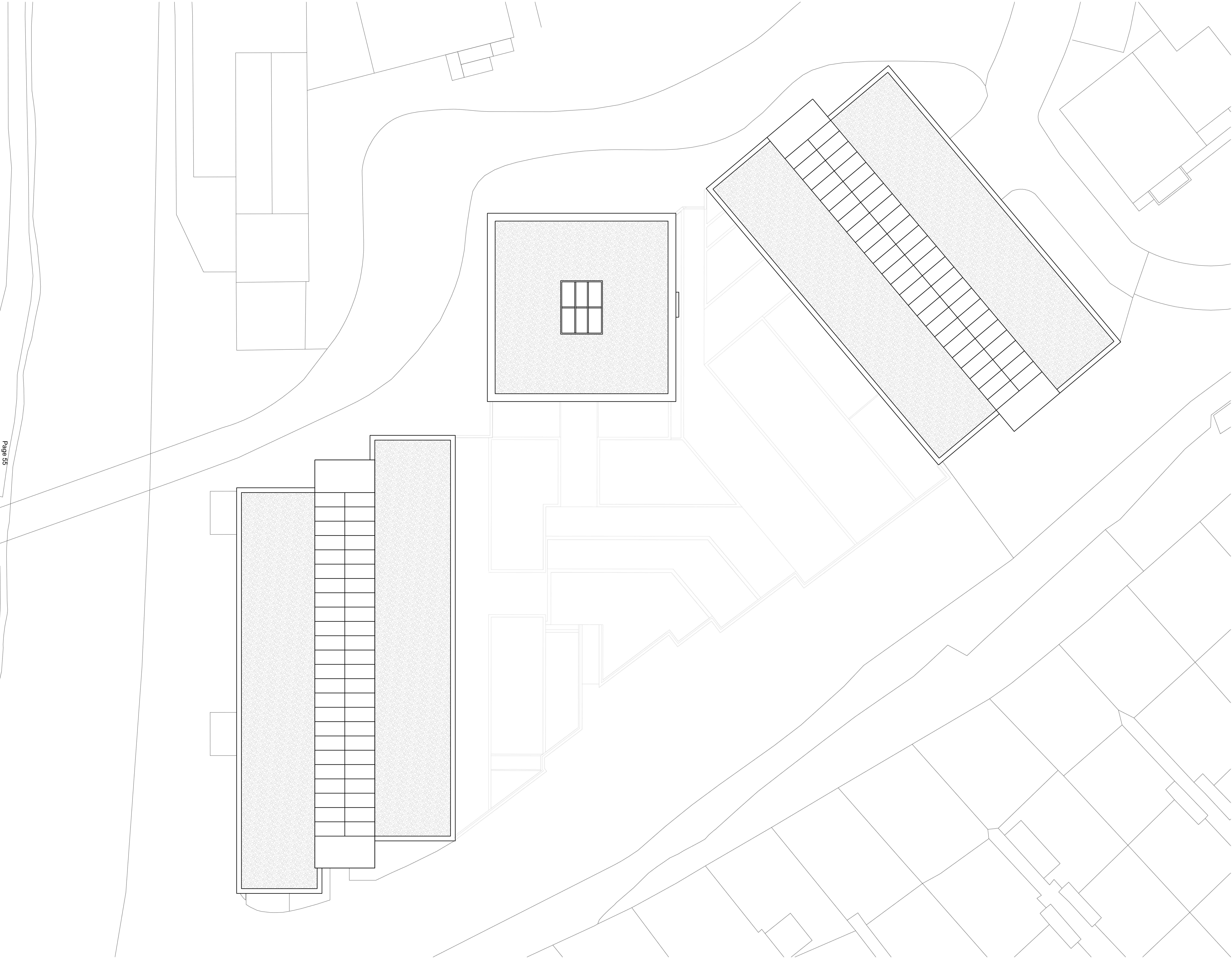
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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Roof Plan

Drawing Number	Revision
WP-0730-A-BC-0104-P-04	A

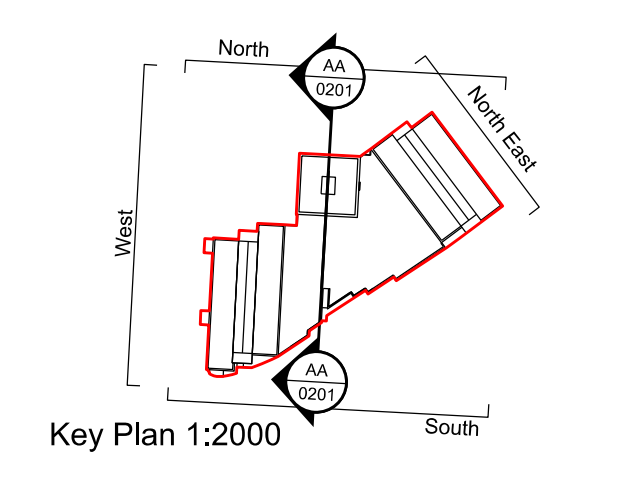
Scale @ A0	Revision Date
1:100	29-04-2022

Drawing Purpose
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Key Plan 1:2000



01
0200 Existing South Elevation
1:100@A0



03
0200 Existing North Elevation
1:100@A0



04
0200 Existing North East
1:100@A0

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Revision	Date	Description
A	29/04/2022	Planning

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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Elevations

Drawing Number	Revision
WP-0730-A-BC-0200-E-1	A

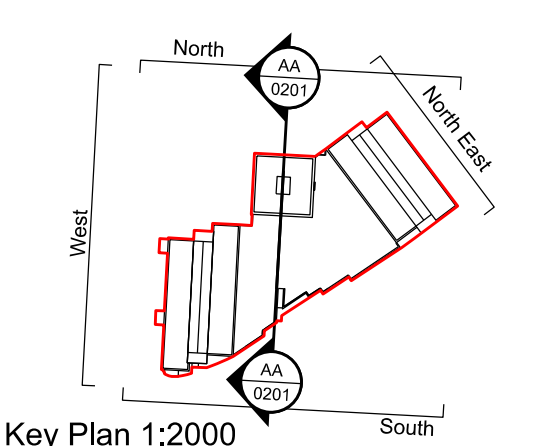
Scale @ A0	Revision Date
1:100	29-04-2022

Drawing Purpose
PLANNING

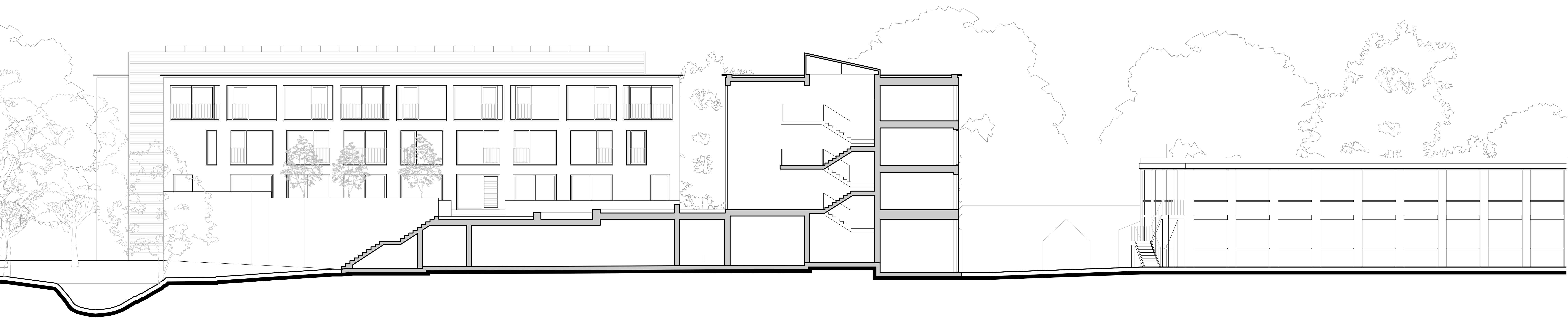
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Key Plan 1:2000



01
0201 Existing Section A-A
1:100@A0



02
0201 Existing West Elevation
1:100@A0

Revision	Date	Description
A	29/04/2022	Planning

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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Elevation and Section A-A


Drawing Number	Revision
WP-0730-A-BC-0201-E-1	A

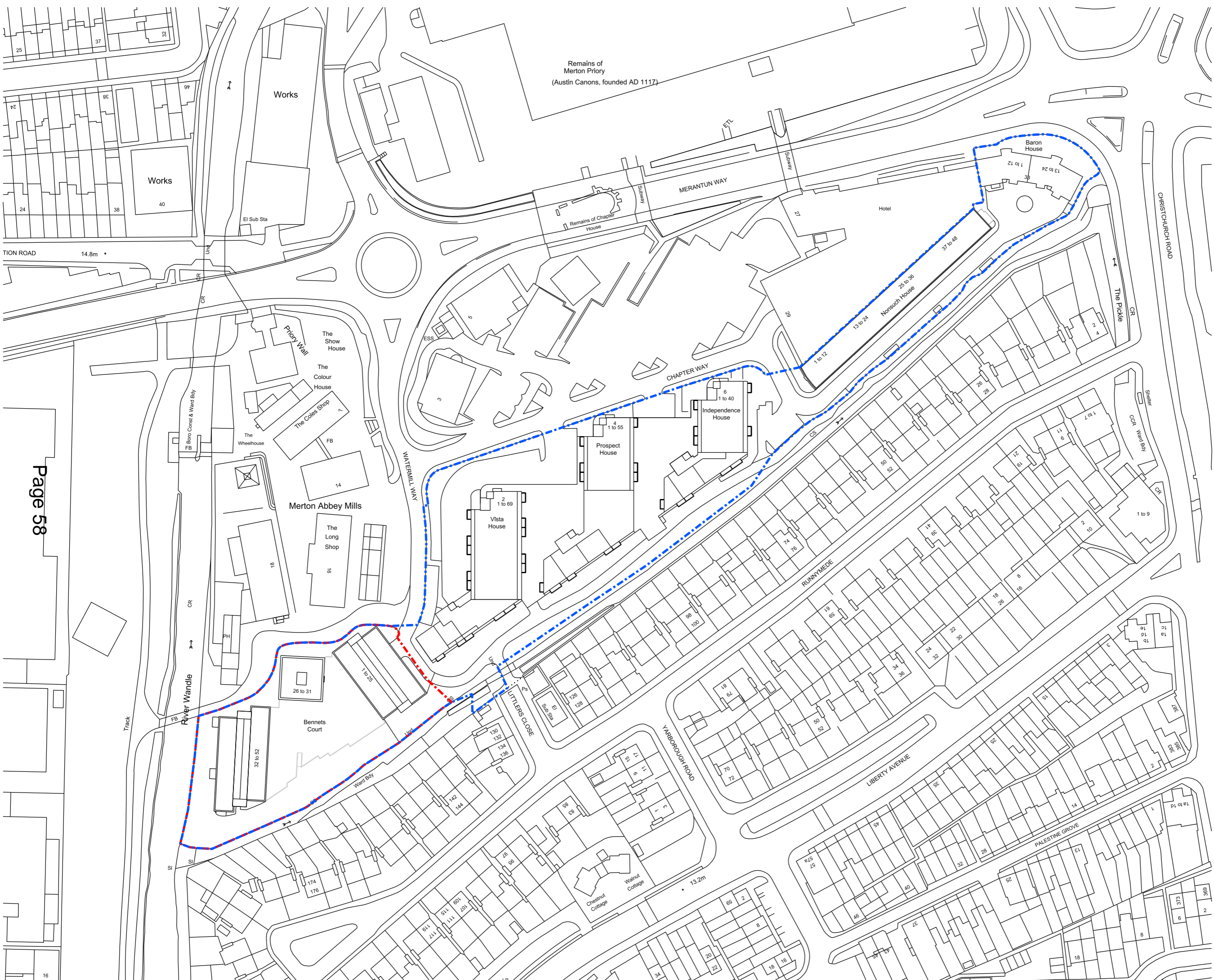
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Revision Date
29-04-2022

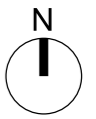
Drawing Purpose
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0 10m 20m 30m



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Revision	Date	Description
A	01/10/2020	Planning

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Project
 Bennets Courtyard
 Abbey Mills

Drawing Title
 Location Plan

Drawing Number	Revision
WP-0730-A-BC-000-P-00	A


Scale @ A3	Revision Date
1:1250	06/08/2020

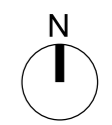
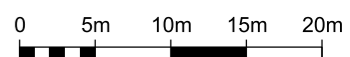
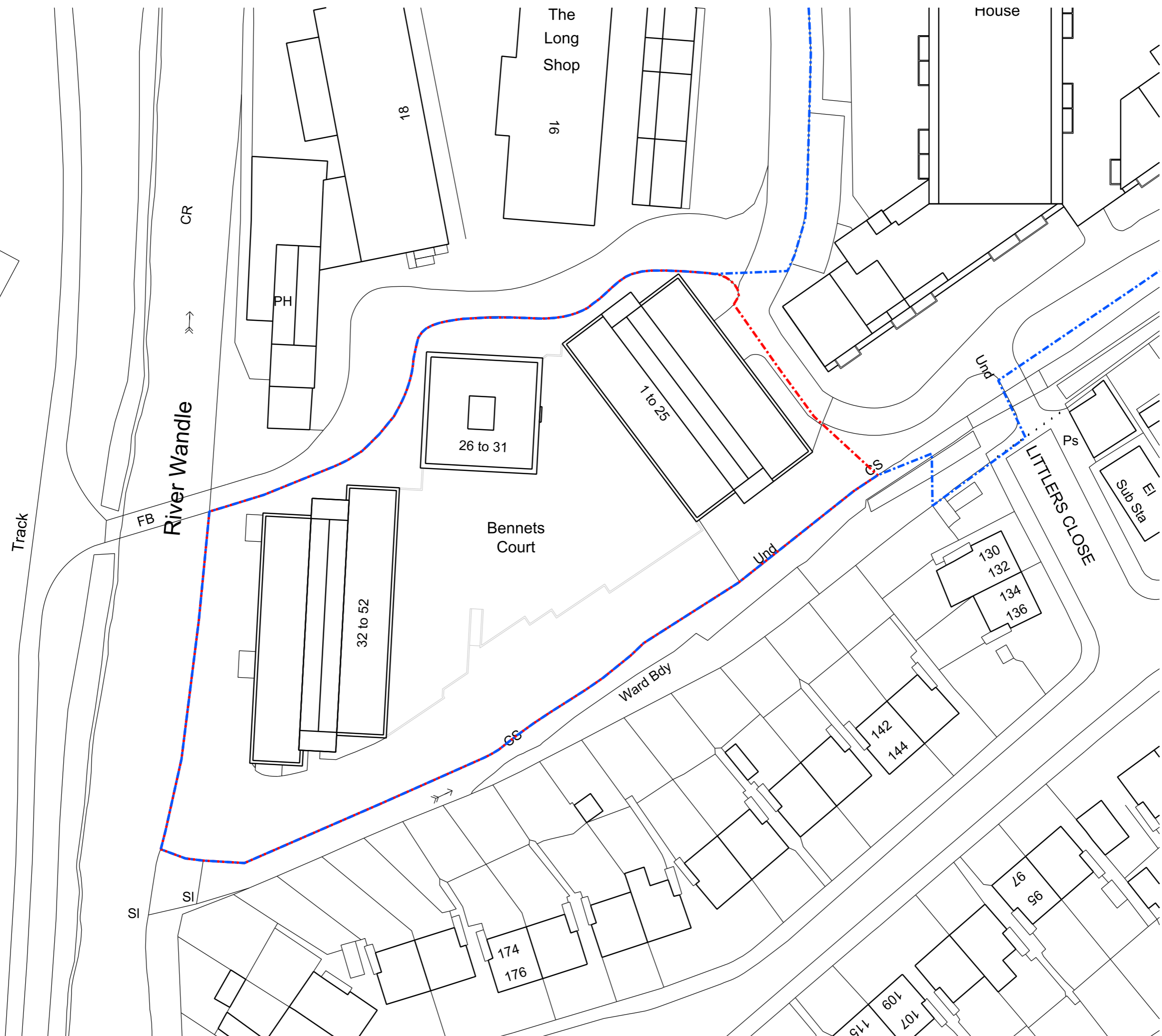
Drawing Purpose
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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Block Plan
Bennets Court

Drawing Number	Revision
WP-0730-A-BC-001-P-00	A


Scale @ A3	Revision Date
1:500	06/08/2020

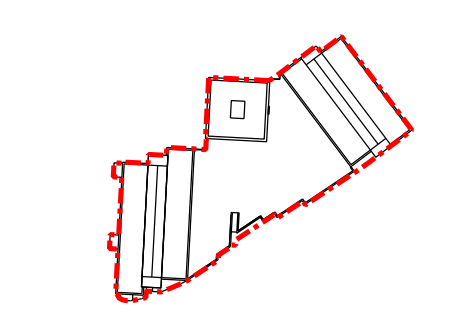
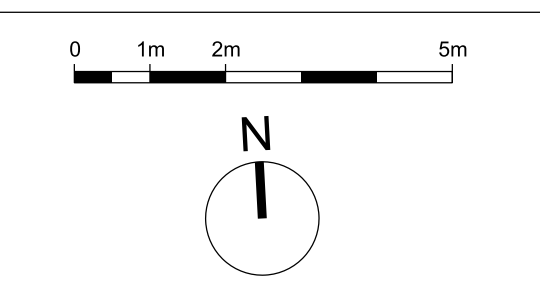
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Ground Floor GIA
2478 m²

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Project
Bennets Courtyard
Abbey Mills

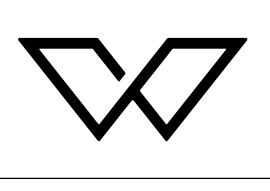
Drawing Title
Bennets Courtyard
Existing Ground Floor Plan

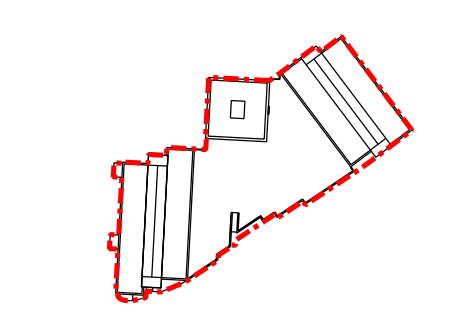
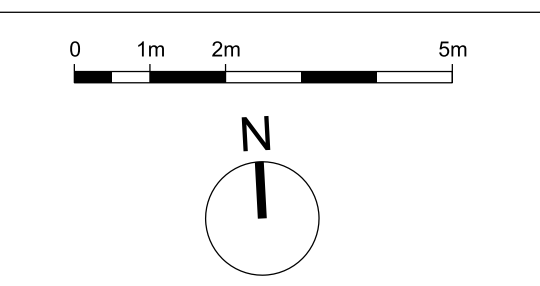
Drawing Number	Revision
WP-0730-A-BC-0100-P-00	A

Scale @ A0	Revision Date
1:100	04-09-2020

Drawing Purpose
PLANNING

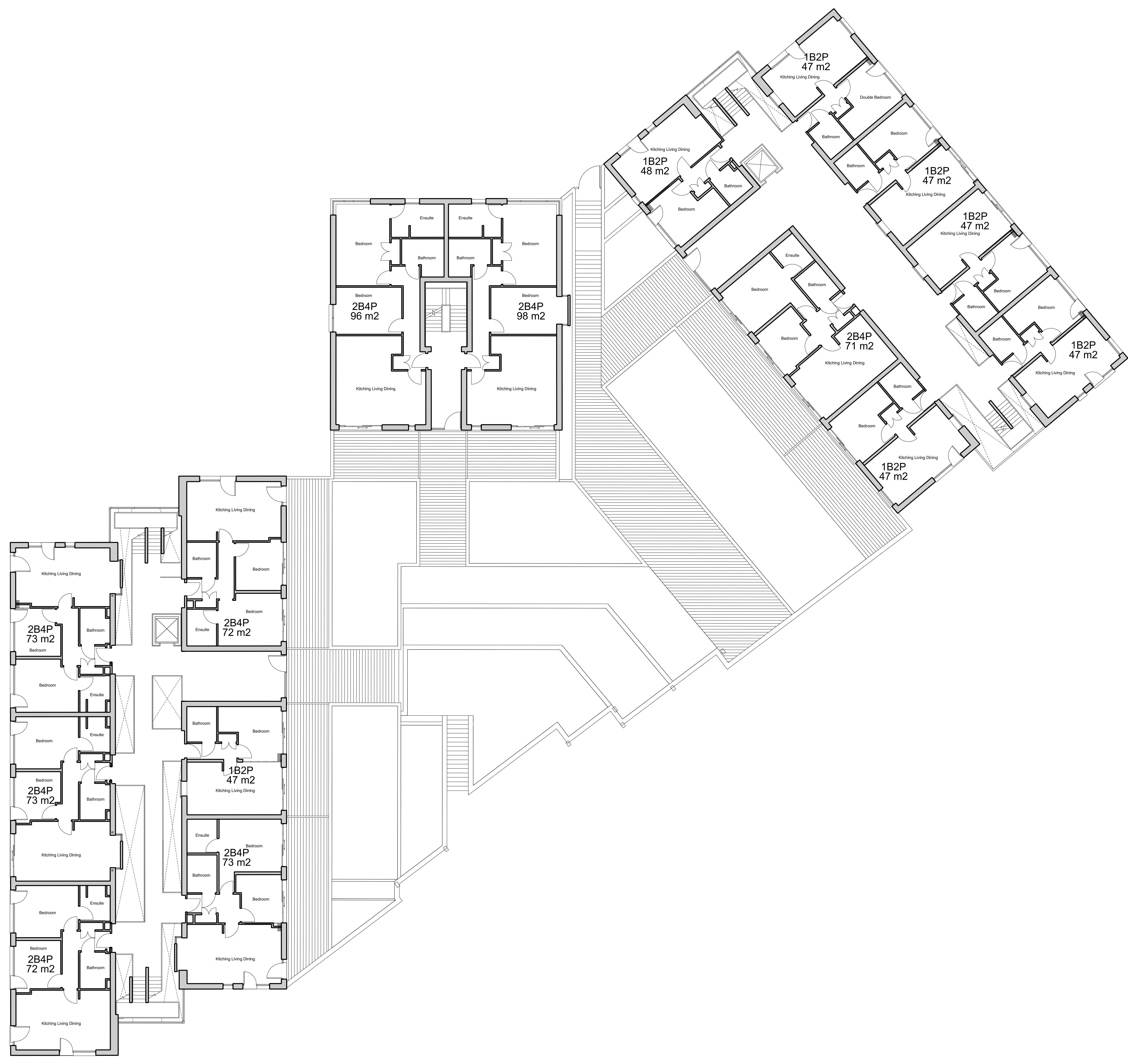
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Project
Bennets Courtyard
Abbey Mills

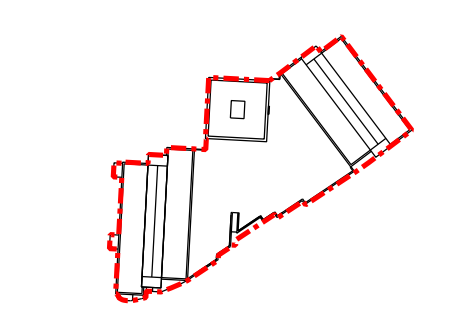
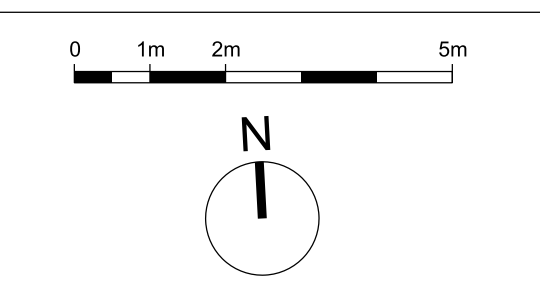
Drawing Title
Bennets Courtyard
Existing First Floor Plan

Drawing Number	Revision
WP-0730-A-BC-0101-P-01	A
Scale @ A0	Revision Date
1:100	04-09-2020

Drawing Purpose
PLANNING

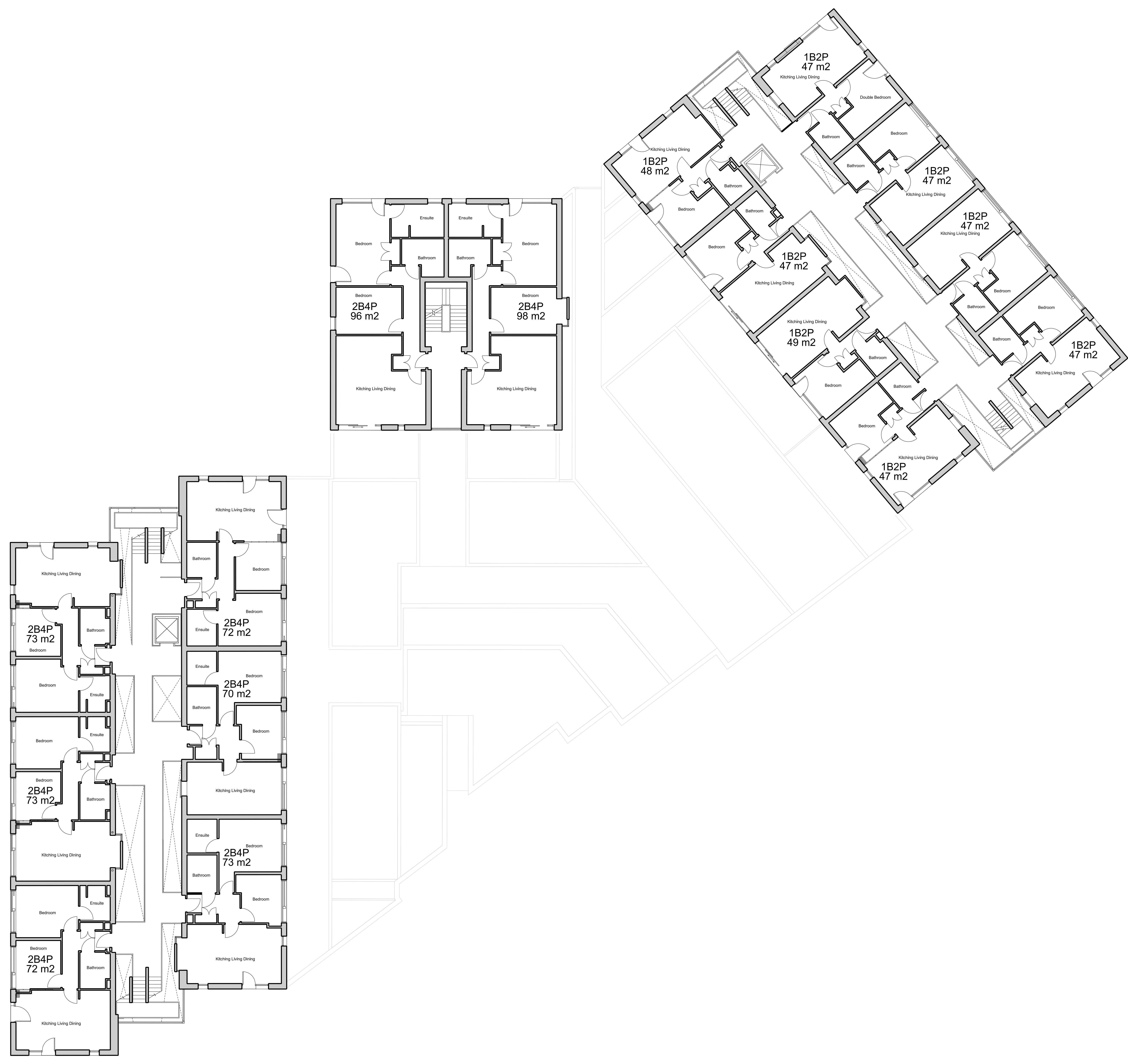
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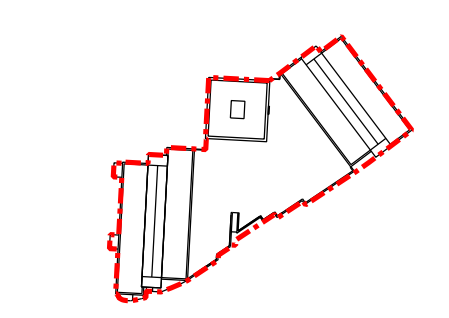
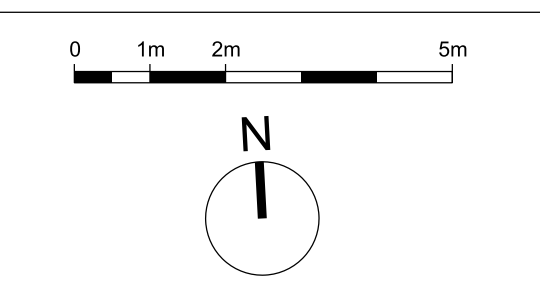
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Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard Existing Second Floor Plan	
Drawing Number	Revision
WP-0730-A-BC-0102-P-02	A
Scale @ A0	Revision Date
1:100	04-09-2020
Drawing Purpose	
PLANNING	

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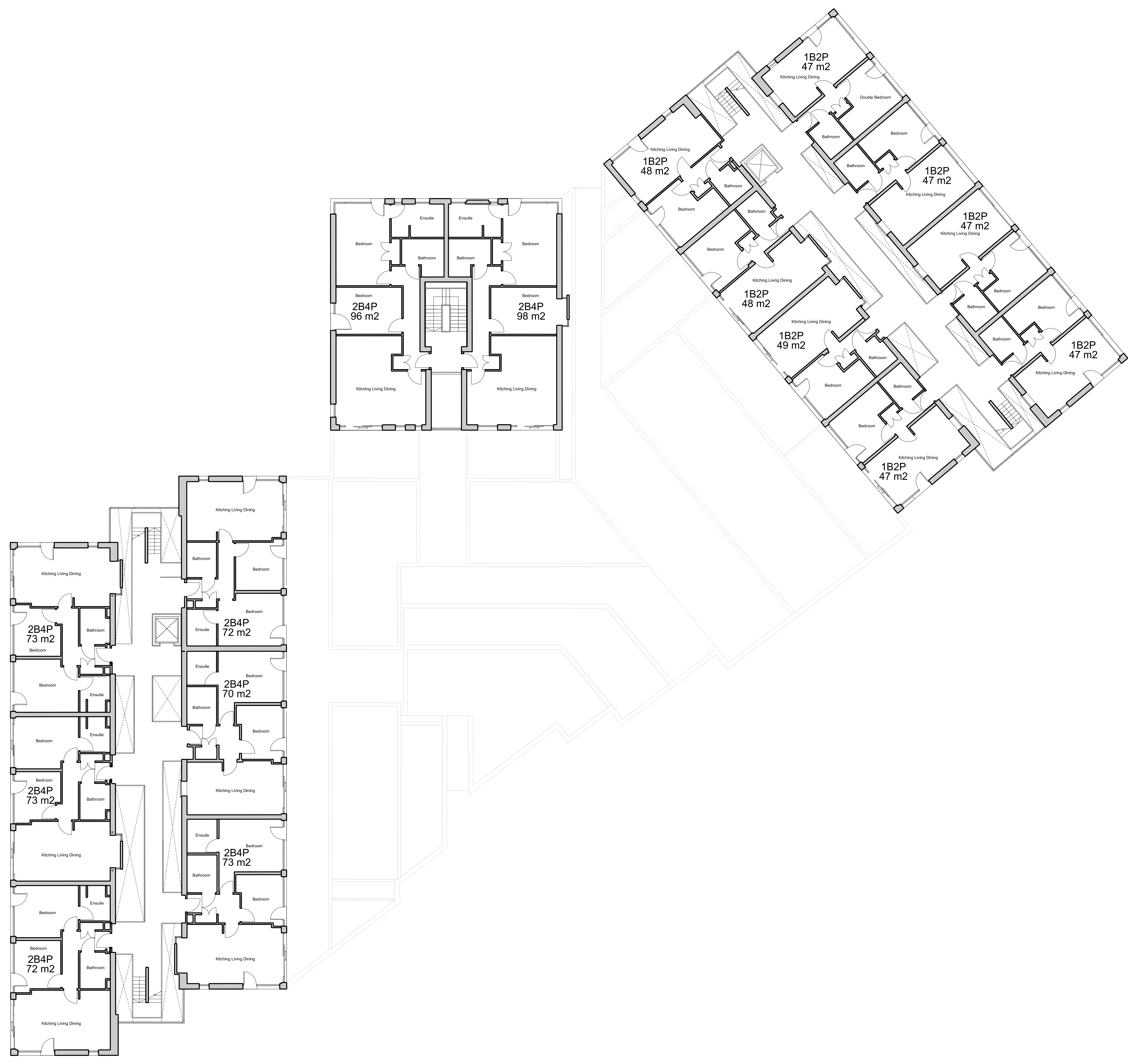
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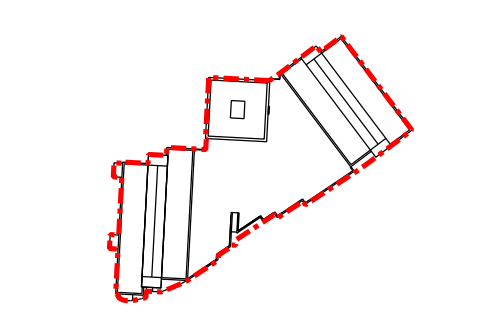
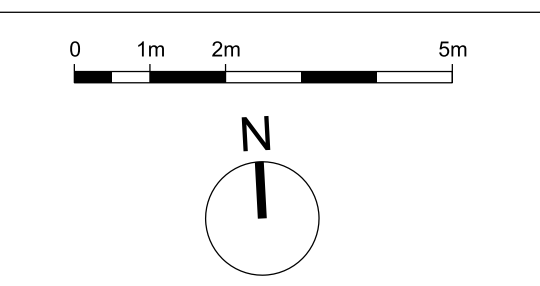
The sizing of all structural and service elements must always be checked against the relevant engineers drawings. No reliance should be placed upon sizing information shown on this drawing.

Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard	
Existing Third Floor Plan	
Drawing Number	Revision
WP-0730-A-BC-0103-P-03	A
Scale @ A0	Revision Date
1:100	04-09-2020
Drawing Purpose	
PLANNING	

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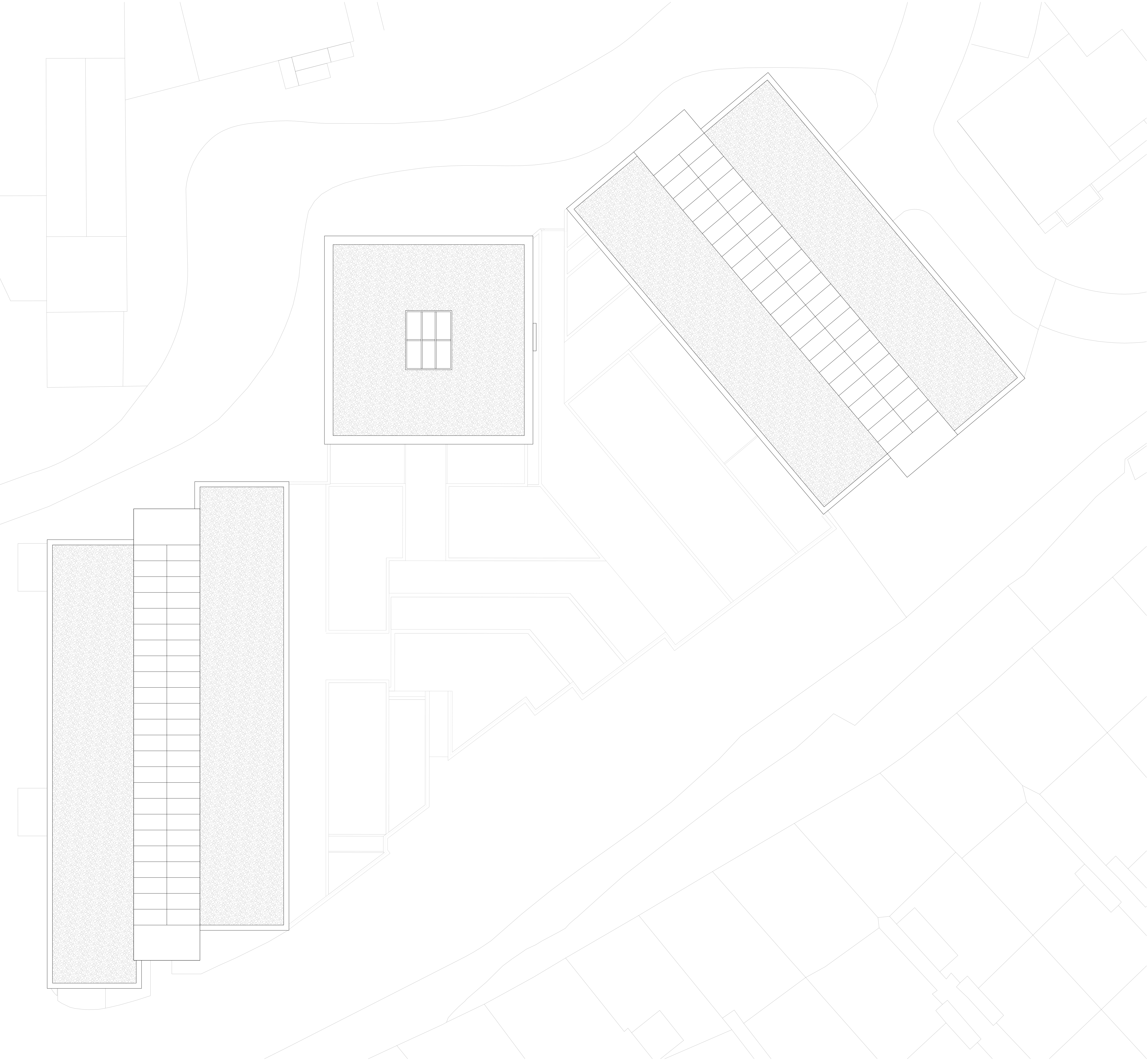
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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Roof Plan

Drawing Number **Revision**
WP-0730-A-BC-0104-P-04 A

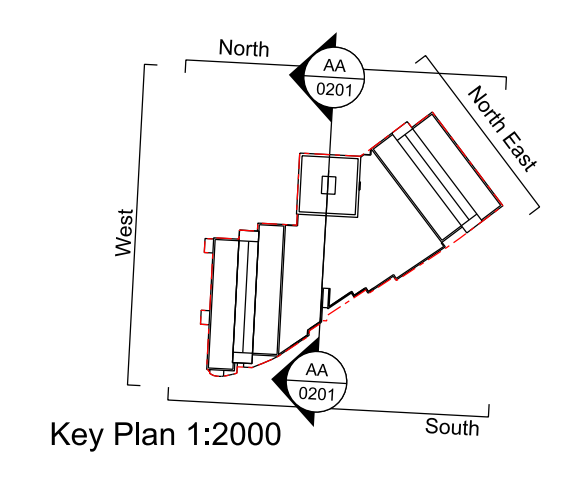
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1:100 04-09-2020

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Key Plan 1:2000



01
0200 Existing South Elevation
1:100@A0



03
0200 Existing North Elevation
1:100@A0



04
0200 Existing North East
1:100@A0

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A 01/10/2020 Planning
Revision Date Description

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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Elevations

Drawing Number	Revision
WP-0730-A-BC-0200-E-X	A

Scale @ A0
1:100

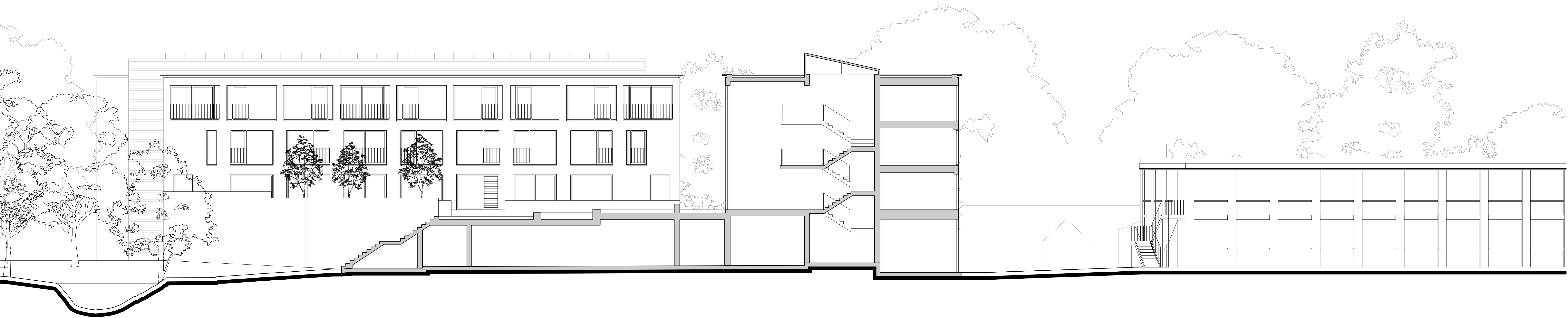
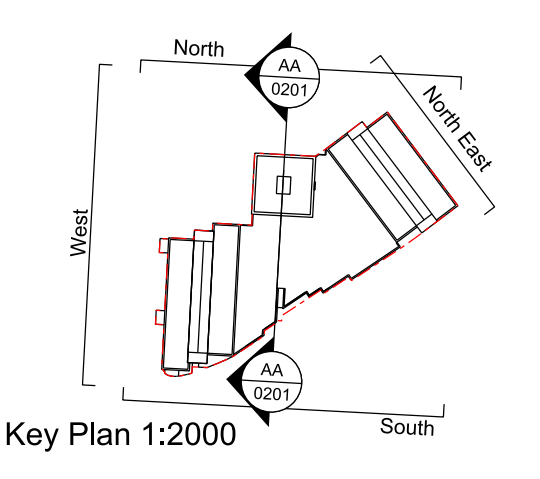
Revision Date
04-09-2020

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01
0201 Existing Section A-A
1:100@A0



02
0201 Existing West Elevation
1:100@A0

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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Existing Elevation and Section A-A


Drawing Number	Revision
WP-0730-A-BC-0201-E-X	

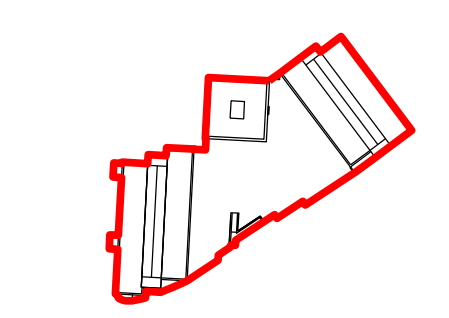
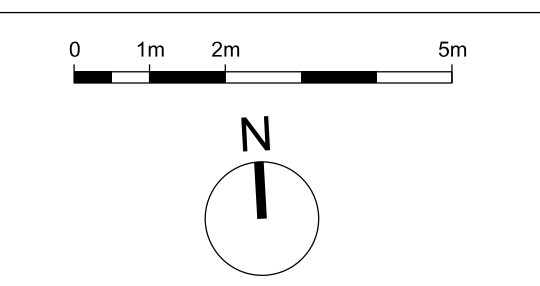
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Revision Date
04-09-2020

Drawing Purpose
PLANNING

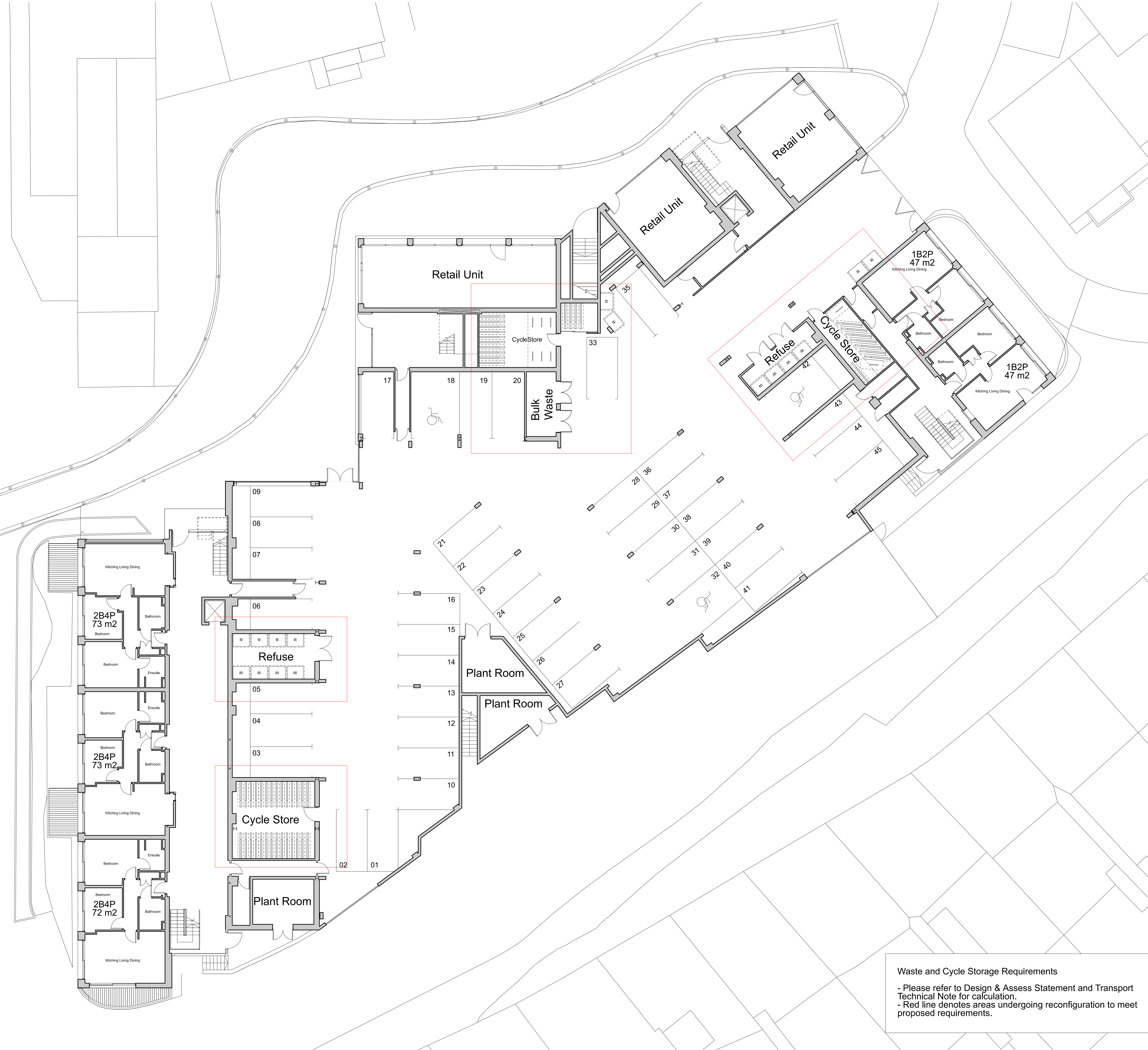
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Waste and Cycle Storage Requirements

- Please refer to Design & Assess Statement and Transport Technical Note for calculation.
- Red line denotes areas undergoing reconfiguration to meet proposed requirements.

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Revision Date Description

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Project
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Abbey Mills

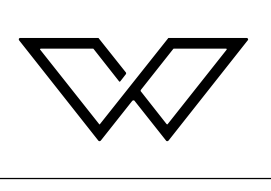
Drawing Title
Bennets Courtyard
Proposed Ground Floor Plan

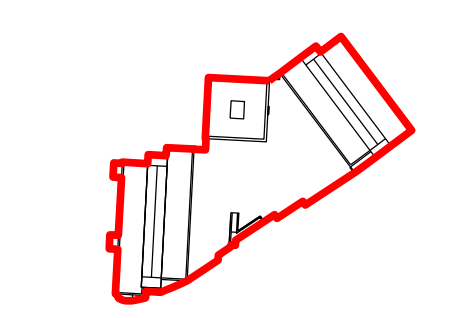
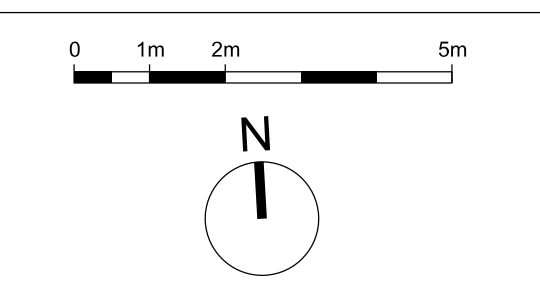
Drawing Number	Revision
WP-0730-A-BC2-0150-P-00	A

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1:100	29-04-2022

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Note:
Red line denotes area
where changes are being
sought



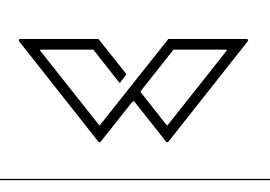
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A	29/04/2022	Planning

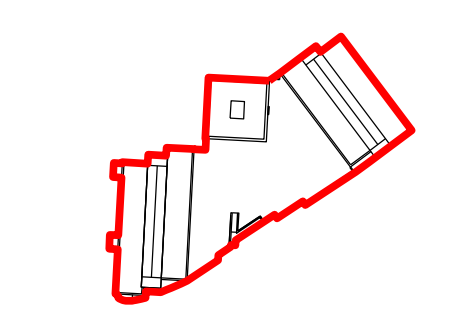
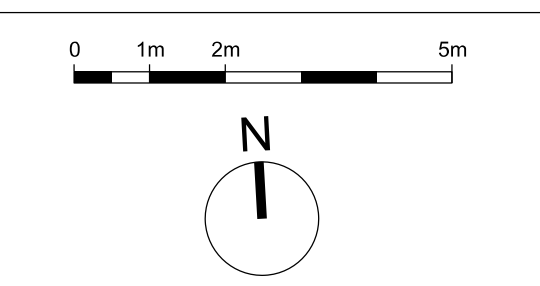
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Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard	
Proposed First Floor Plan	
Drawing Number	Revision
WP-0730-A-BC2-0151-P-01	A
Scale @ A0	Revision Date
1:100	29-04-2022
Drawing Purpose	
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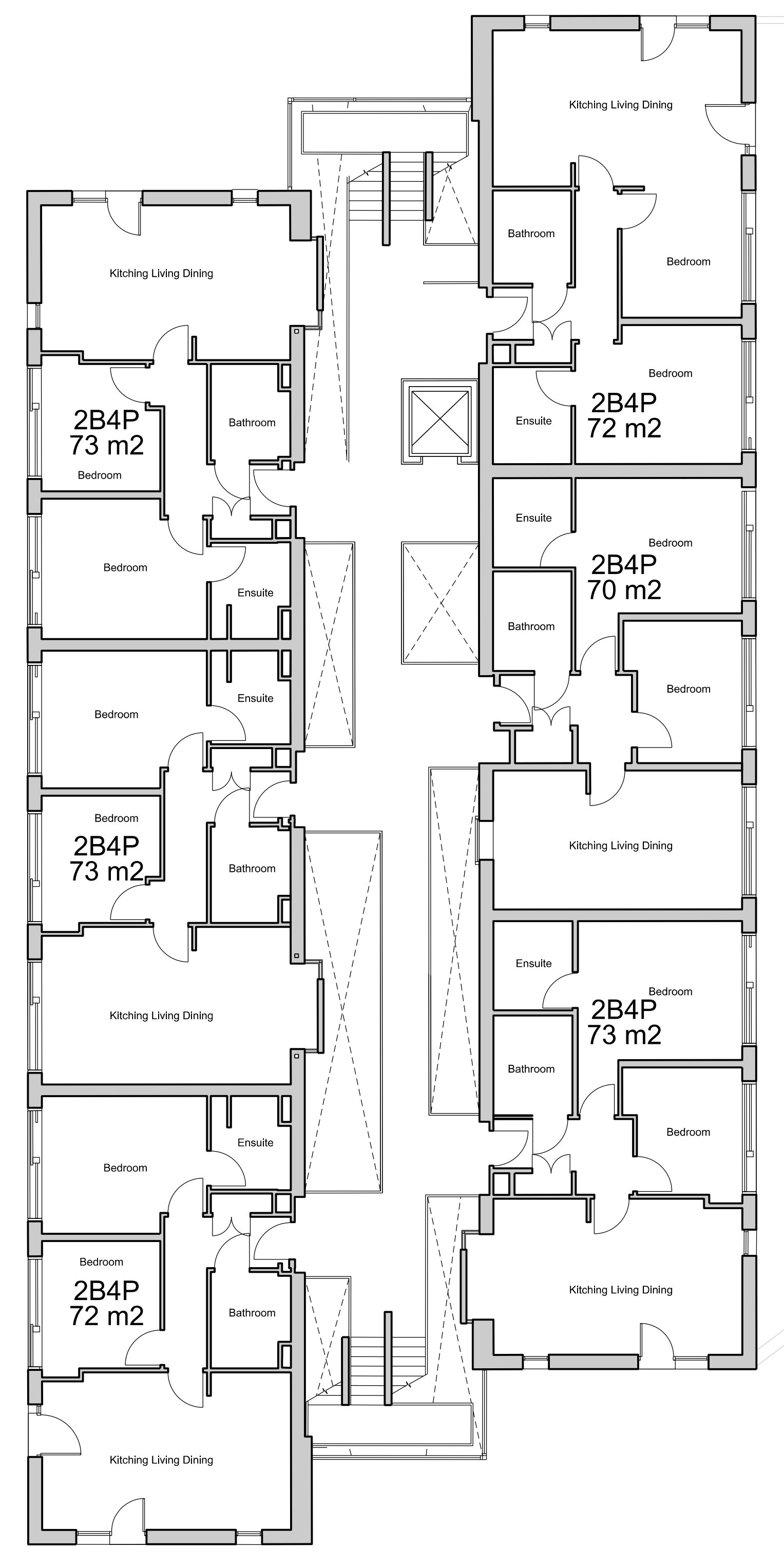
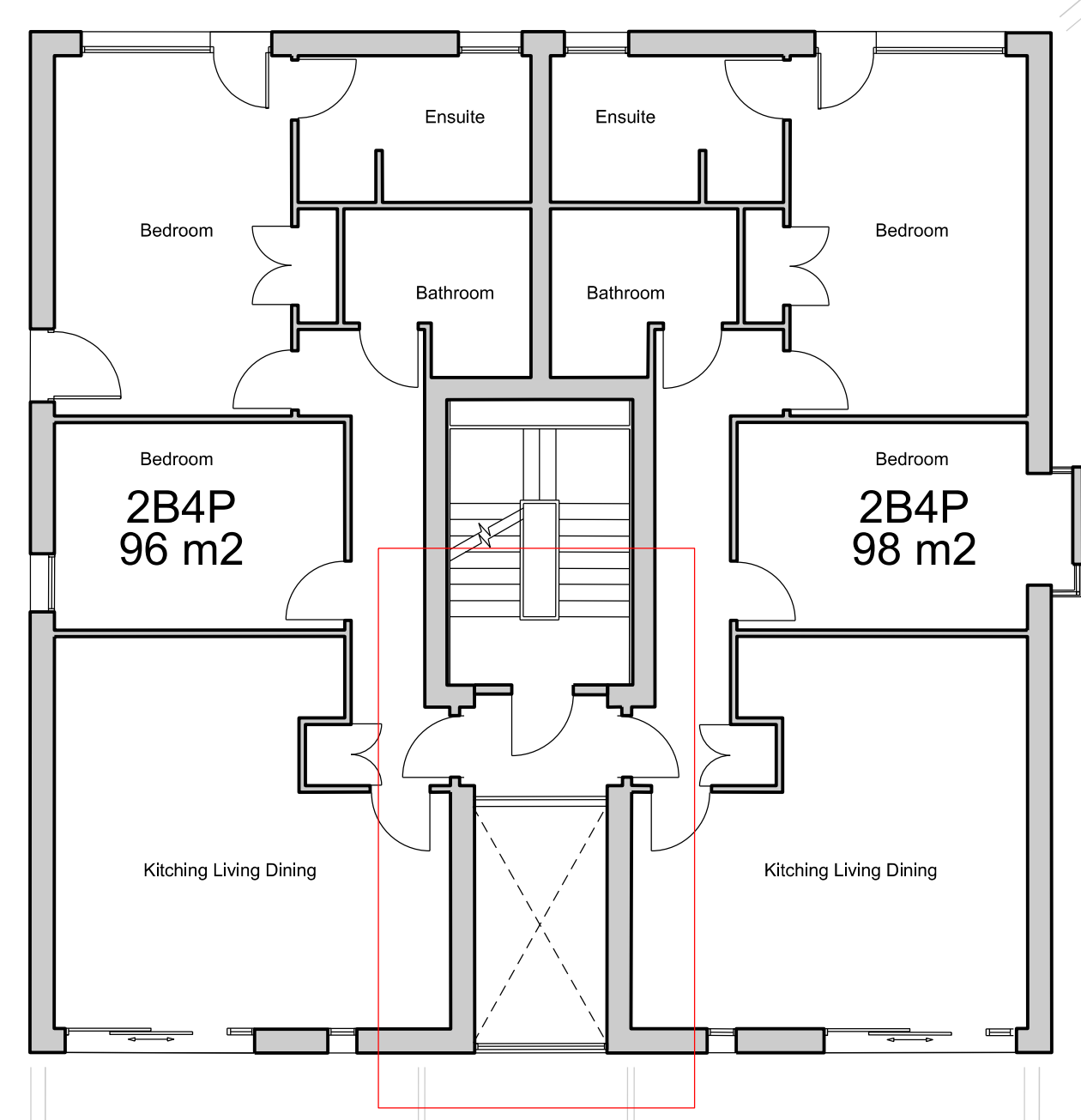




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Note:
Red line denotes area
where changes are being
sought



Revision	Date	Description
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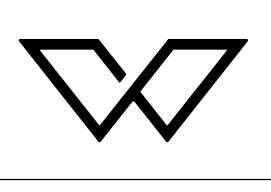
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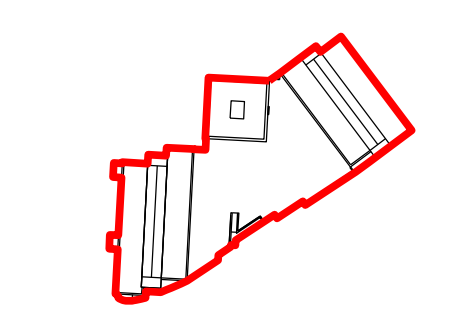
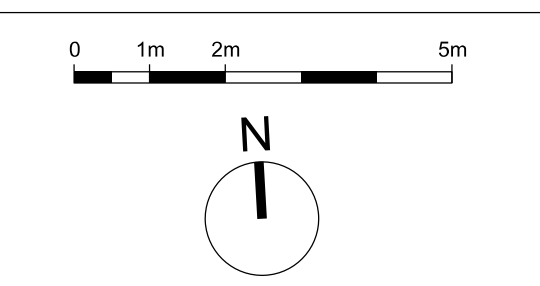
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Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard	
Proposed Second Floor Plan	
Drawing Number	Revision
WP-0730-A-BC2-0152-P-02	A
Scale @ A0	Revision Date
1:100	29-04-2022
Drawing Purpose	
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Red line denotes area where changes are being sought.

- Stair case extended up to new proposed level 4.
- Ventilated smoke lobby added on levels 1, 2 and 3 in line with requirements for buildings over 11m.



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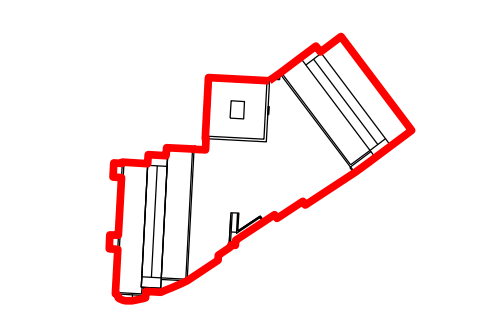
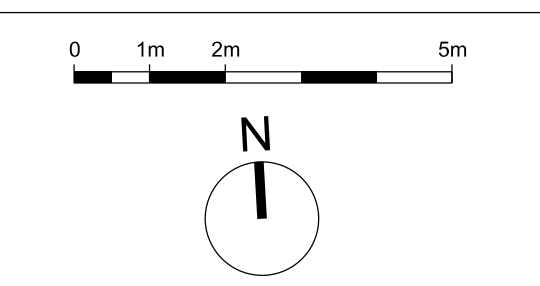
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Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard Proposed Third Floor Plan	
Drawing Number	Revision
WP-0730-A-BC2-0153-P-03	A
Scale @ A0	Revision Date
1:100	29-04-2022
Drawing Purpose	
PLANNING	

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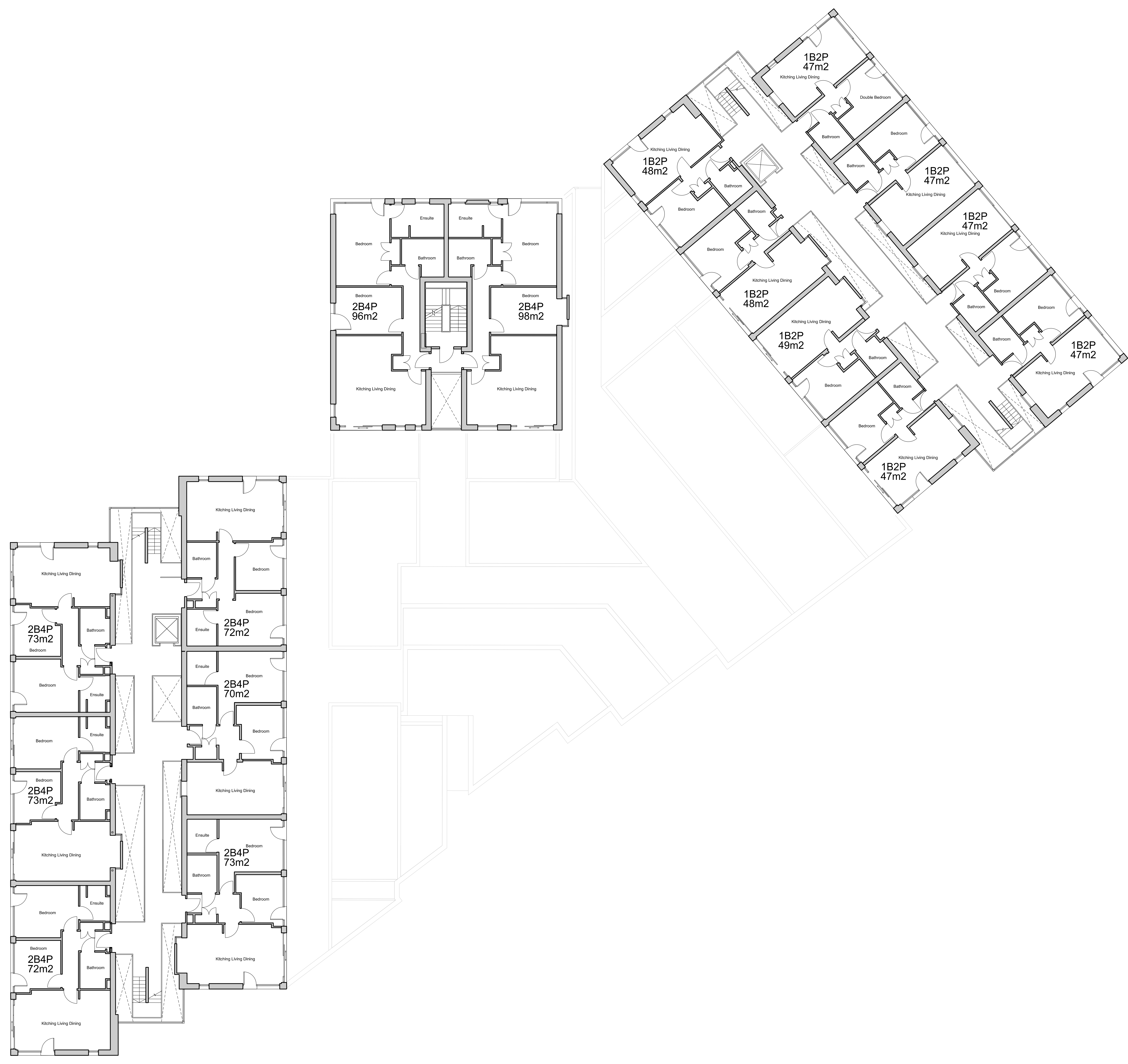
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Key Plan 1:2000

— Ownership
— Planning



Revision	Date	Description
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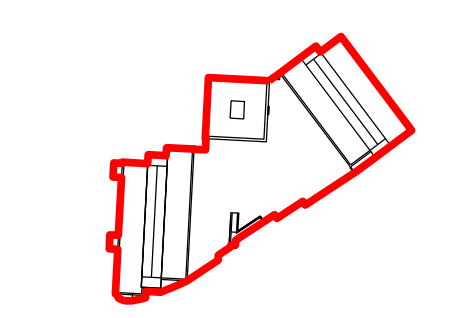
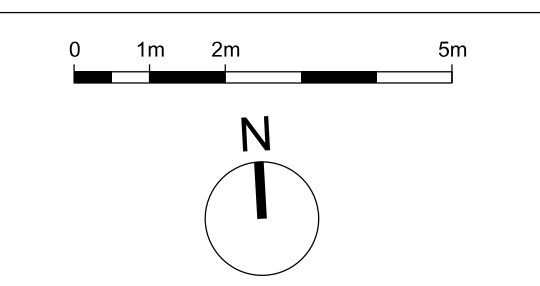
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Project	
Bennets Courtyard	
Abbey Mills	
Drawing Title	
Bennets Courtyard	
Proposed Fourth Floor Plan	
Drawing Number	Revision
WP-0730-A-BC2-0154-P-04	A
Scale @ A0	Revision Date
1:100	29-04-2022
Drawing Purpose	
PLANNING	

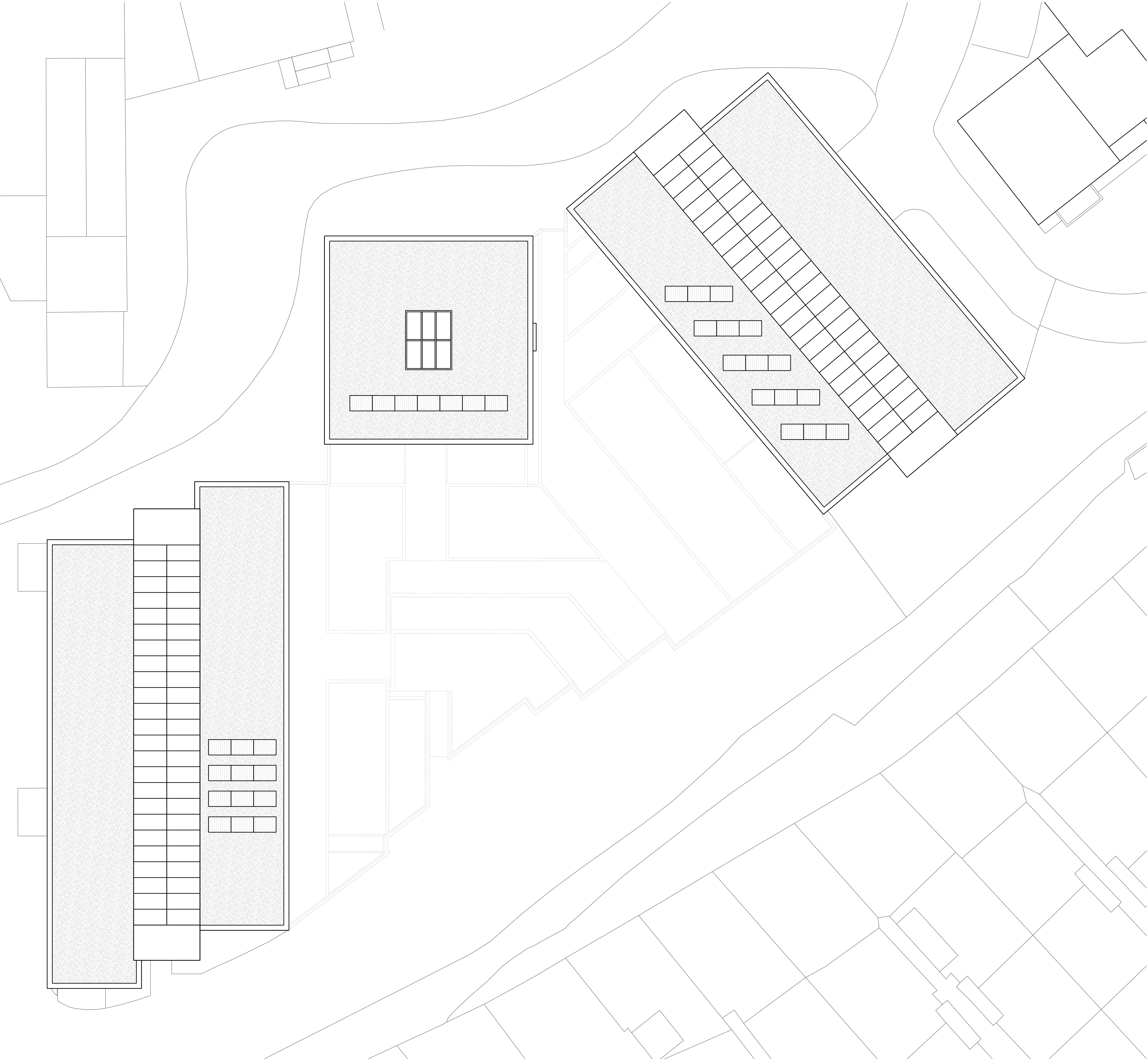
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Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Proposed Roof Plan

Drawing Number	Revision
WP-0730-A-BC2-0155-P-05	A

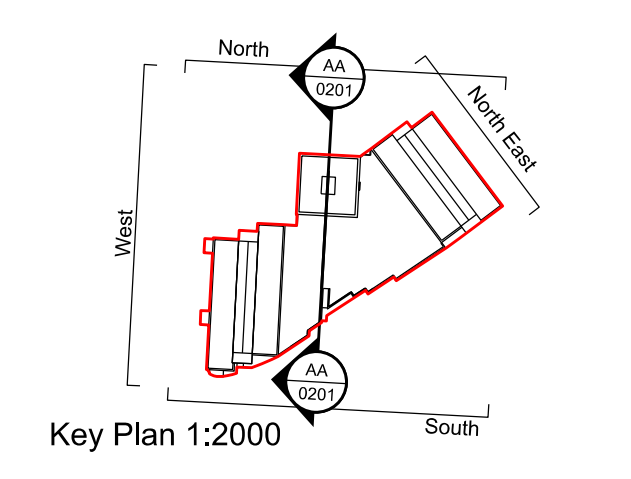
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Key Plan 1:2000



01
0250 Proposed South Elevation
1:100@A0



03
0250 Proposed North Elevation
1:100@A0



04
0250 Proposed North East Elevation
1:100@A0

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Project
Bennets Courtyard
Abbey Mills

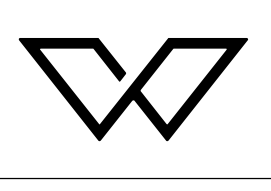
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Bennets Courtyard
Proposed Elevations

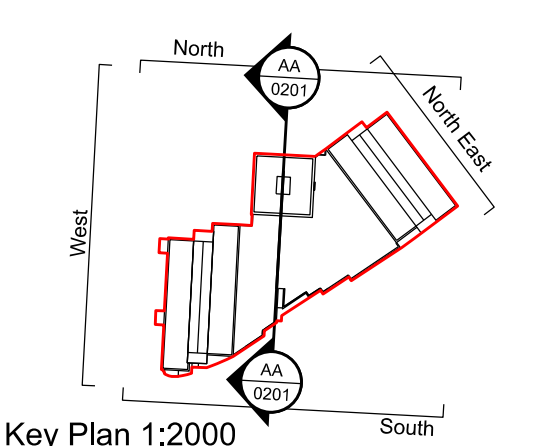
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Scale @ A0	Revision Date
1:100	29-04-2022

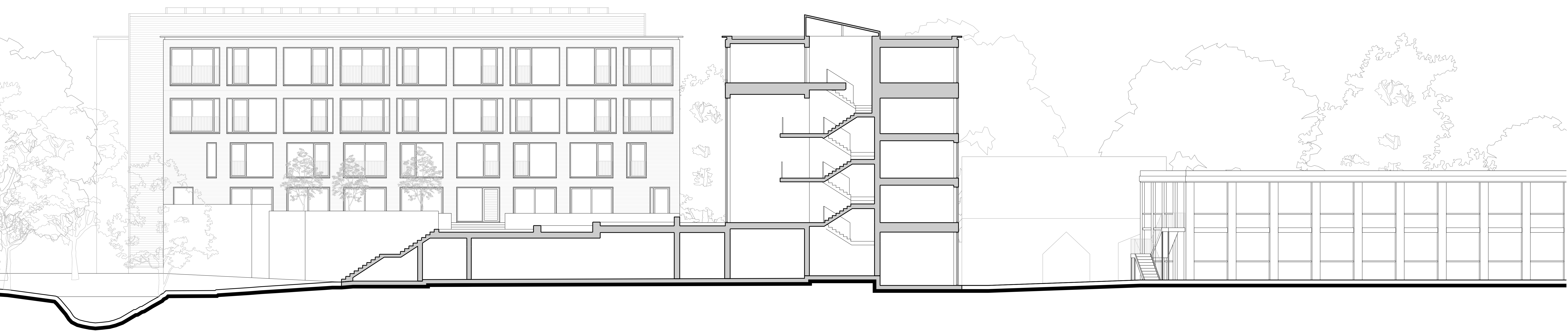
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Key Plan 1:2000



01
0251 Proposed Section A-A
1:100@A0



02
0251 Proposed West Elevation
1:100@A0

Revision	Date	Description
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Project
Bennets Courtyard
Abbey Mills

Drawing Title
Bennets Courtyard
Proposed Elevation and Section A-A

Drawing Number	Revision
WP-0730-A-BC2-0251-E-1	A

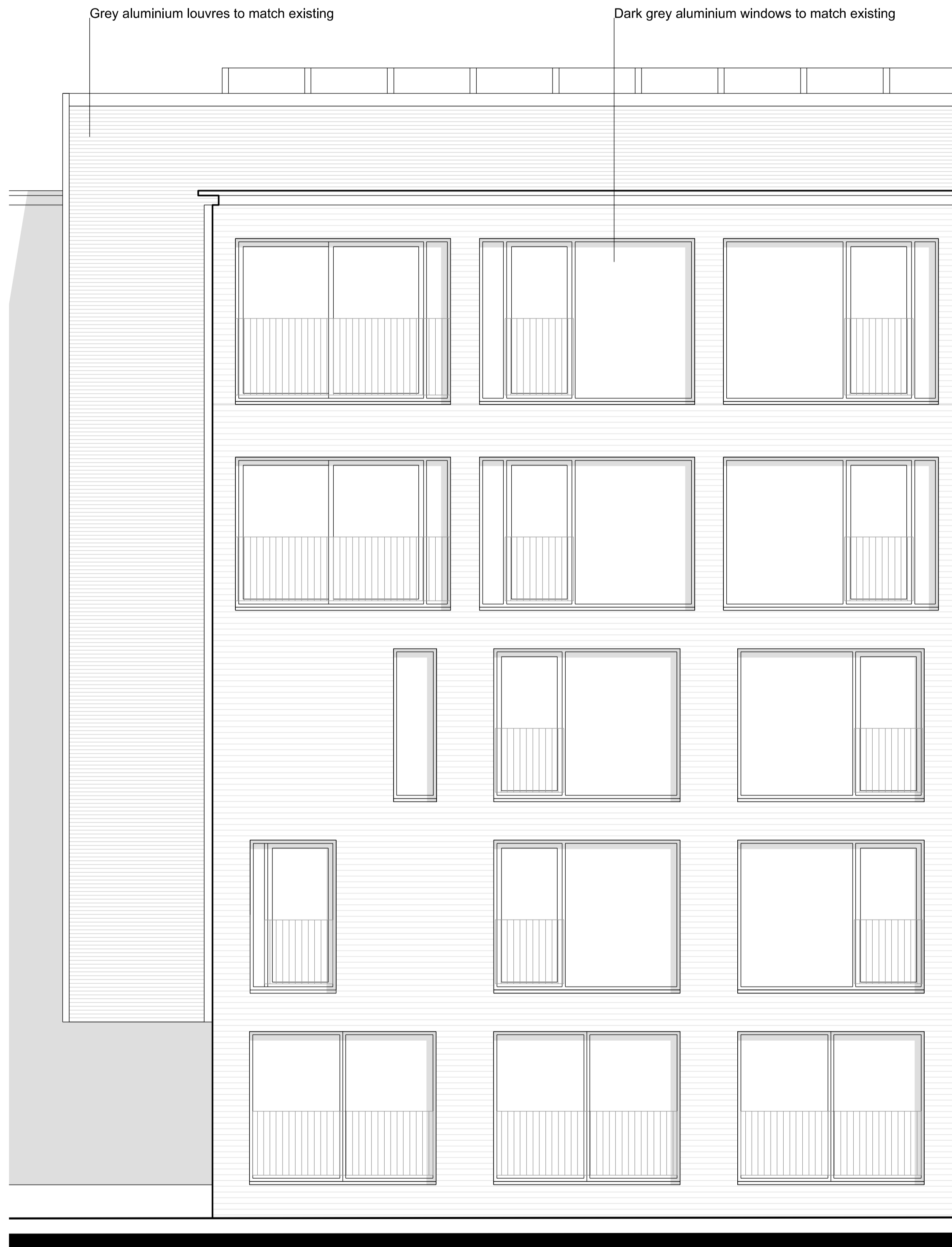
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Revision Date
29-04-2022

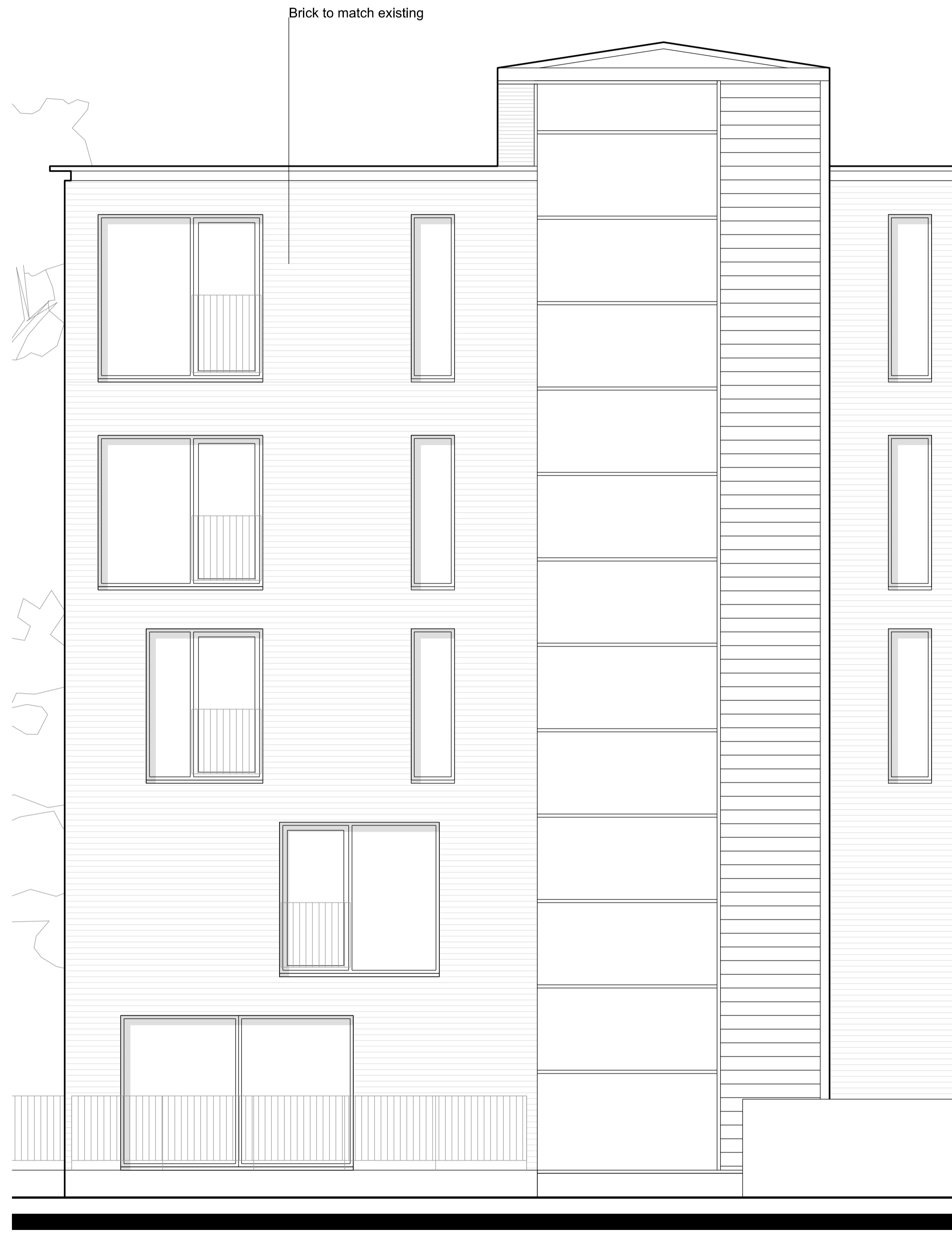
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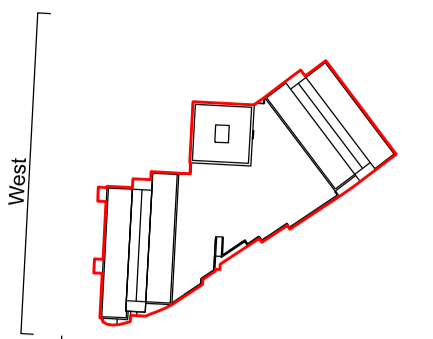


01
0260 Proposed West Elevation
1:50@A1



02
0260 Proposed South Elevation
1:50@A1

0 50cm 1m 2m 3m



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Project
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Abbey Mills

Drawing Title
Bennets Courtyard
Proposed Detail Bay Elevation

Drawing Number	Revision
WP-0730-A-BC2-0260-E-1	A

Scale @ A1	Revision Date
1:50	29-04-2022

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