

**PLANNING APPLICATIONS COMMITTEE**  
**8<sup>th</sup> December 2022**

**Item No:**

**UPRN**

**APPLICATION NO.**

**DATE VALID**

22/P2446

08/08/2022

**Address/Site:**

Broghill House, Queen Alexandras Court, St Mary's Road,  
Wimbledon, SW19 7DE

**(Ward)**

Hillside

**Proposal:**

Demolition of Broghill House and erection of two detached six-bedroom dwellings arranged over four floors (basement, ground, first and second floor levels), with ancillary access, off-street parking, and landscaping

**Drawing Nos:**

1910-0002(E), 1910-0003(F), 1910-0460(A), 1910-1111(B), 1910-1112(A), 1910-1113(A), 1910-1114(A), 1910-1115(A), 1910-1300, 1910-1301, 1910-1302, 1910-1303, 1910-1307, 1910-1308, 1910-1309 & 1910-1310.

**Contact Officer:**

David Gardener (0208 545 3115)

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**RECOMMENDATION**

**GRANT Planning Permission Subject to Conditions and S106 Agreement**

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**CHECKLIST INFORMATION**

- Heads of agreement: Permit free
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 146
- External consultations: None

**1. INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee due to the number and nature of objections received.

## **2. SITE AND SURROUNDINGS**

- 2.1 Queen Alexandra's Court is a purpose built complex, managed by Royal Homes, a subsidiary charity of the SSAFA, the Armed Forces Charity, providing self-contained residential units for members and former members of all ranks of the British Armed Forces and their families. The complex of buildings is Grade II Listed and is located at the southern end of St Mary's Road in Wimbledon.
- 2.2 Broghill House, is a later addition located at the southern end of the site, dating from 1970-73, and provides ancillary office accommodation for the site staff as well as some guest rooms when required.
- 2.3 The application site is located in the Merton (Wimbledon Hill Road) Conservation Area.
- 2.4 The surrounding area is predominantly residential, comprising a mixture of purpose-built flatted blocks and houses. The application site is bounded by St Mary's Road to the west, Lake Road to the east, and Pine Grove to the north.
- 2.5 Off-street parking is currently provided at the front of Broghill House. The site has excellent public transport accessibility (PTAL 6a) and is also located in a controlled parking zone (zone W2).
- 2.6 The application site comprises a number of trees which are protected by Tree Preservation Orders.

## **3. CURRENT PROPOSAL**

- 3.1 The applicant seeks planning permission to demolish Broghill House and erect 2 x six bedroom detached dwellings. The dwellings would be arranged over four floors, comprising basement, ground, first and roof level accommodation.
- 3.2 The proposed dwellings would feature hipped crown roofs with dormers located in the front, rear and side elevations. A second floor balcony would be located on the rear elevation of each dwelling. Facing materials would comprise red brickwork, stone clad bay windows, grey slate roof, and grey metal windows.
- 3.3 The proposed development would provide 2 car parking spaces for each dwelling, which would be accessed using the existing vehicle access on Lake Road. Secure cycle storage would be located at basement level of each dwelling.
- 3.4 To facilitate the development, two category 'C' (a Cherry and Apple tree) and one category 'U' (a Butterfly Bush) trees will be felled.

## **4. PLANNING HISTORY**

The following planning history is relevant:

- 4.1 MER504/79 - Two car ports next to workshop. Granted, 22/10/1979.
- 4.2 MER916/82 - Application for listed building consent to install new lantern lighting affixed to exterior of buildings and within grounds of Queen Alexandra's Court. Granted, 13/01/1983.
- 4.3 89/P1397 - Listed building consent for repair and restoration works to external garden terrace walls. Granted, 18/04/1990.
- 4.4 02/P2305 - Application for listed building consent for internal alterations to kitchen and main front room to provide a meeting room for residents. Granted, 24/04/2003.
- 4.5 12/P1733 - Listed building consent for the erection of a purpose built garage. Granted, 13/08/2012.
- 4.6 13/P1155 - Lean to extension to office. Refused - 09/08/2013
- 4.7 13/P1156 - Application for Listed Building Consent for the erection of a lean to extension to existing office. Refused - 09/08/2013
- 4.8 19/P4179 - Application for a Certificate of Lawfulness in respect of the continued use of flats A2 - A6 in block 'A' as independent living facility for soldiers, sailors, airmen and their families in need of accommodation (SSAFA), within a conservation area and affecting the site of a listed building. Issued - 04/06/2020
- 4.9 20/P2311 - Application for a Certificate of Lawfulness to confirm that flats B1-B6, C1-C6, D1-D9, E1-E9, F1-F9, G1-G9, H1-H9, J1-J6 AND K1-K9 fall under residential (Class C3) use. Issued - 17/09/2020
- 4.10 In March 2021 pre-application advice was sought for the demolition of Broghill House & ancillary buildings and erection of two detached dwellings (LBM Ref: 21/P0940).

## **5. POLICY CONTEXT**

- 5.1 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014):  
DM D1 (Urban design and the public realm), DM D2 (Design considerations in all developments), DM D4 (Managing heritage assets), DM EP2 (Reducing and mitigating noise), DM F1 (Support for flood risk management), DM F2 (Sustainable urban drainage systems SuDS, wastewater and water infrastructure), DM H2 (Housing Mix), DM H3 (Support for affordable housing), DM O2 (Nature Conservation, Trees, hedges and landscape features), DM T1 (Support for sustainable transport and active travel), DM T2 (Transport impacts of development), DM T3 (Car parking and servicing standards)
- 5.2 Adopted Core Strategy (July 2011):

CS.8 (Housing Choice), CS.9 (Housing Provision), CS.14 (Design), CS.15 (Climate Change), CS.18 (Active Transport), CS.19 (Public Transport), CS.20 (Parking, Servicing and Delivery)

- 5.3 The relevant policies in the London Plan (March 2021) are:  
GG6 (Increasing efficiency and resilience), D2 (Infrastructure requirements for sustainable densities), D3 (Optimising site capacity through the design-led approach), D4 (Delivering good design), D5 (Inclusive design), D8 (Public realm), D10 (Basement development), D11 (Safety, security and resilience to emergency), D12 (Fire safety), G5 (Urban greening), D6 (Housing quality and standards), H1 (Increasing housing supply), H10 (Housing size Mix), 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 13 (Sustainable drainage), T4 (Assessing and mitigating transport impacts), T5 (Cycling), T6 (Car parking), T7 (Deliveries, servicing and construction)
- 5.4 Mayor of London Housing Supplementary Planning Guidance (March 2016)
- 5.5 Merton Council Small Sites Toolkit SPD 2021
- 5.5 Department for Communities and Local Government 'Technical housing standards – nationally described space standard'
- 5.6 National Planning Policy Framework 2021

## **6. CONSULTATION**

- 6.1 The application was originally publicised by means of a site and press notice and individual letters to occupiers of neighbouring properties. In response, 11 letters of objection, one letter of support, and one letter of comment from the Wimbledon Society were received. The letters of objection were on the following grounds:
- Concerns regarding access for emergency vehicles
  - Residents of Queen Alexandras Court are elderly and will find it difficult to access information and make representations regarding the application
  - Plans of existing blocks are incorrect
  - Traffic and parking / safety concerns
  - Access should be from St Mary's Road and not Lake Road
  - Noise / dust / disruption during construction
  - Loss of private garden/allotment
  - Impact on vulnerable residents
  - Loss of privacy/overlooking
  - Proposed dwellings are out of keeping with Grade II Listed building
  - Would not preserve the setting of the Grade II Listed building
  - Excessive bulk and massing of proposed dwellings / detrimental impact on street scene
  - Public benefit does not outweigh harm to Grade II Listed building
  - Inaccurate information
  - Demolition of existing property

6.2 The letter of support is on condition that the dwellings are only sold once constructed, and a condition is attached to the planning permission requiring construction traffic uses the existing site access fronting onto Lake Road and park on Lake Road only.

6. The Wimbledon Society

Is supportive of the installation of air pumps but suggests that a condition be included to include noise attenuation in order to protect the amenities of the neighbours. There is concern about the loss of some trees by the development and it is requested that there is a condition that requires the planting of new trees equivalent to twice the age of the lost trees. There is also concern about damage during the development to the trees which are to be retained and it is requested that adequate protection is put in place. This includes trees situated in the pavement close to the proposed access to the site of the development. The access to the site is close to an awkward, constrained and busy junction and adequate site management should be put in place to minimise disruption to the neighbourhood

6.3 Council's Transport Planner

6.4 No objections.

6.5 Council's Flood Risk Officer

6.6 No objections subject to appropriate conditions.

6.8 Council's Tree Officer

6.9 The trees on the site are protected by the Merton (no.4) TPO 1970, these are referred to in the arb report as TT, T11, T12, T14, T15, T16 and T18. It is considered that the proposals do not have a negative effect on any existing retained trees, provided the trees are protected during the course of demolition and construction. I would advise attaching appropriate planning conditions regarding tree protection and site supervision.

6.10 Council's Conservation Officer

Pre-Application discussions were held. As far as the design of the two houses is concerned the current design has addressed many of the points raised from the original proposal. The design is now sympathetic to the Grade II Listed blocks behind without being pastiche. Materials samples will be required. It may be noted that my understanding is these houses are not for the benefit of the inmates or future inmates but to raise funds for the charity.

Main concerns are with the loss of the communal garden for the existing residents and loss of the office and visitor accommodation. Would another suitable location be made available for this?

## **7. PLANNING CONSIDERATIONS**

### **7.1 Principle of Development**

- 7.1.1 The proposal would result in a net increase of 2 residential units, which would help contribute to the council's housing target of providing 500 – 600 residential units in Wimbledon for the period 2011 – 2026 set out in policy CS 9 of the Core Planning Strategy 2011.
- 7.1.2 Policy H1 of the London Plan 2021 has set Merton a ten-year housing target of 9,180 new homes. By providing a net increase in 2 new units the proposals would make a contribution to meeting that target and providing much needed new housing.
- 7.1.3 Policy H2 of the London Plan 2021 outlines that Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:
- 1) significantly increase the contribution of small sites to meeting London's housing needs
  - 2) diversify the sources, locations, type and mix of housing supply
  - 3) support small and medium-sized housebuilders
  - 4) support those wishing to bring forward custom, self-build and community led housing
  - 5) achieve the minimum targets for small sites
- 7.1.4 Historically small sites have been crucial to housing delivery in Merton and they continue to offer opportunities to grow Merton's housing stock. Over the last 15 years, small sites have provided over 60% of built homes borough-wide and account for over 95% of approved applications. The Council have recently adopted a Small Sites Toolkit SPD 2021 which outlines guidance on developing small sites.
- 7.1.5 The proposal to provide new residential units to this small site (0.14 ha in size) is considered to respond positively to London Plan and Core Strategy planning policies to increase housing supply and optimise small sites and is supported by Officers.

### **7.2 Design and Impact on Grade II Listed Building and Conservation Area**

- 7.2.1 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings, whilst using appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.
- 7.2.2 Policy DM D4 states that 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. Proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings.

- 7.2.3 Paragraph 199 of the NPPF 2021 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.2.4 Queen Alexandras' Court, or the Royal Homes, Wimbledon, is a development of purpose built accommodation originally built 'as Homes for Officers' Widows and Daughters' arranged around a quadrangle, constructed from 1901-1904 to designs by Sir Ernest George and partners. The accommodation blocks, garden pavilion, garden wall, entrance gates, gate piers and wall are all Grade II Listed, a total of seven listed structures.
- 7.2.5 The development involves the demolition of Broghill House, which is considered to have a neutral impact on the Conservation Area. Broghill House, which was built in the 1970s, has little historic significance, and as such there are no objections to its demolition.
- 7.2.6 It is considered that the proposed dwellings, which would be subordinate to the residential blocks at Queen Alexandras Court, are not excessive in terms of size. The dwellings would also be sympathetically designed, featuring hipped roofs with a similar profile to the residential blocks. The proposed facing materials comprising slate roof, red brick and stone clad bay windows, would also be similar to existing materials, which means the dwellings would integrate well with the residential blocks. The applicant has submitted a Heritage Statement, which includes visuals of the proposed houses in relation to the Listed Buildings. It is considered that there would be some limited impact on the setting of the Listed buildings given the proposed dwellings would sit in front of the southern residential block when viewed from Woodside and St Mary's Road, however it is considered the impact would be at the lower end of the 'less than substantial harm' scale. It is also considered that the public benefits would out-weigh the harm with the proposed development resulting in a net increase of two residential dwellings in an under used part of the site, whilst also sustaining the work of SSAFA and the Royal Homes in Wimbledon.
- 7.2.7 Overall, it is considered that the proposed dwellings are a high quality design, which would preserve the character and appearance of the Merton (Wimbledon Hill Road) Conservation Area, whilst having a 'less than substantial harm' on the listed buildings, which would be outweighed by the public benefits. The

proposal therefore accords with relevant planning policies on design and heritage.

### **7.3 Residential Amenity**

- 7.3.1 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that proposals for development will be required to ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens. Development should also protect new and existing development from visual intrusion.
- 7.3.2 The proposed development would be sited between approx. 11.4m (West house) and 18.2m (East House), from the closest block (Block H, J & K) at Queen Alexandras Court. This block is arranged over three floors and comprises self-contained flats. It appears from the submitted plans that the majority of the flats in this block are dual aspect with windows in the south elevation (facing the proposed development) of these flats serving bedrooms, kitchens and bathrooms. Only flats located at the eastern end of the block (Block H) appear to be single aspect with some only having a south aspect. All of the flats of this block with south aspect feature balconies, which are recessed between the flank walls of blocks H, J and K.
- 7.3.3 The applicant has submitted a daylight and sunlight report which assesses the impact of the proposed development on its surroundings with regards to daylight and sunlight availability to habitable rooms. In this instance the Vertical Sky Component (VSC), Average Daylight Factor (ADF), and Annual/Winter Probable Sunlight Hours (APSH / WPSH) Tests have been applied to the most impacted windows of the ground floor flats of Blocks H & J. The VSC is a measure of the amount of diffuse daylight reaching a window. The BRE advises that where daylight and sunlight is reduced by less than 20% the impact would be negligible. Where the windows do not meet this criteria, the BRE Guidelines states that if the VSC at the centre of a window is more than 27% of available light, then the diffuse daylighting will not be adversely affected.
- 7.3.4 The Average Daylight Factor Test (ADF) Test measures the overall amount of daylight in a space. It is recommended that the minimum ADF value for a kitchen is 2%, 1.5% for a living room, and 1% for a bedroom.
- 7.3.5 The APSH (Annual Probable Sunlight Hours)/ WPSH (Winter Probable Sunlight Hours) Test is a measure of the amount of potential direct sunlight that is available to a given surface. BRE Guidance states that windows should continue to receive in excess of 80% of their pre-development value, or 25% of available hours over a year (APSH) / 5% of hours in winter (WPSH) to be considered well lit.
- 7.3.6 The results of the VSC test demonstrate that whilst there would be a reduction in light at the windows tested, the VSC is not reduced below 27% for any window and therefore daylight standards are unlikely to be significantly altered. All tested rooms would also comfortably exceed the minimum ADF values. With



regards to sunlight, all of the proposed windows pass the APSH / WPSH Test. The development would reduce the APSH by less than 20% and is therefore compliant. It does reduce the WSPH by more than 20%, however all rooms still receive more than 5% of WSPH and can therefore be considered reasonably sunlit.

- 7.3.7 It is also considered that the proposed development would not be visually intrusive, overbearing or result in an unacceptable level of privacy loss or overlooking. The south facing single aspect flats in Block H would face the east house which is located approx. 18.2m from the block. This is considered a sufficient distance for a two-storey dwelling with roof space accommodation. Nevertheless, a condition will be attached requiring the second floor front dormer is obscure glazed to help protect privacy.
- 7.3.8 The west house would be sited approx. 11.4m from the Block. It is considered that the visual impact would be acceptable in this instance given the flats which directly face this house are dual aspect with the south facing windows serving bedrooms and bathrooms. Balconies are located on the south elevation of these flats and although there would be some impact on outlook, it is considered that on balance it would be acceptable given the proposed house is two storeys with the second floor accommodated in a hipped roof, therefore limiting the profile of the house. However, to protect privacy, and given the closer proximity of this dwelling, a condition will be attached requiring both the first and second floor front windows in the west house are obscure glazed and fixed shut below 1.7m internal floor height in the front (north) elevation. It is considered that this would not have an unacceptable impact on the standard of accommodation of the west house as this would only relate to windows in 2 of 6 bedrooms, with one of the bedrooms also featuring a juliette balcony in the west (side) elevation, which would not be required to be obscure glazed.
- 7.3.9 Objections relating to the loss of the existing allotment/garden, which is used by residents, are noted, and the applicant has confirmed that this space will re-accommodated elsewhere on the site. A condition will be attached requiring details of this space is to be submitted and provided for, prior to first occupation of the new dwellings.
- 7.3.10 Overall, it is considered that the proposal would not have a detrimental impact on the levels of amenity currently enjoyed by occupiers of surrounding properties and would accord with policies DM D2 and DM D3 Adopted Merton Sites and Policies Plan and Policies Maps (July 2014).

#### **7.4 Standard of Accommodation**

- 7.4.1 The Department for Communities and Local Government 'Technical housing standards – nationally described space standard' provides the most up to date and appropriate minimum space standards for Merton. In addition, adopted policy CS.14 of the Core Strategy and DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) encourages well designed housing in the borough by ensuring that all residential development complies with the most appropriate minimum space standards and provides functional internal spaces

that are fit for purpose. New residential development should safeguard the amenities of occupiers by providing appropriate levels of sunlight & daylight and privacy for occupiers of adjacent properties and for future occupiers of proposed dwellings. The living conditions of existing and future residents should not be diminished by increased noise or disturbance.

- 7.4.2 It is considered that the proposed layouts are acceptable and all habitable rooms would receive adequate levels of daylight/sunlight. To protect the privacy of flats in the southern block of Alexandras Court, the first and second floor windows in the north facing elevation of the west house will be obscure glazed and fixed shut below 1.7m internal floor height. It is considered that although this would limit the outlook from one bedroom, there are still 5 further bedrooms in the house which would feature windows with unrestricted outlook, so is therefore acceptable. The proposed dwellings would each be 527sqm and as such would comfortably exceed the minimum space standards in terms of their overall size.
- 7.4.3 Policy DM D2 from the Adopted Sites and Policies Plan and Policies Maps (July 2014) states that for all new houses, the council will seek a minimum garden area of 50sqm as a single usable regular shaped amenity space. The proposed dwellings would each comprise in excess of 50sqm of private amenity space and as such complies with this requirement.

## **7.5 Parking and Traffic**

- 7.5.1 The application site has very good level of accessibility to public transport with a PTAL rating of 6a with the site located a short distance from a number of bus routes and Wimbledon Railway Station. The application site is also located in a Controlled Parking Zone (Zone W2) and as such is located in an area of the borough subject to high parking stress.
- 7.5.2 Two off-street parking spaces are proposed for each house, which will be accessed using the existing car access gates on Lake Road. Although London Plan Policy T6.1 states that all residential developments in areas of PTAL 5 - 6 should be car free, it is considered that the proposed level of parking is acceptable in this instance as it would be unreasonable to expect six-bedroom dwellings to be car free. London Plan Policy T6.1 requires that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces. Given the proposed number of parking spaces exceeds the maximum parking standards, a requirement will be made in this instance for all of the parking spaces to provide electric charge points. This will be secured by condition.
- 7.5.3 Given the site is within a Controlled Parking Zone (W2) and has a PTAL rating of 6a it is advised that any future permission would be required to be 'permit free'. Policy CS.20 of the Core Planning Strategy states that the Council will support permit free developments in areas within CPZ's benefiting from good access to public transport (PTAL 4-6). This is to be secured within a S106 Agreement.

7.5.4 In terms of cycle parking, London Plan Policy T5 requires 2 long stay spaces for six-bedroom dwellings. It is considered that the proposal would comply with this policy with each house providing 3 cycle spaces at basement level.

7.5.5 Overall, it is considered that the proposal would comply with relevant planning policy relating to traffic and parking.

## **7.6 Trees and Biodiversity**

7.6.1 Policy DM O2 of the Adopted Merton Sites and Policies Plan and Policies Maps (July 2014) states that development will only be permitted if it will not damage or destroy any tree which is protected by a tree preservation order, is within a conservation area; or, has significant amenity value. Policy CS.13 in the Core Planning Strategy is similarly protective of trees with amenity value.

7.6.2 A number of trees located on the application site, are protected by Tree Preservation Orders (TPOs) and these trees would not be impacted by the proposal. However, to facilitate the development, two category 'C' (a Cherry and Apple tree) and one category 'U' (a Butterfly Bush) trees will be felled. It is considered that this is acceptable given these trees are lower quality and are set back from the site's street frontage, which means their amenity value is limited. The submitted plans show a number of replacement trees to be planted and this will be secured by condition. It is considered that given the size of the two new gardens for the proposed dwellings, the site could accommodate sufficient landscape and biodiversity enhancements. These would be secured via appropriate conditions.

## **7.7 Drainage and Flood Risk**

7.7.1 Policy DM D2 of the Adopted Sites and Policies Plan and Policies Maps (July 2014) requires proposals that incorporate basements and subterranean development to include a hydrology report which set out the impacts of the development on groundwater and surface water movements and how these will be addressed.

7.7.2 The site lies within Flood Zone 1. The site is not shown to be at high risk of surface water flooding as shown on the surface water flood maps and it is not located in flood zone associated with river flooding.

7.7.3 The application is supported by a Basement Impact Assessment (BIA) and Flood Risk Assessment (FRA), which includes on-site ground investigation, and Drainage Strategy. The Council's Flood Engineer has assessed the application and considers the submitted details to be acceptable subject to conditions relating to drainage and groundwater mitigation.

## **7.8 Air quality**

7.8.1 The whole of Merton is an Air Quality Management Area (AQMA). Officers note that only limited car parking has been provided, which is positive in terms of air

quality. Further, officers have recommended a condition ensuring that all car parking spaces for the new dwellings would have electric charging facilities. Subject to suitable conditions to control the construction process (demolition and construction method statement and a limit on noise levels from plant/machinery), it is considered that the proposed development would be acceptable in terms of its impact on air quality.

## **8. ENVIRONMENTAL IMPACT ASSESSMENT**

- 8.1 The application does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of EIA submission.

## **9. LOCAL FINANCIAL CONSIDERATIONS**

- 9.1 The proposal would result in a net gain in gross floor space and as such will be liable to pay a Community Infrastructure Levy (CIL).

## **10. SECTION 106 LEGAL AGREEMENT**

### **10.1 Permit Free**

- 10.1.2 The development is to be 'Permit Free' in line with policy CS.20 of the Core Planning Strategy, which seek to reduce reliance on private motor vehicles in locations with good access to public transport facilities.

- 10.2.1 Further information in respect of the above, including details of supplementary research carried out in justification of the S106 requirements, can be viewed here:

<http://www.merton.gov.uk/environment/planning/s106-agreements.htm>

## **11. CONCLUSION**

- 11.1 It is considered that the proposed new dwellings are a high quality design that would have an acceptable impact on the St Mary's Road, Lake Road and Woodside street scene whilst preserving the character and appearance of the Merton (Wimbledon Hill Road) Conservation Area. It is considered that the development would cause "less than substantial harm" to the setting of the Grade II Listed Queen Alexandras Court, however, this would be outweighed by the public benefit of 2 new dwellings in a sustainable location. It is also considered that the proposed development would provide a satisfactory standard of accommodation and would have an acceptable impact on neighbour amenity, traffic and parking, trees, and surface and groundwater flows. Overall, it is considered that the proposal would comply with all relevant planning policies and as such planning permission should be granted.

## **RECOMMENDATION**

**GRANT PLANNING PERMISSION subject to the completion of a S106 agreement covering the following heads of terms:**

- 1) Car parking Permit Free
- 2) Paying the Council's legal and professional costs in drafting, completing and monitoring the legal agreement.

**And subject to the following conditions:**

1. A.1 (Commencement of Development)
2. A.7 (Approved plans)
3. B.1 (External Materials to be Approved)
4. B4 (Details of Site/Surface Treatment)
5. B5 (Details of Walls/Fences)
6. C1 (No Permitted Development (Extensions))
7. C2 (No Permitted Development (Windows and Doors))
8. C.3 (Obscured Glazing (Fixed Windows))
9. C.6 (Refuse & Recycling (Details to be Submitted))
10. D.11 (Construction Times)
11. F.1 (Landscaping/Planting Scheme, which shall include new tree planting and biodiversity enhancement measures)
12. F.2 (Landscaping (Implementation))
13. F.5 (Tree Protection)
14. F.8 (Site Supervision)
15. F.9 (Hardstandings)
16. H.4 (Provision of Vehicle Parking)
17. The development hereby approved shall not be occupied until electric charging points for all car parking spaces have been installed. The charging points shall be permanently retained thereafter for the use of occupiers.

Reason: To encourage the use of environmentally friendly electric vehicles in compliance with policy T6 of the London Plan 2021.

18. H.7 (Cycle Parking to be Implemented)
19. Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of the development hereby permitted and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

20. Development shall not commence until a working method statement has been submitted to and approved in writing by the Local Planning Authority to accommodate:
- (i) Parking of vehicles of site workers and visitors;
  - (ii) Loading and unloading of plant and materials;
  - (iii) Storage of construction plant and materials;
  - (iv) Wheel cleaning facilities
  - (v) Control of dust, smell and other effluvia (Air Quality measures);
  - (vi) Control of surface water run-off;
  - (vii) Noise mitigation measures.

No development shall be carried out except in full accordance with the approved method statement.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

21. The drainage strategy shall be implemented in accordance with the approved submitted details contained within the Drainage Strategy & Maintenance Statement (Reference DS&MS/12603 Rev 1, dated July 2022) which incorporates onsite storage of 19.2m<sup>3</sup>. The drainage scheme will dispose of surface water at the agreed rate of 2l/s.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy SI 13.

22. Prior to the commencement of development, the applicant shall submit a detailed proposal on how drainage and groundwater will be managed and mitigated during and post construction (permanent phase), for example through the implementation of passive drainage measures around the basement structure, waterproofing and drainage.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy SI 13.

23. Prior to occupation of the development details of replacement allotment/garden area shall be submitted and approved by the Local Planning Authority. The approved details shall be implemented before first occupation of the development.

Reason: To safeguard the amenities of existing residents and to comply with policy DM D2 of Merton's Sites and Policies Plan 2014.

24. No development shall be commenced until a detailed construction method statement is submitted and approved by the Local Planning Authority. The construction method statement shall include details of construction sequence and temporary propping and shall be reviewed and agreed by a chartered structural designer.

Reason: The details are considered to be material to the acceptability of the proposal and for safeguarding the amenity of neighbouring residential properties and to comply with policy DM D2 of the adopted Merton sites and Policies Plan 2014.

25. No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved internal water consumption rates of no greater than 105 litres per person per day.

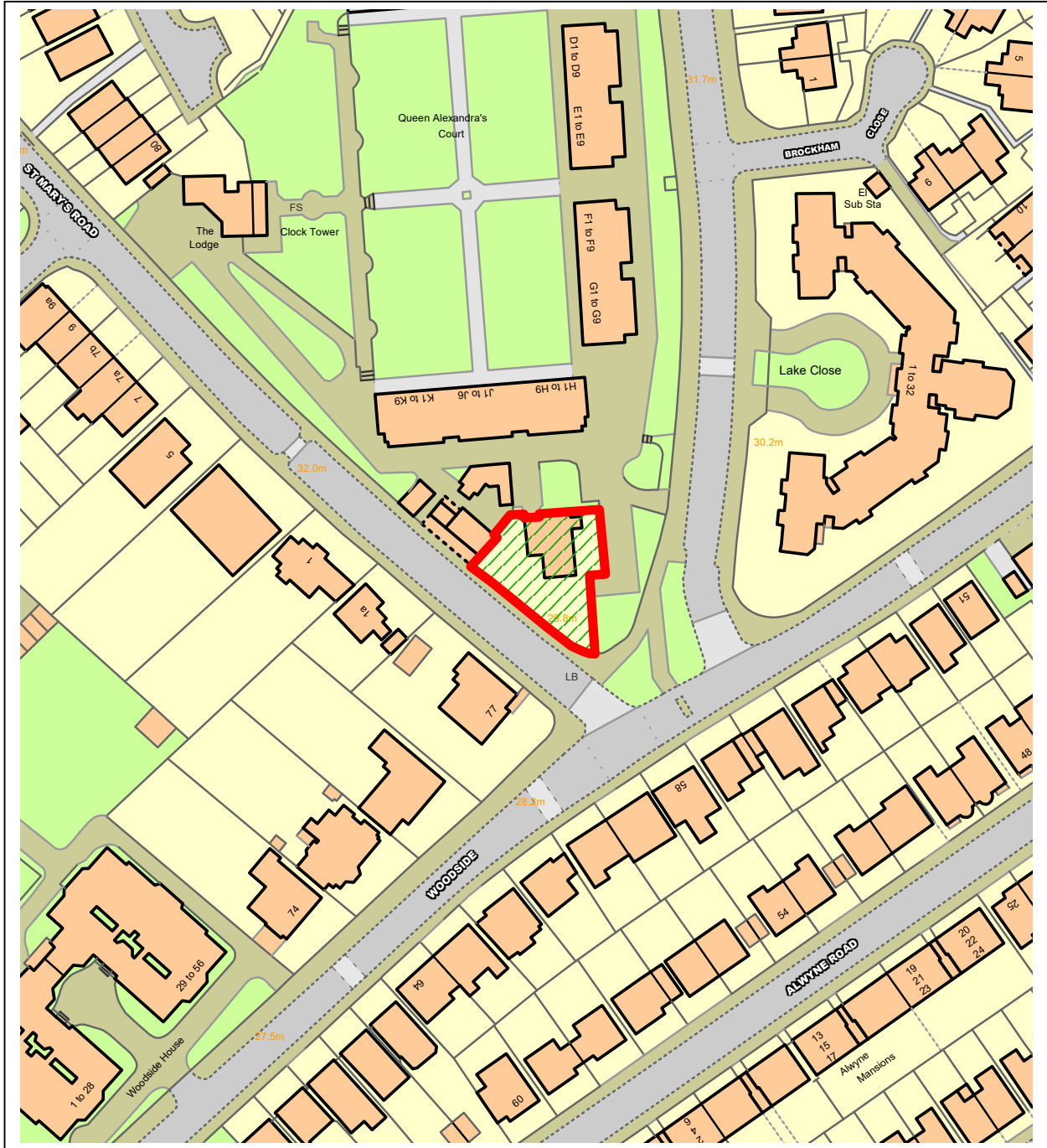
Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy SI 2 and SI 3 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.

26. INFORMATIVE: The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of a swift nesting box/bricks on the site.
27. 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). No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

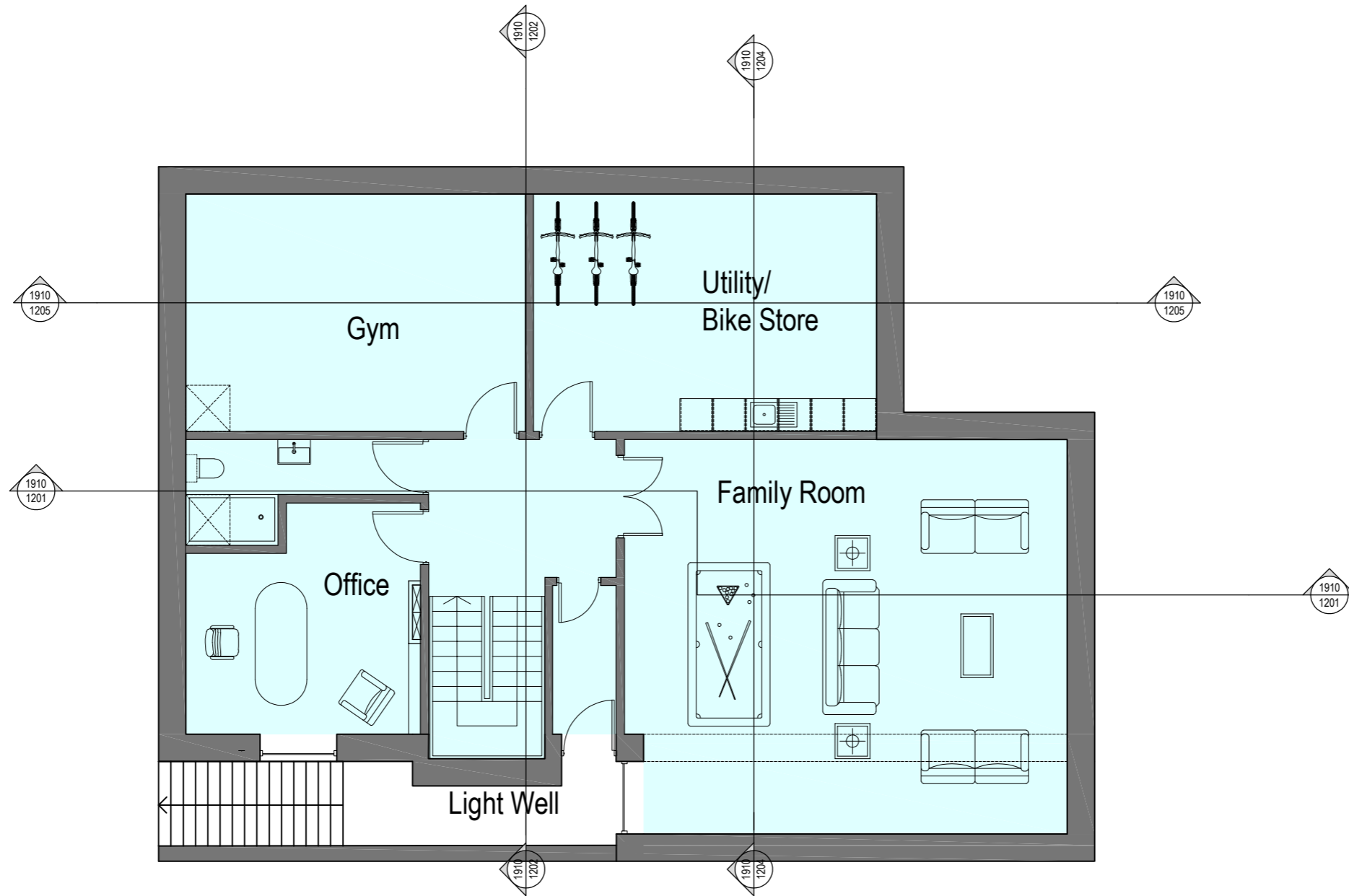




# NORTHGATE SE GIS Print Template

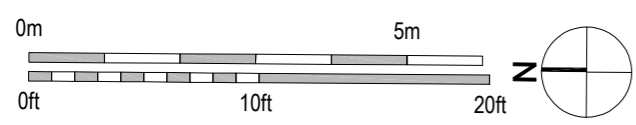


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 - Allowance for construction methods and building tolerances.  
 - Local authority consents

rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	29.02.22	ES	SH	Preliminary Issue
B	12.07.22	ES	SH	Planning Issue



status **FOR PLANNING**

**BRIMELOW  
McSWEENEY  
ARCHITECTS** 

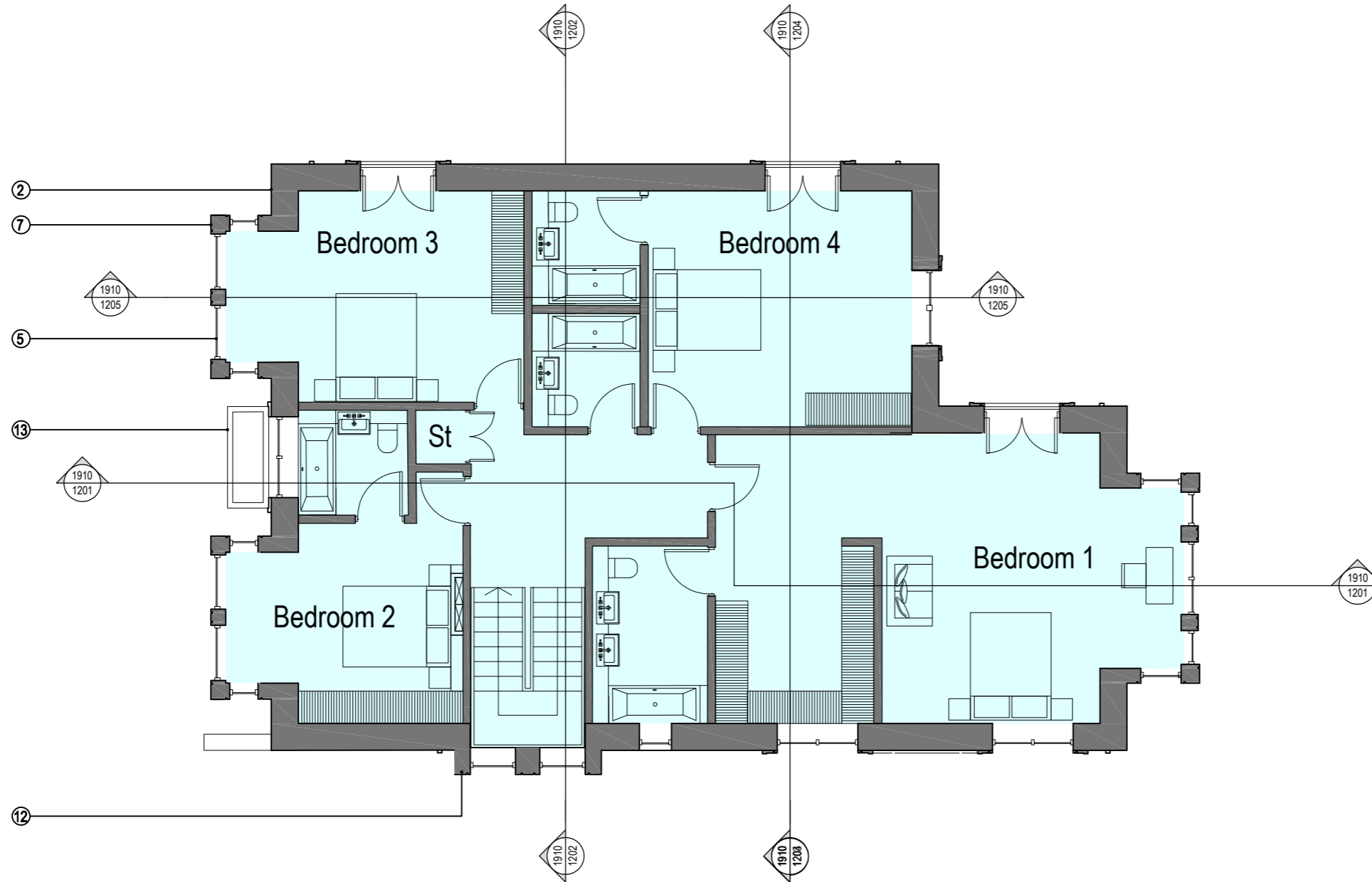
28 Great Queen Street, Covent Garden, London WC2B 5EL  
 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court  
 Wimbledon, London**

title  
**East House Proposed Basement Plan**

scale	date	drawn
1:100@A3	11.02.22	ES

drawing no.	revision
1910-1101	B



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rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	25.03.22	ES	SH	Minor Revisions
B	12.07.22	ES	SH	Planning Issue

- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
  - 6 - Painted Metal Balustrade
  - 7 - Stone Clad Bay Window
  - 8 - Stone Cladding
  - 9 - White Aluminium Guttering
  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

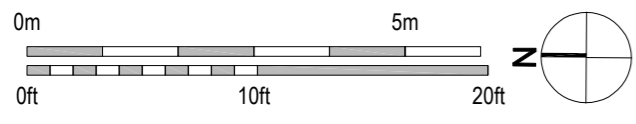
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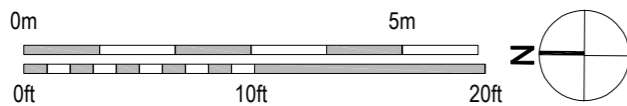
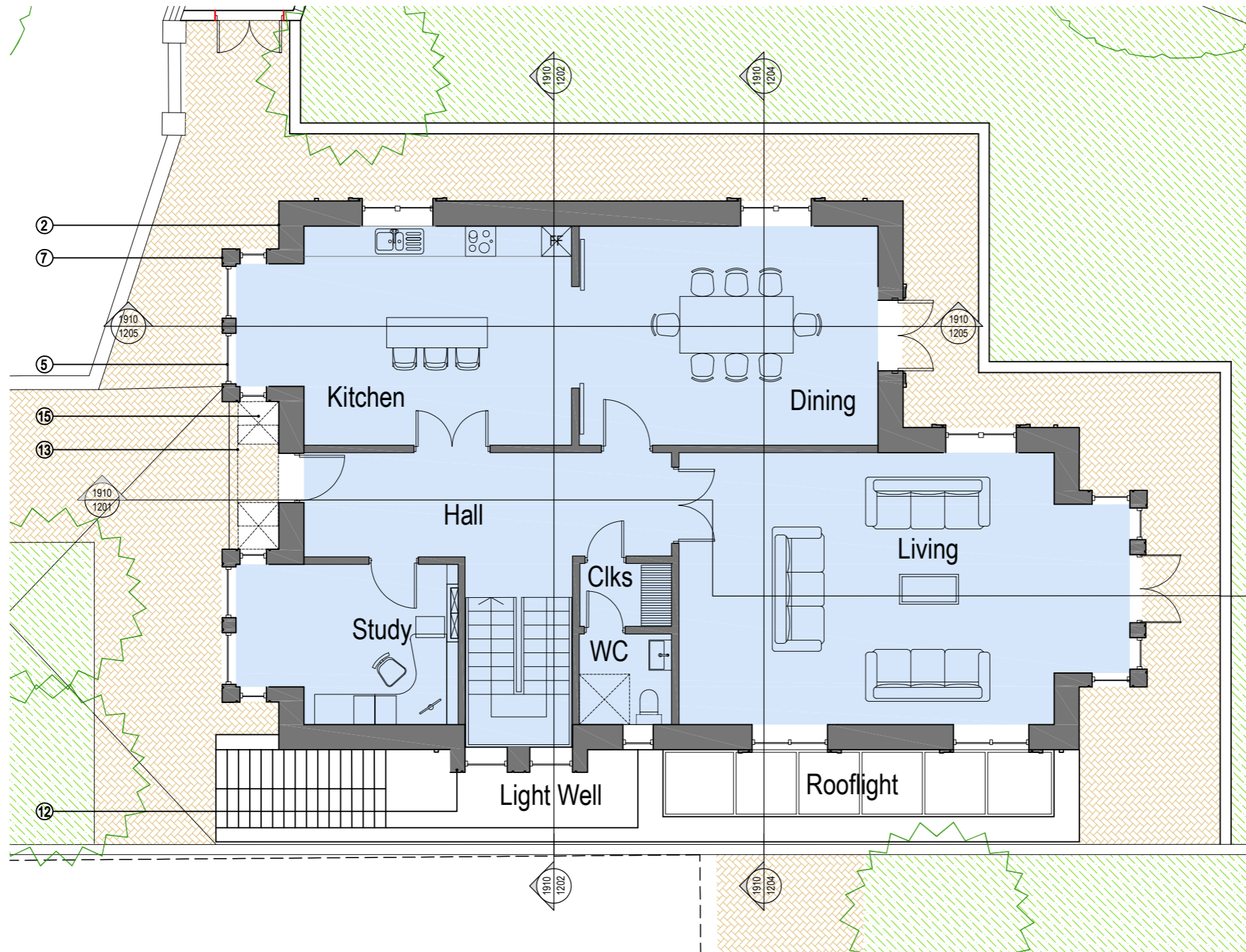
project  
 Queen Alexandra Court  
 Wimbledon, London

title  
 East House Proposed First Floor Plan

scale 1:100@A3      date 11.02.22      drawn ES

drawing no. 1910-1103      revision B





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rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	29.03.22	ES	SH	Minor Revisions
B	12.07.22	ES	SH	Planning Issue

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  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

**BRIMELOW McSWEENEY ARCHITECTS** 

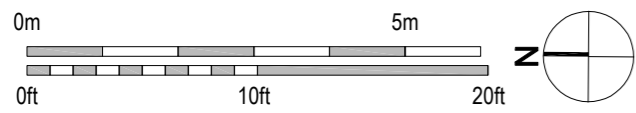
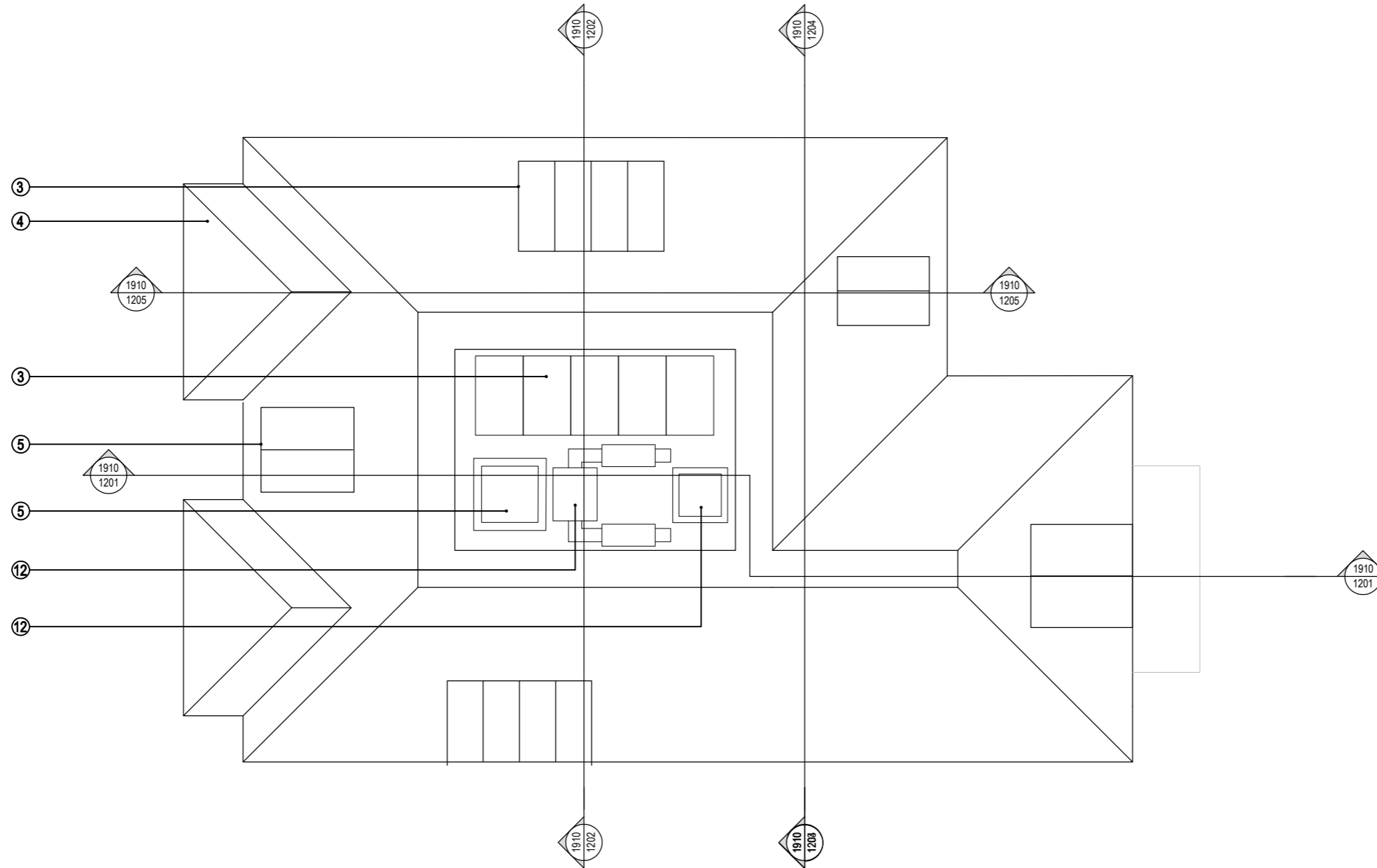
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project  
 Queen Alexandra Court  
 Wimbledon, London

title  
 East House Proposed Ground Floor Plan

scale	date	drawn
1:100@A3	11.02.22	ES

drawing no.	revision
1910-1102	B



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rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	29.03.22	ES	SH	Preliminary Issue
B	12.07.22	ES	SH	Planning Issue

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  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

BRIMELOW  
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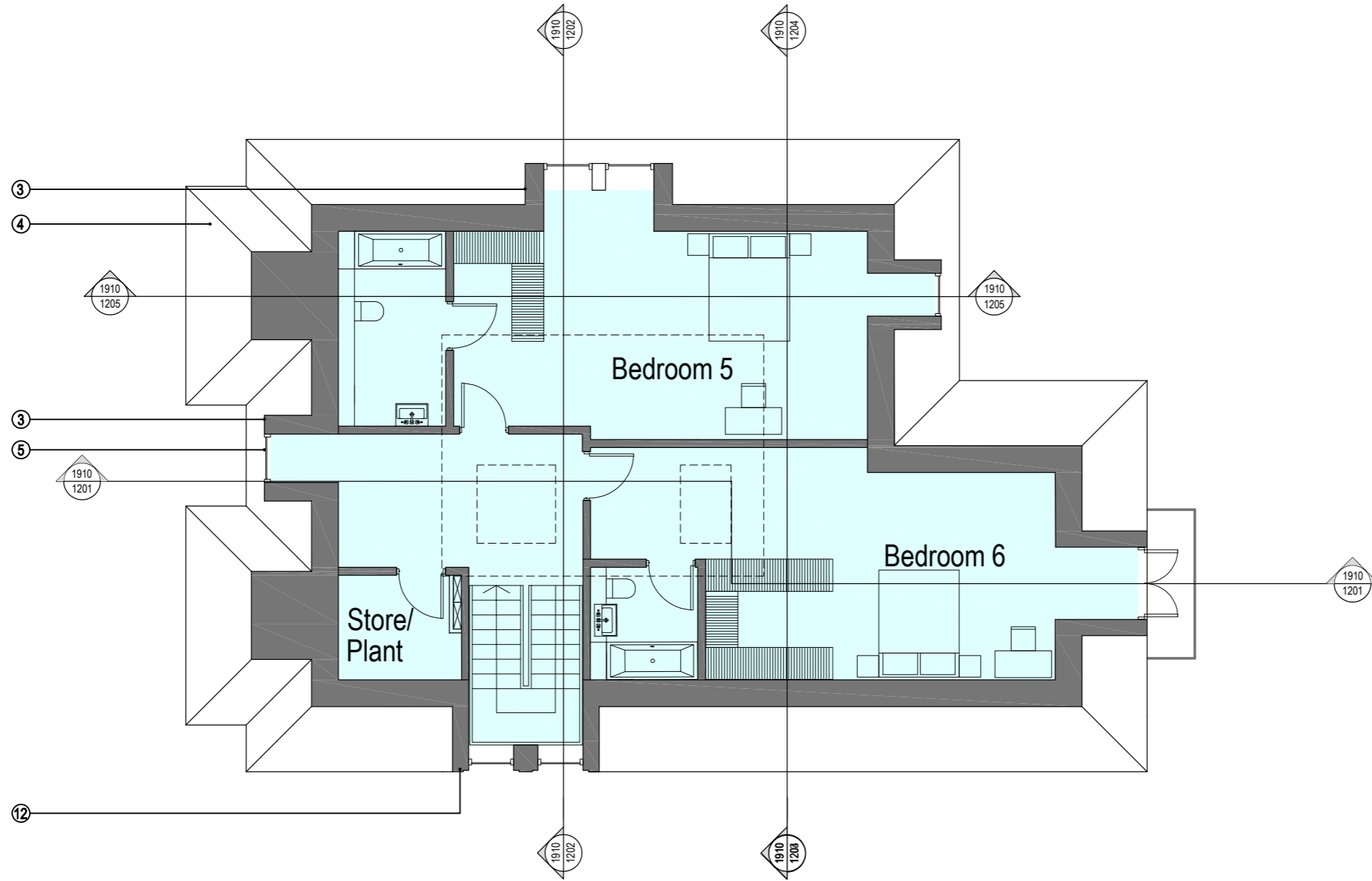
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project  
 Queen Alexandra Court  
 Wimbledon, London

title  
 East House Proposed Roof Plan

scale	date	drawn
1:100@A3	11.02.22	ES

drawing no.	revision
1910-1105	B



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rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	25.03.22	ES	SH	Minor Revisions
B	12.07.22	ES	SH	Planning Issue

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  - 17 - Plant

status **FOR PLANNING**

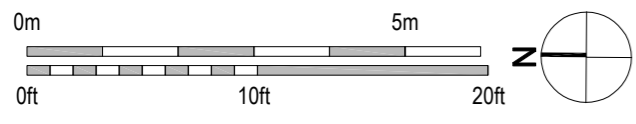
**BRIMELOW McSWEENEY ARCHITECTS**   
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 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**East House Proposed Second Floor Plan**

scale	date	drawn
1:100@A3	11.02.22	ES

drawing no.	revision
1910-1104	B



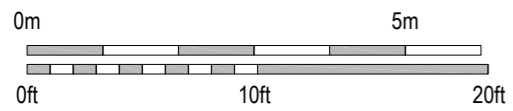


▼ Second Floor

▼ First Floor

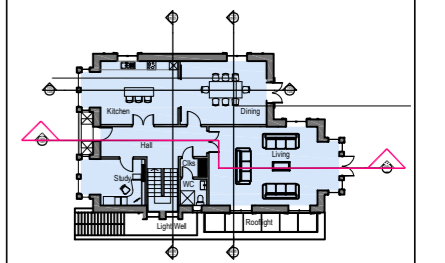
▼ Ground Floor

▼ Basement Floor

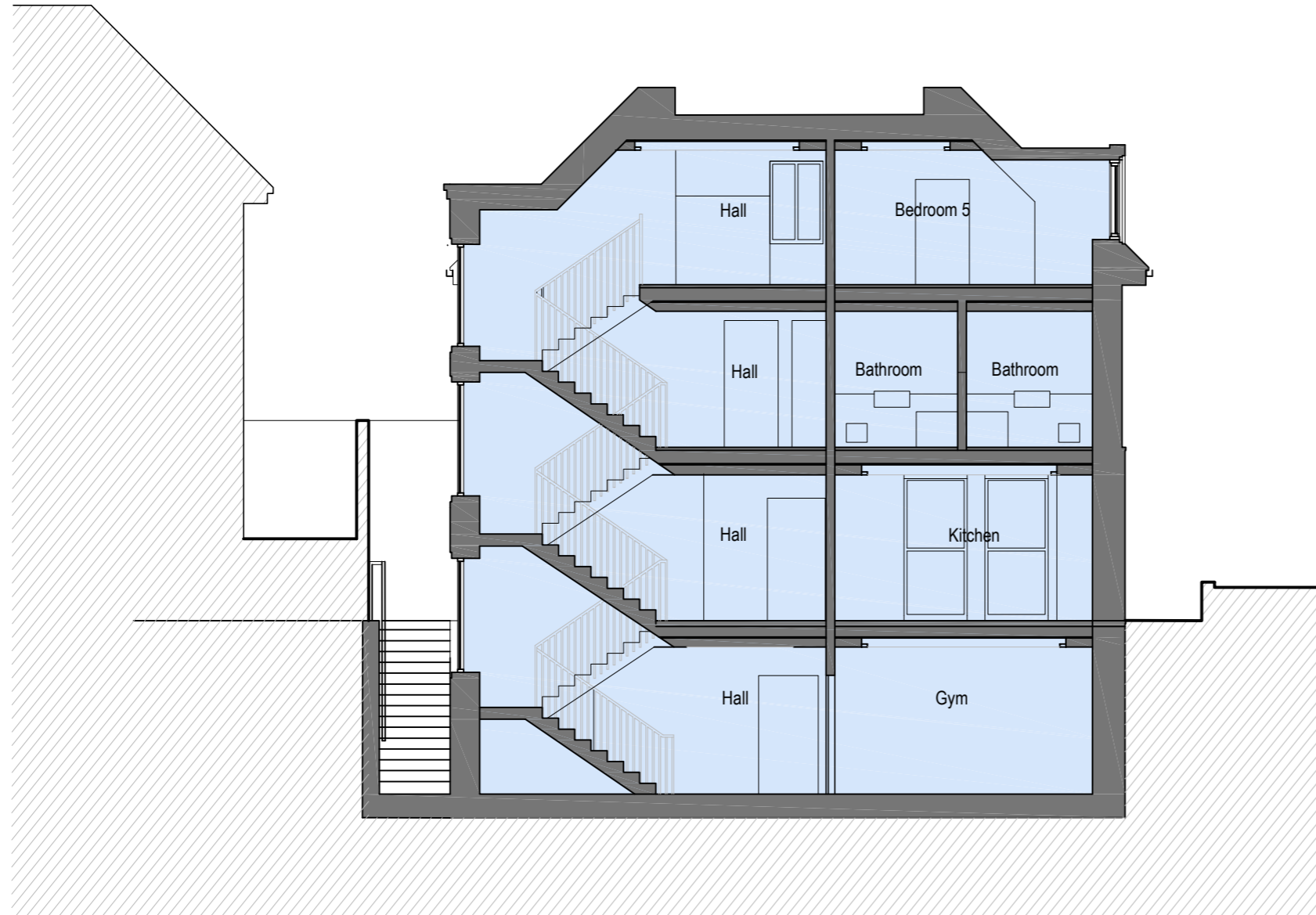


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rev	date	drawn by	chkd	description
/	29.03.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue



status		
FOR PLANNING		
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project Queen Alexandra Court Wimbledon, London		
title East House Proposed Section AA		
scale	date	drawn
1:100@A3	10-02-21	ES
drawing no.	revision	
1910-1201	A	

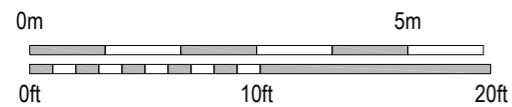


▼ Second Floor

▼ First Floor

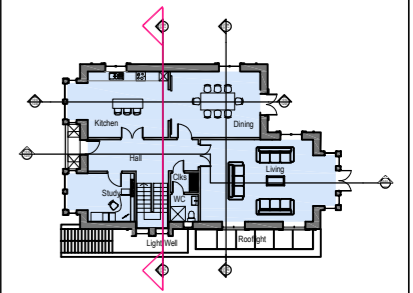
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▼ Basement Floor



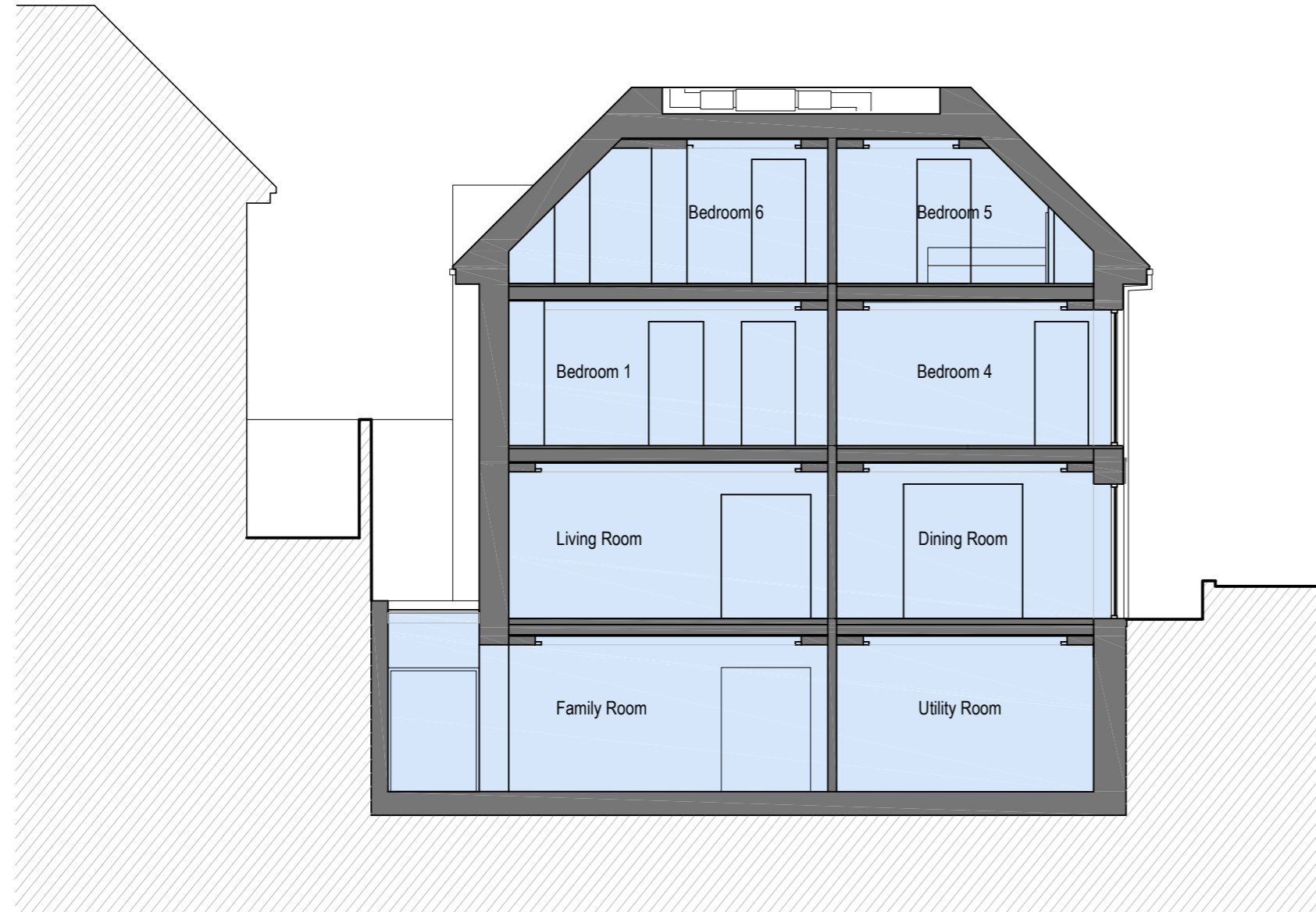
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rev	date	drawn by	chkd	description
/	29.03.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue



status		
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project Queen Alexandra Court Wimbledon, London		
title East House Proposed Section BB		
scale	date	drawn
1:100@A3	10-02-21	ES
drawing no.	revision	
1910-1202	A	



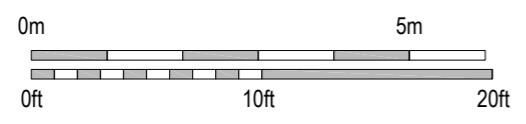


▼ Second Floor

▼ First Floor

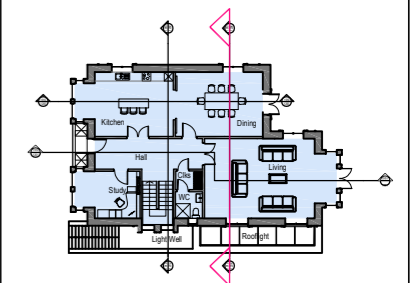
▼ Ground Floor


▼ Basement Floor



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/	08.04.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue



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project		
Queen Alexandra Court Wimbledon, London		
title		
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scale	date	drawn
1:100@A3	23-02-21	ES
drawing no.	revision	
1910-1204	A	

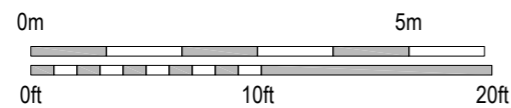


▼ Second Floor

▼ First Floor

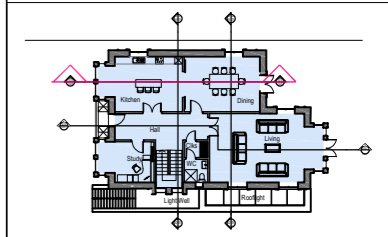
▼ Ground Floor

▼ Basement Floor



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rev	date	drawn by	chkd	description
/	29.03.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue



status **FOR PLANNING**

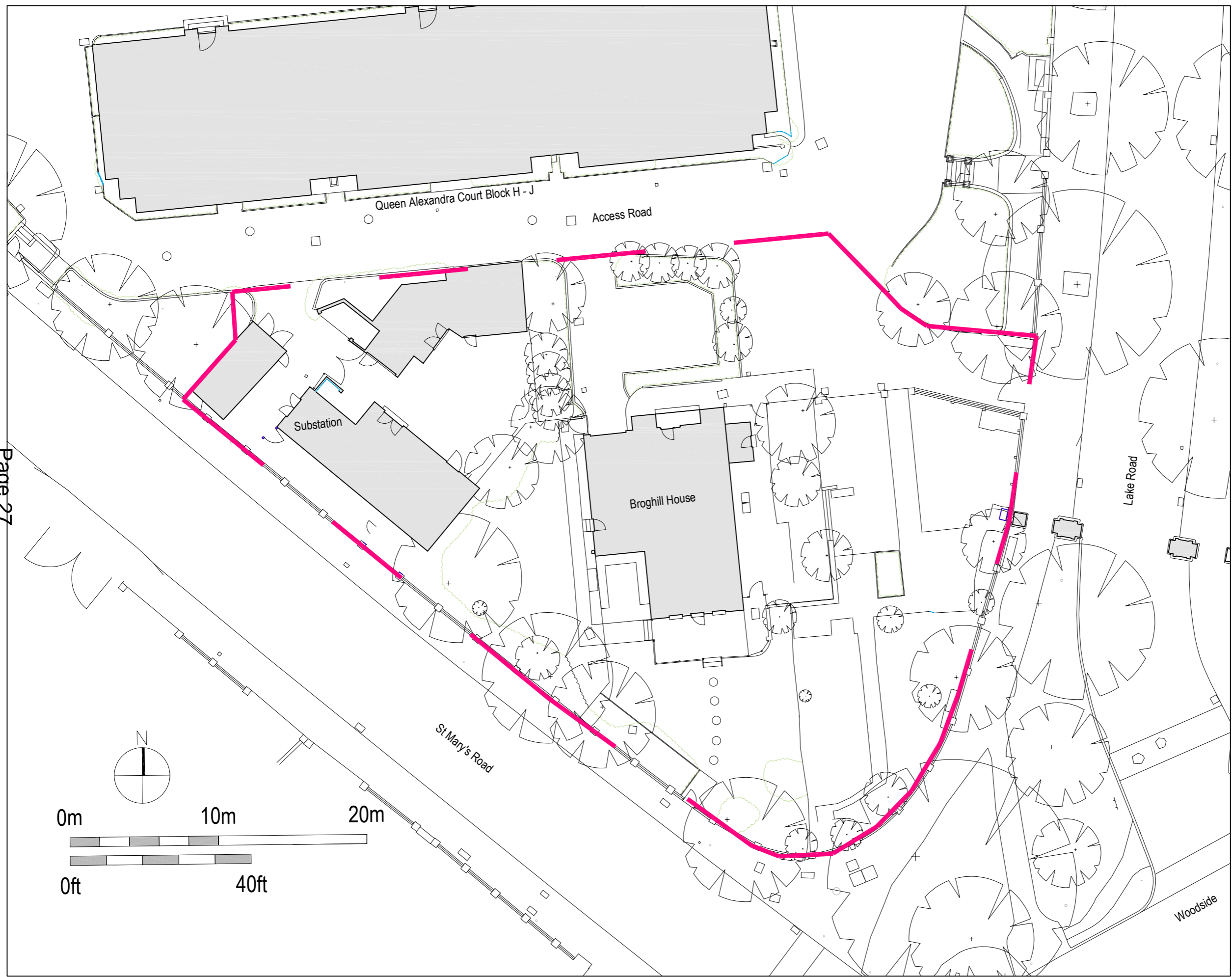
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 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court**  
 Wimbledon, London

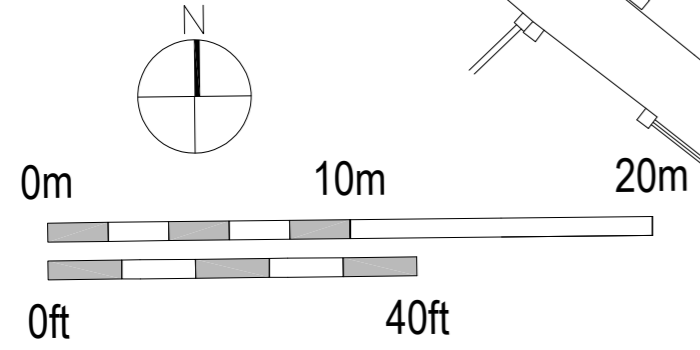
title  
**East House Proposed Section DD**

scale	date	drawn
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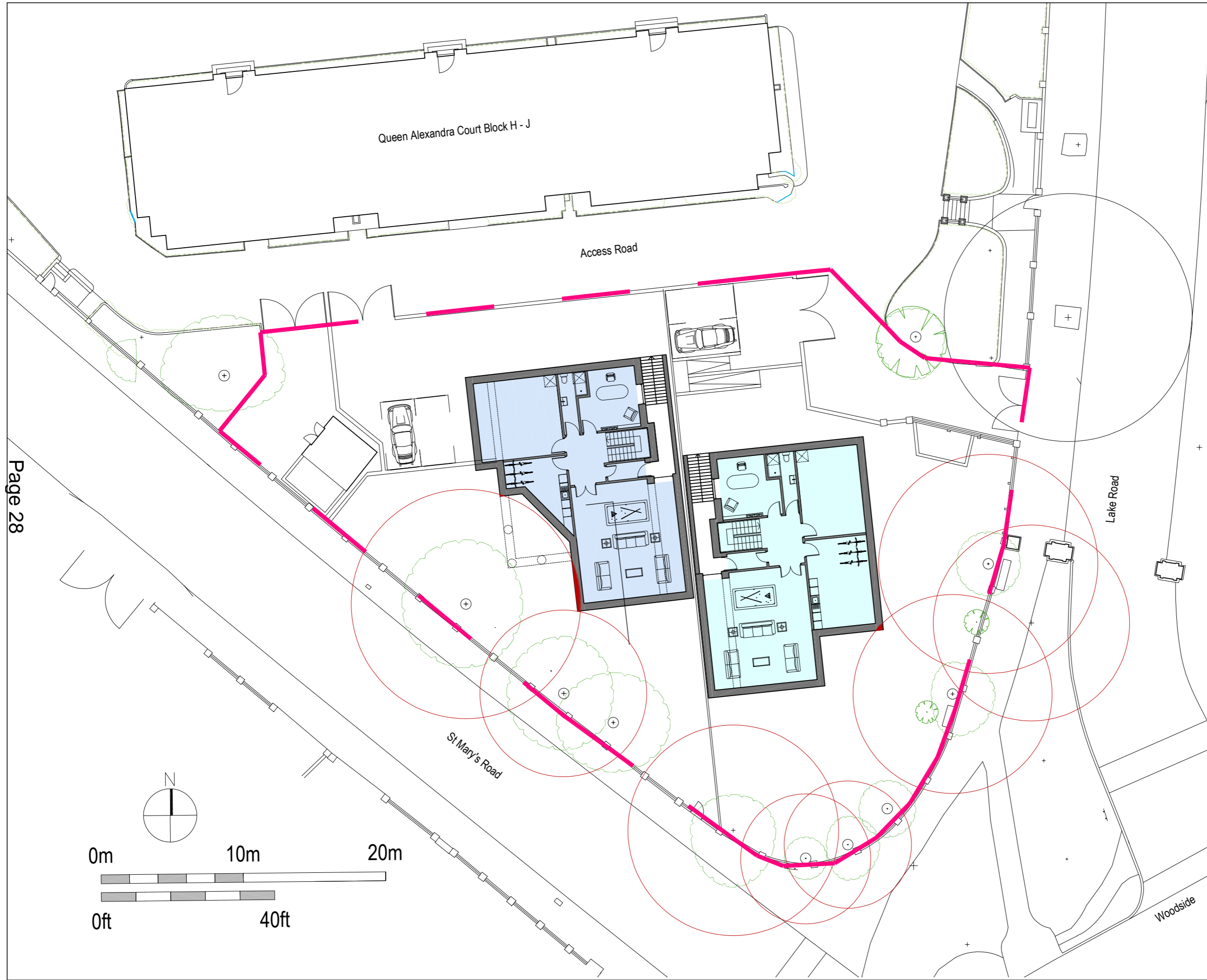
drawing no.	revision
1910-1205	A



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 - Local authority consents  
 rev date drawn by chkd description  
 / DD.MM.YY XXX XXX descriptive text here



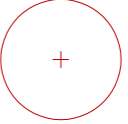
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FOR PLANNING		
BRIMELOW McSWEENEY ARCHITECTS 		
<small>28 Great Queen Street, Covent Garden, London WC2B 5EJ          tel: 020 7831 7835 - email: admin@bm-architects.co.uk</small>		
project		
Queen Alexandra Court Wimbledon, London		
title		
Existing Site Plan		
scale	date	drawn
1:200@A3	18-04-19	SM
drawing no.		revision
1910-0000		.



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 - Allowance for construction methods and building tolerances.  
 - Local authority consents  
 rev date drawn by chkd description

**KEY**

NOTE: Ground Floor Plan shown for Reference

 Tree Root Protection Area (RPA)

status		
<b>FOR PLANNING</b>		
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<small>28 Great Queen Street, Covent Garden, London WC2B 5SL          tel: 020 7831 7835 - email: admin@bm-architects.co.uk</small>		
project		
Queen Alexandra Court Wimbledon, London		
title		
Proposed Basement Site Plan		
scale	date	drawn
1:250@A3	09-03-22	ES
drawing no.	revision	
1910-0002	E	



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 - Local authority consents  
 rev date drawn by chkd description  
 / 14.07.22 ES SH Planning Issue



- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
  - 6 - Painted Metal Balustrade
  - 7 - Stone Clad Bay Window
  - 8 - Stone Cladding
  - 9 - White Aluminium Guttering
  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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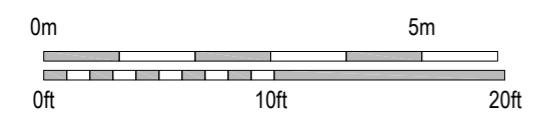
28 Great Queen Street, Covent Garden, London WC2B 5SL  
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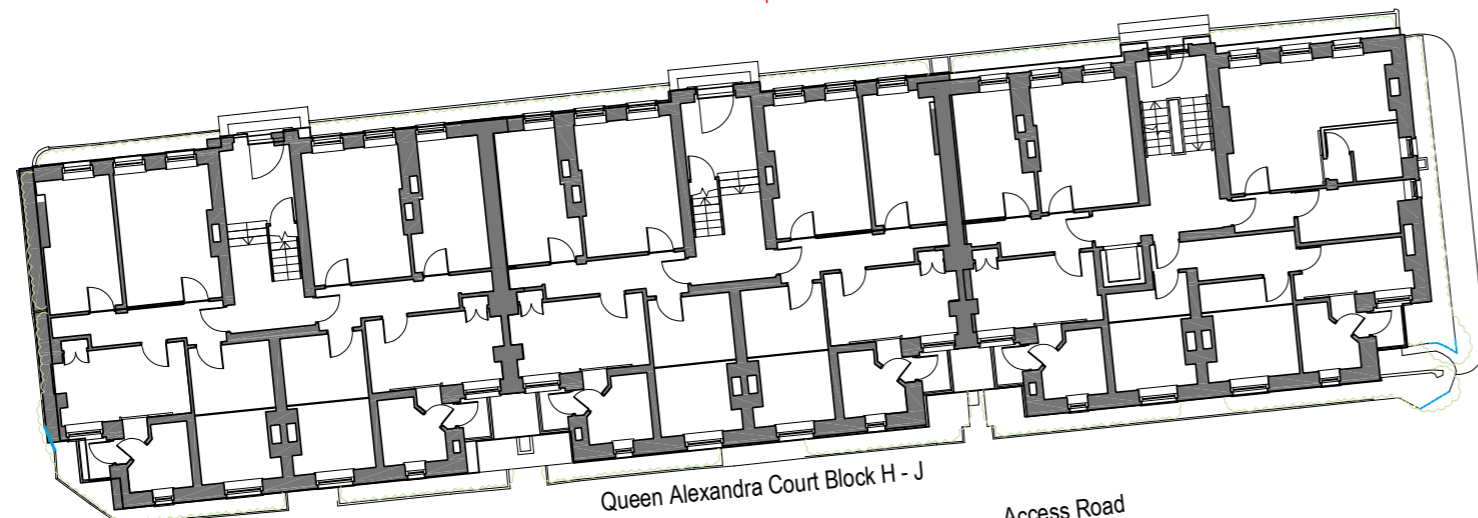
project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**Proposed East Elevation**

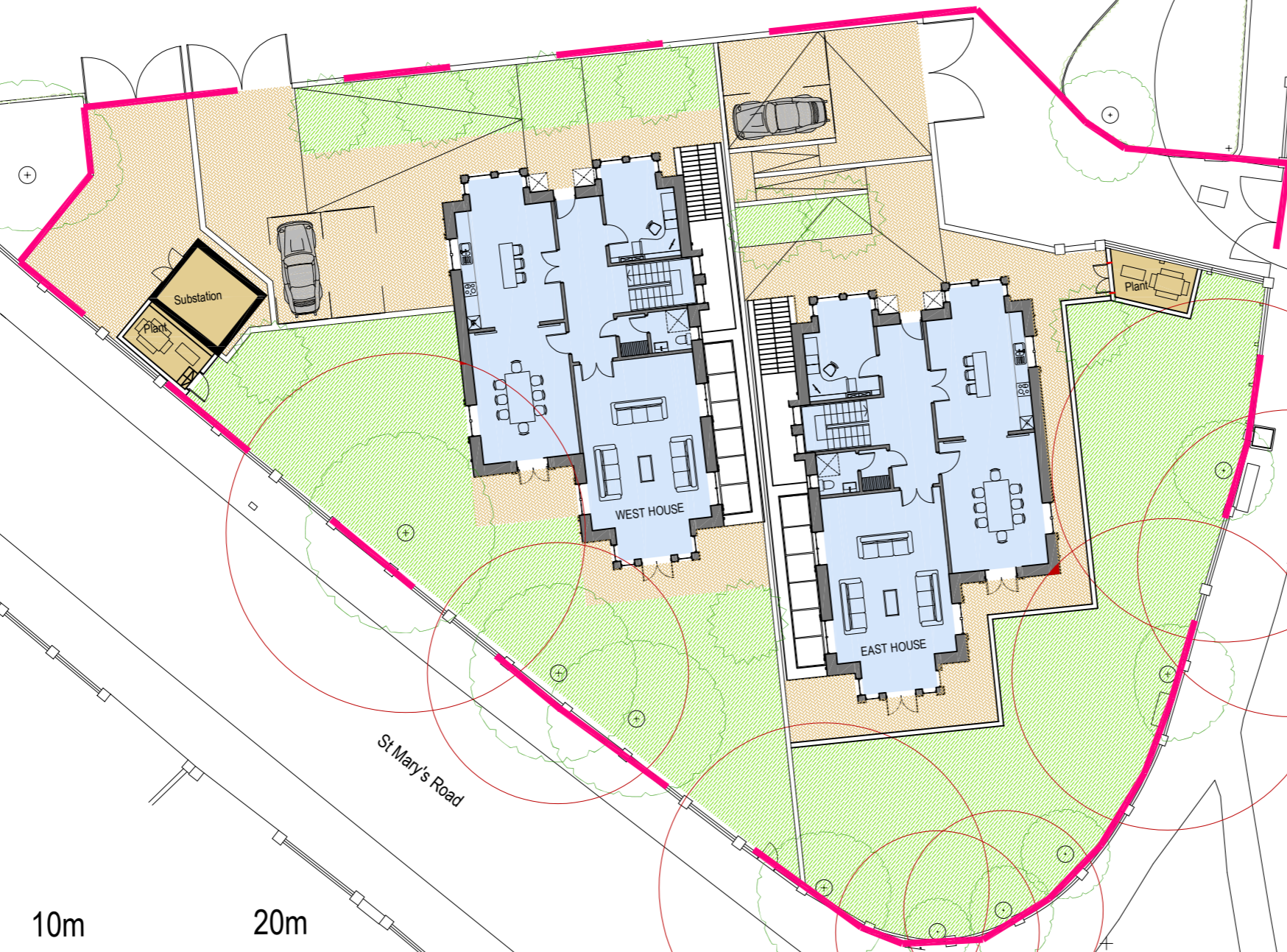
scale 1:100@A3 date 18-02-21 drawn ES

drawing no. 1910-1302 revision /









Access Road



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 - Local authority consents

rev	date	drawn by	chkd	description
E	20.05.22	ES	SH	Minor Revisions
F	12.07.22	ES	SH	Minor Revisions

**KEY**

-  Lawn and Planting
-  Permeable Paving
-  New Tree
-  Existing Tree Root Protection Zone

status **FOR PLANNING**

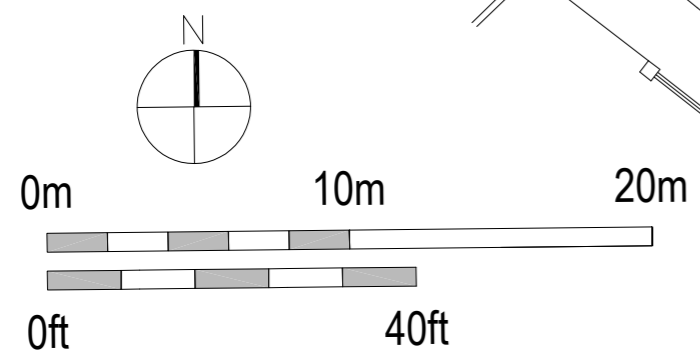
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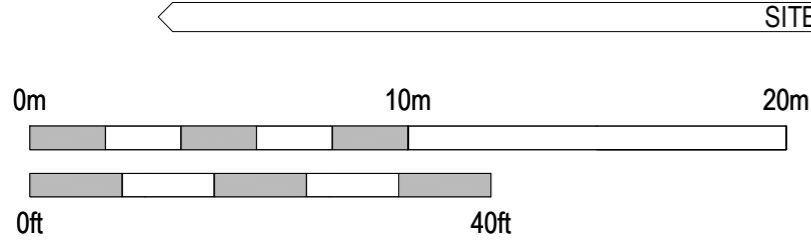
project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**Proposed Ground Floor Site Plan**

scale	date	drawn
1:250@A3	09-03-22	ES

drawing no.	revision
1910-0003	F





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rev	date	drawn by	chkd	description
/	18.07.22	ES	SH	Planning Issue



- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
  - 6 - Painted Metal Balustrade
  - 7 - Stone Clad Bay Window
  - 8 - Stone Cladding
  - 9 - White Aluminium Guttering
  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**Proposed Lake Road Elevation**

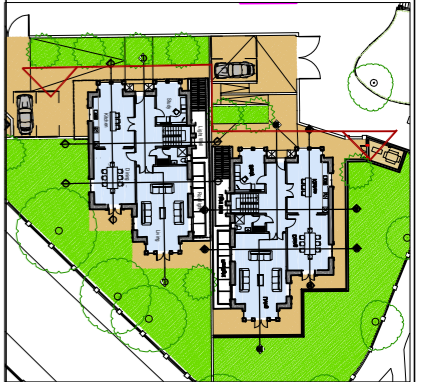
scale	date	drawn
1:200@A3	16-02-21	ES

drawing no.	revision
1910-1308	.



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rev	date	drawn by	chkd	description
/	14.07.22	ES	SH	Planning Issue



- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
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  - 8 - Stone Cladding
  - 9 - White Aluminium Guttering
  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Handrail
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooftight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

**BRIMELOW McSWEENEY ARCHITECTS**

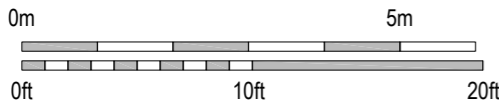
26 Great Queen Street, Covent Garden, London WC2B 5SL  
 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**Proposed North Elevation**

scale	date	drawn
1:100@A3	16-02-21	ES

drawing no.	revision
1910-1303	/







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rev	date	drawn by	chkd	description
/	18.07.22	ES	SH	Planning Issue



- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
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  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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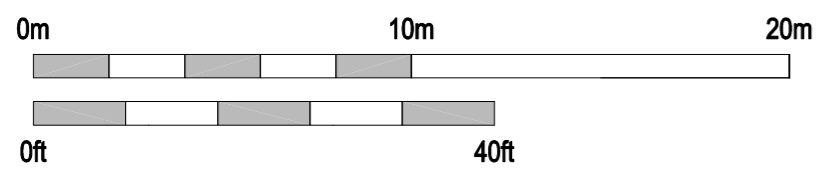


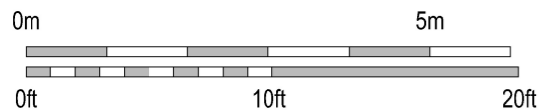
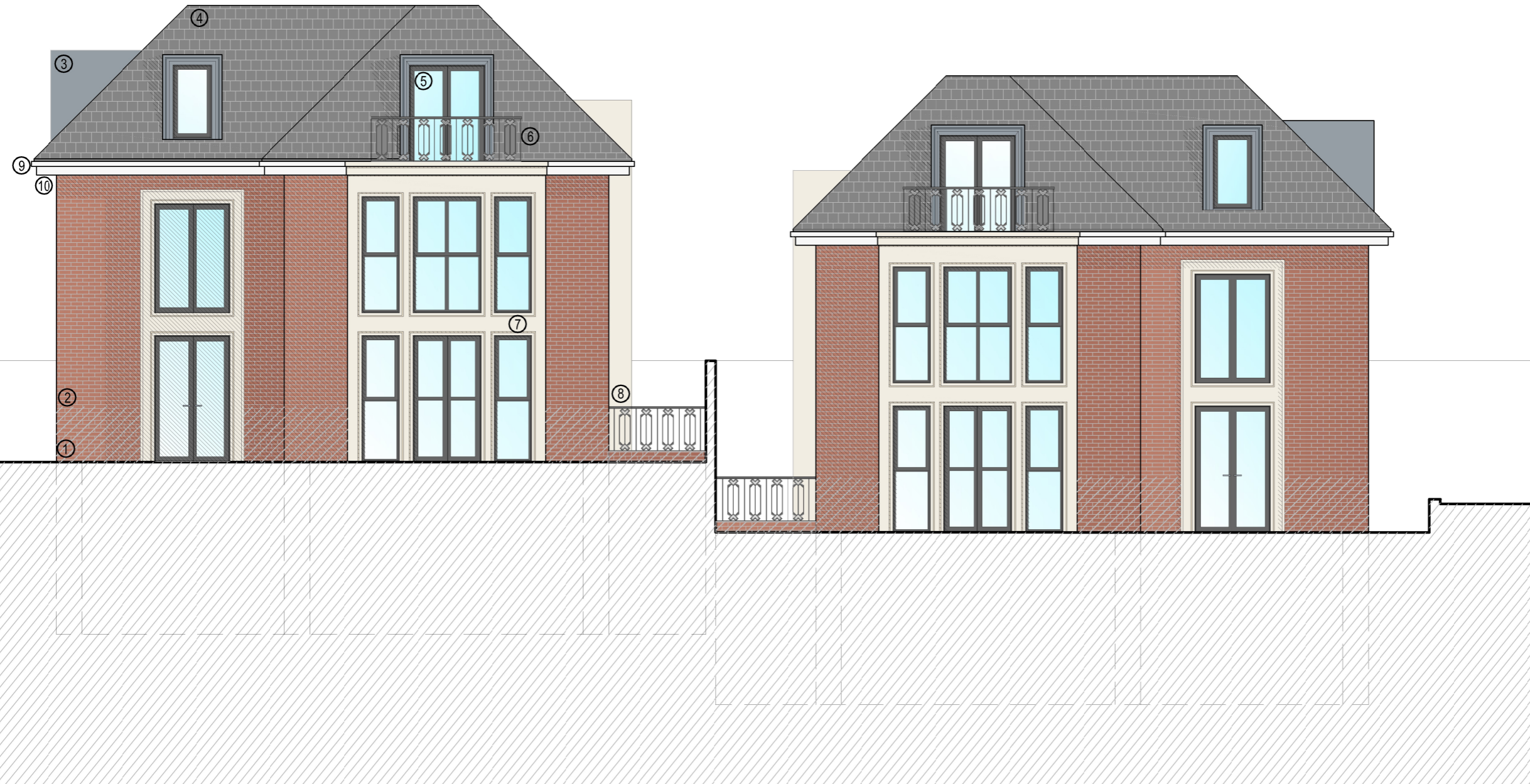
project  
 Queen Alexandra Court  
 Wimbledon, London

title  
 Proposed Rear Site Elevation

scale	date	drawn
1:200@A3	09-06-21	ES

drawing no.	revision
1910-1310	.





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rev	date	drawn by	chkd	description
/	14.07.22	ES	SH	Planning Issue



- Materials Legend
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
  - 6 - Painted Metal Balustrade
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  - 8 - Stone Cladding
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  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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 tel: 020 7831 7835 - email: admin@brimelow-mcsweeney.co.uk

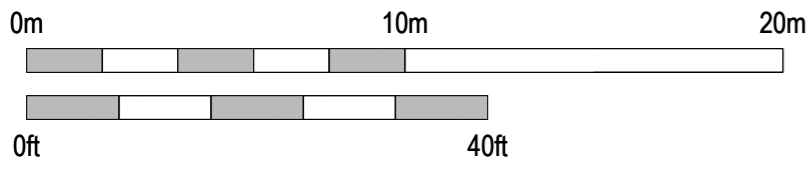


project  
**Queen Alexandra Court  
 Wimbledon, London**

title  
**Proposed South Elevation**

scale	date	drawn
1:100@A3	16-02-21	ES

drawing no.	revision
1910-1300	.



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rev	date	drawn by	chkd	description
/	18.07.22	ES	SH	Planning Issue



- Materials Legend**
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  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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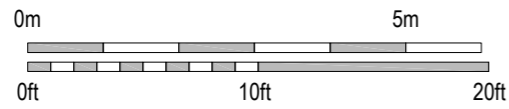
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project  
**Queen Alexandra Court  
 Wimbledon, London**

title  
**Proposed St Mary's Rd Elevation**

scale	date	drawn
1:200@A3	28-03-22	ES

drawing no.  
**1910-1309**



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 - Local authority consents  
 rev date drawn by chkd description  
 / 14.07.22 ES SH Planning Issue



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  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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project  
**Queen Alexandra Court  
 Wimbledon, London**

title  
**Proposed West Elevation**

scale date drawn  
 1:100@A3 18-02-21 ES

drawing no. revision  
**1910-1301**



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rev	date	drawn by	chkd	description
/	18.07.22	ES	SH	Planning Issue



- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
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  - 14 - Painted Timber Door
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  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

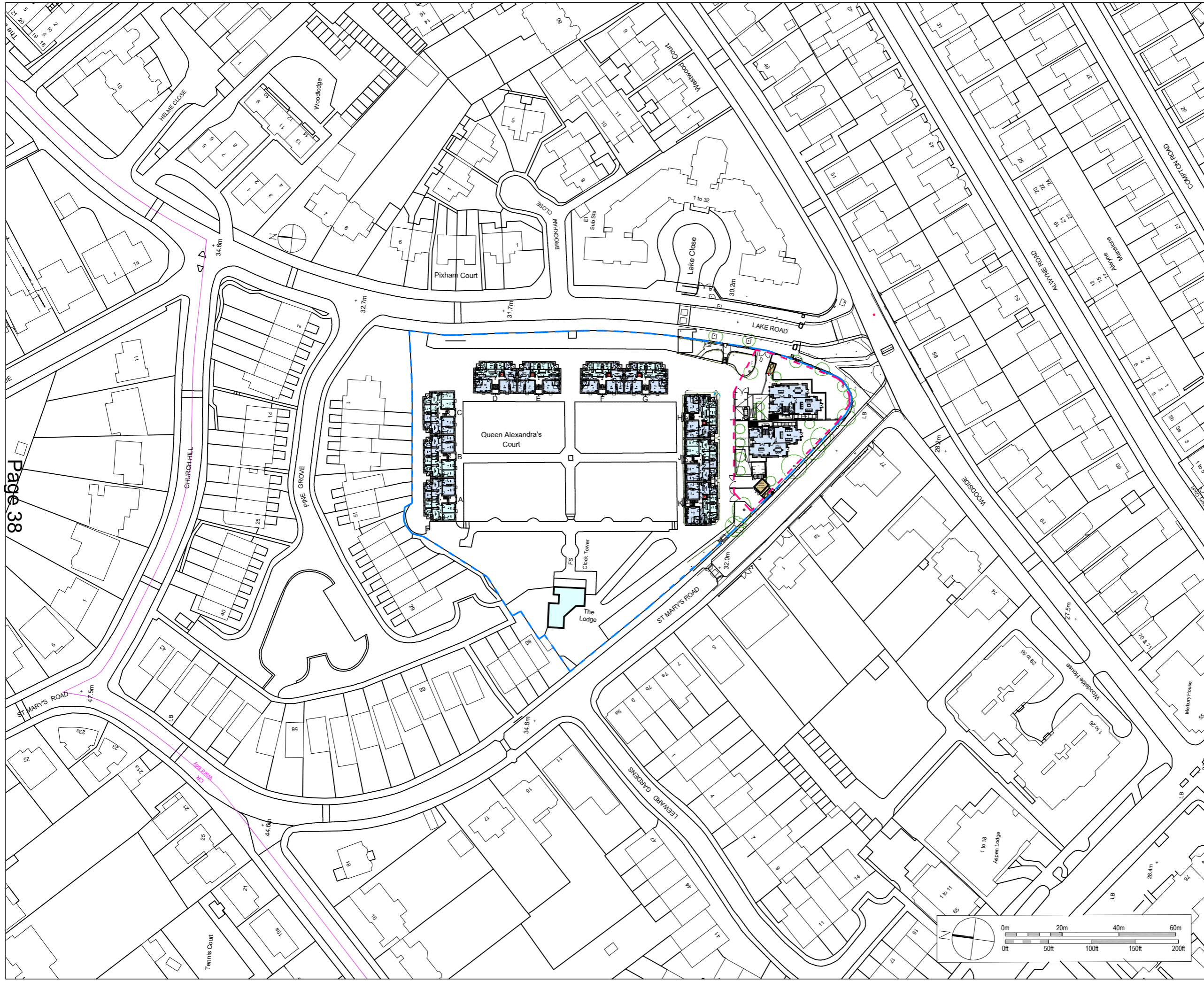
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ARCHITECTS**   
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 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**Proposed Woodside Road Elevation**

scale	date	drawn
1:200@A3	16-02-21	ES

drawing no.	revision
1910-1307	/

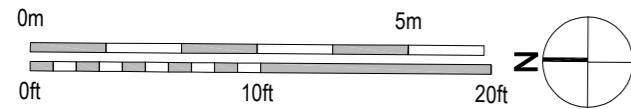
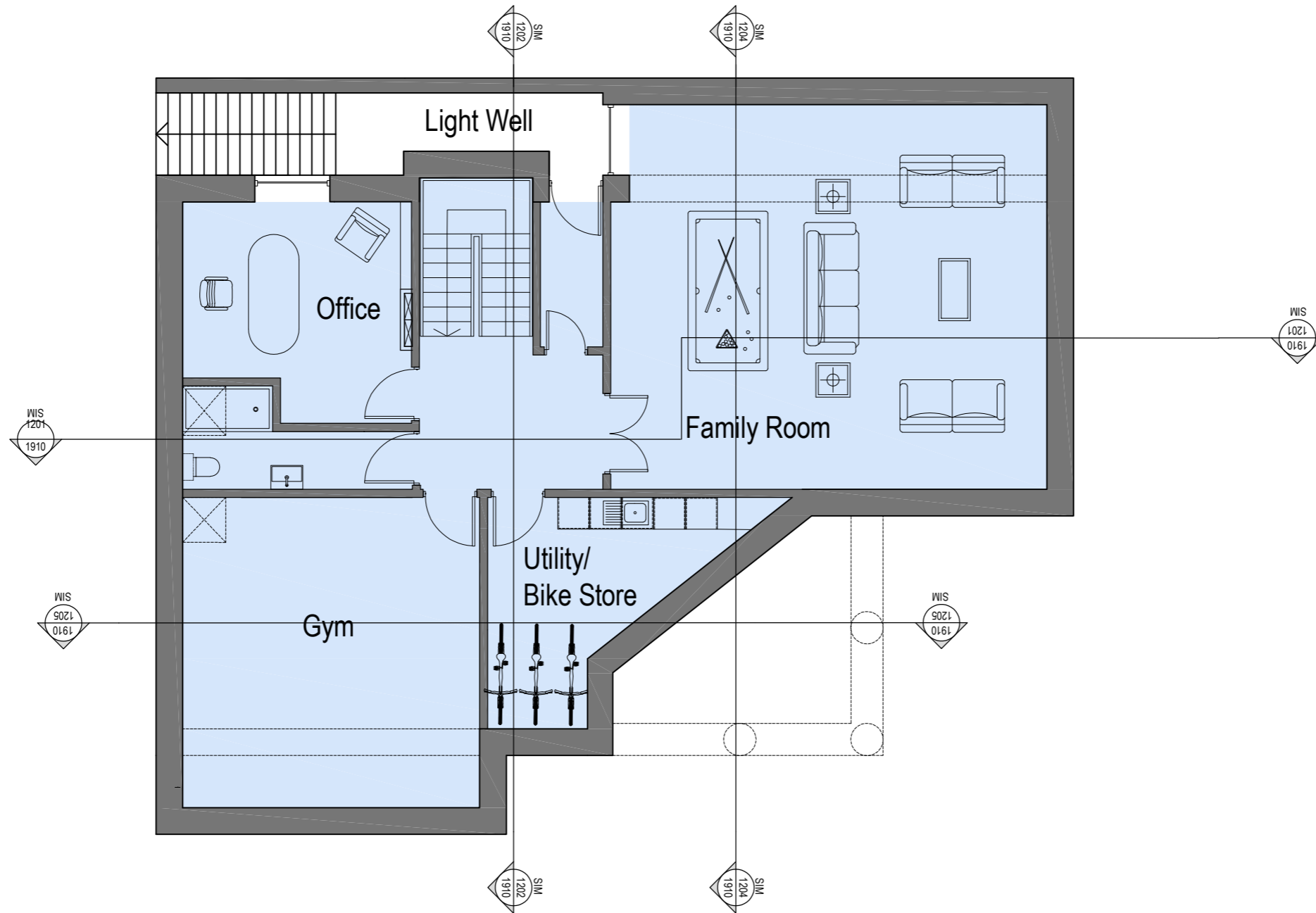


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rev date drawn by chkd description  
 / 22.09.21 ES DM Issued for Pre-App  
 A 18.07.22 ES DM Issued for Planning

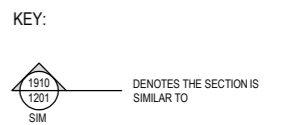
status		
<b>FOR PLANNING</b>		
<b>BRIMELOW McSWEENEY ARCHITECTS</b> <small>28 Great Queen Street, Covent Garden, London WC2B 5SL          tel: 020 7831 7835 - email: admin@bm-architects.co.uk</small>		
project <b>Broghill House Site, Queen Alexandra Court</b> Wimbledon, London SW19 7DE		
title <b>Site Location Plan</b>		
scale	date	drawn
1:1250@A3	22-09-21	ES
drawing no.	revision	
<b>1910-0460</b>	<b>A</b>	





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rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	29.03.22	ES	SH	Preliminary Issue
B	14.07.22	ES	SH	Planning Issue



status **FOR PLANNING**

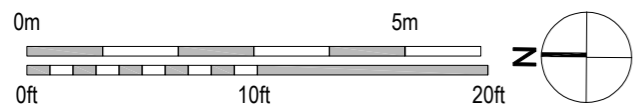
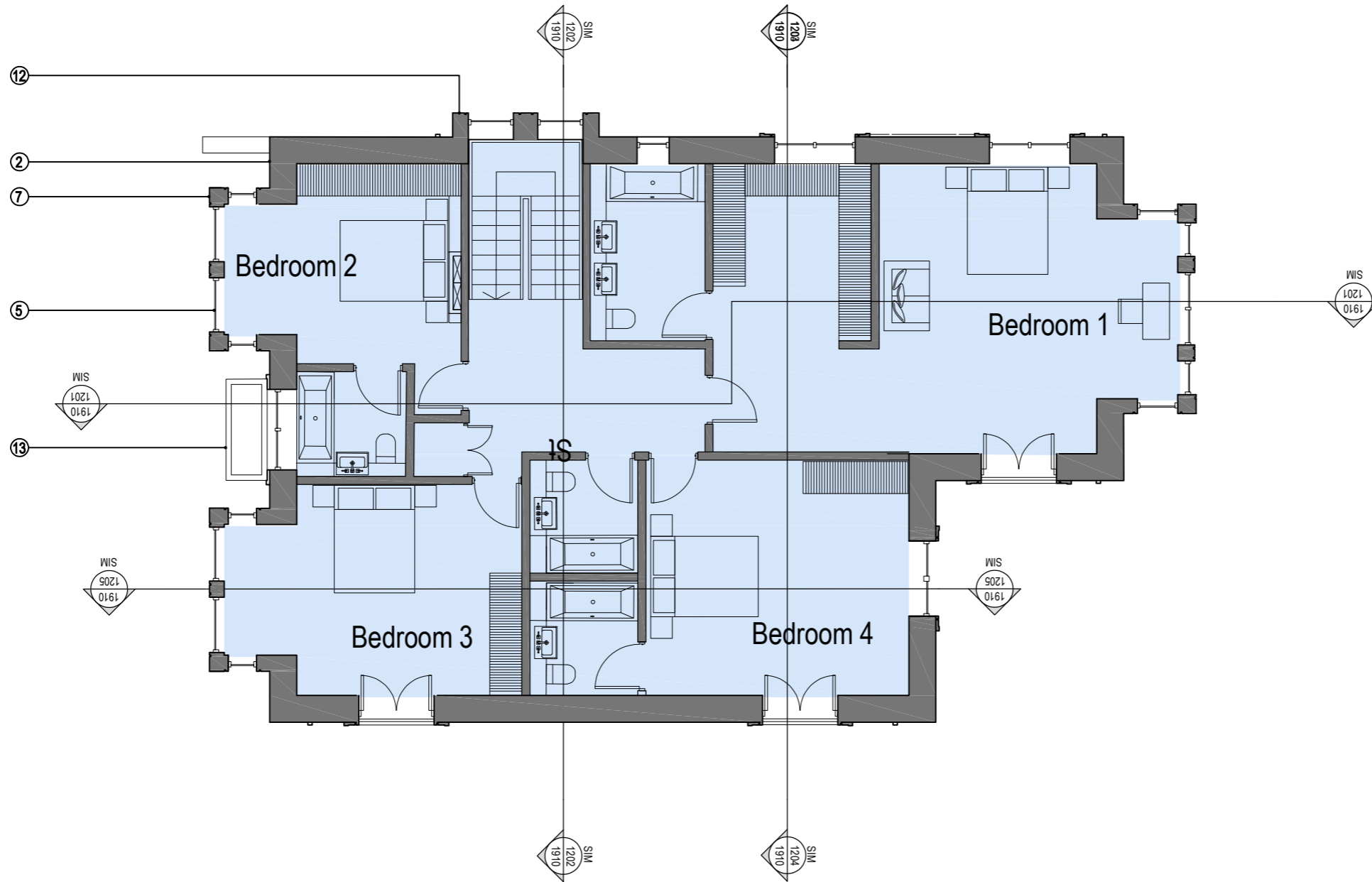
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 28 Great Queen Street, Covent Garden, London WC2B 5SL  
 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**West House Proposed Basement Plan**

scale	date	drawn
1:100@A3	11.02.22	ES


drawing no.	revision
1910-1111	B



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 - Design development  
 - Accurate site survey, site levels and dimensions need to be fully evaluated  
 - Allowance for construction methods and building tolerances.  
 - Local authority consents

rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue

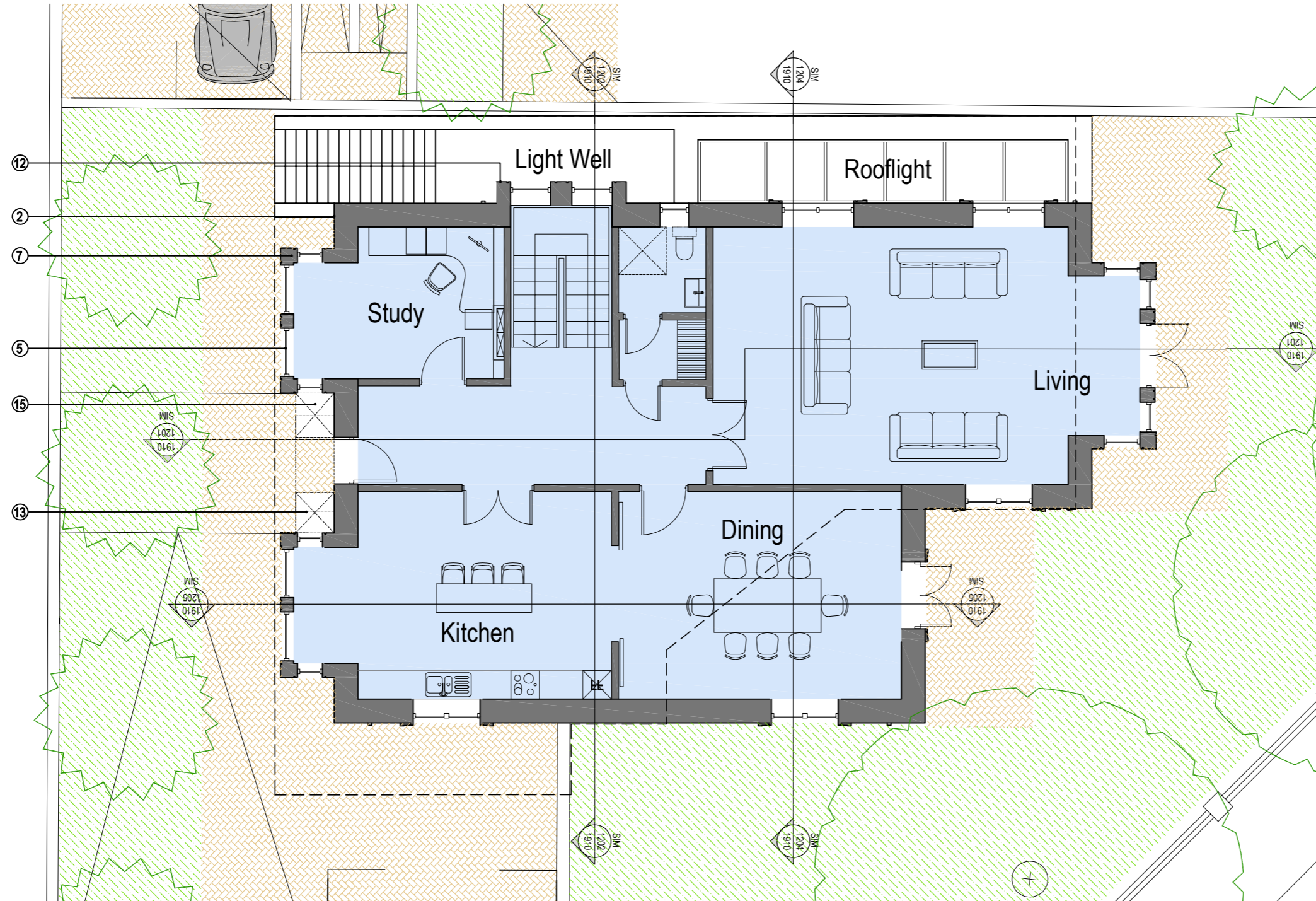
**KEY:**

 DENOTES THE SECTION IS SIMILAR TO

- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
  - 6 - Painted Metal Balustrade
  - 7 - Stone Clad Bay Window
  - 8 - Stone Cladding
  - 9 - White Aluminium Guttering
  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status <b>FOR PLANNING</b>		
BRIMELOW McSWEENEY ARCHITECTS <small>26 Great Queen Street, Covent Garden, London WC2B 5SL                  tel: 020 7831 7835 - email: admin@bm-architects.co.uk</small>		
project Queen Alexandra Court Wimbledon, London		
title West House Proposed First Floor Plan		
scale	date	drawn
1:100@A3	11.02.22	ES
drawing no.	revision	
1910-1113	A	





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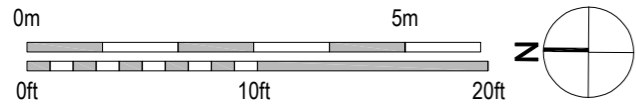
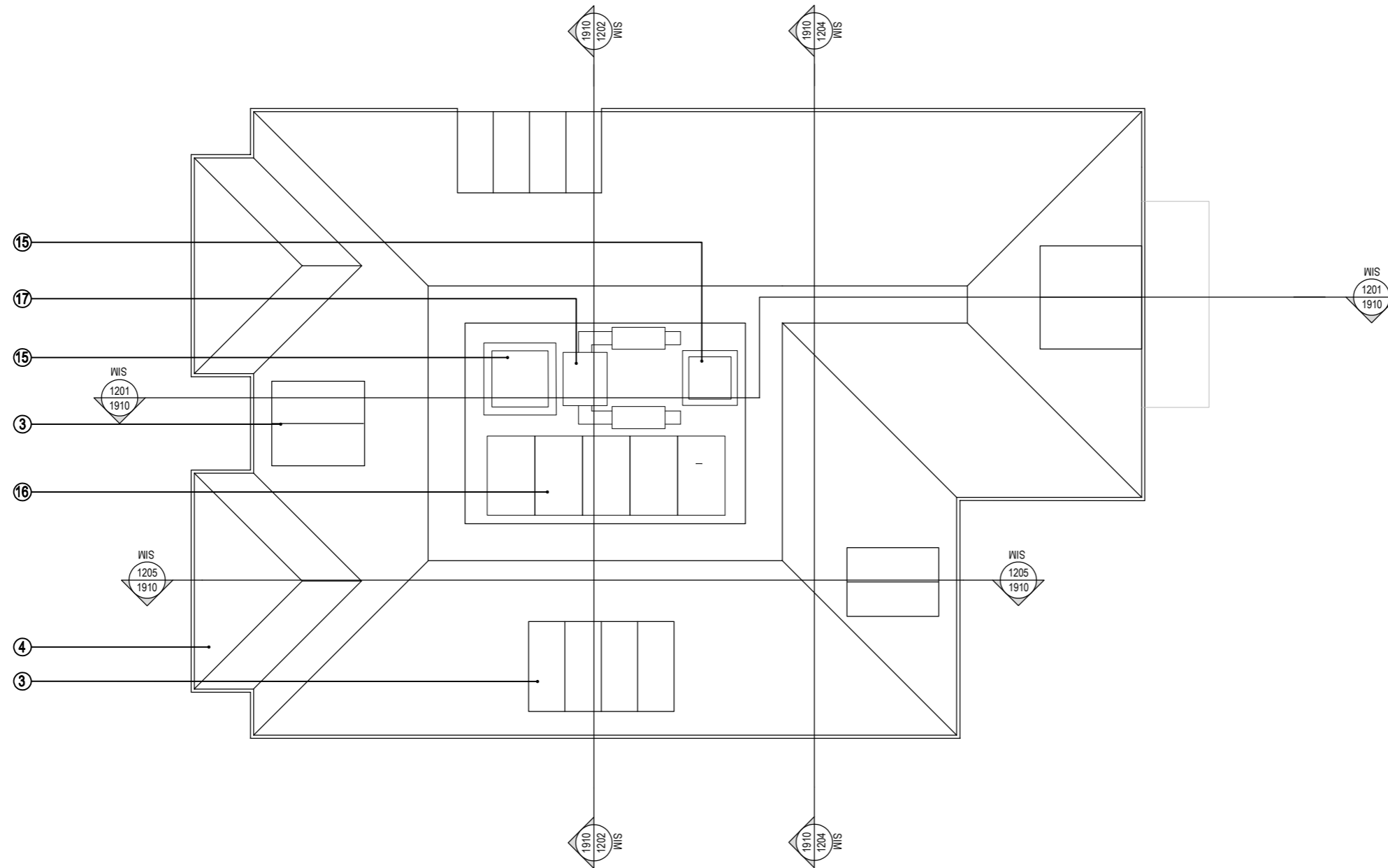
rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue

**KEY:**

DENOTES THE SECTION IS SIMILAR TO

- Materials Legend**
- 1 - Red Glazed Brickwork
  - 2 - Red Brickwork
  - 3 - Zinc Cladding
  - 4 - Grey Slate Roof
  - 5 - Grey Metal Windows
  - 6 - Painted Metal Balustrade
  - 7 - Stone Clad Bay Window
  - 8 - Stone Cladding
  - 9 - White Aluminium Guttering
  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status		
<b>FOR PLANNING</b>		
BRIMELOW McSWEENEY ARCHITECTS		
26 Great Queen Street, Covent Garden, London WC2B 5SL tel: 020 7831 7835 - email: admin@bm-architects.co.uk		
project		
Queen Alexandra Court Wimbledon, London		
title		
West House Proposed Ground Floor Plan		
scale	date	drawn
1:100@A3	11.02.22	ES
drawing no.	revision	
1910-1112	A	



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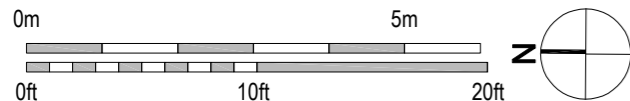
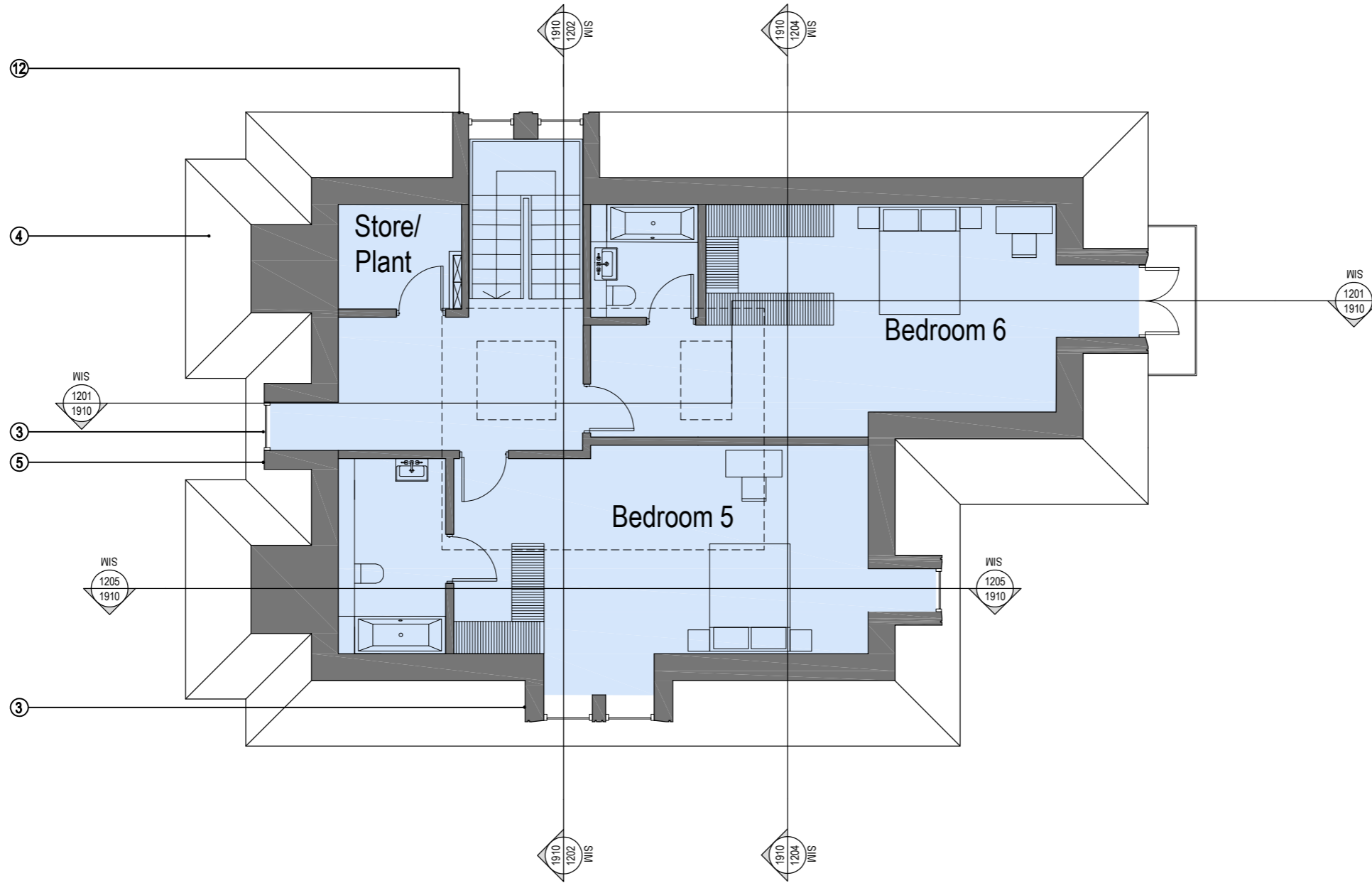
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/	11.02.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue

**KEY:**

DENOTES THE SECTION IS SIMILAR TO

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  - 2 - Red Brickwork
  - 3 - Zinc Cladding
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  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status			<b>FOR PLANNING</b>		
BRIMELOW McSWEENEY ARCHITECTS					
26 Great Queen Street, Covent Garden, London WC2B 5BL tel: 020 7831 7835 - email: admin@bm-architects.co.uk					
project					
Queen Alexandra Court Wimbledon, London					
title					
West House Proposed Roof Plan					
scale		date		drawn	
1:100@A3		11.02.22		ES	
drawing no.					revision
1910-1115					A



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rev	date	drawn by	chkd	description
/	11.02.22	ES	SH	Preliminary Issue
A	14.07.22	ES	SH	Planning Issue

**KEY:**

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  - 5 - Grey Metal Windows
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  - 10 - White Painted Timber Eaves
  - 11 - Painted Metal Handrail
  - 12 - Stone Clad Stair Windows
  - 13 - Grey Metal Canopy
  - 14 - Painted Timber Door
  - 15 - Walk-on Glass Rooflight
  - 16 - Photovoltaic Panels
  - 17 - Plant

status **FOR PLANNING**

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 26 Great Queen Street, Covent Garden, London WC2B 5EL  
 tel: 020 7831 7835 - email: admin@bm-architects.co.uk

project  
**Queen Alexandra Court**  
 Wimbledon, London

title  
**West House Second Floor Plan**

scale	date	drawn
1:100@A3	11.02.22	ES

drawing no.	revision
<b>1910-1114</b>	<b>A</b>

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