

Merton Council

Planning Applications Committee

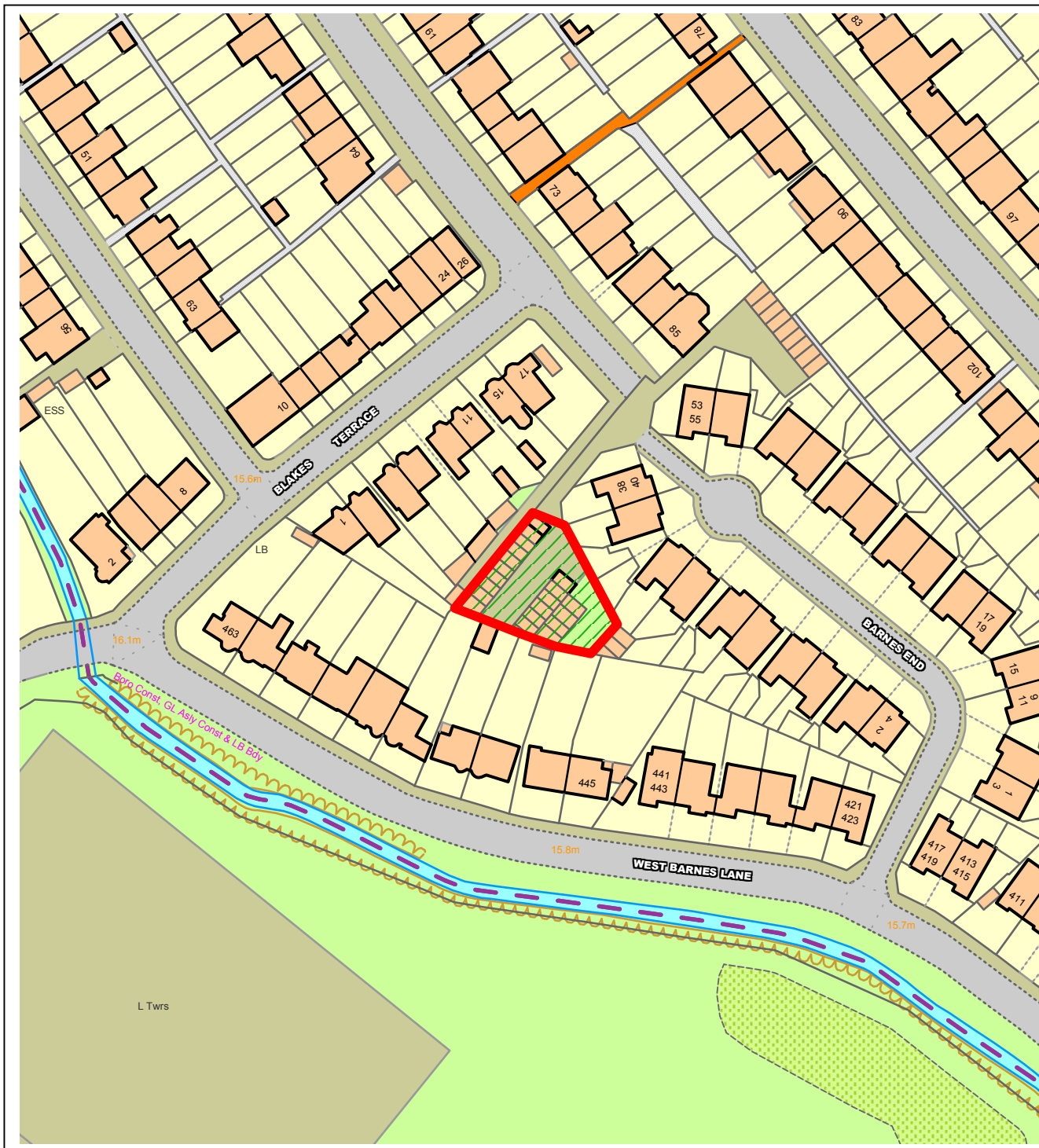
10 December 2020

Supplementary agenda – SITE PLANS

- | | | |
|---|--|----------|
| 5 | Garages RO 30-40 Barnes End, KT3 6PB
Application: 20/P0781
Ward: West Barnes
Recommendation: Grant planning permission subject to conditions. | 1 - 12 |
| 6 | YMCA, 196-200 The Broadway, SW19 1RY
Application: 20/P1738
Ward: Abbey
Recommendation: Grant Planning Permission subject to any direction from the Mayor of London, conditions and completion of a S.106 legal agreement. | 13 - 116 |

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NORTHGATE SE GIS Print Template



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Location Plan

Client's Name
Fairmile Homes

Job Title
**Garages Site
 Barnes End, New Malden, KT3 6PB**

Drawing Title
Location Plan

Scale
1:1250 @ A4

Drawn	Checked	Date
SLG	AK	21.09.17
Job No	Drawing No	Rev
6479	B-LOC	-
Status		

Rev	Date	Revision Details	Dr	Ch
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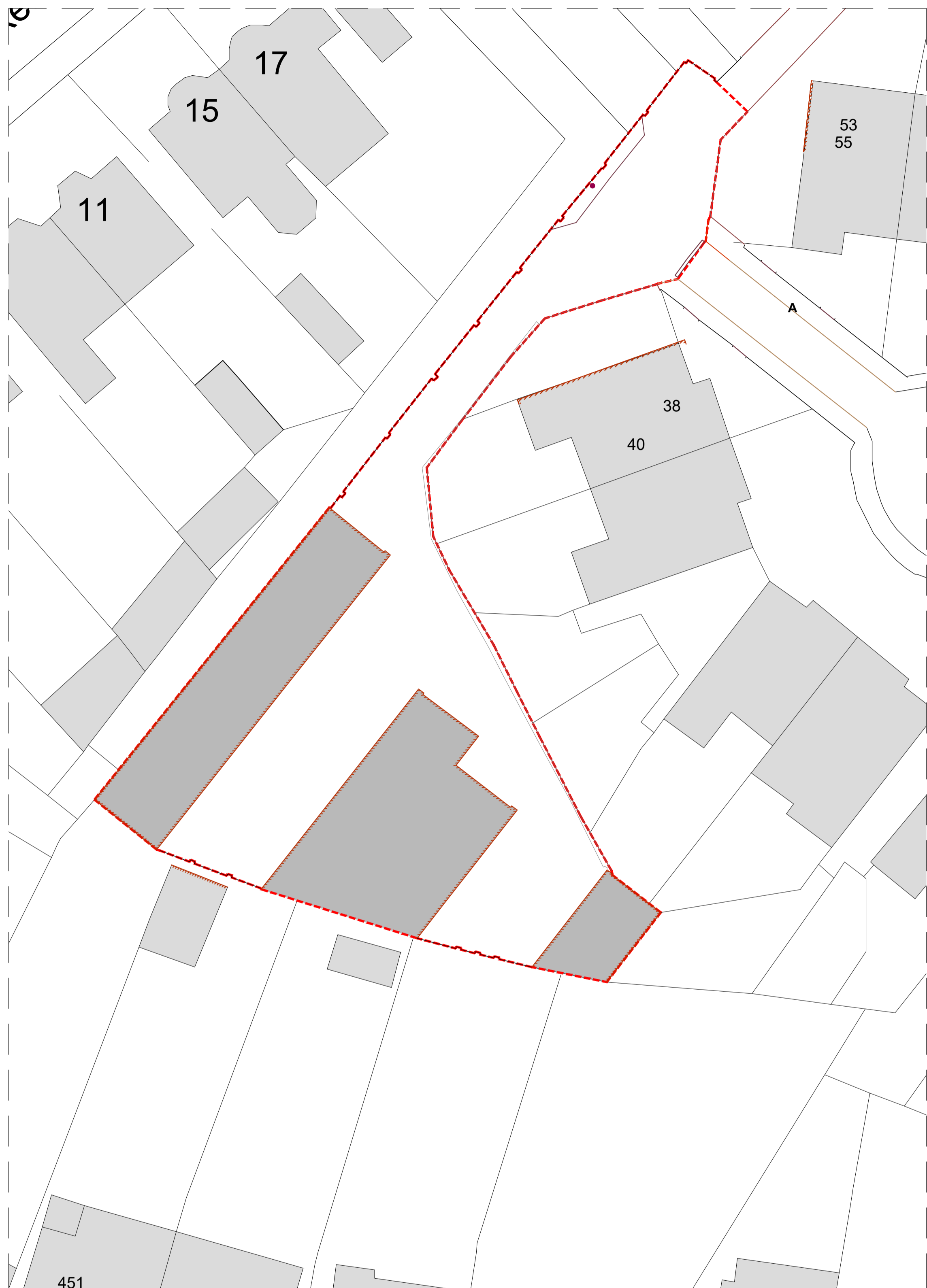


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 London, SE1 0BL
 T 0207 928 2773 E london@ecearchitecture.com

Sussex: Brooklyn Chambers, 11 Goring Road
 Worthing, West Sussex, BN12 4AP
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Bristol: Westworks, St. Nicholas House
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Existing Block Plan



Proposed Site Layout

Accommodation Schedule		
Plot 1	4-Bedroom House	134.79 m ² (to 1.5m skelling level)
Plot 2	4-Bedroom House	134.79 m ² (to 1.5m skelling level)
Total	2no. Dwellings	
4	allocated car parking spaces	
4	secure cycle spaces	

Rev	Date	Revision Details	Dr	Ch
G	15.01.20	Green roof removed	JT	KE
F	13.01.20	Design Amendments	JT	KE
E	15.03.18	Rooflights raised to 1.5m from FFL	SLG	SLG
D	29.01.18	Pedestrian link removed	SLG	SLG
C	30.10.17	Amended to Accom comments	SLG	AK
B	26.10.17	Planning amendments	SLG	AK
A	24.10.17	Annotation to turning head amended	SLG	AK

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Client's Name
Fairmile Homes

Job Title
Garage Site
Barnes End, New Malden, KT3 6PB

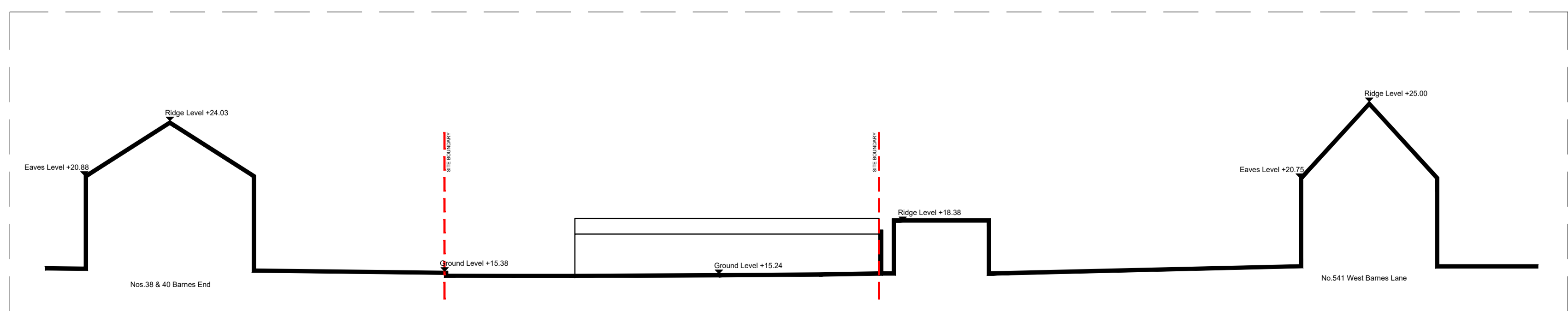
Drawing Title
Plots 1 & 2
Site Plan - Floor Plan - Elevation

Scale
1:200 @ A1 / 1:400 @ A3

Drawn	Checked	Date
SLG	AK	21.09.17

Job No	Drawing No	Rev
6479	B-01	G

Status
APPROVAL



Existing Site Section A-A

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Proposed Front Elevation



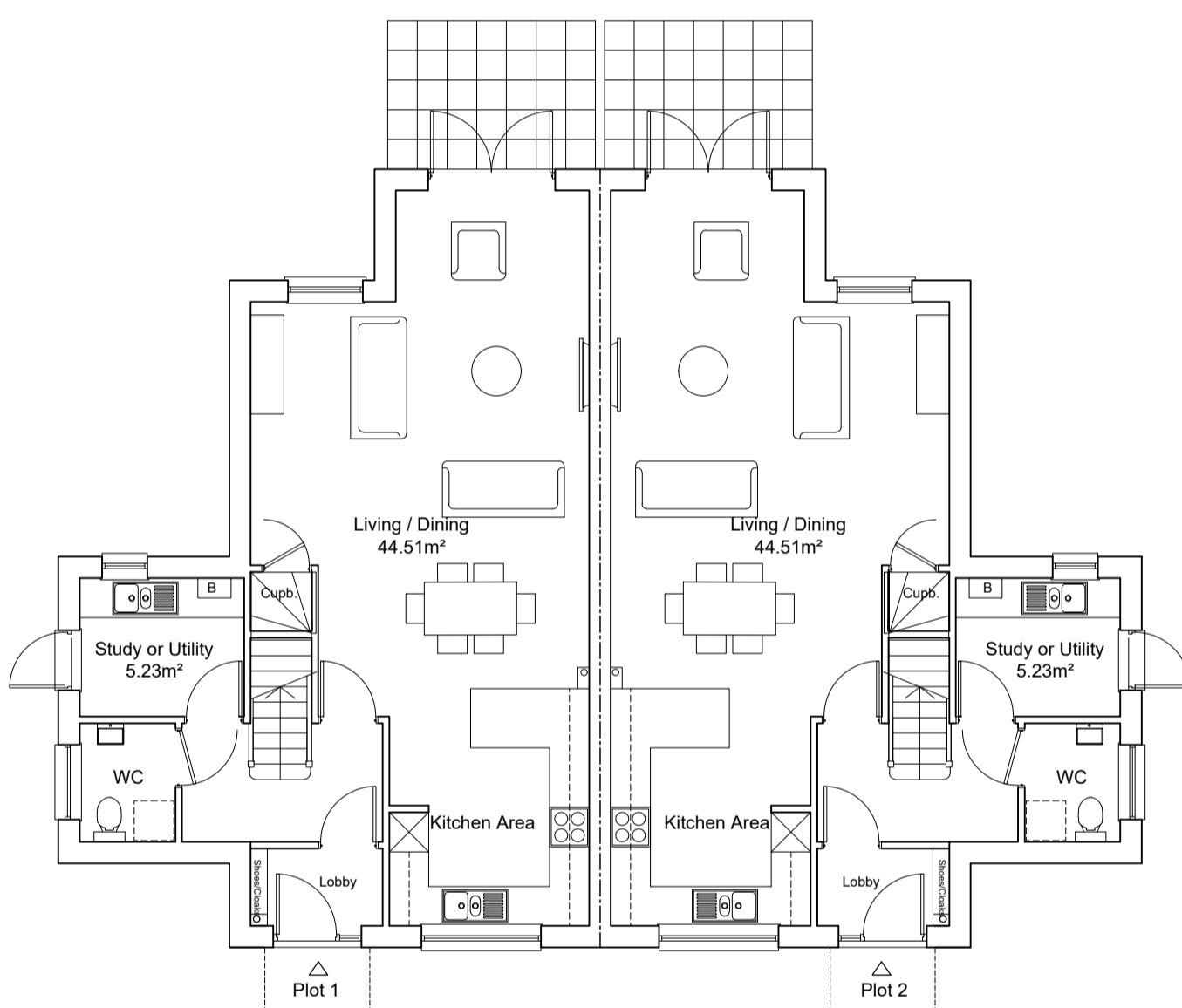
Proposed Side Elevation



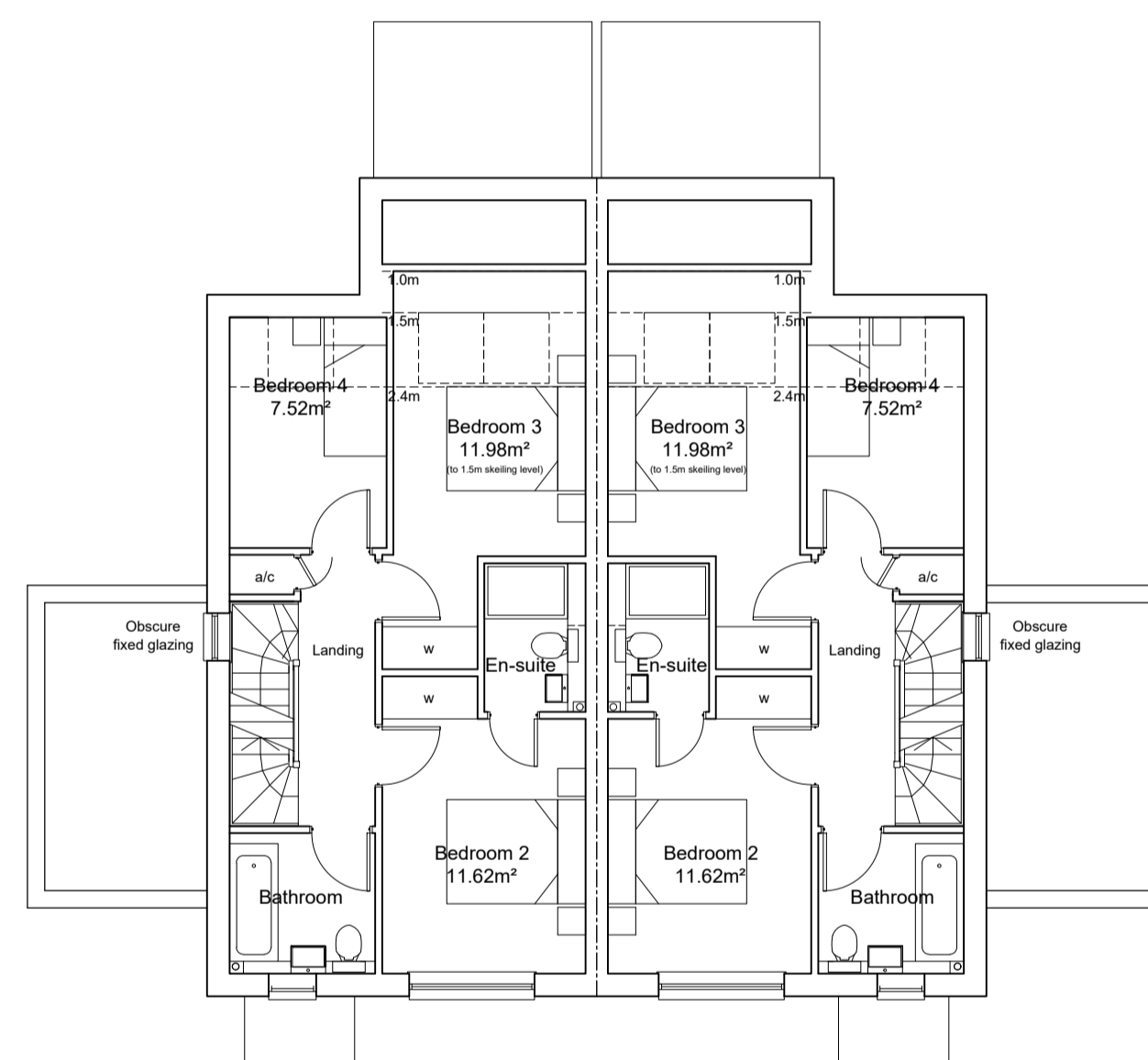
Proposed Rear Elevation



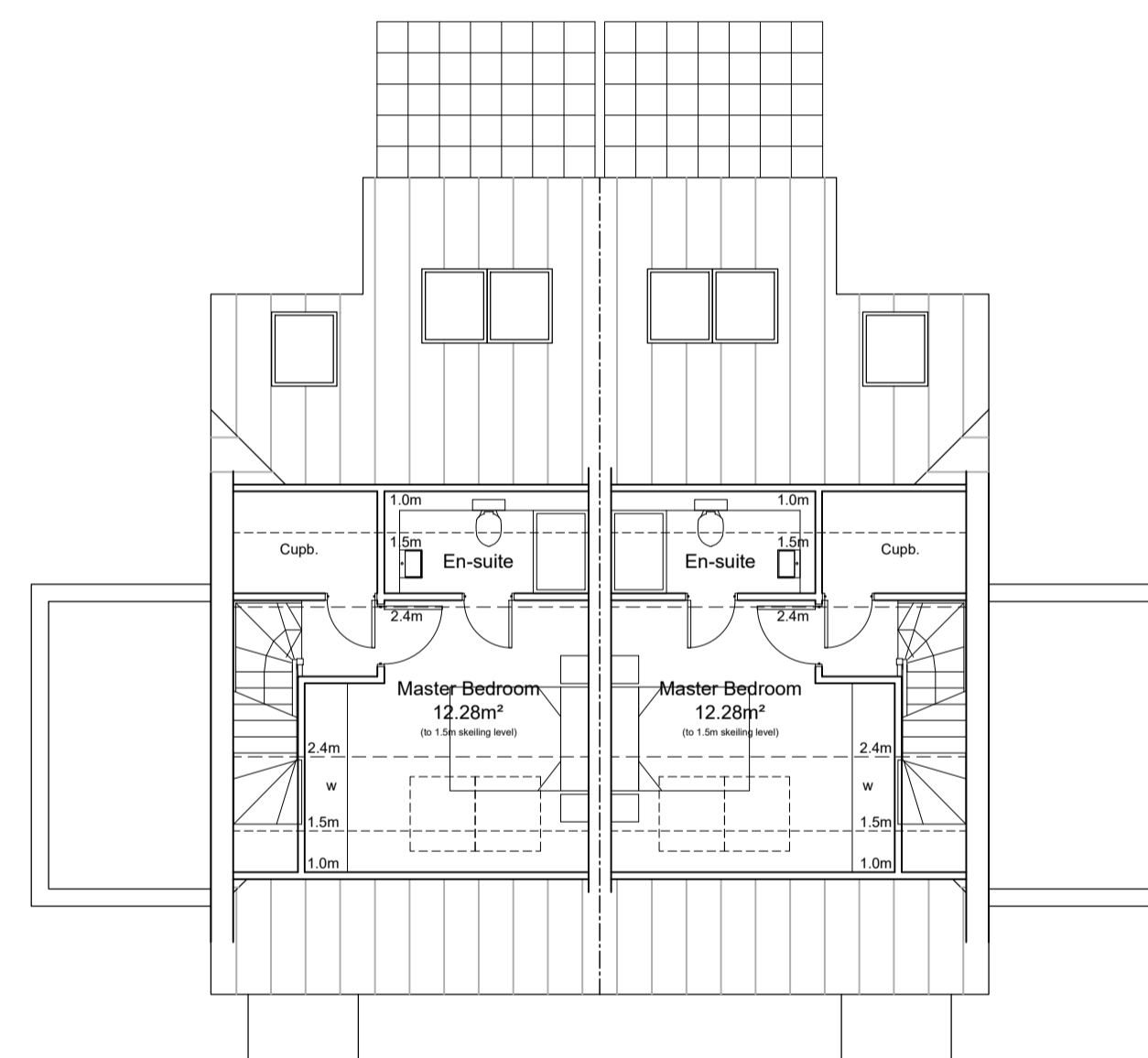
Proposed Side Elevation



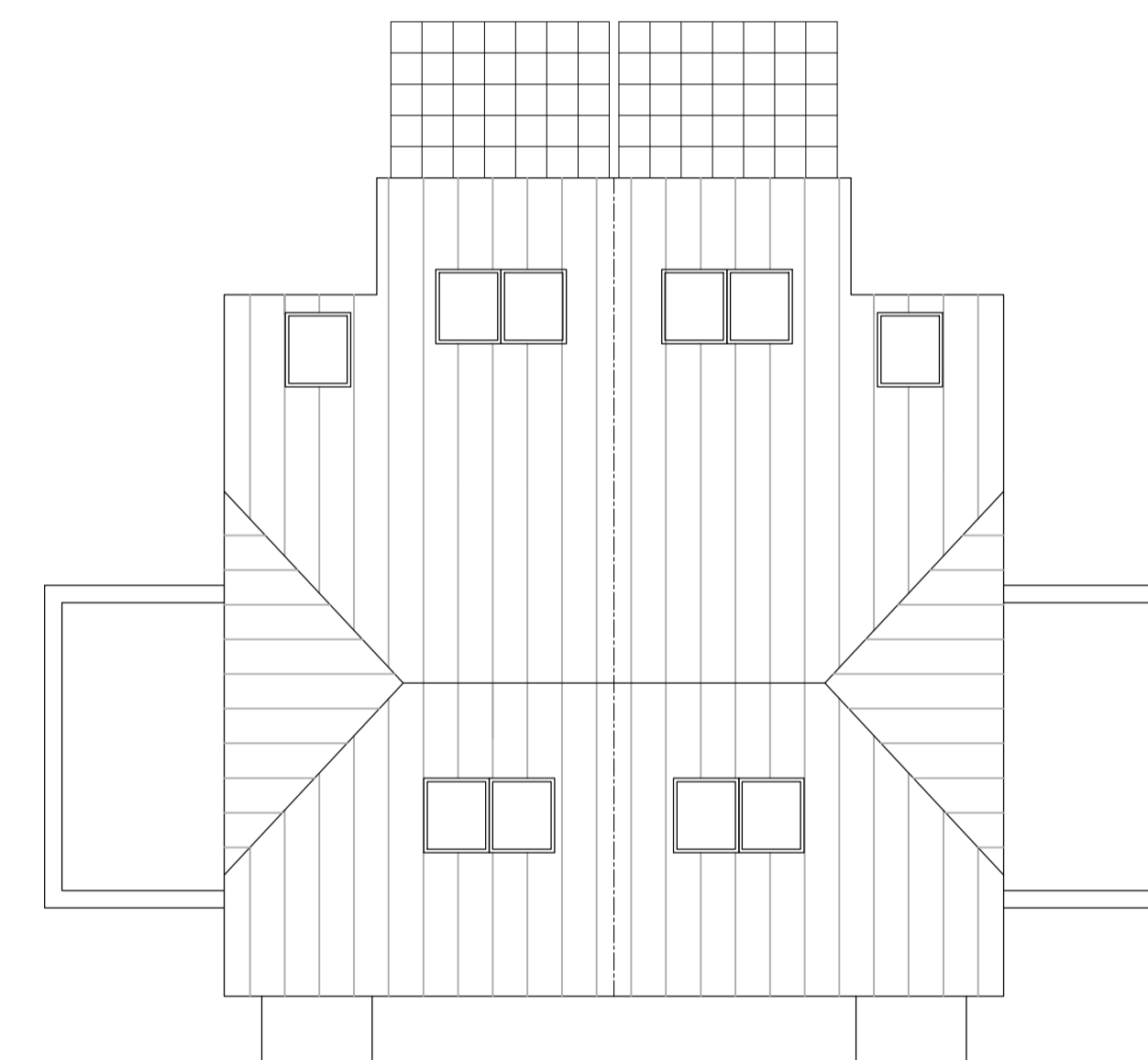
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

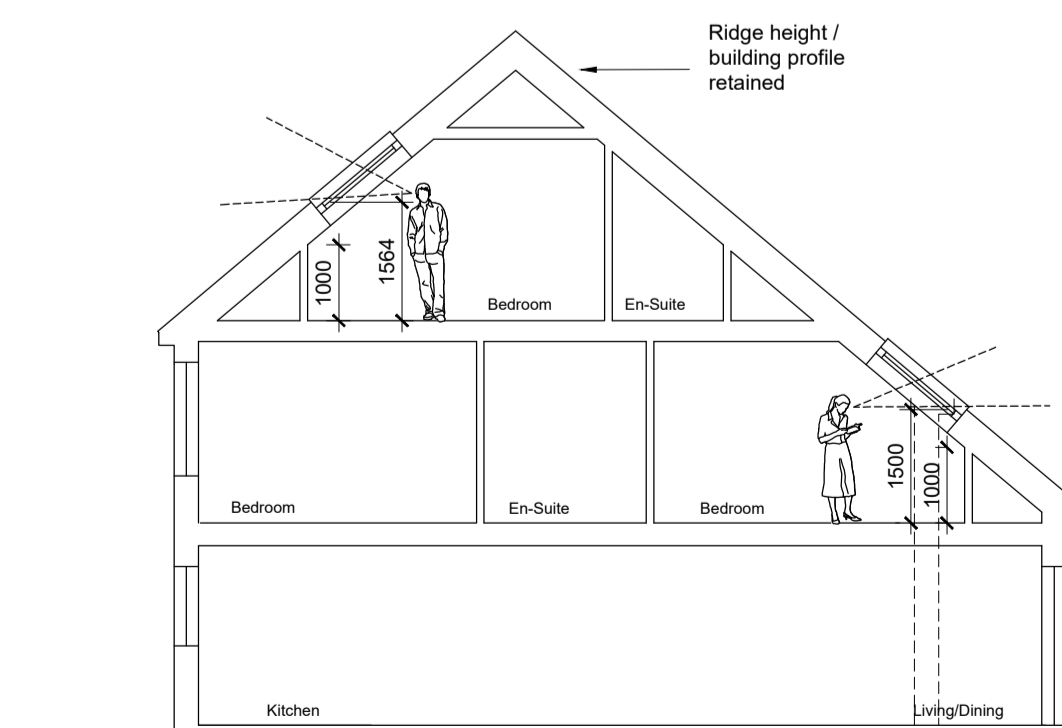
Schedule of Changes:

- Barn hip raised by 900mm
- Second floor added (increase in internal floor area)
- Rooflights added and amended
- First floor side window repositioned
- Front bathroom window amended
- Internal layout amended
- Elevation changed to brick only
- Green roof omitted

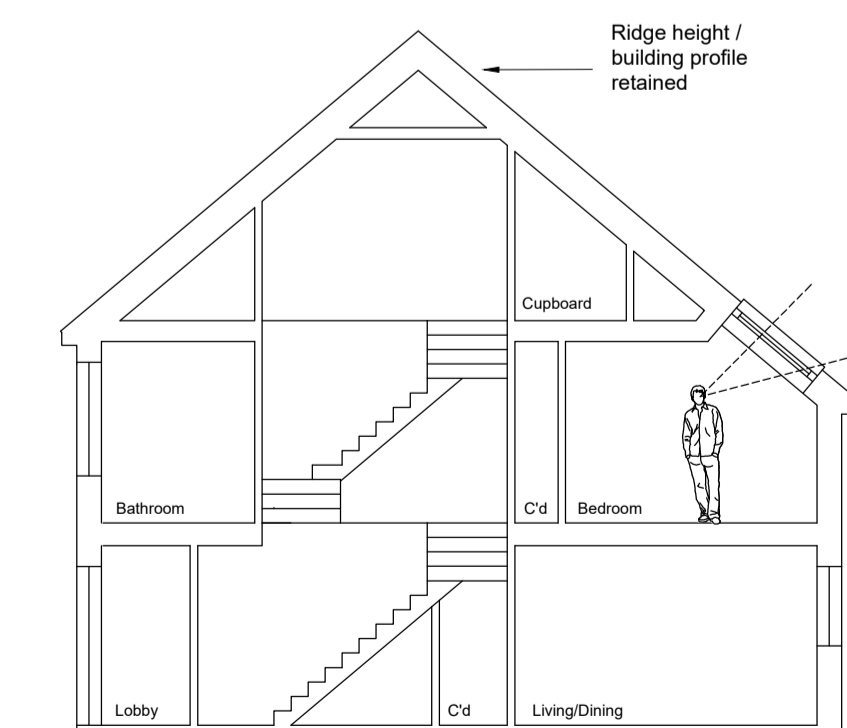
Rev	Date	Revision Details	Dr	Ch
H	02.12.20	Section added	KE	AK
G	18.03.20	Roof Plan added	KE	AK
F	15.01.20	First floor level window amendment	JT	KE
E	15.01.20	Green roof removed, material amendments	JT	KE
D	13.01.20	Design Amendments	JT	KE
C	15.03.18	Rooflight raised to 1.5m from FFL	SLG	SLG
B	26.10.17	Planning amendments	SLG	AK
A	24.10.17	Planning Submission	SLG	AK



Proposed Site Section A-A



Proposed section through centre of house



Proposed section through staircase

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Client's Name
Fairmile Homes

Job Title
**Garage Site
Barnes End, New Malden, KT3 6PB**

Drawing Title
**Plots 1 & 2
Proposed Floor Plans & Elevations**

Scale
1:100 @ A1 / 1:200 @ A3

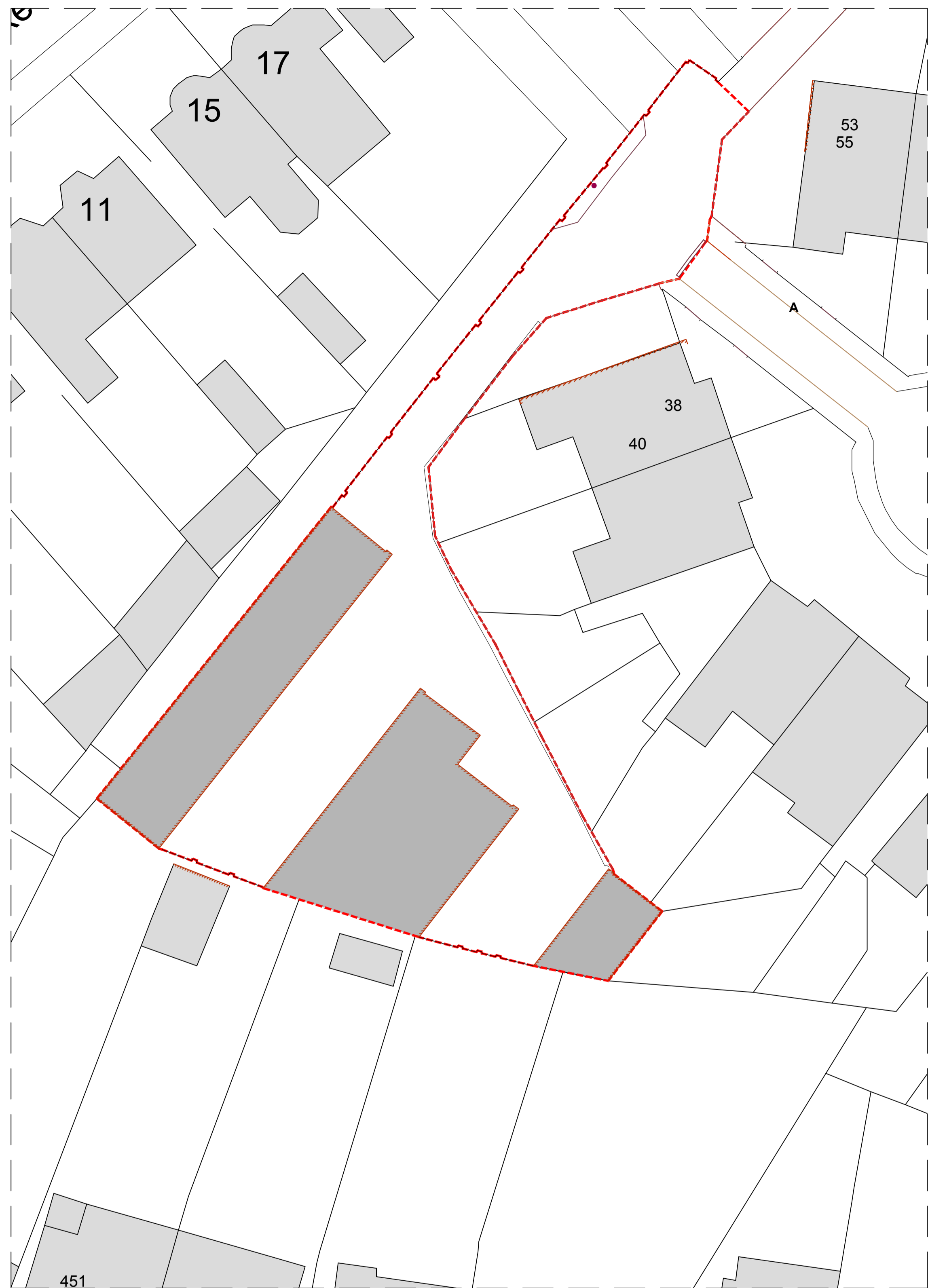


Drawn	Checked	Date
SLG	AK	26.09.17

Job No	Drawing No	Rev
6479	B-02	H

Status
APPROVAL

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Existing Block Plan



Proposed Site Layout

Accommodation Schedule		
Plot 1	3-Bedroom House	112.4 m ²
Plot 2	3-Bedroom House	112.4 m ²
Total	2no. Dwellings	
4	allocated car parking spaces	
4	secure cycle spaces	

Rev	Date	Revision Details	Dr	Ch
E	15.03.18	Rooflights raised to 1.5m from FFL	SLG	SLG
D	29.01.18	Pedestrian link removed	SLG	SLG
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Client's Name
Fairmile Homes

Job Title
Garage Site
Barnes End, New Malden, KT3 6PB

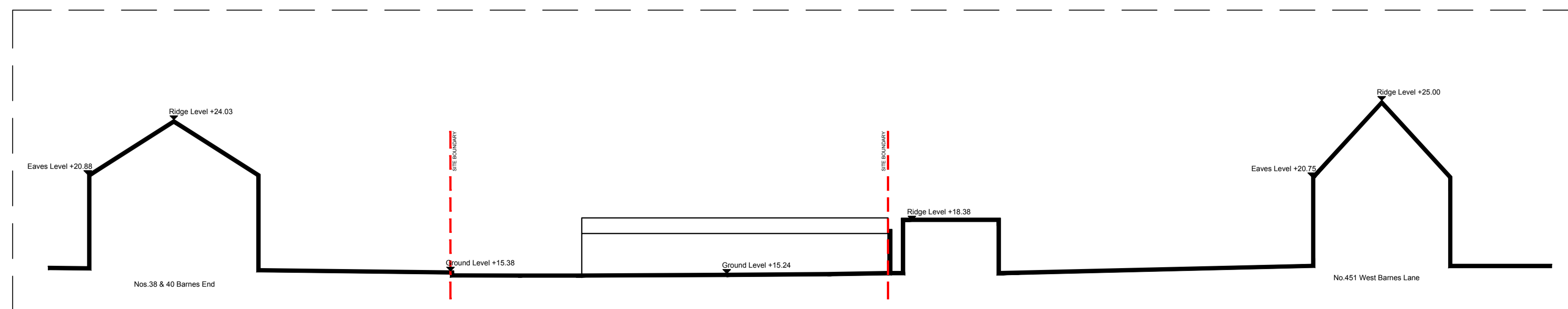
Drawing Title
Plots 1 & 2
Site Plan - Floor Plan - Elevation

Scale
1:200 @ A1 / 1:400 @ A3

Drawn	Checked	Date
SLG	AK	21.09.17

Job No	Drawing No	Rev
6479	B-01	E

Status
APPROVAL



Existing Site Section A-A

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Proposed Front Elevation



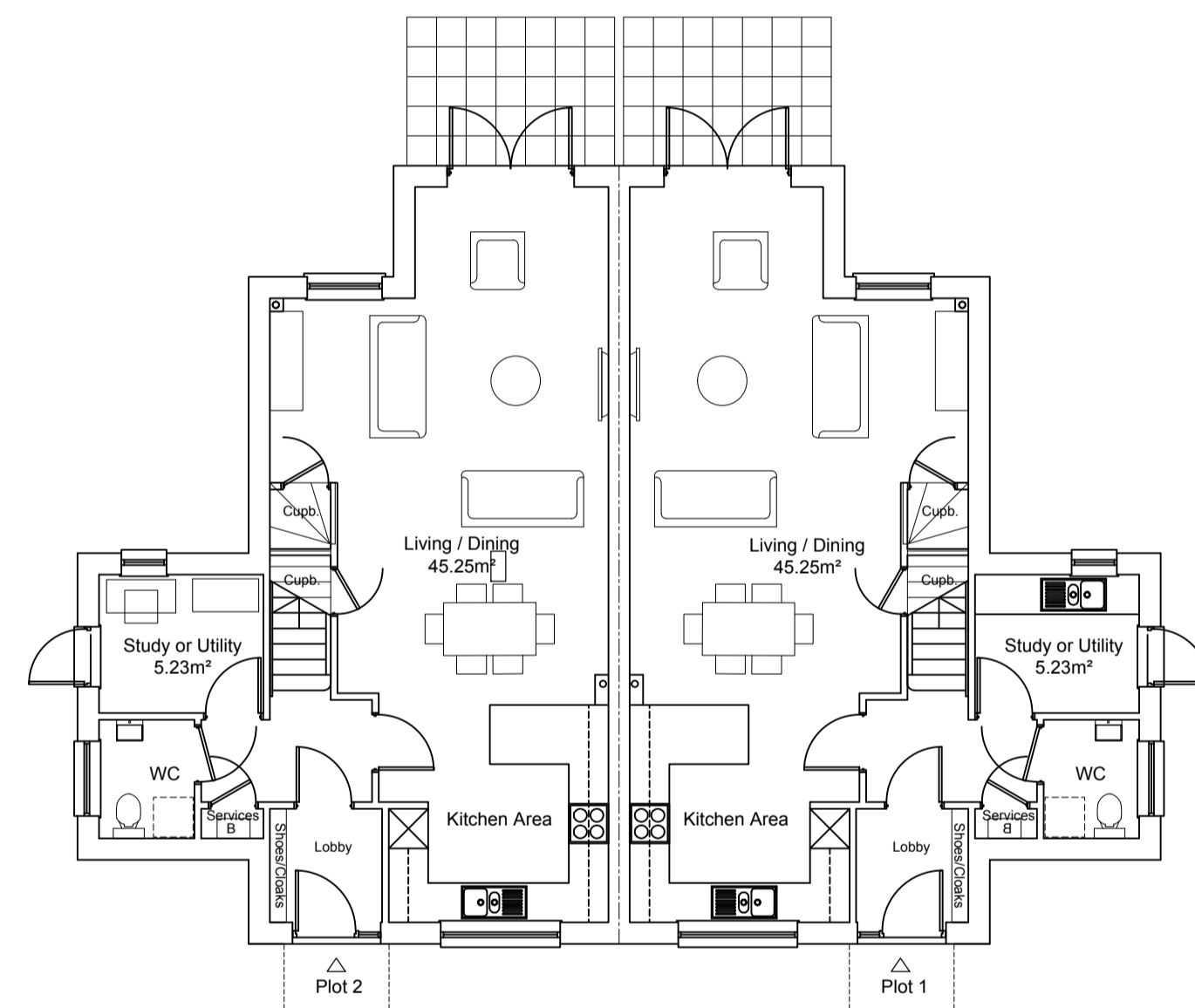
Proposed Side Elevation



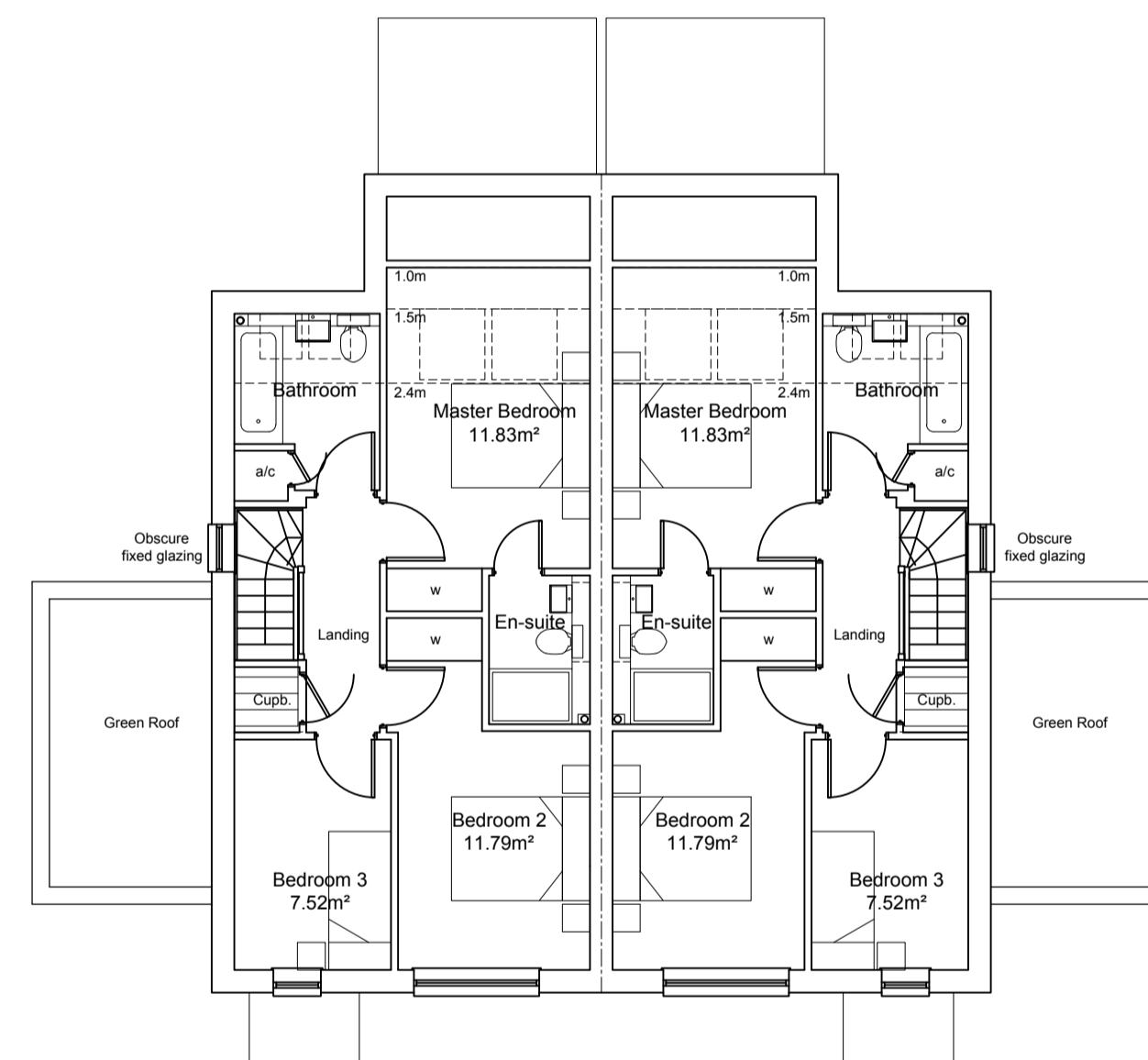
Proposed Rear Elevation



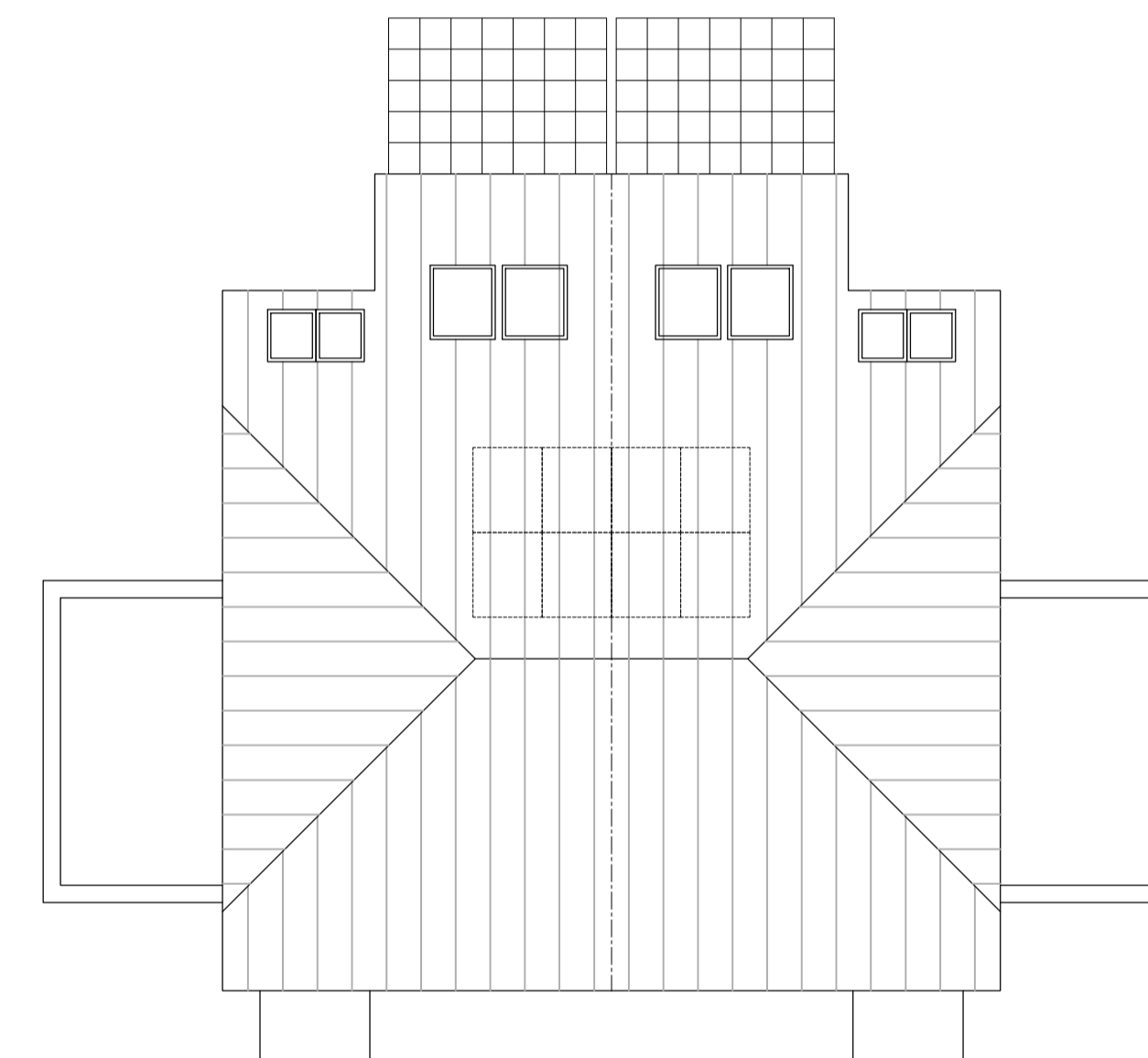
Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Proposed Site Section A-A

Rev	Date	Revision Details	Dr	Ch
C	15.03.18	Rooflight raised to 1.5m from FFL	SLG	SLG
B	26.10.17	Planning amendments	SLG	AK
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Client's Name
Fairmile Homes

Job Title
Garage Site
Barnes End, New Malden, KT3 6PB

Drawing Title
Plots 1 & 2
Proposed Floor Plans & Elevations

Scale
1:100 @ A1 / 1:200 @ A3



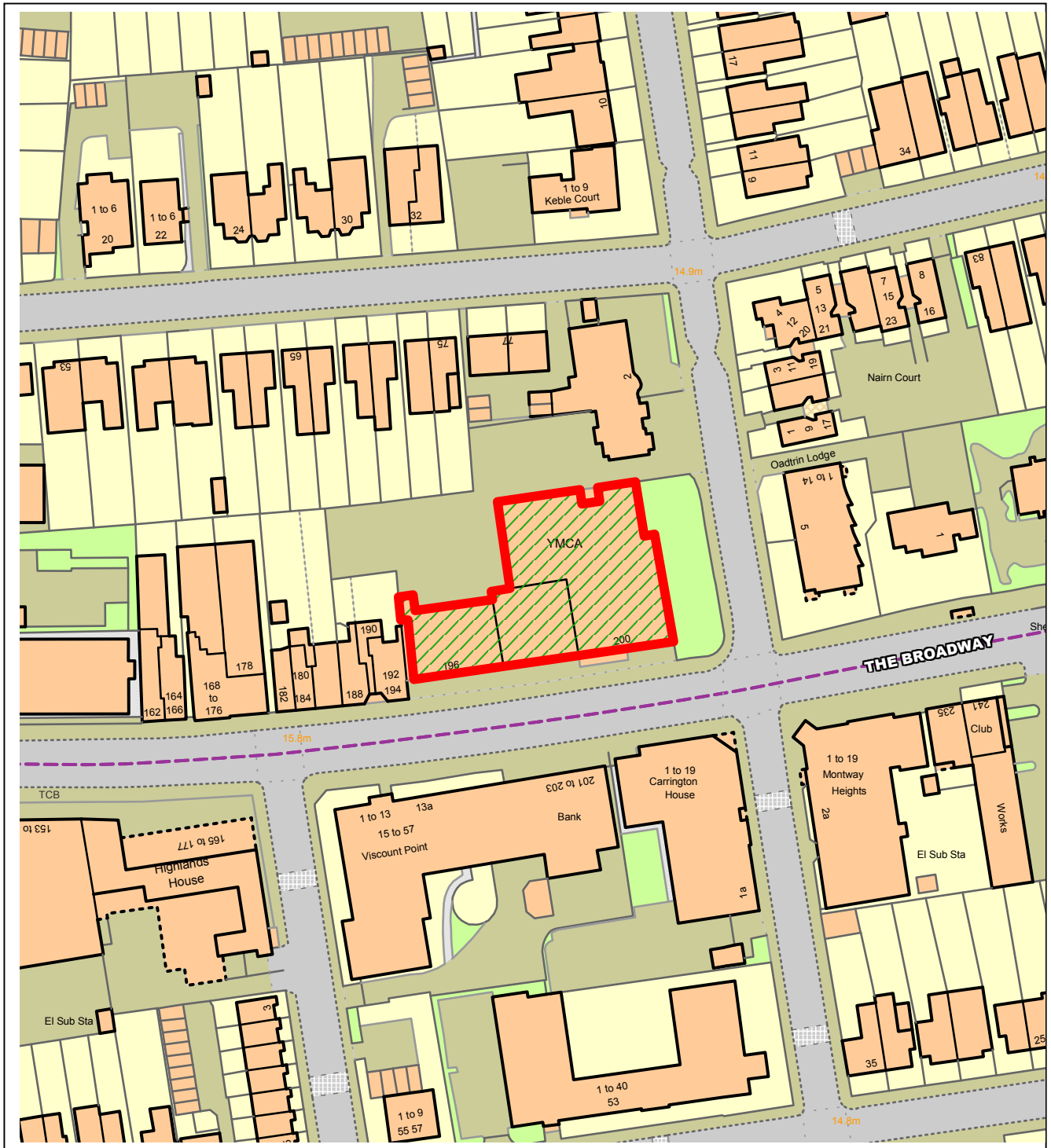
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SLG	AK	26.09.17

Job No	Drawing No	Rev
6479	B-02	C

Status
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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
- Boundary treatment to ground floor duplexes on Trinity Road reduced from 1.5m height to 1.2m.
- Ground floor duplex gardens/bins store reconfiguration.
- Additional side door from servicing corridor to central commercial unit.
- Amendments to the enlarged cycle parking spaces to provide a secured and lockable store.
- Short stay cycle parking relocated from Trinity Road to central piazza.
- Provision of clear link from service yard to residential concierge lobby.
- Windows in YMCA amended to show perforated panels to avoid overlooking.
- Screen aligned with vertical mullions in central block façade facing The Broadway.

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ARCHITECTURE

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0207 553 3030 www.dla-design.co.uk

PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Proposed Site Block Plan

SCALE
1 : 200 @ A1

DATE
05/26/20

DLA REF
2018-211

DRAWN
TM

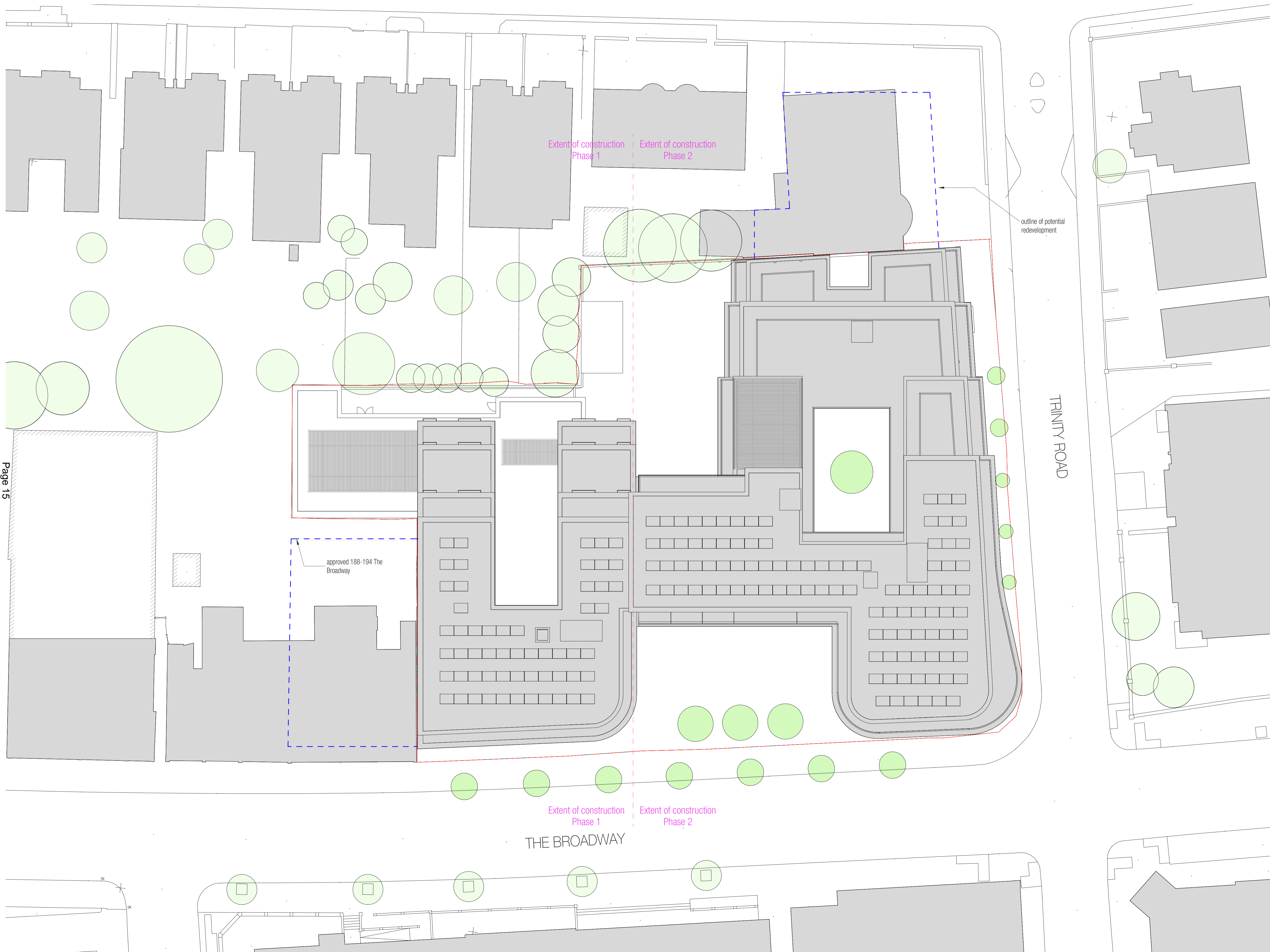
REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	09	DR	A		211

STATUS
FOR PLANNING

REVISION
A

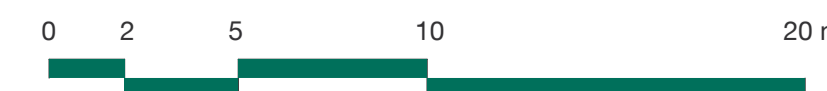
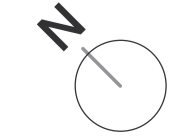
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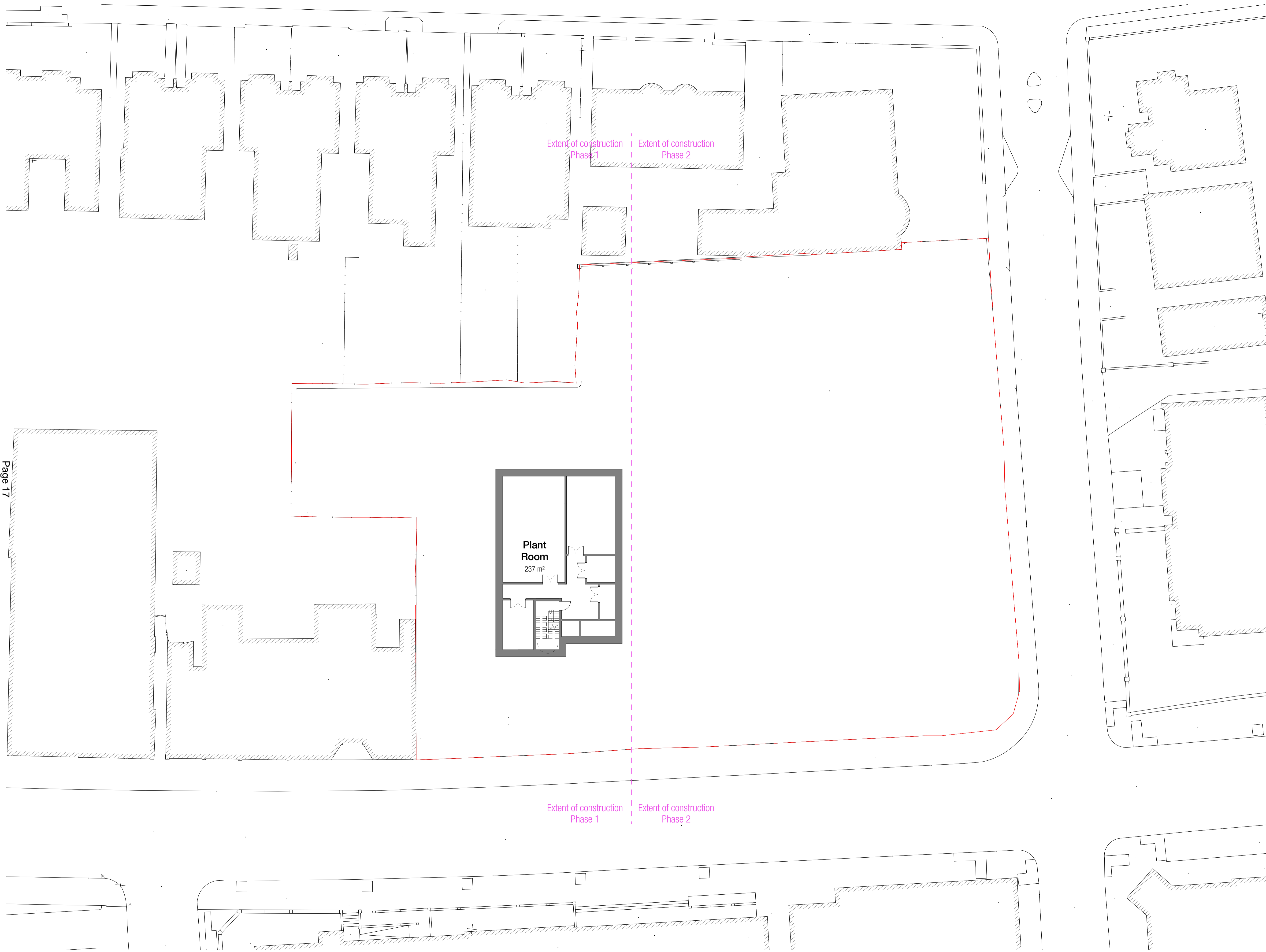
Page 15

Proposed Site Block Plan
1 : 200

Key
Application site Boundary



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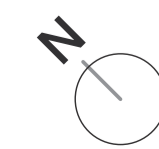


Page 17

Proposed Basement Floor Plan

1 : 200

Key
Application site Boundary



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PROJECT
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LONDON, SW19 1RY

TITLE
Basement plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

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TM

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AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
2018-211	DLA	-01	DR	-		210

STATUS	SUITABILITY DESCRIPTION
	FOR PLANNING

REVISION	REVISION DESCRIPTION

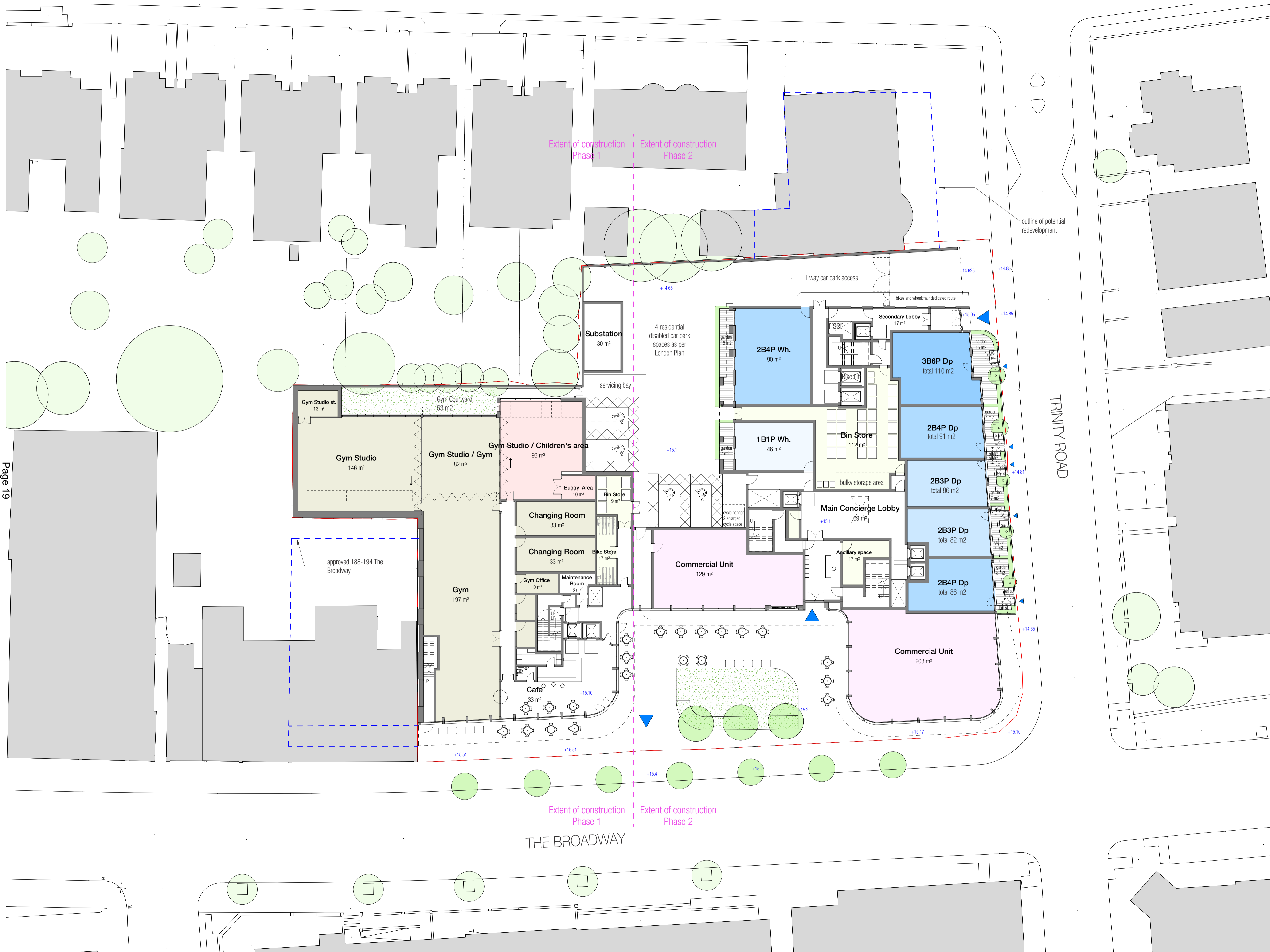
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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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- Addition of 750mm zone around beds in 1b2p central block units.
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- Provision of clear link from service yard to residential concierge lobby.
- Windows in YMCA amended to show perforated panels to avoid overlooking.
- Screen aligned with vertical mullions in central block façade facing The Broadway.



Key

- 1B 1P
- 2B 3P
- 2B 4P
- 3B 5P
- Commercial
- Ancillary
- Gym
- Young

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 00 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
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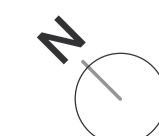
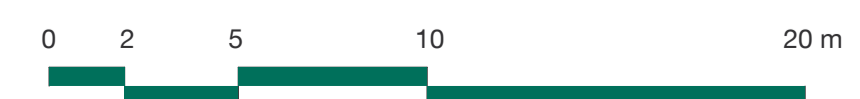
STATUS
FOR PLANNING

REVISION	REVISION DESCRIPTION
A	

Proposed Ground Floor Plan

1 : 200

Key
Application site Boundary



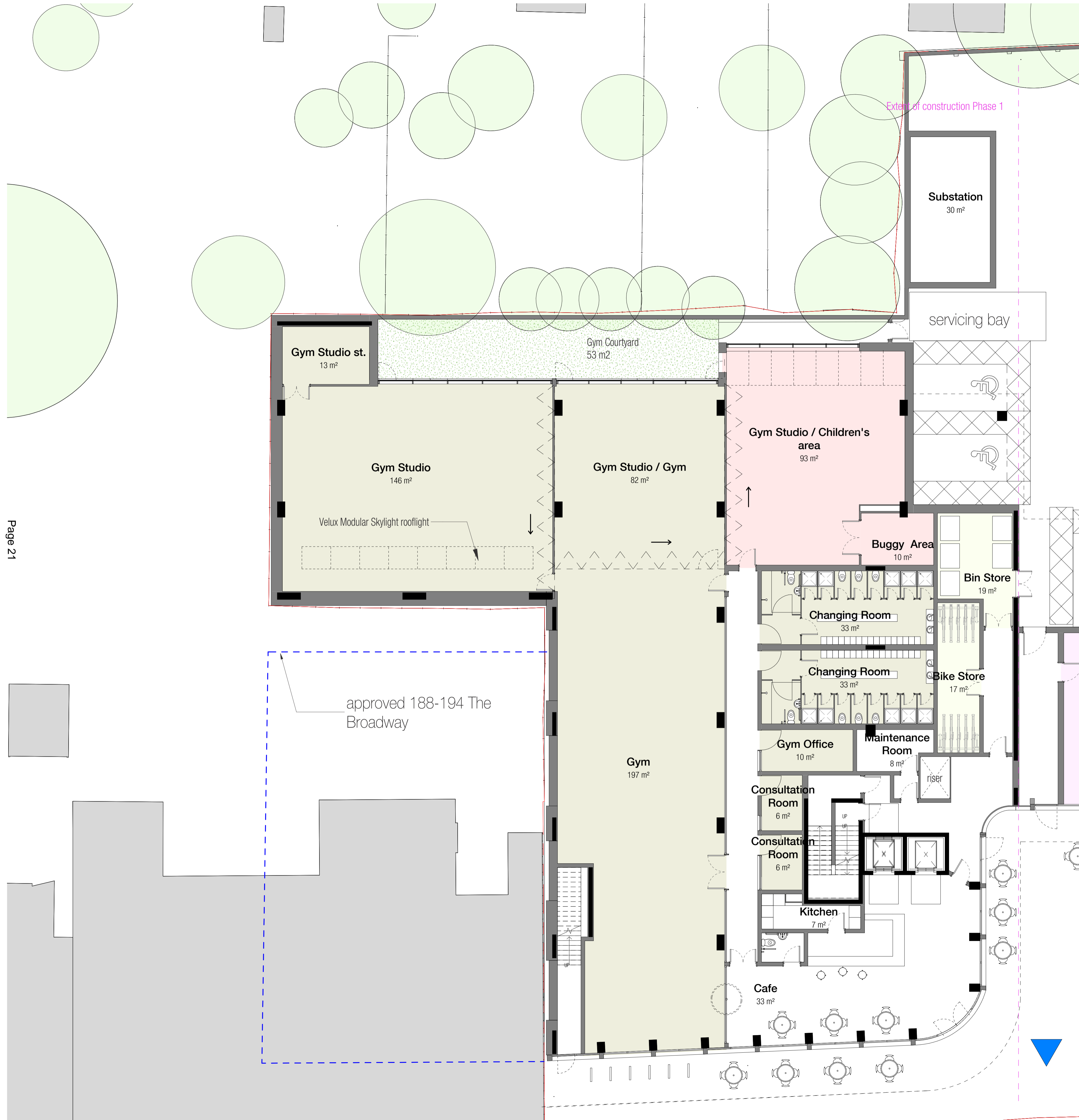
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REVISIONS		
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Key
Application site Boundary

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 00 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

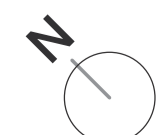
DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 00 DR A 240a

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION

Proposed Ground Floor Plan

1 : 100



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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 00 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

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TM

REVIEWED
AC

DRAWING NAME	PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA		00	DR	A		240b

STATUS
FOR PLANNING

REVISION
A

REVISION DESCRIPTION



Proposed Ground Floor Plan

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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

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Key

- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- 3B 5P
- YMCA - Rooms
- YMCA - Kitchen
- YMCA - Common
- YMCA - Staff
- Ancillary
- CHAPEL

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 01 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

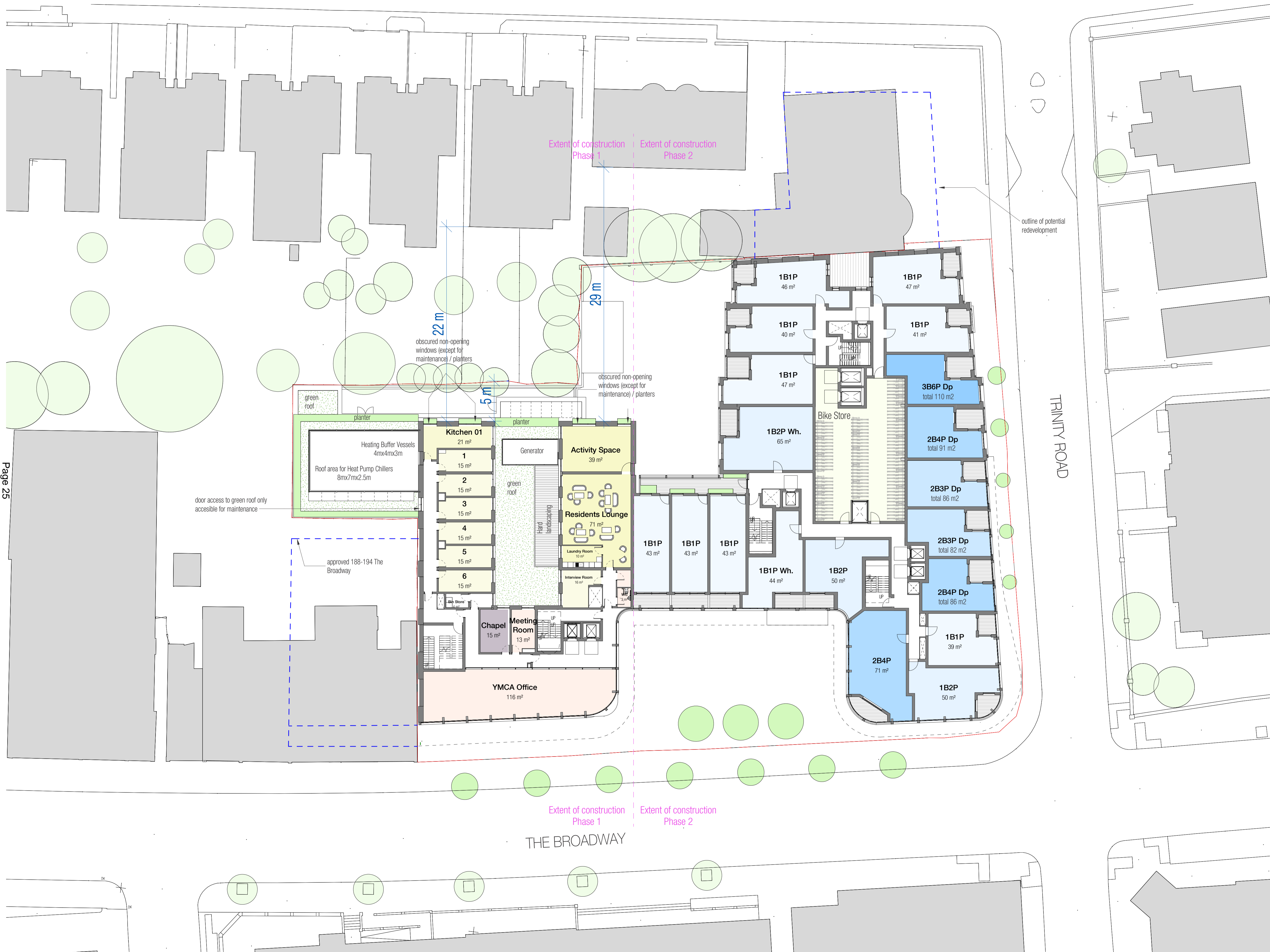
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STATUS
FOR PLANNING

REVISION
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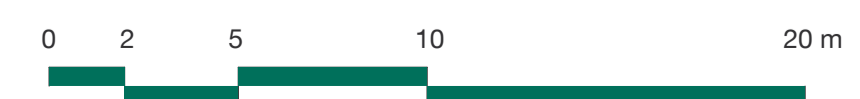


Page 25

Proposed First Floor Plan

1 : 200

Key
Application site Boundary



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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

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PROJECT
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TITLE
Level 01 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
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REVIEWED
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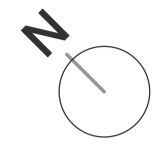
DRAWING NAME	PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA		01	DR	A		241

STATUS
FOR PLANNING

REVISION	REVISION DESCRIPTION
A	

Proposed First Floor Plan

1 : 100



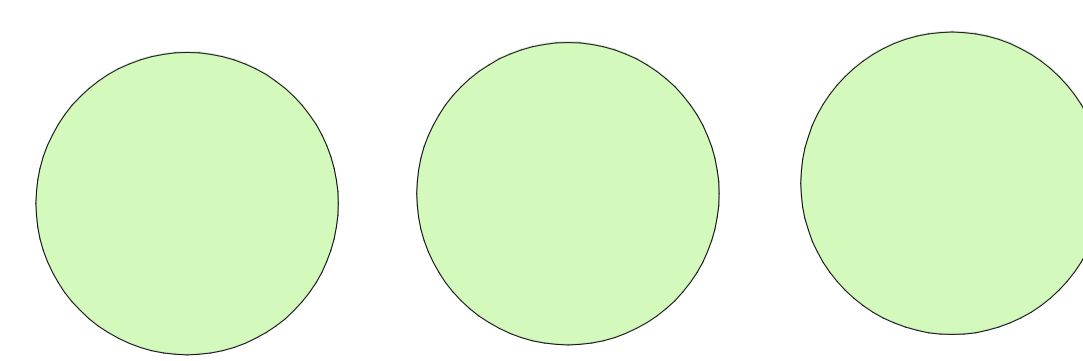
Extent of construction Phase 1

Extent of construction Phase 2

obscured non-opening windows (except for maintenance) / planters

obscured non-opening windows (except for maintenance) / planters

Page 27



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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
- Boundary treatment to ground floor duplexes on Trinity Road reduced from 1.5m height to 1.2m.
- Ground floor duplex gardens/bins store reconfiguration.
- Additional side door from servicing corridor to central commercial unit.
- Amendments to the enlarged cycle parking spaces to provide a secured and lockable store.
- Short stay cycle parking relocated from Trinity Road to central piazza.
- Provision of clear link from service yard to residential concierge lobby.
- Windows in YMCA amended to show perforated panels to avoid overlooking.
- Screen aligned with vertical mullions in central block façade facing The Broadway.



Page 29

Key

- 1B 1P
- 1B 2P
- 2B 3P
- YMCA - Rooms
- YMCA - Kitchen
- Ancillary

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 02 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

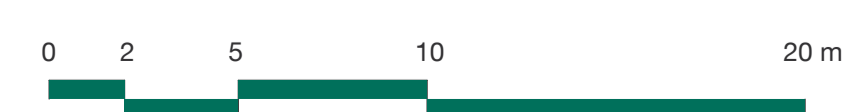
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	02	DR	A		202

STATUS	
REVISION	REVISION DESCRIPTION
A	

Proposed Second Floor Plan

1 : 200

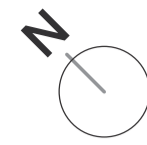
Key
Application site Boundary



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Proposed Second Floor Plan

1 : 100



REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
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- Screen aligned with vertical mullions in central block façade facing The Broadway.



Page 31

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Key
Application site Boundary

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 02 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 02 DR A 242

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION

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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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- Screen aligned with vertical mullions in central block façade facing The Broadway.



Page 33

Key

- 1B 1P
- 1B 2P
- 2B 3P
- YMCA - Rooms
- YMCA - Kitchen

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 03 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME	PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
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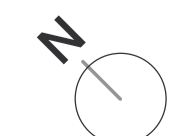
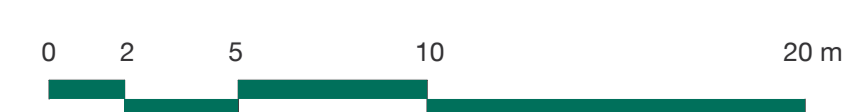
STATUS
FOR PLANNING

REVISION
A

REVISION DESCRIPTION

Proposed Third Floor Plan
1 : 200

Key
Application site Boundary



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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
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Key
Application site Boundary

ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 03 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

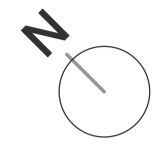
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PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 03 DR A 243

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION

Proposed Third Floor Plan

1 : 100



Extent of construction Phase 1

Extent of construction Phase 2

obscured non-opening windows (except for maintenance)

obscured non-opening windows (except for maintenance)

door access to green roofs only accessible for maintenance

Page 35

REVISION
A REVISION DESCRIPTION

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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Page 37

Key

- 1B 1P
- 1B 2P
- 2B 3P
- YMCA - Rooms
- YMCA - Kitchen

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 04 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	04	DR	A		204

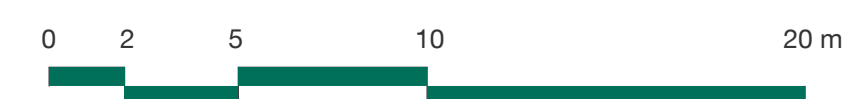
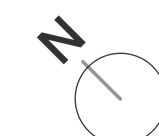
STATUS
FOR PLANNING

REVISION
A

Proposed Fourth Floor Plan

1 : 200

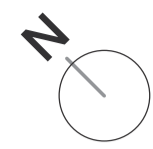
Key
Application site Boundary



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Proposed Fourth Floor Plan

1 : 100



REVISIONS

No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Key
Application site Boundary

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 04 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 04 DR A 244

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION



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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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- Addition of 750mm zone around beds in 1b2p central block units.
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Page 41

Key

- 1B 1P
- 1B 2P
- 2B 3P
- YMCA - Rooms
- YMCA - Kitchen

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ARCHITECTURE

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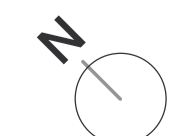
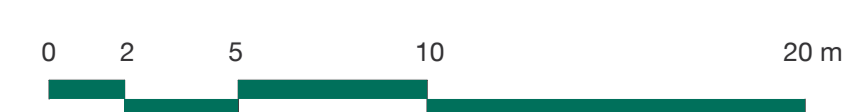
PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 05 Plan

SCALE 1 : 200 @ A1	DATE 01/14/20				
DLA REF 2018-211	DRAWN TM	REVIEWED AC			
DRAWING NAME PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER					
YMCA	DLA	05	DR	A	205
STATUS FOR PLANNING		SUITABILITY DESCRIPTION			
REVISION A		REVISION DESCRIPTION			

Proposed Fifth Floor Plan
1 : 200

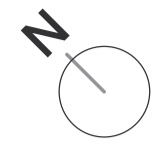
Key
Application site Boundary



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Proposed Fifth Floor Plan

1 : 100



REVISIONS

No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Page 43



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Key
Application site Boundary

ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 05 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 05 DR A 245

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION

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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Page 45

Key

- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- YMCA - Rooms
- YMCA - Kitchen

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ARCHITECTURE

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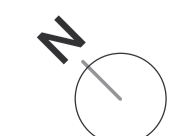
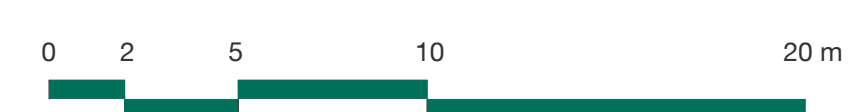
PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 06 Plan

SCALE 1 : 200 @ A1	DATE 01/14/20	
DLA REF 2018-211	DRAWN TM	REVIEWED AC
DRAWING NAME PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER YMCA DLA 06 DR A 206		
STATUS SUITABILITY DESCRIPTION FOR PLANNING		
REVISION A REVISION DESCRIPTION		

Proposed Sixth Floor Plan
1 : 200

Key
Application site Boundary



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Proposed Sixth Floor Plan



REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
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Key
Application site Boundary

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 06 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME	PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA		06	DR	A		246

STATUS
FOR PLANNING

REVISION	REVISION DESCRIPTION
A	

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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Key

- 1B 1P
- 1B 2P
- 2B 3P
- 2B 4P
- YMCA - Rooms
- YMCA - Kitchen

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 07 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA		07	DR	A	207

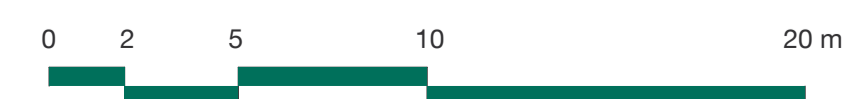
STATUS
FOR PLANNING

REVISION	REVISION DESCRIPTION
A	

Proposed Seventh Floor Plan

1 : 200

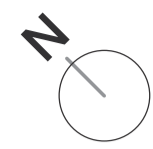
Key
Application site Boundary



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Proposed Seventh Floor Plan

1 : 100



REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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- Screen aligned with vertical mullions in central block façade facing The Broadway.

Page 51



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Key
Application site Boundary

ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 07 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

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TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 07 DR A 247

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION

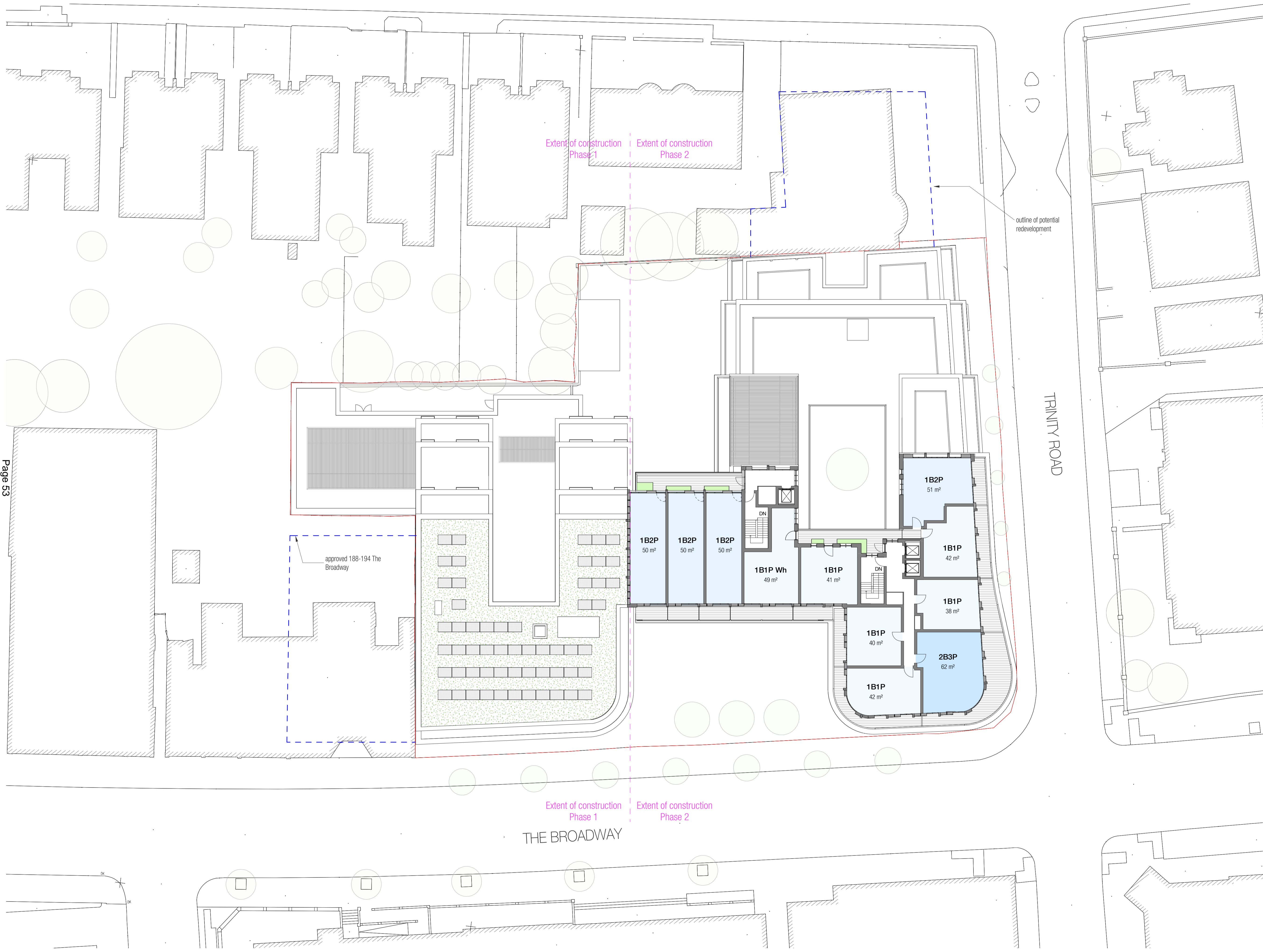
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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Page 53

Key

- 1B 1P
- 1B 2P
- 2B 3P

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 08 Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

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TM

REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA		08	DR	A	208

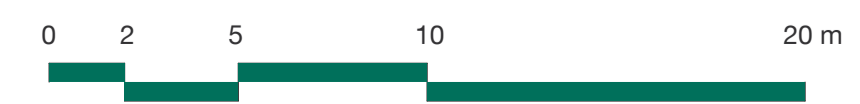
STATUS
FOR PLANNING

REVISION	REVISION DESCRIPTION
A	

Proposed Eighth Floor Plan

1 : 200

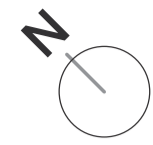
Key
Application site Boundary



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Proposed Eighth Floor Plan

1 : 100



REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
- Boundary treatment to ground floor duplexes on Trinity Road reduced from 1.5m height to 1.2m.
- Ground floor duplex gardens/bins store reconfiguration.
- Additional side door from servicing corridor to central commercial unit.
- Amendments to the enlarged cycle parking spaces to provide a secured and lockable store.
- Short stay cycle parking relocated from Trinity Road to central piazza.
- Provision of clear link from service yard to residential concierge lobby.
- Windows in YMCA amended to show perforated panels to avoid overlooking.
- Screen aligned with vertical mullions in central block façade facing The Broadway.

Not for construction. All drawings are issued for information purposes only and subject to site survey, further design development, detailed design and building control approval and other statutory approvals. Drawings do not imply confirmation of legal boundaries or Title.

Key
Application site Boundary

ARCHITECTURE

1 Nairoji Street | Clerkenwell | London | WC1X 0GB
0207 553 3030 www.dla-design.co.uk

PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 08 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

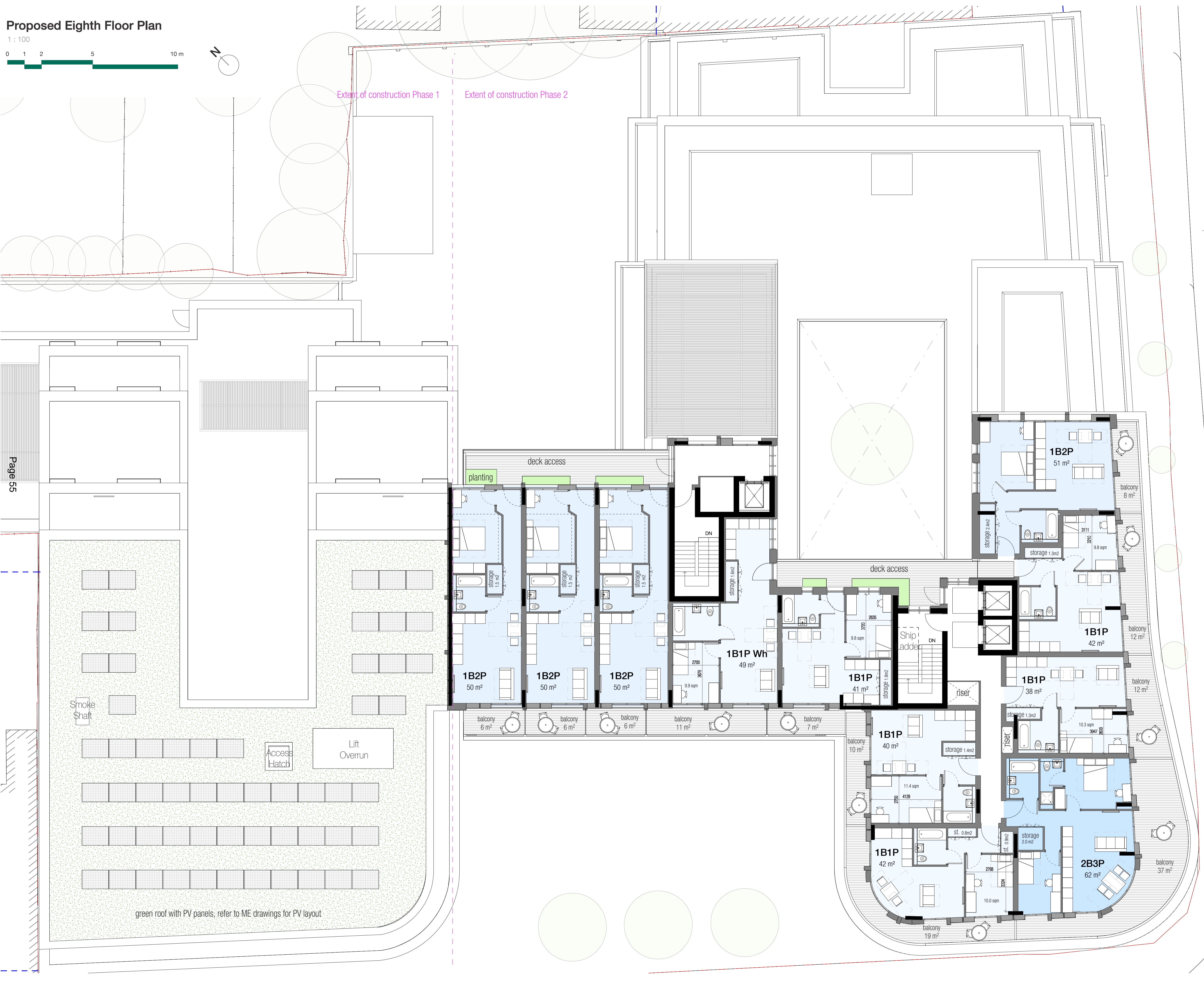
DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 08 DR A 248

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION

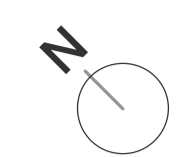


green roof with PV panels, refer to ME drawings for PV layout

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Proposed Eighth Floor Plan

1 : 100
0 1 2 5 10 m



REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC
B	Planning Revision	30/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
- Boundary treatment to ground floor duplexes on Trinity Road reduced from 1.5m height to 1.2m.
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- Screen aligned with vertical mullions in central block façade facing The Broadway.

Rev B list of changes

- Change of bathroom to shower in 1B1P_38 sqm residential unit.

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Key
Application site Boundary

ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Level 08 Plan

SCALE
1 : 100 @ A1

DATE
02/26/20

DLA REF
2018-211

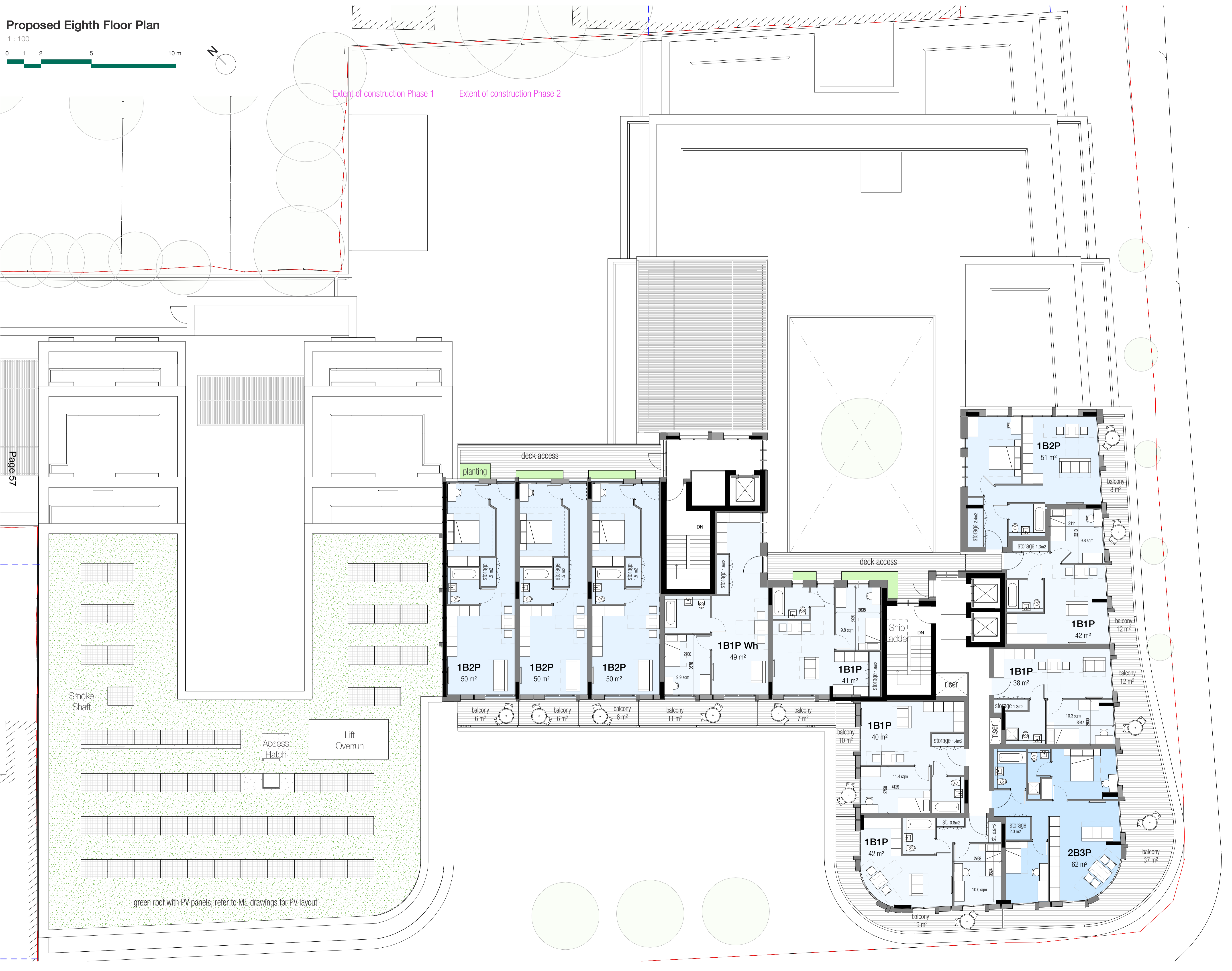
DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA 08 DR A 248

STATUS
FOR PLANNING

REVISION
B



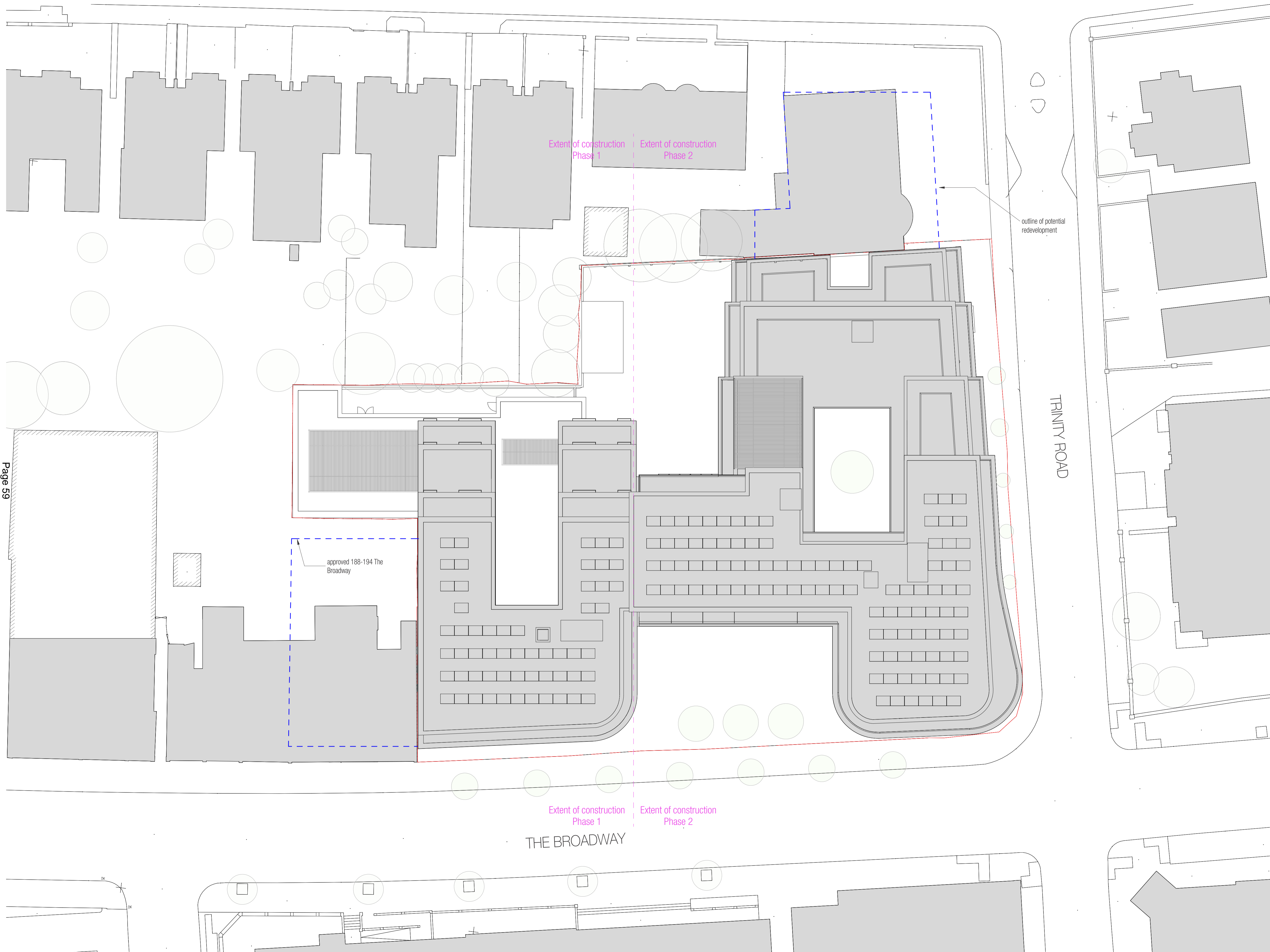
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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

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Page 59

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Roof Plan

SCALE
1 : 200 @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	09	DR	A		209

STATUS
FOR PLANNING

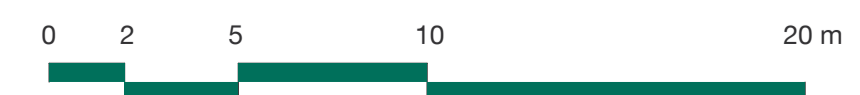
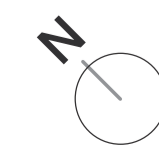
REVISION
A

REVISION DESCRIPTION

Proposed Roof Plan

1 : 200

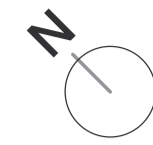
Key
Application site Boundary



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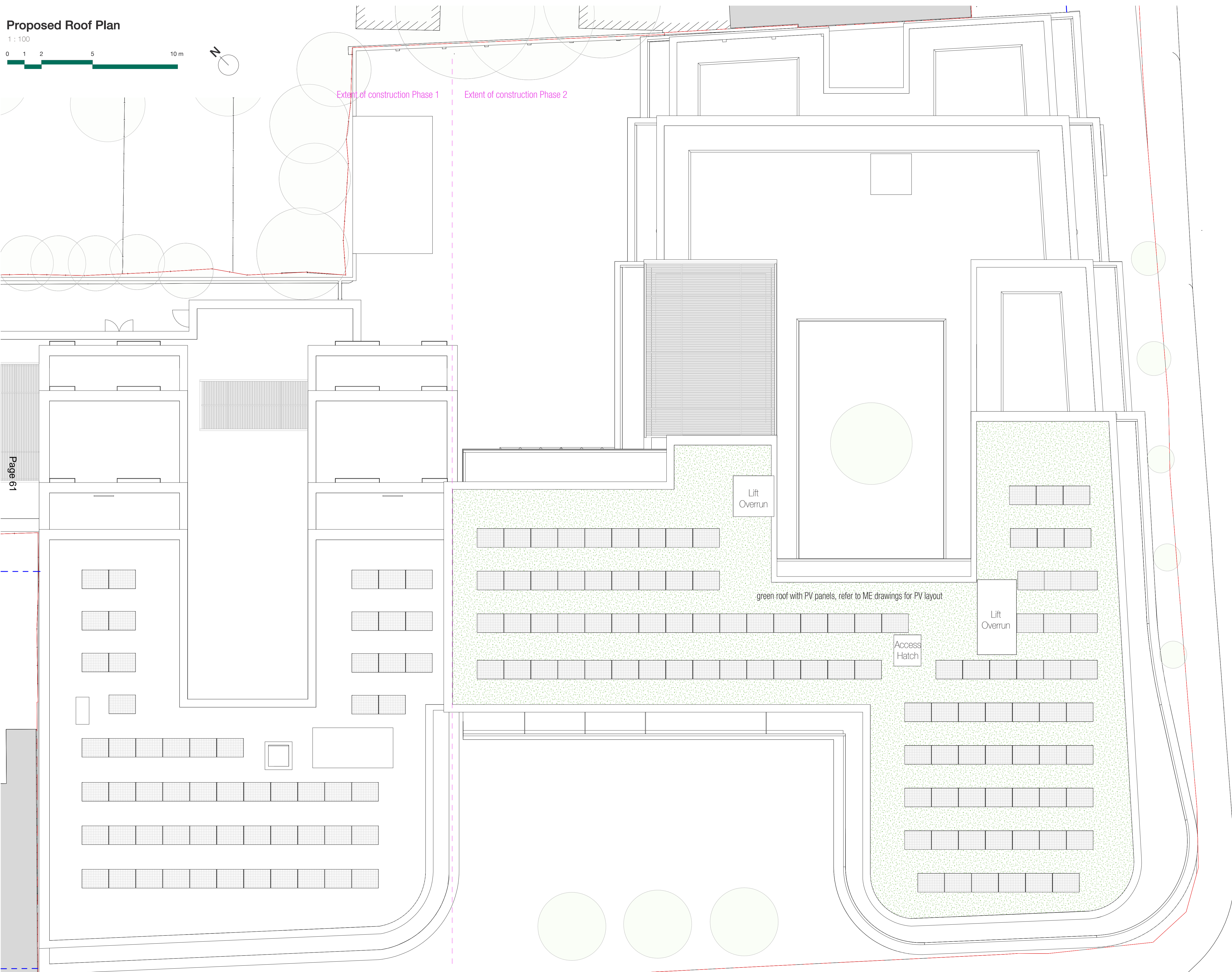
Proposed Roof Plan

1 : 100



Extent of construction Phase 1

Extent of construction Phase 2



Page 61



REVISIONS

No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
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Key

Application site Boundary

ARCHITECTURE

1 Nacroji Street | Clerkenwell | London | WC1X 0GB
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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Roof Plan

SCALE
1 : 100 @ A1

DATE
04/22/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	09	DR	A		249

STATUS
FOR PLANNING

REVISION
A

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Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
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- Screen aligned with vertical mullions in central block façade facing The Broadway.



REVISIONS

No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

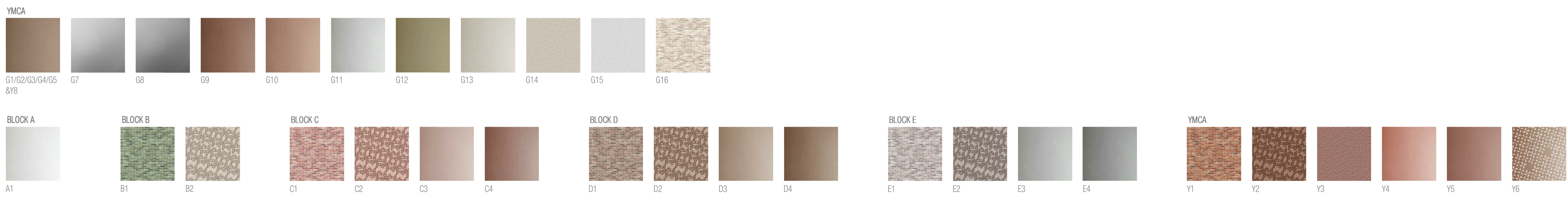
- BLOCK A**
A1_Aluminium - White aluminium vertical fins
- BLOCK B**
B1_Brick - Dark Green brickwork (225x75x102.5mm)
B2_Precast concrete - Light cream precast concrete panel with engraved triangular pattern
- BLOCK C**
C1_Brick - Salmon brickwork (225x75x102.5mm)
C2_Precast concrete - Light salmon precast concrete panel with engraved triangular pattern
C3_Aluminium rainscreen cladding - Light salmon solid aluminium rainscreen cladding
C4_Aluminium rainscreen cladding - Dark salmon solid aluminium rainscreen cladding
- BLOCK D**
D1_Brick - Brown brickwork (225x75x102.5mm)
D2_Precast concrete - Light brown precast concrete panel with engraved triangular pattern
D3_Aluminium rainscreen cladding - Light brown solid aluminium rainscreen cladding
D4_Aluminium rainscreen cladding - Dark brown solid aluminium rainscreen cladding
- BLOCK E**
E1_Brick - Light grey brickwork (225x75x102.5mm)
E2_Precast concrete - Light grey precast concrete panel with engraved triangular pattern
E3_Aluminium rainscreen cladding - Light grey solid aluminium rainscreen cladding
E4_Aluminium rainscreen cladding - Grey solid aluminium rainscreen cladding
- YMCA**
Y1_Brick - Red brickwork (225x75x102.5mm)
Y2_Precast concrete - Dark red precast concrete panel with engraved triangular pattern
Y3_Precast concrete - Red precast concrete
Y4_Aluminium rainscreen cladding - Red solid aluminium rainscreen cladding
Y5_Aluminium rainscreen cladding - Light red solid aluminium rainscreen cladding
Y6_Aluminium rainscreen cladding - Light brown perforated aluminium rainscreen cladding with laser cut triangular pattern
Y7_Cill-Red concrete
Y8_Light brown aluminium planters
- Generic**
G1_Bronze aluminium window frame
G2_Metal vertical railings - Bronze metal vertical railings (25x25mm)
G3_Metal vertical railings - Bronze metal vertical railings (25x120mm)
G4_Bronze aluminium horizontal fins
G5_Bronze aluminium signage
G6_White neon signage
G7_Glass- Obscure glazing rainscreen cladding
G8_Composite infill panel (External opaque glass)
G9_Aluminium-Brown solid aluminium rainscreen cladding
G10_Aluminium -Light Brown solid aluminium rainscreen cladding
G11_Aluminium -Light grey solid aluminium rainscreen cladding
G12_Aluminium - Golden solid aluminium rainscreen cladding
G13_Aluminium - Light cream solid aluminium rainscreen cladding
G14_Precast concrete - Light cream precast concrete
G15_Cill-White concrete
G16_Brick - Cream brickwork (225x75x102.5mm)



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Elevation A-A

1 : 100



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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
A-A Elevation

SCALE
As indicated @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR
YMCA DLA

ZONE LEVEL TYPE ROLE NUMBER
XX DR A 260

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A

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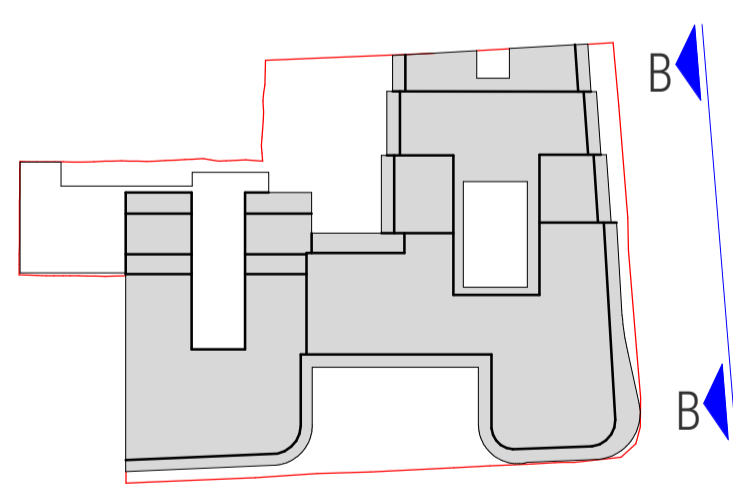
REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
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- Windows in YMCA amended to show perforated panels to avoid overlooking.
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- BLOCK A**
A1_Aluminium - White aluminium vertical fins
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C3_Aluminium rainscreen cladding - Light salmon solid aluminium rainscreen cladding
C4_Aluminium rainscreen cladding - Dark salmon solid aluminium rainscreen cladding
- BLOCK D**
D1_Brick - Brown brickwork (225x75x102.5mm)
D2_Precast concrete - Light brown precast concrete panel with engraved triangular pattern
D3_Aluminium rainscreen cladding - Light brown solid aluminium rainscreen cladding
D4_Aluminium rainscreen cladding - Dark brown solid aluminium rainscreen cladding
- BLOCK E**
E1_Brick - Light grey brickwork (225x75x102.5mm)
E2_Precast concrete - Light grey precast concrete panel with engraved triangular pattern
E3_Aluminium rainscreen cladding - Light grey solid aluminium rainscreen cladding
E4_Aluminium rainscreen cladding - Grey solid aluminium rainscreen cladding
- YMCA**
Y1_Brick - Red brickwork (225x75x102.5mm)
Y2_Precast concrete - Dark red precast concrete panel with engraved triangular pattern
Y3_Precast concrete - Red precast concrete
Y4_Aluminium rainscreen cladding - Red solid aluminium rainscreen cladding
Y5_Aluminium rainscreen cladding - Light red solid aluminium rainscreen cladding
Y6_Aluminium rainscreen cladding - Light brown perforated aluminium rainscreen cladding with laser cut triangular pattern
Y7_Cill-Red concrete
Y8_Light brown aluminium planters
- Generic**
G1_Bronze aluminium window frame
G2_Metal vertical railings - Bronze metal vertical railings (25x25mm)
G3_Metal vertical railings - Bronze metal vertical railings (25x120mm)
G4_Bronze aluminium horizontal fins
G5_Bronze aluminium signage
G6_White neon signage
G7_Glass-Obscure glazing rainscreen cladding
G8_Composite infill panel (External opaque glass)
G9_Aluminium-Brown solid aluminium rainscreen cladding
G10_Aluminium -Light Brown solid aluminium rainscreen cladding
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G12_Aluminium - Golden solid aluminium rainscreen cladding
G13_Aluminium - Light cream solid aluminium rainscreen cladding
G14_Precast concrete - Light cream precast concrete
G15_Cill-White concrete
G16_Brick - Cream brickwork (225x75x102.5mm)

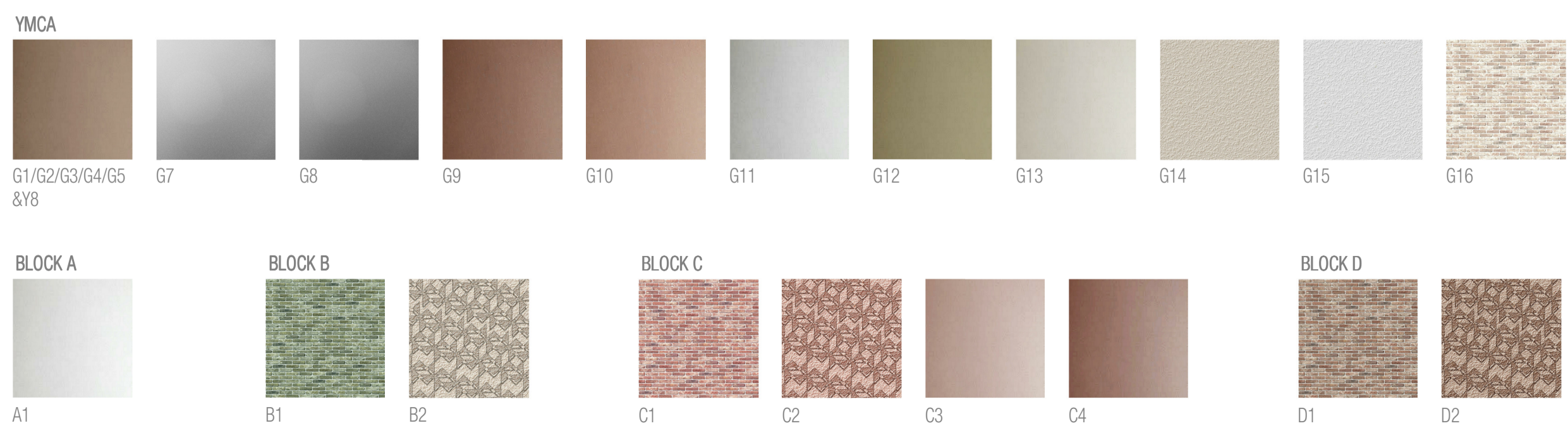


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Elevation B-B

1 : 100



ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
B-B Elevation

SCALE
As indicated @ A1

DATE
02/26/20

DLA REF
2018-211

DRAWN
TM

REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA XX DR A 261

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A

REVISION DESCRIPTION

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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC



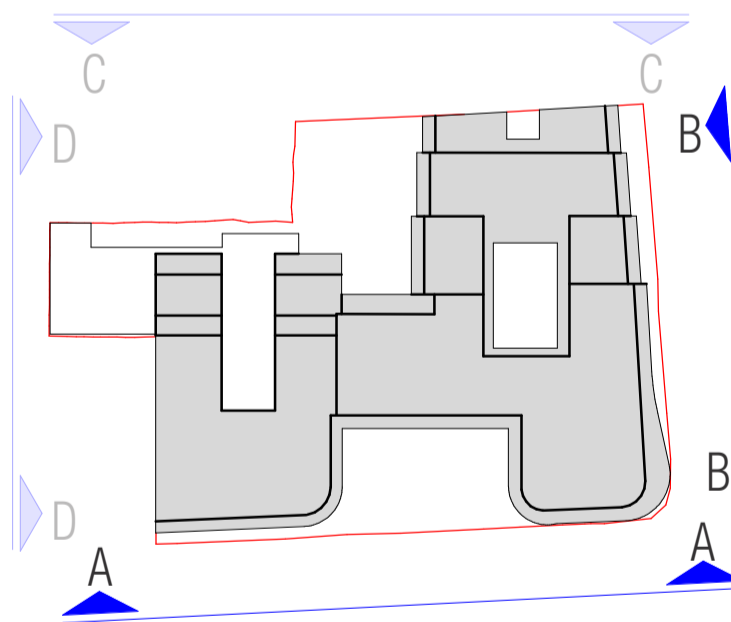
Rev A list of changes

- Reduction in bedroom size in the 1b1p units.
- Addition of 750mm zone around beds in 1b2p central block units.
- Boundary treatment to ground floor duplexes on Trinity Road reduced from 1.5m height to 1.2m.
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- Screen aligned with vertical mullions in central block façade facing The Broadway.

Elevation A-A

1 : 200
Page 67

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Site Elevations A-A&B-B

SCALE As indicated @ A1 DATE 01/14/20

DLA REF 2018-211 DRAWN TM REVIEWED AC

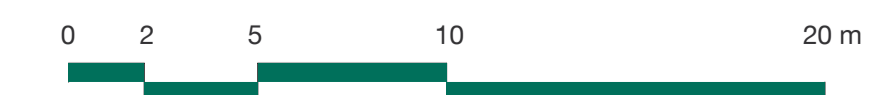
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	XX	DR	A		230

STATUS SUITABILITY DESCRIPTION
FOR PLANNING

REVISION A REVISION DESCRIPTION

Elevation B-B

1 : 200



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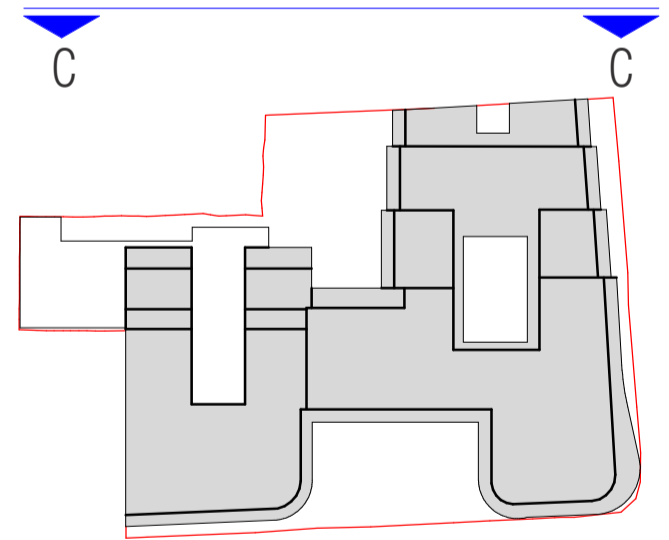
REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

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A1_Aluminium - White aluminium vertical fins
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C1_Brick - Salmon brickwork (225x75x102.5mm)
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C3_Aluminium rainscreen cladding - Light salmon solid aluminium rainscreen cladding
C4_Aluminium rainscreen cladding - Dark salmon solid aluminium rainscreen cladding
- BLOCK D**
D1_Brick - Brown brickwork (225x75x102.5mm)
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D4_Aluminium rainscreen cladding - Dark brown solid aluminium rainscreen cladding
- BLOCK E**
E1_Brick - Light grey brickwork (225x75x102.5mm)
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E3_Aluminium rainscreen cladding - Light grey solid aluminium rainscreen cladding
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Y4_Aluminium rainscreen cladding - Red solid aluminium rainscreen cladding
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G5_Bronze aluminium signage
G6_White neon signage
G7_Glass-Obscure glazing rainscreen cladding
G8_Composite infill panel (External opaque glass)
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G10_Aluminium-Light Brown solid aluminium rainscreen cladding
G11_Aluminium-Light grey solid aluminium rainscreen cladding
G12_Aluminium-Golden solid aluminium rainscreen cladding
G13_Aluminium-Light cream solid aluminium rainscreen cladding
G14_Precast concrete - Light cream precast concrete
G15_Cill-White concrete
G16_Brick - Cream brickwork (225x75x102.5mm)



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Elevation C-C
1 : 100

<p>YMCA</p>																					
<p>BLOCK A</p>		<p>BLOCK B</p>		<p>BLOCK C</p>				<p>BLOCK D</p>				<p>BLOCK E</p>				<p>YMCA</p>					

ARCHITECTURE
1 Nacroji Street | Clerkenwell | London | WC1X 0GB
0207 553 3030 www.dla-design.co.uk

PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
C-C Elevation

SCALE As indicated @ A1	DATE 02/26/20					
DLA REF 2018-211	DRAWN TM	REVIEWED AC				
DRAWING NAME						
PROJECT YMCA	ORIGINATOR DLA	ZONE XX	LEVEL DR	TYPE A	ROLE A	NUMBER 262
STATUS						
FOR PLANNING						
REVISION						
A						

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Rev A list of changes

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REVISIONS

No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

BLOCK A

A1_Aluminium - White aluminium vertical fins

BLOCK B

B1_Brick - Dark Green brickwork (225x75x102.5mm)
B2_Precast concrete - Light cream precast concrete panel with engraved triangular pattern

BLOCK C

C1_Brick - Salmon brickwork (225x75x102.5mm)
C2_Precast concrete - Light salmon precast concrete panel with engraved triangular pattern
C3_Aluminium rainscreen cladding - Light salmon solid aluminium rainscreen cladding
C4_Aluminium rainscreen cladding - Dark salmon solid aluminium rainscreen cladding

BLOCK D

D1_Brick - Brown brickwork (225x75x102.5mm)
D2_Precast concrete - Light brown precast concrete panel with engraved triangular pattern
D3_Aluminium rainscreen cladding - Light brown solid aluminium rainscreen cladding
D4_Aluminium rainscreen cladding - Dark brown solid aluminium rainscreen cladding

BLOCK E

E1_Brick - Light grey brickwork (225x75x102.5mm)
E2_Precast concrete - Light grey precast concrete panel with engraved triangular pattern
E3_Aluminium rainscreen cladding - Light grey solid aluminium rainscreen cladding
E4_Aluminium rainscreen cladding - Grey solid aluminium rainscreen cladding

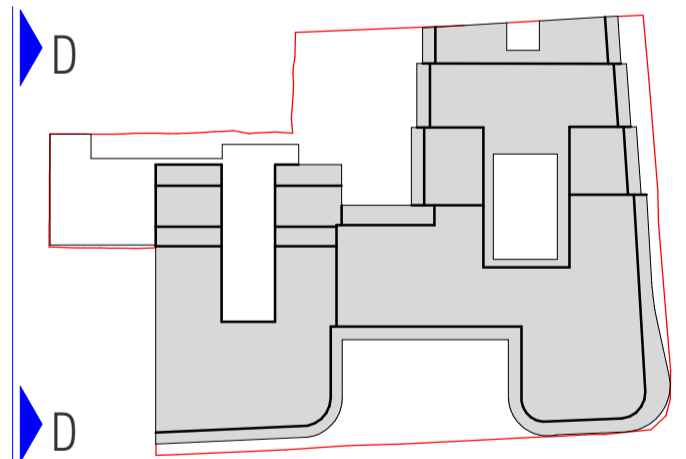
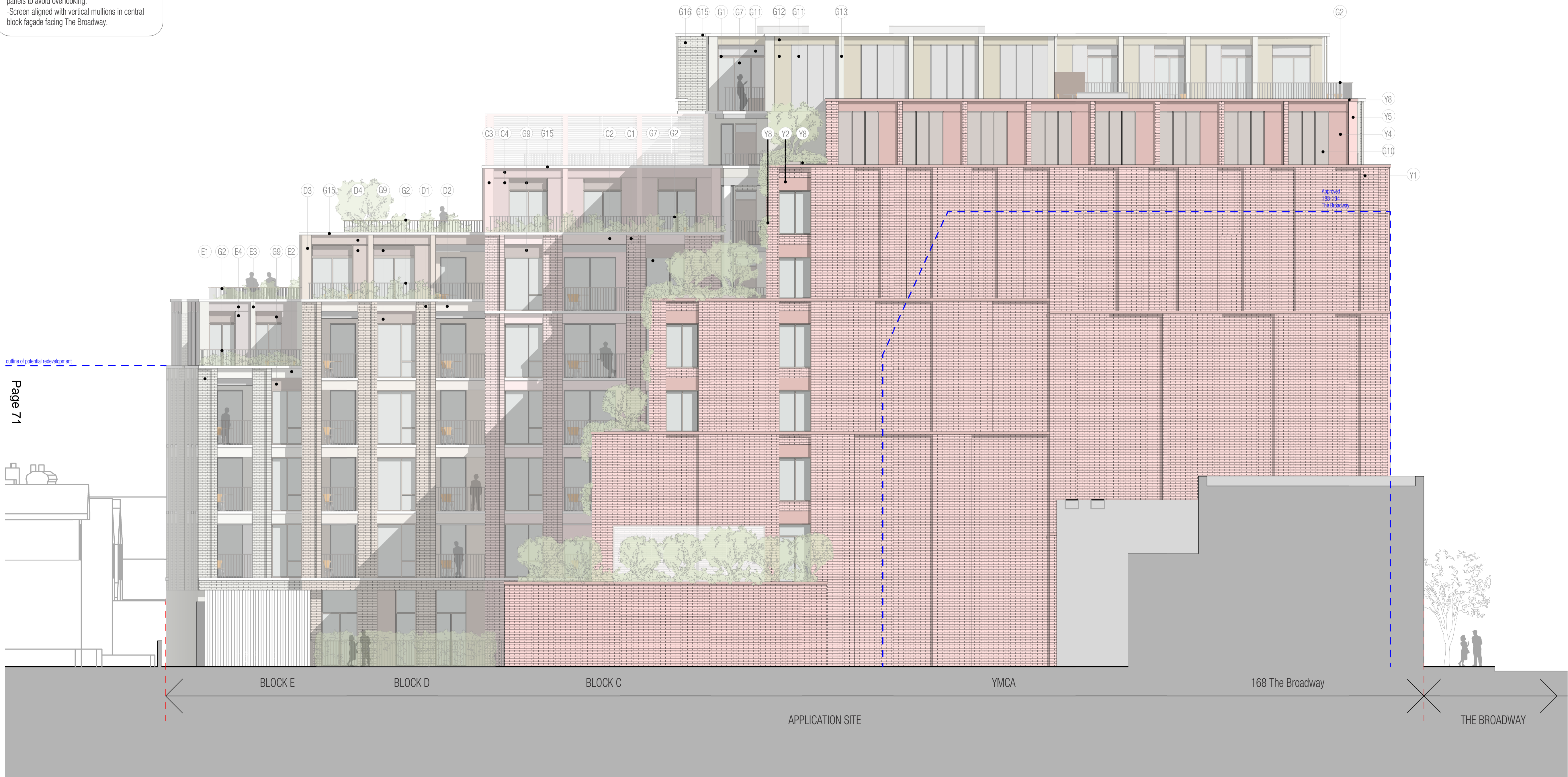
YMCA

Y1_Brick - Red brickwork (225x75x102.5mm)
Y2_Precast concrete - Dark red precast concrete panel with engraved triangular pattern
Y3_Precast concrete - Red precast concrete
Y4_Aluminium rainscreen cladding - Red solid aluminium rainscreen cladding
Y5_Aluminium rainscreen cladding - Light red solid aluminium rainscreen cladding
Y6_Aluminium rainscreen cladding - Light brown perforated aluminium rainscreen cladding with laser cut triangular pattern
Y7_Cill-Red concrete
Y8_Light brown aluminium planters

Generic

G1_Bronze aluminium window frame
G2_Metal vertical railings - Bronze metal vertical railings (25x25mm)
G3_Metal vertical railings - Bronze metal vertical railings (25x120mm)
G4_Bronze aluminium horizontal fins
G5_Bronze aluminium signage
G6_White neon signage
G7_Glass-Obscure glazing rainscreen cladding
G8_Composite infill panel (External opaque glass)
G9_Aluminium-Brown solid aluminium rainscreen cladding
G10_Aluminium -Light Brown solid aluminium rainscreen cladding
G11_Aluminium -Light grey solid aluminium rainscreen cladding
G12_Aluminium - Golden solid aluminium rainscreen cladding
G13_Aluminium - Light cream solid aluminium rainscreen cladding
G14_Precast concrete - Light cream precast concrete
G15_Cill-White concrete
G16_Brick - Cream brickwork (225x75x102.5mm)

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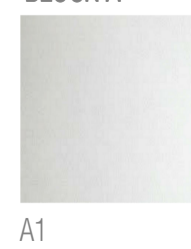


Elevation D-D

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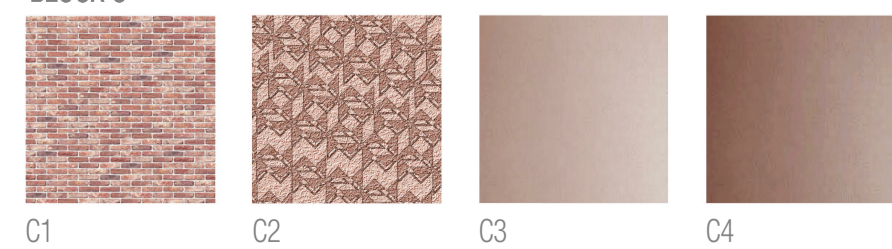
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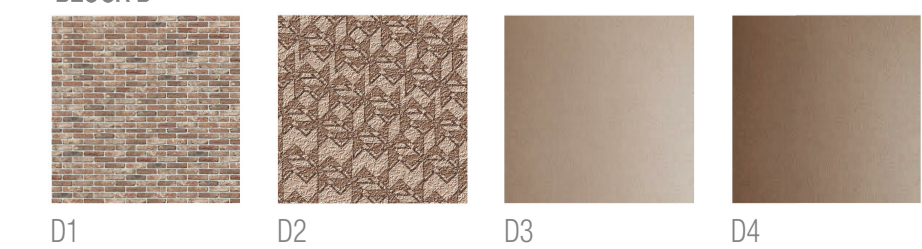
BLOCK B



BLOCK C



BLOCK D



BLOCK E



YMCA



ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
D-D Elevation

SCALE As indicated @ A1 DATE 02/26/20

DLA REF 2018-211 DRAWN TM REVIEWED AC

DRAWING NAME PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA XX DR A 263

STATUS SUITABILITY DESCRIPTION
FOR PLANNING

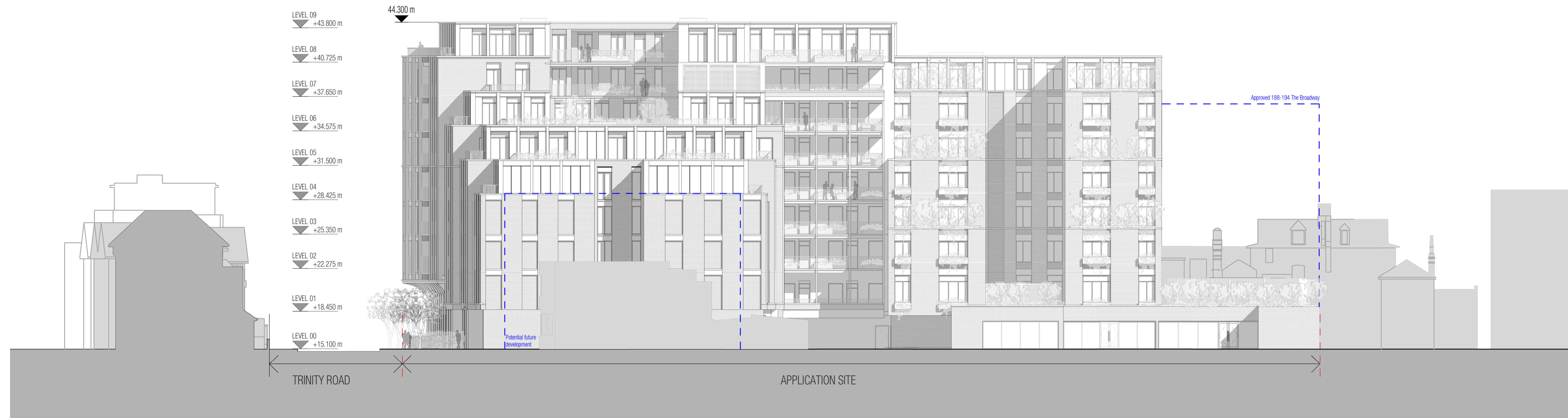
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REVISIONS		
No.	DESCRIPTION	DATE
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Rev A list of changes

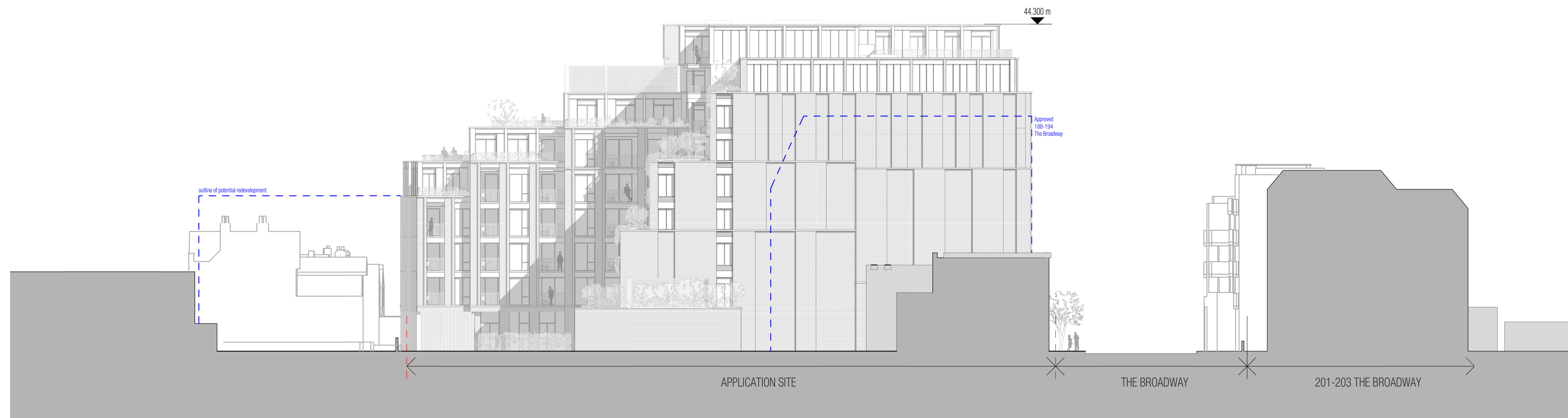
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Elevation C-C

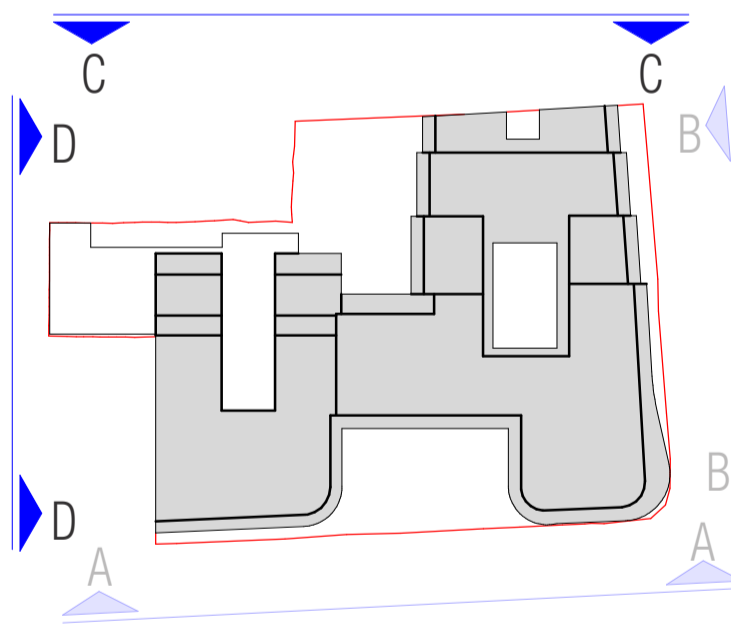
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Page 73

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Elevation D-D

1 : 200



ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Site Elevations C-C&D-D

SCALE
As indicated @ A1

DATE
01/14/20

DLA REF
2018-211

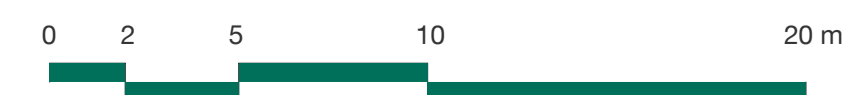
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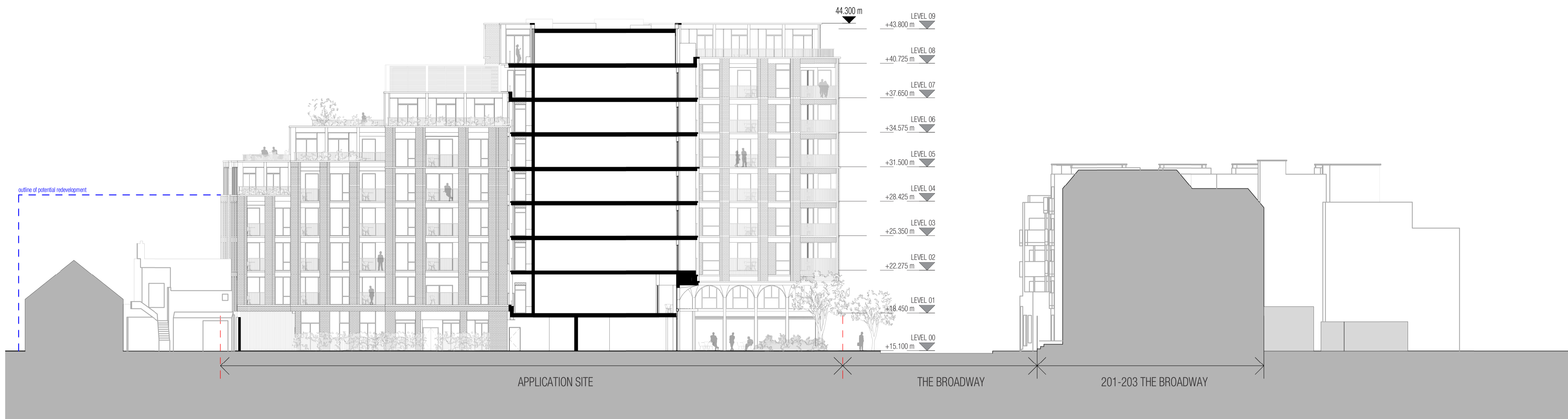
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FOR PLANNING

REVISION
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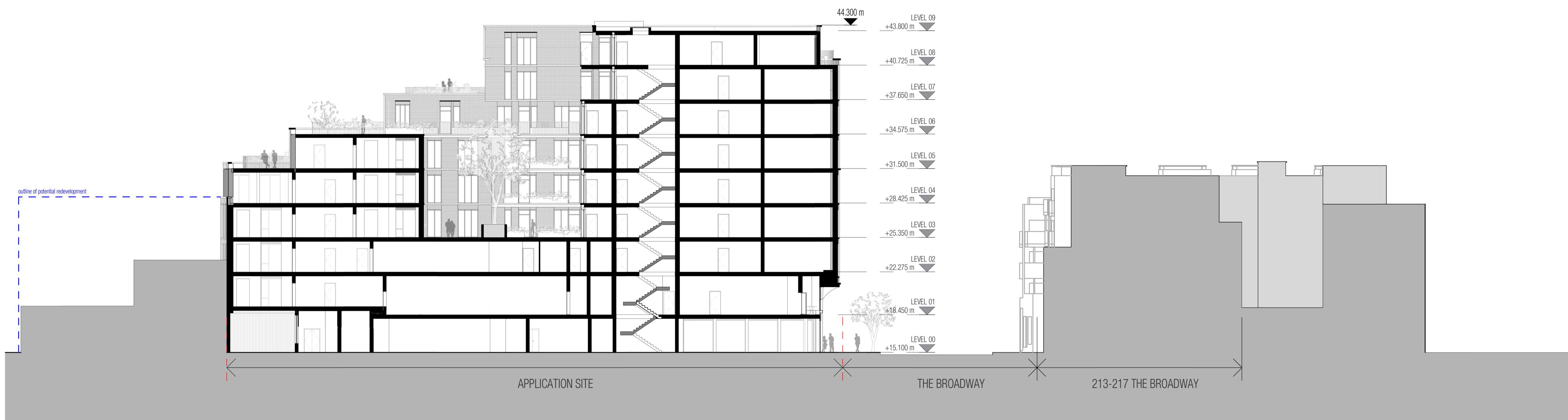


Section D-D
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Page 75

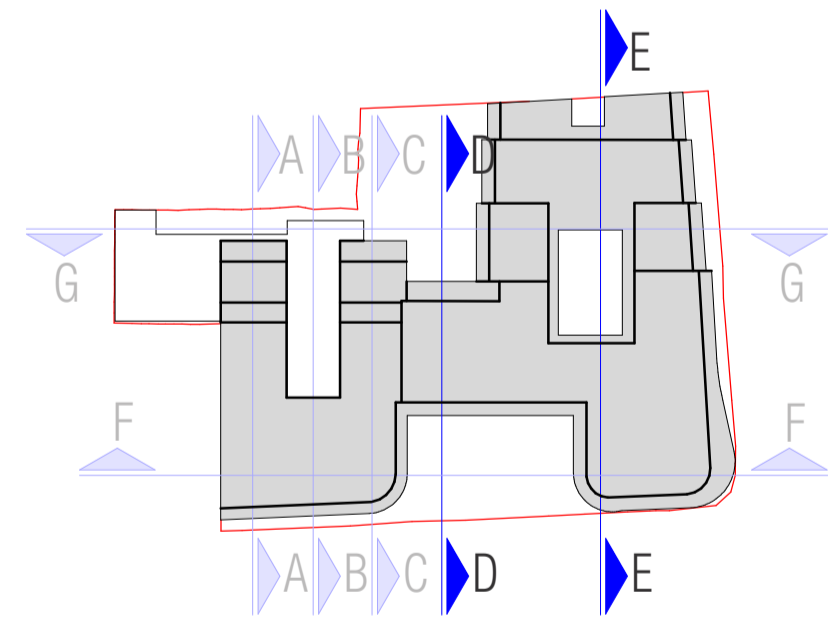
Rev A list of changes

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Section E-E
1 : 200



ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Site Sections Residential D-D&E-E

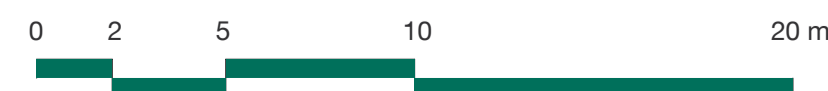
SCALE As indicated @ A1 DATE 01/14/20

DLA REF 2018-211 DRAWN TM REVIEWED AC

DRAWING NAME PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA XX DR A 221

STATUS SUITABILITY DESCRIPTION FOR PLANNING

REVISION A REVISION DESCRIPTION

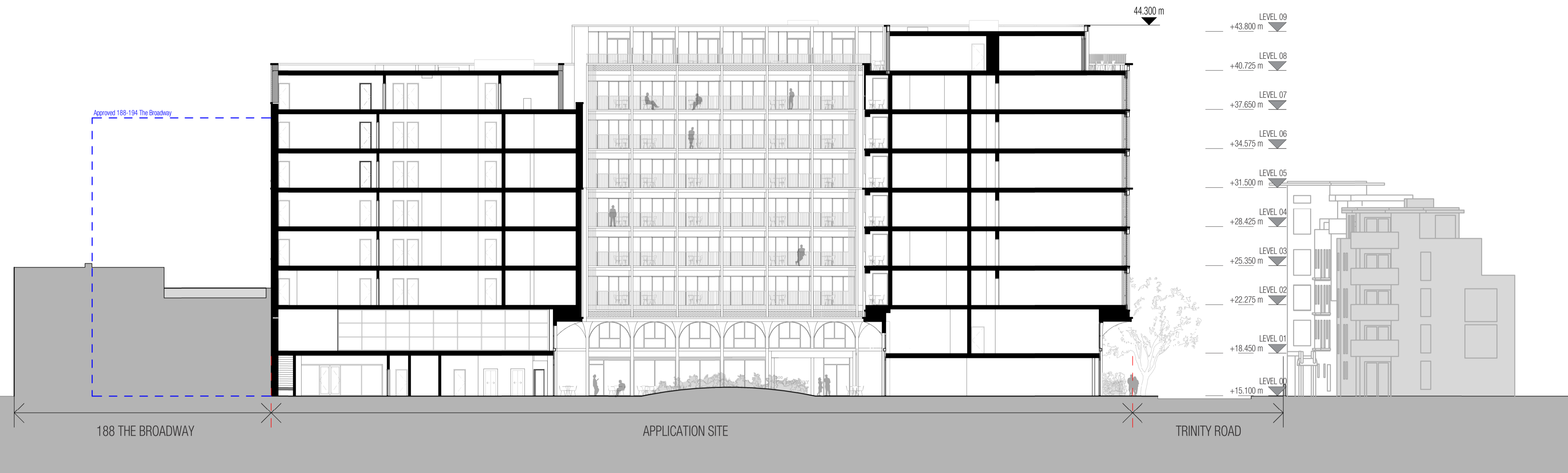


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REVISIONS		
No.	DESCRIPTION	DATE
A	Planning Revision	11/11/20 AC AC

Rev A list of changes

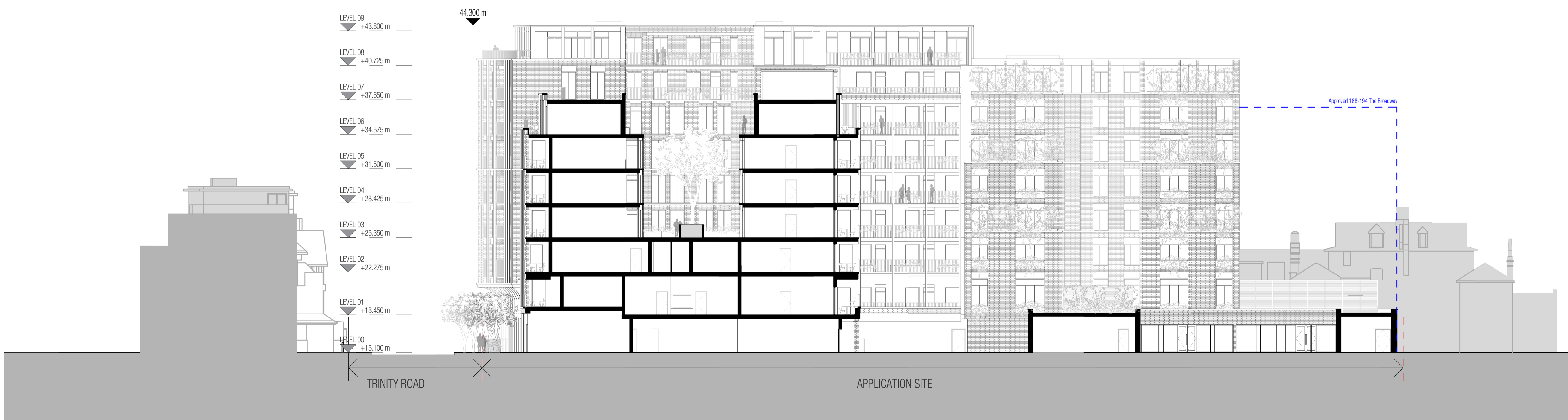
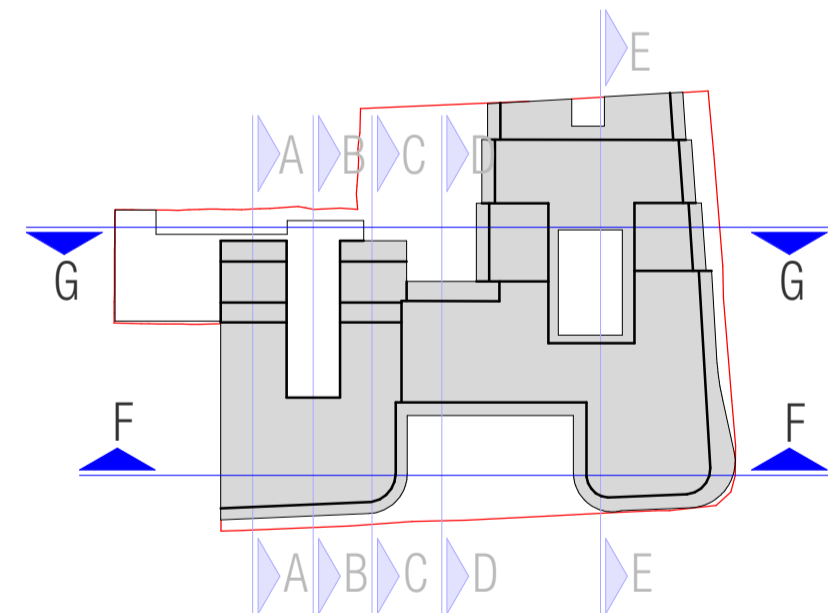
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Section F-F

1 : 200
Page 77

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Section G-G

1 : 200

ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Site Sections F-F&G-G

SCALE
As indicated @ A1

DATE
01/16/20

DLA REF
2018-211

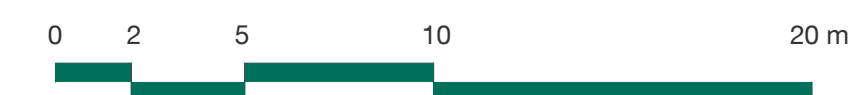
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REVIEWED
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
YMCA	DLA	XX	DR	A		222

STATUS
FOR PLANNING

REVISION
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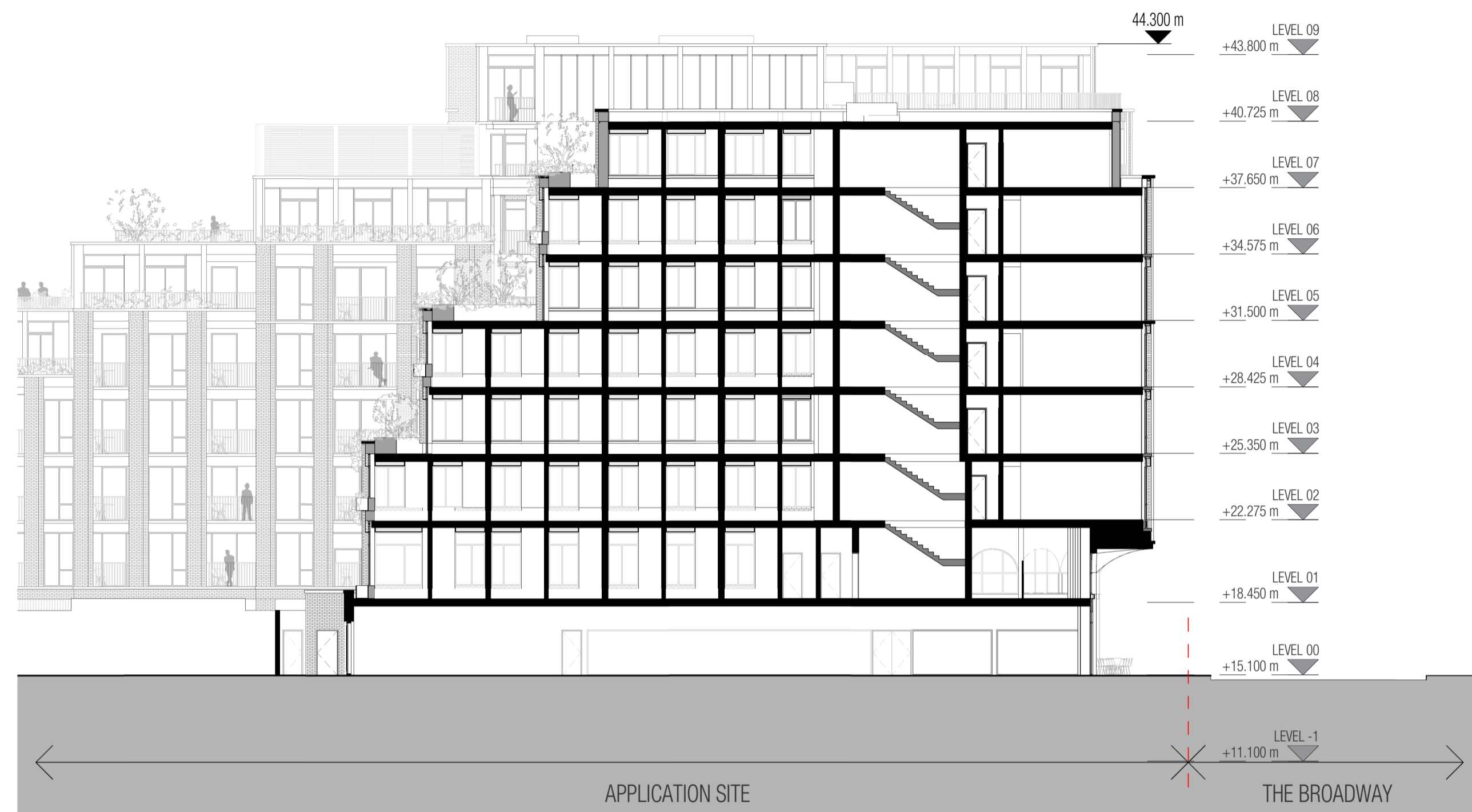


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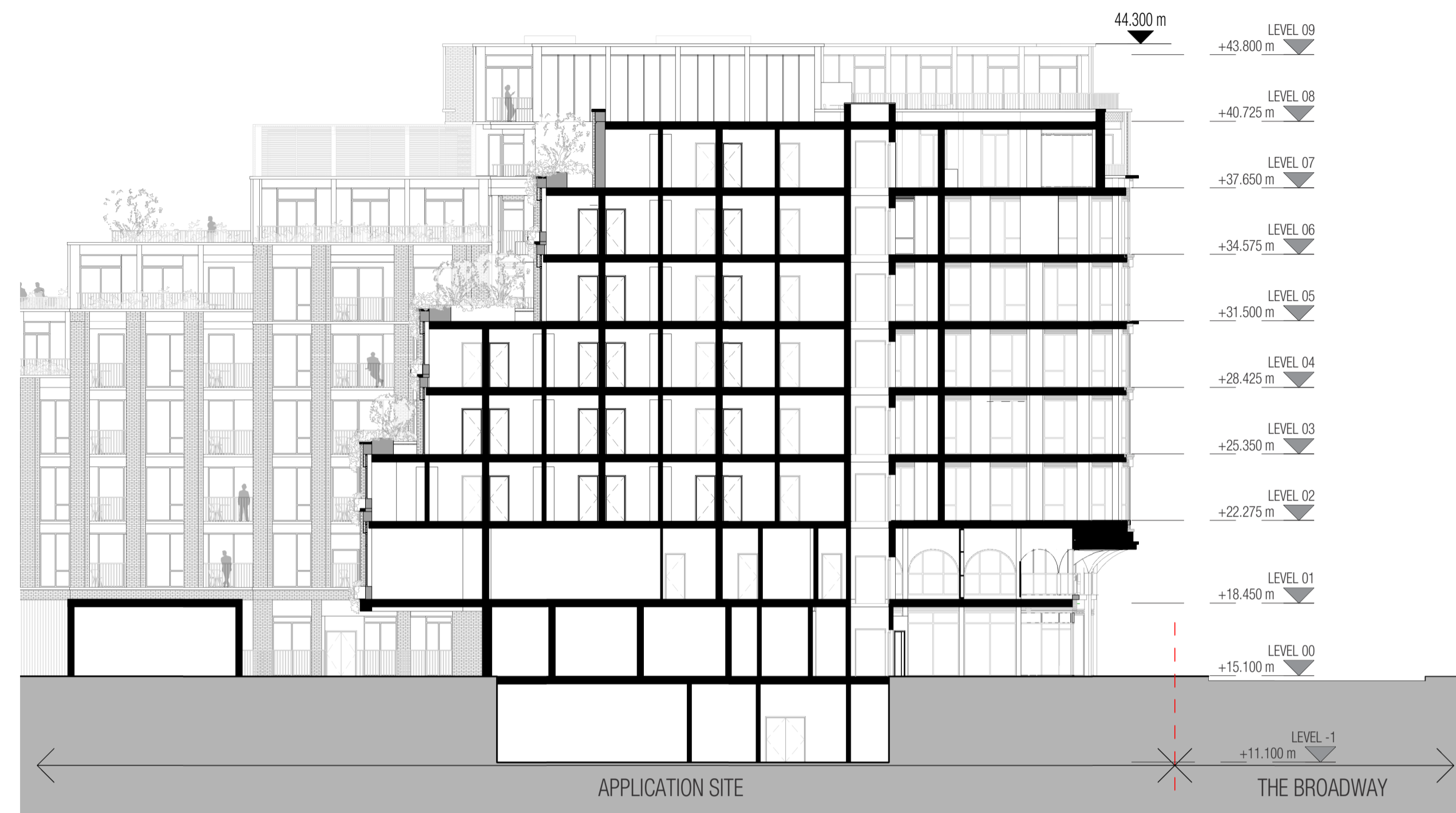
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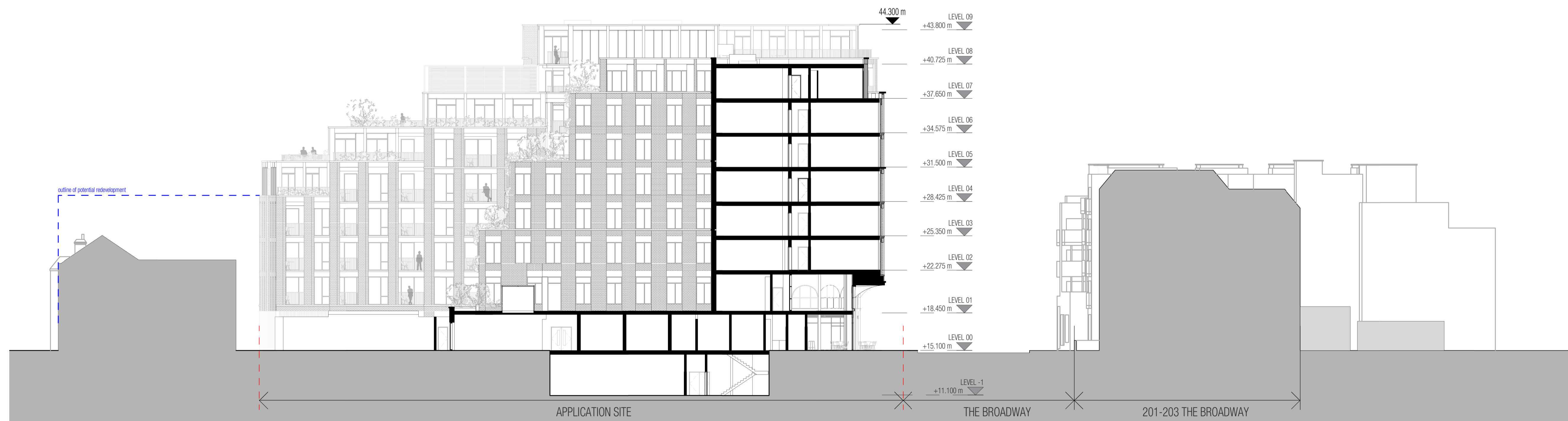
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Page 79



Section C-C

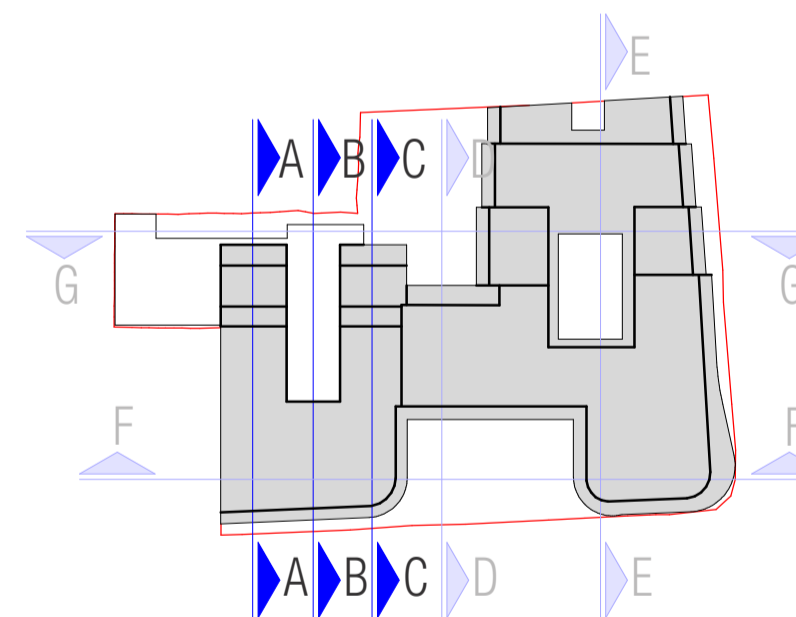
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Section B-B

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ARCHITECTURE

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PROJECT
200 THE BROADWAY, YMCA
LONDON, SW19 1RY

TITLE
Site Sections YMCA A-A&B-B&C-C

SCALE
As indicated @ A1

DATE
01/14/20

DLA REF
2018-211

DRAWN
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REVIEWED
AC

DRAWING NAME
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER
YMCA DLA XX DR A 220

STATUS
SUITABILITY DESCRIPTION
FOR PLANNING

REVISION
A REVISION DESCRIPTION



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GREATER LONDON AUTHORITY

Good Growth

Stuart Adams
London Borough of Merton
Development Control, Planning
Merton Civic Centre
London Road
Morden
Surrey SM4 5DX

Our ref: 2020/6363/S1

Your ref: 20/P1738

Date: 12 October 2020

By Email

Dear Stuart Adams

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

**196-200 The Broadway, 196-200 The Broadway
Wimbledon
SW19 1RY**

Local Planning Authority reference: 20/P1738

I refer to the copy of the above planning application, which was received from you on 27 August 2020. On 12 October 2020 Jules Pipe CBE, Deputy Mayor for Planning, Regeneration and Skills, acting under delegated authority, considered a report on this proposal, reference 2020/6363/S1. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Deputy Mayor considers that the application does not yet comply with the London Plan and Intend to Publish London Plan for the reasons set out in paragraph 89 of the above-mentioned report; but that the possible remedies set out in that report could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged; or direct the Council under Article 6 to refuse the application; or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send the Mayor a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the

authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Lucy Simpson, email LucySimpson@tfl.gov.uk, telephone 0203 054 7039.

Yours sincerely

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending to the right.

John Finlayson
Head of Development Management

cc Leonie Cooper, London Assembly Constituency Member
Andrew Boff, Chair of London Assembly Planning Committee
National Planning Casework Unit, MHCLG
Danny Calver, Transport for London
Mr Holloway, Daniel Watney LLP, 165 Fleet Street, London EC4A 2DW

196-200 The Broadway
in the London Borough of Merton
planning application ref: 20/P1738

Strategic planning application stage 1 referral

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

The proposal

Demolition of existing buildings and the comprehensive redevelopment of the site to provide a mixed-use scheme in buildings up to 9 storeys comprising 135 residential units, 121 room homeless persons' hostel with ancillary café and gym, and flexible commercial and community floorspace.

The applicant

The applicant is **YMCA St Paul's Group & Thornsett Wimbledon Ltd**, and the architect is **DLA Design**.

Strategic issues

Principle of development: The reprovion and uplift of the bed spaces within the homeless persons' hostel, and the optimisation of the site and contribution towards housing delivery, is supported in principle. Clarification is however required in respect of the reprovion of the existing social infrastructure facilities within this town centre location. There are no strategic concerns raised in respect of the loss of office land use from this site (paragraphs 18-29).

Affordable housing: The scheme is proposing 0% affordable housing. The residential element of the scheme is proposed to cross-subsidise the reprovion of new YMCA hostel and facilities. A financial viability appraisal is currently being scrutinised by GLA officers to establish the need for, and the nature of, the cross-subsidy proposed. Through the assessment of the viability information, any surplus should be used for additional bed spaces within the homeless persons hostel or for affordable housing. The bed spaces within the homeless persons hostel must remain for that use in perpetuity; this must be secured within a Section 106 agreement. Early and late stage viability review mechanisms should be secured (paragraphs 31-35).

Design: The layout of the scheme seeks to optimise the site, and there are no strategic concerns raised in respect of height and massing of the proposals. The provision of new public realm and activation of the high street in this town centre location is supported. The play strategy should be reviewed (paragraphs 40-54).

Transport: Further information is required to demonstrate that the quantum of cycle parking is sufficient and is designed in accordance LCDS including at least 5% being Sheffield Stands, and that the development contributes towards Heathy Streets indicators, both within the site and the wider area. A travel plan, deliveries and servicing plan and construction logistics plan should be secured (paragraphs 76-85).

Strategic issues relating to **equalities, fire safety, energy, air quality and urban greening** need to be resolved.

Recommendation

That Merton Council be advised that the application does not yet fully comply with the London Plan and the Mayor's Intend to Publish London Plan, for the reasons set out in paragraph 89 of this report; but that the possible remedies set out in that paragraph could address these deficiencies.

Context

1 On 27 August 2020, the Mayor of London received documents from Merton Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town and Country Planning (Mayor of London) Order 2008 the Mayor must provide the Council with a statement setting out whether he considers that the application complies with the London Plan and the Intend to Publish London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under the following Categories of the Schedule to the Order 2008:

- Category 1C(1c) - "Development which comprises the erection of a building that is more than 30 metres high and is outside the City of London".

3 Once Merton Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

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

Site description

5 The 0.36 hectare site is situated in Wimbledon Town Centre and is bound by the A219 The Broadway to the south, Trinity Road to the east, commercial uses to the west and residential properties to the north.

6 The site is currently occupied by three main structures: the YMCA building (9 storeys), Olympic House (7 storeys) and Tower Lodge (3 storeys). The YMCA is an operative YMCA facility, ranging in height from two to nine storeys and comprising 111 hostel rooms which accommodate local homeless residents. A variety of supporting activities are also located within the existing site including a lounge, chapel, fitness studio, restaurant and computer room. The YMCA facility provides 24-hour on-site support and delivers a programme of activities and workshops for homeless residents, with some facilities, including the gym, also available for use by the wider community. Tower Lodge is also used by the YMCA as office and meeting space, and Olympic House provides office accommodation, as well as floors of accommodation for an existing language school.

7 The site has a local plan allocation within the Merton Sites and Policies Plan and Policies Maps (2014) and Merton's draft New Local Plan 2020. While there are no listed structures or buildings located within the site, and the site is not located within any conservation areas, it is located approximately 140 metres south of the South Park Garden's Conservation area, and approximately 160 metres north of the Pelham Road Conservation Area, and in proximity to a number of other designated heritage assets.

8 The closest section of the Transport for London Road Network is the A24 Merantun Way approximately 820 metres southeast of the site. The closest section of the Strategic Road Network is the A238 Kingston Road located approximately 400 metres to the south of the site. The Wimbledon to Raynes Park Quietway cycle route starts at the Francis Grove / St George’s Road junction.

9 The site has a Public Transport Access Level (PTAL) of 6b, on a scale ranging from 0 to 6b, where 6b represents the highest level of access to public transport facilities. The site has access to four high frequency bus services on Sir Cyril Black Way, a seven minute walk from the site, along with bus services adjacent to Trinity Church on The Broadway, a two minute walk from the site. The site also benefits from being within close proximity (eight minute walk) from Wimbledon Rail Station, providing access to South Western Railway, Southern and Thameslink rail services, London Tram Services and London Underground Services (District Line). London Underground services (Northern Line) are also available at South Wimbledon Station, a nine minute walk from site.

Details of the proposal

10 The proposal is for the demolition of the existing buildings and the comprehensive redevelopment of the site to provide a mixed-use scheme in buildings up to 9 storeys in height comprising 135 residential units, 121 room homeless hostel (*Sui Generis* land use) with ancillary café and gym, and 333 sq.m. of flexible commercial and community (A1/A2/A3/B1/D1) floorspace, alongside car and cycle parking and landscaping.

11 The development is proposed to be delivered in two phases. Phase 1 is proposed to comprise the demolition of Olympic House and part of the YMCA to deliver a 121-room homeless hostel with ancillary, publicly accessible café and gym. Phase 2 is proposed to comprise demolition of remainder of the site and delivery of 135 residential units and 333 sqm of flexible A1/A2/A3/B1/D1 floorspace, alongside car and cycle parking, landscaping and associated works.

12 The breakdown of the housing is set out in Table 1, below:

Table 1 – Housing proposals

Market Housing	1-Bed	2-Bed	3-Bed	Total
Total	109 (80.75%)	25 (18.5%)	1 (0.75)	135 (100%)

Case history

13 GLA officers held a pre-application meeting on this scheme on 27 November 2019. The pre-application report (reference number GLA/5216) concluded that any future planning application will need to address issues raised in relation to principle of development, housing and affordable housing, urban design, heritage, fire safety, inclusive design, energy, water and transport as part of the application submission to ensure that the development complies with the London Plan and the Mayor’s Intend to Publish London Plan.

14 It is also noted that the site was previously subject to pre-application discussions (GLA Ref: 3233) with GLA Officers held at City Hall on the 15 October 2013, in relation to a mixed-use development and covered several topics, including: urban design, inclusive design, housing, climate change mitigation and adaptation and transport.

Strategic planning issues and relevant policies and guidance

15 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the Merton Core Planning Strategy (2011), Merton's Sites and Policies Plan and Policies Map 2014-2024 and the London Plan 2016 (Consolidated with alterations since 2011).

16 The following are relevant material considerations:

- The National Planning Policy Framework (February 2019) and National Planning Practice Guidance;
- The London Plan Intend to Publish Version (December 2019) which should be taken into account on the basis explained in the NPPF;
- On the 13 March 2020, the Secretary of State issued a set of Directions under Section 337 of the Greater London Authority Act 1999 (as amended) and, to the extent that they are relevant to this particular application, have been taken into account by the Mayor as a material consideration when considering this report and the officer's recommendation;
- The Mayor's Affordable Housing and Viability SPG; and
- Merton's draft New Local Plan 2020 (Stage 2 public consultation October 2018 to January 2019); and
- Draft Future Wimbledon Supplementary Planning Document (SPD)

17 The relevant issues and corresponding policies are, as follows:

- Town centres London Plan; Mayor's Intend to publish London Plan;
- Social infrastructure London Plan; Mayor's Intend to publish London Plan; Social Infrastructure SPG;
- Equalities London Plan; Mayor's Intend to Publish London Plan; Mayor's Strategy for Equality, Diversity and Inclusion; Planning for Equality and Diversity in London SPG.
- Housing and affordable housing London Plan; Mayor's Intend to publish London Plan; Affordable Housing and Viability SPG; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG;
- Urban design and heritage London Plan; Mayor's Intend to Publish London Plan; Shaping Neighbourhoods: Character and Context SPG;
- Inclusive design London Plan; Mayor's Intend to Publish London Plan; Accessible London: Achieving an Inclusive Environment SPG;

- Sustainable development London Plan; Mayor's Intend to Publish London Plan; Sustainable Design and Construction SPG; Mayor's Environment Strategy;
- Air quality London Plan; Mayor's Intend to Publish London Plan; Control of dust and emissions during construction SPG.
- Ambient noise London Plan; Mayor's Intend to Publish London Plan; the Mayor's Environment Strategy.
- Transport London Plan; the Mayor's Transport Strategy.

Principle of development

Supported and specialised accommodation – hostel for rough sleepers

18 Policy H12 of the Mayor's Intend to Publish London Plan sets out that delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. Policy H12 recognises that supported and specialised accommodation includes a range of accommodation types, including accommodation for rough sleepers, which potentially could be in a hostel setting and is likely to include some communal facilities but does not include visitor accommodation. The policy sets out that the form this accommodation takes will vary, and the accommodation should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners within a wider inclusive community setting.

19 Policy H8 of the Mayor's Intend to Publish London Plan sets out that the loss of hostels and supported accommodation that meet an identified housing need should be satisfactorily re-provided to an equivalent or better standard. Policy 3.14 of the London Plan sets out similar provisions.

20 The proposal seeks to reprovide and increase the number of bed spaces within the hostel (from 111 existing bed spaces to 121 proposed bed spaces, an uplift of ten bed spaces), and to improve the quality of hostel accommodation for residents through the construction of a purpose-built facility including an increase in bedrooms sizes, the provision of individual en-suite bathrooms, kitchen facilities on every floor enabling residents to independently prepare meals, and the reprovision of the communal lounge space. The principle of the reprovision of this supported accommodation is strongly supported in accordance with Policy H12 of the Mayor's Intend to Publish London Plan.

Social infrastructure and community facilities – gym, chapel, community and education floorspace

21 London Plan Policy 3.16 and Policy S1 of the Mayor's Intend to Publish London Plan outline that the loss of social infrastructure in areas of defined need should only be permitted where there are realistic proposals for reprovision, or the loss if part of a wider public transformation plan which requires investment to meet future needs or to sustain and improve services. Social infrastructure covers a wide range of facilities and includes schools, community, recreation and leisure facilities. Policy S3 of the Mayor's Intend to Publish London Plan sets out that development

proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.

22 The proposals seek to reprovide a variety of YMCA facilities including the hostel, chapel and gym within the proposed development. In accordance with Policy S1 of the Mayor's Intend to Publish London Plan, the continued co-location of community and social infrastructure facilities is supported in the interests of using land more efficiently and enabling a more integrated service delivery.

23 The existing gym on site has a membership of 600 registered users, with soft play and community hire facilities. The proposals seek to reprovide a gym that is 636 sq.m. in size, which includes changing facilities, a children's room and various gym studios. The principle of the reprovizion of the gym facility is supported as it continues to serve the local community. The proposals include a reprovided chapel (14 sq.m. in size) within the first floor of the hostel facility. The principle of the reprovizion of the chapel is supported. Clarification should be provided in respect of the size of the existing gym and chapel facilities to demonstrate compliance with London Plan Policy 3.16 and Policy S1.

24 The proposals will result in the loss of the existing education facility (562 sq.m.) used by the language school provided within Olympic House. The applicant seeks to justify this loss by setting out that the fundamental driver of the development is to deliver a scheme for the community, through retention of the YMCA and the provision of a gym and café use within the YMCA so that hostel residents can interact with the local and wider community. While this is acknowledged, noting that the proposals do not appear to reprovide the floor space of the existing on-site education facility, the applicant should demonstrate compliance in accordance with the requirements set out in London Plan Policy 3.16 and Policies S1 and S3 of the Mayor's intend to publish London Plan.

Commercial floorspace and town centre uses

25 Policy GG5 of the Mayor's Intend to Publish London Plan states that to conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must, among other things, promote the strength and potential of the wider city region. The policy also seeks to ensure that London's economy diversifies and plans for sufficient employment space in the right locations to support economic development and regeneration. London Plan Policy 2.15 and Policy SD6 of the Mayor's Intend to Publish London Plan recognise that town centres should be the foci for commercial development beyond the Central Activities Zone. Policy SD8 of the Mayor's Intend to Publish London Plan seeks a range of sizes of commercial units to support the diversity of the town centre and Policy SD6 of the Mayor's Intend to Publish London Plan states that town centres should also be strengthened to remain the primary location for commercial activity beyond the CAZ as well as a focus for place and local identity.

26 In addition, London Plan Policy 4.2 and Policy E1 of the Mayor's Intend to Publish London Plan seek to consolidate and, where viable, extend office provision in town centre locations. Over the 2016 – 2041 plan period, demand for office

floorspace in outer London is expected to rise by 23%, with an increasing proportion required for micro, small and medium-sized enterprises.

27 The site lies within the Wimbledon Town Centre, and additionally in the Love Wimbledon Business Improvement District, which seeks to enhance the town centre's commercial vitality. Further to this, the site has a local plan allocation within the Merton Sites and Policies Plan and Policies Maps (2014) and Merton's draft New Local Plan 2020. The allocated use for the site is for a suitable mix of retail, financial and professional services, restaurants and cafes and drinking establishments, offices, community and leisure/sporting uses, hostel and residential and hotels.

28 As existing, Olympic House accommodates 1,124 sq.m. of office floorspace. While the scheme has the capacity to re-provide office floorspace through the provision of 333 sqm of flexible commercial floorspace within two units at ground floor level, it is noted that the DAS states the aspiration of these commercial units is to have restaurants or cafes that will attract visitors encouraging the use of the public space with outdoor spaces in the warmer months, and it is not expected that an office tenant will occupy these spaces.

29 The Mayor's Intend to Publish London Plan and London Plan seek to consolidate office floorspace in town centre locations and it is considered that the loss of existing commercial floorspace from the site could both impact Merton's competitiveness within this Love Wimbledon BID location, as well as reduce the number of jobs that the site has the potential to support. It is noted, however, that the wider site allocation boundary also includes the neighbouring site at 188-194 The Broadway (an existing two-storey building with retail use on the ground floor and one residential unit on the upper floor) which has recently been granted planning permission on appeal (LPA ref: 18/P2918), and includes the provision of 1,420 sq.m. of office floor space. In the context of this approved application, noting that this site provides for office land use as stipulated within the site allocation and accordingly offsets the loss resulting from the proposals, in this instance, GLA Officers do not raise strategic concern in respect of the loss of office land use from this town centre location.

Housing

30 London Plan Policy 3.3, in seeking to increase the supply of housing in London, sets borough housing targets and in Table 3.1 puts the minimum annual monitoring target for the Borough of Merton at 4,107 additional homes between 2015 and 2025. The Intend to Publish London Plan sets a ten-year target of 9,180 for the period 2019/2020 to 2028/2029. This proposed scheme would deliver 135 new residential units which would contribute to the above housing targets. Accordingly, the principle of residential development on the site is supported. Affordable housing is discussed in further detail in the subsequent section of this report.

Affordable housing

31 London Plan Policies 3.11 and 3.12 and Policies H5 and H6 of the Mayor's Intend to Publish London Plan seek to maximise the delivery of affordable housing, setting a strategic target of 50% across London. The Mayor's Affordable Housing and Viability Supplementary Planning Guidance seeks to increase the provision of

affordable housing in London and embed affordable housing into land prices. This SPG introduced a threshold approach to viability, which is incorporated within Policy H5 of the Mayor's Intend to Publish London Plan; schemes that meet or exceed 35% affordable housing on site without public subsidy, meet the specified tenure mix and meet other relevant policy requirements and obligations to the satisfaction of the Borough and Mayor can follow the 'Fast Track Route' set out in the SPG and Policy H5 of the Mayor's Intend to Publish London Plan, are generally not required to submit viability information nor be subject to a late stage review.

32 Policy H6 of the Mayor's Intend to Publish London Plan and the Mayor's SPG sets out a preferred tenure split of at least 30% low cost rent (social or affordable rent, significantly less than 80% of market rent), at least 30% intermediate (with London Living Rent and shared ownership being the default tenures), and the remaining 40% to be determined by the local planning authority. It is the Mayor's expectation, however, that the remaining 40% is weighted towards the provision of affordable rented products. In the context of the above, the adopted Local Plan, Merton's Core Planning Strategy seeks a tenure split of 60% social rent and 40% intermediate.

33 The scheme is proposing no affordable housing (0%), which is unacceptable in the absence of a verified viability position. The application sets out that the residential element of the scheme is cross-subsidising the reprovision of new YMCA hostel and facilities. In line with London Plan Policy 3.12 and Policy H5 of the Mayor's Intend to Publish London Plan, a Financial Viability Appraisal (FVA) has been submitted as part of the application, which is currently being scrutinised by the Council and GLA officers to establish the need for, and the nature of, the cross-subsidy proposed. Through the assessment of the viability assessment, GLA officers will seek to ensure that any surplus is used for additional bed spaces within the homeless persons hostel or is used to contribute to affordable housing. The bed spaces within the homeless persons hostel must remain for that use in perpetuity; this should be secured within a Section 106 Legal Agreement. A draft of the S106 agreement must be agreed with GLA officers prior to any Stage II referral.

34 As with all schemes which follow the 'Viability Tested Route', the application will be subject to both early implementation and late stage viability reviews, in accordance with Policy H5 of the Mayor's Intend to Publish London Plan. Early and late-stage review mechanisms should ensure that any additional affordable housing is provided on-site where sufficient surplus profit is generated, in line with the Mayor's Affordable Housing and Viability SPG.

35 In accordance with the Mayor's Affordable Housing and Viability SPG, the Council is required to publish the financial viability assessment (including any reviews) to ensure transparency of information.

Housing mix

36 London Plan Policies 3.8 and 3.11, as well as Policy H10 of the Mayor's Intend to Publish London Plan, encourage a choice of housing based on local needs with regard given to robust local evidence of need, the requirement to deliver mixed and inclusive neighbourhoods and the need to deliver a range of unit types at different price points across London.

37 The scheme proposes 135 residential units, of which the majority (80.75%) are proposed as 1-bed units, alongside 25 x 2-beds and 1 x 3-bed. Subject to the Council confirming the proposed mix meets the local need of the Borough, GLA officers do not raise any strategic concerns about the proposed housing mix.

Equalities

38 London Plan Policy 3.1 and Policy GG1 of the Intend to Publish London Plan highlight the diverse nature of London's population and underscore the importance of building inclusive communities to guarantee equal opportunities for all, through removing barriers to, and protecting and enhancing, facilities that meet the needs to specific groups and communities. More generally, the 2010 Equality Act places a duty on public bodies, including the GLA, in the exercise of their functions, to have due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This requirement includes removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic and taking steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it. The Act defines protected characteristics, which includes age, disability, gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

39 Given the proposed redevelopment of the homeless persons facility and other on-site social infrastructure including chapel and publicly accessible gym, an equalities impact assessment should be provided with the planning application to assess the impact of the development on persons who share a relevant protected characteristic and whether mitigation should be secured as part of any permission to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

Urban design

40 The design principles in chapter seven of the London Plan and chapter 3 of the Mayor's Intend to Publish London Plan expect all developments to achieve a high standard of design which responds to local character, enhances the public realm and provides architecture of the highest quality. London Plan Policy 3.4 and Policy D3 of the Mayor's Intend to Publish London Plan seek to optimise the potential of sites. As per Policy D3 of the Mayor's Intend to Publish London Plan, a design-led approach to optimising site capacity should be based on an evaluation of the site's attributes, its surrounding context and its capacity for growth.

41 The height of the proposed development responds well to the site's town centre context and seeks to optimise this brownfield site. No concerns are raised in respect of height from a strategic perspective. The proposals have been developed in consultation with the planning officers and has been presented at two Merton Design Review Panel meetings. The massing of the scheme, with YMCA and private housing separated by the new south-facing public square, and stepping down towards existing homes to the north, is supported.

42 The layout of the scheme seeks to optimise the site. The proposed commercial uses at ground level on The Broadway respond to the high-street context of Wimbledon, while residential front doors respond to the more residential context of Trinity Road. The provision of a public square is a positive element of the scheme and is strongly supported. The simple but functional landscape design is appropriate for the context of the site. High quality planting, paving and lighting should be secured by the Council, as well as areas for rest and shade, and a maintenance / management strategy for this space should be secured.

43 The architectural aesthetic appears a good quality, contemporary design. The success of the architectural approach will be dependent on the use of the highest quality materials. To ensure high quality, low maintenance finishes, the Council should secure materials by condition.

Quality of hostel accommodation

44 As existing, the bedrooms are approximately 10 sq.m. in size, with shared washing facilities and a shared canteen. The new en-suite bedrooms are proposed at a minimum of 15 sq.m. in size, providing an improved quality of accommodation. Two stairwell cores and two lifts are proposed to provide access to the hostel floors. A variety of supporting spaces would also be provided, including activity room, communal lounge, chapel and kitchen facilities on every floor. The provision of these facilities is supported.

45 While it is recognised that the hostel facilities provide for temporary accommodation, as opposed to permanent residential accommodation, the hostel will be providing sleeping accommodation to vulnerable residents. Consideration should be had to whether variation in window locations within the hostel bedrooms could provide for improved privacy within these facilities.

Residential Quality

46 London Plan Policy 3.5 and Policy D6 of the Mayor's Intend to Publish London Plan promote quality in new housing provision, with further guidance provided by the Housing SPG.

47 All the proposed units have been designed to meet the nationally described space standards and the proposed development will include a range of private and communal amenity spaces. This includes balconies, terraces or winter gardens. Communal spaces are provided at third floor (64 sq.m) and sixth floor (114 sq.m) of the residential building.

48 In terms of residential quality provided by way of a dual aspect unit, 63.7% of units across the scheme are dual aspect. While this is a relatively low number, it is noted that the applicant has sought to optimise the site, there are no north-facing single aspect units and the majority of beds proposed are 1-bed units. While privacy distances between the units located overlooking the courtyard space are limited (approximately 9 metres), all units surrounding this courtyard have a dual aspect.

49 The five units proposed at ground level along Trinity Road are duplex units with gardens and balconies, presenting a suitable quality of residential

accommodation in this town centre location, while also providing activation through the inclusion of front door access from Trinity Road. This is supported.

50 There are three cores available to access the residential accommodation. Each core appears to serve a maximum of 8 apartments, and to have access to natural daylight and ventilation.

Play space

51 London Plan Policy 3.6 and Policy S4 of the Mayor's Intend to Publish London Plan seeks to ensure that development proposals include suitable provision for play and recreation, and incorporate good-quality, accessible play provision for all ages, of at least 10 sq.m. per child.

52 The application sets out that the proposal generates a requirement of 86 sq.m. of play space, and that a provision of 110 sq.m. is proposed at sixth floor level with informal play equipment such as balance beams, stepping logs and rubber play balls, as well as providing seating and a biodiverse green roof to add visual and ecological interest. GLA Officers anticipate the proposals would generate a play space requirement of between 158 sq.m. and 222 sq.m. As such, the play space calculations and proposals should be reviewed to ensure that policy compliant levels of play space are provided.

53 The provision of on-site high quality, safe, playable features for children, as well as safety measures and shaded spaces, should be secured by the Council via condition or S106 obligation.

Fire safety

54 In the interests of fire safety and to ensure the safety of all building users, Policy D12 of the Mayor's Intend to Publish London Plan seeks to ensure that development proposals achieve the highest standards of fire safety. In accordance with Policy D12, a Fire Strategy (Fire Statement) has been submitted with the application for both the residential block and the YMCA Hostel. To demonstrate compliance with Policy D12, the fire statement must be revised to include the qualifications of the assessor who has prepared the document; this should be specified within the statement. Additionally, the fire statement should demonstrate that any potential future modifications to the building will take into account and not compromise the base build fire safety / protection measure, as required by Policy D12(B)(6). The submitted document recognises that there are detailed aspects of design, including construction details, that have not been addressed within the fire strategy, as required by Policy D12(B)(1). As such, notwithstanding the submitted fire statement, the Council should ensure that policy compliant commitments are secured via condition in order to accord with Policy D12(B1-6) of the Mayor's Intend to Publish London Plan. Furthermore, Policy D5(b) of the Mayor's Intend to Publish London Plan sets out that in all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building; this should be appropriately secured.

Heritage

55 London Plan Policy 7.8 and Policy HC1 of the Mayor's Intend to Publish London Plan state that development should conserve heritage assets and avoid harm. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duties for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should "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". The NPPF states that when considering the impact of the proposal 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

56 Where a proposed development will lead to 'substantial harm' to or total loss of the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Any harm must be given considerable importance and weight.

57 While the site itself does not contain any designated heritage assets, nor is the site located within a conservation area, there are a number of designated heritage assets in proximity to the site, including: the South Park, Pelham Road and Wimbledon Broadway Conservation Areas; Grade II listed South Park Gardens (Registered Park and Garden); and a number of Grade II listed buildings and structures (namely Wimbledon Theatre, St Winefride's RC Church, Former Pelham High School, Town Hall, Former Wimbledon Fire Station (Queens Road) and the Horse trough in South Park Gardens.

58 The planning application has been supported by a Heritage, Townscape and Visual Impact Assessment (HTVIA), which assesses the impact of the proposed development on these designated heritage assets. The HTVIA concludes that the development would have a negligible effect on the setting of South Park Gardens and cause no harm to its heritage significance as a conservation area and Registered Historic Park, and that the settings of the listed buildings (and locally listed buildings) are similarly unaffected. GLA Officers agree with the conclusions presented within the report and consider that due to the distance of the proposed development to the designated heritage assets, the proposed development's built form, and the relative scale and character of the surrounding environmental form, it is not anticipated the proposed development would result in harm to the respective settings or significance of the heritage assets.

59 Having regard to the statutory duties in respect of listed buildings and conservation areas in the Planning (Listed Buildings and Conservations Areas) Act 1990, and NPPF requirements in relation to listed buildings, structures and conservation areas, GLA officers are satisfied that no harm will arise to the nearby designated heritage assets through the delivery of the proposed scheme.

60 Noting the high-quality design of the scheme, it is considered that the proposed development is generally sympathetic to the form, scale, materials and architectural detail of the nearby designated heritage assets as considered above, and the scheme accords with London Plan Policy 7.8. and Policy HC1 of the Mayor's intend to publish London Plan.

Inclusive design

61 London Plan Policy 7.2 and Policy D5 of the Mayor's Intend to Publish London Plan require that all new development achieves the highest standard of accessible and inclusive design and can be used safely, easily and with dignity by all. London Plan Policy 3.8 and Policy D7 of the Mayor's Intend to Publish London Plan requires that 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% meets Building Regulation requirement M4(3) 'wheelchair user dwellings', that is, designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

62 The application details that all flats meet the standards of Part M4(2), and that 10% of the proposals, including both 1-bed and 2-bed units are Part M4(3) compliant. The Council should ensure policy compliant levels of accessible dwellings are carried through to the detailed design stages, with appropriate conditions securing the provision throughout the development, providing disabled and older people similar choices to non-disabled people. In addition, GLA officers expect that a proportion of bedrooms within the hostel facility are suitable for providing wheelchair accessible accommodation, and clarification in regard to accessibility within the hostel is required.

63 As further detailed in the Fire Safety section of this report, a minimum of at least one lift per core (or more subject to capacity assessments) is a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building, in accordance with Policy D5 of the Mayor's Intend to Publish London Plan.

Environment

Energy

64 To ensure compliance with policies of the London Plan and the Mayor's Intend to Publish London Plan, further information is required in respect of a number of elements of the energy strategy. This includes information on costs to occupants and further information on the proposed air source heat pumps. Further consideration of the overheating assessment is required, and the report should be submitted in full for assessment. Additional information is required to assess the potential for district heating connections and design to future-proof for connection and further measures are required for the Be Lean assessment. Detailed technical comments in respect of energy have been circulated to the Council under a separate cover to be addressed in their entirety.

Air quality

Overview of proposals

65 The application has concluded in the impact assessment that the proposed development would lead to moderate adverse impacts on two existing receptors (EC01.G and ER01.1). However, the traffic data used in the dispersion model (Appendix C of the report) shows a reduction in vehicle movements on all road links (with only a marginal increase in proportion of HGVs), and so professional opinion would suggest this conclusion is incorrect. There is also an error in the presentation of results in Table 5.6 of the air quality assessment. These should be corrected and re-submitted to GLA officers.

66 Based on the air quality neutral calculations, the proposed development can be considered air quality neutral and in compliance with London Plan Policy 7.14 (B) (c) and Policy SI 1 (B) (2a) of the Mayor's Intend to Publish London Plan.

Recommendations

67 The proposed development is not compliant with London Plan air quality policies at this stage. The dispersion model should be revisited, and the conclusions of the assessment should be presented clearly, following the comments outlined in the following three paragraphs.

68 It is advised to only present receptors relevant to the air quality objectives under consideration. Moreover, all modelled receptor points should be described clearly to enable a review of the receptors chosen. In this case, the choice and labelling of receptor points is confusing.

69 The reduction in traffic between 'without development' and 'with development' scenarios should lead to a reduction in concentrations, not the significant increase as presented. This is especially the case given no changes to traffic management or road layout as part of the scheme. The model should be revisited to ensure traffic data is calculated correctly between scenarios S2 and S3, concentrations are predicted correctly and EPUK/IAQM impact descriptors are applied correctly.

70 The table of predicted PM₁₀ concentrations (Table 5.6 of the submitted report) contains an error in the existing receptors (column 4 to column 6). This should be corrected as it contains information essential to the conclusions of the assessment.

Urban greening and trees

71 The proposed development includes a number of green roofs which are shown in the Design and Access Statement to be biodiverse roofs with a substrate depth of 150mm, this is welcomed and will achieve the greatest benefits. These green roofs should be brought to fruition.

72 The Urban Greening Factor (UGF) should be calculated, as set out in Policy G5 of the Mayor's Intend to Publish London Plan, and achieve the specified target of 0.4. A drawing showing the surface cover types and accompanying UGF calculation should be submitted prior to Stage 2.

73 The proposed development would result in the removal of 9 trees and the replanting of 15 trees. The current species list for proposed trees planting is limited

and does not include species that would grow to achieve a large canopy. It is recommended the applicant reviews the proposed trees to introduce more diversity for bio-resilience and include large-canopied species to the building frontage.

Water

74 The planning application has included a sustainable urban drainage systems statement. Any technical comments in respect of flood risk, sustainable drainage and water efficiency will be circulated to the Council under a separate cover.

Circular economy

75 Policy SI7 of the Mayor's Intend to Publish London Plan requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process. The GLA has released draft guidance for developers on how to prepare Circular Economy Statements and a 'Design for a circular economy' Primer that helps to explain the principles and benefits of circular economy projects. Therefore, a Circular Economy Statement is required in accordance with the GLA guidance.

Transport

Healthy Streets and Vision Zero

76 The proposed development will see an increase in pedestrian and cycle trips to/ from the site and the local area. Whilst the redevelopment will provide some public realm improvement along The Broadway, there is no information contained within the Transport Assessment (TA) to demonstrate how the development will deliver improvements that support the ten Healthy Streets Indicators throughout the site and within the local area. The TA should identify opportunities to improve provisions for cyclists and pedestrians in the area and encourage the use of public transport. The TA should be revised to address these issues.

77 The car free nature of this development will contribute towards the Vision Zero approach and is supported.

Vehicular site access and car parking

78 There will be no direct vehicular access from the Transport for London Road Network.

79 The development is car free with the exception of for disabled person's car parking spaces which is in accordance with Mayor's Intend to Publish London Plan.

Trip generation, modal split and public transport

80 The trip generation assessment is acceptable.

81 Given the number of public transport services in close proximity of the site, the uplift in public transport trips will not result in capacity issues on these services.

Cycle parking

82 The development proposes 224 cycle parking spaces for all uses on site. Of these, 188 long-stay cycle parking spaces are provided for the residential element of the development on the first floor accessed via two bike lifts. In order to determine if the long-stay provision accords with standards set out in the Mayor's Intend to Publish London Plan, further information is required on the gross internal floor area of the one-bed residential units to clarify if they are one or two person units.

83 Further work is required to demonstrate that the cycle parking proposed accords with Chapter 8 of the London Cycling Design Standards. Further, information is required on the type of long-stay cycle parking proposed. At least 5% should be Sheffield Stands at wider spacing for larger / wider cycles. The residential storage area should also be broken down into smaller areas for security purposes.

84 Shower and locker facilities should also be provided for the commercial uses for those members of staff wishing to cycle to work, and this should be secured.

Travel plan, deliveries, servicing and construction logistics

85 It is recommended that a travel plan is secured, monitored, reviewed, and enforced through a Section 106 agreement. A Delivery and Servicing Plan, and a Construction Logistics Plan should be secured by condition.

Local planning authority's position

86 GLA Officers understand that Merton Council planning officers are undertaking an assessment of the submitted planning application, including the viability information, and are targeting a planning committee date in October or November this year.

Legal considerations

87 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application and any connected application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

88 There are no financial considerations at this stage.

Conclusion

89 London Plan and the Mayor's Intend to Publish London Plan policies on town centres, offices, social infrastructure, equalities, housing, affordable housing, urban design, play space, fire safety, heritage, inclusive design, energy, air quality, flood risk, sustainable drainage, water efficiency, urban greening, trees, circular economy and transport are relevant to this application. The below issues must be addressed to ensure the proposal complies with the London Plan and the Mayor's Intend to Publish London Plan:

- **Principle of development:** The re-provision and uplift of the bed spaces within the homeless persons' hostel, and the optimisation of the site and contribution towards housing delivery is supported in principle. Clarification is however required in respect of the re-provision of the existing social infrastructure facilities within this town centre location. There are no strategic concerns raised in respect of the loss of office land use from this site.
- **Affordable housing:** The scheme is proposing 0% affordable housing. The residential element of the scheme is proposed to cross-subsidise the re-provision of new YMCA hostel and facilities. A financial viability appraisal is currently being scrutinised by GLA officers to establish the need for, and the nature of, the cross-subsidy proposed. Through the assessment of the viability information, any surplus should be used for additional bed spaces within the homeless persons hostel or for affordable housing. The bed spaces within the homeless persons hostel must remain for that use in perpetuity; this must be secured within a Section 106 agreement. Early and late stage viability review mechanisms should be secured.
- **Design:** The layout of the scheme seeks to optimise the site, and there are no strategic concerns raised in respect of height and massing of the proposals. The provision of new public realm and activation of the high street in this town centre location is supported. The play strategy should be reviewed.
- **Energy:** Further information is required in respect of a number of elements of the energy strategy. Detailed technical comments in respect of energy have been circulated to the Council under a separate cover to be addressed in their entirety.
- **Air quality:** The proposed development is not compliant with air quality policies set out in the London Plan and Mayor's Intend to Publish London Plan, at this stage. The dispersion model should be revisited and the conclusions of the assessment should be presented clearly, following the comments outlined in this report.
- **Urban greening and trees:** A drawing showing the surface cover types and accompanying UGF calculation should be provided. The proposals would result in the removal of 9 trees and the replanting of 15 trees. The current species list for proposed trees planting is limited and does not include species that would grow to achieve a large canopy. It is recommended the proposed

trees are reviewed to introduce more diversity for bio-resilience and include large-canopied species to the building frontage.

- **Circular economy:** A Circular Economy Statement should be prepared and submitted in accordance with the GLA guidance demonstrating the development proposals have integrated circular economy principles as part of the design process.
- **Transport:** Further information is required to demonstrate that the quantum of cycle parking is sufficient and is designed in accordance LCDS including at least 5% being Sheffield Stands, and that the development contributes towards Heathy Streets indicators, both within the site and the wider area. A travel plan, deliveries and servicing plan and construction logistics plan should be secured.

for further information, contact GLA Planning Unit (Development Management):

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Appeal Decision

Site visit made on 12 November 2019

by Martin Small, BA (Hons), BPI, DipCM, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23rd January 2020

Appeal Ref: APP/T5720/W/19/3234799

188 - 194 The Broadway, London, SW19 1RY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Stephen Woodcock (Woodcock Holdings Ltd.) against the decision of the Council of the London Borough of Merton.
 - The application Ref: 18/P2918 dated 24 July 2018, was refused by notice dated 10 May 2019.
 - The development proposed is the "demolition of existing building and erection of six storey office building".
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing building and erection of six storey office building at 188 - 194 The Broadway, London, SW19 1RY in accordance with the terms of the application, Ref: 18/P2918 dated 24 July 2018, subject to the conditions set out in the attached schedule.

Procedural Matters

2. The site address and description of development provided by the application form have been updated by subsequent documents including as a result of amended plans submitted before the Council made its decision. I have adopted the site address and description provided by the appeal form accordingly in the interest of certainty of the proposal before me. I am satisfied that no parties would be prejudiced by these changes.
3. The appellant refers to the "Draft London Plan showing Minor Suggested Changes", which was published in August 2018. Since then, the "Draft London Plan – Consolidated Suggested Changes" version was published in July 2019, which incorporates the Mayor of London's Further Suggested Changes. However, there are no further changes to paragraphs 2.1.25 or 6.1.6 or, in respect of Wimbledon, to Table 2.1 to which the appellant refers.
4. The Panel Report was published on 21 October 2019 and the Mayor issued his intention to publish the new London Plan, incorporating changes in response to the Panel Inspectors' recommendations, to the Secretary of State on 9 December 2019. There are no further changes to those parts of the new Plan to which the appellant refers other than paragraph 2.1.25 has been renumbered as 2.1.27. In accordance with paragraph 48 of the Framework, I afford the emerging new London Plan substantial weight.

5. The appellant also refers to the emerging new Local Plan for the Borough; Local Plan 2020. From the evidence before me, this has been through one round of public consultation with the Council's Local Development Scheme indicating that another round of consultation will take place in the autumn of 2020. The Plan is therefore still at an early stage of preparation and I give it only limited weight.

Main Issues

6. The main issues are the effect of the proposed development on i) the living conditions of the occupiers of neighbouring properties, with particular regard to No. 180 The Broadway and its private amenity space in relation to matters of outlook and ii) local highway conditions, with particular regard to parking arrangements.

Reasons

Living conditions

7. The appeal site currently accommodates a 2-storey commercial unit and one half of a pair of semi-detached properties. Both semi-detached properties have single-storey extensions to the front with commercial units at ground floor level with flats on the upper floors of the original building. No. 180 The Broadway (No. 180) is a flat occupying the upper floors of 186 The Broadway and forms the other half of the semi-detached property. It is therefore immediately adjacent to the appeal site. It also benefits from the use of a garden at the rear of the building.
8. Clause a) v of Policy DM D2 of the Sites and Policies Plan (the SPP) expects proposals for all development 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".
9. The north-facing rear elevation of No. 180 has four windows overlooking the garden. From the evidence before me, the two windows that would be furthest away from the flank wall of the proposed development serve a stairwell whilst the two windows that would be closest to the flank wall serve a living / dining room and an attic bedroom.
10. The Daylight and Sunlight Report submitted with the application demonstrates that with the proposed development completed the rear garden would still receive at least 2 hours of sunlight over 50% of the garden on 21st March which would accord with the Building Research Establishment's (BRE) guidance. From the evidence before me, the living / dining room has a dual aspect with a window to the front elevation so the proposed development would not result in an unacceptable loss of daylight for this room.
11. Although there would be some loss of daylight to the attic bedroom window, the Daylight and Sunlight Report concludes that this would not be material. As the rear elevation is north-facing, the proposed development would not result in a material loss of sunlight. Whilst the occupiers of No. 180 are concerned about the loss of daylight and sunlight, I have no evidence to demonstrate that the loss would be significantly harmful. I note that the Council accepted the conclusions of the Report and the loss of either daylight or sunlight does not form part of the reason for refusal.

12. The proposed development would not affect the level of amenity space available to No 180 and, with no windows proposed in the flank wall and internal blinds proposed for the rear elevation, the development would not result in a loss of privacy for the occupiers of No. 180.
13. The effect of the development on the outlook from the windows serving the stairwell would not be harmful to the living conditions of the occupiers of No. 180 as they serve a non-habitable room. The window of the living/dining room does not face directly onto the flank wall so it would not be visible from deeper in the room. However, the flank wall would be clearly visible from close to the window. As this window serves a habitable room and has a view over the garden it is likely that the occupiers of No. 180 would wish to enjoy the view from it. The height, depth and resultant massing of the flank wall of the proposed development would result in its being oppressive and harmful to the outlook from that window.
14. The window to the attic bedroom is a dormer with restricted access. Nevertheless, the photographs received from the Council on 13 February 2019 submitted by the appellant indicate that this window is openable and the positioning of a desk and keyboard in front of it suggest that the occupiers of No. 180 may spend some time within the dormer close to the window. The height, depth and resultant massing of the flank wall of the proposed development would thus also be harmful to the outlook from this window.
15. The proposed development would extend along the boundary of the garden for approximately half its length and, from the evidence before me, would be approximately 21.2 m high. It would therefore present a very substantial bulk of flank wall immediately adjacent to the garden for a significant proportion of its overall length. Although there would be a more open area to the end of the garden and it would be possible to face away from the flank wall, there would be no escaping its presence as it would be immediately obvious when entering the garden from the flat. The entrance to No. 180 is located in the north elevation and the flank wall would dominate this entrance.
16. Occupiers of Viscount Point, the residential apartment complex opposite the site on the south side of The Broadway, are concerned about the potential loss of light, privacy and views resulting from the proposed development. I note the dissatisfaction with aspects of the Daylight and Sunlight Report expressed by some third parties. However, no evidence has been provided to me that disputes the calculations in the Daylight and Sunlight Report and the reduction in daylight for some of the occupiers of Viscount Point does not form part of the Council's reasons for refusal. Nevertheless, it is my view that these reductions in daylight and consequent effect on the living conditions of the occupiers of these properties weigh against the proposed development.
17. Although there would be lines of sight from the proposed offices to the flats in Viscount Point, from the evidence before me, the two would be approximately 21 m apart across The Broadway. This distance is such that there would not be a significantly harmful loss of privacy for the occupiers of the flats in Viscount Point. Whilst the development would result in the loss of views to the north for the occupiers of some of the flats, the planning system does not operate to protect private views.
18. Occupiers of dwellings on South Park Road are also concerned about a loss of light and privacy, and also potential light pollution. Objections from other

interested parties also include matters of privacy. However, the Daylight and Sunlight Report demonstrates that there would not be an unacceptable loss of daylight or sunlight for the properties on South Park Road, and the proposals include internal blinds for the rear elevation which would reduce the potential for overlooking and light pollution. Accordingly, I do not consider that the proposed development would result in unacceptable harm to the living conditions of the occupiers of dwellings on South Park Road.

19. The demolition and construction phase of the proposed development would inevitably give rise to noise and other disturbance to nearby residents. However, this disturbance would be temporary and would be mitigated by a Demolition and Construction Method Statement which could be the subject of a planning condition were planning permission to be granted. Given that the appeal site is within a town centre with traffic and other activity I am not persuaded that the proposed development would, when occupied, cause harmful additional levels of noise.
20. With the exception of No. 188 The Broadway, the application site forms part of Site Proposal 62 (Wimbledon YMCA) as defined in the SPP. Site Proposal 62 is an allocation for a range of mixed uses, including offices. However, the policy simply establishes the principle of the redevelopment of the site; it does not set any parameters for that redevelopment in terms of built form.
21. The Future Wimbledon Masterplan (FWM) indicates that the appeal site would be appropriate for a building up to 7 storeys high. From the evidence before me the FWM is a Supplementary Planning Document that has been subject to one round of public consultation but has yet to be adopted. Furthermore, it is only guidance and does not form part of the development plan. I therefore give it only limited weight.
22. Accordingly, I conclude that the proposed development would be harmful to the living conditions of the occupiers of No. 180 due to being overbearing as a consequence of its height, depth and resultant massing and proximity to both the windows to habitable rooms in the rear elevation and to the rear garden of that property. It would also cause limited harm to the living conditions of some of the occupiers of properties in Viscount Place due to a partial loss of daylight. The proposed development would be contrary in this respect to clause a) v of Policy DM D2 of the SPP which, amongst other things, protects the quality of living conditions of the occupiers of adjoining buildings and gardens.
23. In reaching the above conclusion, I find no conflict with Policy DM D3 of the SPP as this policy relates to extensions and alterations to existing buildings. Nor do I find any conflict in this respect with Policy CS14 of the Merton Core Planning Strategy 2011 (the MCPS) which relates to design quality rather than living conditions.
24. However, the proposed development would be contrary in this respect to clause f) of paragraph 127 of the National Planning Policy Framework (the Framework), which requires planning decisions to ensure that developments create places that have a high standard of amenity for existing users.

Local highway conditions

25. The proposed development does not include any provision for on-site parking. Notwithstanding that the appeal site is easily accessible by public transport, the

proposed development therefore has the potential to increase pressure on parking in the area. From the evidence before me and as I observed during my site visit, Wimbledon Town Centre is subject to a number of Controlled Parking Zones and on-street parking is already very limited. The potential effect on parking in the locality was raised as a concern by third parties.

26. With the high degree of accessibility by public transport, the proposed development would be suitable to be a car / parking permit free development which would need to be ensured by a legal agreement. In the absence of such an agreement, the proposed development would increase parking pressure in the area to the detriment of local highway conditions. In this respect it would also conflict with Policy CS20 of the MCPS, which seeks to implement effective traffic management by, amongst other measures, supporting permit-free developments within Controlled Parking Zones with good access to public transport, facilities and services.
27. However, since the refusal of the application, the appellant has submitted a planning obligation in the form of a unilateral undertaking which precludes any business occupier from being entitled to a Business Parking Permit unless the occupier is or becomes entitled to a Disabled Person's Badge. I am satisfied that the undertaking accords with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and would ensure that the proposed development would not be harmful to local highway conditions. The Council has confirmed that this obligation overcomes its first reason for refusal of permission for the proposed development which related to additional pressure on parking¹.
28. Concern has been raised by third parties that the proposed development would increase traffic levels in the area. However, the occupation of the development would not give rise to harmful increased traffic levels as it is in a location highly accessible by public transport and incorporates facilities for cyclists in accordance, from the evidence before me, with the standards of the London Plan for cycle parking. Future employees would be prevented from applying for a Business Parking Permit by the planning obligation submitted by the appellant.
29. Although the proposed development would not include any parking provision for disabled staff, the planning obligation allows those entitled to a Disabled Person's Badge to apply for a Business Parking Permit. I have no persuasive evidence that parking pressure on the surrounding streets would be unacceptably exacerbated as a result of this exemption.
30. I note the concern that the proposed development does not include any parking provision for motorcycles or provision for taxis to drop off / pick up visitors, but I do not consider these to be sufficient reasons for not granting planning permission. The Council has not expressed any concerns in these respects. The lack of rear access for servicing and consequent need to service the property from The Broadway could result in some obstruction of the highway, but I have no persuasive evidence that this would be significantly harmful to highway safety. The Council is satisfied with the proposed servicing and refuse collection arrangements.

¹ Email from Council dated 5 December 2019

Other Matters

31. The principle of the redevelopment of this site for offices would accord with, in addition to Site Proposal 62 of the SPP, Policies CS6 and CS12 of the MCPs, Policy DM E2 of the SPP and Policies 4.1 and 4.2 of The London Plan (2016)². From the evidence before me there is a recognised need for offices within Wimbledon, particularly for medium to large floorplate modern offices. Being within the town centre and with good accessibility to public transport facilities it is an appropriate location for office development, as the Council accepts. There is also support for the principle of the development within the new London Plan, which identifies Wimbledon / Colliers Wood / South Wimbledon as an Opportunity Area; a significant location with development capacity to accommodate new commercial development.
32. The appellant estimates, based on the Homes and Community Agency's 2015 Employment Density Guide, that the proposed development would provide between 109 and 142 new employment opportunities. These would provide opportunities for the local community and support local facilities and services.
33. The National Planning Policy Framework (the Framework) also supports economic growth and productivity and the vitality of town centres, with significant development focused on sustainable locations in terms of access and making effective use of land. The development would help achieve the economic, social and environmental objectives for the planning system as set out in paragraph 8 of the Framework.
34. The proposed development has nevertheless given rise to a number of objections. The Wimbledon Society and others have expressed concern about the height and / or design of the proposed building. However, within the context of the town centre and existing buildings of similar height to which the appellant draws my attention and as I saw for myself during my site visit, in my judgement the proposed building is of a suitable height and massing and is of an appropriate design and appearance in terms of townscape. I note that the proposed design was amended during the course of the determination of the application to include a brickwork frame to help the building respond to the character of the area. The Council considers the design of the proposed building to be acceptable.
35. Concern has also been expressed about the potential harm to the character and appearance of the South Park Gardens Conservation Area. The South Parks Gardens Conservation Area Character Assessment (2005) explains that the significance of the Conservation Area lies in its being a good example of a late Victorian layout around a landscaped garden.
36. The appeal site lies outside the boundary of the Conservation Area which, from the evidence before me, is some way to the north of the site along the middle of Prince's Road. The Conservation Area is therefore separated from the appeal site by the properties on both sides of South Park Road and on the south side of Prince's Road. Given this degree of separation relative to the height of the proposed development, I consider that the development would not harm the setting or the significance of the Conservation Area and I therefore find no conflict in this respect with paragraphs 193 – 196 of the Framework which relate to designated heritage assets.

² The Spatial Development Strategy for London Consolidated with Amendments since 2011

37. The existing buildings on the site represent part of the history of this part of Wimbledon and are not without character. However, from the evidence before me they enjoy no special protection and not been identified as making a special contribution to the townscape. The proposed development would represent a very substantial change from the current situation, but change is to be expected as the majority of the site is allocated for redevelopment. In this respect the proposed development would not set a precedent for future taller buildings on the adjacent YMCA site as this also forms part of Site Proposal 62.
38. Comments have been made by third parties regarding the environmental sustainability of the proposed development. However, from the evidence before me, I am satisfied that the proposed development would meet the minimum sustainability requirements of Policy CS15 of the MCPS and Policy 5.2 of The London Plan.
39. Concern has also been expressed about the development leading to further pressure on local infrastructure. However, I have no evidence that the local infrastructure would be unable to cope with the proposed development.

Planning Balance

40. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan is the starting point for decision making. I have found conflict with the development plan in respect of the harmful effect upon the living conditions of the occupiers of neighbouring properties as set out in the conclusion on that main issue.
41. However, in the particular circumstances of this case, the majority of the site lies within a site allocated for redevelopment in the SPP and its height would conform with the emerging FWM. In that context, both the adopted and emerging development plan emphasise the delivery of new office development within Wimbledon Town Centre. The proposed development would provide significant employment opportunities in a highly accessible location which are benefits of the proposal to which I afford considerable weight.
42. When having regard to the above, on balance, the compliance of the proposed development with other policies of the adopted and emerging development plan, and the extent of the benefits of the proposal that I have identified which constitute material considerations, together outweigh the harm to the living conditions of the occupiers of neighbouring properties and the conflict with the associated policy of the development plan in that respect.
43. It follows that, in the particular circumstances of this case, I am satisfied that the application for planning permission should be determined other than in full accordance with the development plan. Planning permission should, therefore, be granted subject to the conditions I have set out and as justified below.

Conditions

44. The Council has suggested a number of conditions, on which the appellant has had the chance to comment. I have considered these against the tests for conditions set out in the Framework, reordered them slightly for consistency and logic and made minor revisions to avoid unnecessary repetition and to reduce the number of pre-commencement conditions.

45. Planning permission is granted subject to the standard 3-year time limit condition. It is also necessary in the interests of certainty that the development shall be carried out in accordance with the approved drawings. The appellant has explained that Drawing No. 0101 P5 Site Plan was amended to show the recess at ground and first floor level rather than the roof plan. The amended drawing was renumbered 0101 P6. I have included this in the list of approved drawings in Condition 2 as the most recent version.
46. A Demolition and Construction Plan is necessary to safeguard the living conditions of the occupiers of neighbouring properties and in the interests of the safety of the public and the highway. It is necessary for this to be a pre-commencement condition to ensure that the demolition and site clearance is managed in a satisfactory way. A restriction on the hours of working and ancillary activities such as deliveries is necessary to safeguard the living conditions of the occupiers of neighbouring properties.
47. Conditions requiring details of materials, boundary treatment and hard and soft landscaping are necessary to ensure that the development has a satisfactory appearance and to ensure the provision of sustainable drainage surfaces. A condition relating to drainage from the proposed hardstanding is necessary to reduce surface water run-off and to reduce pressure on the surrounding drainage system.
48. Conditions requiring the provision of the refuse and recycling storage facilities and of cycle parking are necessary to ensure their satisfactory and timely provision in the interests of the character and appearance of the area, the living conditions of the occupiers of neighbouring properties and encouraging travel by means other than the private car.
49. A condition requiring a Post-Construction Review Certificate is necessary to ensure that the development achieves a high standard of sustainability and makes efficient use of resources. Conditions regarding external lighting, the provision of the internal blind system and the use of the flat roof are necessary to safeguard the living conditions of the occupiers of neighbouring and nearby dwellings.
50. The Council has suggested a condition requiring evidence that the development has been designed to enable connection an existing or future district heating network. However, I have no evidence that such a network exists or is planned to which the development could connect. I therefore consider this condition to be unnecessary and unreasonable and so I have not attached it.

Conclusion

51. For the reasons given above, and having regard to other matters, I conclude that the appeal should be allowed and planning permission granted subject to conditions.

Martin Small

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings: 0100 P5, 0101 P6, 0110 P6, 0111 P5, 0112 P5, 0113 P5, 0120 P5, 0130 P6, 0131 P5 and P0140 P5.
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 of noise and vibration during construction.
 - measures to control the emission of dust and dirt during construction/demolition
 - non road mobile machinery emission compliance
 - a scheme for recycling/disposing of waste resulting from demolition and construction works.
4. No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm on Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.
 5. No development above slab level shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details and permanently retained thereafter.
 6. No development above slab level shall take place until details of all boundary walls or fences are submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence

until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter.

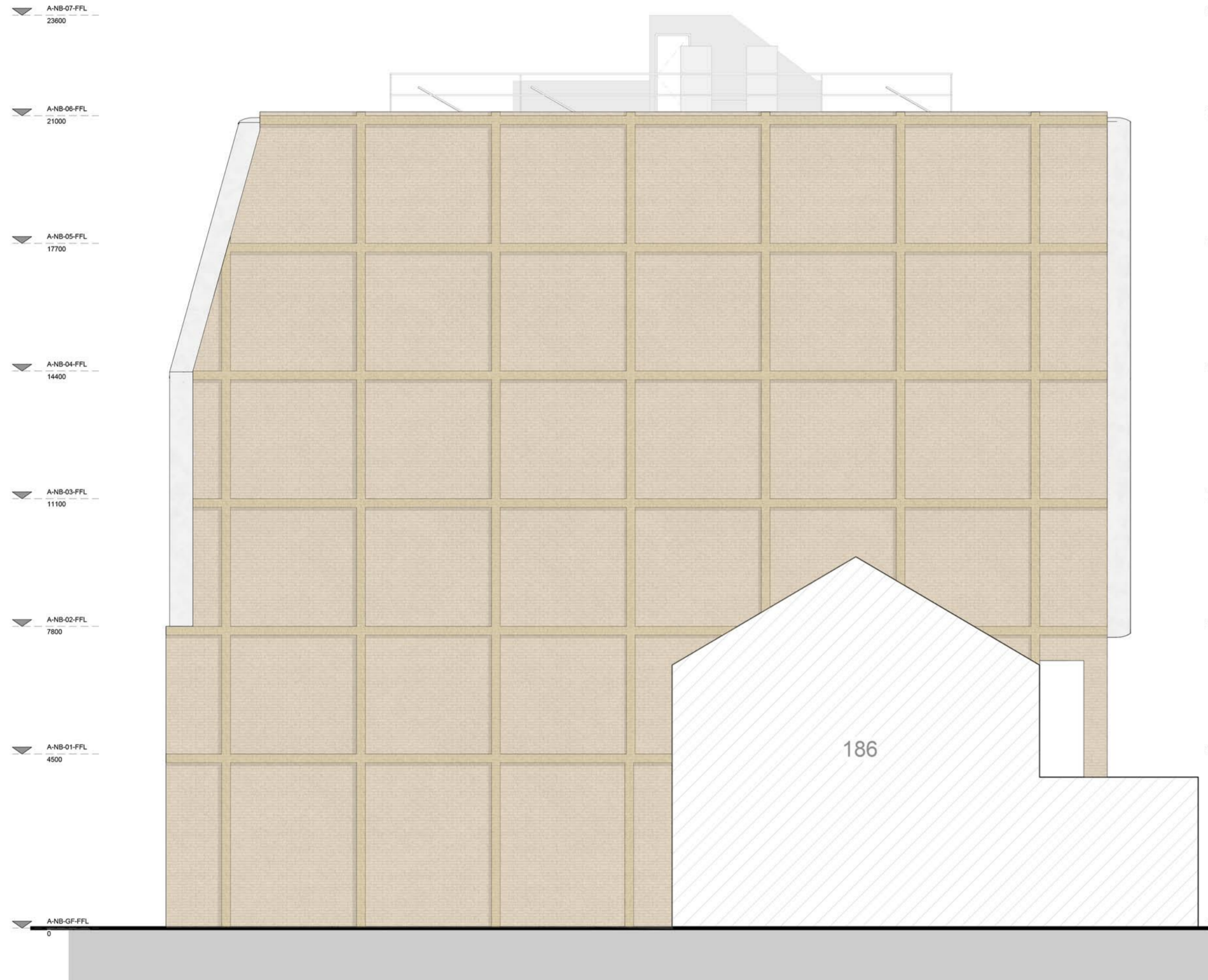
7. No development above slab level shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of the building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development. The soft landscape works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation.
8. No development above slab level shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details. The approved surfacing shall be permanently retained thereafter.
9. The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.
10. The development hereby permitted shall not be occupied until the refuse and recycling storage facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.
11. The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.
12. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby approved shall be used or occupied until a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the development has achieved a BREEAM rating of not less than the standards

equivalent to 'Very Good', and evidence demonstrating that the development has achieved not less than a 35% improvement in CO₂ emissions reduction compared to Part L 2013 regulations, has been submitted to and acknowledged in writing by the Local Planning Authority.

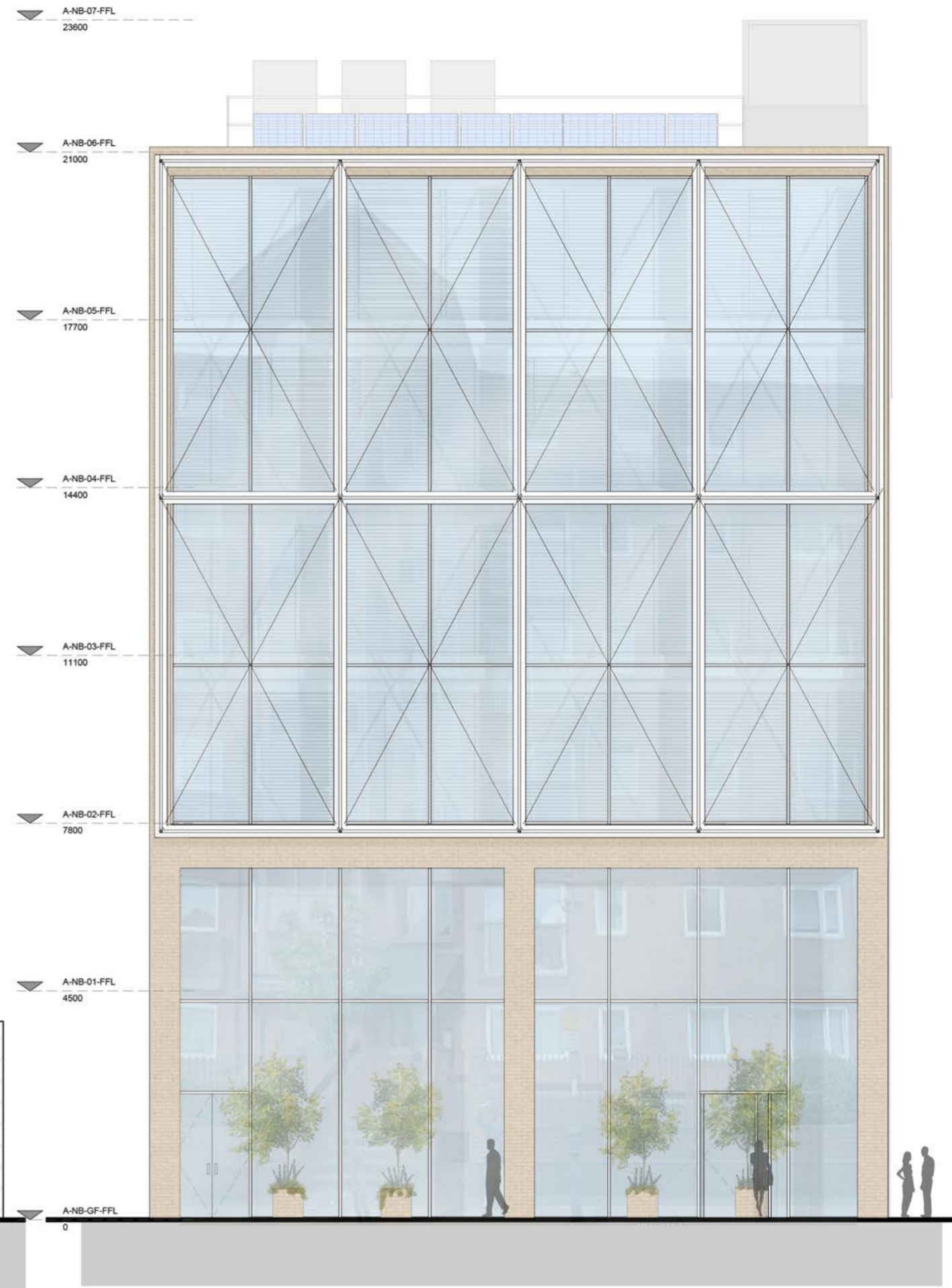
13. The development hereby permitted shall not be occupied until full details of the internal blind system have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details and shall be permanently maintained as such thereafter.
14. Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary and thereafter maintained as such.
15. Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

End of Schedule

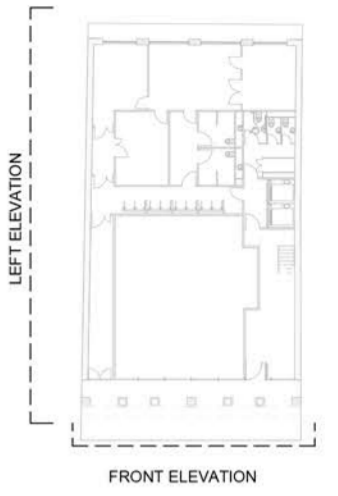
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LEFT SIDE ELEVATION



FRONT ELEVATION



P6 FIXED PLANTERS ADDED 25-02-19
 P5 BASEMENT REMOVED, REVISED OF LAYOUT PLAN, ADJUSTABLE NON-RETRACTABLE LOUNGES ADDED ON FRONT ELEVATION FROM ONE TO SIX FLOORS 05-02-19
 P4 PLANS, REVISED FRONT ELEVATION 16-07-18
 P3 ISSUED FOR PLANNING APPLICATION 22-05-18
 P2 ISSUED FOR COMMENTS 08-05-18
 P1 ISSUED FOR COMMENTS 30-04-18

Author	Revised	Date
F. Ca.	M.F.	Z.G.
58516	25/01/17	As indicated @ A2

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Client
 WOODCOCK HOLDINGS

Project
 188-194 The Broadway, Wimbledon

Drawing Title
 FRONT ELEVATION
 LEFT SIDE ELEVATION

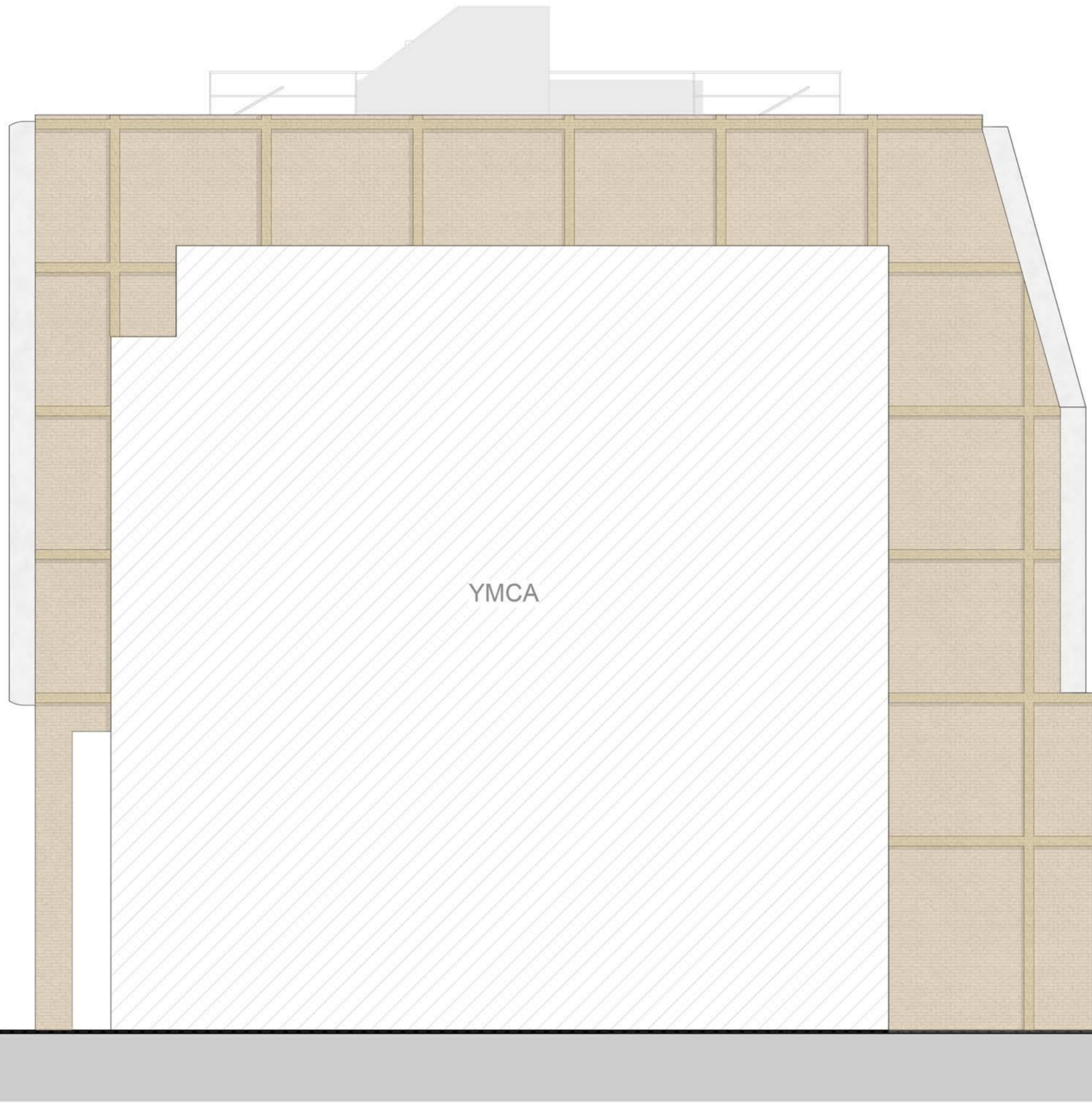


ARCHITECTURE
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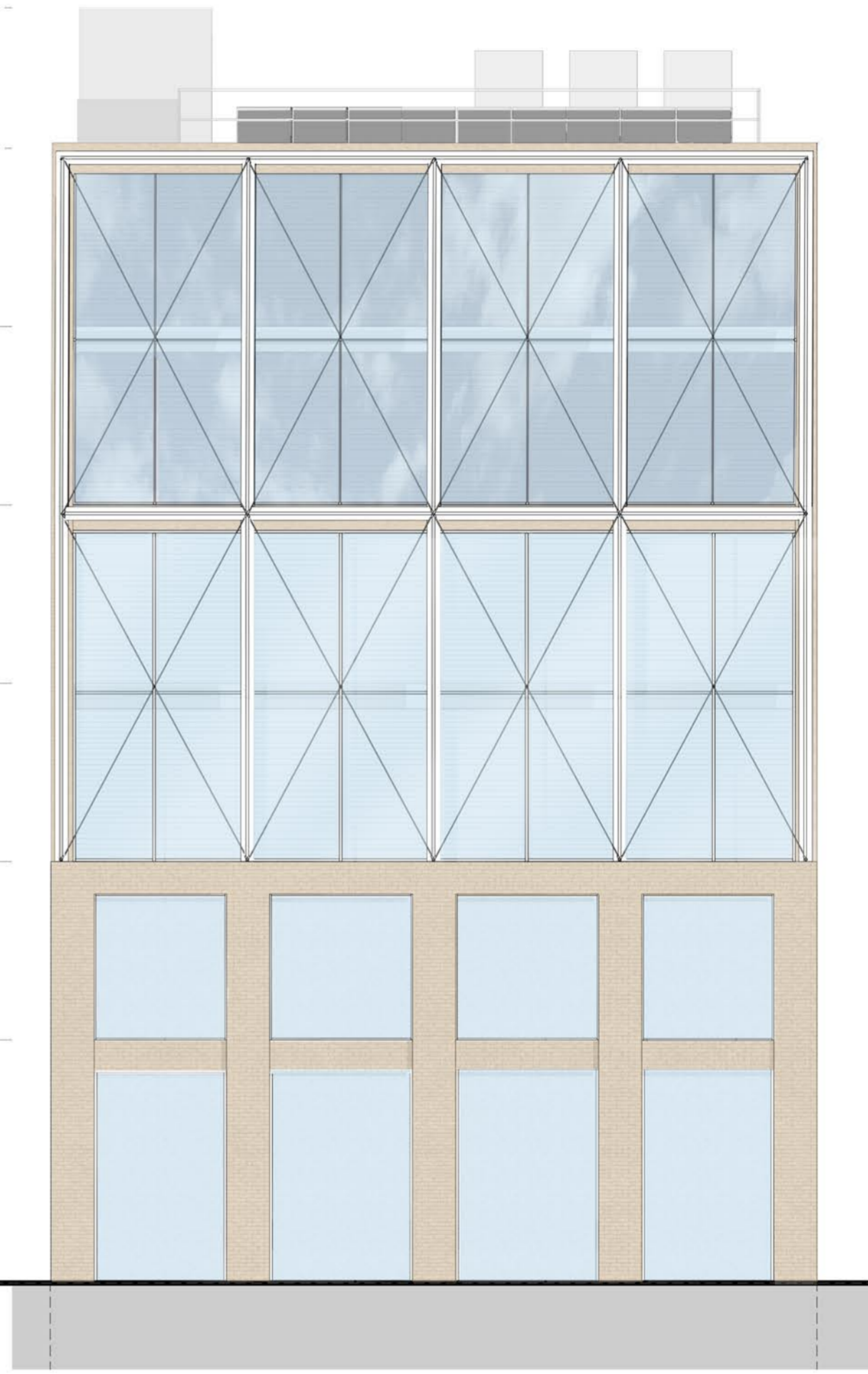
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 A-NB-05-FFL 17700
 A-NB-04-FFL 14400
 A-NB-03-FFL 11100
 A-NB-02-FFL 7800
 A-NB-01-FFL 4500
 A-NB-GF-FFL 0



RIGHT SIDE ELEVATION

A-NB-07-FFL 23600
 A-NB-06-FFL 21000
 A-NB-05-FFL 17700
 A-NB-04-FFL 14400
 A-NB-03-FFL 11100
 A-NB-02-FFL 7800
 A-NB-01-FFL 4500
 A-NB-GF-FFL 0



REAR ELEVATION



P5 BASEMENT REMOVED; REVISED GF LAYOUT PLAN; ADJUSTABLE NON RETRACTABLE LOUVERES ADDED ON FRONT ELEVATION FROM 2ND TO 5th FLOOR
 P4 PLANS, REVISED FRONT ELEVATION
 P3 ISSUED FOR PLANNING APPLICATION
 P2 ISSUED FOR DRP
 P1 ISSUED FOR COMMENTS

Rev	Description	Revised By	Date
1			

F. Ca.	M.F.	Z.G.
58516	25/01/17	As Indicated @ A2

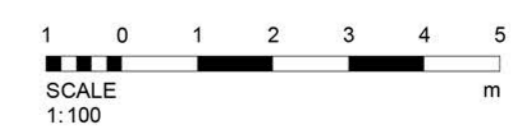
Client
WOODCOCK HOLDINGS

Project
 188-194 The Broadway, Wimbledon

Drawing Title
 RIGHT SIDE ELEVATION
 REAR ELEVATION

ARCHITECTURE	
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