

MORDEN COMMUNITY FORUM
24 FEBRUARY 2021

(7.15 pm - 9.00 pm)

PRESENT Councillors Councillor Nick Draper (in the Chair),

1 WELCOME AND INTRODUCTIONS (Agenda Item 1)

The meeting was held via Zoom, and chaired by Councillor Nick Draper. Around 20 residents and eight councillors attended on Zoom with 55 additional views on YouTube. The Chair welcomed everyone to the meeting and explained how the meeting would work.

2 LONDON ASSEMBLY UPDATE (Agenda Item 2)

Leonie Cooper, Assembly Member for Merton and Wandsworth, provided any update on the work of the London Assembly. Leonie apologised for being delayed due to a family bereavement and the chair agreed that in the circumstances there would be no questions to Leonie.

Leonie said it has been a difficult time everyone and for the Assembly's work as members are still having to work from home. The work of the Mayor and Assembly has included supporting the Everyone In programme, strategic coordination of the vaccine programme and Street Space projects. Leonie said she felt that it would have been preferable if more consultation with residents had taken place with the Street Space schemes. Leonie chairs the Economy Committee and they have been looking at 15 minute neighbourhoods as an option as part of the recovery plan.

Leonie was happy to respond to any residents questions by email to Leonie.Cooper@london.gov.uk

3 COVID UPDATE (Agenda Item 3)

Barry Causer, Head of Strategic Commissioning, Public Health, gave a presentation on the latest situation with COVID in Merton. The presentation is attached to this report and covered the latest statistics, the new Roadmap, and key updates.

Barry said that the 7-day case rate (per 100,000) was down to 132.3 from a peak of 1000 but this is still too high. We have seen a similar disproportionate impact on some BAME communities in wave 2 as we did in the first wave, and cases have been higher in the East of the borough compared to the West. The new national road map

has a number of stages and each has at least 5 weeks between each stage, which will be used to assess the impact of the changes.

There had been an enhanced testing programme in Pollards Hill in response to a resident who was found to have the South African variant of COVID-19. Over 10,000 tests were circulated and so far no additional cases have been found. Cllr Draper said the whole council had contributed to an extraordinary achievement in Pollards Hill.

The vaccination programme is going well in South West London, now on priority groups 5 and 6. There are a number of barriers and some hesitancy to have the vaccines amongst some communities, so the NHS are holding webinars led by BAME clinicians to answer any questions from those living or working in Merton and are also working with local community and faith organisation to encourage take up. Recent studies have shown that the vaccine is likely to reduce transmission as well as reducing the impact of the virus on individuals.

To find out more you can sign-up for the [Council COVID newsletter](#), and if you would like to be more involved in supporting your community you can still join the [COVID Champions](#). There is also financial support available to local community groups through [Merton Giving](#).

4 2021 CENSUS (Agenda Item 4)

Matthew Hopkins, Census Engagement Manager for the Office of National Statistics (ONS), gave a presentation on the 2021 Census. The presentation is attached to this report. Census day is 21 March 2021 and this will be a digital-first census with most households able to complete the form online. For those without digital access they will be able to request a paper copy and ONS field staff will visit households who have not completed their census form and can provide paper copies. Help will also be available online, through a call centre and locally from Merton Voluntary Service Council.

Cllr Pearce asked that as older people will reluctant to open the door during the pandemic can the end date be pushed back? Matthew said that the current information is that there is no plan to extend but ONS are looking at the implications of the Governments roadmap. Everyone will get a letter including an invitation to request a paper form via the call centre.

A resident said that they thought census was being discontinued and Matthew replied that there will be reviewed after this one, and at the moment it is still the best overall picture of society.

5 MERTON CHARACTER STUDY (Agenda Item 5)

Mark Warren, Urban Designer, and Tara Butler, Programme Manager, gave a presentation on the Merton Character Study and Small Sites Toolkit currently being consulted on. The presentation is attached to this report.

Tara said that there had recently been a report to the [Sustainable Communities Overview and Scrutiny Panel](#) on the More Morden regeneration programme that may be of interest to residents.

Mark said that the Character Study was not just based on the built environment but also has layers including people, history, natural environment, communities, socio-economic and environment. Neighbourhood areas were drawn from the views of residents. In Morden environment and transport had scored highly. There is more detail for each ward, including potential growth.

Small sites are those less than 0.25 hectares and in Merton they have a critical role. In the last 15 years 62% of new homes were built on these small sites. The Small Sites Toolkit sets out the issues developers should consider including themes such as 'Made in Merton', 'Fit for Purpose', 'People First' and 'Economic and Sustainable'. The aim is to improve the quality of developments on small sites.

Both the [Character Study](#) and the [Small Sites Toolkit](#) consultations are open until 23 March 2021.

A resident asked how people had been notified about the consultations. Tara said the information had been sent to the 3000 people on a database of those interested in planning policy, as well as information being posted on the Council [consultation database](#), and publicised on social media. To be get informed about future planning policy consultations you can email future.merton@merton.gov.uk.

Cllr Pearce asked about the pressure Merton is under to provide new homes and how we can protect existing open spaces and local character. Tara said that the role of planning policy is to set out what we want to see and to define what we mean by local character.

Cllr Southgate asked about the issue of back gardens in the Small Sites Toolkit and if the Planning for the Future white paper will help Merton protect them. Tara and Mark said the Toolkit should help improve the quality of any back garden development but it does not define if they should be permitted, any applications would still require permissions.

Cllr Wilkinson said that design guidance is welcome but how will it be communicated to developers and inform design from the outset. Tara said the toolkit will be used during any pre-application advice and be available on the planning website.

Cllr Alambritis asked about Merton's role as an infill borough. Tara explained that Merton's position between inner and outer London as well as fragmented ownership means that Merton has a comparatively high number of applications for small sites. In Merton 90% of applications were for small sites compared to only 50% in other parts of London.

A resident asked about the £300,000 made available from the Community Infrastructure Levy (CIL) to support the Morden Town Centre Regeneration. Tara explained that CIL funding comes from a levy on developers in the borough and can be spent on local infrastructure as directed by the Cabinet. The Morden project has been delayed by the COVID pandemic so the Cabinet agreed that the funding should be used to improve the public realm. Discussions will be held with local councillors but it would not be sensible to invest significantly in buildings that are expected to be part of the regeneration programme. Cllr Draper said he would be happy to receive any suggestions from residents to be considered by the Steering Group of councillors.

6 DATE OF NEXT MEETING (Agenda Item 6)

Councillor Draper thanked residents for attending and closed the meeting.

Date of future meetings:

Wednesday 13 October 2021 at 7.15pm, Council Chamber, Merton Civic Centre.

COVID-19 update

Morden Community Forum

Page 1

Barry Causer
Head of Strategic Commissioning (Public Health)

24th February 2021

Minute Item 3



AIMS AND PURPOSE

- Brief overview of COVID impact on Merton's communities so far
- Brief overview of updates and developments
- Set out the spring 'road-map'
- Set out some opportunities for action

Page 2



Summary key messages

Cases (11th Feb – 17th Feb):

- 7 day case rate (all ages) **132.3 cases per 100,000** (down from 206.4 previous week).
- 7 day case rate (among 60+) **149.6 cases per 100,000** (down from 221.7 previous week).
- There were **284** new COVID cases in Merton.
- New COVID variant: estimated to be responsible for 100% of cases in Merton for week ending 12th Feb.

Deaths:

- There were **19** new registered Merton COVID death for the week ending 5th Feb.
- In total Merton has seen 423 deaths due to COVID.

Testing (9th Feb – 15th Feb / pillar 2 PCR tests only – this excludes Lateral Flow tests):

- 7 day testing rate **326.0 daily tests per 100,000** (down from 525.5 previous week)
- 7 day test positivity decreased to **5.4%**.

Vaccinations (as of 7st February):

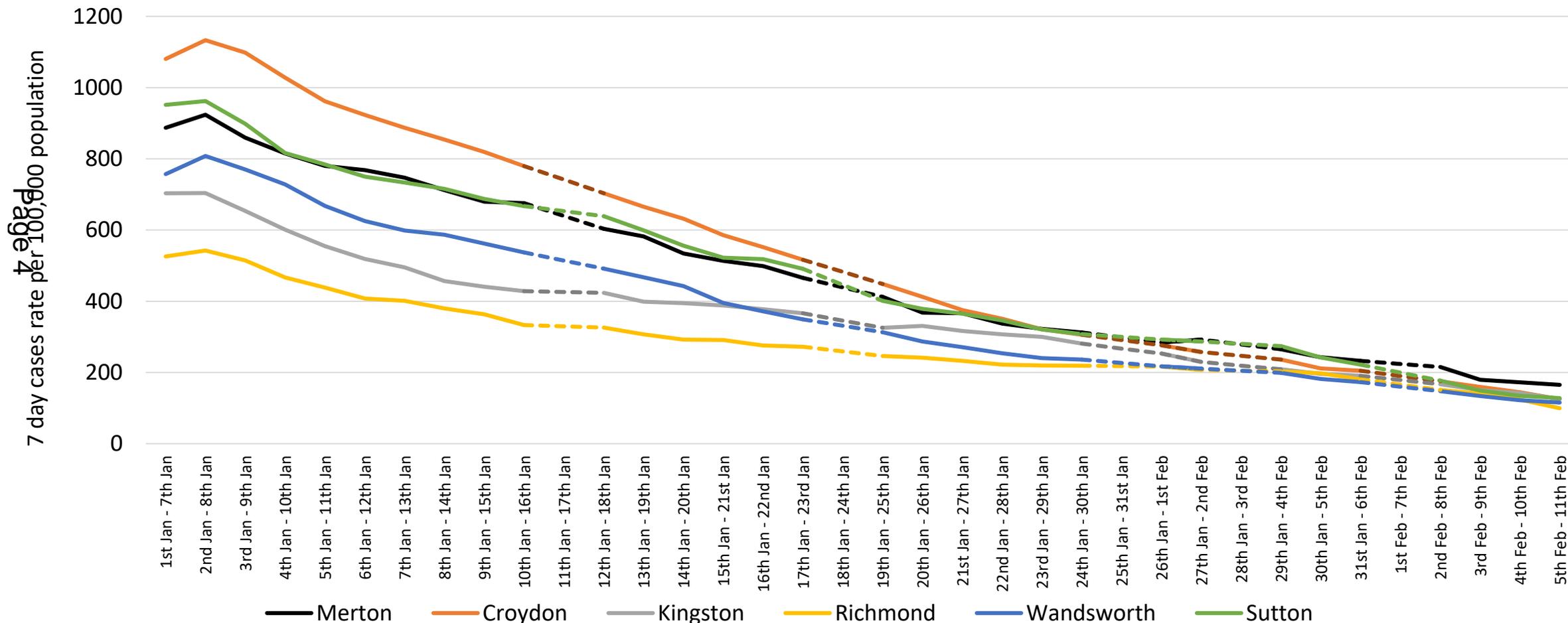
- **84.0%** of over 80s in SWL have received 1st dose of COVID vaccine (78.4% in London)

Rolling 7-day rate of confirmed positive cases per 100,000 population in Merton compared to other South West London boroughs (Pillar 1 & 2)

Source: PHE/PHEC Daily Report

Reporting frequency: Daily

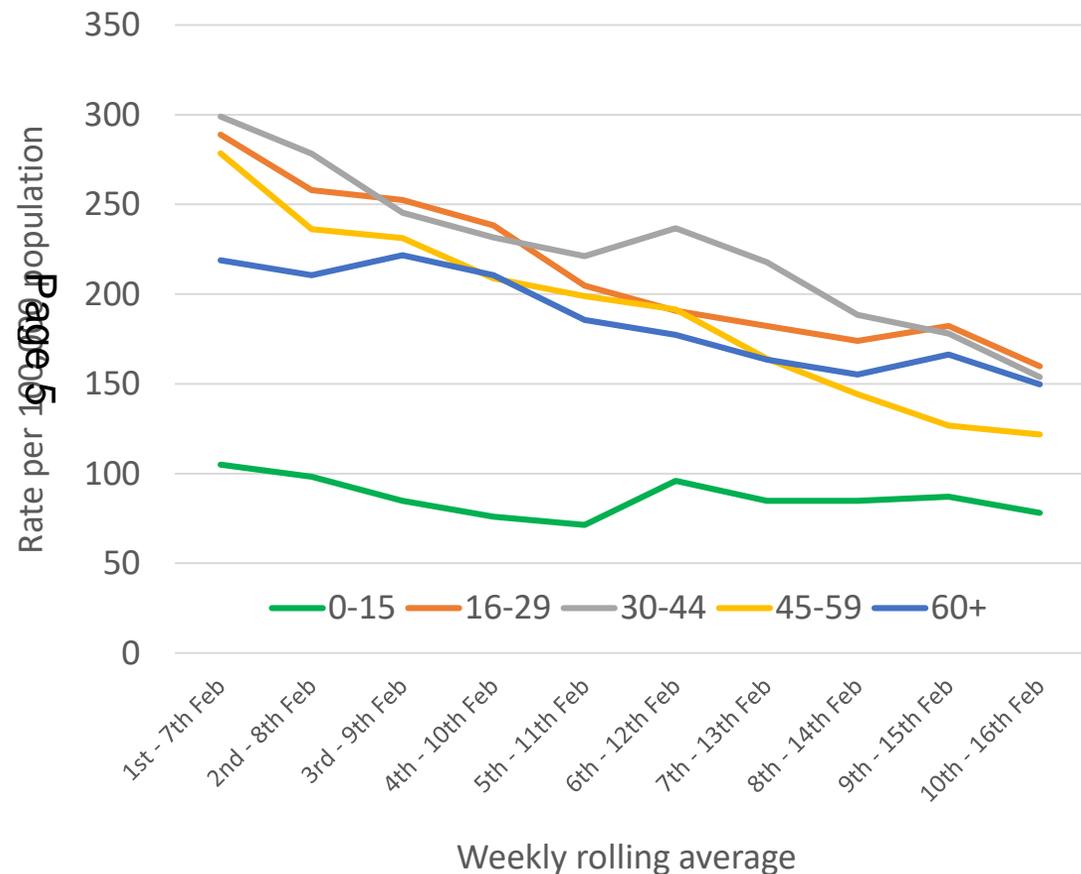
Key message: Merton has the highest rate of cases among SWL boroughs



Please note there were reporting gaps – the dotted lines refers to periods when data was not available.

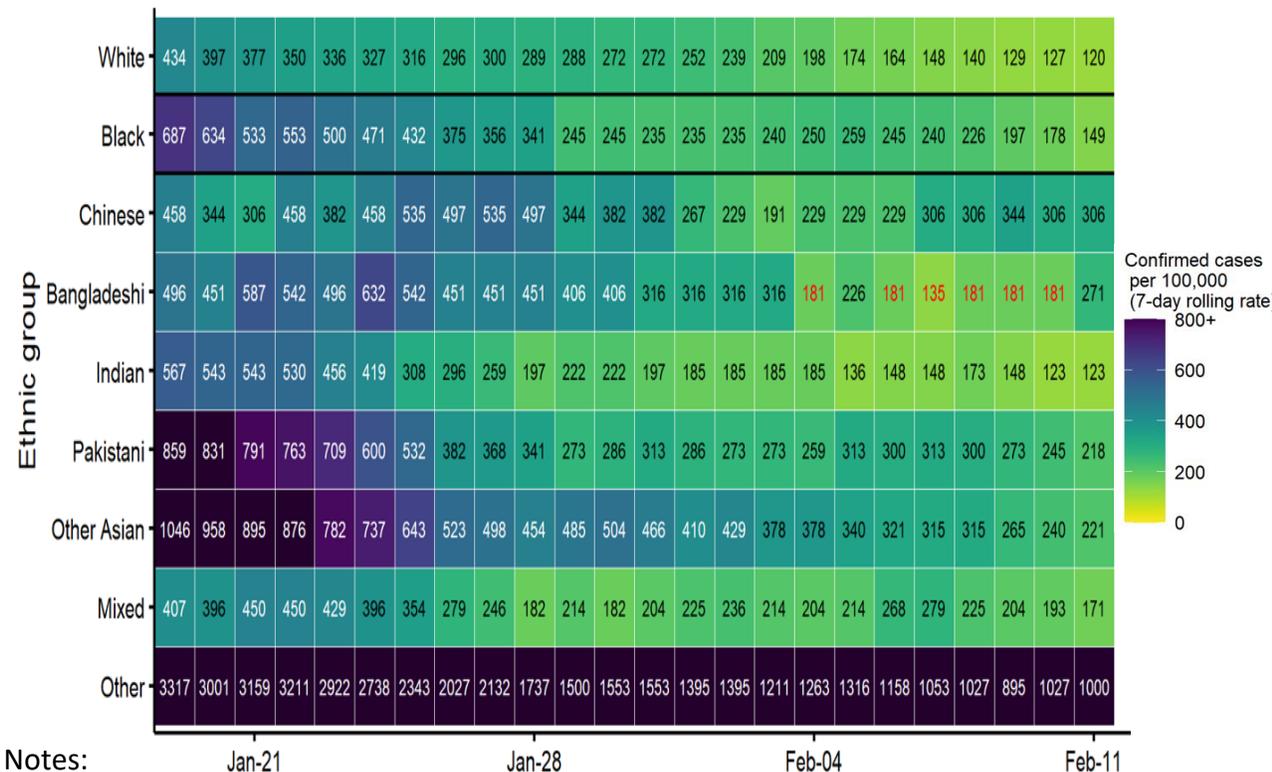
Merton PCR confirmed COVID-19 case rates by age & ethnicity (Pillar 2 only)

7 day rolling average Merton PCR-confirmed Pillar 2 case rates by age groups



Source: LSAT daily line list

Heat Map showing PCR-confirmed COVID-19 Pillar 2 cases in Merton by ethnicity (19th Jan to 11th Feb 2021).



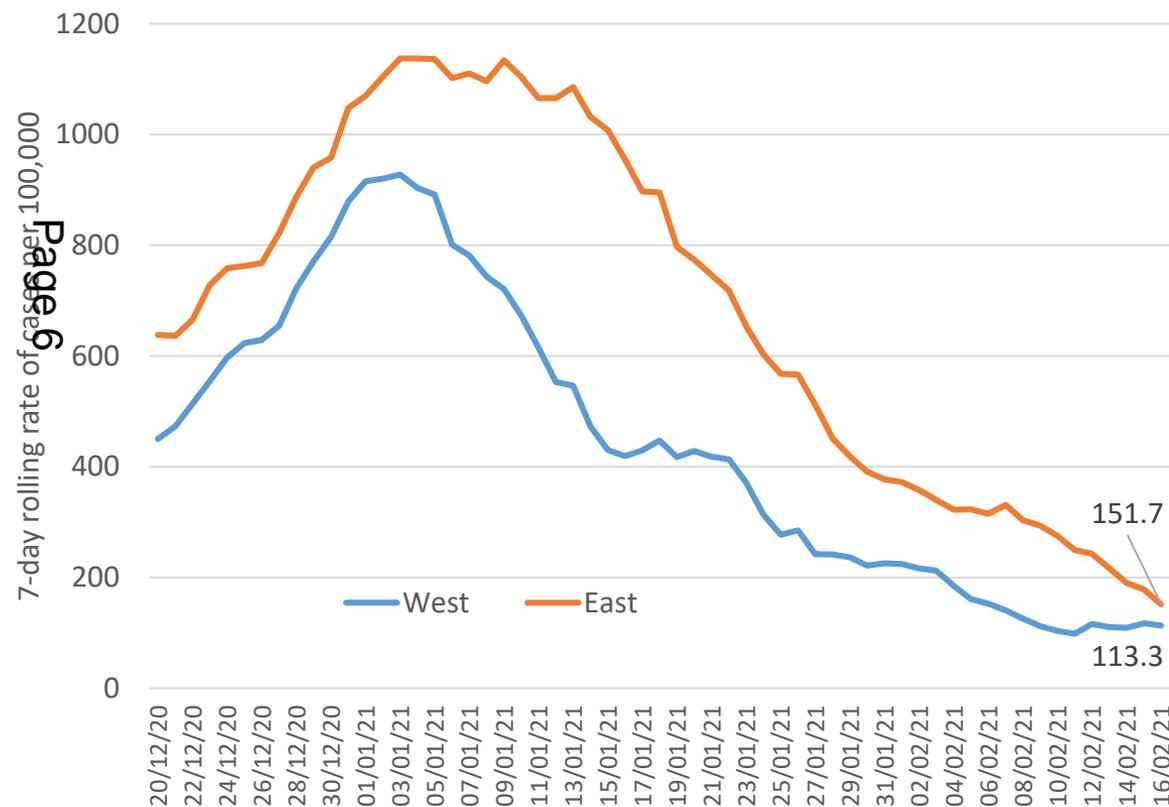
Notes:

- 4 most recent days excluded due to reporting delays.
- 6.5% are classified as Not Available or Unknown, and so have been excluded.
- Text in red rates should be interpreted with caution as underlying case numbers are <5.

Source: LA Report Merton, PHE

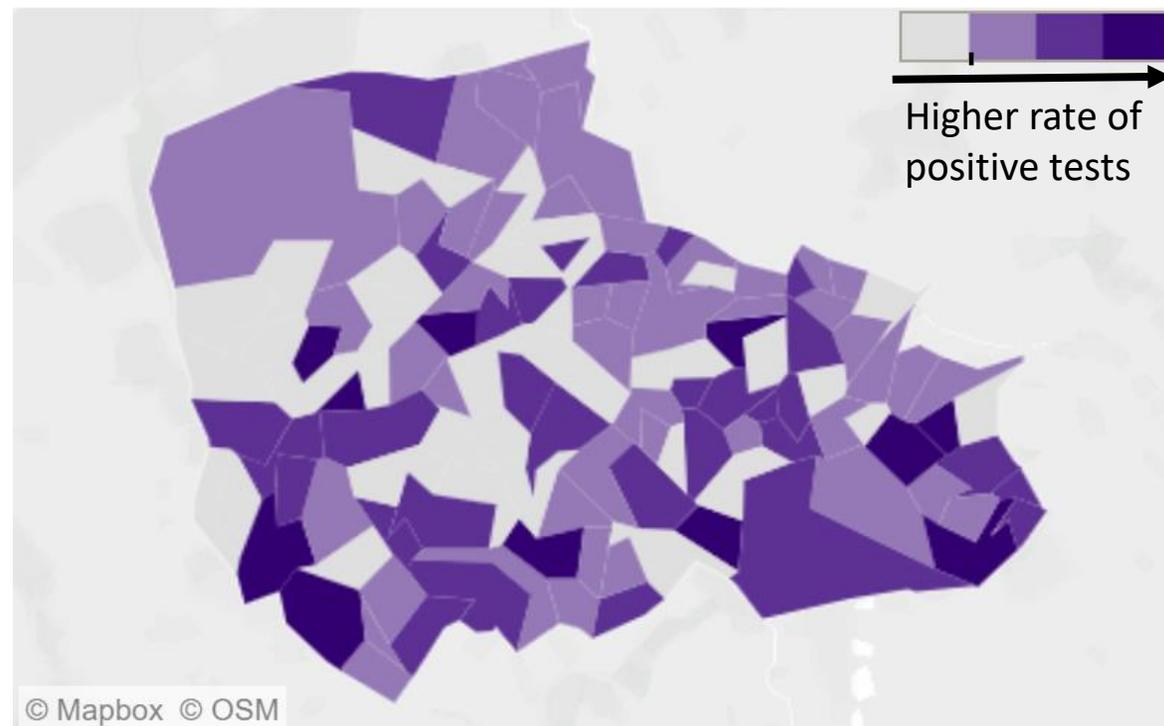
Merton PCR confirmed COVID-19 case rates across the borough

7-day rolling Pillar 1 and 2 PCR-confirmed COVID-19 case rates per 100,000 population in East and West Merton



Source: LSAT daily line list

PCR 7-day rate of Pillar 2 positive tests per 100,000 population in Merton by LSOA * (to 14th Feb)



* LSOA: Lower Super Output Area

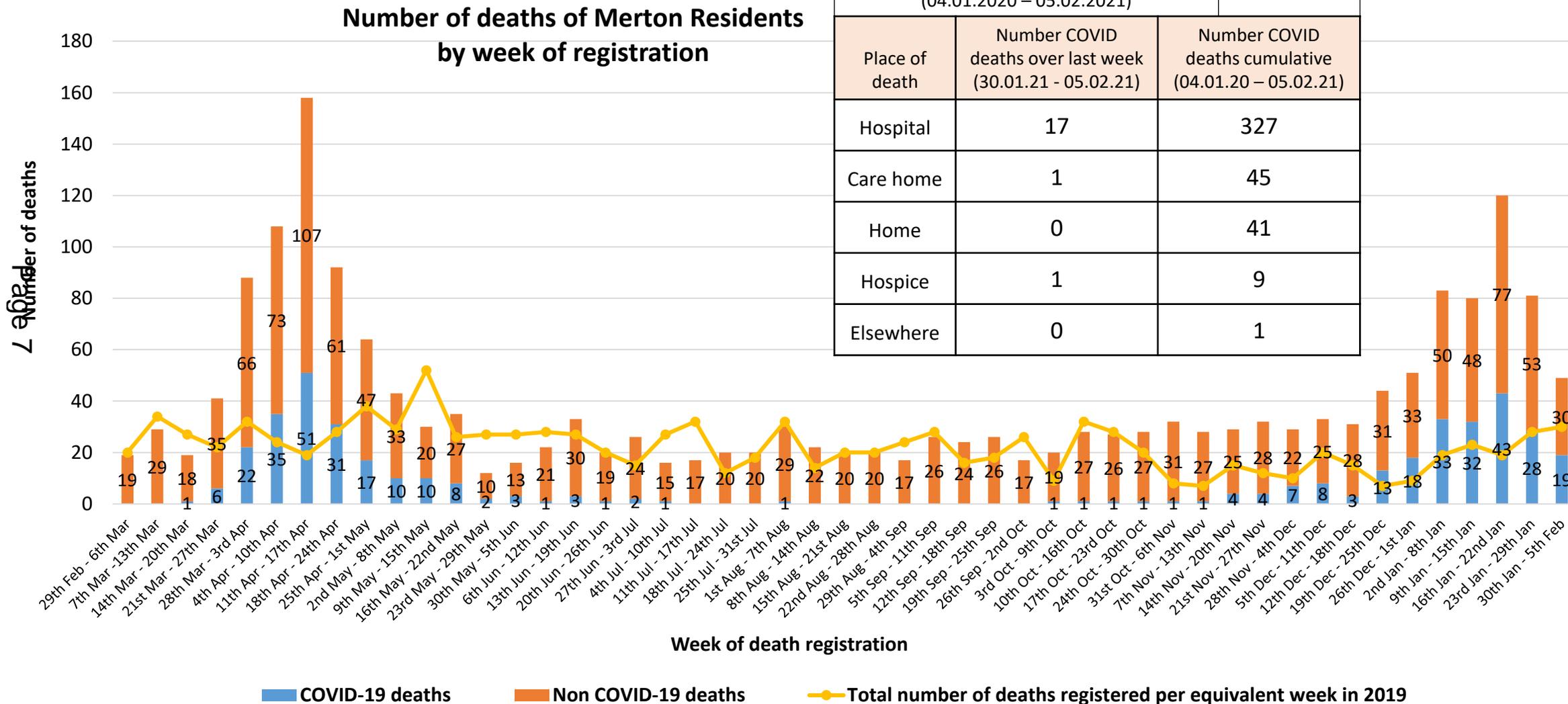
Source: NHS Containment Dashboard

Number of deaths of Merton Residents by week of registration

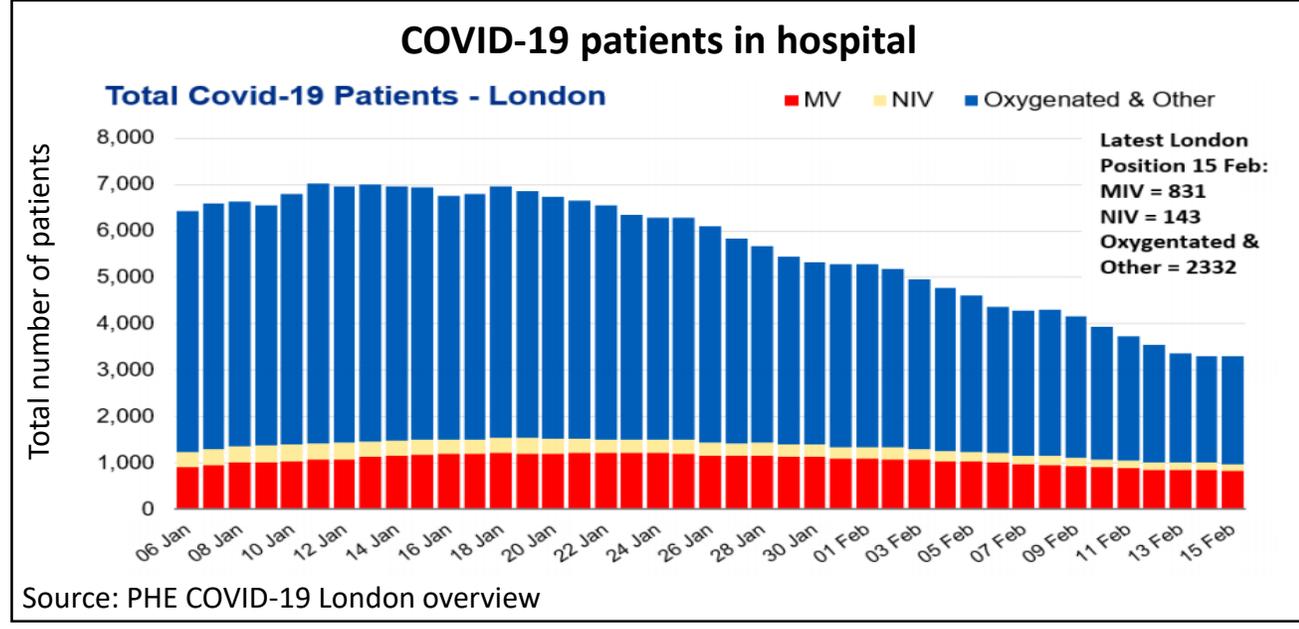
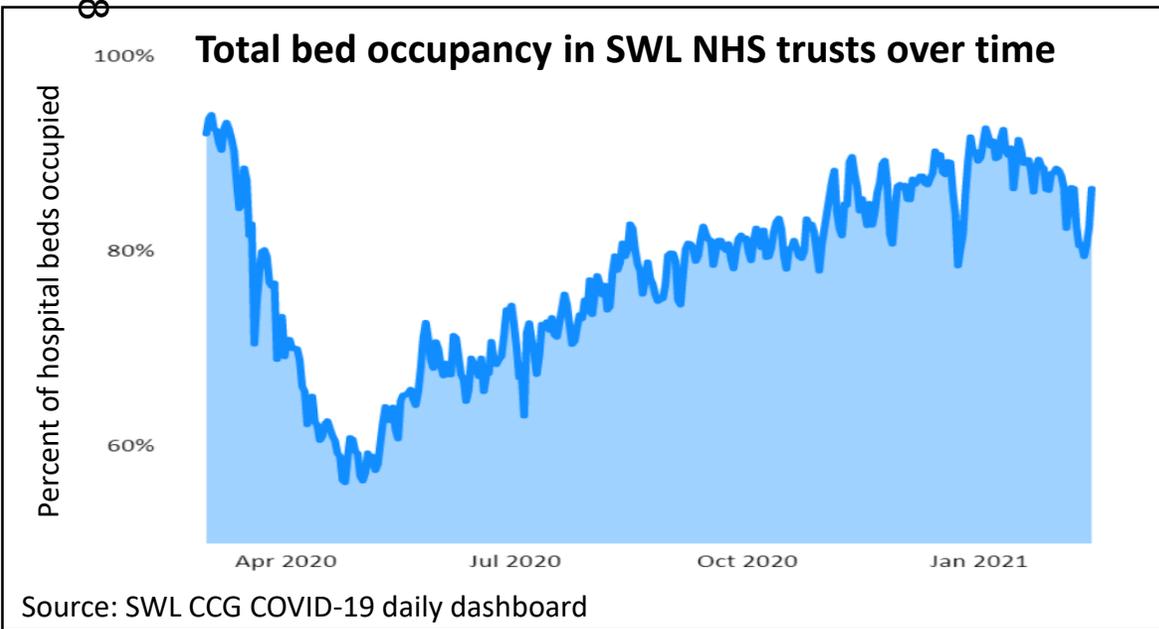
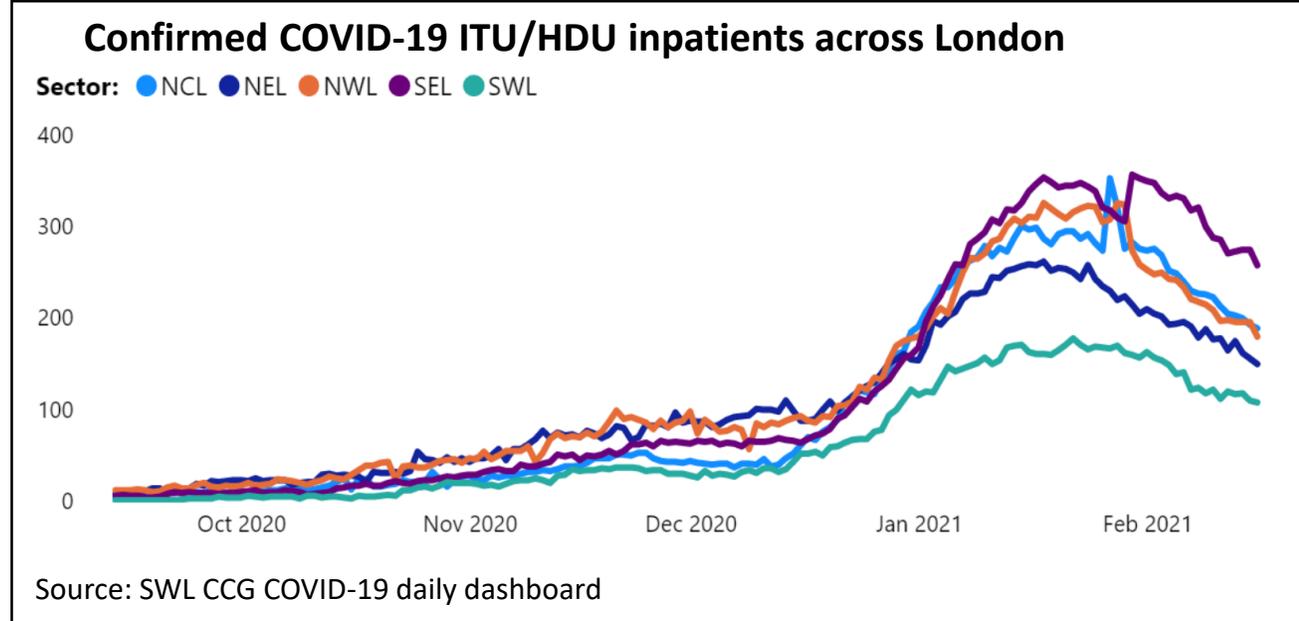
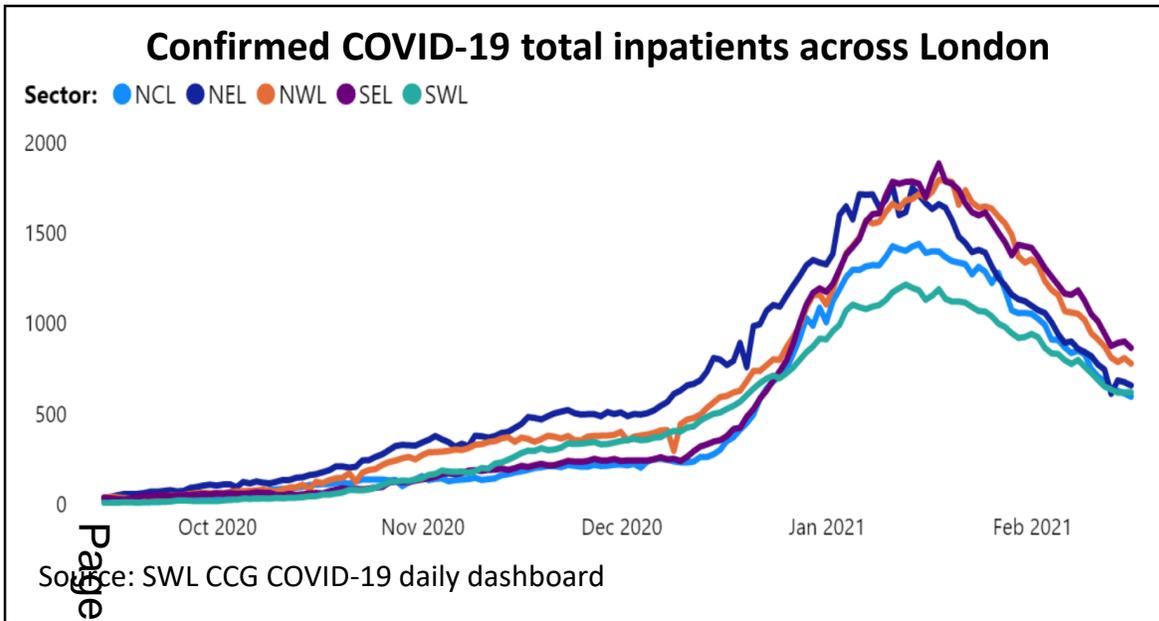
Source: ONS

Reporting frequency: Weekly

Cumulative number of COVID related deaths registered in Merton (04.01.2020 – 05.02.2021)		423
Place of death	Number COVID deaths over last week (30.01.21 - 05.02.21)	Number COVID deaths cumulative (04.01.20 – 05.02.21)
Hospital	17	327
Care home	1	45
Home	0	41
Hospice	1	9
Elsewhere	0	1



COVID-19 and NHS-related indicators for London (all figures are numbers unless stated)



COVID-19 Response - Spring Roadmap

STEP 1 8 March 29 March

EDUCATION

8 MARCH

- Schools and colleges open for all students
- Practical Higher Education courses

SOCIAL CONTACT

8 MARCH

- Exercise and recreation outdoors with household or one other person
- Household only indoors

29 MARCH

- Rule of 6 or two households outdoors
- Household only indoors

BUSINESS & ACTIVITIES

8 MARCH

- Wraparound care, including sport, for all children

29 MARCH

- Organised outdoor sport (children and adults)
- Outdoor sport and leisure facilities
- All outdoor children's activities
- Outdoor parent & child group (max 15 people, excluding under 5s)

TRAVEL

8 MARCH

- Stay at home
- No holidays

29 MARCH

- Minimise travel
- No holidays

EVENTS

- Funerals (30)
- Weddings and wakes (6)

STEP 2 No earlier than 12 April

At least 5 weeks after Step 1

EDUCATION

- As previous step

SOCIAL CONTACT

- Rule of 6 or two households outdoors
- Household only indoors

BUSINESS & ACTIVITIES

- All retail
- Personal care
- Libraries & community centres
- Most outdoor attractions
- Indoor leisure inc. gyms (individual use only)
- Self-contained accommodation
- All children's activities
- Outdoor hospitality
- Indoor parent & child groups (max 15 people, excluding under 5s)

TRAVEL

- Domestic overnight stays (household only)
- No international holidays

EVENTS

- Funerals (30)
- Weddings, wakes, receptions (15)
- Event pilots

STEP 3 No earlier than 17 May

At least 5 weeks after Step 2

EDUCATION

- As previous step

SOCIAL CONTACT

- Maximum 30 people outdoors
- Rule of 6 or two households indoors (subject to review)

BUSINESS & ACTIVITIES

- Indoor hospitality
- Indoor entertainment and attractions
- Organised indoor sport (adult)
- Remaining accommodation
- Remaining outdoor entertainment (including performances)

TRAVEL

- Domestic overnight stays
- International travel (subject to review)

EVENTS

- Most significant life events (30)
- Indoor events: 1,000 or 50% (plus pilots)
- Outdoor seated events: 10,000 or 25% (plus pilots)
- Outdoor other events: 4,000 or 50% (plus pilots)

STEP 4 No earlier than 21 June

At least 5 weeks after Step 3

All subject to review

EDUCATION

- As previous step

SOCIAL CONTACT

- No legal limit

BUSINESS & ACTIVITIES

- Remaining businesses, including nightclubs

TRAVEL

- Domestic overnight stays
- International travel

EVENTS

- No legal limit on life events
- Larger events

KEY UPDATES AND DEVELOPMENTS

- ✓ **Enhanced testing programme in Pollards Hill** set-up, to track any community spread and restrict any further transmission closed on 17/02. Fantastic response from residents, workplaces, schools and voluntary sector; with 10,000 test kits given out. So far no additional VOC reported in Merton. Findings and lessons learnt being collated; which will be shared with the Community.
- ✓ We are supporting 6,540 **high-risk (previously known as CEV)** residents and an extra c7,000 who have recently been added to the list. We would encourage all those residents to stay at home, until 31st March, as much as possible and follow advice in letters sent by Government and LBM.
- ✓ **Test and Trace (and Isolate)** is a critical part of controlling virus spread.
 - ✓ Anyone with symptoms, even mild, should self-isolate immediately and seek a test via www.nhs.uk/coronavirus or call 119.
 - ✓ We strongly encourage front-line staff, carers and volunteers to continue to take part in **regular asymptomatic testing**. There is no walk-up testing, all tests must be booked at <https://www.merton.gov.uk/coronavirus/lateral-flow-test>
 - ✓ If positive result, its vital to stay at home to break chain of transmission and respond to NHS Test and Trace calls and messages.
- ✓ **Vaccination roll out** continuing by NHS. In line with JCVI priority list, residents 65 to 69 and those Clinically Vulnerable are now being invited. Further info at <https://swlondonccg.nhs.uk/your-area/merton/merton-covid-19-vaccination-programme-update/> Vaccine Equity Plan is development and a number of webinars taking place, led by Clinicians, to answer questions e.g. barriers to vaccination.

OPPORTUNITIES FOR ACTION

- Join our network of **152** COVID-19 Community Champions; a key part of our approach to preventing and managing outbreaks in Merton.
- Drop-in sessions every Wednesday (12pm-1pm and 7pm-8pm).
- Sign up for Merton COVID-19 newsletter – www.merton.gov.uk/newsletter
- For more information contact public.health@merton.gov.uk
- Merton Giving grants – So far £79k and 20 orgs supported. Next deadline 10/03 <https://www.mvsc.co.uk/MertonGivingRRRF> und

Page 11

Young Adults COVID-19 Community Champions (YACCC)

Are you 18-30yrs?

Martin

Lurdes

Anna

Toby

We need you!

Interested in helping your community through the COVID-19 pandemic?

YACCC is a key part of our response to COVID-19 in Merton

Run by young adults, for young adults

Become a member today

JOIN US!

The next session is about health and **WELL BEING**

Next meeting:
3rd March
6pm - 7.30pm

Join us via eventbrite:
[covidvaccineqa.eventbrite.co.uk](https://www.eventbrite.co.uk/covidvaccineqa)

my voice
merton youth





WASH HANDS

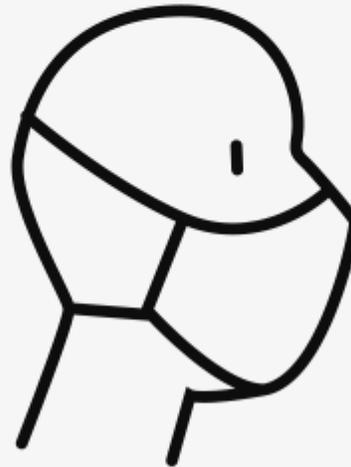
For 20 seconds



1.

COVER FACE

In enclosed spaces



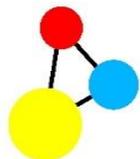
2.

MAKE SPACE

2 metres where possible
or 1 metre with
extra precautions



3.



ANY QUESTIONS?

This page is intentionally left blank

census
2021

Helping everyone take part in Census 2021

Matthew Hopkins
ONS Census Engagement Manager, Merton

Page 15

Minute Item 4

The census

- The census is a survey that happens every 10 years and everyone takes part.
- The ONS is responsible for the census in England and Wales.
- The census is important because it gives the most detailed information we have about our society.



Billions of pounds are allocated to local services using census-based information every year

Page 17 So that these funds can be allocated in the most appropriate and effective ways, it's important the census accurately captures everyone in our society.



No one knows your community better than you

- By taking part and encouraging others to do the same, you'll help make sure your community is counted in decisions on services and funding.
- We understand that building positive relationships with communities means more people understand the benefits of the census and are likely to take part.
- We need your help to raise awareness and understanding of the census in your community.

Census 2021 facts

- The next census will take place on **Sunday 21 March 2021.**
- For the first time this will be a **digital-first** census, but paper will be available for those who need it.
- We'll focus on engaging with everyone, including under-represented and **hard to reach groups.**
- Help will be available for people who need support to take part online.



Keeping personal information safe

- Before publishing statistics, the ONS make sure that they don't include any personal information.
- The information collected in the census remains anonymous for 100 years.
- No individual or their responses can be identified in the statistics the ONS publish.
- Everyone must complete the census. Legislation made the modern census a legal obligation in 1920.



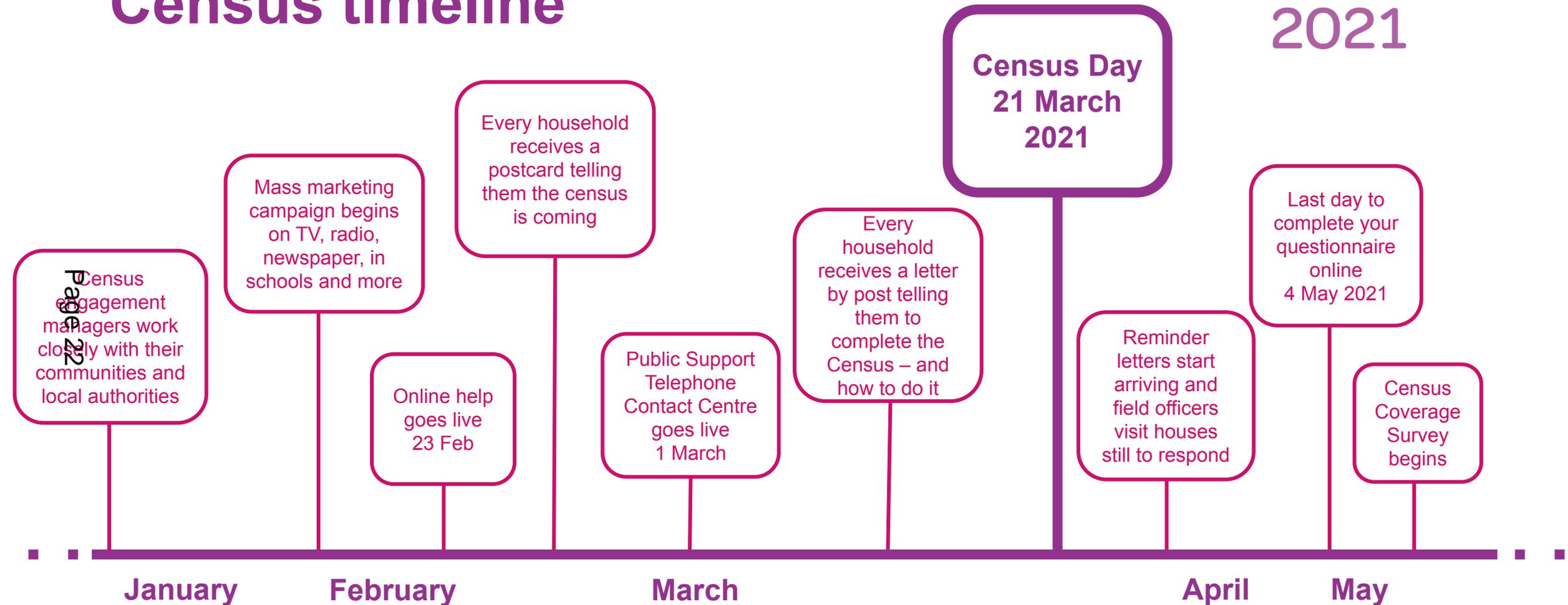
Keeping personal information safe

- Personal census information can't be used to change any service an individual gets, and it can't be seen by anyone who makes decisions about them.
- For example, it cannot be seen or used by government to influence benefit claims, a residency application, immigration status or taxes, or by landlords or any other private organisation



Census timeline

census
2021



Advanced Postcard

census
2021

Page 23

Sent to every household - mid to end of **February**

Inform people that the census is coming.

Calls upon recipients to look out for their census invitation pack in the post.



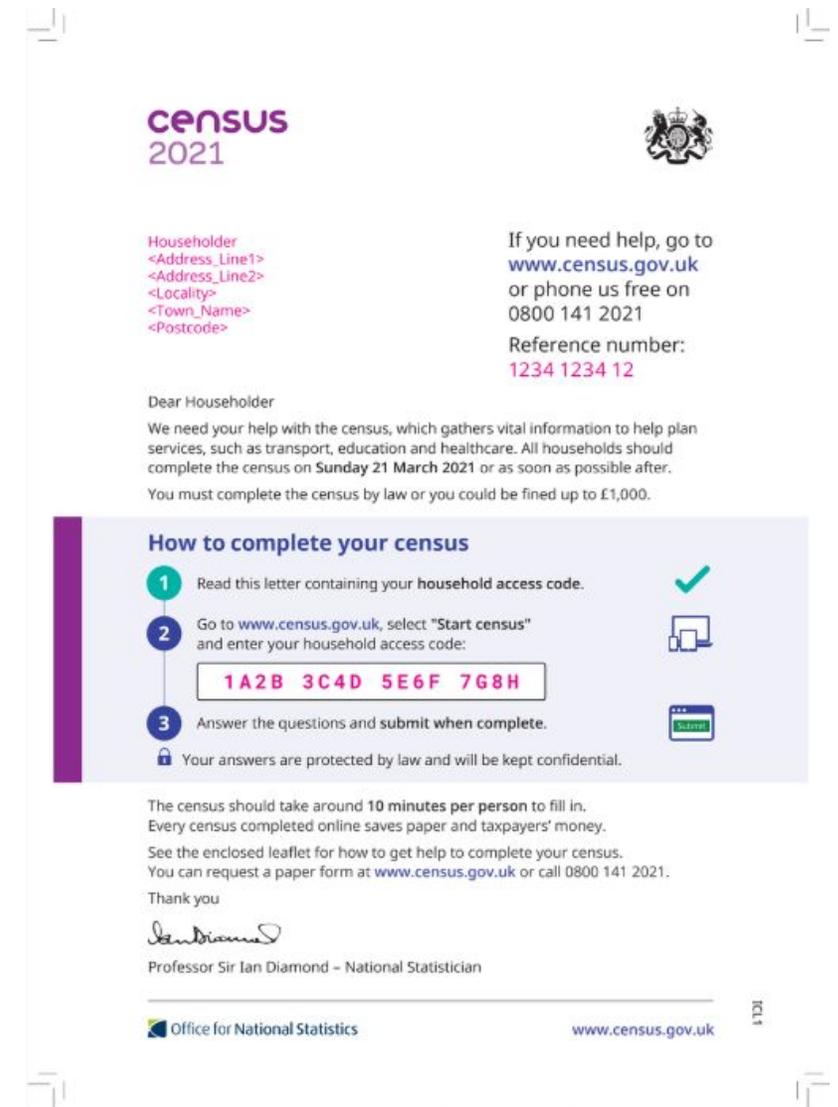
Initial Contact Packs - Letter

Page 24

Sent to households **beginning of March**

Provide households with their access code for the electronic questionnaire.

Provide help options - including where to request a paper questionnaire.



Initial Contact Packs - Information

census
2021

Page 25

Included with the letter

Provide households with answers to common questions about the census and how to complete the form.

Communicate different methods of contact for getting help.



What the census is

The census is a survey that happens every 10 years and gives us a picture of all the people and households in England and Wales.

Why you have to take part

Organisations such as local authorities and charities use census information to understand the services we all need, including transport, education and healthcare.

You must complete the census by law. If you do not, or if you supply false information, you could be fined up to £1,000.

Some questions are clearly labelled as being voluntary. It is not an offence if you do not answer these.

When to complete your census form

You should complete your census form on Sunday 21 March 2021 or as soon as possible after.

You can submit your completed questionnaire before 21 March if you know who will be in your household on that day. If you submit your questionnaire before 21 March but your circumstances change before that day, you can let us know.

Who should fill it in

The householder should fill in the census for the household.

This is the person who owns or rents (or jointly owns or rents) the property, or the person who is responsible (or jointly responsible) for paying household bills and expenses.

Answering separately from your household

If you want to answer separately from the people you live with, you can contact us to request an individual access code. Someone must still complete a census for your household.

Making it accessible for all

- Large print format
- Braille format
- Accessible videos with BSL, audio & subtitles
- Easy Read leaflet
- Text Relay
- Compatible electronic questionnaire
- Online guidance
- Translation booklets of the questionnaire
- Language support line



Online & Language support

Dedicated Contact Centre

- People will be able complete the census over the phone with help from trained staff via free phone.
- Guidance and translation service in many languages.
- Request a paper version of the questionnaire.
- Accessible census guidance, for example, in braille



Language support

Translated versions of a number of engagement communications in 49 languages e.g.

Languages		
Arabic	Czech	Hebrew
French	Hungarian	Urdu
Bengali	Bulgarian	Somali
Mandarin	Polish	Spanish
Cantonese	Romanes	Portuguese
Cornish	Punjabi	Kurdish
Romanian	Gujrati	Tamil
Lithuanian	Hindi	Vietnamese
Latvian	Nepali	Turkish
Slovak	Yiddish	Additional languages available

What you can do

- Support people to fill in their questionnaire
- Direct people to the telephone and language support
- Help to promote the message that personal census information is kept safe and secure
- Post news items or articles if you are able to communicate online with your community

Keep in touch

Census Engagement Managers for Merton:

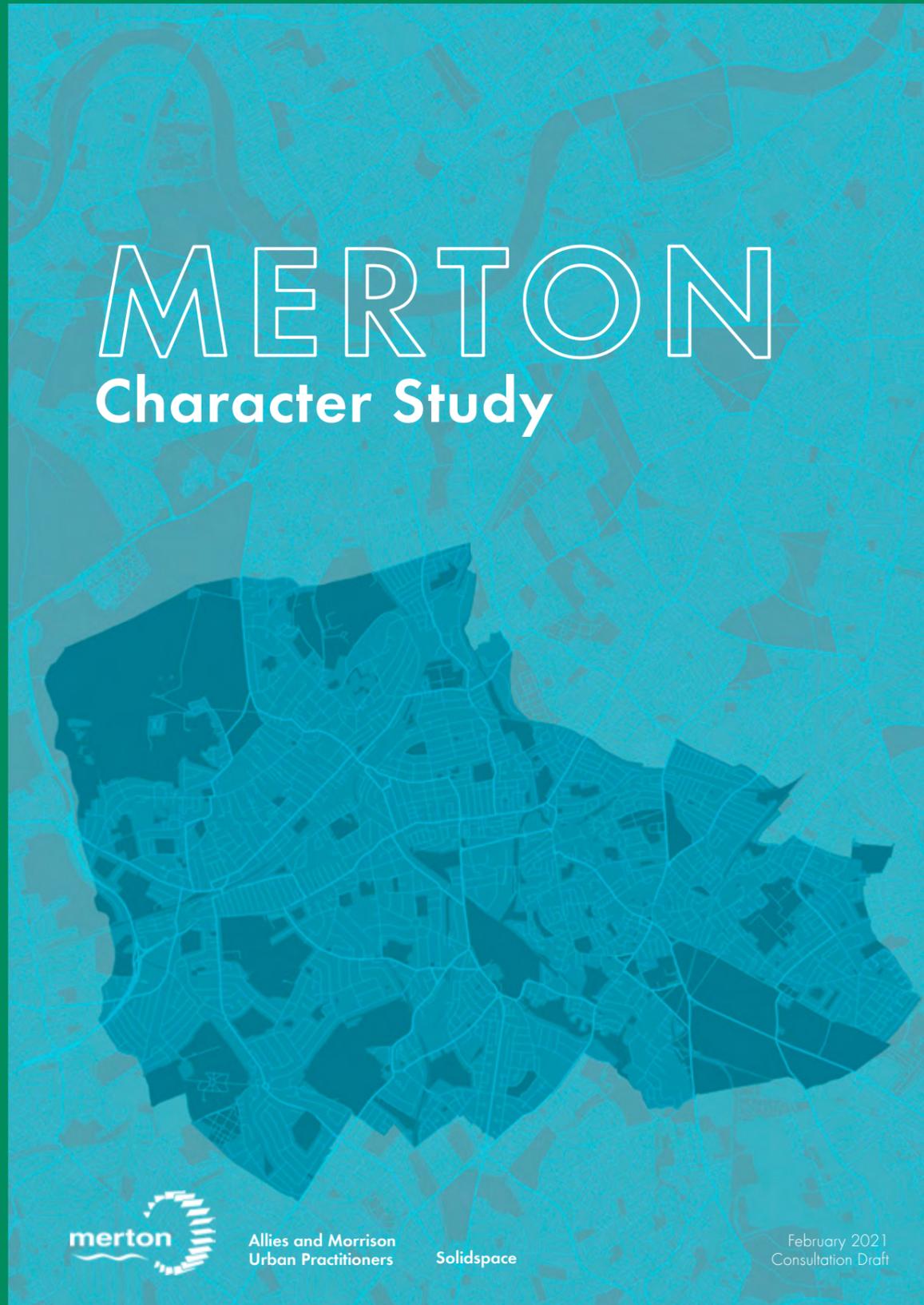
matthew.hopkins05@field.census.gov.uk

+44 (0)7452 945152

- Bookmark the Census 2021 website: www.census.gov.uk
- Follow us on social Media [#Census2021](https://twitter.com/Census2021)



please leave feedback on consult.merton.gov.uk by 23 March



WHY DO WE NEED A CHARACTER STUDY?

Character is more than buildings and spaces. It is social, historical and physical - and the interplay between these factors.

All of these factors should direct future growth in the borough.



LAYERS OF CHARACTER: PEOPLE

The Character Study has been informed by over 400 residents that took part in the engagement events.

Page 33

01. Online public survey

reviewing perceived neighbourhood boundaries and what residents valued in their neighbourhoods

416 responses

02. Community groups survey

gaining insight from a representative cross section of groups to inform the study.

03. Stakeholder workshop

focussed workshops with residents and local groups to discuss specific neighbourhoods

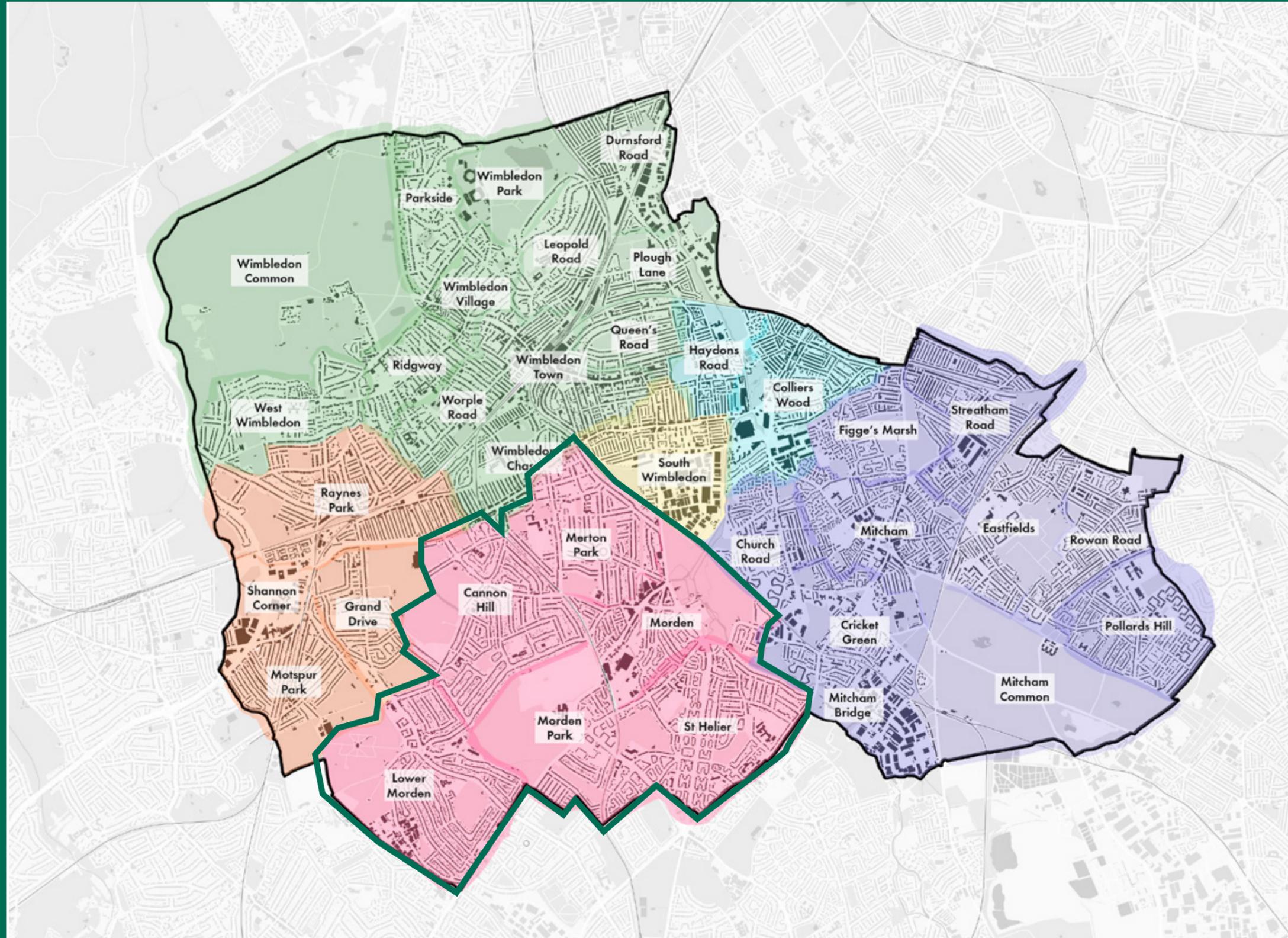
c. 30 attendees

04. Public consultation

please leave feedback on the draft Character Study SPD by 23rd March

MERTON'S DISTINCTIVE NEIGHBOURHOODS

Providing guidance to the rich and varied character found across the borough

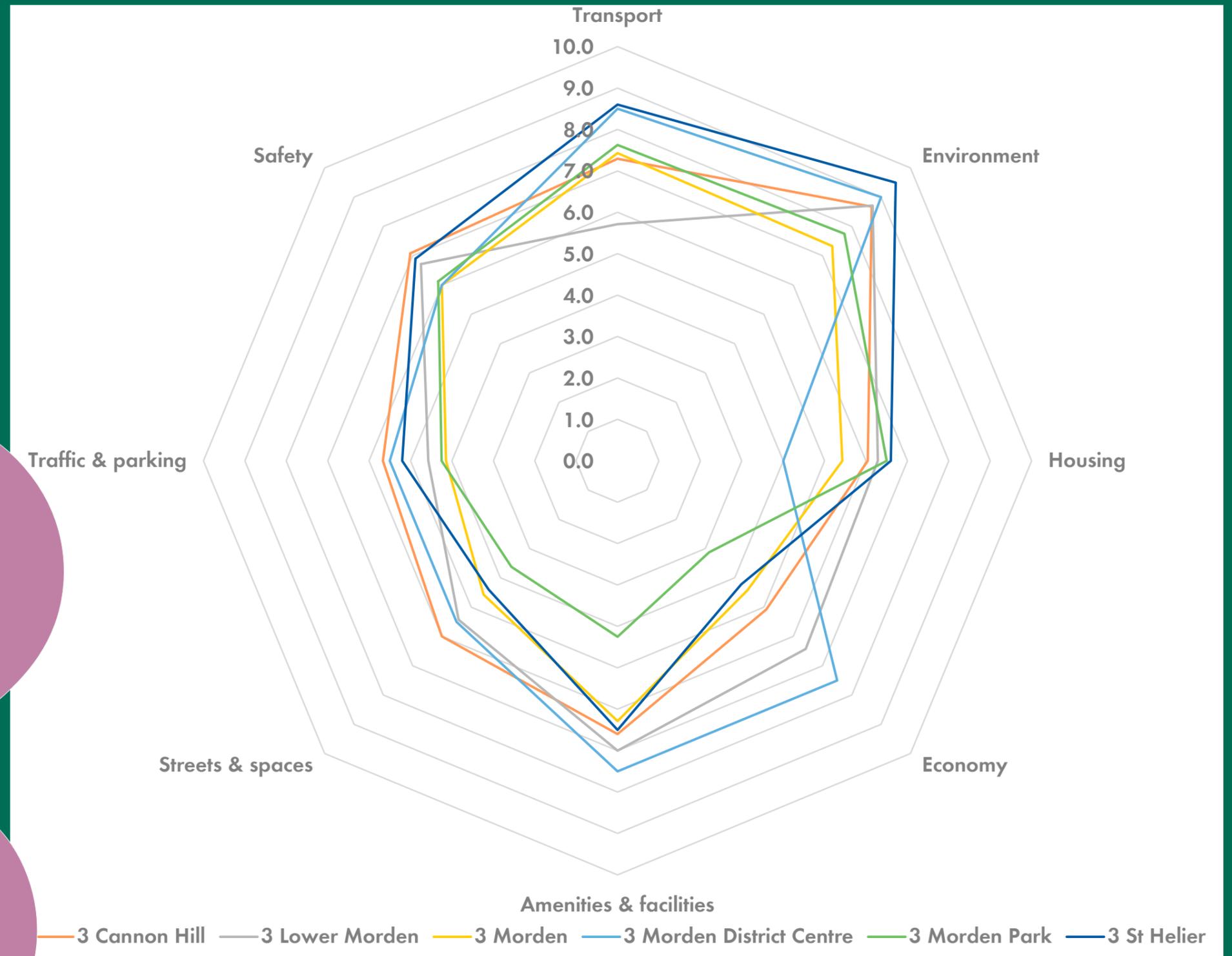


MORDEN

Over 400 Merton residents responded to rate their neighbourhood

"The Morden area is made special by the beautiful parks, lots of street trees, low density 2-storey suburban houses and relatively good connectivity"

The green spaces and cultural diversity make this area great"



DISTINCTIVENESS AND OPPORTUNITIES: MORDEN

Informed by analysis and conversations with residents



MORDEN

Distinctiveness - heritage and key features

- Focus is the town centre - historic commercial centre developed following northern line extension in 1920s
- Beyond town centre, predominantly residential in character - low rise suburban housing with more open 'garden city' style layout to the south, and more formal denser grid layout to west.
- Apartment blocks west of town centre
- Punctuated by major movement corridors - London Road, Morden Hall Road and Aberconway Road
- Civic centre and Baitul Futuh mosque are key local landmarks
- Morden Hall Park open space with historic buildings and features scattered to south
- Excellent transport links and open spaces

key issues / opportunities

- Transition between densifying town centre and suburban residential could be improved, currently quite abrupt
- Poor relationship between Morden town centre and Morden Hall Park - hidden access points, busy major roads with few crossings - opportunity to improve this
- Improve pedestrian and cycling environment in centre
- Opportunity to reimagine Morden as a young and vibrant town centre through context-led mixed use development
- Barrier of railway line along park's edge to east - explore opportunities to improve connections across



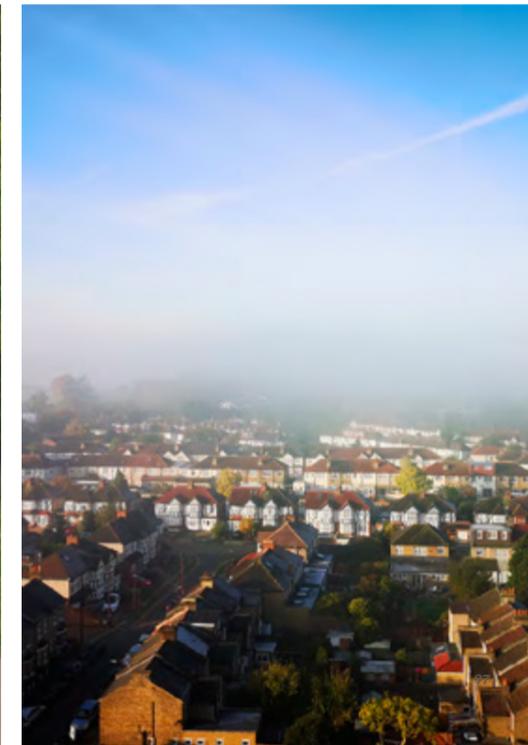
ST HELIER

Distinctiveness - heritage and key features

- Focus on St Helier Avenue which cuts through the middle of the area
- London County Council (LCC) interwar planned residential estate designed with garden city characteristics - cul-de-sac comprised of red brick terraces around greens a key feature
- Large areas of open space for recreation and green verges / hedges enhancing quality and green character of area
- Shopping parades with flats above
- Morden Recreation Ground to south

key issues / opportunities

- Loss of front gardens to hard standing and replacement of hedges - opportunity to reinstate these
- St Helier Avenue is a busy car dominated route - opportunities to improve pedestrian and cycle environment along this wide route
- Public realm improvements at shopping parades
- Explore infill opportunities for cottage style housing, potentially on corner plots



STRATEGIC GROWTH THEMES: MORDEN

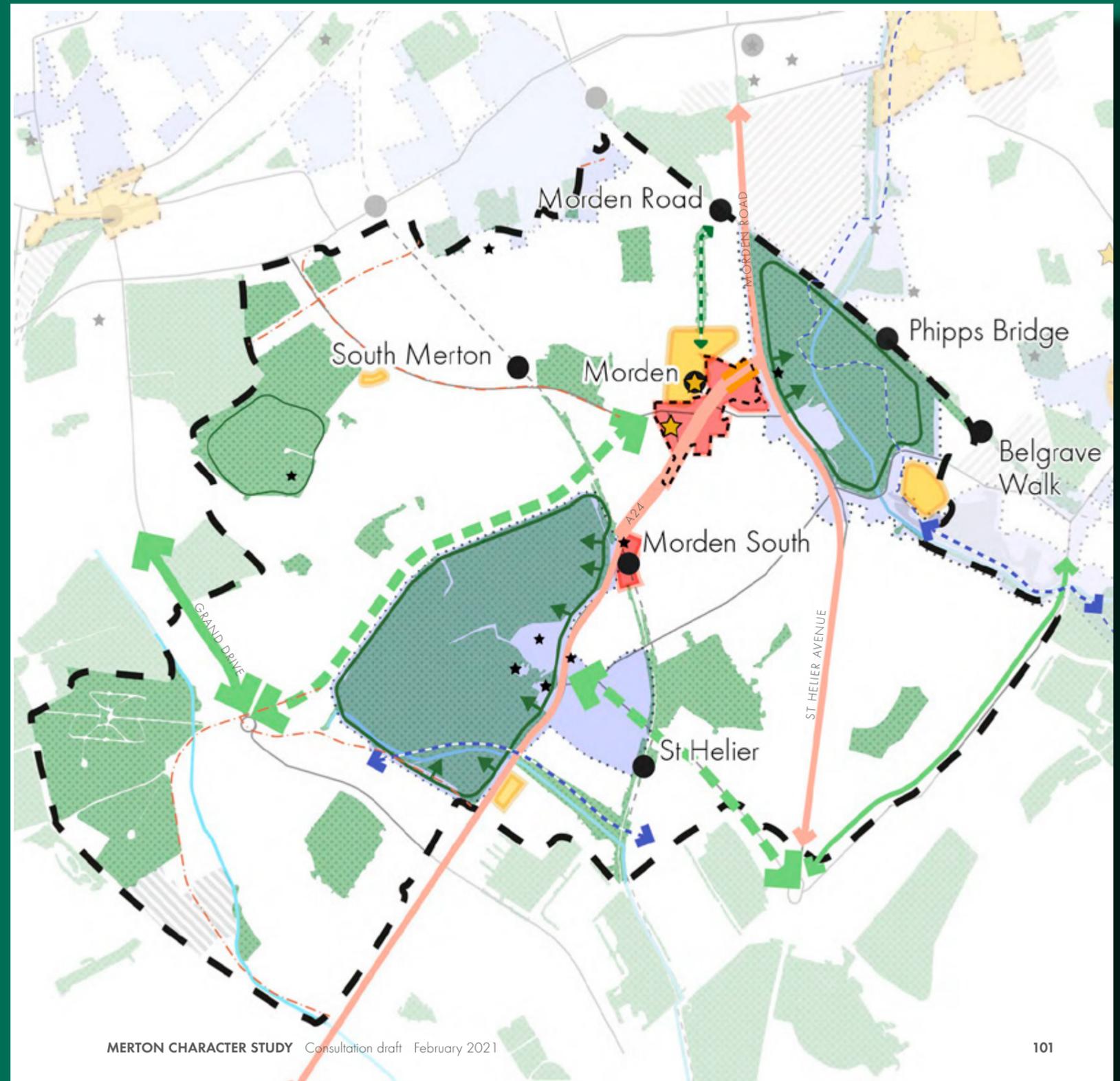
Potential growth opportunities that enhance character

proposals / opportunities:

- Reimagine character
- Re-examine character
- Repair character
- ↔ Corridor Intensification (major)
- ↔ Corridor Intensification (minor)
- Enhance parade
- ↔ Strategic greening and improvements
- ↔ Strategic improvements
- ↔ Active travel improvements
- ↔ Local green link improvements
- ↔ Improving connection to park

baseplan:

- Area Boundary
- Town Centre Boundary
- Conservation Area
- Green Space
- Locally Significant Industrial Sites
- Strategic Industrial Locations
- Train/Tube/Tram Station
- ★ Strategic Landmark
- ★ Local Landmark
- Road
- Rail
- Waterway
- Waterway Link



OPPORTUNITIES FOR CHARACTER LED GROWTH

Identifies growth opportunities, small and large

URBAN TERRACE

Examples of context-led growth:



1



2



3



4



5

Examples of contextual, mid-rise intensification in low-scale / residential areas



Quicks Road, South Wimbledon. Image © Google Street View



Stage House, Wimbledon. Image © Google Street View



Flora Court, Croydon. Image © Pitman Tozer Architects



King Edward's Road, Hackney. Image © Hawkins / Brown



Essex Close, Waltham Forest. Image © Bell Phillips Architects



Great Eastern Buildings, Hackney. Image © Karakusevic Carson Architects

Examples of context-led, tall intensification in town centre locations



Mizen Heights, Colliers Wood. Image © Future Merton



Wellington House, Wimbledon. Image © MATT architecture



Porters Edge, Southwark © Maccreanor Lavington



SMALL SITES TOOLKIT

CONSULTATION DRAFT

WHY SMALL SITES?

Small sites have always largely contributed to housing delivery in the borough.



SMALL SITES ARE ALL SHAPES AND SIZES

The quality of small sites are mixed. With some guidance we aim to encourage more development on small sites to a higher quality.



FOUR TYPES OF SITE

1. EXISTING BUILDINGS



Fig. 3.5 - Salt Yard, Wimbledon, by Franis Philips Architects
(Left: Before, Right: After)

2. ROOFTOPS

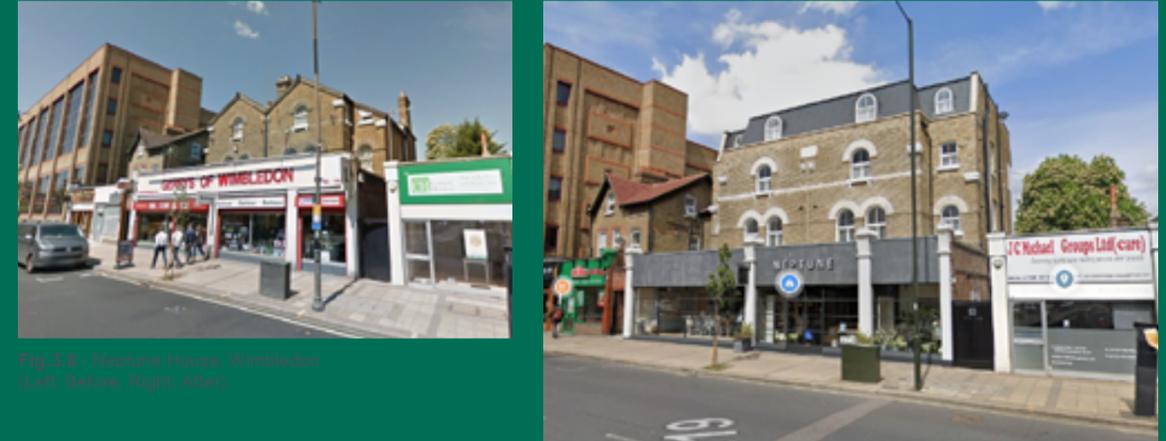


Fig. 3.8 - Neptune House, Wimbledon
(Left: Before, Right: After)

3. STREET-FACING



Fig. 3.12 - Lucien Road, Wimbledon by Harp & Harp Architects
(Credit: Harp & Harp Architects)
(Left: Before, Right: After)

4. BACKLAND



Fig. 3.16 - Graveney Mews, Tooling by MMA Architects
(Credit: MMA Architects)
(Left: Before, Right: After)

THE TOOLKIT

We've developed three tools to assist in the design process to encourage applicants to think holistically about design and deliver better quality planning applications.

1. Design Guidance

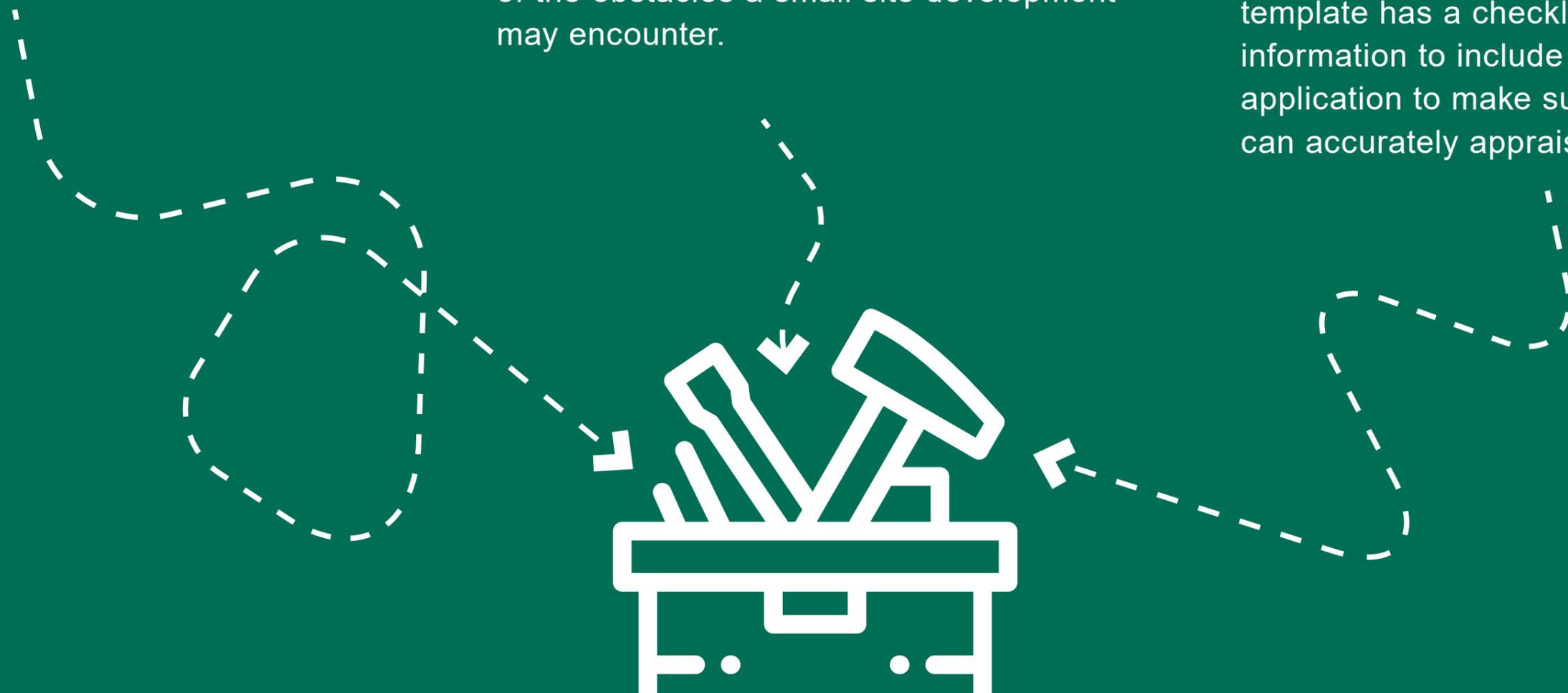
A sequence of questions and recommendations to guide you when designing your project. Merton Council will use these guidance notes to appraise your project during the planning process.

2. Case Studies

A selection of relevant case studies illustrating exemplar developments that have been delivered on small sites. Using thoughtful solutions the designers of these projects have successfully overcome some of the obstacles a small site development may encounter.

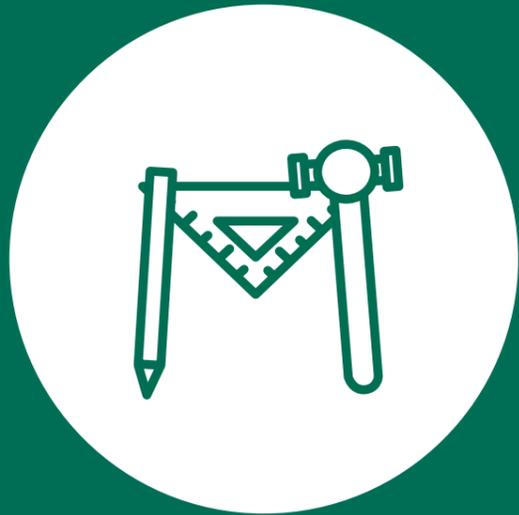
3. Design and Access Statement Template

As part of your planning application, you should produce a Design and Access Statement (DAS). A DAS will help explain and justify your proposal. The template has a checklist of necessary information to include with your application to make sure Merton Council can accurately appraise you project.



1. DESIGN GUIDANCE

The Design Guidance revolves around 4 key objectives that encourage applicants to look beyond their site boundaries.



MADE IN MERTON

- Respond to the vision of the borough set out in Merton's Local Plan.
- Respond to local character and needs set out in Merton's Borough Character Study.
- Encourage active travel.



FIT FOR PURPOSE

- Create homes that are innovative and built to a high standard.
- Provide rooms that are functional, adequately sized and adaptable.
- Ensure internal and external spaces maintain safety and privacy.



PUTTING PEOPLE FIRST

- Promote health and wellbeing by creating spaces that encourage interactions between neighbours.
- Provide a mix of housing types and uses that meet the needs of present and future residents.
- Ensure that the amenity of neighbours is protected.



ECONOMICAL & SUSTAINABLE

- Make use of robust materials that retain their aesthetic quality.
- Challenge rising fuel costs, flood risk and climate change with good design.
- Encourage biodiversity by integrating landscape and

'TYPICAL' GUIDANCE

The guidance provides suggestions that will guide the built quality of future development...

How does your proposal respond to the language of the street?

5.1.17 A positive pedestrian experience on the street creates successful places. Your proposal should respond to existing rhythms and street frontages to strengthen the street scene. Street elevations and 3D perspectives can illustrate your design.

5.1.18 Where there is a strong rhythmic street composition, proposals should seek to continue this. This can be achieved through visual breaks and considered use of material. Conjoining buildings is strongly discouraged as it creates a terracing effect and breaks the rhythm of the street elevation. Visual breaks must be used to maintain the rhythm of the street. See Fig.5.7.

5.1.19 The frontage of your development must not exceed the frontage of its neighbour and/or host property. Moving beyond this line will only be acceptable if:

- The character of the street is such that the frontage of buildings step and there is no clear street frontage.
- It can be justified that it provides a positive interface with the street.

See Fig.5.8.

5.1.20 Maximise active street frontages to improve natural surveillance and create a sense of community. Large areas of inactive street frontage, such as doors to bin stores, garage doors and blank façades must be kept to a minimum. See chapter 8, 'Better Streets', for more details.

5.1.21 Contemporary proposals with good architectural design can make a positive contribution on the character of the street. A considered material pallet, articulated massing and good attention to detail can all contribute to a successful building.



Fig.5.7 - Maintaining rhythm
Conjoining buildings can create long street frontages and have a negative impact on the character of the street.

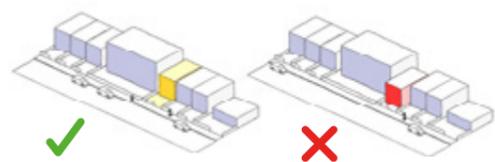


Fig.5.8 - Building front alignment
If the building front exceeds the frontage of its neighbour, it could have a negative impact on the character of the street.



Fig.5.9 - A contemporary 3 storey building continues the roof forms of its neighbours. (Housing in Mitcham by Groves Natcheva Architects)

5.1.22 Front gardens and boundary structures are important elements that define the character of a street. New boundary structures should respect the prevailing style along the street and protect any original boundary structures and trees.

5.1.23 Homes in many areas of the Borough are characterised by defensible entrance spaces such as front gardens, hedges, boundary walls and fences. If your proposal sits in such a neighbourhood, it must reflect this feature. This will give new residents a sense of security and privacy.

5.1.24 Consider planting trees and shrubs to improve air quality and the appearance your proposal. Planting may contribute to the wellbeing of residents by protecting garden spaces from busy roads.

5.1.25 Whether it's the front door to a new home, or the entrance into a shared lobby, the approach to the front door, house name and/or number must be clearly readable from the street. This can be achieved by clearly differentiating the entrance into the building from other openings in the facade.

5.1.26 Where mechanical plant equipment is required on the roof of the development, proposals should have uncluttered roof profiles and equipment should not be seen from the street level. There are many ways to hide these such as setting the plant equipment away from the edge of the roof, or integrating the plant with the design of the building. Flues should also be located in locations that create minimal impact to the elevation. Good forward planning for plant requirements should be done early in the design process. See Fig.5.11.



Fig.5.10 - The entrance of these villa blocks protrude towards the street and stand higher than the concrete banding marking each level. This creates a welcoming entrance that is distinct from other openings in the building fabric. (Finsbury Park Villas, Haringey by Sergison Bates Architects) [Credit: Stefan Müller]

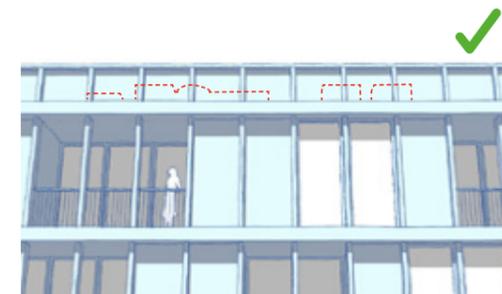
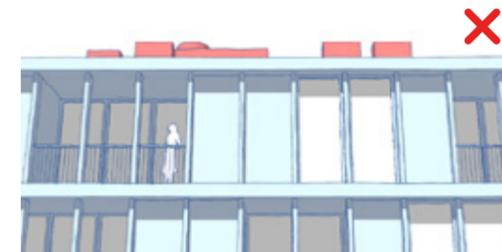


Fig.5.11 - Plant and services on roof. Seeing plant equipment from street level can have a negative impact on the character of the street.

'NON-TYPICAL' GUIDANCE

... And provides guidance to encourage building communities and improving emotional well-being.

Have you considered accommodating a mix of uses and users in your project?

- 7.1.19 Subdividing existing residential properties to create two or more new dwellings especially in areas dominated by family housing. Consider the mix of tenure your project will bring to the neighbourhood and if this complements existing provisions.
- 7.1.20 Proposals for conversions must include re-provision of at least one family-sized unit where an existing family unit has been lost due to the proposal.
- 7.1.21 Proposals for change of use or conversion of an existing building must ensure that any loss or impact on utility, community facilities, infrastructure, or emergency services is fully mitigated. This requirement is normally satisfied by making alternative provisions on-site or elsewhere or by demonstrating that the current uses are no longer required by the community.
- 7.1.22 Sites in locations with commercial and business uses must be carefully designed to preserve the privacy of new residents. Proposals on these sites may also retain employment uses. Mixed-use developments have the opportunity to create a unique atmosphere in the variety of uses accommodated on the site.
- 7.1.23 Multigenerational living (homes consisting of at least two adult generations living under the same roof) is a growing trend across London and in Merton. If you are considering expanding your household or providing for this need you must consider how your proposal can be adapted to changing needs at various life stages. You can future-proof your development by including capped-off services for future use and maximising non-loadbearing walls to allow internal rearrangements.
- 7.1.24 Homes in Merton must meet the needs of our community including people with disabilities and/or reduced mobility, wheelchair users and older people. Please consider incorporating the [M4\(2\) optional requirements](#) of the Building Regulations.



Fig.7.32 - This scheme introduces a doctor's surgery and shop units at ground floor level with residences above. (Croxted Road, Southwark by Panter Hudspith Architects)
[Credit: Panter Hudspith Architects]

How do your common areas foster community?

- 7.1.11 Communal space for circulation such as front entrance lobbies, stairs and corridors must provide a safe, functional and comfortable setting for chance encounters. Well-designed communal spaces can create a sense of pride in where a person lives.
- 7.1.12 Shared circulation should have views out with adequate ventilation and natural light. Designs based on double-loaded corridors are often poorly lit and ventilated. This makes for unwelcoming spaces that are avoided or neglected by residents.
- 7.1.13 Shared circulation spaces should be finished in robust materials in order to create desirable common spaces for residents.
- 7.1.14 Where you are proposing housing in conjunction with other uses in the building, give careful consideration to the separation of circulations routes. Your proposal must demonstrate how circulation routes will allow residents to maintain privacy from other users in the building.
- 7.1.15 Each dwelling should have its own separate entrance externally or from a shared circulation route. In the case of Houses of Multiple Occupation you must provide secure private spaces for each resident, separate and independent from shared spaces and circulation routes.
- 7.1.16 Communal amenity spaces should be orientated to maximise the amount of daylight and sunlight and have a strong landscape approach.
- 7.1.17 Proposals with shared access routes must demonstrate that they will allow easy and safe access for pedestrians. You should include design features that will encourage neighbours to interact positively. Consider including public seating areas, communal gardens and play areas where possible.
- 7.1.18 We encourage shared access to communal spaces across different tenures. You should avoid segregating entrances for different tenures.



Fig.7.30 - A naturally lit lobby that is generously spaced has a view through from the front door to the communal courtyard. (Kings Crescent Estate, Hackney by Karakusevic Carson Architects)
[Credit: Karakusevic Carson Architects]

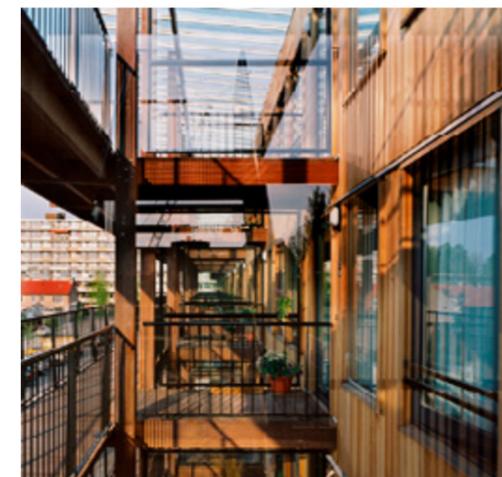


Fig.7.31 - Bridged gallery access provides semi public front garden and better privacy and daylight. (Koekoekspreeuw, Amersfoort by KCAP)
[Credit: KCAP]

2. CASE STUDIES

A collection of exemplar projects provide a catalogue of good quality projects to learn from.

STREET-FACING - CORNER INFILL

LUCIEN ROAD

The site of this 3-storey 2-bed house sits at the end of a terrace and that was occupied by a detached single storey garage belonging to the neighbouring property. The new house shares a party wall with 32 Mount Road and references features of the 1920/30's houses in the area,



Project Information	
Architect: Harp & Harp Ltd	
Client: Private	
Borough: Merton	
Address: 43 Lucien Road, London, SW19 8EL	
Completion date: February 2020	
Current PTAL: 3	
Site Characteristics	
Site area net (sqm): 173	
Site area gross (sqm): 173	
Parking numbers: 1	
Building Characteristics	
Dwelling mix:	1-bed: 0
	2-bed: 1
	3-bed: 0
	4-bed: 0
	Total: 1
Average GIA per dwelling (sqm): 89	
Typical number of dwellings per core: N/A	
Typical number of dwellings per floor per core: N/A	
Maximum height above ground level (m): 8	
Maximum height above Ordnance Datum (m):	
Maximum number of storeys: 3	
Tenure	
Affordable: 0%	PRS: 0%
Social rent: 0%	Market sale: 100%
Planning use split	
Non-residential use: None	
GEA (sqm): -	
GIA (sqm): 90	
NIA (sqm): -	

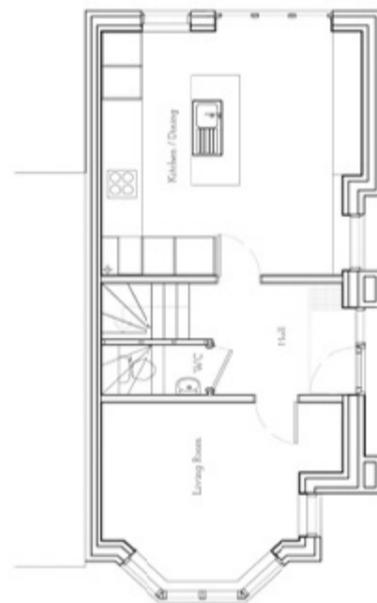


Fig.9.59 (Top)
Site plan.

Fig.9.60 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The house sits within an established context and was designed to reference both the 1930s arts and crafts terrace to which it is attached and the more formal Edwardian houses opposite whilst also being unmistakably contemporary. Details such as the white and black tiles around the entrance echo the tiled paths of its neighbours and break up the brick and render and create visual interest appropriate for the prominent corner site.



Fig.9.61 - View of house in context.
[Credit: Harp & Harp Architects]

MADE IN MERTON

Clear steps have also been taken to make the new house address its corner position and frontage to both Mount and Lucien Road. The front door to the new house is placed on the side (Lucien Road) frontage to allow the building to turn the corner and properly address its context as well as creating an efficient layout internally.



Fig.9.62 - Decorative tiles referencing Victorian floor tiles.
[Credit: Harp & Harp Architects]

PUTTING PEOPLE FIRST

The buildings massing breaks down to create a smaller more domestically scaled gable end with a large amount of fenestration giving the gable an active frontage to Lucien Road. The appropriately scaled massing avoids an overbearing appearance on the prominent corner site.



Fig.9.63 - Well-lit kitchen and dining space leading out to garden.
[Credit: Harp & Harp Architects]

3. DAS STATEMENT

A template that asks the right questions to better appraise future planning submissions.



Intended use: applications for planning permission and/or listed building consent to create new residential units on sites of 0.25Ha or less with some or exclusively residential use.

This template can be used to write your design and access statement. It should be used to explain the design thinking behind your proposal and to demonstrate that your design will be accessible to all users. Each section of the statement allows you to include drawings and images to support your application. You may choose to refer to drawings and images that accompany your submission.

In each section please provide as much information as possible in favour of your proposal. Additional pages have been included for use as needed. Blank pages should be deleted if they are not used.

You may find that some sections of this document are not relevant to your application. Where this is the case please state that the section is 'not applicable' and provide some explanation.



**SMALL SITE
DESIGN AND ACCESS
STATEMENT
TEMPLATE**

Revision: A dd/mm/yyyy

consult.merton.gov.uk

please complete the feedback survey and leave any comments by **23 March**.

do you agree / disagree with what has been mentioned?

do you have any suggestions?

Page 50

The screenshot shows a web browser window displaying the 'Consultations - Merton Council' page. The URL is <https://consult.merton.gov.uk/kms/dmart.aspx?LoggingIn=tempVar...>. The page features the Merton Council logo and a navigation menu with links to Home, Council and democracy, Get Involved, and Consultations. The main heading is 'Current and planned consultations'. Below this is a search bar with the text 'Type in here to search' and a 'Search' button, along with a link to 'Advanced Search'. A pagination bar shows 'Pages 1 2' and 'Total results: 36'. The first consultation listed is 'Merton Character Study', which started on 09 Feb 2021 and ends on 23 Mar 2021. The text under this heading explains the purpose of the study: 'Why do we want your views? This study has been prepared to assist the Council, community groups, stakeholders and others with an interest in the borough to better understand Merton's distinctive local character. It is an update to the Borough Character Study undertaken between 2011 and 2015. The Character Study will support preparation of the Council's New Local Plan as a Supplementary Planning Document (SPD) and be used to inform a character and 'place-based' approach to managing growth in the borough. Similarly, neighbourhood forums will be able to draw on this study to assist with the preparation of their neighbourhood plans. The report will also inform decisions made by Council officers and should be an important tool used by developers and others investing in Merton to ensure proposals positively respond to the local context. You can read the document [here](#).' A 'More' button is located below the text. The second consultation listed is 'Merton Small Sites Toolkit', which also started on 09 Feb 2021 and ends on 23 Mar 2021. On the right side of the page, there is a 'Consultations' sidebar with links to 'Current and planned consultations', 'Completed Consultations and Feedback', and 'Register for Alerts'.