

Dear Tim

### **Lessa - Design Amendments to the Scheme**

Following on from my email below setting out the proposed amendments to the design and appearance of the scheme at the Lessa site, I am pleased to share with you updated street scenes and perspectives of some key views within the scheme to demonstrate visually the amendments proposed to address the design comments provided by you and your officers.

Please find attached the following four drawings:

- Lessa - Perspective View 2
- Lessa - Street Scene 1
- Lessa - Street Scene 2
- Lessa - Street Scene 4

These attached drawings include the changes described in my email below.

### **Balcony / Balustrading Details**

The proposed balustrading has been revised to reflect the repeating patterns established in the immediate vicinity – in Blenheim Road, Westway and Greenway – where the first floor bay windows, intersect with the ground floor roof.

Photos below show a few examples of the details taken from the vicinity:





The extract below shows the proposed balustrading details in the Lessa scheme:



### Side Elevations

Side elevations to some houses which have exposed elevations have been reviewed and revised. A contemporary interpretation of the projecting side windows, found in Blenheim Road and Westway, is proposed and has been incorporated to some of the house elevations.

Here are a few examples of the projecting side windows in the local vicinity:



The extract below shows the proposed projecting side windows to selected houses:



The Cobbler  
Plot 72

We trust that these amendments follow on from our proposed changes as set out in my email below.

Should you be content with these changes, updated drawings will be provided to you to allow the application to be presented to the March Planning Committee.

We are aware of the tight timescales with this application. Therefore, I trust the proposed amendments set out in this email and my email below provide you with confidence to prepare a draft committee report whilst updated plans and drawings reflecting the changes are compiled.

Please do feel free to email or call me if you would like to discuss, and if a meeting would assist with you and design officers, I'll be happy to arrange this at your convenience.

Kind regards

Greg

**Gregory Evans MRTPI**  
**Associate**  
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**From:** Gregory Evans

**Sent:** 23 February 2022 19:15

**To:** Tim Lipscomb <[Tim.Lipscomb@merton.gov.uk](mailto:Tim.Lipscomb@merton.gov.uk)>

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**Subject:** RE: LESSA site - redevelopment to housing and parkland - NEW APPLICATION IMMINENT - 21/P4063

Dear Tim

Many thanks for the collated comments from Merton. Bellway's team and its architect has reviewed the comments. Bellway's architect DHA is in the process of making a number of alterations, which we believe will address your points raised.

These design alterations will take a bit of time to complete and update the full application drawing pack, and therefore we intend to provide you with a number of drawings by this coming Monday, which will illustrate the changes we intend to make throughout the scheme. We trust these will give you comfort and that you will be able to complete your draft report ahead of receiving the fully updated application.

A street scene of the 3 storey town houses fronting the Parkland, the Meadowview Road street scene frontage, and internal road section which illustrates the enhanced side elevations of corner turning houses and apartments, as well as the Meadowview Road perspective will be sent to you by 4pm Monday.

To provide you with details of how the design comments will be addressed, the following changes will be made to the application:

- Primary brick colour changed from buff to multi stock red with a smooth red contrast brick for the pulled header brick detailing panels on both Houses and Apartments as this colour is more typical to the immediate area. The extent of brick detailing will be considered on the elevations to provide relief. Specific brick colours and manufacturer details will be agreed via condition.
- Grey roof tile changed to an orange on both Houses and apartments. Precise tile colour and manufacturer details will be agreed via condition.
- Metalwork balcony railings to incorporate unique design, incorporating elements of local distinctiveness are proposed with the final detailing to be agreed via condition. We will also provide a drawing at 1:20 scale to clarify the technical specification and potential design.
- The form of the balcony surrounds and materiality have been replaced by thinner columns which will now be constructed with contrasting red brickwork.
- The window surrounds on feature windows have been replaced with contrasting brick detailing which is more appropriately proportioned.
- A modern interpretation of the traditional window oriel bays seen more locally has been included within our proposals and these are located in prominent elevations on the houses.
- The side elevations of prominent properties, specifically the end-terraced houses, have been reconsidered to include the oriel bays and feature brickwork.
- 1/20 scale detail drawings of the junction of the roof line, the eaves, facia, and gables of all the buildings will be submitted to clarify the technical design of these interfaces.
- Confirmation of compliance to M4(2), M4(3) and NDSS requirements will be provided.

I trust this gives some indication to the extent of the changes being made and provide you with assurances that this scheme can be supported in design terms.

Kind regards

Greg

Gregory Evans MRTPI

**Associate  
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