



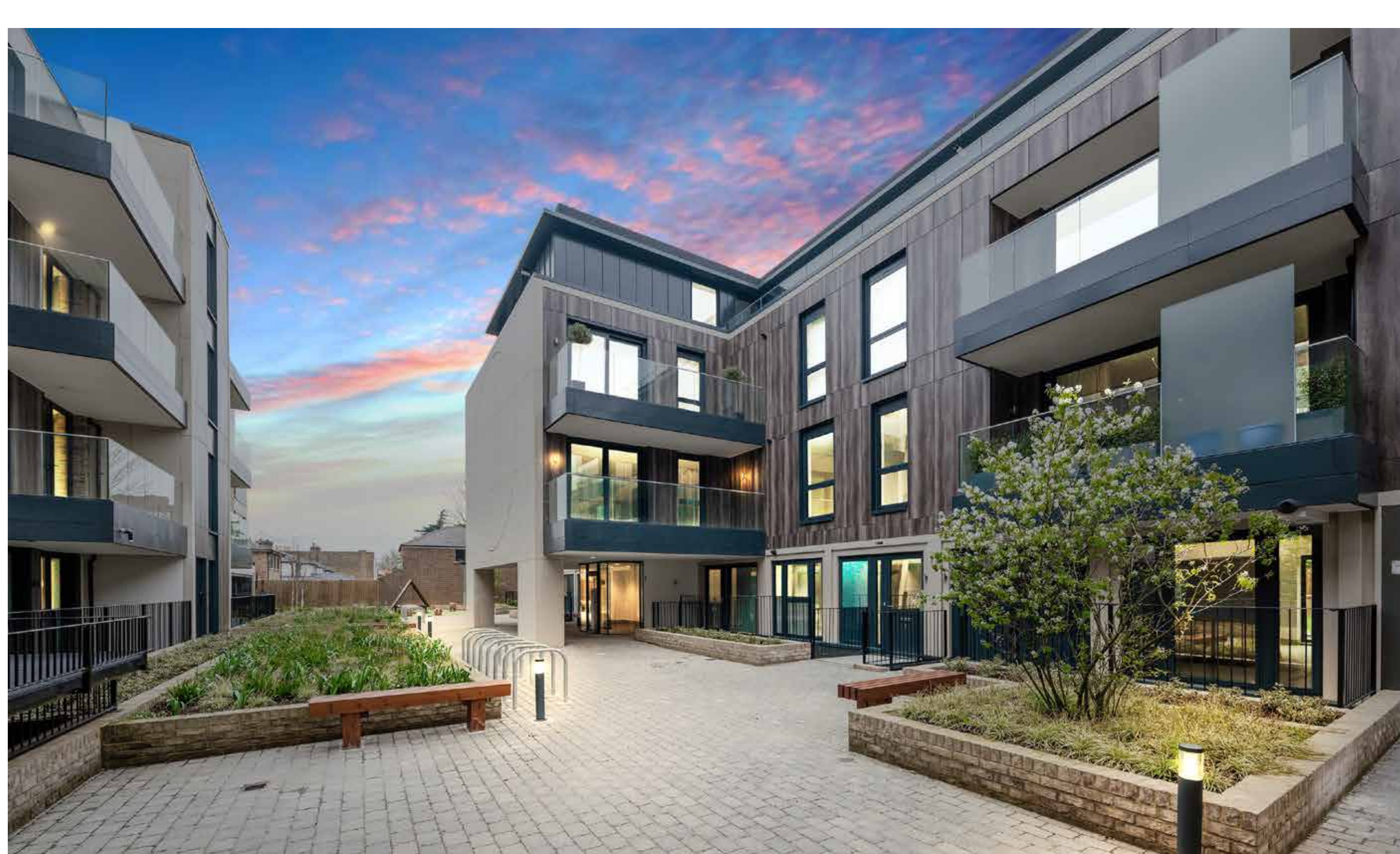
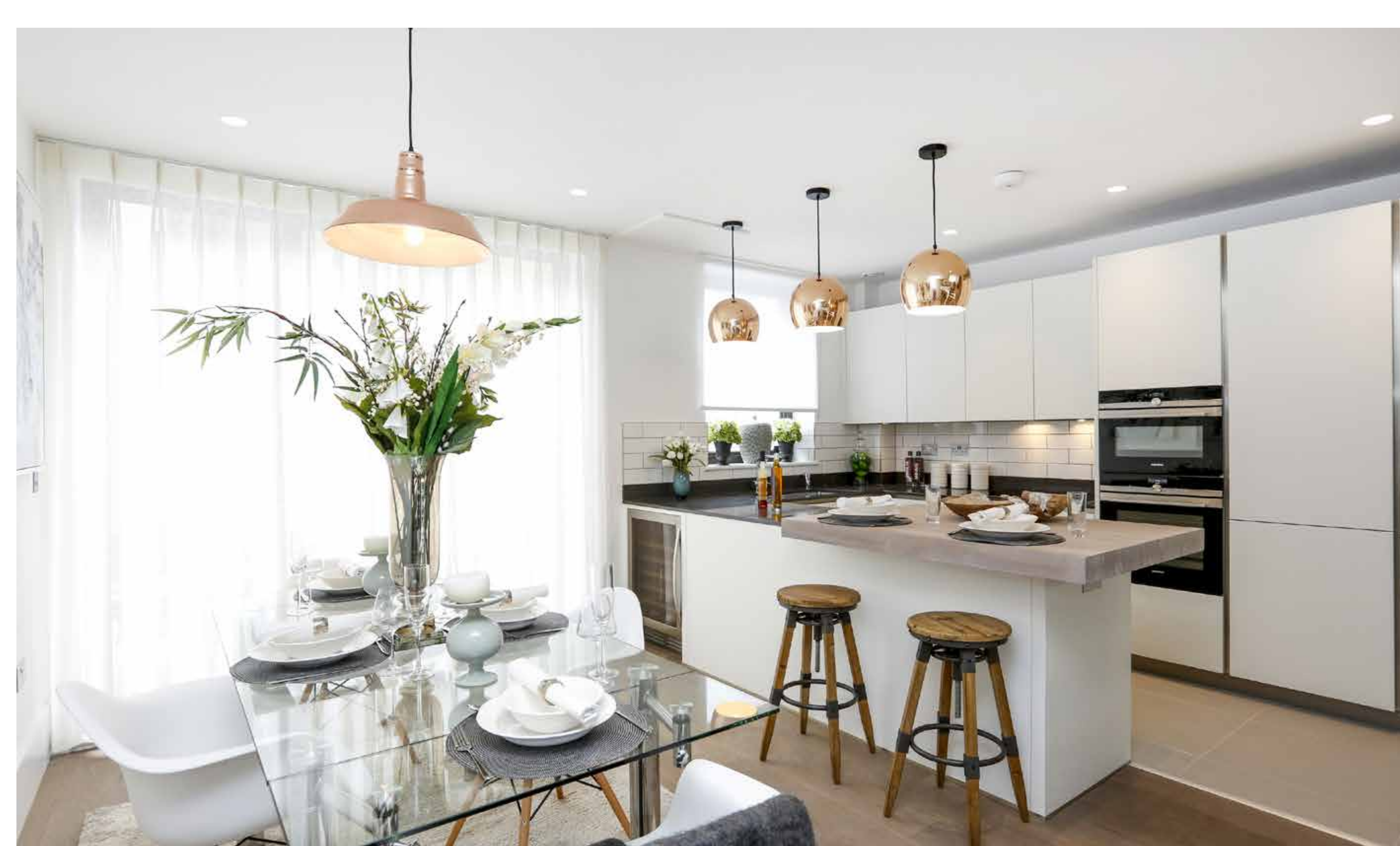
Photo of Abbey Wall Works

Thank you for attending today's exhibition to view our proposals for the Abbey Wall Works site. We hope you find it useful and informative to meet with representatives from indigoScott and their project team, who will be happy to answer any question you may have.

ABOUT INDIGOSCOTT AND THIS CONSULTATION

indigoScott is a private developer of high quality homes and commercial spaces, based in Wimbledon, south west London and established in 1997. As a family run business, it has traditional values together with innovative but truly considered design and construction processes.

indigoScott has extensive expertise in land acquisition, planning, design, and construction which enables each development to be carefully appraised and actively promoted through the planning system - resulting in high quality end developments.



Have Your Say

We would like to hear your thoughts on our proposal for Abbey Wall Works. You may do so by:

- Filling out an exhibition response card;
- Responding to the postal flyer using the pre-paid envelope provided;
- Emailing AbbeyWall@yourshout.org;
- Calling on 0800 955 1042 / 020 7587 3049; or
- Writing to us at:

FREEPOST RTXU-JGSR-KHLE
Abbey Wall Consultation
Your Shout
312 China Works
Black Prince Road
London SE1 7SJW

You can also see all the information provided here at: <https://rapleys.com/consultation/AbbeyWallWorks/>

Please provide your comments by 11th October 2019.

Details provided through any of these channels will be passed to third parties instructed by indigoScott to be processed. We confirm that all information will be treated in accordance with the GDPR and the UK Data Protection Act 2018.



Aerial View of Site

Project Team includes:





The Site

The site comprises the Abbey Wall Works industrial premises located between Station Road and Merantun Way (A24). It is a broadly triangular site with an area of approximately 0.2 ha (0.5 acres). Existing buildings are generally single storey with pitched roofs of steel and corrugated iron, currently occupied by a number of automotive related businesses.



Photos of Site



Photos of Site

Surrounding Area

The site is within a 'transition area' sitting between the predominantly residential area comprising traditional two storey terrace properties immediately to the north and the High Path Estate to the west, and the commercial areas to the south and east, including the Merton Industrial Estate, Merton Abbey Mills (with a variety of small craft and retail outlets) and Sainsbury's. The site is therefore within an area characterised by a diverse mix of land uses, and associated buildings in terms of scale, height, massing, age, architectural styles and materials.



Terrace Housing on Station Road



Looking West Towards High Path Estate

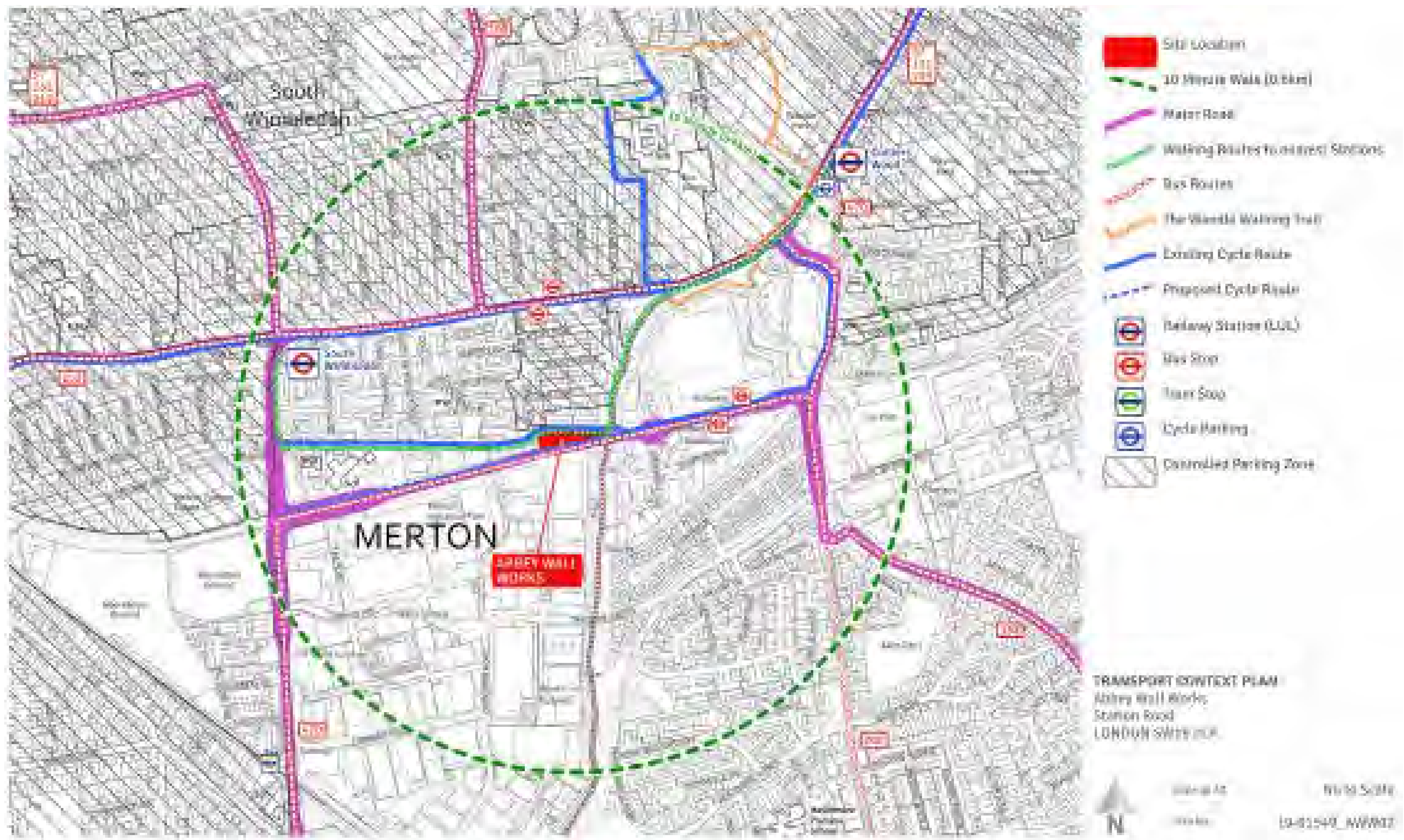


Visual of Harris Academy



Visual of High Path Regeneration

The surrounding area will see some significant changes following the regeneration of the High Path Estate and the redevelopment of other nearby sites, which benefit from planning permission.



Abbey Wall Works is located adjacent to Merantun Way (A24) which is a designated TfL red route providing one of the principal north – south routes between Central London and the M25 and is therefore well connected to the strategic highway network. Additionally, the site is in close proximity to public transport services including bus stops located along Merton High Street (131, 57, 200, 219, 152) and Merantun Way (470) serving routes to Streatham, Clapham Junction, Wimbledon, Raynes Park, Kingston, Epsom, and Mitcham. South Wimbledon and Colliers Wood underground stations are also within a short walk providing access to the northern line for connections to Central London and national overground services.

Station Road is an identified Cycle and Pedestrian Route extending east to west and links with the River Wandle Trail (parts of which is National Cycle Network Route 20). Merantun Way is identified as being a cycle route to be improved.

The site benefits from being within an easy walking distance to a wide range of shopping facilities, services and amenities located along Merton High Street, in addition to the nearby Sainsbury's and Abbey Mills.



Merantun Way



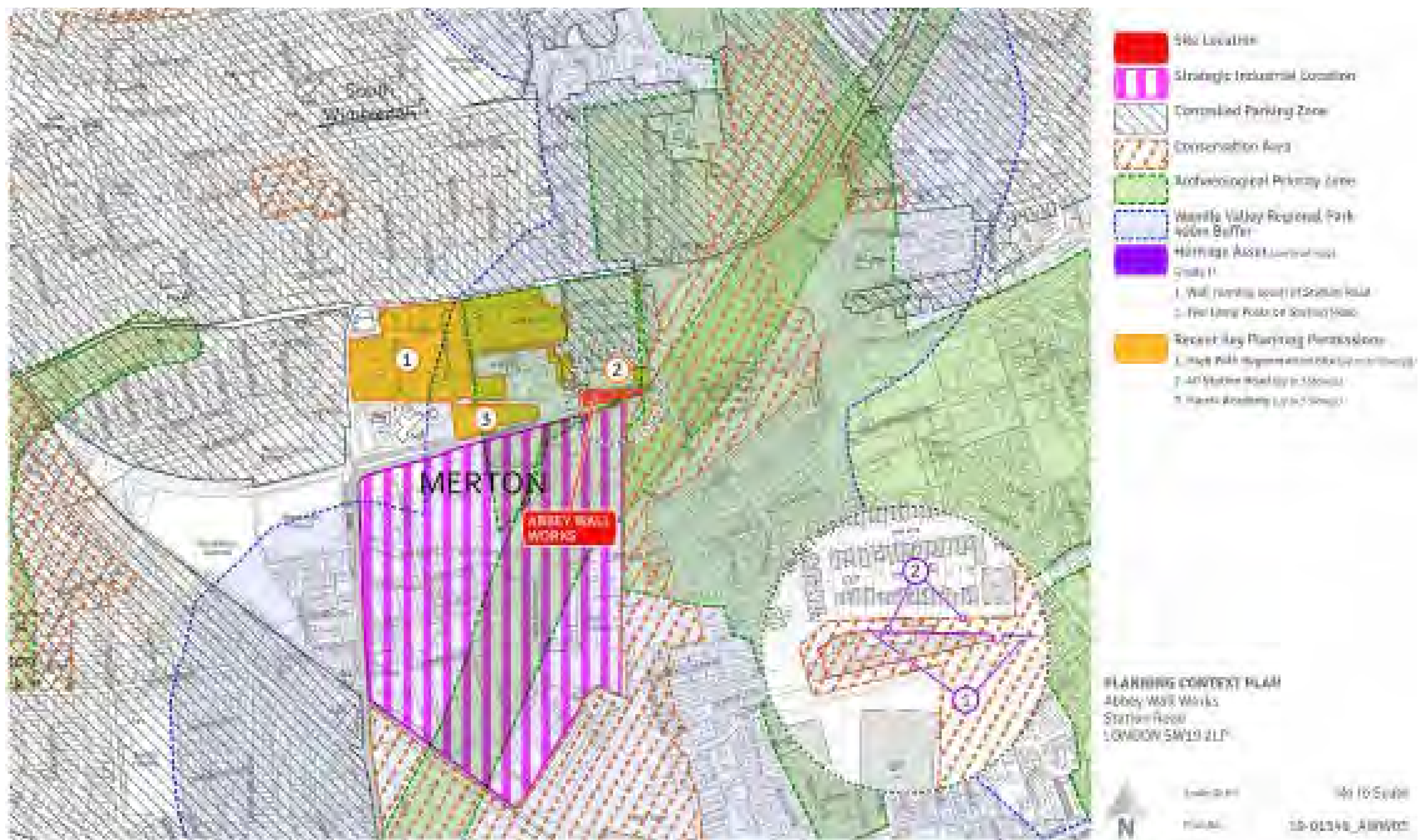
South Wimbledon Underground Station



Wandle Trail



Wandle Trail



Employment Use

The site is not subject to any specific land use allocation. However, planning policy seeks the retention of existing employment land and uses, or the re-provision of employment floorspace where redevelopment is proposed. This will therefore be a requirement of the redevelopment proposals for Abbey Wall Works.

Other relevant planning considerations relate to the following designations:

Conservation Area

The Wandle Valley Conservation Area includes the River Wandle corridor, the Abbey Mills (once used by Arthur Liberty and William Morris) and the surviving sections of the Merton Priory perimeter wall. For this reason, the site of the Abbey Wall Works – which includes a long section of the Priory perimeter wall - is encompassed within the Conservation Area designation. The buildings themselves, however, clearly have a negative impact on the Conservation Area.

The site is within an Archaeological Priority Zone where development proposals will need to identify any potential for archaeological remains and impacts and mitigation.

Listed Buildings and Structures

Additionally, the boundary wall to Abbey Wall Works is Grade II listed. This wall is built of flint and ashlar stone from the ruins of Merton Priory. It incorporates corbelled brick courses beneath brick gabled copings. Some parts of the wall have been re-built and repaired although the quality of the works varies. This will need to be sensitively incorporated within the scheme.

Immediately adjacent to the site, on the south and north sides of Station Road, are two Grade II listed cast iron lamp posts, of circa 1900, thought to be designed for electricity. These have elegant fluted columns and curved brackets with scrollwork decoration, albeit showing need for some repainting.



Abbey Wall Works Grade II Listed Wall



Station Road Grade II Listed Lamp Post

There are also other buildings and structures of heritage value in the wider vicinity, and include:

- Colour House, Liberty's Printworks, dated 1742 – Grade II listed
- Wheel House, Liberty's Printworks, dated C18th – Grade II listed
- Area of Merton Priory – Scheduled Monument



Grade II Listed Colour House in Background

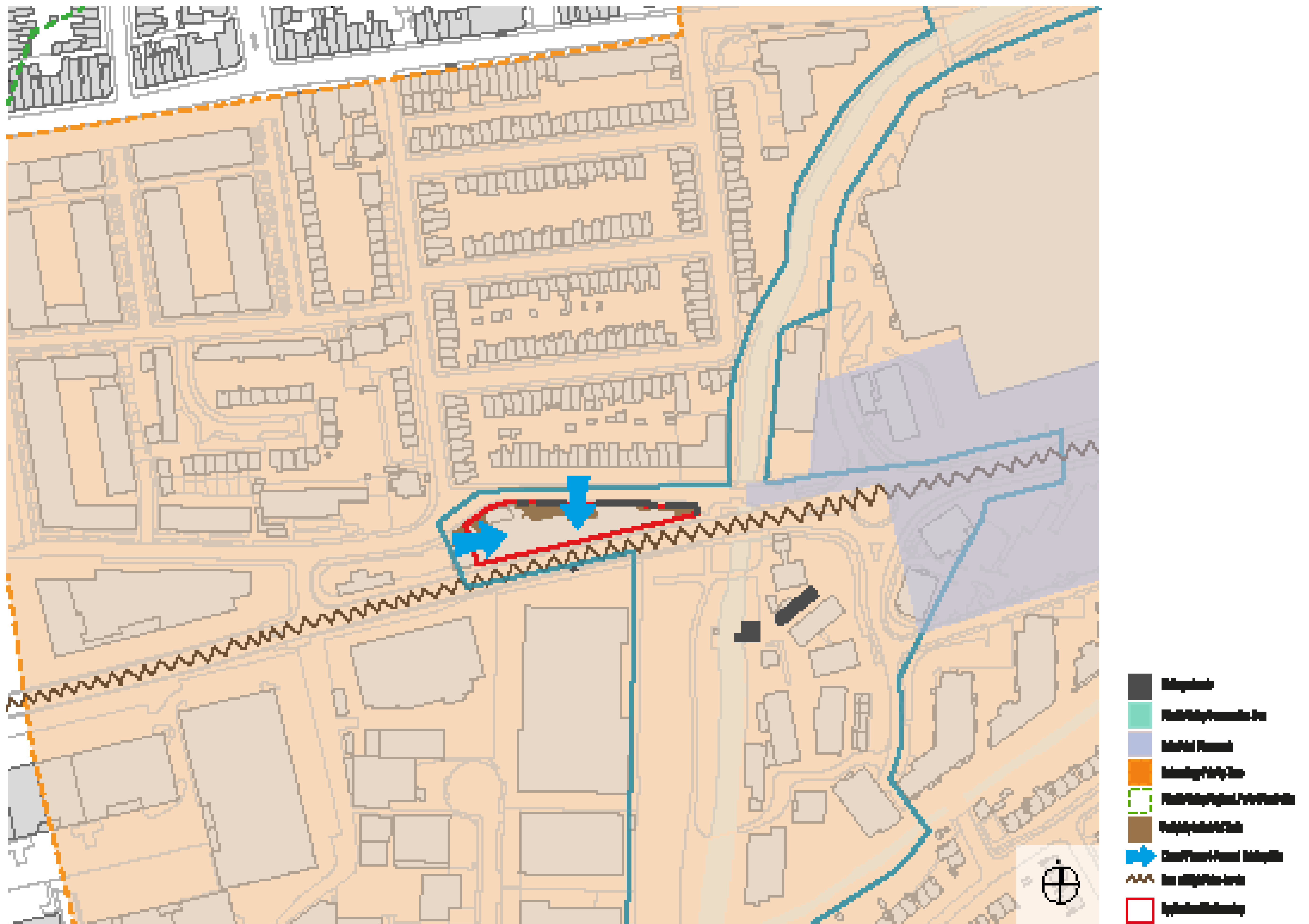


Grade II Listed Wheel House and Water Wheel

Air Quality Management Area

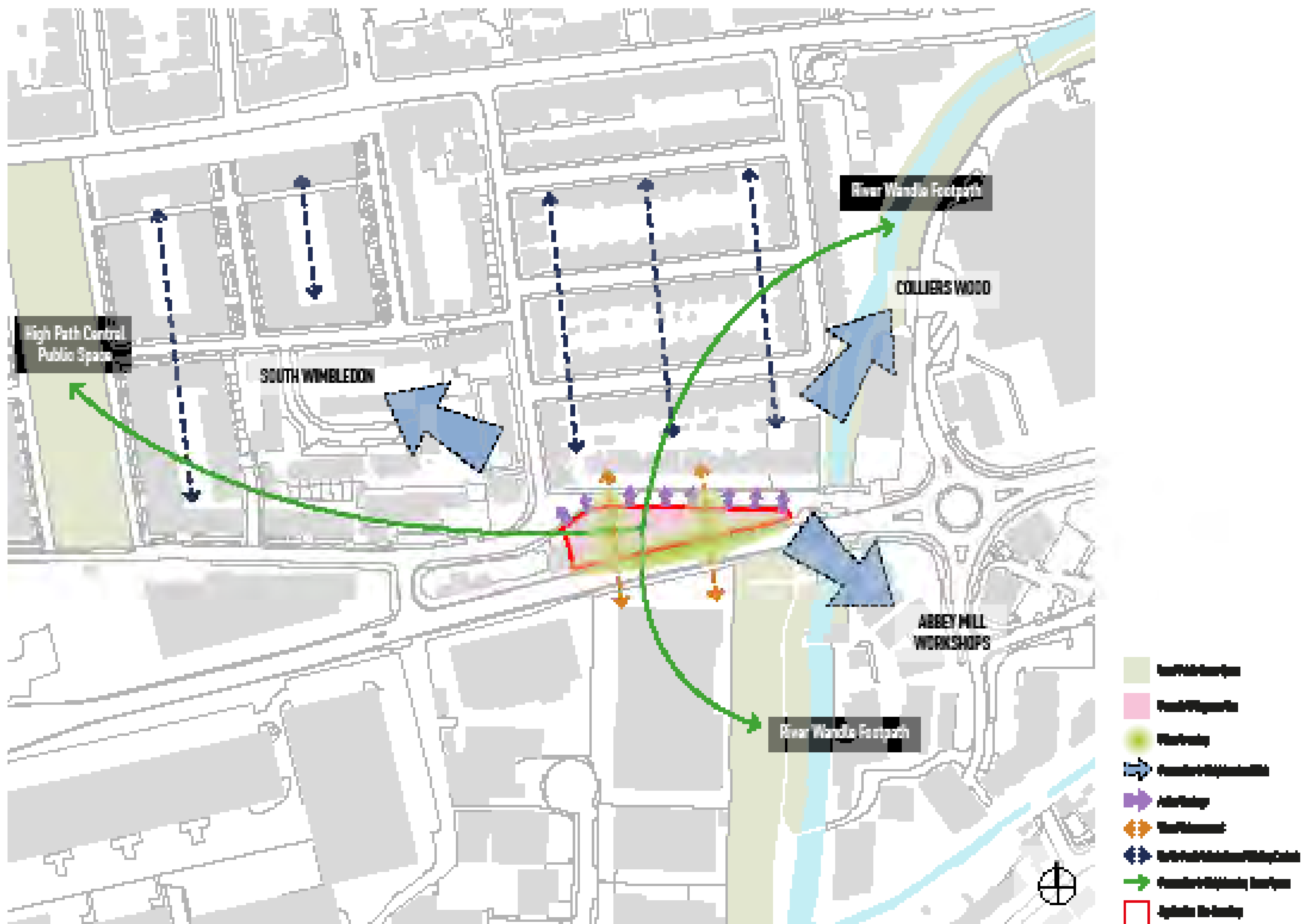
The entire borough of Merton is within an Air Quality Management Area. Development proposals may be required to assess whether there will be any adverse impact on air quality and any mitigation needed.

In addition to the relevant planning policy considerations, the redevelopment of the site will need to respond to the constraints and opportunities that have been identified as part of the appraisal of the site and its context.



Site Constraints relate to:

- Merantun Way – potential impacts on new residential development arising from noise and air pollution
- Orientation – the need to ensure adequate residential amenity for existing and future residents
- Heritage Assets – ensuring a sensitive redevelopment of the site that conserves and enhances the listed wall feature and is sympathetic to the wider Wandle Valley Conservation Area



The Site Opportunities include:

- Brownfield Regeneration – making the best and most efficient use of the site through a new mixed use redevelopment
- New Housing – providing much needed new housing, including affordable homes, and contributing to Merton’s housing requirement
- Commercial floorspace – providing new high quality commercial floorspace that can be offered on a flexible basis to meet a variety of uses
- Amenity – improving the quality of residential and visual amenity through the removal of on-street parking and activity associated with the automotive businesses
- Conservation Area Enhancement – removing the existing dated industrial buildings, which have a negative impact on the Conservation Area, and providing a sensitive high quality development that preserves and enhances the Conservation Area
- Listed Wall – enhancing and celebrating the listed wall through a sensitive approach to the site’s boundary treatment and access arrangements
- Active Frontages – creating linkages to and an active frontage along Station Road
- Greening – providing high quality hard and soft landscaping and a net benefit in the ecological / biodiversity value of the site

DESIGN PRINCIPLES



The proposed building design seeks to respond to the identified constraints and opportunities, within the context of the planning policy framework for the site and has regard to the following design principles:

Mixed Use – achieve the most efficient use of this brownfield site through a mixed use scheme that provides much needed new homes together with new commercial floorspace.

Neighbourhood Layout – seek to respond to and reflect the local residential area in terms of street form and pattern, which adopts a generally grid-type layout.

High Quality Homes – provide new homes that meet relevant standards whilst ensuring a satisfactory standard of amenity for both existing and future residents.

Heritage – aim to create a sensitive development that incorporates and celebrates the site's local history and character, and in particular seek to enhance to Grade II listed wall, a remnant of the Merton Priory.

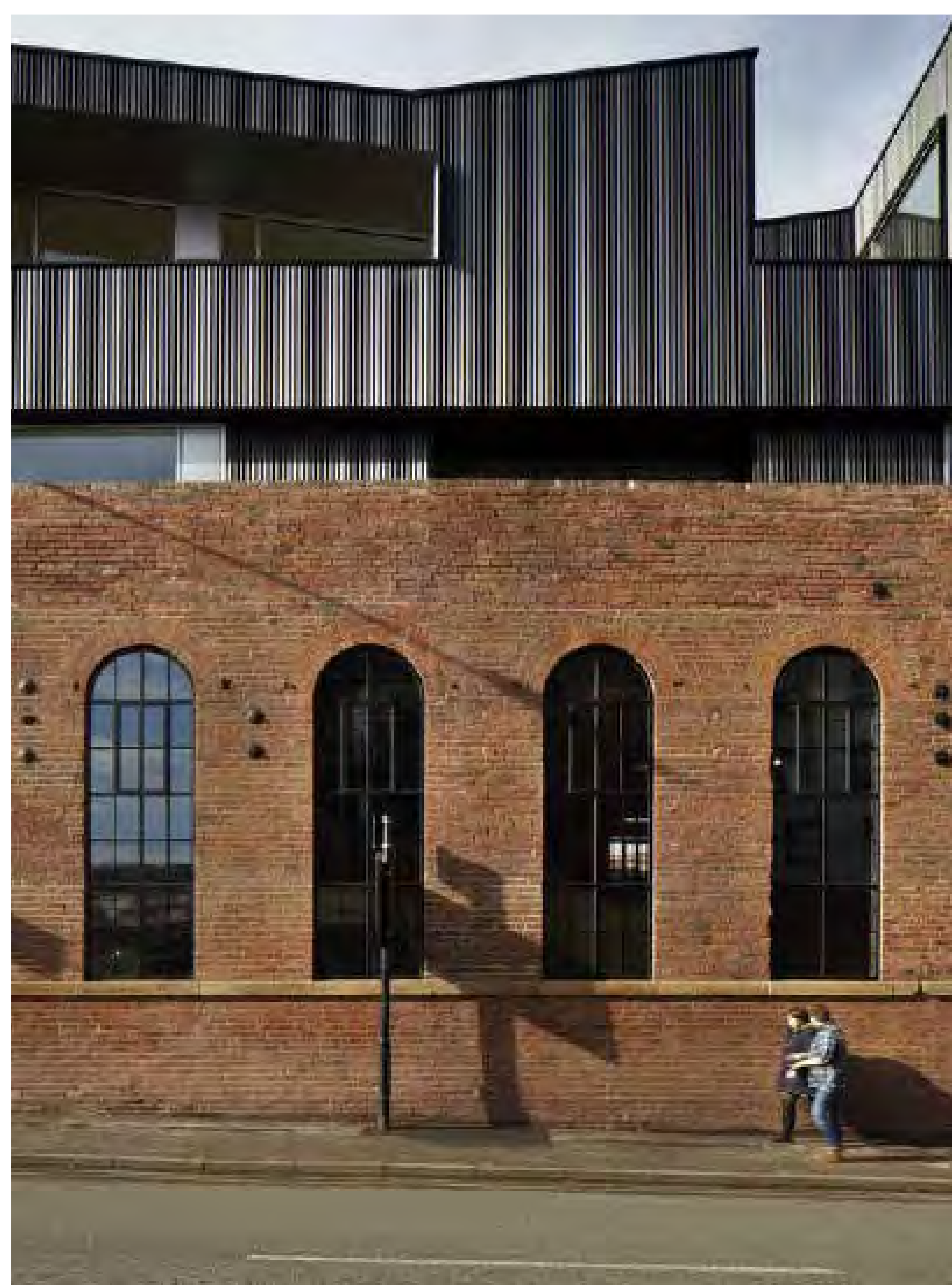
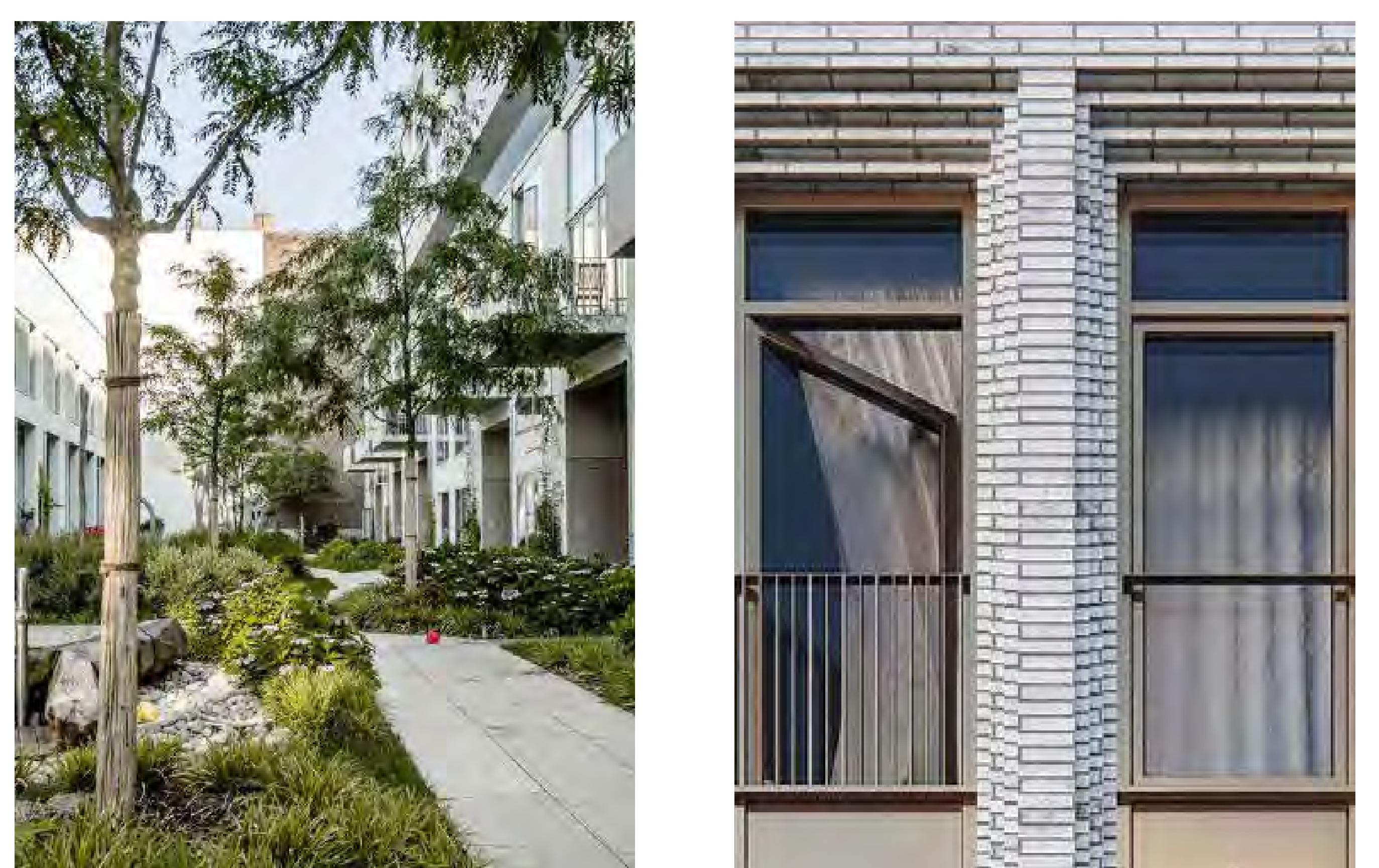
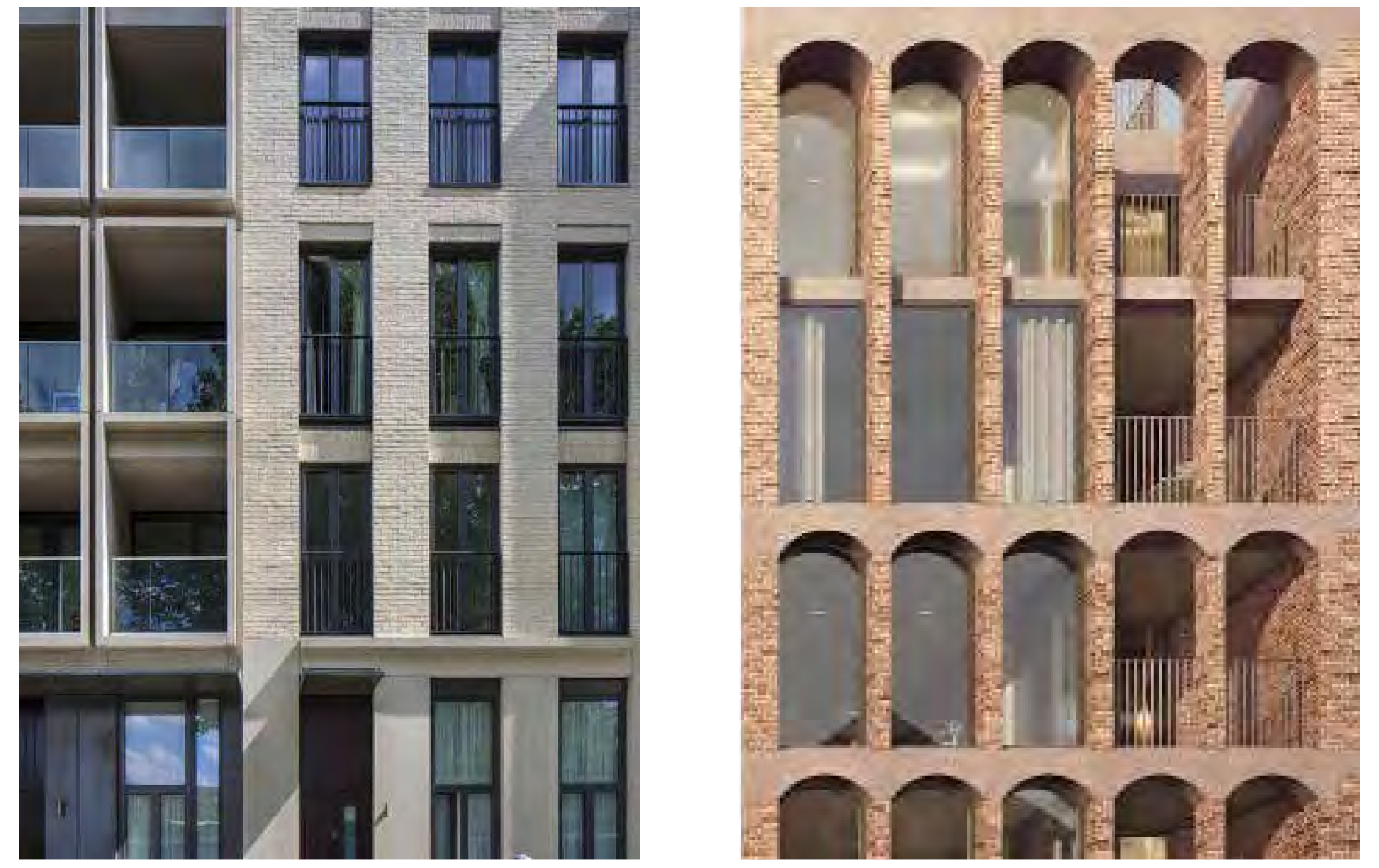
Townscape Impact – provide a contemporary development that reflects the local vernacular whilst creating its own identity and character that responds to its context in terms of scale, height, massing and key views.

Active Frontage – provide a development that incorporates active frontages onto Station Road utilising the breaks offered within the Grade II listed wall and enhancing the setting of the Grade II listed wall by removing adjacent on-street car parking.

Accessible – ensure the development optimises its accessible location through the provision of a car free development whilst providing dedicated disabled only car parking and ensuring the development is designed to be accessible to all.

Urban Greening – incorporate landscaping within the scheme to create a softer interface, provide private / communal amenity space for future residents and seek to link to the existing green infrastructure, including the River Wandle corridor.

Sustainability – provide a development that meets relevant guidelines and policy requirements to minimise its energy use through the use of sustainable design and technologies.



PRECEDENT IMAGES



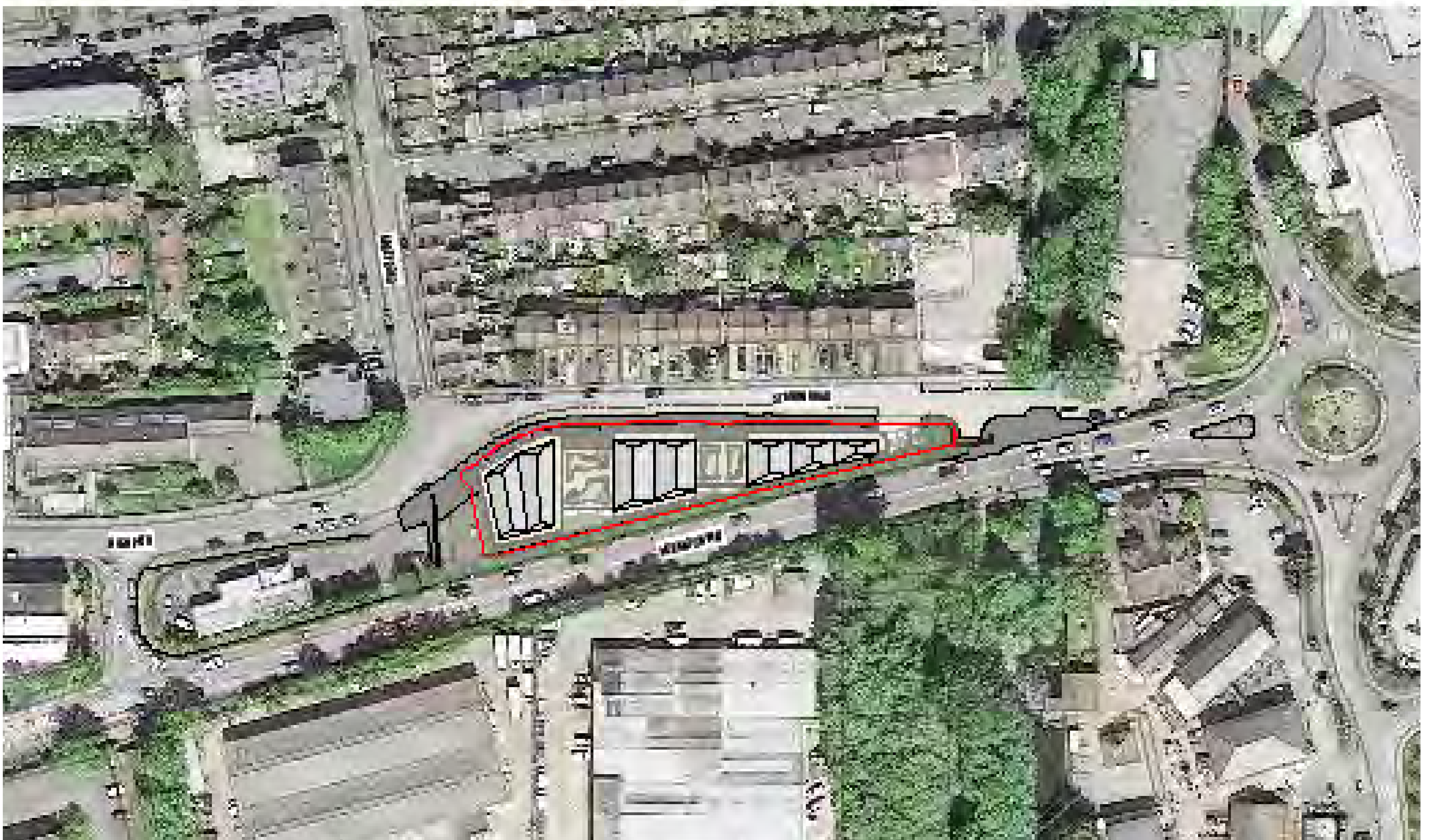
Visual looking east



Visual looking west

The draft proposal responds to the identified site constraints and opportunities and seeks to achieve the following:

- Sustainable regeneration of a brownfield site to provide new homes and workspace
- Provision of around 75 high quality new homes, including affordable housing, within a range of 1, 2 and 3 bed apartments
- Provision of around 200 sq.m (2,240 sq.ft) commercial floorspace which can support approximately 15 full time jobs
- A car free development that optimises its sustainable and accessible location
- Significant enhancement of the streetscene, the Wandle Valley Conservation Area and its heritage assets, including the Grade II listed wall
- Sustainable investment including approximately 230 construction related jobs and £904K in additional revenue and spending generated by new residents and businesses



Layout plan



Elevation plan Station Road



Elevation plan Merantun Way