



## **REDEVELOPMENT OF 226 LONDON ROAD FOR 36 FLATS**

**Application number 16/P0312  
May 2016**

1. Mitcham Cricket Green Community and Heritage takes an active interest in the future of the Cricket Green Conservation Area and its environs. We are the civic society for this part of Merton and part of the wider civic movement through membership of the national charity Civic Voice.
2. We have been involved in the future of the land and buildings at 226 London Road because of their significance for Mitcham town centre and the implications for the neighbouring Grade 1 listed Eagle House, gates, piers, walls and railings. The treatment of this site has the potential to set an important precedent for heritage conservation across the Borough.
3. We were shocked by the earlier proposals for the site involving demolition of the locally listed building and the development of poorly designed, oversized, "could be anywhere" flats that owed nothing to the local context. We recognise the revised proposals as a significant improvement.
4. The locally listed building at 226 London Road makes a significant and positive contribution to Mitcham town centre. It is a well-proportioned building with important historic associations that adds to Mitcham's sense of place and identity. We welcome retention of the bulk of the building, including its important frontage to London Road, in the revised plans. We also welcome the reduced height and bulk, improved public access and some of the landscaping plans.
5. Notwithstanding the improvements on the earlier development plans we believe there are significant further changes that are needed to make this development acceptable and consistent with relevant development plan policies. We object to the proposals on the following grounds:
  - Significant harm to the setting of Eagle House – comprising two of only three Grade 1 listed structures in Merton (placing it in the top 2.5% of all listed structures in the country) in direct conflict with Policy CS2i and CS14 – as a result of the poor location of cycle storage, refuse, recycling and other services alongside the Grade 1 listed boundary wall and railings
  - An unduly dominant and austere north west frontage which ignores the advice provided by Merton Council during pre-application discussions for an angled building line

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- Inadequate consideration of the impact of car parking on the London Road frontage which will diminish the locally listed building and the cramped access and servicing from London Road
- Cramped and badly designed internal layouts for the dwellings in the converted locally listed building that will provide poor quality living conditions.

6. We believe that any development on this site should include a contribution to the long term maintenance of the Grade 1 listed wall and railings to Eagle House and provide appropriate access. Long term plans for the management and watering of landscaping and trees on the site should also be a condition of any future planning consent.

7. We conclude that without further modifications this proposal will lead to substantial harm to the significance of important national heritage assets and that it is in conflict with adopted development plan policies CS2i, CS14, DM D1, D2, D3 and D4.