



## **DEVELOPMENT OF FORMER SPARROWHAWK YARD FOR 29 FLATS**

**Application number 17/P2574  
August 2017**

1. Mitcham Cricket Green Community & 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. We have been closely involved in the development of the Borough Character Studies, the Conservation Area Appraisal and Management Plan and in influencing numerous development proposals in the area. We also undertake practical work, including producing an audio trail for Cricket Green, supporting Merton in Bloom and delivering our cleaning local landmarks project which won a national design award from Civic Voice. We contribute to local listing and have worked with the London Borough of Merton and our local councillors to produce the Cricket Green Charter which establishes our approach to development and change in the area and was acknowledged in finalising the Conservation Area Appraisal and Management Plan for Cricket Green (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>). We are also partners with Merton Council in the development and future delivery of a £5m Lottery bid for The Canons.
2. The former Sparrowhawk yard stands in a prominent location on the border of Mitcham Cricket Green Conservation Area, adjacent to registered Town Green and across the road from the significant open area of Three Kings Piece. Its immediate development context is dominated by 1930s suburban housing
3. We do not object to the principle of residential development which is an appropriate use for this previously developed site consistent with Policy CS9. It is a large site and one where the highest standards of design should be expected and other public benefits should be provided which enhance the area.
4. The proposed development:
  - is excessive in its massing and height and offers a crude response to the context of 1930s suburban housing through “blocky bays” intended to reflect the rhythm of bay windows along Hallowell Close
  - intrudes negatively on the Conservation Area, notably Three Kings Piece, creating an urban mass on its boundaries and views to the north (which are only partially mitigated by the embankments of Beehive Bridge) – it is notable that the information supporting the application only addresses views out from the site and no evidence is provided of views looking towards it from the surrounding Conservation Area and town green

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- offers a poor quality blank frontage on its northern and eastern elevations visible by local residents
- includes highly intrusive projecting rather than recessed balconies on the most prominent elevations
- fails to address its location at the corner of Hallowell Close and Commonside east facing Three Kings Piece with only limited design treatment in turning this corner

5. Development of this site also needs to:

- provide for a range of affordable housing which meets the requirements of Policy CS8 (40%) and publish a viability assessment
- address the illegal use of registered Town Green for car parking along Commonside East running into Hallowell Close and not assume this land is available for off street parking in the area
- provide dual aspect accommodation throughout
- provide a high proportion of family accommodation in an area of high demand
- provide new communal space

6. We object to the plans and consider them to be in conflict with conflict with NPPF paragraph 48 (refusing poorly designed development) and Policies DM D1, DM D2, DM O1, CS8 and CS14.