



The White Hart Inn

Design and Access Statement

Revision 01

350 London Road, Mitcham

Gateway Realty Limited

February 2019

**FORMATION
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1.0 Introduction

1.0 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared by Formation Architects on behalf of Gateway Realty Ltd., to investigate conversion and redevelopment opportunities at the site of the White Hart pub at 350 London Road (London Borough of Merton).

This document is a revised Design and Access Statement, to supercede the previous document submitted with the planning application registered on 20/11/2019, with application reference 18/P2216.

This document is to be read in conjunction with all other consultant reports forming the application, including the application drawings.

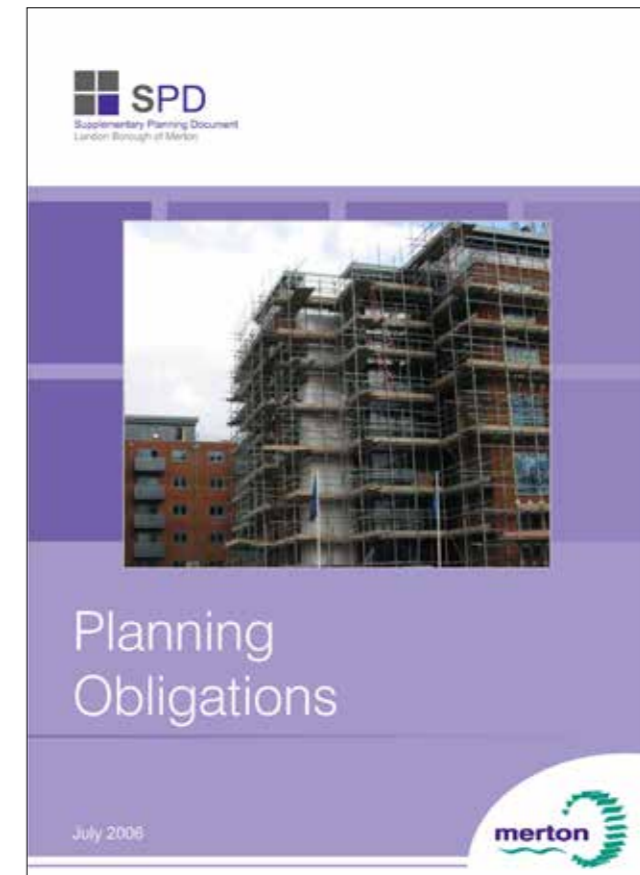
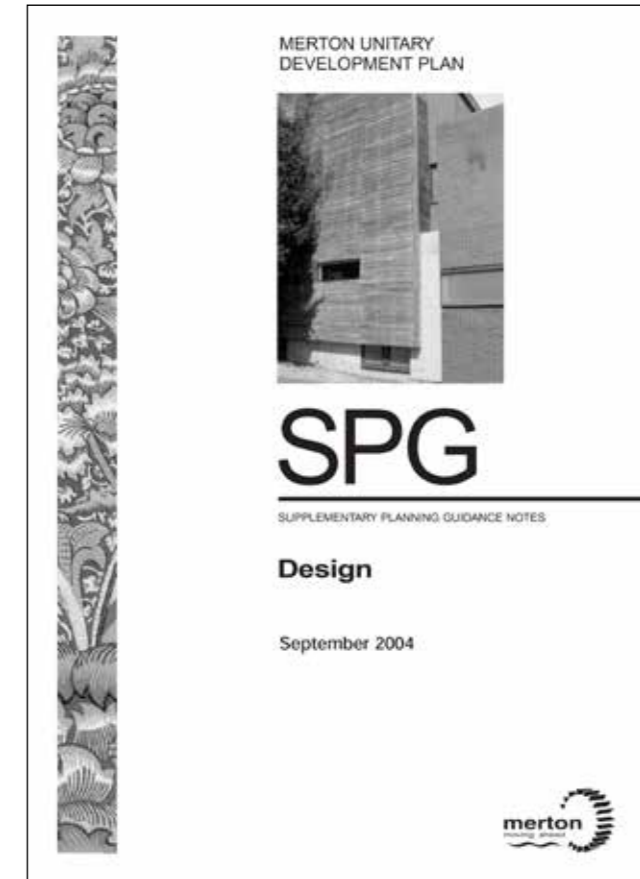
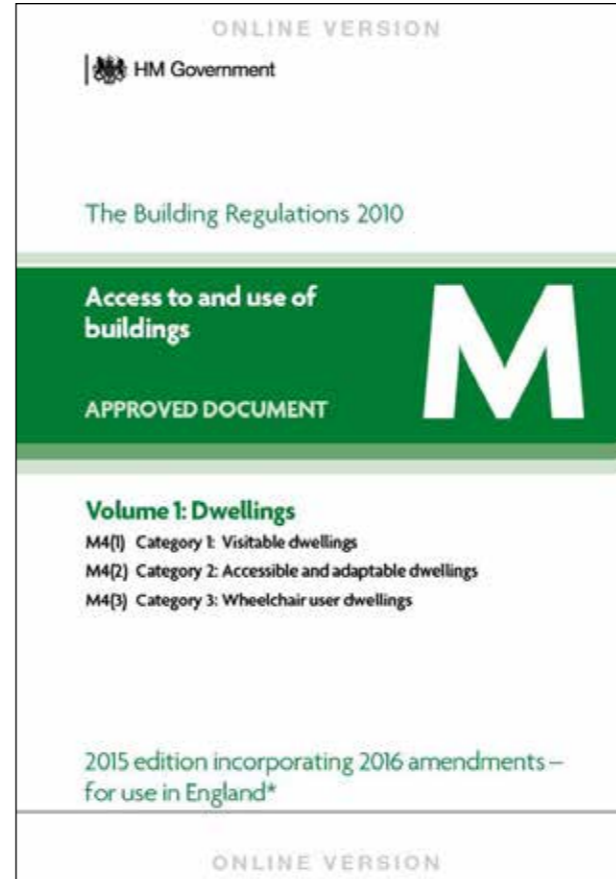
1.2 Development Summary

Erection of a new 3-4 storey building to provide a total of 15x dwellings (Class C3) and retention of ground floor commercial unit (Class A4) at The White Hart, 350 London Road, together with landscaping, parking, servicing, and other associated works.

1.3 Referenced Documents

Documents that have been referenced in relation to this proposal include:

- London Housing Design Guide
- Merton Unitary Development Plan SPD
- Part M of the Building Regulations 2010
- The London Plan
- The Draft London Plan 2017
- The London Borough of Merton Planning Obligations



1.4 The Architect

Formation Architects is an established architectural practice based near Oval in Central London.

The practice's work is concentrated into three main sectors: residential, commercial offices and hotels.

Formation Architects can demonstrate a track record of award-winning designs and successfully completed projects.

The images on this page show a selection of previous projects of similar size and / or setting recently completed by Formation Architects.



Seven Acres, Cambridge (Formation Architects)



Wenlock Road, Hackney (Formation Architects)

2.0 Context Analysis

2.0 Context Analysis

2.1 The Site

The site is situated along London Road in the London Borough of Merton, and is defined by the following:

- White Hart public house, its annex buildings to its back, the pub parking lot and the access road from Broadway Gardens to the south.
- Within the Mitcham Cricket Green Conservation Area.
- Surrounded by a number of statutorily and locally listed buildings.

Mitcham Eastfields and Mitcham Junction stations are within walking distance from the site.



Bird's eye view from the south

2.2 Existing Building

The White Hart Inn is listed under Listed Buildings and Conservation Areas Act 1990, amended for its special architectural or historic interest.

The cottages on the side are also listed.

The upper floors of the White Hart are of residential use.

Existing floor area of the pub and associated buildings is 542sqm (GIA).



Front of the White Hart pub along London Road

2.3 Access

Local Road Network

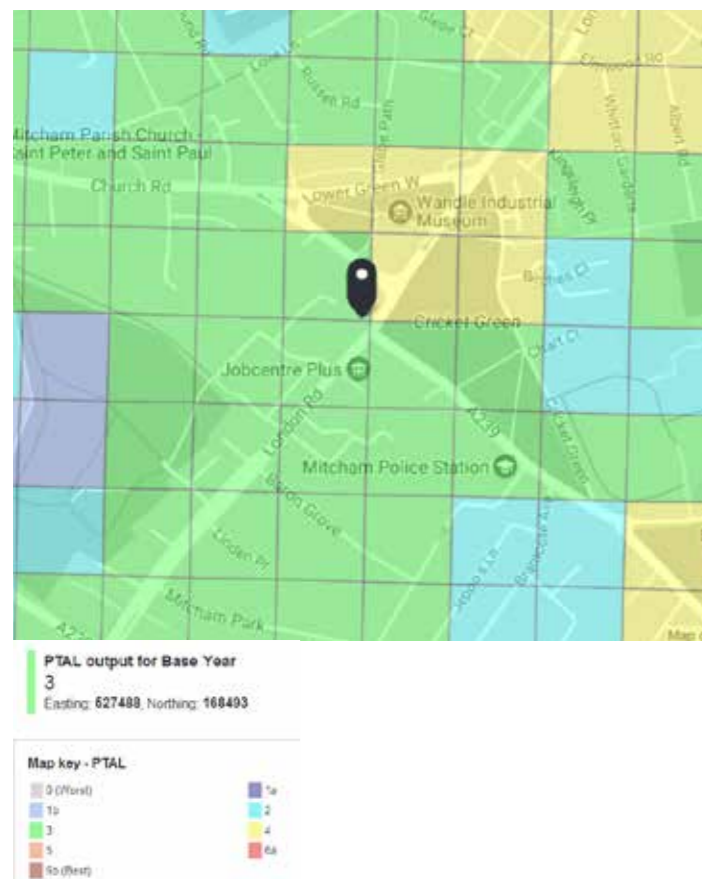
- The pub is located directly along London Road (A217)
- Key route in the area
- The back of the site can be accessed along an access route from Broadway Gardens, which currently provides vehicular access to the White Hart Inn parking lot.

Local Public Transport

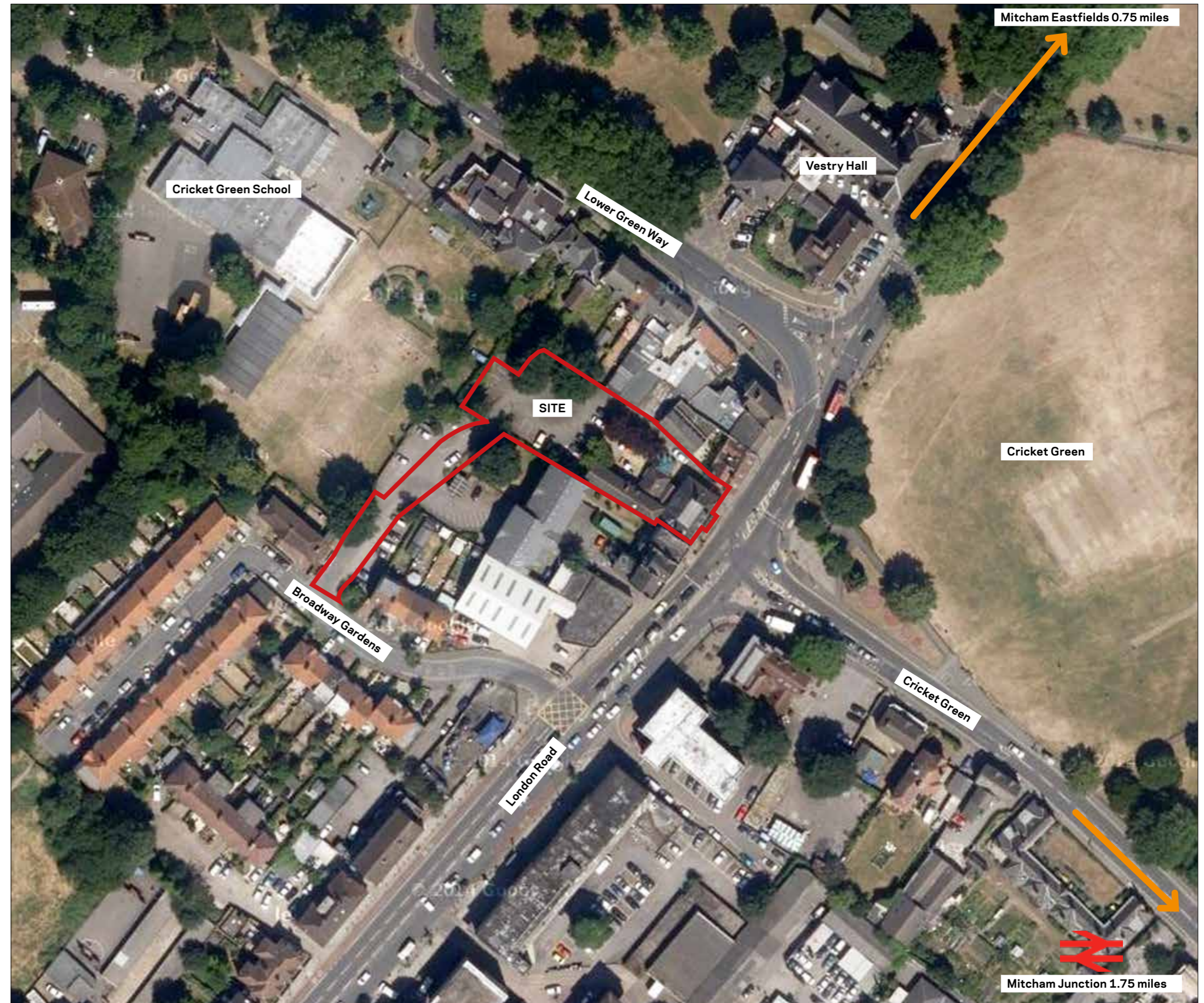
- 0.75 miles to both Mitcham Eastfields and Mitcham Junction stations
- Mitcham Cricket Green bus stops are located within 100m
- PTAL rating of 3/4

Pedestrian Access

- Current pedestrian and vehicular access is served from Broadway Gardens
- A gated pedestrian access from London Road along the north edge of the site



PTAL designation of the site



Aerial view of site

2.4 Context Photos

The pub faces directly onto the junction of London Road and the Cricket Green. The images to the right demonstrate the streetscape at the corner of London Road and Cricket Green.



The pub as seen from Cricket Green



View looking south along London Road



View looking north along London Road towards the Cricket Green



View looking south along London Road towards the Cricket Green

2.5 Site Photos

The images to the right show the site as it currently exists.



1. White Hart car park



2. View looking south-east



3. View looking north-east

2.6 Site Analysis

Building Heights

In the conservation area building heights vary from 2 - 3 storeys around the Cricket Green.

There are a mix of 2, 3 and 6 storeys along London Road.

Older buildings within the conservation area are characterised by a more horizontal emphasis compared to the vertical emphasis.

To the south sits a row of 3.5 storey residential blocks

Use

- Mainly residential
- Pockets of commercial and retail along London Road

Movement

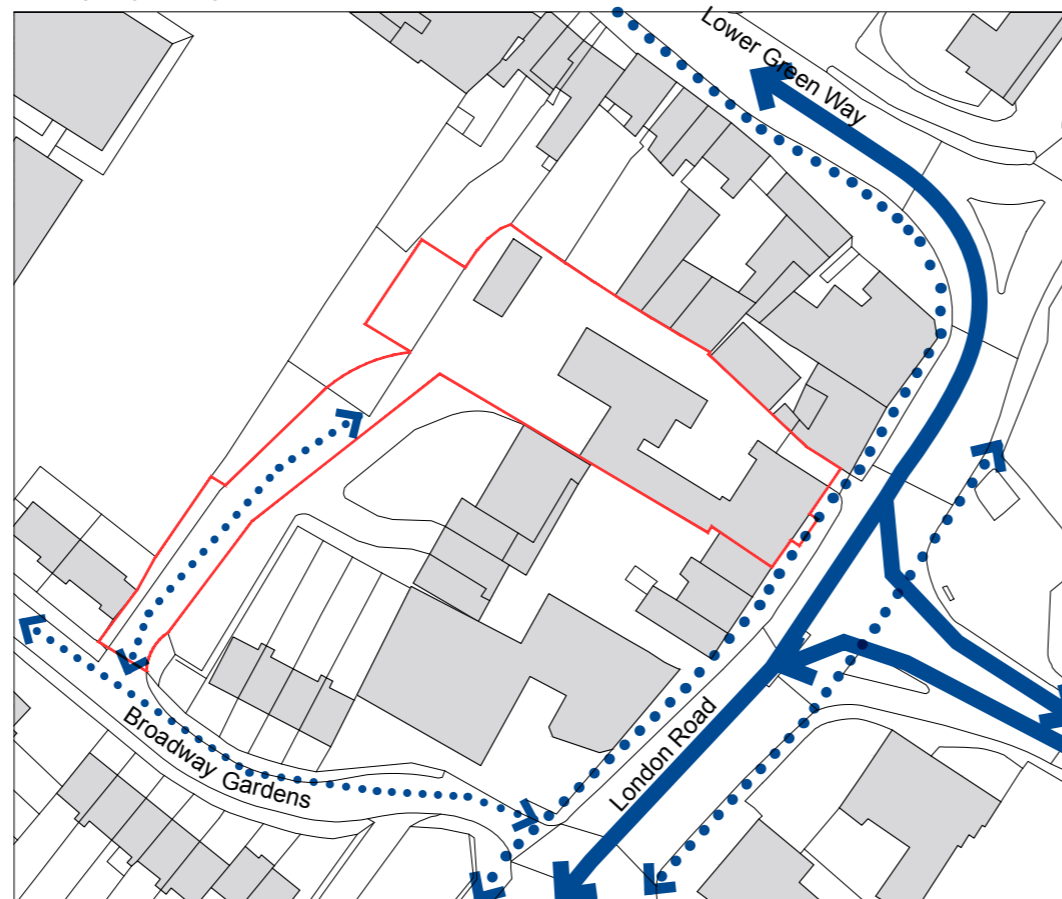
- Majority of the traffic movement occurs along London Road to the west of the site
- Road traffic is very heavy, particularly at rush hour
- Relatively little traffic passes along Broadway Gardens



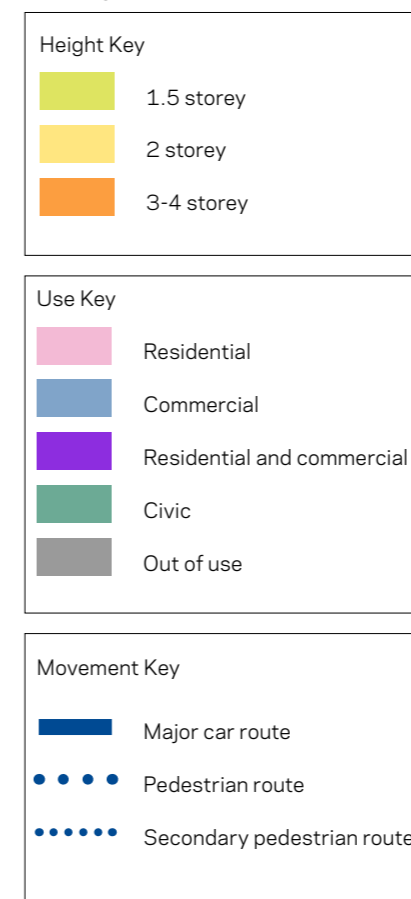
Building Heights Diagram



Use Diagram



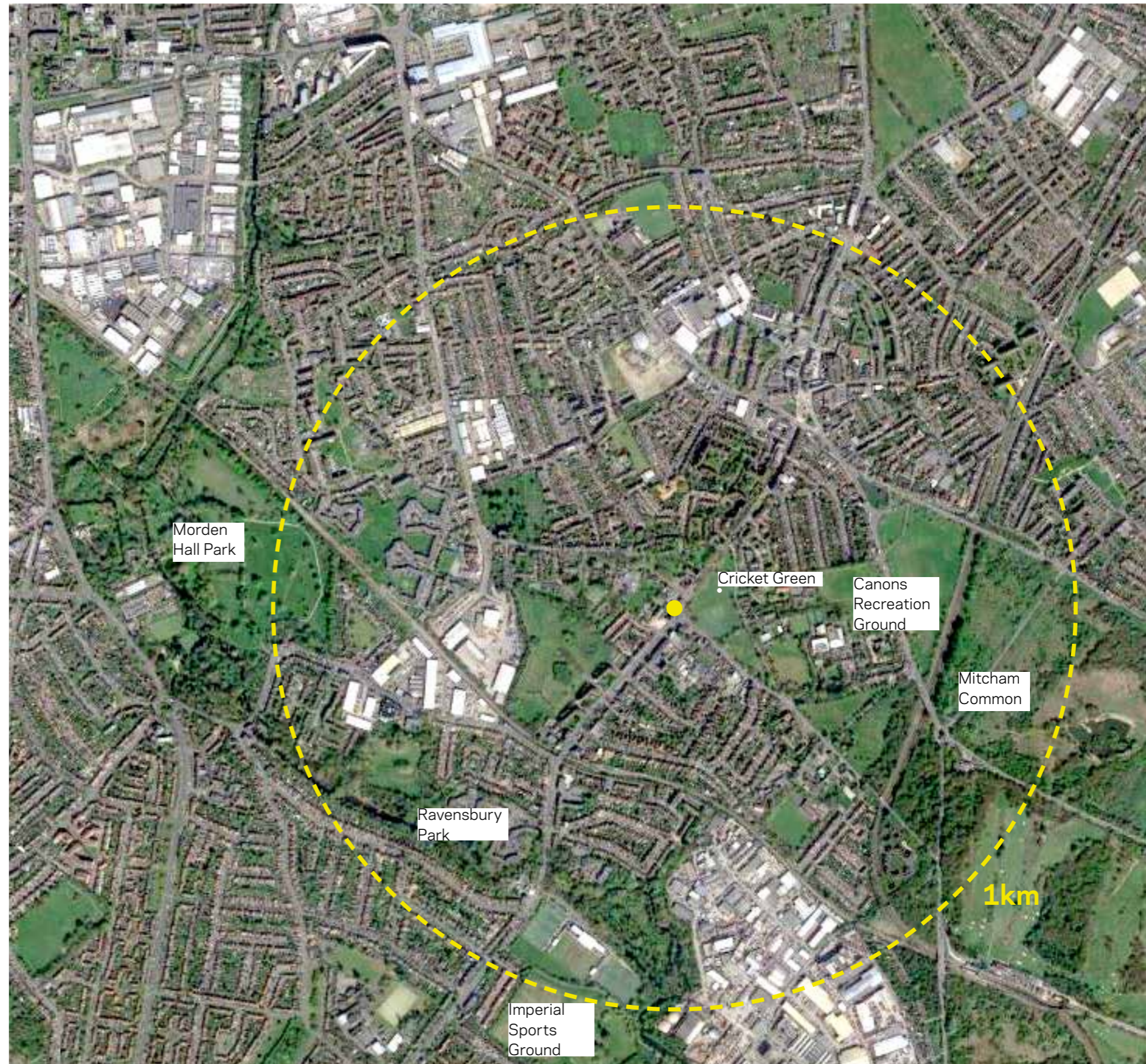
Movement Diagram



2.7 Green Space

Open Space

- Mitcham Town centre and Church Road has a more confined character
- Views open out onto generous expanses of green, edged with buildings (Lower Cricket Green West and the Cricket Green)
- Buildings that surround the Cricket Green vary in age, style and building line
- Trees are a significant feature of the conservation area
- Many Tree Preservation Orders

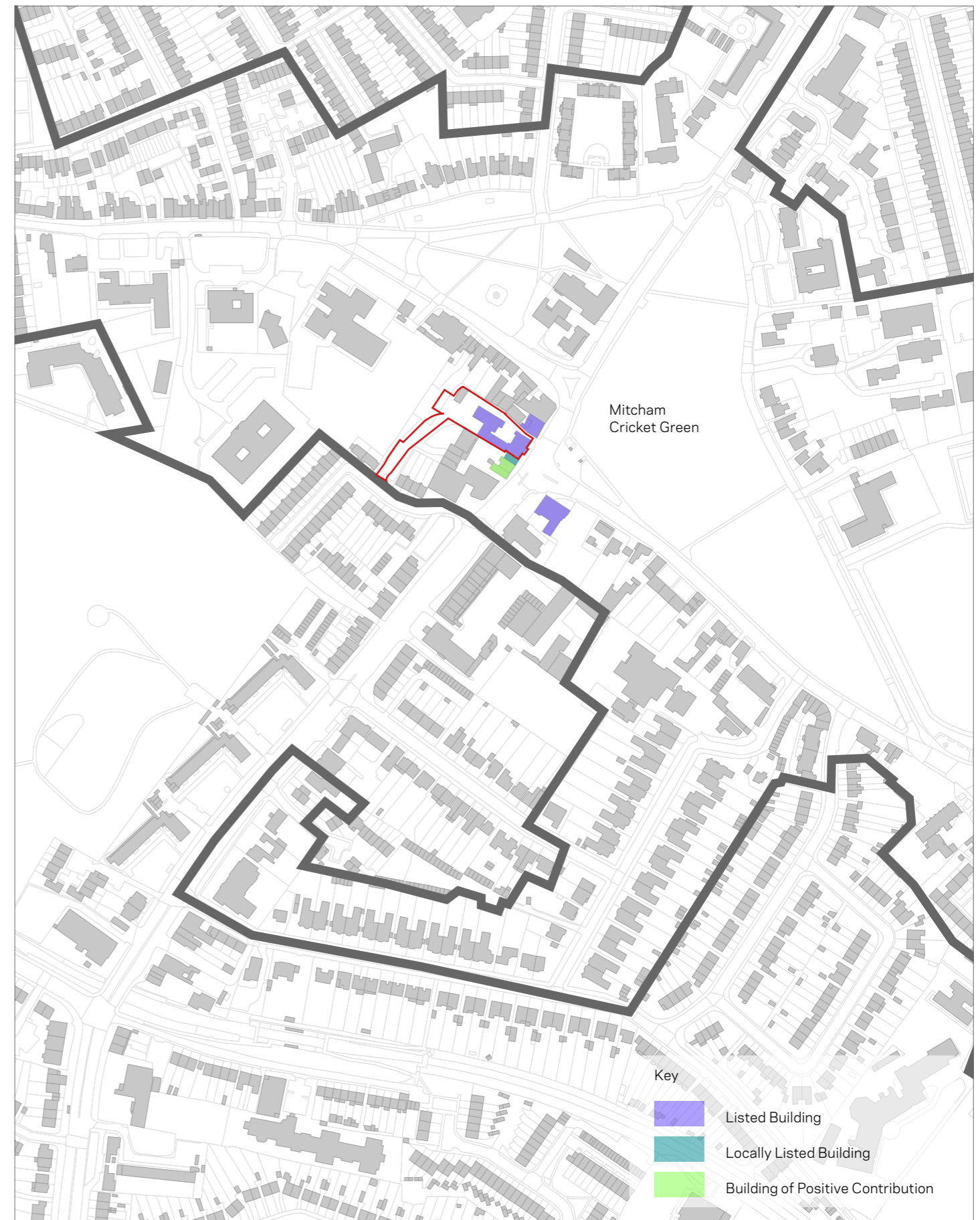


2.8 Historical Context

- Mid-18th Century: buildings in the area concentrated near the White Hart and Burn Bullock pubs (17th Century origins)
- 19th-century: houses were clustering along London Road, extending southwards
- Remaining buildings were mostly constructed either with softwood framing or of yellow brick, which typified the area
- Development of London Road during the 1950s: rapid changes to the formal rural (soon to be suburban) villages outside London in the mid 20th century
- Many of London Road's 18th and 19th century buildings were replaced as the car enabled London's borders to expand
- 1950's: a petrol station, motor-car showroom and repair and maintenance garage were erected on the site at the corner of LB Merton's Broadway gardens and London Road
- These buildings - although largely altered - still stand

2.9 Conservation Context

- Mitcham Cricket Green conservation area
- The conservation area covers the lower green, Cricket Green, Cranmer Green and Three Kings Piece
- The area extends to just north of Mitcham tram stop to the south and the junction of Elmwood Road and London Road to the north
- Area of approximately 0.52km²
- The buildings in the conservation area primarily 3 storeys around the greens
- 2, 3 and 6 storeys along London Road
- The former bank at the corner of Lower Green West and London Road and the vestry Hall on the green form a focus of higher buildings (core of the sub-area)



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2.10 Character Areas

There are several character areas within the larger conservation area:

- The Mitcham Cricket Green Conservation Area, including the Lower Green sub area and the Church Road Area
- High proportion of historic buildings
- Seven statutory listed
- Nine locally listed buildings



Former Bank, 442-44 London Road



Cricket Pavilion



Local shops with flats above



View along London Road



356 London Road adjacent



The White Hart



The Cricketer's Pub



The Burn Bullock



The Vestry Hall

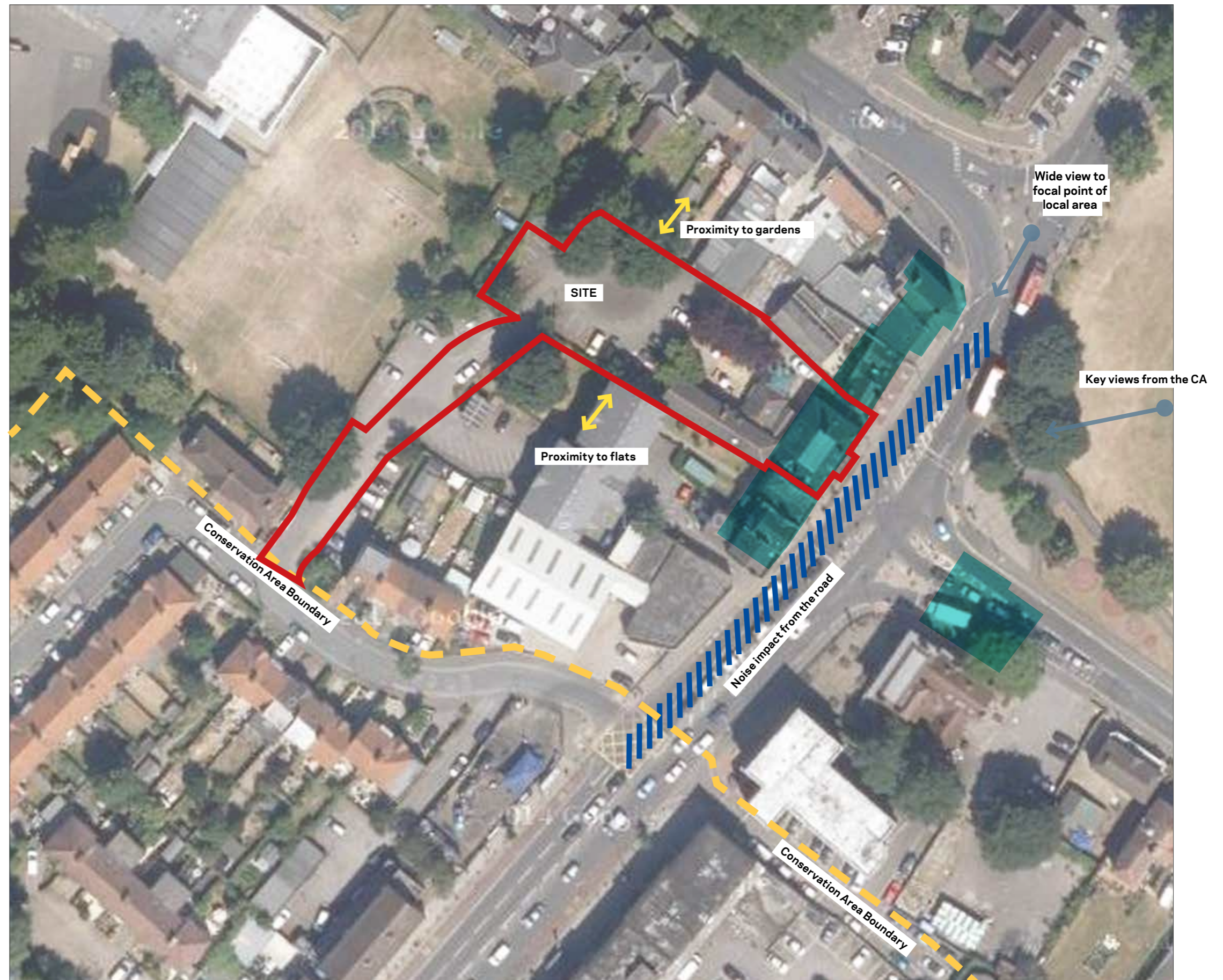


Mary Tate's Cottages

2.11 Design Constraints

The constraints of the site are as follows:

- Within the Mitcham Cricket Ground Conservation Area
- Surrounded by a number of listed buildings, locally listed buildings and buildings of architectural merit
- Residential buildings to the south and north
- Adjacent to Conservation Area 'gateway': sensitive and prominent location
- Located to a focal viewpoint with privileged vistas towards the Green
- Next to a busy main road with potential disturbance from traffic
- The site forms part of the backdrop of long views from within the Conservation Area

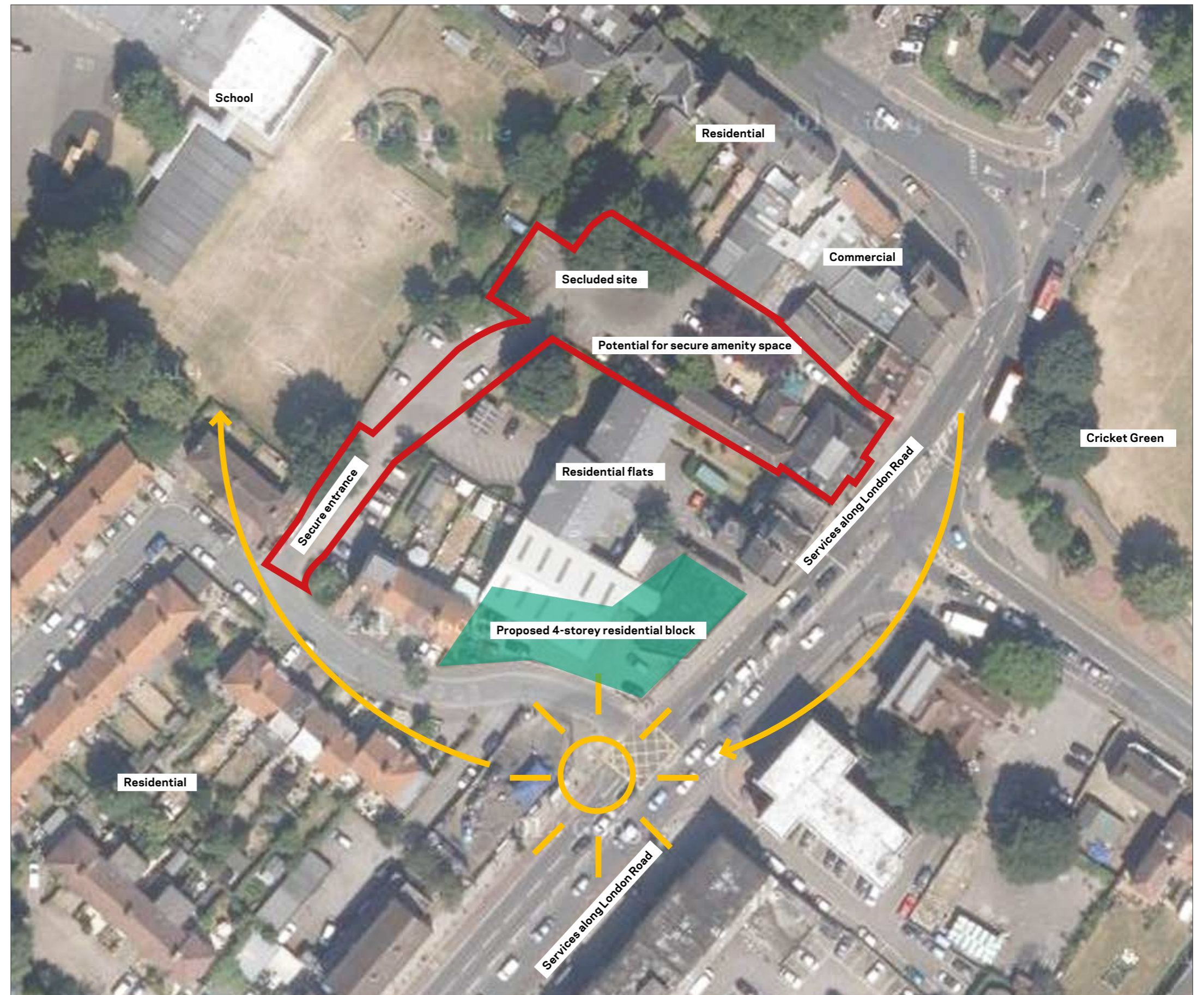


Constraints Diagram

2.12 Design Opportunities

The opportunities of the site are as follows:

- Build new homes away from the main streets
- Secluded amenity space away from traffic, including high quality landscape and increased soft landscaping
- The buildings on London Road are between 3 and 4 storeys, creating opportunity for height
- Located in close proximity to a number local of amenities, including the large open space of Mitcham Cricket Green



Opportunities Diagram

3.0 Consultation

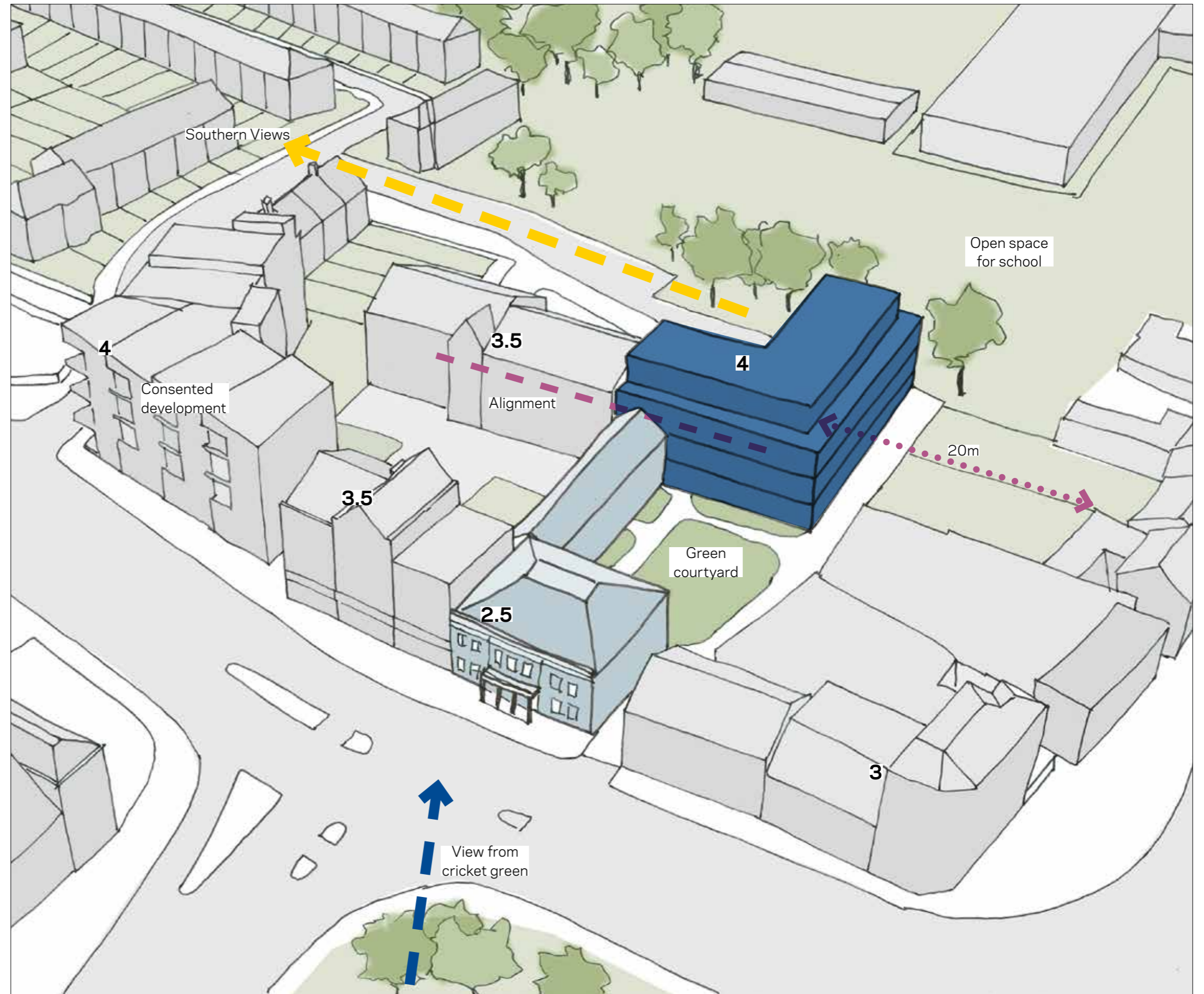
3.0 Consultation

3.1 Pre-Application Meeting

A pre-application meeting was held with Merton Council on the 6th of June, 2017.

The scheme presented is shown to the right, and consisted of the refurbishment of the pub and its side building, and an annex building to the rear.

The annex building was four stories, with the 4th storey set back.



Massing Study Diagram

3.2 Pre-App Comment

The scheme presented at the pre-application meeting received the following feedback:

1. Retention of the pub meets policy and heritage aspirations.
2. Relationship of residential and public house to be considered, especially the landscaped courtyard.
3. General principle of backland development is accepted.
 - a. Scale of development needs to be considered further, especially in relation to the long view looking from Cricket Green; rear development should sit below ridgeline of existing building.
 - b. Overlooking will need to be considered



View from Cricket Green as presented at the pre-application meeting with Merton Council

3.3 Planning Substitution

This document forms part of a Planning Substitution, to supercede the previous Design & Access submitted with the planning application registered on 20/11/2019, with application reference 18/P2216.

The original submitted scheme included conversion of some of the ancillary pub spaces (including kitchens) to residential dwellings.

The revised scheme proposed in this document retains all areas associated with the pub. The only minor alteration to the listed building is in regards to the removal of the external egress stair. This is proposed to move to the interior of the building, with the egress door proposed as a sympathetic alteration to the inn building facade.

Further, the servicing of the pub was questioned. It is now serviced completely from the rear (entry from Broadway Gardens); this can be evidenced in the updated Transport Statement included with this Planning Substitution.

Finally, the retention of the pub in its current form allows the annex to exist as a separate entity, though pub deliveries will be made via a shared breezeway, with the courtyard acting as a buffer between the two use classes. The use of landscaping clearly defines the boundaries of the pub exterior space, and the communal residential amenity.



Previously Submitted Scheme



Revised Scheme (Planning Substitution) - The White Hart Public House and Inn amenities and services retained

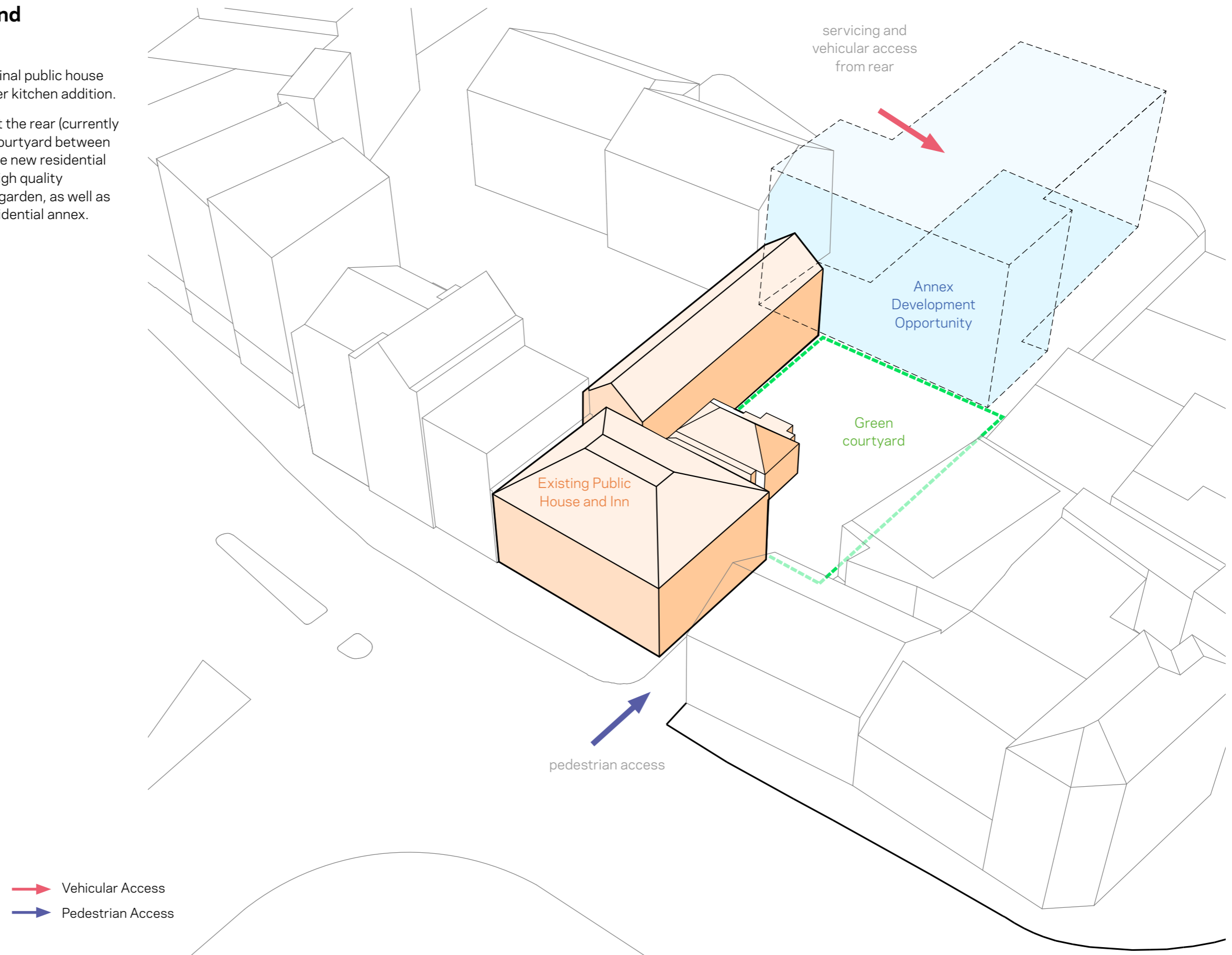
4.0 Design Approach

4.0 Design Approach

4.1 Existing Conditions and Opportunities

The existing building includes the original public house and inn, side annex building, and a later kitchen addition.

The scheme proposes development at the rear (currently the parking area) with a landscaped courtyard between the original listed public house, and the new residential annex to the rear. This will provide a high quality landscaped area for the public house garden, as well as private communal amenity for the residential annex.



4.2 Listed Building

The White Hart Inn is Grade II listed. It was listed in 1988.

The List Entry, as found on Historic England's website (List entry no. 1358032) is as follows:

Public house. Late C17 or early C18 origins, refaced 1747. Stuccoed facade. Steeply pitched hipped slate roof to parapet at front, to eaves behind. 2 storeys, 7 bays. Central square headed entrance, architraved, in projecting 3 bay Doric porch; balustraded parapet. Square headed architraved windows, sashed; plate glass. Central 3 bays more closely spaced than others, and slightly set forward. Cornice above first floor; balustraded parapet. Tall slab chimneys. Rear elevation of architectural interest of plum brick with flush framed windows.

A detailed Built Heritage Statement has been included with this application.



existing south-east elevation

4.3 Listed Building Alteration

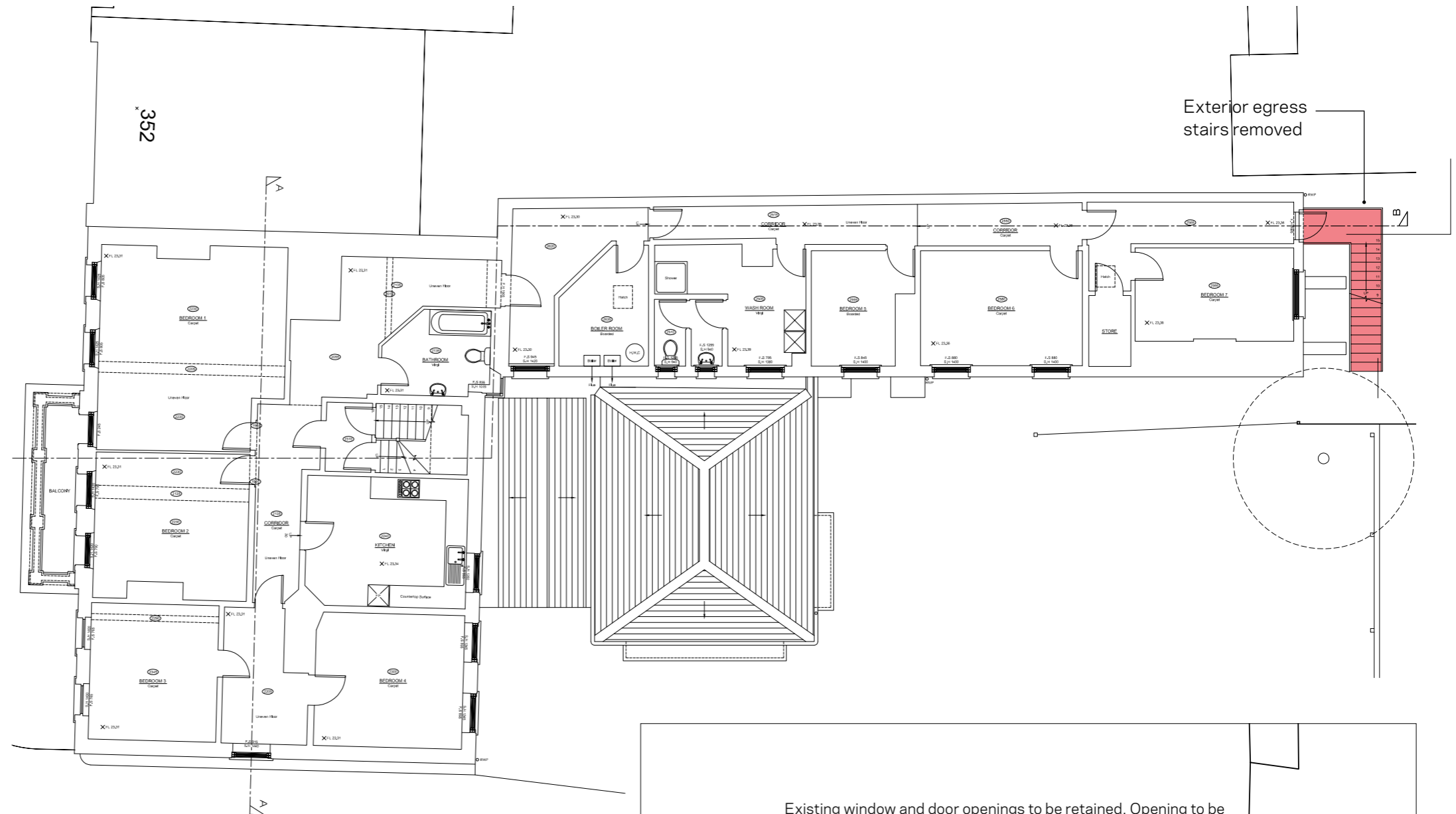
The proposal involves a small alteration to the rear of the inn building of the listed building.

The exterior metal egress stair is to be removed, and the egress from second level moved to the interior of the inn building.

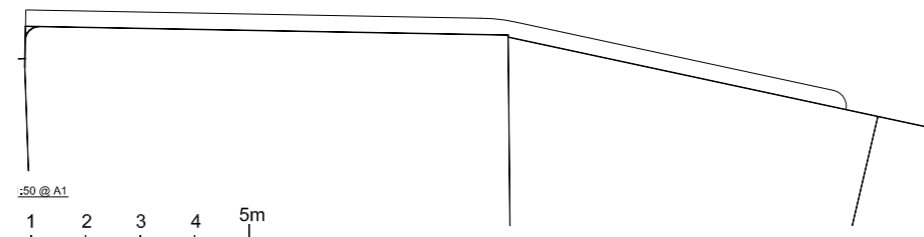
A new egress door will be inserted in the facade.

This alteration will be sensitive, sympathetic, and in keeping with the listed building.

Please refer to the Built Heritage Statement for further information on the proposed alteration.



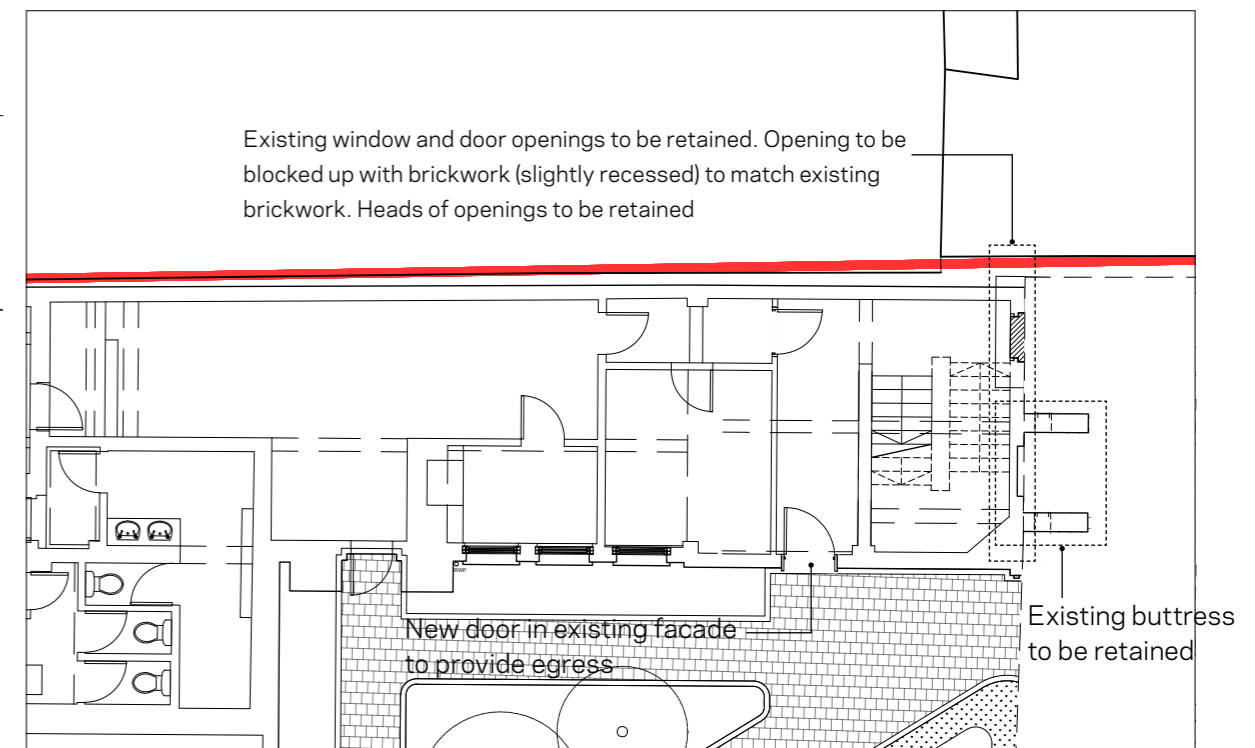
View of the back of the pub and annex (as existing)



Alteration Diagram

Key

To be removed



Proposed Alterations to Listed Building

4.4 Site Layout

The proposed annex building footprint is informed by the adjacent context, previous development footprint, and the site constraints:

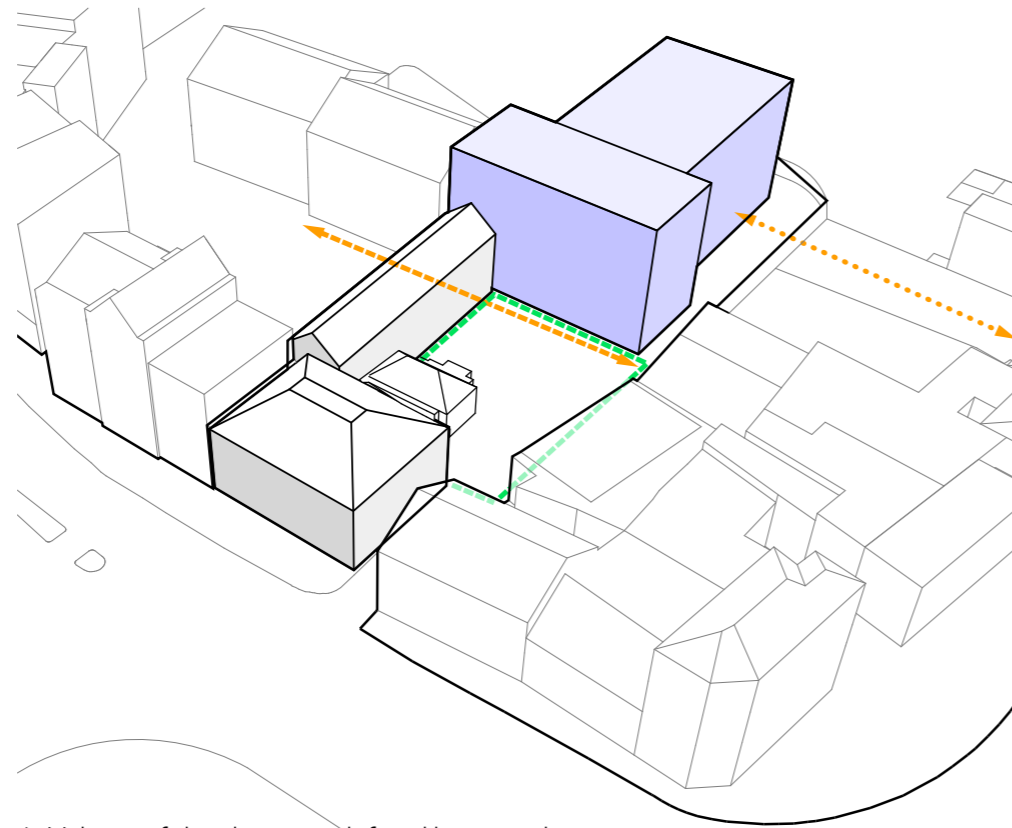
1. The proposed annex building footprint broadly aligns with the former dance hall and rear outbuilding, recently demolished. Please refer to the Built Heritage Statement for further information.
2. the building is set back from the northern boundary to prevent overlooking, and allowing access to the northern properties.
3. the southeastern section of the annex building is aligned with the southern neighbour, to provide continuity to the urban fabric.
 - a. this alignment provides a well-proportioned courtyard between the annex building and the original public house / inn.
4. the building is set back from the southwestern boundary at the rear, to allow parking, refuse areas, and landscaping.



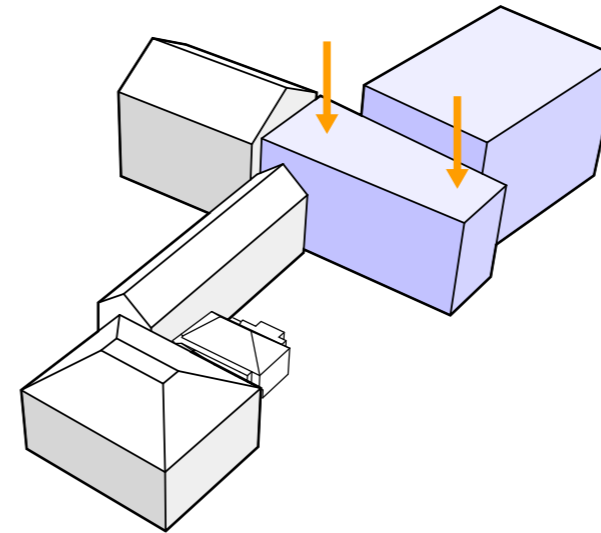
Design Approach Diagram

4.5 Annex Development Massing

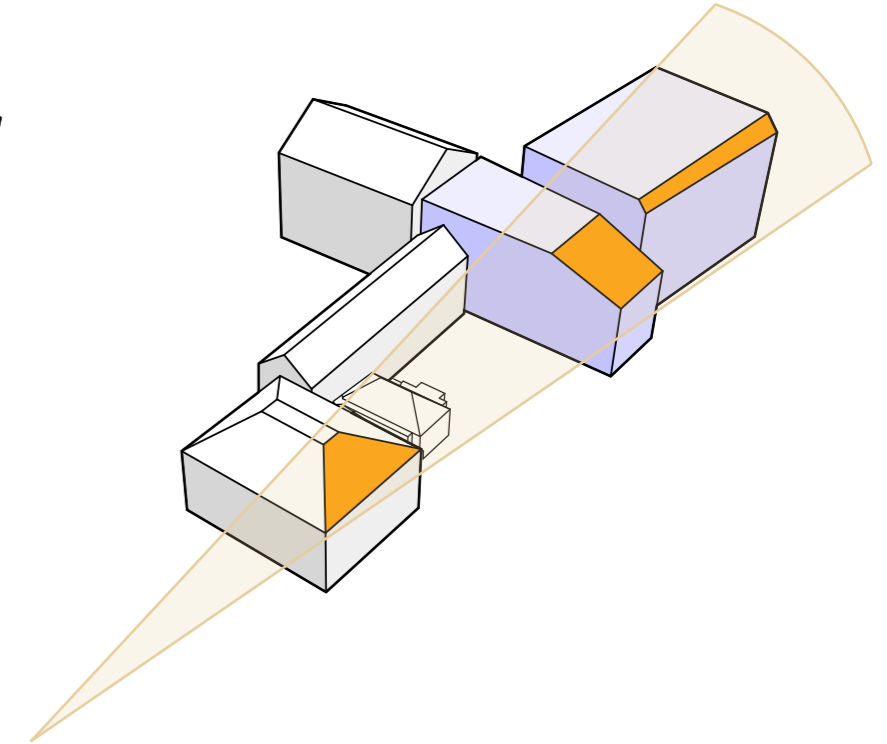
The geometry of the annex development has been informed by a variety of site conditions and adjacencies, as outlined below:



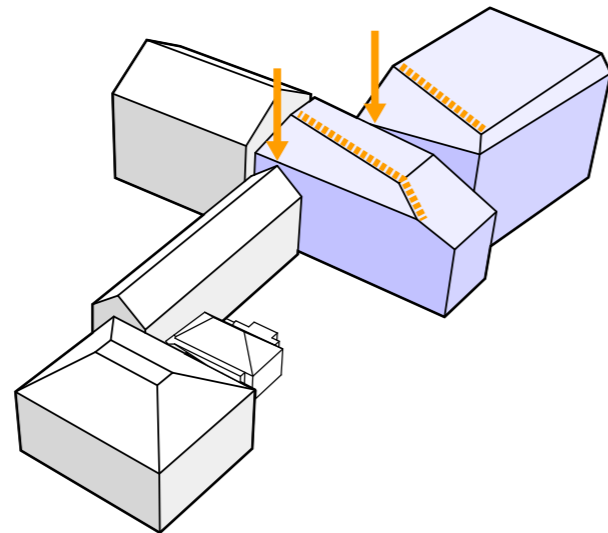
1. Volume of development defined by site adjacencies, considering overlooking and context alignments.



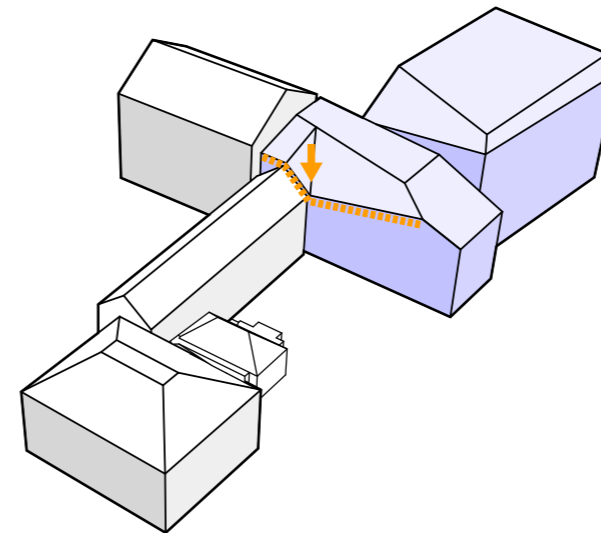
2. Volumes stepped to meet existing buildings and context.



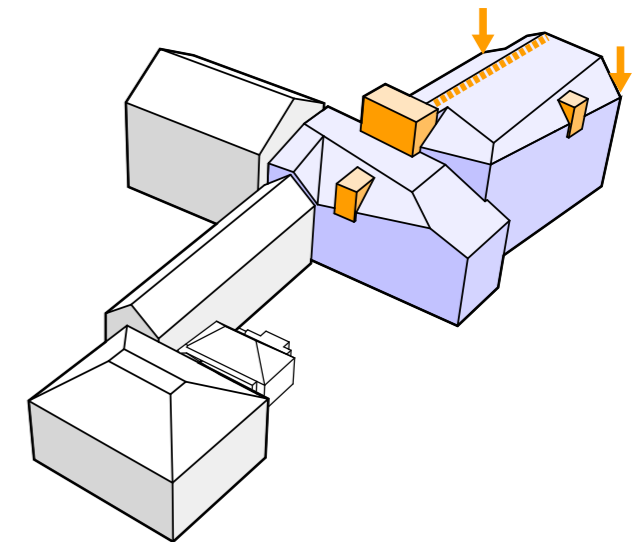
3. Annex northwest roof shaved to ensure building sits comfortably behind the existing public house, when seen from Cricket Green.



4. Ridge lines defined, and roof folded to meet adjacent volumes.



5. Increased folding to meet existing ridge lines.



6. Roof further massaged for visual interest, and to create an interesting and compositional sculptural form. Eaves and pulled downwards to create pitched roofs, and to imply a domestic volume befitting the residential use.

4.6 Scale and Massing

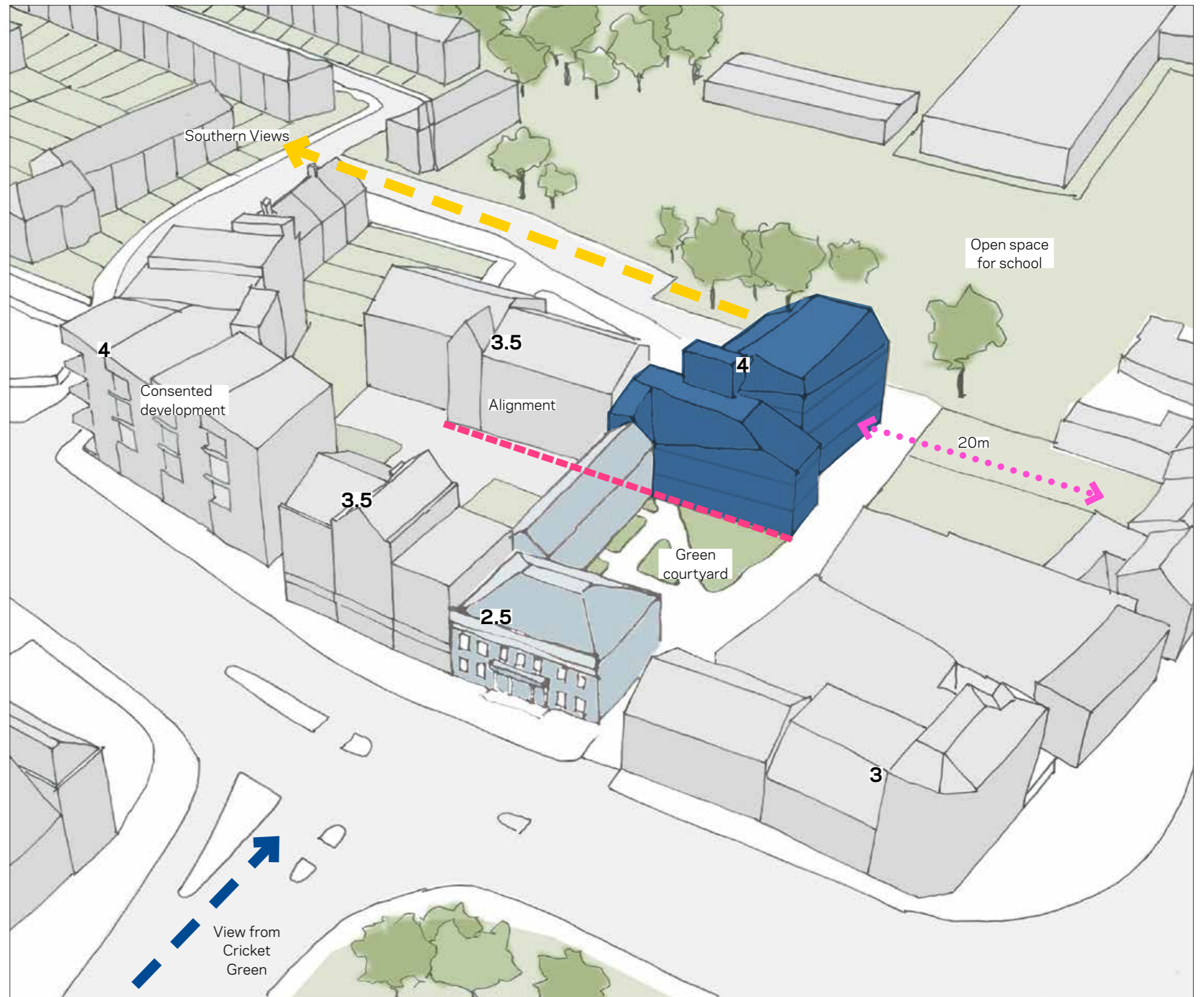
The massing is designed to respect and address the massing of the conservation area context and the more contemporary blocks.

The proposed new volume is at the back of the site which allows for increased height from the pub building. The height of the block relates to the flats to its south while stepping away from the gardens to the north.

The proposed building has 3 full storeys and a sculpted 4th floor set within the pitched roof.

There is no impact on the key views within the conservation area.

The massing of the new volume, the existing pub building and its annex form a secure amenity area, to be used as a garden for the pub, and as a private communal amenity for the residents' use, in the form of a landscaped courtyard.

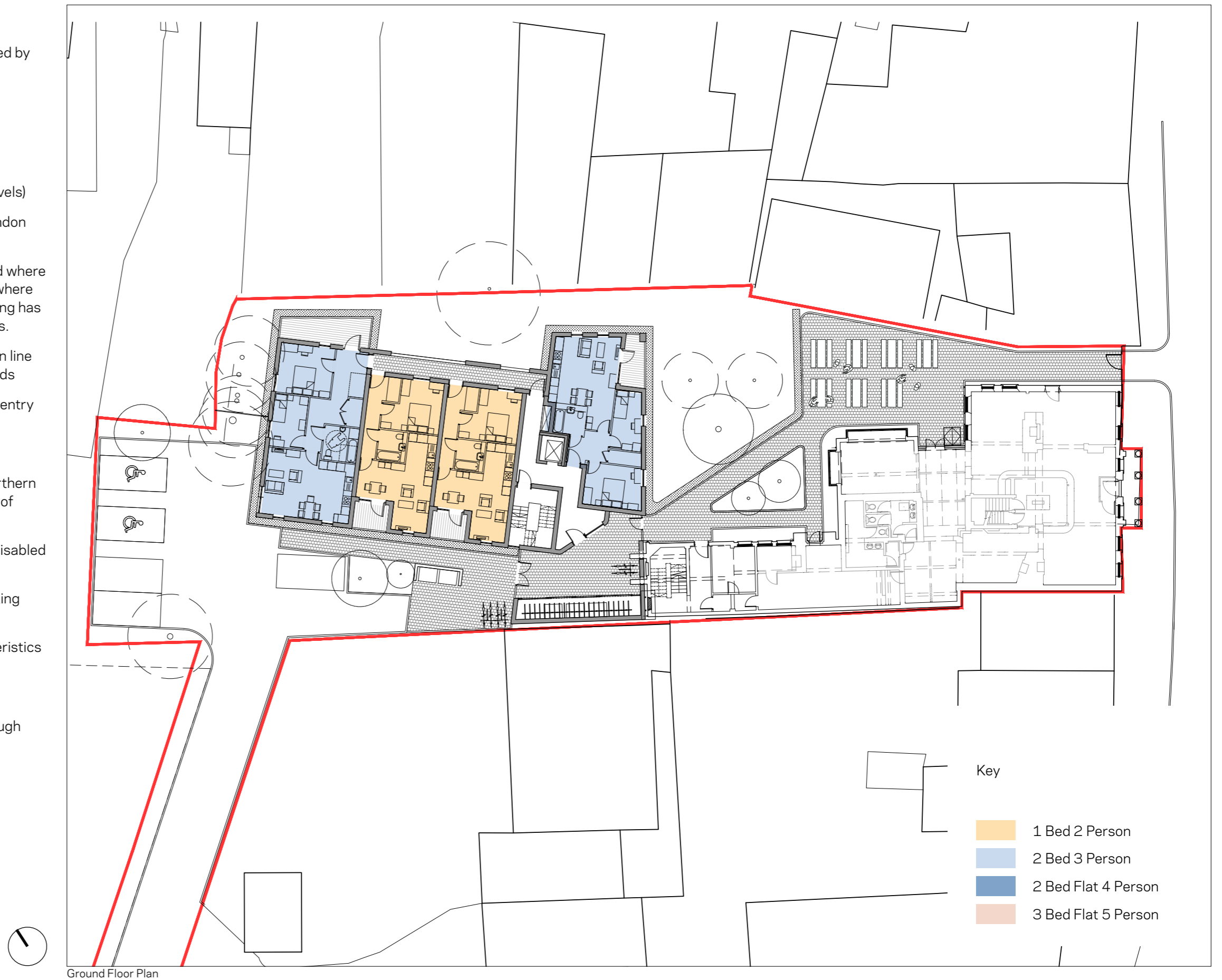


Massing Study Diagram

4.7 Residential Component

The residential component of the proposal is defined by the following:

- 15 no. residential units
- A mix of 1, 2 and 3 bed flats, and 1 studio
- Pub is retained, facing London Road
- New residential block at the rear of the site (4 levels)
- All new-build units are dual aspect and meet London Plan sizes
- Dual aspect residential units have been provided where possible within the refurbished listed building - where not possible due to site adjacencies, ample glazing has been provided to ensure adequate daylight levels.
- All new-build units have private amenity space, in line with London Housing Design Guidelines standards
- 4 bins are provided, with interim storage at rear entry to the residential annex building
- Refuse to be collected from Broadway Gardens
- Access to neighbouring properties along the northern boundary is maintained (subject to confirmation of existing easements)
- There are 8 car parking spaces (of which 2 are disabled spaces)
- 28 cycle parking spaces (meeting the cycle parking standards)
- This unit mix is a direct response to the characteristics of the site
- Efficient use of the site
- Delivers much needed new housing for the borough



4.8 Amount

The amount, ratio, and size of the residential units is defined below:

Mix of residential units

1 Bedroom flats - 2 person	7	47 %
2 bedroom flats - 3 person	5	33 %
2 bedroom flats - 4 person	2	13 %
3 bedroom flats - 5 person	1	7 %

Unit sizes

1 Bedroom flats - 2 person	50-53 sqm
2 bedroom flats - 3 person	61 sqm
2 bedroom flats - 4 person	71 - 80 sqm
3 bedroom flats - 5 person	97 sqm

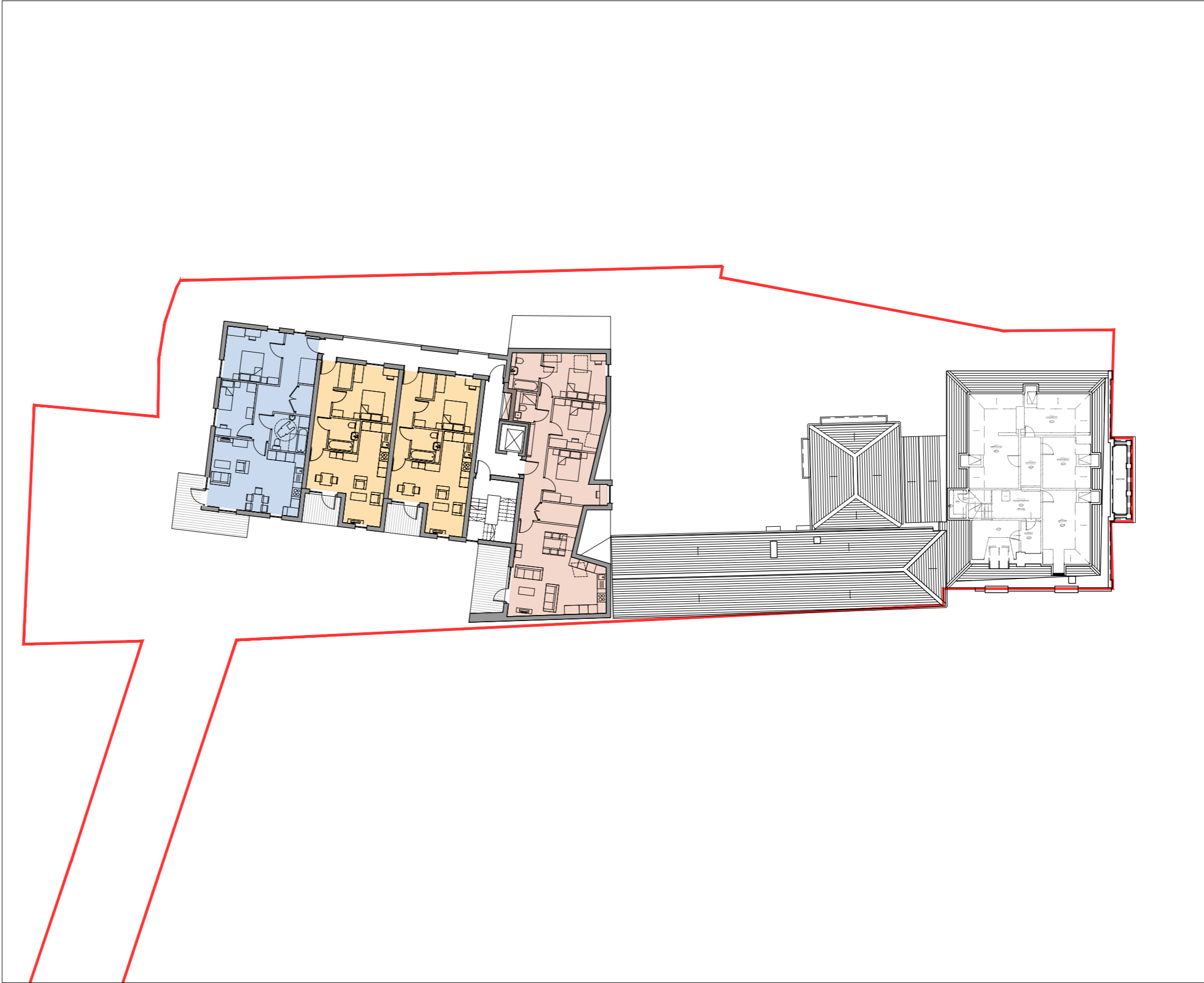
Key

	1 Bed 2 Person
	2 Bed 3 Person
	2 Bed Flat 4 Person
	3 Bed Flat 5 Person



First Floor Plan



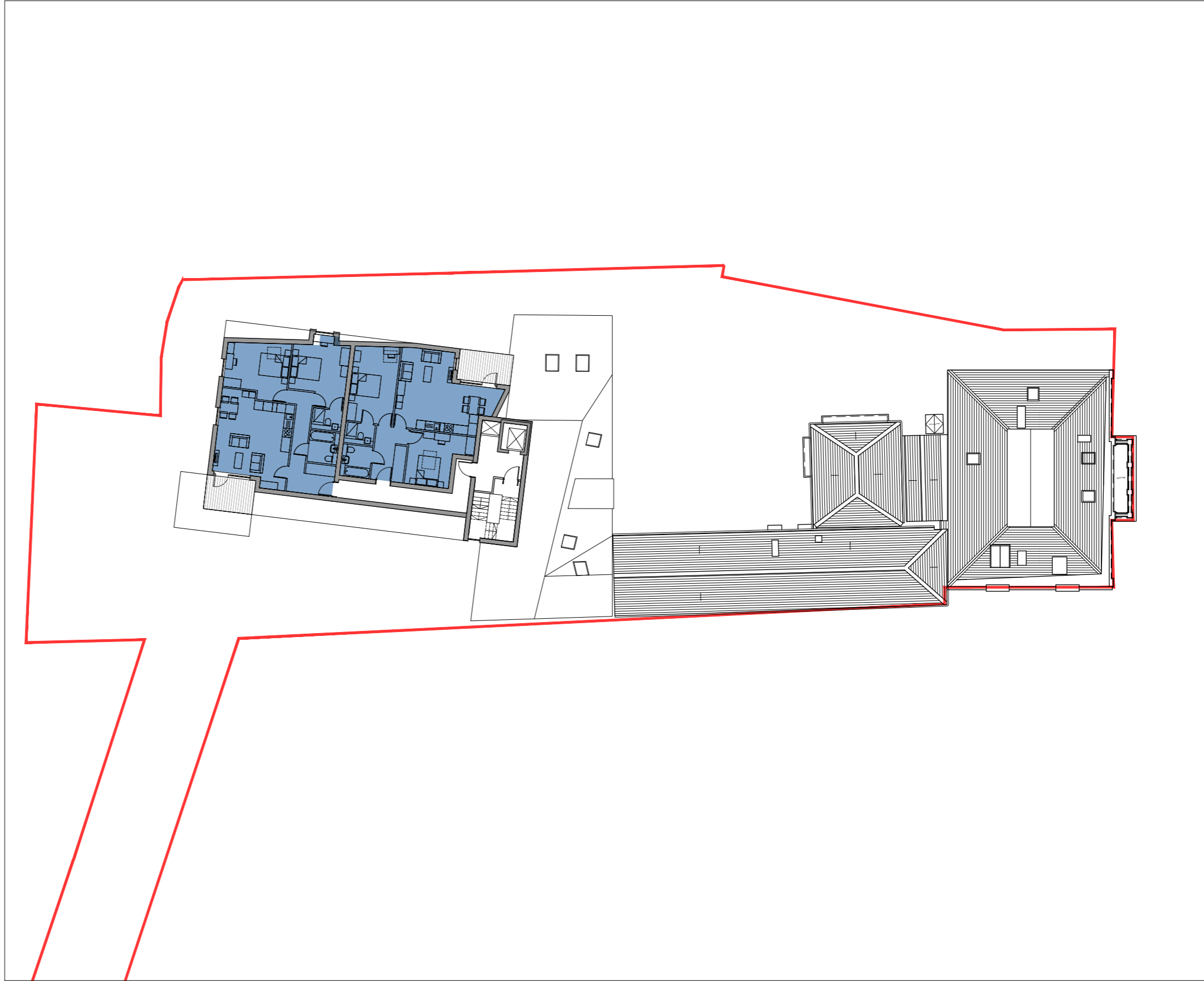


Key

- 1 Bed 2 Person
- 2 Bed 3 Person
- 2 Bed Flat 4 Person
- 3 Bed Flat 5 Person



Second Floor Plan



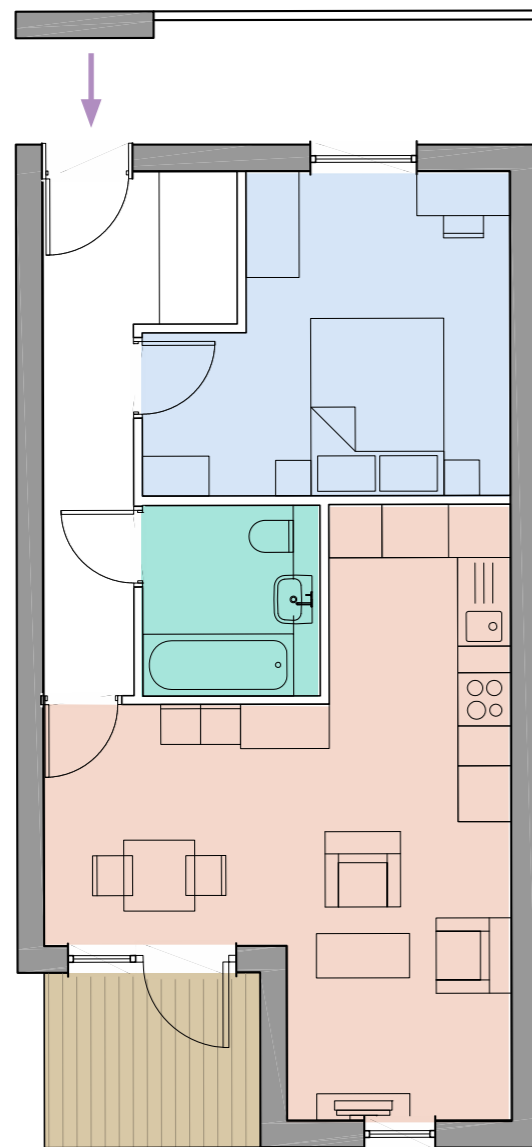
Third Floor Plan

Key

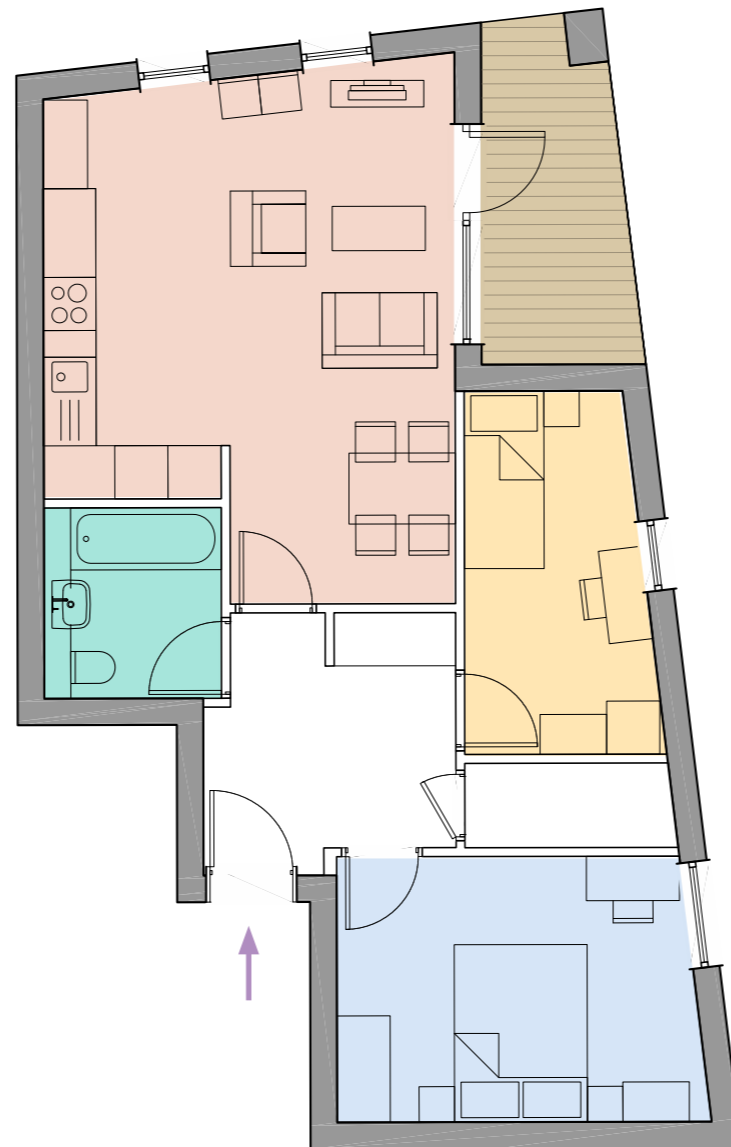
- 1 Bed 2 Person
- 2 Bed 3 Person
- 2 Bed Flat 4 Person
- 3 Bed Flat 5 Person

4.9 Unit Types

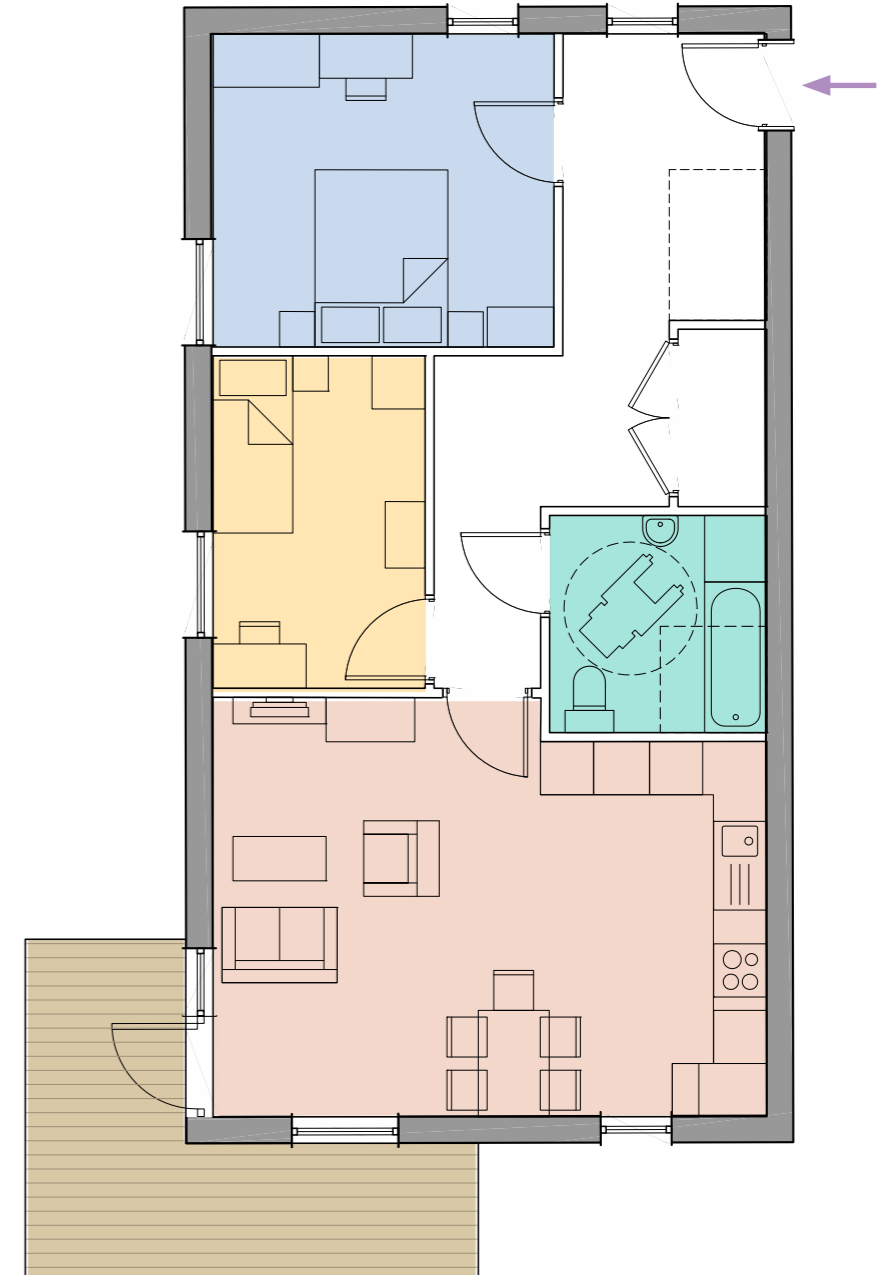
- All units have been designed to comply with the London Design Housing Guide.



1 Bed - 2 person




2 Bed - 3 person



2 Bed - 3 person

Key

- | | |
|---|---|
|  Entry |  Single Bedroom |
|  Kitchen / Dining / Living |  Double Bedroom |
|  Bathroom |  Private amenity space |

5.0 Architectural Treatment

5.0 Architectural Treatment

5.1 Architectural Treatment

The architectural treatment of the building has been designed to be sympathetic, sensitive, and complementary to the materials and features of the listed building.

Further, the appearance takes cues from the character of the surrounding conservation area.

Brick

- Primary material is brick
- Brick used in much of the surrounding context
- The existing pub will be retained
- Its main material is brick which is painted in white

Bays and Balconies

- The bays and balconies will incorporate metal balustrades
- Most of the balconies are inset, which lends depth and richness to the elevation
- Where inset balconies are not possible, projecting balconies are introduced to ensure that every new-build flat has its own private amenity space



The White Heart - Existing pub retained



Bronze finish



Brick



Metal Balustrade

Please note that colours on this page are indicative and the exact materials will be specified at a later stage.

5.2 Reference



5.3 Materiality and Detail

The facade detail images to the right demonstrate the use of various brick colours, recessed balconies, and folded geometries, which define the annex development.



Annex courtyard elevation



Annex southwest elevation



Southeast courtyard annex elevation



Northwest elevation



Southwest Annex elevation



Northeast elevation

6.0 3D Views and Emerging Context

6.0 3D Views and Emerging Context



View from cricket green



View from Cricket Green Road



Bird's eye view from the south



Bird's eye view from the East



Bird's eye view from the West



Adjacent
Consented scheme
at London Road /
Broadway Gardens

View from London Road - Scheme can not be seen (looking north)



View from London Road (looking south-west)

7.0 Technical Matters

7.0 Technical Matters

7.1 Access to the Site

Pedestrian Access

Pedestrian access to the site is through a gated entrance off London Road, to the north of the public house building.

Pedestrians may also enter the site from the south, off Broadway Gardens.

Vehicular Access

Vehicular access to the site is off of Broadway Gardens, to the south of the site. This is the original access point to the parking lot of The White Hart Inn.

7.2 Secure by Design

The scheme is designed in accordance with Secured by Design best practice, ensuring safer, more comfortable accommodation, which assists in crime prevention.

7.3 Sustainability

A detailed Energy Statement has been completed and is included with this application.

7.4 Refuse Collection

Refuse will be collected from bins at the entrance to the site off Broadway Gardens.

Interim bins are provided at the rear entry to the residential annex. These will be moved to the access off Broadway Gardens for collection by the local authority, by building management services.

The interim bin storage is less than 35m horizontal distance from the furthest flat.

7.5 Parking

The scheme provides 8 parking spaces. Of these, 2 are disabled parking bays.

7.6 Servicing

A dedicated delivery bay is provided at the rear of the site, with entry from Broadway Gardens. This delivery bay is sized for a 8m delivery vehicle.

Please see the updated Transport Statement for further information.



7.7 Shadow Studies

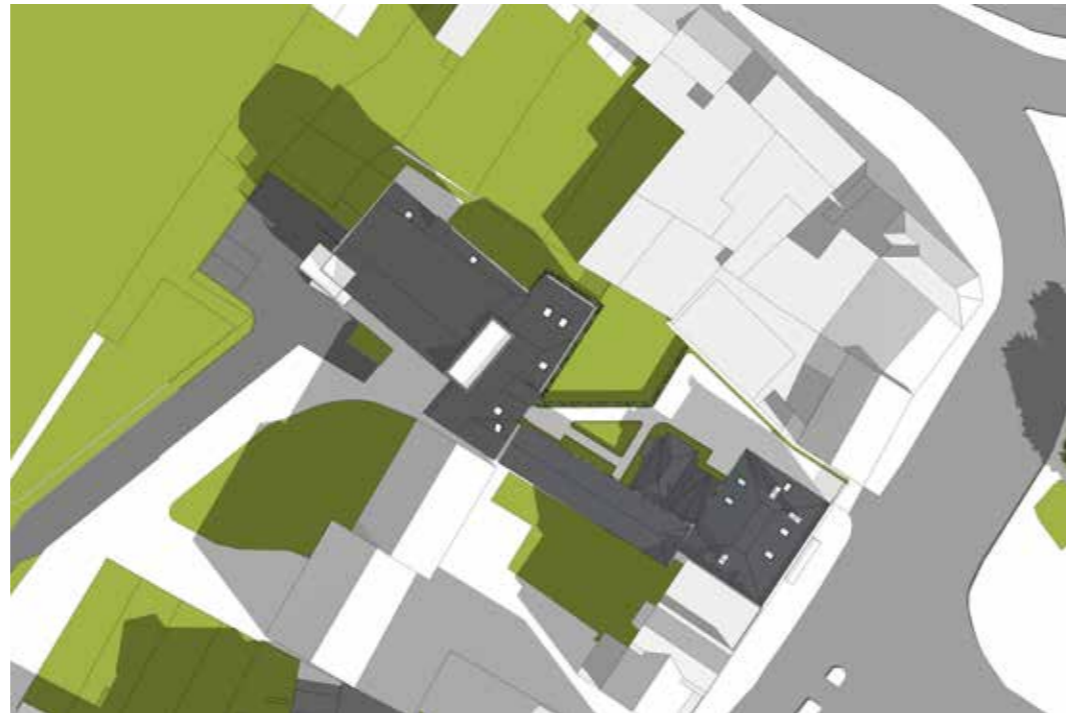
The proposed annex massing sits central to the site, therefore preventing any obtrusive overshadowing.

The images to the right show the scheme at the equinox (March / September 21) at 10 am, 12 pm, 2 pm, and 4 pm.

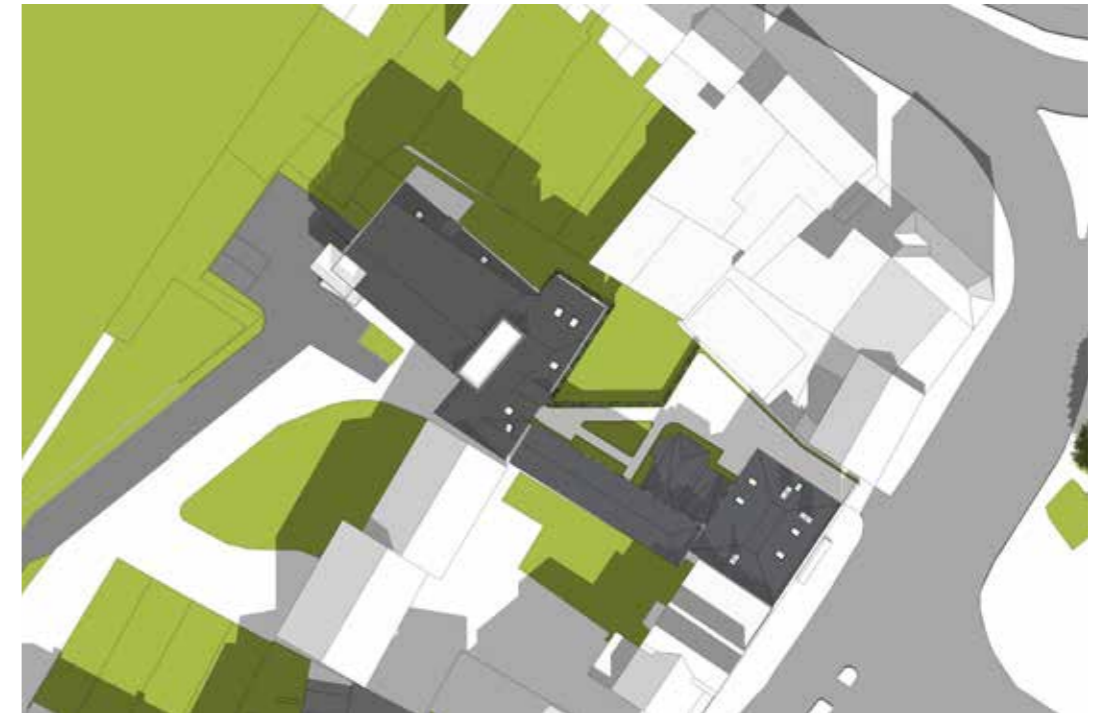
The scheme ensures minimal overshadowing occurs over adjacent residential properties.

7.8 Daylight /Sunlight

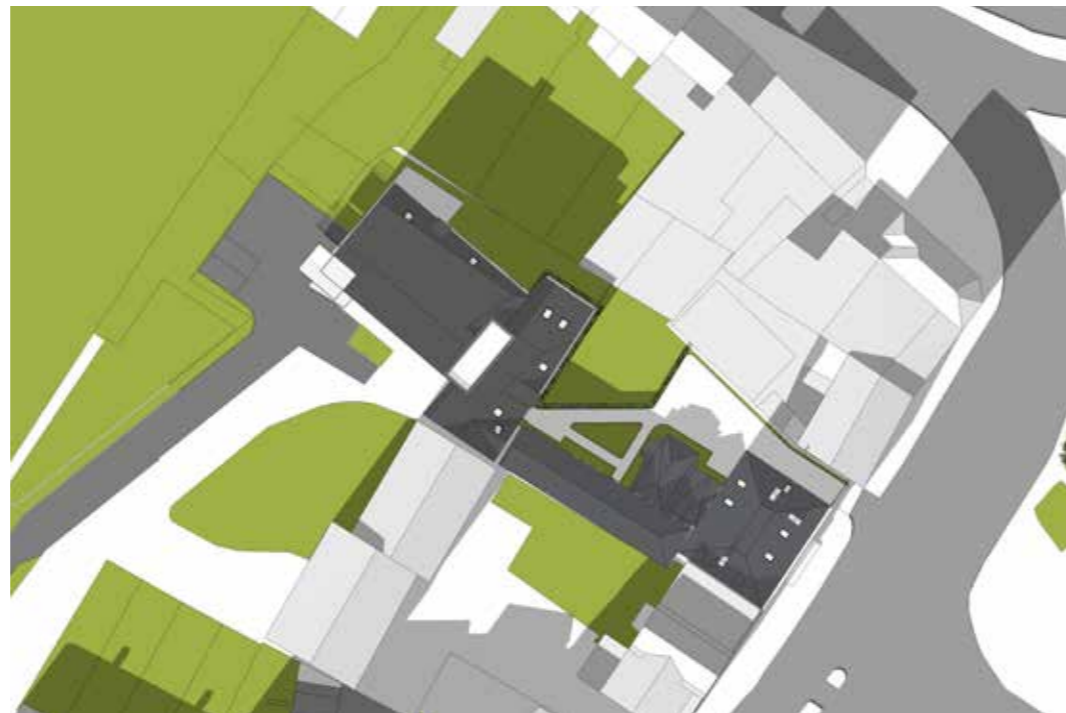
A detailed Daylight / Sunlight Analysis report has been completed and submitted with this application.



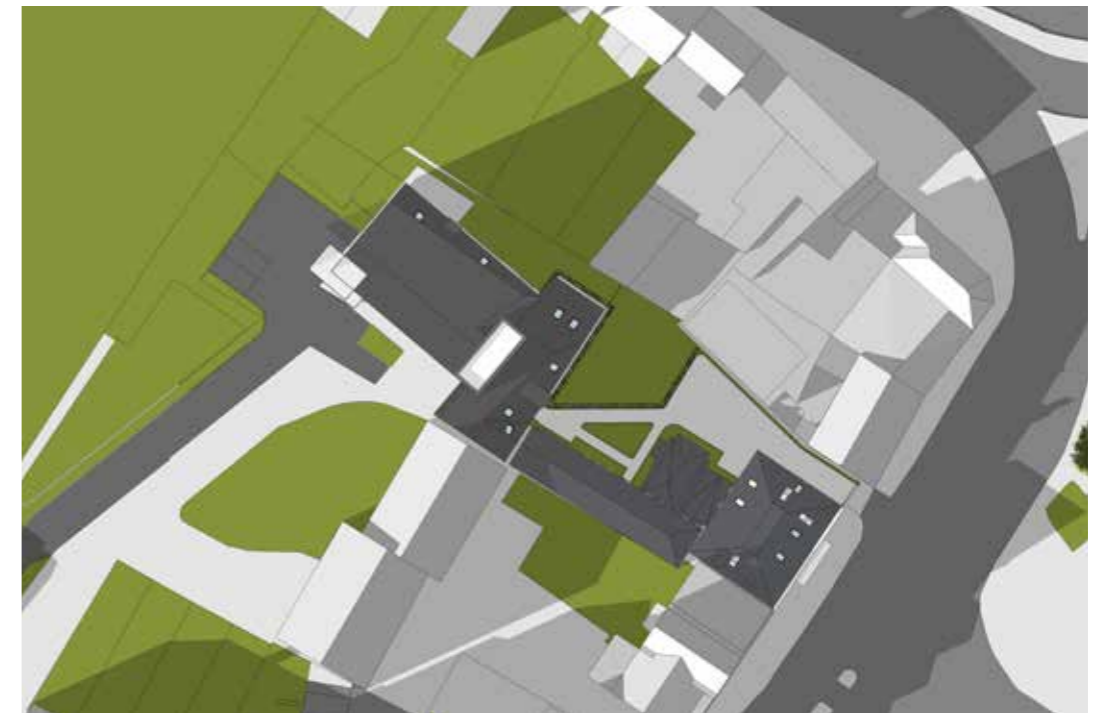
Equinox (March / September 21) - 10.00hrs



Equinox (March / September 21) - 12.00hrs



Equinox (March / September 21) - 14.00hrs



Equinox (March / September 21) - 16.00hrs

7.9 Cycle Storage Provision

The scheme provides 28 cycle parking spaces, in a secure and high quality space.

This meets requirement for cycle parking as defined by the draft London Plan 2017, which recommends 27 spaces based on the number and mix of units.



Cycle storage



Cycle storage precedent

8.0 Landscape

8.0 Landscape

8.1 Landscape Opportunities

Combined with the proposed annex building, a generous courtyard space is created as the heart of the residential development.

This courtyard will act as a high quality communal amenity for the residential users, as well as being the main point of access for the residential units.

It is also proposed that the pub will have a high-quality landscaped garden within the courtyard.



8.2 Landscape Precedents and Materials

The images to the right show the current public house and inn, and the proposed courtyard scheme.

The landscape will include native plantings, and permeable pavers.



Current Massing and Landscape



Proposed Massing and Courtyard



Landscape planting precedent



Landscape paving precedent

9.0 Access Statement

9.0 Access Statement

9.1 Transport and Parking

Road Network

- The pub is located directly along London Road (A217)
- Key route in the area
- The back of the site can be accessed along an access route from Broadway Gardens, which currently provides vehicular access to the White Hart Inn parking lot.

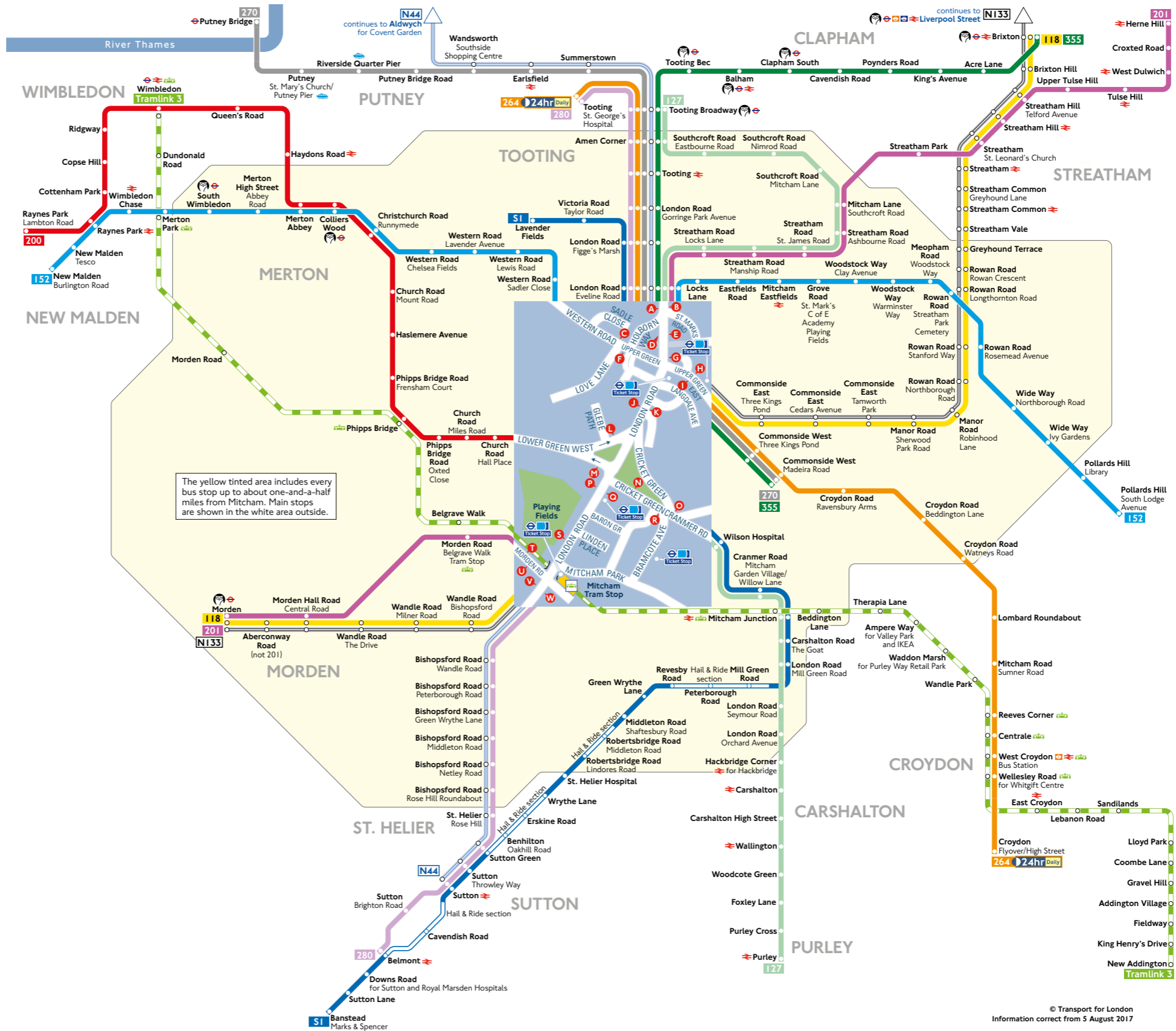
Pedestrian Routes

- Current pedestrian and vehicular access is served from Broadway Gardens
- A gated pedestrian access from London Road along the north edge of the site

Public Transport

- 0.75 miles to both Mitcham Eastfields and Mitcham Junction stations
- Mitcham Cricket Green bus stops are located within 100m
- PTAL rating of 3/4

Buses and trams from Mitcham



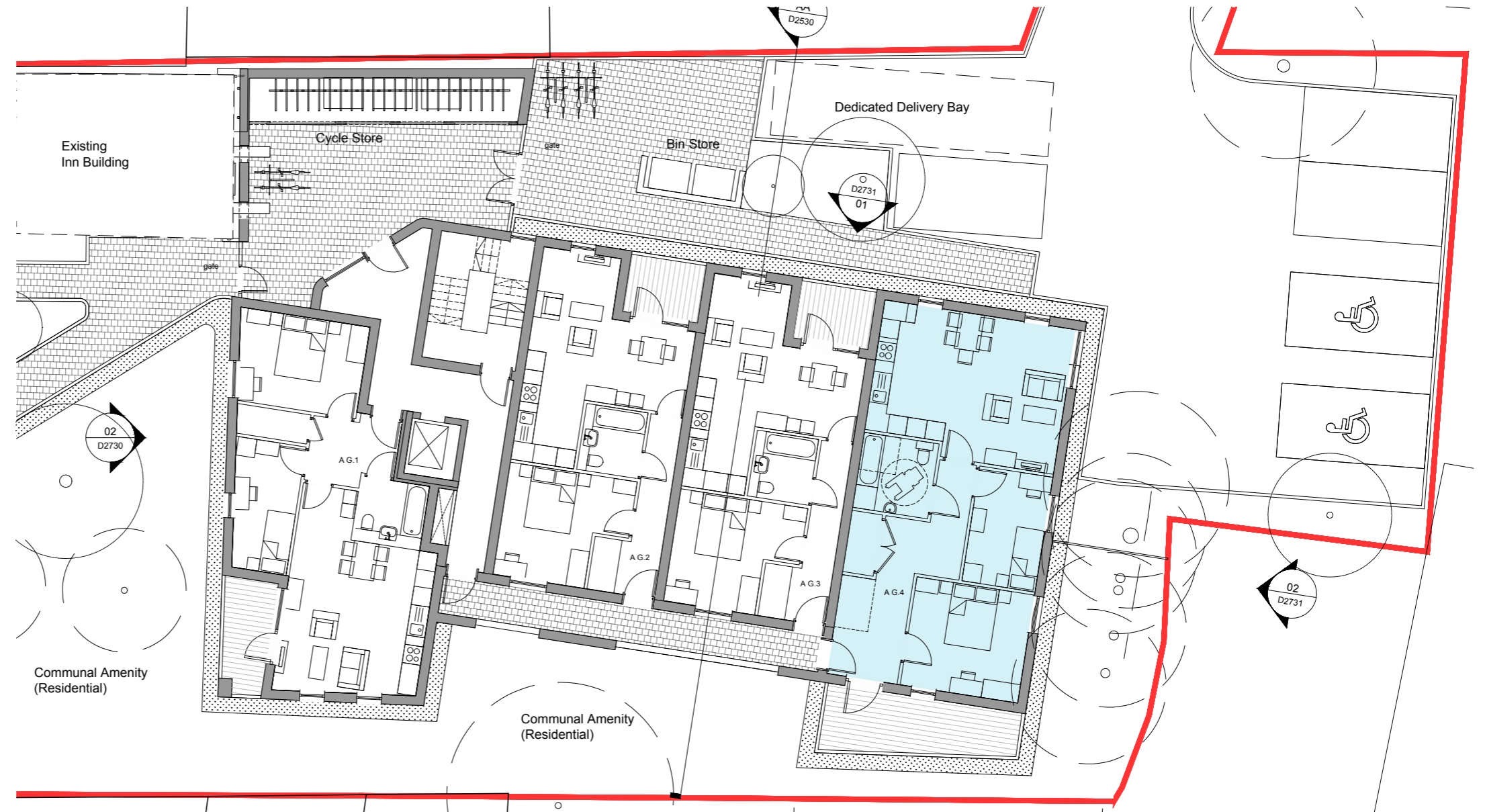
9.2 Inclusive Design Executive Summary

All shared parts of the site are wheelchair accessible and all units comply with Part M (level2) , including level access to all units and shared amenity spaces.

It is envisaged at this stage that 2 of the units (10%) will be fitted out in compliance with Part M level 3, subject to demand.

The following documents have been used as reference:

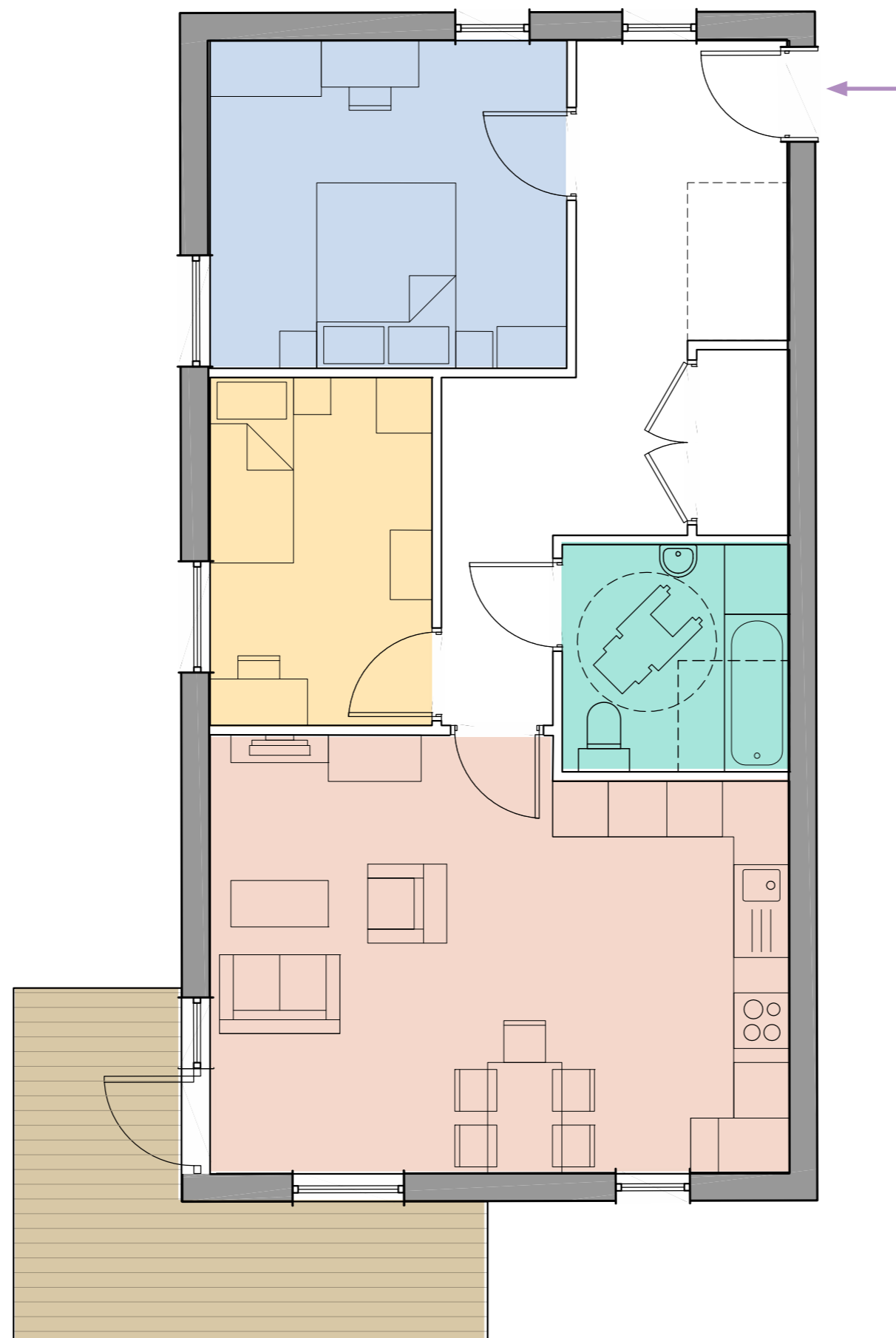
- London Housing Design Guide 2010, which integrates Lifetime Homes design criteria
- The London Plan, and the new draft London Plan 2018
- Approved Document M of the Building Regulations



Floor plan showing location of wheelchair - adaptable flat.

9.3 Access and Building Regs Part M4(2) & M4(3)

The unit to the right demonstrates the compatibility of the units for conversion to be fully wheelchair accessible.



Key

- Entry
- Kitchen / Dining / Living
- Bathroom
- Single Bedroom
- Double Bedroom
- Private amenity space

10.0 Conclusion

10.0 Conclusion

This document forms part of the application of the redevelopment opportunities at the site of the White Hart pub at 350 London Road (London Borough of Merton).

It has provided a thorough analysis of the site, followed by a chronological review of the design development and consultation process.

From the first pre-application to the current proposal, the scheme has evolved to avoid any negative impact on the existing townscape and on neighbours. The massing has been sculpted to fit comfortably within the existing context.

Further, the scheme has been refined to ensure the annex building does not appear prominently in sensitive views, specifically looking north on Cricket Green.

A variety of measures have been incorporated in the design to ensure there is no overlooking to adjacent properties and to safeguard the existing neighbours and the future occupiers' privacy.

Additionally, the landscape strategy has been developed to create a central green space to incorporate amenity space for the residents.

