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Date 26th February 2013

Your Reference

Our Reference SED/AO/30356

By Email And By Post

A Wood Esq
Planner - Strategic Policy And Research
London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX

Dear Andrew

Sites And Policies DPD - Mitcham Fire Station

I am writing with reference to our previous correspondence in connection with the above matter.

We have considered, in conjunction with our client, the document attached to your email of 16th January. We set out below some further comments, for your consideration:-

- 1.0 The reference to the Cricketers Public House can be updated, to reflect the recent refusal of the two appeals?
- 2.0 As you know, we have explored the potential for combining the fire station site with adjoining properties, including the Cricketers Public House and the Vestry Hall. However, at the current time, such a scheme would not appear to be feasible.
- 3.0 To the best of my recollection, we have not specifically suggested retail use. However, we consider that such a use may be appropriate, subject to viability and other market/deliverability factors.
- 4.0 The upper floors of the existing building are not in residential use. They form part of the fire station and provide offices, meeting rooms, kitchen, mess room, resting areas, showers, toilets and other ancillary facilities.
- 5.0 Our document dated 11th January 2013, did not provide any information relating to the conversion of fire stations into community uses (such as places of worship). We are not aware of any such schemes involving community uses having been undertaken in London and we therefore question whether that type of scheme is deliverable.
- 6.0 We remain of the view that the most appropriate designation for this property is a residential (C3) led mixed use scheme, which could include:-
 - Retail (A1).
 - Financial and professional services (A2).

Cont/..



- Restaurant or café (A3).
- Drinking establishment (A4).
- Business uses (B1).
- Health uses (D1).

7.0 We understand that there may be some particular alternative uses that you consider to be inappropriate for the site. If that is the case, can you please confirm a list of such uses, so that we can evaluate it with our client.

I trust that the foregoing is clear and I look forward to hearing from you.

Yours sincerely

S E Dark

stevedark@dronwright.co.uk

cc Tara Butler, Programme Manager, London Borough of Merton (by email only)

N/CPGJOB/30356/woodub25 (SED)