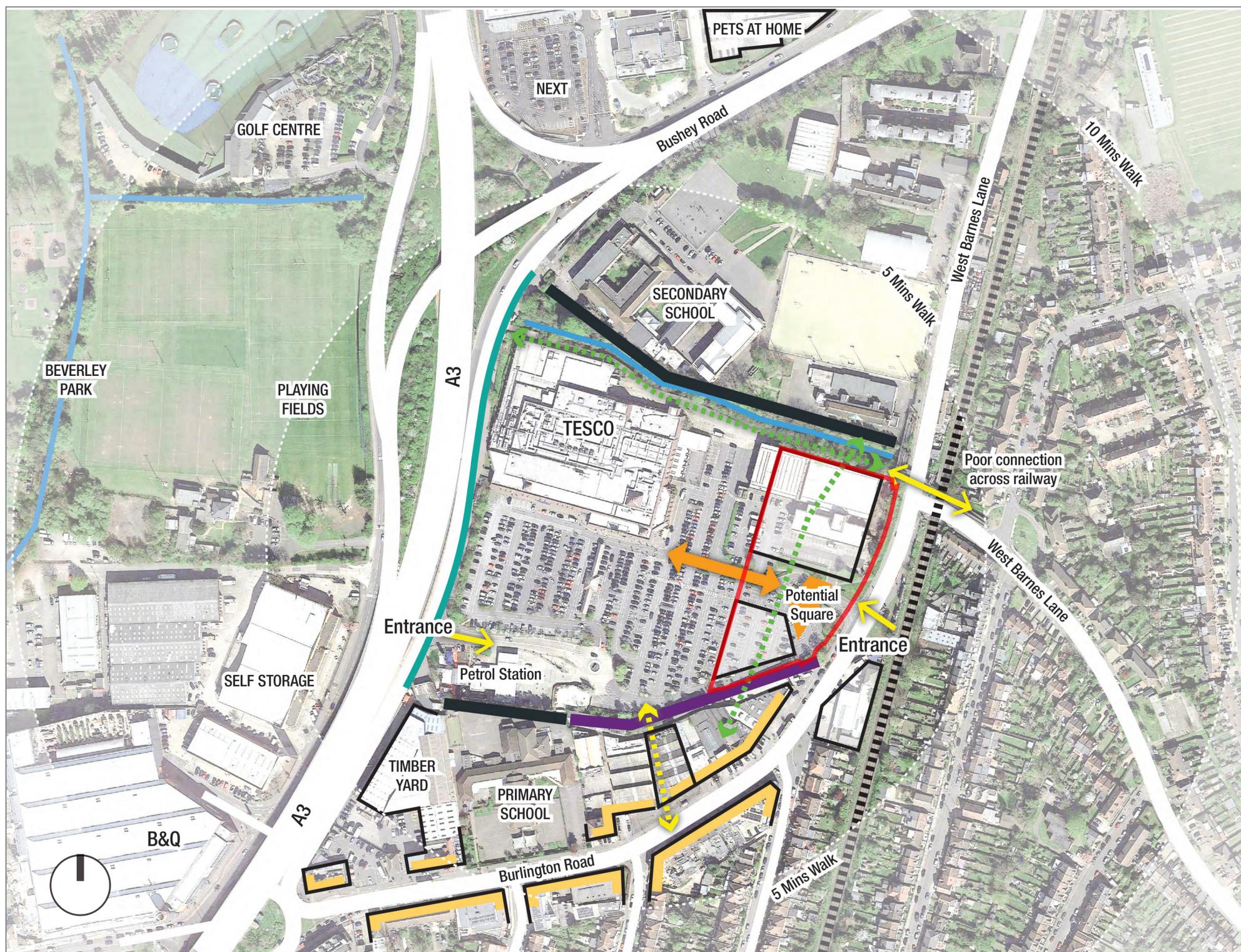


Welcome to our public exhibition showcasing the emerging proposals for 265 Burlington Road and a small part of the Tesco car park that has been identified as being surplus to requirements.

Today's exhibition provides you with an overview of the site and the emerging proposals for new market and genuinely affordable homes, a variety of commercial space and landscaping. This will be the first of two public consultations that will take place prior to the submission of a planning application.

We are keen to know what you think about the plans, so please speak to members of the project team who are on-hand today and take the time to fill in a feedback form. You can either complete a feedback form today or take it home and return it to us using a freepost envelope.

Your feedback will be taken on board and reviewed as the proposals continue to evolve.



### KEY

- |  |                      |  |                       |  |  |
|--|----------------------|--|-----------------------|--|--|
|  | Impermeable Boundary |  | Existing Connection   |  | Main Axis  |
|  | Permeable Boundary   |  | Potential Connection  |  | Future DevzBlocks/Development Under Construction |
|  | Pyl Brook            |  | Potential Green Links |  | Existing Active Frontage                         |
|  | Road Noise           |  |                       |  |  |

Redrow Homes is one of the UK's leading residential housing developers with a strong track record of delivering high-quality homes across London and the South East.

Redrow has been repeatedly recognised for their high quality design within the industry and their approach to development is specific to each site, with an emphasis on excellent customer service, and high-quality, individual design which both respects and reflects the local surroundings.

In Greater London, Redrow has a strong track-record of working with Local Authorities to deliver exemplar developments including Colindale Gardens (2,900 homes LB Barnet), Alton Estate (LB Wandsworth) and Lyon Square (LB Harrow).

Redrow focus on delivering innovative design solutions, with the highest standards of craftsmanship to ensure we are providing the best possible homes for our customers. Customer care is at the heart of everything we do. Further to this at last year's What House? Awards, Redrow were awarded Gold for the Best Large House builder.

### Vision

We are extremely pleased to put forward our vision for the Burlington Road Redevelopment, which embraces the development principles set out in the London Plan and CS9 of the Merton Core Planning Strategy.

**Our vision** provides for the creation of a new, vibrant and sustainable residential scheme with a resident community within the proposals, through a mix of private and affordable homes that will meet the identified housing needs.

*John Tutte – Group Chief Executive*

### Community Engagement

We are proud of the positive contribution we make by providing local economic development opportunities and encouraging the

This is Redrow's first development in the London Borough of Merton and Redrow is committed to working with the Council, elected members and residents to deliver an exemplar development on the Burlington Road Site.

We believe we have credentials that few of our competitors can match:

- Internal financial resource to deliver from inception to completion
- Commitment to create exemplar landmark buildings
- Commitment to sustainability and community engagement

establishment of sustainable communities. A blend of comprehensive community consultation and a responsible approach to construction, supported by monetary and material contributions, as well as staff commitment to community projects ensures our success.

### Sustainability

Our success depends upon our reputation in improving the environment and quality of life for our customers, the communities in which we operate and our people. Our sustainability strategy guides and measures performance across the business, embedding sustainability values throughout our operations and ensuring continual review and improvement.

This year we have made considerable progress towards our Aspirations 2018 targets in our continued focus on contributing to economic development and creating vibrant, healthy communities wherever we work. Achieving these aims whilst protecting and enhancing our natural environment, developing our people and engaging with our customers on sustainability is at the heart of what we do".



1. Kingston Riverside, Kingston



2. 500 Chiswick High Road



3. Royal Waterside, Park Royal



4. Collindale Gardens, Collindale



5. Morello, Croydon

# London & Merton Housing Needs



Tesco, New Malden

September 2018

## London's Housing Need

The new and emerging London Plan, which is the policy document published by the Mayor of London to guide development across the Capital, identifies that it needs to deliver 64,935 new homes a year.

This is below the identified level of housing need which is 66,000.

Currently, housing delivery over the last few years has been approximately half the identified number, which means that it needs to double.

The lack of housing delivery to keep up with need has become a significant issue and failure to address this now would be disastrous. To date, many of the central London boroughs have been responsible for much of the housing delivery in the Capital.

However, the New Draft London Plan looks to shift this emphasis and focus on the outer boroughs.

## Merton's Requirement

Like many other London Boroughs, Merton is subject to increased pressure to deliver the new homes that London needs.

The new emerging planning policy document from the GLA (New London Plan) seeks to shift the emphasis on housing delivery away from the inner London Boroughs to the Outer London Boroughs and Merton is now expected to deliver 1,328 new homes per year. This is a 223% increase on the current target of 411 homes per year.

The Mayor of London recommends that sites in Outer London be developed if they are underutilised, brownfield and close to public transport.



### KEY

- Recently Completed Developments
- Identified Development Sites

Emerging/completed local developments



1. Times Square, 80-86 Bushey Road



2. Claremont Avenue



3. Albany House, Burlington Road



4. Burlington Road



5. Proposed Development above Lidl New Malden

# Character of Surrounding Area

The site is located at 265 Burlington Road, New Malden, KT3 4NE. The site lies to the north of Motspur Park, also known locally as West Barnes and measures approximately 1.21 hectares. The site's prominent position on Burlington Road means that it serves as a gateway to West Barnes beyond. The site is bordered by Burlington Road (B282) along the eastern boundary, a large Tesco superstore to the west, Pyl Brook and Raynes Park High School to the north and a predominantly residential area with a local centre to the south.

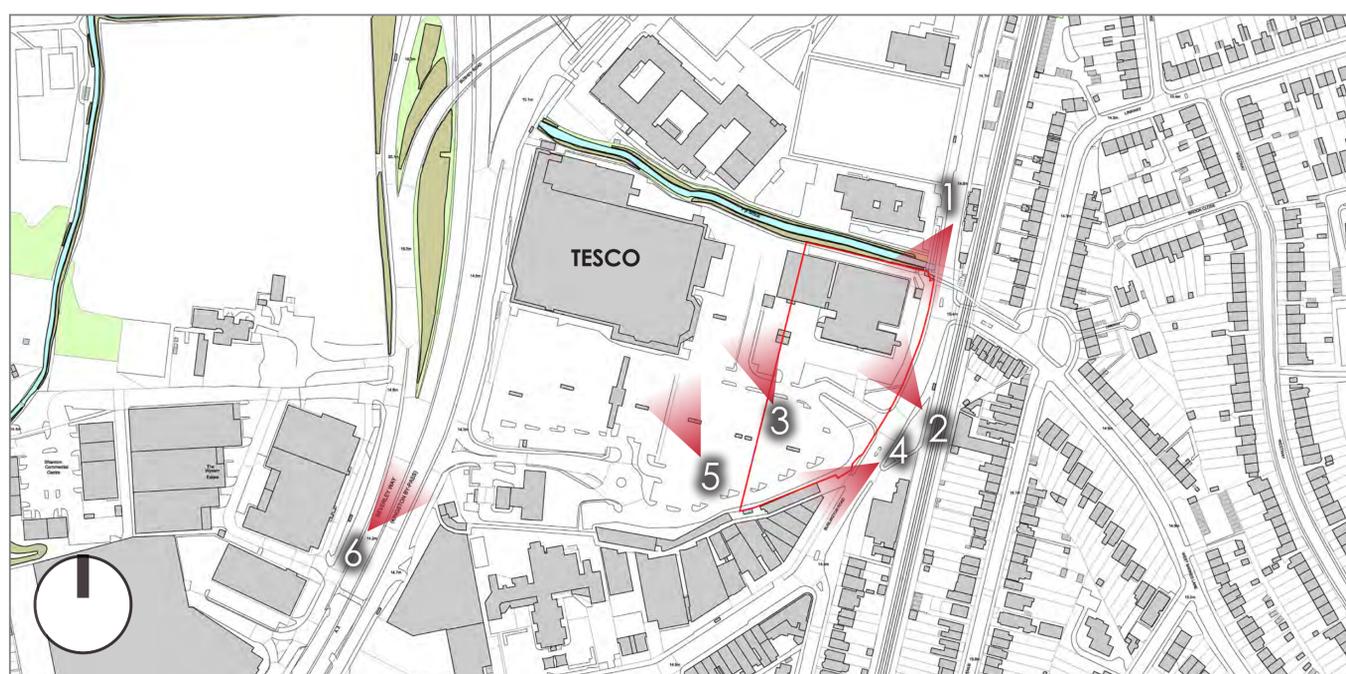
### Surrounding Areas

There is a finer grain to the east and south of the site. The area is characterised by predominantly 2-3 storey Victorian terraces and semi-detached housing blocks, as well as some 4 storey housing blocks like Malden Court just north of the site. The A3 is the main road that connects Central London to the M25, and runs to the west of Tesco. Large employment/retail/industrial and education uses take advantage of the connections it provides and run along its length.

The proposed site is broken down into two parcels of land:

- 1. 265 Burlington Road**  
A vacant 1980's office building arranged over two storeys with an interconnecting single storey office building at the rear and an interconnecting warehouse to the side.
- 2. Tesco Car Park**  
The land to the south which is currently Tesco customer car parking with a perimeter service road which has been identified as being redundant.

Merton's Local Plan and the London Plan form the development policies for the site. The site has been put forward to be included on the Council's Brownfield Land register which would identify it as being suitable for housing development.



The site boundary plan



1. West Barnes Lane



2. Site entrance Burlington Road



3. View of the site approach



4. View looking south down Burlington Road



5. View looking north into Tesco site



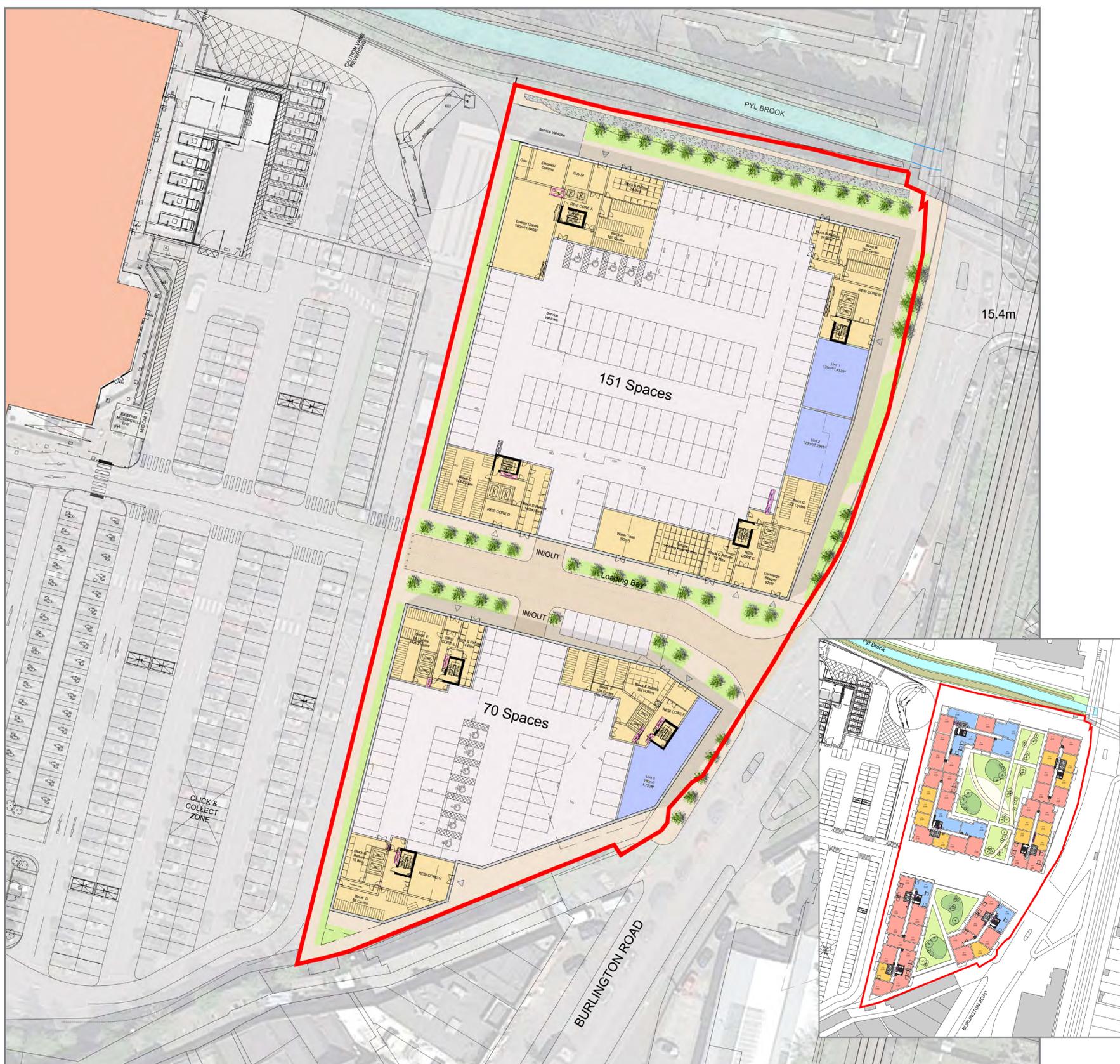
6. View of the site approach

### Redrow will look to deliver:

- Circa 446 mix of residential apartments, including 35% affordable housing
- Circa 4500 ft<sup>2</sup> of commercial space
- 6 to 10 storeys of residential accommodation at podium level
- Residential parking level beneath courtyard arrangement with communal landscaping
- 221 undercroft car parking spaces to serve the new homes
- Secure private vehicle access from Burlington Road
- Improved landscaping & public realm along Pyl Brook
- Improved pedestrian links along Burlington Road
- Maintaining sufficient parking for Tesco customers

### Accommodation Summary

- c. **446** Apartments
- c. **4500 ft<sup>2</sup>** Commercial Space
- Apartment Mix:
  - 1 Bed - **20%**
  - 2 Bed - **65%**
  - 3 Bed - **15%**
- **35%** Affordable Housing



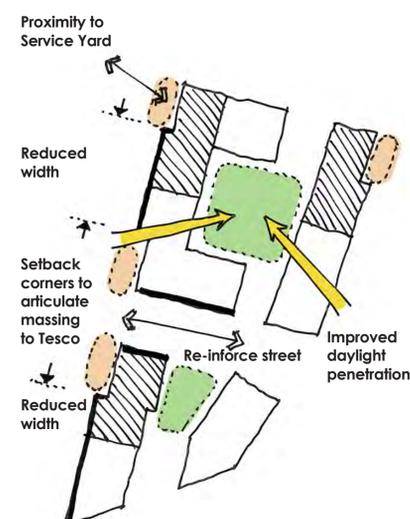
1. Proposed ground floor plan

2. Proposed typical upper floor plan

# Indicative Massing Images

Tesco, New Malden

September 2018



1. Birds-eye view



2. View from Tesco



3. View from Junction of Burlington Road and Claremont Avenue

# Indicative Massing Images



1. View looking North along Claremont Avenue



2. View looking East along Burlington Road



3. View looking South along West Barnes Lane



4. View looking East along new residential street

### Delivery of Much-Needed New Market & Affordable Homes

Like many other London Boroughs, Merton is under significant pressure to deliver the new homes that London needs. The delivery of new homes on land that is brownfield, underused and close to transport connections will ensure that this development happens in a sustainable way.

There is significant disparity between income and housing affordability in Merton, with house prices overtaking average income by 16 times.

Redrow intend to deliver a high proportion of affordable homes, many of which will be family accommodation for affordable rent and first priority will be given to those who live or work in the borough.

### Contribution to Placemaking

The current commercial building does not connect well with the existing area and is 'fortress-like'. The new proposals have the opportunity to create a gateway development, where high quality design will be complemented with not only a better pedestrian environment, but a clearer street frontage with a wider variety of commercial space.

### Improvement to Pedestrian Links & Ground Floor

There is potential within the plans to improve not only the nature of the pedestrian environment at ground floor but offer new pedestrian links and better connectivity throughout the area.

### Contributions Towards Local Infrastructure

The development will generate significant contributions to local area to improve local infrastructure and services such as schools and doctors surgeries. The CIL figure is likely to stand at about £4million.



Redrow Collindale scheme

### Access

The site will retain the existing access with Burlington Road, which will continue to act as the primary access to/from the site. Connectivity to the Tesco car park to the west will also be retained and Tesco will continue to be served to/from its access with Beverley Way.

### Parking

It is proposed that 221 car parking spaces will be provided for the new homes, including provision for disabled drivers. Electric vehicle charging points will also be provided, in accordance with the London Plan. Secure, covered, long stay cycle parking will be provided for residents as well as short-stay spaces, which will be located in communal areas at the site. The car parking ratios are in accordance with the current London Plan, but likely to be at the top end of the range for the New London Plan, anticipated to be adopted by mid next year.

### Pedestrians

Pedestrian crossings are located to the north and south of the site across Burlington Road. Easy access to shopping and the high streets via local pedestrian walkways and infrastructure.

### Bus

The development site is served by four frequent bus routes. The nearest bus stops are located on Burlington Road 100m from the

site, providing access to Wimbledon, Raynes Park Station to the north and New Malden Station in the west.

### Rail

The site is well connected with Motspur Park Overground station (identified as a Crossrail 2 Station) and is approximately 500m to the south of the site. This station falls within Travelcard Zone 4 and has a Public Transport Accessibility Level (PTAL) rating of 3; this is anticipated to increase with the delivery of Crossrail 2. Raynes Park and New Malden rail stations are also within a short distance of the site.

### Car

The site is easily accessible by private car, with connections available from the A3, Bushey Road and Burlington Road providing access to destinations such as Twickenham, Epsom, Clapham and Sutton.

### Planning Application

A Transport Assessment is being carried out to appraise the proposed development which will be discussed with officers of LB Merton and Transport for London. Upon completion a copy of the final Transport Assessment and Travel Plan, which will include a number of sustainable travel incentives, will be submitted with the planning application.



Redrow is due to meet with various stakeholders over the coming months, including officers of both the London Borough of Merton and the GLA, and the local community. The comments received during those meetings and from the public will shape the scheme that comes forward to form the planning application.

It is anticipated that a second public consultation session will be arranged for later in the year to provide an update on progress and to present how the scheme has evolved.

### Programme

Redrow will be looking to make a planning application to the London Borough of Merton before the end of the year and hope to receive approval sometime in the Spring 2019.

Assuming this is the case, work is likely to start on site during the second part of 2019, with completion of the first new homes early in 2021.

### Feedback

Thank you for visiting our public exhibition, we hope you found the information displayed useful.

Redrow welcome your feedback. Please take a moment to complete one of the feedback forms available and deposit it in the ballot box provided. Alternatively, you can return your completed feedback form to us using one of the pre-paid reply envelopes available here today.

Please note, the deadline for submitting feedback is **5pm on Tuesday 2nd October 2018**. The project team will carefully review all of the feedback received and will be presenting the plans again in October, prior to the submission of a planning application to the London Borough of Merton.



### Contact

If you have any further questions, please contact **Sarah Wardle** at BECG.

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 020 3697 7659

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