



## **REDEVELOPMENT OF FORMER KWIK FIT SITE, 360-364 LONDON ROAD**

**Application number 15/P3114  
January 2016**

1. We have been made aware of revised proposals for the redevelopment of the former KwikFit site and offer our response below. This supplements our September 2015 representations which continue to stand.
2. We have reviewed the revised proposals, most notably to the proposed roof line, against the assessment of the original scheme. Regrettably we do not support the changes which worsen an already unacceptable proposal. The amended scheme:
  - Increases the overall height and does nothing to address the excessive scale and bulk of the new development which is unsuited to the site
  - Fails to address the uneasy relationship with modest residential dwellings in Broadway Gardens, Highfield Court flats and the important group of adjacent buildings along London Road or remove the overshadowing effect
  - Presents a new jagged roof line without precedent in the area which would be an incongruous gateway to Mitcham Cricket Green Conservation Area
  - Has a roof line which bears no visual relationship to the vertical and horizontal lines of the rest of the building and adds a new and visually jarring appearance which does not respond to, complement or reference any of the surrounding buildings.
3. The proposals appear as simple amendments to the site location plan and the Design and Access Statement. They neither relate to the accompanying narrative nor have their own accompanying written document to explain why they have been introduced. Consequently it is impossible for anyone viewing the revisions to understand the reasons for the changes being proposed. Nor is it clear whether any other changes are proposed.
4. We are extremely concerned not to have been notified of these important changes to the planning application. May we ask that Merton Council notifies all those who have previously commented on the development of the changes and also posts a site notice?

**General enquiries: [info@mitchamcricketgreen.org.uk](mailto:info@mitchamcricketgreen.org.uk)  
Web site: [www.mitchamcricketgreen.org.uk](http://www.mitchamcricketgreen.org.uk)  
Twitter: @MitchamCrktGrn**

**Registered Office c/o MVSC, Vestry Hall, 336/338 London Road, Mitcham, Surrey, CR4 3UD  
Company registration no. 04659164 Charity registration no. 1106859**

5. For the reasons given in these and our earlier representations we ask that the application is refused because of its conflict with the development plan and adverse impact on the Conservation Area. We would still welcome the opportunity to work with the applicant in developing alternative proposals for a site which is in need of development.