

# THE FUTURE OF THE ALBAN DOBSON HOUSE SITE

# WELCOME

**Welcome to the drop-in session on emerging proposals for the Alban Dobson House site, Morden.**

**This exhibition introduces the opportunities for the proposed redevelopment of land at the site of the former Haig Housing Trust head office in Morden, Surrey.**

**As part of ambitions to rejuvenate this site, Haig Housing has appointed a high quality design team, led by Formation Architects, to explore possibilities to redevelop the site.**

**Please read through the boards and if you have a question, please find a member of the project team who will be able to help you.**

**We welcome your comments on what you have seen today. You can leave your feedback using the forms provided at the end of the session.**



Aerial view of the site with site boundaries



Existing site photographs



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# HAIG HOUSING

**Haig Housing is proud to have served the British Veteran community and their families for over 100 years. As the leading housing provider for ex-Service personnel in the UK, the charity now owns over 1,500 properties across 50 locations.**

The Trust assists eligible Veterans in housing need, whether they are transitioning into civilian life or are simply in need of a helping hand. The trust also supports the families of Veterans who qualify as beneficiaries.

Located across the UK, properties are a mix of family-sized and smaller houses, flats and maisonettes on small well-managed estates. These estates range in size from as small as six properties to the largest estate in Morden with 347 homes. Built mostly in the 1930s, 1950s and 1990s, the most recent new development in Morden, was opened by the Trust's Patron, Her Majesty The Queen, in 2019, creating eco-friendly houses designed for the future.



Haig Homes, Green Lane



Scenes from around the Morden estate in the 1930s



An artist's impression of the Legion Court



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## LOCAL CONTEXT

**The site is in the Upper Morden Conservation Area which is one of the largest in the Borough.**

The area is mostly characterised by the open parkland of Morden Park and the 1930s Haig Homes which surround the site.

The architecture of the immediate site context is distinct and varied in both layout and design. There is a strong symmetrical quality to the arrangement of housing blocks which enclose well defined external spaces.

The development should maximise the potential of the site whilst respecting the surrounding context and neighbouring buildings which are owned by Haig Housing Trust.



Plan view of Conservation Area boundary and site location



1. Generously sized semi public spaces



2. Long, narrow and consistent blocks



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## SITE OPPORTUNITIES AND CONSTRAINTS

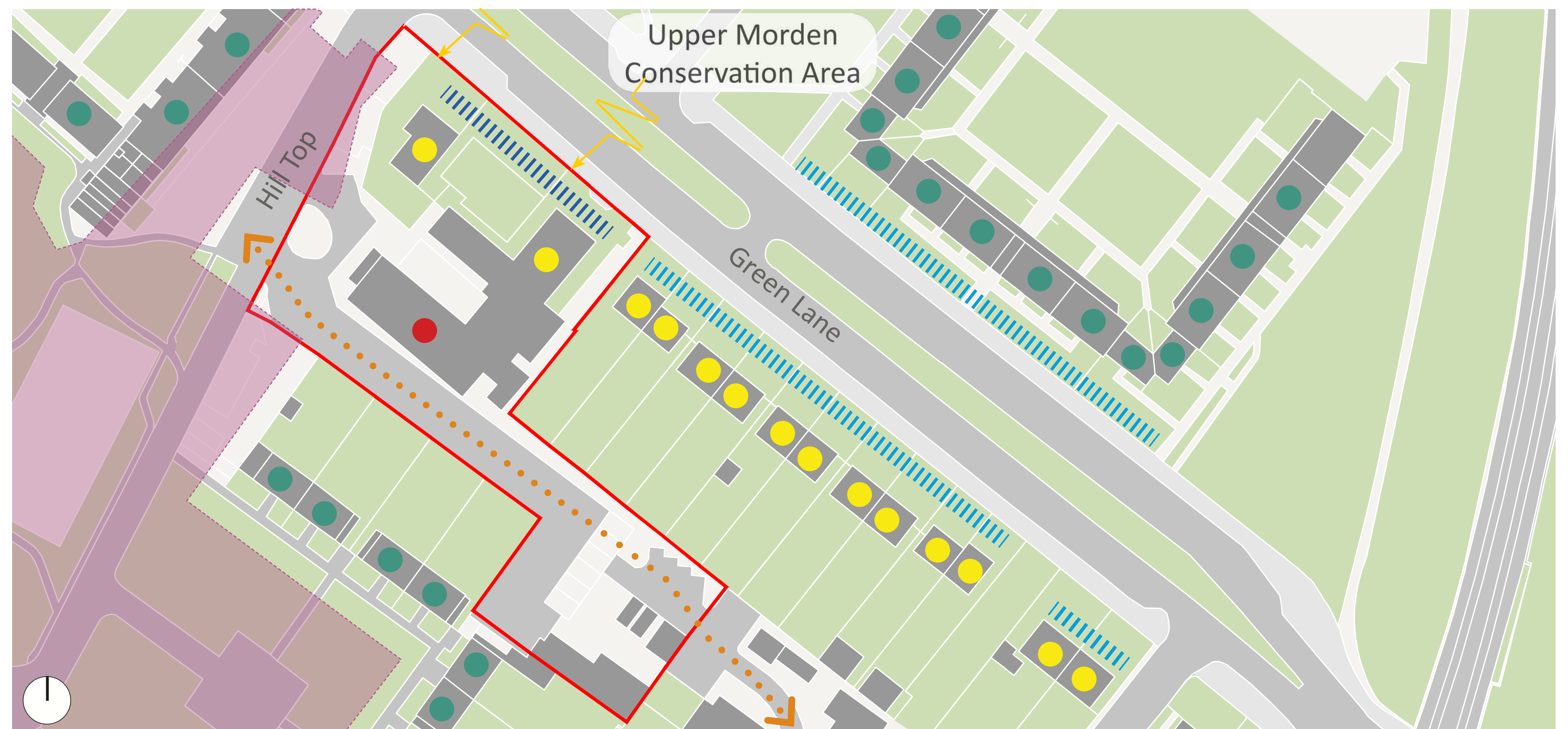
The site presents a number of opportunities and constraints which will be considered and addressed.

**Opportunities:**

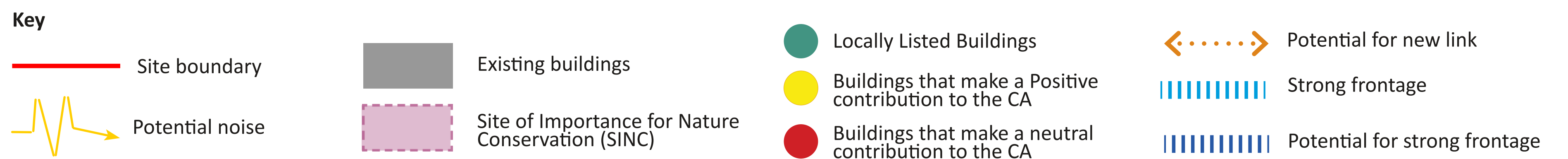
1. To provide new high-quality sustainable homes with associated landscaping.
2. New community facility for the residents of Haig Housing estate and high quality amenity space.
3. Potentials for strong street frontage along green lane.
4. Permeability through the site connecting the east and the west of the wider state.

**Constraints:**

1. Existing buildings on the site.
2. Sensitive adjacencies to neighbouring properties in close proximity to the site.
3. Within a Conservation Area and adjacent to locally listed buildings.
4. Existing trees located on the site, 2 of which are of good quality.



Site constraints & opportunities diagram





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## KEY PRINCIPLES



Deliver circa 29 homes to veterans with a mixture of sizes and types



100% housing for the veteran community to be let as social rent



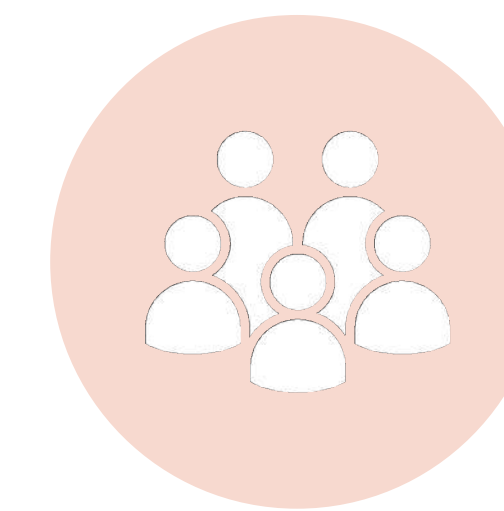
Sustainable + bio-diverse proposal



High quality landscaping with good quality trees retained + children's play space



Sketch of communal courtyard in proposal



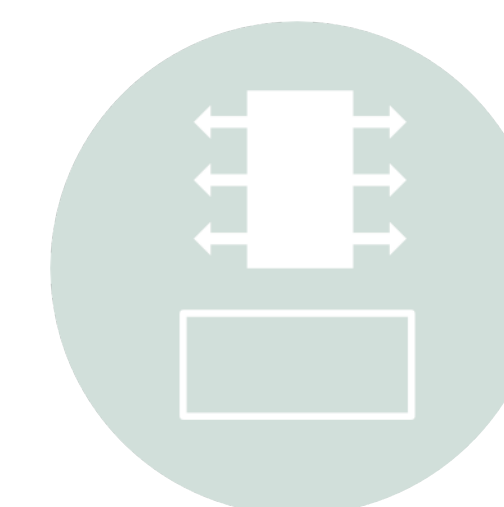
New community facility for the wider estate



Activation of the street frontage along green lane



Car parking spaces for residents (55%)



Layout of proposal to minimise overlooking to neighbouring properties













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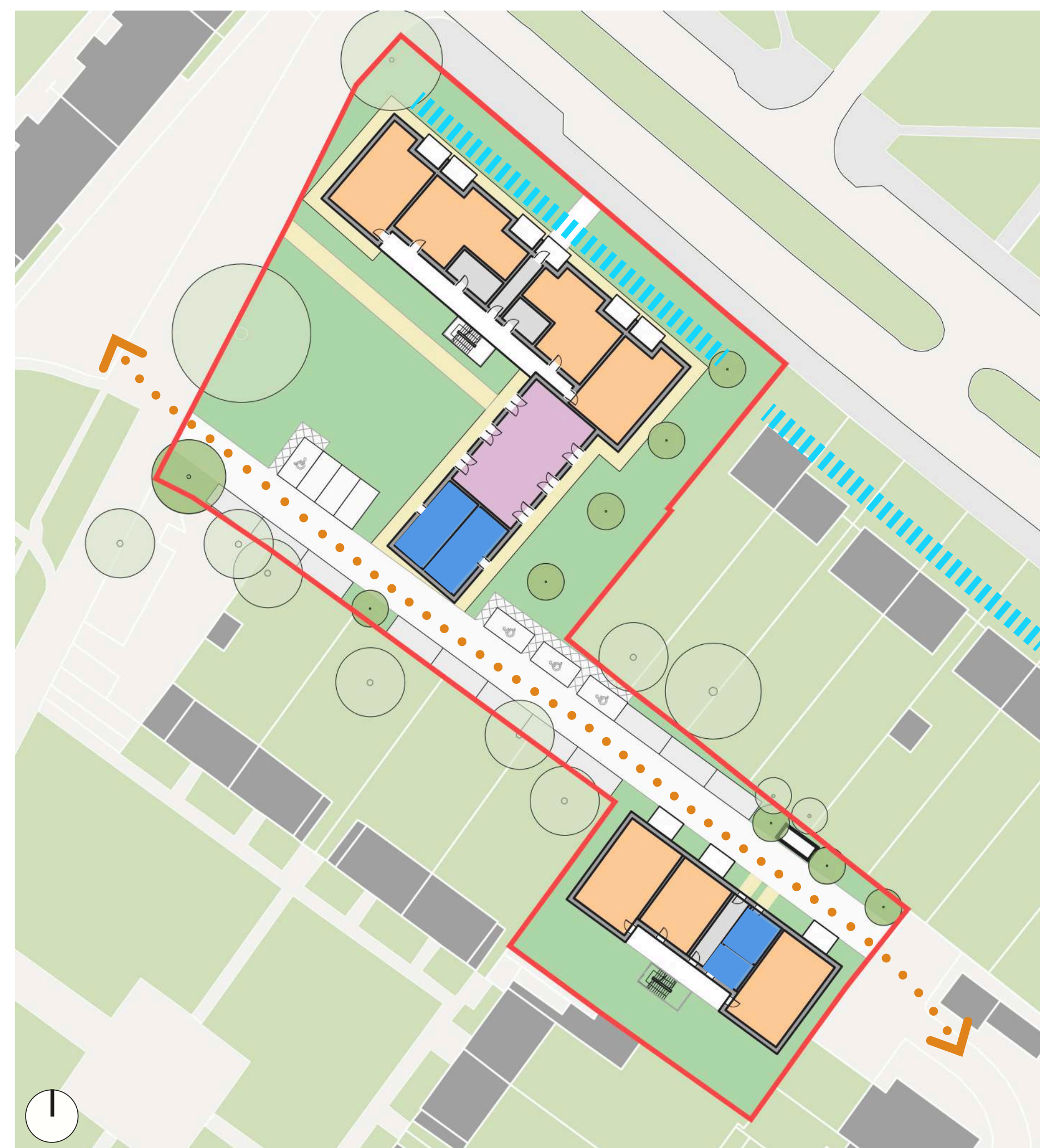
## DESIGN PROPOSALS

The proposed plans demonstrate the design proposals set out for the site.

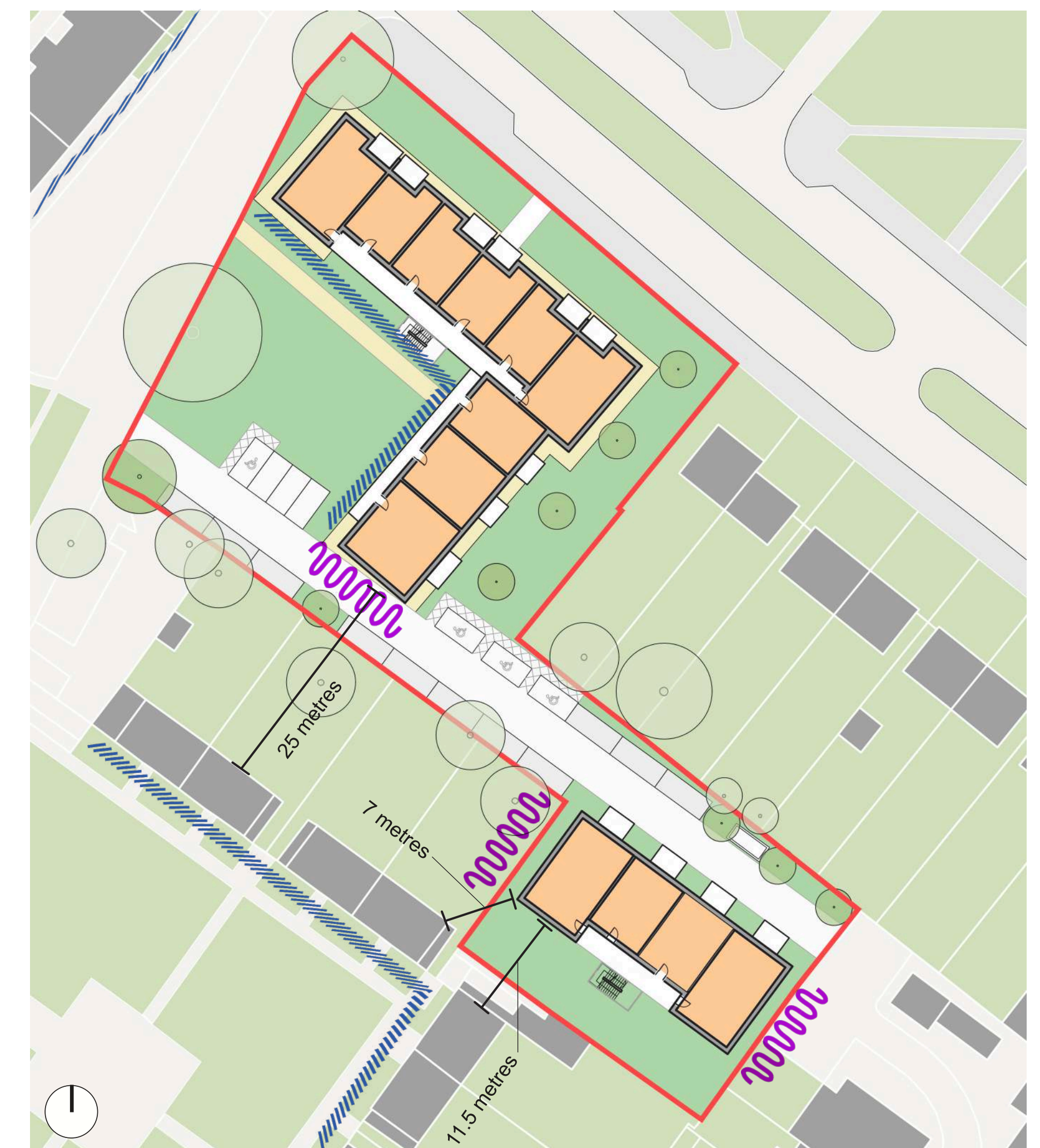
1. The proposal reflects buildings in the area by creating a strong street frontage and a semi-enclosed garden.
2. The community facility is in a prominent location facing the western entrance to the site and has access to landscaped areas.
3. Long green front gardens mirror the context opposite on Green Lane.
4. The buildings will have pitched roofs similar to the neighbouring buildings.
5. All new homes will be dual aspect maximising the benefit of daylight.
6. Car parking is positioned to the rear of the site, away from the amenity spaces and courtyards.

Key

 Site boundary	 Proposed community use	 Strong frontage	 No windows on these flank walls to prevent overlooking
 Existing buildings	 Ancillary	 Linear blocks surrounding a landscaped area - consistent with buildings in the area	
 Proposed residential use	 Proposed landscaping	 Potential for new link (pedestrian and cycle)	



Design proposals - Ground floor



Design proposals - First floor



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# ENVIRONMENT AND SUSTAINABILITY STRATEGY

**A range of sustainable design features are being proposed as part of this development.**

Alongside responsibly managed construction, our proposals are aligned to ensure minimal impact on the environment and local community.

Our features include the following:

A minimum on site carbon reduction of 50% through the use of Air Source Heat Pumps and other renewable energy sources.

A highly, thermally efficient building to reduce bills and save energy.

Consideration of the principles of Secured by Design.

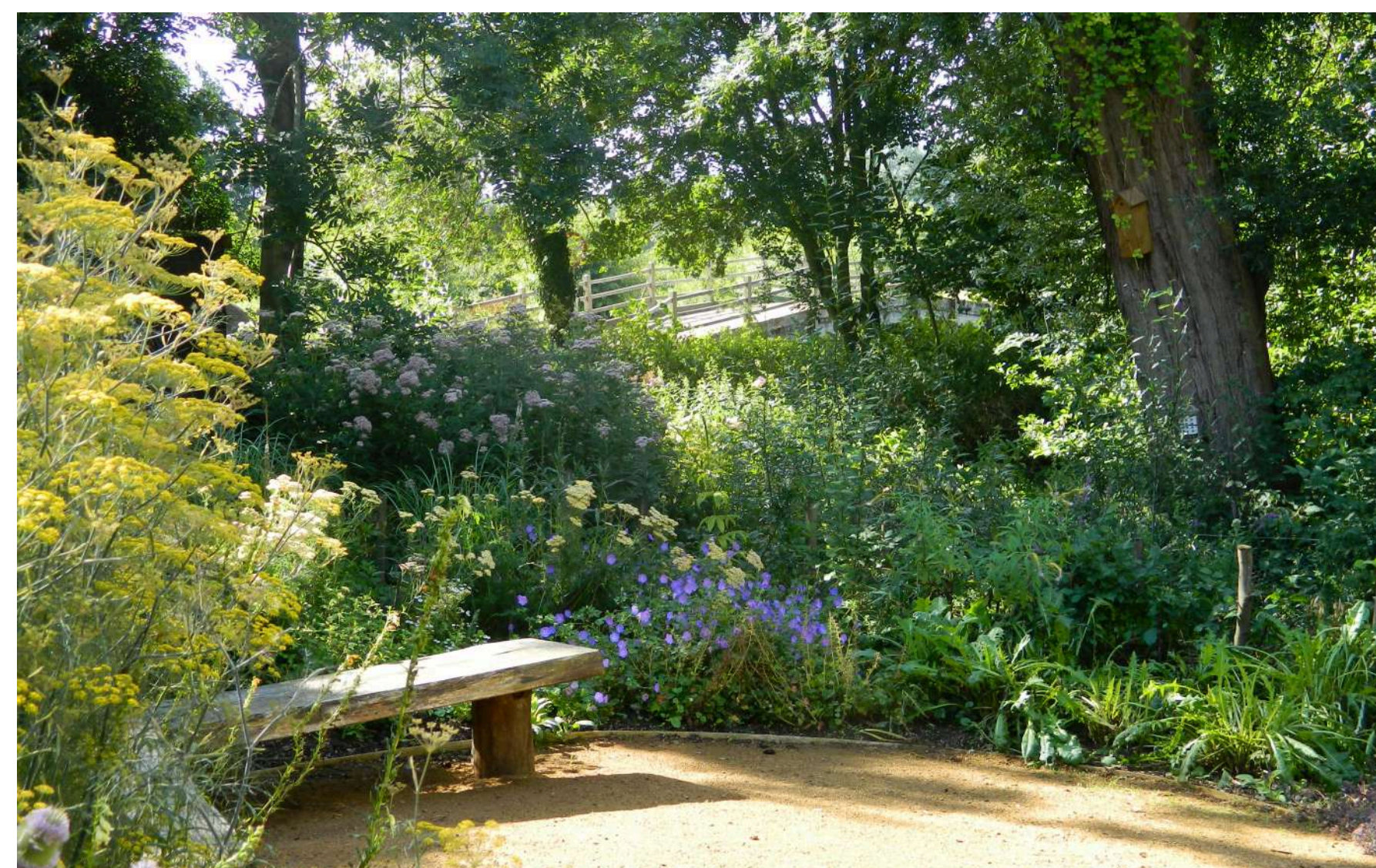
Roof area minimised with PV panels.

Use of materials with low life cycle environmental impact and embodied energy.

The proposal will achieve a biodiversity net gain of 10%.



Air source heat pump



Adding to environmental diversity



Solar panels





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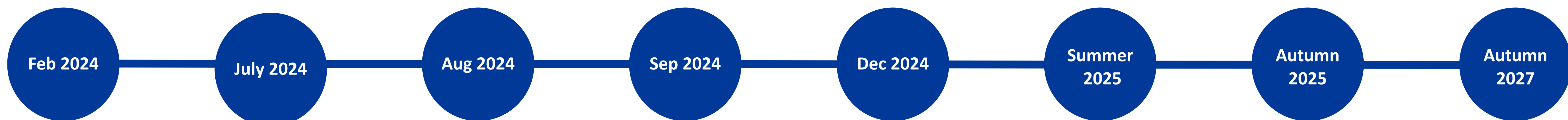
## NEXT STEPS

Residents' consultation stage 1 - initial introduction to the site

Pre-planning meeting with the Merton Council

Planning Submission

Works commence



Residents' consultation stage 2 - presentation of feasibility stage design

Residents' consultation stage 3 - presentation of the pre-planning design

Planning Consent

Completion of works

### Thank you for taking the time to visit our exhibition.

This event follows-on from the first consultation event on 7<sup>th</sup> February 2024. We will review all comments received from residents and stakeholders, as we develop the proposals for Alban Dobson House. Please see our target programme for the development of the site below. This programme is a guide only as the planning and development process can be unpredictable.

### Future communication with residents

We will write to residents following each consultation event to advise you of the results of consultation. A summary of each of the consultation events will be included in a "resident's consultation report", which will be submitted to Merton Council with the planning application.

Following this event, we will set up a development section on our website: <https://www.haighousing.org.uk/development/> Plans will be uploaded so residents can view the current proposals as they evolve.

### Planning Application

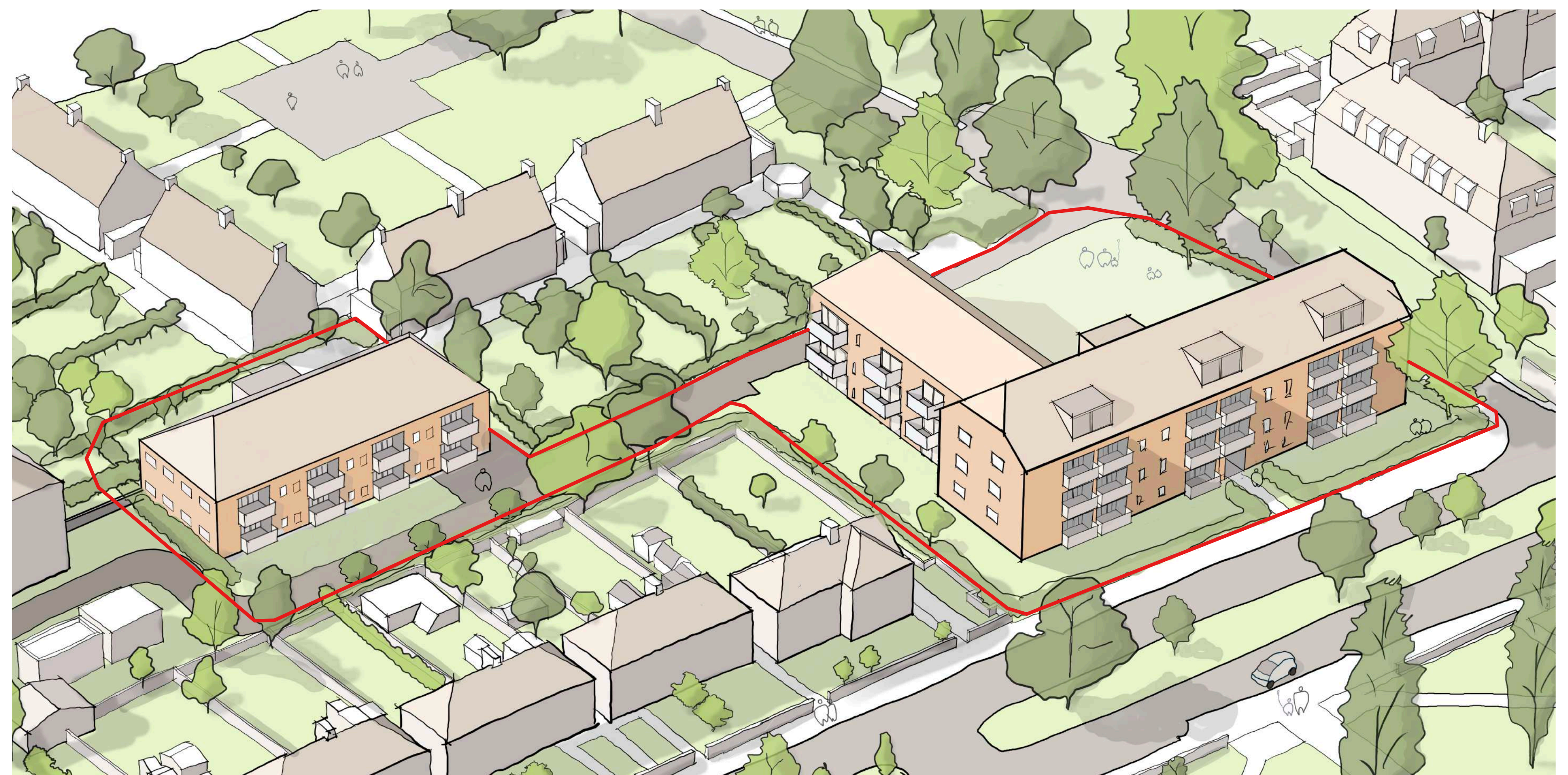
Once the planning application is being submitted to the Council, our proposal will be considered by the planning department who will consult with statutory consultees to assess our application. The Council will also contact residents of the estate and other adjoining residents directly; giving details of the application providing a further opportunity for you to comment.

### Resident consultation form

Thank you again for attending the exhibition. We would be grateful if you could complete the consultation form provided on the night and return it to a member of staff. We are very keen to understand residents' concerns so these can be considered and addressed. Hopefully you will feel able to support the proposed scheme.

### Enquiries

If you have any further enquiries about the development of the site, could you please submit these by e-mail to [development@haighousing.org.uk](mailto:development@haighousing.org.uk) or write to "ADHenquiries", 12 Elizabeth St, London SW1W 9RB, and will do our best to respond to your questions.



Sketch of the proposal