



Merton Priory Trust

www.mertonpriory.org

Date: Tuesday 3rd October 2006
Site: Merton Priory Trust Steering Group Meeting
Location: Merton Priory Chapter House, Merantun Way

Present:		
Dennis Turner	Trustee: Merton Priory Trust	(DT)
John Hawks	Trustee: Merton Priory Trust	(JH)
Dave Roberts	Treasurer: Merton Priory Trust	(DR)
Cyril Maidment	Trustee: Merton Priory Trust	(SG)
Su Assinen	Trustee: Merton Priory Trust	(SA)
Peter Hopkins	Merton Historical Society	(PH)
Cllr Nick Draper	Ward Councillor - Colliers Wood Ward	(ND)
Vicki Carroll	RENUÉ	(VC)
Antony Mortimer	Abbey Mills Residents	(AM)
Lone Le Vay	London Borough of Merton	(LL)
Apologies Received		
Cllr Geraldine Stanford	Trustee: Merton Priory Trust	(GS)
Marcus Beale	Chairman: Merton Priory Trust	(MB)
Cllr Ian Munn	Trustee: Merton Priory Trust	(IM)
Dave Saxby	Trustee: Merton Priory Trust	(DS)
Dave Edser	Transport for London	(DE)
Liz Whitbourne	English Heritage	(LW)
John Schofield	Museum of London	(JS)
Cllr Henry Nelles	Ward Councillor - Abbey Ward	(HN)
Paul Fright	Coraider Services Ltd	(PF)
Nick Browne	Coraider Services Ltd	(NB)
Distribution:		
All present Cllr Geraldine Stanford, Cllr Ian Munn, Cllr Henry Nelles, Liz Whitbourne (English Heritage), John Schofield (Museum of London), Stephen Brindle (English Heritage), Diane Walls (English Heritage), Dave Edser (Transport for London), Ellen Eames, Stephen Llewellyn, Amanda Stone (LBM Education), Sarah Gould (LBM Heritage), Steve Clark, Michael Owens and Ged Lawrenson.		

Meeting Notes		
Item	Discussion	Action By
1.	Apologies	
1.1	Apologies have been received as detailed above. Agreed that Dennis Turner would Chair the meeting.	
2.	Introductions and Welcomes	
1.2	Introductions were made and new people were welcomed to the	

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	meeting.	
3.	Notes of Meeting of 2nd August 2006	
2.1	Notes of the meeting of 2nd August 2006 were agreed.	
4.	Actions from Last Meeting	
4.1	<p>Approach to Steven Brindle regarding recommended changes to the Scheduled Ancient Monument boundary. (Item 4.1 Meeting of 02/8/2006). The revised boundary as agreed at the meeting of 2nd August had been circulated with the notes of the meeting. Agreed that this should now form the basis of the Trust's approach to Steven Brindle</p> <p>Agreed: Formal approach to be made to English Heritage to reconsider the boundary to the Scheduled Monument based on the marked up aerial photograph circulated with the last minutes.</p>	MB/DS
4.2	<p>Approach to Council to request that they give consideration to including the Chapter House in Merton's PLI cover (Item 4.3 Meeting 02/8/2006): John Hawks had written to the Council on behalf of both Wandle Heritage and Merton Priory Trust. Currently being taken up by the Council and a formal response is still awaited.</p> <p>Agreed: Response to be reported to next meeting if forthcoming</p>	JH
4.3	<p>Minor works to Chapter House (Window boards/display materials and notices) (Item 4.5 Meeting 02/8/2006): Window boards had been installed and information displayed in the form of laminated graphics as a temporary measure. Scope to improve - possibly with larger sheets to form a more permanent display. Discussed CM's suggestion for markers within the Chapter House to indicate location of different parts of the Priory complex in relation to the Chapter House to improve orientation.</p> <p>Agreed: Some thought required on material for permanent/long-term display, ideas to be brought to next meeting. DS and CM to discuss and explore how labels can be put up in Chapter House before next public event within presently limited resources.</p>	DS/CM
4.4	Wandle Valley Heritage Education Project - Progress (Item 5.3 Meeting 02/8/2006): VC reported that the application for funding towards the Wandle Valley Heritage Educational Project had now been submitted by Groundwork.	
4.5	<p>Updating the Merton Priory/Chapter House computer generated models (Item 6.2 Meeting 02/8/2006): It was understood that this was work in progress and very much a labour of love. DS had been advising PF on details for the models. The Chapter House Model used for the Management Plan launch and Open House had been well received. DT would welcome the opportunity to discuss the model with PF at some stage. Agreed that St Augustine's Priory, Bristol was a good example of an Augustinian House: http://www.about-bristol.co.uk/chu-01.asp and http://bristol.anglican.org/bristol_cathedral/cathedral.htm#st aug.</p>	DT/DS/PF
4.6	Updating of Merton Priory Management Plan, and report on launch event (Item 7.3, 7.4, 7.5 Meeting 02/8/2006): PH advised that he had	MB/PH

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	<p>not received a copy of the CD for final proof reading. LL advised that the one she had was not up to date in terms of the agreed changes. The launch event had been held on 11th September and was well attended and considered a success.</p> <p>Agreed: CD with a copy of the amended CMP to be sent to PH for final checking.</p>	
4.7	<p>Legal representation in respect of negotiation of lease of Chapter House to the Trust (Item 8.2 Meeting 02/8/2006): SA advised that LVSC had now appointed a specialist legal advisor, Rosemary 'Bonna, to provide advice to local charities free of charge. She had already been approached by RENUÉ in respect of the land allocated to them under the Merton Abbey Mills S.106, suggested that as the Trust were acquiring their site via the same S.106 that she should be approached to act for MPT.</p> <p>Agreed: SA to e-mail MB with details for contacting Rosemary 'Bonna and a formal approach made to her.</p>	SA/MB
4.8	<p>Appointment of Nick Draper as a new Trustee to the Board (Item 10.4 Meeting 02/8/2006): DR produced a Trustee nomination form "288A", which was completed and would be sent to Companies House. DT queried whether there were limits on numbers of Trustees. Also requested that Trustee details be checked particularly in relation to ex-Councillors. With respect to Charity Commission DR advised that details would be updated with the Annual Return.</p>	DT
5	Merton Priory Trust Annual Return	
5.1	<p>DR confirmed that the Companies House Annual Return had now been completed and filed with them online. A print out of the confirmation page was provided. A number of changes had been made, including the Registered Office now changed from the Civic Centre to Tuition House. The "Nature of Business" (SIC Code) has been changed from property development to "Museum and Preservation of History". Strover's Company Secretarial company, Legerman Ltd, has also now been named as the Company Secretary.</p>	
6.	Progress on Service of S.106 Notice in relation to Chapter House Land	
6.1	<p>LL advised that she had received confirmation that the draft Transfer from AXA Sun Life had been received by Merton's Legal Department. This had been referred to the Council's Property Management and Review Team with a request for instructions. However, Property Management and Review have not progressed the matter because they have some queries regarding the Planning Conditions, which they have referred to Planning - Development Control.</p> <p>LL confirmed that she was trying to set up a meeting with Property Management and Development Control to establish what the issues are and hopefully resolve them.</p> <p>ND confirmed that if problems continued with respect to progressing</p>	LL/ND

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	the transfer that the Trust contact him and Cllr Henry Nelless to see if they could offer any assistance.	
6.	Proposals for Merton Abbey Mills	
6.1	<p>Terry Buckland of Office Estates outlined his proposals for Merton Abbey Mills.</p> <p>Office Estates had acquired the Mills in January 2006 and they are committed to a long-term regeneration project and not redevelopment. Would like to develop the site as a food and music destination with a much improved offer. Wanted to create a different ambience to attract a wider range of people particularly families. Area needs a far improved food offer - people working within MAM currently go to Sainsbury's to buy sandwiches for lunch rather than use any of the food outlets on site. Also need to provide somewhere for families to eat. Hopefully KFC and Pizza Hut will change hands to better quality restaurant outlets.</p> <p>The potential for Marks and Spencer to occupy one of the new units being created within Savacentre as a food store considered an opportunity as there would be scope to encourage visits to MAM for specialist food shopping with other outlets/activities to encourage visitors to spend more time. Ideally would like to develop area as a destination where people would come to spend the day. A diverse range of activities, which should include the Chapter House and RENUÉ, would contribute to this goal.</p> <p>Parking is an issue and will remain so, however needs to be tackled on a wider basis not just site by site. Need to improved pedestrian links and signage and encourage sharing of parking to discourage the habit of visitors driving between Savacentre, Tandem Works and Merton Abbey Mills.</p>	
6.2	<p>Applications have already been submitted for:-</p> <ul style="list-style-type: none"> ▪ An extension to the Colour House Theatre to provide a new reception ticket area. ▪ A new state of the art wind turbine to be sighted near the entrance to Watermill Way. Merton area in a race with Croydon to have the first in London. This would provide power for the Colour House and any excess to the rest of the site. ▪ Replacement of the bandstand with a larger canopy to provide a site for an all year Market. 	
6.3	<p>Terry had also entered into discussions with RENUÉ and Merton Council for a development on the RENUÉ site linked to adaptation of the Long Shop to provide an indoor specialist food Market. He tabled some initial sketch proposals for a two-storey building incorporating a space for RENUÉ, with other specialist retail uses on the ground floor. Building would have a fully accessible green roof and employ renewable energy technologies. Still early days but had entered into discussions with a potential occupier and had had a meeting with Merton Council.</p>	

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6.4	Some other future proposals include options for better use of the opposite bank of the Wandle possibly to create an auditorium/stage area and also a children's climb zone.	
6.5	<p>Discussion:</p> <ul style="list-style-type: none"> ▪ Strong support for the ideas, particularly improving linkages and improved ambience. This would present an opportunity for the Trust given the Chapter House's location between MAM and Savacentre, which could be exploited. ▪ Support for activities on west bank of Wandle, suggest this could be used to strengthen links with Wandle Trail particularly links to Deen City Farm (and Morden Hall Park). ▪ Should look at co-ordinated approach to signage - look at the new signs in MAM as an example. Also need to improve information at Colliers Wood Station defining routes to Merton Abbey Mills. ▪ Could tackle some issues in the shorter term - such as the refuse storage area (more frequent Collections), littering (more frequent street cleansing - possibly notices incorporated into street furniture in an imaginative way) ▪ Need to look at the pedestrian tunnel considered important to look at this in connection with the proposals for the Chapter House to make a more user friendly, attractive link between Savacentre and Merton Abbey Mills. 	
7.	Merton Priory Chapter House next steps	
7.1	John Hawks introduced this item, which was prompted by discussions he had had during the Management Plan launch event and Open House. The importance of maintaining momentum for the project now the Management Plan was completed was stressed. He acknowledged that a smart new Museum building was probably beyond the means of the Trust and available finance but felt that possibility of an extension to the existing enclosure should not be ruled out.	
	<p>Some ideas were highlighted:-</p> <ul style="list-style-type: none"> ▪ Extension to the south of the Chapter House - could be of a simple construction possibly in the form of a lean-to. The wall between the Chapter House could then be replaced with a glazed screen. The new extension could be environmentally controlled and the existing Chapter House enclosure left naturally ventilated. The extension could house some of the facilities such as W.Cs storage specialist displays, PC access to archives etc. ▪ Possibly recreating part of the Cloister both within the Chapter House enclosure and to the south, Dave Saxby could help in determining its location/appearance and this could be 	

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	augmented with graphical representation of surroundings using trompe l'oeil techniques. A couple of bays could be constructed as part of the extension to the Chapter House and linked to a cloister garden, using the different levels to advantage.	
7.2	<p>Discussion: Some thoughts were debated:-</p> <ul style="list-style-type: none"> ▪ Making any extension visible from the road - i.e extending above the Merantun Way parapet possibly as a two-storey extension. ▪ Whether the extension should be glazed or solid construction, advantages of glazing people could view remains even when building closed (like Coventry/Charnel House), disbenefits include security issues. Solid construction could create an element of surprise/the unexpected particularly with clever use of lighting. Also contrasts between a relatively bright garden and much more atmospheric, dark internal display (Guildhall Amphitheatre). 	
7.3	<p>Agreed: Proposals need to be developed in order to take the project forward. It was agreed to set up a sub group initially comprising MB, JH, DS, DT, ND, and LL to meet and discuss proposals in more detail, this should involve MB, his architectural expertise would be helpful. If possible this should be followed up with a meeting with the HLF to discuss potential funding options with the outcome reported back to the next meeting of the Trust Steering Group. LL agreed to circulate some dates for the initial meeting. Meeting now arranged for 12th October 2006 at MB's office at 4.00pm.</p>	LL
9.	Feedback on London Open House	
9.1	This year's London Open House had been a success with an estimated 800 visitors. Mary Hart had laid on a block printing workshop and the Chapter House computer model had also been on display. 30 Merton Priory booklets had been sold. There had been a wide range of visitors in terms of age and culture and there was much enthusiasm for more access to the Chapter House. Many would like to know when it will next be open. Agreed that we should continue to participate. There was an issue of signage and some people had found it hard to find in spite of JH's efforts with putting up notices.	
10.	Any Other Business	
10.1	VC reported that this year's Wandle Valley Festival had also been a success and activities within the Chapter House were particularly popular. She hoped that the Trust would open it again for next year's Festival, which is to be held on 24th June 2007. The Schools day had attracted 200 kids and activities like the archaeological digs were particularly popular. Ideas are welcome for activities for next year's event - could consider involving the Art College.	
10.2	DR submitted a spreadsheet summarising the movements on the bank account for the recently completed Company year (and to date). This is to form the basis for Statutory Accounts in due course. The current	All

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	Bank balance is £138.08. The need to boost income was raised and ideas should be brought to the next meeting. Discussion regarding access to the some of the S.106 Funds, or the interest accruing to it in the shorter term. Will be raised with the Council's S.106 officer. Suggested an item be included in future meetings and higher up the Agenda	
10.3	Annual General Meeting: Agreed that the AGM be held in conjunction with the next meeting of the steering group.	Trustees/ Directors
10	Date of Next Meeting	
10.1	The next meeting is to be held on Wednesday 6th December 2006 in the Committee Room D, 1st Floor, Civic Centre, Morden at 5-00pm	All

Lone Le Vay - 10th October 2006