

Tim Lipscomb, Case Officer
Planning Division
London Borough of Merton
Civic Centre, SM4 5DX

28 July 2022

Dear Mr Lipscomb

22/P1819 - Wimbledon Chase Station site:

Demolition of the existing entrance to Wimbledon Chase station and adjacent property and the erection of a 4 to 9 storeys building: 83 residential units (6xstudios, 56x1 beds, 21x2 beds) with retail on the ground floor with parking, refuse arrangements and plant and a new station entrance.

The Wimbledon Society objects to the above application on a number of grounds.

Addressing the Station, any new development encompassing an existing station should be improving the station facilities to encourage the use of public transport rather than discourage them which this development will do. The stylish, albeit neglected, 1920's frontage with the circulation area for pedestrians would be a considerable loss to the area. While the current entrance within the Station is not great, the proposed entrance is much less inviting as well as dreary. The proposal for a utilitarian low height corridor which is longer than the present day entrance is also not an improvement. Any design for the Station should provide adequate facilities for station staff. There is no sense of an inviting local transit hub in the proposal and there is no widening out and gathering space which one would expect at the front of a Station. There is no pedestrian space provided for interaction with the bus stop, no space for taxi set down and where are the facilities for the disabled? Within the Station, step-free (ie lift) access to platforms is shown as alternative designs in an accompanying report, but step-free access is not included in the actual proposals. They should be.

The maximum height of development in the vicinity in Kingston Road is 5 storeys and in the immediate proximity is 2 storeys in Rothesay Avenue and on the other side of the railway line in Chase Side Avenue. Therefore a building of 9 storeys is significant over-development and out of scale with the locality. Furthermore the location does not appear to be identified in the Local Plan as being suitable for a "higher building" defined by Merton Council as being 6 storeys and over.

The 83 residential units have a utilitarian front entrance from the street and their internal access is down narrow and mean internal "hotel type" corridors. 57 of them are single aspect

It is the view of the Wimbledon Society that any development of this site should be limited to 5 storeys, certainly no more than 6. There should be no single aspect flats. Any proposals should retain the current set back pedestrian space to give character and presence to the entry to the Station. The entrance to the Station needs to be higher, thus less threatening, and preferably with shop frontages facing onto it for interest. There needs to be a more direct and wider route to the platforms and the lifts should be fully incorporated in the development.

Yours sincerely

Chris Goodair
Chair, Wimbledon Society Planning & Environment Committee

Please send all correspondence by email to chairmanpc@wimbledonsociety.org.uk