



5 June 2023

Mr David Gardener
Civic Centre
London Road
MORDEN
SM4 5DX

Dear Mr Gardener

**23/P0869 - 579-589 Kingston Road Raynes Park SW20 8DR
REDEVELOPMENT OF SITE TO PROVIDE CLASS E(G)(I) (OFFICE), CLASS E(G)(III) (LIGHT INDUSTRIAL)
AND CLASS B8 (SELF-STORAGE) USES, INCLUDING USE OF PART FIRST FLOOR FOR CLASS E(G)(I)
(OFFICE) AND/OR CLASS B8 USE (SELF-STORAGE), IN A BUILDING OF UP TO SIX FLOORS, PROVISION
OF CAR & CYCLE PARKING, VEHICLE ACCESS, ETC**

The Wimbledon Society would like to offer some comments and suggestions about this development if the Council decides to approve it. The Society applauds the developer for engaging with local residents before the application was submitted but is disappointed that the Society was not involved before the application was submitted.

The setting back of the frontage is welcomed which will allow trees to be planted and this is a good opportunity to widen the road and incorporate a 1.5m defined cycle track. This section of Kingston Road is very busy and is a strategic cycle route – anything that makes it safer for riders so encouraging less car use should be embraced.

There should be no layby off Kingston Road, all vehicle movements should take place inside the site. The railway elevation is seen by thousands of passengers every day, and is important, and needs to be given more thought.

The proposed PV array on the main roof is to be welcomed, but should be significantly expanded so that the project becomes a major local generator and contributor to the National Grid, with its own transformer etc. Electrical Storage should be installed from the beginning as it is deemed to be “easily incorporated” according to the SRE report (5.10). The developer should also include rain-water storage as in the SRE report (pg14). The green roof and the landscape proposals are welcomed. However, more could be made of the long view from Dupont Road northwards and through the site, which should have more trees within the parking area.

The developer has created an interesting frontage roofline but the extra height is problematic - is there an alternative that maintains this character? The western end's “reverse slope” presents an abrupt view, and perhaps maintaining the slope pattern would be more sympathetic in the view eastwards. Could the view along Dorien Road to the site frontage be reflected in some way, perhaps by an elevational feature (the presence of the kitchen might offer such an opportunity).

The large adverts which are shown on the drawings should under no circumstances be accepted as permanent, or as part of any permission - instead they should all be subject to separate applications under the Advertisement Regulations.

Yours sincerely

Chris Goodair
Chair, Wimbledon Society Planning & Environment Committee

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