

## **Macnab. W**

### **Sites**

#### **Patrick Doody Clinic, Pelham Road Merton Hall, Kingston Road P4 - Wimbledon theatre Car Park 165-171 Broadway**

I am aware that various sites in the borough are being considered for development going forward into 2013 to 2023 and would comment as follows regarding some particular locations in my Ward of Abbey:

Patrick Doody Clinic, Pelham Road - this is a valuable health centre and is in an excellent central location ideal for people to get to and good transport links for staff and the general public. There is a nearby elderly persons home and the podiatry services at such a nearby clinic to the home must be ultra convenient. There are various other health services available which are invaluable to a local young population (nearby childrens schools etc). The Clinic must be retained but any development such as proposed by the Council (ie "healthcare and residential" - which would indicate flats being built on top of the existing building perhaps) must be carefully worked out architecturally to suit the conservation area in which it sits and locality of small Victorian terraced houses.

Merton Hall, Kingston Road - This must be retained as a community centre - there is a significant lack of community meeting places in the borough and any reduction would severely impact various groups in the Ward . It is a historic building of architectural value and there are too many threats to this locality of development unsuitable to the area - eg potentially at Wimbledon School of Art Annex. There is difficult parking in this area and that has to be a material consideration regarding further residential development

P4 - Wimbledon theatre Car Park - I cannot stress enough what a valuable resource this car park is to this part of Wimbledon with the theatre and the Polka centre nearby plus the various restaurants and bars in the Broadway bringing people in . Not everyone is willing or able to use public transport. Any further development of building to suit more restaurants and bars etc is out of scale with what is in the Broadway already. Saturation point for entertainment venues has now been reached and further building will detract from views of the nearby theatre - such a historic valued and much loved part of the town here. Additionally the open area of the car park allows traffic fumes and noise to dissipate - building on the site will confine and increase pollution in the area massively. Even more with the buildings anticipated for a new hotel nearby (the "Henry Bean site").

Also by removing this car park - the Council will receive less money from the fees it generates. Putting a multistorey car park (or increased underground parking facility ) on a redeveloped site here will be detrimental to the area - excavations would generate noise and vibration to the theatre itself and local houses and access would cause congestion to local traffic.

The lower part of the Broadway *could* do with a facelift and improvement but overdevelopment on building sites as noted above would hve a very bad effect.

One site which is so valuable but needs to be redeveloped is the Cyril Black Community Centre on St Georges Road - this is well used by so many groups and could be refurbished or rebuilt to provide a 21st century centre with kitchen facilities etc. It is slowly being left to deteriorate every year - not helped by the current practice of theft of roof materials. It has a reasonably sized hall and stage. Please consider this centre as a top priority in your plans.

It is all very well making plans for increased "residential and retail" use for these sites but what must be considered is the effect of traffic and parking availability as more people attracted in will mean more methods of access being needed - local streets are narrow and already congested. The effects of traffic management and parking and appropriateness must be considered as a priority in your development plans.

165-171 Broadway - is this the building known as "Highland House"? If so then with the threat of the hotel development (Henry Bean site) this would be out of scale in tis area.