

## **Robinson. L**

### **Sites:**

**Patrick Doody Clinic, Pelham Road**

**Merton Hall, Kingston Road**

**Wimbledon Theatre Car Park**

I would like to register my objection to a number of the proposals for sites for redevelopment in the borough on the strategic plan, particularly the following in Abbey Ward.

1. Patrick Doody Clinic, Pelham Road
2. Merton Hall, Kingston Road
3. Wimbledon Theatre Car Park

The reasons I have concerns are as follows:

- Increased traffic - The Ministers area of Wimbledon is already busy, many people using the roads as cut through between The Broadway and Kingston Road. The addition of, initially, building site traffic for all of these sites and then the increased ongoing local traffic for the resultant properties will not only cause damage to existing Victorian houses, increase noise pollution but also increase the road danger to children and pets living in the area. The roads were never designed or built for the levels of traffic we have today, and certainly not for further increases. A practical example of how traffic causes damage - the 6 months when the Wimbledon bus routes were diverted along Palmerston Road - my house developed substantial cracks in the plaster and brickwork, that were not there prior to the diversions.
- Parking - I can rarely park outside my house today, an increase in the number of flats in the area and the additional cars that will bring will make this even more difficult. When the theatre has a production running - 6 nights of the week, 9 months of the year - there is an influx on Palmerston Road, Gladstone Road and Pelham Road of extra cars requiring parking. The removal of the car park at the top of Palmerston Road will severely impact on available spaces for residents in the surrounding roads. This is quite irritating given the significant sums we now have to pay for permits (these have risen far more than inflation in the 15 years I have lived in Palmerston Road).
- Increased population/number of small flats - have we really got the infrastructure to support a significant increase in residential property and therefore residents? Doctors surgeries in particular are overcrowded. School places?

- Period properties - the majority of properties in my immediate neighbourhood are terraces from the Victorian age and bring a certain sense of charm to South London. The introduction of modern design flats are likely to "date" quickly will damage forever the character of the area.
- Increased traffic and population will lead to increased pollution in Wimbledon and lots more rubbish. Flats in particular seem to generate vast amounts of rubbish that dustmen will refuse to collect, as it hasn't been sorted correctly for recycling. I have experienced this first hand, having lived in a flat. This is almost always the case when the residents are not the owners of the property, something that is highly likely to happen in an affluent area such as Wimbledon, the flats will be bought by people wanting to make money out of the property market, rather than buying them to live in themselves. And I'm afraid rental tenants are not nearly so bothered about taking pride in their surroundings as owner tenants.

These proposals, in conjunction with the proposed redevelopment of the Wimbledon School of Art site at the end of Palmerston Road 11/P3414 (which I also have strong reservations about, for the same reasons) seem to be all adding up to changing the town forever. And really not in a good way.

Please feel free to contact me at the postal address below or on this email address if there are any points needing clarification.

Kind regards