

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: C [Redacted] Potts [Redacted]
Sent: 02 January 2019 17:16
To: J [Redacted] McGinlay [Redacted]
Cc: P [Redacted] McGarry [Redacted]
Subject: RE: Eskmuir - Worple Road, Wimbledon

Hi [Redacted]

Happy New Year. I trust you have had a relaxing break.

Further to our recent dialogue I attach the representations made on behalf of Eskmuir on the Future Wimbledon Masterplan.

Best wishes for 2019.

Regards
C [Redacted]

[Redacted]



2 January 2019



VIA EMAIL: FUTURE.MERTON@MERTON.GOV.UK

Planning Policy
London Borough of Merton
Civic Centre
London Road
Morden
SM4 5DX



Dear Sir / Madam,

FUTURE WIMBLEDON MASTERPLAN – DRAFT

COMMENTS ON BEHALF OF ESKMUIR GROUP

On behalf of our client, Eskmuir Group (“Eskmuir”), Savills is instructed to make representations to the Future Wimbledon (“FWM”) Draft Plan as part of the consultation being undertaken by the London Borough of Merton (“LBM”).

Eskmuir is an asset management and investment company with interests across the UK and a track record of investing in and improving their existing assets. Given the nature of Eskmuir’s comments, rather than filling in the ‘Survey Monkey’ link, comments are set out in this cover letter under a series of headings.

Background

Eskmuir is the owner of the building located at 8-20 Worple Road & 20-26 St George’s Road, Wimbledon, London, SW19 4DD. The site has an area of approximately 0.22ha and is bound to the south by St George’s Road, to the north by Worple Road which runs parallel to St George’s Road, to the east by the Elys department store and its servicing area, and to the west by the Savanna, Barry House and the vacant former Wimbledon Community Centre (which will be discussed below). A location plan showing the area under Eskmuir’s ownership is enclosed.

The site is occupied in its entirety by a single building. The building is at split level, with the part of the building fronting onto Worple Road being four storeys and the part behind this at the St George’s Road elevation being a single storey albeit double height. The ground floor is occupied as a supermarket. Its entrance and frontage is onto Worple Road whilst the rear half adjacent to St George’s Road is used for storage and servicing. The supermarket also utilise space over the basement, first and second floors but only trade from the ground floor. The offices have a separate entrance and are on the first and second floors. There is no internal link between the supermarket and offices. The single storey part of the building on the St George’s Road side is used as car parking accessed via a ramp from Worple Road in association with the supermarket.

Eskmuir recognise that the site layout is inefficient given that part of the building is only two storeys in height, there is a lack of a frontage onto St George’s Street and that a large amount of space at ground and first floor at the southern part of the building is currently used to facilitate access to the roof car park. In this regard, Eskmuir is looking at options for the building to retain the existing supermarket occupier at ground floor and provide additional office space above. Whilst a refurbishment could come forward solely on land under Eskmuir’s ownership, contact has been made with the occupiers of adjoining buildings to consider the

assembly and redevelopment of a larger site, especially in the light of the emerging Future Wimbledon Masterplan.

Eskmuir has been in contact with LBM Estates team for a number of years regarding the potential to integrate the former Community Centre site with the Eskmuir land.

The Nature and Purpose of the Document

As Eskmuir understands it, the purpose of the FWM is to guide development within Wimbledon town centre until the end of the 2030s in light of the opportunities that Crossrail 2 may bring to Wimbledon. Once adopted, the FWM will be a Supplementary Planning Document ("SPD") and therefore, whilst not having development plan status, will be a material consideration in the determination of planning applications.

Eskmuir recognise that Crossrail 2 can be a catalyst to the regeneration of Wimbledon Town Centre and therefore support the principle of the FWM as a mechanism to provide a masterplan for key sites, including the "island block" within which the Eskmuir site is located.

Components of the Document

Whilst parts of the FWM are purely contextual in nature and parts are not applicable given Eskmuir's ownership, there are a number of components that warrant further commentary. Generally, the case here is that, in trying to be purely illustrative and diagram / map heavy, it lacks clarity in places. These points are considered below:

Public Space: Open Spaces and New Connections (Pages 86 and 87)

This part of the FWM contains a map which outlines a strategy for open space enhancement across Wimbledon Town Centre as well as specifically outlining a series of routes and spaces to be enhanced. Together, these show the formation of pedestrian routes to connect St George's Road and Worple Road as a key aim of the Strategy.

This block is under the ownership of a number of different freeholders and, within this, there are a significant number of leaseholders, some with leases that cross freehold ownership boundaries and with different expiry dates.

Eskmuir may refurbish their existing site which won't trigger any public realm / laneways enhancement. However if the Council's land is absorbed into a combine scheme then there is the potential to create a redevelopment opportunity which can include the laneways initiative.

Eskmuir has undertaken a masterplanning scheme on the combined Eskmuir and LBM land which is compliant with the FWM Draft Plan.

Public Space Framework: Traffic and Transport (Pages 88 and 89)

This part of the FWM initially identifies the difficulties that the linear form of Wimbledon Town Centre and the railway line dissecting it play in causing high levels of traffic, before including a map which identifies a street movement strategy. To respond to this Worple Road is shown as becoming a 'Public Transport Route' whilst St George's Road is shown as a 'Main Vehicular Route'.

At present, the meaning and implications of these designations is not clear. The existing supermarket occupier user uses St George's Road to access their back of house unloading area and Eskmuir would have serious concerns if the designation of St George's Road as a 'Main Vehicular Route' precluded this. Likewise, Worple Road is used to access the existing supermarket's customer car park and therefore it is vital that designation of Worple Road as a 'Public Transport Route' does not mean that the road cannot be used by private vehicles. In this sense, Eskmuir feel that more clarity is required in terms of the implications of various designations upon existing and future occupiers.

Building Height Guidance (Pages 92 and 93)

This section of the FWM consists of two parts, a map showing existing buildings heights in Wimbledon Town Centre and a second map which provides guidance on what heights LBM may see as being appropriate. The most striking feature of the second map is that it shows an almost wholesale increase in heights across Wimbledon Town Centre. Reflecting the FWM's general trend, the part of the building under Eskmuir's ownership which fronts onto St George's Road is shown as suitable for 10 storeys whilst its frontage onto Worple Road is shown as being suitable for eight storeys.

As mentioned above, Eskmuir has produced a masterplan for their site combined with the LBM land. This produces a significant redevelopment opportunity which could deliver:

- Land Use - re-provision of supermarket at ground floor; upper floors Grade A office space or upper floors to accommodate hotel and Grade A office space
- Floorplates - creation of large office floorplates (15,000 sqft), capable of easy sub-division (say 5,000 sqft suites).
- Heights - the potential heights are consistent with the FWM Draft Plan

Conclusion

Eskmuir generally supports the FWM and its aim of ensuring that Crossrail 2 can be a catalyst for the redevelopment of much of Wimbledon Town Centre. Generally the FWM's vision is positive and the recognition of the ability to transform important sites, such as the "island site" which includes Eskmuir's land. The inclusion of the Council's land with Eskmuir's land creates a viable and deliverable opportunity for a transformational FWM compliant initiative. On their own, Eskmuir favour a refurbishment scheme which will be significantly less able to reflect the FWM Draft Plan's ambition.

I trust these observations and comments are helpful and will be taken into consideration. Should any of the points raised within these representations need clarification please do not hesitate to contact me. Finally, I would be grateful if you could keep me informed of any future consultation exercises relating to the FWM or the Local Plan 2020.

Yours sincerely,



N. Heard
Planner

Cc. J. Sullivan, Eskmuir Securities Limited

[Redacted]

From: N [Redacted] Heard [Redacted]
Sent: 02 January 2019 14:16
To: Future Merton
Cc: R [Redacted] Govier; C [Redacted] Potts
Subject: Future Wimbledon Masterplan Draft Plan - Representations on behalf of Eskmuir Group
Attachments: Representations on behalf of Eskmuir Group - Future Wimbledon Masterplan.pdf

Dear Sir / Madam

Please find enclosed representations on behalf of Eskmuir Group as part of the live consultation on the Draft Future Wimbledon Masterplan.

I would be grateful if receipt of this email could be confirmed by reply and I could be added to the circulation list for receiving planning policy updates.

Kind regards

N [Redacted]
N [Redacted] Heard [Redacted]
[Redacted]



 Before printing, think about the environment



NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Global Standards 2017 incorporating the IVSC International Valuation Standards issued June 2017 and effective from 1 July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

2 January 2019



VIA EMAIL: FUTURE.MERTON@MERTON.GOV.UK

Planning Policy
London Borough of Merton
Civic Centre
London Road
Morden
SM4 5DX



Dear Sir / Madam,

FUTURE WIMBLEDON MASTERPLAN – DRAFT

COMMENTS ON BEHALF OF ESKMUIR GROUP

On behalf of our client, Eskmuir Group (“Eskmuir”), Savills is instructed to make representations to the Future Wimbledon (“FWM”) Draft Plan as part of the consultation being undertaken by the London Borough of Merton (“LBM”).

Eskmuir is an asset management and investment company with interests across the UK and a track record of investing in and improving their existing assets. Given the nature of Eskmuir’s comments, rather than filling in the ‘Survey Monkey’ link, comments are set out in this cover letter under a series of headings.

Background

Eskmuir is the owner of the building located at 8-20 Worple Road & 20-26 St George’s Road, Wimbledon, London, SW19 4DD. The site has an area of approximately 0.22ha and is bound to the south by St George’s Road, to the north by Worple Road which runs parallel to St George’s Road, to the east by the Elys department store and its servicing area, and to the west by the Savanna, Barry House and the vacant former Wimbledon Community Centre (which will be discussed below). A location plan showing the area under Eskmuir’s ownership is enclosed.

The site is occupied in its entirety by a single building. The building is at split level, with the part of the building fronting onto Worple Road being four storeys and the part behind this at the St George’s Road elevation being a single storey albeit double height. The ground floor is occupied as a supermarket. Its entrance and frontage is onto Worple Road whilst the rear half adjacent to St George’s Road is used for storage and servicing. The supermarket also utilise space over the basement, first and second floors but only trade from the ground floor. The offices have a separate entrance and are on the first and second floors. There is no internal link between the supermarket and offices. The single storey part of the building on the St George’s Road side is used as car parking accessed via a ramp from Worple Road in association with the supermarket.

Eskmuir recognise that the site layout is inefficient given that part of the building is only two storeys in height, there is a lack of a frontage onto St George’s Street and that a large amount of space at ground and first floor at the southern part of the building is currently used to facilitate access to the roof car park. In this regard, Eskmuir is looking at options for the building to retain the existing supermarket occupier at ground floor and provide additional office space above. Whilst a refurbishment could come forward solely on land under Eskmuir’s ownership, contact has been made with the occupiers of adjoining buildings to consider the

assembly and redevelopment of a larger site, especially in the light of the emerging Future Wimbledon Masterplan.

Eskmuir has been in contact with LBM Estates team for a number of years regarding the potential to integrate the former Community Centre site with the Eskmuir land.

The Nature and Purpose of the Document

As Eskmuir understands it, the purpose of the FWM is to guide development within Wimbledon town centre until the end of the 2030s in light of the opportunities that Crossrail 2 may bring to Wimbledon. Once adopted, the FWM will be a Supplementary Planning Document ("SPD") and therefore, whilst not having development plan status, will be a material consideration in the determination of planning applications.

Eskmuir recognise that Crossrail 2 can be a catalyst to the regeneration of Wimbledon Town Centre and therefore support the principle of the FWM as a mechanism to provide a masterplan for key sites, including the "island block" within which the Eskmuir site is located.

Components of the Document

Whilst parts of the FWM are purely contextual in nature and parts are not applicable given Eskmuir's ownership, there are a number of components that warrant further commentary. Generally, the case here is that, in trying to be purely illustrative and diagram / map heavy, it lacks clarity in places. These points are considered below:

Public Space: Open Spaces and New Connections (Pages 86 and 87)

This part of the FWM contains a map which outlines a strategy for open space enhancement across Wimbledon Town Centre as well as specifically outlining a series of routes and spaces to be enhanced. Together, these show the formation of pedestrian routes to connect St George's Road and Worple Road as a key aim of the Strategy.

This block is under the ownership of a number of different freeholders and, within this, there are a significant number of leaseholders, some with leases that cross freehold ownership boundaries and with different expiry dates.

Eskmuir may refurbish their existing site which won't trigger any public realm / laneways enhancement. However if the Council's land is absorbed into a combine scheme then there is the potential to create a redevelopment opportunity which can include the laneways initiative.

Eskmuir has undertaken a masterplanning scheme on the combined Eskmuir and LBM land which is compliant with the FWM Draft Plan.

Public Space Framework: Traffic and Transport (Pages 88 and 89)

This part of the FWM initially identifies the difficulties that the linear form of Wimbledon Town Centre and the railway line dissecting it play in causing high levels of traffic, before including a map which identifies a street movement strategy. To respond to this Worple Road is shown as becoming a 'Public Transport Route' whilst St George's Road is shown as a 'Main Vehicular Route'.

At present, the meaning and implications of these designations is not clear. The existing supermarket occupier user uses St George's Road to access their back of house unloading area and Eskmuir would have serious concerns if the designation of St George's Road as a 'Main Vehicular Route' precluded this. Likewise, Worple Road is used to access the existing supermarket's customer car park and therefore it is vital that designation of Worple Road as a 'Public Transport Route' does not mean that the road cannot be used by private vehicles. In this sense, Eskmuir feel that more clarity is required in terms of the implications of various designations upon existing and future occupiers.

Building Height Guidance (Pages 92 and 93)

This section of the FWM consists of two parts, a map showing existing buildings heights in Wimbledon Town Centre and a second map which provides guidance on what heights LBM may see as being appropriate. The most striking feature of the second map is that it shows an almost wholesale increase in heights across Wimbledon Town Centre. Reflecting the FWM's general trend, the part of the building under Eskmuir's ownership which fronts onto St George's Road is shown as suitable for 10 storeys whilst its frontage onto Worple Road is shown as being suitable for eight storeys.

As mentioned above, Eskmuir has produced a masterplan for their site combined with the LBM land. This produces a significant redevelopment opportunity which could deliver:

- Land Use - re-provision of supermarket at ground floor; upper floors Grade A office space or upper floors to accommodate hotel and Grade A office space
- Floorplates - creation of large office floorplates (15,000 sqft), capable of easy sub-division (say 5,000 sqft suites).
- Heights - the potential heights are consistent with the FWM Draft Plan

Conclusion

Eskmuir generally supports the FWM and its aim of ensuring that Crossrail 2 can be a catalyst for the redevelopment of much of Wimbledon Town Centre. Generally the FWM's vision is positive and the recognition of the ability to transform important sites, such as the "island site" which includes Eskmuir's land. The inclusion of the Council's land with Eskmuir's land creates a viable and deliverable opportunity for a transformational FWM compliant initiative. On their own, Eskmuir favour a refurbishment scheme which will be significantly less able to reflect the FWM Draft Plan's ambition.

I trust these observations and comments are helpful and will be taken into consideration. Should any of the points raised within these representations need clarification please do not hesitate to contact me. Finally, I would be grateful if you could keep me informed of any future consultation exercises relating to the FWM or the Local Plan 2020.

Yours sincerely,



N. Heard
Planner

Cc. J. Sullivan, Eskmuir Securities Limited