

[Redacted]

**From:** [Redacted]  
**Sent:** 21 December 2018 12:16  
**To:** [Redacted]  
**Cc:** Future Merton  
**Subject:** FW: Draft Future Wimbledon Masterplan  
**Attachments:** Response on the Draft Future Wimbledon Masterplan from Wimbledon Offices....pdf

Hi P [Redacted]

Thank you for your response to the draft masterplan.  
We'll be feeding back in spring, and I'll let you know the outcome.

Best wishes for the new year, and have a lovely Christmas.

Regards

P [Redacted]

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**From:** P [Redacted] Twogood [Redacted]  
**Sent:** 20 December 2018 17:50  
**To:** P [Redacted] McGarry  
**Subject:** Re: Draft Future Wimbledon Masterplan

Dear [Redacted]  
Please find attached our response to the draft masterplan  
Please do keep us updated with progress on the masterplan

Best wishes for Christmas and 2019

Regards

[Redacted]

P [Redacted] Twogood  
[Redacted]  
Wimbledon Offices Ltd

[Redacted]

**Response on the Draft Future Wimbledon Masterplan from Wimbledon Offices**

Wimbledon Offices Ltd is a family run property company, with three sites in Wimbledon Town Centre, two in the St George's Quarter and one in Broadway East. We have been supplying flexible office space in the town centre for over 40 years and currently have over 25 tenants.

We welcome the draft masterplan, the landowners' forum and the opportunity to comment and help shape the future of Wimbledon town centre. Giving guidelines for the type of development that is envisaged for the town centre and breaking this down into different neighbourhood quarters will be very helpful for our future planning.

The message that Merton is pro-business and keen to develop increased office space in Wimbledon is encouraging. As an investor in the area we are pleased to see that Merton are embracing the opportunities that crossrail2 will bring and that if crossrail2 does not materialise, then the intention is still to redevelop the station area and grow the town centre.

The redevelopment of Wimbledon station and the associated retail area would be a welcome benefit to both the business and the local community. We would particularly welcome an increase in pedestrianised and landscaped areas to enhance the local environment along with the creation of 'lanes' areas for cafes and local businesses. We like the idea of buildings with active street frontages and think the taller buildings are well positioned in the central area and over the railway tracks.

We agree that "there is no dominant character" for the Broadway East quarter with its mix of uses and so "developments need to create a contemporary character that draws upon Wimbledon's DNA".

Overall the general thrust and principles outlined in the draft Future Wimbledon Master plan has our support. We look forward to the master plan being finalised and adopted by Merton Council so that it can be used to guide future development of Wimbledon Town Centre.

P [REDACTED] Twogood  
New Projects Director  
19 December 2018

Yours sincerely,

[REDACTED]

P [REDACTED] Twogood  
New Projects Director  
Wimbledon Offices Ltd

[REDACTED]