

# Future Wimbledon Masterplan Consultation Workshops on 18/01/17, 20/02/17 & 27/02/17

Summary of **IDEAS** from maps at 3 workshops

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## TOWNSCAPE & CHARACTER

### ***Building Heights***

- Set limits on building heights, though a wide range of heights are advocated from 3-8 storeys as a maximum. General feel that a range is needed to reflect individual site characteristics, rather than a rigid rule. Theatre angel suggested as a limit
- 7 storeys should be the maximum building height
- Building heights on the south side of The Broadway should be lower (3 storeys) than on the north side (5 storeys) to let in light.
- Tall buildings in the centre only

### ***Design Quality***

- Create more visual coherence for buildings covering a range of issues, including heights range, palette of materials and greater consistency in/control over shop-front design (possibly a 'Wimbledon' character)
- New buildings should have visually interesting features and not be plain or have small windows
- New buildings should be inspired by good old buildings – there should be historic references in new buildings
- Unify shop-front design
- Protect and maintain Conservation Areas

### ***Regeneration***

- Regenerate the east end of The Broadway

### ***Other***

- Balance growth & character

## STREETS, TRAFFIC & TRANSPORT

### ***Gyratory & Traffic***

- Re-open Queens Road for 2-way traffic
- Remove the gyratory and direct traffic away from the town centre, either using Hartfield Road or possibly using other residential streets and new routes
- Turn the Broadway/Queen's road junction into a roundabout and the section of street from here to the Wimbledon Bridge House car park entrance into a two-way street so the whole gyratory isn't needed to access the car park or to turn back from using the station drop-off spaces on the bridge
- Through traffic needs to be re-routed away from the town centre
- Make Hartfield Road 2-way and realign through traffic along here and through Ashbourne Terrace and the Fridge retail units

- Reinststate 2-way traffic on Hartfield Road to enable pedestrianisation in the town centre (various extents and locations suggested)
- Better control/limit traffic as its mostly pedestrians in the town centre
- Ban lorries from the town centre
- Limit HGVs on Alexandra Road

### ***Pedestrian Environment & Pedestrianisation***

- Remove vehicles from the town centre at certain times of day
- Pedestrianise Wimbledon Bridge and parts of The Broadway and Queens Road. Various suggestions about how much of The Broadway should be pedestrianised
- Pedestrianise the town centre
- Improve the pedestrian environment, notably by having wider pavements
- Try shared space approach
- Use of shared space for town centre streets (eg. Exhibition Road)

### ***New Road Links***

- Provide new road links across the railway north & south of the station (for all or limited traffic types)
- Build a road tunnel under the town centre
- Provide a link across the railway from Alexandra Road to access CentreCourt car park and also to link to existing one-way system
- Create more pedestrian & cycle crossings of the railway (eg. Waitrose to Queens Road)
- Build a bridge from St. George's Road to Hartfield Road
- By-pass through traffic along Hartfield Road, at either end routing traffic through Collingham House and the Fridge shops

### ***Railway Station & Integration***

- Provide/Improve vehicle drop-off points to drop/pick people up from the station – the existing facilities are always occupied by delivery vehicles
- Relocate railway station back from Wimbledon Bridge
- Create proper disabled access to the station
- Create better interconnections at the station
- Integrate all forms of transport
- Dual access station

### ***Condition of Streets***

- Better street cleaning is required in the town centre
- Better repair of pavements is needed
- More recycling/smart bins
- Communal bins
- Simplify streets and remove clutter

### ***Cycling***

- Build a pedestrian & cycle link across the railway from Alexandra Road to Queens Road
- Provide more, better and safer cycle routes and cycle parking

- Extend the City Bikes (Boris bikes) scheme to Wimbledon

### ***Parking & Servicing***

- Provide more/better off-street car parking in the town centre, including disabled parking
- Develop a coherent, joined-up approach to providing parking, servicing and access to new developments
- Create a better App for finding town centre parking
- More car clubs and EV charging points
- Review the provision & demand for parking

### ***Buses***

- Use Worple Road as a bus turnaround
- Create a proper covered bus station
- Have a hopper bus service

### ***Crossrail 2***

- Opposition to Crossrail 2 and its impact on the town centre. It should go underground through Wimbledon and surface at Raynes Park

## **GREENING WIMBLEDON**

- More green space in the town centre in general
- More greenery/flowers/planters
- Create pocket parks & new open spaces
- Create pocket parks and emerald necklaces in new developments around the town centre
- More tree planting in spaces and on streets – including all along The Broadway
- Turn Wimbledon Hill into a linear park, restore and enhance its quality – develop as a linear park
- Utilise back streets and alleys to create green pedestrian spaces
- Greening of taller buildings
- Need to ensure air quality is improved in the future

## **CIVIC, CULTURE & PROMOTION**

### ***Civic***

- Provide a new civic building for a range of civic, cultural and community uses (distinct from a concert hall)
- A new civic hall for meetings, concerts, plays, conferences & other community activities

### ***Community***

- Provide more community space
- The library should be developed as a community hub
- Involve the community before decision making
- People to have a say on CIL priorities

### ***Culture***

- Provide a concert hall in the town centre (various possible locations, including Hartfield Road car park)
- Use St. Andrews church as a performance space
- Develop an entertainment/cultural zone in the town centre
- Make more of Wimbledon theatre, less musicals more plays
- Need more cultural stuff – places for dancing/live music – adaptable spaces

### ***Promotion***

- Provide a Tourist Information Centre (TIC)
- Create an 'App' for the town centre
- Provide free WiFi for the town centre
- Develop the Wimbledon brand better
- Maximise the tennis theme
- Publicise cultural events better and have better venues for them
- Wimbledon should build on its world renowned status and become a model of quality, sustainability and character buildings
- Make Wimbledon a destination
- Have a higher police presence

## **BUILDINGS**

### ***Quality***

- The character of the buildings on the north side of The Broadway is good and they should be retained
- Base new architecture on existing/old buildings of good quality – use heritage as inspiration - (not sure if this means pastiche)
- Use high quality materials in new buildings, particularly brick

### ***Materials & Appearance***

- New buildings, especially taller ones should have brick and stone at ground and first floors to give a human feel to them
- Well-designed modern buildings that reflect the Victorian style

### ***Existing Buildings***

- Protect, enhance and improve the old buildings better (a range of buildings identified)

### ***New Development***

- Don't allow additional storeys to be added to existing blocks of flats
- Redevelop east end of The Broadway from theatre to Merton Road
- Redevelop Hartfield Road car park with parking underground

### ***Mixed Use***

- Buildings in the town centre should always have shop/restaurant (i.e. active) uses at ground floor

## **SPACES**

### ***Gateways***

- Create better gateways to the town centre – eg. Wimbledon Hill Road & Railway Station – a world-class station (eg. like Kings Cross)
- Make better use of the station forecourt space – it is under used and not well defined
- Enlarge the station forecourt

### ***New Town Square***

- Create a new town square and/or civic, multi-function, community space with green space and trees (various locations suggested – Above railway station, in place of MetroBank/Next, in place of Prince of Wales PH and on Hartfield Road Car Park)
- Demolish the Fridge shops and create a green town square with one-way traffic around
- Create a public green space/town square behind the Prince of Wales PH, possibly linking the town hall/CentreCourt and Hartfield Road

### ***Existing Spaces***

- Better link existing and new public spaces in the town centre
- Improve the quality of the Morrisons Piazza, possibly by making it larger like a proper town square

### ***New Spaces***

- Create a better pedestrian experience – public spaces
- New development should give back public space
- Set back taller buildings further from the footway, widen The Broadway and add in more tree planting, including suggestions for demolishing buildings on the north side to do this and create new piazzas for café culture etc.
- More public spaces like St. Mark's Place & in front of Morrisons – for pop-up markets, events
- Want green space on theatre car park

## **LAND USES**

### ***Specific Sites & Areas***

- Develop above the railway station for mixed use and new open space
- Develop the Magistrates Court for residential use
- Redevelop the Antoinette hotel as a conference centre and spa
- Redevelop Barry House & ex Community Centre site
- Redevelop the P3 and P4 car park sites, various uses suggested with retail on ground floor, concert hall/ Morrisons on P3 and upper floor offices on P4
- Redevelop Dundonald Yard
- Redevelop old offices around CIPD
- Create a destination use/hub at the east end of The Broadway
- Build over the railway for shops/offices and open space
- Jointly redevelop Barry House and adjacent vacant site for offices

### ***Quality & Presence of Retail Offer***

- Provide a better quality retail offer, with more, better shops, notably independent and 'up-market' shops
- Better retail – transform CentreCourt
- Lose Morrisons, close Debenhams and bring in John Lewis
- Strengthen the retail connection across Wimbledon Bridge & create more public space
- Retain & improve CentreCourt Shopping Centre

### ***Independents, Café Culture & Alleyways***

- Make better use of unattractive alleys to become vibrant cultural/arts spaces
- Develop the courtyards north of The Broadway for small businesses
- Find a new 'Lanes' area for smaller independent shops
- Encourage independent traders and café culture including flexible space for small scale markets and shops
- Encourage independent traders by giving them affordable small retail spaces with lower/subsidised business rates
- Create a permanent market – eg. like Borough
- Use alleyways to develop a café culture
- Promote and provide more independent shops, including on back streets and spaces (eg. St. Mark's Place)
- A pleasant 'café culture' should be developed for Wimbledon (possibly on balconies?)
- Locate small independent retail uses behind police station and at Broadway Court (mews)

### ***Specific Uses***

- Provide a high quality hotel
- More youth venues
- Strengthen retail presence on the bridge and around the station
- Create zones for different uses such as cafes, boutique shops etc.
- Create a commercial zone midway along The Broadway
- Focus on the retail and residential character of Wimbledon and do not allow too many office buildings
- Build more/better office buildings
- Maintain the residential balance
- Provide affordable housing above (existing) shops in the town centre & in general
- Create pop-up shops/markets – eg. outside Morrisons