

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

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

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## TOWNSCAPE & CHARACTER

### ***Cohesion***

- Lack of cohesion to appearance of town centre – new buildings should fit in with historic buildings
- No coherent centre or focal point
- The town centre needs better definition – eg where is it? – a lack of focus
- No architectural cohesion
- The buildings around the 'Z' crossing (HSBC) have a lack of coherence/good relationship to each other

### ***Heritage, Character & Facades***

- Victorian and Edwardian buildings are well liked – eg. pool, theatre, library, Prince of Wales, most modern buildings are disliked
- Retain historic buildings and keep period facades – like Queens Road
- Traditional evokes a sense of place
- Keep the red-brick heritage of the town – positive on Wimbledon Hill Road
- Keep heritage and build sympathetic and respectful to this, using old features in new buildings to enhance local feel/history/heritage
- Red-brick on Wimbledon Hill Road works well and is an asset – the town character is better maintained in this area
- Many older buildings have shabby, poorly maintained facades – including the shop-fronts
- Many buildings and elevations are non-descript, bland and characterless
- Many buildings are dirty and need cleaning
- Street frontages are often broken with gaps eg. for parking
- Retain frontages on Queens Road
- The Morrisons complex is characterless cheap buildings & mixed views – bulky
- Nice to have passageways but cinema passage is windswept, characterless & no plants

### ***Building Heights***

- Building heights are an issue – don't like tall buildings
- Don't turn Wimbledon into Croydon
- Like the uniform, low-rise skyline
- Muddled roof-lines and unsightly aerials
- Concern about impact of planning applications for tall buildings not in-keeping with low-rise character of town/area
- Hartfield Road is too built-up and canyon-like – 7 storeys is too high – don't increase this or elsewhere
- No height increases on Wimbledon Hill Road

- Broadway skyline is higgledy-piggledy
- Wimbledon Hill character is low-rise
- Over 8 storeys is too high
- Limit height to 6-10 storeys
- Ely's height is OK
- Don't want tall buildings – they need to be proportioned/reasonably low to let in light and not feel claustrophobic
- Encourage low to mid rise buildings at east end of The Broadway
- Buildings around the YMCA are too tall
- YMCA proposals too high
- Blocks between Palmerston Road and Montague Road are too high – area neglected
- Successfully managing the transition between town centre buildings and the surrounding housing is an issue

### ***Shops & Shop-fronts***

- Very poor quality shop-fronts, particularly in older buildings- they are haphazard and more uniformity and enforcement is needed
- Poor conversion of original houses to shops
- Many shop-fronts on Merton Road are neglected
- Shop-front extensions are eroding character/heritage by upper levels extending forward by stealth to 'square-off' the original building

### ***The Broadway***

- The Broadway needs improvement
- The Broadway in general is ugly, has no sense of place, no interest, lacks cohesion, a heart and has a 'tunnel' effect
- The east end of The Broadway is disconnected from the centre
- The east end of The Broadway has shabby and incoherent buildings – it needs smartening up and some parts of it are due for redevelopment
- Don't forget east end of The Broadway as it is part of the town centre

### ***St. George's Road***

- St. George's Road blocks - YUK
- St. George's Road is a disgrace

### ***Hartfield Road***

- Mixed views on Hartfield Road

## **STREETS, TRAFFIC & TRANSPORT**

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

- Bad traffic congestion and traffic jams in town centre, notably 'Z' crossing junction (HSBC), around centre court and the effects of the gyratory in general – causes poor quality environment for pedestrians, including pollution. More bridges needed across railway
- Poor quality environment/character on Hartfield Road generally for a range of reasons, including buses and traffic
- The linear layout of the town centre is an issue

- No easy routes into and out of Wimbledon (for through traffic?)
- Through traffic is a problem and prevents change
- Traffic through route?
- Too many traffic lights
- Queens Road should be re-opened to 2-way traffic
- Too much traffic on Trinity Road
- The Broadway is too busy with traffic
- Junction between Wimbledon Bridge and Hartfield Road is poor
- Speed limits should be enforced
- Taxi rank uses/blocks up road

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

- Pavements are too narrow, with many pinch points
- Need more pedestrian areas – eg. The Broadway
- More seating is needed in the streets & spaces
- Poor pedestrian environment where taxis exit the station
- Pedestrian crossing facilities (including wait time) are poor at the jn. of Trinity Road and The Broadway
- Opening up the pedestrian pathway recently in the centre was excellent – more freedom/open/move (possible ref. to planter removal 2012)
- Chewing gum on pavements

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

- Lack of crossing points over the railway line

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

- Public transport is excellent
- More integrated transport facilities
- Need a better interchange
- A tram station at the Fridge means passengers will have to cross a busy road to get to the station
- The station needs rebuilding and possibly building over – it cannot cope with the number of commuters
- Uncertainty about Crossrail 2 – what impact will it have on the location of the town centre
- The station car park needs to be included in the masterplan
- There is a lack of drop-off facilities at the station
- Not being able to drop people off at the station
- Taxi queuing is an issue

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

- The condition of the town centre is not inspiring and not user-friendly, especially for the less mobile
- The town centre looks tired/dirty (chewing gum)
- Poor quality pedestrian environment in town centre – traffic congestion, pollution, narrow pavements, 'A' boards etc – pavements are not wide enough. A lot of pedestrian congestion in places at certain times

- Poor quality and maintenance of paving and general lack of cleanliness feel – need a better kept, cleaner town – inadequate street cleaning
- A lot of clutter and inconsistent signage
- Street clutter of street furniture, sandwich boards obstructing pavements along The Broadway
- Street furniture is run-down and ugly
- Bin design makes it difficult to get litter into the bin and thus causes littering
- Wimbledon Bridge unpleasant – feels dirty
- East end of The Broadway needs smartening up and better street lighting
- The Broadway is dirty, shabby and polluted
- Residential streets to the north of the Broadway are dirty and not well kept
- Trees get vandalised
- Untidy front gardens/parking in nearby residential areas

### ***Cycling***

- There is no cycle network
- Poor quality of provision for cyclists – parking, lanes, safety etc
- Not enough bike racks in appropriate places
- Too many bike spaces

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

- Lack of parking in town centre
- There are parking issues
- Parking is a problem
- Parking needs addressing- underground parking
- Poor car park access on St. George's Road
- Better off street parking needed on Alexandra Road
- Dislike P3 & P4 car parks
- Parking should remain on Hartfield Road car park when it is redeveloped

### ***Buses***

- Poor quality 'bus station' which is nowhere near the railway station
- Bus station, in wrong position – not close to railway station
- The bus station is dreadful – a bottleneck
- The bus station is a dead area
- Bus congestion outside CentreCourt

### ***Crossrail 2***

- Whole future of town centre depends on Crossrail 2 – it is hard to plan anything without knowing what the plans are

## **GREENING WIMBLEDON**

- Lack of green spaces and trees in the town centre – much more needed
- More trees and maintenance needed in the surrounding residential areas
- Lack of open space
- Need more street trees
- Lack of greenery and green spaces

## **CIVIC, CULTURE & PROMOTION**

- There are not enough 'civic amenities' in the town
- Lack of a centre/focus to the town
- Need more pride in the High Street
- A lack of public art in the town centre
- Loss of amenities eg. halls, places for people to have meetings
- Theatre – too many musicals, not enough plays
- Polka Theatre is good
- Mixed views on Stag & 'fat ladies'

## **BUILDINGS**

### ***Buildings Liked***

- Buildings liked – Prince of Wales PH & adjacent buildings, old Town Hall, old Fire Station, Theatre, Swimming baths, Theatre, Station building (needs cleaning), bank buildings, CentreCourt, Made in Italy restaurant, all old buildings
- Like CIPD
- Theatre is a beautiful building
- The Theatre dome is visible from many locations, which is a good thing
- Some great buildings and some very poor ones

### ***Buildings Disliked***

- Buildings disliked include YMCA (height & character), Majestic, Argos, HSBC, NatWest, TKMaxx, Wetherspoons, Morrisons, P4 car park – buildings at the east end of The Broadway, 1960s & 70s buildings
- CWU is bland
- Ely's building is ugly
- MetroBank is poor and the wrong use in this location - it is not 'in keeping' – an 'in your face' building
- Pinnacle House is overpowering and out of character
- The proposed hotel next to CIPD is a tin & glass monstrosity – why was it allowed to be higher than CIPD
- Proposed Premier Inn – cheap & shabby proposal – too high
- Mixed views on Argos building

### ***Character & Appearance***

- We need to learn from previous building mistakes and build quality inspirational buildings
- Many new buildings are a poor quality pastiche – Piazza development, Argos etc
- Many buildings are generic, cheap, commercial and with no taste
- Modern buildings do not reflect the Wimbledon character
- There are an eclectic mix of buildings due to poor planning
- Poor quality materials on average buildings – eg. Foxtons

- The modern buildings at the jn. of The Broadway and Trinity Road are poor, cheap and generic (south side), showing dirty render and cheap design
- Design of new buildings is often poor and lacks relevance to local context in the design
- The entrance to Wimbledon Bridge House offices is poor
- The Fridge (Wimbledon Bridge House) prevents change
- Billboards/advertising space (?)

### ***Future Developments***

- Not enough notice given to residents about new developments – eg hotels
- The new YMCA must be better than the existing one – keep the use but don't over-develop it
- Better use of older buildings above shops – eg. Robert Dyas
- The library needs to be better used to make a better interface with St. Mark's Place – nothing to draw people into the space
- Any development on the Broadway car park must complement the architecture of the adjacent Theatre
- The railway station is tired and run-down – need a new station

## **SPACES**

### ***Station Forecourt***

- Station forecourt is underwhelming – pavement lights not working properly – forecourt needs to be larger
- Concourse outside station is wasted, space has no purpose, reindeer not appropriate
- Station forecourt – lots of concrete, need more greenery
- Station forecourt – unattractive, could do more with the space
- Mixed views on station forecourt
- Poor quality gateways into the town centre

### ***Piazza***

- Piazza 'alley' is a mean replacement for Victoria Crescent
- The piazza is good or 'better than nothing' – there is no other centre (shows low expectations, resigned state of mind)
- The piazza is soulless 1980s cheap build
- The piazza has been improved and works well
- The piazza is good but needs to be better/further developed
- Like seating and the Piazza

### ***St. Mark's Place***

- St. Mark's Place is under-utilised – needs more flexible uses – it is not a car park
- Make more use of St. Mark's Place for car parking
- Like St. Mark's Place

### ***Town Hall/CentreCourt***

- There is too much pedestrian congestion around the entrance to CentreCourt. The entrance and steps is unexpressive and allows loitering by school kids – it could be a great seating ‘café culture’ area
- Like the space in front of the town hall

### ***Town Square/New Spaces***

- Lack of a town square
- There is a lack of public spaces in the town centre – of all types
- Lack of attractive public spaces

### ***Other***

- South Park Gardens is good/lovely/positive

## **LAND USES**

### ***Specific Sites and Areas***

- Tesco is a poor and inappropriate use for the old town hall
- YMCA is a valuable asset
- Hotels welcome, but with adequate parking
- Like existing facilities – pool, theatre, library
- Hartfield Road feels dangerous due to the late night bars
- Need to build over the railway lines
- Surrounding residential areas prevent change

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

- A general feel by many that the retail mix is okay, but also that in places there is an over concentration of certain uses, such as estate agents on Wimbledon Hill Road, pubs/bars/takeaways around the Theatre and betting shops
- A view that there are a lot of ‘nondescript’ shops that occupy space but don’t add to the town in any way – need more ‘proper’ shops like butchers, deli etc.
- Too many chains, not enough independents (eg. craft shops)
- Ely’s store (the use) is a huge asset to Wimbledon
- Like existing independent shops
- Like CentreCourt shops
- Not enough markets
- A poor variety of shops, not enough good quality shops – not as good as Kingston, Islington, Chelsea, Fulham etc.
- More characterful shopping centre with better access to different floors
- Closing down shops makes the area depressed – how can this be avoided
- There is a balance needed/tension between chains and independent retailers

### ***Specific Uses***

- Mixed use on The Broadway is good, but quality of retail gets poorer the further east you go – people do not go beyond the CWU
- Town centre needs a healthy mix of uses and sizes to be resilient
- Wimbledon has a good and broad range of shops & services – library, theatre, pubs, restaurants, gyms, pool, leisure centre, cinemas etc.

- Consider there is a need for - a good quality hotel; a concert hall/theatre/permanent arts space; business incubator/shared office space; modern office buildings, but where appropriate; more affordable housing; mixed use development
- More office space is needed