

Wimbledon North Conservation Area Character Assessment Introduction and Part 1, Sub- Area 6 (Wimbledon House)

Details of Consultation Arrangements

Summary of Consultations Undertaken

A public consultation exercise was undertaken on the draft assessments during February and March 2007. This consisted of the following:

- Copies of the Draft Conservation Area Character Assessment documents were made available for inspection at the Council offices between 21st February and 4th April 2008 (6 weeks).
- Copies of the Draft Character Assessment documents were made available for inspection at Wimbledon Library (the nearest library to the site) between 21st February and 4th April 2008 (6 weeks).
- Downloadable PDF versions of the Draft Character Assessment documents, were placed on the Council's website on 20th February 2008 with a deadline for comments of 4th April 2008 (6 weeks).
- A notice was placed in the Wimbledon Guardian of 21st February 2008 advertising the availability of the Draft Character Assessment documents, for public comment (at the Council offices, Wimbledon Library and the Council's website) with a deadline of 4th April 2008 (6 weeks).
- Letters and a summary leaflet were hand delivered during 16th and 17th February 2008 to all properties within the Conservation Area as defined according to both the existing Conservation Area boundary and according to the proposed boundary revisions. This letter specified a deadline for comments of 4th April 2008 (6 weeks). These letters advised where copies of the Draft Character Assessment documents could be viewed, and where copies could be obtained.
- Letters and copies of the Draft Character Assessment documents were sent out during the week commencing 18th February 2008 to residents associations and amenity societies deemed likely to have an interest in the Conservation Area with a deadline of 4th April 2008 (6 weeks).
- Letters and copies of the Draft Character Assessment documents were sent out during the week commencing 18th February 2008 to all relevant Ward Councillors deemed likely to have an interest in the Conservation Area with a deadline of 4th April 2008 (6 weeks).
- Letters and copies of the Draft Character Assessment and boundary assessment report were sent out during the week commencing 18th February 2008 to the Government Office for London, English Heritage, the London Wildlife Trust, Natural England, London Borough of Wandsworth, Secretary of State for Communities and Local Government and chief of the Dhammaduta monks and abbot at Buddhapadipa Temple with a deadline of 4th April 2008 (6 weeks).

A list of organisations and individuals consulted is detailed below.

Summary Table of Responses and Proposed Amendments

The table attached summarises the content of the responses from consultees, the Council's comments on these and proposed amendments as a result.

List of relevant organisations and Individuals consulted

1. Wimbledon Society
2. English Nature
3. English Heritage: Greater London Archaeological Service
4. English Heritage London Region
5. Merton Historical Society
6. Government Office for London: London Planning and Transport
7. Merton Chamber of Commerce
8. London Wildlife Trust Merton Group
9. Wimbledon Civic Forum
10. London Wildlife Trust
11. Wimbledon Park Heritage Group
12. Groundwork London
13. Merton Heritage Centre
14. South London Partnership
15. Mr Michael Allen, Wimbledon North Conservation Area Representative to CADAP*
16. Mr Donald McLachlan
17. Patricia Keith, Residents Association of West Wimbledon
18. Mr Dennis Turner, Surrey Archaeological Society
19. Mr Leonard Mostyn. William Union of Residents Associations
20. Francis and Geraldine Plowden
21. Wimbledon House Residents Association
22. Mr Gilbert Michel
23. Mr Paul Johnson
24. Mr Cyril Maidment
25. Mrs A M Hill
26. Somerset Road Residents Association
27. Belvedere Residents Association
28. Parkside Residents Association
29. Wimbledon Park Residents Association
30. Matthew Hillier
31. Professor W. Murgatroyd

32. Bathgate Road Residents Association
33. Wimbledon Common Conservators
34. Pamela Robinson
35. London Borough of Wandsworth
36. Secretary of State for Communities and Local Government
37. Buddhapadipa Temple, Calonne Road
38. Anthony Penner
39. Emma Kelly
40. Bob Kindred, Conservation & Urban Design Manager, Ipswich Borough Council

(* CADAP is Conservation and Design Advisory Panel)

List of Councillors Consulted

Councillors representing Village Ward

Councillor John Bowcott
Councillor Richard Chellew
Councillor Samantha George

Wimbledon North CA Consultation - Sub Area 6

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Introduction + Part 1; Sub Area 6: Wimbledon House	Maps	Figs. 16.1, 16.2, 16.3	'Hardwycke', Burghley Road, appears to be half in Sub Area 6 and half in Sub Area 4. Perhaps it should be wholly within Sub Area 6.	Partially Agree	The property has a principal façade and garden frontage to both Burghley Road and Church Road and is relevant to the character and appearance of both Sub Areas. Suggest sub areas overlap to prevent apparent sub division of property.	Amend Figs. 10.0, 16.1, 16.2 and 16.3 to include whole of plot at 'Hardwycke' Burghley Road within both Sub Area 6 and Sub Area 4.
Individual	Introduction + Part 1; Sub Area 6: Wimbledon House	Maps, Extent and Boundary Review	Figs. 2.0, 3.0, 10.0, 16.1, 16.2, 16.3	Maps show individual property boundary inaccurately. Revised Land Registry title plan submitted. Would wish issue be resolved on any maps issued by the Council in future.	Partially Agree	Council maps based on those produced by the Ordnance Survey who are responsible for routine revision and have copyright. Title plan will be passed to GIS which coordinates Council's info re property changes and passes them on to Ordnance Survey.	Amend Figs. 2.0, 3.0, 10.0, 16.1, 16.2 and 16.3 to include entire revised plot within proposed conservation area boundary. Add new para. 16.1.10: "The entire plot at 29 Marryat Road be included, following Land Registry changes, to remove existing anomaly that this garden land is only partly within conservation area boundary.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22	Do not support proposed Article 4(2) Direction as experience of Merton planning process unsatisfactory in terms of delays, errors and arbitrary decisions. There are insufficient resources to take on more responsibility.	Disagree	Article 4(2) is intended to help preserve the character and appearance of the conservation area. The Council has recently completed a successful pilot undertaken for Article 4(2) Directions for the John Innes Conservation Areas. If recommendation is agreed by the Council, further consultation procedure re Article 4 Direction will take place.	None
Individual	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22	Do not support proposed types of development to be brought within the scope of planning control by the proposed Article 4(2) Direction; in that: consider boundary treatments and hedges to be the same, and restrictions should be limited to changes that are clearly visible from a public viewpoint.	Partially Agree	Any Article 4(2) Direction approved would refer to 'a gate, fence, wall or other means of enclosure to a dwellinghouse', and would be restricted to development that would 'front a highway or other public space' (Class A, Part2, Schedule 2, Town and Country Planning (GPD) Order 1995). Hedges have been referred to in the Character Assessment for clarity.	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22	Do not support proposed Article 4(2) Direction; in relation to the inclusion of the painting of masonry including brickwork. This will mean that an application would be required every time a house is repainted.	Disagree	A proposal to paint previously painted masonry, in a similar colour, would be unlikely to require the submission of a planning application, unless the Direction were specifically worded to that effect, which is not intended for Wimbledon North.	None
Individual	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22	Support recommendation that an Article 4(2) Direction be made for the Sub Area	Agree	Comment is in support of draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22	Support recommendation that an Article 4(2) Direction be made for the Sub Area	Agree	Comment is in support of draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	All		Publication is excellent. Request further copy for neighbour.	Agree	Comment is in support of the draft Character Appraisal	None
Individual	Sub Area 6: Wimbledon House	All		Support preservation of character of buildings and settings	Agree	Comment is in support of draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	All		Praise for excellent work and proposals, document is excellent, a great book to have when viewing the area.	Agree	Comment is in support of the draft Character Assessment	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 6: Wimbledon House	Existing Pattern of Development, Building Descript	16.11.36, 16.12.38	Nos 1 and 2 Lampton House Close were the same house, No. 3 may have been built as an annexe.	Partially Agree	Para. 16.11.36 refers to former large, detached house and 16.12.38 to vertical conversion of building formerly known as 'Lampton'.	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1	Support protection of all of Somerset Road, Peek Crescent, Parkside Gardens.	Partially Agree	Peek Crescent and Parkside Gardens are already included in the current Conservation Area boundary, within Sub Area 6. Somerset Road will be assessed as part of the Bathgate Road Conservation Area Character Assessment.	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1, 16.21	Support proposed boundary changes and transfers	Agree	Comment is in support of draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1, 16.21	Support proposed boundary changes	Agree	Comment is in support of draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1, 16.21	Support proposed boundary changes	Agree	Comment is in support of draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5 - 16.1.8	Support proposed extensions to Conservation Area	Agree	Comment is in support of the draft Character Assessment proposals	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5, 16.1.8	Support proposals, particularly the inclusion of Dairy Walk and the land between it and Burghley Road, and the inclusion of all the land and buildings in Atherton Drive.	Agree	Comment is in support of the draft Character Assessment proposals.	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.9	Support the transfer of 58 Somerset Road and 2 Coach House Lane to the Bathgate Road Conservation Area	Agree	Comment is in support of draft Character Assessment proposals.	None
Individual	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.9- 16.1.10	Support proposed transfers to adjacent Conservation Areas	Agree	Comment is in support of the draft Character Assessment proposals	None
Individual	Sub Area 6: Wimbledon House	Locally Listed Buildings	16.5.1	Glad that 1,2 and 3 Lampton House Close are on Local List but disappointed that Nos 1 and 5 much extended, diminishing peaceful, almost rural feel of the Close	Partially Agree	The Character Appraisal aims to ensure that the character and or appearance of the defined special architectural and historic interest of the conservation area be preserved or enhanced when development proposals are considered. Paras 16.11.37 refers to the Close as "a 'backwater', a mellow enclave of informal layout."	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Individual	Sub Area 6: Wimbledon House	Locally Listed Buildings, Opportunities	16.5.2, 16.21.11, Fig. 16.1	No. 6 Alan Road should be on the Local List.	Disagree	Property is within Sub Area 4 which has been through the public consultation process and changes have been approved by Council. Will consider when Character Assessment review takes place.	None
Individual	Sub Area 6: Wimbledon House	Nature Conservation	16.8	Pleased that Buddhapadipa Temple Grounds are Site of Borough Importance Grade II, but concerned that surrounding gardens also provide rich habitat for birds and contain fine mature trees and should be protected from development	Partially Agree	Although surrounding gardens are not a designated area of nature conservation importance, policies contained within the Council's Unitary Development Plan relating to nature conservation and trees (NE.6, NE.7, NE.10, NE.11, NE.12) will be applied in the consideration of any development proposal submitted. The Appraisal refers to the fine trees within gardens in 16.16 Trees and Greenery, issues relating to them in 16.20.6 Positive and Negative Features and in 16.21.3 Opportunities.	Add reference in paras. 16.15.1 and 16.16.1 to value that private gardens and tree planting offer as habitat for wild life.
Merton Historical Society	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22.1	Support the introduction of an Article 4 Direction.	Agree	Comment is in support of draft Character Assessment proposals	None
Merton Historical Society	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5 - 16.1.10	Support proposed boundary changes and transfers	Agree	Comment is in support of draft Character Assessment proposals	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Merton Historical Society	Sub Area 6: Wimbledon House	Locally Listed Buildings, Opportunities	16.5.2, 16.21.11, Fig. 16.1	No. 20 Parkside Gardens should be on the Local List: Originally 'Exeter Lodge', attractive house designed in 1922 for Ronald Burton by able and respected Wimbledon resident architect, Leo Sylvester Sullivan (1870-1964). (Extensive obituaries RIBA Journal, The Builder, The Times and Wimbledon Boro' News.) Building featured in 'The Smaller House', Architectural Press (1924).	Partially Agree	Will investigate possibility of adding to Local List, along with others put forward in Appraisal	Add 20 Parkside Gardens to Fig 16.1 and para 16.21.11
Merton Historical Society	Sub Area 6: Wimbledon House	Opportunities	16.21.11	Support proposed additions to Local List	Agree	Comment is in support of draft Character Assessment proposals	None
Parkside Residents' Association	Introduction + Part 1; Sub Area 6: Wimbledon House	Extent and Boundary Review	Fig.10; Figs. 16.1, 16.2, 16.3, 16.1.5 - 16.1.10	'Hardwyke', Burghley Road, appears to fall partly in Sub Area 6 and partly in Sub Area 4. It should be wholly within Sub Area 6.	Partially Agree	The property has a principal façade and garden frontage to both Burghley Road and Church Road and is relevant to the character and appearance of both Sub Areas. Suggest sub areas overlap to prevent apparent sub division of property.	Amend Figs. 10.0, 16.1, 16.2 and 16.3 to include whole of plot at 'Hardwyke' Burghley Road.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Additional Planning Controls Needed	16.22	Support the implementation of the proposed Article 4(2) Direction in its entirety, but concerned about and offer suggestions re. procedures and resources.	Partially Agree	Comment is in support of the Character Assessment proposal. Issues re. procedures and resources are outside of it's scope, but the Council has recently completed a successful pilot undertaken for Article 4(2) Directions for the John Innes Conservation Areas. If recommendation is agreed by the Council, further consultation procedure re Article 4 Direction will take place.	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	All		Impressed with wealth of detail in Appraisal and with comprehensive summary of the Sub Area. Congratulate those involved.	Agree	Comment is in support of draft Character Assessment	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.17	Suggest reference or photo of the renovated No. 32 Parkside be included.	Disagree	The document is not exhaustive and is not intended to refer to each building individually.	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.24	No 24 Parkside Gdns is now a single house. Suggest delete "No. 24" and "'50s"	Agree	Correction	3rd sentence: delete ", 24" and ", '50s".
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.27	Captions "No. 1" and "No. 2" should be "No. 2" and "No. 4" respectively	Agree	Correction	Replace "No.1" and "No. 2" with "No. 2" and "No. 4" respectively.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.35	Caption "No. 46 Park" should read "No. 46 Parkside Gardens"	Agree	Correction	Amend caption "No. 46 Park" to read "No. 46 Parkside Gardens"

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.47	Suggest adding at end of 1st sentence: "(although No. 10 has recently had extensions added on each side and at the rear.)"	Agree	Correction	At end of 1st sentence add: ", (although No. 10 has recently had extensions added on each side and at the rear)."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.48	1st sentence: replace "east" with "west"	Agree	Correction	1st sentence: replace "east" with "west"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.5	Suggest amend 3rd sentence to read .."(Nos. 29, 30, 31 and 43) were converted to smaller dwellings or flats around the 1950s and have not since been restored to single family houses."; Some amendment may be required to penultimate sentence.	Partially Agree	Improve historical accuracy without adding unnecessary text	Amend 3rd sentence to read: "Most are single family houses, although some of the older buildings (Nos. 29, 30, 31 and 43) remain in use as several smaller dwellings or flats following conversions around the 1950s. Final sentence: delete "For photograph"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.52, Fig 16.2	Suggest 1st sentence read: "Nos. 5, 9 and 11 were built in the 1950s while No. 7 is more modern, having been completed in 2006 (replacing another 1950s house) and No. 9 has undergone extensive alteration and extension in recent years." Amend Fig.16.2 accordingly.	Agree	Improve historical accuracy	Amend 1st sentence to read: "Nos. 5, 9 and 11 were built in the 1950s while No. 7 is more modern, having been completed in 2006 (replacing another 1950s house) and No. 9 has undergone extensive alteration and extension in recent years." Amend Fig.16.2 accordingly.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.54	2nd sentence superfluous as buildings restored to single houses.	Agree	Historical accuracy	Delete 2nd sentence
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.56	Suggest amending final sentence to read: "Regrettably, the brickwork at No. 4 has been painted."	Agree	Correction	Amend final sentence to read: "Regrettably, the brickwork at No. 4 has been painted."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.59	1st sentence: No. 1a is also known as Langholme Cottage	Agree	Correction	1st sentence: add "Cottage" after 'Langholme'
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.66	One house, not three as stated, has been built in Burghley Road since 2000. Suggest the words "including three since 2000" in 2nd sentence be deleted	Partially Agree	Correction	2nd sentence: Replace "three" with "one".
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.68	Suggest rewording of 1st sentence to reflect that No. 29 not new build:"There are neo Georgian influences at No. 23, one of the more modern buildings. The extensive alterations carried out at the original Edwardian property at No. 29 follow a bold, contemporary design."	Partially Agree	Improve historical accuracy without adding unnecessary text	1st sentence: replace "and a bold, contemporary design at No. 29" with "while the original house at No. 29 has been remodelled into a bold contemporary design."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.73	Para incorrectly implies that No. 32 and Dairy Walk Cottage are different properties. Suggest insert "Dairy Walk Cottage" after "32" in 2nd sentence, replace "No. 32, Dairy Walk Cottage" with "it" in final sentence.	Partially Agree	To remove possible ambiguity while retaining para. structure.	Final sentence: insert brackets around 'Dairy Walk Cottage'. Add 'Dairy Walk Cottage' to photo caption.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.74	"16.11.73" should read "16.12.73". Suggest rewording of final sentence to indicate that house at No. 40 replaced a two storey house that sat much lower than the road by replacing "single storey building" with "two storey house"	Partially Agree	To correct error and to add more descriptive text.	Replace "16.11.73" with "16.12.73". Replace "single storey building" with "two storey building set much lower than the road."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.75	Suggest add at end of para.: "This area was one of the last parts of the Wimbledon House Estate to be sold. Nos. 1,2,4,6 and 8 were built and then sold by Mr Arthur Styles, a well known Wimbledon builder."	Partially Agree	Additional information useful but in part relevant to "Existing Pattern of Development" para16.11.95.	Para. 16.11.95: add "Land at Nos. 1,2,4,6 and 8 was one of the last parts of the Estate to be sold." Para. 16.12.75 add "Nos. 1,2,4,6 and 8 were built and then sold by Mr Arthur Styles, a Wimbledon builder."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.77	Photographs should be captioned	Disagree	Throughout the Wimbledon North Conservation Area Character Assessment, many photographs are not captioned... In this case it is clear that the buildings in the photos are examples of those within Atherton Drive.	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.78, Fig. 16.2	Replace 2nd sentence with: "The majority are on the Local List." Add new penultimate sentence: "Nos. 16 and 18 were built after the war to replace two houses destroyed by a bomb in 1940." Amend Fig 16.2 to show No. 18 Burghley Rd post 1950s.	Partially Agree	Improve accuracy without adding unnecessary text. Additional information useful and in part also relevant to "Existing Pattern of Development" para16.11.95.	Replace "Several" with "Most". Add new final and penultimate sentence to 16.11.101 and 16.12.78 respectively: "Nos. 16 and 18 are post war, replacing two houses destroyed by a bomb in 1940." Amend Fig 16.2 to show No. 18 Burghley Rd post 1950s.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.79	Suggest more info re. detailing, and large extension at No. 19 should be noted, suggest revised wording of 1st sentence: replace "often" with "most" replace "although" with "especially in the brickwork, stone and timberwork; there are notable features in eaves, in and around windows and around front doors including porches."; add at end "(although No. 19 was extended in the 1990s).	Partially Agree	To be consistent with document structure a little extra info re detailing could be added, ideally towards end of para.. Consider suggested reference to extension at No. 19 not needed.	1st sentence, replace "often" with "most", ; 3rd sentence, add ", notable eaves details and decorative porches." at end; 4th sentence, after "and there is some" add "intricate brickwork,"; add new penultimate sentence "Fenestration is often decorative." Consider suggested reference to extension at No. 19 not needed.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.80	Suggest more info re detailing. 1st sentence: replace "with some" with "and as with the houses on the south west side of the road, there are many", replace "detail" with "details especially in eaves, moulded brickwork, timber work and ornate rainwater hoppers. The design of No. 4 is particularly distinctive with no similar buildings in the road."; after "No. 20" add ", which was designed by Hubbard and Moore,	Partially Agree	To be consistent with document structure only a little extra info re detail can be added. Much of the suggested detail is already referred to.	1st sentence: replace "some" with "much"; add new 5th sentence: "It was designed by architects Hubbard and Moore.";
Parkside Residents' Association	Sub Area 6: Wimbledon House	Building Descriptions	16.12.81	Suggest rewording of final sentence to read "Over time, there has been a limited amount of subdivision to form smaller units; No. 42 was converted to flats in the 1940s and following the 1954 Lands Tribunal decision, Margin House was vertically divided into three units (now Nos. 25a, 25b and 25c) and Windyridge House into two units (now Nos. 19 and 21)."	Partially Agree	Improve historical accuracy without adding unnecessary text	Final sentence: delete: "s. 14, 12,", "and 44", "and 50s, and at No. 41 in the 1990s", "the former No. 25 (" and ")". Replace "in the 1950s" with "(now Nos. 25a, 25b and 25c), and Windyridge House into two units (now Nos. 19 and 21), following the 1954 Lands Tribunal decision"

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.10 8	Suggest delete final sentence and replace with "A number of substantial properties were added between 1910 and 1915, including Windyridge House (now 19 and 21 Marryat Rd) and Margin House (now 25a, 25b and 25c Marryat Rd). Since both Margin House and Windyridge House had substantial grounds and long frontages to Marryat Rd, there was a greater supply of vacant plots on the south east side of Marryat Rd and so much of the building activity took place here during this period."	Partially Agree	Improve historical accuracy without adding unnecessary text	Final sentence. After 'including' delete 'the only semi-detached pair (' and insert "Windyridge House, now" ..; after 'No. 25,' insert "both with substantial grounds and long frontages," ; after 'southeast side' add "where there was a greater supply of vacant plots". See also proposed change to para. 16.11.109.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.10 9	Add at end of para "and Windyridge House which was split into 2 houses, in each case with the consent of the Lands Tribunal as part of the Order referred to in 16.11.110 below."	Partially Agree	Improve historical accuracy without adding unnecessary text	replace 'units,' with "units. The latter,,"; after 'including' add "Windyridge House, now the only semi detached pair, and" ; replace 'houses.' with "houses, now Nos. 25a, 25b and 25c." See also proposed change to para 16.11.110.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.11 0	Replace '1953' with "1954"; delete '25, 27a and 29' add "15, 17, 25 and 27a".	Partially Agree	Improve historical accuracy without adding unnecessary text	Replace '1953' with "1954"; 3rd sentence, delete '25, 27a and 29' add "15, 17, 25 and 27a"; at end add ", and the conversions at Windyridge House and Margin House."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.11 4	Suggest delete ", but did not include land to the rear of no. 44 Marryat Road, as it does today"	Agree	Correction	Delete ", but did not include land to the rear of no. 44 Marryat Road, as it does today"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.19	Replace 2nd sentence with "This was because the Tribunal concluded that the maintenance of a density of one house per plot ensured the preservation of a sense of spaciousness and open character, and prevented a precedent being set for further unsuitable and cramped backland or garden development, both in Parkside Gardens and possibly elsewhere on the Estate".	Agree	Improve historical accuracy	Replace 2nd sentence with "This was because the Tribunal concluded that the maintenance of a density of one house per plot ensured the preservation of a sense of spaciousness and open character, and prevented a precedent being set for further unsuitable and cramped backland or garden development, both in Parkside Gardens and possibly elsewhere on the Estate".
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.21	There is no No. 39 Parkside. Replace wording "Nos. 39 and 42" with "Nos. 38 and 42 Parkside" Suggested rewording of caption to photograph also put forward.	Partially Agree	Improve historical accuracy without adding unnecessary text	Delete "Nos. 39 and 42" and replace with "Nos. 38 and 42 Parkside" in both para and caption.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.22	Delete "infill" from last sentence	Agree	Improve historical accuracy	Delete "infill" from last sentence
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.26	Insert new penultimate sentence: "Additional restrictive covenants, requiring that ancillary buildings could not be built to face Parkside Gardens, were also imposed on several plots, which has had the effect of limiting the visual impact of such buildings and contributing to the sense of spaciousness on this side of the road."	Partially Agree	Improve historical accuracy without adding unnecessary text	Insert new penultimate sentence: "Additional restrictive covenants, requiring that ancillary buildings could not be built to face Parkside Gardens, were imposed on several plots, which has limited their visual impact and contributed to the sense of spaciousness."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.26	Suggest extra 3rd sentence "The walls along the rear boundaries of Nos. 30 - 37 (inc), 37a, 38, 40 and 42 Parkside are Locally Listed."	Disagree	Buildings on Local List not generally referred to in this section, but rather in 16.5.1	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.3, 16.11.5, 16.11.34, 16.11.65	References to the "Thai Temple" should be replaced with "Buddhapadipa Temple".	Agree	Title should be consistent throughout the document.	Replace "Thai Temple" with "Buddhapadipa Temple" in paras. 16.11.3, 16.11.5, 16.11.34 and 16.11.65.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.30	The semi detached pair are Nos. 1 and 2, not 1 and 3. Add to final sentence "but No. 24 is now restored to a single dwelling once more."	Partially Agree	Improve historical accuracy without adding unnecessary text	Replace "Nos. 1 and 3" with "Nos. 1 and 2". Add to final sentence ",but No.24 has recently been restored to a single dwelling."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.4	Replace "Restrictive covenants issued.." with "An ongoing scheme of restrictive covenants, first drawn up.."	Agree	Improve historical accuracy	Revise 1st sentence: Replace "Restrictive covenants issued.." with "An ongoing scheme of restrictive covenants, first drawn up.."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.4, 16.11.19, 16.11.28	The covenants were upheld in 2002 rather than 1999, and it would be helpful to quote case reference.	Agree	Improve historical accuracy	Replace "1999" with "2002 (case ref LP/41/1999)"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.58	Nos. 2 and 4 parkside Ave have been restored as single dwellings. Suggest insert "(but have since been restored to single dwellings)."	Partially Agree	Improve historical accuracy without adding unnecessary text	After "1960s" insert "but since restored to single dwellings,"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.64	The reference to "No. 5" is confusing; it should read "No.5 Parkside Avenue"	Partially Agree	Improve accuracy without adding unnecessary text	after "No.5 and" add "of"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.64	Recent alterations make last sentence inaccurate. Suggest rewording to read "The high retaining wall and tall flank façade of No 10 Peek Crescent also contribute in part due to their proximity to the road edge."	Partially Agree	Improve accuracy without adding unnecessary text	Amend final sentence to read "The tall retaining wall and flank façade of No 10 Peek Crescent also contribute, due to their proximity to the road edge."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.68	Suggest insert "formerly known as Deepdale.." in 3rd sentence after "..the Listed building.." Insert new penultimate sentence "The successful 1954 Lands Tribunal application referred to in para 16.11.110 permitted the subdivision of Deepdale into what are now Nos 28, 30 and 32 Calonne Rd and the erection of 3 further houses along the Calonne Rd frontage of Deepdale's grounds, now Nos 24, 26 and 34 Calonne Rd. The remainder of those grounds, which extended into the centre of the Estate, were included in the Order which permitted the development for housing of the central area which is now known as Deepdale, Margin Drive, Windy Ridge Close and part of Parkside Avenue." Delete final sentence and replace with "All the while, behind No. 14, formerly known as "Barrowgill", there remained a large wooded area and pond, also part of the former grounds of Wimbledon House."	Partially Agree	Improve historical accuracy without adding unnecessary text	Insert "formerly known as Deepdale.." in 3rd sentence after "..the Listed building.." Insert new penultimate sentence "The successful 1954 Lands Tribunal application (see 16.10.16,.23 and 16.11.110) permitted the subdivision of the building 'Deepdale' and the erection of todays Nos. 24, 26 and 34 within part of its grounds. Remaining grounds were included in the Order that permitted the development of the centre of the Estate, now Deepdale, Margin Drive, Windy Ridge Close and part of Parkside Avenue." Final sentence, delete "the frontage buildings" add "No. 14, (formerly known as 'Barrowgill'),"

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.84	Replace "72" with "62"	Agree	Correction	Replace "72" with "62"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Existing Pattern of Development	16.11.91	Suggest final sentence incorrect and be deleted.	Agree	Correction	Delete final sentence
Parkside Residents' Association	Sub Area 6: Wimbledon House	Extent and Boundary Review		If PRA's suggested extensions to the Sub Area are accepted, additional paragraph/s referring to them will be required.	Partially Agree	Suggested extensions accepted in part.	Amend current and suggested conservation area boundaries on Figs 2.0, 3.0, 10.0, 16.1 and 16.2. Add new para 16.1.9: "Land to the rear of Burghley Court, 3 Burghley Road, is to be included. This will rectify an existing anomaly, possibly due to a previous drafting error."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5 - 16.1.10	Nos 111, 113, 119 and 121 Church Road were within boundaries of Wimbledon House Estate and plots were amongst earliest to be sold by Wimbledon House Estate Company. 111, 113, 119 and 121 relate to design of Hardwyke, Burghley Road. Would be more logical to transfer properties to Sub Area 4.	Disagree	Notwithstanding the link to the Wimbledon House Estate, these properties have been included within Sub Area 4 to ensure that the entire length of this part of the historic alignment of Church Road, and all of the properties on both sides of it, lie within the same sub area. Will consider sub area 'overlap' when review of character assessment takes place.	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5 - 16.1.10	Support all proposed extensions and transfers	Agree	Comment is in support of draft Character Assessment proposals	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5 - 16.1.10	Suggest consideration be given to inclusion of landscaped open space opposite no. 7 and to r/o 14, 16, 18 and 20 Parkside Ave. It complements their setting and was originally within grounds of Margin House on Wimbledon House Estate, forming part of central lake, since drained and developed.	Disagree	It is considered that this area of land makes a major contribution to the setting of houses in Windyridge Close, Margin Drive and on the east side of Parkside Avenue, all outside of the conservation area boundary, rather than to the conservation area itself. With regard to the historical link, the land is much changed since it formed part of a central lake in the grounds of Margin House, having been drained and surrounded by 1950s development.	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Extent and Boundary Review	16.1.5 - 16.1.10	Suggest exclusion of land at r/o Burghley Court, 3 Burghley Road, an anomaly and should be included.	Agree	Believe previous anomaly due to a drafting error. Figs 16.1, 16.2 and 16.3 indicate this land to be within existing Conservation Area boundary.	Amend current and suggested conservation area boundaries on Figs 2.0, 3.0, 10.0, 16.1 and 16.2. Add new para 16.1.9: "Land to the rear of Burghley Court, 3 Burghley Road, is to be included. This will rectify an existing anomaly, possibly due to a previous drafting error."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Highway Boundary Treatments	16.17.12	Caption of fourth photograph incorrectly refers to Marryat Road.	Agree	Correction	Delete "Marryat Road" from caption of fourth photograph

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Historic Development	16.10.15	Suggest additional sentence: "Parkside Gardens and the westernmost section of Parkside Avenue, between Peek Crescent and Parkside, were also laid out to complete the road network in the early stages of the development of the former Wimbledon House Estate."	Agree	Improve historical accuracy	Add final sentence to para 16.10.15, "Parkside Gardens and the westernmost section of Parkside Avenue, between Peek Crescent and Parkside, were also laid out to complete the road network in the early stages of the development of the former Wimbledon House Estate."
Parkside Residents' Association	Sub Area 6: Wimbledon House	Historic Development	16.10.16	Suggest modifications to describe restrictive covenants more accurately: Para 16.10.16: In lines 3 and 4 delete "In 1899 restrictive covenants were imposed to ensure" and insert "Plots were sold for building, subject to an ongoing scheme of restrictive covenants first drawn up in 1899, which were imposed to ensure properties of good quality..". Add new penultimate sentence: "Building line restrictions were also included to establish a minimum set back from the road for all houses and buildings to ensure an open spaciousness in the Estate roads."	Agree	Improve historical accuracy	Para 16.10.16: In lines 3 and 4 delete "In 1899 restrictive covenants were imposed to ensure" and insert "Plots were sold for building, subject to an ongoing scheme of restrictive covenants first drawn up in 1899, which were imposed to ensure properties of good quality..". Add new penultimate sentence: "Building line restrictions were also included to establish a minimum set back from the road for all houses and buildings to ensure an open spaciousness in the Estate roads."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Historic Development	16.10.19	Suggest new additional para 16.10.19:"In February 1912, the Wimbledon House Estate Company held an auction to sell the remaining 61 vacant plots on the Estate. The auction plan shows a similar layout of Estate Roads to that which is reproduced in the subsequent Ordnance Survey Map of 1916. A number of the plots were still unsold after the auction but sales of the remaining plots continued, piecemeal, until the early 1930s. The area comprising the lake and undeveloped open land in the centre of the Estate was divided up and sold as part of the grounds for what were to be substantial houses to be built in Marryat Road (Margin House and Windyridge House), Calonne Road (Deepdale and Barrowgill at No. 14) and Parkside Gardens (Lampton House)." Renumber subsequent paras.	Partially Agree	Para accepted in part for brevity.	Insert new para 16.10.19:"In 1912 the Wimbledon House Estate Company held an auction to sell the remaining 61 vacant plots. A number were still unsold but sales continued, piecemeal, until the early 1930s. The open land and lake in the centre of the Estate were divided up and sold as part of the grounds for substantial houses in Marryat Road, Calonne Road and Parkside Gardens." Renumber subsequent paras.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Historic Development	16.10.25	Suggest rewording and amendment: "Two substantial houses on Parkside, Cardiff House at Nos 22 and Dryden House at No.45 were demolished in the late 1950s or early 1960s. Dryden House was replaced with a modern single house. The site of Cardiff House was divided, with part added to the garden of No.23 Parkside and the remainder forming the site of the house (also now known as No.22 Parkside) designed in the early 1970s by architect Richard Rogers as a prototype for his parents to live in."	Partially Agree	Rewording accepted in part for brevity.	Reword para 16.10.25: "Occasional infill development continued on small sites along existing roads. Two large houses on Parkside, Nos 22 and 45 (Cardiff House and Dryden House), were demolished around 1960. No 45 was redeveloped as a single house but the site at No.22 was divided, with part added to the adjacent plot at No.23, and part redeveloped with the present house, designed in the early 1970s by architect Richard Rogers as a prototype for his parents to live in."

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Historic Development	16.10.28	Query analysis of current trends. Rewording proposed: Reword para 16.10.28:"Current building trends mostly comprise substantial alterations (including basement excavations and loft conversions), extensions, new boundary treatments and the construction of ancillary structures and swimming pools..... The 1899 restrictive covenants (para. 16.10.16 etc) have limited the scope for development of garden plots with new housing, but the modern house at No.23A Parkside is built on what was a separate plot on the Wimbledon House Estate. 40 Burghley Road and 7 Parkside Avenue have replaced smaller post war dwellings." Delete photos of 19 Calonne Road and 60 Burghley Road. Add "substantial alterations" to caption for 29 Burghley Road. Alter age of No. 29 Burghley Rd indicated on Fig.16.2..	Partially Agree	Rewording accepted in part for brevity.	Reword para 16.10.28:"Current building trends mostly comprise substantial alterations, extensions, the erection of ancillary structures and new boundary treatments. The 1899 restrictive covenants (para. 16.10.16) have limited the scope for development of garden land with additional dwellings. That at No. 23A Parkside is built on what was a separate plot on the Wimbledon House Estate, while 40 Burghley Road and 7 Parkside Avenue have replaced more modest post war houses." Delete photos of 19 Calonne Road and 60 Burghley Road. Add "substantial alterations" to caption for 29 Burghley Road. Alter age of No. 29 Burghley Rd indicated on Fig.16.2.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Historic Development	16.10.9, 16.11.13	Text conflicts with Statutory Listing description in Appendix 1 in that there it is described as 'Well House. Circa 1750', but here as observatory tower erected some time after 1854. This should be rectified.	Agree	The reference to the observatory tower comes from source material relating to local history. Will accept Listing Description as correct, but refer to possible use as observatory tower as mentioned in local history sources.	Para 10.9 4th sentence: Replace "His" with "Some local history sources state that his"; replace ") and is now" with "). This is". Insert new 5th sentence: The Statutory Listing Description (Appendix 1) identifies the building as a Well House, circa 1750. Amend caption to photograph to read "The Listed Well House". Para 16.11.3, 3rd sentence: delete "Observatory tower," and replace with "Well House dating from circa 1750, but attributed by some historical sources to be". Inform English Heritage of issue.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Locally Listed Buildings	16.5.2	"16.20" should read "16.21.11"	Agree	Correction	Delete "16.20", replace with "16.21.11"

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Open Spaces	16.15	If the open space opposite No. 7 Parkside Gardens be included as suggested, then add new para 16.15.4 "The attractive open area adjoining Nos. 14, 16, 18 and 20 Parkside Avenue, which is grassed and bounded by mature trees provides an important central feature and amenity to all the surrounding and nearby houses."	Disagree	It is considered that this area of land makes a major contribution to the setting of houses in Windyridge Close, Margin Drive and on the east side of Parkside Avenue, all outside of the conservation area boundary, rather than to the conservation area itself.	None
Parkside Residents' Association	Sub Area 6: Wimbledon House	Opportunities	16.21.11	Support all proposed additions to Local List, but suggest Nos. 29 and 31 Parkside Gardens also be added, due to the characteristics described in the Character Appraisal	Partially Agree	Comment is in support of draft Character Assessment proposals. Agree that No. 29 be put forward for Local List, but consider that No 31 not appropriate due to alterations over time to No 31. It is however identified as making a positive contribution.	Add No. 29 Parkside Gardens to para 16.21.11. Indicate it on Fig.16.1 as Possible Addition to Local List rather than building making a positive contribution.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.5	re. Caption to bottom left photograph, page 128 should be amended to read: "possible orangery or summer house, now demolished."	Partially Agree	The size, shape and roof structure of the building is similar to other early motor houses in the vicinity. Consider it possible that this was its initial use, perhaps since altered to form a possible orangery or summer house.	Amend caption to bottom left photograph, page 128 to read: "eg. Possible former motor house/ orangery/ summerhouse, now demolished,"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.5	Page 129, 4th line: Delete "and tile hanging"	Agree	Correction	Page 129, 4th line: Delete "and tile hanging"

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.7	Suggest add: "- installation of high boundary walls with electric security gates which often appear austere and restrict views of attractive buildings behind."	Partially Agree	The term "unsympathetic front boundary treatments" is intended to be all encompassing, but agree that high walls and inappropriate gates could be referred to. The erection of obstructing boundary treatments is referred to in 16.20.4 'Issues relating to views'.	after "inappropriate" add "high and/or"; after "walls," add "gates,"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.8	It would seem that softer shade of yellow paint for lines and road markings not always used.	Agree	Comment is in support of draft Character Appraisal	None, as reference to "poor appearance of some traffic management measures" is intended to be all encompassing, and the use of conventional road markings is specifically referred to.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.8	Concerned about poor condition and appearance of surfaces. Examples cited.	Agree	Comment is in support of draft Character Assessment	None, as reference to "poor condition and appearance of some surfaces" is intended to be all encompassing.
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.8	Suggest photograph of unattractive conventional street name signs, with caption, be included in "Other unsympathetic street furniture"	Agree	Suggestion is valid	Add photograph with caption "unattractive conventional street name signage" in "Other unsympathetic street furniture"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Positive and Negative Features	16.20.8	Support suggestion to use timber bus shelters along east side of Parkside	Agree	Comment is in support of draft Character Assessment	None

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Parkside Residents' Association	Sub Area 6: Wimbledon House	Topography	16.13.4	"Calonne" is mis-spelled.	Agree	Correction	Replace "Callone" with "Calonne"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Trees and Greenery	16.16.5	Caption to third photograph: Replace "Gardens" with "Avenue"	Agree	Correction	Caption to third photograph: Replace "Gardens" with "Avenue"
Parkside Residents' Association	Sub Area 6: Wimbledon House	Views	16.14.4	If the open space opposite No. 7 Parkside Gardens be included as suggested, then after "planting," add "the attractive open space opposite No. 7 Parkside Avenue and adjoining Nos. 14, 16, 18 and 20 Parkside Avenue,"	Disagree	After due consideration it is not intended to include the open space within the conservation area boundary.	None
Surrey Archaeological Society	Introduction and Part 1		3.5	The Old Rectory could be earlier than 1500.	Agree	Accept information given	After "1500," add "or earlier,"
Surrey Archaeological Society	Introduction and Part 1	Archaeology	7.3, Fig 3.0	The area around the church and Old Rectory is of prime archaeological interest but is not shown as such on Fig 3.0.	Partially Agree	For clarity, archaeological information is shown separately on Fig 7.0.	None
Surrey Archaeological Society	Introduction and Part 1	Historical Development	3.2	The words ' probably settled' are to be preferred to 'populated'. Concept of wasteland is anachronistic when speaking of the late Bronze Age, so suggest deletion of "on wasteland that partially survives as Wimbledon Common"	Partially Agree	In interest of historical accuracy. Consider that replacement of "wasteland" with "land" will satisfy 2nd point.	Delete "populated" and "wasteland", insert "probably settled" and "land" in their place, respectively.

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Surrey Archaeological Society	Introduction and Part 1	Historical Development	3.3	Para suffers from over-compression and the inclusion of too many errors, facts and theories, including: 950 is not the first reference to the locality; the document is the will of Theodred, Bishop of London, ascribed to 942-951AD; property referred to not necessarily contiguous; not enough details exist to use 'Manor'; period of construction of 'earliest church' is not firm fact; use of 'old village centre' ambiguous.	Partially Agree	Para drafted using published historical information. Improve historical accuracy without adding unnecessary text.	Replace "The earliest" with "An early"; replace "a document dated 950AD" with "the will of Theodred, Bishop of London, attributed to 942-951AD"; replace ", when Wimbledon formed part of a large area of land, or Manor, including Fulham and Sheen, owned by the Bishop of London." with ". His property included Wimbledon, Fulham and Sheen."; replace "was" with "is likely that" delete "that"; delete "old".
Surrey Archaeological Society	Introduction and Part 1	Historical Development	3.4	The archbishop's holding entered in Domesday under its head manor of Mortlake was vast ...and a 'multiple estate'; by the 13th Century Wimbledon is referred to as a separate manor, but unlikely to be whole of archbishop's Domesday holding. Late 16th Century superiority likely to result from property shifts following the Dissolution and Reformation.	Partially Agree	Improve historical accuracy without adding unnecessary text: .	Replace "Doomsday" with "Domesday"; replace "new" with "multiple"; replace "Manor" with "head manor"; delete "late", replace "the Manor" with "Wimbledon", replace "Wimbledon" with "a separate manor".

Respondent	Sub-Area	Section	Para:	Comment	Response	Reasons	Proposed Change
Surrey Archaeological Society	Introduction and Part 1	Historical Development	3.5 - 3.7	The mid 16th Century activity associated with the development of the manor house and park are likely to be the cause of the establishment of the village on the site it retains today.	Partially Agree	Consider this already implied in Character Assessment	None
Surrey Archaeological Society	Introduction and Part 1	The Sub Areas	10.1	Reference to 950AD over confident. See comment re 3.3	Partially Agree	Para drafted using published historical information. Improve historical accuracy without adding unnecessary text.	Insert "around" before "950".
Surrey Archaeological Society	Introduction and Part 1	The Sub Areas	10.3	Contains an incorrect apostrophe	Agree	Correction	Replace "1870's" with "1870s"
Surrey Archaeological Society	Introduction and Part 1, Sub Area 6.	All		Character appraisal documents are excellent	Agree	Comment is in support of Character Assessment	None