

Dear Phil Ryder

Thank you for including The Resident's Association of West Wimbledon in this consultation.

- RAWW support the additions and deletions to the areas already included in the proposal
- RAWW would also ask that you reconsider the merits of including the houses on the southern side of Cottenham Park Road, commencing with number 55 and ending at 119. Number 55 is immediately adjacent to the proposed conservation area boundary. The first 6 and last 16 of these houses are described in the Council's assessment as 'attractive runs of Victorian/Edwardian semi detached houses with group value'. Of the houses between these runs 3 of the houses are attractive detached victorian villas and 2 are substantial Edwardian semis which are very much in keeping with the 'runs'. There is one house (87) which is out of keeping and makes a negative contribution. There are also 2 new detached houses which I would assess as making a neutral contribution. Inclusion of this stretch would not mean including houses 'remote from the conservation area' or 'from each other'. We therefore ask you to reassess this stretch.

In the assessment of the appropriateness of the boundaries paper there are some inaccuracies and some additional points to note

- Para 18. There is now planning approval for an additional floor to be added to the '1930s block of flats at the corner of Durham Road and Richmond Road has distinctive "moderne" architecture of the period'. This addition will severely detract from the merits of the building, and is a sad result of it not having been previously included in the Durham Road conservation area.
- Para 18. The quarter houses do not extend throughout Oakwood Road, but do form the majority of buildings in the road.
- Para 18. The public park in the middle of the area is 'Cottenham Park', not 'Melbury Gardens'.

In the Character Appraisal

- section 9, second to last para should read 'this is seen most notably from lower ground'
- 53 Cottenham Park Road - I am not aware of any evidence that this building was connected to the first Roman Catholic chapel in Wimbledon. This chapel was in Cottenham Park Road but at Barkby Close. This was the home of Edith Von Arup who built a small chapel onto her house. Unfortunately this house and the chapel were demolished to make way for 43-47 Cottenham Park Road. The conservation designation came too late to save them. (Reference Wimbledon a Pictorial History by Richard Milward).

Regards

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