

Mr Craig Baylis

8th January, 2018

Berwin Leighton Paisner

Adelaide House, London Bridge, London, EC4R 9HA

Dear Craig

Re: Darwin & Wallace Licence Application – Your letter (to me) of 5th January 2018

Thank you for your recent letter (which arrived on Saturday) regarding my letter of objection to Merton Council (re licence extensions at The Terrace).

You mention that I have made a number of assumptions that are “far from reality”, not least that your Client’s premises will operate as a nightclub. In fact, I make no mention of this in my letter...so I think you must be confusing me with someone else who has written in. And although badly worded on my part (so open to misinterpretation), I am aware that Friday and Saturday currently has a 2.30am closing time....my reason for making this point was simply to reinforce (to the Council) my concern that these sort of extended opening hours/early morning closings impact on the local community.

It is gratifying to read that your Client intends spending £1.5Million on refurbishment “to a very high standard” and this “high standard” is amply demonstrated in the document “set” you enclosed (with your letter). Additionally, the awards mentioned:

- “Best Designed UK Pub” (Pimlico) – 2014
- “Best Pub (Duke Street) – 2016

speak volumes. The premises as they currently stand have become somewhat “tired and unloved” in recent years and it is good to learn that such a prime location will soon be brought back to its former glory.

My main concerns are, however (and remain so) the one hour extension to the terminal hour on the Thursday (for the reasons stated in my letter) and the sale of alcohol starting at 9.00am. This may already be happening in your client’s other premises, but for us it is a worrying precedent - which we are concerned that other premises less closely monitored than yours (with your sales ratio being (I seem to remember reading) 60:40/alcohol: food + alcohol without food not being available until 11.00am) will want to replicate.

We have had to fight hard (over the last few years) to ensure our area does not become a “mini me” of Croydon and even as I write, a plan is currently under way to convert the wonderful conservation buildings (41 > 47 Wimbledon Hill Road) into a 94 room hotel, with double basement build and no parking facilities. With the entrance to this 24/7 operation being on a quiet residential road of owner-occupied family homes. Thus sucking Wimbledon nightlife into a relatively unspoilt area....compounded by the fact that the plan is (additionally) to convert x3 retail sites** into one huge A3 site that will sit on the corner of Alwyne and Wimbledon Hill Road.

***One of which is a jewellery shop started in the late 1800's.*

NB Should your client wish to see a 3D build of these plans, they will be available for viewing this Thursday @ Wimbledon Library from 2.00pm >8.00pm

This whole exercise, we are convinced, is to capitalise on the influx of away fans once AFC Wimbledon football stadium (which will be built in parallel) is completed.

So, in conclusion Craig, although I appreciate your offer to meet with yourself/the owners of Darwin & Wallace, I am afraid there would be little that you could say to change my resolve on these two (for me) crucial issues. But, ultimately, of course.....this decision is not mine to make, but that of the Council.

However, I am really reassured as to the nature of your Client's offering (they are now very much a "known entity", rather than just an anonymous name) and I look forward to visiting (with friends) The Terrace's newly refurbished premises once completed.....just not at 9.00am in the morning for a quick breakfast drink to start the day (joke)!!

Regards.

LYNN (Avery)

PS As the design of each of your client's offerings is unique to the areaa thought. If your Design Company has not already spoken to The Wimbledon Society (a charity whose remit is to protect local conservation buildings) they might find it useful to do so, as the museum they have at the top of Wimbledon Hill Road is awash with photographs of "olden times", which give a real flavour of what Wimbledon used to be like (before it became known primarily for the All England Tennis).

Additionally, local conservation groups have worked closely with the redevelopers of Wellington** House (at the base of Wimbledon Hill Road) to maximise their "green" credentials and ensure the building is "sensitive" to its historical surroundings (just as the buildings opposite have done with the inclusion of farmhands carrying sheaths of wheat inlaid into each of their columns – a homage to the areas agricultural heritage.)

***Although currently "under wraps", my understanding is that these are being removed shortly. But, of course (as you will know) details on all of this can be provided by Merton Council's planning department.*

All/any of this would, of course, generate positive PR for your client, as too will (of course) their philosophy (quoted in their brochure) of "giving back to the local community".