

### 3.1 Location & Setting

The application site resides within the Raynes Park Ward, which is located on the Western boundary of the London Borough of Merton. The Northern boundary of the Raynes Park Ward runs along the centre of Cottenham Park Road. Therefore, properties on the South of Cottenham Park Road are within the curtilage of Raynes Park and those on the North of Cottenham Park Road lie within the separate ward of Village.

The site does not lie within a designated Conservation Area. The buildings on site are not Listed by Historic England.

The Cottenham Park area was developed from the remnants of Prospect Place, a 26 acre estate once owned by Samuel Pepys the 1st Earl of Cottenham dating from the C18th. Bought by developers in 1851, the house and estate were renamed Cottenham Park in Pepys's honour.

The scale and height of the buildings along Cottenham Park Road are generally even along its full length, being 2-3 storeys. Having said that there are a number of properties that take advantage of the sloping landscape and can accommodate a 4th storey with no detriment to the street scape along the road.

Generally speaking, buildings on the western end of the road, particularly on the south side, can be dated to the latter part of the Victorian and Edwardian periods of the late 19th and early 20th Century. Presumably built in response to the consolidation of the railway links from Raynes Park Station built in 1871.

The eastern half of Cottenham Park Road is principally occupied with housing and development from the 1950's onwards. Due to the proximity of the end of the road to the railway, the A3 and Wimbledon Common also makes this portion of the road attractive for development and a number of post war housing jobs have been redeveloped to take take advantage of this potential market.

There are rare elements of building that pre-date the 1950's on this Eastern end of the road. Notably the Church (Christ Church West Wimbledon) and isolated C19th properties within the post war mélee of beige boxes around the Copse Hill car-de-sac just to the North of Cottenham Park Road.

Nearby several other residential developments of similar scale to the proposed scheme have been built or have recently gained permission, notably 41 Cottenham Park Road & 43 & 45 Cottenham Park Road. The proposal at 37 & 39 Cottenham Park Road intends to contribute to the ongoing need in the Borough, and across London, for increased housing.

#### Transport Links

The site is located approx 800m from Coombe Lane ('Central' Raynes Park). According to the TfL on-line PTAL calculator the site has Public Transport Accessibility Level of 3 (Good).

#### Nearest Train Stations

- Raynes Park Maritime Station (12mins Walk)
- Wimbledon Thames Link Station (24mins Walk)
- Wimbledon Station Mainline & Underground (32mins Walk)

#### Buses

- Only the 200 bus stops on Cottenham Park Road. The nearest Bus Stop is by the corner of Cottenham Park Road and Pepsys Road (< 2mins Walk from site) with buses travelling to Raynes Park Station, Nearest Mitcham bound 200 can be caught from the Copse Hill Christ Church stop approx 250m to the NE from site, along Cottenham Park Road.

#### Cycles

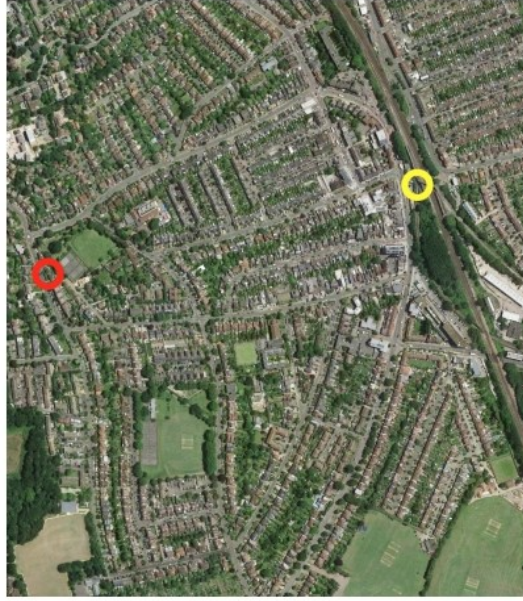
London Cycle Route CS31 is approx 800m from site and Cycle Superhighway CS7 can be picked up from Colliers Wood about 5km away (approx 18min cycle). On site Cycle Storage provision is described in more detail with the separate transport report.

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01 West Map of Merton (Raynes Park - Red)

02 Raynes Park Ward (Site - Black Circle)



03 Satellite Image showing Site Location (Red) and proximity to Raynes Park Maritime Station (Yellow).

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