



Apostles Residents' Association Newsletter
November 2025
www.apostlesra.co.uk



For those of you new to The Apostles – welcome!

Welcome to Our Newsletter!

We are delighted to bring you our 2025 edition of the Apostles Residents' Association Newsletter, providing you with updates that make our neighbourhood such a special place to live.

In this edition, you'll find news on local developments, opportunities to get involved in the community, and how to connect with us.

We want the Apostles Residents' Association to be your platform – a place where every voice is heard. If you have stories, photos, or ideas to share, we'd love to feature them in future editions of our newsletter or periodic email updates.

Thank you for being part of making our community open, friendly and safe. Let's keep building connections, supporting one another, and creating a place that we're all proud to call home. And a special thank you to everyone who has contributed to this Newsletter.

In this edition, you will find:

Community News & Updates

- Thank you to our outgoing Chair, Chris Larkman, and welcome to our new Chair, Aryan Cossu
- Creating Public Space in Raynes Park
- Local Planning Applications

Environment & Sustainability

- Trees in The Apostles
- Friends of Raynes Park Station - Update
- Thinking Green – Tips for Living More Sustainably

Community Involvement

- Road Reps Needed for Chestnut Road and Kingston Road
- The Apostles' Family Group
- Local Book Club

Local Independent Retailers

Community Photos

Association Matters

- The Apostles Residents' Association Financial Statement

Stay Connected

Community News & Updates

Thank you to our outgoing Chair, Chris Larkman, and welcome to our new Chair, Aryan Cossu

Thank you to Chris Larkman, outgoing Chair of the Apostles Residents' Association for his leadership, dedication and countless hours of guiding us. Your commitment has strengthened our community and we are grateful for your continued support as Vice Chair. We welcome Aryan Cossu as our new Chair and look forward to building on the many achievements of the Apostles Residents' Association.

Creating public space in Raynes Park

You may have noticed how little 'public' space there is in the centre of Raynes Park. Effectively all we have is the small area in front of the station – and even much of this often is taken up by parked hired bikes.

There may just possibly be a solution coming our way in the future. Thames Water are looking at ways of reducing flooding in Raynes Park and one of their proposed solutions is to build a vast underground water tank in Lambton Road in the area covered by the photo below.

In order to do this, we would lose the one-way system during construction, and the idea is to consider making this change in traffic movement permanent. Traffic from and to Wimbledon would use the section of Pepys Road (currently one-way) south of Worple Road. The section of Lambton Road in the photo would then become 'public space'. The section of Worple Road east of Costa would become a two-way access road.

This idea is being promoted by the Raynes Park Association, an organisation consisting of residents associations (such as ours), local businesses and organisations. We will keep you updated about any developments.



Local Planning Applications

With thanks to Howard Scott for preparing this information, please see below a summary of local planning applications. For more details, please visit our website.

- **Junction Tavern, 641 Kingston Road – Reference 19/P2769**

This scheme has just been completed, with the flats being marketed at asking prices ranging from just under £450,000 for a one-bedroom to just under £600,000 for a two-bedroom.

- **579-589 Kingston Road – Reference 23/P0869**

Planning permission was granted in March 2025, subject to several conditions, including:

- o Prior to the commencement of the development, including demolition, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority.
- o No HGV deliveries or despatches shall be made to or from the site before the hours of 07:00 or after 23:00 Monday to Saturday, or at all on Sundays and public holidays.

We understand that construction works are anticipated to take 18 months in total, and will commence in January 2026.

- **PAG Site, 565 Kingston Road – Reference 23/P0455, 24/P3066 and 24/P3088**

Originally permission for a SEN school had been granted in August 2023 (23/P0455). However, subsequent applications for 32 flats (565 Kingston Road - Reference 24/P3066) and 10 flats (577 Kingston Road - 24/P3088) were also granted. A methodical demolition of the existing factory is currently underway, bearing in mind that it has asbestos containing materials.

Two further applications (25/P2847 and 25/P2849) were submitted in October 2025 for the discharge of conditions, which confirms that the residential scheme, not the SEN school, is being implemented.

- **16 Whitfield Court, R/O 508 Kingston Road – Reference 25/P0557**

This application was submitted in February 2025. In the pre-application consultation, the Planning Officer's advice to the Applicant was that permission would be refused. Regardless, the Applicant proceeded with their application on the basis that the "proposed dwelling should be found acceptable".

The Apostles Residents' Association and a number of residents in Sydney and Dupont Roads objected and planning permission was refused in May 2025. The Applicant subsequently appealed the decision, and we are pleased to say that this was also refused by the Planning Inspectorate in August 2025.

- **Wimbledon Chase Railway Station, Kingston Road & 45-48 Rothesay Avenue – Reference 22/P1819**

Planning permission was granted in April 2023, with the Section 106 Agreement ratified in February 2024. No movement as to when the Developer might commence works, which are understood to take 24 months to complete.

- **Land to the rear of 49-51 Firstway, Raynes Park – Reference 23/P1997**

Planning permission was granted in August 2024 for five flats (4 x 1-bedroom and 1 x 2-bedroom) in a three-storey building that will occupy much of the site. The development is expected to be car free, with a dedicated store for 6 cycle spaces. Construction is expected to take around 10 months to complete.

There is no sign of the Developer implementing the planning consent as of yet, and they may be awaiting the outcome of the application for the adjoining Rainbow Industrial Estate.

- **Rainbow Industrial Estate, Station Approach – Reference 14/P4287, 14/P4288, 18/P0258 and 25/P1654**

Planning permission (14/P4287) was granted to Workspace Group for the redevelopment of the Rainbow Industrial Estate in May 2016, subject to a Section 106 Agreement. This was accompanied by a separate permission for the installation of a Kiss and Ride facility (14/P4288) also granted at the entrance of the site adjacent to Raynes Park Station.

In March 2018, consent was granted (18/P0258) for the development to be phased, with Phase I being the commercial element of the scheme (light industrial units) and Phase II being the residential element. Phase I is complete and it has been agreed with the Council that the Kiss and Ride permission be waived so that it will not be required until Phase II is built.

Workspace Group has sold the development to Fairview New Homes, a specialist residential developer, who submitted an application in June 2025 (25/P1654).

Originally the application was to be for 271 residential units, together with 53 car parking spaces, a ratio of 20%. However, following consultation with LBM and a redesign, this was increased, in September 2025, to 294 units and 59 car parking spaces, maintaining the 20% ratio.

The ARA understands that this will be scheduled for the Planning Committee in November 2025.

We are concerned about, with an even greater number of residential units proposed, the adequacy of the access and servicing of the scheme, from the current single access road, when Station Approach / Grand Drive is already a congested pinch point, particularly during rush hour.

Also, as to whether future residents will be 'satisfied' with the limited car parking provision in the scheme and might seek to park vehicles in the Apostle Roads, albeit subject to CPZ Monday-Friday.

Environment & Sustainability

Trees in The Apostles

Thank you to Anne Blanchard, our volunteer tree warden for looking after our trees and liaising with the Council on issues regarding our trees.

There are two main issues concerning our local street trees:

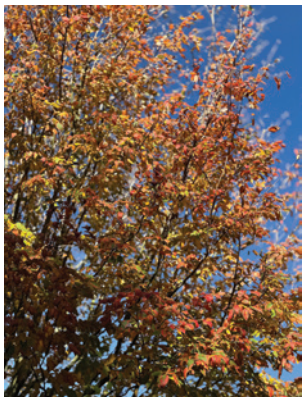
1. How to get a new street tree
2. How to have overgrown trees pruned

Unfortunately, the Council's pledge to plant 1,000 new trees is focused on areas of Merton considered most in need — so our neighbourhood is not currently included. The Tree Sponsorship Scheme is also on hold for the time being.

If you're concerned about overgrown street trees, please add your request through Fix My Street, as numbers can help strengthen our case. Here's how:

1. Visit the Merton Council website
2. Go to "Planning and buildings" → "Trees and Hedges" → "Report a problem with a tree"

Some of our street trees are now touching, or within one metre of, houses - these are the Council's responsibility to prune. Residents may also prune street trees themselves up to a height of 2.3 metres over pavements, but must not leave their cuttings on the pavement or street.



Thank you to our neighbours for their photo contributions of our beautiful street trees.



Friends of Raynes Park Station - Update



Thank you to Elizabeth Lane from Friends of Raynes Park Station (FORPS), who has shared the following update.

During 2025, volunteers of FORPS have been working hard to enhance our local station for the benefit of everyone using it or working there.

Our efforts over the last couple of months have been focused on:

- The installation of four wooden planters on platform 3, planted with summer flowering plants.
- The creation of a sensory garden on platform 4 to mark Rail200, the 200th anniversary of the modern railway.
- Growing sunflowers again on platform 4.

Thinking Green - Tips for Living More Sustainably

Thank you to Sue Tickner for this article to encourage us all to consider how we can live more sustainably.

Looking at the amount of rubbish put out for collection every week on our street, I wanted to share some thoughts on how we can collectively reduce our impact on the environment. The global issues can feel overwhelming and many people react by saying, "Oh, what can I do?" or claiming that the UK's contribution to the global situation is so small it's not worth doing anything.

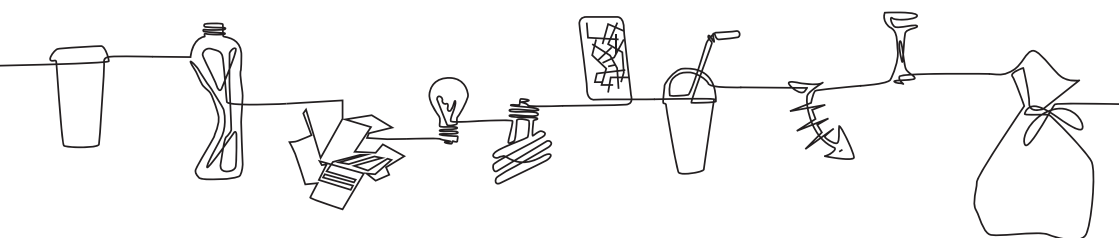
Some years ago, I started looking at everything I do to see if it could be done more

environmentally. Here are some of the things I now do and wanted to share with our community:



1. Don't buy bottled water or takeaway drinks – carry a water bottle and install a filter on your kitchen tap!
2. Carry a fold-up shopping bag, and keep a couple in the car
3. Carry net or cloth bags for loose produce and choose that whenever possible - it's often cheaper, anyway, and you can select exactly what you want
4. Collect all soft plastic, wash it and take to any Co-op or other supermarket which accepts it – you'd be amazed what they will take, plastic bags of all types, cling film, pet food sachets, bubble wrap. Check out the list on the Co-op website.
5. Flatten out anything I'm putting in my bins, strip off plastic tape from cardboard boxes – think about the impact on landfill!
6. I have a garden, so I use my compost bin to recycle all lawn clippings, fruit and vegetable waste, dead flowers, egg boxes, torn up plain cardboard and newspaper. After a year or so, as if by magic, it produces wonderful rich soil to spread on my flower beds.
7. Don't buy plastic bags – save any plastic bags supplied with Amazon and other products and use those instead. The only plastic bags to buy are recycling bags and they can go in the compost bin (although they will slow down the composting process)
8. Use the food waste collection service – your general waste won't smell anymore and it massively reduces the methane in landfill – and, yes, put a brick on top to deter the foxes!
9. Use a refill station to top up household cleaning products and reduce packaging – this is a bit of a chore, but if more of us started doing it, perhaps someone would start one up in Raynes Park!
10. Check out environmental alternatives to some of your regular purchases – some of these are now available instore, eg Wild

Please try some of these ideas yourselves and support us to be a sustainable community!



Community Involvement

Road Reps Needed for Chestnut Road and Kingston Road

We are looking for Road Reps for Chestnut Road and Kingston Road (the east side towards Bronson Road).

The role involves being the main point of contact for neighbours on your street – sharing local updates, passing on residents' concerns, and helping to keep communications flowing between the Association and your road.

If you're community-minded and can spare a little time each month, we'd love to hear from you. Please get in touch with Aryan or Chris (details below) for more information or to volunteer.

The Apostles' Family Group

Are you currently on maternity/paternity leave, shortly expecting a baby or have little ones at home? Rebecca from Carlton Park Avenue has set up an Apostles parent/carer and baby group. Please text her on 07861 684341 if you would like to be involved.

Local Book Club

A local book club which meets approx every 6 weeks, usually at Mora, would welcome new members, contact Jane: jane.sin@hotmail.co.uk.

Association Matters

The Apostles Residents' Association Financial Statement

In the last year (June 2024 to June 2025), we collected £1861 (£1611 in subscriptions and £250 sponsorship for our 2024 newsletter), and spent £1165.86

(£415 newsletter, £263.99 website, Mailchimp £253.05, AGM catering £115.10, Merton Hall hire £98.40, Bank charges (new charge) £13.32, printing reimbursements £7).

This gave us a surplus of £695.14, bringing our total balance to £4765.96. (compared to the same period last year).

Local Independent Retailers

North of the railway line in Raynes Park you will find plenty of shops and cafes which are national brands and could be anywhere in the UK, but south of the railway there are specialist independent shops, cafes and restaurants which are unique to The Apostles. Some of these places are finding things tough with increased costs coming in all directions, so this is a listing and a reminder of the wonderfully wide range of local places we have so close at hand. Please support if you can and apologies if your business got left out this time around!

Thank you to Richard Wootton for compiling this list and providing some photos.

- Top Dog Grooming,
505 Kingston Road



Rachel (Owner) with Becky and Goldie the dog

- House of Spice -
"Authentic Indian"
(takeaway),
503 Kingston Road.
- Raynes Park Framers
- picture framers and
gallery,
528 Kingston Road

- SW Bicycle Company
- "everything from
repairs to full bike
builds",
540 Kingston Road



Ben and Rebecca Thomson and their dog River

- Philippa's Kitchen -
homemade bread,
pastries and cakes,
568 Kingston Road
- Wimbledon Tattoo
Studio,
600 Kingston Road

- Alterations Couture -
"clothing alterations
for men and women's
clothing",
1 Approach Road

- Froth - coffee shop,
3 Approach Road

- Taste of Cochin -
"Authentic Southern
Indian cuisine"
(opening under new
management),
9 Approach Road

- Mora Meza Bar -
"Lebanese & Syrian
cuisine",
17 Approach Road

- Raw Deli - coffee shop,
19 Approach Road

- Lark - Cards and gifts,
57 Approach Road

Community Photos

Thank you to everyone who responded to our request for photo contributions. Here are a selection from our great community!



Stay Connected

We welcome new members

The Apostles Residents' Association welcomes all residents in our area to join. Annual membership costs £5 per person and £2 for pensioners and unwaged. For more information about the work of The Apostles Residents' Association, please visit our website.

Existing members 25/26 Annual subscriptions are now due. Thank you to our existing members for your continued support.

How to make payment

Payment can be made by dropping it off to your Road Rep or online.

If you want to pay online:

Account: Apostles Residents' Association

Account number: 02383523

Sort code: 30-99-66

Please put your name and address as the reference (e.g. EVANS 3 Gore Road).

Join our mailing list

If you would like to join The Apostles Residents' Association mailing list for periodic emails and updates, sometimes to all residents and other times on a road-by-road basis, please sign up here: <https://www.apostlesra.co.uk/home/sign-up-to-receive-emails/> or get in touch with Chris.

ARA Committee Members

Each road (apart from Chestnut Road) has a dedicated Road Rep, who collectively form The Apostles Residents' Association Committee, alongside the Chair, Treasurer and Membership Secretary. Some roads also have a WhatsApp group. For more details, contact your respective Road Rep.

Chair: Aryan Cossu, apostlesra@outlook.com

Vice Chair: Chris Larkman, 25 Bronson Road
chrislarkman@gmail.com, 07950 642550

Treasurer: Simon, apostlestreasurer@gmail.com

Membership Secretary: Jenny Gregory
86 Vernon Avenue jennyangreg@aol.com
020 8540 2627

Gore Road: Will Reay (31)
reayj2003@yahoo.co.uk

Clifton Park Avenue: Jenny Irvine (26)
07968 173808, jirvine26@gmail.com

Aston Road: Emma Chadwick (6)
07912 892729 emma.chadwick1@gmail.com

Prince George's Avenue: Wayne Smart (34)
07866 388443, waynesmartapostles@gmail.com

Carlton Park Avenue: Kate de Vere (53)
07889 235840, katedevere55@gmail.com

Vernon Avenue: Edward Clark (51)
07831 361992, ainola@blueyonder.co.uk

Edna Road: D. Harmston-Gething (83) 07739 409375 d.harmston1@gmail.com & Josh Harmston-Gething (83)
07834 518362 joshgething@hotmail.co.uk

Dorien Road: Martin Geoghegan
martinrpvale@gmail.com

Dupont Road: Henry Tayler
07792 514411, henrytayler@gmail.com

Sydney Road: Howard Scott (31)
07920 726571 scotthoward747@gmail.com

Chestnut Road: VACANT

Bronson Road: Rae Davies (83)
07947 500198, raedavies@hotmail.co.uk

Kingston Road (including Approach Road):
Richard Wootton (572) richard@rwpublicity.com