

Apostles Residents' Association Newsletter

October 2026



Divided Opinions?



www.apostlesra.co.uk

For those of you new to The Apostles – welcome!

Chair's Introduction

None of us can have missed the mass of construction of a Self-Storage facility in Kingston Road on the west of Dundonald Church. Many are pleased that, after many years, building has started on this empty site. Many of us will remember it as Manuplastics – a light manufacturing company. But there is also the question in our minds: did we really expect something this massive? On the other side of Dundonald Church, the PAG site – again light industrial – is under construction as residential units.

The Apostles Residents Association continues to work on behalf of us all. We keep in touch with planning applications and make objections where we think fit. Thank you to Howard Scott who manages this task for us. We are also active on the Raynes Park Police Safer Neighbourhood Panel, where we keep abreast of local crimes, and act as an effective 'Neighbourhood Watch' to detect and report any suspicious activity in our streets. Retail crime in our shops in Raynes Park has been of particular concern – we want to support our local retail outlets in any way we can and we are working with the police to give them all the assistance they need.

You will no doubt have noticed the great work achieved by our gardening volunteers. Richard Wootton has done amazing work maintaining the parklet on our side of the Skew Arch (pedestrian & cycle railway tunnel). Liz Lane and her team have continued to produce miracles on the railway embankment on the northside. I can't work out how they have all managed to keep the show on the road throughout this dry summer!

In the local elections in May our three councillors, Matthew Willis, Victoria Wilson & Chessie Flack were re-elected in our Raynes Park Ward. I want to thank them for all they have done for us and to congratulate them on their re-election. Matthew has been particularly helpful in liaising with the Council in alleviating some of the difficulties around parking and the Thames Water works.

Finally, thank you to all our committee members who have done so much for us all. Many thanks to Jenny Gregory, our membership secretary, who is retiring. Jenny has been doing this task faithfully ever since the association was set up – too many years for me to remember! Welcome Kate James, who will be taking over from Jenny!

Chris Larkman
chrislarkman@gmail.com

*Taken by Will Reay,
our Gore Road Rep,
on Bonfire Night!*



Your Association is Calling You!

I am beginning to sound like a stuck record! Yet again I am seeking out someone to take on the role of Chair of this Association. Aryan Cossu kindly agreed to do this a year ago – however, for personal reasons she is not able to continue. Thank you, Aryan, for all you have achieved in the past year!

I do very much need someone to take over this task from me. I don't want to abandon ship without someone suitable taking over! The association matters to me and, as I am sure you will agree, it is important for us all.

Being Chair of the Association is rewarding and enjoyable. It really is not totally time-consuming. We have a great committee who do so much of the work. It is now time that someone younger takes over and brings new vision! I will happily work with anyone for as long as it takes to assist them in the handover. Please call me for an informal chat, and/or perhaps nudge people you know to consider standing!

Chestnut Road & Dorien Road

Chestnut Road & Dorien Road need new road reps! As you will be aware the way we operate is that each road has a representative on the committee. Unfortunately Chestnut Road is the one road which hasn't had a rep for some years now.

In Dorien Road, Martin Geoghegan has been the rep for many years and now wishes to retire. Thank you, Martin, for your involvement and support.

If you live in either Chestnut Road or Dorien Road, would you consider being the rep? It is a great way to become involved with people locally, and it is not a massive task!

Please call me to discuss.

Chris Larkman

Are You on Our Email List?

These days most of the local information is communicated within our roads via street WhatsApp groups. We still maintain a database of our residents. This allows us to send messages to everyone in the Apostles, or even to people in selected roads. This is particularly useful when we discover local crime activity. Are you on our mailing list? If not, please sign up. Email Chris Larkman chrislarkman@gmail.com giving your name, & address. We promise to bring you useful local information and not to inundate you with loads of unwanted emails!

Local Planning Applications/Permissions

Below are the major schemes that are currently underway, or have planning permission, in the Apostles area.

There is also an increasing number of 'prior approval' applications in the Apostle roads which we wish to highlight to residents. Certain permitted development rights are subject to prior approval and these include:

1. larger home extensions (rear).
2. upward domestic extensions (i.e. additional storeys).
3. change of use from commercial to residential.

When an Applicant submits an application for prior approval, LBM should consult the immediate neighbours. If it receives no objections from the neighbours, LBM will determine that its prior approval is not required.

However, if any of the neighbours object, prior approval is required meaning LBM must fully assess the impacts of, say, a larger home extension on all the neighbours. This will include, for example, an assessment of how it affects their light, privacy and outlook.

There is also a 56-day deadline within which councils must issue decisions on certain valid prior approval applications. If the 56-day deadline expires without a decision having been made, the permitted development can be undertaken, as though approval had been granted.

It is, therefore, imperative that the Apostle residents are vigilant in monitoring what is going on in their street and reacting to LBM alerting neighbours that a 'prior approval' application has been made.

Access site, 579 -589 Kingston Road. Reference: 23/P0869

Planning permission for a six-storey Self Storage building, with the four-storey element fronting Kingston Road, granted in March 2025 and now under construction, with a proposed completion date of August 2027.

PAG Site, 565 Kingston Road. Reference: 24/P3066 and 24/P3088

Planning permission granted in February 2025 for 42 flats, in two, three-storey blocks which are being built and are projected for completion in August/September 2027.

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

Planning permission granted for a three to eleven storey building, comprising 74 flats, in April 2023, with the Section 106 Agreement ratified in February 2024. No movement with regard to when the Developer might commence works, which are understood to take 24 months to complete. As the permission is 'forward dated' to the conclusion of the Section 106 Agreement, the Developer has three years from February 2024 to commence the scheme before the consent lapses.

**Rainbow Industrial Estate,
Station Approach.
Ref: 25/P1654**

Apart from a small amount of light industrial, this is virtually a complete redevelopment of the Industrial Estate to provide 294 residential units. Planning permission granted and the Section 106 Agreement completed in April 2026. Demolition is now well underway and piling will start shortly. It is not easy to determine how long construction of this substantial scheme will take, but it would appear to be projected for completion in August 2029.



The Rainbow Estate Residential Development

**18 Whitfield Court,
rear of 508 Kingston Road**

An attempt by the owner to extend the residential units from 3 to 4 was refused in July 2026. Also he has sought to have Condition 20 (green roof) of the original planning permission for the building (Ref: 22/P2120) removed. The ARA has objected and this application has yet to be determined.

Step-Free Access at Raynes Park Station

In the past months Network Rail has been undertaking some feasibility studies into the possibility of providing step-free access to the station. The plan is a bit complicated and is based on access to both platforms from the northside to include a new bridge between the up and down lines and accompanying lifts. As soon as we receive the results of this work, we will let you know the results and any likely timescale.

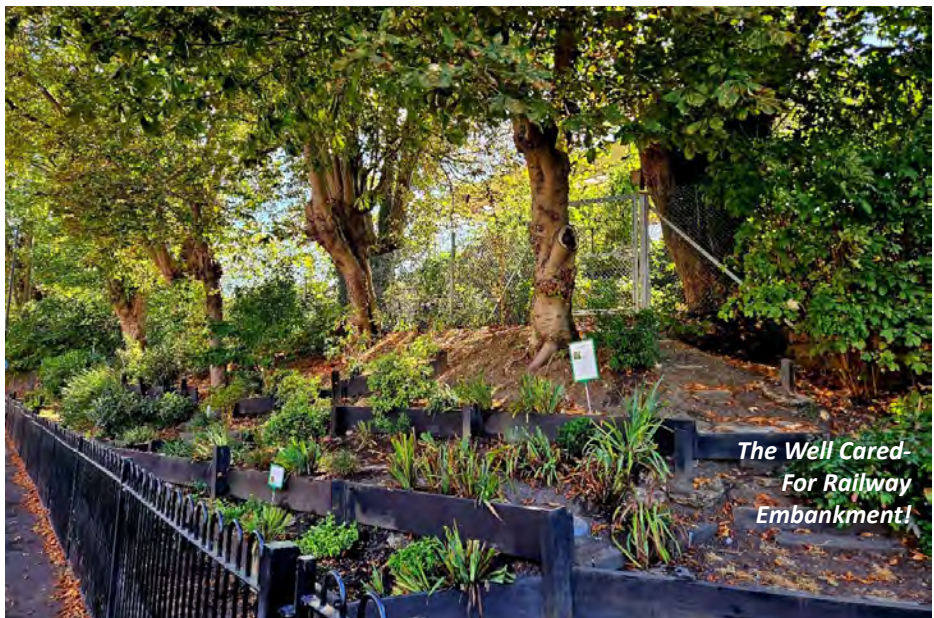
Apostles' Family Group

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.

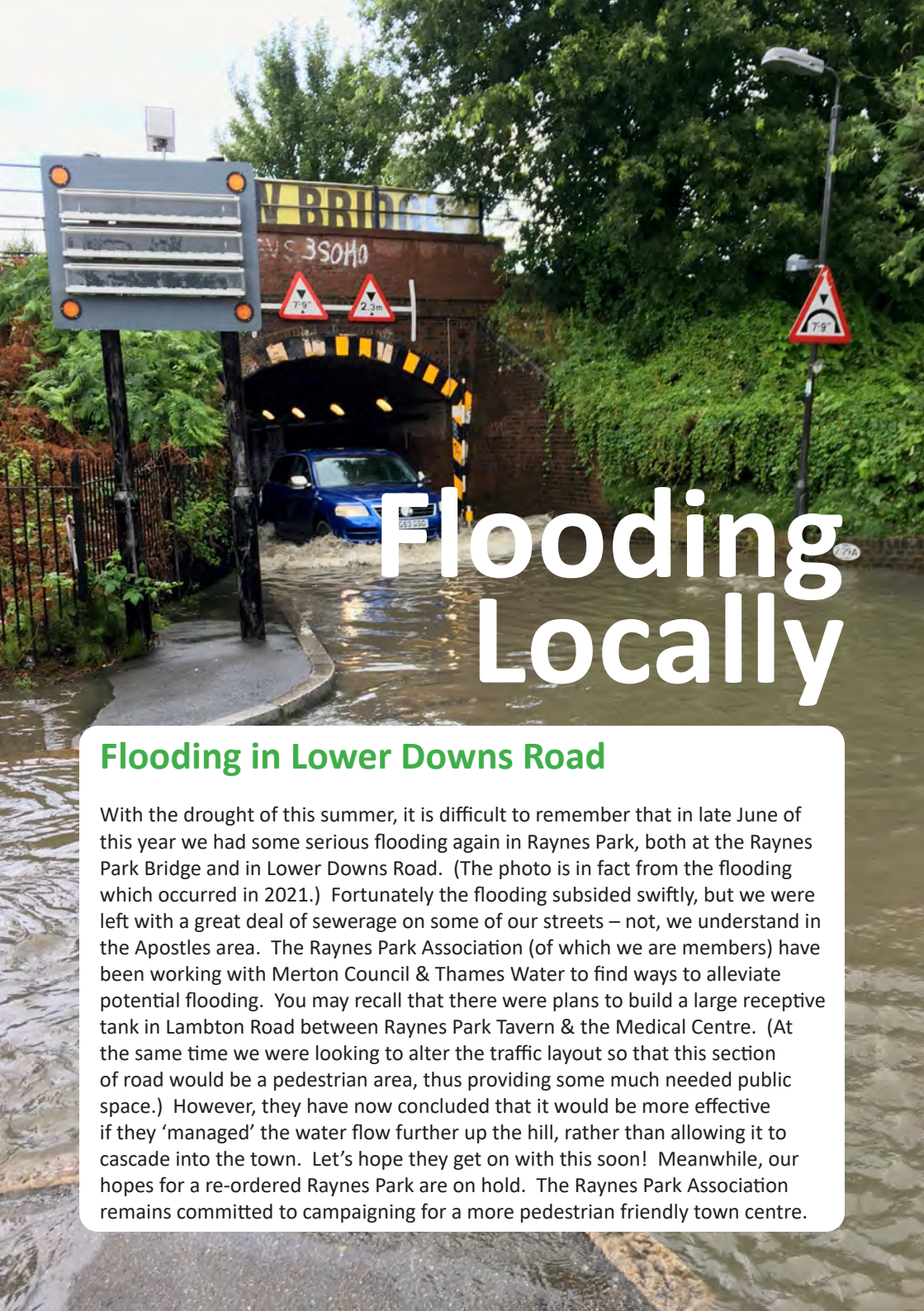
From the Friends of Raynes Park Station

Liz Lane and her team have done an amazing job looking after the railway embankment on Coombe Lane. They have also planted a massive number of plants along the platforms.

The heatwaves and lack of rain have been tough for the trees and plants on the embankment. The green tree canopy is part of the local character providing welcome cool shade along the high street. Thanks to the tireless efforts of volunteers in watering the site every week, the majority of shrubs have survived.



*The Well Cared-
For Railway
Embankment!*



Flooding Locally

Flooding in Lower Downs Road

With the drought of this summer, it is difficult to remember that in late June of this year we had some serious flooding again in Raynes Park, both at the Raynes Park Bridge and in Lower Downs Road. (The photo is in fact from the flooding which occurred in 2021.) Fortunately the flooding subsided swiftly, but we were left with a great deal of sewerage on some of our streets – not, we understand in the Apostles area. The Raynes Park Association (of which we are members) have been working with Merton Council & Thames Water to find ways to alleviate potential flooding. You may recall that there were plans to build a large receptive tank in Lambton Road between Raynes Park Tavern & the Medical Centre. (At the same time we were looking to alter the traffic layout so that this section of road would be a pedestrian area, thus providing some much needed public space.) However, they have now concluded that it would be more effective if they ‘managed’ the water flow further up the hill, rather than allowing it to cascade into the town. Let’s hope they get on with this soon! Meanwhile, our hopes for a re-ordered Raynes Park are on hold. The Raynes Park Association remains committed to campaigning for a more pedestrian friendly town centre.

The 'Parklet'

Some of the people who attended the garden party, including two of our Raynes Park councillors, ARA reps and local community organisers. Plus the water butt!

The Parklet, which is by the Skew Arch (a pedestrian & cycle route under the railway line), is one of the very few public open spaces in the Apostles area and has become increasingly popular, especially as there are now a greater number of residents with no gardens in the newly created flats along Kingston Road.

The Parklet was created by Merton Council but after they stopped watering and looking after it, the ARA (led by one of the Kingston Road reps, Richard Wootton) took over. There was no water supply there, so water had to be carried from people's homes, but now thanks to a grant from the Veolia Sustainability Fund we have a water butt and pipe work which brings rainwater down from under the railway lines. Recently, a wildflower area (adjacent to The Parklet) has begun being created. The organisers of the Veolia Fund visited The Parklet in June for a garden party with other community focused groups and individuals. They brought wildflower seeds for a mass planting in the triangle.

Some of the people who attended the garden party, including two of our Raynes Park councillors, ARA reps and local community organisers. Plus the water butt!



ARA Financial Statement 2026

From 1 June 2025 to 31 May 2026 we collected £2385: £1000 for the Parklet irrigation scheme from Veolia Sustainability Fund and £1385 from subscriptions.

We spent £2590.54: Parklet irrigation £1182 to Marlin Builders £1000 from Veolia Sustainability Fund, £182 from ARA), Newsletter £425, Website £307.74, Mailchimp £243.67, AGM catering £205.60, Merton AGM Hall hire £103.20, Printing £68.79, Bank charges £54.54.

This led to a deficit of £205.54, leaving our total balance at £4575.52. There is no cause for concern about meeting regular costs. We are holding a very healthy balance to take us into the next year.



Time for Your Annual Subscriptions

If you haven't already paid, please can you do so either by dropping it off at your road rep's or online: Apostles Residents Association, account no 02383523, sort code 30-99-66 and put your name and address as the reference (e.g. Evans 3 Gore). (£5 per household and £2 for pensioners and unwaged.)

Street WhatsApp Groups

Some streets have their own WhatsApp group, which offers an additional means of communication. To join, contact the group organiser:

Gore Road:

Will Reay
reayj2003@yahoo.co.uk

Clifton Park Avenue:

Emma Cerpnjak
07835 470365

Aston Road:

Emma Chadwick
07912 892729

Prince George's Avenue:

Wayne Smart
waynesmartapostles@gmail.com

Carlton Park Avenue:

Rebecca Reynolds
text or contact her on 07861 684341.

Edna Road:

Caroline Smith
07708 795065 or
Josh Harmston-Gething
07834 518362

Dorien Road:

Martin Geoghegan
martinrpvale@gmail.com

Dupont Road:

Tanya Withers
07808 742083
tanya_withers@yahoo.com or
Henry Tayler
07792 514411
henrytaylor@gmail.com

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07963 310374

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07788 130137
miki.pritchard@hotmail.com or
Brandon Wilkins
07470 048629
brandon.wilkins1@gmail.com

Kingston Road:

Ryan Wilkins
kingstonroadara@gmail.com

Southey Bowling Club



Did you know there is a well-established Bowling Club just nearby – off Lower Downs Road? Over the years many people in the Apostles have used the clubhouse as a great place to meet other local people. It was established in 1886 and totally reconstructed in 2019. There are also three Pilates sessions each week, a keep fit evening, a monthly quiz night and live singers performing in the function suite on a regular basis with music from different genres. Becoming a social member is an excellent way to connect with the local community and enjoy the facilities the clubhouse has to offer. Social Membership is £45 per annum.



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

No room
for pedestrians!



**Fallen Tree in Gore Road
17 September 2026**

**Is This Global Warming
or Just Another
Supermarket Delivery!**



Trusted locally for 18 years.

For 18 years, we've been helping homeowners, landlords and families across Wimbledon Chase, Wimbledon, Raynes Park and Merton Park make their next move with confidence.

Whether you're selling, letting or looking for trusted property management, our experienced local team provides knowledgeable advice and a genuinely personal service from start to finish.

*Local people.
Local property.*



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MANAGEMENT
PEACE
OF MIND



WIMBLEDON CHASE



WIMBLEDON



RAYNES PARK



MERTON PARK



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