

Patel, Kreena

Subject:

RE: Ref: 21/0847/FUL, One O Clock Club, Marble Hill Park

From: GM GREEN

Sent: 14 May 2021 12:32

To: Patel, Kreena <Kreena.Patel@richmondandwandsworth.gov.uk>

Subject: Ref: 21/0847/FUL, One O Clock Club, Marble Hill Park

Dear Kreena

As you know, I have been advising some of the residents of Beaufort Road in respect of the planning issues involved in the application relating to the One O Clock Club at Marble Hill Park (ref: 21/0847/FUL).

I have now studied the submitted plans in some detail and note a number of inconsistencies on the drawings. You may have already made note of these, but I feel I should list a couple of them. Perhaps even more importantly, details are too vague on several of the plans to allow a thorough assessment of the proposals. So, I give some examples of lack of detail and (in my mind) crucial missing information. There is a bit of crossover between error and inadequacy of detail as the later can lead to wrong assumptions when trying to 'read' the plans

- There is a contradiction between the north elevation drawing and the ground floor plan. The elevation shows three windows in the mid part of the northern wall of the building; the plan shows two windows. This may be a small error, but it indicates a lack of care in preparation.
- The first floor plan includes an enlarged detail of some of the rooms. There is inconsistency between the two. I draw your attention to the lobby at the north end of the floor plan. The internal wall between that room and that notated as 'ch. WC' is shown differently on each plan. Again a small error, but are there others?
- The 'mol: build plot' drawing is inaccurate and/or incomplete.
- The external finishes to the building are not clear. The 'elevations' drawing is at too small a scale and insufficiently detailed, in my view, to be able to fully assess the appearance of the building. The materials listed under Q14 of the application form are imprecise and appear to be indicative only and an aspiration. The lack of detail on the elevations prevents a proper assessment of the appearance of the building and acts to attenuate its visual impact in this important landscape.
- I don't want to suggest that the 'elevations' drawing is misleading, but the faintness of the outline of the two storey building shown on the south elevation drawing is particularly unhelpful and again reduces the apparent impact of the building.
- The structures annotated as 'awnings' and 'covers' will be a significant element of the appearance of the development. But they are not illustrated in detail. Are they retractable, or permanent structures? Perhaps there are some of both! If they are permanent they should be included in floorspace figures in order to help assess the size of development on MOL.

- There is not a proper scale given on the drawings, simply some dimensions, and a random set of scale bars.
- Some of the annotation, which is incomplete to say the least, is sometimes obscure in its meaning.
- There is no fully detailed site plan to allow one to assess the relationship of the building to the site boundaries. The 'Landscape Proposals' drawing does not suffice. It is tempting to try to make assumptions: but this is not a good way to assess the possible impact of a development on its surroundings.

I am sorry to go on at such length, but hope you will agree with the above examples of errors and or incomplete information and also agree that the application is not ready for determination until corrections are made and additional detail is submitted.

There may be more errors and omissions that I have not uncovered, but I feel I have a responsibility to my clients not to spend too much time closely studying plans.

If you want to discuss my findings I am happy for you to contact me, either by email or telephone. My aim in writing to you now is to try and ensure that all parties can assess the proposed development based on full and accurate information. I'm sure that is what you would want as well.

In any event I would appreciate your response in due course.

Thanks. I'll copy this to Nicki for her information.

Graham Green