

Comment on a planning application

Application Details

Application: 23/0741/FUL

Address: Sheldon House Cromwell Road Teddington

Proposal: Demolition of a seven-storey residential building; erection of five-storey residential building plus lift overrun comprising 27 units (including 3 wheelchair units) incorporating cycle storage and refuse/recycling store; creation formation of 6 car parking spaces (including 3 disabled spaces) and 1 delivery bay; landscaping including child play space and ecology area.

Comments Made By

Name: Ms. Jackie Terry

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Comments

Type of comment: Object to the proposal

Comment: Part 1

INTRODUCTION

Sheldon House was commissioned by Richmond Council in 1966 for council housing. It remained as full council housing until units were sold off under "right to buy". It was subsequently taken over by RHP when Richmond Council decided to relinquish their council housing stock to a housing association. The conclusion of the Planning Statement 8.2 that "Sheldon House was constructed in 1967 with the benefit of planning permission unencumbered by any requirement for the provision of affordable housing" makes no sense. Sheldon House was featured in a Tower Block project funded by the Heritage Lottery Fund conducted by Edinburgh University in the period 2014 to 2019. It is an iconic building in a very attractive setting.

ARBORICULTURAL IMPACT ASSESSMENT

Paragraphs 2.4, 4.4.1 and 5.1.2 state that there are no trees within the site boundary with TPOs. In fact there are 10 trees with TPOs. I received this information by phone from the Council office along with the tree species. I can work out approximately where these trees are. At least 2 will be felled, maybe more as I don't have the exact position of these trees. The TPO trees should have been marked on the site plan. Four trees will be pruned and I think all of them have TPOs on them. One of them is T17, a prominent Atlas Cedar adjacent to Fairfax Rd. The report, 5.2.3, states that the Atlas Cedar pruning is "likely to be tolerated". This does not give me any assurance that this will survive bearing in mind that the roots will be affected by the build. One tree, T9, outside the site boundary in the grounds of Grosvenor Court has been recognised as having a TPO and needs to be pruned. So when the author of this report looked at a screen shot of the site showing the TPOs (2.4.1), the author did not notice the 10 trees on the site with TPOs, but only the one in Grosvenor Court on the boundary.

SANDBERGS INVESTIGATION REPORT

The structural report on the Investigation of Masonry Walls was conducted in January 2018 after the roof was replaced in 2017. It was noticed at the time of the roof work that the brick slips (half depth bricks) which covered the concrete lintels were becoming unattached. The brief was to examine the floor slab edges and lintels to determine the present state of the masonry and concrete and possible causes of the defects. The compressive strength of the core samples was moderately high. The mortar was considered a good quality hard mortar.. Concrete strengths and cement content were satisfactory and chloride levels were low. The photos indicated that there had been an ingress of water behind the loose brick slips.

The recommendation was to remove all brick slips covering the floor slab edges and the lintels and repair the damage. In fact this work appears to have been done and the floor slabs and lintels look perfect. If the work had not been completed the block would look in great disrepair which it does not. There is nothing in the report which indicates that there are major structural deficiencies which necessitate a demolition.

Continued in Part 2