

IAN COOK MA. ARCA
157 STATION ROAD
HAMPTON, MIDDLESEX, TW12 2AL

TELEPHONE:

FAO: Mr. Simon Graham-Smith
LBRUT Planning Department

29th August 2024

Dear Simon Graham-Smith,

Please see my Objection to:

Planning application numbers: 19/2822/FUL and 24/1984/VRC

Hampton Police Station. 68 Station Road Hampton TW12 2AX


Our Objections to the original Application 19/2822/FUL still stand for this Amended Application 24/1984/VRC

Previous Objection to Application 19/2822/FUL

At the rather poor and lazy presentation put on for the Care Home project I spoke to the representative from the Planning Consultants who wrote the Transport Assessment document and one other, presumably from his attitude, the principal of the Care Home business.

With regards to the Transport Assessment the *Planning Consultant more or less agreed that they knew very little or nothing of the area or the problems relating to parking here. That the statements #5.21 / #5.22 contained in the document relating to staff and visitor travel to and from the Care Home, will be by: foot, public transport or bicycle, gives the impression that the design concept has considered and included more than adequate provision for all present and future parking requirements and eventualities relating to the site as wishful thinking.* He then said...*‘events such as this Public Exhibition gave them an insight into opinions and also conditions that prevail, such as parking and traffic, things that they were unaware of’.* When asked further about the Transport Assessment and contents published therein *he agreed that the majority of it was adapted from readily available existing general material and data, none of which was necessarily related or relevant to this location.*

The person representing the Care Home business was less forthcoming when asked about the lack of parking, and simply stated... *‘they have complied with the minimum requirement for a Planning Application of this type, and there is plenty of parking around here.’* When pressed further the response was, *‘I’ve been in this business for 20 years!’* I asked if the financial consideration of more valuable letting space had anything to do with the reason for providing insufficient parking and other outside amenities, the response was even more intransigent...*‘we have done what we are obliged to do and it’s a business after all’, and then..... ‘anyway if it were in Central London the parking would be worse!’*



One of the most important things we learnt, from sadly past personal experience, was the need for good attractive outdoor space and sunlight as being an essential part of the Care and Wellbeing of its residents, this design does not provide this. **The design and layout is more in keeping with a storage unit.**

The Lower Courtyard and Lower Garden Terrace shown on Drg Nos.PT_012 Rev B and PL_ 028 Rev B does not seem to have considered its orientation or position within the design that will allow residents to enjoy or benefit from sunlight. The Courtyard and the Lower Garden Terrace will always be in shadow from the building. The Path (ecliptic line) of the sun seems not to have been considered.

This revised Application 24/1984/VRC has made no attempt to acknowledge any of the previous comments and has completely ignored all objections and concerns, the Applicant has as a gesture to the problems of parking that this development will exacerbate have deliberately reduced the number of on-site parking spaces.

The LBRUT must take responsibility for all future problems this development will create for the people of Hampton and the Community and act in accordance with all the objections and concerns raised previously and now. The increase in traffic, the failure to provide adequate onsite parking, instead relying scarce or unavailable street parking to meet and fulfill the requirements created, highway safety and congestion, et-al. The proposed development is far too large, architecturally ugly and completely out of character with the locality.

The care for the vulnerable and elderly cannot be all about maximising profit at the expense of its residents wellbeing and the greater community at large. More serious consideration and attention should be exercised by LBRUT to the very real problems that will be created and therefore in its present form and scale this Planning Application should be denied.

Yours sincerely,



Ian Cook