

## Comment on a planning application

### Application Details

**Application:** 21/3107/FUL

**Address:** Barnes Hospital South Worples Way East Sheen London SW14 8SU

**Proposal:** Drop-in full application to supersede residential development zone of previously approved Outline planning permission 18/3642/OUT. Demolition of existing structures and redevelopment of site including construction of three new buildings comprising 106 residential units of mixed tenure (Use Class C3), alterations and conversion of two existing buildings for 3 residential use (Use Class C3), car and cycle parking, landscaping and associated works.

### Comments Made By

**Name:** Mrs. Beverley Barnes

**Address:** 59 Grosvenor Avenue East Sheen London SW14 8BU

### Comments

**Type of comment:** Object to the proposal

**Comment:** Giving locals 11 days to comment is inappropriate and allows no time for a fair review of all the information.

We agree with our neighbours that application is beyond the limits of outline planning consent and needs to be reconsidered as a new application. The impact of the 3 developments on traffic, pedestrian safety, skyline and environment should be reviewed together.

1/ Transport and Access

As a resident we experience the terrible traffic in the area that could not cope with more.

By only considering residential, the Transport Statement (TS) in no way addresses the risks associated with access, traffic congestion and transport constraints, especially at the dangerous White Hart Lane (WHL) level crossing. There is no analysis of flow of deliveries and people to school and hospital which is enormous.

Impact on the local area is not taken on board. The TS deals with traffic flow am/pm in July 2021. It notes marginal increases in traffic numbers. However, if traffic is at a standstill already, it is not surprising that statically counting cars will not indicate greater numbers. The area is already in gridlock. Where is the analysis of increase congestion times and pollution caused by idling cars on Upper Richmond Road?

When leaving the site eastwards to WHL, the build up of traffic caused by the hourly 32-39 min level crossing down time will mean it is impossible for traffic to turn left onto WHL – cars will not let them in. Given the space and turning restrictions, there will be no choice but to mount the pavement - there is insufficient width for 2-way traffic.

Where is the assessment of the impact on the narrow roads leading up to Upper Richmond Road? More frustration from drivers will lead to people driving dangerously and increase risks to pedestrians (especially school children) and more traffic build up.

The TS says Stag Brewery and Manor Road developments will not create more traffic. This is wrong. Where is the evidence?

The TS says Hammersmith Bridge is going to be resolved. There is no budget and no plan for this. This is wrong.

How is moving from PTAL2 to PTAL 4 justified? The planned footbridge was already considered in outline. With

Hammersmith Bridge down this has severely impeded the bus service, more than outweighing any marginal benefit that a new footbridge might offer in terms of accessing the bus stop more quickly. This development should be considered PTAL 2 and no more!

## 2/ Energy

This needs to consider these three proposed developments as a whole to understand what is appropriate.

## 3/ Proposed Blocks

The buildings impose massively on existing residents especially those that are directly next to the site in height, amount of residents, light, overlooking gardens and houses. This has been expressed many times by residents.

The impact of the mass of the proposed build will be significantly detrimental to adjacent housing. Increased number of units from 83 to 109 (23%) is beyond the limits of outline consent. There is no strong argument for increasing the height of Block B. There is only a tiny reference point for the site and nothing of this height in the area.

Balconies on Block A, 1st floor (West elevation) and Block B, 1st and 2nd floor (West elevation) will overlook existing residential. Facades facing South are severe and completely out of character with the area.

There is no need for it.

