

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: Mortlake with East Sheen Society Mrs. Alison Bennett-Coles

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Comments

Type of comment: Object to the proposal

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The Mortlake with East Sheen Society Committee has reviewed the documentation accompanying this application. We note that the housing quantum has increased from 83 units approved in 2019 to 109. Whilst we are aware of the Council's need to meet housing targets imposed on it by the Mayor, we maintain that the more important need is for development to be sustainable, i.e. it must be within acceptable limits dictated by both environmental and access considerations. Our comments on the new application are made under these two headings:

Environmental considerations including density, height and massing

Recognising the Council's need to provide more housing – including an affordable component – we did not object to the 3-storey development in the previous outline application but we regarded this as the upper limit. We note that Blocks B and C are now rising to 4 storeys and that the applicant, in the Design and Access Statement (DAS) has drawn attention to the existence of other 4-storey developments within the neighbourhood as well as to the hospital itself where the Administrative Block built in the 1980s is essentially of that height, albeit with not that number of storeys. The applicant has also produced visualisations of the impact of this increase in height on local views. Our comments on this are:

- The other 4-storey developments in the neighbourhood include (within 300m as stated in Section 7.1 of the DAS) the Willoughbys and Brook Court on Priest's Bridge and Ashleigh House on Mortlake High Street. These buildings, which date back to the 1930s, are located on the main road system which has spatial advantage whereas the Barnes Hospital site is in the hinterland with comparatively poor accessibility. The existing Administrative Block on the Barnes Hospital site rises to the same height as these buildings but is only two storeys with large sloping roof.
- The applicant has selected views from within the public domain (see appendix) and has shown no interest or concern about the impact on views from within the private domain, notably from the backs of Grosvenor Avenue (north side). There is no elevation drawing showing Blocks B and C together and we have had to produce one to show the overall effect on the backs of Grosvenor Avenue where the 2-storey Administrative Block with large roof and no dormers is replaced by a 4-storey block including dormers in its roof (see separate representation being sent by post).
- In addition to the DAS we have looked at the Heritage and Townscape Statement, the Daylight, Sunlight and Overshadowing report, the Arboricultural Report and the Landscape Statement but could find no reference to the impact of overlooking onto the backgardens of Grosvenor Avenue. Whilst there is a belt of trees on the southern edge of the development, some of them evergreen, there is still every possibility that residents of the proposed development will catch glimpses between the branches into these backgardens. We insist that such a report is produced before this application proceeds further.
- We note in the DAS that massing options were considered and we wonder why no thought was given to a pyramidal

option with 4 storeys in the centre of the site dropping to 2 storeys at the edges, similar to that given in the Planning Brief for the east end of the Brewery site? We insist that the Council gives serious consideration to such an option before this application proceeds further.