

Our ref: COM1396534

Application number: 2017/0445

Application Address: Riverside, Church Walk, Weybridge, Surrey, KT13 8JT

Name: Mr Bayly

Address: 2 Camden Cottages, Church Walk, Weybridge, Surrey, KT13 8JT, , ,

**Comment type:** object

Date of comment: 21 Mar 2017

**Comment:** Design and Access Statement

Proposal

Although the proposal responds to some of the comments received regarding previous applications, the proposals remain unsightly and wholly non-sympathetic to the aesthetic of the building, offering no coherence with the surroundings, consisting of mostly Victorian properties bordering the public footpath, Church Walk. The building works proposed certainly provide “modern families homes” (utterly out of keeping with its context) but cannot be described as “bright and pleasant”!

The proposed windows to the rear are vast, with views to “the garden” not detailed in the landscaping. Remarkably, some trees appear in the proposed photomontage (rear). Is the applicant intending to plant fully-grown trees as part of the site development?

In an attempt to maintain the “privacy” of the building, (difficult for such a design that shouts at you, rather than being harmonious), the changes to the side elevation make it bleak and unattractive. Will the applicant subsequently apply for advertising hoarding space on the huge expanse of wall?

The existing lamppost is a light for the public footpath. It is the responsibility of Surrey County Council, not SKANSKA, and is not subject to the street-lighting switch off between 00.00 and 05.00 since Church Walk is not classified as a street. The suggestion to re-locate the lamppost is strongly opposed.

Application Form

Section 10 Vehicle Parking

The applicant incorrectly states that there are no existing spaces at Riverside. The current site has a vast amount of space for on-site parking. Only 3 are proposed; completely insufficient for the proposed development.

Section 14 Existing Use

Although change of use from offices to residential has been granted, this has never transpired; the statement that the last use of the site was residential, ending on 08/01/2014 is utterly false. The previous occupants, Trinity Environment Services Ltd., went into administration 18/10/2012. Despite interior changes, partition walls being removed, etc., and a Certificate of Lawful Development issued on 05/08/2016 (ref. 2016/1274), since we live immediately opposite, we state with absolute certainty that the premises have never been in use as Class C3 dwellings.

Section 15 Trees and Hedges

There were a number of major trees on the site along the boundary adjacent to the River Wey within the 8m buffer zone, however early in the ownership the applicant arranged for the felling of trees, hence the answer of “no”. Did the applicant consult the Environment Agency regarding the tree removal, in accordance with the Water Resources Act 1991 and the Thames Land Drainage Byelaws 1981?

Lifetime Home Criteria

Criterion 1 – Parking

Currently there is definitely a shortage of parking spaces to accommodate the residents of Church Walk. The statement “ many public parking spaces are free to use along the same Church Walk and the nearby roads” is ludicrous. The surrounding area gets further stretched for spaces due to the close proximity of St. George's Junior School.

#### Criterion 4 – Entrances

We object to the plans to install two unsightly entrances at the front, one of which would replace the window immediately adjacent to 11 Camden Cottages, rather than utilise an existing entrance at the side of the building, safely within the site.

#### Proposed Front Elevation

The introduction of new doors and the proposed side extension is detrimental to the appearance of the building and takes no account of the local historic importance of the former landmark power station which helped the town of Weybridge become the first in the UK to be lit by electricity. In addition, the installation of two dormer windows would impinge on the privacy of our property opposite and also reduce the light levels.

#### Existing Photos

The so-called “existing” photos relate to the original application in 2015. Trees have been removed and the site allowed to become derelict and overgrown.

#### Proposed Parking Plan

The proposed parking plan involves highly dangerous manoeuvring across the public footpath, Church Walk, which is extensively used by residents and members of the general public enjoying the delights of the local area. This proposal not only imposes a threat of injury to persons, but also involves vehicles using land owned by the residents whose properties have their boundaries either side of Church Walk. The second diagram clearly shows a vehicle entering this area which is gated, with the gates being closed periodically.

#### Riverside – number 3

The site of “Riverside” includes land and a smaller building (referred to as the “Studio” or number 3) which is mysteriously omitted completely in the proposals but is extremely relevant to any development. One wonders is this because it is earmarked as a Weybridge version of Bletchley Park and thus the development is governed by the Official Secrets Act. Why no attempt to detail proposals for the whole site?