

From: Miles Macleod [REDACTED]
Sent: 22 March 2017 23:35
To: Town Planning
Cc: Michaeljfreeman@aol.com; Andrew Davis
Subject: Re: Application 2017/0445 - Riverside, Church Walk, Weybridge, Surrey, KT13 8JT
Attachments: PPDRA 2017-0445 letter to EBC Town Planning re Riverside Church Walk.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Dear EBC Town Planning

Re: Application 2017/0445 - Riverside, Church Walk, Weybridge, Surrey, KT13 8JT

I attach a letter on behalf of Portmore Park & District Residents Association, and also append the text of the letter below in this email.

Yours sincerely

Miles Macleod

On behalf of the Committee of Portmore Park & District Residents Association

Miles Macleod
Chair, Portmore Park & District Residents Association
3 Clinton Close, Weybridge, Surrey, KT13 8NU
www.portmore.org.uk
[REDACTED]

Head of Planning Services
Elmbridge Borough Council
Civic Centre, High Street
Esher, Surrey, KT10 9SD

3 Clinton Close
Weybridge, KT13 8NU
22 March 2017

Dear Head of Planning Services

Re: Application 2017/0445 - Riverside, Church Walk, Weybridge, Surrey, KT13 8JT

I am writing on behalf of the committee of Portmore Park & District Residents Association. We are aware of strong concern from local residents about the negative impact the current proposals would have on the character of the local street scene, on the floodplain, on the safety of pedestrians using Church Walk and on access to neighbouring homes.

Hence we must object to the current application.

1. Impact on Street Scene & increased bulk and mass.

The present building in Church Walk is a landmark with a significant history as the first generating station for electric street lighting in England.

Visually this historic building is characterised by its fanlight windows with elegant arched brickwork on three aspects, which are key visual features in the local street scene, as are its traditional proportions, and its courtyard with an open view to the River Wey and Green Belt.

These would be lost if the proposed new design set out in planning application 2017/0445 were permitted.

Allowing the replacement of those features as proposed, with the visual mass of the additional height and dormer windows, would have a very negative impact on the street scene of this picturesque backwater, despite some attempt to soften the negative impact compared with 2015/3135 via arched windows on two aspects.

The proposed single storey side extension would add further visual mass (as would the proposed blank second floor wall on the north-eastern aspect, replacing what are currently attractive fanlights).

This would intrude strongly on the street scene in Church Walk, where currently the view approaching from the north is of the historic fanlights seen across a courtyard. It would intrude on the view from the east, especially as seen when approaching Church Walk along Beales Lane, from which the present the view is of courtyard and riverside trees in the Green Belt beyond.

The proposed transformation of the aspect facing the River Wey would have a damaging impact on the view from the Grade 2 Listed bridge over the Wey.

2. Impact on flood plain

The proposal design would significantly increase the footprint of a building in a Class 3 Flood Zone, which was threatened by floods as recently as 2014.

3. Overdevelopment of riverside site

The proposal is to divide the current site of Riverside Studios 1 & 2 plus outbuilding Studio 3 in a new way, reducing the land attached to studios 2 & 3 (while leaving the portion of the site with the outbuilding Studio 3 undeveloped for now), and to greatly increase the footprint and volume of the Studio 1 & 2 buildings in the truncated site to create two much larger dwellings. The impact on visual mass would be dramatic and unsuitable for this sensitive site.

4. Unsafe access to parking provision with no turning space

The new proposal is to reduce onsite parking to three spaces in the application site, and remove the current on-site turning space for vehicles.

On-site space for turning vehicles is essential. The proposed design would result in need to reverse out across the Church Walk footpath (SCC Public Footpath 18), reverse past the gated entrance to Church Walk, reverse back up the very narrow section of Beales Lane, and then try to find a manoeuvring space to turn around in Beales Lane before reaching Thames Street.

Note that there is a severe lack of parking space in the privately owned gated stretch of Church Walk in front of the houses opposite Studios 1 & 2.

5. Relocation of vehicular access across footpath

The proposed side extension necessitates removal a length of existing wall alongside the Church Walk footpath, introducing the prospect of awkward vehicular access across what has always been solely a footpath (SCC FP18) at this point. It relocates vehicular access to the much reduced parking space for Studios 1 & 2, and vehicular access to Riverside Studio 3, diagonally across FP18.

6. Amenity and safety of footpath users

The parking and bin access design do not appear to take into account the amenity and safety of users of the public footpath (FP18). Drivers manoeuvring backwards out of the very tight space are likely to focusing on avoiding hitting the wall and adjacent vehicles, and would effectively be reversing blind with little opportunity to see any pedestrians approaching along FP18 from the direction of Jessamy Road.

Overall, it is considered that the design proposed in 2017/0445 would have a significantly negative impact on an area which is currently valued for its charming street scene and history.

Yours sincerely

Miles Macleod
Chair, Portmore Park & District Residents Association

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