

Our reference: COM104483618

Application number: 2018/3810

Application address: Jolly Boatman And Hampton Court Station Redevelopment Area, Hampton Court Way, East Molesey, Surrey, KT8 9AE

Name: Miss Townshend

Address: 7 Bridge Road, East Molesey, Surrey, KT8 9EU

Comment type: You object to the planning application

Date of comment: 02 Feb 2019

Comment: Hampton Court an ancient monument of international significance, protection ratified in the South-Western Railway act of 1913, prohibiting the development of any buildings greater than 15.2m within a one-and-a-half-mile radius of Hampton Court.

In the heyday of building 'up' an early decision, with all in agreement that building too high has a detrimental effect on architecturally sensitive areas.

Fast forward 100 years and Elmbridge Borough councils own development brief for the Jolly Boatman site in 1999 respond to the Acts guidance 'whilst this (Act) may control development to an extent it is the Councils view that no building anywhere on the site should exceed 3 stories plus pitched roof.'

The 1999 Council may have only allowed a smaller 3 story build say as tall as a railway station itself (a three-story building with a pitched roof)

A story is generally agreed to be 3m, including floor and ceiling structure. So, a traditional 3 story build might expect to arrive at 9m with a pitched roof for rain drainage. In the current proposal, the height for the riverside builds has been stretched to just over 13meters plus an undisclosed measurement for the pitched roof giving an approximate height of the riverside buildings to be over 15meters. Just within the height of the original treaties recommendations.

The original sentiment to grant permission to a 3-story building has been forgotten by subsequent councillors and now in 2018, the first floor alone is over 4meters tall for the retail unit and three subsequent stories on top of that!! the fourth story within the pitched roof itself. Just under the original 1913 treaties recommendations.

I object to the height of the development and hope that Elmbridge Council will re-consider the advice of previous administrations and the sound judgment of Edwardian aesthetic ideals.