

Adam Watts

From: Dannielle Teran
Sent: 10 May 2019 11:56
To: Adam Watts
Subject: FW: RIVERSIDE OPEN SPACE & HCRC Objection to 2018/3803
Attachments: Screen shot 2019-05-08 PP for opening to rear boundary wall to JB site.png; 46e63317-5068-4576-8d1c-7018eac6654a.png; Landing Stage & embankment walls.JPG; 1995 JB site plan from 1996 0119.pdf

-----Original Message-----

From: Karen Liddell [REDACTED]
Sent: 08 May 2019 [REDACTED]
To: Jennifer Margetts <JMargetts@elmbridge.gov.uk>
Cc: Andrew Roberts [REDACTED]; 'Ray Townsend' [REDACTED]; Deborah Bird [REDACTED]; [REDACTED]; 'Nicola Andrews' <Nicola.Andrews@elmbridge.gov.uk>; [REDACTED]
Subject: RIVERSIDE OPEN SPACE & HCRC Objection to 2018/3803

FURTHER OBJECTION FROM HCRC RE RIVERSIDE OPEN SPACE ISSUES

Dear Jenny

Thank you for your email and although we are disappointed you are not able to facilitate a meeting to discuss the important matter of the layout and detail of the riverside open space we are grateful that you appear to be pursuing some matters with the applicant. Subject to your response we will attempt to set up a meeting. Please let us know if you would like to be invited. I know that Andrew Roberts (AR) has been requesting the red brick wall is investigated that you inspected on your site visit. I would like to split our concerns into two issues:-

1. The wall to Cigarette Island Park - I note that James Owen in his email of 9/4/19 is of the view that the wall is not owned by Alexpo. I agree with AR that looking at its quality, alignment and age it is most likely to be part of the historical JB site. Looking at the Land Registry plan I cannot see why the owner would refute ownership. I attach a screen shot of a planning approval in 1968 for a sales opening in the rear boundary wall facing CI which was made by the then owners Mecca. I also attach a site plan from 1995 (from 1996/0119) clearly marking the boundary wall with a building attached to it. There are other applications for earlier hoardings that are on the alignment of the wall and indeed I believe the current hoarding is attached to the wall. It is unfortunate that documents are not available for earlier applications on the JB site but maybe you have access to them or to the Building Control Records. I am of the opinion that the 1968 planning permission description is referring to the wall we are concerned with and that the opening is still visible and thus the wall must be in the ownership of Alexpo. As explained in my previous email HCRC has been campaigning with HRP for many years to connect an open space at the landing stage to CI park. Setting aside our concerns about the totality of the scheme, we are concerned that the desire and opportunity to open up the space is being ignored and missed. JO's email of 9/4 demonstrates a misunderstanding of our objectives in that he states "the wall helps to provide enclosure to the park and appropriately define the edge of the urban/built up area". Please see the historic photos of the park from the mid and late 1950's when the riverside banks were kept clear of planting and accessible for public use. The planting of the Holm Oaks along the banks and leaving nature to take over was in our opinion a poor decision and has reduced the public's enjoyment of the banks. We consider that the Design Team are not listening to the communities objectives in stating that "there is some merit in keeping the it (the wall), together with the low levels wall and obelisks that flank the park entrance". The low wall and obelisks are not connected to the older wall, and the wall does not form part of the listed building structure of the Lutyens bridge and landing stage. He is correct there is no need to touch the obelisks that do not belong to Alexpo, but there could be a creative scheme by specialist landscape architects to redesign and relocate the focal entrance to the park. The 1950's photos show that the original intentions of the park opened in 1935 was to create an open space for the community to enjoy views of the river and Palace, and indeed it was used for the local carnival before the riverbank was left to naturalise. Whilst the positioning of the projecting wing to the

riverside block undermines our desire to fully open up the riverside from the bridge through to the park, removing the wall would at least give greater opportunity for more creative landscaping. The retention of the wall will simply reinforce the private nature of the new open space. We should not be misled into believing this proposal includes a public space if the intention is to create a private open space.

2. The levels within the open space should be fully understood if this new public space is to contribute to an enhancement of the arcadian riverside. I am of the opinion the cross section provided does not satisfactorily enable both professional and lay members to interpret how this space will read. Having discussed the section with others we are of the view the break in the section is unfortunate and designed to conceal the true impact. Can we please have continuous sections comparable to those presented in the continuous context elevations, for example in ...201 P3 where the North Elevation shows the access road and the two walls just marginally to the south of the P-P section in L-507. The section is illustrating what is now described as a "raised lawn" which needs to show how it will integrate with the remaining spaces. The raised lawn is at +9.5m and the adjacent park level is shown as +8.05m. Further along the hedge the level at the existing pedestrian gate is +7.8m, and moving into the park the average level is around 7.5m. The raised private open space is to be set at 2m above the average level of the park. We need a further section from east to west nearer the riverside, north of the new access road, plus at least two section lines north to south at the station and at the riverside building to see how the raised lawn will relate to the landing stage and enclosed bank. You did say that you would take on board how this isolated unmaintained strip would be integrated. All four sections should be shown as existing and proposed to compare and assess the impact. The problem of an unacceptable juxtaposition continues along the access road along the riverside building as seen in the elevations and sections in drawing ...203 P3 where the road sits at +9.1m and shows the park and hedge at 1-1.5m below with what appears to be a retaining wall holding back the raised road. There is a railing or balustrade shown on top of the wall that raises above the hedge which is 2-2.5m high from within the park. I do wonder if this is a highway safety issue and if SCC Highways have understood the raised positioning of the access road. Can you please seek advice from your Tree Officer and Green Spaces Team on this proximity of an substantial engineered structure up against the hedge, as we doubt the hedge will survive during construction, and no doubt it will not get light and water to one side if it does survive. The retention of this hedge is important to give privacy and comfort to users of the park. It is 2-2.5m in height and its replacement with not be possible up against a 1-1.5m retaining wall. For information 4 trees within the hedge line have fallen in recent winds and 6 further trees in the hedge are equally vulnerable as they are choked with ivy growth. The tree survey should be updated and the proposed replacement planting reviewed.

We will await your response to these two issues before we decide when and how to facilitate a meeting.

Kind regards

Karen Liddell on behalf of HCRC.

-----Original Message-----

From: Jennifer Margetts <JMargetts@elmbridge.gov.uk>

Sent: 24 April 2019 15:43

To: Karen Liddell [REDACTED]

Subject: HCRC Objection to 2018/3803

Dear Karen,

Thank you for your email. I hope you had a lovely Easter.

Please can you confirm whether you would like your email registered as a letter of representation from HCRC to application 2018/3810 and/or 2018/3803.

I have received the cross section drawing which is being loaded to our website today. I apologise for the delay in loading this document as I have been on annual leave.

I take on board your comments with regards to the strip of land inside the black metal railing on the bank and landing stage.

Unfortunately I am unable to facilitate your meeting to discuss the layout of the open space. I would recommend that you contact the relevant parties to see if they would be interested in attending such a meeting.

I have now received an email and associated tracking plan from the applicant who are confident that they development will comply with building regulations for fire safety. This will be loaded to our website today.

Historic England were not consulted by us for their listing opinion and therefore the listing opinion is correctly categorised as an observation.

I am yet to schedule the application for a committee meeting as I am still awaiting the consultation response from the EA. I can confirm that the procedure for considering major applications at committee has not changed. The existing scheme of delegation allows for applications that are required to be heard at full planning committee to bypass the sub areas committee. The decision to take an application straight to the full planning committee is agreed between the Head of Planning and the chairman of both the sub area and full planning committee and is based on the individual circumstances of the application. In this instance given the strategic nature of the application, its controversy and its location on the boundary of two sub areas this application will go straight to full planning for determination. This will also provide the opportunity for public speaking at the full planning committee. If the application went to the sub committee first then public speaking would not be allowed at the full planning committee meeting. An example of where this has happened before would be the Morrisons store in Weybridge.

We are currently in the process of sending out a renotification letter to all neighbours and interested parties which include reference to the additional plans received.

Kind regards

Jenny Margetts

Team Leader (North Area) | Planning Services | Elmbridge Borough Council Civic Centre | High Street | Esher | Surrey | KT10 9SD Direct line: 01372 474796 | www.elmbridge.gov.uk Working pattern: Tues, Wed, Thurs and Fri

-----Original Message-----

From: Karen Liddell [REDACTED]

Sent: 23 April 2019 12:48

To: Jennifer Margetts <JMargetts@elmbridge.gov.uk>

Subject: RE: HCRC Objection to 2018/3803

Dear Jenny

I hope you had a good break.

I delayed responding on the basis that the cross section of the public open space and wall details that you have requested would be submitted and uploaded and our further consideration could address the issues. However, it appears that after several weeks no amended drawings have been received. Can you chase please or advise on the reason for the delay? Do you think the applicant is awaiting the EA response before making any further reviews or drawings? Have you an indication when the EA response will be received?

I spoke to you about the strip of land inside the black metal railings on the bank at the landing stage. I have marked the bank in black hatched in the attached jpeg, together with the SCC highway land ownership marked with a red

long dash and dot line, taken from the land registry also attached. It appears that half of this strip is SCC registered, and I would suspect the other half is registered with SCC as part of the Bridge ownership. The black hatched strip is inside the application red line boundary. I would be pleased if you could investigate the ownership with SCC and the applicants. It appears to me that since the access road was moved south that the SCC land is not actually required to make this development viable. In my opinion there needs to be a public benefit in the long term layout of the riverside open space. The applicants cannot claim they did not know there have been objectives to open up the riverside and visually and functionally link the land between the bridge and CI Park. This was addressed in the 2008/1600 Committee report and subject to a condition. It was addressed in the 2012/2362 Public Open Space application. It was raised at many meetings with James Owen with HRP, HRP address the matter in their suggested landscaping scheme, and HCRC raised it again formally in our response to the public exhibition last summer. I can compile the documentary trail if necessary. The key point is this application is being presented as containing a major public benefit in providing a public open space but it is failing in our primary objective of linking with the park. I believe there are opportunities that are being missed. I would suggest that SCC as landowner of the access road and with responsibility for the bridge maintenance have the power to work with EBC as owners of the park to bring about a more successful scheme in respect of the open space. SCC have suggested to me that the access road to the park is being retained, which makes no sense. I would have thought that the regulations require it to be "Stopped Up or Diverted" under the Highway Act or Planning Acts. SCC also state that the new access road for the whole development will be adopted as public highway. That will no doubt mean that highway standards will need to be achieved, with all the accompanying traffic controls, yellow lining and highway signing clutter. Plus an ongoing revenue costs borne by the public to maintain and extend highway. There must be a technical solution that could involve moving the access further from the river, involving reversing the current bend. That would free up more land to level a new bank and relocate the railings to the landing stage wall, thus removing the inaccessible strip that cannot be maintained. These railings are not part of the 1930's bridge design. I have photos from the late 1950's when they were not in place.

I will be writing to SCC about HCRC's concerns about the use of their land and I believe their inadequate understanding of the proposal and the long term consequences. I was disturbed to hear them say the position of the access road using the existing access location was unsafe when they allowed the developer to go to public consultation using that positioning and we are led to believe the minor movement south was a response to our request for more open land near the river. However, I think the way forward is to decide if this proposal has to be recommended for approval that a dedicated meeting is held with representatives from SCC Highways and the bridge management, EBC open space managers, HRP and HCRC with the aim of seeking an acceptable layout of this important open space. I would value your views on this as a way forward?

As a related aside, I see Surrey Fire & Rescue have stated that the matter of fire safety is a Building Regulations matter, which must be in regard to the fire safety aspects of the building forms and fabric. However, can you advise who is responsible for ensuring a fire engine can gain access to the building? Is this a SCC Highway issue and have they given advice?

On a final point are you aware that the Historic England Response to the Listing Request has been uploaded under Public Comment - Observation on 1/4/19? This does not seem the correct place for it to be uploaded. HE were a statutory consultee, even though not on the specific issue of a "listing request" so I would have thought it should go under Consultation Responses.

I look forward to your response. Are you in a position to set a Full Planning Committee date yet? Whilst I was looking at the history on 2008/1600 I noted that the application went through a very long Committee consideration timetable and that it went to the area sub-committee. Can you tell me when and why the committee process for the consideration of major application changed please?

Kind regards

Karen Liddell

-----Original Message-----

From: Jennifer Margetts <JMargetts@elmbridge.gov.uk>

Sent: 02 April 2019 17:07

To: Karen Liddell <karen.liddell1@elmbridge.gov.uk>

Subject: RE: HCRC Objection to 2018/3803

Dear Karen,

Thank you for your emails.

I have contacted James Owens and ask that they provide further detail of what is happening with the wall we have been discussing and have asked them to consider its removal.

I am still awaiting the cross section plan and the wall details. I will add these to our website when I have received them.

I have consulted Surrey Fire and Rescue with regards to concerns raised about the access.

With regards to publishing the heritage consultation response, the Council does not publish internal comments and observations within the planning services on planning applications. The Planning Service works as one service and the final officer report reflects the collective response/assessment of the planning application by the department. Our Heritage Officer will continue to work with the case officer right up to the publication of the planning report and their comments will be published in the main body of the report.

At this stage I have no further updates as I am still waiting for the Environment Agency to provide their consultation response.

I hope the above addresses the points raised in your emails that were sent last week and I apologise for the delay in getting back to you on these matters.

Kind regards

Jenny Margetts

Team Leader (North Area) | Planning Services | Elmbridge Borough Council Civic Centre | High Street | Esher | Surrey | KT10 9SD Direct line: 01372 474796 | www.elmbridge.gov.uk Working pattern: Tues, Wed, Thurs and Fri

-----Original Message-----

From: Karen Liddell <karen.liddell1@elmbridge.gov.uk>

Sent: 27 March 2019 10:58

To: Jennifer Margetts <JMargetts@elmbridge.gov.uk>

Subject: HCRC Objection to 2018/3803

OBJECTION FROM HCRC

Dear Jennifer

Thank you for asking for clarification. Yes my email is a further objection on behalf of HCRC. I have deleted the chain of emails with KR & AR.

Last week in your email of 20/3/19 you confirmed you had asked the applicants for further drawings to clarify the levels on the public open space and the new wall and balustrade at the park boundary. Have these been received yet as they do not appear online?

I am sorry I cannot attend the meeting tomorrow but the open space layout and levels are an important issue and I would be pleased if you could look at the existing disgusting wall to be retained. You may consider taking your Conservation officer as the setting of the listed Lutyens obelisks at the entrance to the park are at risk and it is the Council's duty to assess the impact, not Historic England's.

Kind regards

Karen Liddell
16 Summer Road EM

-----Original Message-----

From: Jennifer Margetts <JMargetts@elmbridge.gov.uk>
Sent: 26 March 2019 16:47
To: Karen Liddell [REDACTED]
Subject: RE: HCRC Objection to 2018/3803

Dear Karen,

Thank you for your email, would you like this email to form part of HCRC consultation response or is this a letter of representation from your home address?

I also note that you have sent me emails on other matters in the past week and I will aim to get back to you on these matters within the next week.

Kind regards

Jenny Margetts
Team Leader (North Area) | Planning Services | Elmbridge Borough Council Civic Centre | High Street | Esher | Surrey | KT10 9SD Direct line: 01372 474796 | www.elmbridge.gov.uk Working pattern: Tues, Wed, Thurs and Fri

-----Original Message-----

From: Karen Liddell [REDACTED]
Sent: 23 March 2019 12:03
To: 'Andrew Roberts' [REDACTED]
Cc: [REDACTED] Jennifer Margetts <JMargetts@elmbridge.gov.uk>; 'Ray Townsend' [REDACTED]

Subject: RE: HCRC Objection to 2018/3803

Hi Andrew

I'd didn't realise you were to discuss the access road in the context of the park and riverside open space. I'd like to have come but can't on Wednesday as I'm doing volunteer work in a school.

Hopefully there will be revised drawings in by Monday and we can discuss by email. The point I made to Jennifer is that we have had a long term objective to open up the park to views from the road and any new open space. Plus to get rid of the barrier and make the pedestrian entrance more user friendly, hopefully relocating the vehicular maintenance access point. I have made this point in meetings at the Palace, at the exhibition in conversation with Rob Lane, and again at the meeting in September led by Your Shout. This proposal keeps the whole length of the disgusting red brick wall to the right of the Lutyens Obelisks (part of the listed bridge which is not attached), and probably dates from the 1950's, maybe the back wall to the single storey café building, it is covered in graffiti, has no capping, has a boarded up window opening, is falling down basically. Please inspect this wall. I consider it forms the boundary of the JB site, and belongs to Alexpo, not the Council. It should be demolished. That's the principle to start from. Instead we have a road that rises up by 1.2m compared to the level at the barriered entrance forming a visual hump and a pedestrian obstacle course. Plus a new wall with a balustrade that we have no elevation details for, in front of the rubbish wall leaving a dead space (In James Owns words a left over area). This is not a design solution to a piece of prime river frontage open space. It does not achieve our objective in any way, it misses an opportunity and creates a hazardous area with a physical constraint that cannot be designed at a detail conditions stage as it is dictated by an underground car park.

If there is any chance that this application might be recommended for approval, there should be a notwithstanding the layout and design of the riverside open space and any related features beneath, a full design should be submitted and approved taking into consideration the objective to link this space to Cigarette Island Park, following consultation with HRP & HCRC.

Kind regards

Karen
16 Summer Road KT8 9LS

PS Jennifer can you ask for this email to be treated as a late objection please

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ESH/1968/0533 - Site of Jolly Boatman, Hampton Court Way, -, East Molesey, Surrey,

Received On 31/07/1968	Valid From	Comments By	Under Consideration	Decision Date 10/10/1968
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Description : Formation of sales point in rear boundary wall facing Cigarette Island

Application Type : Full Application

Decision : Grant Permission

Decision Type : Officer delegated

Ward :

Status: Final Decision

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Hampton Court, The Thames From Cigarette Island c.1955

Next photo >

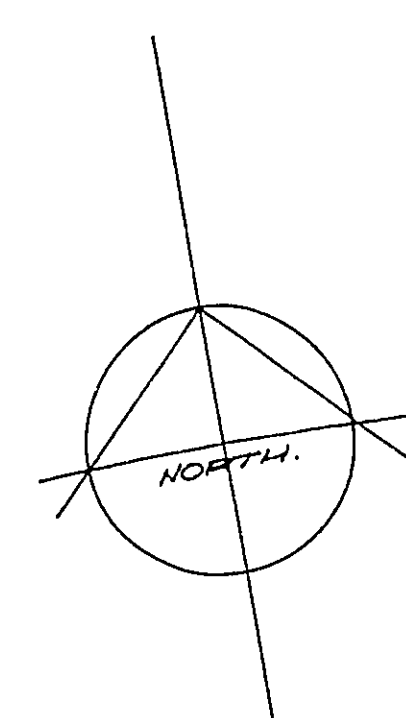
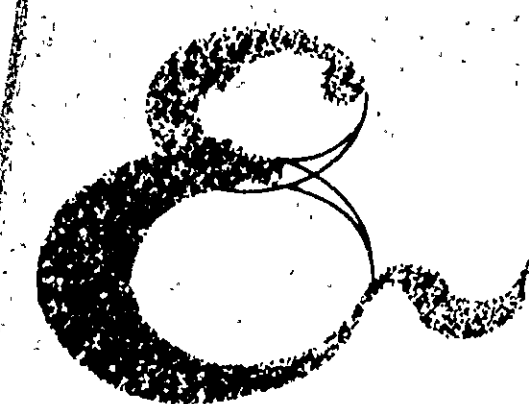


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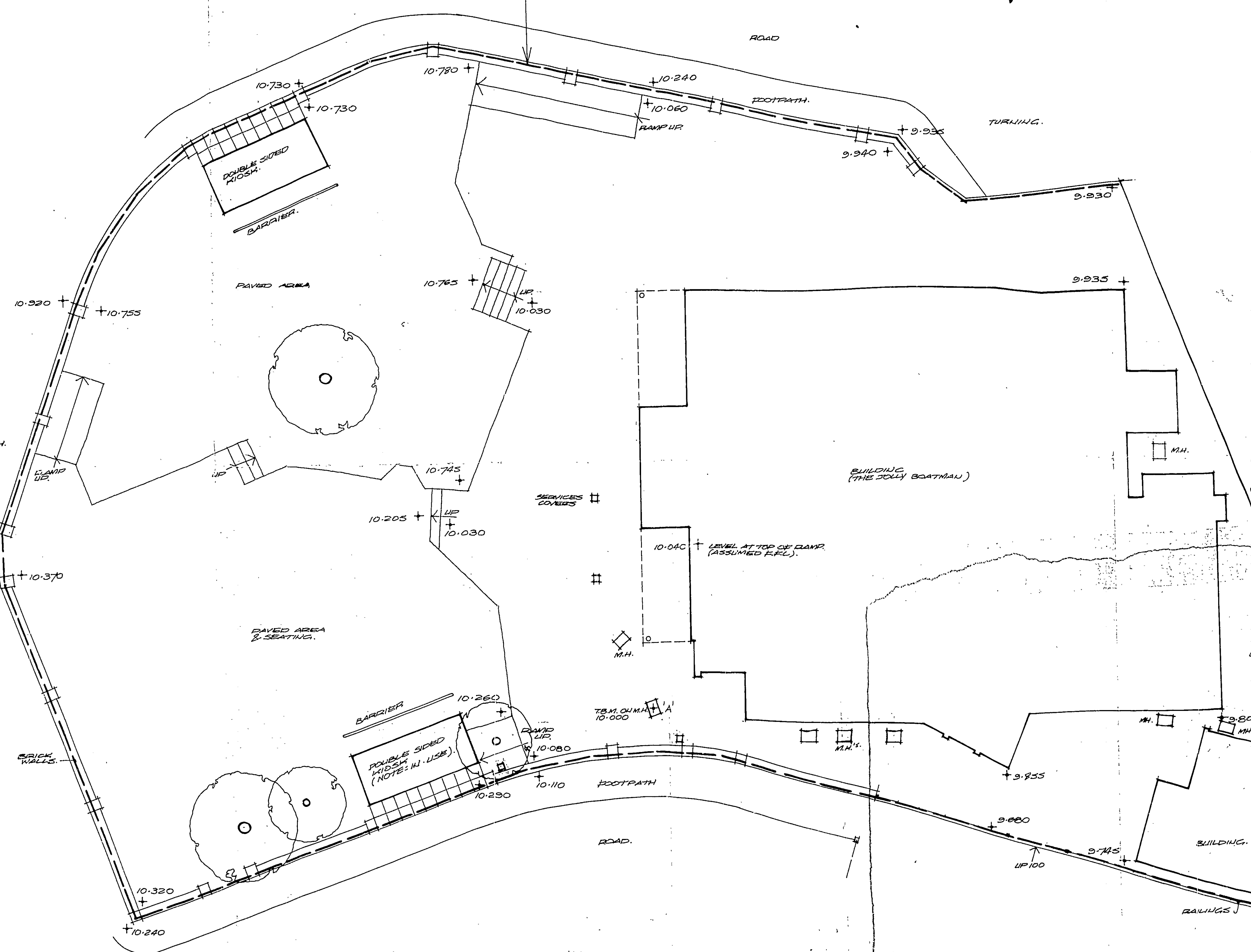
THE FRANCIS
FRITH
COLLECTION





HAMPTON COURT WAY

ROAD - NO FOOTPATH



96/0119

96/0119

REVISIONS:
A.23/1/96 - SITE HOARDING ADDED

NOTES:
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ANY CONFLICTING INFORMATION FOUND ON THE DRAWING MUST BE REPORTED FOR CLARIFICATION.
ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH RELEVANT AND CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

LEVELS RELATE TO T.B.M. AT M.H. MARKED A

20 JAN 1996

OPENING IN WALL TO ADJOINING PROPERTY

Stamand Associates
Design Planning & Building Management Services
Fax: 0279 815601
Brewery Barn
Brewery Yard
Lower Street
Stratford
Essex CM24 8LN
Tel: 0279 815651

CONTRACT
CHILTERN INNS
THE JOLLY BOATMAN
HAMPTON COURT
DRAWING
SITE PLAN

SITE SURVEY

SCALE: 1/100
DATE: 3/6/95
DRAWN: C.E.R.
DRAWING No: 05/1087/1
REV: A

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