

NEWSLETTER

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MARCH 2019

A voluntary association supporting local heritage, quality of life and community

PLANNING SPECIAL

Beales Lane development plans

Should new developments complement the character of Weybridge, rather than impose themselves?



14. NORTH ELEVATION - BEALES LANE - PROPOSED STREET SCENE



13. NORTH ELEVATION - BEALES LANE - EXISTING

Your comments can make a difference

Plans for a three storey block of 17 flats and 11 houses in Beales Lane, with 53 bedrooms, are being considered by Elmbridge Borough Council (application 2019/0386).

Bigger, higher, denser, closer to road

The new block would replace the existing St Catherine’s buildings (lacking merit but inconspicuous, total 27 bedrooms) with a taller block of more than twice the mass, with its bulk much closer to the road.

The plans propose parking spaces for 28 cars behind the block, accessed via a height-limited entrance mid-building.

The style of the proposed building is quite unlike other properties in north Weybridge. Some residents feel strongly that it is wrong for the location.

Many are concerned about the excessive bulk, and negative impact of the proposed development on the streetscene, traffic and parking – that it would transform the character of Beales Lane, and not in a good way.

Open, light, green and small scale

Residents are worried that the character of Beales Lane will be lost.

Beales Lane is green and open towards its Thames Street end. The St Catherine’s buildings are low and mostly set well back. The layout is staggered so it doesn’t impose.

The houses opposite are a traditionally styled 1998 development, in keeping with the character of Weybridge.



Beales Lane is currently a pleasant suburban lane, leading to the historic small cottages of Church Walk.

Overleaf we list some objections to the development plans, raised by local residents.

How to give Elmbridge your views

Comments to Elmbridge Borough Council are invited by 29 March, but will be accepted after that. The application will be decided by the South Area Planning Sub-committee

There is time to register your comments – search for 2019/0386 at www.elmbridge.gov.uk/planning



17. EAST ELEVATION - THAMES STREET - PROPOSED STREET SCENE



16. EAST ELEVATION - THAMES STREET - EXISTING

Read more at portmore.org.uk

Beales Lane – local residents' concerns

What matters to you about new developments? Below are some issues of concern to local residents. We list things that Elmbridge Borough Council must consider in deciding planning application 2019/0386.

Excessive and oppressive height, bulk and mass

The proposed development is MASSIVE compared with its neighbours.

It is 55% taller than the existing building from ground level (Thames St end). It has squarer bulk, closer to the road. It would dominate a lane that is currently open and spacious.

Its bulk and mass would be excessive for this suburban site.

Beales Lane leads to small scale historic riverside cottages in Church Walk -- the proposal is a stark contrast.

Lack of fit with local streetscene

The proposed development is quite unlike other buildings in the area, in appearance and style as well as scale.

North Weybridge is characterised by Victorian/Edwardian dwellings with traditional roofs and lots of gables.

The vertical and angular lines might look fine as worker accommodation in Rotterdam, but are out of place here.

The negative visual impact would transform Beales Lane:

- from a light, open, airy lane with chimneys the highest points, and St Catherine's largely set well back
- to a visually narrower street dominated by a high, massive, alien building along its south edge.

Excessive density

The proposed development is of a much higher density than neighbouring dwellings – with 11 houses, 17 flats (total 53 bedrooms) it is trying to squeeze too much accommodation onto an unsuitable site.

Floor area and number of bedrooms are doubled.

Loss of privacy

Neighbouring residents are worried about loss of privacy, especially in their back gardens.

Loss of light

Neighbours are concerned that the proposed high building will block their light, and question the measurements.

Parking stress

28 parking spaces are proposed to serve 28 dwellings (9 x 1 bed; 13 x 2 bed; 6 x 3 bed)

40.5 parking spaces would be required if the development is to meet Elmbridge Parking Standards:

Development Management Plan - Appendix 3: Elmbridge Parking Standards (DM21 - Access and Parking)

- 1 bed residential unit : 1 space per unit
- 2 bed residential unit : 1.5 spaces per unit
- 3 bed residential unit : 2 spaces per unit



Impact on safe traffic flow, deliveries, manoeuvring

This is a Surrey matter, so it is worth also writing to our SCC councillor on this aspect (tim.oliver@surreycc.gov.uk)

There are special safety factors because Beales Lane is directly opposite the entrance to St George's Junior School

Previously very few residents' vehicles were associated with St Catherine's, as sheltered elderly housing (27 bedrooms).

Beales Lane/Church Walk is a cul-de-sac -- no turning circle. It gives resident and delivery access to circa 40 homes in addition to St Catherine's.

St Catherine's visitor parking space has long been used for turning by delivery vehicles and visitors.

It is also heavily used at school drop-off and pick-up times (scores of vehicles use it to turn).

Deliveries volume and traffic flow would increase greatly, with 17 new flats and 11 new houses (53 bedrooms), and the associated number of additional cars.

The proposed design removes the existing roadside parking and turning facilities, so vehicles would have to reverse, even into Thames Street, risking safety of pedestrians including school children and obstructing traffic flow.

The design does not allow vehicles above circa 2.5m high to access the rear parking, so bigger delivery and removals vans would have to park obstructing narrow Beales Lane.

Please register your comments

The number of people who comment is crucial to the future of Beales Lane and Church Walk. Search for 2019/0386 at www.elmbridge.gov.uk/planning.

Comments to Elmbridge BC are invited by 29 March, but will be accepted after that. Use the comment form on the EBC website or email tplan@elmbridge.gov.uk.

The application will be considered by councillors on EBC South Area Planning Sub-committee. We list the emails of relevant councillors at portmore.org.uk.

Join PPDRA – help residents have more of a voice on local matters

Aims: We are a non-political voluntary association of local residents, supporting local heritage, quality of life and community

How to join/renew Please use one of our green forms, or visit www.portmore.org.uk/join

Contact us – contactus@portmore.org.uk – PPDRA c/o 3 Clinton Close, KT13 8NU, or c/o 38 Portmore Park Road, KT13 8HU

PPDRA Committee 2018-19: Miles Macleod (Chair) Clinton Close, Tel 844449; Jane Heard (Secretary) PPR; Ian Bonnett (Treasurer) The Willows; Eleanor Butler, Church Walk; Pippa Graeme, Elmgrove Rd; Sarah Jane Groves, Grendside Rd; Barbara Molony, Greenlands Rd; Doug Myers, Walton Lane; Pauline O'Sullivan, Wey Road; Diane Phillips, PPR; William Rutherford, Mount Pleasant.