



For the attention of the Assistant Director,
Strategic Planning & Infrastructure.
Planning Department RBK
Guildhall 2
KINGSTON UPON THAMES
KT1 1EU
Email: development.management@kingston.gov.uk

16th February 2021

Dear Sir,

21/00044/FUL : Tolworth Tower Tolworth Broadway Tolworth KT6 7EL

Change of use of the existing 3rd to 22nd floors in Tolworth Tower from office (Use Cla...

Planning Officer: William Flaherty

Objections

We object to this proposal on a number of grounds .

Firstly the consultation appears to have been rather limited. Despite the Society's contribution to the Tolworth Area action Plan and the Society's general commitment to Tolworth, we were very disappointed to have been excluded from the list of consultees*. We submitted a set of detailed comments at the time all of which regarding this site appear to have been ignored.

We share the view of other residents that this and other large developments nearby represent an unacceptable step up in density in the area, which is of concern. Tolworth Broadway & the surrounding residential streets have always been characterised by 2 storey housing & 3 storey shops . Tolworth Tower has been the only & unique departure in terms of its height, which does not justify these enormous new tower blocks .

Detailed reasons for objecting:

Harm to character of the area due to height, form and density.

- 1) The density proposed at 441 u/ha (Planning statement 7.128) would be in excess of the matrix and is not justified by the design of the towers and ability of the local infrastructure to support it. Crossrail 2 has been shelved. The roads at peak time are already full, especially around the A3 roundabout. Impact on non-travel related infrastructure appears to have been overlooked.
- 2) There would not be enough 3 bed family homes as required by Policy DM13.
- 3) There is no affordable housing provision which is required by both the Local Plan & the GLA's Policy.
- 4) Significant loss of office space. There should be more flexible office space to meet the needs of a less commuting post Covid workforce. The Council identifies in its Local Plan that new high quality office space needs to be provided.
- 5) The new towers would harm the amenity of nearby homes through overlooking and overshadowing going against Local Plan guidance.
- 6) Not in accordance with the Local Plan. Policy requires a developer to investigate alternative designs in respect of design and location of tall towers. We see no evidence that the developer has given due consideration to a scheme without the additional two towers. An alternative option should investigate a lower rise horizontal approach.
- 7) Insufficient consultation. There was a limited number of invited consultees and attendance at the consultations was poor. See our comments above*. Comprehensive public consultation is a requirement of the local planning process

Despite the planning history for this site, we think the context has changed sufficiently - post Grenfell and post Covid- to warrant a total rethink. A lower scale sensible-higher-density housing addition to the site would be more in-keeping with the greater housing context, rather than building single core towers that attempt to complement the existing tower. Justifying this as being the intent of the original architect is rather dubious given that the original Tower is over 50 year old..

The additional new residential towers are unlikely to age well due to the choice of materials, maintenance and their complex ownership.

Yours sincerely,

For and on behalf of the Kingston upon Thames Society

Anthony Evans : Chairman
30 Presburg Road New Malden KT3 5AH

