

Earl's Court and West Kensington Opportunity Area Joint Supplementary Planning Document

CONSULTATION RESPONSES SCHEDULE: EDGES STUDY

MARCH 2012

SPD Supporting Evidence Document: Edges Study

ID	First Name	Surname	Organisation Representing	Chapter comments relate to	Section comments relate to	Comment Made	Officer Response
414	Paul	Dumond		Edges Study	Para E7	<p>[bold] 1.Cluny Mews [end bold]</p> <p>There has been considerable improvement from the initial version of the SPD in relation to edge strategies which affect the Cluny Mews area. However there are still significant points regarding building heights requiring amendment to avoid ambiguity which may be exploited at a later date in any planning application.</p> <p>Specifically:</p> <p>1 Neighbouring building heights in Philbeach Gardens are referred to in several areas as between 4 and 5 stories (eg E7 of the Edges studies) whereas they are, in fact, <u>between 3 and 4 stories (excluding basements)</u> [end underline]. All references (eg E7) need to be changed to avoid confusion.</p>	Change proposed. Edge Studies will be amended.
416	Paul	Dumond		Edges Study		<p>[bold] 1.Cluny Mews [end bold]</p> <p>There has been considerable improvement from the initial version of the SPD in relation to edge strategies which affect the Cluny Mews area. However there are still significant points regarding building heights requiring amendment to avoid ambiguity which may be exploited at a later date in any planning application.</p> <p>Specifically:</p> <p>3 The Edges Studies should be clearer in relation to building heights. To clarify building height requirements in the Edge Study (Philbeach Gardens section) should include the following statement set out below:</p> <p>[bold] No building in the part of the Opportunity Area immediately adjacent to Philbeach Gardens (including Cluny Mews)should be more than four stories above ground level, and No building in this area of the OA should be taller than the nearest building in Philbeach Gardens. [end bold]</p>	<p>Change proposed. The quoted storey heights in the edges study refer in general to buildings along Philbeach Gardens, however we will amend to include a description for the Cluny Mews building heights. An existing section through Philbeach Gardens, Cluny mews, and the Opportunity Area will be included to highlight the heights in this part of the OA.</p> <p>In relation to properties on Philbeach Gardens, Guidance E13 of the Edges Studies asserts that "any new development must be set back from immediate boundary, and of limited height, to avoid the new development being overbearing on existing dwellings." This guidance is written as a mandatory requirement in order to preserve the current amenity of existing properties and control the height, scale and massing of any proposed new development.</p> <p>The SPD will seek to ensure that any proposed development responds to a number of existing conditions and that new buildings on and near the edge of the OA are sensitively integrated into and enhance the existing context. This is covered in Principle UF26, UF27, UF28 and UF29 of the Chapter 04 of the SPD. In so doing it proposes guidance on edges of the OA along Philbeach gardens and Cluny mews for new development to be no higher than immediate existing boundary properties. This is not specified in numbers of floors, as numbers of floors do not quite represent the eventual height of a building due to variables in floor to floor heights. For example, Beach House , which sits between numbers 76 and 83 Philbeach Gardens is no higher than the 4 storey terraces along the street, however it is 5 floors in height.</p>

					<p>In the SPD itself the statement [bold] "No building on the edge of any part of the OA should be higher than adjacent existing buildings" [end bold] should be added to paragraph 4.80 of the SPD.</p> <p>As noted below in the appendix in more detail this matter was considered in detail in 2001 by the planning committee in public hearings who set down the above rules for the development of the Cluny Mews site. The resultant development was in line with their decision.</p> <p>It should be noted that the existing developer, Capco have already accepted in writing that their plans should be reduced to match existing buildings and are reducing heights in this area of the development to no higher than the existing (modern) buildings in Cluny Mews.</p>	
474	Tony	Hunter	Edges Study	<p>E6, E7, E8, E9, E10, E11, E12, E13</p> <p>[bold] 1.Edge Studies - sections E6 to E13 [end bold]</p> <p>(a) As currently drafted, E7 is incomplete. At the Cluny Mews end of Philbeach Gardens at least, the terraced houses are [bold] between three and four storeys [end bold] (above ground level) not four and five as included in the draft. Indeed, my house is only three storeys. [bold] E7 should, I believe, be amended accordingly [end bold]; since otherwise developers may seek to use it to justify the construction of overly tall buildings.</p>	<p>Change proposed. Edge studies will be amended.</p>	
475	Tony	Hunter	Edges Study	<p>E6, E7, E8, E9, E10, E11, E12, E13</p> <p>[bold] 1.Edge Studies - sections E6 to E13 [end bold]</p> <p>Whilst the guidance at E13 has relevance to the rest of Philbeach Gardens, it does not take account of the Cluny Mews part of the site at all. This has already been developed with modern office buildings in the last decade; and is proposed in the SPD to remain as office buildings. Currently in Cluny Mews, The Adshel building has [bold] two storeys [end bold] (above ground level) and the Qatar Airways building [bold] four [end bold]. The Qatar building was originally proposed to be five storeys above ground level but this was rejected by the council following my and my neighbours' objections; and was reduced to four by being dug into a pit. Even then, it was carefully curved with special vanes to reduce the impact on privacy; and only permitted because the Adshel building was two storeys and the overall impact of the two together was considered acceptable.</p> <p>The impact of these two buildings compared to the previous mews houses on the relatively narrow site less than ten years ago has already been significant. It is hard to imagine them being replaced for the foreseeable future. However, in so far as they could be, I suggest that the guidance states that [bold] there should be no further impact in terms of height, scale, overlooking, amenity, enclosure or privacy, compared to the existing modern buildings [end bold]. Per 5 below, this is the view not only of me (and my neighbours); it has also been accepted by the current developers. I do not think the SPD need, nor should, go further.</p>	<p>Change proposed. In relation to properties on Philbeach Gardens, Guidance E13 of the Edges Studies asserts that "any new development must be set back from immediate boundary, and of limited height, to avoid the new development being overbearing on existing dwellings." This guidance is written as a mandatory requirement in order to preserve the current amenity of existing properties and control the height, scale and massing of any proposed new development.</p> <p>The quoted storey heights in the edges study refer in general to buildings along Philbeach Gardens, however we will amend to include a description for the Cluny Mews building heights. An existing section through Philbeach Gardens, Cluny mews, and the Opportunity Area will be included to highlight the heights in this part of the OA.</p> <p>The SPD will seek to ensure that any proposed development responds to a number of existing conditions and that new buildings on and near the edge of the OA are sensitively integrated into and enhance the existing context. This is covered in Principle UF26, UF27, UF28 and UF29 of the Chapter 04 of the SPD. In so doing it proposes guidance on edges of the OA along Philbeach gardens and Cluny mews for new development to be no higher than immediate existing boundary properties. This is not specified in numbers of floors, as numbers of floors do not quite represent the eventual height of a building due to variables in floor to floor heights. For example, Beach House, which sits between numbers 76 and 83 Philbeach Gardens is no higher than the 4 storey terraces along the street, however it is 5 floors in height.</p>	

1268	Wanda	Rostowska	Edges Study	<p>2 - I have read the revised SPD and the general Vision, Key Objectives are very worthy. I am particularly pleased to note that you stress the need for the edges of the OA to be "sensitively integrated". I have also seen the EDGES STUDY. I do feel you might need to be more specific about height of the buildings, in view of previous experience in Cluny Mews as mentioned above.</p> <p>[bold] It should be noted that buildings in Philbeach Gardens are not "between 4 and 5 storeys" but many are between 3 or 4 storeys above ground level, and approximately half the buildings backing onto Cluny Mews are in fact 3 storeys high. [EDGE STUDY PAGE 4, E-7]</p> <p>Any impact from new buildings in Cluny Mews should not be greater than the existing. [end bold]</p> <p>I noted in the architect proposals displayed this summer at EC, that the proposed new buildings were to be six storeys. I trust this is no longer the case but would welcome a clause in he SPD to make sure.</p>	<p>Change proposed. The quoted storey heights in the edges study refer in general to buildings along Philbeach Gardens, however we will amend to include a description for the Cluny Mews building heights. An existing section through Philbeach Gardens, Cluny mews, and the Opportunity Area will be included to highlight the heights in this part of the OA.</p> <p>The SPD will seek to ensure that any proposed development responds to a number of existing conditions and that new buildings on and near the edge of the OA are sensitively integrated into and enhance the existing context. This is covered in Principle UF26, UF27, UF28 and UF29 of the Chapter 04 of the SPD. In so doing it proposes guidance on edges of the OA along Philbeach gardens and Cluny mews for new development to be no higher than immediate existing boundary properties. This is not specified in numbers of floors, as numbers of floors do not quite represent the eventual height of a building due to variables in floor to floor heights. For example, Beach House , which sits between numbers 76 and 83 Philbeach Gardens is no higher than the 4 storey terraces along the street, however it is 5 floors in height.</p>
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