

e-25

Note of meeting 12th June 2007

Proposals for redevelopment of the station & Jolly Boatman site at East Molesey

Present:

- Elmbridge BC
- Gladedale Homes
- Network Rail
- Allies & Morrison Architects
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- Planning Potential
- Watermans (Consulting Engineers – traffic & flooding issues)
- GOSE
- GOSE

CD:

- introduced the proposal
 - redevelopment of the Hampton Court station site which includes the Jolly Boatman – a now derelict pub/music venue
 - Refurbishment of the station
 - Housing, retail & hotel
 - All parking to be underground – including current station car park
 - Highways works to Hampton Court Way & road junction improvements
- there has been extensive liaison with Historic Royal Palaces (HRP) & English Heritage (EH) (London)
- HRP & EH prefer not to see any development on some parts of the site & have said that if they continue to be unhappy with what is proposed they will seek call in – are particularly concerned about development on the Jolly Boatman end of the site
- land in the ownership of Network Rail & Gladedale Homes
- 66 residential – flats & maisonettes
- Will supply some on site affordable housing but likely to be below LP requirements due to cost of development of the site & anticipate will be shared equity not rental
- 46 bed hotel
- Parking 1 space per dwelling

PL:

- Gladedale inherited the site which was in the ownership of a company that they bought
- Have appointed Allies & Morrison Architects
- Have done masses of public consultation which has resulted in changes to the plans e.g. reorientation of the hotel
- The site is within a flood plain
- Env Agency is satisfied with the flood protection measures
- Network Rail happy with the proposals
- HRP – object & HRH Prince of Wales requested a workshop with the applicants, EH & CABE. This has happened & resulted in further changes
- Royal Star & Garter Homes are now on board & part of the site will be developed as a care home for their residents

NC:

- Network Rail were looking to see how to utilise the car park & rest of the site to the best advantage & to use the assets to provide for improvements to the station – the

proposed scheme would pay for the re-development of the station & a new transport interchange

MP:

Planning & policy background

- LPA did a planning brief for the whole site in 1986 which was for mixed use but primarily office & no housing
- Revised planning brief 1999 which included housing & reduced the amount of office space
- HRP & EH started to object at that stage as they want to preserve the openness of the site
- HRP did try to find money to buy the site but were not successful
- The application will go through the application process & not the LDS route
- Impasse between HRP & EH & the LPA/developer & objection to the planning brief & they threaten RTCI any development proposed on the river
- The site comes within the East Molesey village centre boundary

CB:

Architectural issues

- Want to 'reconnect' the site to E Molesey & achieve a sense of arrival at Hampton Court
- The transport hub will provide for bus, train & coach drop-off for Hampton Court plus addition capacity for the residential & the hotel
- Concern over the views from Hampton Court to the site & vice-versa, particularly the Jolly Boatman end of the site by the river & the bridge
- Will improve access to the river & to the riverside walk with new steps down to the river
- Flood plain – there is a need to retain the run-off area & EA happy with what is proposed
- Height h is limited to 50 ft due to conditions under the Railways Act.
- 3-4 storeys max
- The station is a locally listed building & is within a conservation area

CD:

Aspirations


- The development brief also calls for the needs of E Molesey in addition to the site & the potential impact on Hampton Court Palace
- Restorations of the part derelict site, restoration of the station buildings which are currently in v. poor state
- To meet the traffic needs, new access & develop into a transport interchange
- Enhancement of the E Molesey conservation area
- Improved frontage & access to the Thames
- Environmental improvement of the site
- Enhance the site as a gateway to the borough
- Mixed –use; the site is within E Molesey town centre boundary & therefore OK for PPS 6 uses

Timescale – Scheme is ready to go to application within the next 4 weeks

EIA – is being prepared

Contacts:

English Heritage – ~~XXXXXXXXXX~~

Historic Royal Palaces – 

The planning brief can be found at:

http://www.elmbridge.gov.uk/documents/detail.htm?pk_document=8311



