Objection to Hammond Care’s Amended Greenwich Hospital Development Proposal

SSD 8699

I strongly object to the proposed redevelopment application. The proposed development will detrimentally impact and change the amenity and character of the area in so many ways.

The “Hammond families” and anyone dealing with this development application should be asked to take a look around the area and, if they lived here, would they like this built in their backyard? The development must be built so it is part of the suburb, not looming over it and destroying it. By all means, revamp the hospital but do it in a way in which the current community and natural environment are not compromised. The current proposal is poor and inconsiderate design. It is trying to fit a square peg in a round hole.

I am the owner of a property on the high side of Upper Cliff Road, Northwood with direct line of sight to the existing site. I currently have a 180 outlook across the valley to Greenwich Hospital through to the lights at Greenwich Road. Currently there is no structure in the corridor from Northwood Road/Longueville Road through to Greenwich Road which is more than 3 stories in height. This is the case in the surrounding areas across the golf course and down to Longueville. The current zoning has protected the area together with the restriction on the removal of trees of a certain height. This is why we choose to live here.  
  
This corridor (along with the surrounding suburbs) is densely green and appealing to the eye and a pleasant place to live. With the plan proposed this will completely change.

Attached are photos of the current view from the living area of my home in Upper Cliff Road which looks immediately across to the hospital and beyond. This green vista will be replaced with towering solid buildings, which are imposing commercial looking structures, totally out of character with the area. It will be an eyesore and completely change the ambience and visual amenity of this residential area and outlook for many homes.

I support the building of/redevelopment of hospitals– but it needs to be sympathetic to the environment in which it is being located. The land size of the site is large enough to achieve Hammond’s proposal to expand the current hospital to improve the inpatient/outpatient support services AND be built in a way which blends in within the surroundings. It does not and should not be as high as envisaged. It needs to be sympathetic to what is currently in this leafy green corridor.

Achieving this, however, is clearly impeded by that part of the proposal to include what is now submitted as “senior serviced apartments” - 2 x 7 storey blocks. The land is currently zoned for Health Service Facilities. The proposed “senior serviced apartments” cannot be classified as medical infrastructure or a related use. This is a backdoor attempt to build residential apartments on land which is zoned for hospital use only. Any such development should not be permitted unless they too comply with the zoning requirements that every other resident in the area needs to meet.

In relation to the proposed redevelopment of the hospital itself, given that there are no height controls on the site, any development must be viewed in context to the surrounding buildings and structures adjoining the site. The proposed height and bulk of the hospital are not in keeping with the low scale residential development surrounding the site and the adjoining suburbs. The recent redevelopment of Greenwich school achieved this and Hammond Care should be required to do the same. This is not a commercial area.

The land on which the site is proposed is on a high ridge and elevated – that of itself makes the proposed development so much more imposing and highly visible, even if built in line with the rest of the area – this elevation is a factor which needs to be taken into account.

The consequences and flow on effect of this proposed development are enormous. They have been well aired by others and I strongly endorse those objections which include:

* Light pollution – the amount of light which will be emitted from the site 24/7 and particularly at night across the current dark landscape. The significant destruction of greenery on the current site will increase this pollution.
* Increased traffic on River Road – which is already congested early in the mornings before peak hour. Various sections of the road are well known for accidents. There will be increased traffic safety issues for locals and children at Greenwich School.
* The significant destruction of trees and greenery - which will totally disrupt the leafy green environment that epitomises this area. I understand about 70 trees, many very old and established will be removed. Any replantings will take decades to grow to replace what will be removed.
* Impact on public transport – the area is not well connected to public transport. There is only one bus service, which is not frequent (particularly on weekends with no services on Sundays) and already overcrowded. Users of the site will be dependent on cars. The proposed suggestion for Hammond Care to provide a community bus will fall short of addressing this issue.
* The acoustic impacts - increased noise across the valley due to what is proposed on the site.
* Impact on privacy - for the surrounding landowners and significant detrimental visual impact to the existing residences in Greenwich and Northwood.

What is proposed is an imposing structure which is completely incompatible with the local area. Hammond Care should take advantage of this generous site and build something which the locals can be proud to have and support in our community.

1. **Attachment**

Photos taken from living area from residence on high side of Upper Cliff Road Northwood looking directly across to Greenwich Hospital



