

EIS Exhibition, Greenwich Hospital

Staged Redevelopment of Greenwich Hospital (Concept Proposal)

Objection

I object to the Concept Proposal for the following reasons:

- The siting of the Senior Living Villas: These blocks front St Vincents Road on a sloping site and the southern boundary abuts existing houses that front Gore Street. The closest villa block will overlook those houses by virtue of the slope and will cast excessive shadows on the houses especially during winter when solar access is at its most critical. The siting and shape of the villas should be changed to reduce overshadowing and to improve the Access Road (see below). Both these considerations probably mean that the numbers villas should be reduced.
- The Existing Access Road is a very steep, narrow drive rising from St Vincents Road. The internal road layout indicates that it is intended that this access will be extensively used. Many of the users will be elderly residents of the seniors' accommodation who will avoid the River Road access and choose to drive up through Gore Street to Greenwich shops and facilities. The grades on the driveway are too steep and the transition to St Vincents Road will make safe entry onto the road difficult. The alignment of the Access Road should be substantially changed to make it safer and easier to use. This will impact on the siting and shape of the Seniors Living Villas.
- The internal road system will be essential to the effective functioning of all the buildings on the site. Insufficient attention seems to have been paid to how the road system will work. There will be a mix of traffic in and around the site including the elderly residents driving their own cars, hospital traffic for the day to day operation of the hospital and visitors. River Road is a busy major arterial road throughout the day but is especially so during the morning and afternoon peak. The Hospital Entry Precinct seems to have no traffic signals which would be disastrous and have a high potential for accidents.
- The heights of the Senior Living Apartments buildings are excessive and will overlook the surrounding residences. The views shown in the EIS are not truly representative of the reality.
- The population increase on the site from the development will be excessive. It appears that there will be over 300 additional people on site every day including residents (169), Patients (72) and staff (70). This will generate many more traffic movements to and from the site and will have an unreasonable impact on the surrounding streets and community.

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