

## Comment on a planning application

### Application Details

**Application:** 19/0646/FUL

**Address:** GreggsGould RoadTwickenhamTW2 6RT

**Proposal:** Demolition of existing buildings (with retention of single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace; landscaped areas; with associated parking and highways works and other works associated with the development.

### Comments Made By

**Name:** Ms Felicity Counsell

**Address:** 92 Colne Road Twickenham TW2 6QE

### Comments

**Type of comment:** Object to the proposal

**Comment:** This objection relates specifically to the Commercial Building (Building B).

I welcome the inclusion of a commercial unit in the development, as this area has always had some mixed use, but the design needs to be appropriate and sympathetic to its surroundings. This is totally out of character with the neighbourhood in both scale and design.

The building appears to front directly onto Edwin Road and is two storeys with a front gable elevation. This roofline is not in keeping with other buildings fronting onto Edwin Road. The overall height of the building is clearly above its immediate residential neighbours on Edwin Road. As it would be taller than the current structure, it would overshadow its neighbour, causing loss of light to their north facing garden.

The solid white gabled design of this building is ugly and monolithic, dominating the streetscape. Other neighbouring commercial properties (and the one it will replace) are more low-key and less obtrusive, being single storey brick structures with grey metal gables, and offset back from the pavement so they do not impose themselves on the neighbourhood.

Other white gable ends in the vicinity are not so visually obtrusive as they are closely interspersed with large expanses of natural brick which reduces the impact.

The large windows sitting asymmetrically in an expanse of solid white wall do not enhance the building at all or particularly underline the intended commercial nature of the building. Commercial buildings can be subtle and tasteful in their design, while still being practical, to reflect their purpose and situation sensitively. This does not.

In terms of visual amenity, it does not sit at all comfortably with its neighbours in either appearance or scale.

Depending on what the building is used for, there may be an increase in commercial traffic to the site, as well as access and parking issues, as it does not appear to include staff or visitor parking.