

## 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:** Mrs Karen Potts

**Address:** 104 Colne Road Twickenham TW2 6QN

### Comments

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

**Comment:** My main concern relates to the density of the development in an area which is already under pressure in terms of outdoor communal space, parking, traffic/congestion, road safety and access and sewage removal (already a major issue with local residents having to report blockages which frequently require dredging my commercial firms). The number of houses and height of buildings seems far too high for this area and focuses on profit rather than quality of life for both new and existing residents. 116 new properties with an estimated 326 residents, including 108 children, seems disproportionate for an area this size and is out of context even within this densely built up area.

The token 'nod' to a mixed land use, including some commercial properties, will also inevitably be undermined in the future as seen in all other examples of commercial buildings which have since been unchallenged as they have been converted to residential properties - the mews on Gould/May roads, the former industrial units behind Gould Road, the unit on Colne Road and the pubs on May and Colne Roads. This will see the residential properties increase further in this area, thereby increasing the density and pressures.

I note there is no additional community space designated in this application and no effort to open up public access to the River Crane and the river footpath network which is a real missed opportunity and affords the existing local residents no community benefit- in spite of the huge upheaval and pressure that such a high density development will place on the local area.

Parking issues have been an ongoing concern in this area which have recently been addressed via a CPZ- this will be undermined by the provision of only 115 parking spaces and garages that have been advertised informally by the developer as being 'suitable for conversion into studios/work spaces'! Parking will again become an issue with the prospect of new residents petitioning to join the existing cpz which was shown to be needed to meet today's parking requirements without the additional 300 potential cars which may result from this development. Unfortunately there is no guarantee that the cpz wouldn't be compromised in the future. The increased number of vehicles will also lead to more congestion and pollution at a time when London is seeking to manage its air quality. Road safety has been an issue in this area in the past - during Gregg's time at the site, the poor and unsafe access to the site from both ends led to much car damage and reports of unsafe driving of large vehicles. During construction, this will be a real concern once again - to add to this, since the council granted permission for the Gems primary school at the end of Colne Road, close to the access point for vehicles arriving under the railway bridge, road safety has become even more of an issue. After the protracted construction period, the extra number of cars that will be generated by this dense development will lead to increased congestion and the associated issues that will bring. It is naive to think that just because houses are built without garages or driveways people, therefore, don't own them!!