

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 Zuzana Edwards

Address: 61 Hamilton Road Twickenham TW2 6SN

Comments

Type of comment: Object to the proposal

Comment: I'd like to object to the proposal on the grounds of density of the development and traffic generation. The plan is not considering creating anywhere near sufficient public safe space for children to play and adults to enjoy.

Besides these reason the development is not delivering ecologically sustainable settlement. I've provided a critique and got the following response:

"The building will be designed to minimise operational energy demand and reduce carbon dioxide emissions by adopting the energy hierarchy of the Be Lean - Be Clean - Be Green approach as set out within the London Plan to achieve an overall 35% reduction in carbon emissions over the Building Regulations Part L 2013 and meet the minimum BREEAM requirements for Issue Ene01."

Based on the plan set out in 2010 (<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-five-londons-response/policy>) the ambition was for residential buildings to be on their way to Zero carbon in 2016-2013. If I understand this correctly the building would not even fall within the plan for 2013-2016 which suggest 40% reduction.

The proposal as it is misses an opportunity - to be resilient and sustainable, from the outset proactively aligning with the future higher sustainability standards and saving on the expensive future retrofitting. And in a long term it also misses the greater profitability and economical gains (for the developer, the residents and the public budget) with incorporating elements such as:

Biogas digester at the lower end of the site towards the stream and railway tracks could produce

1. grey water (and treated black water) for heating, flushing toilets, landscape and garden irrigation;

2. renewable energy from the biogas methane towards a central heating plant;

solar heating and solar panels;

sustainable stormwater drainage in the form of permeable and grass-block pavings, and aesthetic detention pond, passive house design;

low energy building materials;

spaces for local recycling units,

bicycle docks,

spaces for urban gardening and wilderness integration with river edge;

There are many studies on the health benefits of community gardens, growing food, contact with nature, that features improving the social (networks etc) and human (health and well-being) are going to RAISE the value of the properties.

Further to that Richmond Council should consider that its resources for public health, crime, and other social services will be reduced if they create/approve projects in which the inhabitants have shared spaces where they can garden together

and socialise and where kids can play. Gardening alone can improve mental health in adults and children who come into contact with soil are also less likely to develop are range of allergies as well as type 1 diabetes, obesity, and ADHD.

Thank you for considering my objection.

Zuzana Edwards
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