

Crane Road Residents Street Survey Jan-Mar 2019

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Background

Subsequent to the announcement/consultation process from London Square that they intended to undertake a residential re-development of the Greggs Bakery site, a group of Crane Road residents decided to undertake a survey of the residents in the street.

The purpose of the survey was to gauge opinion of the local residents with regards to the proposal that had been put forward by London Square. In undertaking this exercise we were keen to assess both positive benefits and negative impacts.

The areas included in the survey included the following;

1. Opinion towards the proposal.
2. Potential benefits of the proposal.
3. Potential impacts of the proposal.
4. Collate information on population density and car ownership.
5. Assess level of interest in forming a Crane Road Residents Association to represent the streets residents in the ongoing planning process.
6. General Feedback / Other Comments

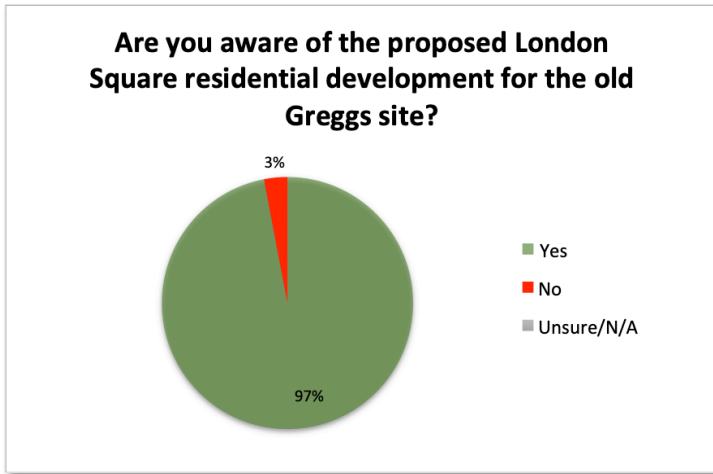
The surveys were undertaken in person at weekends between January and March 2019.

The results of the survey have been collated and are represented in this report.

Section 1 Awareness

In this section residents were asked about their level of awareness with regards to the proposed residential redevelopment of the Greggs Bakery site by London Square

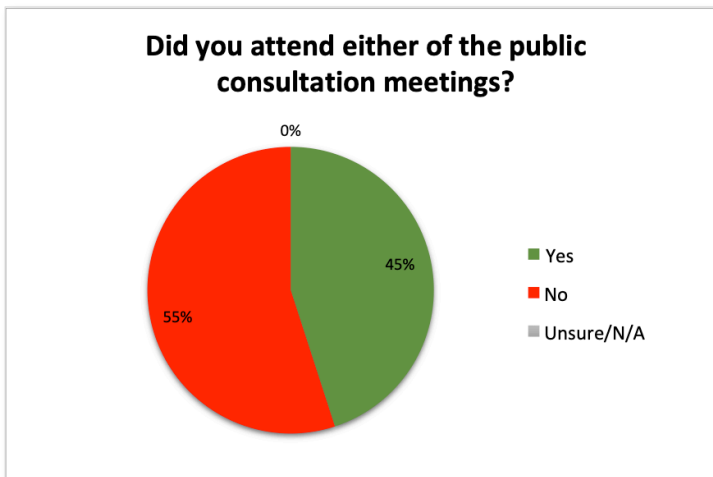
General Awareness



The clear majority of the residents are aware that a residential development is proposed.

During the survey it became clear that those that had not attended the consultation process knew very much about the details of the proposal.

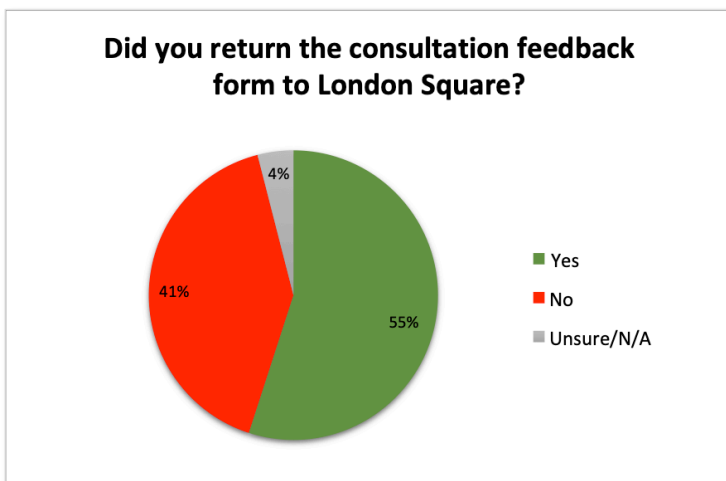
Consultation Meeting Attendance



Attendance at the consultation meetings was at less than 50% of those surveyed.

92% of those that did attend the consultation meetings were from the Evens side of the road that directly adjoins the Greggs site.

Consultation Feedback Form (mailer from London Sq.)



Response to the mailed feedback form was at 55% of those surveyed.

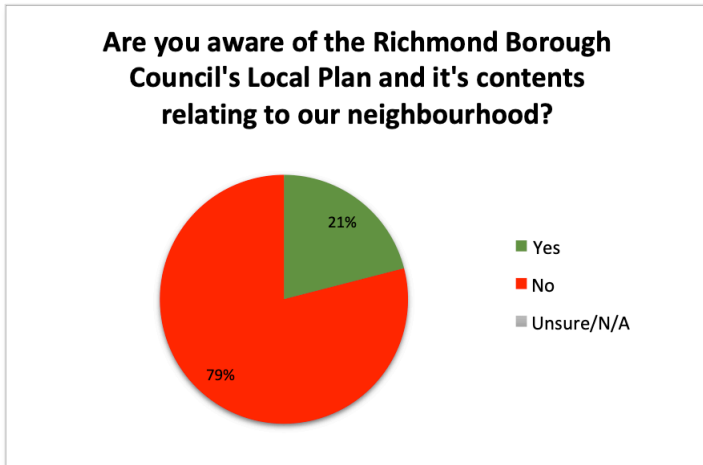
66% of those that returned the feedback form were on the Evens side and 34% from the Odds side of the street.

Contact with London Square



Just over a quarter of those surveyed had been in direct contact with London Square’s consultants. This was primarily from property owners with boundary walls.

Richmond Borough Local Plan



Almost 80% of the residents were unaware of the existence of the Local Plan produced under statutory guidelines by Richmond Borough Council.

Potential benefits of the proposal.

This section will cover the potential benefits as expressed by those surveyed. The responses have been collated and grouped into the following key areas with the % detailing the level of mention by those surveyed.

Benefits stated with %	
Re-gentrification of Derelict Site	55%
Residential/More Housing	28%
Not Industry	24%
No Benefit at all for Community	21%
Opens River Front Up	10%
Less Lorries	7%
Adds value to the area	7%
Adds to the Local Community	3%

Potential impacts of the proposal.

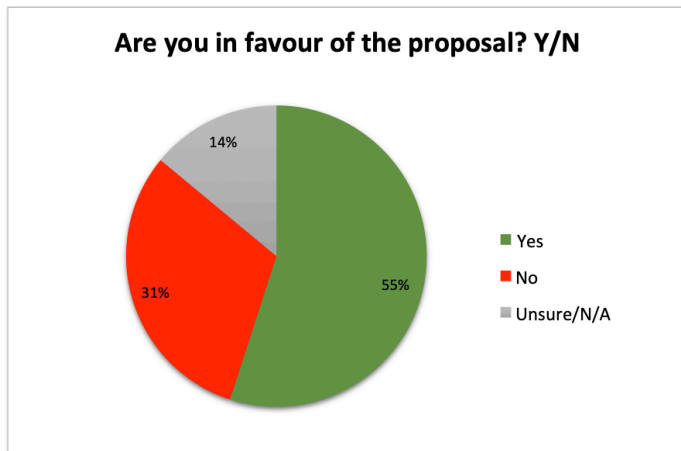
This section will cover the potential impacts as expressed by those surveyed. The responses have been collated and grouped into the following key areas with the % detailing the level of mention by those surveyed.

Benefits stated with %	
Pressure on Parking due to insufficient capacity	69%
Increased Traffic & Traffic Flow	38%
Population Density too high	34%
Privacy, Being Overlooked, including Roof Gardens	34%
Height of Development, Not in keeping with Local Area	28%
Construction Noise / Traffic	17%
Pressure on School Places	14%
Proximity to our boundary / Party Wall / Fence	13%
Higher Footfall	7%
Impact on Local Services, including Public Transport	7%
Not enough open space/playgrounds	3%
Community Benefits	3%

Section 2 Opinion

In this section the survey looked to measure the level of acceptance of the community with the current proposal

Opinion towards the Proposal.

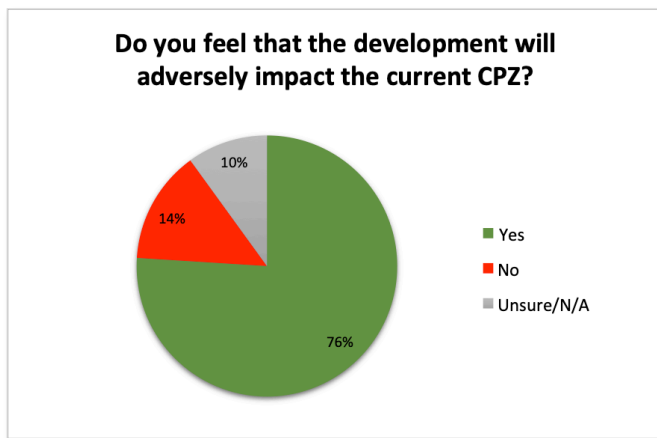


Over half of the residents surveyed were in favour of the proposed development.

Section 3 Parking

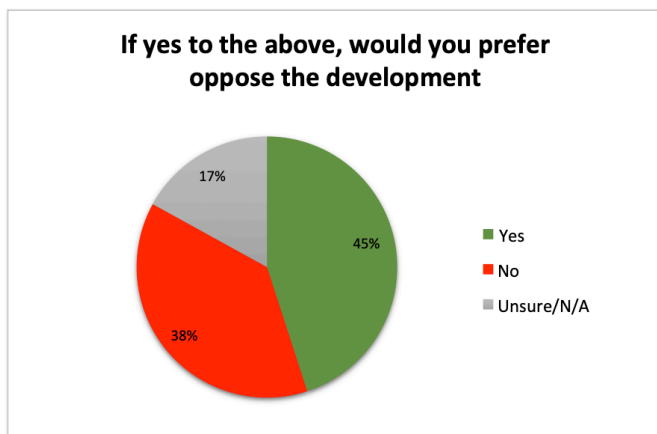
In this section residents were asked about their views as to the potential impact on the current Controlled Parking Zone (CPZ) in place.

Potential Impact on current CPZ?



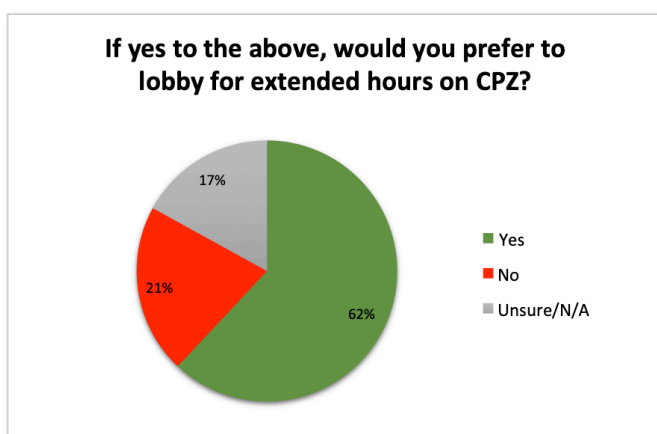
Over three quarters of the residents surveyed believe that the new development will have a detrimental impact on the CPZ in place.

Oppose Proposed Development on this Basis?



45% of residents surveyed stated that they would oppose the development based upon the concerns of impacts on the current CPZ.

Extend CPZ hours on this Basis?

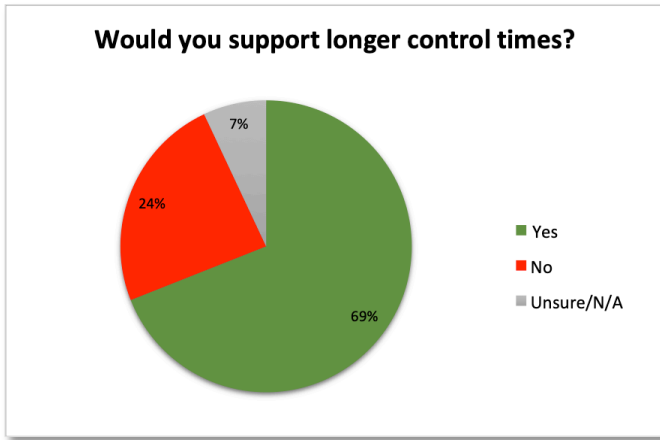


Of the 45% of residents surveyed that stated they would oppose the development based upon the concerns of impacts on the current CPZ, 62% of these residents would support extended times for the CPZ.

Parking questions added at request of Richmond Council

The following two questions were added to the survey at the request of the CPZ team at Richmond Borough Council.

Extend CPZ hours regardless of opposition?



Of the all the residents surveyed 69% of these residents would support extended times for the CPZ.

Review CPZ when development complete?



When asked if they would prefer to wait until the development is in place before reviewing the CPZ, 83% of the residents surveyed said No, they would prefer this to be reviewed immediately.

Section 4 Population Analysis

This section details the summary of population of those surveyed, covering;

1. Number of People in Dwelling.
2. Number of Bedrooms in the Dwelling.
3. Number of Cars associated to the Dwelling

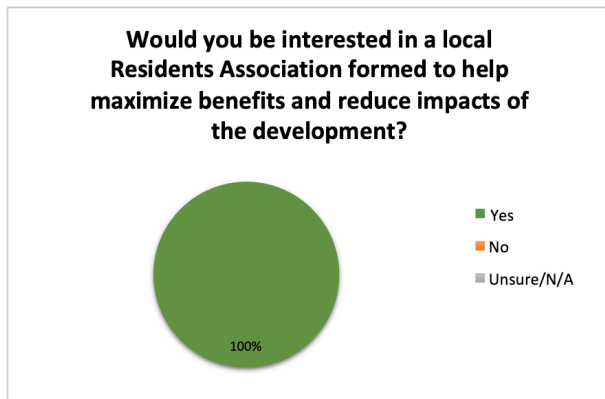
The below table summarizes that data collected in the survey

No. of Bedrooms	# of houses	Sum of # people living in the house	Average per house	Sum of # of cars	Average Cars per house
2	7	14	2	9	1.3
3	6	17	3	9	1.5
4	13	26	2	17	1.3
5	2	8	4	3	1.5
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Grand Total	29	65	2	38	1.3

Section 5 Next Steps

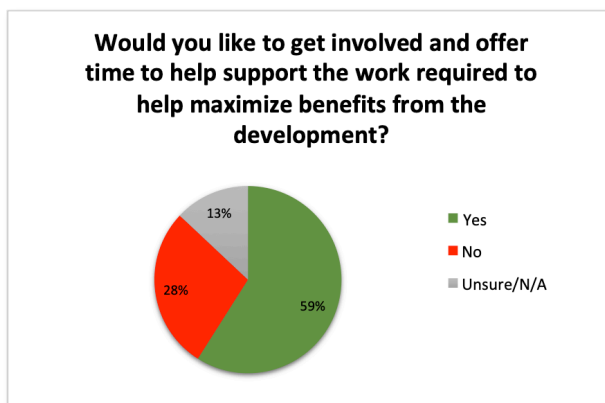
In this section residents were asked about their opinion on potential next steps in the process.

Resident's Association?



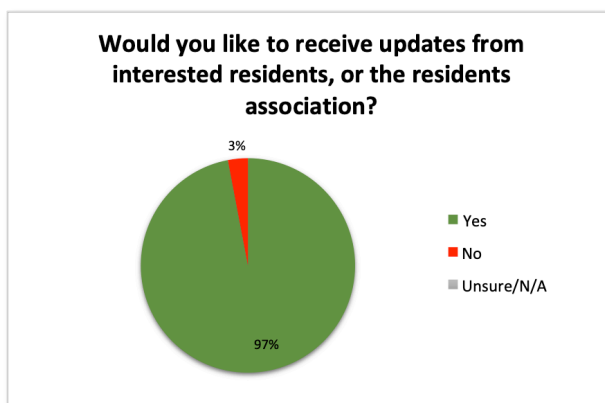
100% of the residents surveyed stated that they would fully support the formation of a Crane Road Residents Association to represent the community in regards to the development.

Willingness to help Resident's Association?



59% of the residents surveyed stated that they would be glad to help support the Crane Road Residents Association in its efforts with regards to the proposed development.

Receive Updates from Resident's Association?



Almost all of the residents surveyed stated that they would be happy to receive updates regarding the proposed development from the Crane Road Residents Association.

Section 5 Other Comments

This section will cover the other comments raised by those surveyed.

- 1 - Safety for children in the street
- 2 - Impact o local Community with influx of new residents
- 3 - Please minimise car hassles, be reasonable
- 4 - Parking impact
- 1 - in addition to 1 car we have 2 bikes
- 1 - Make streets more liveable
- 2 - getting cars off the streets would be good so kids can play
- 3 - include car club spaces
- 1 - We like the developer
- 2 - do not want the height of the flats that are planned
- 3 - we object to any plan to include a walkway across the river
- 1 - Residential better than Industry
- 2 - Smaller units better than big
- 1 - How will parking work?
- 1 - Where is the Corporate Responsibility for post construction remediation?;
- 1 - Road resurfacing
- 2 - Re-Paving Pavements
- 3 - Period Lighting
- 1 - Work Hours for construction
- 1- Why so many bicycle spaces?
- 2 - Any restrictions on planned extensions to development post build (e.g. changing garages into accommodation)
- 3 Traffic concerns
- 4 - is there sufficient turning circle in development for delivery vans and emergency services
- 1 - Why such high density
- 2 - Why such high flats at the River end
- 1 - Concerns over the removal of the Asbestos roofing.
- 1 - What about Community Space?
- 2 - Wary that new residents will seek access to CPZ post development
- 3 - improve the landscaping / tree planting plans
- 1 - Why not use site for a school
- 2 - Why not a single row of houses
- 1 - with the expected # of children this will add further strain on the local schools
- 1 - I see no community benefit included in the Proposal, for instance how about an outdoor gym area?
- 1 - Worried about the height of the development, it is not in keeping with the local area
- 1 - Do the Council own the land, based on survey a few years ago?
- 1 - Surely there should be like for like replacement
- 1 - too many houses proposed
- 2 - do not want in an increase in low income housing with the impact that brings
- 3 - would prefer One entrance instead of two - just use Gould Rd
- 4 - please Gate the development

1 - What guarantees will there be against increased height / extension post development

2 - can the houses be put further back from our garden wall

3 - could you create a visitors car park for your residents

4 - Garages will be converted to rooms in no time

5 - please consider less properties and realistic parking

6 - What considerations have been given for Change of Use?

1 - Not against residential, just the density & height of the proposal

2 - zero employment generation for the local community

3 - Why knock down such a good building - the white building at corner of Crane & Gould Road

4 - All other recent developments in this area are 2 storey with 3rd storey in the roof space

1 - bring back industrial / office

2 - Bike parking provision at 222 is ludicrous

1 - Traffic Impact from having two entrances

2 - Any plans for Open Space?

3 - can the proposed population density be lowered?

4 - Impact on Local Transport

1 - Consideration must be taken not to be too overlooked by new residents

In principle I am very happy that the site will be redeveloped and I expect that this will include a level of disruption and noise during this time. What I have grave concern about are the density of the proposed development, the height and overlooking existing dwellings/gardens and the impact that will most certainly arise on the CPZ that has only been in place for a year.