

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 Ilaria Roncaglia

Address: 7 Crane Road Twickenham TW2 6RX

Comments

Type of comment: Object to the proposal

Comment: We are writing to object to the amended planning application for the development on the previous Greggs bakery site for the following reasons:

1. Height of the development: still in parts 5-storey blocks, out of character for an area that is currently 99% 2-storey. These still dwarf our homes and introduce privacy and overlooking issues to some neighbours, and loss of amenity to others.
2. Density of the Development: still 116 residential units, with inadequate/insufficient play space, no additional community space and not truly opening up access to the River Crane. The development will put too much pressure on local public transport and services.
3. The lack of Community Benefit to existing residents: the developers claim that they have added a further 208sqm of play space, yet this appears to mostly consist of a slightly widened riverside walkway now designated as playspace when it was not previously. There is no provision for play facilities for children aged 11+ on site, nor any apparent provision of play facilities for children aged 6+ either. The riverside walkway is still located to the north of a two-way road, and boxed in behind a hedge. The equipped play area (for children 0-5 years) is still located in the north-west corner of the site which will be overshadowed by the existing buildings of Crane Mews to its west, and new housing to its south.
4. Inadequate Parking Provision: a further 15 spaces have been removed from the scheme, reducing the number of spaces per unit from 0.99 to 0.86 and there is still no visitor parking on site.
5. Impact on traffic volumes in adjacent streets: the plans still do not properly consider the inevitable impact on traffic volumes on adjacent streets, or at entry points to this area (such as Twickenham Green or Meadway), or pedestrian safety at the site entrance on the corner of Gould Road and Crane Road.