

## 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 Victoria Beattie

**Address:** 41 Crane Road Twickenham TW2 6RX

### Comments

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

**Comment:** I object to the proposed plans for the following reasons:

The height of this building is significantly out of proportion to all the other buildings in the area. Whilst there has been an attempt to make the Crane Road / Gould Road roof look lesser, it's really a small concession to what is in effect still a collection of 5 storey blocks in an area of two-story Victorian houses.

We live in an area that is already has density challenges. The Greggs Bakery Developers are adding a further 116 residential units without creating enough play space for all the families that will live within such a huge cluster. There is NO additional community space planned, the public space they refer to on their new plans is simply the riverside walkway they had on their original drawings. They are just calling it "play-space" now. They have not proposed any real opening up of access to the River Crane which would seem to be the only real benefit of such an endeavour.

There doesn't seem to be much in it for our community. We have a strong community that isn't roomy. We don't have space to waste but we share what we have and our kids grow in that environment in a way that we think we can sustain. This development not only taxes that with numbers but doesn't take the community that exists there into account at all. It just bulldozes its heavy weight building into the area.

For example, I can't see any play spaces for any children over the age of 6yrs. The riverside walkway is still on the North of a two-way road and behind hedges. The play area that is supposedly designed for the 5 and under group is on the North-West corner of the site and overshadowed by the existing buildings of Crane Mews and new housing in the South... doesn't sound like the most appealing of situations.

To introduce 115 new units to this area will put huge pressure on our local public transport and our services. Already I stand on Twickenham Green in the morning waiting for a bus to stop that can take me. I've stood there many times as three or four of them simply drive past, too full to stop. To think of even just 115 new people trying to get to work with us every morning seems inconceivable. I don't know how the local services would respond. The car situation is even worse. They have reduced their parking provision a further 15 spaces. That means each unit has less and still no visitor parking on site. So how will this work?

I think there would be real traffic chaos on Crane and Gould Roads, particularly at the joining end. It's hard enough as it is to get down the narrow roads when it is fully parked up. To have yet more cars on these roads would necessitate full road reversing to allow cars to pass and definite traffic jams as a consequence. There's no consideration of this in the plans. There's nothing in place to allow for these issues at entrance points to the development. I have great concerns over pedestrian safety in these entrance areas also.

We have a strong community and if it is then stretched by an overly large and dense development we lose the positive benefits of careful planning up to this point. We look to you to protect us from thoughtless designs that look to maximising profit over human benefit.

In short, I object for the following reasons:

FAILURE TO MATCH AND SIT APPROPRIATELY WITHIN OUR LOCAL CONTEXT

EXCESSIVE AND UNMANAGEABLE LEVEL OF TRAFFIC GENERATED

FAILURE TO PROVIDE PUBLICLY ACCESSIBLE SPACE

OVERLOOKING AND LOSS OF PRIVACY TO EXISTENT RESIDENTS

NEGATIVE COMMUNITY IMPACT. NO POSITIVE BENEFITS FOR THE AREA