

FW: URGENT ENQUIRY / SECURITY ISSUE (19/0646/FUL - Greggs Gould Road)

19 November 2019 12:41

From: Victoria Beattie
Subject: 19/0646/FUL - Greggs Gould Road Development proposal
Date: 17 November 2019 at 22:28:23 GMT
To: envprotection@richmond.gov.uk

Dear Richmond Planning Department,

My name is Victoria Beattie and I live at 41 Crane Road, Twickenham, TW26RX. I can be reached on 07976 205 005 if you should need to discuss any of my points further. I'm grateful that you provide the opportunity to feed back on this proposal as it is likely to create great problems in our area should it pass.

I object to the proposed plans (19/0646/FUL) 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 in these second plans, 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 urban apartment-style 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 5yrs 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 too inviting if you ask me.

To introduce 116 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. I've stood there many times as three or four of them simply drive past because they are too full. To think of even just one person per unit, 116 new people, trying to get to work with me every morning seems inconceivable. I don't know how the local services would respond. We'd be at a meltdown when already there are people fighting each other at 8am to get their feet on the buses. The car situation is even worse. They have reduced their parking provision 15 spaces and there is no visitor parking on site. How will this work?

I think there would be real traffic chaos on Crane and Gould Roads, particularly at the joining ends. 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 more of the 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 as a consequence also.

We have a strong community here 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. This feels like a thoughtless development looking to maximise profit over human benefit. So, in short, I object to the development for the reasons below:

FAILURE TO MATCH AND SIT APPROPRIATELY WITHIN OUR LOCAL CONTEXT

It is overshadowing and overbearing in height and design. It's totally out of context and nothing like the existent buildings. It is overly dense and urban in an area that has until now stayed protected. There is a belligerent failure to match and sit appropriately within the local context. The building looks like it is cut and paste into our streets from a different more urban area.

LEVEL OF TRAFFIC GENERATED

I object to the level of traffic that will be generated, the consequent problems for all residents and the potentially unworkable levels of cars loading, turning, reversing to pass and the level of stress that will be raised trying to get along these narrow streets. I have real concerns about the safety of pedestrians and particularly for the younger secondary school aged children who walk to school. There has been no provision for this huge shift in traffic.

FAILURE TO PROVIDE PUBLICLY ACCESSIBLE SPACE

There is a failure to provide sufficient and appropriately located, publicly accessible space or play space. There is a failure to open up the River Crane corridor which is a real shame.

OVERLOOKING AND LOSS OF PRIVACY

The building cannot fail to overlook the even number side of Crane Road. There would be a huge loss of light and much overshadowing to put five stories where there is currently sky.

NEGATIVE COMMUNITY IMPACT

This development, as it stands now, will diminish the hard-won positive balance of this area which seems a terrible shame. At the moment the streets feel 'at capacity' and although progress must continue, I would hope that progress can be achieved in a protected and intelligent way rather than be driven by profit alone. There is no 'benefit' to our community with this proposal, only cost.