

01.07.2020

Comments on PLANNING APPLICATION NO. 20/1496FUL

Harrodian School, Lonsdale Road, SW39QN

From G. West and A. Horesh, 88 Lowther Road, Barnes, SW13 9NW

It is with great concern that we are writing to you with regards to the planning permission requested by the Harrodian School to build a sports and cultural centre close to our home on the south side of their grounds.

Within the School's application under Rapid Health Impact Assessment they state that 'there have been open consultations at the school which invited the local community'. This statement is erroneous as no such consultation process has ever reached us.

Our objections are:-

1. This is a residential area of Barnes and has been such for nearly a century. The School is planning an excessively large commercial construction (including a basement), the use of which will highly disrupt the peace and quiet of the neighbourhood and the health and well-being of those of us living nearby.

It is a known fact that there are risks to the local environment when building basements. Our area sits on a flood plain and the proposed building of such a large basement area may well have a detrimental effect on our property, in the future as and when the Thames river floods in this area. (currently, the Thames Barrier is only just able to protect London from flooding)

2. The school plans to have the Centre used as much as is feasibly possible, (including for commercial purposes) which will lead to a major growth of noise, with which we currently contend. Any increase will be unbearable.

This large rise in sound pollution will emanate in various ways.

a) Through the comings and goings of many hundreds of people participating in sports and entertainment activities during the day and evening. (the Centre itself will seat between 400 and 500 persons, and there are plans to HIRE out the Centre in addition to using it for events promoted by the school.)

b) The noise from participants and spectators in the Centre will pass through the building and through the vented roof into the neighbourhood.

c) We chose to live in our cul de sac twenty eight years ago, knowing that there would be no through traffic and that this would limit noise and air pollution. When the school came into being we were tolerant of noise from school children. Over the years the noise has increased due to a growth in pupil numbers and the many outdoor activities held. The use of the proposed Centre will destroy any remaining peace and quiet and may cause a decline in our health and well-being.

d) We read that the Centre will make use of heat pumps, air con units, and extractor fans and these will all contribute to the level of noise pollution to surrounding properties.

e) It is also worth noting that the Leg-of-Mutton Nature Reserve lies close by and noise pollution could well affect the natural habitat there.

3. Under 'Community Engagement: 3.0 Community Sporting & Cultural Partnerships: Sports and cultural Centre hall hire' it states that 'Access to the new building will need to be via the rear route for security measures'

There is nothing further stated within the application as to how the public including pupils in/on vehicles or pedestrians, will gain access or egress for attending events at the Centre, but as Lowther Road lies to the south of the building ie the rear, we have major concerns that the school may wish to use their gate, situated at the cul de sac end of the road for this purpose. We wish to point out that there exists a current agreement, with Richmond Council and the School, that this gate 'be used only for access for the servicing and maintenance of the school grounds and access to the electrical sub-station and shall not be used for general public access'

We oppose its use by any persons, be they pedestrians or in vehicles whether they are servicing the Centre, (eg providing catering, bringing in equipment for functions etc.) or attending or participating in events at the Centre.

We require assurance that this ruling will stand should this application or any future applications be approved.