Facebook Post

My name is Paul Tapper and both my wife and I are members of the Barnes Community Association, we are also the owners of 14 Belgrave Road, the property that is specifically mentioned in the above statement made by The Barnes Community Association (“BCA”) in support of the Harrodian School’s current planning application for the SH&CC.

I would like to make it clear that at no point have we been consulted by anyone from the BCA before the statement was issued nor has anyone from the BCA visited our property to see how we might be impacted by the proposed building. I feel it is important that I correct the significant factual errors that have been made in this statement.

Firstly (and I attach a photo as evidence of this) we will be able to see the new building from our main family living room on the ground floor and from all other rooms to the rear of our property as well as from our garden despite the statement saying that our windows do not face directly onto the proposed development.

Taking this into account I therefore have no idea how anyone from the BCA can make the statement “the development will not create any loss of daylight/sunlight to the immediate neighbouring property”, especially as nobody from the organisation has viewed the proposed development from our property.

The proposed property will have a height in excess of 11m, which is not as is claimed, a similar height to adjacent properties and it will also be 60m in length, so will run for longer than the full length of our boundary with the school, consequently it will be all we will be able to see when we look in that direction from both our house and garden. As a result it will dominate the skyline, not only for us but also for a significant number of Belgrave Road and Lowther Road residents. Something the statement has failed to mention.

I have also taken professional planning advice which tells me that the report published with respect to potential noise disturbance is totally inadequate for the purpose of the proposed structure, so again I have no idea how the BCA is “assured all acoustic treatments to the building will meet the requirements of the Local Authority”.

The plans also clearly state that part of the proposed building will encroach on to Metropolitan Open Land (“MOL”), as indeed will the proposed relocation of the existing astro-turf pitches, whereas the BCA statement says it “ will be built within the footprint of the existing school buildings and facilities, rather than an open green space”. So once again the statement is factually inaccurate. I would also note that the proposed building will accommodate seating for 400, classrooms, offices and changings rooms for outside sporting events all of which add to the mass of building without being relevant to the needs of a sports centre.

The BCA subsequently states the “SH&CC will enable the residents of Barnes and those in Richmond Borough to have a world class resource”, when the school has an almost perfect history of not providing access to its superb facilities for local residents. I therefore question why the BCA feels there will be a benefit to local residents other than those who send their children to the school?

Next the BCA state that “we were assured that construction traffic on Belgrave road and Suffolk Road will be limited to weekdays between 9:30am and 3pm” when the documents submitted clearly state the hours will include Saturdays as well.

Then in the following paragraph the BCA states that the visitor access will be via Lonsdale Road, however the formal submission documents clearly state visitors will have to use the rear access for security reasons.

I leave it for you all to decide as to why the BCA has felt the need to make such a public and inaccurate statement of this nature in support of a privately owned business, whose owner is not a resident of Barnes, at the same time as more than 70 Barnes households have decided to object to the proposed plans.