

3rd August 2020

To
Mr Robert Angus
Head of Development Management,
London Borough of Richmond Upon Thames

Ref Greggs Bakery Gould Road/Edwin road site 19/0646/FUL
Your Ref : DC/TFA

Dear Mr Angus,

We are writing in addition to comments submitted at the original planning consultation in 2018. As a small sculpting and modelmaking business that has operated near the proposed site since 2003 we would like to support the planning effort to maintain a larger proportion of the site as commercial and appeal to the committee to reject the application as it stands.

The 175msq of subsidized space is welcome but the idea that this would provide a business hub is unrealistic. The scale is wrong and the space is wrong. We would like to make a case for more small studio /business incubator spaces for makers and designers, such as product designers, engineers ,prototype makers, animators, games designers jewellers, upholsterers, framers, etc We feel the developers have justified the move away from an unworkable commercial element by presenting the tick box default as either heavy duty industrial (which is clearly not appropriate) or acres of un-rentable office space.

We are not naive - the current climate and ever reduced government funding has forced local authorities into an unhealthy reliance on developer contributions to meet key objectives and this development as it stands will bring in a huge lump of funds as indicated in your report. The "planning gain" land value uplift will satisfy Greggs shareholders and London Square 'helpfully' points out if the amended application is refused the site "will remain vacant for the foreseeable future".

Our business started in 1993 recession at the Business Village in Wandsworth. An vibrant mixture of studio, workshop and small business startup spaces, we were there for 10 years. This was sold as residential development and many small businesses lost their work spaces. We spent 18months trying to relocate to suitable premises. We were able to move here because LBRUT planning had rejected numerous efforts to develop our site into residential houses or flats. This area of Twickenham we feel is unusual due to its mixture of living and working spaces and although a little rundown when we moved was lively and affordable . The provision for affordable housing appears limited in this application.

London is a hugely creative and cultural centre and the UK has a worldwide reputation for design and creative innovation. Micro start ups working in studios sustain a range of ancillary small businesses. They share ideas and technologies, feed off each other and work together in complex ways. It provides an energy, gives opportunities to the dynamic young but needs some help to start . A project with enough ambition and scale could become self sustaining. In a post covid world working practices will be changing. Many people work as small self employed freelancers but not all can work from home which can be limiting and isolating. Our experience of shared work spaces was hugely positive. Providing affordable spaces for these type of workers would be an investment in the future.

The landscape is changing . Perhaps we need to look at these kind of developments differently.

Kind Regards
Karen Grosch & David Whetton 100 Colne Road Twickenham TW2 6QE