

Document
**Public Consultation
Report**

Project
Barnes Primary School

Building/Asset/Site
School - SRP

Client
**London Borough of
Richmond Upon
Thames**

Date
November 2020



Contact
Laura Feroso
lfermoso@mcbains.co.uk
+44 (0)20 7786 7934
mcbains.co.uk

| DOCUMENT REFERENCE | | | | | | | | METADATA | |
|--------------------|------------|------------|---------------|----------------|------|------|--------|----------|----------|
| 61020 | LOND01 | MCB | XX | XX | RP | A | 0060 | S2 | P3 |
| MCB NO. | PROJ. IDEN | ORIGINATOR | VOLUME/SYSTEM | LEVEL/LOCATION | TYPE | ROLE | NUMBER | STATUS | REVISION |

INTERNAL APPROVAL

This document prepared, reviewed and approved by:

| Version | Date | Prepared By | Reviewed By | Approved By |
|--|----------|-------------|-------------|-------------|
| P3 | 03/12/20 | LF | MB | MB |
| Signature for and on behalf of McBains Ltd | | | | |

REVISION HISTORY

| Suitability | Revision | Version Date | Summary of Changes | Changes Marked |
|-------------|----------|--------------|------------------------|----------------|
| S1 | P1 | 16/11/20 | Issue for Coordination | N |
| S2 | P2 | 30/11/20 | Issue for Information | N |
| S2 | P3 | 03/12/20 | Issue for Information | N |

DRAFT REPORT DISCLAIMER

When issued in draft, unless signed and countersigned by authorised individuals acting for and on behalf of McBains Ltd in relation to the development, as defined herein, the contents of this report are to be considered in draft form which have not been finalised or formally reviewed. Accordingly, the information contained herein, including the provision of any advice, should be taken only as an indication of that likely to be contained within the final report. McBains Ltd exclude all liability for actions undertaken in reliance of the draft information provided prior to the issue of the finalised report and reserve the right to amend the draft report information, advice and conclusions.

REPORT DISTRIBUTION

This document has been distributed to:-

| Version | Format | Name | Business | Email Address |
|---------|--------|---------------|----------|--|
| P3 | PDF | Lucila Porthé | McBains | lporthe@mcbains.co.uk |
| P3 | PDF | Rebecca Neil | DP9 Ltd | Rebecca.neil@dp9.co.uk |
| | | | | |

DOCUMENT LOCATION

Ensure that this document is current. Printed documents and locally copied files may become obsolete due to changes to the master document.

The source of the master document can be found on the following:

“[T:\61020 Barnes School - SRP\01_WIP\A_Architect\Documents\RP_Reports\0060- Public Consultation Report](#)”

MCBAINS CONTACT

Queries regarding the content of this report should be addressed to: -

Laura Feroso
Senior Architect
McBains Ltd
5th Fl, 26 Finsbury Square, London EC2A 1DS

Telephone: +44 (0)20 7786 7934
E-mail: lfermoso@mcbains.co.uk

Property and Construction Consultants
Company Registered in England No. 3094139

Website: www.mcbains.co.uk

CONTENTS

| ITEM | DESCRIPTION | PAGE |
|------|-----------------------------|------|
| 1.0 | Public Consultation Summary | 3 |

APPENDICES

- A Public Consultation Area
- B Consultation Board Panels
- C Feedback forms and emails

1.0 PUBLIC CONSULTATION SUMMARY

A Public Consultation was held on the 14th of September 2020 at Barnes Primary School to engage with as wide a cross section of the community as possible, to seek their views, and for these views to inform the design review.

The consultation event attracted people from all age groups with the majority of the participants being parents and local neighbours.

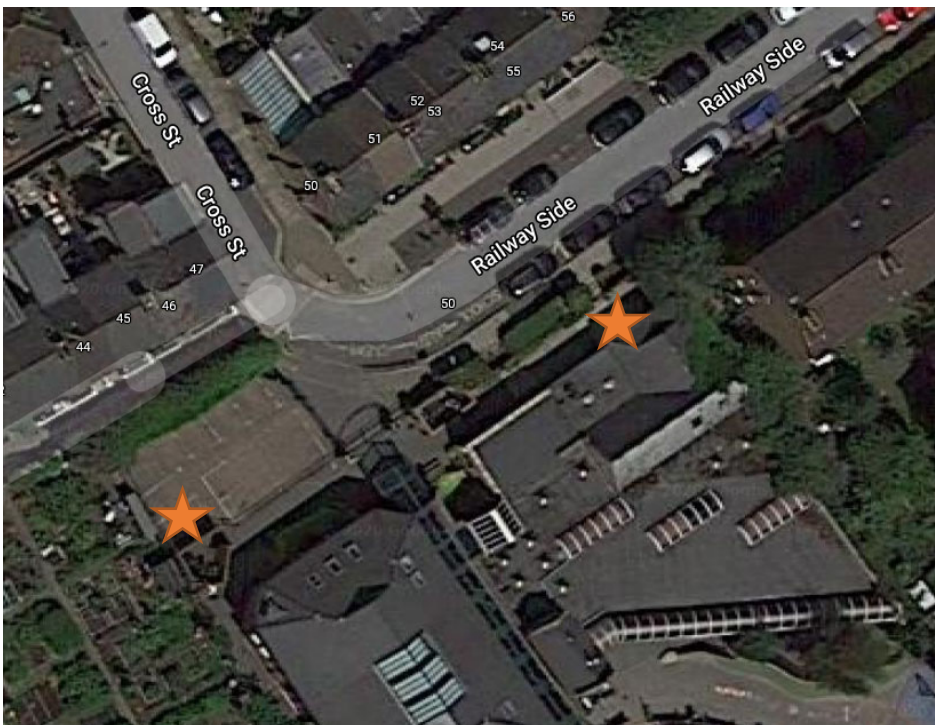
1.1 Publicity

To start the consultation process and let residents and parents know of the Specialist Resource Provision (SRP);

- Letters were distributed to households in an area defined in the appendix A.
- Parents were notified via newsletter on the 8th of September.

1.2 Location

The process was affected by the COVID19 restrictions by that time. Therefore, two external areas were selected to place consultation boards. In each area there was a maximum 6 people and social distancing was maintained.



1.3 Public Consultation

Each group was constituted by:

- A member of the School
- A member of the Design Team
- A member of the Council
- A member of Achieving for Children
- Two members of the Community

In each area, the team had the opportunity to explain the proposal presented in three consultation boards.

Consultation board are included in the appendix B.

1.4 Feedback

Generally, the feedback received during the consultation was positive. However, there were some neighbours who had some concerns.

The team produced a feedback form and residents were asked to fill them in with their comments and/or ask any specific question they would like to have answered.

Due to COVID 19 restrictions, the team asked residents to complete the form at home and send them to the email address provided.

The consultation process remained open till 24th of September and by then, the team received 8 emails.

All comments were collated and a list of the main objections is summary below:

- Impact of the proposal on daylight, sunlight and outlook
- The height of the building and its impact on nearby heritage assets
- Loss of trees and parking
- Concerns about the impact of the construction process.

All the feedback forms and emails are included in the Appendix C.

1.5 Response and design review

All of the above items have been pro-actively integrated into the design development with further information provided within the design section of the DAS, Planning Statement and Transport Statement as part of the full planning application.

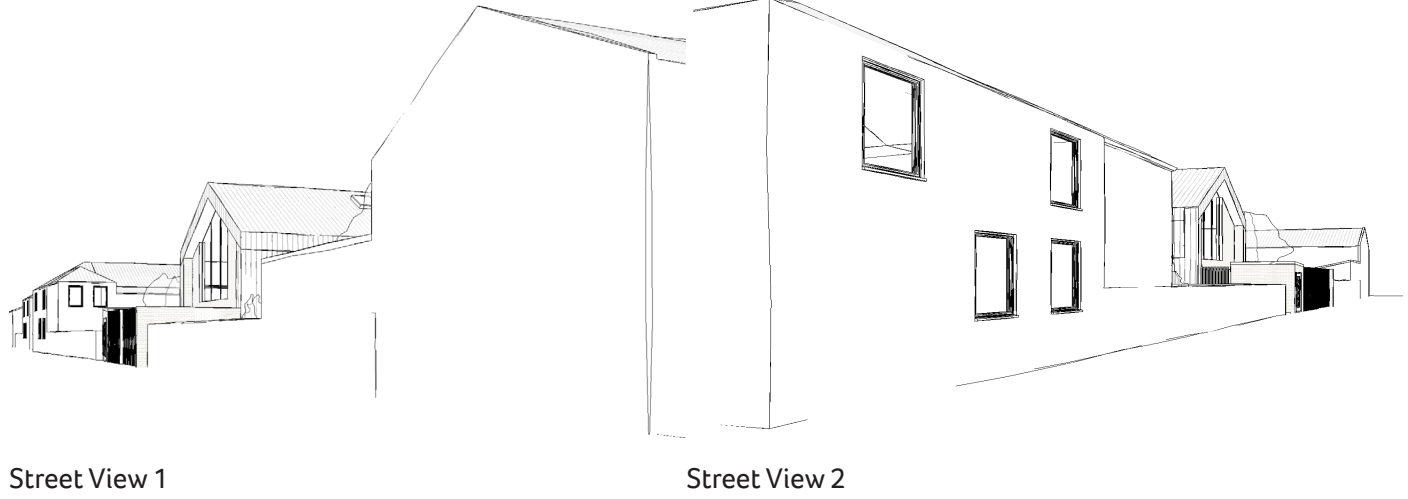
APPENDIX A. PUBLIC CONSULTATION AREA

Map Extract

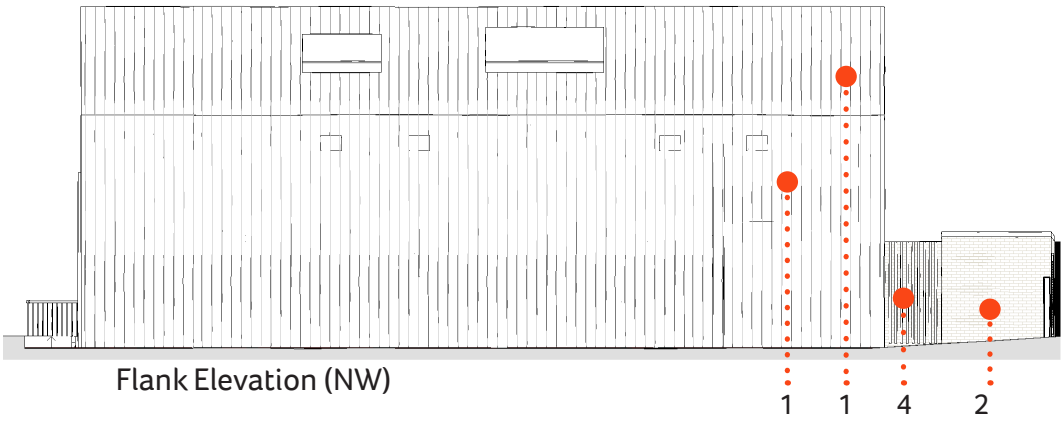
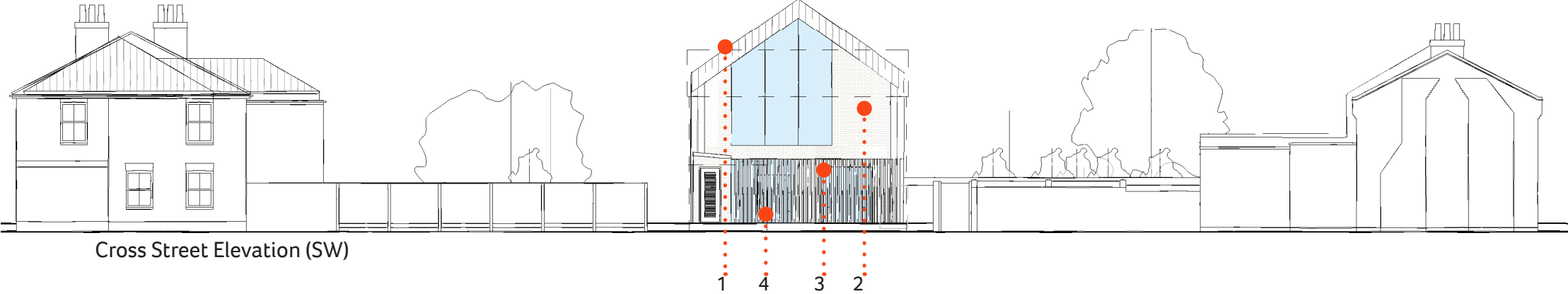


APPENDIX B. CONSULTATION BOARD PANELS

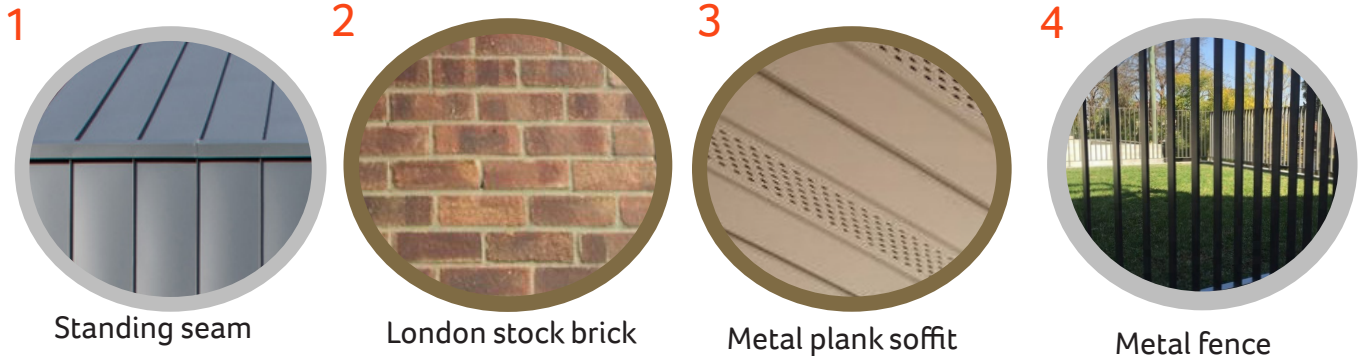
Barnes Primary School



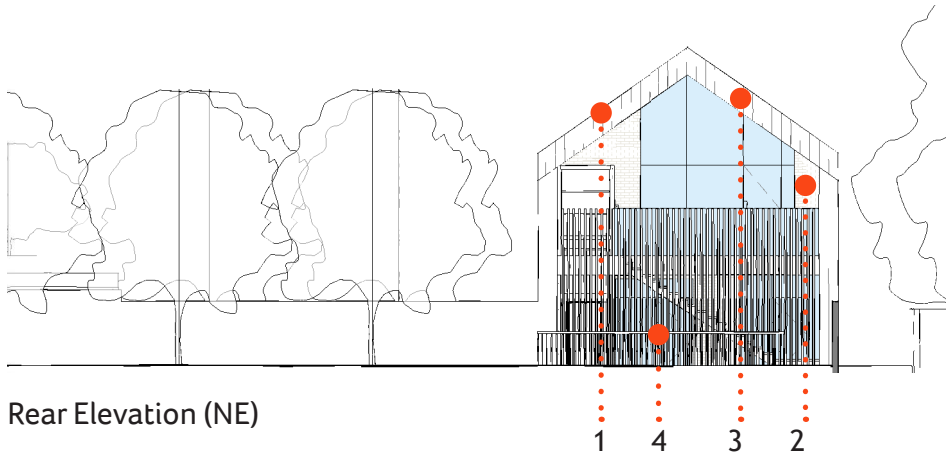
Barnes Primary School



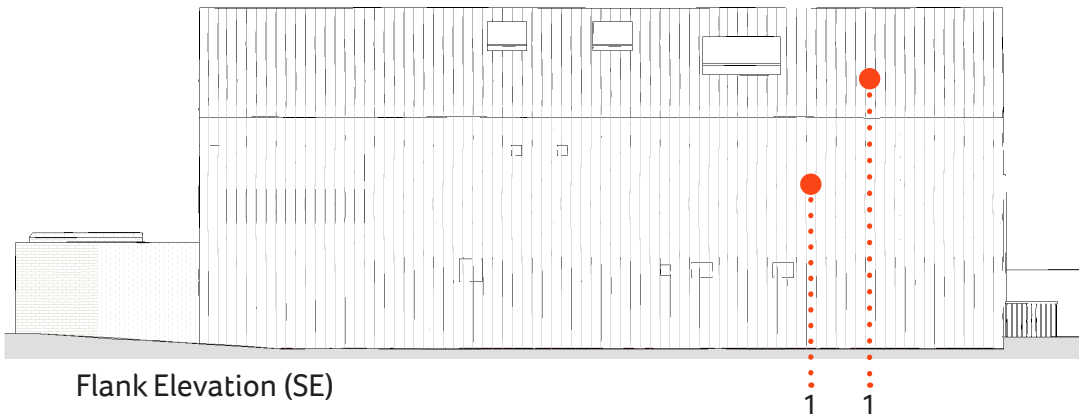
MATERIAL PALETTE



Barnes Primary School

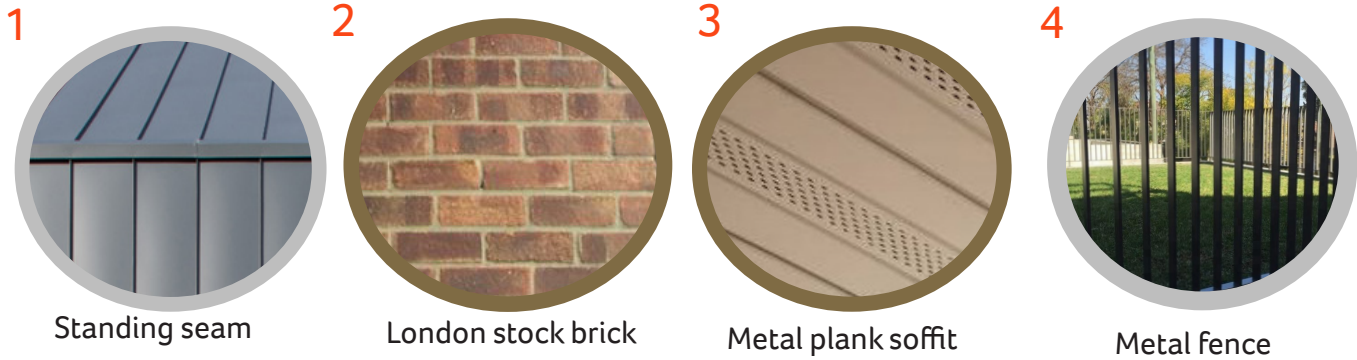


Rear Elevation (NE)



Flank Elevation (SE)

MATERIAL PALETTE



Standing seam

London stock brick

Metal plank soffit

Metal fence



View from the KS2 playground

APPENDIX C. FEEDBACK FORMS AND EMAILS

BARNES PRIMARY SCHOOL – PROPOSED NEW SPECIAL RESOURCE PROVISION

Public Consultation Feedback Form

Date – 14th September 2020

Thank you for attending the planning consultation. Please use the space below to leave any feedback on the proposals. We will summarise your comments within the Statement of Community Engagement which will accompany the planning application.

Name:

Jonathan Olley

Address:

51 Railwayside

Whilst I am fully supportive of the creation of a facility to educate children with ASD, I strongly object to the nature and footprint of the proposed building on this site.

The planned structure will significantly increase the footprint of the current building. At the consultation, I was assured by that the building would not go forwards of the current front wall of School House. This is clearly not the case Furthermore, the nature of the structure is wholly unreasonable. All of the gardens (bar no.50) and rear aspects of the Railwayside cottages will face directly at a brick wall, only a few feet away. This will significantly change the environment for residents which is not only deeply inconsiderate but also likely to significantly impact the value of our properties.

This is a particularly sore issue given that our cottages have previously had planning requests rejected for first floor extensions – something which all other Railwayside cottages are permitted to do. The reason for those rejections has been that this is a heritage area. How is a building of this height and style, blocking the rear aspects of our properties, possibly inkeeping with this? It is difficult to ignore that this feels like one rule for residents, another for the council. When designing this structure, has any consideration been given to the affect this will have on neighbouring properties. With the many options of design available, it certainly does not feel that way.

In addition, I do not believe how this site will accommodate regular use by a minibus without causing further inconvenience to residents. It is likely that this will see the removal of parking spaces to allow the minibus to enter/exit – something that is already in very short supply.

Other than the land being currently owned by the school/council and is therefore financially beneficial, I struggle to see how this location is remotely suitable for its intended purpose. This is a densely populated area that has significant congestion issues already which this project will only exacerbate further.

Finally – there are many sites within the borough that are currently being redeveloped. Why this project cannot be accommodated at one of those, I do not understand. At a time when there is a housing shortage in London, removing a family sized house seems illogical.

An honourable project which is being shoehorned into the wrong location. I hope common sense will prevail.

BARNES PRIMARY SCHOOL – PROPOSED NEW SPECIAL RESOURCE PROVISION

Public Consultation Feedback Form

Date – 14th September 2020

Thank you for attending the planning consultation. Please use the space below to leave any feedback on the proposals. We will summarise your comments within the Statement of Community Engagement which will accompany the planning application.

Name:

Address:

E-mail:

PLEASE INSERT YOUR COMMENTS BELOW AND RETURN TO :-

Tomori.Alafia@RichmondandWandsworth.gov.uk

Whilst we support the provision of a special needs unit we are disappointed with the scale of the building being proposed to replace the School House.

We strongly oppose to the scale of the build as presented at a public consultation on Monday 14th September, on the grounds of:

- 1) adverse townscape and visual effects on local residents and on the townscape character of a conservation area.
- 2) the proposed development is disproportionate to the plot size which adversely effects the properties on Railway Side and Westfields Avenue.
- 3) there has been a lack of thought on how to reduce the impact of this development on the nearest neighbours whilst still providing the space required for the project to be a success. For example using a similar model to that of the development of housing on the former garages by St Michael's Church in Thorne Passage/Charles Street, could deliver a similar capacity but reduce the impact of the development on the immediate neighbours.
- 4) during any construction phase several of the residents (including both of us!) will be working (or trying to) within less that 2m of the construction site. We do have garden offices and studios and during the piling exercise the level of noise was unbearable, even in the furthest from the site room within the house. Not to mention the swearing!!! What is the proposed mitigation or relief from this inevitable noise?

- 5) the council takes the preservation of the character of the conservation area (i.e. where the site is located) very seriously and applications for modest extensions to the properties on Railway Side have been refused for that very reason.
- 6) the lost of light and overshadowing across the No 50-56 Railway Side gardens - especially mid to late afternoon.
- 7) limited and affected visual amenity from Railway Side.
- 8) affect on parking, loading and turning on Cross Street / Railway Side - this development will inevitably mean the further loss of parking for local residence due to the required minibus turning.

We would like to refer to the following planning policies:

National Planning Policy Framework (2019) - Paragraph 127:

"Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);....
- d. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Paragraph 130:

- e. "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions..."

Paragraph 194:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

London Borough of Richmond Upon Thames Local Plan (2018)

Policy LP1 Local Character and Design Quality

“To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
2. sustainable design and construction, including adaptability, subject to aesthetic considerations;
3. layout, siting and access, including making best use of land;
4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;”

Policy LP 3 Designated Heritage Asset:

“Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough’s designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means: 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.”

I am writing to object to the proposed Barnes Primary School ASD Provision, as presented at a public consultation on Monday 14th September, on the grounds of adverse townscape and visual effects on local residents and on the townscape character of a conservation area.

I refer to the following planning policies:

National Planning Policy Framework (2019)

Paragraph 127:

"Planning policies and decisions should ensure that developments:

- a. ***Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b. ***Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c. ***Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);....***
- d. ***Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***

Paragraph 130:

- e. ***"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions..."***

Paragraph 194:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

London Borough of Richmond Upon Thames Local Plan (2018)

Policy LP1 Local Character and Design Quality

"To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;***
- 2. sustainable design and construction, including adaptability, subject to aesthetic considerations;***
- 3. layout, siting and access, including making best use of land;***
- 4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;"***

Policy LP 3 Designated Heritage Asset:

"Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means: 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset."

Thorne Passage Conservation Area is directly adjacent to the southern boundary of the Site, encompassing the cottages numbered 50-56 Railway Side. I am aware that the council takes the preservation of the character of the conservation area very seriously and applications for modest

extensions to the properties on railway side have been refused for that reason. The Proposed Development will affect the setting of this part of the Conservation area in the following ways:

- Limits the view of the terrace from Cross Street
- eliminates the characteristic open space between terraces
- Results a significant adverse visual effect from within the CA

A significant adverse effect on residential visual amenity will be experienced by residents of Nrs 50-56 Railway Side and from Westfields Avenue. The rear windows and gardens of these properties look directly onto the Site and the proposed built form will replace the existing view across gardens and open space to the opposite terrace. This will be at a distance of 1 - 10 meters within the gardens of the properties both on Railway Side (within the conservation area) and on Westfields Avenue. The height of the proposed façade is not specified on the McBains proposal plans, but as shown on the elevation and section, the roof height will exceed that of the highest part of the existing building on the Site and will be finished with "standing seam" cladding. This will constitute a very bleak outlook at close range and will be of an overpowering scale within the gardens of these properties. The loss of trees on the site boundary with the playground will deepen the loss of visual amenity.

The townscape character of the area, as perceived from Cross Street in the vicinity of the Brown Dog pub, will be adversely affected due to the dominance of the proposed built form which will be incompatible with local character in term of its scale, proportions and density as required by Policy LP1 of the Local Plan .

Given the potential significant adverse effects on residential amenity and on the setting of the conservation area I would strongly object to the location of the ASD unit in this location. There are alternative locations within the school that could accommodate such a development which would be better integrated with the school and would not have such a detrimental effect on local properties which will suffer inevitable loss in value.

I trust that the council and school will demonstrate the exploration of alternative options and set out clearly the design rational in a Townscape and Visual Impact Assessment and Heritage Assessment

Yours sincerely
Claire McHarrie CMLI
54 Railway Side

20.09.2002

55 Railwayside, Barnes, SW13 0PN

07505171703

spikemclarrity@gmail.com

To: Tomori.Alafia@RichmondandWandsworth.gov.uk

RE: Proposed Primary School ASD Provision

Dear Tomori Alafia

I am writing to object to the proposed Barnes Primary School ASD Provision, as presented at a public consultation on Monday 14th September, on the grounds of adverse townscape and visual effects on local residents and on the townscape character of a conservation area.

I refer to the following planning policies:

National Planning Policy Framework (2019)

Paragraph 127:

"Planning policies and decisions should ensure that developments:

1. *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
2. *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
3. *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
4. *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 130:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions..."

Paragraph 194:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

London Borough of Richmond Upon Thames Local Plan (2018)

Policy LP1 Local Character and Design Quality

“To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- 2. sustainable design and construction, including adaptability, subject to aesthetic considerations;*
- 3. layout, siting and access, including making best use of land;*
- 4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;”*

Policy LP 3 Designated Heritage Asset:

“Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (***including the settings***) of the borough's designated heritage assets, ***encompassing Conservation Areas***, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means: ***1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.***”

Thorne Passage Conservation Area is directly adjacent to the southern boundary of the Site, encompassing the cottages numbered 50-56 Railway Side. I am aware that the council takes the preservation of the character of the conservation area very seriously and applications for modest extensions to the properties on railway side have been refused for that reason. The Proposed Development will affect the setting of this part of the Conservation area in the following ways:

- Limits the view of the terrace from Cross Street
- eliminates the characteristic open space between terraces
- Results a significant adverse visual effect from within the CA

A significant adverse effect on residential visual amenity will be experienced by residents of Nrs 50-56 Railway Side and from Westfields Avenue. The rear windows and gardens of these properties look directly onto the Site and the proposed built form will replace the existing view across gardens and open space to the opposite terrace. This will be at a distance of 1 - 10 meters within the gardens of the properties both on Railway Side (within the conservation area) and on Westfields Avenue.

The height of the proposed façade is not specified on the McBains proposal plans, but as shown on the section, the roof height will exceed that of the highest part of the existing building on the Site and will be finished with “standing seam” cladding. This will constitute a very bleak outlook at close range and will be of an overpowering scale within the gardens of

these properties. The loss of trees on the site boundary with the playground will deepen the loss of visual amenity.

The townscape character of the area, as perceived from Cross Street in the vicinity of the Brown Dog pub, will be adversely affected due to the dominance of the proposed built form which will be incompatible with local character in term of its scale, proportions and density as required by Policy LP1 of the Local Plan .

Given the potential significant adverse effects on residential amenity and on the setting of the conservation area I would strongly object to the location of the ASD unit in this location. There are alternative locations within the school that could accommodate such a development which would be better integrated with the school and would not have such a detrimental effect on local properties which will suffer inevitable loss in value.

Sincerely

Stevie McGarrity-Alderdice

from: Nicholas Billingham

56 Railwayside Barnes
SW13 0PN

telephone: 02088765391

Dear Tomori Alafia

Following the meeting to show us the present plans for this proposed new building at Barnes Primary School I am writing to place on record my strong objection as owner and occupier of 56 Railwayside to the proposal for such a large building. While I accept the desirability of such specialised facilities, the planned building is wholly unsuitable for the surrounding area and will severely and adversely impact on my house and the house at 55 Railwayside occupied by my husband as well as other neighbours' houses.

My objections fall under the following headings:

- 1) The site is in the middle of a conservation area and the building is wholly out of keeping with this both in its style and size. If the conservation area is to mean anything it cannot be permitted.
- 2) The garden shared by Nos 55 and 56 and the outlook from both houses which at present is open at the rear to the light and pleasant aspect will be blocked off by a 20ft blank wall totally obscuring the present view.
- 3) Uprooting existing mature trees will also severely damage the view and amenities and would seem to be contrary to the policy of tree preservation in the borough.
- 4) It is very unclear how the building work could be carried out on this scale without causing considerable and lengthy disruption for the neighbours and it is uncertain that the existing old rear wall will be kept.

The design of the building must be reconsidered and if it is to occupy the proposed site it should be no more than a single storey. If a building on the present scale is to proceed it must be sited differently and there would seem to be plenty of other options to avoid damage to the area. It could be moved further to the east so as not to impinge on the existing residential houses (thereby freeing up more space at the front for vehicles etc which would reduce the likely additional congestion in Cross Street) or a site could be found in grounds at the rear of the school utilising the original entrance in Westfields avenue.

I would be grateful if you would acknowledge receipt of this letter of objection.

Yours sincerely,

Nicholas Billingham

Dear Tomori,

I am writing to object to the proposed Barnes Primary School ASD Provision, as presented at a public consultation on Monday 14th September, on the grounds of adverse townscape and visual effects on local residents and on the townscape character of a conservation area.

I refer to the following planning policies:

National Planning Policy Framework (2019)

Paragraph 127:

"Planning policies and decisions should ensure that developments:

Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...

Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Paragraph 130:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions..."

Paragraph 194:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."

London Borough of Richmond Upon Thames Local Plan (2018)

Policy LP1 Local Character and Design Quality

"To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
2. sustainable design and construction, including adaptability, subject to aesthetic considerations;
3. layout, siting and access, including making best use of land;
4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;"

Policy LP 3 Designated Heritage Asset:

"Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation

Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means: 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.”

Thorne Passage Conservation Area is directly adjacent to the southern boundary of the Site, encompassing the cottages numbered 50-56 Railway Side. I am aware that the council takes the preservation of the character of the conservation area very seriously and applications for modest extensions to the properties on railway side have been refused for that reason. The Proposed Development will affect the setting of this part of the Conservation area in the following ways:

- Limits the view of the terrace from Cross Street
- Eliminates the characteristic open space between terraces
- Results a significant adverse visual effect from within the CA

A significant adverse effect on residential visual amenity will be experienced by residents of Nrs 50-56 Railway Side and from Westfields Avenue. The rear windows and gardens of these properties look directly onto the Site and the proposed built form will replace the existing view across gardens and open space to the opposite terrace. This will be at a distance of 1 - 10 meters within the gardens of the properties both on Railway Side (within the conservation area) and on Westfields Avenue. The height of the proposed façade is not specified on the McBains proposal plans, but as shown on the section, the roof height will exceed that of the highest part of the existing building on the Site and will be finished with “standing seam” cladding. This will constitute a very bleak outlook at close range and will be of an overpowering scale within the gardens of these properties. The loss of trees on the site boundary with the playground will deepen the loss of visual amenity.

The townscape character of the area, as perceived from Cross Street in the vicinity of the Brown Dog pub, will be adversely affected due to the dominance of the proposed built form which will be incompatible with local character in term of its scale, proportions and density as required by Policy LP1 of the Local Plan .

Given the potential significant adverse effects on residential amenity and on the setting of the conservation area I would strongly object to the location of the ASD unit in this location. There are alternative locations within the school that could accommodate such a development which would be better integrated with the school and would not have such a detrimental effect on local properties which will suffer inevitable loss in value.

Clara Wooller

90a Westfields Avenue
London SW13 0AZ

Dear Tomori

I completely disagree with the monstrosity that is planned for the School House plot in what is supposed to be a "heritage site". As residents, we are already battling for parking and space in an already very built up area and yet you want to build this ugly, forbidding building in a small and quaint little area. School drop off is already a huge issue for us, as parents stand all over the pavements, sit on our walls and are generally very disrespectful of our quiet corner of Barnes.

Not only will the new building be blocking out residents skylines and evening sunlight, which is completely unacceptable, we will now have children able to see into our garden and kitchen which completely ruins our privacy.

I would like all of these comments discussed further so that we do not have our lives and homes ruined by these plans.

Kind regards

Isabella
07718603555