

Comment on a planning application

Application Details

Application: 21/0847/FUL

Address: The One O Clock Club Marble Hill Park Richmond Road Twickenham TW1 2NL

Proposal: Demolition of the existing buildings and erection of a new building for use as a children's play space, nursery and community hub (Class E(f), Class F2), installation of landscaping and associated works

Comments Made By

Name: Ms Jeanette Farrell

Address: 1 Park Cottages Orleans Road Twickenham TW1 3BJ

Comments

Type of comment: Object to the proposal

Comment: I object to this development.

Many of the commentators in support of the application simply express their support for the one o'clock club and adventure playground and the need for refurbishment and I entirely agree with them on this level, but the question is whether this application is appropriate redevelopment and I don't consider it is. To achieve the benefits for the one o'clock club and playground there are better designs than this that don't require over-development of this site.

This design certainly isn't sensitive to the residents of Beaufort Rd who make the point that a different configuration could achieve the same aims with a less negative effect on neighbours. The scale and massing seems at odds with the setting in Metropolitan Open Land and I also have an in-principal objection to over-development on MOL. A large, two-storey building is a massive change from a mainly outdoor play facility, with ancillary small, low level buildings. The justification threshold for allowing building on MOL is high and the underlying assumption is that development should only be allowed that supports the primary function of the MOL or, in exceptional circumstances, cannot be located elsewhere. I'm not convinced by the cursory justification document or the argument that charities can't afford office space anywhere else meets this exceptional circumstances criterion. But, the principal issue is the creation of offices in MOL and a park important to the local community. This is not a primary function of MOL nor is it exceptional need.

I particularly take issue with Terra Firma's Landscape & Visual Impact Assessment. Significantly bigger built development will have some effect on MOL and unnecessary use and scale on MOL sets a dangerous precedent. I'm not sure if this report is written in English or Newspeak it's so impenetrable. The impersonal language deliberately obfuscates - "The sensitivity of the visual receptors is likely to be high ... with the high adverse magnitude of visual effect." "Visual receptors" it seems are the residents and park users that will have to look at this development. The conclusion that "impact is major / moderate adverse in the construction stage but minor/moderate beneficial in operation" is speculation, asserted without evidence. Surely the best judges of whether it will be adverse or beneficial are the adjacent residents and I see no elevations that look at the development from their perspective.