

London Borough of Richmond-Upon-Thames
Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Richard and Melanie Hay
8 Beaufort Road
Twickenham
TW1 2PQ

10th April 2021

Dear Sir/Madam -

**Re: Richmond Planning Application 21/0847/FUL - The One O Clock Club Marble Hill Park
Richmond Road Twickenham TW1 2NL**

We are residents at the above address and refer below to this planning application. We overlook the area where the intended development is to take place.

We reject the current application. Our concerns are as follows:

- 1) The planned development is on Metropolitan Open Land (MOL) adjacent to land managed by English Heritage. The scale of the proposed replacement building is significantly larger than the current building and is much closer to residential properties. The plan proposes an increase in footprint from 160 m² to 795 m², which is approximately five times the current size. If the development goes ahead in its current form on MOL it will have a very detrimental effect on the residents, the neighbouring properties and the park itself.
- 2) With the greatly increased use of the facility and resulting footfall, traffic and both noise and exhaust pollution will increase dramatically. It is bad enough as it is with the commercial and private dog walkers (barking dogs and excrement in the park), fitness instructors and sports events – on occasions in the car park in front of our properties. It will also dramatically increase the numbers of parents, children and staff visiting the centre along with their cars.
- 3) There is no mention of how many days per week and how many hours per day the facility will be open. It would appear that it will require later and perhaps earlier attendance resulting in more noise and traffic.
- 4) The proposal includes facilities for music therapy. There is nothing stating that there will be no outside playing of musical instruments or singing. Choirs singing are also unacceptable in a park/residential setting unless on an extremely infrequent basis with notification.
- 5) As the facility does not appear to have air conditioning, it is pointless saying that any noisy events can take place indoors at all times. In winter it may be possible with all doors and windows shut *with* adequate sound proofing (although the plans do not mention this). However, during the summer months, without air conditioning, it will be impossible.
- 6) The plan proposes increasing the number and size of pools outside for children, which will increase the numbers of children, parents and staff to supervise. Further noise and use of carpark, footfall and pollution etc.

- 7) The proposal also appears to include a café and barbecue area which will produce additional cooking smells and noise. There is no information on what the customer capacity of the café will be.

While we applaud anything that supports SEN children [REDACTED], the location is inappropriate being on MOL land and nearby conservation area. Marble Hill park is a relatively quiet park. It should stay that way. Although we approve of a 'tidying up' of the site, a more appropriate location should be sought for any development of this size. There is currently a children's playground near Orleans House, which is away from residential property which could be improved or added to.

We feel this application is completely unacceptable.

Best regards –

[REDACTED]

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