

Photo 4: Damage to Marsh Farm Lane footway from vehicles mouting the kerb



Photo 5: Tyre marks on Marsh Farm Road footway and Public Right of Way (PROW)



Photo 6: Historic Photo – Outbound Greggs vehicle waiting at Edwin Road/Marsh Farm Lane junction





Photo 7: Historic Photo – Inbound Greggs vehicle using Marsh Farm Lane to allow outbound vehicle to pass



Photo 8: Historic Photo – Inbound Greggs vehicle using Marsh Farm Lane to allow outbound vehicle to pass





Photo 9: Historic Photo – Inbound Greggs vehicle reversing across the pedestrian route under the railway



# APPENDIX I

PUBLIC COMMENTS



## Comment on a planning application

### Application Details

**Application:** 19/0646/FUL

**Address:** GreggsGould RoadTwickenhamTW2 6RT

**Proposal:** Demolition of existing buildings (with retention of single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace; landscaped areas; with associated parking and highways works and other works associated with the development.

### Comments Made By

**Name:** Ms Hester Huttenbach

**Address:** 24 Norcutt Road Twickenham TW2 6SR

### Comments

**Type of comment:** Make a general observation

**Comment:** Having read the objections to this proposed development I can understand the concerns of the residents in Crane and Gould road in respect of the height and density of the block of flats. However I would like to reassure them in respect of disruption we had major building works whilst the new houses and flats were constructed in Norcutt Road. All vehicles had to pass by our existing houses. The developers were extremely considerate and most of the heavy vehicles were limited to set hours. I would foresee that this development would be accessed for the main part from Edwin Road rather than the tight corner of Crane and Gould. The residents in Crane Road are also concerned about lack of privacy. The existing roads ie Norcutt, Hamilton, Warwick etc have always been back to back terraces and it encourages a good community atmosphere due to interaction between neighbours beyond our immediate road. I understand that many residents are concerned also by insufficient parking but this is assuming that every house will have more than one car or even a car at all. The existing CPZ leaves spaces even at night in Edwin Rd but am unsure if the new residents would be entitled to visitor permits if they are not allowed a parking permit for their own vehicle. I agree that access over the Crane would be beneficial and potentially a larger open space for children should be encouraged. Overall I am glad that the site is mainly residential and it is an improvement on the previous design which was far more industrial and would have generated far more traffic issues. Finally I am led to believe that the remaining plot behind the flats at the end of Norcutt Road has been offered to the developers. If this is so what plans are there for it and could it be used to create a play area?

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### Comments Made By

**Name:** Mr Greg Miles

**Address:** 8 Staten Gardens Twickenham TW1 4HS

### Comments

**Type of comment:** Support the proposal

**Comment:** I support this application wholeheartedly. The site was inappropriate for its previous industrial use, with noise, traffic and associated large vehicles regularly navigating narrow residential roads in the area. The scheme makes use of the highest quality design, which will open up land alongside the river crane walk which is currently inaccessible and of poor appearance. As a local resident I regularly walk in this area and it would be a real shame if the site was left in its current sad state and longer than necessary. With the impact Covid has had on Twickenham and the wider area its seems imperative that sites such as this are converted to much needed homes which will no doubt aid the local economy significantly.



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### Comments Made By

**Name:** Ms Maria Seale

**Address:** 36 Crane Road Twickenham TW2 6RY

### Comments

**Type of comment:** Support the proposal

**Comment:** The site needs to be developed and it needs to be in keeping with the surrounding area. The residents have for years been concerned about safety and security due to the flow of traffic in and out of the site as well as the size and amount of vehicles. There are a few things that need to be considered.

1 The access to the site for works vehicles during and after the development. The roads are unsuitable for lorries. Greggs had to change the size of their lorries as parked car were routinely damaged by their deliveries. Personally, my car was written off by a Gregg's vehicle and though they helped to get it repaired rather than replaced, it was an ongoing issue and will be a current problem for lorries using Gould and Crane Roads. What are the council and developer going to do to protect our cars?

2 The site entrance on Gould/Crane Road is very limited. It is obscured and has led to near misses of children and cars that I have seen while living on Crane Road for nearly 20 years. The traffic flow out of the site will increase with the amount of residents on the site as well as service vehicles and visitors. The entrance needs to have road calming measures to slow down vehicles as they enter and exit the site.

3 The residents have campaigned for many years to get the WT CPZ. I personally lobbied the council with the help of Crane Road Neighbourhood Watch residents and it took over 3 years to get it. The current CPZ is only temporary and we have asked for the current Mon –Sat 8.30 -6.30pm zone to be increased. We are concerned that the council will not increase it now that Greggs is being developed and the users of the London Square development will add to the already congested roads after 6.30pm. Will the council commit to the current CPZ being extended to later in the evening and give a cast iron guarantee that the residents on the development will not gain access to the CPZ in the future?

4 The developers have not provided any amenity or compensation to the current residents for the disruption that will be caused due to the build and also once the site is complete. Why can't the developers include an outdoor gym and high speed electric charging points on the site for all residents in the area to use.

5 Some residents have real issues about being overlooked by the high rise blocks and there is also the issue of security due to more people living in a smaller footprint. There is a need to change to layout of the apartments so their do not overlook. There is also a need for CCTV so that the current residents and new residents are protected from undesirables. Can the council ensure that there is CCTV installed at all entrances and exits of the site with a view down Crane and Edwin Roads.

6 Crane Road Neighbourhood Watch scheme have an active membership. I am the Coordinator and I know that Gould, May and Edwin road residents are very involved in their neighbourhood too. The residents of the new development should be required to form a Management Company so that any issues can be dealt with swiftly and an effective line of communication is available between all residents. This will help align the new residents in the area and assist with community activities too. We have a street party every year and it would be great to get them involved with it.

7 As the site is on a river bank, the developers will be Riparian owners. What will they be doing to ensure that environmental impact of the development is kept to a minimum? Moreover, what are they going to do to increase the

biodiversity of the area and encourage more butterflies, bees and other wildlife to the area. We desperately want more trees on the site. They can be used to screen for privacy as well and increase the feel good factor of the site. They can also be used as boundary hedging to protect privacy.

Please can you address these issues at your planning meeting as I know they are shared with the residents as well as other more personal concerns.

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### Comments Made By

**Name:** Mr Gerard Hurley

**Address:** 10 Crane Road Twickenham TW2 6RY

### Comments

**Type of comment:** Support the proposal

**Comment:** Supporttheproposal

Comment: The site needs to be developed and it needs to be in keeping with the surrounding area. There are a few things that need to be considered.

1 The access to the site for works vehicles during and after the development. The roads are unsuitable for lorries. Greggs had to change the size of their lorries as parked car were routinely damaged by their deliveries. What are the council and developer going to do to protect our cars?

2 The site entrance on Gould/Crane Road is very limited. The traffic flow out of the site will increase with the amount of residents on the site as well as service vehicles and visitors. The entrance needs to have road calming measures to slow down vehicles as they enter and exit the site.

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4 The developers have not provided any amenity or compensation to the current residents for the disruption that will be caused due to the build and also once the site is complete. For example Why can't the developers include an outdoor gym and high speed electric charging points on the site for all residents in the area to use.

5 Some residents have real issues about being overlooked by the high rise blocks and we have issues with the elevation of proposed houses adjacent to crane road eg their living rooms overlooking our garden and living rooms. There is a need to change to layout of the apartments and house so they do not overlook.

6 Crane Road Neighbourhood Watch scheme have an active membership. Gould, May and Edwin road residents are very involved in their neighbourhood too. The residents of the new development should be required to form a Management Company so that any issues can be dealt with swiftly.

7 As the site is on a river bank, the developers will be Riparian owners. What will they be doing to ensure that environmental impact of the development is kept to a minimum? Moreover, what are they going to do to increase the biodiversity of the area and encourage more butterflies, bees and other wildlife to the area. We desperately want more trees on the site. They can be used to screen for privacy as well and increase the feel good factor of the site. They can also be used as boundary hedging to protect privacy.

Please can you address these issues at your planning meeting.



# APPENDIX J

## CONSTRUCTION PROGRAMME



Activity	2024											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Setup and Demolition												
Sub-Structure												
Super-Structure												
Cladding												
Fit-Out, Testing and Commissioning												
Activity	2025											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Setup and Demolition												
Sub-Structure												
Super-Structure												
Cladding												
Fit-Out, Testing and Commissioning												
Activity	2026											
	Jan	Feb	Mar	Apr								
Site Setup and Demolition												
Sub-Structure												
Super-Structure												
Cladding												
Fit-Out, Testing and Commissioning												