

Comment on a planning application

Application Details

Application: 23/1856/FUL

Address: The Boathouse Ranelagh Drive Twickenham TW1 1QZ

Proposal: Demolition of existing building and outbuildings to provide three residential dwellings including associated landscaping works, provision of parking and works to the public realm.

Comments Made By

Name: Mr. Trevor Carden

Address: 129 Haliburton Road Twickenham TW1 1PE

Comments

Type of comment: Make a general observation

Comment: While walking past The Boathouse yesterday, I was approached by a representative of the developer, who told me about the planning application and asked for comments.

Safety at the main entrance:

There is no East Elevation drawing in the planning application that would show the planned driveway arrangement, but the

The 'Proposed Section AA' drawing (PL-060) shows the driveway level set at 5.1m. There therefore must be a slope inside the property of around 0.6m height from the pavement level to the parking level. With six parking spaces within a small area, and bins, it will be quite difficult entering and leaving the property in a car.

The pavement just outside the entrance is a cross-over point for pedestrians on Ranelagh Drive and cyclists using the alleyway along the northwest boundary of the property, and is already quite dangerous. There is a railing opposite the end of the alley, so cyclists have to use the pavement and join the road using the drop kerb at the entrance to the Boathouse. If vehicles have to reverse out of the property because of the lack of turning space, the brick pillars of the gateway will severely limit visibility and make the spot even more dangerous. Transparent railings would be much safer than a brick wall, and ideally there should be provision to turn a car within the site.

If the roadway near the entrance could be raised as suggested in a separate comment and the existing railing opposite the alleyway removed, then cyclists could be kept away from the main entrance, reducing some of the danger.

I (and many others) enjoy the beautiful view north from Richmond Lock footbridge on a daily basis. The tranquil vista from this Grade II* listed structure in the conservation area consists of the river bounded by trees, with a few boats in the distance. The existing Boathouse building is the only significant flaw in this view, but as it is currently only two floors high and has a hip roof, it is not too intrusive. The proposed replacement with three floors and three gable ends facing the river will provide a much harsher outline, significantly impacting the view. It looks as if the planned development will have a permanent detrimental impact on this heritage location, whereas a smaller development could preserve the unique vista.

The proposal has a car parking area at height 5.1m, whereas the Thames Barrier is only raised if a high tide is expected to exceed 5.61m now, increasing to 6.30m beyond 2065 (from section 5.2.1 of the Flood Risk report). A high tide that is expected to be close to but below the threshold that triggers the raising of the Thames Barrier could flood the car parking area with 0.5m of water causing damage to the vehicles, especially any electric vehicles parked there. Ideally a way should be found to raise the parking area higher.

In summary,

- The safety at the main entrance needs to be improved to ensure the safety of cyclists and pedestrians on the pavement when cars leave the premises.
- The development is unsympathetic to the conservation area as it will have a detrimental impact on the heritage vista from the Richmond Lock footbridge.
- The flood risks for cars parked on the site have not been addressed adequately.