

## Comment on a planning application

### Application Details

**Application:** 23/3208/FUL

**Address:** St Catherines School Cross Deep Twickenham TW1 4QJ

**Proposal:** The proposed development is a new Music and Art Building, to improve the facilities at St Catherine's School. The existing single storey music building and 20th century extension to the Lodge are to be demolished, to make space for the new two storey building. The external areas will be improved, with new paving, planting and trees.

### Comments Made By

**Name:** Mrs. M Gatland

**Address:** 7 Cross Deep Gardens Twickenham TW1 4QZ

### Comments

**Type of comment:** Object to the proposal

**Comment:** CONTINUED

It appears consultation on construction traffic is to be limited to TfL, LBRuT and resident groups (para 3.9). Why limit that to resident groups when there are other individual residents who would be severely affected by that traffic? And what form is that consultation to take?

Trees

In both proposed vehicle access Options the vehicle turning movement for a range of construction vehicles shown on Plan Appendix B involves vehicles, some of which would be tall as well as long, leaving the site heading west along Grotto Road immediately adjacent to the silver birch tree (T4) on the north boundary of the site. The Arboricultural Statement notes at para 9.8 that "the existing entrance off Grotto Road adjacent to the silver birch T4 (see photograph at Appendix A) will be widened for construction access to the area. The whole site is within the Twickenham Conservation Area and all the trees are therefore protected.

The Arboricultural Statement states that no pruning of trees is anticipated (para 10.3). It is inconceivable how tree T4 in particular would not need to be cut back (see photo in Appendix A) as vehicles manoeuvre into and out of the site, particularly as the construction work would be spread during 2 summers when the tree would be in full leaf. The vehicle track is extremely close to the tree, well within the root protection area with the construction exclusion line shown on the plan at Appendix B immediately adjacent to the tree trunk. Para 9.5 states that trees "will be protected by a Tree Protection Fence [TPF] comprising steel mesh panels of 1.8 metres in height ('Heras'). It would not be possible to erect a 1.8m high Heras fence in the position shown on the plan next to the tree without cutting back the tree significantly. It is abundantly clear that the suggested protection measures would not protect the tree from damage and potential loss. Previous construction activity on the site has taken place without proper protection for that tree in particular. As previously noted it is a positive feature in the Twickenham Riverside Conservation Area, a fact that is not even mentioned in the Statement, and special attention should be given to its protection.

Reliability of the CMP

It is notable that the Construction Management Plan itself states that the document is simply a draft and a final plan will only be provided once a contractor is appointed. Whilst there are a number of statements about how construction activities would be carried out and monitored by the contractor they cannot be relied on. There is also mention of a survey of Grotto Road to be carried out by the contractor before works would commence (para 5.44). This has been promised in the past but the condition of the road has been severely affected during previous construction work at the School and never properly levelled or repaired. That must not be allowed to happen again, indeed previous damage should be repaired. Should any approval be granted then a full condition survey of Grotto Road should be carried out with the Council responsible for reviewing and approving it, and there should be for an enforceable requirement ensuring that repair and reinstatement work is fully carried out by the School and its contractors after the works have been completed.

Consultation

It is noteworthy that despite many promises of active neighbour consultation by the School neighbours were not consulted

or even notified by the School that they were submitting a new application despite requests for an update on their plans in October last year. The Construction Management Plan states (para 5.8) that during construction consultations would take place with resident groups. However that is to be in the form of monthly newsletters and meetings when required. That does not comprise consultation and a much more pro-active approach is necessary.

AGAIN WORD COUNT INADEQUATE - SEE FURTHER COMMENTS