

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: Ms. J Griffin

Address: 9 Cross Deep Gardens Twickenham TW1 4QZ

Comments

Type of comment: Object to the proposal

Comment: We object to this application on the following grounds:

1. We are concerned at the possible effect the construction works will have on the Grade II* listed Pope's Grotto. It lies partly in the grounds of Radnor House School, partly under Cross Deep and partly extends into St Catherine's School grounds close to the proposed new building. Pope's Grotto is a unique part of this borough's history and should, for the majority, be protected from damage by a commercial redevelopment. The proposals for construction vehicles leaving the site would also risk damage to a further Grade II* listed heritage asset, the underground passage to Radnor Lodge from Pope's Garden at the junction of Grotto Road and Radnor Road. That high value heritage asset has not even been considered in the Heritage Statement. The impact of 780 heavy construction vehicle journeys in a 12-month period passing over the cave would prejudice the stability of its fragile internal features and should be properly assessed.
2. The unsuitability of Grotto Road as the route for all construction-related vehicles to access the site - estimated as a maximum of 780 vehicle journeys over a 12-month period. The road is very narrow, circa 3m, and with a current designated 5 ton weight limit, is unsuitable for wide and/or heavy vehicles. The construction management plan which accompanies this application states of the main vehicle types that will be used over a 12-month period, three types are 2.5m wide and one type is 2.4m wide. These vehicles will be travelling along and turning off a road which is 3m wide into a gap which is 19m wide and includes a protected silver birch tree as it is situated within the listed Alexander Popes Garden and Twickenham Central Conservation Area. Grotto Road is used by Cross Deep and Cross Deep Gardens residents who have access to garages opening onto Grotto Road, pedestrians and local traffic, including cyclists. This designation of Grotto Road for all construction traffic will result in further damage to the road (already bearing a steep camber due to previous construction projects at St Catherine's school) and damage to residents' properties.
3. We, like many residents, use our garage fronting Grotto Road on a daily basis, several times a day, for car and cycle journeys for both work and leisure. The volume of wide, heavy vehicles slowly navigating a narrow road, turning into a 19m gap - combined with the usual day-to-day traffic using the road - will result in severe traffic blockages and congestion and inhibit our access to our garage for seven hours a day, six days a week (plus potentially Sundays) for 12 months. For this reason also, we are objecting to the application.
4. We are very concerned at the potential damage to our property and those of our neighbours by the piling and deep excavation works outlined in the application. The residential properties backing onto Grotto Road were built in the 1920s and the foundations are shallow leading to great susceptibility to vibrations from heavy vehicles and major excavations and piling proposed. Given that there are going to be ground works causing heavy vibrations and the resultant risk of settlement and other ground induced damage, there is no mention of building surveys for local residents before, during or on completion of the works to record any damage and establish the repairs needed to reinstate our homes and properties from the impacts of the works. Without these measures in place before the application is decided by the council, we must object to this application.
5. The noise levels generated by the construction works will not be within the legal limits, with all the resulting effects on

human health and wellbeing for the local community.