

Comment on a planning application

Application Details

Application: 24/1662/FUL

Address: Sion Court Sion Road Twickenham

Proposal: Demolition of 20 derelict garages and one bed flat and redevelopment of the site to provide 2, 1-bedroom and 3, 2-bedroom dwellings, associated private amenity space, communal amenity space, accessible parking space, cycle parking and refuse.

Comments Made By

Name: Lebanon and Sion Courts Residents Association LASCRA Mr. Jack Watts

Address: 21 Sion Court Sion Road Twickenham TW1 3DD

Comments

Type of comment: Object to the proposal

Comment: PART 2

EXISTING SITE - COMMUNITY, OPEN SPACE

The existing Ground Floor Plan shows that Sion Court is an L-shaped block with a lawn with two benches behind, and then two lines of single-storey brick garages, one of which includes a small first floor dwelling which was originally the caretaker's flat but has been empty since it was sold to the Freeholder in 2017. Until 22nd June 2020 up to sixteen residents' cars were parked informally at the back of the block. Residents from both Sion Court and its sister block, Lebanon Court, store around forty bicycles in garages 9, 10 and 11 under a scheme run by LASCRA with the permission of the Freeholder. The rear of Sion Court is an oasis of calm with a feeling of openness much loved by residents.. It is also a place where neighbours pass each other and chat, contributing to the sense of community within the Courts. The lawn has been long been used as a play area by the increasing number of children of all ages living in the two Courts. Although the existing open area may not appear beautiful to everyone, the sense of space it gives is perhaps more important than can be appreciated from a floor plan. Building a line of new dwellings with a larger footprint on its eastern side would significantly damage that sense of space.

OBJECTIONS UNDER THE RICHMOND LOCAL PLAN

Policy LP 1 Local Character and Design Quality

Local Character and Design Quality

The quality of the proposed dwellings is not appropriate and out of character for this Conservation Area in Twickenham. The design comprises a block of three small two-storey units and two single-storey units all with small, private front gardens. There are no rear windows and no side windows in units 2-5 which is contrary to the London Plan 2021 Policy D6, which states that housing development should normally avoid the provision of single aspect dwellings. The five new dwellings would all have flat roofs although nearly every building in the Conservation Area has a pitched roof. Even Lebanon Court's electricity substation was built in a sympathetic style with a pitched roof. These flat roofs are not at all compatible with the character of the Area since they would be clearly visible from Lebanon Park. Note that the recent extension to a neighbouring house, 25 Ferry Road (16/4063/HOT), has a pitched and tiled roof even though it is not visible from any road.

The symmetry of both blocks of flats (Sion Court and Lebanon Court) should also be considered, these details being part of what makes this a conservation area. The units barely meet the London quality and design of housing standards for two-bedroom houses. Any family living in one of these units would find still it very cramped and of poor quality.

The lack of space in Unit 1 is especially problematic given that the Ground Floor Plan shows that it is intended to be suitable for a wheelchair user. The Inclusive and Accessible Housing Design Guidance shows a one storey, 1 bed, 2 person dwelling which meets wheelchair housing standards should be a minimum of 58 sqm. This proposal shows Unit 1 as 55sqm.

