

## 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 6

LP 30 - Health and Wellbeing

Residents with health or mobility issues will have a problem in making their way to or from the five new units from an entrance in either Sion Road or Lebanon Park. Although Unit 1 is said to be Doc M 4(3) compliant - suitable for a wheelchair user - its dedicated parking space is at the other end of the block next to Unit 5, nearly 50 metres away from Unit 1's front door.

Richmond Council policy strongly encourages cycling in the Borough. No reference is made to the fact that three of the garages on the Eastern side of the property, Nos. 9, 10 and 11, are used for cycle storage under a scheme approved by the freeholder and current Applicant (Moreland Residential (UK) Ltd) which has been run by the Lebanon and Sion Courts Residents' Association (LASCRA) since 2016. In line with this policy LASCRA has been operating a secure cycle storage scheme for both Sion Court and Lebanon Court.

There are currently 42+ tags in use by the cycles stored in the Lebanon and Sion Court garages, which will be demolished to make way for the new dwellings. The proposed scheme makes provision to store 28 cycles but the Transport Statement states that in accordance with the London Plan there are 5 cycle racks per dwelling for residents and their visitors. These are only for the use of the new dwellings.

The proposal states that there are 0 existing cycle spaces. This is incorrect.

It was disappointing to see that Richmond Council withdrew their reason (for the Planning Inspectorate Appeal) for refusal relating to an insufficient provision of cycle parking with no consultation or consideration for existing residents of Sion Court. This proposal and attached reports also addresses the development as though Sion Court does not exist.

LASCRA would like to reinforce to Richmond that this amenity space is to be shared. The applicant plans to build beyond the footprint of the garages into a space which residents have had historical rights of way. This long-term strategy to develop, resulting in numerous proposals, has denied residents parking and is now denying them a place to store their cycles. The overall impact is not conducive to anyone's health and wellbeing.

Losing this cycle storage goes against Richmond's Policy to encourage non-car travel

In addition; the Application Form asks if the land is known to be contaminated and the applicant has answered – no. The roofs of the garage are asbestos but there is no information as to how this will be removed with residents so close. The soil beside these garages could also be contaminated due to the poor condition of the roofs.

In the interest of the health of residents of Sion Court we feel there should be a Contamination Assessment.

