

## Comment on a planning application

### Application Details

**Application:** 24/2258/FUL

**Address:** Unit A Richmond Brewery Stores 18 Petersham Road Richmond TW10 6UW

**Proposal:** Change of use of ground and first floor office space to music / performance educational premises (class F1-a).

### Comments Made By

**Name:** Mr. TERENCE ROBSON

**Address:** 28 Petersham Road Richmond TW10 6UW

### Comments

**Type of comment:** Make a general observation

**Comment:** My comments are based on excerpts (in quotation marks) from the various documents submitted by the applicant.

I live very nearby in Petersham Road, and simply want to give support to those living directly above or opposite the beautiful brewery building who are rightly worried about the impact this proposal may have.

'Certain statements made in the report may constitute estimates or projections and even though these are based on reasonable assumptions and good industry practice, such forward-looking statements by their nature involve risks and uncertainties which could cause actual results to differ materially from the results predicted. ACA does not guarantee or warrant any estimate or projection contained in this report.'

This statement at the beginning of the Acoustic Report sent alarm bells ringing. Of course there can be no guarantees of anything, but experience tells me to be suspicious.

'It is anticipated that the proposed music school will incorporate mechanical plant such as air conditioning condensers or ventilation fans.

It is understood the mechanical plant will be submitted as a separate planning application.'

Since the applicant has gone to the trouble of showing acoustic doors, and how partitions would be built, it puzzles me that not even the position of a ventilation system has been incorporated at this stage.

'During the sound insulation testing noise breakout through the external façade (with windows closed) was also conducted. At 1m from a window the following reduction values were measured.

These calculations are assuming the windows will be kept closed as the facility will have mechanical ventilation/air conditioning.'

My house, like the flats above the offices, are lucky enough to face S.W. In Spring/Summer it gets extremely hot even with blinds closed and windows open during these months. I don't believe for a moment that the windows will be kept closed air conditioning or not!

'It is the experience of School of Rock that parents who drive children will not simply park up and wait until the session is over. Rather they will travel to services and facilities nearby and thus the proposed use is part of multi-purpose trips by parents, and part of a series of linked visits. Most parents who drive will likely park up at a business/service and both drop-off and pick up children from this point. There will be a drop off area at the premises (hardstanding area to the rear accessed via a crossover).'

'3.9 It is not by accident that the applicant seeks to open a School of Rock premises adjacent a designated town centre. Experience has shown that such locations are key to successful operations as the students / parents of students make use of high street services before, after or during (in the case of parents) lessons.'

I have lived here 50 years and witnessed how busy Petersham Road gets with traffic constantly using the road as a race track after being stuck in the congested town. The 20mph law is a joke. In addition, delivery vans are constantly parking in the street as well as using what is referred to as the 'drop off point'.

I cannot imagine where parents will park nearby or in town while waiting for their dear offspring, as it's a nightmare finding a space at any time of day!

'A marketing report is submitted to accompany the application. It concludes:

"The property has been widely marketed now for almost 2 years, by 3 highly experienced agents. The property has received a consist level of enquiries which clearly demonstrates that the various marketing platforms have made the property readily accessible to both commercial agents and members of the public. Out of the 15 parties who received details and made further enquiries, only 2 followed through with actual viewings.'

If I owned the building I'm not sure that the other half would be desirable with SOR next door, especially if the worst expectations from objectors came true....