

Comment on a planning application

Application Details

Application: 21/2758/FUL

Address: 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham

Proposal: Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.

Comments Made By

Name: Ms. Penny Jones

Address: 1 Aquarius Eel Pie Island Twickenham TW1 3EA

Comments

Type of comment: Object to the proposal

Comment: I strongly object to the proposal.

Effect on conservation area: the proposed five-storey and six-storey (including plinth) buildings in Water Lane and Wharf Lane respectively are too high and would dominate the existing buildings in the area. They fail to respect the small scale and intimate character of the riverside and would have a detrimental effect on the conservation area.

Loss of light, overshadowing: the two proposed 5 / 6 storey (including plinth) buildings in Wharf Lane and Water Lane would block the afternoon and evening sunlight, negatively impacting the open spaces around them and neighbouring residents.

Overlooking, loss of privacy: the existing residents of King Street, Water Lane and Eel Pie Island would suffer overlooking and loss of privacy from the proposed new flats as well as from the users of the proposed new pub.

Visual amenity: the proposed development urbanises what is a semi-rural space linking the river to the town. The large area of hard landscaping, with very little 'amenity grass', would be harmful to the character of the riverside and become an urban wasteland in the winter months. Having been mugged in Water Lane one evening when it was closed to traffic, I would hesitate to enter this traffic-free area after dark.

Noise and disturbance: there is already noise, disturbance and anti-social behaviour from drunken individuals and groups in the riverside area, particularly on match days. Another pub would add to the existing public nuisance.

Disabled persons access: Twickenham riverside is one of very few riverfront locations which is currently accessible to all. Those people who have limited mobility but are not necessarily blue badge holders are able to park, walk a little way, often with the help of a carer or a walking aid, and sit and enjoy the river and the wildlife amidst the soft landscaping of the planted areas. The proposed scheme would not permit this, thus discriminating against those with impaired mobility.

Adequacy of parking: the scheme proposes to remove 82 well used on-street parking spaces. Residents and their visitors would be obliged to park elsewhere, causing harm to neighbour amenity in central Twickenham.

Adequacy of loading / turning: the current one way route works well and safely accommodates HGVs loading and unloading. There is no independent safety audit for the proposed traffic movement involving two way working in Water Lane and Wharf Lane, with large commercial vehicles performing three point turns by the riverside before going back up

the narrow two-way streets or reversing up them – both operations hazardous to pedestrians.

Loss of trees: removal of mature hornbeams would be regrettable.

Road access: essential traffic movement to keep Eel Pie Island functioning has not been given proper consideration. Apart from access for emergency vehicles, the boatyards, businesses, clubs and residents need to have provision for deliveries, visitors and services – everything from carers to tree surgeons.

Local planning policies: contrary to London Plan H10, residents of private and affordable housing would be in separate buildings.