

Schubert Road Group

Incorporating Schubert Road Neighbourhood Watch
schubert.road@gmail.com



March 2013

Dear Neighbour

Four of the residents of Schubert Road who organised the Jubilee Street Party last year, have also re-instated this street with Neighbourhood Watch. They have, with the help of other residents, started a website/blog;

You can find it at...
www.schubertroad.org

The website/blog will contain information from and about the Neighbourhood Watch Scheme and a forum and, we hope, information on;

- local events
- babysitters
- local tradesmen
- local planning applications and
- anything else directly affecting our road that we are made aware of.

There will also be information about the Jubilee Street Party and future gatherings and a link to the photographs that were taken.

Comments/Information can be posted on the website/blog in the comments box. It would be great if, when you comment or add any information, you leave your first name (for security purposes - no surnames please) and your house (and flat number), so we know who you are.

PLEASE NOTE THE WEBSITE / BLOG IS A WORK IN PROGRESS AND IS CONTINUOUSLY EVOLVING & any suggestions for improvements are welcome

We also plan to hold a meeting after Easter and if you'd like to be involved please contact us.

Anne Towner:	House Number 25
Paddy Rowe:	House Number 44
Daphne Duthie:	House Number 47
Louise McMeekin:	Neighbourhood Watch co-ordinator 53H Garden Flat

PLANNING ALERTS

- Boris Bikes (which were planned to be installed on Oakhill Road) – currently plans are being re-considered.
- Galveston Road - 2013/0581 – OBSERVATIONS AND OBJECTIONS MUST BE MADE BY **7th March 2013**.
- Galveston Road - 2013/0214 – OBSERVATIONS AND OBJECTIONS MUST BE MADE BY **7th March 2013**.
- Mexfield Road - 2013/0430 – OBSERVATIONS AND OBJECTIONS MUST BE MADE BY **7th March 2013**.
- Oakhill Road – 2012/5953 – currently plans are being re-considered due to objections made.
- Extension to the Lodge Hotel (affecting a number of residents on Schubert Road) – currently plans are being re-considered – Planning Application Number 2012/3708.
- New Build on Oakhill Road – Oakhill Park – Planning Application Number – 2013/0395
There is a proposal to building a **7 storey building**, with **51 new flats** on Oakhill Road.
It is due to be erected on the site of Olive Haines Lodge, between 7 Oakhill Road and Woodlands Gate.
The new development will be **twice the height** of the existing building (Olive Haines Lodge) and **twice the width**.
It will be more than **twice the height of the houses on Oakhill Road** and **two storeys higher than Woodlands Gate**.

To learn more about these or any other planning application and to register any objections, go to www.wandsworth.gov.uk then click on "Find a planning application" and then enter the application number ****/****. Then click on View Associated Application Documents & Make Online Comments for Live Applications.

To see, on a map, what planning applications have been submitted to the council, and their status, in any local area you are interested in go to www.wandsworth.gov.uk and within "Planning Applications", click on "Mapping Wandsworth to find your planning application".

FOR THE NEW BUILD ON OAKHILL ROAD, ALL OBJECTIONS MUST BE MADE BEFORE 21st March 2013.

The issues noted below are specifically related to the new development of Olive Haines House in Oakhill road.

We feel it is important that the council is aware of the problems that might arise if the planning application is approved as it has currently been submitted.

The following Reasons, Objections, Queries and Concerns are taken from issues highlighted by local residents and NO responsibility or liability can be attributed to either the Schubert Road Group, Schubert Road Neighbourhood Watch or it's individual members for the following wording, it's accuracy, meaning or interpretation.

The chief objections and queries for local residents concerning the impact of these proposed works are:

- 1) **HEIGHT AND SIZE** - Surely as this is in a conservation area it is unacceptable to build such a disproportionately large and unsympathetic building. **In this area any building over 5 storeys is described as a High Building in the Council's Development Management Policies Document, which also states that High Buildings here are "likely to be inappropriate" - so this proposal appears to contravene the Council's own guidelines.** The size of the proposed building is unacceptably large and out of all proportion to the other buildings in Oakhill Road. Can we be sure that our quality of life will not be diminished by this excessively large development?
- 2) **FOUNDATIONS** – the water table is just below the surface. How does it make sense to build something with underground parking and presumably deep foundations? What effect will the building have on subsidence in the area as this could affect all our insurance policies if there is subsidence in this area (we understand insurance companies look at the area as a whole for likelihood of subsidence and other structural problems, and not just the street in which your home is) – what impact will this have on Residents and Owners – increased Insurance Premiums? Removal of Subsidence Coverage?
- 3) **PRECEDENT** – What sort of precedent will be set, if this application for such a high building is passed? What is to stop other developers saying that they should also be able to build such inappropriately high and large buildings in this area?
- 4) **TRAFFIC** – Traffic increase during both construction and later when people live in the building
- 5) **INCREASED DEMAND ON RESOURCES** – Will the local area and this road withstand, and not suffer from, the increased demand for water, drains, gas, electricity, telephone and internet services, road use and parking? Increased number of people - can the infrastructure sustain it?
- 6) **DISRUPTION** – Disruption during construction of the building (blockage of roads, heavy lorries etc)
- 7) **AMENITY** – Loss of trees and general amenity of the area.
- 8) **PARKING** - The proposed plans indicate that all owners will be allocated off street parking inside an underground car park and will be prohibited from obtaining parking permits for on-street parking. Can we as residents of the nearest road with any appreciable number of parking spaces (none on Upper Richmond Road, few on both Oakhill and Manfred roads) know for certain that the residents of the new block will never be able to apply for parking permits (as stated in the application) and can we be assured that they will not be able, as Council Tax payers, to challenge this decision and thereby be able to apply for parking permits in the future? The proposed plans indicate that an underground car park will be accessed by a lift. These are always slow and cumbersome, so it is likely that a number of residents in this block will choose to park on the street overnight to avoid delays in the morning. Congestion is very likely as a result. Cars coming out will be crossing a busy pavement, which is a route to school for many families.
- 9) **COUNCIL CONFLICT OF INTEREST** - the Council has sold this site (which used to provide sheltered accommodation for elderly people). The contract is confidential, but it is clear that it has been sold subject to planning permission, and there must be some question as to how the Council can demonstrate that it is really being even-handed if it approves a large scheme such as this. Does anyone on the council or the council itself stand to gain in any way from the approval of these plans? Will the approval serve to fulfil any quotas? Can we be sure that these plans will be considered from the point of view of the local residents and with complete lack of interest by the planning committee and the council?