

**Planning Application 13/2102/FUL
DENMEAD SCHOOL, GLOUCESTER ROAD SITE**

STATEMENT OF OBJECTION
BY THE
DENMEAD NEIGHBOURS' ASSOCIATION

ANNEXE A: VIDEO AND PHOTOGRAPHIC EVIDENCE

CONTENTS

PART 1: PHOTOGRAPHIC EVIDENCE IN SUPPORT OF OBJECTIONS TO CURRENT APPLICATION

- TRAFFIC (Please also see attached video)
- IMPACT OF BUILDING –OOLTI, ZONING AND NEIGHBOURLINESS

PART 2: MATERIAL FROM DNA OBJECTION TO DECEMBER 2011 APPLICATION, BUT STILL RELEVANT

- APPENDIX – PHOTO SUPPLEMENT TO DNA’S STATEMENT OF OBJECTION TO 11/4125/FUL (Submitted December 2011)

Gloucester Road

Even with proposed % of school traffic diverted to Carlisle Park entrance, there are clearly still big problems...

Even with fewer school cars *and* staff monitoring, surrounding roads block very easily and quickly


Morning drop-off in April 2013 / 8:22am



Note: Times shown in GMT

EVIDENCE: 15 minute gridlock on Gloucester Road - At school gate

Afternoon pick-up on 14 May 2013 – A rainy day a few weeks AFTER SKM traffic strips have been removed

Safety concern as  frustrated motorcyclist (circled right) with child passenger mounts and drives on pavement within 100m of school gate for over five house lengths to get through jam



- Tempers boil over as drivers and Denmead bus driver stand outside vehicles in total gridlock
- U-turns require mounting pavement and turning is mostly only possible in empty, resident drives
- **No quick or easy way out in either direction** – many dangerous and in some cases *illegal* manoeuvres required to resolve the jam (both directions of Gloucester Road shown below)

Gloucester Road looking South



Video evidence provided

Gloucester Road looking North



Jams often build up quickly and cause long delays

23 April 2013, Afternoon Pick-up



No-where to pass as queues quickly build

There have been many similar instances of Gloucester Rd congestion since Sept 2012

28 March 2013 – last day of term, half-day pick up



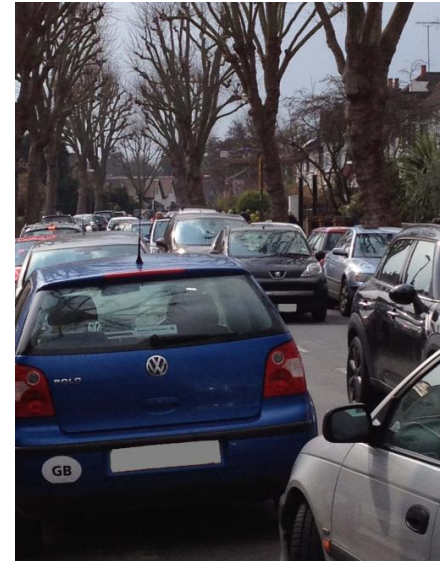
13:07:12 BST



13:07:28 BST



13:07:45 BST



13:08:07 BST

Inconsiderate parking – blocking driveways



- Vehicles both large and small cause obstruction
- Independent of the weather



Denmead parent's car **parked and unattended** in a resident's drive



Lowered pavement entrance to driveway

Inconsiderate and hazardous parking – obscuring sight



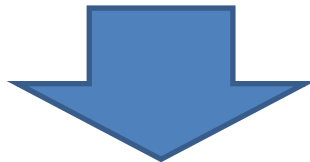
← Away from the kerb and obstructing safe passage

Shortage of parking spots leads to parking on corners and on pavements



Traffic problems spreading to cul-de-sacs

- Wensleydale Gardens, Carlisle Road/Scotts Drive are now experiencing parking problems as parents choose not to follow School's requests.
- Parents have specifically been asked to park on Wensleydale Road near the main park entrance and then walk their boys across the park.
- The School's Travel Plan is based on this assumption and on assumed number of available spaces on Wensleydale Road near main park entrance.
- The following slide demonstrates that it is very hard to change parents/carers' behaviour, even with the pressure of a planning application



Inconsiderate and illegal parking occurs, showing the unsustainability of the school's influence on behaviour

Advisory Notice at
Denmead's Wensleydale
Road School



22/4/13 08:50 Parents
choose to park on kerb in
Wensleydale Gardens

Pedestrian forced to pass

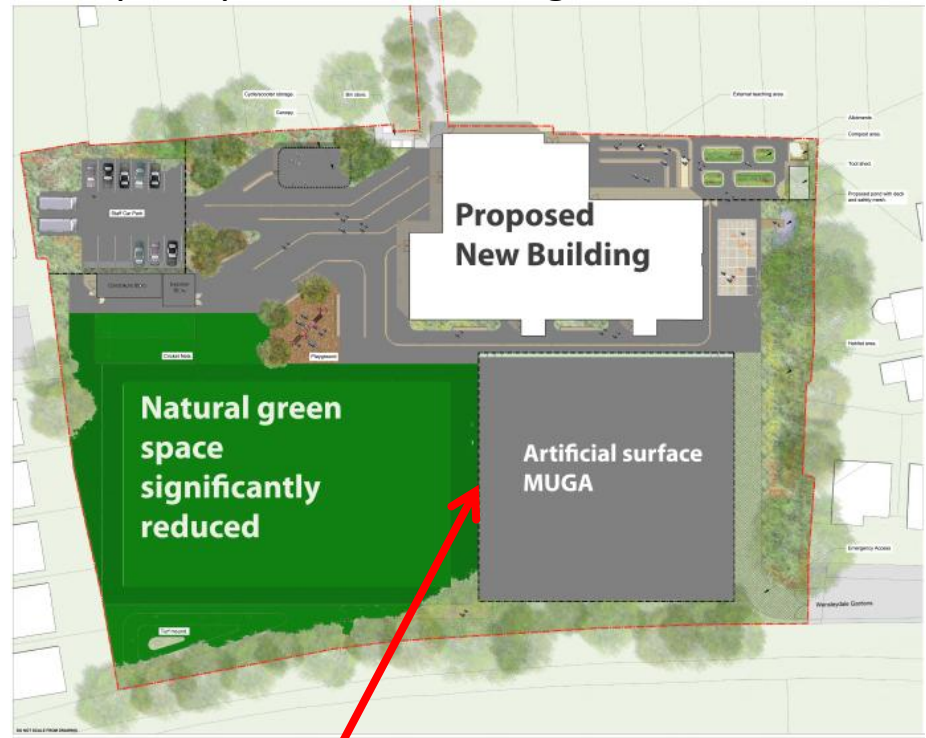


Loss of green open space will cause harm to the character and openness of the open land (OOLTI)

Current open space



Proposal neither preserves nor enhances open space – but damages it



High chain link fencing on MUGA not open space

Examples of Hampton's suburban neighbourhood character surrounding Denmeand School



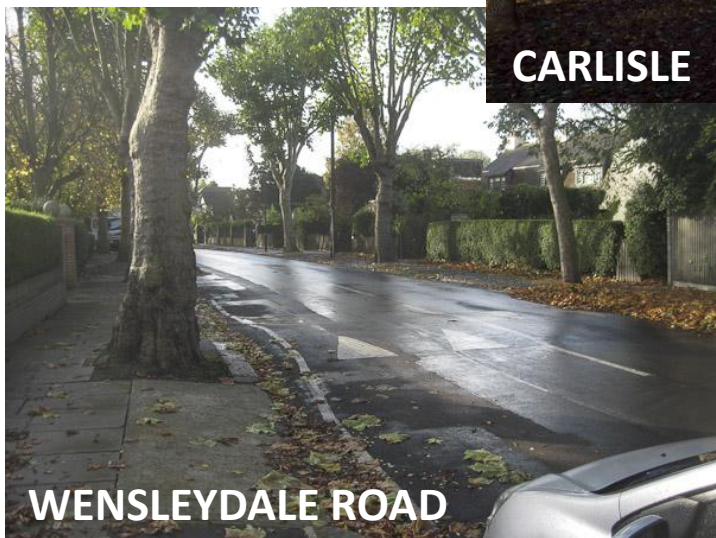
GLOUCESTER ROAD



CARLISLE ROAD



CARLISLE PARK



WENSLEYDALE ROAD



WENSLEYDALE GARDENS

Local prep school buildings, including Denmead's current buildings, generally fit in



Not in Character: Denmead School's proposals would fit well with Hampton's industrial and commercial buildings, not next to Carlisle Park and the surrounding neighbourhood



Buildings shown other than the proposed school are in Oldfield Road, Hampton



APPENDIX – EXTRACTS FROM PHOTO EVIDENCE SUBMITTED TO STATEMENT OF OBJECTION TO 11/4125/FUL IN DECEMBER 2011

There is a 'new' application, but the issues remain

TRAFFIC

IMPACT OF BUILDING – OOLTI ZONING AND NEIGHBOURLINESS

ACCESS

LIGHTING

Note: References are to page numbers in the original 12/11 statement of objection¹⁶

Traffic issues – Gloucester Road

Frequent road blockages – at school drop-off and pick-up times



Traffic issues – Gloucester Road

Illegal & problem parking



Traffic issues – Gloucester Road

Blocked drive-ways – delays to neighbours and potential danger to pedestrians and cyclists



Traffic issues create hazardous situation for cyclist (carrying toddler)



Gloucester Road – before & during school drop-off



7.45 am
Road relatively
clear



8.00 – 8.45 am school drop-off



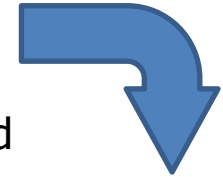
Gloucester Road – before & during school drop-off

Road already at full capacity – no passing places, no way through

Knock-on effect onto Broad Lane – causes blockage for cars in both directions



Traffic issues – weekend school event engulfs neighbours' parking spaces



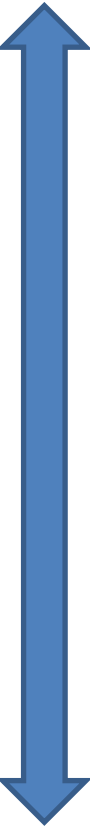
Carlisle Road - school parking even on bend of Gloucester Rd



Scotts Drive - All available space taken up by school parking



Gloucester Road – no passing places left so cars making u-turns into driveways to let cars through



IMPACT OF SCHOOL TRAFFIC

– typical day Wensleydale Gardens & Road



Parking around
Wensleydale Road (WR)
and Wensleydale Gardens
(WG) junction during
school drop-off & pick-up



TRAFFIC & PARKING – WENSLEYDALE GARDENS & ROAD

View into WG



1 April 2011
Parking around
Wensleydale Road (WR)
and Wensleydale Gardens
(WG) junction during
lunchtime pickup

View S towards WR/WG junction



View of junction WG/WR



TRAFFIC & PARKING – WENSLEYDALE GARDENS & ROAD

21/9/11 Parking and Traffic around Wensleydale Gardens/Wensleydale Road junction during afternoon pickup



TRAFFIC & PARKING – WENSLEYDALE GARDENS & ROAD



14/12/11

Congestion and parking on the kerb in Wensleydale Road just N of Wensleydale Gardens, at afternoon pickup time

TRAFFIC & PARKING – WENSLEYDALE GARDENS & ROAD

18/1/12 Afternoon pickup effect on parking: Top row around 3.40 pm, bottom row around 4.20 pm

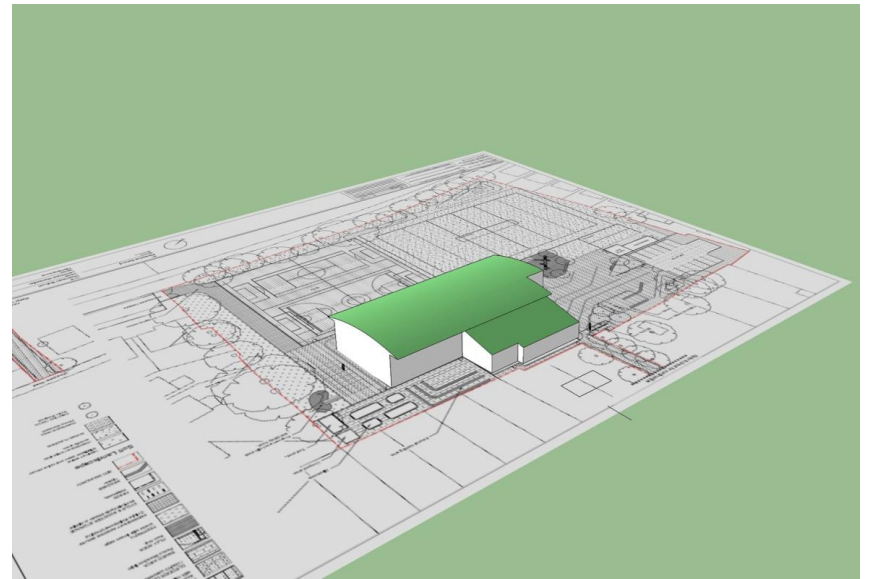
View from WG towards WR



IMPACT OF BUILDING – OOLTI ZONE



Existing building and layout



Proposed building and layout

VIEW FROM CARLISLE PARK – Public Open Space – OOLTI ZONE



Existing building from Carlisle Park

Proposed building overpowers all around



IMPACT OF BUILDING – DISREGARDS NEIGHBOURLINESS

CURRENT



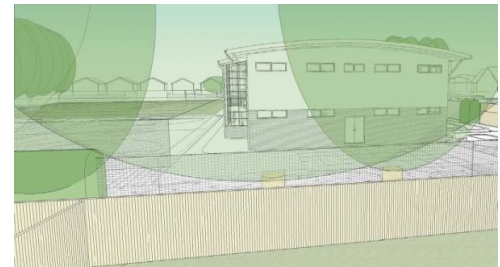
PROPOSED



PROPOSED – Architect's view



53 Gloucester Road



24 Wensleydale Gardens

ACCESS – WENSLEYDALE GARDENS

Normal parking



Hedge would be replaced by gate

Access difficulty & tree damage



ACCESS – WENSLEYDALE GARDENS

Spot the well-used pedestrian gate into Carlisle Park?



The park access is concealed – outlined to highlight major safety issue of heavy construction traffic



LIGHTING – Existing scale of building

High-intensity security lights
cause disturbance



Glare from lights light up the
upstairs rooms in Scotts Drive

