

Date: 23/06/2022
Our Ref: 15750



Mr William Tysterman
Development Management
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Dear William,

SCREENING OPINION REQUEST - KNELLER HALL, 65 KNELLER RD, TWICKENHAM, TW2 7DN

DWD has been instructed to submit this updated screening opinion request to the London Borough of Richmond upon Thames (LBRuT) on behalf of Dukes Education and Radnor House School Limited, in connection with the development proposals at Kneller Hall, 65 Kneller Road, Twickenham, TW2 7DN.

This is an updated screening opinion request, following the initial submission to LBRuT on the 2nd March 2022. Currently no screening opinion has been provided by LBRuT. In our email correspondence you recommended that due to changes to the proposed development, since the submission of the initial screening opinion, that the screening opinion request is updated and the revised plans submitted, to enable LBRuT to provide an opinion on the current proposals.

The most notable changes to the proposed development, since the initial screening opinion request submission comprise of:

- The accommodation blocks totalling circa 2,540 sqm, that were due to be converted to teaching accommodation will now be demolished. Instead, a new purpose built teaching block will be built.
- The swimming pool that was due to be located in the ecology corridor in the northern part of the site, has now been moved into the centre of the site. This results in substantially less trees needing to be removed from the site. Previously a separate indoor sports centre building and swimming pool building were proposed, these have now been consolidated into a single building.
- The performance centre has been removed from the proposals.
- The total new build floorspace included in the development has increased by circa 1,800 sqm. This is mainly as a result of the teaching block now being fully new build, as opposed to part conversion/ part new build.

With the exception of the Site Location Plan, all of the plans and information submitted with the March screening opinion request have been superseded by the revised documents submitted to you alongside this letter. The table below sets out the superseded information and the proposed replacement information:

Partners

R J Greeves BSc (Hons) MRICS
G Bullock BA (Hons) BPL. MRTPI
A Vickery BSc MRICS IRRV (Hons)
S Price BA (Hons) DipTP MRTPI

A R Holden BSc (Hons) FRICS
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP MRTPI
A Meech BSc MRICS

S Page BA MA (Cantab) MSc MRTPI
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INFORMATIONS SUBMITTED AND NOW SUPERSEDED	REPLACEMENT INFORMATION FOR LBRUT TO ASSESS
Screening Opinion Request Report – March 2022	Screening Opinion Request Report – June 2022
Site Location Plan (ref: 0017)	Site Location Plan (ref: 0017) [no change]
Indicative Plans: Masterplan (ref: ADP-00-00-DR-A-0905 S3 P1); Masterplan Option F.1 West Site (ref: ADP-00-00-DR-A-0906 S3 P1); Tree Removal – West Site (ref: ADP-00-00-DR-A-0920 S3 P1); Movement Diagram (ref: ADP-00-00-DR-A-0924 S3 P1); and Proposed Buildings and Proposed Demolition (ref: A-0922).	Existing Site Plan (ref: LXA-1629-002-SITE) Indicative Plans: Masterplan (ref: ADP-00-00-DR-A-0900 S2 P4); Masterplan with Dimensions (ref: ADP-00-00-DR-A-0902 S2 P1); Masterplan with Existing Buildings and Trees to be demolished/ removed and Proposed Buildings (ref: ADP-00-00-DR-A-0901 S2 P1); and Further Illustrative Design Information (Movements Diagram, Building Heights and Indicative GIA and Overlay of New and Existing Building)

I would be grateful if you could confirm receipt of this submission and ensure that it is registered on the Council's website. It would be very helpful if you could proceed with providing your screening opinion in accordance with the statutory 21 day timescales.

If you need any additional information, please do not hesitate to contact me.

Yours sincerely,



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Partner
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