

2 August 2021



FAO Lucy Thatcher
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Jodane Walters
E: jodane.walters@savills.com
M: +44 (0) 7929 770 914

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Lucy,

**Twickenham Riverside, 1-1C King Street, 2-4 Water Lane, The Embankment and river wall, Water Lane, Wharf Lane and the Diamond Jubilee Gardens, Twickenham, TW1 3SD
Application for Full Planning Permission**

We are pleased to write on behalf of the London Borough of Richmond upon Thames, to apply for planning permission for the following description of development:

'Demolition of existing buildings and structures and redevelopment of the site comprising residential (Use Class C3), ground floor commercial/retail/cafe (Use Class E), and public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens and other relevant works

The above is the formal proposed description of development and the description which should be stated on the decision notice and any formal/statutory documents. However, for the purposes of receiving comments from relevant statutory consultees we are happy for the description of development to be as follows:

'Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), 368 sqm of retail space (Use Class E), 320 sqm of office/retail space (Use Class E), 255 sqm of café space (Use Class E), 444 sqm of pub/restaurant space (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens and other relevant works.'

In addition to this Covering Letter, this planning submission includes the following documents:

- **Design and Access Statement** – prepared by Hopkins Architects
- **Affordable Housing Statement** – prepared by Savills
- **Planning Statement** – prepared by Savills
- **Health Impact Assessment** – prepared by Savills
- **Landscape and Public Realm Report** – prepared by LDA Design
 - Urban Greening Factor (p38)
 - Open Space Assessment (p61)
- **Daylight, Sunlight and Overshadowing Report** – prepared by GIA
- **Heritage, Townscape and Visual Impact Assessment (incl. Heritage Statement)** – prepared by Icen Projects
- **Flood Risk Assessment** – prepared by Webb Yates

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



- Sustainable Drainage Strategy (p30)
- London Sustainable Drainage Proforma (p47)
- **Flood Emergency Plan** – prepared by Webb Yates
- **Ecology Report (incl. Bat Survey)** – prepared by BSG Ecology
- **Ecological Enhancement Statement** – prepared by BSG Ecology
- **Air Quality Assessment** – prepared by Entran Ltd
- **Noise Assessment** – prepared by WYG
- **Fire Statement** – prepared by FDS Consulting
- **Fire Safety Strategy** – prepared by FDS Consulting
- **Foul Sewage and Utilities Statement** – prepared by Skelly & Couch
- **Arboriculture Survey** – prepared by Thomson
- **Arboriculture Impact Assessment and Method Statement** – prepared by Thomson
- **Kitchen Odour Assessment** – prepared by Skelly & Couch
- **Energy Assessment** – prepared by Skelly & Couch
- **GLA ‘Be Seen’ Energy Monitoring** – prepared by Skelly & Couch
- **GLA Carbon Emissions Reporting** – prepared by Skelly & Couch
- **Low-Zero Carbon Feasibility Report** – prepared by Skelly & Couch
- **BREEAM Pre-Assessment** – prepared by Method Consulting LLP
- **Sustainable Construction Checklist** – prepared by Method Consulting LLP
- **Basement Impact Assessment** – prepared by Webb Yates
 - Screening Assessment (p10)
 - Groundwater and Throughflow Flooding Assessment (p19)
- **Transport Assessment** – prepared by WSP
- **Travel Plan** – prepared by WSP
- **Delivery and Servicing Plan** – prepared by WSP
- **Framework Construction Environment Logistics Management Plan** – prepared by Arcadis LLP
 - Air quality and dust management (p18)
 - Noise and vibration control (p20)
 - Environmental, Biodiversity (p24)
- **Site Investigation Scheme** – prepared by Geosphere Environmental



- **Archaeological Desk Based Assessment** – prepared by AOC
- **Framework Estate Management Plan** – prepared by the London Borough of Richmond upon Thames
- **Statement of Community Involvement** – prepared by Savills

The application fee of £29,483.00 has been paid under separate cover.

We look forward to progressing matters with the Council regarding the application. Should you have any queries regarding the above please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills" in a cursive, stylized script.

**Jodane Walters MRTPI
Planner**