

London Borough of Richmond
Planning Department
Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ

06.05.2011

Dear Sir or Madam

TWICKENHAM STATION: PLANNING APPLICATION SUBMISSION

I write on behalf of my client, Solum Regeneration Limited, to submit a planning application for the comprehensive redevelopment of Twickenham Station.

Solum Regeneration is a joint venture partnership between Network Rail and Kier Property to redevelop and regenerate seven stations in and around London. Twickenham Station has been identified as a key station in need of significant improvement.

The description of development for the application is as follows:

“Demolition of existing station building and access gantries to the platforms and redevelopment to provide; a podium across the existing railway lines; a new station concourse with stair and lifts to platform level; three buildings ranging in height between 7 storeys and 2 storeys comprising 115 residential units, 734 sq.m of flexible Use Class A1 (shops), A2 (Financial and Professional Services), A3 (restaurant and café) and D2 (leisure) floorspace, plant space, a combined heat and power plant, and green roofs; sustainable transport facilities to include a taxi rank, kiss and ride and car club spaces, 35 commuter car parking spaces (including disabled spaces), residents disabled spaces, delivery and servicing spaces, electric car charging points, 250 covered cycle spaces for commuters and 208 covered cycle spaces for residents; provision of a new station plaza, river walkway including children's playspace, soft and hard landscaping; and off site highway works to include the relocation of the existing bus stop”.

This revised scheme follows the submission of a previous application (ref: (10/3465) for the same site. Following detailed discussions with the Council and other interested parties, this application has been prepared, which reduces the height and massing of the all three blocks by at least one storey, and revisits some of the architectural expression of the buildings. The number of residential units has been reduced from 165 to 115 as a result of omitting any affordable housing.

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This scheme also incorporates amended elevations to the River Crane aspect of block C, which have been designed using a traditional form of architecture with a Georgian type palette. This was selected as the preferred aesthetic in response to consultation with Richmond Council and has many similarities to nearby Heatham House, which faces the River Crane on the opposite side of London Road bridge.

The Brick used throughout the development would continue along the Block C elevation. There is a clear separation from the contemporary style of Block B & A to the traditional style of the front of Block C. This is achieved by a set back dark rendered elevation panel above the 4m wide passenger tunnel used during match days and events. This is important to clearly define the riverside approach with its own identity.

The attached CD (x 5 copies) includes a full copy of the planning application documents, which has been submitted today, via the Planning Portal website (ref. 1400297). The application documents include the following:


- Planning Application Forms, Certificate and Notices
- Plans and Illustrative Drawings (including drawing schedule)
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Sustainability Statement inc. Energy Statement
- Preliminary Construction Management Statement
- Affordable Housing Toolkit (confidential and to be sent under separate cover from this letter);
- Section 106 Heads of Terms
- Environmental Statement (Volume 1): Main Chapters
 - Chapter 1: Introduction
 - Chapter 2: EIA Methodology
 - Chapter 3: Alternatives and Design Evolution
 - Chapter 4: The Proposed Development
 - Chapter 5: Planning Policy Context
 - Chapter 6: Construction Details
 - Chapter 7: Socio Economics
 - Chapter 8: Transport
 - Chapter 9: Air Quality
 - Chapter 10: Noise and Vibration
 - Chapter 11: Ground Conditions
 - Chapter 12: Water Resources
 - Chapter 13: Ecology
 - Chapter 14: Daylight, Sunlight, Overshadowing and Solar Glare
 - Chapter 15: Wind
 - Chapter 16: Electronic Interference
 - Chapter 17: Cumulative and Residual Impact
- Environmental Statement (Volume 2): Townscape and Visual Impact Assessment
- Environmental Statement (Volume 3): Technical Appendices:

- Appendix A: Scoping and Design Details
- Appendix B: Socio Economics
- Appendix C: Transport Statement
- Appendix D: Air Quality
- Appendix E: Noise and Vibration
- Appendix F: Ground Conditions
- Appendix G: Water Resources
- Appendix H: Ecology
- Appendix I: Daylight, Sunlight, Overshadowing and Solar Glare
- Environmental Statement: Non Technical Summary

I also attach a cheque made payable to the 'London Borough of Richmond' for the application fee amounting to £26,760.00.

I trust that the application will be validated and progressed expediently. Please contact me if you have any questions in the meantime.

Yours faithfully,



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ASSOCIATE

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CC John Robinson – Solum Regeneration

REF 00025 – Twickenham Station – Covering Letter