

Chris Tankard
Team Leader (Development Control - North)
Planning Division
London Borough of Richmond upon Thames,
Civic Centre,
44 York Street,
Twickenham TW1 3BZ

19 November 2012

Dear Mr Tankard

PLANNING APPLICATION FOR THE REDVELOPMENT OF THE FORMER ROYAL MAIL SORTING OFFICE, TWICKENHAM TW1 1AA

Please find enclosed a planning application in respect of the above, submitted on behalf of St James Group Ltd. The application proposes:

Demolition of existing buildings and redevelopment to provide a mixed use development comprising a 2 to 5-storey building accommodating 82 residential units, 2 restaurant units (Class A3) with basement car and cycle parking, associated plant equipment and courtyard area; a 2 to 5-storey community building with associated outdoor space; 28 houses with associated car parking and gardens; new public open space, landscaping and associated infrastructure and utilities.

In accordance with our discussions and the London Borough of Richmond upon Thames (LBRuT) validation checklist, the application includes 6 hard copies and 10 CDs of the following:

- Planning Application Forms
- Planning Drawings
- Planning Statement (including Proposed Heads of Terms)
- Design and Access Statement
- Transport Statement and Travel Plan
- Sustainability Statement (including Energy Strategy)
- Affordable Housing Statement
- Employment and Economic Case
- Statement of Community Involvement
- Environmental Statement

Volume 1: Main Report

Chapter 1	Introduction
Chapter 2	Site and Surrounding Area
Chapter 3	The Proposed Development
Chapter 4	Construction and Site Management
Chapter 5	Assessment Method
Chapter 6	Planning and Policy Context
Chapter 7	Socio-Economics
Chapter 8	Hydrology & Flood Risk

St James Group, Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG
Tel 01932 869350 Fax 01932 868677 www.stjames.co.uk
Registered in England and Wales. Registered Number 3190056



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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG.



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Chapter 9	Land & Water Quality
Chapter 10	Transport & Access
Chapter 11	Noise & Vibration
Chapter 12	Air Quality
Chapter 13	Ecology & Nature Conservation
Chapter 14	Daylight, Sunlight and Overshadowing
Chapter 15	Built Heritage
Chapter 16	Archaeology
Chapter 17	Townscape and Visual
Chapter 18	Waste
Chapter 19	Utilities
Chapter 20	Summary & Impact Interactions

Volume 2: Appendices
Non-technical Summary

- A Viability Appraisal for the proposed development has also been submitted to LBRuT under separate cover.

In addition to the above, a cheque for £35,574 is enclosed which is the appropriate application fee.

The proposals for the site are a result of considerable pre-application discussions with LBRuT and extensive community consultation. The resultant scheme comprises a high quality sustainable development which will contribute towards the regeneration of the northern approach to Twickenham town centre. It will deliver a more efficient use of previously developed land providing new uses which will contribute to the vitality of the town and the provision of much-needed housing.

If you require any further assistance with this application, please contact me.

Yours sincerely



SIMON LEWIS
Planning Manager