

DP4410

29 October 2019

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Dear Chris,

**GREGGS BAKERY, GOULD ROAD, TWICKENHAM, TW2 6RT
SUBMISSION OF REVISED PLANS FOR APPLICATION REF. 19/0646/FUL**

We write on behalf of the applicant, London Square Developments Ltd, in respect of the above application for the redevelopment of the Site at Greggs Bakery, Gould Road, Twickenham. Following discussions with officers, feedback from the Design Review Panel and ongoing stakeholder consultation, we have prepared the enclosed revised plans in response.

The proposed amendments are described in detail within the Design Statement Planning Addendum prepared by Assael Architects and are summarised as follows:

1. Reduction in overall parking numbers and enhancements to the riverside area, biodiversity, pedestrian experience and enhanced play;
2. Changes to the River edge guarding to reduce light spill towards the river and explore ecology;
3. Safeguarding of the future pedestrian bridge landing point;
4. Changing to the massing at the junction of Gould Road and Crane Road and removal of a communal roof terrace to mitigate perceived overlooking;
5. Amendment to Building F fourth floor roof form and cladding material to improve contextual relationship and reduce visual impact;
6. Amendment to balcony design on Building F to reduce perceived overlooking of neighbouring garden spaces;
7. Adjusted house types and increased back gardens, relocating two accessible houses into the apartments;
8. Change to rear of houses to reduce impact on neighbouring properties;
9. Relocate substation to standalone building.



The following revised documents are therefore submitted in support of this application:

- Design Statement Planning Addendum (Prepared by Assael Architects);
- Revised Plans, sections and elevations and drawing schedule (Prepared by Assael Architects);
- Energy Strategy and Sustainable Construction checklist (Prepared by Desco);
- Transport Assessment Addendum Report (Prepared by WSP);
- Air Quality Assessment (Prepared by WSP);
- Ecology Report (Prepared by Richard Graves Associates);
- Supplementary External Lighting Report (Prepared by Desco);
- Daylight / Sunlight letter of conformity (Prepared by Point 2);
- Townscape and Visual Impact Appraisal Addendum (Prepared by Arc Landscape Design);
- Health Impact Assessment Letter of Conformity (Prepared by Trium);
- Overheating Report (Prepared by Desco).

The proposed amendments represent improvements to the scheme which will continue to offer a high-quality design. The updated reports confirm that the revised proposals will not have an impact on the findings of the original reports in support of the application. We trust the enclosed is in order, however should you have any queries or require any further information, please do not hesitate to contact Olivia Willsher or Paul Henry at this office. We look forward to hearing from you.

Yours sincerely

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