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12 Marble Hill Gardens  
Twickenham  
TW1 3AX

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Richmond upon Thames  
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Twickenham  
TW1 3BZ

**Ref: Full Planning Application for redevelopment of Marble Hill Playcentres (MHP)**

Dear Ms. Patel,

We are submitting a full application with some matters reserved for planning permission to redevelop the Marble Hill Playcentres, located in Marble Hill Park, Twickenham, TW1 2NL.

The description of the proposed development is as follows:

*"The scope of the proposed development comprises demolition of the existing structures at the Marble Hill Playcentres and replacement with new child-focused inclusive community hub with facilities for baby, child and Special Needs support where user groups are able to share bespoke accommodation in an environment that embraces natural surroundings."*

The application is being submitted via the Planning Portal and the fee will be paid online in due course.

It is considered that the redevelopment of a site in MOL is inappropriate development that would result in harm, however this development provides a number of clear identified benefits that amount to 'very special circumstances', and, when taken together, are material, of significance, and demonstrate positive aspects of the development proposal as set out in the attached supporting documents.

The documents being submitted in support of the application are listed in the following table.

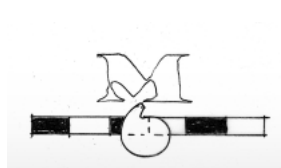
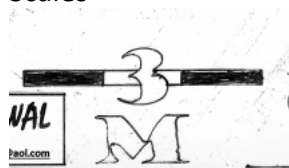
| Planning Application Forms                                   | Author                          |
|--|---------------------------------|
| Planning Application Form                                    | MHCP                            |
| Planning Statement, including Community Engagement Statement | MHCP & Martin Habell, architect |

|  |                                  |
|--|----------------------------------|
| Technical Note and Summary Position for Building on MOL/Report on Planning Policy Issues | Bryan Staff, Create Design       |
| Very Special Circumstances Report for MOL  | MHCP & Martin Habell             |
| <b>Land Ownership + Site</b>   |                                  |
| Site Plan Identifying Land   | Buy-a-plan                       |
| Letters of Support from English Heritage   | English Heritage                 |
| <b>Design and Landscape Documents</b>  |                                  |
| Design and Access Statement  | Martin Habell                    |
| Landscape Statement  | Terra Firma                      |
| Landscape Proposals  | Terra Firma                      |
| Landscape and Visual Impact Appraisal  | Terra Firma                      |
| Landscape Photomontage   | Terra Firma                      |
|  |                                  |
| <b>Technical &amp; Supporting Documentation</b>  |                                  |
| Topographic Survey   | Terra Firma                      |
| Arboricultural Impact Assessment   | Bernie Harverson via Terra Firma |
| Ecological Assessment  | The Ecology Co-op                |
| Car Park Assessment Report   | Vectos                           |
| Transport Assessment for EH Marble Hill dated Aug 2018                                   | Vectos                           |
| Construction Management Plan   | Avison Young                     |
| BREEAM Pre-Assessment  | Syntegra                         |
| Energy Statement   | Avison Young                     |
| Sustainable Drainage Statement   | Avison Young                     |
| Heritage Statement   | Le Lay Architects                |
| Existing Building Conditions Report  | Maybourne (Martin Habell)        |
| Community Use Agreement Draft  | MHCP                             |
|  |                                  |
| <b>Drawings</b>  |                                  |
| Sketch: Bird's Eye View  | Martin Habell                    |
| Elevations   | Martin Habell                    |
| Ground Floor Plan with Detail Enlargement  | Martin Habell                    |
| First Floor Plan with Detail Enlargement   | Martin Habell                    |
| Section Sketch   | Martin Habell                    |
| Sketch: Spaces   | Martin Habell                    |
| Sketch: Park Approach  | Martin Habell                    |
| Sketch: Adventure  | Martin Habell                    |
| Roof Plan  | Martin Habell                    |
| MOL Build Plot   | Martin Habell                    |
| MOL Impact and Key Sight Lines   | Martin Habell                    |
| MOL and Visual Analysis  | Martin Habell                    |
| Existing Features  | Martin Habell                    |
| Proposal Facts and Dimensions  | Martin Habell                    |
| Section aa 1   | Martin Habell                    |
| Section aa 2   | Martin Habell                    |

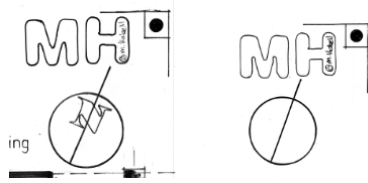
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|---|---------------|
| Section aa 3  | Martin Habell |
| Section aa 4  | Martin Habell |
| Section bb  | Martin Habell |
| <b>Appendix Documents</b>                                 |               |
| Marble Hill Society Letter of Support                     |               |
| Environment Trust Letter of Support                       |               |
| Director of Children's Services Letter of Support         |               |
| MPs Letters of Support                                    |               |
| Councillors Letters of Support                            |               |
| MPs Joint Letter on SEND Need                             |               |
| Leader of Council Letter of Support                       |               |
| Letters of Support from local SEND charities              |               |
| Deer Park School Letter of Support                        |               |
| Richmond Parish Lands Letter of Support                   |               |
| Hampton Fund Letter of Support                            |               |
| Richmond Council for Voluntary Services Letter of Support |               |
| "On the Edge" Report                                      |               |
| SEND Funding Letter from Cllr Brown                       |               |
| SEND Education Review                                     |               |
| Local GP Letter of Support                                |               |
| Space Sharing and Use Draft Proposal                      |               |
| Quotations for Works and Portakabins                      |               |
| Alternative Land Requirements Report                      |               |
| Jardine & Co Letter on Alternative sites                  |               |
| Wild Futures Steve Marshall Report                        |               |
| LBRuT Search for Space emails                             |               |
| OKMT and Skylarks Premises Search Reports                 |               |
| OKMT and Skylarks VSC Reports                             |               |
| Overview of the Hub Vision                                |               |
| Briefed Areas from Tenant Users                           |               |
| MHP Letters to Neighbours                                 |               |

Please note that all drawings are accurate and contain scale and compass as required, which appear as per the below:

Scales



## Compass



We look forward to receipt of validation, however if you do have any queries please do not hesitate to contact me, the Project Director, at [fittongreen@gmail.com](mailto:fittongreen@gmail.com), 07540 890730.

Sincerely,

Caroline Green

cc Ronald Miao, OKMT  
cc Jennifer Peters, Skylarks