



Development Management Services  
London Borough of Richmond upon Thames  
Civic Centre  
York Street  
Twickenham  
TW1 3BZ

5 July 2023

Dear Sirs,

**THE BOATHOUSE, TWICKENHAM, TW1 1QZ – FULL PLANNING APPLICATION**

On behalf of The Boathouse Twickenham Ltd, we are pleased to enclose a planning application for the development of three high quality residential dwellings at the above site. Full planning permission is sought for:

*“Demolition of existing building and outbuildings to provide three residential dwellings including associated landscaping works, provision of parking and works to the public realm.”*

In addition to this covering letter, we submit the following documents:

- Application form and signed and dated ownership certificates, prepared by WSP;
- Community Infrastructure Levy form, prepared by WSP;
- Planning Statement, prepared by WSP;
- Full suite of drawings, prepared by Silver Jetty;
- Community Engagement Report, prepared by Potential Planning;
- Design and Access Statement, prepared by Silver Jetty;
- Viability Statement, prepared by Grimshaw Consulting;
- Transport Statement, prepared by ITransport;
- Energy Report, prepared by GDM Partnership;
- Sustainable Construction Checklist, prepared by GDM Partnership;
- Tree Report, prepared by Andrew Day Consultancy;
- Ecology Report, prepared by AAE Environmental;
- Heritage Statement, prepared by HCUK Heritage;
- Daylight and Sunlight Assessment, prepared by Schroeders Begg; and
- Flood Risk Assessment and Surface Water Drainage Strategy, SLR Consultants.
- Proposed and Existing Drawings, prepared by Silver Jetty; and
- Site Location Plan, prepared by Silver Jetty.



The application will be free on the basis this is the first revision of an application for a development of the same character and description on the same site by the same applicant and is within 12 months of making the earlier application (7 October 2022), which was withdrawn.

## **The proposal and summary**

This application is submitted for the redevelopment of the existing residential building, which is currently in a state of disrepair. The proposal would create three high quality residential family dwellings. The proposal has been developed in consideration to pre-application discussions with the Council and the Environment Agency.

In addition to the high-quality housing, the proposal also seeks to provide a landscaping scheme of a high standard and one that is complementary to the site and surrounding area. Furthermore, the proposal would also consist of public realm improvements including the widening of the public walkway and a new seating area.

The proposal has been prepared and designed in order to be sympathetic to the site's location within the conservation area, flood zone and in the setting of key heritage assets.

Overall, the development would deliver the following benefits:

- Retention of three residential dwellings.
- Providing three high quality family residential dwellings, exceeding all space standards and private amenity space standards.
- Improved design from the previous withdrawn submission.
- Utilisation of space on and around the site to deliver high quality amenity space and public facilities.
- Improved short and long distance views within the Conservation Area and in the setting of listed heritage assets.
- Improvement of the public realm, including widening of the public footpath to improve accessibility.
- Landscaping elements including a sedum roof, contributing to improvements in biodiversity and design.
- Contribution to the heritage of the site through design and an art instalment.
- The applicant is willing to take less of a profit of the scheme, as set out within the Financial Viability Assessment and offer £100,000 towards affordable housing. This is a significant benefit and should be supported by the Council.

The proposal has been positively prepared and is in line with national, regional and local policies.

## **Conclusion**

The requisite planning application fee has been paid directly to the London Borough of Richmond upon Thames.



Overall, the proposal seeks to demolish the existing buildings on the site, replacing the existing three residential dwellings with three high qualities, sustainable, four bed, family sized dwellings. The proposal will deliver significant benefits to the site and surrounding area with extensive improvements in landscaping, access, amenities, flood defence, biodiversity, energy and sustainability and improvements to the public realm.

The existing building in its current state has a negative impact on the Conservation Area and heritage assets in the surrounding area. The proposal seeks to deliver a site sympathetic to the heritage significance of the surrounding area.

Overall, the proposed development is in line with the adopted local, regional and national policy and should be approved without delay.

We trust that you have all the information you require to validate this application. In the meantime, should you have any queries in respect of this submission, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink that reads 'V. Chase'. The signature is written in a cursive, flowing style.

Victoria Chase