

Our ref: KJ/SW/26101

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Date: 30 November 2023

Emer Costello
Richmond Council
Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Dear Emer,

**TOWN & COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT
KARSLAKE BUILDING, RUSTON & WARD BUILDING, STOREHOUSE, 3 AND 4 WATER
WORKS COTTAGES, HAMPTON WATERWORKS, UPPER SUNBURY ROAD, HAMPTON,
TW12 2DS
PLANNING PORTAL REF: PP-12638486**

On behalf of our client, Waterfall Planning Ltd, please find enclosed an application for planning permission and listed building consent at the above site for:

“Conversion and extension of the site including Ruston and Karlake Buildings to provide 36 no. residential units (Use Class C3) and 318.8sqm flexible business space (Use Class E(g)), associated car parking, access and landscaping works.”

Please find enclosed the following documents for your consideration:

- Application Form and Certificate;
- CIL Form;
- Site Location Plan, by LOM;
- Drawings Schedule, by LOM;
- Drawings, by LOM:
 - Existing floor plans, elevations, sections plan;
 - Existing window & door details;
 - Existing photo record of door and windows;
 - Existing fabric condition Survey;
 - Existing condition survey and schedule of repairs;
 - Demolition plans;
 - Proposed floor plans, elevations, section plans;
 - Proposed windows and doors details;
 - Proposed MVCHV strategy details;
 - Proposed enlarged sections plans;
- Accommodation Schedule – by units; by use; amenity, prepared by LOM;
- Urban Greening Factory Schedule, prepared by LOM;
- Design and Access Statement (including Landscaping Scheme, Inclusive Access & Wheelchair Housing Statement), prepared by LOM;
- Schedule of Materials and Finishes (internal and external works to listed buildings), by LOM;

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- Construction Management Plan, prepared by LOM;
- Public Benefits & Interventions (listed buildings), prepared by LOM;
- Built Heritage Statement, prepared by RPS;
- Historical Building Gazetteer, prepared by RPS;
- Archaeological Desk Based Assessment, prepared by RPS;
- Ecological Appraisal, prepared by RPS;
- Biodiversity Net Gain Assessment, prepared by RPS;
- Tree Survey and Arboricultural Impact Assessment, prepared by RPS;
- Air Quality Assessment, prepared by Hydrock;
- Daylight and Sunlight Assessment, prepared by Hydrock;
- Energy Statement, prepared by Hydrock;
- External Lighting Assessment, prepared by Hydrock;
- Flood Risk Assessment, prepared by Hydrock;
- Foul & Surface Water Drainage Strategy, including London SuDS Proforma, prepared by Hydrock;
- Basement Impact Assessment, prepared by Hydrock;
- Fire Statement including Fire Safety Strategy, prepared by Hydrock;
- Noise Assessment, prepared by Hydrock;
- Phase 1 Ground Conditions Desk Study, prepared by Hydrock;
- Structural Statement, prepared by Hydrock;
- Sustainability Statement and BREEAM Assessment, prepared by Hydrock;
- Sustainable Construction Checklist, prepared by LOM;
- Outline Utilities Strategy, prepared by Hydrock;
- Transport Statement, prepared by Markides Associates;
- Travel Plan Statement, prepared by Markides Associates;
- Servicing and Car Parking Management Plan, prepared by Markides Associates;
- Construction Logistics Plan, prepared by Markides Associates;
- Health Impact Assessment, including Healthy Urban Planning Checklist, prepared by RPS;
- Open Space, Public Open Space, Play Space and Playing Fields Assessment, prepared by RPS;
- Planning Statement, prepared by RPS;
- Statement of Community Involvement, prepared by Polity;
- Marketing Report, prepared by Stirling Shaw; and
- Viability Assessment and Affordable Housing Statement, prepared by ULL Property.

The planning application fee for the creation of 36 residential units and commercial floorspace is £18,942 (plus £64 Planning Portal administration fee). This will be paid via the Planning Portal (ref: PP-12638486).

We trust that the above is in order and look forward to receiving your confirmation that the submission has been received and validated. Should you have any queries please do not hesitate to contact Karen Jones (k.jones@rpsgroup.com), or myself.

Yours sincerely,
for RPS Consulting Services Ltd



Summer Wong
Principal Planner
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