

24 June 2024



Richmond Upon Thames Council
Planning Department
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Dear Sir/Madam

Sion Court, Sion Road, Twickenham, TW1 3DD
Planning Portal Reference: PP-13127366

On behalf of our client, Moreland Residential (UK) Limited, we write to submit a full application for the development of Sion Court, Sion Road, Twickenham. Permission is sought for:

“Demolition of 20 derelict garages and one bed flat and redevelopment of the site to provide 2, 1-bedroom and 3, 2-bedroom dwellings, associated private amenity space, communal amenity space, accessible parking space, cycle parking and refuse.”

Please find enclosed the following documents which are submitted in support of the planning application:

- Completed Application Form;
- Notices Supplementary Sheet;
- Completed CIL Form;
- Planning Statement, prepared by Savills;
- Design and Access statement, prepared by Savills;
- Daylight and Sunlight Report (Within Development), prepared by Right of Light Consulting;
- Daylight and Sunlight Report (Neighbouring Properties), prepared by Right of Light Consulting;
- Preliminary Ecological Appraisal, prepared by AESG;
- Energy Statement, prepared by T16 Design;
- Fire Statement – National Requirements, prepared by AESG;
- Fire Statement – London Plan Requirements, prepared by AESG;
- Transport Statement, prepared by Caneparo Associates;
- Flood Risk Assessment, prepared by WHS;
- Arboricultural Impact Assessment, prepared by SJ Stephens Associates;
- Viability Report (sent under separate cover), prepared by Bailey Venning;
- Sustainability Statement, prepared by T16 Design; and
- Heritage Impact Assessment, prepared by HCUK Group.

The following drawings/schedules have also been submitted in support of the application:

- Site Map, Block Plan (Drawing number: SC-PP4-00);
- Existing Ground Floor Plan & Site levels (Drawing number: SC-PP4-01);
- Existing First Floor Plan (Drawing number: SC-PP4-02);
- Existing Elevations (Drawing number: SC-PP4-03);
- Existing Street Elevation & Existing South Elevation/Section (Drawing number: SC-PP4-04);
- Proposed Ground Floor Plan (Drawing number: SC-PP4-04);

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Proposed Roof Plan & Proposed First Floor Plan (Drawing number: SC-PP4-06);
- Proposed West Elevation & Proposed Rear Elevation (Drawing number: SC-PP4-07);
- Proposed Labanon Park & Street Elevation (Drawing number: SC-PP4-09);
- Proposed Sections A & B & Materials (Drawing number: SC-PP3-08);
- Proposed Section CC (Drawing number: SC-PP4-10); and
- Proposed Section EE & Proposed Section FF (Drawing number: SC-PP4-11).

The application fee of **£2,960** will be paid in line with Fee Regulations directly by the client.

I trust that the information submitted is sufficient to assess the application and I look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in cursive script, appearing to read "eti", written in black ink.

Emily Ingall-Tombs
Savills