



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Grace Edwards
Senior Planner
Royal Borough of Richmond Upon Thames
Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BZ

30 August 2024

LW/TF/JMi – 23/486

Dear Grace,

APPLICATION FOR PLANNING PERMISSION – AVALON HOUSE, 72 LOWER MORTLAKE ROAD, RICHMOND, TW9 2JY

On behalf of our client, Stagecoach Pension Trustee Company Ltd & The Stagecoach Pension Trustee Company (No.2) Ltd c/o Barings Real Estate, we have prepared the below response to the key concerns raised by neighbouring residents to the planning application at Avalon House, 72 Lower Mortlake Road, Richmond, TW9 2JY (Ref: 24/1554/FUL).

This response highlights that the application – alongside the accompanying technical reports and assessments – demonstrates compliance with the relevant sections of the Development Plan and that there will be no unacceptable impacts arising as a result of the proposed development.

Noise, Dust and Other Disturbance During Construction

A number of objections from neighbouring properties have highlighted concerns regarding potential impacts during the construction process, from aspects such as noise, traffic and dust. The Applicant is aware of the potential disruption that the construction phase can cause and is committed to reducing impacts on neighbouring properties during this period.

The Applicant is happy to agree to a condition requiring the preparation of a detailed Construction Management Plan (CMP) which will outline the client's intentions for the construction project and how the constructor intends to manage and minimise the impact on local residents during the works.

The CMP would be submitted to and approved by the Local Authority prior to the commencement of construction works on site.

Neighbouring Amenity

A couple of objections have raised concerns over the impact on neighbouring amenity. There is particular concern regarding potential noise emanating from the proposed roof terrace, situated on the third floor to the rear of the development.

Regarding the roof terrace, the Applicant is committed to minimising any impacts arising from noise via a series of management measures. These would include limiting the usage of the roof terrace between the hours of 0800-2200 Monday-Friday exclusively – with usage at other times by exception only. The Applicant is also committed to restrictions on amplified music from the terrace spaces during all hours of operation.

The Applicant is also willing to agree to a condition requiring additional greenery to be positioned on the outdoor terrace space. This would act as a partial screen, which would help to dampen any noise associated with the use of the outdoor terrace space during working hours. This would provide further protection for neighbouring amenity.

Daylight, Sunlight and Overshadowing

A number of objections have raised concerns over the impact of overshadowing and access to daylight / sunlight for surrounding properties.

The application is accompanied by a Daylight / Sunlight (DLSL) Assessment, prepared by Development & Light LLP. This demonstrates that the proposed development has been carefully designed to maintain the existing levels of amenity to neighbouring properties, in relation to daylight and sunlight.

The detailed analysis within the DLSL Assessment demonstrates that the Site can accommodate additional massing without creating any detrimental impacts on the daylight and sunlight levels to adjoining residential properties.

Overall, the Daylight and Sunlight effect of the proposed development on surrounding properties is considered to be minor. The Overshadowing effect to neighbouring properties is considered to be negligible.

Detailed analysis of the Daylight, Sunlight and Overshadowing impacts to neighbouring properties is outlined in the accompanying DLSL Assessment.

Privacy and Overlooking

Concerns have been raised from a couple of objectors regarding impacts on privacy and overlooking, to both residential windows and external amenity space.

It should be noted that the existing separation distances, to properties on Cedar Terrace and Tersha Street, as well as the neighbouring residential dwelling at Eminence House, are to be maintained as part of the proposed development. This is particularly relevant for the properties along Cedar Terrace to the west. The existing 20m separation distance between Avalon House and the terrace buildings along Cedar Terrace will be maintained. This area contains the carriageway of Tersha Street and existing areas of landscaping.

In regards to overlooking, it is noted that additional openings (windows) to the west and south of the proposed development are to replace existing openings. There are therefore not anticipated to be any further opportunities for overlooking to adjoining properties from within the building.

The west elevation in particular will see a reduction in the area and total number of windows which overlook the rear elevation of properties on Cedar Terrace. This will reduce opportunities for overlooking to Cedar Terrace from the nearest elevation of Avalon House.

Summary

We trust that the above is clear, but please do not hesitate to contact Lewis Westhoff (lwesthoff@iceniprojects.com; 07557 678 587) or Tim Fleming (tfleming@iceniprojects.com; 07875 681 231) of this office should you have any queries.

Yours faithfully,



Iceni Projects Limited