

22nd November 2021

FAO: Lucy Thatcher
Lucy.Thatcher@richmondandwandsworth.gov.uk

Dear Lucy,

Full Planning Application for Development of the Residential Plot at Barnes Hospital, South Worple Way, East Sheen, London

On behalf of, Star Land Realty UK Ltd ('the applicant'), please find enclosed a full planning application for the development of the residential plot of the Barnes Hospital site.

The proposal is for:

"Drop-in full application to supersede residential development zone of previously approved Outline planning permission 18/3642/OUT. Demolition of existing structures and redevelopment of site including construction of three new buildings comprising 106 residential units of mixed tenure (Use Class C3), alterations and conversion of two existing buildings for 3 residential use (Use Class C3), car and cycle parking, landscaping and associated works."

Context

Outline planning permission ('OPP') was previously granted for the wider Barnes Hospital site on 14th September 2020 (ref. 18/3642/OUT). This phased permission was zonal in nature, with the western portion of the site comprising a residential development plot, alongside a Special Educational Needs School Plot to the south east and a Health Care Centre Plot to the north east.

This new planning application is a stand-alone 'drop-in' application comprising a revised scheme for the development of the residential plot. No changes are proposed to the School or Health plots of the OPP through this application.

This application follows the same zonal plot nature of the OPP and therefore does not compromise the implementation and delivery of the original OPP scheme, the vast majority of planning conditions and S106 obligations for which are directly related to individual development plots rather than on a site wide basis.

Information Submitted

This application is comprised of the following documents:

Document	Prepared by
Application Form & CIL Form	Avison Young
Design & Access Statement (inc. photomontage)	Scott Brownrigg

Planning Application Drawings (Site Location Plan, Site Plan, Existing & Proposed Floorplans, Elevations & Sections, Site Plan Overlay)	Scott Brownrigg
Streetscape Drawings, DWG No. 18387-SBR-ZZ-XX-DR-A-85003	Scott Brownrigg
Planning Statement	Avison Young
Heritage & Townscape Statement	Montagu Evans
Health Impact Assessment	Montagu Evans
Foul Sewage Statement	RBG
Flood Risk Assessment (inc. SUDS Statement/Proforma)	RBG
Basement Impact Assessment Report	RBG
Construction Traffic Management Plan	Motion
Transport Assessment (inc. Parking Layouts & Turning Circles/ Tracking; Travel Plan Statements; Delivery & Servicing Plan)	Motion
Viability Report (inc. Affordable Housing Statement – Detailed Affordable Housing Schedule, Approaches made to Registered Providers, Responses from Registered Providers)	Savills
Archaeological Assessment	AOC
Community Engagement Report	JBP
Sustainable Construction Checklist	Verte
Energy Assessment (inc. National Water Standards Statement & Decentralised Energy Network Feasibility)	Flatt Consulting
Utilities Statement	Flatt Consulting
BREEAM Pre-assessment	Envision
Ecology Report	Aspect Ecology
Biodiversity Net Gain assessment	Aspect Ecology
Green Roof Details, DWG No. 18387-SBR-ZZ-XX-DT-A-27001	Scott Brownrigg
Landscape Design and Access Statement	Exterior

(inc. Public Open Space Assessment, Green Roof Maintenance, Play Space Strategy and External Lighting Strategy)	
Tree Survey & Arboricultural Impact Assessment/Method Statement	Crown
Acoustic Assessment	Paragon
Air Quality Assessment	RPS
Air Quality Neutral Assessment	RPS
Proposed Development Daylight & Sunlight Assessment	XCO2
Daylight & Sunlight Assessment	XCO2
Contaminated Land Assessment	RBG
Fire Statement	Sweco

The planning application fee of £30,587.00 has been made via BACS transfer as part of the submission of the application via the Planning Portal.

We trust that the submission provides all the necessary information to validate and determine the application. However, should you have any queries, please do not hesitate to contact Oliver Froy (oliver.froy@avisonyoung.com) or Simon Zargar (simon.zargar@avisonyoung.com) at this office.

Yours sincerely



For and on behalf of Avison Young (UK) Limited