



22 November 2022

Dear Ms Thatcher,

Planning Application 21/2758/FUL

With reference to visuals included the October 2022 Daylight/Sunlight Impact documents.

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Multiple Objections have already been made to this planning application citing the negative impact on the Conservation Area of the buildings proposed for this development, especially the Wharf Lane Building.

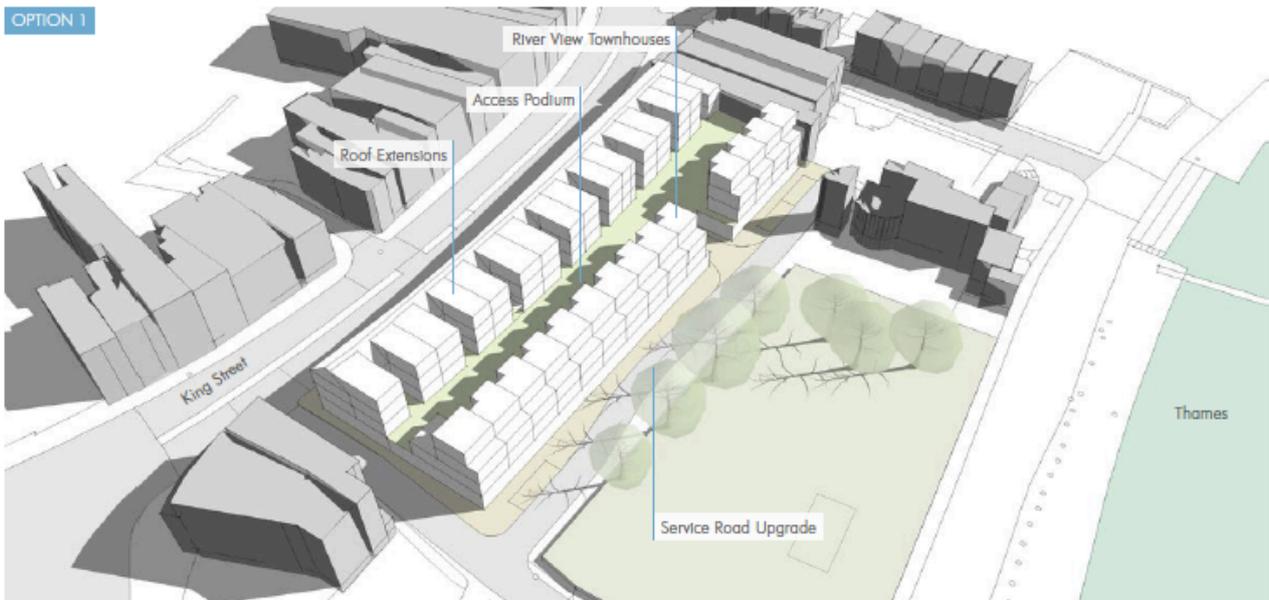
The above two visuals are not “Artistic Impressions”, as the application’s multiple CGI visuals have now been relabelled.

Rather, these are accurate representations, citing AOD measurements. And they clearly demonstrate the inappropriate scale and massing of the proposed buildings in the Conservation Area.

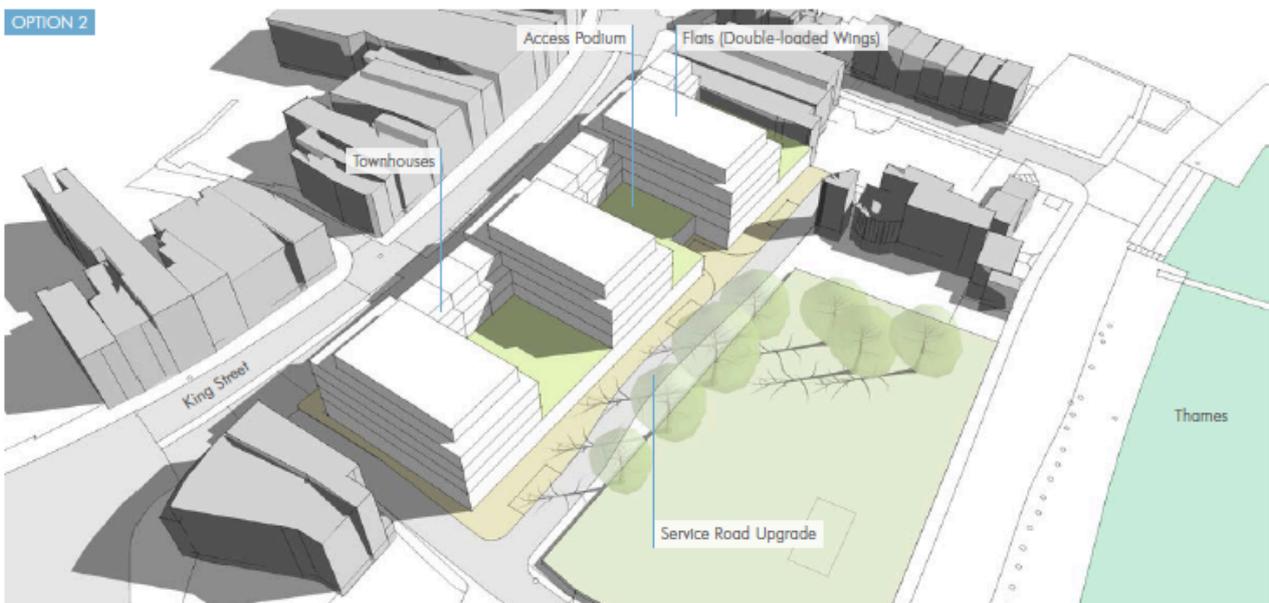
When the 4-33 King St was sold some five years ago, the marketing documents included visuals of how the rear of the parade could be developed:

[contd.]

OPTION 1



OPTION 2



[contd.]

During the 2019 RIBA Competition, one of the competing architects asked a question about the proposed development of the rear of King St:

- Q6. On the site visit it was mentioned that there are plans to develop Queen's Hall and that the retail company may also have ideas to develop the rear of all these properties along King Street, but we have been unable to find anything on the Richmond Planning website. It was also mentioned that there may be plans to bring the Victorian Boathouse back into use. Are there any drawings for the adjacent sites that you can share with us?
- A6. **King Street – This has not gone through planning and any pre-application schemes are confidential. Proposals should be aware of, and not prejudice, the aims of the Twickenham Area Action Plan (TAAP) in relation to King Street.**
Thames Eyot Boathouse – a feasibility study has yet to be carried out. Some further information on the boathouse can be on the [Historic England website](#).
We are therefore unable to share any drawings.

The owners of King St are no doubt waiting to see the outcome of this planning application in order to be assured of the heights/density that will be able to be achieved on their “confidential” pre-application schemes.

In planning terms it is our understanding that if the applicant's planning application is successful then in terms of height and massing this will set a precedent for any future adjacent schemes that the LPA will find difficult to refuse. So when objecting to the massing and height of the proposed scheme we are particularly mindful of the potential impact this might have on the redevelopment plans for King Street and its impact on the riverside open space.

The scale and massing of the buildings proposed by this application already create a negative and pronounced sense of enclosure on the upper riverside open space.

When the development of King Street goes ahead - and the “confidential” schemes are made public - this sense of enclosure, with large, overbearing buildings to three sides, will be even more pronounced.

We understand that in planning terms you are only able to consider the built environment as exists when a planning application is made.

However, as Trustees of the Diamond Jubilee Gardens with a lease that expires in 2134, and with legal action (a Compulsory Purchase Order) pending from the Council, we have a fiduciary duty to take the longer view of what constitutes “improvements” to Twickenham's riverside.

The scale and massing of the buildings proposed by this planning application do not constitute an improvement to the Conservation Area, and the negative impact of introducing this overdevelopment to Twickenham's riverside will be further compounded by pending future developments.

With my best wishes,

Ted Cremin
Chair, *Twickenham Riverside Trust*