

D Dawnay, Day
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BY FAX & COURIER

16th January 2003

Tom McKeivitt
Joint Development Manager PFI & PPP
London Borough of Richmond Upon Thames
Regal House
London Road
Twickenham TW1 3QB

Dear Tom

Re: Twickenham Riverside

Thank you for your letter and copy of the minutes of the last cabinet 'decisions meeting' and I would reply as follows.

Following our last telephone conversation, I confirm that Dawnay Day have taken a completely new approach to this opportunity. As discussed we have no intentions of pursuing an appeal. In view of the changes within Dawnay Day, I am now responsible for this location and wish to pursue with Richmond Council a new scheme that will create a development agreeable to all concerned and be in accordance with the London Borough of Richmond's planning brief.

This can be seen from the issue of our new sketch proposal in December, which I believe is more in keeping with the Planning brief (as opposed to the previous Development Brief) and is more sympathetic with a riverside setting. Moreover, we are prepared to explore further options, which would create a more significant improvement to the townscape of Twickenham. We have already toyed with an idea that would provide a stronger focus to the town centre and would enhance the relationship between the Riverfront and the pivotal junction of King Street, Water Lane, Richmond Road and London Road, for example, replacing the existing bank building with a piazza. It would of course be respecting the affordable housing and key worker requirements and importantly the occupiers of Eel Pie Island.

Undoubtedly our land holding along King Street allows us to consider a much wider range of schemes than could be offered by any other developers. We would prefer to explore the options in collaboration with yourselves and the Planning, Highways and other relevant officers, and to conduct consultations with all relevant stakeholders throughout the process.

We would also be prepared to then conduct an architectural competition for the design with the Council participating in the jury panel.

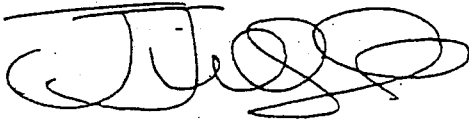
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This level of collaboration, and the effort to be invested on our part in planning and design, could best be achieved through a fresh agreement between the Council and Dawnay Day. I have no doubt that this would provide best value for Twickenham.

I would be grateful if you would keep me fully informed regarding the above and look forward to speaking with you at the appropriate time.

Assuring you of our best intentions.

Yours sincerely



81 Tom Sims
Head of Development