EIA Quality Mark
Case Study

Former Royal Mail Sorting Office Twickenham

<table>
<thead>
<tr>
<th>Key Issues</th>
<th>Purpose of the project</th>
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<tr>
<td>The development offered considerable benefits to the local community through bringing a major under-utilised site in the town centre back in to beneficial use to provide residential accommodation and major new community facility.</td>
<td>Mixed use development of former sorting office site adjacent to Twickenham Railway Station to provide dwellings and community facilities.</td>
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<td>The key issues for the development included:</td>
<td>Description of the project</td>
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<td>• the provision of vehicular and pedestrian access while allowing for large pedestrian flows on Twickenham match days;</td>
<td>Comprehensive redevelopment to provide: 110 residential units (28 houses and 82 apartments); two restaurants each of approximately 300m² each; and community building of approximately 1,265m².</td>
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<td>• accommodating the council’s aspiration to provide a pedestrian route through the site and land to the west; and</td>
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<td>• consideration of likely cumulative effects resulting from adjacent railway station redevelopment, which includes tall residential elements.</td>
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## EIA Learning Outcomes

### Lessons learnt

A robust approach was adopted to consider the likely significant effects from the proposed development, including the new footpath to be provided by the Council, through the adjacent Metropolitan Open Land. This entailed qualitative assessments within each of the technical chapters and ecological assessment as far was as possible given constrained site access.

The consideration of alternatives within the Environmental Statement (ES) picked on all major alternatives considered in the Design and Access Statement and during the public consultation events to ensure a joined-up approach and one that would stand up to legal challenge.

The socio-economic assessment within the ES closely dovetailed with the economic justification for change of use, to be consistent with the planning and economic case for development.

Particular consideration was given to the appearance and annotation of photomontages to ensure that they clearly defined scheme and its context.

### Lessons learnt cont.

This ensured they were as useful as possible to the reader and fully supported the assessment within the ES.

Planning permission has been granted.

### Contact details

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