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10.1 INTRODUCTION

10.1.1 This chapter of the ES has been prepared by Allen Pyke Associates (APAL), a consultancy specialising in landscape design and landscape and visual impact assessment with extensive experience in appraising landscape character, sensitivity and the effects of development.

10.1.2 The purpose of the chapter is to assess the likely significant effects of the proposed development with respect to landscape and townscape character and on visual amenity. It describes the methods used to assess the effects of the proposed scheme, the baseline conditions currently existing at the site and surrounding area and the potential effects of the proposals.

Methodology

10.1.3 The report applies a methodology developed by APAL which is based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA.

10.1.4 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “*consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity*”. It refers to ‘landscape’, as adopted by the Council of Europe in the European Landscape Convention 2002, as being “*an area, as perceived by people, whose character is the result of the action and interaction of natural and /or human factors.*” The application of the Convention is inclusive referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and it goes on to state that it “*concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes*”.

10.1.5 The GLVIA3 requires that professional judgements are “*reasonable and based on clear and transparent methods*” and that “*in carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a*

way that is accessible and reliable for all parties concerned”. A definition of the methodology and the terms used throughout this report is found in Appendix A.

10.1.6 Desktop studies and site visits have been carried out to review the existing status of the landscape/townscape, identify relevant council policies and establish the area from which the site can be seen. Site visits were carried out in September, October and November 2013 to identify the visual envelope around the proposed development and locations from which the site is visible (visual receptors), to photograph key representative viewpoints and to assess the character of the site and surrounding areas.

10.1.7 London Borough of Richmond upon Thames (LBRUT) have reviewed the baseline visual assessment and agreed the visual receptors and viewpoints.

10.2 POLICY CONTEXT AND DESIGNATIONS

National Planning Policy

10.2.1 The national policy context is set by the National Planning Policy Framework (NPPF), adopted in March 2012, which provides the framework which all local policy must implement.

10.2.2 The NPPF identifies thirteen aspects which should be considered in “delivering sustainable development”. Those of specific relevance to this assessment are:

- 6. Delivering a wide choice of high quality homes

- 7. Requiring good design

- 11. Conserving and enhancing the natural environment; and

- 12. Conserving and enhancing the historic environment.

6. Delivering a wide choice of high quality homes:

- 10.2.3 Paragraphs 47-55 set out the principles local authorities should apply to “boost significantly the supply of housing”.

7. Requiring Good Design:

- 10.2.4 Paragraphs 56 - 68 provide guidance on ensuring the delivery of good design. The NPPF stresses the need for development to respond to local character and be visually attractive, as well as emphasising the integration of development into the natural environment.

11. Conserving and enhancing the natural environment

- 10.2.5 Paragraphs 109-125 of the NPPF focuses on conserving and enhancing the local and natural environment as well as protecting and minimising impact on biodiversity and designated landscapes. It also promotes a strategic approach to the creation, protection, enhancement and management of networks of green infrastructure.

12. Conserving and enhancing the historic environment.

- 10.2.6 Paragraphs 126-141 sets out requirements for local authorities relating to the “conservation and enjoyment of the historic environment” and that heritage assets should be conserved in a “manner appropriate to their significance”.

Regional Planning Policy

- 10.2.7 The London Plan (2011) is the overall strategic plan for London and sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. Its policies are intended to guide decisions on planning applications by councils and the Mayor. Policies of relevance to the proposed development include:

- *Policy 3.6 Children and young people’s play and informal recreation facilities* - The Mayor and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.
- *Policy 5.10 Urban Greening* - The Mayor will promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.
- *Policy 5.11 Green Roofs and Development Site Environs-* Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.
- *Policy 5.13 Sustainable Drainage* - Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- *Policy 7.2 An Inclusive Environment* - The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design.
- *Policy 7.3 Designing out Crime* - Boroughs and others should seek to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion.
- *Policy 7.4 Local Character* - Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features.

- *Policy 7.5 Public Realm* - London's public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.
- *Policy 7.21 Trees and Woodlands* - Trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework.
- *Policy 7.29 The River Thames* - The River Thames is a strategically important and iconic feature of London. This role should be protected and promoted. Development proposals within the Thames Policy Area identified in LDFs should be consistent with the published Thames Strategy for the particular stretch of river concerned.
- *Policy 3D.10 Metropolitan Open Land* - The Mayor will and boroughs should maintain the protection of Metropolitan Open Land (MOL) from inappropriate development.

10.2.8 An important component of the London Plan is the Blue Ribbon Network which includes the Thames, the canal network, other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. Policies of relevance to the proposed development include:

- *Policy 4C.2 Context for sustainable growth* Development and use of the water and waterside land along the Blue Ribbon Network should respect resource considerations and natural forces in order to ensure that future development and uses are sustainable and safe.
- *Policy 4C.3 The natural value of the Blue Ribbon Network* - The Mayor will and boroughs should protect and enhance the biodiversity of the Blue Ribbon Network by:
 - resisting development that results in a net loss of biodiversity

- designing new waterside developments in ways that increase habitat value
 - allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status
 - taking opportunities to open culverts, naturalise river channels
 - protecting the value of the foreshore of the River Thames.
-
- *Policy 4C.4 Natural landscape* – The Mayor will and boroughs should recognise the Blue Ribbon Network as contributing to the open space network of London. Where appropriate natural landscapes should be protected and enhanced. As part of Open Space Strategies, boroughs should identify potential opportunities alongside waterways for the creation and enhancement of open spaces.
 - *Policy 4C.6 - Sustainable growth priorities for the Blue Ribbon Network* - The uses of the Blue Ribbon Network and land alongside it should be prioritised in favour of those uses that specifically require a waterside location. These uses include water transport, leisure, recreation, wharves and flood defences. For sites that are not suitable or not needed for these priority uses, developments should capitalise on the water as an asset and enhance the Blue Ribbon Network in order to improve the quality of life for Londoners as a whole, as well as for the users of the development.
 - *Policy 4C.11 Increasing access alongside and to the Blue Ribbon Network* - The Mayor will and boroughs should protect and improve existing access points to, alongside and over the Blue Ribbon Network. New sections to extend existing or create new walking and cycling routes alongside the Blue Ribbon Network as well as new access points should be provided as part of development proposals for Opportunity Areas, especially in areas of deficiency.

Local Planning Policy

10.2.9 Current policies are set out in the London Borough of Richmond (LBRUT) Core Strategy (2009) and Adopted Development Management Plan (2011):

- *Policy CP7 Maintaining and Improving the Local Environment* - All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality...Proposals ... will have to illustrate that they connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and sustainable construction.
- *Policy CP10 Open Land and Parks* - The open environment will be protected and enhanced.
- *Policy CP11 The River Thames Corridor* - The natural and built environment and the unique historic landscape of the River Thames corridor within the Borough will be protected and enhanced and the special character of the different reaches identified in the Thames Strategy and Thames landscape Strategy respected.
- *Policy CP17 Health and Well-being* - A pattern of land use and facilities will be promoted to encourage walking, cycling, and leisure and recreation and play facilities to provide for a healthy lifestyle for all, including for open and play space within new development as appropriate.
- *Policy DM DC 1 Design Quality* - New development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context. In assessing the design quality of a proposal the Council will have regard to the following:

- i. compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form
 - ii. sustainable development and adaptability, subject to aesthetic considerations
 - iii. layout and access
 - iv. space between buildings and relationship to the public realm
 - v. detailing and materials
- *Policy DM OS 2 Metropolitan Open Land* - The borough's Metropolitan Open Land will be protected and retained in predominately open use. Appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries. Improvement and enhancement of the openness and character of the Metropolitan Open Land and measures to reduce visual impacts will be encouraged where appropriate.
 - *Policy DM OS 11 – Thames Policy Area* – The special character of the Thames Policy Area (TPA) will be protected and enhanced by ensuring:
 - Development protects the individuality and character, including the views and vistas, of the river and the identified individual reaches.
 - Development establishes a relationship with the river and takes full advantage of its location addressing the river as a frontage, opening up views and access to it.
 - Encouraging opening up existing access points to the public.

- Requiring public access as part of new developments.
- *Policy DM HD 7 - Views and Vistas* - The Council will seek to protect the quality of views indicated on the Proposals Map. It will also seek opportunities to create attractive new views and vistas and, where appropriate, improve any that have been obscured.

10.2.10 LBRUT have prepared a Development Brief for the site which highlights that a public riverside walk and a public sitting area on the riverfront will be required and that important considerations include the relationship to the river, the impact on views both local and distant, and on the skyline and local landmarks.

10.2.11 The Thames Landscape Strategy (TLS) is a sub-regional partnership in the Greater London area which focuses on the Thames river corridor between Hampton and Kew. Their guidance for this stretch of the river includes:

- 6.1G - Conserve and enhance the reach character of boathouses, wharves and Swan Island boat repair yard contrasting with the wild open spaces of Ham Lands opposite
- 6.1P Conserve and supplement the riparian trees which help to screen the television studios and Lensbury Club from Teddington Weir.

10.2.12 Other LBRUT documents of relevance include:

- Design Quality SPD (2006)
- The Residential Development Standards SPD (2006)
- Public Space Design Guide (2006)

Landscape/townscape and other designations (see Appendix 10.2)

10.2.13 Weir Cottage in the western corner of the site is locally listed as a Building of Townscape Merit; the site is not subject to any other designations other than a sliver of the site which is included in the Teddington Lock Conservation Area (no27) which abuts the site on the northwestern boundary and extends along the river frontage. The grounds of the Lensbury Club (a corporate private members club) to the southeast and the Teddington Lock Campus of St Marys College on the opposite side of Broom Road are Metropolitan Open Land (MOL). The site falls within the LBRUT Thames Policy Area, covered by local policy (see section 5.2.3).

10.2.14 Teddington footbridge and the adjacent boathouse (27 Ferry Road) are Grade II listed, as are St Albans Church (now the Landmark Arts Centre) and St Marys Church (see chapter 7 for an assessment of the effects on Built Heritage). The footbridge is identified in the LBRUT Proposals Map as a local landmark, covered by Policy DB 7 (see section 5.2.3). Ham Lands on the opposite side of the river is a Local Nature Reserve and a Site of Special Scientific Interest.

10.3 BASELINE CONDITIONS

Site location and setting (see Appendix 10.3)

10.3.1 The 1.8ha site is located in Teddington, bounded by Broom Road to the southwest and the River Thames to the northeast. It lies within a predominantly residential area, although in the immediate vicinity of the site, The Anglers public house and its gardens occupy the northwestern boundary and the Lensbury Club and its grounds, the southeast. There are tennis courts and sports fields opposite the site on Broom Road (belonging to the Lensbury Club and St Marys College respectively). Vehicular and pedestrian access is from Broom Road. Ham Lands, a Local Nature Reserve, is on the opposite (Surrey) side of the river. Pedestrian access across the river is possible at this location via Teddington Footbridge, a suspension bridge between the Middlesex bank, Swan Ait and the Surrey bank. Upstream is Teddington Weir, and

downstream, Teddington Lock. The site is approximately half a mile from Teddington town centre.

Site description

10.3.2 The site is the home of Teddington Studios and contains a range of non-descript offices and other buildings of considerable bulk and varying heights. The office block fronting the river has a distinctive blue roof and the roofscape generally features aerials, air-conditioning units, chimneys relating to plant and infrastructure. There is a dilapidated pavilion on the river front, as well as a terrace running the length of the waterside frontage, which has fallen into disrepair. Weir Cottage, a domestic-scale building, is in the western most corner. There is extensive ground level car parking as well as a multi-storey garage but no public realm to speak other than the river-side walk.



Main entrance with the tallest block behind



Broom Road frontage



Riverside pavilion and terrace



Site buildings seen from the Middlesex bank

10.3.3 There is a level change across the site of 1.5m from the eastern corner (5.15 AOD) to the western Broom Road boundary (6.62 AOD).

- 10.3.4 There are approximately a dozen mature trees within the site, mostly on the riverside frontage. There are four trees on the Broom Road frontage.
- 10.3.5 The boundaries with the Lensbury Club and The Anglers pub are predominantly chain-link fence, with some trees and shrub planting on both boundaries.
- 10.3.6 The site is not crossed by any Public Rights of Way. Within the wider area, the Thames Path crosses the footbridge and there is a network of footpaths within Ham Lands on the northern side of the river, including the Thames Path along the towpath. There is continuous public riverside access on the Surrey side of the river, in contrast to the Middlesex side where the Thames Path runs along roads set back from the river (see Appendix 10.3).

Landscape and Townscape Character (see Appendix 10.4)

- 10.3.7 The following section reviews published landscape and townscape character assessments, describes the character of the site and its setting and assesses the sensitivity of the site and its surroundings. Sensitivity is derived from the landscape's *susceptibility to change*, namely 'the ability to accommodate the proposed development without undue negative consequences' and the *value* of the character area and its features.

National Character Areas

- 10.3.8 Natural England locates the site within Local Character Area (LCA) 115: Thames Valley, however the LCA covers a wide area from Reading to the west right through to Richmond in the east and the assessment does not differentiate between the finer grain of areas. It does not therefore provide any relevant assessment of the character of the site and its immediate surroundings.

Local Character Areas

10.3.9 The LBRUT Design Quality SPD locates the site within LCA *Strawberry Hill and Teddington East*, which it characterises as ‘a suburban character area less tightly developed than Twickenham with small pockets of open space and large gardens with a significant number of trees’. The setting of the site conforms to this characterisation, with residential properties on Broom Road ranging from 1930s semis and larger detached Victorian villas to more recent apartment blocks. Streets contain many trees and in the immediate environs of the site, there are extensive areas of open green space used for sports, both at the Lensbury Club and on the other side of the road, the sports pitches and facilities belonging to St Marys University.



10.3.10 To the north on the Surrey bank of the river, the LCA is *Ham, Petersham and Richmond Park*. In contrast to the Middlesex bank, the Surrey side has a rural character.



10.3.11 The Richmond Public Space Design Guide (2006) recognises that the river has several different characters as it passes through the borough, and the Middlesex stretch on which the site is located is defined as Residential – ‘private garden backdrop to river’, although the site itself is not characteristic of this description. The Surrey bank is identified as Pastoral - semi rural areas where the landscape dominates. Relevant guidelines include:

- Avoid blocking riverside views
- Relate proposals to the character of the surrounding riverside
- Reduce the visibility of parked cars and set back car parking from the riverside where possible
- Ensure that riverside locations are wherever possible accessible to all

10.3.12 The Thames Landscape Strategy locates the site within Landscape Character Reach no 6, known as Teddington Reach which is 'characterised by boathouses and river work interspersed with housing, opposite the wild open space of Ham Lands. Downstream from Teddington Weir, the Thames is tidal. Lock works and a boatyard at Swan Island (Ait) comprise ... surviving elements of the working river.' Specific objectives and guidance include:

10.3.13 East and south of the weir is LCA no 5 Hampton Wick Reach, characterised by 'residential areas interspersed with recreation grounds, such as the Lensbury Club, which are largely open areas of gang-mown sports pitches with adjacent pavilions and tennis courts. The glimpses through to open space contrast with the denser tree cover along the rest of the reach. The assortment of exotic trees on the edge of the Lensbury Club creates a slightly discordant note in the river landscape of native willow, alder, oak and ash.'

Site Character

10.3.14 Despite its bankside location, there is little connection, either physical or visual, with the river. This is typical of the Middlesex bank which is predominantly infilled with private houses and blocks of flats, as well as larger buildings such as the Lensbury Club, sealing Broom Road and Twickenham Road off from the river. (Public access to the river is only possible at the Ferry Road slipway by the footbridge and Manor Road Recreation Ground to the northwest.) The buildings within the site are of an institutional character and a mix of scale and finishes, with extensive areas of car parking. With the exception of the planting beds along the river frontage and a raised planter on the Broom Road frontage, there is little soft landscaping.

Local Landscape/Townscape Character Assessment

10.3.15 For the purposes of this assessment the landscape within and immediately adjacent to the site has been divided into the following local (LCAs) - see Appendix 10.5:

- LCA1: Broom Road Corporate/Leisure

- LCA2: Teddington East
- LCA3: Teddington Riverscape

An assessment to establish the *sensitivity* of the landscape/townscape has been carried out for each of these areas. The landscape character assessment is based on the following definitions (see Appendix 10.1 for further detail of the methodology):

Character	Criteria
Exceptional	Where the area is wholly intact with no incongruous elements. There is a distinct pattern to the landscape or townscape and a highly recognisable or distinct sense of place.
High	Where the area is predominately intact with few incongruous elements. There is coherence to the pattern of landscape or townscape and a recognisable sense of place.
Moderate	Where the area has a recognisable pattern but with some incongruous elements that detract from the coherence of the area and reduces it's sense of place.
Poor	Where there is no recognisable pattern or few similar elements resulting in a minimal sense of place

Condition	Criteria
Good	Where the area is in good repair / quality
Moderate	Where the area is in average repair/quality
Poor	Where the area is in poor repair/quality

Susceptibility	Criteria
High	Where the character area can accommodate substantial levels of change on site without unacceptable adverse effects on its character.
Medium	Where the character area can accommodate considerable levels of change on site without unacceptable adverse effects on its character.
Low	Where the character area can accommodate little or no change on site without unacceptable adverse effects on its character or amenity of the view.

Value	Typical criteria	Typical scale of importance/ Rarity	Typical examples
Exceptional	Very high importance and Rarity. No potential for substitution	International	World Heritage Site
High	High importance and Rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
Moderate	Moderate importance. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Low	Low importance Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
Poor	Low importance	Local	Areas identified for recovery.

10.3.16 LCA1: Broom Road Corporate/Leisure

This LCA includes Teddington Studios (the site), the Lensbury Club, its associated sports pitches and facilities and the St Marys sports facilities to the west of Broom Road. The existing buildings on the site are corporate in character and range from 3-7 storeys and are not out of scale or character with the neighbouring Lensbury Club. Despite their scale, they are well integrated with their predominantly residential surroundings and an established part of the streetscape. With the exception of Weir Cottage, the buildings lack any specific distinguishing feature, although their historic use as TV and film studios has allowed them a certain 'glamour' in the neighbourhood – evidenced for example by the 'blue' plaques featuring the names of well-loved comedians on the Broom Road frontage.

	
<p><i>The Lensbury Club</i></p>	<p><i>Teddington Studios Broom Road frontage</i></p>
	
<p><i>Car parking serving Lensbury sports facilities</i></p>	<p><i>Teddington Studios river frontage</i></p>

Character: Moderate

Condition: Moderate

Susceptibility to change: Medium

Value: Low

Landscape/townscape sensitivity: **Low**

10.3.17 LCA2: Teddington East

This LCA includes Teddington Conservation Area and is comprised of primarily residential streets and Teddington High Street, which has a mix of Victorian and Edwardian shopping parades. The character is suburban with a mixture of

housing types and ages. There are frequent pockets of open space and significant numbers of trees. Despite the range of building types and ages across the area, individual streets generally have a coherent character. The diversity of building types and scale mean that more recent developments such as the recent Square development on Broom Road are readily integrated and do not detract from the overall character. The conservation area designation results in a character that is high.



Character: High

Condition: Good

Susceptibility to change: Low

Value: Moderate

Landscape/townscape sensitivity: **Moderate**

10.3.18 **LCA3: Teddington Riverscape**

LCA3 includes both the Surrey and Middlesex river banks, Teddington footbridge, Teddington Lock, Teddington Weir and the Ferry Road slip way. This stretch of the river includes several working river features but the Teddington bank is almost completely built up with residential dwellings, both apartment blocks and larger detached houses with gardens extending to the water. There is limited public access to the river. The Surrey bank by contrast is undeveloped with the Thames Path running along the towpath. An extensive network of footpaths and cycleways provides amenity and access for residents and visitors. There are significant areas of naturalised woodland and scrub.

	
<p><i>Teddington Footbridge and Swan Ait</i></p>	<p><i>The Ferry Road slipway with Teddington Footbridge beyond</i></p>
	
<p><i>Teddington Studios riverside frontage</i></p>	<p><i>Teddington Lock with the Middlesex bank beyond</i></p>

Character: High

Condition: Good

Susceptibility to change: Low

Value: High

Landscape/townscape sensitivity: **High**

Table 10.1: Summary table of Landscape/Townscape Character Area sensitivity

Ref	Name	Character	Condition	Susceptibility to change	Value	Sensitivity
LCA1	Broom Road Corporate/ Leisure	Moderate	Moderate	Medium	Low	Low
LCA2	Teddington East	High	Good	Low	Moderate	Moderate
LCA3	Teddington Riverscape	High	Good	Low	High	High

Visual Assessment

10.3.19 The ZVI (Zone of Visual Influence) is the area from which the site and future proposals might be seen and is determined by the landform, topographical features such as surrounding buildings and vegetation (whose screening capacity may change through the seasons) and the scale and height of the

proposed development. This assessment assumes maximum visibility during the winter months.

10.3.20 The extent of the ZVI of the site has been established through desktop interpretation of mapping information and by visiting the area to analyse views within and out from the site to identify locations which have potential views of the site.

10.3.21 The view from potential receptors has been assessed to identify the visual receptors whose views may be affected by the proposed development. Publicly accessible locations in the surrounding area were walked to establish the nature of the view from these locations and, where possible, representative viewpoints have been photographed to illustrate the site as an element in these views (see Appendix 10.6).

10.3.22 The identified receptors are all within 1 km of the site and the site is not visible within longer views. The existing buildings on site are visible from the river and from surrounding streets, although intervening tree cover and buildings limit the views substantially and the buildings do not appear incongruous elements within the townscape.

10.3.23 Many key views identified in planning policy and published assessments for the borough are associated with the river, however the site is not an element in any of them.

10.3.24 The visual assessment has been carried out to establish the sensitivity of the receptors using the following definitions (see Appendix 10.1 for further detail of the methodology):

Visual Receptor Type	Criteria
A	Residents at home; People, whether residents or visitors, who are engaged in outdoor recreation, including the use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular

	views; Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents in the area.
B	People engaged in outdoor sport or recreation which does not involve or depend on appreciation of views in the landscape; People at their place of work whose attention may be focussed on their work or activity, not on their surroundings. Users of retail and employment sites, sports and recreational facilities where the views are secondary to the activity at hand.
C	Users of Industrial sites, agricultural land or busy commuter links where there is little appreciation of the view.
Quality of view	Criteria
Exceptional	Where there is an open view or panoramic view of the site and the elements that make up the view are of exceptionally high scenic value, natural or man-made beauty, and uninterrupted by incongruous elements.
High	Where the view is largely un-interrupted and the view is of a good scenic value, natural or man-made beauty with few incongruous elements.
Moderate	Where the view is partially screened by intervening features, only forms part of the view or the site is in the distance. Where the view has some or few features of note but generally of no particular scenic quality or the features are in poor condition.
Poor	Where the site is largely obscured by intervening features or difficult to perceive in the distance. Or where the view would be considered by most as unsightly or in very poor condition in which case the view can be open or partially screened.
Value of View	Criteria
High	A recognised view within, towards or across a designated landscape or towards a heritage or locally important feature. Historic or published viewpoints either identified in published guidebooks or literature or demarcated by a physical element.
Medium	A view within, towards or across a locally important landscape or towards a locally recognised feature or reference point. A published viewpoint within local guidebooks or literature or demarcated by a physical element.
Low	A view which is not rare and does not have any local value attached to it.

Susceptibility	Criteria
High	Where the landscape/townscape can accommodate substantial levels of change in views of the site because proposed changes are unlikely to result in undue adverse effects.
Medium	Where the landscape/townscape can accommodate considerable levels of change of views of the site and proposed changes are unlikely to result in undue adverse effects.
Low	Where the landscape/townscape can accommodate limited levels of change in views of the site and any effects, resulting from proposed changes, on the landscape should be beneficial.

Visual receptors

10.3.25 **VR1: Weir Cottage (Viewpoint A)**

Weir Cottage is located in the westernmost corner of the site and currently has open views from its southern and eastern facades across the car park to the main buildings and through trees towards the river and Swans Ait beyond.

Visual receptor type: B

Quality of view: Poor

Susceptibility to change: High

Value: Low

Visual receptor sensitivity: **Low**

10.3.26 **VR2: Slipway and Boathouse (Viewpoint B)**

Partial glimpses of the buildings on the site are possible from the slipway and the Boathouse across the garden of The Anglers public house through the boundary vegetation.

Visual receptor type: B

Quality of view: Moderate

Susceptibility to change: Medium

Value: Low

Visual receptor sensitivity: **Low**

10.3.27 **VR3: The Anglers public house (Viewpoint C)**

There are partial views into the car park on the site from the pub garden through the boundary vegetation. The buildings on the site are visible beyond.

Visual receptor type: B

Quality of view: Moderate

Susceptibility to change: Medium

Value: Low

Visual receptor sensitivity: **Low**

10.3.28 **VR4: Teddington Footbridge (Viewpoints D & E)**

Looking south, views are possible from the footbridge between the Middlesex bank and Swans Ait across the river into the site. Elements of the main building are visible beyond the canopies of tree on the river frontage, as well as the riverside pavilion, car parking and the riverside terrace. Views of the site from the northern section of the bridge are obscured by tree cover on Swans Ait.

Visual receptor type: A

Quality of view: High

Susceptibility to change: Low

Value: Medium

Visual receptor sensitivity: **Moderate**

10.3.29 **VR5: Thames Path (Viewpoint F)**

The Thames Path follows the river bank on the Surrey side. There is a separate path for cyclists approximately two metres north of the pedestrian path. This is a popular route with both commuters and people walking and cycling for leisure. There is intermittent vegetation screening the cycle path but generally there are uninterrupted views of the river and the Middlesex bank beyond.

Visual receptor type: A

Quality of view: High

Susceptibility to change: Low

Value: Medium

Visual receptor sensitivity: **Moderate**

10.3.30 **VR6 River Thames (Viewpoint F)**

The Teddington stretch of the river is popular with boat enthusiasts, both dinghies and power boats. The river frontage and the buildings on the site are clearly visible from water level. Other users of the river such as the fishermen

who use the shingled 'beaches' on Swans Ait and the Ferry Road slipway also have views into the site.

Visual receptor type: A

Quality of view: High

Susceptibility to change: Low

Value: Medium

Visual receptor sensitivity: **Moderate**

10.3.31 **VR7 The Lensbury Club and gardens (Viewpoints G & H)**

The private Lensbury Club's gardens, car parking and some of its sport facilities are situated adjacent to the boundary with the site and there are views into the site through the existing boundary fences. The views are generally of the rear of the multi storey car park and other low rise buildings. Buildings on the site can be seen from the upper floor of The Mews accommodation block and from the gardens to the north, although the trees in this area provide a degree of boundary screening.

Visual receptor type: B

Quality of view: Poor

Susceptibility to change: High

Value: Low

Visual receptor sensitivity: **Low**

10.3.32 **VR8 St Marys Sports fields (Viewpoint I)**

From the sportsfields and the car park there are views through the fencing across the road to the Broom Road frontage and trees and the taller buildings beyond.

Visual receptor type: B

Quality of view: Moderate

Susceptibility to change: Medium

Value: Low

Visual receptor sensitivity: **Moderate**

10.3.33 **VR9: Nos 6-10 Marston Road (Viewpoint J)**

There are views from the eastern frontages of these properties over the boundary wall across the sports fields towards the upper floors of the buildings on the site.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Low

Visual receptor sensitivity: **Moderate**

10.3.34 **VR10: The Old Vicarage, properties on Kingston Road and Udney Hall Gardens (Viewpoint K)**

There are views through the security fencing across the sports fields towards the buildings on the Broom Road frontage and the tall block is visible in the middle distance.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Low

Visual receptor sensitivity: **Moderate**

10.3.35 **VR11: Properties on St Winifred's Road (Viewpoint L)**

The studio buildings are visible across the playing fields from the backs of properties on St Winifred's Road, although, from this distance, they are not significant elements in the view. The rear of 'The Square' residential development has equal prominence in the view.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Low

Visual receptor sensitivity: **Moderate**

10.3.36 **VR12: Nos 9-11 Ferry Road (Viewpoint M)**

The studio frontage and the block beyond are components in the streetscape looking south down Broom Road.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Low

Visual receptor sensitivity: **Moderate**

10.3.37 **VR13: Nos 4-10 Broom Road (Viewpoint N)**

The studio frontage and the block beyond are components in the wider view of the streetscape in views down Broom Road.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Low

Visual receptor sensitivity: **Moderate**

10.3.38 **VR14: Broom Road (Viewpoint O)**

The slight set-back from the footpath of the buildings means that looking north up Broom Road, the studio is part of the wider streetscene. There are glimpsed views of the taller buildings within the site behind the northern most buildings on the Lensbury Club site.

Visual receptor type: B

Quality of view: Moderate

Susceptibility to change: Medium

Value: Low

Visual receptor sensitivity: **Low**

10.3.39 **VR15: Open space adjacent to Burnell Avenue (Viewpoint P)**

There are occasional views of Teddington Weir with the studio buildings and the distinctive blue roof beyond through gaps in the vegetation from the open space.

Visual receptor type: B

Quality of view: Moderate

Susceptibility to change: Medium

Value: Medium

Visual receptor sensitivity: **Moderate**

10.3.40 **VR16: Properties on Burnell Avenue (Viewpoint Q)**

There are glimpsed winter views through trees of the taller buildings on site beyond the weir from western frontages of properties at the southern end of Burnell Avenue.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Medium

Visual receptor sensitivity: **Moderate**

10.3.41 **VR17: Teddington Lock (Viewpoints R & S)**

There are glimpsed views of the upper stories of the buildings on site through the intervening trees, although these are a minor component in the wider view of the lock.

Visual receptor type: A

Quality of view: Moderate

Susceptibility to change: Low

Value: Medium

Visual receptor sensitivity: **Moderate**

Table 10.2: Summary table of sensitivity of visual receptors

Ref	Name	Type of receptor	Quality of view	Susceptibility to change	Value of view	Sensitivity
VR1	Weir Cottage	B	Poor	High	Low	Low
VR2	Slipway and Boathouse	B	Moderate	Medium	Low	Low
VR3	The Anglers public house	B	Moderate	Medium	Low	Low
VR4	Teddington Footbridge	A	High	Low	Medium	Moderate
VR5	Thames Path	A	High	Low	Medium	Moderate
VR6	River Thames	A	High	Low	Medium	Moderate
VR7	Lensbury Club	B	Poor	High	Low	Low
VR8	St Marys Sports fields	B	Moderate	Medium	Low	Moderate
VR9	Nos 6-10 Marston Road	A	Moderate	Low	Low	Moderate
VR10	The Old Vicarage, properties on Kingston Road and Udney Hall Gardens	A	Moderate	Low	Low	Moderate

VR11	Properties on St Winifred's Road	A	Moderate	Low	Low	Moderate
VR12	Nos 9-11 Ferry Road	A	Moderate	Low	Low	Moderate
VR13	Nos 4-10 Broom road	A	Moderate	Low	Low	Moderate
VR14	Broom Road	B	Moderate	Medium	Low	Low
VR15	Burnell Avenue open space	B	Moderate	Medium	Medium	Moderate
VR16	Properties on Burnell Avenue	A	Moderate	Low	Medium	Moderate
VR17	Teddington Lock	A	Moderate	Low	Medium	Moderate

10.4 PREDICTING THE IMPACTS OF DEVELOPMENT

Description of proposed development and mitigation

10.4.1 The proposed development comprises 219 residential units and associated open space, circulation and parking. All existing buildings are to be demolished, with the exception of Weir Cottage which is to be refurbished. The residential units are to be accommodated in five 4-7 storey apartment blocks and six 3 storey town houses, which provide a linear frontage to Broom Road. Weir Cottage will be converted into a single house. The blocks will be set up to 10 metres further back from the river frontage than the buildings which they are replacing and the proposals allow for widening of the pavement along Broom Road. The highest ridge height will be 21.4m (replacing 20m).

- 10.4.2 Parking will be provided in a basement car park with some additional parking at ground level. The existing access from Broom Road is to be closed and two new vehicular/pedestrian accesses created. The proposals also include a publically accessible riverside walk, public open space and extensive cycle parking. Levels across the site remain largely as existing but with some adjustments to address issues relating to potential flood risk management. A raised walkway along the northern boundary will provide an emergency flood escape route.
- 10.4.3 The buildings will be predominantly buff brick and in contemporary style and the detailing of the facades, such as of the apartment balconies will be reminiscent of wharf buildings to contribute to the sense of place within the development. The roof will take the form of lighter set-back pent-floors.
- 10.4.4 The scheme will be set within a strong landscape framework. Wherever possible, trees on the river frontage and boundaries are to be retained and additional planting of trees and shrubs is proposed to soften the profile of the buildings and provide a green structure, creating an attractive living environment and providing year-round visual interest. Elements of the rooves are proposed to be planted with sedum which will contribute to the sustainable objectives of the scheme.
- 10.4.5 The tree and shrub planting proposed throughout the development will assist in integrating the development in the surrounding area and will soften views of the built form and infrastructure, such as parking areas. Species will be chosen to enhance the biodiversity of the site.
- 10.4.6 The layout has been developed to enhance the character of surrounding areas and the river by replacing the massing of the existing buildings with a more physically and visually permeable layout. This will allow views through the site towards the river and the undeveloped bank beyond and follows the design principles in the Richmond Public Space Design Guide. Two public boulevards will lead from Broom road to a riverside promenade along the entire river frontage.

Assessment of magnitude and significance of landscape/townscape effects

10.4.7 This section sets out the assessment of effects of the development as described above on the local landscape/townscape character. The effects of the development are considered at both the temporary (construction) phase and during the operational period (years 1-15).

10.4.8 **LCA1: Broom Road Corporate/Leisure**

With the change of the site's use from corporate to residential, its character will undergo change, however the scale and orientation of the proposed development are in keeping with the overall character of the remainder of the LCA. The increase in areas of open space and the increased permeability of the site mean that the buildings will enable positive integration with the surroundings, although the use will no longer be corporate.

Magnitude of Change - Construction: Medium

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Minor beneficial

10.4.9 **LCA2: Teddington East**

The proposed residential buildings are in keeping with other residential developments in the area such as 'The Square' and The Wharf and will be readily integrated into the surrounding area.

Magnitude of Change - Construction: Negligible

Magnitude of Change – Operational: Negligible

Significance of effects – Construction: Neutral

Significance of effects – Operational: Neutral

10.4.10 LCA3: Teddington Riverscape

By retaining and upgrading the river side terrace, the proposed development will open up a stretch of the river to the public, complying with the Richmond Public Space Design Guide. The proposed landscape treatments will provide an attractive green river frontage and will be in keeping with the existing character of the Middlesex bank. The open, green character of the Surrey bank will be unaffected.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Moderate adverse

Significance of effects – Operational: Moderate beneficial

Table 10.3: Summary table of significance of effects on Landscape/Townscape Character Areas

Ref	Name	Magnitude of change		Significance of effects	
		Construction	Operational	Construction	Operational
LCA1	Broom Road Corporate/ Leisure	Medium	Low	Minor adverse	Minor beneficial

LCA2	Teddington East	Negligible	Negligible	Neutral	Neutral
LCA3	Teddington Riverscape	Low	Low	Moderate adverse	Moderate beneficial

Topic Area (Landscape character Area)	Description of Impact	Geographical Importance					Impact	Nature	Significance Before Mitigation
		N	R	S	D	L			
LCA1	During Construction					*	Adverse	Short term	Minor
LCA2	During Construction					*	Neutral	Short term	No effect
LCA3	During Construction					*	Adverse	Short term	Moderate
LCA1	Post Development (year 1)					*	Beneficial	Long term	Moderate
LCA2	Post Development (year 1)					*	Neutral	Long term	No effect
LCA3	Post Development (year 1)					*	Beneficial	Long term	Moderate

Geographical Level of Importance	Impact	Nature of Impact	Significance
National	Adverse	Long Term	Significant
Regional	Neutral	Short Term	Moderate
Sub-Regional	Beneficial		Low
District			No Effect
Local			

Assessment of magnitude and significance of visual effects

10.4.11 This section sets out the assessment of effects of the development as described above on the visual receptors identified in sections 5.3.24-40. The effects of the development are considered at both the temporary (construction) phase and the operational phase (years 1-15). Residual impacts are addressed in section 5.6.

10.4.12 VR1: Weir Cottage

The view from Weir Cottage will change from the current aspect over the car park towards existing site buildings. The view through to the river will be retained from upper floors, whilst the hard standing immediately adjacent will become a private garden, with associated boundary fencing.

Magnitude of Change - Construction: High

Magnitude of Change – Operational: High

Significance of effects – Construction: Moderate adverse

Significance of effects – Operational: Moderate beneficial

10.4.13 **VR2: Slipway and Boathouse**

Views through the boundary vegetation of the public house will be partially obscured by proposed boundary fencing. Although glimpses of the upper floors of the proposed apartment blocks and the railings of the raised walkway will be possible, the view will be largely unchanged.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Neutral

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: None

10.4.14 **VR3: The Anglers public house**

Views through the boundary vegetation of the public house will be obscured by proposed boundary fencing, although glimpses of the upper floors of the proposed apartment blocks and the railings of the raised walkway will be possible.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Neutral

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: None

10.4.15 **VR4: Teddington Footbridge**

Existing open views from the Middlesex section below the canopies of the trees into the site will remain and the proposed development will be clearly visible through the riverside trees. However, the significant areas of hard standing and parking will be replaced with tree planting, lawns and planting and there will be an improvement in terms of a consistent palette of materials and a considered, coherent layout, rather than an ad hoc group of buildings and unsightly services.

Magnitude of Change - Construction: Medium

Magnitude of Change – Operational: Medium

Significance of effects – Construction: Moderate adverse

Significance of effects – Operational: Moderate beneficial

10.4.16 **VR5: Thames Path**

Existing views of the studio buildings will be replaced with views of the apartment buildings, with glimpsed views to the sports fields beyond due to the replacement of the existing continuous building frontage with a more permeable arrangement. The improvement in terms of a consistent palette of materials and a considered, coherent layout, rather than an ad hoc group of buildings and associated unsightly services will also be visible.

Magnitude of Change - Construction: Medium

Magnitude of Change – Operational: Medium

Significance of effects – Construction: Moderate adverse

Significance of effects – Operational: Moderate beneficial

10.4.17 **VR6 River Thames**

Existing views of the studio buildings will be replaced with views of the apartment buildings between the riverside trees, with glimpsed views to the sports fields beyond due to the replacement of the existing continuous building frontage with a more permeable arrangement.

Magnitude of Change - Construction: Medium

Magnitude of Change – Operational: Medium

Significance of effects – Construction: Moderate adverse

Significance of effects – Operational: Moderate beneficial

10.4.18 **VR7 The Lensbury Club and gardens**

The proposed buildings are offset from the boundary compared to the existing and where there are currently unattractive views of the rear of buildings these will be replaced with longer views into the site over the boundary fencing.

Magnitude of Change - Construction: High

Magnitude of Change – Operational: Medium

Significance of effects – Construction: Moderate adverse

Significance of effects – Operational: Minor beneficial

10.4.19 **VR8 St Marys Sports fields**

Views of the Broom Road frontage will be replaced with views of the proposed apartments and the greater permeability of the layout will allow occasional glimpsed views towards the river beyond.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Minor beneficial

10.4.20 **VR9: Nos 6-10 Marston Road**

There will be partial views of the upper floors of the proposed development across the sports fields, however, the scale and design of the proposed blocks will mean they are successfully integrated into the existing views and will represent less significant components in the view than the existing taller buildings.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Minor beneficial

10.4.21 **VR10: The Old Vicarage, properties on Kingston Road and Udney Hall Gardens**

There will be partial views of the proposed development through boundary fencing across the sports fields, however, the scale and design of the proposed blocks will mean they are successfully integrated into the existing views, with the proposed blocks being less significant components in the view than the existing taller buildings.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Moderate beneficial

10.4.22 **VR11: Properties on St Winifred's Road**

As with VRs 9 & 10, there will be partial views of the proposed development, however, the proposed blocks will be less significant components in the view than the existing taller buildings.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Moderate beneficial

10.4.23 **VR12: Nos 9-11 Ferry Road**

The proposed residential properties on Broom Road will be visible but will be in keeping with the scale of surrounding residential properties, providing an improvement to the streetscape in this area.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Moderate beneficial

10.4.24 **VR13: Nos 4-10 Broom Road**

The proposed residential properties on Broom Road will be visible but will be in keeping with the scale of surrounding residential properties, providing an improvement to the streetscape in this area.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Moderate beneficial

10.4.25 **VR14: Broom Road**

As with VRs 13 & 14, the proposed residential properties on Broom Road will be visible but will be in keeping with the scale of surrounding residential properties, providing an improvement to the streetscape in this area.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Moderate beneficial

10.4.26 **VR15: Open space adjacent to Burnell Avenue**

Existing views of the rooves of the studio buildings will be replaced with views of the upper levels of the three apartment buildings which at the higher levels will be predominantly glazed and will not represent a larger element in the view due to the proposed setback from the river frontage and the sympathetic selection of materials.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Minor beneficial

10.4.27 **VR16: Properties on Burnell Avenue**

As with VR 15, existing views of the studio buildings will be replaced with views of the apartment blocks, which will not represent a larger element in the view due to the proposed setback from the river frontage and the selection of materials.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Minor beneficial

10.4.28 **VR17: Teddington Lock**

Existing views of the rooves of the studio buildings amongst the trees will be replaced with glimpsed views of the upper stories of the apartment blocks, which will not represent a larger element in the view due to the proposed setback from the river frontage.

Magnitude of Change - Construction: Low

Magnitude of Change – Operational: Low

Significance of effects – Construction: Minor adverse

Significance of effects – Operational: Minor beneficial

Table 10.4 Summary table of significance of effects on Visual Receptors

Ref	Name	Magnitude of change		Significance of effects	
		Construction	Operational	Construction	Operational
VR1	Weir Cottage	High	High	Moderate adverse	Moderate beneficial
VR2	Slipway and	Low	Neutral	Minor adverse	None

	Boathouse				
VR3	The Anglers public house	Low	Neutral	Minor adverse	None
VR4	Teddington Footbridge	High	Medium	Moderate adverse	Moderate beneficial
VR5	Thames Path	High	Medium	Moderate adverse	Moderate beneficial
VR6	River Thames	High	Medium	Moderate adverse	Moderate beneficial
VR7	Lensbury Club	High	Medium	Moderate adverse	Minor beneficial
VR8	St Marys Sports fields	Medium	Low	Minor adverse	Minor beneficial
VR9	Nos 6-10 Marston Road	Low	Low	Minor adverse	Minor beneficial
VR10	The Old Vicarage, properties on Kingston Road and Udney Hall Gardens	Low	Low	Minor adverse	Moderate beneficial
VR11	Properties on St Winifred's Road	Low	Low	Minor adverse	Moderate beneficial

VR12	Nos 9-11 Ferry Road	Low	Low	Minor adverse	Moderate beneficial
VR13	Nos 4-10 Broom road	Low	Low	Minor adverse	Moderate beneficial
VR14	Broom Road	Low	Low	Minor adverse	Moderate beneficial
VR15	Burnell Avenue open space	Low	Low	Minor adverse	Minor beneficial
VR16	Properties on Burnell Avenue	Low	Low	Minor adverse	Minor beneficial
VR17	Teddington Lock	Low	Low	Minor adverse	Minor beneficial

Topic Area (Visual Receptor)	Description of Impact	Geographical Importance					Impact	Nature	Significance Before Mitigation
		N	R	S	D	L			
VR1	During Construction					*	Adverse	Short term	Moderate
VR2	During Construction					*	Adverse	Short term	Low

VR3	During construction					*	Adverse	Short term	Low
VR4	During construction					*	Adverse	Short term	Significant
VR5	During construction					*	Adverse	Short term	Significant
VR6	During construction					*	Adverse	Short term	Significant
VR7	During construction					*	Adverse	Short term	Moderate
VR8	During construction					*	Adverse	Short term	Moderate
VR9	During construction					*	Adverse	Short term	Low
VR10	During construction					*	Adverse	Short term	Low
VR11	During construction					*	Adverse	Short term	Low
VR12	During construction					*	Adverse	Short term	Low
VR13	During construction					*	Adverse	Short term	Low
VR14	During construction					*	Adverse	Short term	Low

VR15	During construction					*	Adverse	Short term	Low
VR16	During construction					*	Adverse	Short term	Low
VR17	During construction					*	Adverse	Short term	Low
VR1	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR2	Post Development (year 1)					*	Neutral	Long term	No effect
VR3	Post Development (year 1)					*	Neutral	Long term	No effect
VR4	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR5	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR6	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR7	Post Development (year 1)					*	Beneficial	Long term	Low
VR8	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR9	Post Development (year 1)					*	Beneficial	Long term	Moderate

VR10	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR11	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR12	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR13	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR14	Post Development (year 1)					*	Beneficial	Long term	Moderate
VR15	Post Development (year 1)					*	Beneficial	Long term	Low
VR16	Post Development (year 1)					*	Beneficial	Long term	Low
VR17	Post Development (year 1)					*	Beneficial	Long term	Low

KEY:

Geographical Level of Importance	Impact	Nature of Impact	Significance
National	Adverse	Long Term	Significant
Regional	Neutral	Short Term	Moderate
Sub-Regional	Beneficial		Low
District			No Effect
Local			

10.5 MITIGATION

Construction

10.5.1 During demolition and construction phases, site hoarding will screen some activities. Views of the site will change throughout these phases as demolition and construction proceed. Other than hoarding and the application of best practice in terms of working procedures such as anticipated limits on working hours, there is no additional landscape mitigation proposed during the construction phases.

Completed Development

10.5.2 The layout has been developed to provide a positive contribution to the character of surrounding areas and the river by replacing the massing of the existing buildings with a more visually and physically permeable layout and with more appropriate and consistent selection of materials. This will allow

views towards the river and the undeveloped Surrey bank beyond. The proposed buildings are also set further back from the river than the existing buildings.

10.5.3 Tree and shrub planting are an integral part of the proposals and will assist in integrating the development in the surrounding area and softening views of the built form and infrastructure, such as parking areas, particularly on reaching maturity.

10.5.4 The assessment of significance of effects (see tables 10.3 and 10.4) has not identified any significant adverse effects and no specific mitigation measures are proposed.

10.6 RESIDUAL IMPACTS

10.6.1 There are no landscape mitigation measures proposed (see section 5.5 above). The residual effects beyond year 16 are considered to be of the same magnitude and significance as during the operational phase as the proposed planting matures.

10.7 CUMULATIVE IMPACTS

Construction

10.7.1 Not applicable.

Completed Development

10.7.2 The only identified proposed development within the vicinity is the Ham Hydro station at Teddington Weir. Whilst this may result in a minor change to the character and visual amenity of the area, it is not considered that these will be significant in terms of additional cumulative effects with the proposed development.

10.8 SUMMARY AND CONCLUSIONS

- 10.8.1 The application site is located on Broom Road in Teddington and comprises five apartment blocks, some up to eight storey, and six townhouses, car parks and riverside frontage associated with its current use as offices and home of the Teddington Studios.
- 10.8.2 The proposal is to demolish all existing buildings except Weir Cottage and replace these with residential properties, both houses and flats in blocks of 4-7 storeys. The proposals include new public open spaces with planting and enhancement of the existing landscape structure, particularly to the river frontage where a new publicly accessible walkway is proposed.
- 10.8.3 A review of planning policy relating to landscape/townscape from national through to local scale was undertaken and consideration has been given to address relevant policies, designations and local context in the development of the proposals.
- 10.8.4 It is considered that the proposed development complies with the relevant planning policies outlined in section 5.2. Specifically, public access to the riverside will be encouraged, the visibility of parked cars will be reduced and parking set back from the river in accordance with the guidelines in the Richmond Public Space Design Guide. The proposals accord with LBRUT policies, particularly Policy CP11 – the River Thames corridor and Policy DM OS2 Metropolitan Open Land, in considering enhanced access to the river, and the potential impact of the development on the character and openness of the MOL. There are no TLS guidelines relating specifically to the site, but the proposals positively support the overall objective of protecting the character of the Teddington reach.
- 10.8.5 The baseline assessment identified the sensitivity of both landscape and townscape character areas and of visual receptors. The changes resulting from the proposed development have been assessed against the baseline findings to establish the likely significant effects during construction and following completion at year 1 and at 15 years.

- 10.8.6 This assessment concludes that the proposed development would not be a detracting feature on the River Thames, does not harm the setting of the Teddington Conservation Area, nor obstruct or spoil any views, skylines or landmarks. The scale of the proposed buildings is in keeping with the surroundings, and whilst similar in height to the existing buildings, their orientation, massing, material finishes and setback from the river address the relationship with the surrounding area.
- 10.8.7 The assessment of the effects of the development on landscape and townscape character concluded that during construction there would be some temporary negative impact resulting from construction activity in the immediate neighbourhood. On completion and during operation, the residual effect on landscape and townscape character will be improved as a result of the improved layout and design of the buildings and their surroundings.
- 10.8.8 The assessment of visual amenity considered views from identified key receptors. The baseline assessment concluded that the site and the existing buildings are generally well integrated within the existing townscape, despite the taller building being visible from several adjacent roads and properties and some lower quality elements associated with the piecemeal nature of the existing buildings. There are open views into the site from the Teddington Footbridge and the opposite bank of the Thames, with the buildings seen through the trees within the carpark.
- 10.8.9 The assessment of the effects of development on the visual amenity of the receptors concluded that in views from further afield there would be a negligible or imperceptible change. The views from the footbridge, river and the Thames Path will change but the new development will not represent a larger element in the view than the buildings it replaces, and views will be improved both to and from the river which will be opened up between the buildings. The views towards the proposed development will be of a scale and design of building which will complement the existing and proposed setting and it is concluded that this will result in an improvement to the visual amenity.

10.8.10 To conclude, the proposed development will see the site change from being dominated by a mix of larger scale commercial buildings and areas of hard standing to an area of residential blocks with increased visual permeability towards the river. An upgraded design with a wider footpath to the Broom Road frontage, an enhanced, public river frontage and larger areas of soft landscaping will contribute to a major improvement adjacent to the Thames. The proposed layout and use of materials will result in an overall enhancement to both landscape/townscape character and visual amenity and there will be no residual negative impacts on either landscape/townscape quality or on visual amenity.