



Appendix 16.2: Assessment Criteria

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Table A16.1 Value of Landscape and Townscape Character

Value	Landscape Character	Townscape Character
High	<p>High quality landscape, in good condition.</p> <p>May be rare landscape type</p> <p>Have high scenic / perceptual qualities (eg wilderness/ tranquillity) or notable cultural associations. Value of landscape recognised by National/ international designation</p>	<p>Visually coherent groups of well-designed/well-proportioned buildings, well related to streets, spaces and landscape elements, highly distinctive sense of place, few detracting elements.</p> <p>May be protected by designation.</p>
Medium	<p>Common landscape type</p> <p>Generally good condition /intact features for type</p> <p>Only occasional detracting elements</p> <p>May be local landscape designation/ or be locally valued for its scenic qualities/well used</p>	<p>Relatively coherent grouping of buildings reasonably well-related to the public realm to create a good although not exceptional sense of place - occasional buildings and spaces may lack quality and cohesion.</p>
Low	<p>Common landscape type of limited importance with few features of landscape interest, no particular scenic or perceptual qualities. There may be notable detracting elements and potential for enhancement</p>	<p>Largely undistinguished area lacking sense of place and identity, poor spatial definition and generally limited visual interest.</p>
Very Low	<p>Poor / degraded condition</p> <p>No features of landscape interest</p> <p>Notable potential for enhancement</p>	<p>Poor quality environment, lacks cohesive form and structure</p> <p>significant potential for enhancement and very little or no visual interest.</p>

Table A16.2 Susceptibility of Landscape/ Townscape Receptors to Change

Classification	Susceptibility of Townscape Receptors to change
High	Rare or vulnerable component of townscape/ landscape Limited potential for change without effect on integrity of feature Notable aesthetic/ perceptual qualities or cultural associations that could be adversely affected
Medium	Landscape component may be sufficiently robust or frequent to accommodate some changes without affecting integrity
Low	Robust or frequent component of the landscape Integrity of landscape receptor would be maintained if affected by the development

Table A16.3 Nature of change to Townscape

Classification	Nature of Change (Magnitude)
High	Large change/addition to townscape over a wide area or permanent loss/major alteration of key characteristic feature(s).
Medium	Moderate permanent changes in localised area, or partial loss/alterations of characteristic feature(s). Change may include the introduction of prominent new elements which are characteristic/ appropriate to the existing townscape.
Low	Change to minor component/small change or addition.. Introduction of elements which are in character with the existing townscape. A change that is of short duration or reversible.
Negligible	Very small loss or alteration to minor feature / characteristic or virtually imperceptible change in any components / No noticeable change. Maybe very short term or reversible.

Table A16.4 Susceptibility of Visual Receptors to Change

Classification	Susceptibility of Visual receptors to change (Capacity of people, at particular locations - the visual receptors - to accept change).
High	<p>People within/using public open spaces whose principal focus is on the amenity value of the place</p> <p>People using public rights of way through highly valued landscape/townscape or using national/regional/tourist routes</p> <p>People within the immediate setting of elements of national cultural heritage value who may be focussed on visual amenity</p> <p>Residents with outlook from main aspect of residential property</p>
Medium	<p>People using open spaces whose appreciation of amenity is secondary or incidental to their activity</p> <p>People using public footpaths/cycleways whose main focus is on the journey/commute than its amenity</p> <p>Residents with compromised visual amenity/ limited outlook.</p>
Low	<p>People at work who are not focussed on visual amenity</p> <p>Transient receptors such as motorists whose focus is on travelling</p>

Table A16.5 Value of View

Classification	Value of View
High	Protected view, viewpoint or panorama, designated vista. Scene with considerable scenic or amenity value (may be associated with heritage designation).
Medium	View/outlook with local scenic or amenity value.
Low	View/outlook with limited scenic/amenity value.
Nil	View dominated by significant detracting elements. No residual scenic or aesthetic values.

Table A16.6 Nature of Change to View

Classification	Nature of Change to View
High	Very large change to the view. Development becomes the dominant feature in the scene introducing a major new component. No/ ineffectual screening effects. Alternatively, existing development may be replaced by notably larger (more prominent) or notably smaller (less prominent) development.
Medium	The proposals are a visible and recognisable new element, moderately prominent within the scene. Possible screening of some, but not all elements. Alternatively, new development may replace existing buildings with larger (more prominent) or notably smaller (less prominent) development.
Low	The proposals would be a new, relatively small component in the overall view. An inconsequential element in the view. Development may be seen at a distance in context of existing development and/or screening effects limit amount of new development in the view.
Negligible	May be substantive screening. Views over such a distance that barely distinguished from the general scene. Alternatively, development may replace existing development with buildings of the same or a similar scale and character. Overall, change to view imperceptible.

Table A16.7 Nature of Change to Townscape or View

Nature of Change	Definition
Beneficial	The proposals would remove/replace elements or features that are inconsistent or detrimental to the prevailing character of the townscape or view. New elements would enhance the quality of townscape or view.
Neutral	No change or no significant alteration to the components of the townscape or view. No change to character or quality of townscape or view.
Adverse	The proposals would be incongruous with the character of components in the townscape or view. They would have an adverse impact on the quality of the townscape or view in comparison with the Baseline situation as a result of their obscuring or distracting from key features.

Table A16.8 Skyline Sensitivity

Classification	Sensitivity of Skyline/Skyline elements to Change
High	Individual element of national heritage/townscape interest create a landmark feature on the skyline that could be affected by elements that obscure, affect the silhouette or distract from landmark qualities Uninterrupted consistent skyline of trees or roofs that contributes to townscape value or setting of buildings/places that are designated
Medium	Local landmarks that assist legibility Skyline of trees or roofs that form part of the setting designated place that have minor elements of no particular value that are apparent Generally consistent skyline of trees or roofs that contributes notably to townscape value, may be minor taller elements evident
Low	General skyline of trees and/or roofs that includes numerous taller elements of no particular value Skyline of trees or roofs that form part of the setting designated place that is characterised by numerous elements that are apparent on the skyline but have no particular value Skyline of low quality/ no particular interest
Nil	No skyline elements of interest

Table A16.9 Magnitude of Change to Skyline

Classification	Magnitude of Change to Skyline/Skyline elements
High	Element of high skyline value obscured or silhouette altered Distracting element visually competes with/dominates element of high skyline value Dominant element introduced into uninterrupted/ consistent skyline
Medium	Local landmarks obscured/removed Small scale elements introduced into uninterrupted/ consistent skyline Notable skyline element introduced
Low	Minor elements of taller built form evident on the skyline but would not distract or compete with elements of high or

	medium skyline value Minor elements seen in conjunction with or in place of other elements on skyline that have no/low skyline value
Nil	No elements would be evident on the skyline



Appendix 16.3: List of Parameters Plans and Other Documents

Appendix 16.3: Parameter Plans and Other Documents Used for Assessment

Document Title	Ref No	Date
Aerial Photograph showing Indicative Red Line	SK-042 G	01.06.2015
Site Location Plan	SK-120 G	01.06.2015
Development Zones Parameter Plan	SK-121 H	01.06.2015
Site Access Parameter Plan	SK-122 H	01.06.2015
Building Zones Parameter Plan	SK-124 H	01.06.2015
Building Zones Height Parameter Plan	SK-125 J	01.06.2015
Building Zone, Open Space, Amenity Space & Landscape Parameter Plan	SK-126 H	01.06.2015
College Development Zone Building Zones Parameter Plan 1	SK-128 G	01.06.2015
College Development Zone Building Zones Parameter Plan 2	SK-129 J	01.06.2015
College Playing Fields Development Zone Development Parameter Plan	SK-131 H	01.06.2015
Tech Hub Development Zone Building Zone Parameter Plan 1	SK-133 F	01.06.2015
Tech Hub Development Zone Building Zone Parameter Plan 2	SK-134 J	01.06.2015
Schools Development Zone Building Zone Parameter Plan 1	SK-136 F	01.06.2015
Schools Development Zone Building Zone Parameter Plan 2	SK-137 J	01.06.2015
Residential Development Zone Building Zones Parameter Plan 1	SK-142 G	01.06.2015
Residential Development Zone Buildings Zones Parameter Plan 2	SK-143 J	01.06.2015
Design Code	F	26.05.15
Construction Method Statement		April 2015
Illustrative Plan	SK-160 D	01.06.2015
Illustrative Landscape Masterplan	n/a	April 2015



Appendix 16.4: Extracts from Design Quality

The Borough lies mostly at a range between 7.6m and 15.2m above sea level. Richmond Hill rises to a height of 55.8m in Richmond Park, forming a particularly exceptional topographical feature (see figure 3). The River Thames and Richmond Hill in particular have traditionally determined communications and the pattern of settlements.

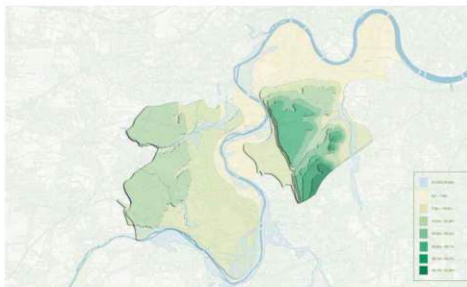


Figure 3 - Topography

3.2 Historical Development

A number of settlements and villages can be traced back to Saxon times when places such as Barnes, Mortlake, Hampton and Tottington existed.

These self contained villages and small settlements with churches, manors and inns remain contained for many years. Their location was probably influenced by the potential for fishing from the River Thames, the rich alluvial soil of the river bank, high ground free from flooding and the proximity to bridges or ferries. The historical development of the Borough is shown in figure 4 and the basic urban form of the Borough today in figure 5.

Royal associations and their effect

The attraction of Royalty to the Borough in Tudor times generated considerable growth and influence on the environment and character of the area. It is said that Henry I owned a house at Sheen in 1125 which was eventually rebuilt as Richmond Palace by Henry VII in 1497. Hampton Court Palace (begun by Cardinal Wolsey) was extended by Henry VIII but (largely) completed by Wren and William III 150 years later. Henry VIII enclosed both Bushy and Hampton Court Parks. Charles I enclosed a hunting ground known as Richmond Park around one hundred years later and Kew was a popular home for courtiers, Kew Palace being a place of royal residence from the mid to late eighteenth century.

1. End of the 18th Century



2. End of the 19th Century



3. Up to 1940



4. Present Day



Figure 4 - Historic Growth

The creation of large houses and estates

The prestige of royalty, the quality of its surroundings and the nearness to London meant that the Borough became a draw for the rich and famous of the seventeenth and eighteenth centuries. Large houses in extensive estates were built in attractive and prominent parts of the Borough such as Richmond, Twickenham and Petersham and particularly along the riverside.

The spread of development was well advanced to the south of the river by the seventeenth century. The construction of 'workers' cottages meant that the villages of Barnes and Mortlake merged

pushing the more fashionable people towards Richmond. During this period Kew gained in popularity and fine houses were built around the Green. Richmond was already considered a smart residence. Houses spread along Petersham Road and up Richmond Hill until urban pressures led to the establishment of another fashionable but rural settlement around Ham Common.

The effects of the Enclosure Acts

The first Enclosure Act of 1709 and subsequent Acts brought great change to the Borough by the forming of new farmland, orchards and estates on what had been heath and common land. The settlement of Hampton Hill was

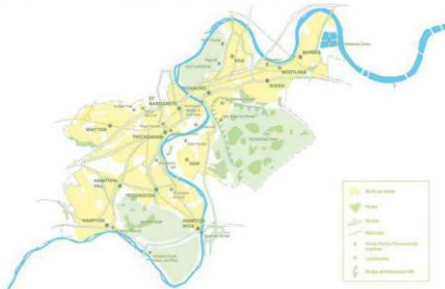


Figure 5 - Basic Urban Form

established on part of Hounslow Heath and existing villages continued to spread and intensify. The Borough, at this time, was still essentially a rural landscape made up of large parks and common land, small and distinct villages and the larger settlement of Richmond.

Railways and expansion

Railway travel brought faster and more frequent transport to the capital. Richmond station opened in 1847 and heralded a boom in housing construction during the next fifty years which dramatically altered its character from that of a large village into a town. Over the next thirty years the railways spread to most parts of the Borough and many of the original settlements grew in size. East Twickenham was established after the break up of the Twickenham Park Estate and areas of growth independent of the railway occurred in St. Margaret's as well as Castlenau in Barnes.

Twentieth century growth

By the turn of the century the Surrey side of the Borough was made up of well developed villages. However, building pressures before the First World War brought rapid outward growth and the merging of settlements at Kew, Richmond and Mortlake. On the Middlesex side the original scattering of isolated settlements was largely urbanised by the Second World War. Whitton saw the most dramatic expansion after the sale of the Whitton Park estate for housing development. Into the mid twentieth century Ham and Petersham still remained as independent settlements. Land along Sandy Lane and west of Ham Street was developed for housing after the Second World War.

The end of the twentieth century to today

The special quality and character of the Borough has led to the designation of conservation areas and many Listed Buildings which along with the protection of the Royal Parks has reduced the potential for comprehensive change. The most recent large scale development occurred at Hampton Nursery Lands during the late 1970s and early 1980s. The redevelopment of former industrial land to commercial and residential uses as well as the intensification of large residential plots to smaller courtyard and cul-de-sac housing schemes has supplied most development land since the 1980s. The challenge today remains the demand for housing, but of a type which meets changing aspirations and needs. The London Plan states that intensification to higher densities is most appropriate in sustainable locations putting pressure on land close to public transport interchanges and in town centres.



3.3 Urban Form & Character Areas

The environmental character of the Borough since its nineteenth century expansion has resulted in a group of urbanized areas, connecting former villages, divided by the Thames, interspersed with open space, linked by roads and interwoven by railways. Urban form varies according to density, scale, settlement patterns, building styles and materials. The Borough is broadly residential. Within this wider urban form individual places of character emerge due to particular landmarks or distinctive groupings of buildings and open space or other natural elements such as the river. Twelve distinctive character areas are identifiable, defined by their cohesive

identity, or the location of both natural and man made barriers such as the river, open space and the railways. The following character area descriptions offer some insight into the qualities of these places which may prompt the designer. A plan showing all the character areas in the context of the Borough is shown in figure 6.



Figure 6 - Character Areas

Whitton and Heathfield

A largely residential area in the far north west, slightly isolated from the rest of the Borough as a result of heavy traffic on Chertsey Road and by the River Crane. The character of Whitton is composed almost entirely of large residential estates built between the wars in geometrical and sinuously curving streets. Most homes are arranged in similar arrangements of terraced or semi-detached house types set back from the street with hedgerows but there are few street trees. The High Street forms a focus of retail activity. Kneller Hall and Twickenham Rugby Ground are landmarks.



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Appendix 16.5: Local Townscape Character Analysis

CHARACTER AREA 1: CHERTSEY ROAD NORTH



Kandrey Gardens



Kandrey Gardens



Chertsey Road (A316)

Key characteristics

- Predominantly residential area developed in mid 20th century following construction of A316.
- The A316 is a broad, mainly tree lined arterial route, dominated by heavy traffic and is a barrier to pedestrian movement
- Residential streets arranged to create blocks between Chertsey Road and Kneller Road with frontage development oriented generally north-south.
- Built form predominantly two storey, semi detached houses with hipped or pitched roofs and short terraced forms.
- Houses are set back from the pavement with small front gardens.
- Street trees within the pavements along some roads.
- Prevailing materials red brick, render/pebble dash and red tile with some slate. Details are typical of speculatively built domestic buildings of their era.

Chertsey Road North



CHARACTER AREA 2: CHERTSEY ROAD SOUTH



Heathfield South



Heathfield North



Court Way

Key characteristics

- Predominantly residential area developed in the mid 20th century following the construction of the A316.
- Residential streets are arranged to create long, linear blocks with perimeter development generally oriented with an east west arrangement.
- The built form is predominantly two storey, semi detached houses with hipped or pitched roofs and short terraced forms.
- Houses are set back from the pavement with small front gardens.
- There are street trees within the pavements along some roads.
- Prevailing materials are red brick and render/pebble dash and red tile with some slate. Details are typical of speculatively built domestic buildings of their era.

Chertsey Road South



CHARACTER AREA 3: ROSECROFT GARDENS



Rosecroft Gardens



Gladstone Avenue



Gladstone Avenue

Key characteristics

- An isolated estate of 1930s bungalows developed around the same time as the A316.
- The wider setting is defined by linear open space and vegetation along Chertsey Road, the River Crane/ Duke of Northumberland's River and Kneller Gardens.
- The layout of streets is triangular plan, reflecting the land available/ constraints of the river and road.
- The streets have a spacious character owing to the height of development, the set back and separation of the dwellings
- The streets are defined by low boundary with planting within the gardens
- The architectural details of the bungalows are distinctive and reflect the modern style, although much original detail has been lost due to the replacement of windows.
- Materials are consistent and comprise, painted render with brick details

Rosecroft Gardens



CHARACTER AREA 4: CRANE CORRIDOR



Craneford Way Recreation Ground



Craneford Way Recreation Ground



River Crane

Key characteristics

- Areas of open land along the River Crane and Duke of Northumberland's River, which are small tributaries of the Thames.
- Recreation and amenity uses predominate. The area forms part of a wider linear green space and footpath network.
- The spatial characteristics of the area vary with both relatively narrow river corridors enclosed by vegetation and more open areas such as playing fields and open space.
- The watercourses have been canalised which gives them a more urban character. The areas along the rivers are relatively well-vegetated with a variety of scrub and trees. Other areas include amenity grassland and scrub.
- Provides a contrast with densely developed surrounding areas

Crane Corridor



CHARACTER AREA 5: LANGHORN DRIVE



Richmond College



The Stoop Rugby Ground



Block of flats

Key characteristics

- A distinct area of varied non-residential land-uses on the south side of A316 including a college, rugby ground, fitness centre, a Council depot and some flats.
- Urban blocks are large with limited subdivision.
- Buildings generally of larger mass than the surrounding residential areas including some buildings with large footprints.
- Heights of buildings range from single to around five storeys with three storey developments prevailing
- Varied built form, materials and architectural character of development. Buildings generally of no architectural interest, although the mid 20th century College building is well-proportioned and typical of its era
- Predominantly hard-surfaced or development with some areas of amenity grassland
- Trees provide some amenity value and some separation from the A316
- Local landscape value of rugby stadium, The Stoop and the tower on Richmond College, Egerton Road frontage

Langhorn Drive



CHARACTER AREA 6: WHITTON ROAD



Heathfield South



Heathfield South



Heathfield South

Key characteristics

- A predominantly residential area, with some retail use. Development primarily from the late 19th and early 20th centuries extending along Whitton Road with some piecemeal infill of flats in the mid-late 20th century.
- Heights predominantly 2 to 3 storeys.
- Variety of built form, but predominantly terraces but with some semi-detached, detached houses and larger footprint of blocks of flats
- Buildings generally brick built in yellow stock brick but with render and red brick evident. The 19th century buildings have attractive details adding interest to the elevations including some bays, dormers, sash windows, stone windows and door surrounds
- Generally short or no front gardens and some street trees along Whitton Road.

Whitton Road



CHARACTER AREA 7: LONDON ROAD



Development on Former Royal Mail Sorting Office Site



London Road south of rail bridge



London Road south of rail bridge

Key characteristics

- Varied office and other non-residential land uses on the edge of the town centre. The bridge marks the transition from a predominantly residential to a more commercial area
- Generally larger footprint, taller buildings up to 10 storeys in the vicinity of the station.
- Buildings dating from the mid-late 20th century onwards
- More urban character, closer to the town centre with high levels of activity – pedestrians and vehicles
- Very little vegetation

London Road





Appendix 16.6: Assessment of Construction Effects on Representative Views

Appendix 16.6: Summary of Construction Effects on Representative Views

Table A16.10 Visual Effects - Representative Views – Construction stage

View	Location	Sensitivity	Nature of Change	Significance
1	London Road	Low	Nil – site screened by intervening buildings and trees	Nil
2	Chertsey Road (looking west)	Low	Activity in the northern part of the site will be evident beyond hoarding during phase 1. Tower cranes and the tops of buildings under construction would be seen above the roofs of existing houses intermittently during all phases. The scale of the change would be medium during the construction of the frontage buildings. This would be a temporary effect, and limited by hoardings around the site.	Temporary visual effect of minor adverse significance during the construction of the frontage buildings.
3	Heathfield South	Medium	The building that terminates the view along the street will be demolished, hoardings may be evident along Heathfield South. Tower cranes may be glimpsed intermittently on the skyline during the construction period. The construction of new housing on the Egerton Road frontage would be seen during phase 2. There would be a low degree of change arising from the construction of the development that would be of limited duration	Temporary visual effect of minor adverse significance during the construction of the frontage buildings. Negligible otherwise
4	Court Way	Medium	The building that terminates the view along the street will be demolished at the end of phase 1, hoardings may be evident on the site frontage and existing vegetation removed. Tower cranes may be glimpsed intermittently on the skyline during the construction period (phase 2). Construction activity associated with new housing on the Egerton Road frontage would be seen. There would be a low degree of change arising from the construction of the development that would be of limited duration	Temporary visual effect of minor adverse significance during the construction of the frontage buildings.
5	Egerton Road	Medium	Hoardings would be evident on the frontage, demolition and construction activity would be seen above at the end of phase 1 and during phase 2. The vegetation on the site frontage would be largely retained and protected. Tower cranes may be seen on the wider site during phase 1. There would be a medium magnitude of change to the view from the construction activity on the residential site adjoining the	Temporary visual effect of minor adverse significance as a result of the visual effect of the hoarding, demolition and building works.

View	Location	Sensitivity	Nature of Change	Significance
6	Craneford Way	Medium	<p>Egerton Road frontage at the end of phase 1 and during phase 2 and a low magnitude of change associated with construction of other areas.</p> <p>The existing tower, glimpsed in summer and seen through trees in winter would be demolished at the end of phase 1, tower cranes would be seen on the skyline during phase 2. Construction work to the tops of 4-5 storey residential buildings may be seen during phase 3. The majority of construction on the school/college sites would be screened.</p> <p>There would be a low magnitude of change arising from demolition at the end of phase 1, cranes during phase 2 and construction during phase 3. The extent of visibility would be restricted and duration limited.</p>	Temporary visual and adverse significance during the construction of the development on the site.
7	Craneford Way playing field (south-east)	Medium	<p>During works on the playing fields, the construction of the artificial pitch would be clearly seen for 3 months (phase 2). Erection of solid boardings would affect the perception of openness for the period of construction of the pitches. The tops of the tower cranes would be evident on the skyline during the construction of the main site (all phases).</p> <p>Medium magnitude of change for a brief period during the construction of the artificial pitches and path on the playing fields. The construction works on the college site would result in a low magnitude of change to the view over a temporary period.</p>	Temporary visual and adverse significance during the construction of the development on the site (phases 2 and 3).
8	Pedestrian footbridge over railway	Low	<p>The tops of tower cranes would be seen intermittently on the skyline during all phases. Demolition activity on the college buildings seen from this location would be followed by construction of the top parts of three, four and five storey buildings (phases 2 and 3). The screening role of intervening buildings and mature trees, would limit visibility, particularly during summer months.</p> <p>There would be low magnitude of change to the view over a temporary period.</p>	Temporary visual and adverse significance as a result of the visual effect of the demolition and building works.
9	Marsh Lane Craneford Way playing field (south-east)	Medium	<p>Tower cranes would be seen periodically on the skyline during construction of both residential and non-residential elements (all phases). Demolition activity would be evident, followed by construction of the parts of 3, 4 and 5 storey residential development (part of phases 2 and 3). Construction of the tallest elements of the college would also be seen during phases 1 within the playing</p>	Minor adverse changes within the college site and a minor adverse effect of short duration arising from the construction works playing

View	Location	Sensitivity	Nature of Change	Significance
			and 2. The extent of visibility would reduce in summer due to intervening mature trees. Construction of the artificial pitches, fence and upgrade of Marsh Farm Lane would also be evident for a temporary period.	field. Neither is considered significant in environmental terms.
			There would be a low magnitude of change to the view arising from construction works on the college site which would be seen intermittently for a temporary period. There would also be a low magnitude of change from the construction works within the playing field for a limited period.	
10	Cranford Way playing field (south-west)	Medium	Tower cranes would be seen periodically on the skyline during construction of both the residential and non-residential elements (all phases). Construction of the top parts of the college buildings may be glimpsed in phase 1 and 2 and the tops of residential buildings under construction in phases 2 and 3 which would partly obscure the completed college buildings. Construction of the artificial pitch, fence and upgrade of Marsh Farm Lane would not be seen from this location.	A minor adverse visual effect which is not considered significant.
			A low magnitude of change arising from construction works on the college site which would be seen intermittently for a temporary period.	
11	Footpath west of site	Low	Hoardings on the site boundary would be evident on the edge of the widened path. If solid this would screen demolition and the majority of construction activity within the site. The construction of the tops of taller residential and college buildings may be seen (phase 3 and phase 2).	A minor adverse visual effect which is not considered significant.
			There would be a medium magnitude of change for the duration of the construction of the residential development on the western edge of the site.	
12	Public open space west of site	Medium	Tower cranes would be seen periodically on the skyline during construction of both the residential and non-residential development (all phases). Demolition activity on the existing college buildings would be evident for a short period during phase 2, followed by construction of the residential development and the college buildings on the west side of the site (phases 2 and 3). Intervening trees would provide some screening.	This would give rise to a temporary minor adverse visual effect.
			There would be a visual change of medium magnitude in the winter months and low magnitude in summer to the views looking north-east from this area of open space.	

View	Location	Sensitivity	Nature of Change	Significance
13	Footpath west of site	Low	<p>Hoardings on the site boundary would be evident on the edge of the widened path. If solid would this would screen demolition and the majority of construction activity within the site. The tops of tower cranes in the northern part of the site may also be glimpsed together with construction of the upper floors of the proposed college buildings (phases 1 and 2).</p> <p>A visual change of medium magnitude in the winter months and low magnitude in summer to the views looking north-east from this area of open space.</p>	A temporary minor adverse visual effect.
14	Langhorn Drive	Low	<p>Hoardings on the site boundary would obscure views across the college site, although activity associated with the access would be seen. This would screen demolition and the majority of the effect and the construction activity within the site. The tops of tower cranes in the northern part of the site would be glimpsed (phase 1 and 3). The construction of the upper floors of the proposed college buildings and tech hub would also be seen.</p> <p>A medium magnitude of change to the view during the construction of the college, tech hub and associated access.</p>	This would have a minor adverse visual effect due to the limited duration of the effect and the low sensitivity of the receptors of the view.
15	Gladstone Avenue	Medium	<p>Tower cranes would be seen on the skyline above intervening trees (phase 1, 2 and 3). The construction of the upper floor of the college buildings and tech hub would also be seen during phases 1, 2 and 3.</p> <p>There would be a low magnitude of change for a limited duration.</p>	There would be a minor adverse visual effect which would not be significant.
16	Chertsey Road (looking east)	Low	<p>Travelling east along Chertsey Road there would be views of cranes and the construction of buildings on the northern part of the College site during phase 1.</p> <p>There would be a low magnitude of change to the view for a limited period.</p>	There would be a minor adverse visual effect. This would not be significant.
17	Talma Gardens	Low	<p>There will be intermittent glimpses of tower cranes on the site during the summer months and filtered views of construction activity on the tech hub during winter months (phase 3).</p> <p>The magnitude of the change to the view would be negligible from this location.</p>	There would be a negligible visual effect.
18	The Terrace, High Richmond Hill	High	<p>It may be possible to just discern tower cranes on the site in clear conditions (all phases). The demolition of the college tower would remove this element from the view.</p>	There would be a temporary visual effect of negligible significance.

View	Location	Sensitivity	Nature of Change	Significance
			The change to the view would be so low as to be barely discernible.	



Appendix 16.7: Summary Assessment of Representative Views – Operation

Appendix 16.7 - Summary Assessment of Representative Views – Operation

Table A16.11 Summary of Significance of Visual Effects - Representative Views – Operation

View	Location	Sensitivity	Nature of Change	Significance
1	London Road	Low	Negligible – site screened by intervening buildings and trees	Negligible
2	Chertsey Road (looking west)	Low	Medium (summer)/ High (winter) - Filtered views to 5 storey College building, on the frontage beyond parking and landscaping. Height not incompatible given width and nature of Chertsey Road and the nature of the land use but the scale of the building would need to be well-articulated.	Moderate Adverse
3	Heathfield South	Medium	Low – similar scale buildings evident beyond retained frontage planting on Egerton Road frontage, with glimpses of taller buildings beyond. Residential development more compatible with character of views along street	Minor Neutral
4	Court Way	Medium	Low – reduction in amount of development seen on site. Loss of focal point that terminates long views. Residential frontage more compatible with views along street	Minor Adverse
5	Egerton Road	Medium	Low – existing college buildings replaced by residential development set back from the frontage and filtered by retained frontage trees. Screening of taller built form within the site by frontage buildings.	Minor Neutral
6	Craneford Way	Medium	Low – reduction in amount of taller development seen beyond frontage buildings, considerable screening from trees and existing buildings	Minor Neutral
7	Craneford Way East playing field (south-east)	Medium	Medium – fencing to artificial grass pitches would be evident in the foreground with taller development replacing existing college buildings beyond the residential properties fronting Craneford Way	Moderate Neutral
8	Pedestrian footbridge over railway	Low	Low – new development would be largely screened by intervening buildings and trees, as at present some taller elements would be seen beyond the housing on the edge of the playing field.	Minor Neutral
9	Marsh Farm Lane Craneford Way	Medium	Medium – there would be glimpses of the roofs of buildings beyond the	Moderate Neutral

View	Location	Sensitivity	Nature of Change	Significance
	East playing field (south-east)		frontage buildings but there would be no increase in the amount of development seen beyond compared to the existing situation	
10	Cranford Way West playing field (south-west)	Medium	Medium – the top of residential development on the west side of the site would be evident together with the top of the taller college buildings. There would be a limited reduction in trees seen on skyline as a result of removal of trees along Marsh Farm Lane.	Moderate Neutral
11	Footpath west of site	Low	High – the footpath would be increased in width and would be defined by new vegetation. There would be views across a residential access road to the frontage of residential development.	Minor Beneficial
12	Public open space west of site	Medium	Medium – Partly filtered views of taller residential and college buildings. Appear of similar scale to Challenge Court. There would be a reduction in the number of trees seen along Marsh Farm Lane	Moderate adverse
13	Footpath west of site	Low	High – widening of path and removal of trees, taller buildings across access road	Minor beneficial
14	Langhorn Drive	Low	High – removal of existing unattractive buildings replacement with new development. View of five storey College buildings will replace existing	Moderate Neutral
15	Gladstone Avenue	High	Low – the roofs of College buildings would be glimpsed beyond existing trees. They would be seen in the context of existing buildings on the skyline	Minor adverse
16	Chertsey Road (looking east)	Low	Low (summer) to Medium (winter) – filtered views of the tech hub and college beyond. Significant screening by trees. The development would not appear unduly high or dominant in relation to other elements in the view due to the width of the road and the scale of the trees.	Minor neutral
17	Talma Gardens	Low	Low – Filtered views of the tech hub and part of the college building may be glimpsed in winter. The bridge link would be removed and the existing sports hall replaced.	Minor neutral
18	The Terrace, High Richmond Hill		Low – the change to the view would be very small compared to the overall extent of the panorama.	Minor neutral

View	Location	Sensitivity	Nature of Change	Significance
			Development would be below the skyline and partly screened by trees in summer.	



Appendix 16.2: Assessment Criteria

Appendix 16.2: Assessment Criteria

Table A16.1 Value of Landscape and Townscape Character

Value	Landscape Character	Townscape Character
High	<p>High quality landscape, in good condition.</p> <p>May be rare landscape type</p> <p>Have high scenic / perceptual qualities (eg wilderness/ tranquillity/) or notable cultural associations. Value of landscape recognised by National/ international designation</p>	<p>Visually coherent groups of well-designed/well-proportioned buildings, well related to streets, spaces and landscape elements, highly distinctive sense of place, Few detracting elements.</p> <p>May be protected by designation.</p>
Medium	<p>Common landscape type</p> <p>Generally good condition /intact features for type</p> <p>Only occasional detracting elements</p> <p>May be local landscape designation/ or be locally valued for its scenic qualities/well used</p>	<p>Relatively coherent grouping of buildings reasonably well-related to the public realm to create a good although not exceptional sense of place - occasional buildings and spaces may lack quality and cohesion.</p>
Low	<p>Common landscape type of limited importance with few features of landscape interest, no particular scenic or perceptual qualities. There may be notable detracting elements and potential for enhancement</p>	<p>Largely undistinguished area lacking sense of place and identity, poor spatial definition and generally limited visual interest.</p>
Very Low	<p>Poor / degraded condition</p> <p>No features of landscape interest</p> <p>Notable potential for enhancement</p>	<p>Poor quality environment, lacks cohesive form and structure</p> <p>significant potential for enhancement and very little or no visual interest.</p>

Table A16.2 Susceptibility of Landscape/ Townscape Receptors to Change

Classification	Susceptibility of Townscape Receptors to change
High	Rare or vulnerable component of townscape/ landscape Limited potential for change without effect on integrity of feature Notable aesthetic/ perceptual qualities or cultural associations that could be adversely affected
Medium	Landscape component may be sufficiently robust or frequent to accommodate some changes without affecting integrity
Low	Robust or frequent component of the landscape Integrity of landscape receptor would be maintained if affected by the development

Table A16.3 Nature of change to Townscape

Classification	Nature of Change (Magnitude)
High	Large change/addition to townscape over a wide area or permanent loss/major alteration of key characteristic feature(s).
Medium	Moderate permanent changes in localised area, or partial loss/alterations of characteristic feature(s). Change may include the introduction of prominent new elements which are characteristic/ appropriate to the existing townscape.
Low	Change to minor component/small change or addition.. Introduction of elements which are in character with the existing townscape. A change that is of short duration or reversible.
Negligible	Very small loss or alteration to minor feature / characteristic or virtually imperceptible change in any components / No noticeable change. Maybe very short term or reversible.

Table A16.4 Susceptibility of Visual Receptors to Change

Classification	Susceptibility of Visual receptors to change (Capacity of people, at particular locations - the visual receptors - to accept change).
High	<p>People within/using public open spaces whose principal focus is on the amenity value of the place</p> <p>People using public rights of way through highly valued landscape/townscape or using national/regional/tourist routes</p> <p>People within the immediate setting of elements of national cultural heritage value who may be focussed on visual amenity</p> <p>Residents with outlook from main aspect of residential property</p>
Medium	<p>People using open spaces whose appreciation of amenity is secondary or incidental to their activity</p> <p>People using public footpaths/cycleways whose main focus is on the journey/commute than its amenity</p> <p>Residents with compromised visual amenity/ limited outlook.</p>
Low	<p>People at work who are not focussed on visual amenity</p> <p>Transient receptors such as motorists whose focus is on travelling</p>

Table A16.5 Value of View

Classification	Value of View
High	<p>Protected view, viewpoint or panorama, designated vista.</p> <p>Scene with considerable scenic or amenity value (may be associated with heritage designation).</p>
Medium	View/outlook with local scenic or amenity value.
Low	View/outlook with limited scenic/amenity value.
Nil	View dominated by significant detracting elements. No residual scenic or aesthetic values.

Table A16.6 Nature of Change to View

Classification	Nature of Change to View
High	Very large change to the view. Development becomes the dominant feature in the scene introducing a major new component. No/ ineffectual screening effects. Alternatively, existing development may be replaced by notably larger (more prominent) or notably smaller (less prominent) development.
Medium	The proposals are a visible and recognisable new element, moderately prominent within the scene. Possible screening of some, but not all elements. Alternatively, new development may replace existing buildings with larger (more prominent) or notably smaller (less prominent) development.
Low	The proposals would be a new, relatively small component in the overall view. An inconsequential element in the view. Development may be seen at a distance in context of existing development and/or screening effects limit amount of new development in the view.
Negligible	May be substantive screening. Views over such a distance that barely distinguished from the general scene. Alternatively, development may replace existing development with buildings of the same or a similar scale and character. Overall, change to view imperceptible.

Table A16.7 Nature of Change to Townscape or View

Nature of Change	Definition
Beneficial	The proposals would remove/replace elements or features that are inconsistent or detrimental to the prevailing character of the townscape or view. New elements would enhance the quality of townscape or view.
Neutral	No change or no significant alteration to the components of the townscape or view. No change to character or quality of townscape or view.
Adverse	The proposals would be incongruous with the character of components in the townscape or view. They would have an adverse impact on the quality of the townscape or view in comparison with the Baseline situation as a result of their obscuring or distracting from key features.

Table A16.8 Skyline Sensitivity

Classification	Sensitivity of Skyline/Skyline elements to Change
High	<p>Individual element of national heritage/townscape interest create a landmark feature on the skyline that could be affected by elements that obscure, affect the silhouette or distract from landmark qualities</p> <p>Uninterrupted consistent skyline of trees or roofs that contributes to townscape value or setting of buildings/places that are designated</p>
Medium	<p>Local landmarks that assist legibility</p> <p>Skyline of trees or roofs that form part of the setting designated place that have minor elements of no particular value that are apparent</p> <p>Generally consistent skyline of trees or roofs that contributes notably to townscape value, may be minor taller elements evident</p>
Low	<p>General skyline of trees and/or roofs that includes numerous taller elements of no particular value</p> <p>Skyline of trees or roofs that form part of the setting designated place that is characterised by numerous elements that are apparent on the skyline but have no particular value</p> <p>Skyline of low quality/ no particular interest</p>
Nil	No skyline elements of interest

Table A16.9 Magnitude of Change to Skyline

Classification	Magnitude of Change to Skyline/Skyline elements
High	<p>Element of high skyline value obscured or silhouette altered</p> <p>Distracting element visually competes with/dominates element of high skyline value</p> <p>Dominant element introduced into uninterrupted/ consistent skyline</p>
Medium	<p>Local landmarks obscured/removed</p> <p>Small scale elements introduced into uninterrupted/ consistent skyline</p> <p>Notable skyline element introduced</p>
Low	<p>Minor elements of taller built form evident on the skyline but would not distract or compete with elements of high or</p>

	medium skyline value Minor elements seen in conjunction with or in place of other elements on skyline that have no/low skyline value
Nil	No elements would be evident on the skyline

Appendix 16.3: List of Parameters Plans and Other Documents

Appendix 16.3: Parameter Plans and Other Documents Used for Assessment

Document Title	Ref No	Date
Aerial Photograph showing Indicative Red Line	SK/042 G	01.06.2015
Site Location Plan	SK-120 G	01.06.2015
Development Zones Parameter Plan	SK-121 H	01.06.2015
Site Access Parameter Plan	SK-122 H	01.06.2015
Building Zones Parameter Plan	SK-124 H	01.06.2015
Building Zones Height Parameter Plan	SK-125 J	01.06.2015
Building Zone, Open Space, Amenity Space & Landscape Parameter Plan	SK-126 H	01.06.2015
College Development Zone Building Zones Parameter Plan 1	SK-128 G	01.06.2015
College Development Zone Building Zones Parameter Plan 2	SK-129 J	01.06.2015
College Playing Fields Development Zone Development Parameter Plan	SK-131 H	01.06.2015
Tech Hub Development Zone Building Zone Parameter Plan 1	SK-133 F	01.06.2015
Tech Hub Development Zone Building Zone Parameter Plan 2	SK-134 J	01.06.2015
Schools Development Zone Building Zone Parameter Plan 1	SK-136 F	01.06.2015
Schools Development Zone Building Zone Parameter Plan 2	SK-137 J	01.06.2015
Residential Development Zone Building Zones Parameter Plan 1	SK-142 G	01.06.2015
Residential Development Zone Buildings Zones Parameter Plan 2	SK-143 J	01.06.2015
Design Code	F	26.05.15
Construction Method Statement		April 2015
Illustrative Plan	SK-160 D	01.06.2015
Illustrative Landscape Masterplan	n/a	April 2015

Appendix 16.4: Extracts from Design Quality

The Borough lies mostly at a range between 7.6m and 15.2m above sea level. Richmond Hill rises to a height of 55.8m in Richmond Park, forming a particularly exceptional topographical feature (see figure 3). The River Thames and Richmond Hill in particular have traditionally determined communications and the pattern of settlements.

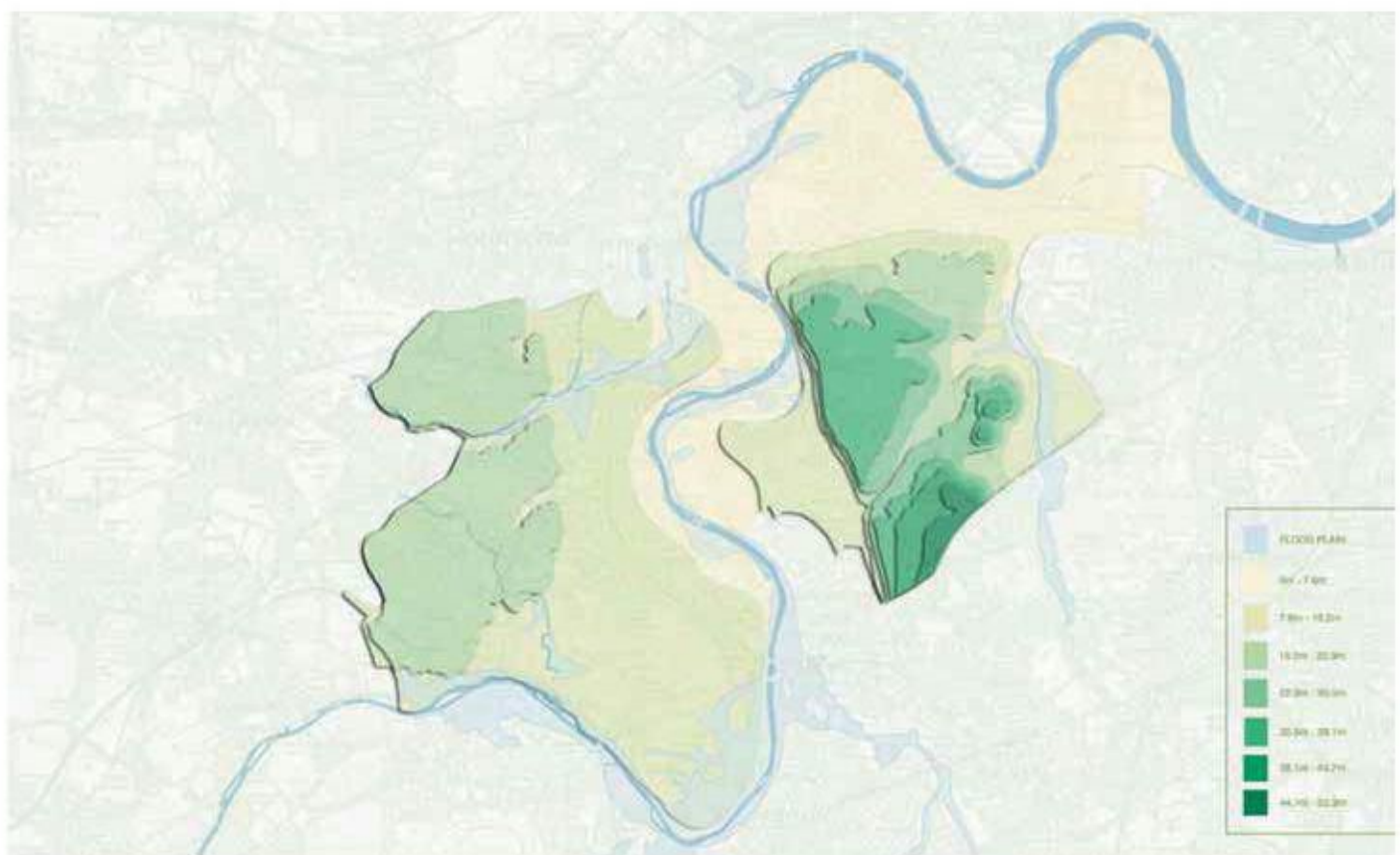


Figure 3 - Topography

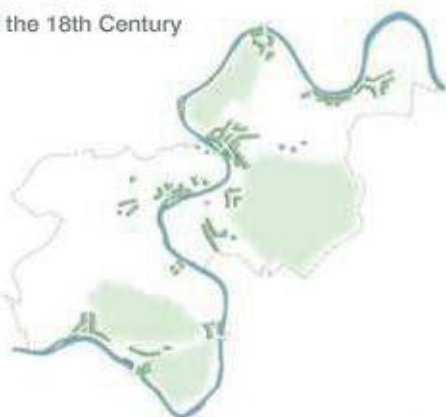
3.2 Historical Development

A number of settlements and villages can be traced back to Saxon times when places such as Barnes, Mortlake, Hampton and Totyington existed. These self contained villages and small settlements with churches, manors and inns remain contained for many years. Their location was probably influenced by the potential for fishing from the River Thames, the rich alluvial soil of the river bank, high ground free from flooding and the proximity to bridges or ferries. The historical development of the Borough is shown in figure 4 and the basic urban form of the Borough today in figure 5.

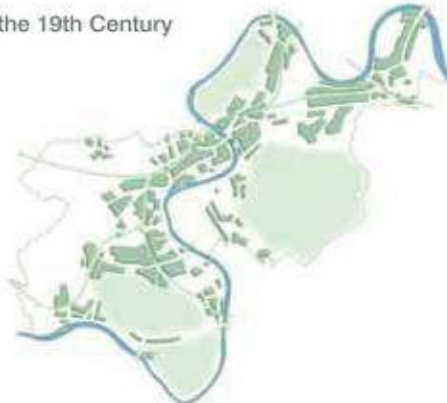
Royal associations and their effect

The attraction of Royalty to the Borough in Tudor times generated considerable growth and influence on the environment and character of the area. It is said that Henry I owned a house at Sheen in 1125 which was eventually rebuilt as Richmond Palace by Henry VII in 1497. Hampton Court Palace (begun by Cardinal Wolsey) was extended by Henry VIII but (largely) completed by Wren and William III 150 years later. Henry VIII enclosed both Bushy and Hampton Court Parks. Charles I enclosed a hunting ground known as Richmond Park around one hundred years later and Kew was a popular home for courtiers, Kew Palace being a place of royal residence from the mid to late eighteenth century.

1. End of the 18th Century



2. End of the 19th Century



3. Up to 1940



4. Present Day



Figure 4 - Historic Growth

The creation of large houses and estates

The prestige of royalty, the quality of its surroundings and the nearness to London meant that the Borough became a draw for the rich and famous of the seventeenth and eighteenth centuries. Large houses in extensive estates were built in attractive and prominent parts of the Borough such as Richmond, Twickenham and Petersham and particularly along the riverside.

The spread of development was well advanced to the south of the river by the seventeenth century. The construction of 'workers' cottages meant that the villages of Barnes and Mortlake merged

pushing the more fashionable people towards Richmond. During this period Kew gained in popularity and fine houses were built around the Green. Richmond was already considered a smart residence. Houses spread along Petersham Road and up Richmond Hill until urban pressures led to the establishment of another fashionable but rural settlement around Ham Common.

The effects of the Enclosure Acts

The first Enclosure Act of 1709 and subsequent Acts brought great change to the Borough by the forming of new farmland, orchards and estates on what had been heath and common land. The settlement of Hampton Hill was

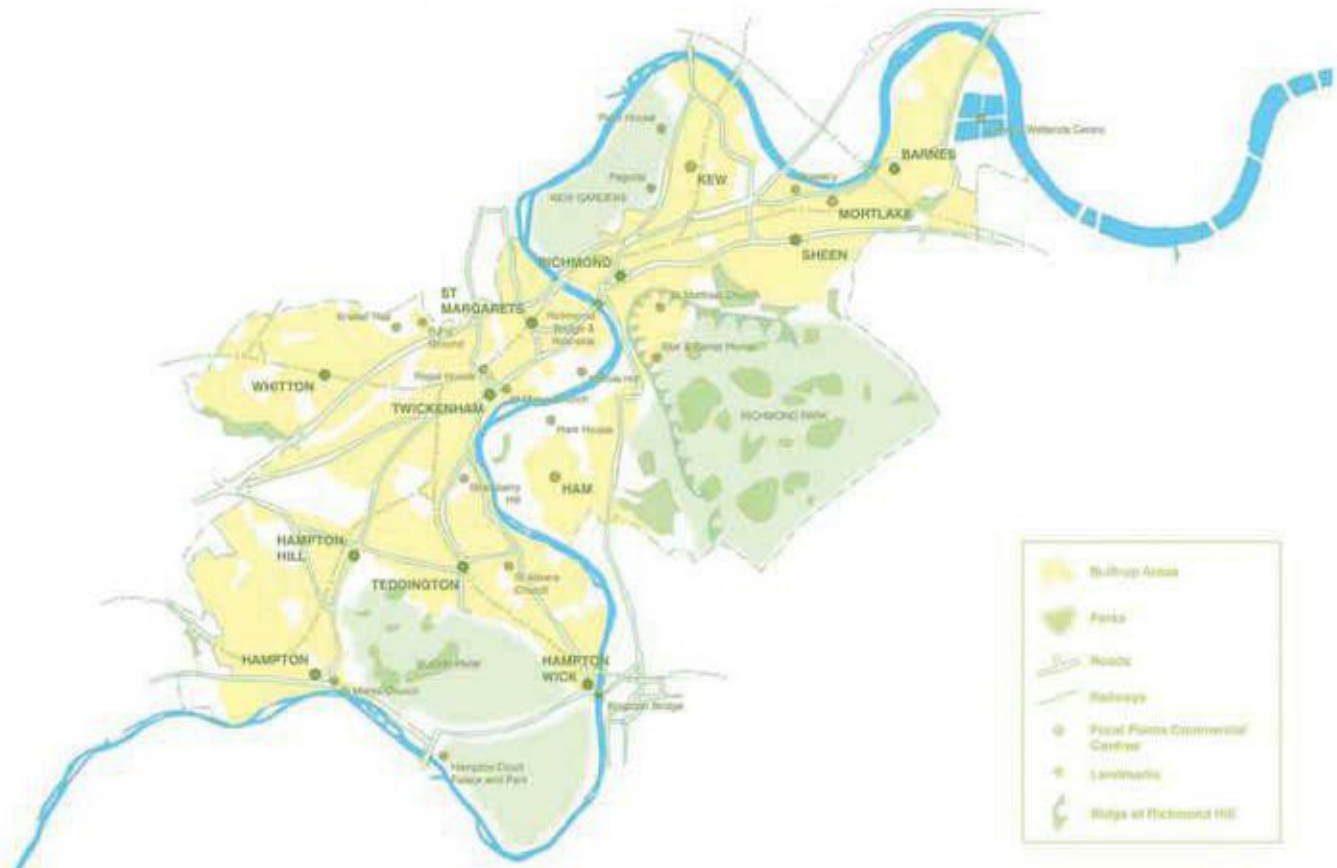


Figure 5 - Basic Urban Form

established on part of Hounslow Heath and existing villages continued to spread and intensify. The Borough, at this time, was still essentially a rural landscape made up of large parks and common land, small and distinct villages and the larger settlement of Richmond.

Railways and expansion

Railway travel brought faster and more frequent transport to the capital. Richmond station opened in 1847 and heralded a boom in housing construction during the next fifty years which dramatically altered its character from that of a large village into a town. Over the next thirty years the railways spread to most parts of the Borough and many of the original settlements grew in size. East Twickenham was established after the break up of the Twickenham Park Estate and areas of growth independent of the railway occurred in St. Margaret's as well as Castlenau in Barnes.

Twentieth century growth

By the turn of the century the Surrey side of the Borough was made up of well developed villages. However, building pressures before the First World War brought rapid outward growth and the merging of settlements at Kew, Richmond and Mortlake. On the Middlesex side the original scattering of isolated settlements was largely urbanised by the Second World War. Whitton saw the most dramatic expansion after the sale of the Whitton Park estate for housing development. Into the mid twentieth century Ham and Petersham still remained as independent settlements. Land along Sandy Lane and west of Ham Street was developed for housing after the Second World War.



The end of the twentieth century to today

The special quality and character of the Borough has led to the designation of conservation areas and many Listed Buildings which along with the protection of the Royal Parks has reduced the potential for comprehensive change. The most recent large scale development occurred at Hampton Nursery Lands during the late 1970s and early 1980s. The redevelopment of former industrial land to commercial and residential uses as well as the intensification of large residential plots to smaller courtyard and cul-de-sac housing schemes has supplied most development land since the 1980s. The challenge today remains the demand for housing, but of a type which meets changing aspirations and needs. The London Plan states that intensification to higher densities is most appropriate in sustainable locations putting pressure on land close to public transport interchanges and in town centres.

3.3 Urban Form & Character Areas

The environmental character of the Borough since its nineteenth century expansion has resulted in a group of urbanized areas, connecting former villages, divided by the Thames, interspersed with open space, linked by roads and interwoven by railways. Urban form varies according to density, scale, settlement patterns, building styles and materials. The Borough is broadly residential. Within this wider urban form individual places of character emerge due to particular landmarks or distinctive groupings of buildings and open space or other natural elements such as the river. Twelve distinctive character areas are identifiable, defined by their cohesive

identity, or the location of both natural and man made barriers such as the river, open space and the railways. The following character area descriptions offer some insight into the qualities of these places which may prompt the designer. A plan showing all the character areas in the context of the Borough is shown in figure 6.

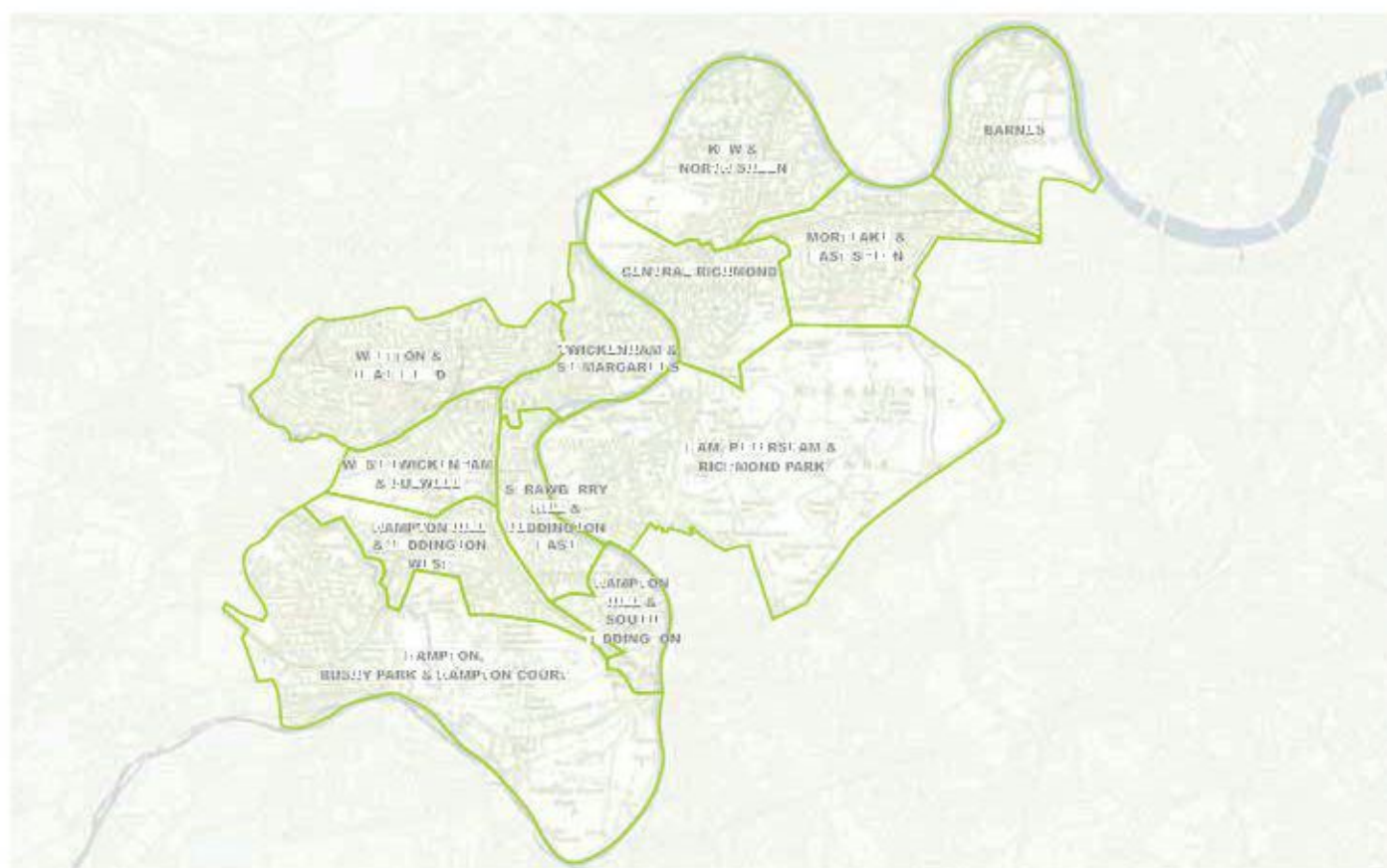


Figure 6 - Character Areas

Whitton and Heathfield

A largely residential area in the far north west, slightly isolated from the rest of the Borough as a result of heavy traffic on Chertsey Road and by the River Crane. The character of Whitton is composed almost entirely of large residential estates built between the wars in geometrical and sinuously curving streets. Most homes are arranged in similar arrangements of terraced or semi-detached house types set back from the street with hedgerows but there are few street trees. The High Street forms a focus of retail activity. Kneller Hall and Twickenham Rugby Ground are landmarks.



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Appendix 16.5: Local Townscape Character Analysis

CHARACTER AREA 1: CHERTSEY ROAD NORTH



Kendrey Gardens



Kendrey Gardens



Chertsey Road (A316)

Key characteristics

- Predominantly residential area developed in mid 20th century following construction of A316.
- The A316 is a broad, mainly tree lined arterial route, dominated by heavy traffic and is a barrier to pedestrian movement
- Residential streets arranged to create blocks between Chertsey Road and Kneller Road with frontage development oriented generally north-south.
- Built form predominantly two storey, semi detached houses with hipped or pitched roofs and short terraced forms.
- Houses are set back from the pavement with small front gardens.
- Street trees within the pavements along some roads.
- Prevailing materials red brick, render/pebble dash and red tile with some slate. Details are typical of speculatively built domestic buildings of their era.

Chertsey Road North



CHARACTER AREA 2: CHERTSEY ROAD SOUTH



Heathfield South



Heathfield North



Court Way

Key characteristics

- Predominantly residential area developed in the mid 20th century following the construction of the A316.
- Residential streets are arranged to create long, linear blocks with perimeter development generally oriented with an east west arrangement.
- The built form is predominantly two storey, semi detached houses with hipped or pitched roofs and short terraced forms.
- Houses are set back from the pavement with small front gardens.
- There are street trees within the pavements along some roads.
- Prevailing materials are red brick and render/pebble dash and red tile with some slate. Details are typical of speculatively built domestic buildings of their era.

Chertsey Road South



CHARACTER AREA 3: ROSECROFT GARDENS



Rosecroft Gardens



Gladstone Avenue

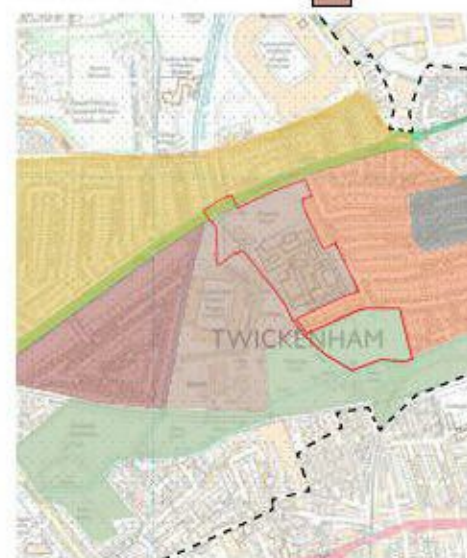


Gladstone Avenue

Key characteristics

- An isolated estate of 1930s bungalows developed around the same time as the A316.
- The wider setting is defined by linear open space and vegetation along Chertsey Road, the River Crane/ Duke of Northumberland's River and Kneller Gardens.
- The layout of streets is triangular plan, reflecting the land available/ constraints of the river and road.
- The streets have a spacious character owing to the height of development, the set back and separation of the dwellings
- The streets are defined by low boundary walls with planting within the gardens
- The architectural details of the bungalows are distinctive and reflect the modern style, although much original detail has been lost due to the replacement of windows.
- Materials are consistent and comprise, painted render with brick details

Rosecroft Gardens



CHARACTER AREA 4: CRANE CORRIDOR



Craneford Way Recreation Ground



Craneford Way Recreation Ground

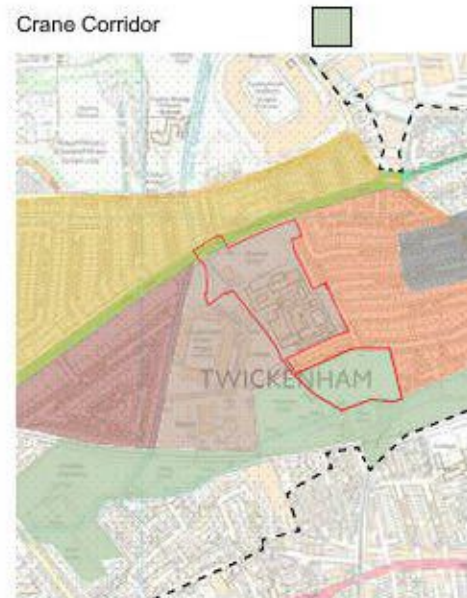


River Crane

Key characteristics

- Areas of open land along the River Crane and Duke of Northumberland's River, which are small tributaries of the Thames.
- Recreation and amenity uses predominate. The area forms part of a wider linear green space and footpath network.
- The spatial characteristics of the area vary with both relatively narrow river corridors enclosed by vegetation and more open areas such as playing fields and open space.
- The watercourses have been canalised which gives them a more urban character. The areas along the rivers are relatively well-vegetated with a variety of scrub and trees. Other areas include amenity grassland and scrub.
- Provides a contrast with densely developed surrounding areas

Crane Corridor



CHARACTER AREA 5: LANGHORN DRIVE



Richmond College



The Stoop Rugby Ground

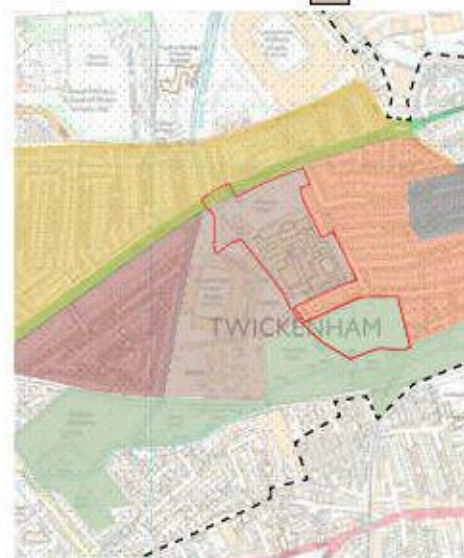


Block of flats

Key characteristics

- A distinct area of varied non-residential land-uses on the south side of A316 including a college, rugby ground, fitness centre, a Council depot and some flats.
- Urban blocks are large with limited subdivision.
- Buildings generally of larger mass than the surrounding residential areas including some buildings with large footprints.
- Heights of buildings range from single to around five storeys with three storey developments prevailing
- Varied built form, materials and architectural character of development. Buildings generally of no architectural interest, although the mid 20th century College building is well-proportioned and typical of its era
- Predominantly hard-surfaced or development with some areas of amenity grassland
- Trees provide some amenity value and some separation from the A316
- Local landscape value of rugby stadium, The Stoop and the tower on Richmond College, Egerton Road frontage

Langhorn Drive



CHARACTER AREA 6: WHITTON ROAD



Heathfield South



Heathfield South

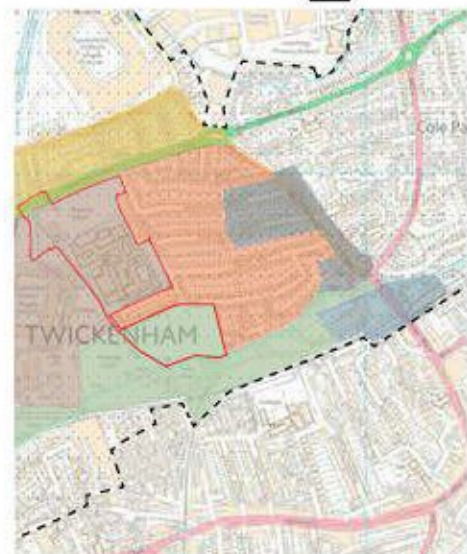


Heathfield South

Key characteristics

- A predominantly residential area, with some retail use. Development primarily from the late 19th and early 20th centuries extending along Whitton Road with some piecemeal infill of flats in the mid-late 20th century.
- Heights predominantly 2 to 3 storeys.
- Variety of built form, but predominantly terraces but with some semi-detached, detached houses and larger footprint of blocks of flats
- Buildings generally brick built in yellow stock brick but with render and red brick evident. The 19th century buildings have attractive details adding interest to the elevations including some bays, dormers, sash windows, stone windows and door surrounds
- Generally short or no front gardens and some street trees along Whitton Road.

Whitton Road



CHARACTER AREA 7: LONDON ROAD



Development on Former Royal Mail Sorting Office Site



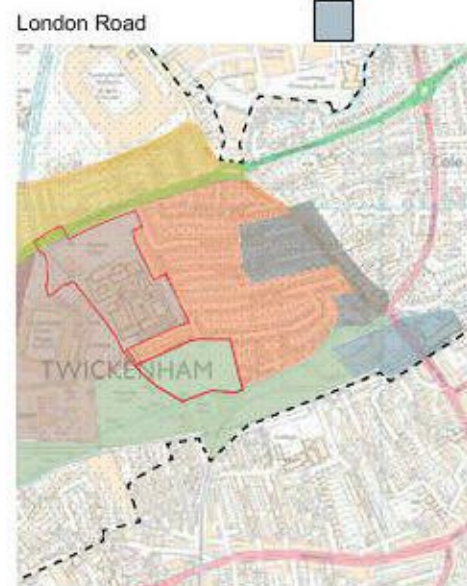
London Road south of rail bridge



London Road south of rail bridge

Key characteristics

- Varied office and other non-residential land uses on the edge of the town centre. The bridge marks the transition from a predominantly residential to a more commercial area
- Generally larger footprint, taller buildings up to 10 storeys in the vicinity of the station.
- Buildings dating from the mid-late 20th century onwards
- More urban character, closer to the town centre with high levels of activity – pedestrians and vehicles
- Very little vegetation



Appendix 16.6: Assessment of Construction Effects on Representative Views

Appendix 16.6: Summary of Construction Effects on Representative Views

Table A16.10 Visual Effects - Representative Views – Construction stage

View	Location	Sensitivity	Nature of Change	Significance
1	London Road	Low	Nil – site screened by intervening buildings and trees	Nil
2	Chertsey Road (looking west)	Low	<p>Activity in the northern part of the site will be evident beyond hoarding during phase 1. Tower cranes and the tops of buildings under construction would be seen above the roofs of existing houses intermittently during all phases.</p> <p>The scale of the change would be medium during the construction of the frontage buildings. This would be a temporary effect, and limited by hoardings around the site.</p>	Temporary visual effect of minor adverse significance during the construction of the frontage buildings.
3	Heathfield South	Medium	<p>The building that terminates the view along the street will be demolished, hoardings may be evident along Heathfield South. Tower cranes may be glimpsed intermittently on the skyline during the construction period. The construction of new housing on the Egerton Road frontage would be seen during phase 2.</p> <p>There would be a low degree of change arising from the construction of the development that would be of limited duration</p>	<p>Temporary visual effect of minor adverse significance during the construction of the frontage buildings.</p> <p>Negligible otherwise</p>
4	Court Way	Medium	<p>The building that terminates the view along the street will be demolished at the end of phase 1, hoardings may be evident on the site frontage and existing vegetation removed. Tower cranes may be glimpsed intermittently on the skyline during the construction period (phase 2). Construction activity associated with new housing on the Egerton Road frontage would be seen.</p> <p>There would be a low degree of change arising from the construction of the development that would be of limited duration</p>	Temporary visual effect of minor adverse significance during the construction of the frontage buildings.
5	Egerton Road	Medium	<p>Hoardings would be evident on the frontage, demolition and construction activity would be seen above at the end of phase 1 and during phase 2. The vegetation on the site frontage would be largely retained and protected. Tower cranes may be seen on the wider site during phase 1.</p> <p>There would be a medium magnitude of change to the view from the construction activity on the residential site adjoining the</p>	Temporary visual effect of minor adverse significance as a result of the visual effect of the hoarding, demolition and building works.

View	Location	Sensitivity	Nature of Change	Significance
			Egerton Road frontage at the end of phase 1 and during phase 2 and a low magnitude of change associated with construction of other areas.	
6	Craneford Way	Medium	<p>The existing tower, glimpsed in summer and seen through trees in winter would be demolished at the end of phase 1, tower cranes would be seen on the skyline during phase 2. Construction work to the tops of 4-5 storey residential buildings may be seen during phase 3. The majority of construction on the school/college sites would be screened.</p> <p>There would be a low magnitude of change arising from demolition at the end of phase 1, cranes during phase 2 and construction during phase 3. The extent of visibility would be restricted and duration limited.</p>	Temporary visual effect of negligible significance during the construction of the development on the residential part of the site.
7	Craneford Way playing field (south-east)	Medium	<p>During works on the playing fields, the construction of the artificial pitch would be clearly seen for 3 months (phase 2). Erection of solid hoardings would affect the perception of openness for the period of construction of the pitches. The tops of tower cranes would be evident on the skyline during the construction of the main site (all phases).</p> <p>Medium magnitude of change for a brief period during the construction of the artificial pitches and path on the playing fields. The construction works on the college site would result in a low magnitude of change to the view over a temporary period.</p>	Temporary visual effect of minor adverse significance during the construction of the development on the residential part of the site (phases 2 and 3).
8	Pedestrian footbridge over railway	Low	<p>The tops of tower cranes would be seen intermittently on the skyline during all phases. Demolition activity on the college buildings seen from this location would be evident followed by construction of the top parts of three, four and five storey buildings (phases 2 and 3). The screening role of intervening buildings and mature trees, would limit visibility, particularly during summer months.</p> <p>There would be low magnitude of change to the view over a temporary period.</p>	Temporary visual effect of negligible significance as a result of the visual effect of the demolition and building works.
9	Marsh Farm Lane Craneford Way playing field (south-east)	Medium	<p>Tower cranes would be seen periodically on the skyline during construction of both the residential and non-residential elements (all phases). Demolition activity would be evident, followed by construction of the top parts of 3, 4 and 5 storey residential development (part of phases 2 and 3). Construction of the tallest elements of the college would also be seen during phases 1</p>	Minor adverse visual effect from changes within the college site and a minor adverse effect of short duration arising from the construction works within the playing

View	Location	Sensitivity	Nature of Change	Significance
			<p>and 2. The extent of visibility would reduce in summer due to intervening mature trees. Construction of the artificial pitches, fence and upgrade of Marsh Farm Lane would also be evident for a temporary period.</p> <p>There would be a low magnitude of change to the view arising from construction works on the college site which would be seen intermittently for a temporary period. There would also be a low magnitude of change from the construction works within the playing field for a limited period.</p>	field. Neither is considered significant in environmental terms.
10	Craneford Way playing field (south-west)	Medium	<p>Tower cranes would be seen periodically on the skyline during construction of both the residential and non-residential elements (all phases). Construction of the top parts of the college buildings may be glimpsed in phase 1 and 2 and the tops of residential buildings under construction in phases 2 and 3 which would partly obscure the completed college buildings. Construction of the artificial pitch, fence and upgrade of Marsh Farm Lane would not be seen from this location.</p> <p>A low magnitude of change arising from construction works on the college site which would be seen intermittently for a temporary period.</p>	A minor adverse visual effect which is not considered significant.
11	Footpath west of site	Low	<p>Hoardings on the site boundary would be evident on the edge of the widened path. If solid would this would screen demolition and the majority of construction activity within the site. The construction of the tops of taller residential and college buildings may be seen (phase 3 and phase 2).</p> <p>There would be a medium magnitude of change for the duration of the construction of the residential development on the western edge of the site.</p>	A minor adverse visual effect which is not considered significant.
12	Public open space west of site	Medium	<p>Tower cranes would be seen periodically on the skyline during construction of both the residential and non-residential development (all phases). Demolition activity on the existing college buildings would be evident for a short period during phase 2, followed by construction of the residential development and the college buildings on the west side of the site (phases 2 and 3). Intervening trees would provide some screening.</p> <p>There would be a visual change of medium magnitude in the winter months and low magnitude in summer to the views looking north-east from this area of open space.</p>	This would give rise to a temporary minor adverse visual effect.

View	Location	Sensitivity	Nature of Change	Significance
13	Footpath west of site	Low	<p>Hoardings on the site boundary would be evident on the edge of the widened path. If solid would this would screen demolition and the majority of construction activity within the site. The tops of tower cranes in the northern part of the site may also be glimpsed together with construction of the upper floors of the proposed college buildings (phases 1 and 2).</p> <p>A visual change of medium magnitude in the winter months and low magnitude in summer to the views looking north-east from this area of open space.</p>	A temporary minor adverse visual effect.
14	Langhorn Drive	Low	<p>Hoardings on the site boundary would obscure views across the college site, although activity associated with the access would be seen. This would screen demolition and the majority of construction activity within the site. The tops of tower cranes in the northern part of the site would be glimpsed (phase 1 and 3). The construction of the upper floors of the proposed college buildings and tech hub would also be seen.</p> <p>A medium magnitude of change to the view during the construction of the college, tech hub and associated access.</p>	This would have a minor adverse visual effect due to the limited duration of the effect and the low sensitivity of the receptors of the view.
15	Gladstone Avenue	Medium	<p>Tower cranes would be seen on the skyline above intervening trees (phase 1, 2 and 3). The construction of the upper floor of the college buildings and tech hub would also be seen during phases 1, 2 and 3.</p> <p>There would be a low magnitude of change for a limited duration.</p>	There would be a minor adverse visual effect which would not be significant.
16	Chertsey Road (looking east)	Low	<p>Travelling east along Chertsey Road there would be views of cranes and the construction of buildings on the northern part of the College site during phase 1.</p> <p>There would be a low magnitude of change to the view for a limited period.</p>	There would be a minor adverse visual effect. This would not be significant.
17	Talma Gardens	Low	<p>There will be intermittent glimpses of tower cranes on the site during the summer months and filtered views of construction activity on the tech hub during winter months (phase 3).</p> <p>The magnitude of the change to the view would be negligible from this location.</p>	<p>There would be a negligible visual effect.</p> <p>There would be a negligible visual effect.</p>
18	The Terrace, Richmond Hill	High	<p>It may be possible to just discern tower cranes on the site in clear conditions (all phases). The demolition of the college tower would remove this element from the view.</p>	There would be a temporary visual effect of negligible significance

View	Location	Sensitivity	Nature of Change	Significance
			The change to the view would be so low as to be barely discernible.	

Appendix 16.7: Summary Assessment of Representative Views – Operation

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Table A16.11 Summary of Significance of Visual Effects - Representative Views – Operation

View	Location	Sensitivity	Nature of Change	Significance
1	London Road	Low	Negligible – site screened by intervening buildings and trees	Negligible
2	Chertsey Road (looking west)	Low	Medium (summer)/ High (winter) - Filtered views to 5 storey College building on the frontage beyond parking and landscaping. Height not incompatible given width and nature of Chertsey Road and the nature of the land use but the scale of the building would need to be well-articulated.	Moderate Adverse
3	Heathfield South	Medium	Low – similar scale buildings evident beyond retained frontage planting on Egerton Road frontage, with glimpses of taller buildings beyond. Residential development more compatible with character of views along street	Minor Neutral
4	Court Way	Medium	Low – reduction in amount of development seen on site. Loss of focal point that terminates long views. Residential frontage more compatible with views along street	Minor Adverse
5	Egerton Road	Medium	Low - existing college buildings replaced by residential development set back from the frontage and filtered by retained frontage trees. Screening of taller built form within the site by frontage buildings.	Minor Neutral
6	CraneFord Way	Medium	Low – reduction in amount of taller development seen beyond frontage buildings, considerable screening from trees and existing buildings	Minor Neutral
7	CraneFord Way East playing field (south-east)	Medium	Medium – fencing to artificial grass pitches would be evident in the foreground with taller development replacing existing college buildings beyond the residential properties fronting CraneFord Way	Moderate Neutral
8	Pedestrian footbridge over railway	Low	Low – new development would be largely screened by intervening buildings and trees, as at present some taller elements would be seen beyond the housing on the edge of the playing field.	Minor Neutral
9	Marsh Farm Lane CraneFord Way	Medium	Medium – there would be glimpses of the roofs of buildings beyond the	Moderate Neutral

View	Location	Sensitivity	Nature of Change	Significance
	East playing field (south-east)		frontage buildings but there would be no increase in the amount of development seen beyond compared to the existing situation	
10	Craneфорд Way West playing field (south-west)	Medium	Medium – the top of residential development on the west side of the site would be evident together with the top of the taller college buildings. There would be a limited reduction in trees seen on skyline as a result of removal of trees along Marsh Farm Lane.	Moderate Neutral
11	Footpath west of site	Low	High – the footpath would be increased in width and would be defined by new vegetation. There would be views across a residential access road to the frontage of residential development.	Minor Beneficial
12	Public open space west of site	Medium	Medium – Partly filtered views of taller residential and college buildings. Appear of similar scale to Challenge Court. There would be a reduction in the number of trees seen along Marsh Farm Lane	Moderate adverse
13	Footpath west of site	Low	High – widening of path and removal of trees, taller buildings across access road	Minor beneficial
14	Langhorn Drive	Low	High – removal of existing unattractive buildings replacement with new development. View of five storey College buildings will replace existing	Moderate Neutral
15	Gladstone Avenue	High	Low – the roofs of College buildings would be glimpsed beyond existing trees. They would be seen in the context of existing buildings on the skyline	Minor adverse
16	Chertsey Road (looking east)	Low	Low (summer) to Medium (winter) – filtered views of the tech hub and college beyond. Significant screening by trees. The development would not appear unduly high or dominant in relation to other elements in the view due to the width of the road and the scale of the trees.	Minor neutral
17	Talma Gardens	Low	Low – filtered views of the tech hub and part of the college building may be glimpsed in winter. The bridge link would be removed and the existing sports hall replaced.	Minor neutral
18	The Terrace, Richmond Hill	High	Low – the change to the view would be very small compared to the overall extent of the panorama.	Minor neutral

View	Location	Sensitivity	Nature of Change	Significance
			Development would be below the skyline and partly screened by trees in summer.	