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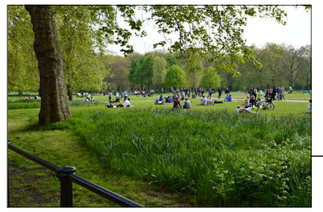

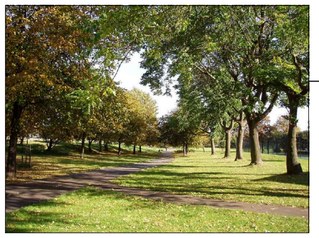

1: Perimeter Trees and Hedges - Linking Edge

The combination of the trees within the Site with the roadside trees along Cromwell Road and Udney Park Road provide the key vegetation structure to the immediate townscape as well as localised screening and channelling of views across the Site. The existing trees would be retained overall through new development being offset from root protection areas, in combination with a positive management regime for the vegetation within the Site. The retention of these trees will maintain the perceived vegetated character and structure to the streetscape. The retention of this vegetated structure will provide an internal delineation of the proposed park for users, a vegetated structure to soften and aid in integrating new built form. With a cleared understorey with amenity grass there will be increased permeability across the Site and improved integration with the surrounding townscape than compared to the existing timber palisade fencing.

2: Hedge Edge

Native mixed hedgerows and/or shrubs present a softer, more informal edge with a variety of seasonal interest along internal boundaries and provide a biodivese matrix of flowering and fruiting species for wildlife habitat foraging.

3: Internal Trees - Spatial Delineation

Linear belts of native trees will delineate the varying land usages within the Site, whilst also providing a unifying feature across the Site.The new linear tree planting adjacent to the proposed built form will aid in integrating and softening it within views from both the new park and surrounding townscape.

New informal tree planting across the Site will provide a mixture of localised spaces within the park, individual focal features, a higher aesthetic quality, softening of built form, and increased opportunities for greater biodiversity and green infrastructure across the Site.

4: Parkland - Informal Recreation

A linear park with paths, amenity and wildflower grassland and trees will provide an attractive amenity space, movement routes, biodiversity opportunities and introduce a new parkland character to the local townscape, reflecting the wider townscape character of small parks within residential layouts. The south-west part of the Parkland is linear and formal reflecting the spatial arrangement with adjoining land usages and the transition from Cromwell Road. The south-east part of the Parkland is informal and dedicated to habitat enhancement as well as providing a reinforced vegetated edge. The northern part of the Parkland provides the main area for informal recreation with associated play equipment and a waterbody focal feature. The water body enables this potential unused area due to its proximity to Fullerton Court to be an active part of the landscape and focus for biodiversity opportunities and educational opportunities through new information boards.

5: Sports Pitches - Formal Recreation

A multifunctional space with the inclusion of a MUGA and grassed football pitch as well as off-street parking provision, contained with a low hedging.

6: Courtyards - Shared Spaces

Small scale planting of trees and ornamental shrubs to provide a high aesthetic value to the spaces, as well as a setting and softening to the built form, delineation of vehicle and pedestrian routes. Hard and soft materials to enable vehicle and pedestrian usage.

J:\25000-25999\25600-25699\25615 - Teddington Athletic Ground\A4 - Dwgs & Registers\Landscape\25615 L12 Landscape Character Concept.dwg - A2

FIGURE 9

Project
Former ICL Private Ground, Teddington

Drawing Title
Landscape Character Concept Plan

Date	Scale	Drawn by	Check by
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Project No	Drawing No	Revision
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Former ICL Private Ground, Teddington: TVIA Appendix

Prepared on behalf of Quantum Group

August 2017

A1.0 TVIA METHODOLOGY

A1.1 The Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA 3), 2013, states in Paragraph 1.1 that:

> ***"Landscape and Visual Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"***

A1.2 Paragraph 2.6 outlines that the definition of landscape applies to townscapes, and is therefore interchangeable with the term 'landscape', with Paragraph 2.7 stating:

> ***"townscape means the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban spaces, including green spaces, and the relationship between buildings and open space…"***

A1.3 The methodology employed in carrying out the Townscape and Visual Impact Assessment (TVIA) of the Proposed Development has been drawn from guidelines set out in GLVIA 3. The guidelines are not intended as a prescriptive set of rules, and have been adapted to the specific project.

A1.4 TVIAs are undertaken by professionals who are also involved in the design of the public realm and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall Proposed Development. Judgements are based on training and experience, and supported by clear evidence and reasoned argument.

A1.5 The purpose of the TVIA is to identify the potential for, and assess the likely effects of change resulting from development. Townscape and visual assessments are separate, although linked, procedures. A distinction is made between:

- townscape - townscape character and the elements and features that contribute to it (townscape receptors); and
- visual - people who experience views within the townscape (visual receptors).

A1.6 A TVIA is typically accompanied by illustrative material, including baseline mapping and photographs of the Site itself and from the surrounding area.

A1.7 There are typically three key stages to TVIA, as follows:

- Baseline Studies;

- Mitigation by Design; and
- Assessment of Townscape and Visual Effects.

Baseline Studies

A1.8 The purpose of the baseline studies are to record the existing townscape features, characteristics, the way the townscape is experienced and identify the potential visual receptors. The following are typically undertaken as part of the baseline studies:

- Zone of Theoretical Visibility (ZTV) studies to assist in identifying the potential extent of the study area and the potential viewpoint locations;
- A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including relevant designations) and landscape/townscape character publications;
- Identification of potential representative viewpoints within the study area;
- Site visit; and
- Liaison with the Local Planning Authority to confirm the above and incorporate any specific requirements.

Mitigation by Design

A1.9 TVIAs are undertaken by professionals who are also involved in the design of the public realm, site layout, and the preparation of subsequent management proposals. The design and assessment stages are iterative, with stages overlapping in part.

A1.10 Measures are embedded within the Proposed Development as a result of the desk based study and TVIA field work. These measures, such as new planting, are termed 'Primary Mitigation'.

A1.11 Typical Primary Mitigation strategies include:

- Avoid or reduce impact by ensuring the form of the development is sympathetic with the existing baseline;
- Remediation of impact (e.g. by planting to ‘soften’, absorb and integrate the Proposed Development into the townscape);
- Compensation of impact (e.g. by replacing felled trees with new trees); and
- Enhancement (e.g. the creation of a new landscape or habitat).

A1.12 Where the design process does not enable mitigation to be embedded, or an assessment is based on the assumption of an implemented management plan, these measures are termed 'Secondary Mitigation.'

A1.13 Typical Secondary Mitigation strategies include:

- A Landscape and Biodiversity Management Strategy;
- A Construction Environmental Management Plan;
- Tree protection fencing in line with BS5837:2012; and
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

Planting Assumptions

A1.14 The contribution made by areas of planting introduced at year 1 and 15 as part of the Proposed Development is considered as illustrated on the General Arrangement Landscape Plan as:

- Planting year 1: 600mm-1500mm whips / ;
- Planting year 15:

Assessment of Townscape Effects

A1.15 The GLVIA 3 in Paragraph 5.1 states that:

> ***"An assessment of landscape effects deals with the effects of change and development on landscape as a resource."***

A1.16 In order to assess the townscape effects, the sensitivity of the townscape receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

Sensitivity of Townscape Receptors

A1.17 The sensitivity of a townscape receptor is a combination of the value of the townscape receptor and the susceptibility of the townscape receptor to the type of change proposed, using professional judgement.

Townscape Value

A1.18 The GLVIA 3 Glossary defines landscape [townscape] value as:

> ***"The relevant value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons."***

A1.19 Townscapes, including their character and features, may be designated at a range of levels (international, national, county and local level), examples of which are set out in Table 1.1.

Table 1.1: Townscape Value - Designations

Value	
High	Features or areas likely to be of international or national importance, designated at national or international level
Medium	Features or areas likely to be of county or borough importance, designated at county or borough level
Low	Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated
Very Low	Features or areas with little or no evidence of being valued by the community, and are not designated.

A1.20 The assessment of value is based on a combination of the importance of townscape-related planning designations and the following attributes:

- Townscape quality (condition): the measure of the physical state of the townscape. It may include the extent to which typical townscape character is represented in individual areas, the intactness of the townscape and the condition of individual elements.
- Scenic quality: the extent that the townscape receptor appeals to the visual senses;
- Perceptual aspects: the extent that the townscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity);
- Rarity: the presence of unusual elements or features;
- Representativeness: the presence of particularly characteristic features;
- Recreation: the extent that recreational activities contribute to the townscape receptor; and
- Association: the extent that cultural or historical associations contribute to the townscape receptor.

A1.21 The overall value for each townscape receptor is categorised as High, Medium, Low or Very Low.

Townscape Susceptibility

A1.22 The GLVIA 3 Glossary defines landscape [townscape] susceptibility as:

> ***"The ability of a defined landscape…receptor to accommodate the specific proposed development without undue negative consequences."***

A1.23 The following criteria is taken into consideration in the assessment of townscape susceptibility, although not all criteria are equally applicable or important within a given townscape / type of development proposed:

- Landform;

- Pattern/Complexity;
- Composition;
- Landcover; and
- Relationship of a given townscape area to any existing settlements or developments.

A1.24 Townscape susceptibility of the character of the townscape / of the features is categorised as High, Medium or Low, as set out in Table 1.2. Townscape susceptibility can also be considered in the context of the capacity of townscape / townscape features to accommodate change.

Table 1.2: Townscape Susceptibility

Susceptibility	Criteria
High	The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Medium	The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity.

Townscape Magnitude of Effect

A1.25 The townscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Proposed Development both in terms of the existing townscape character and townscape elements / features and the addition of new townscape elements / features, and its duration and reversibility.

Table 1.3: Townscape Magnitude of Effect

Magnitude	Criteria
Large	Total alteration to the existing townscape receptor; may also affect an extensive area.
Medium	Partial alteration to the existing townscape receptor; may also affect a wide area.
Small	Slight alteration to the existing townscape receptor; may also affect a restricted area.
Very Small	Very slight alteration to the existing landscape receptor; may also affect a limited area.
None	No direct change to the existing townscape receptor or change which is so minor that it is does not alter the existing landscape receptor.

Assessment of Visual Effects

A1.26 The GLVIA 3 Paragraph 6.1 states that:

"An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity."

A1.27 In order to assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

Viewpoint Selection

A1.28 In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made, which could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

A1.29 Views are categorised as either near distance, medium distance or long distance with the relevant distances dependant on the size and nature of the development, based on professional judgement.

A1.30 The type of view is typically described firstly as transient (i.e. in passing) or fixed (i.e. from a static location) and then in relation to being filtered (i.e. through intervening vegetation), oblique (i.e. not within the direct field of view), or open (i.e. uninterrupted).

A1.31 Photographs of representative viewpoints are taken at eye level, using a digital SLR camera, in accordance with the Landscape Institute Advice Note 01/11 'Photography and photomontage in landscape and visual impact assessment'.

Sensitivity of Visual Receptors

A1.32 The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor to the type of changed proposed, using professional judgement, as set out in Table 1.4 and 1.6 below.

Table 1.4: Visual Value

Value	Criteria
High	View from a location that is likely to be of national importance, either designated or with national cultural associations, where the view obtained forms an important part of the experience.
Medium	View from a location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience.
Low	View from a location that is not designated, with minimal or no cultural associations.

Table 1.5: Visual Susceptibility

Value	Susceptibility
High	People at their place of residence; People engaged in outdoor recreation, including users of Public Rights of Way (PRoW), whose attention is likely to be focused on the townscape; and People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey.
Medium	People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads or country lanes, rail or other transport routes.
Low	People travelling on major roads. People at their place of work.

A1.33 Based on the combination of value and susceptibility, an assessment of visual sensitivity is reached, defined as High, Medium or Low.

Visual Magnitude of Effect

A1.34 In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous;
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewer from the Proposed Development; and
- The extent of the area over which the changes would be visible.

A1.35 The magnitude of visual effect classifications are set out in Table 1.6.

Table 1.6: Visual Magnitude of Effect

Magnitude	Criteria
Large	The proposals will cause a pronounced change to the existing view.
Medium	The proposals will cause a noticeable change in the view.
Small	The proposals will cause an unobtrusive change in the view.
Very Small	The proposals will cause a barely perceptible change in the view.
None	No change discernible in the view.

Significance of Effects

A1.36 In order to draw conclusions about the significance of townscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Proposed Development at Year 1 of operation.

A1.37 The effects diagram, provided in Figure 1.1 below, illustrates the typical relationship between the magnitude of effect and the sensitivity of the receptor.

Figure 1.1: Effects Diagram

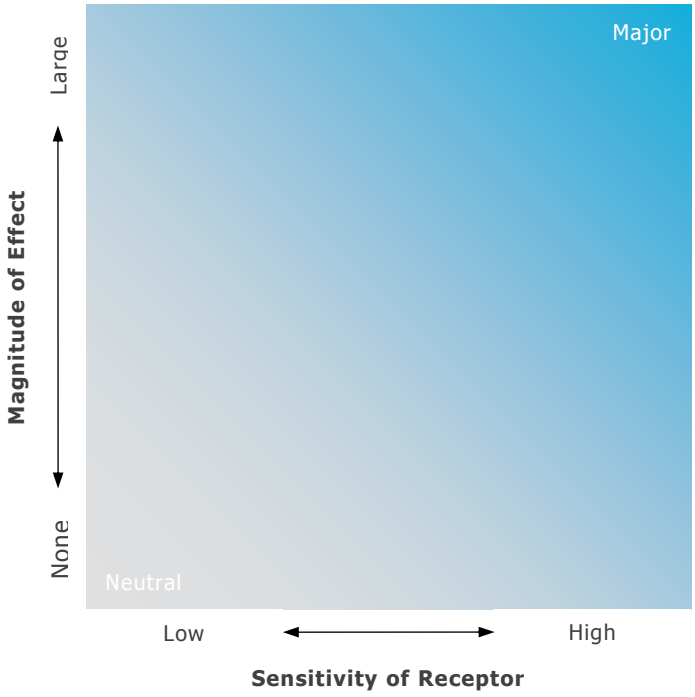


Table 1.7: Effects Criteria

Effect	Townscape	Visual
Major Beneficial	Alterations that result in a considerable improvement of the existing townscape resource. Valued characteristic features could be restored or reintroduced as part of the Proposed Development.	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that result in a partial improvement of the existing townscape resource. Valued characteristic features could be largely restored or reintroduced.	Alterations that typically result in a noticeable improvement in the existing view.

Effect	Townscape	Visual
Minor Beneficial	Alterations that result in a slight improvement of the existing townscape resource. Characteristic features could be partially restored.	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing townscape resource, not uncharacteristic within the receiving townscape.	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	No alteration to any of the components that contribute to the existing townscape resource; or an alteration which does not beneficially or adversely affect the existing townscape receptor.	No change to the existing view, or a change which is considered to neither beneficially nor adversely alter the view.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing townscape resource, not uncharacteristic within the receiving townscape.	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that result in a slight deterioration of the existing townscape resource. Characteristic features could be partially lost.	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that result in a partial deterioration of the existing townscape resource. Valued characteristic features could be largely lost.	Alterations that typically result in a noticeable deterioration in the existing view.
Major Adverse	Alterations that result in a considerable deterioration of the existing townscape resource. Valued characteristic features could be wholly lost.	Alterations that typically result in a pronounced deterioration in the existing view.

A2.0 RELEVANT PLANNING POLICY

National

National Planning Policy Framework (2012)

A2.1 The environmental role of achieving sustainable development outlines the need to contribute positively to protecting and enhancing the natural, built and historic environment, including helping to improve biodiversity.

A2.2 The Core Planning Principles (NPPF Paragraph 17) include for taking account of the different roles and character of different areas, as well as enhancing and improving the places in which people live and the effective use of land by re-using land that has previously been developed. Relevant principles with regards to the Landscape and Visual matters are that planning should:

> ***"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;***
>
> ***take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;***
>
> ***contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and***
>
> ***promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage, or food production)..."***

A2.3 NPPF Section 7: Requiring Good Design (NPPF Paragraphs 56 to 68) provides guidance on ensuring the delivery of good design through responding to local character and the establishment of a strong sense of place using streetscapes and buildings to create attractive places to live, and optimising the potential of a site to accommodate development ensuring that development will add to the overall quality of an area. Paragraph 58 states that planning policies and decisions should aim to ensure that developments:

> ***"Establish a strong sense of place...;***

respond to local character and history, and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation; and

are visually attractive as a result of good architecture and appropriate landscaping."

A2.4 NPPF paragraph 77 sets out the criteria for the Local Green Space designation:

- ***"where the green space is in reasonably close proximity to the community it serves;***
- ***where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and***
- ***where the green area concerned is local in character and is not an extensive tract of land."***

A2.5 NPPF Section 11: Conserving and Enhancing the Natural Environment (paragraph 109) states that the planning system should contribute to, and enhance, the natural and local environment; minimising impacts on biodiversity and encouraging the effective use of land by re-using land that has previously been developed, provided that it is not of high environmental value.

A2.6 Paragraph 114 requires planning authorities to:

"...plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure..."

A2.7 NPPF Paragraph 118 states that:

"...opportunities to incorporate biodiversity in and around developments should be encouraged..."

National Planning Policy Guidance (2014)

A2.8 In relation to Design, the following are stated as 'well' designed attributes:

- "Functionality;
- Support mixed uses and tenures;
- Include successful public spaces;
- Be adaptable and resilient;
- Have a distinctive character;
- Be attractive; and
- Encourage ease of movement."

A2.9 Key issues in relation to the Natural Environment are:

- "Landscape;
- Biodiversity and Ecosystems;
- Green Infrastructure and
- Brownfield land, soils and agricultural land."

Regional

The London Plan (March 2016)

A2.10 The London Plan is the overall strategic plan for London by which boroughs should set their detailed planning policies.

A2.11 Policy 5.3 Sustainable Design and Construction outlines the need to promote and protect biodiversity and green infrastructure as part of sustainable design principles.

A2.12 Policy 5.10 Urban Greening includes for new planting in the public realm and that development proposals should integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements which can contribute to this include for tree planting and green roofs and walls.

A2.13 Policy 5.11 Green Roofs and Development Site Environs states that major development proposals should be designed to include roof, wall and site planting.

A2.14 Policy 7.4 Local Character notes that:

> ***"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. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of an area.***
>
> ***Buildings, streets and open spaces should provide a high quality design response that:***
>
> ***a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass***
>
> ***b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area***

c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings

d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area

e) is informed by the surrounding historic environment."

A2.15 Policy 7.5 Public Realm states that public spaces should be secure, accessible and relate to local context, as well as incorporating the highest quality design, finishes and surfaces.

A2.16 Policy 7.6 Architecture states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape; including for being of a proportion, composition, scale and orientation that appropriately defines the public realm.

A2.17 Policy 7.7 Location and Design of Tall and Large Buildings states that applications should include for an urban design analysis to demonstrate that the strategy meets the following criteria (as considered relevant):

"Planning Decisions

generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport;

only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;

relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;

individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;

incorporate the highest standards of architecture and materials, including sustainable design and construction practices;

have ground floor activities that provide a positive relationship to the surrounding streets;

contribute to improving the permeability of the site and wider area, where possible;

incorporate publicly accessible areas on the upper floors, where appropriate;

make a significant contribution to local regeneration.

Tall Buildings

b) Should not impact on local or strategic views adversely.

E The impact of tall buildings proposed in sensitive locations should be given particular consideration. Such areas might include…the edge of Metropolitan Open Land."

A2.18 Policy 7.11 London View Management Framework outlines the strategic views across London and is considered in the following sections.

A2.19 Policy 7.17 addresses Metropolitan Open Land (MOL), for which paragraphs 79-92 of the NPPF relating to Green Belts equally apply. MOL is stated as having an important role to play as part of London's multifunctional green infrastructure, with further guidance referenced in Policy 7.7 Location and Design of Tall Buildings.

London View Management Framework, March 2012

A2.20 This document identifies important views across London, from parks and other public spaces that take in important buildings, to urban landscapes that help define London. These views are protected via the London Plan, with the management framework providing the basis for more detailed guidance on each view.

A2.21 The Site is not within any of the identified important views across London.

Borough

Richmond upon Thames Local Plan

Local Plan Publication version for consultation (4th January - 15th February 2017)

A2.22 With reference to the Proposals Map Changes, the Site is included as Udney Park Playing Fields and designated as Local Green Space.

A2.23 Policy LP 1: Local Character and Design Quality states:

"A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough

understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1) ***compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;***
2) ***sustainable design and construction, including adaptability, subject to aesthetic considerations;***
3) ***layout, siting and access, including making best use of land;***
4) ***space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;***
5) ***inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and***
6) ***suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site.***

All proposals, including extensions, alterations and shop fronts, will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design."

A2.24 The supporting text for Policy LP 1: Local Character and Design Quality includes a number of relevant sub-headings:

- Design quality and character

"This policy requires developers and applicants to take a sensitive approach to the architectural design of new buildings, extensions and modifications to existing buildings, as well as landscape proposals. The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be to a high quality, with very high quality expected within Conservation Areas. Schemes should be based on a sound understanding of the site and its context, following the locally specific guidance set out in the Village Planning Guidance SPDs.

Given the built up nature of the borough it is anticipated that most new buildings will be as a result of redevelopment where compatibility with the existing urban fabric is a key consideration. The purpose is to maintain, reinforce and where possible enhance the local character and features that give the area its distinctive and clear identity. Opportunities should be taken to improve the general level of design of an area where

appropriate. New development should respect existing street and development patterns."

- Materials

"The Council will expect the use of high quality materials and planting reflecting the local character and distinctiveness of an area in all schemes where this contributes positively to the appearance and character of an area."

- Relationship to other buildings and public realm

"The space between buildings should be respected and development be in harmony with surrounding buildings. Elements such as windows, roofs, shopfronts and doors should relate to one another in such a way as to maintain or complement the proportions of the surroundings, particularly as expressed in the relationship between solids and voids. Landscape design (including hard and soft landscaping) and the intended use of any open spaces must form an integral part of any proposals. Particular attention needs to be given to the interface between the public and private space and how an area will connect or relate to the wider open space network.

Modern shop and office layouts should be integrated with the proportions of surrounding development in order to reduce any potential visual impact. Development should be in scale with the adjoining buildings and in proportion with the average street width as defined by building frontages which reflect the urban grain, as required. Where uniform building heights are part of the character of a street it will not normally be appropriate to permit abrupt variations to the general roof line or eaves line, while in other areas irregular building heights may be appropriate."

A2.25 Policy LP 2: Building Heights states:

"The Council will require new buildings to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:

1. require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity;

2. preserve and enhance the borough's heritage assets, their significance and their setting;

3. respect the local context, and where possible enhance the character of an area, through appropriate:

a) Scale;

b) Height;
c) Mass;
d) urban pattern;
e) development grain;
f) materials;
g) streetscape;
h) Roofscape; and
i) wider townscape and landscape.

4. take account of climatic effects, including overshadowing, diversion of wind speeds, heat island and glare;

5. refrain from using height to express and create local landmarks;

6. resist buildings that are taller than the surrounding townscape other than in exceptional circumstances, such as where the development is of high architectural design quality and standards, delivers public realm benefits and has a wholly positive impact on the character and quality of the area; and

7. require full planning applications for any building that exceeds the prevailing building height within the wider context and setting."

A2.26 The supporting text for Policy LP 2: Building Heights notes that the borough is characterised by low to medium-rise development patterns. 'Taller' buildings are defined as those being significantly taller than the neighbouring buildings, but less than 18 metres in height (below six storeys); a 'tall' building is defined as a building of 18 metres in height or higher.

A2.27 Additionally, the supporting text states that any buildings or features taller or bulkier than the surrounding townscape will only be acceptable where a full design justification based on a comprehensive townscape appraisal and visual assessments (including computer visualisations and photo montages) has demonstrated that no material harm is caused to interests of acknowledged importance. Any proposal for a tall or taller building should make a positive contribution to the existing townscape, character and local distinctiveness of the area. In addition, proposals for tall or taller buildings should be designed to positively contribute to streetscape such as by creating high quality public spaces that deliver wider public realm benefits or incorporating uses that enable local communities and the public to access the ground level of buildings. Design considerations include matters relating to height, scale, massing, alignment, silhouette, crown, style, facing materials and use.

A2.28 Policy LP 5: Views and Vistas states:

"The Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the

character, distinctiveness and quality of the local and wider area, by the following means:

1) protect the quality of the views and vistas as identified on the Proposals Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;
2) resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;
3) require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;
4) require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;
5) improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured, will be encouraged where appropriate;
6) seek improvements to views within Conservation Areas, which:

a) are identified in Conservation Area Statements and Studies and Village Plans;
b) are within, into, and out of Conservation Areas;
c) affect the setting of and from development on sites adjacent to Conservation Areas and Listed Buildings."

A2.29 Policy LP 12: Green Infrastructure states:

"Green infrastructure is a network of multi-functional green spaces and natural elements, which provides multiple benefits for people, nature and the economy.

A. To ensure all development proposals protect, and where opportunities arise enhance, green infrastructure, the following will be taken into account when assessing development proposals:

a) the need to protect the integrity of the green spaces and assets that are part of the wider green infrastructure network; improvements and enhancements to the green infrastructure network are supported;
b) its contribution to the wider green infrastructure network by delivering landscape enhancement, restoration or re-creation;
c) incorporating green infrastructure assets, which make a positive contribution to the wider green infrastructure network."

A2.30 The supporting text for Policy LP 12: Green Infrastructure notes that:

"There may be opportunities to incorporate or retrofit elements of green infrastructure on all development sites. Where appropriate, these can be realised through for example:

- ***green roof systems and roof gardens,***
- ***green walls to provide insulation or shading and cooling,***
- ***swales integrated as part of streetscape and traffic calming schemes or neighbourhood play areas, and***
- ***new tree planting or altering the management of land associated with transport corridors."***

A2.31 Policy LP 13: Green Belt, Metropolitan Open Land and Local Green Space states:

"Local Green Space

D. Local Green Space, which has been demonstrated to be special to a local community and which holds a particular local significance, will be protected from inappropriate development that could cause harm to its qualities."

A2.32 The supporting text for Policy LP 13: Green Belt, Metropolitan Open Land and Local Green Space states that:

"Local Green Space, as identified on the Proposals Map, is green or open space which has been demonstrated to have special qualities and hold particular significance and value to the local community which it serves.

In line with the NPPF, managing development within a Local Green Space should be consistent with policy for Green Belt. Development, which would cause harm to the qualities of the Local Green Space, will be considered inappropriate and will only be acceptable in very special circumstances where benefits can be demonstrated to significantly outweigh the harm.

The following criteria are taken into account when defining Local Green Space:

- ***The site is submitted by the local community;***
- ***There is no current planning permission which once implemented would undermine the merit of a Local Green Space designation;***
- ***The site is not land allocated for development within the Local Plan;***
- ***The site is local in character and is not an extensive tract of land;***
- ***Where the site is publicly accessible, it is within walking distance of the community; OR where the site is not publicly accessible, it is within reasonably close proximity to the community it serves;***
- ***The Local Green Space is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;***
- ***The Local Green Space designation would provide protection additional to any existing protective policies,***

and its special characteristics could not be protected through any other reasonable and more adequate means."

A2.33 Policy LP 14: Other Open Land of Townscape Importance states that:

"Other open areas that are of townscape importance will be protected in open use, and enhanced where possible.

It will be recognised that there may be exceptional cases where appropriate development is acceptable. The following criteria will be taken into account when assessing whether development is appropriate:

a) it must be linked to the functional use of the Other Open Land of Townscape Importance; or
b) it can only be a replacement of, or minor extension to, existing built facilities; and
c) it does not harm the character or openness of the open land.

Improvement and enhancement of the openness or character of other open land and measures to open up views into and out of designated other open land will be encouraged.

When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account."

A2.34 The supporting text for Policy LP 14: Other Open Land of Townscape Importance states:

"The purpose of this policy is to safeguard open land of local importance and ensure that it is not lost to other uses without good cause. Areas designated as Other Open Land of Townscape Importance (OOLTI) form an important part of the multi-functional network of Green Infrastructure and they can include public and private sports grounds, school playing fields, cemeteries, allotments, private gardens, areas of vegetation such as street verges and mature trees. The designated areas are shown on the Proposals Map.

In some parts of the borough, open areas, including larger blocks of back gardens, act as pockets of greenery of local rather than strategic significance. Many of these are of townscape importance, contributing to the local character and are valued by residents as open spaces in the built up area. Green oases are particularly important in areas of higher density development including in the borough's centres.

This policy can also apply to other open or natural areas that are not designated, but which are considered to be of local value, and therefore merit protection.

OOLTI should be predominantly open or natural in character. The following criteria are taken into account when defining OOLTI (note that the criteria are qualitative and not all need to be met):

- ***Contribution to the local character and/or street scene, by virtue of its size, position and quality.***
- ***Value to local people for its presence and openness.***
- ***Immediate or longer views into and out of the site, including from surrounding properties.***
- ***Contribution to a network of green spaces and green infrastructure as set out in policy LP12 in 5.1 'Green Infrastructure'.***
- ***Value for biodiversity and nature conservation.***

This policy can also apply to other open or natural areas that are not designated, but which are considered to be of local value in line with the criteria set out above, and therefore merit protection.

Where a comprehensive approach to redevelopment can be taken, such as on major schemes or regeneration proposals, or for community and social infrastructure including educational uses, it may be acceptable to re-distribute the designated open land within the site, provided that the new open area is equivalent or improved in terms of quantum, quality and openness.

Protecting and opening up views into and out of designated OOLTI is encouraged because of the contribution they can make to the distinctive character of an area and the benefits to all."

A2.35 Policy LP 15: Biodiversity states that:

"The Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats. Weighted priority in terms of their importance will be afforded to protected species and priority species and habitats including National Nature Reserves, Sites of Special Scientific Interest (SSSI) and Other Sites of Nature Importance as set out in the Biodiversity Strategy for England, and the London and Richmond upon Thames Biodiversity Action Plans. This will be achieved by:

1) protecting biodiversity in, and adjacent to, the borough's designated sites for biodiversity and nature conservation importance (including buffer zones), as well as other existing habitats and features of biodiversity value;
2) supporting enhancements to biodiversity;
3) incorporating and creating new habitats or biodiversity features, including trees, into development sites and into the design of buildings themselves where appropriate; major developments are required to deliver net gain for

biodiversity, through incorporation of ecological enhancements, wherever possible;

4) ensuring new biodiversity features or habitats connect to the wider ecological and green infrastructure networks and complement surrounding habitats;

5) enhancing wildlife corridors for the movement of species, including river corridors, where opportunities arise; and

6) maximising the provision of soft landscaping, including trees, shrubs and other vegetation that support the borough-wide Biodiversity Action Plan.

B. Where development would impact on species or a habitat, especially where identified in the relevant Biodiversity Action Plan at London or local level, or the Biodiversity Strategy for England, the potential harm should:

1) firstly be avoided (the applicant has to demonstrate that there is no alternative site with less harmful impacts),

2) secondly be adequately mitigated; or

3) as a last resort, appropriately compensated for."

A2.36 The supporting text states that proposals should seek to include:

- ***"habitat restoration, re-creation and expansion;***
- ***improved links between existing sites;***
- ***buffering of existing important sites;***
- ***new biodiversity features within development; and***
- ***securing management for long term enhancement."***

A2.37 Policy LP 16: Trees, Woodlands and Landscape states:

a) "The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

b) To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will:

Trees and Woodlands

1) resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice; resist development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland;

2) resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be

likely to result in pressure to significantly prune or remove trees;

3) require, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);

4) require new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species is encouraged where appropriate;

5) require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations).

The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.

Landscape

1) require the retention of important existing landscape features where practicable;

2) require landscape design and materials to be of high quality and compatible with the surrounding landscape and character;

3) encourage planting, including new trees, shrubs and other significant vegetation where appropriate."

A2.38 Policy LP 17: Green Roofs and Walls state:

"Green roofs and/or brown roofs should be incorporated into new major developments with roof plate areas of 100sqm or more where technically feasible and subject to considerations of visual impact. The aim should be to use at least 70% of any potential roof plate area as a green / brown roof.

The onus is on an applicant to provide evidence and justification if a green roof cannot be incorporated. The Council will expect a green wall to be incorporated, where appropriate, if it has been demonstrated that a green / brown roof is not feasible.

The use of green / brown roofs and green walls is encouraged and supported in smaller developments, renovations, conversions and extensions."

Core Strategy (adopted April 2009)

A2.39 The Core Strategy sets out the Strategic Planning Framework for the Borough, and to guide the future development of the Borough.

A2.40 The online Local Plan Proposals Map identifies the Site as Other Open Land of Townscape Importance (Policy DM OS 3), with the south-west edge of the Site part of a wider tract of Area poorly provided with Public Open Space (Policy DM OS 6).

A2.41 The Local Development Framework Vision states in relation to The Borough's responsibility towards global sustainability that:

> ***"...Open land will be protected; biodiversity will be maintained and enhanced..."(page 14)***

A2.42 With regards to the vision on 'protecting local character' and urban villages, the Strategy states:

> ***"Communities will have a range of housing, shops and services, employment and recreational activities locally. Education and training facilities will be excellent. Some community services will be co-located to provide convenient access for users. There will be a high level of social cohesion and more walking and cycling with the associated health and environmental benefits." (page 15)***

A2.43 The key message from the Evidence base with regards to Local Environmental Character is:

> ***"The environmental quality of the Borough is its most valuable asset. Its nineteenth century expansion has resulted in a group of urbanised 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, buildings styles and materials. Much of the open space is of historic importance including Bushy Park, Hampton Court Park, Richmond Park, Royal Botanic Gardens (Kew) and the Thames. The Thames environment includes a great variety of landscape and townscape and passes though areas of tranquillity and intensity which combined with the meanders of the river, the changing tides and reflected light create an environment of great interest. In addition there are a number of tributaries." (page 26)***

A2.44 Similarly for Open Space and Biodiversity:

> ***"The Borough has very extensive open space and the Sport and Recreational Needs Study has indicated that there is a need to make the best use of our existing facilities. Local biodiversity is important and there continues to be the need for this to be maintained in the face of the pressure of both built development and recreation. Priority habitats are acid grassland and ancient parkland. Some areas are deficient in open space and have less access to areas of nature conservation importance; these include some areas North of the A316, Hampton, parts of Strawberry Hill, parts of Teddington, parts of Kew and Mortlake." (page 28)***

A2.45 The Core Strategy Objectives with regards to 'Protecting Local Character' includes:

> ***"Retaining and improving open space and parks to provide a high quality environment and to balance between areas for quiet enjoyment and wildlife and areas to be used for sports and games, in accordance with the Richmond Borough Open Spaces Strategy 2005." (page 33)***

A2.46 Chapter 6: The Spatial Strategy reinforces Richmond's role as an outer London Borough and that the overarching principles are to:

- ***"maintain and enhance our open space and our heritage and conservation areas." (page 36)***

A2.47 In relation to Other District Centres the Policy notes in respect of Teddington that:

> ***"these centres will provide the opportunity for some higher density housing." (page 37)***

A2.48 Protecting Local Character states:

> ***"The Borough has an outstanding built, historic and natural environment and a key priority of the spatial strategy is that this local character will be protected and enhanced throughout the Borough.***
>
> ***Many of the Borough's Conservation areas contain a mix of uses, which will be retained. The different character areas within the Borough, including those along the River Thames and its banks will be maintained (e.g. urban, rural, tourist, industrial/business, working river and historic landscape) etc. and historic views will be protected. In established residential areas the traditional and historic character of the areas, including local biodiversity and trees, will be maintained.***
>
> ***The Borough is recognised as having exceptional open space, including Richmond and Bushy Parks. The existing areas of designated open land will continue to be protected for visual amenity, biodiversity, sport and recreation. A hierarchy of open spaces of different sizes and functions will be maintained, and improvements sought in areas of deficiency for open space or biodiversity. There is a key opportunity to enhance the Crane Valley as a green corridor in the Borough. The sensitive redevelopment of related development sites in Twickenham will contribute to these improvements through improving the immediate environment, creating new pedestrian linkages and providing funding for related environmental enhancement. Within this area the Council working with partners, will seek to improve the environment, public safety and nature conservation value through the naturalisation of some of the banks, and the improvement of walking links along the River Crane." (page 39)***

A2.49 Policy CP 1: Sustainable Development includes for retaining existing trees within new developments stating:

> ***"Development should seek to minimise the use of open land for development and seek to maintain the natural vegetation, especially trees, where possible." (page 54)***

A2.50 Policy CP 4: Biodiversity states:

> ***"4.A The Borough's biodiversity including the SSSIs and Other Sites of Nature Importance will be safeguarded and enhanced. Biodiversity enhancements will be encouraged particularly in areas of deficiency (parts of Whitton, Hampton, Teddington, Twickenham and South Kew), in areas of new development and along wildlife corridors and green chains such as the River Thames and River Crane corridors.***
>
> ***4.B Weighted priority in terms of their importance will be afforded to protected species and priority species and habitats in the UK, Regional and Richmond upon Thames Biodiversity Action Plans." (page 64)***

A2.51 The supporting text notes:

> ***"As well as open land, the Thames, its islands, and its banks, and the West London Green chain which includes the River Crane and associated open land are vital elements for the Borough's biodiversity and it is important that all these areas, and where possible green linkages between them, are protected and conserved, from building and light pollution. Biodiversity conservation will be the primary function for SSSIs and Other Sites of Nature Importance. The Council and its partners will aim to increase the proportion of open space managed to promote biodiversity. It will seek to improve access in the local areas less well provided…" (page 64)***

A2.52 Policy CP 7: Maintaining and Improving the Local Environment states:

> ***"7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.***
>
> ***7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:***

(i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;

(ii) 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 orientation, and sustainable construction." (page 78)

A2.53 The supporting text states:

"The Council will support new development, including extensions and refurbishment, that has evolved from an understanding of the site, the impact on its surroundings, and its role within the wider neighbourhood; and that is based on high quality sustainable design which results in improvements to the area in which it takes place. Considering more than the buildings themselves the design of the spaces between, both private and public, are key to the quality of the environment as a whole and the experience of those who use them." (page 78)

A2.54 Policy CP 10: Open Land and Parks states:

"The open environment will be protected and enhanced. In particular:

10.A The Borough's green belt, metropolitan open land and other open land of townscape importance, World Heritage Site (Royal Botanic Gardens,Kew) , land on the Register of Parks and Gardens of Special Historic Interest, green chains and green corridors will be safeguarded and improved for biodiversity, sport and recreation and heritage, and for visual reasons;

10.B A number of additional areas of open land of townscape importance will be identified, which will be brought forward through the Development Allocations DPD; and

10.C The hierarchy of open spaces below , will be retained and managed in accordance with the principles shown." (page 92)

A2.55 The public open space hierarchy defines spaces between 2-20ha as 'Local park' for which the function is:

- ***"To provide children's play, court games and nature conservation;***
- ***Limiting playing field provision…" (page 92)***

A2.56 The supporting text notes:

"The borough is characterised by extensive areas of open land designated as Green Belt, Metropolitan Open Land, green chains

and corridors which link across borough boundaries and have a strategic function in south west London. Many smaller pieces of open land designated Other Open Land of Townscape Importance are of value to the local area. As the Council can achieve its strategic dwelling target and other land use needs without the loss of protected open land it is not envisaged that significant changes will be brought forward through the site allocations DPD, and there may be scope for including some additional areas for further protection.

The Council places a high priority on the protection and enhancement of the natural environment at its present high level of quality without compromising its future and its wider local, national and global context. This means that the Borough can remain an attractive area for people to live, work and visit to enjoy their heritage and leisure time…

The open space network of spaces, corridors and the links in between provide a 'green infrastructure' that performs a wide range of functions. Areas of public open space will be safeguarded and where practical opportunities will be taken to improve both the provision and quality of open space and associated recreational facilities, including for children's play as identified in the Open Spaces Strategy, the Council's Sport and Recreation Strategy and the Sport and Recreation Needs Assessment. Opportunities will be taken to make the best use of open spaces by promotion, reviewing opening hours and extending activities where practicable, pedestrian and cycle links to parks and cycle parking facilities in parks will be improved as appropriate" (page 93)

A2.57 Within the Appendices a Local Park is defined as:

"A park of at least 2 hectares providing court games, children's play, sitting out areas, including nature and landscape conservation, a landscaped environment and possibly playing fields for households within about 400m of the park." (page 143)

A2.58 The Appendices define Open Space as:

"Any open land that is used by the public or local community for outdoor recreation, whether publicly or privately owned and whether use is by permission, as of right, or de facto. See the Town and Country Planning Act 1971 Section 290 or 1990 Section 336. Open space means any land laid out as a public garden, or used for the purpose of public recreation, or land which is a disused burial ground." (page 144)

Development Management Plan (adopted November 2011)

A2.59 Policy DM SD 1: Sustainable Construction states:

"All development in terms of materials, design, landscaping, standard of construction and operation should include measures capable of mitigating and adapting to climate change to meet future needs.

New buildings should be flexible to respond to future social, technological and economic needs by conforming to the Borough's Sustainable Construction Checklist SPD.

New homes will be required to meet or exceed requirements of the Code for Sustainable Homes Level 3.

They also must achieve a minimum 25 per cent reduction in carbon dioxide emissions over Building Regulations (2010) in line with best practice from 2010 to 2013, 40 per cent improvement from 2013 to 2016, and 'zero carbon' standards (2) from 2016. It is expected that efficiency measures will be prioritised as a means towards meeting these targets. These requirements may be adjusted in future years to take into account the then prevailing standards and any other national guidance to ensure the standards are met or exceeded.

New non-residential buildings over 100sqm will be required to meet the relevant BREEAM 'excellent' standards. For conversions see Policy DM SD 3 'Retrofitting'."

A2.60 Policy DM SD 4: Adapting to Higher Temperatures and Need for Cooling states:

"All new developments, in their layout, design, construction, materials, landscaping and operation, are required to take into account and adapt to higher temperatures, avoid and mitigate overheating and excessive heat generation to counteract the urban heat island effect, and meet the need for cooling.

All new development proposals should reduce reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy:

1) ***minimise internal heat generation through energy efficient design***
2) ***reduce the amount of heat entering a building in summer through shading, reducing solar reflectance, fenestration, insulation and green roofs and walls***
3) ***manage the heat within the building through exposed internal thermal mass and high ceilings***
4) ***passive ventilation***
5) ***mechanical ventilation***
6) ***active cooling systems (ensuring they are the lowest carbon options).***

Opportunities to adapt existing buildings, places and spaces to manage higher temperatures should be maximised and will be supported."

A2.61 The supporting policy text identifies urban greening as:

- ***"A network of high quality green spaces has social, health, ecological, recreational and flood storage benefits and can help to manage and reduce high temperatures. It is important to consider subsidence risk, availability of water, longer growing seasons and the species suitability and ability to adapt to a changing climate ("xeriscaping").Watering and vegetation care needs to be taken into account, particularly during dry seasons, when water resources become limited;***

- ***Roof top temperatures of green roofs may be up to 20-40ºC cooler than a conventional flat dark coloured roof (see Policy DM SD 5 'Living Roofs');***

- ***"Urban Greening" can be a cost effective way as trees and vegetation provide evapotranspirative cooling and shade."***

A2.62 Policy DM SD 5: Living Roofs states:

> ***"Living roofs should be incorporated into new developments where technically feasible and subject to considerations of visual impact. The onus is on the applicant/developer for proposals with roof plate areas of 100sqm or more to provide evidence and justification if a living roof cannot be incorporated. The aim should be to use at least 70% of any potential roof plate area as a living roof.***
>
> ***The use of living roofs in smaller developments, renovations, conversions and extensions is encouraged and supported."***

A2.63 Policy DM OS 3: Other Open Land of Townscape Importance states:

> ***"Other open areas that are of townscape importance will be protected and enhanced in open use.***
>
> ***It will be recognised that there may be exceptional cases where appropriate development is acceptable. The following criteria must be taken into account when assessing appropriate development:***
>
> ***1. It must be linked to the functional use of the Other Open Land of Townscape Importance; or***
>
> ***2. It can only be a replacement or minor extension of existing built facilities;***
>
> ***3. In addition to 1. or 2., it does not harm the character and openness of the open land.***

Improvement and enhancement of the openness and character of other open land and measures to open up views into and out of designated other open land will be encouraged where appropriate.

When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account."

A2.64 The supporting policy text notes that:

"OOLTI should be predominantly open or natural in character. The following criteria are taken into account in defining OOLTI:

- ***Contribution to the local character and/or street scene, by virtue of its size, position and quality;***
- ***Value to local people for its presence and openness;***
- ***Immediate or longer views into and out of the site, including from surrounding properties; and***
- ***Value for biodiversity and nature conservation.***

Note that the criteria are qualitative and not all need to be met.

The purpose of this policy is to safeguard this open land and ensure that it is not lost to other uses without good cause. Protecting and opening up views into and out of designated other open land is encouraged because of the contribution to the distinctive character of an area and the benefits to all. Where a comprehensive approach to redevelopment can be taken, such as on major schemes or regeneration proposals, or for social community or educational uses, it may be acceptable to re-distribute the open land within the site, providing that the new open area is equivalent or improved in terms of size, shape, location, quality and potential ecological value."

A2.65 Policy DM OS 5: Biodiversity and new development states:

"All new development will be expected to preserve and where possible enhance existing habitats including river corridors and biodiversity features, including trees.

All developments will be required to enhance existing and incorporate new biodiversity features and habitats into the design of buildings themselves as well as in appropriate design and landscaping schemes of new developments with the aim to attract wildlife and promote biodiversity, where possible.

When designing new habitats and biodiversity features, consideration should be given to the use of native species as well as the adaptability to the likely effects of climate change.

New habitats and biodiversity features should make a positive contribution to and should be integrated and linked to the wider green and blue infrastructure network, including de-culverting rivers, where possible."

A2.66 Policy DM OS 6: Public Open Space states:

"Public Open Space will be protected and enhanced. Improvement of the openness and character of the Public Open Space including measures to allow for convenient access for all residents will be encouraged where appropriate.

New Public Open Space with convenient access for all will be provided where possible, or existing areas made more accessible, particularly in areas poorly provided with public open space. These will be linked to the wider network of open spaces. Financial contributions will be required for most new developments towards the provision of, or improvements to public open space.

Larger new developments will be expected to include open space provision within the scheme, with the aim to strike a balance between private, semi-private and public open space provision."

A2.67 The supporting text to Policy DM OS 6 stated that the proposed areas deficient in public open space are derived from a 400m buffer adjacent to designated Public Open Space.

A2.68 Policy DM OS 8: Sport and Recreation Facilities states:

"Public and private sports grounds including playing fields and recreational areas, courts and greens as well as private open space in recreational use will be protected and enhanced. Owners of private facilities will be encouraged to make them available for public access and use."

A2.69 Policy DM OS 9: Floodlighting states:

"Floodlighting of sports pitches, courts and historic and other architectural features will be permitted unless there is demonstrable harm to character, biodiversity or residential amenity.

The following criteria will be taken into account when assessing floodlighting:

- ***benefits and impacts of the provision of floodlighting on the wider community***
- ***benefits and effects on the use and viability of the facility***
- ***impacts on biodiversity and wildlife***
- ***impacts on residential amenity and wider public***
- ***impacts on local character***

Favourable consideration will be given to the replacement or improvement of existing lighting to minimise impacts."

A2.70 Policy DM HD 3: Buildings of Townscape Merit states:

"The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:

1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;

2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;

3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;

4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis."

A2.71 Policy DM HD 7: Views and Vistas states:

"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."

A2.72 Policy DM DC 1: Design Quality states:

"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:

- ***compatibility with local character including relationship to existing townscape and***
- ***frontages, scale, height, massing, proportions and form***

- ***sustainable development and adaptability, subject to aesthetic considerations***
- ***layout and access***
- ***space between buildings and relationship to the public realm***
- ***detailing and materials."***

A2.73 Policy DM DC 2: Layout and Design of Mixed Use Scheme states:

"Within appropriate areas, mixed use schemes will be permitted if they:

1. Include a suitable and compatible mix of uses;

2. Add to the vitality and convenience of the area;

3. Take account of any potential adverse impacts of the juxtaposition of uses through the layout, design and operation of the area;

4. Make the best use of land by sharing facilities and areas such as for parking, servicing, entrance-ways and amenity space where appropriate."

A2.74 Policy DM HO 2: Infill Development states:

"All infill development must reflect the character of the surrounding area and protect the amenity of neighbours. In considering applications for infill development the following factors will be taken into account:

1) Plot width - plots must be sufficient width to allow a dwelling(s) to be sited with adequate separation between dwellings;
2) Spacing between dwelling - new dwellings must have similar spacing between buildings to any established spacing in the street;
3) Height - dwelling height should reflect the height of existing buildings;
4) Materials - where materials on existing dwellings are similar, new dwellings should reflect those materials;
5) Architectural details - new dwellings should incorporate or reflect traditional architectural features;
6) Trees, shrubs and wildlife habitats - features important to character, appearance or wildlife must be retained or re-provided;
7) Impact on neighbours - including loss of privacy to homes or gardens."

Supplementary Planning Document - London Borough of Richmond Supplementary Planning Document: Design Quality (adopted February 2006)

A2.75 This is summarised within the TVIA.

Public Space Design Guide

A2.76 The Public Space design Guide provides guidance to help deliver the goal of improved streetscape and public spaces.

A2.77 Chapter 8 Greenspace aims to guide the management of design related elements in the green open space in the Borough and identifies 3 character types of open space (rural, suburban and urban).

A2.78 General principles for trees in parks and open spaces are:

- Choose native species where possible;
- Character – consider the character of the area when selecting
- tree species;
- Interest – select trees that can bring year round interest, i.e. trees with attractive bark, blossoms, flowers or berries, and the use of evergreen species in appropriate locations;
- Size – carefully consider the appropriate size of tree at maturity for the area; and
- Select new varieties of tree species that avoid some of the problems associated with these species in the past (i.e. dripping nectar, affected by pollution, drier conditions, pests or diseases, dropping limbs).

A2.79 Section 11 Character Areas identifies Teddington as:

> ***"A mainly residential area with strong boundaries formed by the river and Bushy Park.Towards Twickenham and Hampton, the transitions to adjoining areas are less definite."***

A2.80 Guidelines are:

> ***"Paving***
>
> - ***Retain existing traditional slab paving character as far as possible;***
> - ***Extend areas of York stone paving in the town centre for key areas.***
>
> ***Street furniture***
>
> - ***Colour – dark green;***

- ***Seating – Festival steel town/local centres; timber elsewhere;***
- ***Bollards – cast iron type town and local centres; timber elsewhere;***
- ***Tree grilles – Royal;***
- ***Litter bins – Teddington type in town centre;***
- ***Lighting – Globus Elmfield House area; and***
- ***Cycle stands – Teddington type in town centre."***

London Borough of Richmond upon Thames Park Services Parks and Open Spaces Strategic Principles (2011)

A2.81 This identifies the benefits of play equipment and sport within parks based upon the 8 principles:

1) ***"The Management of Parks and Open Spaces will create a sustainable legacy for future generations;***
2) ***The Quality of our Parks and open spaces will continue to define LBRuT;***
3) ***Parks and Opens spaces will enrich the life, health and wellbeing of residents and visitors;***
4) ***Richmond will lead in the delivery of excellent parks and open spaces services;***
5) ***Richmond's Parks will offer positive experiences to all visitors;***
6) ***Through innovation, the future development of the parks will be ensured;***
7) ***Increased community participation will be encouraged and supported; and***
8) ***The Parks and Open Spaces within Richmond will be centres of excellence and celebrated."***

London Borough of Richmond upon Thames Play Strategy 2007 to 2011

A2.82 The key findings from the Young People Consultation's 2005-2006 including more youth facilities in Teddington and Whitton area.

Open Space, Sport and Recreation Study

A2.83 This comprises several documents:

London Borough of Richmond Upon Thames Open Space Assessment Report, April 2015

A2.84 The Assessment Report provides detail with regard to what provision exists in the Borough, its condition, distribution and overall quality. It also considers the demand for provision based on population distribution, planned growth and consultation findings. The Strategy (to follow the assessment reports) will give direction on the future provision of accessible, high quality, sustainable provision for open spaces, sport and recreation in the LBRuT.

A2.85 The Site is included as Imperial College (Teddington Sports Ground):

> ***"Tenure of the Imperial College (Teddington Sports Ground) and Richmond upon Thames College sites may be regarded as unsecured; as the Council has no control over the level of community use that takes place. Imperial College has ceased using the site for its sporting activities after the acquisition of a new sports ground in Heston. In addition, very little community use is currently identified (although club cricket does occur). Local residents have recently raised concerns towards any potential sale of the site for housing. However, it is identified in the Local Plan policies as a site designated as Other Open Land of Townscape Importance and in Policy Development Management Open Space 8 which would preclude development."***

A2.86 Additionally:

> ***"Two senior pitches at the Imperial College (Teddington Sports Ground) site are not currently being used, although technically still available for community use and football pitches at the site are still being used by community clubs."***

A2.87 The Site is assessed as 'under-used":

> ***"The Imperial College…show spare capacity in the peak period. However, caution towards the genuine ability for such sites to accommodate play should be given; as neither site is currently used by clubs. As stated earlier the Imperial College site is no longer used by the University and the pitches are rated as poor for quality."***

London Borough of Richmond Upon Thames Playing Pitch Strategy, August 2015

A2.88 This Strategy provides a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2015 and 2020, replacing the Sport, Open Space and Recreation Study (2008).

A2.89 This acknowledges that the Site is not in use.

A2.90 With regards to Rugby Union the Study concludes for a number of locations, including the Site:

> ***"if these sites were not available, overall in LBRuT there would be a shortage of match equivalent sessions in the future. Therefore there is a need to retain identified spare capacity at the Imperial College."***

A2.91 The management guidance for the Site are:

ID	Site	Sport	Current Status	Recommended Actions	Objective
26	Imperial College (Teddington Sports Ground)	Cricket	Used predominantly by Richmond CC. Spare capacity identified.	Potential improvements should be explored in order to increase site quality.	Protect, Enhance
		Football	Spare capacity identified in peak time on two adult pitches.	Explore potential creation and/or re-designation of pitches to meet current demand expressed by clubs and future population demand particularly for youth 11v11 pitches.	Protect, Provide, Enhance
		Rugby	No club use identified.	Potential for site to be used for rugby in the future should be retained as a reserve option.	Protect, Provide, Enhance

London Borough of Richmond Upon Thames Biodiversity Action Plan

A2.92 This an evolving strategy and delivery mechanism for the conservation of biological diversity and the sustainable use of biological resources.

A2.93 The Site is not identified as being of 'local importance' and the existing land use of grassland is noted for:

> ***"many of these sites are not managed primarily for nature conservation. These include sports pitches: cricket, football and bowling greens, and recreational areas such as playing fields."***

A3.0 PUBLISHED LANDSCAPE / TOWNSCAPE CHARACTER EXTRACTS

National Character Area profile:

115. Thames Valley

Supporting documents

NATURAL ENGLAND

www.gov.uk/natural-england

Summary

The Thames Valley is a mainly low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the south-west London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings.

Hydrological features dominate the Thames Valley, and include the Thames and its tributaries, part of the Grand Union Canal and the reservoirs which form the South-West London Waterbodies Special Protection Area (SPA) and Ramsar site. These features provide essential water supply services for London and the surrounds, as well as being important areas for wildlife and recreation in an essentially urban landscape. Flows and water levels in the River Thames are managed by a series of locks and structures upstream of Teddington. Flood defence and water quality improvement measures, such as the restoration of wetlands for flood management, provide opportunities for biodiversity and recreation.

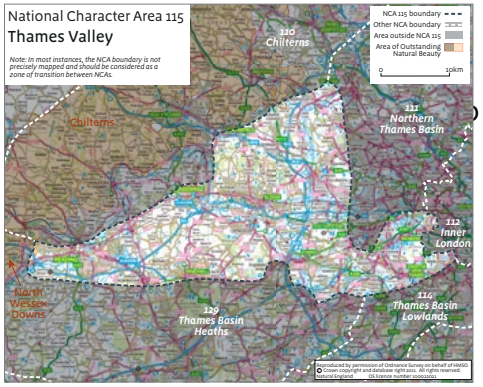
Despite its urban character, the area is environmentally important and 6 per cent per cent of it is covered by its 38 Sites of Special Scientific Interest (SSSI). It has significant amounts of broadleaved woodland, much of it ancient, including Burnham Beeches, Windsor Forest and Great Park, and the Richmond Park Special Area of Conservation (SAC).

There has been much development in this area in recent history, and continued pressures within the next 20 years provide scope for creating new landscapes with good green infrastructure links and increased broadleaved woodland. This will help to reduce noise and air pollution, and reduce the impact of urban fringe development. The closure and restoration of landfill sites and mineral workings provide additional opportunities.

Centuries of wealthy and influential residents have left a legacy of historic houses and palaces in the Thames Valley, such as Windsor Castle and Hampton Court Palace, all of which are now valued for their heritage interest and attract thousands of visitors. Many are set within historic parkland, which is a particular feature of the NCA. Opportunities exist to improve the management of the 6,950 ha of registered parkland and to protect the veteran trees surviving within it. There are also opportunities for the improvement of small but valuable areas of heathland like Wimbledon Common SAC.

The Royal Botanic Gardens at Kew (a UNESCO World Heritage Site) fall within the Thames Valley NCA and provide engagement opportunities, as well as being a centre for biodiversity. There are a number of nationally important geological sites within the NCA, as well as Heathrow, the UK's busiest airport.

Although there is virtually no undisturbed land in the NCA, parts are valued for their relative tranquillity. The area's natural beauty and royal history have created a haven on the doorstep of central London, a place escape, relax, exercise, explore and have fun. Its 1,000 km of rights of way – including the Thames Path National Trail – three National Nature Reserves (NNRs), waterbodies and green space, all provide recreation opportunities and access to nature for a population of around 1.4 million, as well as to visitors from inner London and beyond.



Click map to enlarge; click again to reduce

Statements of Environmental Opportunities:

- **SEO 1:** Plan for the enhancement of the area's rivers, and the expansion of their operational flood plains and associated wetland habitats, aiding the regulation of water flow, improving water quality, benefiting biodiversity, and reinforcing cultural heritage and landscape.

- **SEO 2:** Plan for the landscape-scale enhancement of the area's extensive gravel workings and other open waterbodies (including reservoirs) forming part of the South-West London Waterbodies Special Protection Area, for their contribution to water supply and storage, for their important habitats and recreation facilities, and for their geological interest.

- **SEO 3:** Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant projected growth of urban areas, to reduce the impact of development, to help reduce flooding issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the incorporation of best practice environmental measures into any new development.

- **SEO 4:** Protect and manage the area's historic parklands, wood pastures, ancient woodland, commons, orchards and distinctive ancient pollards, and restore and increase woodland for carbon sequestration, noise and pollution reduction, woodfuel and protection from soil erosion, while also enhancing biodiversity, sense of place and history.

- **SEO 5:** Develop the recreational, educational and commercial tourism opportunities offered by public access to – and engagement with – the historic buildings and landscapes in the area, such as Hampton Court Palace, Windsor Castle and the Royal Botanic Gardens at Kew, for their contribution to a sense of place and to people's enjoyment and understanding of the area.

Teddington Weir.

Description

Physical and functional links to other National Character Areas

The catchment of the River Thames and its tributaries drain from the surrounding areas and provide strong links with many of the neighbouring NCAs. Rivers feed in from the Chilterns NCA (including the Chilterns chalk aquifer) to the north, the Thames Basin Heaths NCA and Thames Basin Lowlands NCA to the south, and the Northern Thames Basin NCA to the north-east (and also the Thames headwaters in the Cotswolds). The Thames then runs out through the Inner London NCA and into the Greater Thames Estuary NCA.

The Thames Valley NCA is dissected by major transport links that connect London to the west, including the M4, M40, the London orbital (M25), and the Paddington main line to the west, as well as a plethora of A-roads linking the main urban areas. It also includes nearly 35 km of the Grand Union Canal, linking London to the Midlands. These links, and the area's geographical proximity to London, make the Thames Valley vital to the capital in terms of recreation and provision of resources. The area plays a key part in the flood defence strategy for central London, and the river and its reservoirs supply most of the city's water needs.

There are views of the Chilterns and North Wessex Downs to the west, while, further east, the view of St Paul's cathedral from Richmond Park is protected – an example of the important connections between this area and the capital.

Red deer stag in Richmond Park.

Key characteristics

- Flat and low-lying land, rising to low, river-terraced hills, which include the prominent local outcrop of chalk on which Windsor Castle sits.
- The underlying geology is dominated by the London Clay which, over much of the area, is overlain by river-lain sands and gravels.
- The numerous hydrological features provide unity to an area which otherwise lacks homogeny; these features include the River Thames and its tributaries, streams, lakes, canals and open waterbodies (the result of restored gravel workings).
- Woodlands characterise the north-western area, with the wooded character extending up to the southern edge of the Chiltern Hills.
- Farming is limited. Where it survives, grazed pasture is the major land use within a generally open, flat and featureless landscape. The field pattern is medium-scale and irregular, with smaller fields to the west. Localised areas of species-rich hay meadows provide a splash of colour in summer.
- Although densely populated and developed, pockets of woodland, open grassland, parkland, wetlands and intimate meadows provide escape and tranquillity, and include a variety of habitats supporting important populations of many species, notably stag beetle, shoveler, gadwall and other invertebrates and wildfowl.
- Towards London in the east, the natural character of the area is overtaken by urban influences: a dense network of roads (including the M25 corridor), Heathrow Airport, railway lines, golf courses, pylon lines, reservoirs, extensive mineral extraction and numerous flooded gravel pits.
- There are small but biologically important areas of lowland heathland – especially on higher sandy ground in the north – and a small area to the south falls within the Thames Basin Heaths Special Protection Area (SPA) buffer zone.
- To the south, the open Thames flood plain dominates, with its associated flat grazing land, becoming characterised by a number of formal historic landscapes on higher ground. Between Hampton and Kew, the River Thames forms the focus of a series of designed landscapes.
- The area has an urban character, and there are very few villages of more traditional character, although almost half of the area is greenbelt land and development has been restricted in areas like Crown Estate land and Eton College grounds.
- The river is closely associated with numerous historic places and cultural events, such as the signing of Magna Carta at Runnymede. Tourists from all over the world are drawn to the rich heritage of the area, flocking to attractions like Hampton Court Palace and Windsor Castle.
- The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies.

LONDON BOROUGH OF RICHMOND UPON THAMES

Supplementary Planning Document

Design Quality

Adopted February 2006

LONDON BOROUGH OF
RICHMOND UPON THAMES

Linkages

Key themes: Settlement patterns, access, road and pedestrian network, public transport.

Some considerations:

- What is the character of local streets- street proportion, blocks, patterns?
- Where are the pedestrian and vehicular access points located?
- Are there any existing rights of way?
- How can the development create new connections?
- How do local streets align with contours?
- How will topography influence pedestrian and cycle routes?
- How does the site relate to public transport?

Townscape

Key themes: Building forms, local vernacular and heritage, enclosure, views, landmarks.

Some considerations:

- What are the local building forms in terms of scale, form, height, massing and layout?
- What is the local vernacular- detailing, fenestration, materials, texture and colour?
- What is the sense of enclosure- gaps, frontages?
- What is the character of local roofscape - how will the proposal affect the local or Borough wide skyline?
- How can the development make the most of views into or out of the site?
- How do local buildings deal with changes in level?
- Are there any landmarks and how does the site relate to them?

Landscape

Key themes: Open space, natural features, microclimate.

Some considerations:

- How does the site relate to areas of open space- parks, wildlife corridors, the River Thames?
- How does the site relate to drainage in the area?
- What is the natural character of the site- are there any on site trees, hedgerows, shrubs or water bodies?
- Is the site exposed to the elements?
- What is the orientation of the site and how can development utilise the path of the sun?

Responding to Local Character

The information gathered through a character and context appraisal will provide a rich insight into the area to act as a basis for a design concept. It is important that the appraisal is not considered as a discrete process from design. The design concept will need to recognise the opportunities offered by the site and accept any limitations in order to reconcile the needs of the development. Demonstration of this understanding and evidence to support it will also be required at the planning application stage in the form of a Design and Access Statement (see Appendix 1).

Whilst applicants for planning permission will be required to display an informed response to the local character of the site the mere replication of past architectural forms is not always appropriate; design should reflect the locality but be honest to its time. The Borough contains some of the best examples of innovative architecture through the past centuries and this continues today. Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.

The design response will depend on the complexities of the site. Some examples which may prompt a particular attitude to design include:

"Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.."

Homogeneous Context

In places where there already exists a very distinct character, perhaps through the scale and proportions of buildings, the rhythm of fenestration or the use of materials and detailing, new development will need to reflect the prevalent unifying cues. There will be scope for very high quality architectural creativity, however, in some instances a scholarly replica may be the most appropriate approach.

Mixed Context

In mixed streets where there is greater variety in character, contextual design cues will be more diverse. This may present the opportunity for a more original approach which follows key components where harmony exists, such as the building line or established building height, but introduces a more distinctive composition.

Creative Context

In some areas there may be little cohesive character or perhaps an undesirable one. Such locations will prompt the opportunity for the most creative responses which seek to create a new sense of character from the enduring characteristics of the site, for example topography or natural features.

2.2 Continuity and Enclosure - A place where public and private places are clearly distinguished.

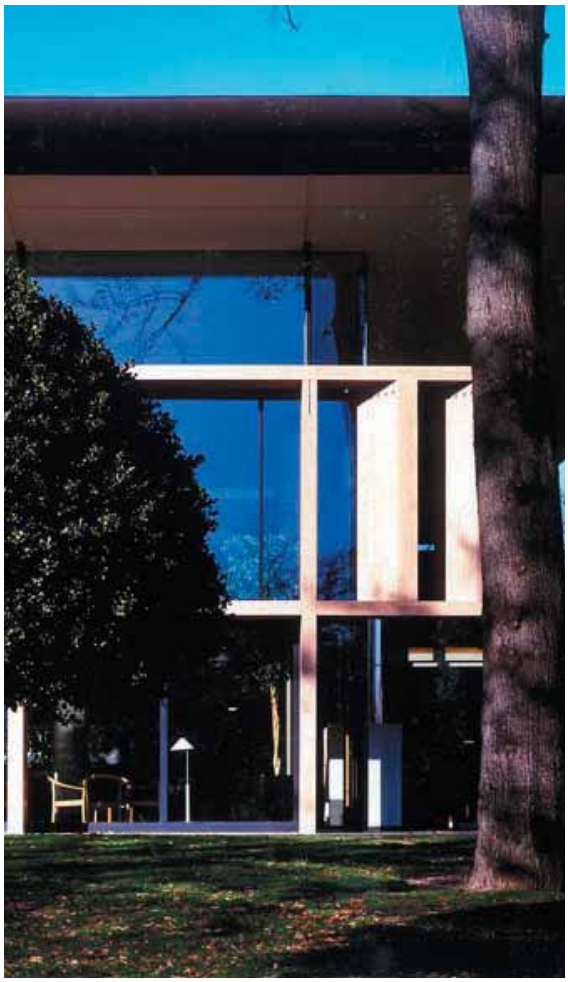
The scale, nature and form of a place is defined by the juxtaposition and layout of buildings and the animation of building frontages. Ultimately this refers to the architecture of a place and its visual effect on the observer. For new development to have a positive effect on communities the built form and detailed elevations of the architectural composition should define harmonious, interesting and distinctive places.

Scale

The scale of new development in terms of the width and heights of building frontages should be sympathetic to its surroundings. Many areas of a common scale exist in the Borough from intimate lanes and courtyards to grander mansion blocks and public spaces, characterising areas of a suburban, village or town scale. In such areas established eaves heights and plot widths are likely to dictate the scale of new development and a larger scale of development will be resisted where it may harm the character of the street.

In certain locations, however, intensification may be acceptable. This will require a creative response which balances the scale of development with the massing of neighbouring buildings. To help a proposal 'tie in' with the street scene the building's façade, in terms of the pattern of vertical and horizontal elements, should repeat key horizontal elements such as banding, eaves height or the roofline for example. Additionally the set back of taller components from the main façade in a visually lighter colour or material may reduce the impact of massing.

New development will be expected to maintain and complement the relationship between built form and spaces so that the sense of enclosure created by new development is similar to that of the rest of the street. In urban locations there is likely to be a more intimate or tightly defined relationship characterised by terraced buildings or mews courts, in suburban streets the character will be more open and detached.



Frontage

The building line forms a unifying edge which draws together individual buildings to define a street, this is then given a sense of enclosure by the rhythm of solids and voids. Since many streets in the Borough were built over a short period of time and often by the same developer they are characterised by distinct building lines. These building lines follow regular lines or sinuous curves and to look appropriate within its setting new development should conform to the established set back of neighbouring buildings. In streets where the building line between neighbouring properties is not so distinct, unity can be achieved in two ways. Either a progressive building line between the two can be created or, as may be more suitable in wider frontages, both building lines could be incorporated (perhaps with some progression between the two). A sense of harmony can be achieved through the use of similar design elements such as materials and fenestration.

At corners the sense of enclosure and definition of the street edge should be continued with suitably designed corner buildings that relate to opposing building lines and address all the streets which they front. Corner buildings should also have a relationship with opposing corners and there may be opportunities to reinforce such intersections with a change in scale or building line to highlight the junction. This could be achieved by articulating the mass of the building so that part of it sits forward or behind the building line, creating a 'pinch point' or open area. The Borough contains several interesting corner buildings such as public houses, commercial buildings and homes.

A review of local buildings types may assist the designer in finding an appropriate design response.

The informal security achieved from overlooking windows should be maximised through the location of entrances and habitable rooms so that they look on to the street. The nature and rhythm of such openings can make places feel busier and safer than blank facades. Entrances to buildings should be accessible and visible from the street so that entry and exit can be clearly monitored. Narrow plots increase the frequency of entrances and can thus foster more activity. Shop fronts, in particular, create high levels of interaction between buildings and the street, providing further animation and interest.

Detailing

The formal building lines that are characteristic of the Borough are given further definition through common design and detailing elements that lend a vertical emphasis to facades and a sense of rhythm to the street scene. Where there is a strong prevailing pattern of detailing, new development should harmonise with existing buildings by reiterating the dominant rhythm, height, proportion and plot relationships of the street. With few exceptions care should, however, be taken to avoid pastiche or mere copying and thought should be given to considering how the detailing of facades can be interpreted to provide a fresh approach. In some places there is more variety to the detailing and proportion of facades and it is accepted that the design response can take this into account. The underlying character of the street in terms of the alignment of windows and doors, any set backs or protrusions or common design features such as gables or bay windows may, however, provide some unifying cues.

New development should also have a cohesive design language within the development itself. This will be achieved as much through scale and proportion as detailing and materials. In smaller developments variation in design elements should be limited but in larger developments there may be more opportunity to diversify the street scene through detailing. Where there is variation there should, however, be a common theme and a limited set of references in order to avoid a cluttered design.

Materials

In areas where there is a strong sense of character through the use of particular materials, new development should be based on a similar palette. There may, however, be some opportunity to introduce other materials, and even in historic environments, contemporary materials may offer an elegant contrast to the more 'solid' appearance of traditional materials. Whatever the scope for introducing different materials it is important that there is still some semblance of harmony between new and existing and the compatibility of materials should be based on colour, texture and scale of use.

New development should have a strong identity based on a limited selection of materials. The colour of materials will influence how buildings sit within their landscape and colour should be selected on the basis of integration or emphasis. Contrast is better achieved through alternative applications of the same material in complementary tones rather than complicated and chaotic arrangements of different materials that often have no relationship to each other.

2.3 Public Realm - A place with attractive and successful outdoor areas

The Borough is valued not only for the design of its buildings but also the spaces in between, including the 'public realm' and private gardens and spaces. A wealth of quality open spaces are found in the Borough ranging from the internationally renowned Royal Botanical Gardens at Kew (a World Heritage Site) to lesser but 'nonetheless' important spaces such as streets, squares and neighbourhood parks which effect our everyday lives. New development should make a positive contribution to the public life between buildings so that these spaces are pleasant, flexible, safe and interesting places to be in. The creation of 'place' amounts to more than a collection of buildings and private spaces.

Public Realm Network

At the concept stage, before any detailed architectural design is undertaken, it is important that equal thought is given to outdoor areas. Public space should be planned in a strategic manner so that it plays a useful contribution to new development, exploiting its amenity and ecological value and assisting in the creation of a place. Thought should always be given to the scale of public realm in relation to the amount of development and there will be a preference for well located and defined open space as opposed to large but otherwise poorly thought through proposals. Such strategic thinking will have long term benefits in terms of the practicality, amenity, economy, aesthetics and security of the public realm.

All proposals are likely to supplement the public realm in some way and in its most basic form the street and a buildings relationship with it will be the main consideration. The Borough is recognisable for its tree lined streets and avenues and new development will be expected to supplement and enhance this enduring character. In all but the most traffic intensive proposals, new routes should be designed on the basis of shared use streets which centre on the experience of the pedestrian and cyclist as opposed to access for the motorist (see 2.5 Ease of Movement for further advice).

Delineation and Definition

New open space such as squares, courtyards and pocket parks should have an intended and feasible use which fosters social activity to ensure that it makes a positive contribution to both the development and the local area. Public space located in highly visible, well overlooked and busy places is likely to be more successful and can create an attractive focal point to development. Many examples of high quality open space exist in the Borough from the traditional greens of Richmond, Twickenham or Kew to modern developments such as Parkleys in Ham or Mallard Place in Twickenham. In order to foster activity, new public spaces should be integrated with a convenient and attractive movement structure so that people can pass through or linger where appropriate. Places feel safer when there are lots of people and the safety and security of the public realm should be based on generating activity and natural surveillance in the first place rather than additional security measures such as CCTV cameras.

Existing on site characteristics can help to define the nature or location of open space. Natural features not only have an ecological value but can also create a mature setting for the development. There should always be a preference for the protection of any existing natural habitats or trees. This will enhance the potential for open space to support neighbouring wildlife through the forming of wildlife or 'green' corridors.
The appraisal stage will also reveal other site characteristics which may provide a useful setting or basis for open space such as an interesting view or a retained natural feature.

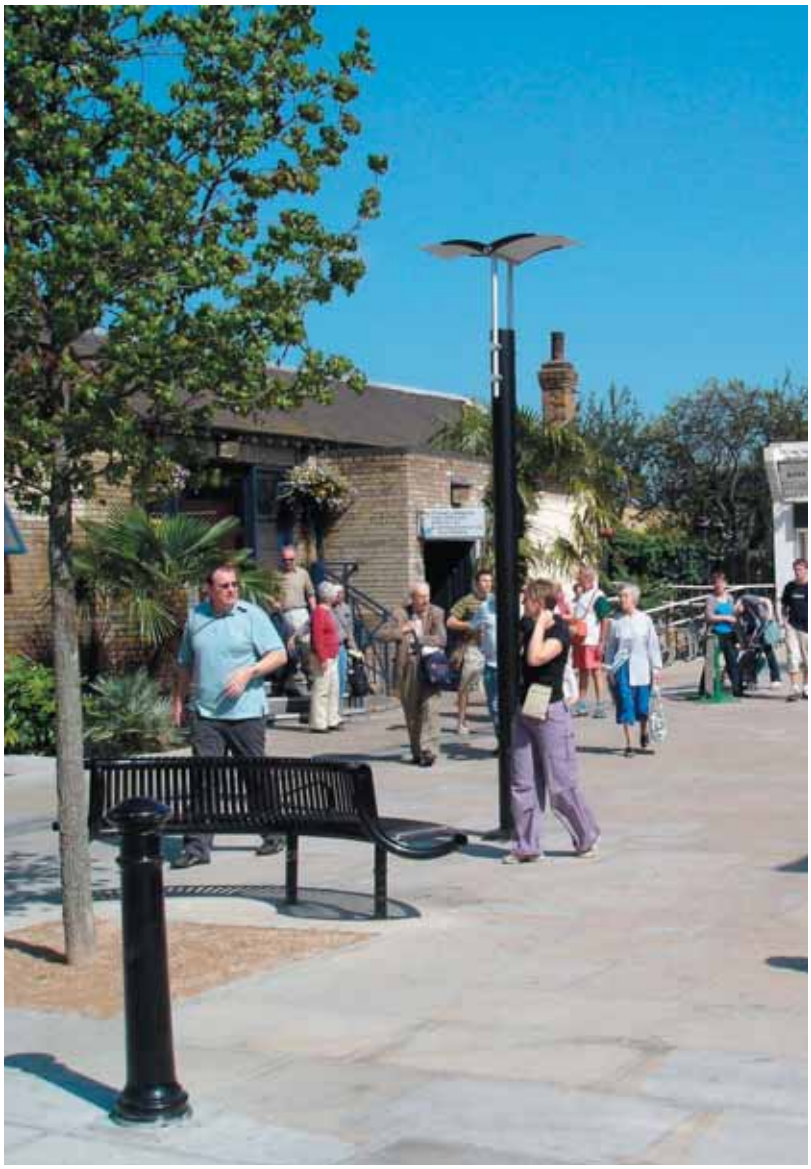
Building proposals fronting new or existing areas of public space (including streets) should articulate the space through their layout and there should be an adequate sense of enclosure. To create adequate enclosure and avoid spaces that are out of scale, the heights of building frontages will need to have a proportional relationship to the size of the space.

Public Realm Design

Having established the basic location and form of the public realm the detailed landscape design of surfaces, street furniture and planting will need to be designed in co-operation with the architectural design of buildings so that the final proposal is coordinated. Where possible any existing traditional paving materials such as cobbles or York stone paving should be retained. New materials should be selected on the basis of colour and texture so that they match or contrast with the tones of landscape and building materials, however, the palette of materials must be kept to a minimum.

The design of open spaces should be simple and avoid excessive street 'clutter' through the coordinated and sparing use of street furniture. An inundation of safety barriers, traffic bollards and signage for example can create obstacles to movement. Street furniture should relate well to the appearance and use of the public realm and promote interesting and usable spaces. In the interests of security the public realm will need to be well lit and high pressure sodium (white light) is generally used in preference to amber light.

The Council will seek where appropriate the 'percent for the arts' scheme, whereby an element of public art is incorporated into new public and private building developments. It is, however, important that the commissioning of public art is not an isolated process of selecting a set 'piece.' Public art should be viewed in its widest sense as the detailed design of buildings and public realm may incorporate opportunities for public art. Footway design, street furniture and lighting effects are all opportunities for public art and the involvement of an artist professional from an early stage may generate a more interesting design response.
The Borough has produced a **Public Space Design Guide** where more detailed information can be found on public realm design.



2.4 Ease of Movement - A place that is easy to move around and get to

The quality of movement linkages is important since it affects people's experience of the public realm in terms of how they get about and how busy and safe a place feels. People prefer places which are easy to walk around and where traffic does not dominate. New development will need to reconcile the various kinds of movement that a development will generate to create an inclusive and interesting environment.

Street Structure

The movement structure should be defined at the concept stage since it will provide the basic framework for public space and buildings. Movement should not necessarily dominate the location of development. It is important that the network of routes is identified at an early stage so that a permeable and legible structure is formed. Permeable streets provide a series of connections as opposed to dead end or cul-de-sac streets and are preferable since they promote activity in the public realm and can thus feel safer.

The basic network will be informed by the surrounding pattern of routes, dominant land uses and local services identified during the context and character appraisal as well as the proposed use of the development; good connections to the surrounding network is essential. The appraisal will ascertain how existing and proposed users may get to and move around the site and identify opportunities for new

connections based on desire lines. In less intensive places where there may be less opportunity for passers by, it is better to concentrate movement on existing routes where there is more opportunity for natural surveillance.

Pedestrian Priority

New routes and connections should prioritise pedestrians and be based on the tradition of shared use streets, overlooked and enclosed by buildings. Separate pedestrian routes to the rear of properties should always be avoided. There are, however, several examples of interesting segregated routes such as the pedestrian lanes of Richmond. New segregated pedestrian routes will need the utmost consideration since the surveillance potential of passing traffic can make places feel safer. Where pedestrian only routes are planned they should be located in highly visible, busy or overlooked locations and have good levels of lighting.

Any new road proposals are unlikely to be of sufficient scale to serve more than the immediate vicinity of development, opening up the opportunity for a pedestrian centred approach to the road layout. Minor streets in the hierarchy will tend to define a low key setting for development and the carriageway will need to be designed accordingly to reflect low levels of traffic penetration and slow travelling speeds. It is essential, however, that the design and layout of buildings in relation to the street is used to influence driver behaviour rather than the use of 'add on' measures such as speed humps. In traditional layouts a traffic calming effect

has persisted through the obstruction of forward vision as a result of tight corners, short sight lines and frequent junctions and where the design of buildings can create such an effect the overall composition is likely to appear more attractive. In some instances it may also be possible to create a shared surface route without a separate footway. Such arrangements should be designed to make motorists feel and act as visitors, slowing traffic to a walking pace and may be acceptable in certain types and scales of development, particularly for housing.

In many proposals there will be a requirement for an element of car parking within the Council's maximum parking standards, however, the demands of car parking can often be in conflict with the quality of place. It is important that car parking areas are designed to accommodate vehicles in a manner which reduces the vastness that large areas of parked cars can create. This can be achieved through the location of parking within the interior of development blocks so that they are hidden from open view. Areas should also be broken up into more manageable areas through the juxtaposition of buildings and planting and the use of surfacing materials to reduce the impact of tarmac. Safe and convenient routes through areas of parking can also soften the dominance of cars. Permeable materials should be used wherever possible to reduce run off.

2.5 Legibility - A place that has a clear image and is easy to understand

The term legibility is a measure of the ease with which the various parts of the townscape can be understood and organised into a coherent pattern of buildings and the routes and spaces between them. People feel more comfortable in places which have good legibility and a clear structure since they are easier to comprehend and thus move about in. New development should contribute to legible and memorable townscape.

Development Blocks

The Borough's street patterns form an identifiable network of streets, some regular and grid like, others organic and sinuous. A grid like network assists in legibility as streets follow a logical route. New development should contribute to the block structure of the Borough The context and character appraisal will identify the appropriate pattern of streets for a site.

As well as creating an understandable movement network the principle of the development block can also satisfy safety and security needs. Within the alignment of streets development parcels are formed. This arrangement creates a secure island of development whereby building elevations frame and overlook adjoining streets (providing natural surveillance) and in turn enclose and defend the rear open spaces of properties.

Way-finding

It is important that any opportunities to assist in way finding identified at the context and character appraisal stage are used to influence the movement network. Of particular consequence will be an understanding of the site's topography, views into and out of the site as well as existing and possible locations for landmarks.

Memorable and navigable townscape is often the result of a sequence of views terminated with landmarks. An understanding of the local context and its effect on views into and out of the site should influence the layout of streets in terms of any opportunities to exploit sight lines. Focal points should then be created where they can aid legibility, typically at corners or gateway locations to signal an entrance or particular use. The skyline of the Borough is punctuated with spires, towers and corner features that sit above the established eaves height and this may be appropriate in certain locations when of the highest architectural quality. Significant skyline features will, however, be resisted, especially in historic or sensitive locations such as Richmond Hill. The topography of a site can highlight any dominant buildings and in general it is important that development follows the form of the land through a series of tiers relating to the site's topography rather than significant areas of cut and fill.

2.6 Adaptability - A place that can be adapted easily

The flexibility of many of the Borough's traditional buildings and environments has ensured their continual use giving them a sense of permanence. This adaptability has spared the cost and trauma of demolition and secured layers of history within the urban environment. New developments should adapt to the complexities of urban life in order to meet changing needs and aspirations as the Borough matures.

Reusing Older Buildings

The retention, refurbishment and reuse of historic or older buildings should be considered where, as a result of the context and character appraisal, they are deemed to make a positive contribution to the site. Not only does the existing built environment contain an amount of embodied energy which can be preserved through refurbishment but the built heritage of the Borough defines the character of place. Buildings often become redundant when their original use has expired and it is important that if a similar use cannot be incorporated an alternative is found. New uses should not harm the character, appearance, setting or original fabric of a historical building. Adaptation to new uses should bring old buildings to life, but should be essentially compatible with their character, appearance, fabric and setting.

Any change of use to a building will ideally involve little change to the valued elements of its built appearance. However, in some cases where change of use cannot be achieved solely through

the redesign of internal space, or ill considered alterations can be remedied, exterior alterations may be necessary. Where such alterations are required the architectural integrity of the building should not be lost and extensions which overwhelm the scale of the original building and are disproportionate to a building's established mass, fenestration pattern and rhythm will not be acceptable. Alterations do not necessarily need to be built in a traditional style and contemporary design may offer convincing results.

Changes of use and refurbishment also need to consider the setting of the building. Car parking, plant equipment and service needs can all harm the final proposal and will need to be particularly sensitive to the character of the building.

Flexible Buildings

Adaptable buildings allow users to personalise and adjust their local environment as their needs change. Designing for adaptability can be somewhat complicated, as changing social, environmental and technological needs are difficult to predict over a long lifespan. Fortunately the Borough was mostly spared from the large scale redevelopments of the mid to late twentieth century that have proved less suited to modification. The Borough's typically domestic scale has allowed individual buildings to adapt without the need for major intervention. New development should respect this fact even where opportunities for a proportionally larger scale of development exist. The Richmond Riverside development for example,

accommodates a significant amount of development but within a traditional scale of townscape which will allow the various forms and activities it accommodates to adapt independently.

Sustainable Development

In view of the heightened environmental consciousness in planning and design it is important that proposals have a low impact on the natural environment not only in terms of construction but operation as well. The predicted reduction in natural resources in the future could seriously affect the function of buildings if they are reliant on a high consumption of energy and are unable to adapt. The Council is to publish a '**Sustainable Construction**' checklist to influence those making planning applications to take a more considered response to sustainability and developers of major applications will be expected to follow this advice.

2.7 Diversity - A place with variety and choice

It is a responsibility of the planning system to secure development which is non-discriminatory and provides for the needs of all. Such social diversity sustains vibrant and mixed places which are also more interesting and adaptable. In the interests of social inclusion new development should cater for the wide range of lifestyles and activities that sustain communities.

Inclusive Design

New development should be accessible to all, and under the requirements of the Building Regulations Part M (Access to and Use of Buildings) new non-domestic development should provide for the needs of people with impaired mobility. Such a requirement has wider benefits not only for disabled people but for everybody, particularly elderly people, people with pushchairs or prams and delivery services. The Council additionally supports proposals which increase the supply of wheelchair accessible housing.

At the concept stage opportunities to exploit the accessibility of new development will need to be considered. Topography and the existing movement network will have most consequence on the layout of buildings which should ideally connect with the existing public realm in a direct and unhindered manner, free from steep slopes (more than 1:20) and barriers or clutter. Building entrances should thus be located where they are most accessible to the pedestrian, taking advantage of crossing points, public transport stops and the building's street frontage.

Mixed Uses and Sizes

Within the Borough's main centres and even in some outer lying suburban areas there is more than one land use. These mixed use areas, combining living, working, leisure or recreation uses help to make the Borough a more vibrant and interesting place to be and can also reduce the need to travel. Within existing mixed use areas or at particularly accessible locations (near a train station for example) the Council is keen to consider opportunities to introduce a variety of uses.

In view of the relatively intensive use of land in the Borough a mixture of uses on any one site is more likely to be vertically rather than laterally arranged and upper floors offer scope to widen the range of activities. Offices or residential accommodation increase the possibility for natural surveillance and can help to animate the public realm when directly accessible from the street. Not all uses will be compatible with each other and where mixed use proposals involve residential development, consideration will need to be given to how design can best mitigate any 'un-neighbourly' issues such as loss of privacy, pollution, visual intrusion, noise and disturbance. Primarily, this will involve the clear separation of different uses both internally and externally through zoning and design in order to delineate distinct access arrangements, servicing and car parking for example.

Whether development is designed for a single use or a mix of uses, diversity can also be introduced by providing a variety of 'unit' sizes. Smaller house types mixed with family homes, can for example, widen the opportunities for first time buyers and provide a mixed community. Smaller commercial, retail or leisure units can also provide niche accommodation for business start ups and small firms

The environmental quality of the Borough is one of its most valuable assets. This chapter considers the essence of the Borough's character in terms of its natural and man made environment which have formed the unique place it is today. At the heart of good design lies an awareness of context and it is important that developers understand the broader setting and environmental quality of a site.

This chapter considers the issues of character not only at a site level, but also beyond. It looks at the Borough as a whole in order to understand the significance that individual proposals can have on a wider area. In addition, Conservation Area Studies provide more detailed descriptions for many of the Borough's conservation areas.

3.1Physical Setting

The Borough is located on the River Thames at the centre of the London Basin and is unique in being the only London Borough on both banks of the river. Its topography is a result of the effects of the river valleys and layers of gravel deposits laid down from the Ice Age onwards. The dominant surface geology is river terrace gravels deposited in successive cycles of glaciation, cut by the present course of the Thames and its tributaries like the Crane where the older settlements of Barnes, Hampton, Richmond and Twickenham are located. The geology of the Borough is depicted in figure 2.

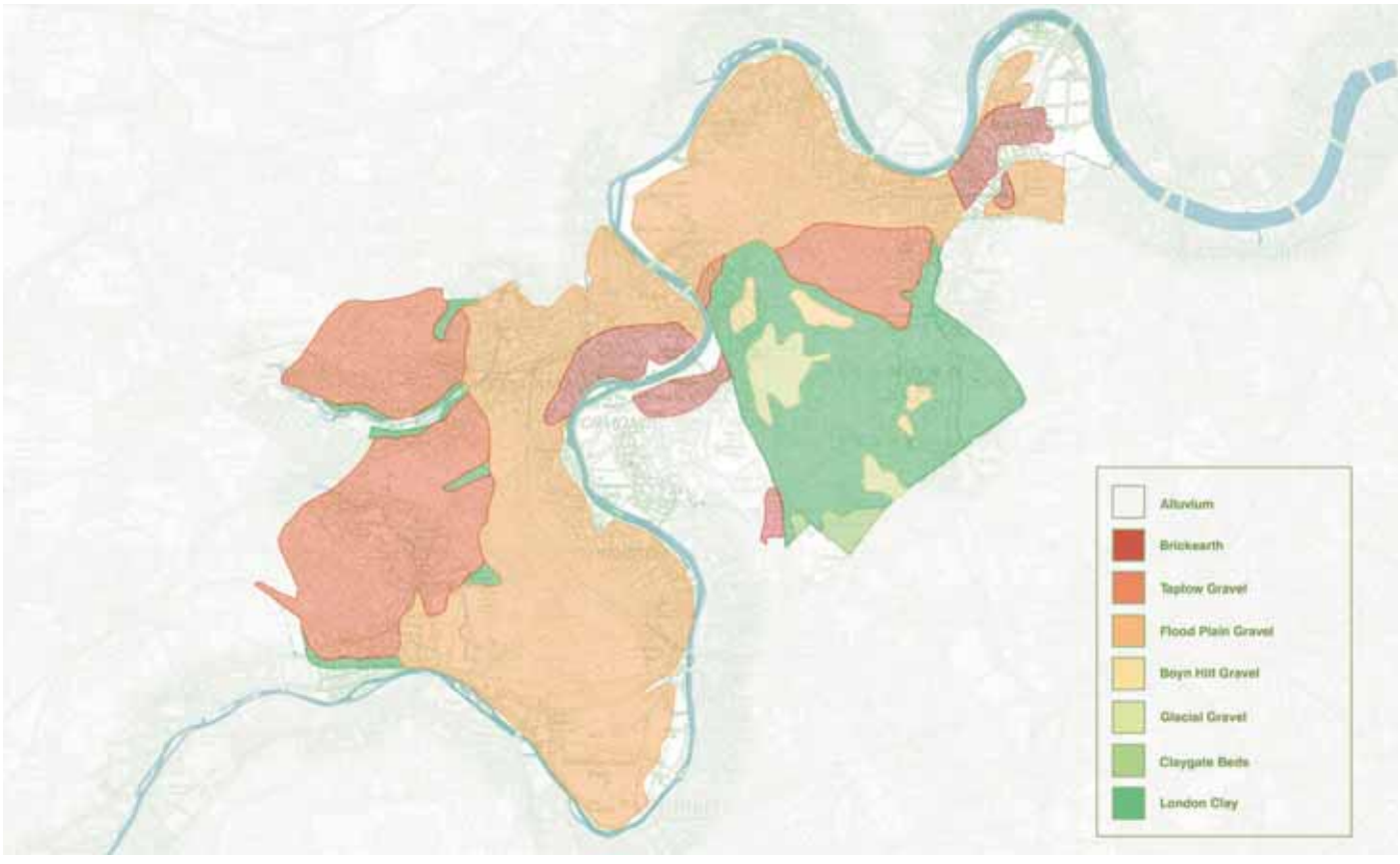


Figure 2 - Geology

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.

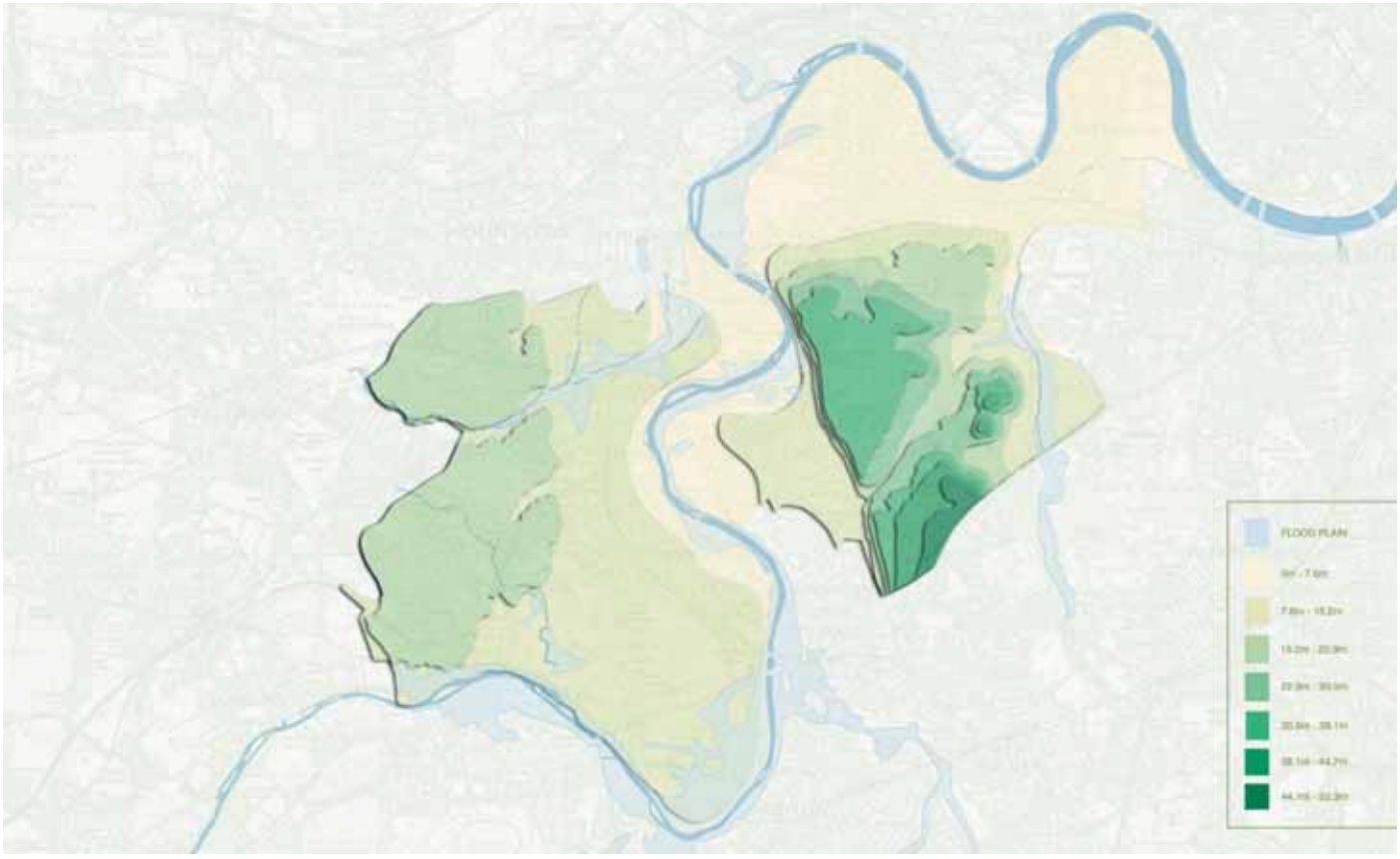


Figure 3 - Topography

3.2 Historical Development

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

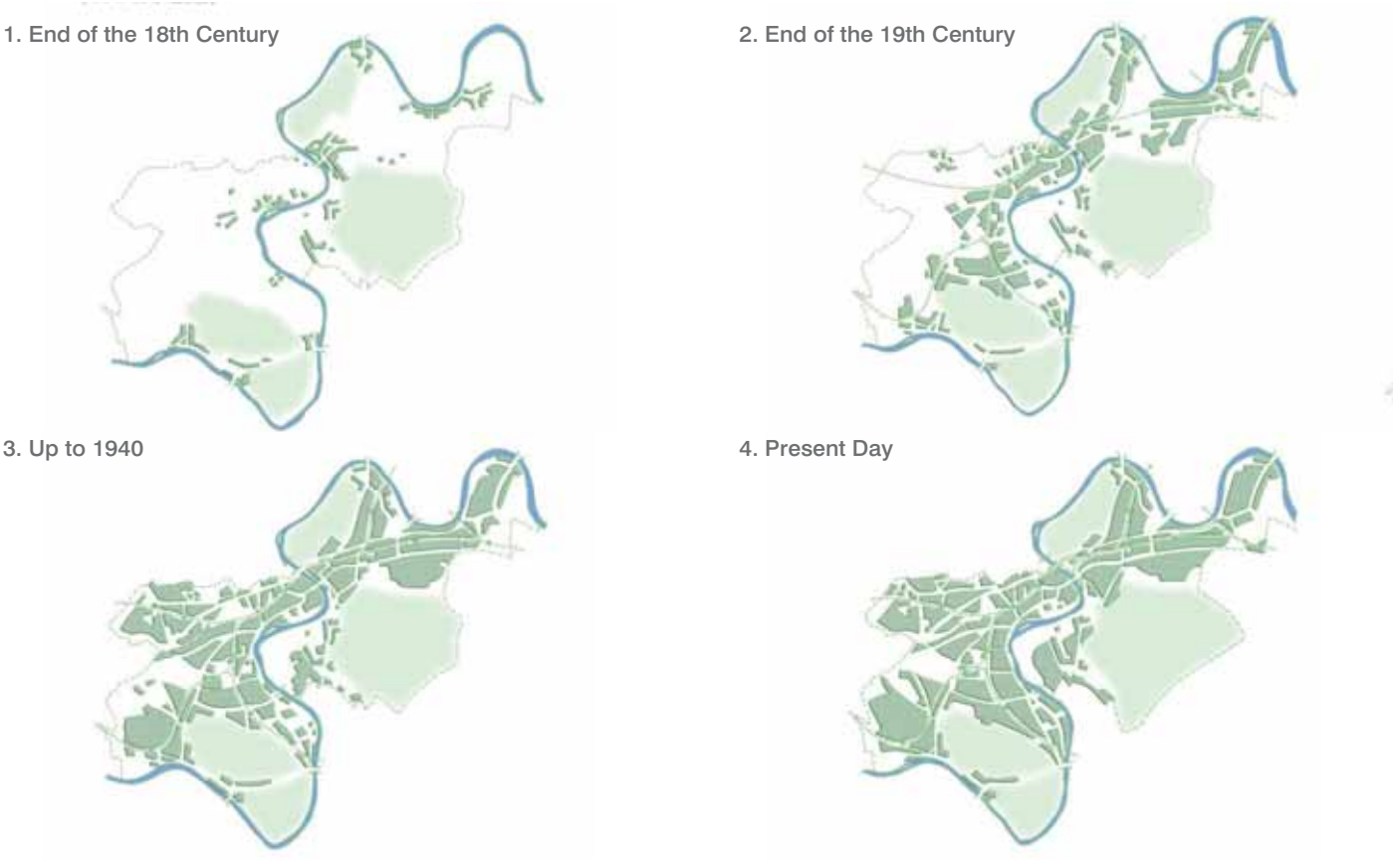


Figure 4 - Historic Growth

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

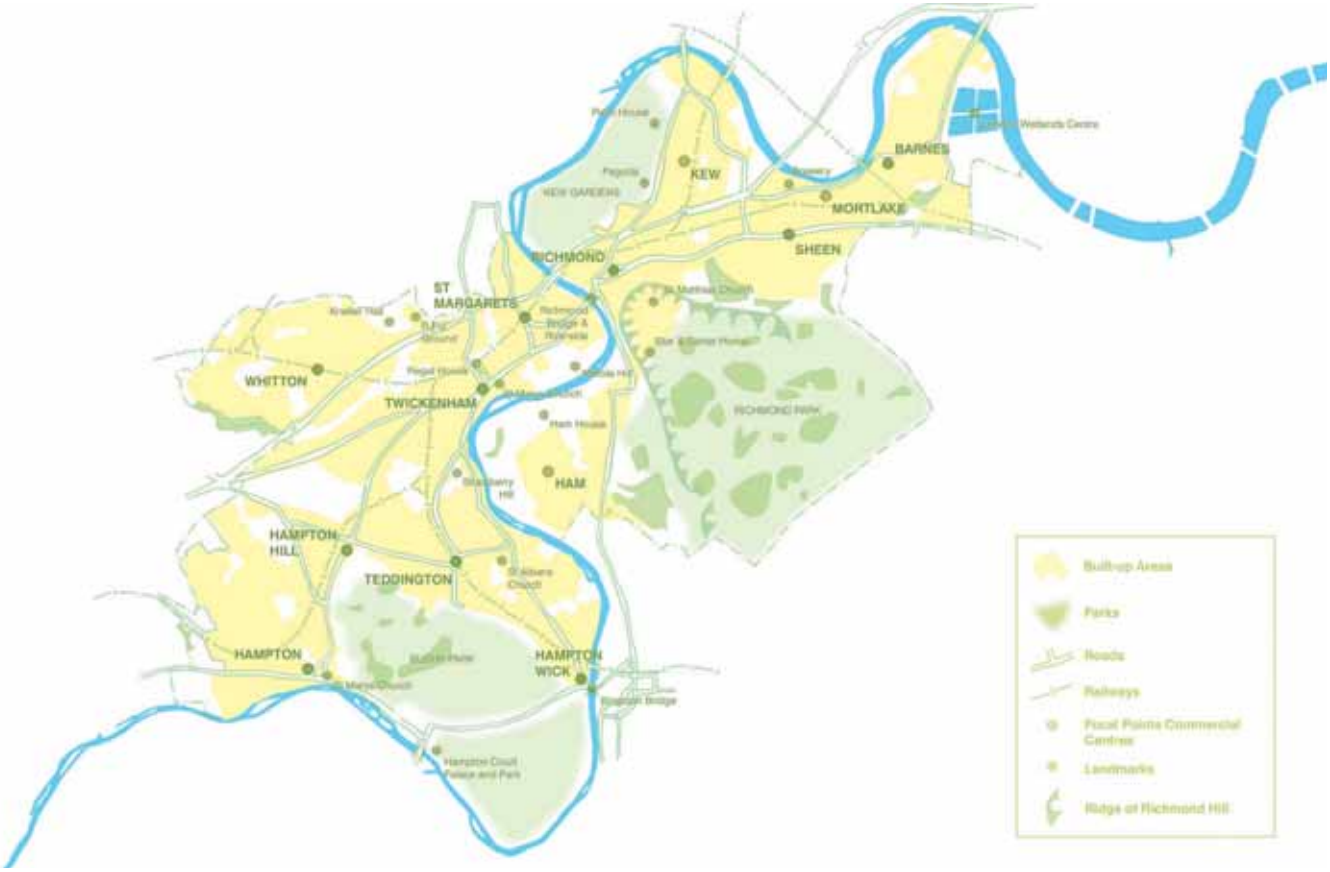


Figure 5 - Basic Urban Form

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.

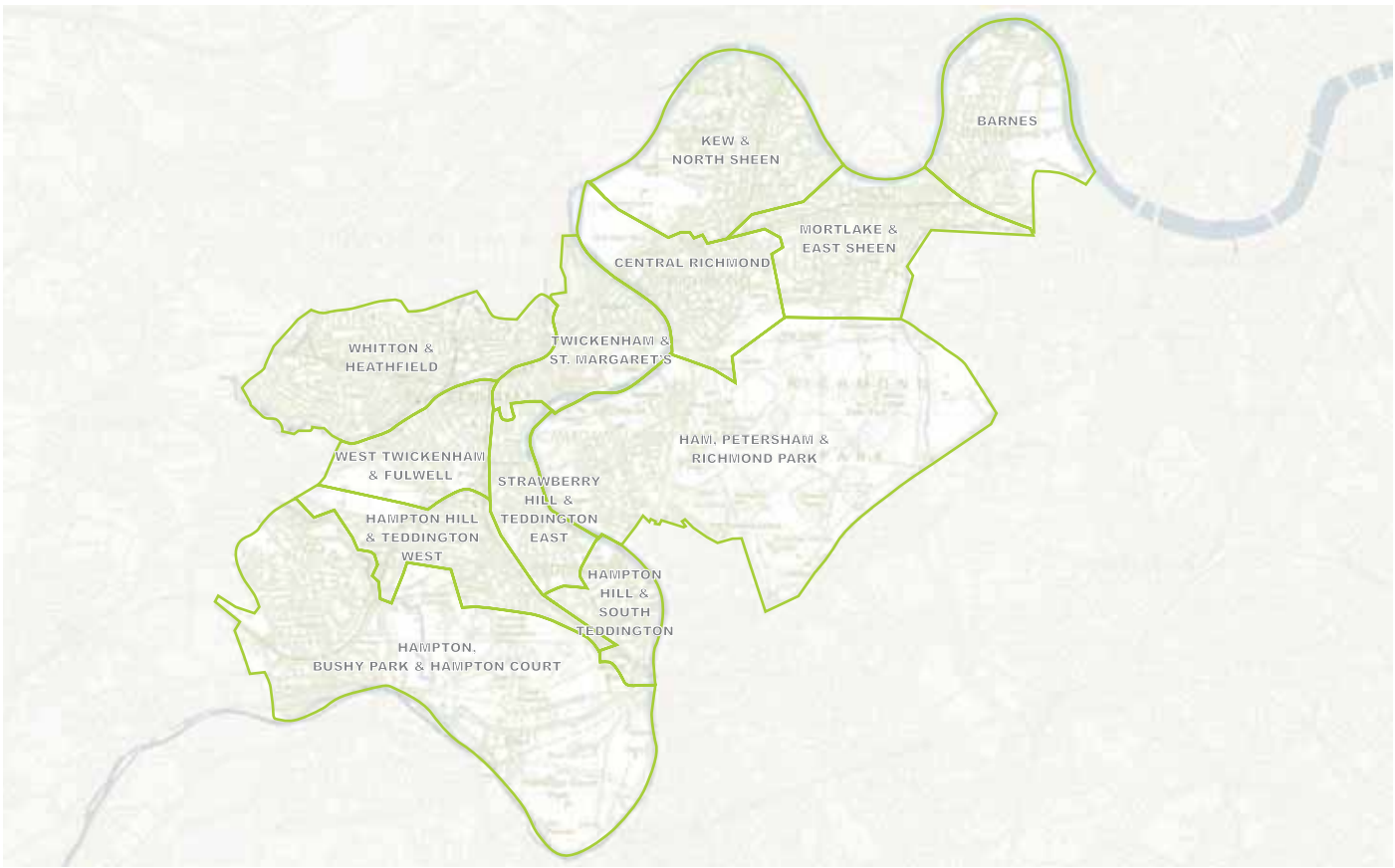


Figure 6 - Character Areas

Strawberry Hill and Teddington East

A suburban character area less tightly developed than Twickenham with small pockets of open space and large gardens with a significant numbers of trees. Teddington High Street retains a mix of attractive Victorian and Edwardian shopping parades (some with original shop fronts) and Artisan Cottages in small side streets. Strawberry Hill House and grounds exhibits an exuberant Gothic style. The Strawberry Hill residential area is leafy and contains a mix of large older homes and twentieth century infill houses and flats.

A4.0 TOWNSCAPE CHARACTER AREA DESCRIPTIONS

A4.1 With reference to **Figure 5: Townscape Character Plan**, 20 local townscape character (TCA) areas have been identified via field work. These are described below, with reference to the Design Quality SPD 'Townscape Considerations'.

TCA 1: Waldegrave Road

A4.2 TCA 1 is located to the north-west of the Site and consists of a mixture of built forms and styles including:

- Victorian terraced 2 storey properties with simple facades versus intermittent Victorian red brick buildings with ornate detailing;
- contemporary 3 storey buildings, with the upper storey set back from the facades and set within small scale landscaped grounds (RHP);
- single storey commercial units (garages) and associated forecourts;
- monolithic 2 to 4 storey brick buildings with large scale pitched roofs (St. Marys University); and
- Edwardian 2 storey terraced properties, with pitched roofs equating to a 3rd storey, and many with dormer windows.

A4.3 Properties are narrowly set back from the road networks resulting in small scale front gardens, or front gardens which have been converted to off-street parking. Vegetation patterns are therefore a combination of front gardens and mature street trees.

What are the local building forms in terms of scale, form, height, massing and layout

A4.4 2 to 4 storey with increased heights as a result of large scale pitched roofs. Coherent patterns of rectangular massing adjacent to road networks, with generally small offset distances from these roads resulting in small scale front gardens and larger scale back gardens.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.5 Victorian properties generally pale yellow brick, white render on entablature and surrounding fenestration, which is rectangular or bay windows.

What is the sense of enclosure and-gaps and frontages

A4.6 Strong sense of enclosure as a result of the density and proximity of the built form adjacent to the road networks and the predominant terraced and semi-detached arrangements.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.7 Flat roof Victorian premises versus pitched rood Edwardian and contemporary properties.

How can development make the most of views into or out of the site

A4.8 N/A as the Site is not visually related to this TCA.

How do local buildings deal with changes in level

A4.9 Flat area so no changes in level.

Are there any landmarks and how does the Site relate to them

A4.10 N/A due to distance from the Site and no inter-visibility.

TCA 2: Elmfield Grove

A4.11 TCA 2 is located to the north of the Site, on the opposite side of the High Street.

A4.12 TCA 2 consists of:

- 2 to 3 storey 1950s properties often with converted roofs or dormer windows, flat facades overall, interspersed with curved facades in part or bay windows;
- 4 storey contemporary flats set within amenity landscapes and with external balconies (Cambridge House);
- 2 to 3 storey (converted roofscape) set-piece properties with rectangular bands of fenestration and stone jamb surrounds on Twickenham Road;
- 4 storey Edwardian properties with basement accommodation and first storey entrances enabled via steps.

A4.13 Properties are set back from roads to enable off-street parking.

What are the local building forms in terms of scale, form, height, massing and layout

A4.14 2 to 7 storey, terraced and semi-detached, interspersed with monolithic apartments. Overall a consistent massing and scale with the form of the pitched roofs contrasting with that of the facades.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.15 Brick and extensive fenestration on contemporary built form, varied treatments to 1950s properties with brick, pebble dash, white render and mock Tudor.

What is the sense of enclosure and-gaps and frontages

A4.16 Strong sense of enclosure as a result of the density and proximity of the built form adjacent to the road networks and the predominant terraced and semi-detached arrangements.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.17 Roofline is varied between flat profiles on larger scale apartment blocks (Manor Road / Cambridge House) contrasting with pitched and large scale roof lines on 1950s properties or period properties with mansard rear roof profiles versus ornate pediments on roadside.

How can development make the most of views into or out of the site

A4.18 N/A as the Site is not visually related to this TCA.

How do local buildings deal with changes in level

A4.19 Larger properties on Cambridge Road have a basement ground floor, excavated below road level. Access is at first floor via steps.

Are there any landmarks and how does the Site relate to them

A4.20 N/A due to distance from the Site and no inter-visibility.

TCA 3: Teddington Pool

A4.21 TCA 3 is located to the north-west of the Site on the opposite side of the High Street and consists of 2 to 3 storey utilitarian brick massing, external car-parking and hard surface external tennis courts, which are lit by tall external lighting.

What are the local building forms in terms of scale, form, height, massing and layout

A4.22 2 to 3 storey, with upper storey stepped back from main facade, lack of articulation and limited fenestration results in solid and block massing. Built form and tennis courts are adjacent to one another.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.23 Dark red brick to main façade, white window jambs and grey cornice to 3rd storey.

What is the sense of enclosure and-gaps and frontages

A4.24 Varied sense of enclosure due to tennis courts and external parking providing open character adjacent to built form.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.25 Flat roof line which is stepped back from main façade.

How can development make the most of views into or out of the site

A4.26 N/A as the Site is not visually related to this TCA.

How do local buildings deal with changes in level

A4.27 Flat area so no changes in level.

Are there any landmarks and how does the Site relate to them

A4.28 N/A due to distance from the Site and no inter-visibility.

TCA 4: Teddington High Street

A4.29 TCA 4 is linear form, extending east to west and consisting of a varied arrangement of built form and retail and residential land uses. The main orientation of the built form is perpendicular to the A313.

A4.30 At the eastern end of TCA 4 there are 4 to 5 storey buildings, with facades divided into narrow linear bays or articulated through varying renders and brick work.

A4.31 The south side of TCA 4 exhibits a greater number of retail premises, either as converted premises with residential above or as standalone single storey retail.

A4.32 The residential properties above the retail premises on the south side of the A313 are brick extending to 4 storeys. Those on the north side of the A313 are 3 to 5 storey in height, as a result of basements or large scale pitched roofs and predominantly brick.

A4.33 On street car-parking and limited street tree coverage.

A4.34 At the western part of the TCA and the conflux with road junctions and the railway overbridge, there is 7 storey massing at Harlequin House and the Travelodge. Both buildings consist of extensive fenestration, with Harlequin House consisting of a simple brick façade and Travelodge a steel frame with blue horizontal banding.

What are the local building forms in terms of scale, form, height, massing and layout

A4.35 Building form scale varies between 1 to 7 storeys, with larger scale properties on the southern side of the High Street and at the junction with road and rail networks. Varying scales of properties are often adjacent to one another, marking immediate changes in scale.

A4.36 Massing is therefore varied, with 4 storey residential properties exhibiting architectural detailing to aid in softening the massing, versus larger scale built form with extensive fenestration.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.37 Dominance of red or grey brick, with larger scale buildings exhibiting extensive fenestration. Varied tones and aesthetic quality of ground floor retail units.

What is the sense of enclosure and-gaps and frontages

A4.38 South side of TCA is enclosed by the density of the terraced street pattern, whilst northern side of TCA is slightly less enclosed as a result of smaller scale built forms and areas of hardstanding.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.39 Varied, with larger scale built form (Harlequin and Travel Lodge) with flat roofs, 4 storey high residential properties with ornate curved or triangular pediments.

How can development make the most of views into or out of the site

A4.40 N/A as no inter-visibility between the Site and TCA 4 due to distance and orientation of the street network.

How do local buildings deal with changes in level

A4.41 Larger properties on Cambridge Road have a basement ground floor, excavated below road level. Access is at first floor via steps.

Are there any landmarks and how does the Site relate to them

A4.42 Harlequin House and Travel Lodge are landmarks due to their scale and positioning at the road junctions, however there is no physical or visual relationship with the Site.

TCA 5: St. Marys

A4.43 TCA 5 consist of St. Mary with St. Alban Church, the former Church of St. Alban (now Landmark Art Centre) and Udney Hall gardens and collectively they form with eastern entrance to the High Street.

A4.44 St. Mary with St. Alban Church is a single storey brick building with a separate 2 storey crenelated brick tower.

A4.45 The former Church of St. Alban is a Victorian Grade II Listed Church, in a French 13th C. Gothic style, with flying buttresses, stone façade and stained glass windows, set within grounds consisting of mature trees, an Old Vicarage and external car parking.

A4.46 Udney Hall gardens are rectangular in form and small in scale, being to the south of the former church and between adjoining road networks. The park consist of numerous mature trees and a path network.

What are the local building forms in terms of scale, form, height, massing and layout

A4.47 Contrasting building forms between the smaller scale single storey Church and larger scale former Church.

A4.48 The former Church is set within a more landscaped setting with an associated Vicarage, whilst the Church of St. Mary with St. Alban is a corner plot and associated cemetery.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.49 The former church is stone with articulated buttresses and interiors, whilst the Church of St. Mary with St. Alban is a red brick and tiled building, punctuated by stained glass fenestration, with a separate 2 storey tower.

What is the sense of enclosure and-gaps and frontages

A4.50 The former church and Park exhibit a sense of enclosure due to the existing vegetation, whilst the Church of St. Mary with St. Alban is open in character.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.51 Both the Church and former church have a pointed roof line.

How can development make the most of views into or out of the site

A4.52 N/A as there is no inter-visibility between the Site and TCA 5 due to the intervening built form.

How do local buildings deal with changes in level

A4.53 The TCA is located across flat terrain.

Are there any landmarks and how does the Site relate to them

A4.54 These buildings are local landmarks, however there is no perceived relationship with the Site due to the intervening built form.

TCA 6: Teddington Riverside

A4.55 TCA 6 is located to the north-east of the Site and adjacent to the River Thames.

A4.56 TCA 6 consists of larger scale massing between 4 to 6 storey apartments adjacent to the River Thames, extending between The Wharf, Braemar House and Regatta House.

A4.57 Apartments are rendered in alternating yellow and red tones with external balconies and generally white window frames.

What are the local building forms in terms of scale, form, height, massing and layout

A4.58 The massing is varied adjacent to the River Thames, resulting in a stepped arrangement in form, generally increasing in height away from the River, such that adjacent to the road networks the build form is at its highest. The layouts are large 'T' shaped or rectangular plots extending towards the River Thames.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.59 There is limited articulation or detailing, with the mass of the facades reduced through tonal colours or stepped heights. There is extensive fenestration. Facades are also punctuated by balconies.

What is the sense of enclosure and-gaps and frontages

A4.60 Sense of the River frontages by the varied massing and stepping in scale, although overall a solid massing to the built form, despite the building footprints being separated by road network and small areas of open space.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.61 Roof lines vary between flat and pitched profiles on to alternating arrangements and stepped profiles within

How can development make the most of views into or out of the site

A4.62 N/A as there is no inter-visibility between the Site and TCA 5 due to the intervening built form.

How do local buildings deal with changes in level

A4.63 The TCA is located across flat terrain.

Are there any landmarks and how does the Site relate to them

A4.64 These buildings are local landmarks, however there is no perceived relationship with the Site due to the intervening built form.

TCA 7: St. Mary's University Campus

A4.65 TCA 7 is located to the east of the Site, extending between the River Thames and the A310, with built form in the eastern part of the TCA and extensive sports pitches in the western part.

A4.66 The built form consists of 5 storey red brick and grey mansard roof (The Lensbury Building) adjacent to 2 storey conference centre is monolithic dark brick built form.

A4.67 The sports pitches include 8 hard surfaced tennis courts which are lit; hard surface car-parking and grassed playing fields bordered by mature trees adjacent to the A310.

What are the local building forms in terms of scale, form, height, massing and layout

A4.68 The built form is between 2 to 5 storeys in scale and brick, although of varying colour. The massing is large scale and often monotonous with only shallow relief at the corners of the Lensbury Building to add articulation.

A4.69 Whilst the Lensbury Building is symmetrical in plan form and in terms of the façade treatment either side of the main portico, the building does not have a symmetrical layout or relationship with its grounds or the playing fields.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.70 Predominantly brick with little detailing except for around windows and at the edges of the buildings, via the corner quions. The fenestration detailing is simple, with no articulation around the window surrounds.

What is the sense of enclosure and-gaps and frontages

A4.71 Limited enclosure due to extensive offset from the road networks and the extensive areas of playing surfaces.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.72 Large scale mansard roof on the Lensbury Building along with extensive flat roof on conference centre.

How can development make the most of views into or out of the site

A4.73 N/A as there is no inter-visibility between TCA 7 and the Site.

How do local buildings deal with changes in level

A4.74 Flat landform across TCA 7.

Are there any landmarks and how does the Site relate to them

A4.75 The Lensbury Building is a local landmark due to its symmetrical form and scale within the townscape context. However there is no physical or visual relationship with the Site.

TCA 8: Kingston and Langham

What are the local building forms in terms of scale, form, height, massing and layout

A4.76 Red brick, with occasional white or grey render.

A4.77 Height is predominantly 2 storey semi-detached properties with pitched roofs, many of which have been converted with dormer windows.

A4.78 4 storey massing at Regency Court and Atbar Court, both pale brick building with a pitched roof, utilitarian in character and heavy massing as a result of no articulation and varied fenestration.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.79 Limited detailing overall, with simple plain brick facades. Some localised detailing on entablatures. Red brick on majority of residential properties with paler brick colours on larger scale properties.

What is the sense of enclosure and-gaps and frontages

A4.80 Properties in a close knit pattern, although set back from the road network and with front gardens.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.81 Pitched roof lines overall.

How can development make the most of views into or out of the site

A4.82 N/A as the Site is not visible from the TCA 8.

How do local buildings deal with changes in level

A4.83 The landform across TCA 8 is flat.

Are there any landmarks and how does the Site relate to them

A4.84 No landmarks, although the southern part of the Site relates to the TCA by being aligned with the junction of Kingston Lane and the A310.

TCA 9: St Marks Estate

A4.85 TCA 9 is located to the south-east of the Site and consists of staggered linear rows of 2 to 3 storey residential properties set within amenity grounds consisting of play equipment and a MUGA.

A4.86 The Church of St. Mark is a monolithic 2 storey building with a central tower extending to 3 storeys. Both the nave and tower have pitched roofs, extending their height further.

What are the local building forms in terms of scale, form, height, massing and layout

A4.87 At 2 to 3 storeys in height there massing is consistent and rectangular as a result of the largely linear plot sizes. The 3 storey residential plots include a large pitched roof.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.88 Dark red brick is the predominant building material with white rendered or timber detailing surrounding the windows.

What is the sense of enclosure and-gaps and frontages

A4.89 Enclosure is reduced by the street widths, which include off street parking and mature street trees as well as a central area of amenity grass.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.90 The prevailing roofscape is pitched, with the larger properties consisting of a staggered roof profile which accents their height.

How can development make the most of views into or out of the site

A4.91 N/A as the Site is not visible from the TCA 9.

How do local buildings deal with changes in level

A4.92 The landform across TCA 9 is flat with localised undulations within the amenity spaces.

Are there any landmarks and how does the Site relate to them

A4.93 No landmarks, although the southern part of the Site relates to the TCA by being aligned with the junction of Kingston Lane and the A310.

TCA 10: Udney Park

A4.94 The Site is located within TCA 10, which consists of a mixed style of properties adjacent to private playing fields providing a contrast in enclosure between the built form and the open character of the playing fields.

A4.95 The built form in the northern part of TCA 10 consists Fullerton Court at 4 storeys (including the pitched roof) and post war semi-detached properties 3 storeys in height.

A4.96 Fullerton Court is a 3 storey brick building with an extensive pitched roof, equating to 4 storeys and set back from Udney Park Road behind a low brick wall with railings. There is little articulation to the building, with the exception of brick tiles between the windows on the extended bay windows, short extents of balconies and a white rendered eaves. The building is considered to be large scale massing which does not contribute positively to the townscape.

Kingston Lane

A4.97 The eastern part of TCA 10 consists of post war, contemporary and Edwardian properties adjacent to the eastern side of Kingston Lane. Starting from the northern end of Kingston Lane, Virginia House is 3 storeys in height, terraced, being set back from the road by small scale front gardens.

A4.98 On the southern side of the junction from Virginia Court is a 2 storey red brick terraced property which is orientated obliquely to the private playing fields and set lower within the townscape due to localised undulations within the terrain.

A4.99 Continuing southwards there are 2 contemporary semi-detached properties (no.23 and 25) which are 2 storey with a pitched roof. The properties are rendered white with the roof clad in grey tiles.

A4.100 The remaining properties adjacent to Kingston Lane are Edwardian (nos. 33 - 67) exhibiting a constant scale at 2 storeys plus pitched roofs and a mixture of detached and semi-detached properties, with low brick wall boundaries and generally well vegetation front gardens. Off-street parking is limited to a few properties, with car-parking on Kingston Lane.

A4.101 Kingston Lane is lit by street lighting. The vegetated character to Kingston Lane is as a result of the front garden vegetation and the mature trees around the edge of the playing fields. There are a low number of street trees on Kingston Lane itself.

Cromwell Road

A4.102 The southern part of TCA 10 consists of residential properties adjacent to Cromwell Road.

A4.103 These properties are a mixture of Edwardian and post war semi-detached properties between 2 and 4 storeys in height (including for converted roof).

A4.104 Post war properties are a mixture of light brick or white and cream render and extend south into Kingsmead Close.

A4.105 Properties at the western end of Cromwell Road increase in scale to 4 storeys on the southern side of the road, with basements and first floor access via steps with pale or red brick facades, white window surrounds and occasional balconies. On the northern side of the road there are 2 storey detached properties with off-street parking.

A4.106 Properties are set back from Cromwell Road with low brick boundary walls, front garden vegetation and off-street parking overall.

A4.107 There is a pavement on both sides of Cromwell Road, in which are street trees.

Udney Park Road

A4.108 From the northern end of the TCA, there are 3 storey brick Victorian semi-detached properties (nos. 22 and 26) set back from the road by a low brick wall enabling off-street parking and garden vegetation. Between these two properties is 'Little Orchard' a 2 storey detached property, similarly set back from Udney Park Road and with off-street parking. The property is

rendered cream with dark red tiles between the first and second storey windows, which have a timber surround.

A4.109 Extending between these properties and Chadwick Close are 3 blocks of terraced 3 storey properties (2 storeys plus a converted mansard roof). These are brick properties with varying tones of grey and red with a dark grey slate mansard roof. Window surrounds are white and all have off-street parking.

A4.110 To the south of Chadwick Close are 2 blocks of 3 storey properties (basement + 2 storeys) with access at 1st floor via steps. The brick and windows match those properties to the north of Chadwick Close, whilst the 1st floor entrances provide a greater delineation to the facades and articulation. The properties have off-street parking, set behind a low brick wall and garden vegetation.

A4.111 To the south of these semi-detached properties, there are then dwellings on both sides of Udney Park Road. Those on the western side are detached and semi-detached 2 to 3 storey brick properties with off-street parking set behind high brick walls or timber fences and mature garden vegetation. The roofs are pitched and large, equating to an additional storey height.

A4.112 On the east side of Udney Park Road there is a brick bungalow and two detached 2 storey properties, with the facades part brick and part render. This group have off-street parking, set behind low garden walls and pitched roofs.

A4.113 To the south of these properties are 2 storey terraces, with alternating brick and white render ground floor facades, red tile 2nd floor facades and dark tiled pitched roofs. The doors are blue and window frames white. These properties are set back from the road by soft landscaping, with off-street parking to the rear via single storey garages.

A4.114 There is a pavement along the western side of Udney Park Road, whilst the pavement on the eastern side is intermittent, varying between pavement and grass to no access adjacent to the sports ground. There are street trees along both sides of Udney Park Road as well as lighting columns in a staggered arrangement.

Playing Fields

A4.115 The playing fields are broadly rectangular in form, with the exception of the south-western edge which steps in relation to residential boundaries on Cromwell Road and Udney Park Road and the northern edge which is linear, again in relation to boundaries with Fullerton Court and residential properties on Kingston Lane.

A4.116 The majority of the area is grassed and delineated by sport pitch markings into football and rugby pitches and with associated goal posts and an all-weather cricket wicket.

A4.117 There is a pavilion on the western edge of the Site which is 2 storey brick property with a large pitched roof (equating to 3 storeys) and bordered by a low hedge. There are 3 hard surface tennis courts in the south-west corner which are not lit.

What are the local building forms in terms of scale, form, height, massing and layout

A4.118 Brick is the predominant material, exhibited across all building styles. There are a smaller number of properties rendered white or with split brick and rendered facades.

A4.119 The terraced blocks along Udney Park Road extend for 66m to the north of Chadwick Close and 35m to the south of Chadwick Close. Fullerton Court extends for 55m and similarly Virginia House is also a 55m building plot.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.120 In the northern part of the TCA 10, Fullerton Court is red brick with a darker red tiled roof. The fenestration arrangement is symmetrical with white window surrounds as well as a white band along the eaves.

A4.121 In the eastern part of the TCA, Virginia House is red brick with a dark tiled 3rd storey. All windows are white and rectangular in form and there is no articulation or detailing to aid in breaking up the massing and scale of the built form.

A4.122 Across the Edwardian properties adjacent to Kingston Lane the extent of fenestration is generally consistent with ground and upper storey windows. The extent of fenestration varies across the roof profiles, varying between dormer windows of skylight windows. Properties at the southern edge of the Kingston Lane have balconies.

A4.123 Detailing is limited to localised areas around windows or balconies.

What is the sense of enclosure and-gaps and frontages

A4.124 Udney Park Road and Cromwell Road have off-street parking enabling a wider road and footway boundaries, along with street trees. Kingston Lane is predominantly on street parking and a narrower road width, with a footway only on the east side of the road and a lower number of street trees.

A4.125 The street trees in combination with the trees bordering the sport pitches provide a sense of enclosure to the street pattern, which in combination with the fencing bordering the sport pitches partly encloses the street scape at ground level, reducing the perception of connectivity with the surrounding street networks bordering the sport pitches.

A4.126 As demonstrated by the Site Appraisal Photographs, there is inter-visibility between the playing fields and the surrounding properties to varying degrees, such that there is a limited sense of enclosure from within the playing fields.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.127 Roof profiles are pitched along the norther, eastern and southern parts of the TCA, with the scale of Fullerton Court's roof adding an additional storey to the height of the built form.

How can development make the most of views into or out of the site

A4.128 The playing fields are only visible at close range from the surrounding road networks and therefore new built form should either be located in the same location as the existing pavilion and of a similar scale to reflect this existing character or consolidated to the north-east part of the playing fields, where the existing boundary vegetation screens views from Kingston Lane to a greater degree than elsewhere within the playing fields, along with the screening provided by the existing pavilion and offsetting new built form from the more open views along Cromwell Road.

How do local buildings deal with changes in level

A4.129 Where buildings have a basement level entry is at 1st storey, accessed via external steps.

A4.130 As the TCA is flat there is a consistent building height overall to the properties and similarly a consistent roof line.

Are there any landmarks and how does the Site relate to them

A4.131 There are 2 Buildings of Merit within the TCA although no landmarks.

TCA 11: Gomer Gardens

A4.132 TCA 11 is located to the west of the Site, between the railway line and Udney Park Road.

What are the local building forms in terms of scale, form, height, massing and layout

A4.133 The prevailing scale is 2 storey terraced or semi-detached residential properties, forming a closely knit urban grain and a consistent massing resulting in a well enclosed character to the street pattern. The residential street layout is broadly north to south, with the exception of the western edge which curves in relation to the railway line. There is larger scale massing, equating to 4 storeys, in the north-west part of the TCA 11 with the stone clad Christ Church and Teddington Nursery a brick building of a similar mass to the Church.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.134 Local vernacular is predominantly red or light brown brick, with localised instances of stone, pebble dash and white or cream render. Fenestration is generally with white surrounds.

What is the sense of enclosure and-gaps and frontages

A4.135 There is a well enclosed character to the street scape as a result of the density of the built form and its proximity to the road, with generally off-street parking and narrow frontages between residential facades and the pavement.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.136 Pitched roofs overall and a constant roof line due to the scale of the residential properties.

How can development make the most of views into or out of the site

A4.137 N/A as there is no inter-visbility between the character area and the Site.

How do local buildings deal with changes in level

A4.138 This is a flat landform, therefore buildings are not having to deal with changes in level, being level with the streetscape.

Are there any landmarks and how does the Site relate to them

A4.139 Christ Church is a local landmark due to its scale, stone cladding and fenestration, however there is no relationship between this building and the Site due to the intervening built form.

TCA 12: Clarence Road

A4.140 TCA 12 is located to the south-west of the Site, beyond the railway line.

What are the local building forms in terms of scale, form, height, massing and layout

A4.141 The layout is geometric, with a triangular road pattern in the west of the character area and a generally north to south road layout in the central and western parts, with the built form aligned adjacent to this road network accordingly.

A4.142 The larger scale massing is located in the south-west part of the character area, with 4 storey terraced residential properties (basement + 3 including roof) opposite the sports pitches within Bushey Park and contemporary 3 storey terraced apartments, 3 storey massing in Colville Court

and the 3 storey utilitarian massing of Teddington police station. The remainder of the TCA 12 is 2 storey detached or semi-detached residents.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.143 Predominantly red or pale brown brick along with extensive areas of white rendered properties in the eastern part of the character area. Detailing is localised to around windows or doors.

What is the sense of enclosure and-gaps and frontages

A4.144 Sense of enclosure by narrow width of the street pattern and that many properties are in close proximity to the kerb, with small scale front gardens and off-street parking. There are larger detached properties which reduce the sense of enclosure in the eastern part of the character area.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.145 Pitched roofscape overall.

How can development make the most of views into or out of the site

A4.146 N/A as there is no inter-visibility between the Site and the character area.

How do local buildings deal with changes in level

A4.147 Overall it's a flat area, such that the building relate directly to the landform. The larger scale terraced properties at the south-west edge of the character area, have first floor entrance above ground level / basement parking, with the change in level accommodated via steps.

Are there any landmarks and how does the Site relate to them

A4.148 There are no landmarks within the character area.

TCA 13: North Fairfax

What are the local building forms in terms of scale, form, height, massing and layout

A4.149 This character area consists of large scale 4 to 5 storey residential massing (including roofscape), located to the south of Cromwell Road and the Site. There is post war 5 storey massing at Grovesnor Court and contemporary 4 storey massing opposite, at Rosebank Close. There are detached large scale Victorian and contemporary properties in the southern part of the character area, such that overall TCA 13 is characterised by large scale set piece architecture.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.150 Grovesnor Court is dark red brick and with no articulation. Rosebank Close is a pale red brick with white rendered upper storey. Other properties are brick, with the contemporary detached house rendered grey with timber.

What is the sense of enclosure and-gaps and frontages

A4.151 The combination of the large plots and that the larger scale massing or detached properties are set back from the road establishes a less enclosed character than the surrounding townscape.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.152 The prevailing pattern is large pitched roofs with those at Grovesnor Court being asymmetrical in profile and thereby accentuating the scale of the roof.

How can development make the most of views into or out of the site

A4.153 N/A as there is no inter-visibility between the character area and the Site.

How do local buildings deal with changes in level

A4.154 It is a flat area with buildings relating directly to the terrain. There is very localised ground undulation within Grovesnor Court as part of the amenity landscape, but the built form is bordered by flat hardstanding.

Are there any landmarks and how does the Site relate to them

A4.155 The set piece architecture does form localised landmarks, but these are not inter-visible with the Site.

TCA 14: Collis School

A4.156 Collis School is located to the south of the Site, and to the south of residential properties on Cromwell Road. There is a narrow footway linking between Collis School and Cromwell Road to the south of the Site.

What are the local building forms in terms of scale, form, height, massing and layout

A4.157 The character area consists of large scale horizontal massing and a range of building heights between 1 and 2 storeys. There are hard surfaced sport pitches and rectangular grass fields to the east of the school.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.158 Overall the vernacular is utilitarian in character with rendered facades in part.

What is the sense of enclosure and-gaps and frontages

A4.159 The school is set back from the street network and bordered by sports grounds, reducing the sense of enclosure.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.160 Combination of a flat roof profile along with operational plant and skylights.

How can development make the most of views into or out of the site

A4.161 There is inter-visibility between the character area and the Site as a result of the access footpath on Cromwell Road.

How do local buildings deal with changes in level

A4.162 The landform is flat and therefore the built form relates directly to this.

Are there any landmarks and how does the Site relate to them

A4.163 There are no landmarks.

TCA 15: South Fairfax

A4.164 The character area is located to the south of the Site and consists of a ribbon settlement pattern adjacent to Fairfax Road. The residential properties are 2 storey semi-detached properties with large pitched roofs, equating to 3 storeys, many of which have skylights. Properties are set back from the road to enable off-street parking.

What are the local building forms in terms of scale, form, height, massing and layout

A4.165 Semi-detached residential 2 storey properties set back from the road to enable off-street parking.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.166 Predominantly pale brown or red brick with white rendering. A few pebble dashed properties.

What is the sense of enclosure and-gaps and frontages

A4.167 Frontages are defined by low brick walls. Low number of street trees such that there is a perception of the built form and an enclosed character.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.168 Pitched roof profiles.

How can development make the most of views into or out of the site

A4.169 There is no inter-visibility between the Site and the character area due to the distance and intervening built form.

How do local buildings deal with changes in level

A4.170 The landform across the character area is flat, with built form related directly to this, such that there are no changes in level.

Are there any landmarks and how does the Site relate to them

A4.171 There are no landmarks with the character area.

TCA 16: St. Winifreds

A4.172 TCA 16 is located to the east of the Site and consists of a series of linear road networks aligned perpendicularly between the River Thames and the A310. Consistent 2 storey semi-detached or detached properties with shallow pitched roofs interspersed with 4 storey post war (Meadway Court) and contemporary flats (Rivermead Close).

What are the local building forms in terms of scale, form, height, massing and layout

A4.173 Predominantly 2 storey + roof with consistent scale and angle of pitched roof. Tight density to the residential properties.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.174 Predominantly brick, some properties rendered white or with alternating variations between brick and render.

What is the sense of enclosure and-gaps and frontages

A4.175 Dense, closely knit built form adjacent to road networks resulting in strong sense of enclosure.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.176 Overall shallow pitched roofs with flat roofs on larger apartments.

How can development make the most of views into or out of the site

A4.177 There is no inter-visibility between TCA 16 and the Site.

How do local buildings deal with changes in level

A4.178 Predominantly flat area and therefore built form exhibits consistent scale and roof line.

Are there any landmarks and how does the Site relate to them

A4.179 No landmarks, in addition to there being no inter-visibility between the Site and TCA 16.

TCA 17: Langdon Park

A4.180 TCA 17 is located to the south-west of the Site and consists of a rectangular plot of mature trees and grassland.

What are the local building forms in terms of scale, form, height, massing and layout

A4.181 N/A

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.182 Texture and colour are derived from the landscape features.

What is the sense of enclosure and-gaps and frontages

A4.183 Enclosed character due to the narrow rectangular plot width and mature trees.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.184 N/A

How can development make the most of views into or out of the site

A4.185 There is no inter-visibility between the Site and TCA 17.

How do local buildings deal with changes in level

A4.186 N/A

Are there any landmarks and how does the Site relate to them

A4.187 N/A

TCA 18: Langdon Place

A4.188 TCA 18 is located to the south-west of the Site and consist of large scale massing, with 4 storeys (including roof) plus decorative turrets.

What are the local building forms in terms of scale, form, height, massing and layout

A4.189 The main material is pale brick with a dark slate roof. The building has an asymmetrical layout within its landscaped grounds.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.190 Windows are recessed with narrow sills but highlighted keystones in the arch surround. There is a shallow relief to the brick quoins which add texture to the building.

What is the sense of enclosure and-gaps and frontages

A4.191 The built form is offset from the road network such that the sense of enclosure is reduced.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.192 Large scale pitched roof in combination with turrets and large chimneys extending and alternating the roofscape.

How can development make the most of views into or out of the site

A4.193 There is no inter-visibility between the Site and TCA 18.

How do local buildings deal with changes in level

A4.194 TCA 18 is generally flat such that there are no changes in level.

Are there any landmarks and how does the Site relate to them

A4.195 The built form is notable and a local landmark, however there is no physical or visual relationship between the Site and TCA 18.

TCA 19: Harrowdene Gardens

A4.196 TCA 19 is located to the south of the Site and consist of 2 and 3 storey apartment blocks in linear and staggered alignment to the south of the railway line along.

What are the local building forms in terms of scale, form, height, massing and layout

A4.197 Rectangular and square plots result in heavy utilitarian massing, although a consistent height and uniformity as a result of the scale and height of the built form.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.198 Pale brick with dark tile roof, white window surrounds. Built form set within amenity landscape with mature trees. Simple tonal palette to built form.

What is the sense of enclosure and-gaps and frontages

A4.199 The close proximity of the plots to one another results in combination with the vegetation results in a sense of enclosure.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.200 Consistent pitched roof line.

How can development make the most of views into or out of the site

A4.201 There is no inter-visibility between the Site and TCA 19.

How do local buildings deal with changes in level

A4.202 TCA 19 is generally flat such that there are no changes in level.

Are there any landmarks and how does the Site relate to them

A4.203 There are no landmarks within TCA 19.

TCA 20: Bushy Park

A4.204 TCA 20 is located to the south of the Site and consists of extensive landscaped grounds with formal tree avenues and large water bodies.

What are the local building forms in terms of scale, form, height, massing and layout

A4.205 Built form is limited, such that the prevailing character is open parkland.

What is the local vernacular - detailing, fenestration, materials, texture and colour

A4.206 Texture and colour are derived from the landscape features.

What is the sense of enclosure and-gaps and frontages

A4.207 Expansive areas of open space contrasting with a more enclosed character within the tree avenues.

What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline

A4.208 N/A

How can development make the most of views into or out of the site

A4.209 There is no inter-visibility between the Site and TCA 20.

How do local buildings deal with changes in level

A4.210 N/A

Are there any landmarks and how does the Site relate to them

A4.211 There are landmarks within TCA 20, however the Site is not physically or visually related to these.

A5.0 LANDSCAPE AND BIODIVERSITY MANAGEMENT STRATEGY

Former ICL Private Ground, Teddington: Landscape and Biodiversity Management Strategy

Prepared on behalf of Quantum Group

September 2017

bartonwillmore.co.uk

BARTON WILLMORE
PLANNING / DESIGN / DELIVERY

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Project Ref:	**25615/A5/LBMS**
Status:	Final
Issue/ Rev:	04
Date:	September 2017
Prepared by:	GW
Checked by:	RH
Authorised by:	MDC

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Ref: 25615/A5/LBMS
Date: September 2017
Status: Final

CONTENTS

ILLUSTRATIVE MATERIAL

1.0 INTRODUCTION

1.1 This Landscape and Biodiversity Management Strategy (LBMS) has been commissioned by Quantum Group Ltd and prepared by Barton Willmore Landscape Planning and Design (BWLPD) to provide a long term landscape management and maintenance approach for the implementation and long-term after-care landscape aspects of the Proposed Development at the former ICL private ground, Teddington (the 'Site').

1.2 The Proposed Development will see the former Imperial College London Private Ground on Udney Park Road, Teddington, London, TW11 9BB, regenerated for a mixed-use development that will deliver high-quality sports and community facilities, alongside new public open space and affordable, care led accommodation for Older People and a new GP surgery. This triple approach secures a sustainable, inclusive future for the site, the benefits of which underpin national and local planning policy.

1.3 With the creation of the Teddington Community Sports Ground Community Interest Company (CIC), three areas will be established:

1. Assisted living, extra care community and a new GP surgery;

2. Open parkland with community Orchard and outdoor gym; and

3. Community sports facilities.

1.4 The proposed community sports facilities will comprise of the following:

- A full-size Third Generation artificial grass pitch (3G AGP);
- Natural grass playing pitch provision;
- Tennis Courts / MUGA; and
- Community pavilion containing changing rooms, kitchen, bar and server, flexible-use community rooms and crèche.

1.5 Teddington Community Sports Ground CIC will have responsibility for the long-term management of the sports facilities and the public park.

1.6 The LBMS demonstrates a positive response to the existing Other Open Land of Townscape Importance (OOLTI) designation by demonstrating the improved biodiversity value of the Proposed Development to the Site and the improvement to the redistribution of open land within the Site in terms of quality and ecological value.

1.7 The LBMS is also intended to satisfy the intent of Regulation 37 of the Conservation (Natural Habitats, &c.) Regulations 1994 which seeks the implementation of planning policies which encourage landscape management.

1.8 In the production of this strategy, reference has been made to:

- Barrell Tree Consultancy (BTC) Arboricultural Constraints Report (February 2017);
- Lindsay Carrington Ecological Services Ltd Phase 1 Ecological Appraisal (2016); and
- Peach Ecology Phase 2 Bat and Reptile Survey (July 2017).

1.9 In addition, reference has been made to the Natural Environment and Rural Communities (NERC) Act 2006, Section 41 Priority Species and Habitats, UK BAP priority habitats and species are no longer accountable at a UK level following publication of the Natural Environment White Paper in 2011. However, Outcome 3 of the Biodiversity 2020 strategy (which succeeds the UK BAP in England) aims to achieve protection and enhancement of Priority Species (now referred to as habitats of principal importance) listed under Section 41 of the NERC Act. UK BAP Priority Habitats and Species therefore remain an important consideration both in the proposal and in the long term management of the Application Site.

2.0 SCOPE

2.1 This LBMS has been prepared to encompass the area for the Proposed Development as shown in **Figure LBMS-1: Landscape Management Plan**. It provides a comprehensive and integrated approach to the management of retained existing features, hard and soft landscape proposals and the newly created habitats.

2.2 The aim is to promote a sensitive management approach, which protects, manages and enhances the Site for the benefit of the users as well as reflecting the OOLTI designation in improving the quality and ecological value of the Site, given the redevelopment of the Site.

2.3 This document provides a strategy for overall management and maintenance of the landscape features of the Proposed Development, including existing features, hard and soft landscape proposals and newly-created habitats including trees, hedges, shrubs, groundcover, wetland and amenity and wildflower grassland.

2.4 The LBMS is a dynamic document that should be renewed on a regular basis and amended as circumstances change with the evolving development of the Site.

3.0 EXISTING LANDSCAPE

Location

3.1 The Site is located within Teddington, in the London Borough of Richmond upon Thames. The Site is broadly trapezoid in form, with the exception of its south-west edge, covers 12.8 acres and is bordered by residential development on:

- Fullerton Court (to the north);
- Kingston Lane (to the east);
- Cromwell Road (to the south); and
- Udney Park Road (to the west).

3.2 Teddington High Street is 160m to the north of the Site, beyond which there is a continuous settlement pattern extending to Twickenham.

3.3 The Site is located within a residential townscape of Victorian, Edwardian, post 1950s and contemporary properties, in varying arrangements of single dwellings, semi-detached, terraced and large scale apartments, all of which form a close knit urban grain.

Topography and Hydrology

3.4 The River Thames meanders to the south, east and north of the Site, and at its closest point is 560m to the north-east of the Site. The Site is therefore within the plains of the River Thames situated across flat landform between 5 - 15m Above Ordnance Datum (AOD).

3.5 The landform remains consistently flat adjacent to both sides of the River Thames, before rising across Hampton Hill (15-25m AOD), to the west of the Site, and Sawyer's Hill to the north-east of the Site (50-55m AOD).

3.6 Other waterbodies within the area include Longford River to the west of the Site which flows through Bushy Park (with a number of large ponds) to the River Thames and the Long Water, a 1km long rectangular water body within Hampton Court.

Vegetation

3.7 To the north and east of the Site there are small scale tree groups within small pocket parks and adjacent to the River Thames. On the south side of the River Thames, the extent of vegetation increases considerably across Ham, Ham Common and Richmond Deer Park.

3.8 There are extensive formal avenues of trees within Bushey Park, to the south of the Site, along with more informal woodland clumps and plantations, all of which form part of the parkland

setting. Similarly, there is a formal arrangement to the gardens within Hampton Court along with veteran and mature trees.

3.9 The residential streets surrounding the Site are of varying species, which in combination with the residential gardens and pocket parks provide a well vegetated character to the area overall.

Ecology – Phase 1

3.10 Lindsay Carrington Ecological Services Ltd (LCES) produced an Ecological Appraisal of the Application Site in March 2016. LCES's findings conclude that the Application Site has low ecological value. However, the following opportunities and constraints were identified:

- ***"The site is in close proximity to Churchyard of St. Mary with St. Alban, Teddington SINC.***
- ***Potential for nesting birds within the hedgerows, ornamental and scattered trees.***
- ***High potential for roosting bats within the main pavilion building and low quality foraging and commuting habitat on site.***
- ***Potentially suitable foraging habitat and hibernacula for widespread reptiles within the hedgerows, scrub, brash pile and tall ruderal vegetation."***

Bats

3.11 Apart from the pavilion, which was assessed as having high potential to support roosting bats, all other buildings were deemed to have negligible potential and no further recommendations were made for these. LCES require a Phase 2 survey in the event that Proposed Development affects the pavilion and, should evidence of roosting be discovered, a suitable mitigation strategy for bats.

Hedgerows

3.12 There are hedgerows of varying composition within the Site, around the pavilion and along the western, southern and northern boundaries. LCES considered these hedgerows to be UK BAP habitat (Priority Habitat) but did not consider them to qualify as 'important' under the Hedgerow Regulation 1997 due to lack of species richness. The potential of hedgerows to provide potential shelter for reptiles and nesting habitat for birds was noted and LCES recommended the hedgerows be retained where possible. Hedgerow along the northern boundary (Hedgerow 1) included dominant Privet (*Ligustrum sp.*), locally frequent leyland cypress (*Cupressus x leylandii*), frequent ivy (*Hedera helix*) and rare dandelion (*Taraxacum agg.*). Hedgerow along the western boundary (Hedgerow 2) included locally abundant ivy and locally frequent comfrey (*Symphytum officinale*). Along the southern boundary, the hedgerow (Hedgerow 3) included locally abundant beech (*Fagus sylvatica*) and frequent oak (*Quercus*

robur) and ivy. The pavilion hedgerows and Hedgerow 2 were found to contain, respectively, frequent Small-leaved Cotoneaster (Cotoneaster micropyllus) and Wall Cotoneaster (Cotoneaster horizontalis) which are an invasive non-native species listed under Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended). Mitigation measures for these species are prescribed below under 'Invasive Species'.

3.13 To compensate for any hedgerow removal, LCES prescribed replacement native planting of Spindle (15%), Hawthorn (10%), Blackthorn (5%), Field Maple (25%), Elm (5%), Hazel (15%), Elder (5%), Crab Apple (5%) and Guelder Rose (15%). Long term management objectives for new and retained hedgerow were defined as 2 to 3 year rotation trimming to an 'A' or 'topped A' shape with the aim of achieving a tall, bushy hedge with maximum wildlife potential. LCES prescribed the following measures for new hedgerow planting:

- ***"Hedgerow species will be planted as whips. All species will be sourced from British-grown stock. Bare root specimens will be kept moist either by using a damp cloth or placing the roots in a bucket of water during planting.***
- ***All plants need to be well heeled in after planting and watered in during dry weather. The planted hedgerow will be protected from rodent damage with the use of spiral tree guards. Spiral tree guards will be removed after 4 years."***

Nesting Birds

3.14 LCES noted that hedgerows and trees within the Site provide foraging and nesting habitat for birds. The following precautions were prescribed to avoid harm or injury to birds during the nesting:

- ***Vegetation clearance should be conducted outside of the bird nesting season which is considered to run from March to September. Where this is not possible a suitably qualified ecologist should check potential nesting habitat immediately prior to clearance. Any active nests must be retained in situ with a suitably vegetated buffer. Clearance in affected areas can only proceed once the nestlings have fledged the nest.***
- ***Ecological enhancement measures described in Section 5.6 [of the LCES Appraisal] will provide foraging and nesting opportunities for many species and should be implemented in the event that any of the existing habitat is not retained."***

Reptiles

3.15 The area along the eastern boundary provides small areas of scrub which LCES noted may be used by reptiles. In addition there are spoil piles and areas of tall ruderal which provide low suitability. If suitable habitat areas are to be impacted by the proposals, LCES considered that

a reptile survey and mitigation may be required, and recommended the short sward amenity grassland should be maintained as short sward grassland to avoid reptiles colonising this area.

Invasive Species

3.16 LCES noted the presence of a small area of Small-leaved Cotoneaster (*Cotoneaster microphyllus*) and Wall Cotoneaster (*Cotoneaster horizontalis*) within the Site and recommended the following precautionary measures to avoid spread of these invasive non-native species, which would be an offence under the Wildlife and Countryside Act, 1981 (as amended):

- ***"Where possible remove the plants during the growing season when fruits are absent from the plant. Fruits are usually present in the autumn but it should be noted that the fruit of cotoneaster can persist well into the winter period.***
- ***Plants to be removed must be cut and burnt on site to minimise the risk of spreading seeds.***
- ***Where removal of the plants during the fruiting season is necessary, care must be taken to place each removed plant, or part thereof, into a plastic bag before transporting it for on-site burning.***
- ***Work boots and machinery must be cleaned thoroughly after clearance of the cotoneaster and before continuing to other areas of the site or leaving site. This will minimise the risk of spreading seeds across and outside of the site.***

Ecology Phase 2 – Landscape Mitigation and Enhancements

3.17 Peach Ecology have noted the following measures:

- Creation of log piles;
- Provision of features for nesting birds within new buildings;
- Infill planting of boundary hedging to form a continuous wildlife corridor; and
- Bat boxes

Arboriculture

3.18 With reference to Barrell Tree Consultancy's (BTC) Arboricultural Constraints Report:

- A high proportion of Category B trees are located around the perimeter of the Site where their contribution to local character makes the retention of good quality tree cover important.
- A large portion of the trees around the Site are Category C because they are small or in poor condition;
- Tree 69 and groups G71 and G74 are in decline and have very poor future prospects;

- Large boundary trees will limit future daylight availability for proposed properties and an appropriate distance will need to be maintained between any dwellings and the extent of mature canopies; and
- Several trees along Udney Park Road and Cromwell Road have been regularly pollarded. In these cases the root protection area may not be as wide as that typically expected based on trunk diameter alone.

3.19 There are Tree Preservation Orders along all of Kingston Lane and to 2 trees on the western edge of the Site.

4.0 VISION, AIMS AND OBJECTIVES

Vision

4.1 The landscape strategy seeks to provide an appropriate landscape setting for the Proposed Development which offers the opportunity to retain, enhance and create a variety of landscape features in association with the proposed built elements. These will promote accessibility, legibility and a strong setting and sense of place for the Proposed Development as well as complementing local landscape character and providing biodiversity opportunities.

4.2 The delivery of the LBMS can be expressed by a clear and simple vision, which has been set out below:

> ***"To promote the Proposed Development as an attractive and sustainable environment with strong sense of place and landscape and visual amenity value which will enhance biodiversity and nature conservation, and will be assimilated into the existing landscape setting."***

Aims and Objectives

4.3 To achieve this vision, the key overarching aims and objectives of the LBMS are set out below:

Aim 1: Create a high quality landscape setting to the Proposed Development

Objectives:

- Ensure new planting is healthy and of good form;
- Ensure pedestrian routes and sporting facilities remain clear and accessible;
- Provide safe and legible channels for cycle and vehicle movement; and
- Maintain high quality surfacing for all new pedestrian, cycle and vehicle surfaces.

Aim 2: Retain and enhance existing features

Objectives:

- Secure the current value of existing trees to be retained; and
- Enhance those features those have potential for improvement.

Aim 3: Enhance biodiversity and ecological value

Objectives:

- Secure a healthy structure for existing hedgerow and tree belts around the edge of the Site and encourage native ground flora development;
- Extend and link the habitat areas of hedgerow and tree belts within the Site;
- Create a species diverse mix of planting in association with the proposed meadow and wetland features; and
- Provide additional foraging and shelter for local wildlife.

Aim 4: Provide the Proposed Development with an attractive sense of place

Objectives:

- Enhance species composition with appropriate wildflowers;
- Create and maintain robust structural elements creating enclosure, including new and reinstated boundary hedges and hedgerow with canopy trees;
- Provide transitional habitat from amenity grass to meadow, scrub, hedgerow and trees;
- Enhance visual amenity by providing more diversity of type and structure of vegetation; and
- Specify locally appropriate species.

Aim 5: Soften and integrate the new built form and recreational facilities within the surrounding townscape

Objectives:

- Maintain and enhance the healthy growth and the landscape and visual amenity value of trees, shrubs, hedges and grassland; and
- Enhance and reinforce structural landscape features and habitats which contribute towards a larger framework of green infrastructure throughout the Proposed Development.

5.0 LANDSCAPE DESIGN

5.1 The Landscape Design has been informed by the Townscape and Visual Impact Assessment, as well as an iterative process with the Architects, Ecologists and Arboriculturalists.

5.2 The aims of the landscape design are:

- Respond positively to local character;
- Provide new recreation and open space;
- Integrate new built form;
- Create a save and attractive public realm.

Design Quality Supplementary Planning Document (adopted February 2006)

5.3 In addition to the above, the Landscape design has also considered the guidance set out within the Design Quality SPD. This identifies key themes for the Landscape as:

- Open space – for which the Proposed Development is providing new public access to the Site; and
- Natural features – for which the Proposed Development is enhancing the existing trees and hedgerows bordering the Site.

5.4 With reference to the 'Public Realm' section, the SPD notes that:

> ***"new development should make a positive contribution to the public life between buildings, so that these spaces are pleasant, flexible, safe, and interesting places to be in."***

5.5 The SPD also notes that public space should be:

> ***"planned in a strategic manner so that it plays a useful contribution to new development…***
>
> ***There should always be a preference for the protection of any existing natural habitats or trees. This will enhance the potential for open space to support neighbouring wildlife through the forming of wildlife or 'green' corridors."***

Landscape Design

5.6 The Landscape design is based upon the creation of a new park extending north to south across the Site with the opportunity for informal recreation across the northern part of the park and formal recreation across the southern part.

5.7 The key pedestrian route is a part linear part sinuous path across the west side of the park which provides direct linkages between Udney Park Road and Cromwell Road, in the context of the new pedestrian crossing between the Site and Collis School. There are also pedestrian linkages from the path network across to Kingston Lane.

5.8 The contrast between the informal recreational usage in the northern part of the Site and the formal recreation in the southern part of the Site is reflected in the landscape design, and the new avenue of trees. This is through the strong linear alignment of the new trees in the southern part of the Site, which then reduce in density in the northern part of the Site.

5.9 These new trees would complement the linear alignment of existing trees around the boundary of the Site, which would be retained overall and enhanced as part of the positive management strategy outlined within this LBMS. The species would be Hornbeam and closely planted in part so that the canopies can connect.

5.10 Within the northern part of the park there would be a wildlife pond. This would be planted up with plants as well as being allowed to establish naturally along with wildflower grassland seed around the margins to enable migration of wet-tolerant species.

5.11 Around the boundary of the Site would be a new hedge, in combination with the enhancement of the existing hedgerow. The intention is to create a consistent outward facing character to reflect the relative formality of the railings and general street scene. Space has been found along the internal edges for softer, more naturalistic planting using the ‘hedge edge’ mix and wildflower grassland. Having native bulbs planted at the base would add colour and another layer of value to the hedge edge. By keeping the hedge at a low height, around 1.2m it would enable increased visibility across the Site than compared to the existing boundary treatments of solid timber fencing.

5.12 The hedgerow structure would also continue west/east through the centre of the Site to provide new habitat linkages across the Site in relation to bats and other wildlife.

5.13 A community garden featuring orchard trees and medicinal herbs will provide learning opportunities, as well as potential health and wellbeing benefits through ongoing volunteer planting, harvesting and maintenance operations,

5.14 Within the residential area there would be ornamental shrubs set within communal gardens, including tactile grasses and aromatic herbs such as Lavender, Rosemary, and Sage to create a and sensory character. The built form will also consist of extensive green/brown roofs.

5.15 Additional features within the new park would be a fitness trail and outdoor gymnasium, providing additional recreational opportunities and interest.

6.0 LANDSCAPE MAINTENANCE COMPONENTS

Landscape Maintenance Component Definition

6.1 The aims and objectives outlined within this section define what is to be achieved for identified existing and proposed landscape features or components which comprise each of the Landscape Zones across the Site, in response to the overall needs of the Proposed Development. These in turn inform detailed prescriptions which enable anticipated outcomes for the individual landscape features or components to be achieved.

6.2 As part of establishing an effective Landscape Strategy, a series of interlinked zones of landscape areas and open spaces have been defined throughout the Proposed Development. These zones are illustrative, and provide an example of how the landscape features of the Proposed Development could be defined. These provide a robust landscape framework within which the scale of the proposed built form will appear sensitively placed. Once established, the landscape features or components of the Proposed Development will offer legibility and functionality to the areas that surround the proposed built form and work towards enhancing its landscape and biodiversity value.

Landscape Zones

6.3 With reference to **Figure LBMS 1: Landscape and Biodiversity Management Plan**, the following Zones have been identified:

- Zone 1: Green Edge;
- Zone 2: Parkland;
- Zone 3: Wildlife Wetland;
- Zone 4: Sports Recreation;
- Zone 5: Residential and Medical; and
- Zone 6: Orchard Garden.

Landscape Maintenance Components

6.4 Each of the landscape zones are created by the combination of various existing or proposed landscape features or components. The constituent components comprise are::

- Component 1: Existing Trees;
- Component 2: Proposed Trees;
- Component 3: Wildflower Grassland;
- Component 4: External Hard Surfaces & Furniture;
- Component 5: Play Equipment;

- Component 6: Wetland Features;
- Component 7: Sports Pitches;
- Component 8: Ornamental Shrubs & Hedges;
- Component 9: Native Hedgerow;
- Component 10: Native Coppice;
- Component 11: Green Roofs;
- Component 12: Community Orchard & Medicinal Garden; and
- Component 13: Amenity Grassland.

Component 1: Existing Trees

6.5 Wood-Pasture and Parkland is a UK Priority Habitat, and Ancient Parkland and Veteran Trees are covered by a Richmond upon Thames Habitat Action Plan which aims to raise awareness of potential threats including removal of trees and dead wood, and inappropriate management and neglect.

6.6 Good quality trees will be retained and managed as part of a network of structural vegetation connecting into wider green infrastructure to retain and enhance the important screening function and to deliver enhancements to bird and bat habitat. Works will ensure reasonable safety precautions are taken to provide an acceptable level of risk to people or property.

Maintenance Recommendations

6.7 All tree works and their management are to be agreed with the Local Authority. Any specified tree surgery works will be carried out in accordance with BS 3998: 2010 'Tree Works – Recommendations', Health & Safety legislation and relevant best practice. Prior to the commencement of works the Contractor shall provide valid proof of the required Public Liability Insurance and a full working method statement and risk assessment.

6.8 A visual inspection of trees within 10m of public paths shall be carried out at every visit. Any damaged, diseased or dangerous timber shall be reported to the operations manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) Regulations 1999 if it is considered hazardous to public use of the area.

6.9 The retention of mature trees will be secured by the continued application of "minimal safety management" rules. If possible works should be undertaken outside the birds nesting season (nesting season – late February to end of August). If this is not possible appropriate checks by a qualified ecologist should be undertaken and, if occupied nests are identified or suspected, works will need to be delayed until nestlings have fledged. If necessary further surveys should be carried out and appropriate licenses obtained to ensure legal compliance and/or secure appropriate or necessary mitigation.

6.10 Veteran trees shall be retained and 'future veterans' and 'old growth' features encouraged by retaining specific trees to mature and decline naturally.

6.11 Any timber arising from safety and regenerative works shall be piled to rot naturally in appropriate locations such as scrub or meadow areas.

6.12 Specific management is required for street trees to maintain a clear stem and prevent the canopies from causing an obstruction to properties, pedestrians or vehicles.

Table 5.1: Summary of Maintenance Tasks – Existing Trees

Task:	Frequency / Timing
Safety inspections and report on condition of trees by arboricultural advisor.	Once a year
Works recommended following inspection. Typically include the removal of fallen, diseased, dead, dying or dangerous trees and damaged or crossing branches.	As recommended by annual inspection
Remove timber and arisings from safety and regenerative work and use to create deadwood habitat and refugia in local areas.	Immediately following works

Component 2: Proposed Trees

6.13 Proposed tree specimens and groups occur throughout the Proposed Development and include street trees, parkland trees in open spaces and hedgerow and avenue trees along the Application Site boundaries. Proposed trees enhance biodiversity opportunities as part of a mosaic of habitats and provide structural diversity within the Site.

6.14 Trees will contribute to the visual amenity of the landscape by defining circulation patterns and hierarchy, by providing a vertical landscape structure to the development and by softening views towards the proposed built forms. It is also anticipated that ultimately they will provide bats and birds with additional foraging and movement opportunities across the Application Site.

Maintenance Recommendations

6.15 Native tree species, locally-sourced where possible, should be used to provide boundary and open space planting to soften and screen views of built form and assist in assimilating the Proposed Development within the Site. This framework of trees will be supplemented with non-native species where appropriate, to provide additional interest and legibility, and to address the effects of climate change.

6.16 New planting is to be in accordance with BS 4428:1989. Standard trees are to be pit planted, with pits 100mm wider and deeper than root spread, backfilled with soil mixed with a slow release fertiliser. Stakes, ties and guards are to be fitted to protect new trees from damage.

6.17 Standard tree planting along the Site boundaries and within parkland and other open green space shall include native species reflecting existing planting and other appropriate trees, such as Common Lime, Common Hornbeam, Common Alder and Common Beech. Non-native species such as Sweet Chestnut may be included as naturalised species which are also resilient to the changing British climate, or for their distinctive ornamental qualities or habit.

6.18 All staked trees shall be inspected on each maintenance visit, and any trees which have died or have suffered physical damage, such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake, and the ground reinstated.

6.19 Any trees which have died as a result of the contractors operations or omissions shall be replaced by the contractor at his own expense during the next planting season. Where the operations manager has agreed that plant deaths have arisen due to circumstances out of the control of the contractor, replacement planting shall be instructed by the Operations Manager and paid for at an agreed rate.

6.20 Any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot, or removed.

6.21 Mulched areas around trees shall be maintained.

6.22 At the beginning and end of each growing season all stakes, ties and guying systems shall be inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement as required. Where the support of a stake is no longer required the stake shall be removed from site.

6.23 Watering is to be undertaken as necessary to allow healthy establishment of plants.

Table 5.2: Summary of Maintenance Tasks – Proposed Trees

Tasks	Frequency / Timing
Maintenance of rabbit guards and other forms of protection.	Monthly until removal
Maintenance of stakes and ties, including loosening as necessary.	Monthly until removal
Removal of guards, stakes and ties.	After 2 years, subject to inspection
Following the maintenance period, trees are to be inspected by a qualified arboriculturalist who will provide a time-bound schedule of tree works to be undertaken. Recommendations will be based upon	Annually

satisfying the objectives of this management plan and ensuring no hazards are present on site.	
Create clear stem to standard trees in streets, parkland and other open green spaces, removing epidormic growth and suckers.	As required
Lift tree canopies to minimum height of 2m, maintaining balanced canopy as tree matures.	Annually
Reduce crown to maintain canopies clear of buildings and lighting, maintaining a balanced form	As required

Component 3: Wildflower Grassland

6.1 Lowland Meadows are UK Priority Habitats. Acid Grassland is a Richmond upon Thames Priority Habitat and targets include enhancement through conversion of neutral grassland to heathland with acid grasses, including potential stripping of enriched soils and intermittent creation of bare ground as nesting and invertebrate habitat. Areas of wildflower grassland will provide areas for habitat connectivity and foraging as well as visual appreciation of native wildflower species and associated fauna. Wildflower grassland will be managed to encourage communities of high nature conservation value, both in terms of floral diversity and in the provision of habitat and foraging.

Maintenance Recommendations

6.2 The wildflower grassland will include more frequently mown areas within the exercise equipment areas and passive recreation areas, along footpaths, and as strips along the edges of paved paths and carriageways.

6.3 Undesirable herbaceous (ruderal) species will need to be controlled. These species include those which legally need to be controlled and those which suppress or otherwise inhibit the development of a species-rich sward. Ideally, weeds will be removed by hand pulling and weed wiping/spot spraying should not be necessary.

6.4 Where the meadow sward fails to establish or dies out, or where the level and range of wildflower species is poor, measures will be undertaken to resolve any underlying problems. Areas will be re-sown following implementation of other remedial works. It is expected that following establishment, species diversity will naturally increase with time.

Table 5.3: Summary of Maintenance Tasks - Wildflower Grassland

Task:	Frequency / Timing
Remove any litter or debris.	Weekly

Task:	Frequency / Timing
In the first year after planting, wildflower grassland will be cut regularly to a height of 50mm, stopping in June-August and a final cut in September/October. Thereafter the grassland will be managed as hay meadows, with two annual cuts. The first cut to 150mm in late July to late August and the second cut to 75mm in September. Arisings will be left in situ for 2 to 3 days before removing and disposing off site.	Frequent cuts during first year, thereafter twice annually, late Summer and autumn
Footpaths, margins (0.5m wide) alongside paved pathways and roadways, and play and passive recreation areas will be mown to a height of 35mm with the first spring cut and all cuts thereafter whenever the sward reaches a height of 100mm.	Allow up to 16 cuts per season
If competitive grasses become prominent, consideration should be given to over-sowing of Yellow Rattle *Rhinanthus minor*, to help control the coverage of vigorous grasses. As Yellow Rattle sets seed in July, cutting should be avoided between April and mid-July. A late July hay cut will support propagation of the species within the sward by scattering the seed.	Late July
Additional seeding, to maintain sward diversity and repair damage.	Every 5 years, autumn

Component 4: External Hard Surfaces & Furniture

6.1 The circulation areas, sports surfaces and public open spaces include a range of hard surfaces and street furniture which articulate the public realm, define the hierarchy of routes and spaces, and provide recreational opportunities, as well as educational resources.

Maintenance Recommendations

6.2 To achieve these objectives, the following measures will be undertaken:

Table 5.4: Summary of Maintenance Tasks - Hard Surfaces and Furniture

Task:	Frequency / Timing
Removal of litter and dog excrement.	Weekly
Removal of grit, mud, leaf litter and plant debris by sweeping and (as a last resort) the use of a high-pressure spray.	Monthly
Remove any stains, marks or discolouration of surface materials by jet spraying.	Minimum of twice annually, and as required.
Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches from pathways through the Proposed Development to maintain an unobstructed width of at least 2m or the existing width of the pathway, whichever is the greater.	
Removal of weeds by hoeing, pulling or (as a last resort) use of approved herbicide.	

Task:	Frequency / Timing
Inspection of any defects and potential dangers in surfacing, furniture, and signage and undertake remedial works at the earliest opportunity.	
Keep all hard surfaces safe to walk on during prolonged freezing conditions, using grit rather than salt to achieve this objective.	As required in winter conditions

Component 5: Play Equipment

6.3 The play equipment forms part of the public realm and recreational enhancements of the Site.

Maintenance Recommendations

6.4 To achieve this objective, the following measures will be undertaken:

Table 5.5: Summary of Maintenance Tasks – Play Equipment

Task:	Frequency / Timing
Removal of litter and dog excrement.	Weekly
Removal of grit, mud, leaf litter and plant debris by sweeping and (as a last resort) the use of a high-pressure spray.	
Remove any stains, marks or discolouration of surface materials by jet spraying.	Monthly
Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches from pathways through the Proposed Development to maintain an unobstructed width of at least 2m or the existing width of the pathway, whichever is the greater.	Minimum of twice annually, and as required.
Removal of weeds by hoeing, pulling or (as a last resort) use of approved herbicide.	
Inspection of any defects and potential dangers in surfacing or equipment and undertake remedial works at the earliest opportunity.	
Keep all hard surfaces safe to walk on during prolonged freezing conditions, using grit rather than salt to achieve this objective.	As required in winter conditions

Component 6: Wetland Features

6.1 Ponds are UK Priority Habitats. The wildlife pond and surface water attenuation features such as swales and basins should be managed as wetlands to increase amphibious biodiversity, with plug or seed planting of native marginal species within shallow margins providing both wildlife habitat and accessible, attractive features within the Proposed Development.

6.2 Specific management tasks and their frequencies for watercourses and waterbodies are set out below.

Maintenance Recommendations

6.3 Confine movement channels for maintenance to the minimum number of routes to avoid excessive trampling of habitat.

6.4 Water quality within surface water attenuation features will be monitored for pollutants during periods of temporary flooding. Sources of pollution (e.g. surface run-off) shall be identified and appropriate preventative and remedial action taken to return water quality to acceptable levels, as required. Topsoil and fertilisers shall not be applied within the catchment to prevent nutrient enrichment of attenuated water leading to excessive growth of competitive weeds and grasses.

6.5 Monitor need for de-silting and clearance of leaf-fall on a 4-year basis and undertake as required. Remove deep bottom muck, silt or dense stands of dominant vegetation to diversify habitat and prevent ecological succession. Remove no more than half of the accumulated muck and silt in any one year, in December or January, to minimise disturbance to pond fauna.

6.6 Cut back one third of marginal herbaceous plants and grasses to 75mm annually on a 4-year rotation (no cut in the fourth year) in late summer, before they set seed, to promote diverse, tussocky growth and maintain extent of open water.

6.7 Assess extent of shading from trees and shrubs, especially to the south and east side of the pond. Consider cutting back or pruning to reduce shading where required, in late winter to avoid disturbance to nesting birds.

6.8 A summary of maintenance tasks and their frequency is set out below:

Table 5.6: Summary of Maintenance Tasks – Wetland Features

Task:	Frequency / Timing
Monitor water quality and take appropriate preventative/remedial action.	Monthly, and as necessary
Manual removal of invasive/exotic species.	Yearly, in autumn or winter
Cut back one third of marginal herbaceous planting to 75mm.	Yearly, in late summer, on a 4-year rotation (no cut in year 4)
De-silting and clearance of leaf-fall. Remove no more than 50% of bottom muck, silt or dense strands of dominant vegetation within any calendar year.	Every 4 years, as required, December to January

Task:	Frequency / Timing
Assess extent of shading from trees and shrubs. Prune as necessary.	Every 4 years in late winter, as required

Component 7: Sports Pitches

6.9 It is proposed that sports pitches are provided within the southern part of the Site.

6.10 The maintenance cycle for the sports pitches should ensure a safe playing surface throughout the year, in accordance with the guidance from Sport England.

6.11 For the turf sports pitch, the grass surface should be continually monitored to ensure the continued establishment of the sward and that divots and areas of undulation are repaired and that the pitches remain free draining. Weeds, particularly grasses, compete aggressively with young grass seedlings for water and nutrients, and may also compete for light.

6.12 Artificial sports and equestrian surfaces are to be maintained as per Component 4: External Hard Surfaces & Furniture, and in accordance with manufacturer's recommendations.

Table 5.7: Summary of Maintenance Tasks – Sports Pitches

Tasks	Frequency / Timing
Removal of litter and dog excrement.	Weekly
Removal of grit, mud, leaf litter and plant debris by sweeping and (as a last resort) the use of a high-pressure spray.	Monthly
Remove any stains, marks or discolouration to play equipment by jet spraying. Inspect play equipment for structural defects as advised by the product manufacturer.	Minimum of twice annually, and as required
Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches from pathways.	
Removal of weeds by hoeing, pulling or (as a last resort) use of approved herbicide.	
Inspection of any defects and potential dangers in surfacing and signage, and undertake remedial works at the earliest opportunity.	
Keep all hard surfaces safe to walk on during prolonged freezing conditions, using grit rather than salt to achieve this objective.	As required in winter conditions
Additional seeding and fertilising of sport pitches to maintain a healthy sward.	As required, but likely to be at least twice a year for seeding and three time a year for fertiliser.
Mowing to a height of between 25 and 30mm across the sports pitches. Mowing blades should	Throughout the playing season as required and in relation to weather conditions.

be checked regularly for damage and that they remain sharp to ensure the grass is cut and not torn or squeezed.	
Monitor grass erosion and regularly reinstate damaged or worn areas as required, including re-seeding of failed areas of grass. Ensure that any top dressing includes for a sand of the same particle size as used previously so as to avoid waterlogging. Additionally ensure sufficient aeration to the pitches.	As frequently as possible.
Ensure the markings remain visible on the sport pitches throughout the playing season, using an approved white liner. Goal posts need to be checked regularly to ensure they are safe for use.	Weekly and as required.
Ensure the height of the grass never exceeds 60mm in the non playing season.	As required following inspections.

Component 8: Ornamental Shrubs & Hedges

6.13 Richmond upon Thames Habitat Action Plan for Private Gardens has aims that include promoting gardening methods that conserve and enhance wildlife habitats and biodiversity, and favour native species and discourage introduction of harmful invasive species. Ornamental shrub planting areas form part of the formal garden areas within the development, and provide seasonal interest and colour to the streetscape, softening of the streetscape and definition of the public realm. Ornamental hedges contribute to the visual amenity of the streetscape and definition and legibility of the public and private realm and, as such, must be formally pruned to provide screening and spatial enclosure.

Maintenance Recommendations

6.14 The topsoil should be cultivated and shrubs, ground cover and perennial plants should be pit planted. Pits should be 150mm wider and deeper than root spread, and backfilled with excavated.

6.15 The growth cycle of planting may require varying maintenance involvement at different stages and management operations should be adapted as the planting matures and conditions dictate. In subsequent years, management may not need to be as intensive but it will be necessary to periodically rejuvenate or redevelop planting due to ageing and decline or disease in the plants.

6.16 Weed control is the single most important activity during the establishment stage of planted shrubs and regenerating species/seedlings. Weeds, particularly grasses, compete aggressively with young shrubs for water and nutrients, and may also compete for light. Hand weeding, where appropriate, should take precedence over the use of herbicides. However, herbicide use may be the most effective measure to take against unwanted species. Where herbicide

application is needed, it is recommended that an appropriate herbicide is applied in July - August in small controlled areas around the shrub base.

6.17 Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above a live, outward facing bud or shoot.

6.18 Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide such as “Round-up” glyphosate herbicide, in line with the manufacturer’s instructions and in compliance with the Plant Protection Products Regulations 2011 and Plant Protection Products (Sustainable Use) Regulations 2012. Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.

6.19 Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide such as “Kerb” (pbi), in line with the manufacturer’s instructions and in compliance with the Plant Protection Products Regulations 2011 and Plant Protection Products (Sustainable Use) Regulations 2012.

6.20 Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced and lopsided shelters straightened.

6.21 Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the winter visit.

6.22 A summary of maintenance tasks and their frequency is set out below:

Table 5.8: Summary of Maintenance Tasks - Ornamental Shrubs & Hedges

Tasks	Frequency / Timing
Where appropriate clear weeds by hand and remove arisings.	Spring
Continue hand weeding, where appropriate, until canopy of shrubs is closed (first 3 years). Inspect every 8 weeks and remove weeds. Prune back any badly damaged shrubs to sound growth. Water as necessary, allowing 10L/m² for planting beds.	Summer Growing Season
Remove dead herbaceous vegetation, other than ornamental seed heads and stalks, and dead leaves. Prune out dead wood, cut leggy shrub growth hard back to promote bushy growth.	Autumn/Winter

Remove all arisings from site. Ensure that all shrubs are firmly bedded in the ground after strong winds, frost heave and other disturbance.	
Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in small controlled areas around the shrub base. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).	July - August

Component 9: Native Hedgerow

6.23 Hedgerow is a UK Priority Habitat, and Hedgerows are a Richmond upon Thames Priority Habitat whose objectives include increasing the amount of this habitat with a target of linking green spaces through a network of hedgerows within the Borough. Existing hedgerows along the western, northern and southern boundaries have little species diversity, and species that are present include non-native and invasive species. New native mixed hedgerow planting will comprise native, biodiverse hedgerows along the northern and western boundaries. Native hedgerows will contribute to the mosaic of habitats within the Application Site and provide enhanced habitat connectivity, and will contribute to the wider landscape setting of the Proposed Development.

6.24 In order to fulfil the management objectives, each hedgerow should be planted in double-staggered rows and managed as appropriate, i.e. by trimming, laying, coppicing, bulking up, etc. Specific management tasks and their frequencies for the native hedgerows are therefore set out below.

Maintenance Recommendations

6.25 Bare root stock and should be notch planted into cultivated soils, ensuring the roots are not constrained and the root collar is level with the surrounding soil once firmed in. Container grown shrubs are to be pit planted, with pits 100mm wider and deeper than root spread, and backfilled with excavated soil. Stakes, ties and guards are to be fitted to protect new trees from damage.

6.26 In their Ecological Appraisal (March 2016) LCES have prescribed a replacement native planting mix of Spindle (15% of total planting mix), Hawthorn (10%), Blackthorn (5%), Field Maple (25%), Elm (5%), Hazel (15%), Elder (5%), Crab Apple (5%) and Guelder Rose (15%) as enhancement and mitigation for any loss of existing hedgerow. Peach Ecology have further

recommended under-planting of native bulb species including British Bluebell, Wild Daffodil and Common Snowdrop.

6.27 The ground below planting will be maintained 80% weed-free in the first 2 to 3 years after establishment, while ensuring the flowering stems and leaves of bulb plants are retained. The ground flora should be maintained through annual cutting and manual removal of vigorous weed species with the aim of creating a species-rich hedgerow edge of native herbaceous vegetation.

Table 5.9: Summary of Maintenance Tasks – Native Hedgerow

Task:	Frequency / Timing
Maintenance of a 0.5m 80% weed-free area to the base of each shrub for two years – this can be achieved through the application of 7.5cm depth bark mulch in this area.	Once or twice a year or as required
Maintenance of rabbit guards and sheet mulches.	Monthly
Maintenance of good levels of soil fertility and moisture where appropriate. Irrigation may be required during dry periods. A 5.0-7.5 cm mulch for 1m around the base of each tree will increase retention of soil moisture.	Watering (to field capacity) min. 8 times during dry months
Maintenance of stakes and ties, including loosening as necessary.	Monthly
Treatment of pests and diseases and vandalism damage.	Monthly
Formative pruning to avoid future structural problems and to remedy disease and vandalism problems.	As required following monthly inspection.
Pruning to prevent danger, obstruction or nuisance to users of adjoining properties, pathways and roads.	As required following monthly inspection.
Removal of guards, stakes and ties.	After 2 years, subject to inspection.
Undertake routine maintenance visits identifying the existence and location of any hedgerow plants which are suffering from visible defects likely to cause danger, potential danger, obstruction or nuisance to users of adjoining properties, pathways and roadways.	Monthly
Non-desirable woody species should be removed during management operations and at other times as necessary.	
Cut back undergrowth, overgrowing or overhanging hedgerow shrubs and minor tree branches from any pathways to maintain an unobstructed width of at least 2m or the existing width of the pathway, whichever is the greater.	
Native ground flora development will be encouraged, if necessary at the expense of introduced species. Ground flora should be maintained through removal of vigorous weed species.	Monthly

Task:	Frequency / Timing
In the interests of wildlife, hand weeding, where feasible, should take precedence over the use of herbicides in hedgerows. However, in certain instances, herbicide may be the most effective measure to take against unwanted species. Where herbicide application is needed this should be in small controlled areas around the tree base. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).	Hand weeding: As required by maintenance visits. Herbicide application: July - August

Component 10: Native Coppice

6.28 Lowland Mixed Deciduous Woodland is a UK Priority Habitat. Although not woodland habitat in its own right, scrub vegetation can provide a buffer or edge to other habitat as part of an overall habitat mosaic.

Maintenance Recommendations

6.29 Locally-sourced indigenous plant species will be used to establish a naturalistic edge and transitional habitat along the northern and western boundaries, adjoining areas of native hedgerow, and will form an understory to tree planting within the south-eastern corner of the Application Site, in association with the attenuation basin wetland area.

6.30 Coppice planting shall predominantly comprise of native species suitable for coppicing, to enable management for amenity. Coppiced species shall be drawn from Hazel, Sweet Chestnut, Alder and Birch and cut on a short rotation (two to five-year) coppicing cycle to maintain a more open, emergent character with a maximum height of 3m-4m. Other species may include Guelder Rose and Wayfaring Tree.

6.31 Suitable non-residual translocated (e.g. glyphosate-based) herbicide should be applied within areas of proposed planting in accordance with the manufacturer's instructions, to reduce competition from weeds and grasses. Herbicides must be listed on the current HSE Pesticides Register of UK Authorised Products and be applied in accordance with DEFRA's 'Pesticides: Code of Practice for Using Plant Protection Products'. Care must be taken to avoid damage of existing trees and vegetation to be retained, or pollution of any adjoining watercourses or waterbodies.

6.32 New planting is to be in accordance with BS 4428:1989. Bare root stock and should be notch planted into cultivated soils, ensuring the roots are not constrained and the root collar is level with the surrounding soil once firmed in. Container grown shrubs (e.g. Holly) are to be pit planted, with pits 100mm wider and deeper than root spread, and backfilled with excavated soil.

6.33 To protect new planting from damage, Recycled HDPE mesh guards (height 60cm, diameter 150-180mm) shall be fitted around each new plant, and secured to a single softwood stake of at least 25mmx25mmx900mm length, which is to be driven into the ground to a depth of 300mm.

6.34 To suppress competition from weeds and grasses, apply a mulch of chipped conifer bark, size range 25-75 mm, maximum 15% fines, composted for a minimum of six weeks prior to delivery, is to be used as a mulch. The organic mulch shall be spread evenly within a 1m diameter circle around each plant, to a depth of 75 mm after settlement.

6.35 New structurally diverse habitat edges should be provided by selective pruning and coppicing of shrub species to favour foraging by invertebrates, bats and other fauna.

6.36 Management operations will ensure that vegetation is cut back from pathways and fences.

6.37 Planting beds should be kept clear of litter. In the interests of wildlife, weed control should be undertaken by hand weeding, with the use of herbicides avoided wherever possible. However, in certain instances, herbicide may be the most effective measure to take against unwanted species. Where herbicide application is needed this should be spot treatment of a non-residual herbicide. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).

6.38 Over time, selective thinning of plants should be undertaken to encourage natural regeneration. Where possible, over-developed individuals should be removed.

Table 5.11: Summary of Maintenance Tasks – Native Coppice

Task:	**Frequency / Timing**
Maintenance of a 0.5m 80% weed-free area to the base of each shrub for two years – this can be achieved through the application of a sheet mulch or 7.5cm depth bark mulch in this area.	Once or twice a year or as required
Maintenance of rabbit guards and sheet mulches.	Monthly
Maintenance of good levels of soil fertility and moisture where appropriate. Irrigation may be required during dry periods. A 5.0-7.5 cm mulch for 1m around the base of each tree will increase retention of soil moisture.	Watering (to field capacity) min. 8 times during dry months
Maintenance of stakes and ties, including loosening as necessary.	Monthly
Treatment of pests and diseases and vandalism damage.	Monthly
Formative pruning to avoid future structural problems and to remedy disease and vandalism problems.	As required following monthly inspection.

Task:	Frequency / Timing
Pruning to prevent danger, obstruction or nuisance to users of adjoining properties, pathways and roads.	As required following monthly inspection.
Removal of sheet mulch, guards, stakes and ties.	After 2 years, subject to inspection.
Native ground flora development will be encouraged, if necessary at the expense of introduced species. Ground flora should be maintained through removal of vigorous weed species.	Monthly

Component 11: Green Roofs

6.39 The extensive green roof will provide biodiversity opportunities across the areas of new built form.

6.40 The Green Roofs will be a proprietary product, such as a "ZinCo Sedum Carpet" or similar and approved.

6.41 All installation and maintenance shall be in line with manufacturer's instructions to ensure the successful longevity of the green roof system.

Component 12: Community Orchard & Medicinal Garden

6.42 Orchard trees will be planted to reflect historic associations with 19th Century market gardening the area, and will where possible reflect local heritage by including species such as the 'Farleigh' Damson.

6.43 The managed orchard and medicinal herb garden will be a shared facility for fruit cultivation and habitat enhancement, as well as relaxation, education and community events. The orchards can provide diversity of planting and increase the biodiversity within the Site.

6.44 In addition, "Traditional Orchards" constitutes one of the habitats in the UK Biodiversity Action Plan Priority Habitats. It is anticipated that orchards within the Application Site will support the Biodiversity Action Plan aims for this habitat.

Management Objectives

6.45 The overall management aims can be divided as follows:

- Cultivate traditional fruit varieties and medicinal herbs;
- Optimise the potential for wildlife;
- Maintain access at reasonable times; and
- Enable community involvement.

Prescription

6.46 A management team for the orchard and medicinal garden should be established to ensure that the management objectives can be realised. This team should be suitably representative of the range of potential users and be empowered to take full control of the management of the orchard to achieve these objectives as well as any others deemed to be appropriate to the constructive use of the facilities.

6.47 The orchard should contain a mosaic of habitat types apart from fruit trees themselves. The reduced stock density will also for wildflower grassland areas to develop within the orchard, which will be seeded with a native species wildflower mix (with a diversity greater than 20 species). More specific prescriptions relevant to these habitat types within the orchard context are noted below.

6.48 A number of landscape management prescriptions should be followed, including the following of particular importance for the management of the orchard for biodiversity:

- Ensure that the fruit trees are managed to maintain a mix of ages, early and late-flowering varieties and species, prioritising species that are locally distinctive. This will result in an extended period of flowering and fruiting, to the benefit of insects, birds and mammals;
- Plant half-standard fruit trees at low densities;
- Apple trees cast more shade than other species and should be spaced more widely to enable wild flower growth;
- Apple trees also lead to greater leaf fall which can lead to nutrient enrichment which in turn inhibits plant diversity. Therefore leaves should be gathered and composted;
- Leave some fallen fruit for consumption by local animals and birds, and save some for provision as winter food;
- As part of an organic approach to managing the orchard garden, avoid the use of pesticides to maximise opportunities for invertebrate species, notably bees;
- Grasslands will be allowed to develop into a hay meadow structure with annual cutting as for other areas of wildflower grassland (see Component 3: Wildflower Grassland); and;
- Medicinal herb species will be managed to enhance and maintain their medicinal properties, as appropriate to the species, including deadheading during the growing season to maintain vigour, and dividing and replanting in March/April when overmature. General maintenance of herb planting shall be as per Component 8: Ornamental Shrubs and Hedges.

Component 13: Amenity Grassland

6.49 Amenity grassland provides areas for movement and relaxation, and create a cared for appearance throughout the Proposed Development. The open spaces will be managed as permanent grassland and, together with the new planting, will provide a high quality landscape setting to the Proposed Development.

Maintenance Recommendations

6.50 The management regime of these areas will minimise the use of herbicides and fertilisers to encourage species diversity. The use of fertilisers and herbicides on amenity grass areas will be limited to the spot control of invasive weeds once the grass has established.

6.51 Prior to cutting all areas shall be cleared of litter and debris.

6.52 All operations shall be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers and when weather and ground conditions are suitable.

6.53 Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions, additional maintenance visits may be required in order to maintain the sward within acceptable growth limits.

6.54 During each maintenance visit the Contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers shall not be used around the base of trees. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is avoided. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where appropriate.

6.55 Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site to an authorised tip, or dispersed over the plot.

Table 5.12: Summary of Maintenance Tasks - Amenity Grassland

Task:	Frequency / Timing
Remove any litter or debris	Weekly

Task:	Frequency / Timing
Grass should be mown to a height of 50mm whenever the sward reaches a height of 100mm (strimming to be carried out where grass abuts fences, walls and around other obstacles). Cleaning of paths after grass cutting.	Allow for 16 cuts per season.
Monitor grass erosion and regularly reinstate damaged or worn areas as required, including re-turfing of failed areas of grass.	As required following monthly inspection.

7.0 GENERAL MAINTENANCE AND MANAGEMENT TASKS

7.1 During years 1-5 or until canopy closure, planting shall be maintained by annual visits.

7.2 All plants shall be checked and if necessary firmed up in the ground.

7.3 Any damaged shoots or branches shall be pruned off using secateurs.

7.4 The Contractor shall ensure that all shrubs are maintained 80% free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.

7.5 The Contractor shall remove any dead, dying or diseased plants, which are evident during any maintenance visit. The Operations Manager shall be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the contractor's operations or omissions shall be replaced by the contractor at his own expense during the next planting season.

7.6 Where the operations manager has agreed that plant deaths have arisen due to circumstances out of the control of the contractor, replacement planting shall be instructed by the operations manager and paid for at an agreed rate.

7.7 All replacement planting shall be with like species unless otherwise agreed with the Operations Manager.

7.8 In any mulched areas where the depth of the layer of mulch has fallen below 50mm extra mulch shall be added to increase its depth to 75mm.

7.9 The contractor shall clean all hard standings, gullies, gratings and grassed areas of soil spillage, bark mulch, leaves etc. which emanate from adjacent shrub beds.

The Use of Pesticides & Other Hazardous Substances

7.10 The Contractor's attention is drawn to the following statutes and regulations:

- The Food and Environment Protection Act 1985;
- The Control of Pesticides Regulations 1986;
- The Control of Substances Hazardous to Health Regulations 1988;
- The Environment Protection Act 1990;
- Plant Protection Products Regulations 2011; and
- Plant Protection Products (Sustainable Use) Regulations 2012.

7.11 It is the Contractor's responsibility to ensure that he is fully conversant with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines or directives that relate to the use of hazardous materials.

7.12 All manufacturers' recommendations relating to application, storage, mixing and other safety precautions must be strictly adhered to, in the interests of health and safety.

Litter Removal

7.13 The Contractor shall ensure that all of the site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.

7.14 Particular care shall be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.

7.15 The Contractor shall take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers supplied by the contractor.

7.16 All litter and debris shall be removed off site to an authorized tip.

7.17 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

8.0 ANNUAL MAINTENANCE SCHEDULE

Table 7.1: Annual Maintenance Schedule

Table Heading	JAN	APR	MAY	JUN	JUL	AUG	SEP
Inspect all areas for litter and remove.	Throughout the year						
Amenity grassland and mown paths/edges: Cut grass and remove arisings from site.		✓	✓	✓	✓	✓	✓
Wildflower grassland: Cut grass and remove arisings from site following seed fall.						✓	✓
Bare rooted, rootballed & containerised trees: inspect trees, carry out required pruning works, check stakes, ties and guying, maintain 1m Mulched/weed free circles.	✓	✓		✓			✓
Ornamental shrubs, hedges & hedgerows: firm up plants, prune damage, control weed growth, and maintain mulch.	✓	✓		✓			✓
Coppice planting: firm up plants, prune damage, control weed growth & maintain shelters and stakes if fitted.	✓	✓		✓			✓
Remove dead plants as they occur & replace during winter visit	✓						
Watering of all trees, grassland, shrubs and hedgerows	As required	As required	As required	As required	As required	As required	As required

9.0 IMPLEMENTATION AND MANAGEMENT STRUCTURE

9.1 This LBMS incorporates the objectives and prescriptions for the suggested approach to be adopted in the maintenance and management of the landscape features which are to be incorporated into the Proposed Development.

9.2 The aim is to promote a sensitive management approach, which protects and improves the landscape and visual amenity value interests of the Site, and is compatible with the proposed uses of the Site.

9.3 It would be appropriate that a management body be appointed under the terms of a planning obligation to take forward the relevant landscape and ecological components of this LBMS as construction is implemented.

9.4 It is recommended that this LBMS is reviewed every five years to appraise the effectiveness of the maintenance regimes, and to establish any changes in the landscape and biodiversity conditions. Monitoring requires that some record should be made of the condition of the landscape and biodiversity components at the start of the period, the work carried out, and how well the habitats and landscape respond. This review should assess the extent to which the measures undertaken have achieved the objectives and vision of the LBMS and should identify whether the same measures should continue, or different methods be introduced, in order to achieve the objectives.

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Revision	Date	Drn	Ckd
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Landscape Zones

Zone 1: Green Edge

Component 1: Existing Trees
Component 2: Proposed Trees
Component 3: Wildflower Grassland
Component 4: External Hard Surfaces & Furniture
Component 8: Ornamental Shrubs & Hedges
Component 9: Native Hedgerow

Zone 2: Parkland

Component 2: Proposed Trees
Component 3: Wildflower Grassland
Component 4: External Hard Surfaces & Furniture
Component 10: Native Coppice

Zone 3: Wildlife Wetland

Component 3: Wildflower Grassland
Component 6: Wetland Features

Zone 4: Sports Recreation

Component 2: Proposed Trees
Component 4: External Hard Surfaces & Furniture
Component 5: Play Equipment
Component 7: Sports Pitches
Component 8: Ornamental Shrubs & Hedges
Component 13: Amenity Grassland

Zone 5: Residential and Medical

Component 2: Proposed Trees
Component 4: External Hard Surfaces & Furniture
Component 8: Ornamental Shrubs & Hedges
Component 11: Green Roofs
Component 13: Amenity Grassland

Zone 6: Orchard Garden

Component 2: Proposed Trees
Component 3: Wildflower Grassland
Component 4: External Hard Surfaces & Furniture
Component 12: Community Orchard & Medicinal Garden
Component 13: Amenity Grassland

FIGURE LBMS 1

Project
Teddington Athletic Ground

Drawing Title
Landscape and Biodiversity Management Strategy Plan

Date	Scale	Drawn by	Check by
14.09.2017	1:1,250 @A2	MN	RH

Project No	Drawing No	Revision
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A6.0 LIKELY TOWNSCAPE EFFECTS

APPENDIX 6 – TOWNSCAPE EFFECTS TABLE

Townscape Receptor	Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
			Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
Site Features								
Clubhouse	Value The clubhouse appears to be in good condition, however it is not considered to contribute to the scenic quality of the area due to the expansive roof area and simple façade treatment. Due to the proximity to the road network and existing properties the clubhouse is not noted for its scenic quality or sense of remoteness; it provides a functional usage. The clubhouse is in private ownership and therefore does not provide public access, however it has an association to the sports pitches. The value of the clubhouse is therefore assessed as low. Susceptibility The symmetrical form and functionality of the building results in the capacity to accommodate change being reduced without undue effects on its integrity. The susceptibility is therefore assessed as medium. Sensitivity The combination of the low value and medium susceptibility results in a medium sensitivity to the Proposed Development.	The construction phase would be located directly within the clubhouse as part of the works to Plot B. Therefore there would be a total alteration to the receptor during this phase. At year 1 the Proposed Development would result in a change in usage for the receptor, however the association of the receptor to the sports pitches would remain as a result of the retention of the form of the clubhouse. The Proposed Development is considered to improve the aesthetic quality of the receptor, in combination with the new external surfacing and treatments. Due to the continued new usage and form of the receptor, the beneficial effect would remain at year 15.	Large	Major Adverse	Medium	Moderate Beneficial	Medium	Moderate Beneficial
Grass Sports Pitches	Value The pitches appear to be in good to poor condition. The pitches are not a rare or unusual landscape feature and represent an engineered landform. The pitches do not provide for publicly accessible recreation. Their value is therefore assessed as low. Susceptibility As a flat landform they have a greater capacity to accommodate change than compared to a sloping landform, where the requirement to introduce built form would more likely require more extensive cut and fill operations. The susceptibility is therefore assessed as low.	There would be direct change to the sports pitches during the construction phase as a result of the excavation required to facilitate both new built form and the new soft landscaping. There would therefore be a pronounced change to the receptor during the construction phase. There would be a technical reduction in the physical extent of the grass sports pitches (i.e. the existing baseline) as a result of the proposed Development, with the exception of the sports turf pitch at year 1. However this is balanced with the improvements in	Large	Major Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial

Notes:

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
7 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 6 – TOWNSCAPE EFFECTS TABLE

Townscape Receptor	Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
			Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
	Sensitivity The combination of the low value and low susceptibility is assessed as resulting in a low sensitivity to the Proposed Development.	access and additional recreational opportunities such that the townscape value of the receptor would be improved at years 1 and 15.						
Hard Surface Tennis Court	Value The courts appear to be in good condition as well as the existing fencing. The courts are not a rare or unusual landscape feature and represent an engineered landform. The courts do not provide for publicly accessible recreation. Their value is therefore assessed as low. Susceptibility As a flat landform they have a greater capacity to accommodate change than compared to a sloping landform, where the requirement to introduce built form would more likely require more extensive cut and fill operations. The susceptibility is therefore assessed as low. Sensitivity The combination of the very low value and low susceptibility results in a low sensitivity to the Proposed Development.	The existing courts would be excavated during the construction phase. During operation the courts (i.e. their value through usage) would be enhanced by the provision of new facilities, both at year 1 and year 15.	Large	Major Adverse	Large	Major Beneficial	Large	Major Beneficial
Trees	Value The trees have been Categorised as been BS B and C ratings overall, with a number noted as being in poor condition by the Arborist. The trees provide a scenic quality to the Site and the streetscape and are characteristic of the well vegetated streets within the surrounding area. The trees on Kingston Lane and 2 trees on the western edge of the Site are covered by a Tree Preservation Order. Their value is therefore considered to be high. Susceptibility As the tree would take a considerable time to be replaced (i.e. re-grow) their susceptibility is high.	The trees to be retained would be protected during the construction phase via tree protection fencing and construction exclusion zones. The construction activity would remove 2 trees (with a further 10 tbc as per the landscape strategy plan). At year 1 the tree's along the boundary would be retained overall, with the exception of the removal of 2 trees, thereby retaining the existing vegetation structure and street tree character. In addition there would be new tree planting across the Site, both through formal and informal planting and new orchards.	Very Small	Negligible Adverse	Small	Minor Beneficial	Medium	Moderate Beneficial

Notes:

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Townscape Receptor	Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
			Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
	Sensitivity The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.	By year 15 and the establishment of the new trees, the beneficial change would increase, relating to the improved opportunities for biodiversity and the increased landscape structure across the Site.						
Shrubs and Hedges	Value The hedges around the perimeter of the Site are overgrown, however they do provide a landscape structure, albeit limited and opportunities for biodiversity. Their value is therefore medium. Susceptibility The hedges would take some time to be replaced and therefore their susceptibility is medium. Sensitivity The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.	During construction the hedges would be retained overall and protected through suitable fencing and construction exclusion zones. The new hedgerow planting within the Site and around the Site's boundary would increase the extent of hedging within the Site, which is considered to be beneficial. With the establishment of the new planting at year 15, the beneficial effect is considered to increase as a result of the improved landscape structure, boundary treatment and opportunities for biodiversity.	Very Small	Neutral	Small	Minor Beneficial	Medium	Moderate Beneficial
The Site								
The Site	Value The value of the Site is not considered to be high because the Site is not covered by any national or landscape designations and the condition of the Site features is varied (i.e. it is not consistently in good condition), specifically the trees, for which a number are in poor condition. There is no scenic quality to the Site as views are of amenity grass, tennis courts, a club house and trees, all of which are common place features, all of which are seen in the immediate context of built form and vehicles. The Site features cannot be considered rare. The Site is in private use and therefore does not provide for recreational activities and similarly there is no cultural or heritage association to the Site given that the landform and land use are engineered for sport usage. As the Site is within an urban context, there	The construction activity would include machinery and compounds in combination with the construction of the new built form, sport pitches and park, which would result in a total alteration to the Site during this phase. This total alteration is due to the extent of excavation required to implement the new built form, hardstanding and playing pitches, as well as the localised re-profiling required for the new park. The retained trees and vegetation would be protected by construction exclusion zones and appropriate protection fencing, as well as Site Compounds being sensitively located and maintained in good order, so as to limit the adverse change	Large	Major Adverse	Large	Minor Beneficial	Large	Moderate Beneficial

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	are no perceptual qualities of remoteness or tranquillity and the permeability between the Site and the surrounding road networks is reduced by the close boarded fencing and overgrown boundary vegetation in part. As the Site is covered by the OOLoTI designation and some of the trees are covered by a TPO, the Site's value is therefore at a borough level. Clearly, the Site forms a contrast with the surrounding built form as a result of its land use as noted above. The Site is therefore considered to have a medium value. Susceptibility The Site is an engineered landform to facilitate sports pitches and is flat overall. As a flat landform it has a greater capacity to accommodate change, as the likelihood for cut and fill operations is reduced, when compared with sloping landform. The pattern of the Site is simple, being a trapezoid form, recreational land use and bordered by mature trees and metal rail fencing or timber fencing. In combination with the flat landform and the architectural style of the pavilion the Site is not considered to represent a complex townscape. The composition of the Site is also simple, due to the recreational land use and that the pavilion is positioned asymmetrically within the Site, on its western edge. Landcover is localised to boundary trees in contrast to the grassed areas. The trees would take a long time to re-establish if they were removed and therefore exhibit a high susceptibility. In contrast, the grass and hedgerows would re-establish in a much shorter time frame, and therefore their susceptibility is low. The Site has a direct physical and visual relationship with Udney Park Road, Cromwell Road and Kingston Lane as it borders these road networks. However, its relationship in terms of usage and connectivity is negated by the fact the Site is in private ownership.	arising during the construction phase. The Proposed Development will introduce new built form and a change of land use to the Site, combining new public access with new recreational facilities, a park and extra care apartments, along with a publically accessible GP surgery. These features will improve the recreational value of the Site, the scenic quality, the association with the wider townscape and small parks and the function of the Site within the local community. The new planting, both within the public and private realms, as well as within the built form via green roofs, will provide opportunities for biodiversity enhancements across the Site. These beneficial changes to the Site are balanced with the technical reduction in amenity grass; however this is considered to be of low landscape value and the new landscape structure provides improved biodiversity and recreational opportunities. In relation to the change to the open character of the Site as a result of the introduction of Plot A and Plot C, there would be a technical reduction to this, as a result of new built form within the Site. However, the introduction of this new built form is balanced with the provision of a new park and that the spatial composition of the layout retains a predominantly open character in line with the OOLoTI designation. This open character to the Site is retained by Plot A being located in the north-east part of the Site and Plot C forming part of the pattern of built form which already borders the Site. As noted, the Site already						

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	The susceptibility of the Site is therefore low, as a balance between the landform, vegetation patterns and pattern of the Site, whereby it is likely to be able to accommodate the Proposed Development with little effect upon its overall integrity. Sensitivity The balance between the medium value and low susceptibility is assessed as resulting in a medium sensitivity to the Proposed Development.	contains built form (Plot B) and structures (tennis courts) such that the degree of openness has already been lessened and the introduction of Plots A and B would therefore represent an acceptable re-distribution of the open land within the Site, as the new open areas represent an improvement in quality and potential ecological value. With the establishment of the new planting and the resulting improved integration of the new built form within the Site, the Proposed Development would result in a moderate beneficial effect at year 15						
Published Studies								
Natural England National Character Area 115: Thames Valley (NCA 115), 2012	Value As a character area which contains national recognised landscape features and historic association the value is assessed as high. Susceptibility The character area evidently exhibits existing built form and infrastructure and therefore there is the capacity to accommodate change and the susceptibility is assessed as medium. Sensitivity The combination of the high value and medium susceptibility results in a medium sensitivity to the Proposed Development.	Due to the very small scale of the construction activity in relation to the wider extent of the NCA, the Proposed Development would not alter the NCA during the construction phase. At year 1 of operation, the Proposed Development would introduce additional recreational opportunities within the NCA, reflecting one of the stated key characteristics. In addition, the Proposed Development would establish a new landscape structure within the Site which would provide the opportunities for new biodiversity enhancements and The creation of new green infrastructure associated within an urban area, strengthening access and recreation opportunities. The new planting would also aid in increasing tree and woodland cover within the NCA. However, as a result of the very small scale of the Proposed Development in relation to the wider extent of the NCA the magnitude of effect would not alter	None	Neutral	None	Neutral	None	Neutral

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		the NCA.						
London Borough of Richmond Supplementary Planning Document: Design Quality (adopted 2006)								
Strawberry Hill and Teddington East Character Area	Value The built form and open spaces within the townscape appear in good to fair condition, including for the street trees which form part of the character of the area. There general character of Victorian and Edwardian properties provides a scenic quality, in combination with a number of more articulated buildings, versus larger scale contemporary massing, particularly adjacent to the River Thames and University campuses. As an urban environment the sense of tranquillity and remoteness is very limited. There is a strong cultural association in parts of the character area as a result of the Conservation Areas and listed Buildings. The value is therefore assessed as medium. Susceptibility As an area of generally flat landform and a variety of existing built form the area is considered able to accommodate change, notable by the mix of period properties and contemporary infill. Therefore the susceptibility is medium. Sensitivity The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.	The perception of the construction activity would be contained by the surrounding built form and therefore very localised to the immediate townscape. In addition, as the Site is not publically accessible there would be no temporary loss of access to an existing recreational asset. At year 1 the Proposed Development would introduce new public space, reflecting the existing small public spaces within the character area. In addition there would be an increase in tree cover, reflecting the area's character. The new built form reflects surrounding architectural styles and presents a unified composition, being symmetrically aligned around a central courtyard such that it forms a distinctive composition. The massing of the new GP Surgery and extra care apartments in Plot A is reduced through its stepped alignment in plan form and it establishes a consistent scale with its roof profile. The Proposed Development would remain a minor component of the Strawberry Hill and Teddington East character area, and the perception would be localised to the surrounding street network. Therefore the effect to the character area would be negligible beneficial at years 1 and 15 of operation.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial
Hampton Wick and South Teddington	Value There is a more readily perceived village to part of the townscape, exemplified by the building styles and street patterns. As an urban environment the sense of tranquillity and remoteness is very limited. There is a strong cultural association in parts of the character area as a result of the Conservation Areas and listed Buildings. The value is therefore assessed as medium.	The Proposed Development would not be located within the character area. The construction activity would be perceived from within the north-west part of the character area (Cromwell Road and Kingston Road), however the scale and extent of the construction activity would not alter the character area.	None	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial

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	Susceptibility As an area of generally flat landform and a variety of existing built form, the area is considered able to accommodate change, notable by the mix of period properties and contemporary infill. Therefore the susceptibility is medium. Sensitivity The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.	At years 1 and 15 the Proposed Development would provide addition recreational facilities physically adjacent to the character area, as well as for land uses within the character area, including Collis Primary School. In addition, the Proposed Development is considered to provide a higher aesthetic value adjacent to the character area than the existing sports fields.						
Hampton Hill and Teddington West Character Area	Value The area is noted as retaining a village character and generally the condition of the built form and amenity landscape areas is considered to be good. The value is therefore considered to be high. Susceptibility As an area of generally flat landform and a variety of existing built form, the area is considered able to accommodate change, notable by the mix of period properties and contemporary infill. Therefore the susceptibility is medium. Sensitivity The combination of the high value and medium susceptibility results in a high sensitivity to the Proposed Development.	The Proposed Development would not be located within the character area. The construction activity would not be perceived from the character area. At years 1 and 15 the Proposed Development would provide addition recreational facilities physically adjacent to the character area, as well as for land uses within the character area, including Collis Primary School. In addition, the Proposed Development is considered to provide a higher aesthetic value adjacent to the character area than the existing sports fields.	None	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial
Local Character Areas – Identified via Fieldwork								
TCA 1: Waldegrave Road	Value The townscape condition appears to be good, in combination with both garden and street tree vegetation. The character area also contains a Conservation Area and therefore the value is high.	Due to the intervening built form and vegetation between the character area and the Site, the construction phase would not be perceived. During operation, the increased recreational opportunities presented by the new land usage and	None	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial

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	Susceptibility The townscape pattern consists of Victorian terraced properties as well as larger scale monolithic buildings and is therefore able to accommodate change. The susceptibility is therefore assessed as medium. Sensitivity The combination of the high value and medium susceptibility results in a medium sensitivity to the Proposed Development.	park within the Site are considered to provide opportunities for beneficial effects at years 1 and 15 due to the indirect increase in recreational opportunities.						
TCA 2: Elmfield Grove	Value The townscape condition appears to be good, in combination with both garden and street tree vegetation. The character area also contains a Conservation Area and therefore the value is high. Susceptibility The townscape pattern consists of a mixture of 2 to 3 storey properties, as well as contemporary massing. The susceptibility is therefore assessed as medium. Sensitivity The combination of the high value and medium susceptibility results in a medium sensitivity to the Proposed Development.	Due to the intervening built form and vegetation between the character area and the Site, the construction phase would not be perceived. During operation, the increased recreational opportunities presented by the new land usage and park within the Site are considered to provide opportunities for beneficial effects at years 1 and 15 due to the indirect increase in recreational opportunities.	None	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial
TCA 3: Teddington Pool	Value The townscape condition appears to be fair with the provision of recreational opportunities and balanced with utilitarian built form. The value is therefore assessed as medium. Susceptibility The townscape pattern consists of a mixture of solid massing and recreational usage, both of which demonstrate an ability to accommodate change. The susceptibility is therefore assessed	Due to the intervening built form and vegetation between the character area and the Site, the construction phase would not be perceived. As the character area already provides for recreational opportunities the Proposed Development would not alter this existing character.	None	Neutral	None	Neutral	None	Neutral

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	as low. Sensitivity The combination of the medium value and low susceptibility results in a low sensitivity to the Proposed Development.							
TCA 4: Teddington High Street	Value The character area is covered by a Conservation Area and therefore the value is high. Susceptibility The character area contains a range of building types, including large scale massing, and therefore can accommodate change, however this is considered to be limited and therefore the susceptibility is high. Sensitivity The combination of the high value and high sensitivity results in a high sensitivity to the Proposed Development.	The construction activity would be perceived from the junction of Kingston Lane and Teddington High Street, as well as the upper parts of the built form within Plot A during operation. This activity is not considered to adversely impact the character area, as it is already bordered by a variety of built form. The opportunity for additional public space is recreation is considered to be a beneficial change to the character area.	Very Small	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial
TCA 5: St. Marys	Value As the character area contains a park and a Conservation Area the value is high. Susceptibility As the character area contains distinctive architecture and mature trees the ability to accommodate change is limited and the susceptibility is high. Sensitivity The combination of the high value and high susceptibility and high sensitivity results in a high sensitivity to the Proposed Development.	The Proposed Development would not be perceived due to the intervening built form and vegetation during the construction or operational phases. As the receptor already provides for recreation, the addition recreation provided by Proposed Development would not result in an alteration to the recreational value of the character area.	None	Neutral	None	Neutral	None	Neutral
TCA 6: Teddington Riverside	Value The character area appears in fair to good	The Proposed Development would not be perceived due to the intervening built form and vegetation	None	Neutral	None	Neutral	None	Neutral

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	condition and there is a scenic quality and recreational usage as a result of the proximity to the River Thames and therefore the value is medium. Susceptibility As the character area already contains large scale built form it is considered to be able to accommodate change and therefore the susceptibility is considered to be low. Sensitivity The combination of the medium value and low susceptibility results in a medium sensitivity to the Proposed Development.	during the construction and operational phases. As the receptor already provides for recreation, the addition recreation provided by Proposed Development would not result in an alteration to the recreational value of the character area.						
TCA 7: St. Marys University Campus	Value The character area provides for recreational usage, in combination with large scale massing which provides some scenic value and is representative of the educational connection to the area. The value is therefore medium. Susceptibility As an area of flat landform and existing built form the character area has the ability to accommodate change and therefore the susceptibility is low. Sensitivity The combination of the medium value and low susceptibility results in a medium sensitivity to the Proposed Development.	The Proposed Development would not be perceived due to the intervening built form and vegetation during the construction and operational phases. As the receptor already provides for recreation, the addition recreation provided by Proposed Development would not result in an alteration to the recreational value of the character area.	None	Neutral	None	Neutral	None	Neutral
TCA 8: Kingston and Langham	Value The townscape condition appears to be good, in combination with both garden and street tree vegetation and therefore the value is medium. Susceptibility Due to the tight street pattern and consistency	The construction and operational activity would be perceived from within the northern part of the character area, along the northern part of Kingston Lane. The scale of the construction activity however would not impact upon the character area; nor would the introduction of new built form within the Site	Very Small	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial

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	of the built form, the opportunities for change are reduced, such that the susceptibility is medium. Sensitivity The combination of the medium value and medium sensitivity results in a medium sensitivity to the Proposed Development.	during the operational phases; especially given that the character area is bordered by the large scale massing of Fullerton Court and Virginia House. The ability for a new park and public access in proximity to the character area is considered to be beneficial.						
TCA 9: St. Marks Estate	Value The built form appears in fair condition, along with the amenity landscape; however there are no rare or distinctive features, such that the value is low. Susceptibility There is a uniform and consistent pattern of built form; however it is not considered to be reflective of the wider townscape such that it is able to accommodate change and therefore its susceptibility is low. Sensitivity The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.	The construction and operational activity would not be perceived from the character area due to the intervening built form. The opportunity for additional recreational usage as a result of the Proposed Development (given that this is an area defined as poorly provided with public open space) would result in a beneficial effect for the character area during operation.	None	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial
TCA 10: Udney Park	Value The character area consists of a mixed style of properties adjacent to private playing fields providing a contrast in enclosure between the built form and the open character of the playing fields. There is no public recreation to the playing fields as they are in private usage. The value of the character area is assessed as medium. Susceptibility As an area which exhibits a range of built form massing across a generally flat landscape the character area is considered to be able to accommodate change, balanced with some	The construction activity would represent a noticeable change to the character of this area, due to the perceived extent of the construction activity and that it is located centrally within the TCA. The Proposed Development would enable public access to an area of the townscape that is in private usage. This public access would increase the recreational value of the Site as well as its direct physical connectivity with the surrounding townscape. The new built form in Plot A (north-east part of the	Medium	Moderate Adverse	Small	Minor Beneficial	Medium	Moderate Beneficial

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	built forms which are locally recognised as buildings of merit and mature street trees. Therefore the susceptibility is medium. Sensitivity The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.	Site) is located adjacent to areas of existing larger scale massing within the TCA, at Fullerton Court and Victoria House. The extra care apartments on Udney park Road (Plot C) form a logical extension to Udney Park Road and reflect the character of the eastern side of this road consisting of larger built form (i.e. the existing clubhouse). The new sports pitches would represent a higher aesthetic quality than the existing sports pitches as well as retaining an open character as a result of their flat ground plane. The location and massing of the Proposed Development therefore responds to the existing larger scale massing of Fullerton Court and Victoria House within TCA 10, as well as the overall form in the character area by retaining a constant roof line and presents a distinctive composition, reflective of the 'Mixed Context' townscape in which the Site is located. With the establishment of the new planting, and it being in leaf and further integrating and softening the new built form, as the parkland character of the Site fully establishes.						
TCA 11: Gomer Gardens	Value The townscape condition appears to be good, in combination with both garden and street tree vegetation. The character area also contains a Conservation Area and therefore the value is high. Susceptibility The townscape pattern consists of Victorian terraced properties as well as larger scale	Due to the intervening built form and vegetation between the character area and the Site, the construction phase would not be perceived. During operation, the increased recreational opportunities presented by the new land usage and park within the Site are considered to provide opportunities for beneficial effects at years 1 and 15 due to the indirect increase in recreational	None	Neutral	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial

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	monolithic buildings and is therefore able to accommodate change. The susceptibility is therefore assessed as medium. Sensitivity The combination of the high value and medium susceptibility results in a medium sensitivity to the Proposed Development.	opportunities.						
TCA 12: Clarence Road TCA 19: Harrowdene Gardens	Value There is scenic quality in the detached older properties and the association with the village character of the area, balanced with the larger scale massing. As character area TCA 12contains a Conservation Area and therefore the value is high. Susceptibility As an area of existing built form there is ability to accommodate change, however this is balanced with the Conservation Area status and listed buildings in part. The susceptibility is therefore considered to be medium. Sensitivity The combination of the medium value and medium susceptibility results in a medium sensitivity.	Due to the intervening built form and vegetation between the character area and the Site, the construction phase would not be perceived. The proximity to Bushey Park and the recreational existing opportunities presented to the character area are not considered be changed as a result of the Proposed Development.	None	Neutral	None	Neutral	None	Neutral
TCA 13: North Fairfax TCA 15: South Fairfax TCA 16: St. Winifreds	Value The scenic quality of the large scale architecture within the character areas varies, whilst overall the condition appears to be fair. Recreational opportunities are limited and therefore the value is assessed as medium. Susceptibility The character area consists of a linear pattern of built form, which are of a range of styles. Therefore the character area is considered to be able to accommodate change and the susceptibility is low.	The construction and operational activity would not be perceived from the character area due to the intervening built form. The opportunity for additional recreational usage as a result of the Proposed Development (given that this is an area defined as poorly provided with public open space) would result in a beneficial effect for the character area during operation.	None	Neutral	None	Neutral	None	Neutral

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	Sensitivity The combination of the medium value and low susceptibility is assessed as a medium sensitivity to the Proposed Development.							
TCA 14: Collis School	Value The scenic quality is limited as a result of the utilitarian built form, as well as the grass amenity fields within the character area. There is recreational access within character area. The value is therefore low. Susceptibility As an area of utilitarian built form there is the opportunity to accommodate change and therefore the susceptibility is low. Sensitivity The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.	The construction and operational phases would not be perceived from within the character area due to the intervening built form adjacent to Cromwell Road. The opportunity for additional recreational access, particularly related to the paddock is considered to result in beneficial change for the character area.	None	Neutral	None	Neutral	None	Neutral
TCA 17: Langdon Park TCA 18: Langdon Place	Value As a Conservation Area and with Listed Buildings the value is high. Susceptibility The extent of built form demonstrates that the area is capable of accommodating some change, balanced with the extensive vegetation within the park which would take time to replace. Therefore the susceptibility is medium. Sensitivity The high value and medium susceptibility results in a high sensitivity to the Proposed Development.	Due to the extent of existing built form and vegetation between the townscape character area and the Site, the construction and operational phases would not be perceived. The existing recreational facility within the character area would not result in change during the operational phase.	None	Neutral	None	Neutral	None	Neutral
TCA 20: Bushy Park	Value As a registered park and garden providing	The Proposed Development would not be perceived due to the intervening built form and vegetation	None	Neutral	None	Neutral	None	Neutral

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	recreational opportunities the value is high. Susceptibility The ability to accommodate change is limited by the formal landscape and existing patterns of vegetation. Therefore the susceptibility is high. Sensitivity The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.	during the construction or operational phases. As the receptor already provides for recreation, the additional recreation provided by Proposed Development would not result in an alteration to the recreational value of the character area.						

Notes:

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
7 Type of Change/Effect: Adverse, Neutral, Beneficial

A7.0 LIKELY VISUAL EFFECTS

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
1	Junction of Bolton Gardens and Cromwell Road (SCP1)	The view is representative of pedestrians and vehicle users whom have a channelled view along Cromwell Road, in contrast to views from residential properties on Bolton Gardens, where views towards the Site are screened by intervening built form. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptors (pedestrians and motorists) are transient and on secondary road networks their susceptibility is medium. The low value and medium susceptibility result in a medium sensitivity to the Proposed Development.	The construction activity will be screened by the intervening built form along the north side of Cromwell Road. Views of construction vehicles on Cromwell Road will reflect views of existing vehicles. At year 1 of operation the new built form within the Site will be screened by the intervening built form, whilst the new car-park and MUGA in the southern part of the Site will be screened by the channelled and oblique nature of the view. At year 15 of operation and with the existing vegetation in leaf, the view will remain as existing.	None	Neutral	None	Neutral	None	Neutral
2	Junction of Udney Park Road and Cromwell Road (SCP 2)	The view is representative of pedestrians and vehicle users whom have a channelled views along Cromwell Road of the southern edge of the Site, as well as a view along Udney Park Road, with channelled views of the western part of the Site. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptors (pedestrians and motorists) are transient and on secondary road networks their susceptibility is medium. The low value and medium susceptibility results in a medium sensitivity to the Proposed Development.	During the construction phase the works associated with the construction of Plot C will be visible, along with works to the existing pavilion (Plot B), seen in the context of existing built form adjacent to Udney Park Road. The construction activity at ground level will be largely screened by the intervening garden vegetation and the brick retaining wall bordering no.83 Udney Park Road. The construction activity associated with the new car-park and community sports facilities will be largely screened by the intervening built form and evergreen vegetation, with the exception of any tall lifting equipment. As the construction activity is not directly within the field of view and will be seen in the context of existing built and transiently, the construction activity is considered to form an unobtrusive change to the view. At year 1 of operation the additional built form of Plot C will be set back from Udney Park Road, such	Small	Minor Adverse	Small	Negligible Adverse	Small	Neutral

Notes:
Throughout: '/' denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor
1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			that the main focus of the view will remain the clubhouse (Plot B). The removal of trees from along the eastern side of Udney Park Road will also increase the extent of visibility of Plot B, although overall the vegetated character of this road will remain within views, due to the mature roadside trees in the foreground of the view. Similarly the vegetated character along Cromwell Road will remain, despite the removal of trees to facilitate the entrance to the new car-park. The car-park and community sports facilities (including built form) will be screened by the intervening evergreen vegetation. The effect to the view will therefore be a combination of the adverse change resulting from the removal of existing trees balanced with the retention of existing views of built form (Plot B) and the introduction of new built form (Plot C) which would reflect the local vernacular via its scale and mass (2 storeys with a mansard roof) and alternating styles of fenestration between rectangular and arched lintels. At year 15, Plot C will be screened by the existing vegetation being in leaf, which in combination with the establishment of the new planting adjacent to Cromwell Road and Udney Park Road, will reflect the composition of the exiting view.					
3	Cromwell Road (SCP 3, 4, 5)	The receptor is representative of residential properties along the southern edge of Cromwell Road, whom have views towards the Site, albeit to varying degrees as a result of garden vegetation, such that views are predominantly from 2nd, 3rd and 4th storeys, with views from ground floor being screened by roadside vegetation or boundary walls. As the receptors' view is from a location which is not	There will be views of the construction activity including the removal of the existing tennis courts, construction of the sports pitches and new hardstanding, conversion of the existing ground to a new park, the works to Plot B and the construction of	Large	Major Adverse	Large	Negligible Beneficial	Large	Minor Beneficial

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2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
		designated and is not of any cultural association the value is low. As the receptors are residents their susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	new built form within Plot A. The degree of visibility will vary in response to the alignment of the receptors in relation to the Site, with residents in properties 18 to 18b having more oblique views than those in 18c to 20. The construction activity in the foreground of view will be of a lesser scale than that associated with the construction of Plot A, as the works required for the new car-park and sports pitches are predominantly ground works, as opposed to scaffolding and lifting equipment for new built form. The exception will be the works required to construct the community sports facilities buildings. The construction activity will therefore be noticeable, partly softened by existing intervening vegetation and seen in the context of vehicles on Cromwell Road. At year 1, the new park entrance and community play area will be visible in the foreground of the view, representing an improved aesthetic than views of the existing tennis courts and varied boundary treatments. Views of the new community sports facilities, including the built form, will reflect views of existing built form on the northern side of Cromwell Road, albeit of a lower scale and mass than the existing 2 storey (plus pitched roof) properties. Views will therefore be retained across the community sports facilities and the Site to Fullerton Court. Views of the new park are considered to be of a higher aesthetic value than existing views of the amenity grass sport pitches, with a tidier and neater						

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2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			composition to the boundaries and an improved visual setting to Fullerton Court. The 3G sports pitch and sports turf pitch will represent a change to the view in comparison to the amenity grass as a result of their surfacing and associated fencing. The built form within Plot A will be seen in the context of Fullerton Court, with the scale of Plot A reflecting that of Fullerton Court, but of a perceived reduced mass as a result of the architectural articulation through the delineation between the base, middle and top of the built form, the stepped top storey and the alternating materials between the ground and top floor sand render and middle storey brick. Views of Plot B will retain the composition of existing massing within the view. The change to the view is therefore a balance between the introduction of additional massing which alters the exiting spatial composition of the existing view, along with the introduction of new hard surfacing and sports facilities. The Proposed Development will be seen in the context of existing built form and set within an improved landscape structure of a new park, as well as the fact that views would remain across the Site as a result of the very limited introduction of new built form in the southern part of the Site. On balance therefore, the Proposed Development will result in a noticeable change in the view as a result of the new usage to the Site; however as the view already consists of built form, vehicles and sports s facilities, it is not a pronounced changed. The effect						

Notes:
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3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			of the Proposed Development on balance is that it is an improvement to the view. At year 15, the establishment of the new planting along Cromwell Road, adjacent to Plot A and the community sports facilities will further soften the proposed built form as well as aid in integrating it within the Site. In combination with the existing vegetated structure to the view as a result of the park and an improved aesthetic character to the view, than compared to views of the existing amenity grass.						
4	Kingston Road (SCP 6 and 7)	The view is representative of residents, pedestrians and vehicles. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptors are a mixture of transient and fixed locations, the susceptibility is taken for the residents, as high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	The intervening built form would screen the Proposed Development during construction and operational phases.	None	Neutral	None	Neutral	None	Neutral
5	Kingston Lane (SCP 8 and 9)	The view is representative of pedestrians and vehicle users whom have channelled views along Kingston Lane to the south-east edge of the Site. As demonstrated by the Site Context Photographs, the residential properties are orientated obliquely and away from the Site. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptors (pedestrians and motorists) are transient and on secondary road networks their susceptibility is medium. The low value and medium susceptibility results in a medium sensitivity to the Proposed Development.	During the construction phase there would be channelled views of the construction of the MUGA and car-park and new 3G sports pitch in the central and southern parts of the Site. These views would be largely filtered by the intervening street trees (even when not in leaf) and form a very small part of the view which is focused upon the existing residential properties. At year 1, views of parked vehicles within the Site will reflect views of exiting vehicles. The fencing of new sports facilities would be barely perceptible.	Very Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral

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1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			At year 15 the new planting along the south-east edge of the Site would have established to provide a more vegetated edge to the Site. With the existing street trees being in leaf the composition of the view would remain as existing.						
6	The junction of Cromwell Road and Kingston Lane (SCP 10)	The view is representative of pedestrians and vehicle users on Cromwell Road who have close range views of the Site. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptors (pedestrians and motorists) are transient and on secondary road networks their susceptibility is medium. The low value and medium susceptibility results in a medium sensitivity to the Proposed Development.	The construction activity would be located in the foreground of the view, resulting from the excavation to form the new car-park, construction of the community facilities and the construction of the new sports pitches, as well as in the background of the view, resulting from the construction of Plots A, B and C. This activity would therefore be visible, although seen in the context of existing vehicles and built form and experienced transiently. At year 1 the new sports facilities would be visible in the foreground of the view, as well as increased permeability across the Site as a result of the removal of the close boarded fencing, which borders Cromwell Road in part. The new fencing and planting will provide a neater and higher quality aesthetic to the southern boundary. The car-park would reflect views of existing parked cars on Cromwell Road. The scale of Plot A will reflect that of Fullerton Court, whilst of a perceived reduced mass as a result of the architectural articulation through the delineation between the base, middle and top of the built form, the stepped top storey and the alternating materials, with the ground and top floor sand render and middle storey brick. Views of Plot B will retain the composition of existing massing within the view and	Large	Moderate Adverse	Large	Negligible Beneficial	Large	Minor Beneficial

Notes:
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1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			Plot C will be seen in the context of existing built form along Udney Park Road. At year 15 the new planting in the south-east corner of the Site will have established, softening views of Plot A, as well as providing a more vegetated structure across the composition of the view, with the linear arrangement of trees across the new park softening views of existing properties along Udney Park Road and Fullerton Court.						
7	Udney Park Gardens (SCP 11)	The view is representative of recreational users within the Park. As a Conservation Area, the location is likely to be of high value. As the view represents a recreational activity the susceptibility is high. The high value and high susceptibility result in a high sensitivity to the Proposed Development.	The construction and operational phases would be screened by the intervening built form.	None	Neutral	None	Neutral	None	Neutral
8	Teddington High Street (SCP 12)	The view is representative of pedestrians and motorists on Teddington High Street, as well as residents of Oxford Villas, located to the north of the junction of Kingston Lane and Teddington High Street. As the receptor is within a Conservation Area the value is high. As the receptor includes a resident, the susceptibility is taken as high. The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.	During the construction phase a very small part of the works associated with the upper parts of Plot A would be partially visible, being seen as a result of a localised gap in the existing vegetation bordering the Site. The view would be channelled and seen in the context of existing built form on Kingston Lane. At year 1, a small part of the upper storey and roof line of the GP surgery would be visible. This would be seen in the context of 3 storey residents along Kingston Lane. At year 15 the new planting along the northern edge of the Site, to the north of the GP surgery would have established to soften views, resulting in no overall change to the view.	Very Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral

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2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

APPENDIX 7 – VISUAL EFFECTS TABLE

REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
9	Kingston Lane (SCP 13 and SCP 14)	The view is representative of residential properties to the north-east of the Site, nos. 33-41 Kingston Lane and including Virginia House. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	During the construction phase there will be close range views of the construction of the new access points off of Kingston Lane, as well as the construction of the new built form (and associated scaffolding and lifting equipment). These views will in part be softened by the existing trees and shrubs along the north-east edge of the Site and seen from 2nd floor windows primarily. At year 1 of operation, the boundary treatment along the eastern edge of the Site will be of a notably improved aesthetic with the removal of the close boarded fencing and management of the existing vegetation to provide a neater edge. There will be views of the new massing within Plot A, which will change views from extending across the Site to either being channelled between the new built form or truncated by the new massing. The additional built form will introduce a higher aesthetic quality to the view than compared to views of Fullerton Court; and in part be softened by the extent of existing and retained vegetation. By year 15 the new planting will have established within Plot A to soften and integrate the new built form. This, in combination with the existing vegetation being in leaf would aid in softening the new built form and reflecting the existing filtering of views across the Site, in combination with a higher aesthetic quality to the view.	Large	Major Adverse	Medium	Minor Adverse	Medium	Negligible Beneficial

Notes:
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2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial

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REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
10	Kingston Lane (SCP 15 and SCP 16)	The receptor is representative of residential properties on Kingston Lane, nos. 43-67. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	There would be close range views of the construction activity, associated with the removal of the close boarded fencing, construction of the sports turf pitch and MUGA, as well as longer range views of the construction of Plot C. There would be oblique views of the construction of Plot A. The construction activity in the foreground of view will be of a lesser scale than that associated with the construction of Plots A and C, as the works required for the new sports pitches are predominantly ground works, as opposed to scaffolding and lifting equipment for new built form. The exception will be the works required to construct the community sports facilities buildings. The construction activity will therefore be visible, although partly softened by existing intervening vegetation and seen in the context of vehicles on Kingston Lane. At year 1 the replacement of the timber boarded fence and replacement with new metal railings is considered to be beneficial in establishing increased permeability across the Site, as well as a neater edge and higher aesthetic. The new sports provision will be noticeable, although retaining views across the Site. Plot C will be seen in the context of existing properties adjacent to the Site, as well as retaining the spatial arrangement between buildings on the east side of Udney Park Road and the receptors, and will introduce a higher aesthetic built form than existing views of properties on Udney Park Road. The Proposed Development will therefore represent a	Large	Moderate Adverse	Medium	Negligible Beneficial	Medium	Minor Beneficial

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REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			noticeable change within the view, whilst the effect is a balance between the improved aesthetic to the Site and introduction of additional massing and uses including the paddock. At year 15, the existing roadside vegetation will be in leaf and in combination with the new planting within the eastern part of the Site aid in softening views of the new sports provision and existing and proposed built form.						
11	Fullerton Court	The view is representative of residents and from a location which is not designated and not of any cultural association. Therefore, the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	There will be close range views of the construction of the new park and the excavation for the wildlife pond as well as the construction of the GP surgery and new built form within Plot A. Views will also extend to the refurbishment and external works around Plot B. whilst the construction of Plot C will be largely screened by the clubhouse (Plot B). At year 1 there will be open close range views of the new park, which are considered to be beneficial in relation to the existing view of grassed sport pitches, by providing a higher scenic quality and visual interest. Views of the new GP Surgery and extra care apartments (Plot A) would result in a partial truncation in the view across the eastern part of the Site; although over views would remain across the Site. At year 15, the establishment of the new planting would largely soften the views of Plot A, as well as providing a more vegetated structure to the view.	Large	Major Adverse	Large	Negligible Beneficial	Large	Minor Beneficial

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				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
12	Udney Park Road (SCP 17)	The view is representative of residential properties nos. 18-26 on the west side of Udney Park Road. As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	The construction activity associated with the new park and Plot B will be visible in the foreground, along with views across the central part of the Site to the construction of Plot A; albeit softened in part by the existing garden vegetation. The construction activity associated with Plot C will be screened overall by the mass of the existing clubhouse (Plot B). The close range construction activity in the foreground of the view will be of a lesser scale than that associated with the construction of Plot A, as the works required for park and wildlife pond are predominantly ground works, as opposed to scaffolding and lifting equipment for new built form. At year 1 the new park and wildlife pond will be visible in the foreground of the view and represent a higher aesthetic quality to the view. The built form within Plot A will be seen in the context of Fullerton Court, with the road access and soft landscaping within Plot A retaining some channelled views and permeability across the Site. Plot A will result in a foreshortening of the view, but will be seen in the context of Fullerton Court, albeit of a higher architectural quality. The views of Plot B will reflect existing views of massing, with the new landscaping representing an improved aesthetic to the view. At year 15 the new linear belts of tree planting adjacent to Plot A will have established and aid in softening the massing of the new built form and reflecting existing views of trees bordering built form, akin to views of Kingston Lane. In combination with	Large	Moderate Adverse	Medium	Negligible Beneficial	Medium	Minor Beneficial

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REPRESENTATIVE VIEWPOINTS Site Context Photograph (SCP) locations on Figure 6 where relevant		Sensitivity	Commentary	Construction Phase (winter)		Year 1 Operation (winter)		Year 15 Operation (summer)	
				Magnitude	Effect	Magnitude	Effect	Magnitude	Effect
			the planting within the new park establishing as well as that around Plot B, there will be an improved vegetated structure to the composition of the view, balanced with the continued presence of new massing within the view and truncation of the view. With the existing vegetation in leaf, these views will be largely screened.						
13	Udney Park Road (SCP 18)	The view is representative of residential properties nos. 28 – 30a on the west side of Udney Park Road and directly opposite the existing clubhouse (Plot B). As the receptors' view is from a location which is not designated and is not of any cultural association the value is low. As the receptor is a resident, the susceptibility is high. The low value and high susceptibility results in a medium sensitivity to the Proposed Development.	There would be close range views of the construction associated with Plot B's external works with oblique views of that associated with Plots A and C. The ground level construction activity at Plot B would be screened overall by the retained hedge within Plot B, with the exception of the works to facilitate new access. The construction activity would represent a noticeable change to the view. At year 1 there would be a reduction in the number of trees adjacent to Udney Park Road, however the retained hedge will retain the screening of the ground floor, with the exception of views of the new access and car-park, although this is considered to reflect existing views of vehicles parked on Udney Park Road. Views of Plot A and C will also reflect existing views of massing at Fullerton Court and residential properties on the east side of Udney Park Road and views of the new park will represent a higher aesthetic quality to the view. By year 15, the establishment of the proposed planting within the new park will soften the new built form of Plots A and C, with views of the refurbished pavilion reflecting the composition of the existing	Medium	Moderate Adverse	Small	Negligible Beneficial	Small	Neutral

Notes:
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2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial