

## Manor Road OOLTI

The Richmond Local Plan Proposal map indicates the small open space area immediately opposite the northern end of the site as Other Open Land of Townscape Importance (OOLTI). In addition, the allotments on the south side of the railway beyond the level crossing on Manor Road are also designated as OOLTI, together with the streetscape of Raleigh Road to the north where the line of existing mature trees make a significant impact on the local townscape.

Of these areas designated on the LBRuT Mapping, only the pocket park opposite the site is visible from the site or in conjunction with the site and therefore is the only area addressed in this Design Note.



*Extract from Richmond Local Plan (LBRuT)*

The pocket park of the edge of the Sainsbury's site and carpark provide a significant contribution to the streetscape of Manor Road. A group of mature trees, massed shrub planting, mounded open grass and a pathway system linking from the street and bus station into the shopping centre carpark provides a useful open space area and buffer to the open carparking area to the shopping centre. Small gathering spaces and seating is also provided and the area is well maintained, presumably by Sainsbury.

The proposed landscape on the Avanton site is contributes to the townscape benefit of the existing pocket park, with retention and enhancement of the Bus Station landscape as indicated in the Application. There are a number of existing mature trees and groupings forming a relatively green entrance to the site from the north heading south from the roundabout. The trees within the Bus Station will be retained and augmented with additional understorey and tree planting to increase the landscape impact immediately opposite the pocket park.



*View south from north end of Manor Road*

A series of semi-mature street trees are proposed down the length of the Manor Road frontage, extending the vegetation and visual impact of the existing pocket park and drawing the landscape into the proposed development. A significant amount of landscape planting around the built forms and within the public courtyard in the centre of the site are proposed and this public open space area will add to the available public open space in the locality.

The Landscape Master Plan indicates the level of greenery added to the site, in comparison to the existing open carpark and limited number of poor shade trees scattered through the Homebase site. The visual impact and accessible nature of the landscape development will contribute to the local open space and townscape in a positive way and support the visual and townscape value of the existing OOLTI area.



*Landscape Master Plan*