



Manor Road / Richmond
Townscape & Visual Impact Appraisal

ARC
Addendum (V2) May 2019



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MAY 2019
Arc Ref: RE02-A209-V1

Prepared for
Avanton Richmond Development Ltd.

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1. Introduction

1.1 This addendum to the Townscape and Visual Impact Appraisal (TVIA) has been prepared to respond to consultee responses to the application for full planning permission for the proposed scheme on a site at Manor Road, Richmond (hereafter referred to as the 'Scheme Proposal').

1.2 This addendum assesses two additional representative views, both from within the Royal Botanic Gardens, Kew, which are a World Heritage Site (WHS). The locations of the two additional views are shown in **Figure 1.1**.

1.3 Accurate Visual Representations (AVRs) have been prepared for the two additional views and the Scheme Proposal is shown within the AVRs as a red wireline. Where the Scheme Proposal will not be visible within the view due to intervening visual barriers such as built form or vegetation, the Scheme Proposal is represented with a dashed red line.

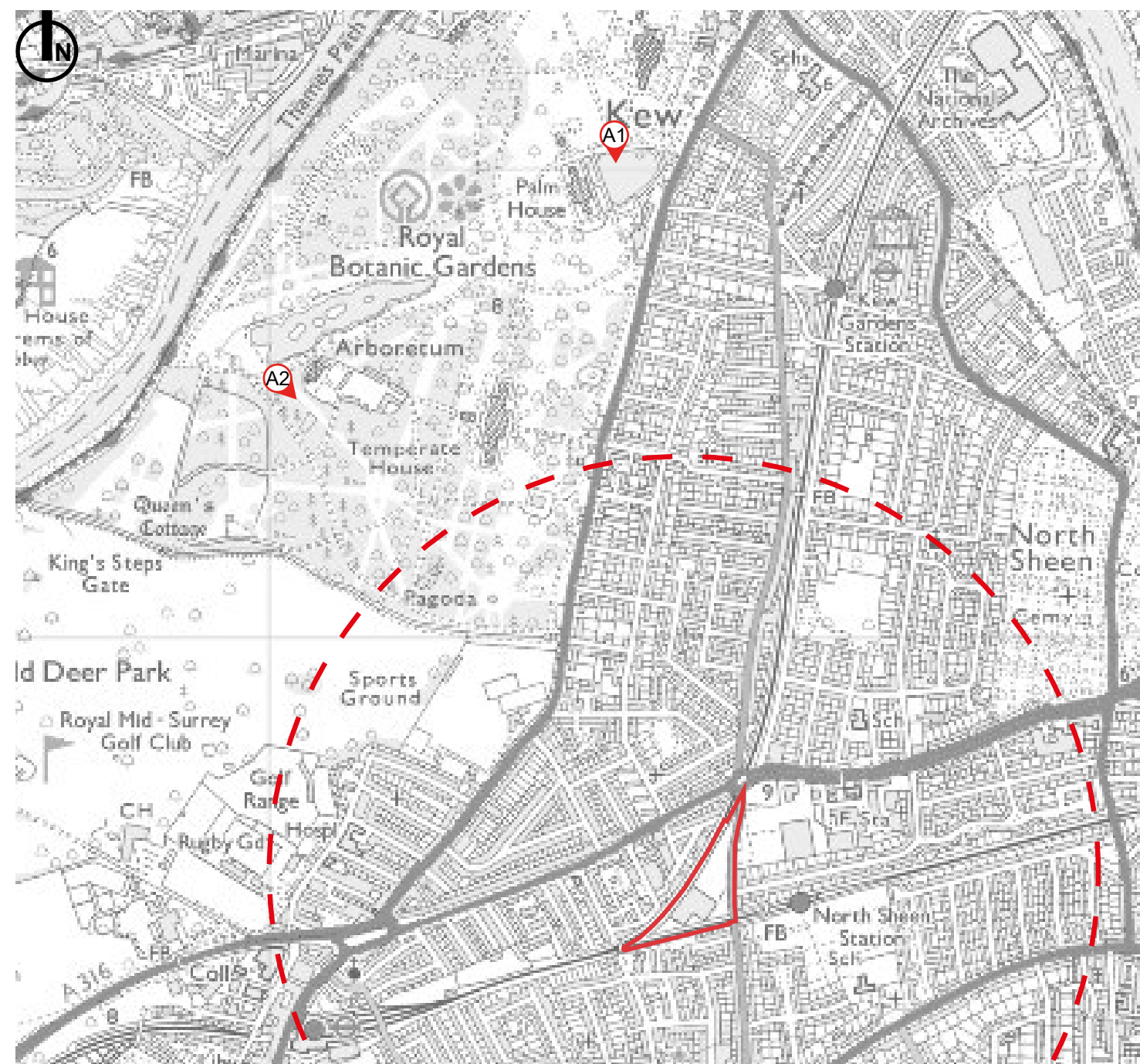
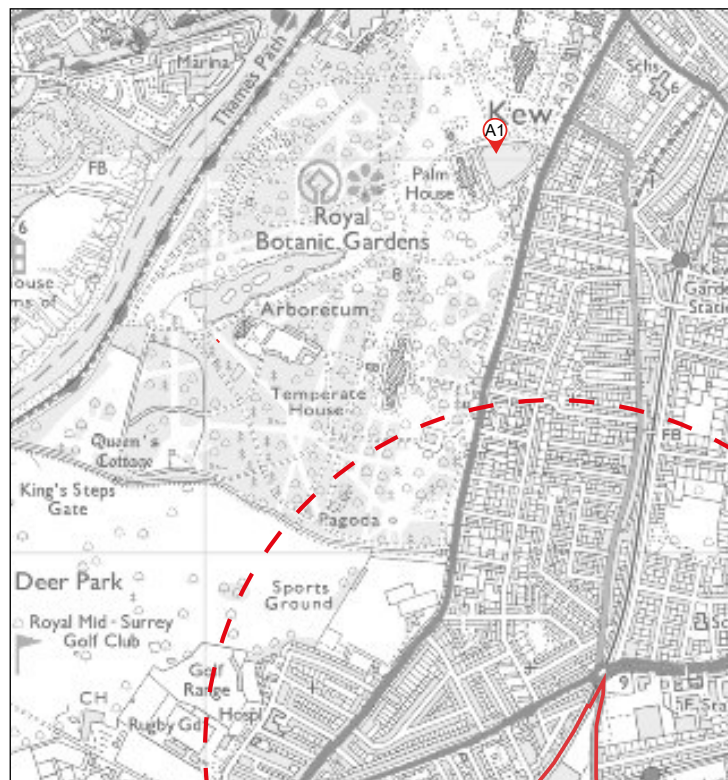


Figure 1.1 - Additional Representative View Locations Plan

- Site
- Study Area
- ➔ Additional Representative View

Representative view A1 – Broad Walk - Royal Botanic Gardens, Kew



Location Plan

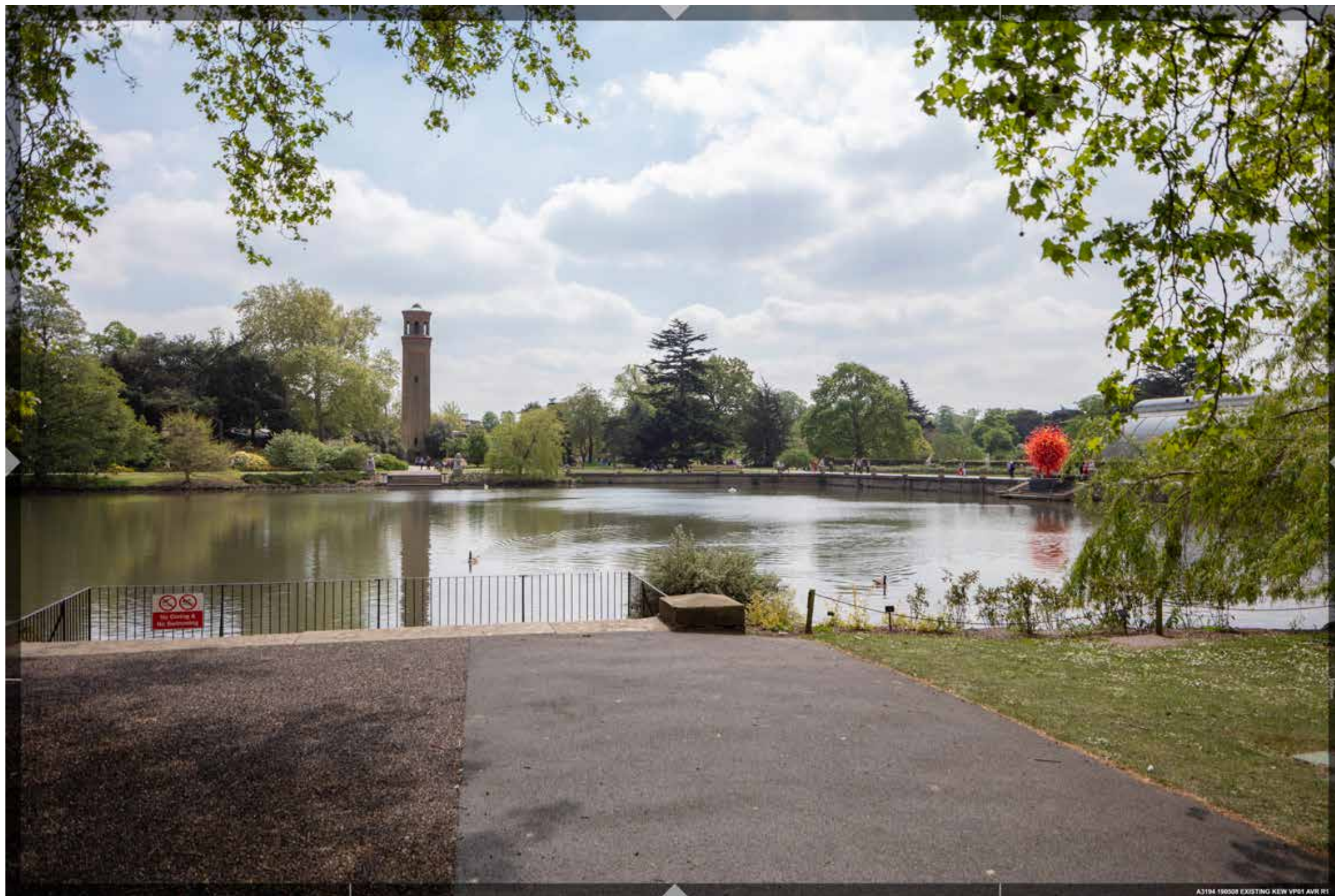
Baseline condition

C.1 This long distance (1.5km from the Site) view is taken from within the Royal Botanic Gardens looking in a southerly direction across the Palm House Pond at the southern extent of the Broad Walk. The Palm House can be seen to the west (right) of the view.

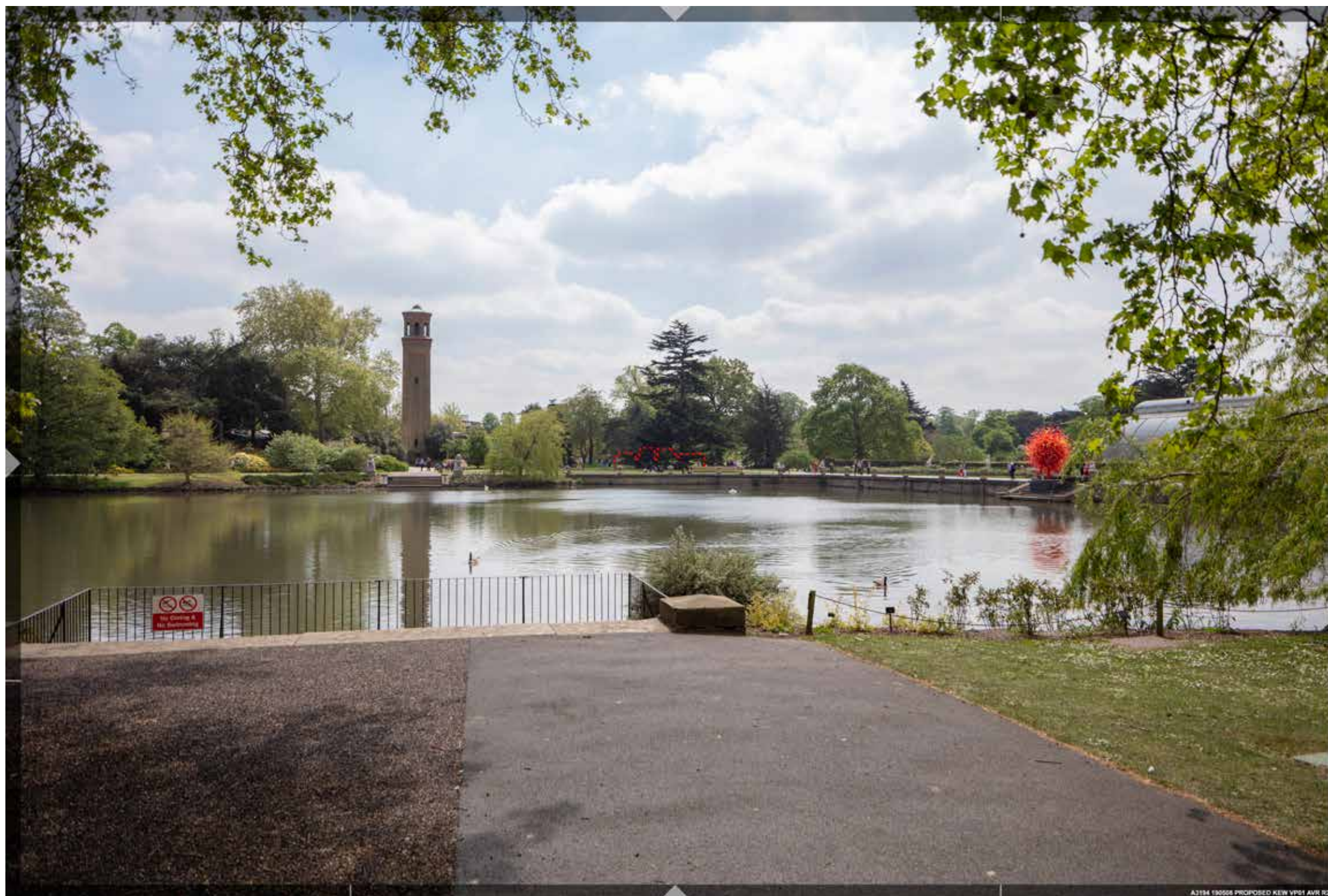
C.2 The Royal Botanic Gardens are a World Heritage Site.

C.3 Beyond the ornamental pond in the middle ground, the tower at the entrance to the gardens can be seen, with trees within the botanical gardens.

C.4 The representative view is considered to be of high value.



Representative view 1 - Existing Situation



Representative view 1 - Proposed Situation

Appraisal of Effects

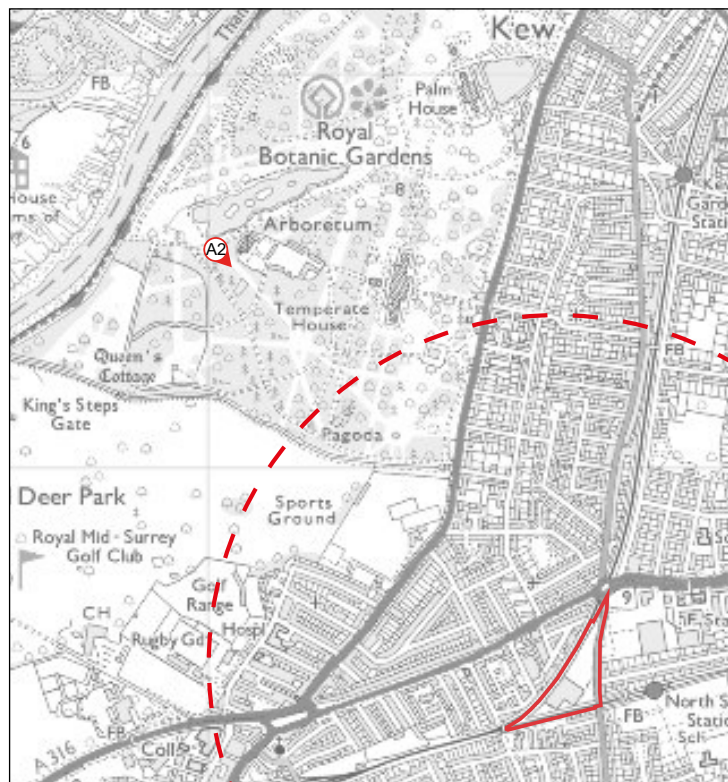
C.5 The representative view will have a high susceptibility to change and a high sensitivity to the Scheme Proposal.

C.6 The approach to determining the view's 'susceptibility to change' and 'sensitivity' is set out in the supporting methodology within **Appendix B** of the original TVIA.

Effects of the Scheme Proposal

C.7 The Scheme Proposal will be imperceptible within the view and it is therefore considered that there will be no change in the view as a result of the Scheme Proposal, resulting in a **negligible and neutral effect**.

Representative view 2 – Cedar Vista - Royal Botanic Gardens



Location Plan

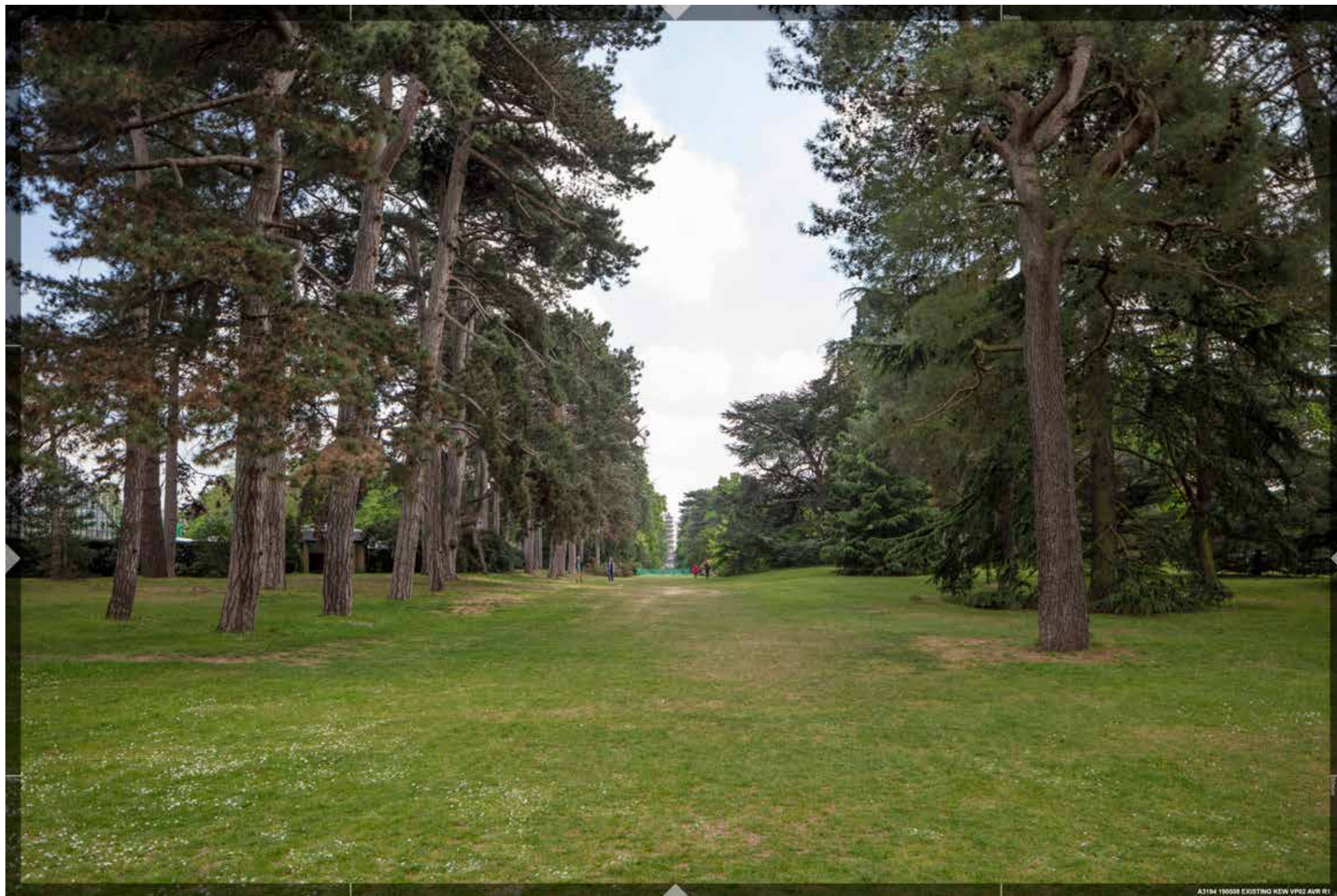
Baseline conditions

C.8 This long distance (1.35km from the Site) view is taken from within the Royal Botanic Gardens looking along Cedar Vista in a south easterly direction towards the Pagoda.

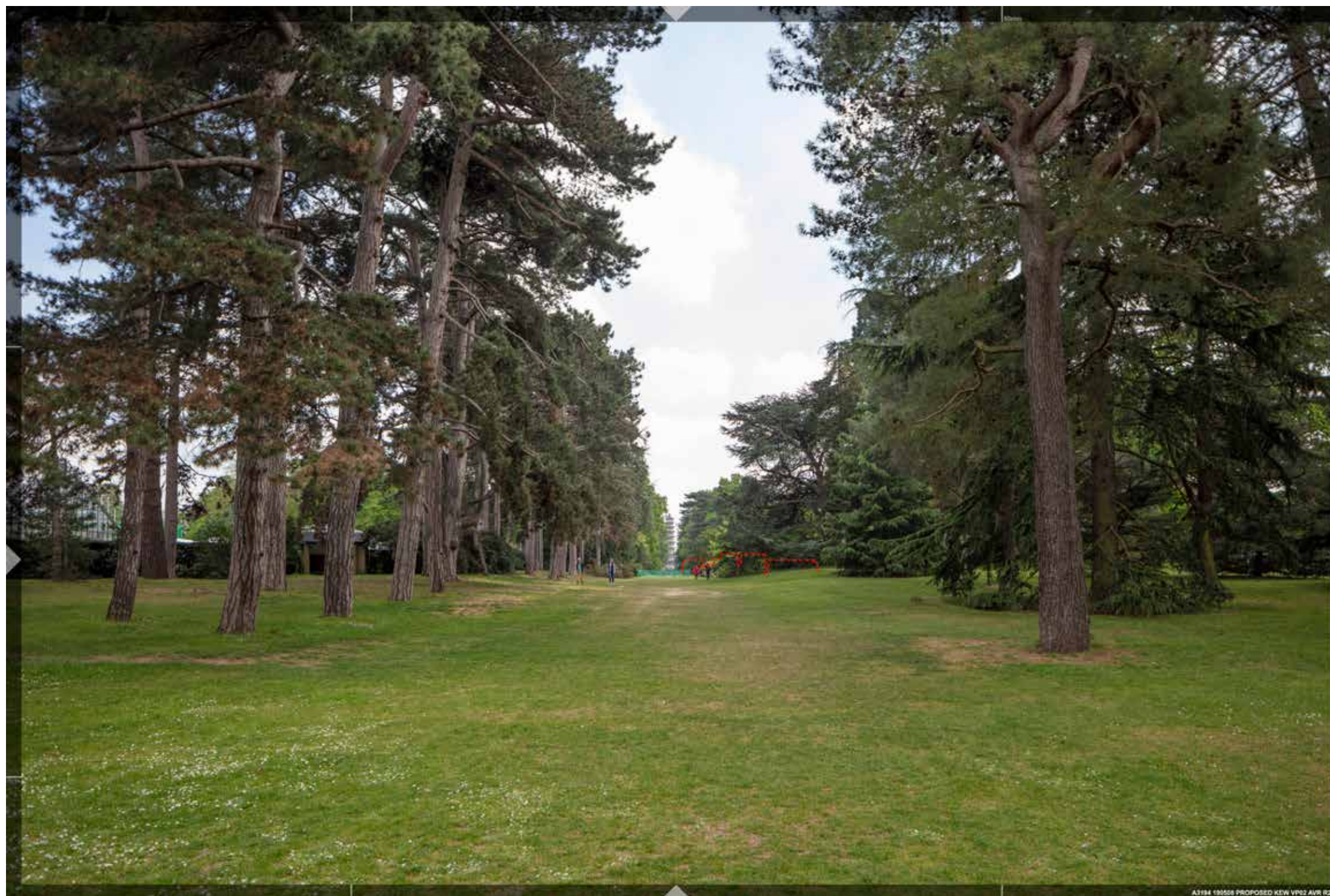
C.9 The Royal Botanic Gardens are a World Heritage Site.

C.10 The fore and middle ground are occupied by the grassy ride of Cedar Walk, framed to the left and right by mature cedars. The Pagoda can be seen at the end of the designed vista.

C.11 The representative view is considered to be of high value.



Representative view 2 - Existing Situation



Representative view 2 - Proposed Situation

Appraisal of Effects

C.12 The representative view will have a high susceptibility to change and a high sensitivity to the Scheme Proposal.

C.13 The approach to determining the view's 'susceptibility to change' and 'sensitivity' is set out in the supporting methodology within **Appendix B** of the original TVIA.

Effects of the Scheme Proposal

C.14 The Scheme Proposal will be imperceptible within the view and it is therefore considered that there will be no change in the view as a result of the Scheme Proposal, resulting in a **negligible and neutral effect**.



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