



Manor Road / Richmond

Heritage Statement Addendum

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1 Introduction

In January 2019 a heritage statement was prepared in support of the planning application by Avanton Richmond Development Ltd. The scheme has recently been revised (hereafter referred to as the “Amended Proposed Development”) and accordingly this Heritage Addendum provides an assessment of the anticipated changed heritage effects.

The description of the Amended Proposed Development is as follows:

Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

The work includes the following updates which are of potential relevance to the historic environment:

- Block A (Core D) and Block D decreased in height by one storey;
- Blocks B and C increased by one storey;
- Shape of Blocks A and C altered;
- Southern set-back on Block D decreased;
- Revisions to elevations; and
- Addition of a new residential block (Block E) with a bus layover at the ground floor at the northern extent of the Site

This addendum should be read in conjunction with the original heritage statement (Ref GN 0316A) as well as the Townscape and Visual Impact Assessment and Addendum by Arc Landscape Design and Planning Ltd. The Landscape Design and Access Addendum prepared by Gillespies is also relevant to these considerations.

2 Baseline conditions and methodology

There are no changes to the method or scope of the original heritage statement, which was based on the approach advocated in the National Planning Policy Framework (paragraph 189) and current published advice from Historic England.

The baseline conditions presented in the Heritage Statement have been reviewed and are substantially unchanged, with no significant development in the vicinity, either built or consented. No relevant additions, regradings or deletions are believed to have been made to designated heritage assets, including Richmond's conservation areas.

The baseline is therefore considered to remain valid for the purposes of decision-making and no additionally potentially sensitive assets have been identified.

The London Borough of Richmond upon Thames (LBRuT) has recently consulted on proposed additions to its local list of Buildings of Townscape Merit and the changes have not yet been brought into effect. The lodge at Lion Gate at south-east corner of the Royal Botanic Gardens is the only building in the study area proposed for addition. It will not be seen in conjunction with the Amended Proposed Development and does not call for further consideration in this assessment.

Designated and non-designated heritage assets remain as shown at Figure 1 of the Heritage Statement.

3 Policy context

The policy context has not changed since the planning submission. The Richmond Local Plan 2018 remains the adopted plan and its successor is in the very early stages of preparation. An updated Local Development Scheme 2019-22 was issued in July 2019, setting out the Council's programme.

The New London Plan remains in draft. The *New London Plan Consolidated Suggested Changes* document was issued in July 2019.

The National Planning Policy Framework was modified very slightly and reissued in February 2019. There are no changes to policies on the historic environment and there have been no relevant changes to the online National Planning Practice Guide.

In October Historic England issued new advice on preparing statements of heritage significance as part of advocating a staged approach to decision-making. It is considered that the approach taken in this planning application is consistent with Historic England's advice.

4 The Proposed Amendments

The amendments to the scheme have allowed the total number of residential units to be increased, from 385 to 433.

Layout

- A new residential block (Block E) is proposed on the site of the existing bus layover to provide 29 affordable dwellings.
- New police and bus drivers' facilities are provided on the ground floor of block E
- A bus layover will be re-provided at the ground floor of Block E, with four parking bays

Massing

- Block A, Core D and Block D, Core B decreased in height by one storey
- Block B and Block C, Core A increased by one storey
- Shape of Block A, Core A and Block C altered.
- Southern set-back on Block D, Core B decreased

Architecture and landscape design

The elevations have been revised in some places, improving consistency in detail across the scheme. The landscape design and open spaces have also been amended, including changes to the public square, play spaces, and parking areas.

5 Heritage effects of the amendments

The changed heritage effects resulting from the Amended Proposed Development are solely visual. They stem principally from the enlargement of the site to the north to include the current bus depot and the creation of the new Block E. This narrow building of varying height (4-5 storeys) will provide dual aspect units (flats and duplexes) facing east onto Manor Road and west across the railway line. Beyond the railway the northernmost part of the development (Block E) will look towards, and be seen from, St George's Road, where there is a terrace of locally listed buildings (Buildings of Townscape Merit) at Nos 1-12 and Nos 14-58 (even). Many of these houses have been considerably altered through permitted development, but they may still be considered to be representative of a late 19th century/early 20th century residential development. The terrace is at an angle to the railway line which separates it from the Amended Proposed Development. The trees between Block E and the railway line are to be retained and will provide some screening.

The changes in the view as a result of the amendments are described and illustrated in the TVIA Addendum, which updates the submitted Accurate Visual Representations (AVRs). These confirm

that the Amended Proposed Development will be out of view from the majority of publicly accessible parts of the conservation areas around the site. The exception is in the eastward views from the edges of the Sheendale Conservation Area, where Amended Proposed Development will continue to be clearly visible, as demonstrated in TVIA representative views 4 (Dee Road) and 12 (Crown Terrace). The principal axial view south along Sheendale Road remains unaffected by the Amended Proposed Development. There is no harm to the heritage significance of the Conservation Area.

The relationship with the Buildings of Townscape Merit on Manor Grove is substantially unchanged by the Amended Proposed Development which continues to be attuned to the character and appearance of this historically noteworthy group.

The Royal Botanic Gardens World Heritage Site at Kew is by far the most significant heritage asset in the area. Mature trees within the Botanic Gardens will prevent the Proposed Amended Development from being seen (TVIA views A1 and A2). The uppermost parts of the Development will be visible from the top of the Grade I listed Pagoda (recently opened to the public), but it will read as only a small part of a panorama across West London, showing development from all periods (view 9). It will have no effect on the setting of the Pagoda or the experience of the visitor. The significance of the listed building and the World Heritage Site will be unaltered.

Summary

The Amended Proposed Development will not introduce any additional effect on any designated heritage asset. The change to the setting of the buildings of townscape merit on St George's Road through the introduction of Block E are not considered to have a substantial effect and their heritage significance is unchanged.