



Manor Road / Richmond
Townscape & Visual Impact Appraisal
Addendum 03

ARC
Addendum July 2020



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Prepared for
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1. Introduction

1.1 This Townscape and Visual Impact Assessment Addendum (July 2020 TVIA Addendum) has been prepared by Arc Landscape and Planning on behalf of Avanton Richmond Development Ltd ('the Applicant') following further amendments to the proposed scheme for the redevelopment of the Homebase store at 84 Manor Road, North Sheen ('the Site').

1.2 A planning application for the redevelopment of the Site was submitted to London Borough of Richmond Upon Thames (LBRuT) in February 2019 (ref. 19/0510/FUL) (the 'Original Proposed Development'), and was considered at LBRuT Planning Committee on 3 July 2019. The Planning Committee resolved that they were minded to refuse the Application; the second suggested reason for refusal related to design and stated that "*The proposed development, by reason of its siting, layout, height, scale, bulk, design and materials is considered to represent a visually intrusive, dominant and overwhelming form of overdevelopment to the detriment of the character of the site and surrounding area.*"

1.3 However on 29 July 2019 it was confirmed that the Mayor of London would act as the local planning authority for the purposes of determining the application.

1.4 In relation to urban design, the GLA's stage 1 report (15 April 2019) supported the proposed layout, heights and massing, stating: "*The heights and massing strategy responds positively to the existing low-rise context, with the scale dropping down to respect neighbouring properties along the south and eastern edges...Given the context and the sensitive design approach taken by the applicant, the heights and massing is considered to be acceptable.*"

Proposed Amendments

1.5 Following review of LBRuT's suggested reasons for refusal and discussions with Officers at the Greater London Authority (GLA) and Transport for London (TfL), the Applicant reviewed the scheme, with the principle aim of increasing the delivery of affordable housing through additional density and addressing other issues raised in the Mayor's Stage 2 Report. Initial scheme amendments were submitted

in November 2019 ('the November 2019 Amendments') which increased the overall number of units by 48, primarily through the introduction of a new residential building known as Block E. The potential townscape and visual effects of the November 2019 Amendments were appraised in an addendum (the November 2019 TVIA Addendum).

1.6 Following discussions with TfL and the GLA, it was agreed that further revisions should be developed in order to deliver an improved scheme without the need for Block E. The revised scheme is hereafter referred to as the 'Amended Proposed Development'.

1.7 The proposed changes are described in detail in the accompanying Design and Access Statement Addendum, however, of particular note is the increase in residential units from 385 within the Original Proposed Development to 453 within the Amended Proposed Development. The increase in units and the higher affordable housing provision has been principally achieved through amendments to the height and internal layout in appropriate locations across the Site.

1.8 The proposed changes necessitate an amendment to the Application's description of development. The revised description of development is as follows:

Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide 453 residential units (of which 173 units will be affordable), flexible retail, community and office uses, provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

1.9 As a result of the proposed amendments, the findings of the original TVIA have been reviewed in order to assess the townscape and visual effects of the Amended Proposed Development. Changes of relevance to this assessment include building elevations being rationalised to improve architectural consistency, the extension of commercial frontage along Manor Road and redistribution of the massing. By way of summary:

- Building A: Core A + 1 storey; Core D - 1 storey;
- Building B: + 2 storeys;
- Building C: Core A + 3 storeys; Cores B and C + 1 storey; and
- Building D: Core B - 1 storey

1.10 This addendum should be read in conjunction with the original TVIA (ref A209-RE-01) and the May 2019 addendum (ref A209-RE-02) which assessed two additional representative viewpoints located within Kew Gardens (Views A1 and A2). This was in response to GLA officers' request that further assessment of the potential impact on Kew Gardens World Heritage Site be carried out.

1.11 This TVIA addendum is supported by three appendices:

- Appendix A: Representative View Assessment;
- Appendix B: AVR Methodology; and
- Appendix C: Representative Views A1 and A2 cropped to 50mm

Consultation - Representative Views

1.12 A request was received from the World Heritage Site Coordinator, Georgina Darroch, on 7 April 2020 that "*an additional image looking along Cedar Visa, larger than the existing representative views, and in full rendered mode*" be provided. This was in response to the addition of Block E in the November 2019 Amendments. The request was also made that the view be taken during winter months when any intervening deciduous tree cover would be bare of leaf, however, it should be noted that the intervening tree cover from this location is predominantly evergreen and it is not considered that visibility would increase in winter months.

1.13 Testing of representative views A1 and A2 demonstrated that the removal of Block E meant that the Amended Proposed Development will not be visible from the Royal Botanic Gardens; an additional rendered view along the Cedar Vista has not therefore been prepared.

1.14 As requested, high resolution enlarged versions of representative views A1 and A2 are set out in **Appendix C** of this addendum.

1.15 On 13 July 2020, a communication was received from the GLA Case Officer concerning the approach to preparing the representative views. The revised Landscape Institute guidance on preparing visualisations (Landscape Institute Technical Guidance Note 06/19 for Visual Representation of Development Proposals, published in September 2019) advocates the use of 50mm or 35mm lenses, but does

allow for uses of other types of lens where justified. The Case Officer acknowledged that the revised LI guidance was published after the original application was submitted (February 2019).

1.16 In order to capture the proposal within its urban setting, a 24mm lens was used to capture the photography (further detail provided in **Appendix B** of this addendum), however, as requested by the GLA, for distant views, both the original 24mm images and cropped 50mm images have been provided (see **Appendix C** of this addendum).



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2. Methodology and Baseline Conditions

Methodology

2.1 The assessment methodology applied in the original TVIA was based on GLVIA3 and is still appropriate and relevant.

2.2 Since the Original Proposed Development was submitted for planning approval in May 2019, the Landscape Institute have published updated Technical Guidance on the preparation of verified views ('06/19 Visual Representation of Development Proposals'). Albeit that the Accurate Visual Representations (AVRs) prepared by Assael Architects for both the original TVIA and this addendum use photography taken before publication of the updated technical guidance, the AVR methodology has been updated to explain how the production of the AVRs aligns with the updated LI technical guidance (see **Appendix B**).

2.3 Cropped and enlarged views of representative views A1 and A2, are provided in **Appendix C** of this addendum for comparison.

Baseline Conditions

2.4 The February 2019 TVIA identified potentially sensitive receptors which could experience effects on townscape character or on visual amenity as a result of the Original Proposed Development. No significant changes in the baseline conditions described in the February 2019 TVIA have been identified and no additional potentially sensitive landscape or visual receptors have therefore been identified.

2.5 The baseline conditions identified in the original TVIA have not therefore changed and the descriptions and assessments of receptor sensitivity in the February 2019 TVIA and the May 2019 addendum remain valid.

Representative Views

2.6 The February 2019 TVIA which supported the Original Proposed Development was informed by 12 AVRs, with the two additional representative views requested by LBRuT submitted in the May 2019 TVIA addendum (ref A209-RE-02).

2.7 The 14 original representative views have been updated with the Amended Proposed Development and the revised appraisal of effects on the representative views is provided at **Appendix A** of this addendum.



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3. Appraisal of Effects of the Amended Proposed Development

Introduction

3.1 This section considers how the Amended Proposed Development, illustrated in the accompanying planning application documents, will affect the receptors identified in the original baseline study. The first part of this section describes the anticipated effects relating to the Site and the wider townscape character. The second part describes the effects on the visual receptors representative views.

3.2 To assist in defining potential effects, the sensitivity of the townscape character and visual receptors is considered. As outlined in the methodology, sensitivity is determined by combining assessments of value (set out in Section 3 of the February 2019 TVIA) and an appraisal of the susceptibility of the receptors to the Amended Proposed Development. The findings for each are set out in **Tables 4.1 and 4.2**.

3.3 For each receptor, the magnitude of change resulting from the Amended Proposed Development is described. The magnitude of change, upon completion, considers the effects in terms of duration, reversibility, geographical extent and size or scale. Since any effects of the Amended Proposed Development are considered to be long term and permanent, to avoid unnecessary duplication, duration and reversibility are not discussed further.

3.4 In order to further illustrate the effects, updated representative views are provided at **Appendix A**.

Description of Amended Proposed Development compared to Original Proposed Development

3.5 As with the Original Proposed Development, the Amended Proposed Development seeks full planning permission for the demolition of the existing building and redevelopment of the Site for predominantly residential use.

3.6 Whilst many of the original principles including the concentration of height in the centre of the site and stepping down the massing at the edges of the site (on Manor Road and along the southern boundary) remain, updates to the massing:

- Building A: Core A increased by one storey and Core D decreased by one storey;
- Building B: Core A increased by two storeys;
- Building C: Core A increased by three storeys and Cores B and C by one storeys;
- Building D: Core B decreased by one storey.

3.7 Additional changes of potential relevance to townscape and visual matters include updates to the elevations to increase consistency in detail across the scheme, with each elevation having one of three façade types with a common treatment to the base of all the blocks façades, and the extension of retail frontage along Manor Road, increasing activity and the amount of active frontage.



Figure 3.1 - Block plan (Amended Proposed Development)

Effect on Townscape Character

3.8 This section considers the effects of the completed Amended Proposed Development on townscape character. Definitions and criteria used are found in **Appendix B** of the February 2019 TVIA.

3.9 There will be temporary, localised effects during the construction phase caused by additional larger vehicles, deliveries, cranes and plant etc. These effects are considered to be negative, however they will be short-lived and temporary in nature and are not considered further.

3.10 At a national level the townscape character has been considered in line with the NPPF and the Amended Proposed Development '*responds to local character and history, and reflects the identity of local and surrounding materials, while not preventing or discouraging appropriate innovation*', as set out in paragraph 58.

3.11 Overall it is considered that the Amended Proposed Development, like the Original Proposed Development, improves the townscape situation of 'TCA1 North Sheen Mixed Use', as shown in representative views 6, 7, 10 and 12 of **Appendix A**. The Amended Proposed Development is of a scale and mass that will not detract from the surrounding context and will reactivate the street frontage along Manor Road with an enhanced retail offering and areas of public realm. The heights and massing strategy responds positively to the existing low-rise context, with the scale dropping down to respect neighbouring properties along the southern and eastern edges.

3.12 The Amended Proposed Development would continue to have a direct, permanent, high magnitude of change and overall **moderate and beneficial effect** on TCA1.

3.13 Partial to glimpsed views are possible from 'TCA2 Manor Grove Residential' (representative view 1) of the Amended Proposed Development and the Amended Proposed Development has an indirect, permanent, low magnitude of change and **minor and neutral effect** on this TCA. From 'TCA6 Richmond Residential Fringe', glimpsed views of it will be possible (representative views 4 and 5). The Amended Proposed Development has an indirect, permanent, negligible magnitude of change and **minor and neutral effect** on TCA6 Richmond Residential Fringe'.

3.14 The Amended Proposed Development indirectly affects the areas of 'TCA3 North Sheen Residential' which are close to the Site (representative views 2 and 11) and from which glimpsed views are possible. Overall, the Amended Proposed Development would continue to have an indirect, permanent, low to negligible magnitude of change and overall **minor to negligible and neutral effect** on TCA3.

3.15 The Amended Proposed Development will continue to result in negligible to no magnitude of change and overall **negligible and neutral to no effect** on 'TCA4 East Sheen Open Space', 'TCA5 Richmond Hill and East Sheen Residential'. 'TCA7 Kew Gardens and Old Deer Park' and 'TCA8 Kew Gardens Residential Fringe'; their value, susceptibility to change and sensitivity are summarised in **Table 4.1**.

3.16 The Amended Proposed Development enhances the townscape character and visual appearance of this area of Richmond. It provides high quality architecture that improves legibility within the local and wider townscape. The Amended Proposed Development provides a well designed development which relates positively to the existing building line of Manor Road and respects the receiving context.

Effects on Visual Receptors

3.17 With the implementation of the Amended Proposed Development, it is considered that, like the Original Proposed Development, the Site's ZTV will increase, with the views from some of the visual receptors identified within the baseline assessment changing.

3.18 There will be temporary, localised changes in the view from some visual receptors during the construction phase, typically associated with the temporary enclosure of the Site with hoarding and views of construction plant. These effects are considered to be negative, however they will be short-lived and temporary in nature and are not considered further.

3.19 In order to identify and assess the likely effects of the completed Amended Proposed Development on the identified views and visual receptors, the 14 Accurate Visual Representations (AVR) which supported the Original Proposed Development have been updated.

3.20 The AVRs and a description of the likely effects of the Amended Proposed Development for each of the 14 representative viewpoints are provided at **Appendix A** and in **Table 3.2** which provides a summary of the findings relating to the value of the views, the sensitivity of the receptors and the magnitude of change resulting from the Amended Proposed Development.

3.21 The following provides a summary of the visibility of the Amended Proposed Development for the key visual receptors / receptor groups:

- The Amended Proposed Development will, however, continue to be visible from views orientated outside the southern section of Sheendale Road Conservation Area, as shown in representative views 4 and 12.
- The mature trees within the Royal Botanic Gardens Kew (World Heritage Site) will prevent views to the Amended Proposed Development, as shown in representative views A1 and A2. A limited glimpsed view will continue to be possible for visitors to the viewing platform of the Pagoda when it is open to the public, as illustrated in representative view 9. The Site, however, is a minor component in the wider 360 view of this area of west London.
- It is considered that the Amended Proposed Development will continue to be visible from the North Sheen Allotments, but not Richmond Cricket Club and North Sheen Recreation Ground due to intervening vegetation.

- Where windows are orientated towards the Site, it is considered that partial to glimpsed views will continue to be possible of the Amended Proposed Development from upper stories of low to mid rise residential properties and taller residential apartment block located within 500 metres of the Site.
- Representative views 1, 2, 4 and 6 demonstrate that the Amended Proposed Development will continue to be visible from the public highway where roads are orientated towards the Site and representative views 5 and 7 illustrate it will also be visible from elevated locations and bridges within 750 metres of the Site.
- Away from the roads orientated towards the Site and elevated locations, built form and intervening vegetation typically will continue to prevent views to the Amended Proposed Development, as demonstrated in representative views 3 and 8.
- Open to partial views are likely to continue to be visible towards the Amended Proposed Development from Manor Road and the railway lines which run adjacent to the Site, as shown in representative views 10, 11 and 12.

Table 3.1 – Townscape Character Appraisal of Effects

Townscape Character Area	Value	Susceptibility to change	Sensitivity	Magnitude of change	Effect	Effect of Original Proposed Development
TCA 1 North Sheen Mixed Use	Medium to low	Low	Low	High	Moderate / Beneficial	<i>Moderate / Beneficial</i>
TCA 2 Manor Grove Residential	Medium	Medium to Low	Medium to Low	Low	Minor / Neutral	<i>Minor / Neutral</i>
TCA 3 North Sheen Residential	Medium to low	Medium to Low	Medium to Low	Low to Negligible	Minor to Negligible / Neutral	<i>Minor to Negligible / Neutral</i>
TCA 4 East Sheen Open Space	High to medium	High	High	Negligible to None	Negligible / Neutral	<i>Negligible / Neutral</i>
TCA 5 Richmond Hill and East Sheen Residential	High	High	High	Negligible to None	Negligible / Neutral to None	<i>Negligible / Neutral to None</i>
TCA 6 Richmond Residential Fringe	High	High to Medium	High	Negligible	Minor / Neutral	<i>Minor / Neutral</i>
TCA 7 Kew Gardens and Old Deer Park	Exceptional	High	High	Negligible to None	Negligible / Neutral to None	<i>Negligible / Neutral to None</i>
TCA 8 Kew Gardens Residential Fringe	Exceptional to high	High	High	Negligible to None	Negligible / Neutral to None	<i>Negligible / Neutral to None</i>

Table 3.2 – Visual Receptor Representative Views Appraisal of Effects

Representative View	Value	Susceptibility to change	Sensitivity	Magnitude of change	Effect	Effect of Original Proposed Development
1. Manor Grove	Medium	Medium	Medium	Medium	Moderate / Neutral	<i>Moderate / Neutral</i>
2. Manor Road, opposite Townsend Terrace	Medium-Low	Medium-Low	Medium-Low	Medium-Low	Moderate-Minor / Beneficial	<i>Moderate-Minor / Beneficial</i>
3. Sheen Road, over Hickey's Almshouses	High	Medium	High-Medium	None	None	<i>None</i>
4. Dee Road	Medium-Low	Medium	Medium-Low	Medium	Moderate / Neutral	<i>Moderate / Neutral</i>
5. Church Roadw	Low	Low	Low	Low-Negligible	Negligible / Neutral	<i>Negligible / Neutral</i>
6. Trinity Road	Medium-Low	Medium	Medium	Medium	Moderate / Neutral	<i>Moderate / Neutral</i>
7. Lower Richmond Road/Manor Road roundabout	Low	Low	Low	Low-Negligible	Minor / Neutral	<i>Minor / Neutral</i>
8. Sandycombe Road	Medium-Low	Medium	Medium-Low	None	None	<i>None</i>
9. View from Pagoda, Royal Botanic Gardens of Kew	High	High	High	Negligible	Minor / Neutral	<i>Minor / Neutral</i>
10. Manor Road, Sainsbury's entrance	Low	Low	Low	Medium	Moderate-Minor / Beneficial	<i>Moderate-Minor / Beneficial</i>
11. Manor Road, near Manor Grove	Low	Low	Low	High to medium	Moderate / Beneficial	<i>Moderate / Beneficial</i>
12. Crown Terrace	Low	Medium-Low	Low	High	Moderate / Neutral	<i>Moderate / Neutral</i>
A.1 Broad Walk, Royal Botanic Gardens of Kew	High	High	High	None	None	<i>None</i>
A.2 Cedar Vista, Royal Botanic Gardens of Kew	High	High	High	None	None	<i>None</i>



Under no circumstances should any vehicle stop on the level crossing



4. Summary and Conclusions

Introduction

4.1 This addendum to the February 2019 TVIA (ref A209-RE-01) considers the potential townscape and visual effects which could arise from the Amended Proposed Development.

4.2 The Amended Proposed Development continues to reference local architectural detailing, styles and character along with providing a contextual material palette. It consists of four blocks which range in height from three to 11 storeys. The taller elements of the blocks are concentrated in the centre of the Site away from the boundaries emphasising the location of the central Courtyard. Top floor set-backs are present on the perimeter blocks.

4.3 Along Manor Road the built form of Blocks A and D continue to address the street, helping to define the street, and providing active frontages/natural surveillance. These blocks are set back to provide a high quality public realm and introduce a line of trees to the townscape. Further areas of new soft landscaping are provided, particularly at the interfaces with the railway lines.

Townscape Character Areas Appraisal

4.4 As with the Original Proposed Development, the Amended Proposed Development has been designed to respond to and complement its location. The facade treatments and massing have been designed to respond to the receiving townscape.

4.5 The Site falls within 'TCA1 – North Sheen Mixed Use' and the existing building and current uses do little to contribute to the wider townscape of the area. It is considered that 'TCA1 – North Sheen Mixed Use' can accommodate the Amended Proposed Development and there will be a continued moderate and beneficial effect.

4.6 The Amended Proposed Development has a minor and neutral effect on 'TCA2 Manor Grove Residential' and on 'TCA6 Richmond Residential Fringe', a minor to negligible and neutral affect on 'TCA3 North Sheen Residential' and negligible and neutral to no change in the remaining TCAs within the Study Area.

Visual Appraisal

4.7 Existing views to the Site are largely restricted due to the surrounding built form, with partial to open views gained from the immediate townscape of Manor Road, Manor Grove, Dee Road and Trinity Road.

4.8 With the implementation of the Amended Proposed Development it is considered that the visibility of the Site will increase, however the Amended Proposed Development will not adversely affect any views of importance or the visual appearance of the local area.

4.9 Like the Original Proposed Development, the Amended Proposed Development will provide an efficient redevelopment of a currently under-developed and unattractive site and, overall, it is considered that the Amended Proposed Development will lead to direct, permanent effects on the following representative views:

- Moderate beneficial/neutral effect - representative views 1, 4, 6, 11 and 12
- Moderate-Minor beneficial effects- representative views 2 and 10
- Minor neutral/beneficial effect- representative views 7 and 9
- Negligible neutral/ beneficial effect- representative view 5
- No effects - representative views 3, 8, A1 and A2

Conclusions

4.10 This addendum should be read in conjunction with the February 2019 TVIA (ref A209-RE-01) and the May 2019 addendum (ref A209-RE-02).

4.11 The height, massing and architecture of the Amended Proposed Development responds to the sensitivities of the Site context. As with the Original Proposed Development, the tallest buildings are positioned in the centre of the Site, away from existing residential properties, and along the western boundary, with the scale dropping down to the southern and eastern edges, respecting neighbouring properties. The Amended Proposed Development represents an efficient redevelopment of a currently under-developed and unattractive site and does not represent a visually intrusive, dominant or overwhelming form of overdevelopment. It is therefore considered that there would be no adverse effects on either the character of the Site, the surrounding area or on visual receptors.

4.12 The appraisal of effects in this addendum relating to the Amended Proposed Development concludes that there is no change in either townscape or visual effects when compared to the Original Proposed Development.

APPENDIX A REPRESENTATIVE VIEW APPRAISAL

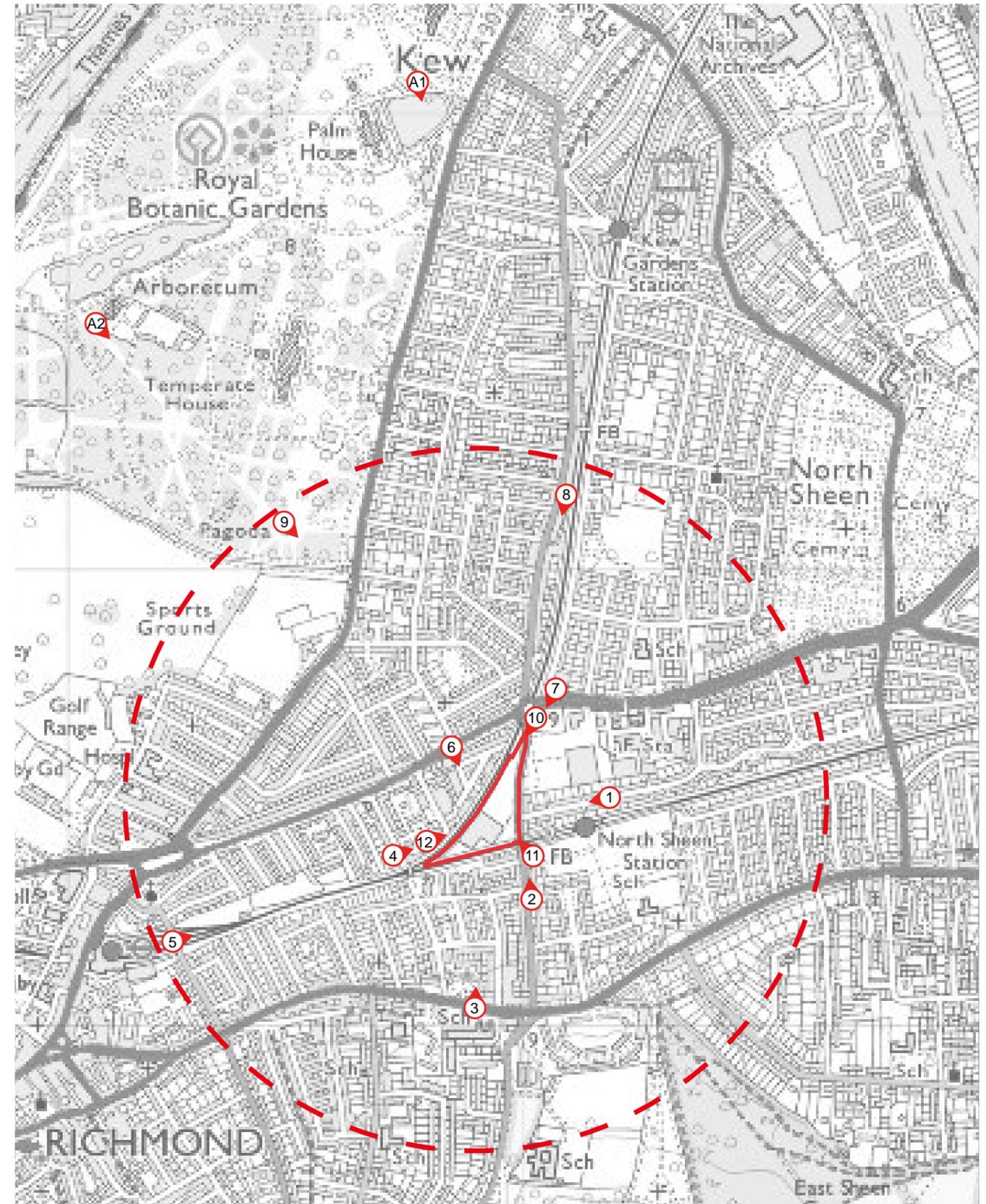
Introduction

A.1 A selection of representative views were identified in order to recognise and assess the likely effects of the Original Proposed Development on the recognised visual receptors. These reflect consultation with officers at LBRuT and officers at GLA; the locations are shown in **Figure A.1**. AVRs were prepared for each of these representative views, and these have been updated with the Amended Proposed Development.

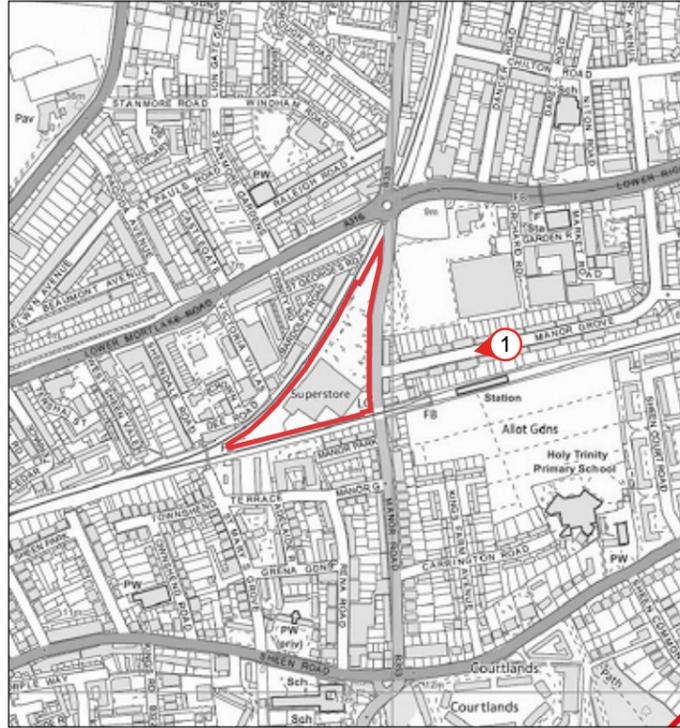
A.2 Within the AVRs, where the Amended Proposed Development falls behind built form, the outline is indicated with a red wireline demonstrating that it is unlikely to be seen within the view.

Figure A.1 - Representative View Locations Plan

- Key:**
-  Site
 -  Study Area
 -  Representative View



Representative view 1 – Manor Grove



Location Plan

Baseline condition

A.3 Baseline conditions remain unchanged.



Representative view 1 - Existing Situation



Representative view 1 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.4 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.5 The upper floors of elements of the Amended Proposed Development's Blocks A, B and D can continue to be seen in the background of the view from this section of Manor Grove. The materials and architectural treatment of the Amended Proposed Development's facade have been selected to be complementary to the existing buildings of Manor Grove, which are of townscape merit.

A.6 Overall it is considered that the Amended Proposed Development will continue to have a local, direct, permanent, medium magnitude of change, since the Amended Proposed Development will continue to be visible only in views westwards towards the end of the street, Manor Grove is lined with tree and visibility of the Amended Proposed Development will reduce for receptors further east along Manor Grove resulting in a **moderate and neutral effect**.

Representative view 2 – Manor Road opposite Townsend Terrace



Location Plan

Baseline conditions

A.7 Baseline conditions remain unchanged. .



Representative view 2 - Existing Situation



Representative view 2 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.8 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.9 The Amended Proposed Development's Blocks A and D will continue to be seen in the background of the view, continuing the building line along Manor Road, along with the landscape strategy's new street planting. These blocks, along the road, respond to the existing height present in the fore and middle ground of the view and help to define Manor Road.

A.10 Within the view the taller elements of Blocks A and D, which frame the public square, are set back from Manor Road. This ensures that they do not appear too dominant and help to create an articulated skyline, denoting the central Courtyard.

A.11 It is considered that the Amended Proposed Development will continue to have a local, direct, permanent, medium to low magnitude of change and a **moderate to minor and beneficial effect**.

Representative view 3 – Sheen Road, over Hickey’s Almshouses



Location Plan

Baseline conditions

A.12 Baseline conditions remain unchanged. .



Representative view 3 - Existing Situation



Representative view 3 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.13 The assessment of sensitivity remains unchanged. .

Effects of the Amended Proposed Development

A.14 The Amended Proposed Development cannot be seen in this view and there will therefore continue to be no change in the view and **no effect**.

A cropped enlarged version of the Representative View is provided in Appendix C of this addendum.

Representative view 4 – Dee Road



Location Plan

Baseline conditions

A.15 Baseline conditions remain unchanged.



Representative view 4 - Existing Situation



Representative view 4 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.16 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.17 The western façades of the Amended Proposed Development's Blocks B and C will continue to be seen in the far middle ground of the view, beyond the railway line, and from this location, they present as being of similar height to the existing built form within the middle and foreground of the view.

A.18 Block B facade includes architectural detailing that references the built form within the Study Area, such as the white stone banding which contrasts with the brick, breaking up the facade. Block's C facade is constructed with red brick and broken up with bay windows, which is also present within the Study Area.

A.19 The break between the blocks has been orientated to maintain the linear nature of the view and ensure the Amended Proposed Development does not appear overly dominant within the view.

A.20 Overall it is considered that the Amended Proposed Development will continue to have a local, direct, permanent, medium magnitude of change and a **moderate and neutral effect**.

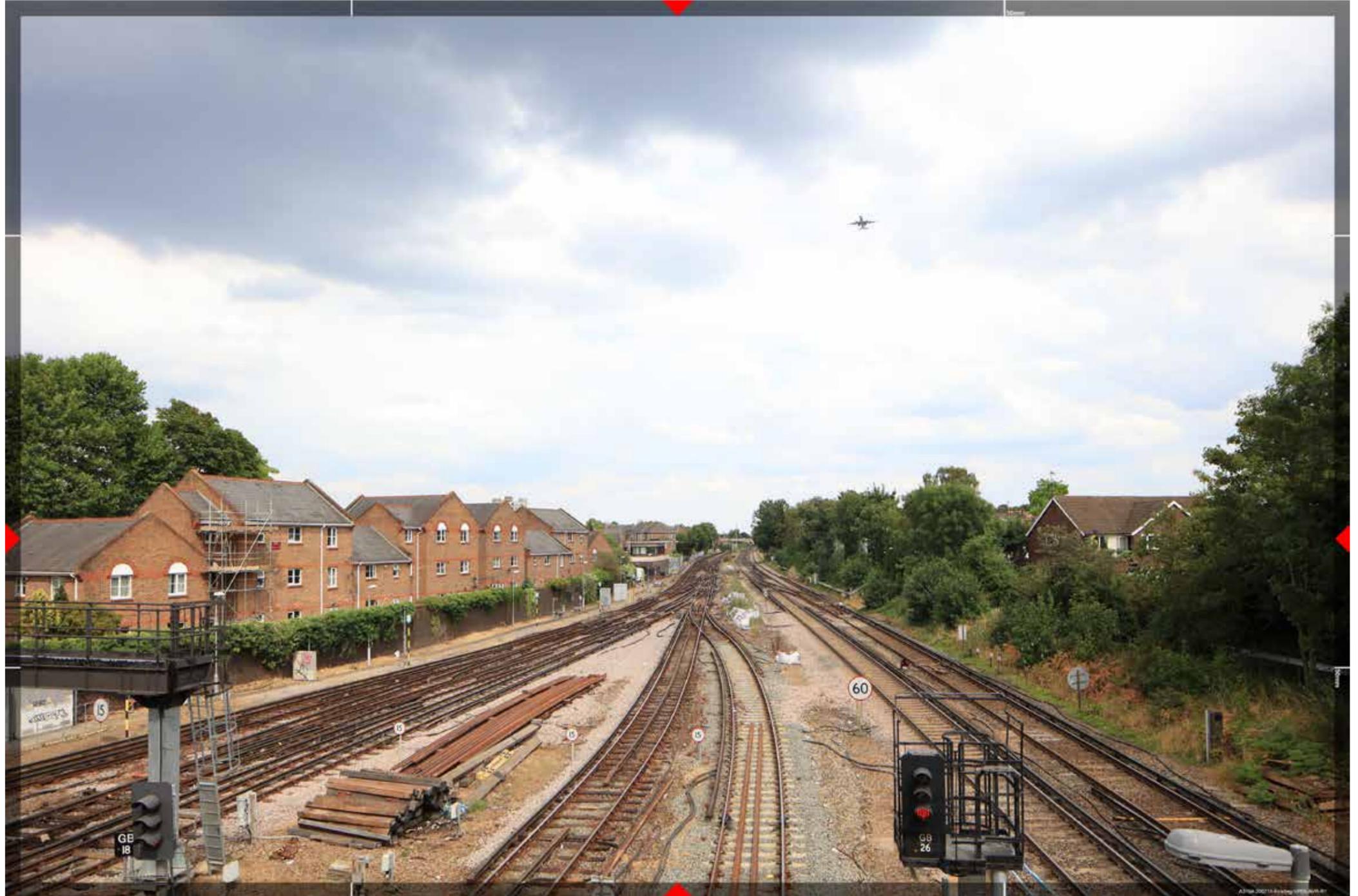
Representative view 5 – Church Road



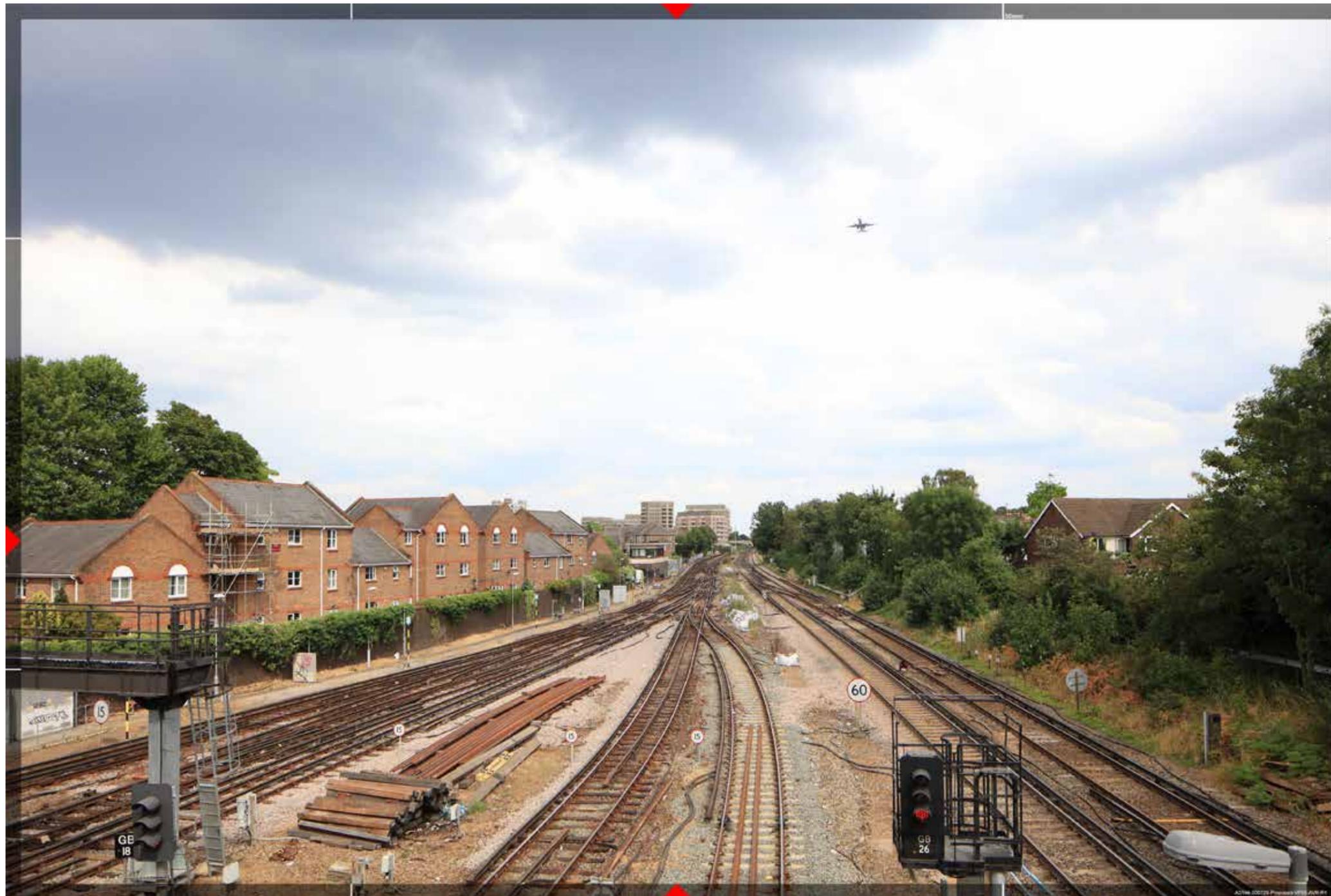
Location Plan

Baseline conditions

A.21 Baseline conditions remain unchanged.



Representative view 5 - Existing Situation



Representative view 5 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.22 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.23 The upper floors of all of the Amended Proposed Development's blocks will continue to be seen in the far background of the view and they are read in conjunction with the existing built form. The blocks have been designed to step in height and provide a varied skyline within this view.

A.24 The Amended Proposed Development aids with legibility within the surrounding townscape. Overall it is considered that the Amended Proposed Development will continue to have a local, direct, permanent, low to negligible magnitude of change and a **negligible and neutral effect**.

A cropped enlarged version of the Representative View is provided in Appendix C of this addendum.

Representative view 6 – Trinity Road



Location Plan

Baseline conditions

A.25 Baseline conditions remain unchanged.



Representative view 6 - Existing Situation



Representative view 6 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.26 The assessment of sensitivity remains unchanged.

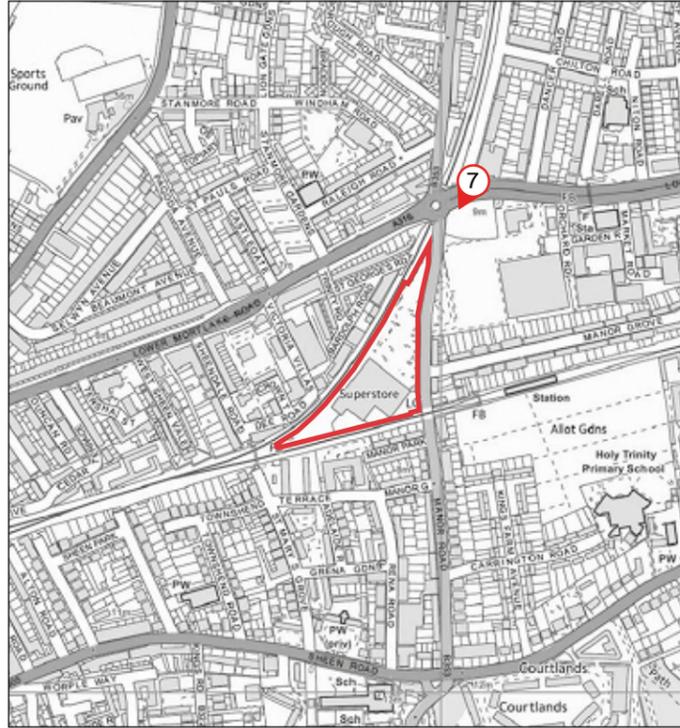
Effects of the Amended Proposed Development

A.27 The marker building of Block B will continue to be seen in the far middle ground of the view, beyond Manor House on Bardolph Road; its distinctive design presenting as a complementary extension to the existing built form.

A.28 Behind Block B, a glimpsed view can be gained to Block C's upper floors. Both blocks are set below the existing buildings skyline from this viewpoint.

A.29 It is considered that the Amended Proposed Development will continue to have a local, direct, permanent, medium magnitude of change and a **moderate and neutral effect**.

Representative view 7 – Lower Richmond Road/Manor Road roundabout



Location Plan

Baseline conditions

A.30 Baseline conditions remain unchanged.



Representative view 7 - Existing Situation



Representative view 7 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.31 The assessment of sensitivity remains unchanged.

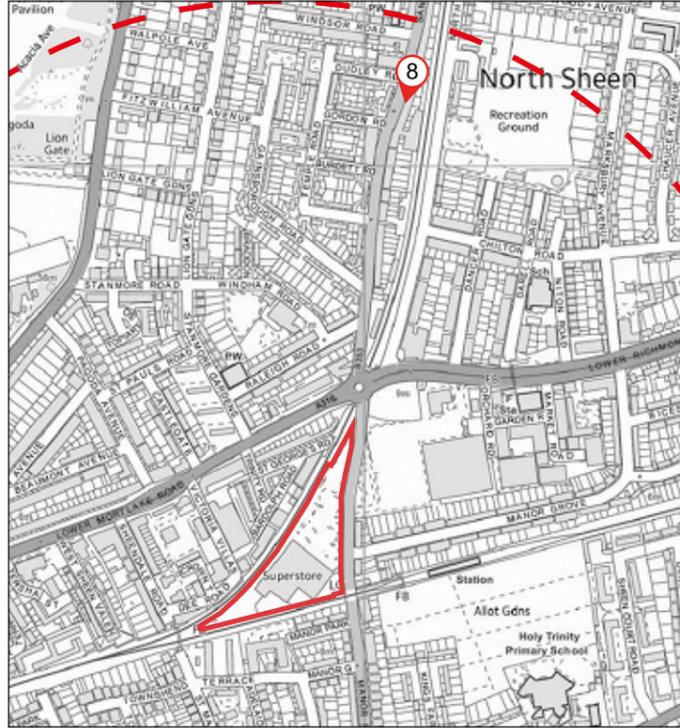
Effects of the Amended Proposed Development

A.32 The upper floors of the Block A will continue to be seen in the middle far ground of the view. This helps to provide an enhanced sense of enclosure to the road junction.

A.33 There is a tonal difference between the architectural treatment and material of the middle and the top of the block. Its articulation and top floor set back helps to break up the mass of the Amended Proposed Development within the view.

A.34 The Amended Proposed Development is considered to have a local, direct, permanent, low to negligible magnitude of change and a **minor and neutral effect**.

Representative view 8 – Sandycombe Road close to junction with Dudley Road



Location Plan

Baseline conditions

A.35 Baseline conditions remain unchanged.



Representative view 8 - Existing Situation



Representative view 8 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

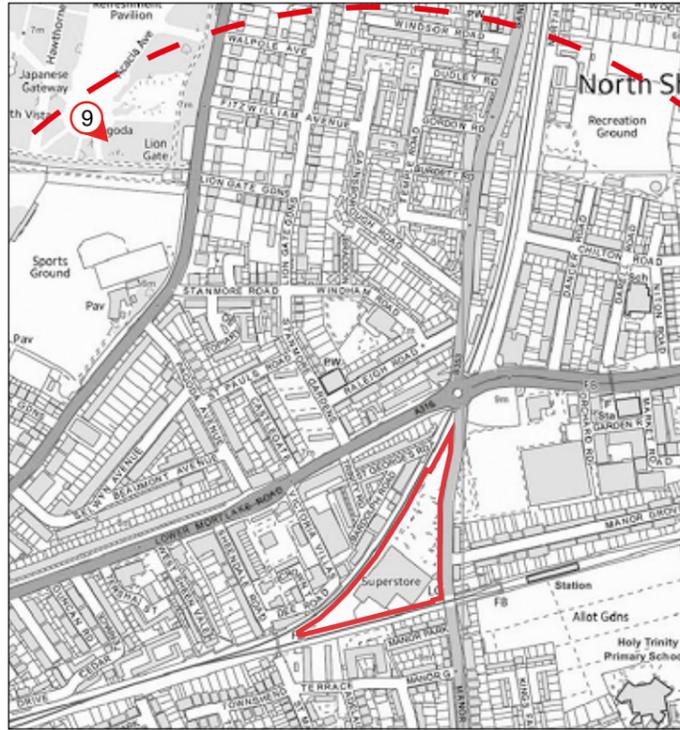
A.36 The assessment of sensitivity remains unchanged..

Effects of the Amended Proposed Development

A.37 The Amended Proposed Development cannot be seen in this view and there will therefore be no change in the view and **no effect**.

A cropped enlarged version of the Representative View is provided in Appendix C of this addendum.

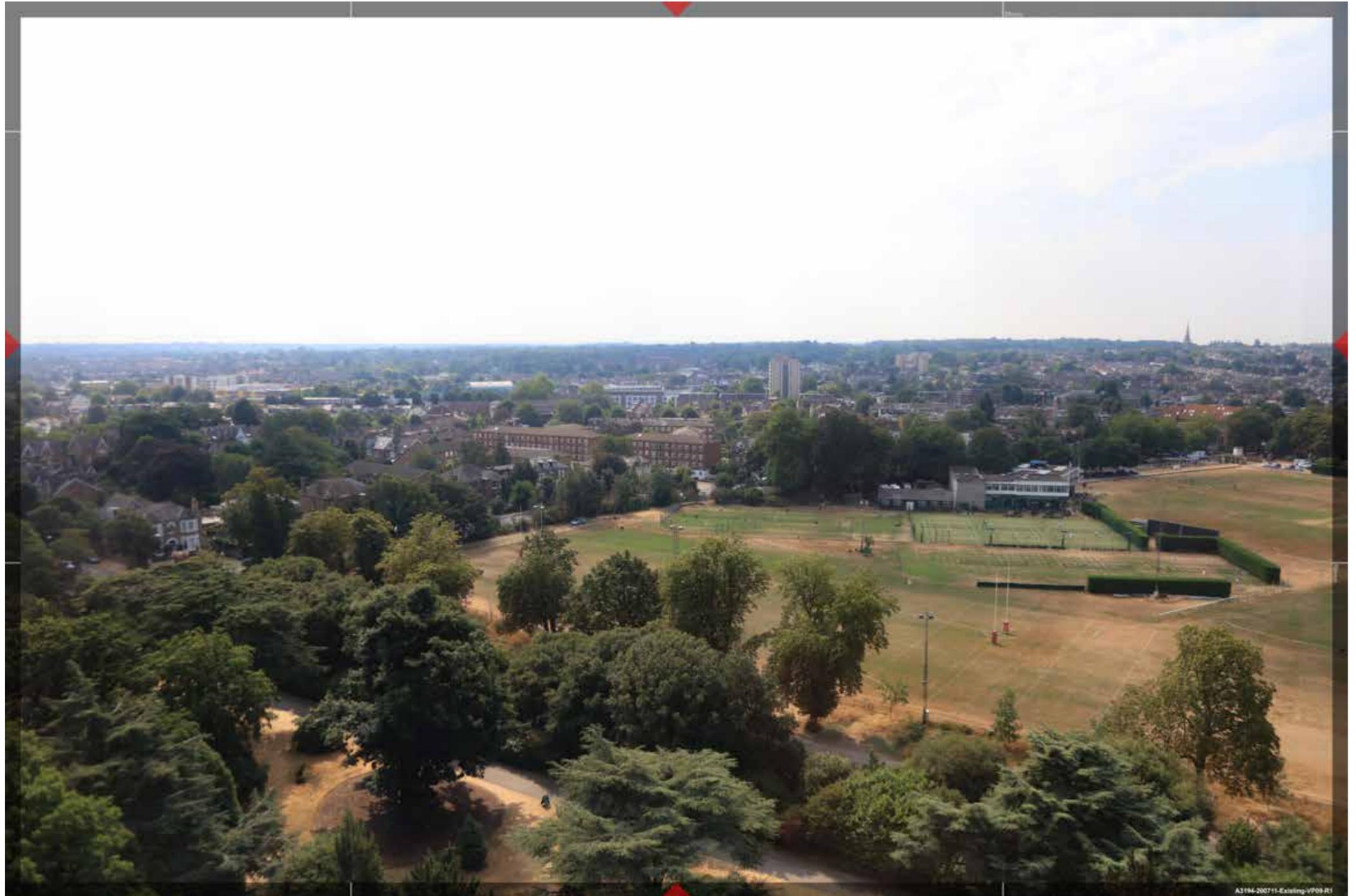
Representative view 9 – Top of the Pagoda at Kew Gardens (non-verified view)



Location Plan

Baseline conditions

A.38 Baseline conditions remain unchanged. .



Representative view 9 - Existing Situation



Representative view 9 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.39 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.40 The Amended Proposed Development will be a component within the panoramic 360 degree view from the top of the pagoda when looking south, however it will not be visible on the skyline and will be experienced within the context of the wider context of built form.

A.41 Overall it is considered that the Amended Proposed Development will continue to have a local, direct, permanent, negligible magnitude of change resulting in a **minor and neutral effect**.

A cropped enlarged version of the Representative View is provided in Appendix C of this addendum.

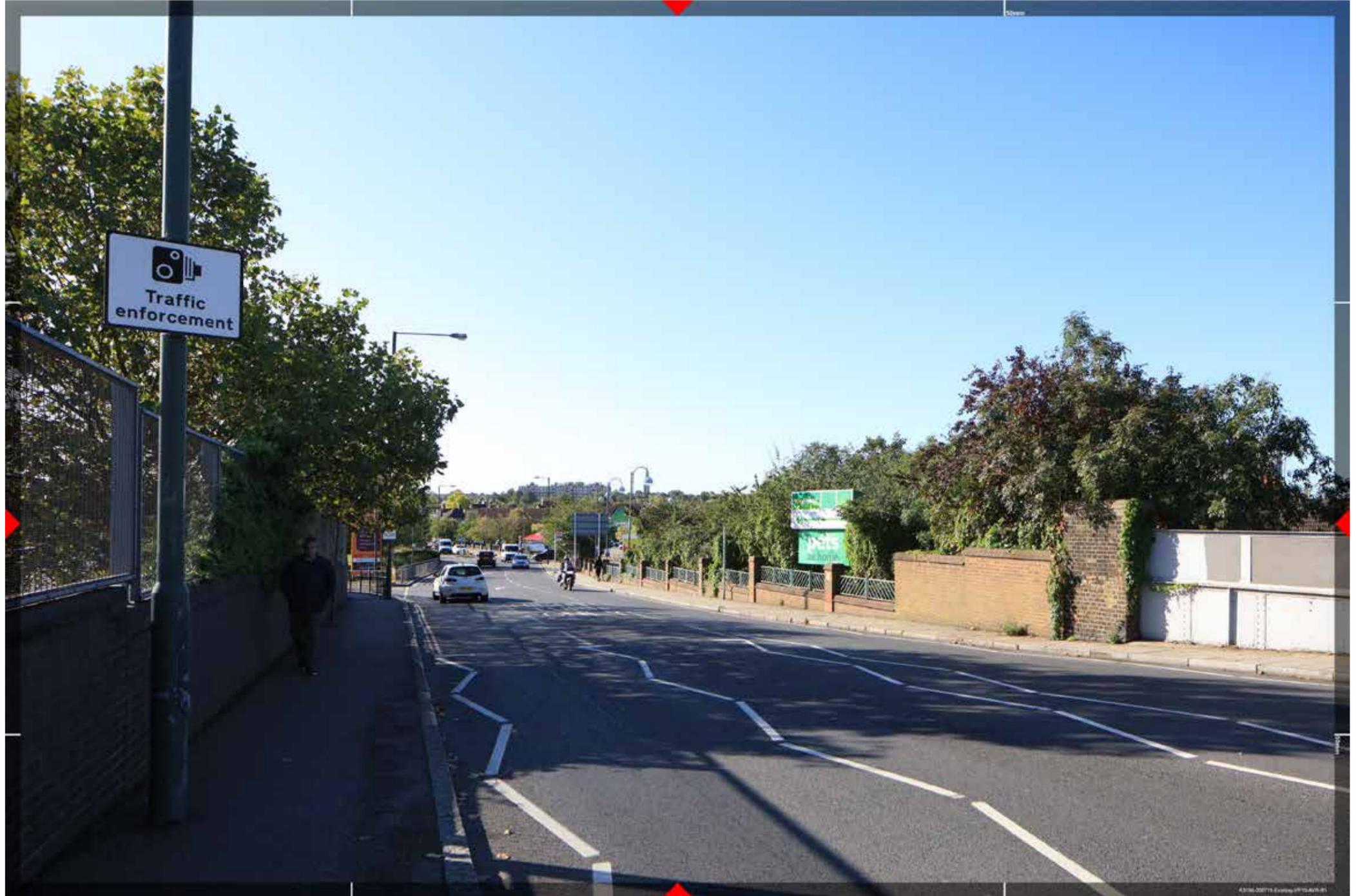
Representative view 10 – Manor Road looking south



Location Plan

Baseline conditions

A.42 Baseline conditions remain unchanged. .



Representative view 10 - Existing Situation



Representative view 10 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.43 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.44 The Amended Proposed Development's Block A can be seen in the middle ground of the view, helping to enclose and define Manor Road. Beyond, Core B of Block A steps down to respond to the existing building height along the road and its ground floor entrances provide animation to the streetscape.

A.45 The varied building heights of block A, along with its facade articulation and top floor set back aid with breaking up the mass of the Amended Proposed Development within the view.

A.46 Overall it is considered that the Amended Proposed Development will continue to have a local, direct, permanent, medium magnitude of change and a **moderate to minor and beneficial effect**.

Representative view 11 – Manor Road



Location Plan

Baseline conditions

A.47 Baseline conditions remain unchanged.



Representative view 11 - Existing Situation



Representative view 11 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.48 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.49 The Amended Proposed Development's Block D can be seen in the middle ground of the view and Block A in the background. The blocks introduce a new built form and scale into the townscape. This helps to provide an enhanced sense of enclosure to Manor Road.

A.50 There is a clear difference between the architectural treatment of bottom, middle and the top of Blocks A and D eastern buildings, where they face Manor Road and the ground floor entrances provide animation to the street. The buildings are well proportioned, giving a human scale, and the façade materials reflect those already present along the road. The inset balconies aid in visually reducing the mass of the buildings.

A.51 The taller elements of Block D and Block A are set back from Manor Road. This ensures that they do not appear too dominant and help to create an articulated skyline.

A.52 The Amended Proposed Development is considered to have a local, direct, permanent, high to medium magnitude of change resulting in a **moderate and beneficial effect**.

Representative view 12 – Crown Terrace and Victoria Cottages



Location Plan

Baseline conditions

A.53 Baseline conditions remain unchanged.



Representative view 12 - Existing Situation



Representative view 12 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.54 The assessment of sensitivity remains unchanged.

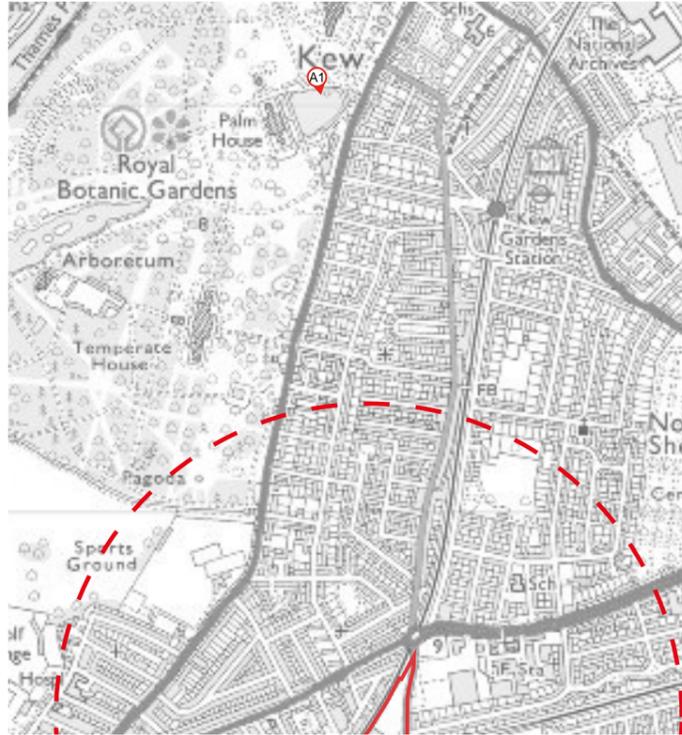
Effects of the Amended Proposed Development

A.55 The Amended Proposed Development's Block C will continue to be seen in the middle ground of the view and Block B can be seen behind the existing tree, with Block A beyond. This view demonstrates how the Amended Proposed Development provides a new frontage to the railway line and Dee Road, providing natural surveillance.

A.56 Block C's façade is broken up with bay windows and its top floor is set back, this helps to break up the mass of the Amended Proposed Development within the view.

A.57 Overall it is considered that the Amended Proposed Development will continue to have a local, direct, permanent, high magnitude of change and a **moderate and neutral effect**.

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



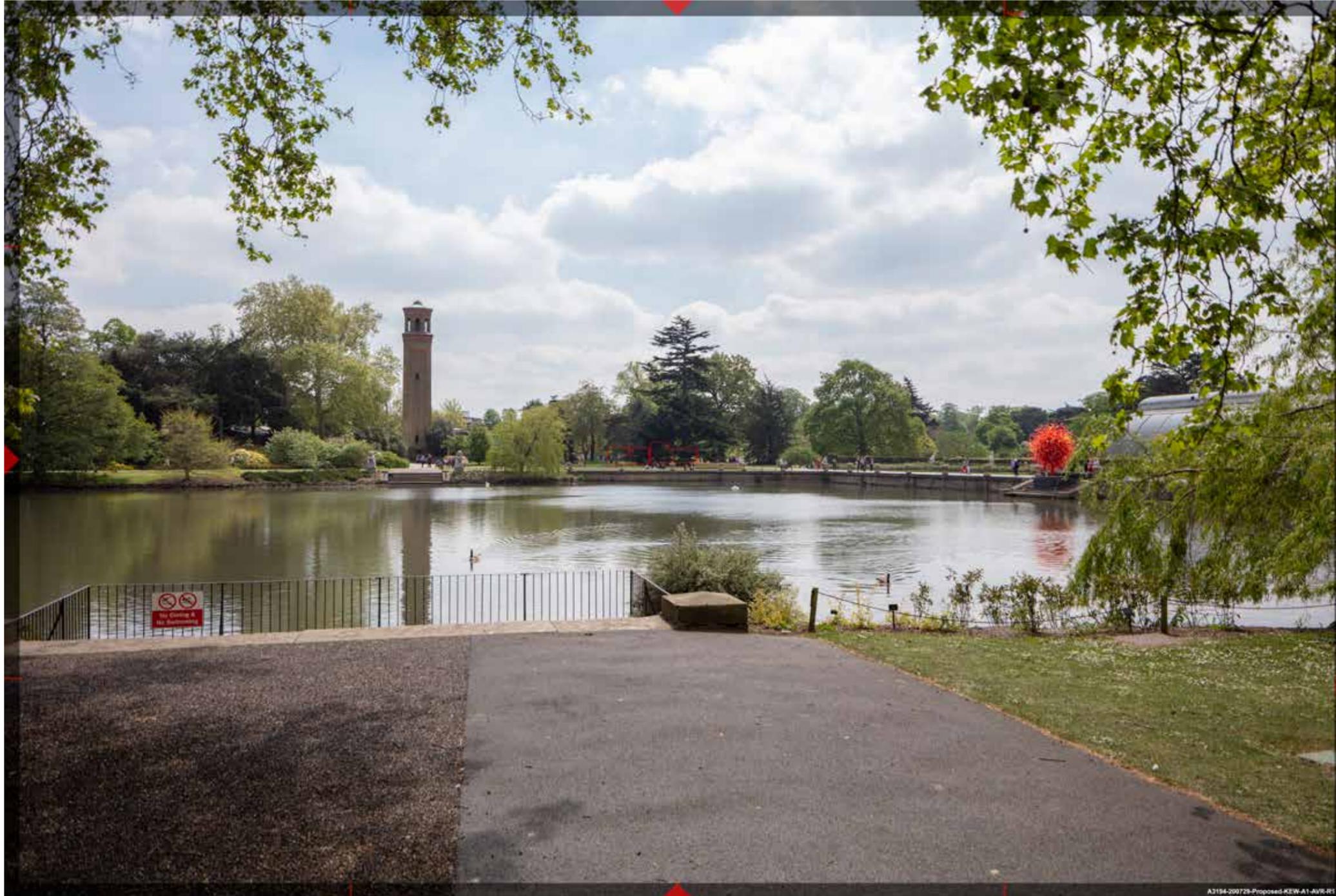
Location Plan

Baseline condition

A.58 Baseline conditions remain unchanged.



Representative view A1 - Existing Situation



Representative view A1 - Proposed Situation (Amended Proposed Situation)

Appraisal of Effects

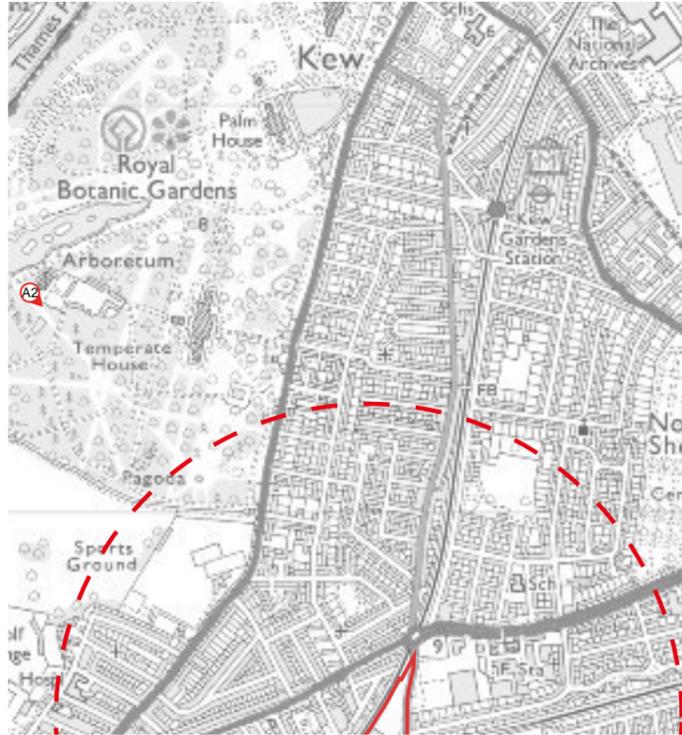
A.59 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.60 The Amended Proposed Development will not be visible within the view and it is therefore considered that there will continue to be no change in the view as a result of the Amended Proposed Development and **no effect**.

A cropped enlarged version of the Representative View is provided in Appendix C of this addendum.

Representative view A2 – Cedar Vista - Royal Botanic Gardens



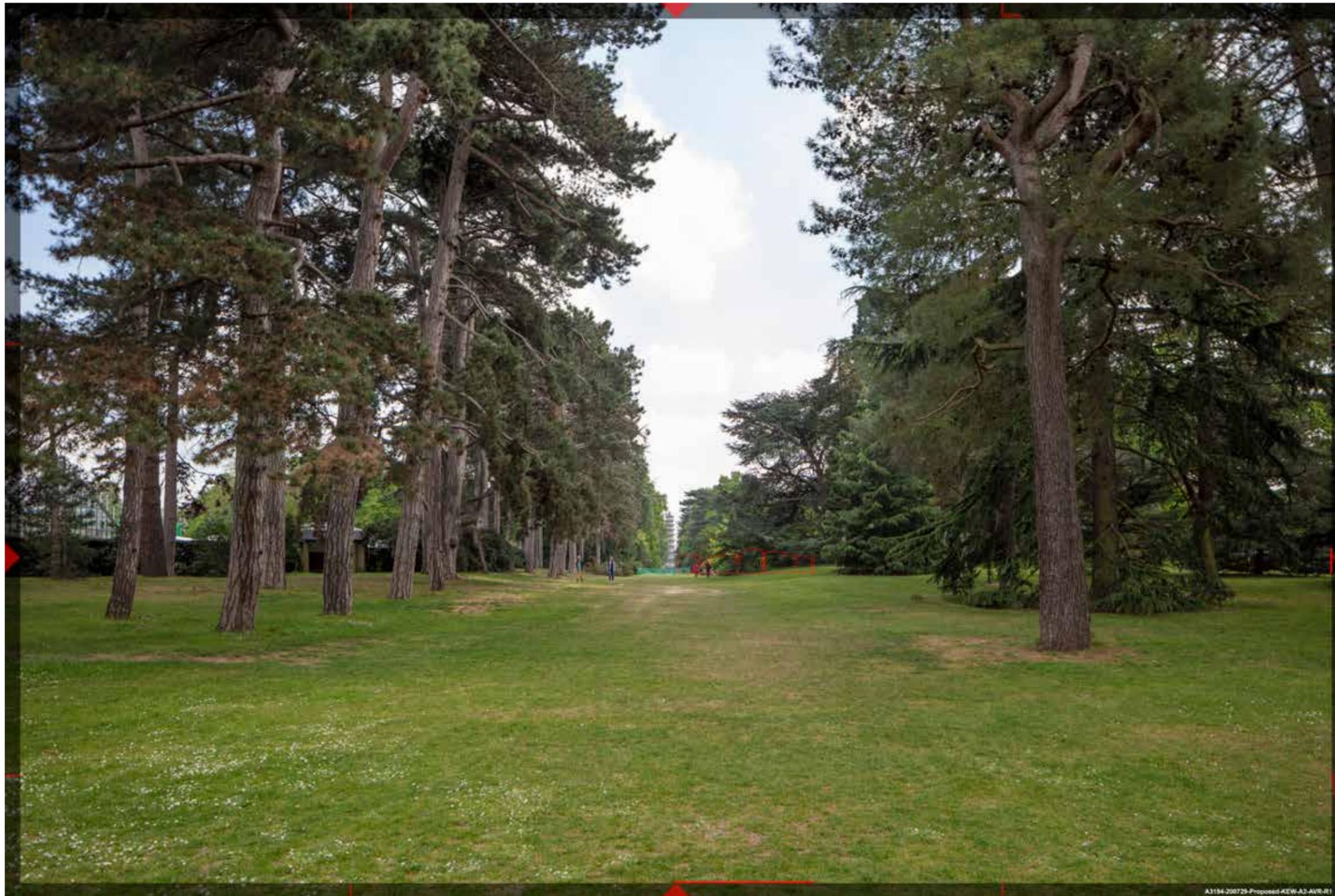
Location Plan

Baseline conditions

A.61 Baseline conditions remain unchanged.



Representative view A2 - Existing Situation



Representative view A2 - Proposed Situation (Amended Proposed Development)

Appraisal of Effects

A.62 The assessment of sensitivity remains unchanged.

Effects of the Amended Proposed Development

A.63 The Amended Proposed Development will not be visible within the view and it is therefore considered that there will be continue to no change in the view as a result of the Amended Proposed Development, resulting in **no effect**.

A cropped enlarged version of the Representative View is provided in Appendix C of this addendum.

APPENDIX B AVR METHODOLOGY

Manor Road, Richmond
AVR Methodology Statement

1.1 Accurate Visual Representations

1.1.1 The views within this study have been created as Accurate Visual Representations (AVRs) using a consistent methodology and approach to rendering. Appendix D of the London View Management Framework: Revised Supplementary Planning Guidance (March 2012), and defines an AVR as:

"An AVR is a static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. An AVR must be prepared following a well-defined and verifiable procedure and can therefore be relied upon by assessors to represent fairly the selected visual properties of a proposed development. AVRs are produced by accurately combining images of the proposed building (typically created from a three-dimensional computer model) with a representation of its context; this usually being a photograph, a video sequence, or an image created from a second computer model built from survey data. AVRs can be presented in a number of different ways, as either still or moving images, in a variety of digital or printed formats."

1.1.2 The existing scene is captured using carefully taken large format photography. The proposed development is represented as an accurate photomontage, a computer generated image placed within the baseline photograph.

1.1.3 In producing this AVR study the following has been determined.

- The Field of View
- Proposed Development Representation
- AVR Documentation

1.2 The Field of View

- 1.2.1 The Field of View is captured using a choice of telephoto, standard or wide-angle lens based on the requirements for assessment, which may vary from view to view.
- 1.2.2 For the most part a lens selection that provides a comfortable Viewing Distance is required. Photographers refer to this as a “standard” or “normal” lens. In practice this means the use of a lens with a 35mm equivalent focal length of between about 40 and 58 mm.
- 1.2.3 There are three situations where constraining the study to a standard lens would not provide the assessor with the relevant information to properly assess the Proposed Development in its surroundings.
- 1.2.4 Firstly, where the relationship being assessed is distant, the observer would tend naturally to focus closely on it. At this point the observer might be studying as little as 5 to 10 degrees in plan. The printing technology and image resolution of a print limit the amount of detail that can be resolved on paper when compared to the real world, hence in this situation it is appropriate to make use of a telephoto lens.
- 1.2.5 Secondly, where the wider context of the view must be considered and in making the assessment a viewer would naturally make use of peripheral vision in order to understand the whole setting. A print has a fixed extent, which constrains the angle of view available to the viewer, and hence it is logical to use a wide-angle lens in these situations in order to include additional context in the print.
- 1.2.6 Thirdly where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head. In these situations it is appropriate to provide a panorama comprising of a number of photographs placed side by side.
- 1.2.7 For some views two of these scenarios might be appropriate, and hence the study may include two versions of the same view with different fields of view.

1.3 Proposed Development Representation - AVR Classification

- 1.3.1 AVRs are classified according to their purpose using Levels 0 to 4. These are defined in detail in Appendix C of the London View Management Framework: Supplementary Planning Guidance (March 2012)).
- AVR Level 0 - Location and size of proposal
 - AVR Level 1 - Location, size and degree of visibility of proposal
 - AVR Level 2 - As level 1 + description of architectural form
 - AVR Level 3 - As level 2 + use of materials
- 1.3.2 In practice the majority of photography based AVRs are either AVR 3 (commonly referred to as “fully rendered” or “photoreal”) or AVR 1 (commonly referred to as “wire-line”).
- 1.3.3 The purpose of a wire-line view is to accurately indicate the location and degree of visibility of the Proposed Development in the context of the existing condition and potentially in the context of other proposed schemes.
- 1.3.4 Level 1 AVRs use a single line profile to indicate the profile of a scheme. Key edges lines are sometimes added to help understand the massing. The width of the profile line is selected to ensure that the diagram is clear, and is always drawn inside the true profile. Different coloured lines may be used in order to distinguish between proposed and consented status, or between different schemes. Where more than one scheme is represented in outline form the outlines will obscure each other as if the schemes were opaque. Trees or other foliage will not obscure the outline of schemes behind them. This is because the transparency of trees varies with the seasons, and the practical difficulties of representing a solid line behind a filigree of branches. Elements of a temporary nature (e.g. cars, tower cranes, people) will similarly not obscure the outlines.
- 1.3.5 Level 3 AVRs are produced to represent the likely appearance of the Proposed Development under the lighting conditions found in the photograph. A detailed 3D model is created to show the geometry, materiality and the size and shape of shadows cast by the sun.
- 1.3.6 Where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials are best judged by the visualiser given the intended lighting strategy and the ambient lighting conditions in the background photograph. The exact lighting levels are not based on photometric calculations and therefore the resulting AVRs are assessed by the Architect and Lighting Designer as being a reasonable interpretation of the concept lighting strategy.

1.4 AVR Documentation

- 1.4.1 An overall plan showing the location and view number for each view is included at the beginning of this study. The site boundary for the proposal is highlighted.
- 1.4.2 For each of the views within this study the existing baseline photography is followed by the Proposed Development AVR.
- 1.4.3 The existing view is accompanied by a plan view showing the location and direction of the baseline photograph.
- 1.4.4 Text indicates the Northings and Eastings and height above Newlyn Datum for the camera position. Date and time of day for the image is also shown.
- 1.4.5 The rationale behind why some AVRs are fully rendered and some are wireline is based on the distance from the site; the identified sensitivity of the view; and whether the inter-visibility between the site and the viewpoint is prevented by built form or vegetation.
- 1.4.6 For AVR 1 wirelines, where permanent structures, trees and foliage and or other temporary obstacles obscure the Proposed Development a dashed line indicates its position. Where the Proposed Development is visible the scheme is shown with a solid line. Key lines may be added to assist the viewer with form.
- 1.4.7 Crop marks in the border around each photograph allow the view to be precisely cropped to a 50mm lens. The photography is captured at a sufficient resolution such that an image cropped to a 50mm lens will print to a reasonable level of detail and without distortion for on-site assessment. For mid to distant views Assael Visuals recommend a 50mm cropped image printed to A4 and held at arms length and adjusted to match the surrounding context. For close proximity views larger prints can be provided. With large developments at close proximity, it is not always possible to capture the entire extent of the proposal within a single frame.
- 1.4.8 Lens shift is indicated with arrows in the border. In some instances where the view has been shifted vertically to include architectural features and or relevant surrounding context, it may result in a portion of the 50mm crop being dropped from the bottom of the frame. In these instances care is taken to ensure where possible that the proposal is kept within the cropped zone.
- 1.4.9 An Individual reference number is added to the bottom right hand corner of each AVR and its corresponding existing baseline image. The reference number is broken down as follows, project number, existing or date of model in view, virtual camera number and revision number (specific to the dated model).

Methodology Statement

1.5 Overview of Methodology

- 1.5.1 This study was carried out by Assael Visuals by combining computer generated images of the Proposed Development with large format photographs at key strategic locations around the site as agreed with the project team.
- 1.5.2 The methodology employed by Assael Visuals is compliant with Appendix D of the London View Management Framework: Revised Supplementary Planning Guidance (March 2012), and follows guidance, where relevant to this urban context, from the Landscape Institute Technical Guidance Note 06/19 for Visual Representation of Development Proposals (17 September 2019).
- 1.5.3 The project team, in consultation with the Local Authority, defined a series of locations where the proposed building might have a significant visual effect. Once the project team had agreed the exact locations, a photograph was taken which formed the basis of the study. The surveyor established the precise location of the camera.
- 1.5.4 A number of features on existing structures visible from the camera location were surveyed. Using these points, Assael Visuals has determined the appropriate parameters to permit a view of the computer model to be generated which exactly overlays the appropriate photograph.
- 1.5.5 Each photograph has then been divided into fore-ground and background elements to determine which parts of the current context should be shown in front of the Proposed Development and which behind. When combined with the computer-generated image these give an accurate impression of the impact of the Proposed Development on the selected view in terms of scale, location and use of materials (AVR Level 3).

Spatial framework

- 1.5.6 Northings and Eastings based on OSGB36 (National Grid) reference framework have been assembled into a consistent spatial framework, expressed in a grid coordinate system with a local plan origin. The vertical datum of this framework is equivalent to Ordnance Survey (OS) Newlyn Datum.
- 1.5.7 In this study Vectorworks was used by the Architects to produce the model. An FBX is supplied and imported into 3ds Max. The imported FBX files are positioned accurately both in plan and in overall height in accordance with the spatial framework using information provided by the Architects.

Photographic Process

- 1.5.8 From each selected Assessment Point a series of large format photographs were taken with a camera height of 1.6m
- 1.5.9 Consideration was taken for the selection of lens taking townscape context and proximity to site into account for each of the viewpoint locations. In this study all viewpoints have been photographed using a 24mm lens in order to capture the proposal within its urban setting.
- 1.5.10 The baseline photography for this project was taken in accordance with the current London View Management Framework, prior to the Landscape Institute Technical Guidance Note 06/19 for Visual Representation of Development Proposals (17 September 2019). For distant views both original 24mm images and cropped 50mm images have been provided.

- 1.5.11 Camera settings were set to manual to ensure the photography was captured correctly and without any auto adjustments.
- 1.5.12 The centre point of the tripod was marked and a digital photograph showing the camera and tripod in situ was taken to allow the surveyor to return to its location.
- 1.5.13 Measurements and field notes were also taken to record the camera location, lens used, target point, date, time of day, and overhead conditions.

Surveying Points

- 1.5.14 For each selected Assessment Point a survey brief was prepared, consisting of the Assessment Point study sheet and a marked up photograph indicating alignment points to be surveyed. Care was taken to ensure that a good spread of alignment points was selected, including points close to the camera and close to the target.

Murphy Surveys executed surveying

- 1.5.15 The first step at each location was to locate a viewpoint and then another point was installed to create a baseline for the survey. Each point was captured utilising GPS RTK method to ensure all data is in the same coordinate system – OSGB36(15). This was always carried out as a set of two 180 second measurements separated by 20-minute interval as per RICS guidance. This method ensures accuracy of 10-20mm in position and 15-30mm at height. The maximum standard deviations from RTK survey for viewpoints at Manor Road, Richmond were, 7mm Northings, 4mm Eastings, and 10mm Height.
- 1.5.16 The survey of required details was then carried out utilising the established survey baseline to position the data. The required details were observed with the total station via reflectorless laser observations.
- 1.5.17 All survey data was then imported and analysed within dedicated, survey processing software (StarNet) to calculate a final coordinate solution for each control point. Due to size of the site the survey was computed with the application of OS scale factor.
- 1.5.18 All survey data was then imported and analysed within dedicated, survey processing software (StarNet) to calculate a final coordinate solution for each control point. Due to size of the site the survey was computed with the application of OS scale factor.
- 1.5.19 The surveyor amalgamated the resulting survey points into a single data set. This data set was supplied as a spreadsheet with a set of coordinates transformed and re-projected into OSGB36 (National Grid) coordinates.
- 1.5.20 This data was then placed into the spatial framework within the visualisation software and crosshairs attached to each point as a visual aid for the visualiser.

Photograph Preparation

- 1.5.21 From the set of photographs taken from each assessment point, one single photograph was selected for use in the study. This choice was made on the combination of sharpness, exposure and appropriate lighting.
- 1.5.22 The selected photograph was then corrected to remove any barrel distortion from the lens using lens correction software.

Photographic Alignment

- 1.5.23 A virtual camera was created within the visualisation system using the surveyed camera location, recorded target point and FOV based on the camera and lens combination selected for the shot .
- 1.5.24 The annotated photograph was attached as a background to this view, to assist the visualiser in aligning the surveyed point cloud to each corresponding background point.
- 1.5.25 Using this virtual camera, a rendering was created of the alignment model at a resolution to match the baseline photograph. This was overlaid onto the baseline photograph to assess the accuracy of the alignment. When using wide-angle lens observations outside the circle of distortion are given less weighting.

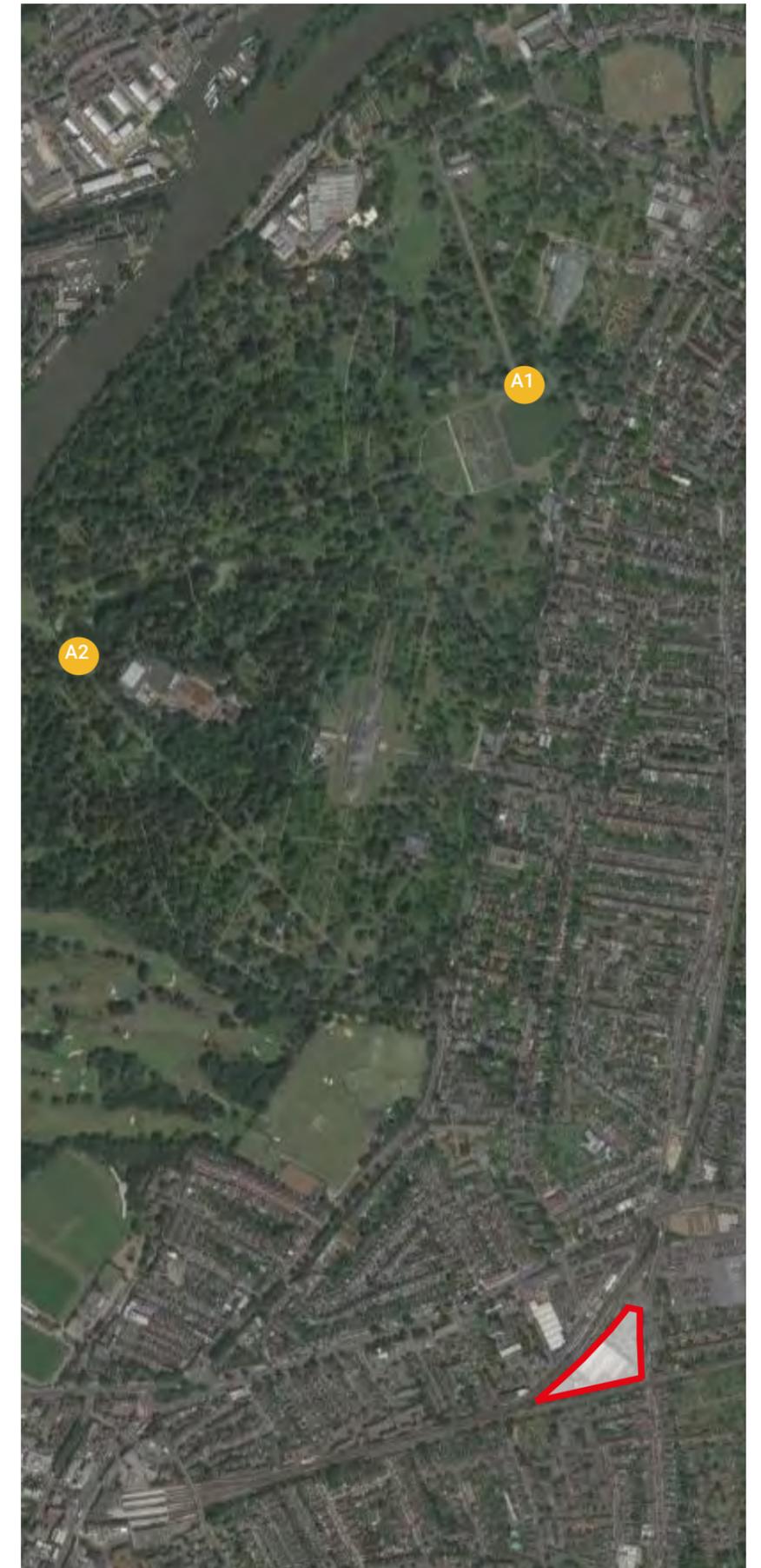
Final Rendering

- 1.5.26 The 3D model supplied by the project team is to a level of detail for the AVR type required.
- 1.5.27 Its location within the spatial framework is cross-checked.
- 1.5.28 A context model is placed around the proposed development to generate shadows and assist with determining occlusion in postproduction.
- 1.5.29 Textures and lighting are applied to best represent the materials selected for planning and the lighting conditions shown in the baseline image.
- 1.5.30 As stated previously, where the Proposed Development is shown at night-time, the lightness of the scheme and the treatment of the materials are best judged by the visualiser given the intended lighting strategy and the ambient lighting conditions in the background photograph.
- 1.5.31 The final render is produced to the same resolution as the baseline image. Multi pass renders are also taken to help the visualiser enhance the final render in postproduction. These passes may include a Material ID, Reflection, Refraction, Depth and Ambient Occlusion passes.
- 1.5.32 3ds Max and the Corona render engine was used to produce the computer generated imagery.

Postproduction

- 1.5.33 The final render is loaded into a template file, which matches the specific camera and lens type used to take the baseline image. This template has an annotated border that shows crop marks for a 50mm lens and arrows to indicate any lens shift
- 1.5.34 Using site photos and 3D context the amount of occlusion for each view is calculated. Areas of the Proposed Development not visible from each viewpoint are then masked out of sight. The scheme is then enhanced using the multi pass renders to bring the final image to a degree of "photo reality" assessed by the project team as being a reasonable interpretation of the proposed development.
- 1.5.35 An individual reference number is added to the bottom right hand corner of each AVR and its corresponding existing baseline image. The reference number is broken down as follows, project number, existing or date of model in view, virtual camera number, and revision number (specific to the dated model).

Viewpoint Location Maps



Viewpoint Thumbnails, LI Visualisation Type, and AVR Level of Detail



VP 01 - Manor Grove
LI - Type 4
LVMF - AVR Level 1



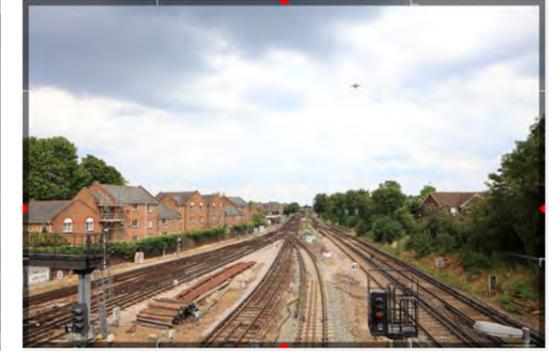
VP 02 - Manor Road, opposite Townsend Terrace
LI - Type 4
LVMF - AVR Level 3



VP 03 - Sheen Road, over Hickey's Almshouses
LI - Type 4
LVMF - AVR Level 1



VP 04 - Dee Road
LI - Type 4
LVMF - AVR Level 3



VP 05 - Church Road
LI - Type 4
LVMF - AVR Level 3



VP 06 - Trinity Road
LI - Type 4
LVMF - AVR Level 3



VP 07 - Lower Richmond Road/Manor Road roundabout
LI - Type 4
LVMF - AVR Level 3



VP 08 - Sandycombe Road
LI - Type 4
LVMF - AVR Level 1



VP 09 - View from Pagoda, Royal Botanic Gardens of Kew
LI - Type 3
Not verified



VP 10 - Manor Road, Sainsburys entrance
LI - Type 4
LVMF - AVR Level 3



VP 11 - Manor Road, near Manor Grove
LI - Type 4
LVMF - AVR Level 3



VP 12 - Crown Terrace
LI - Type 4
LVMF - AVR Level 3



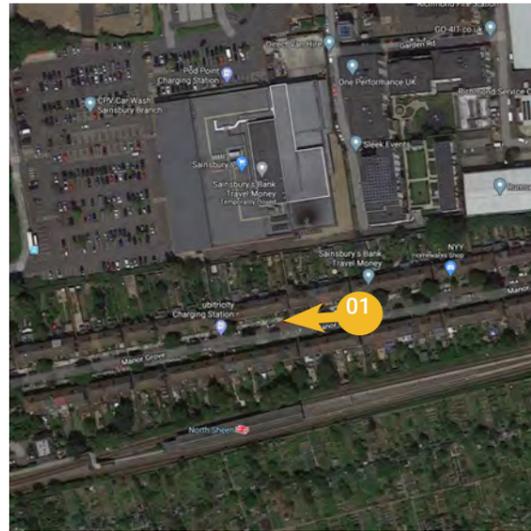
VP A1 - Broad Walk, Royal Botanic Gardens of Kew
LI - Type 4
LVMF - AVR Level 1



VP A2 - Cedar Vista, Royal Botanic Gardens of Kew
LI - Type 4
LVMF - AVR Level 1

Viewpoint Locations and Photographic Data

VP 01 - Manor Grove



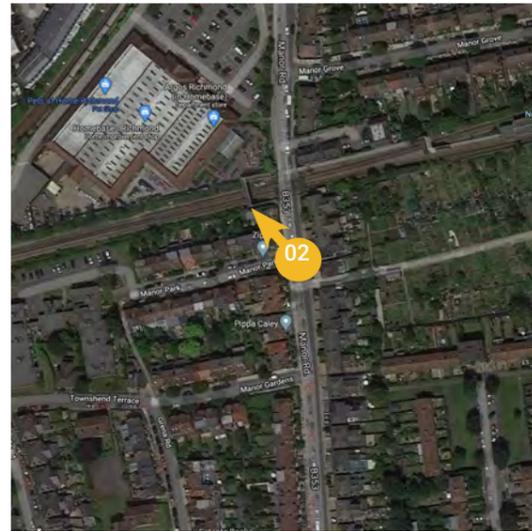
Camera location
 Northing: 175477.978 m
 Easting: 519121.597 m
 Height of nail: 6.42 m
 Camera height : 1.6m above nail
 Bearing: 269 W
 Distance to site: 150.93m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 14:12



VP 02 - Manor Road, opposite Townsend Terrace



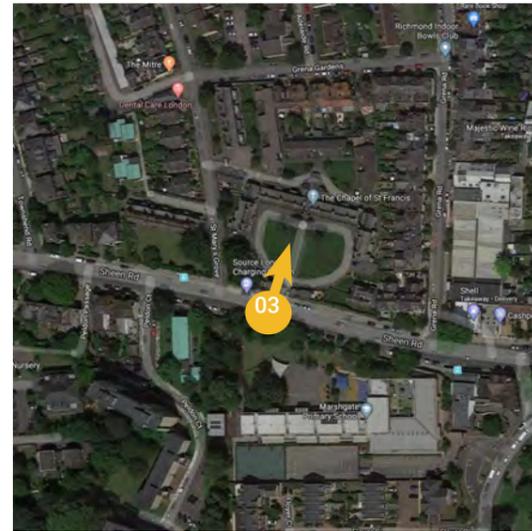
Camera location
 Northing: 175295.485 m
 Easting: 518999.431 m
 Height of nail: 7.697 m
 Camera height : 1.6m above nail
 Bearing: 340 NW
 Distance to site: 115.73m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 06/08/2018
 Time of photograph: 10:00



VP 03 - Sheen Road, over Hickney's Almshouses



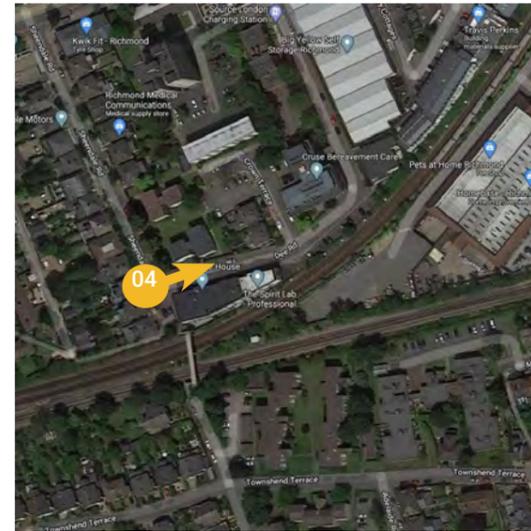
Camera location
 Northing: 175031.808 m
 Easting: 518868.567 m
 Height of nail: 10.99 m
 Camera height : 1.6m above nail
 Bearing: 12 NNE
 Distance to site: 324.1m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 13:43



VP 04 - Dee Road



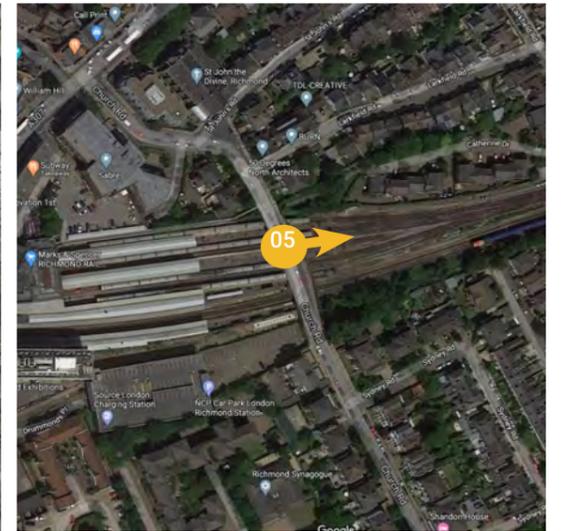
Camera location
 Northing: 175370.406 m
 Easting: 518716.089 m
 Height of nail: 6.581 m
 Camera height : 1.6m above nail
 Bearing: 69.5 NE
 Distance to site: 104.95m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 10:54



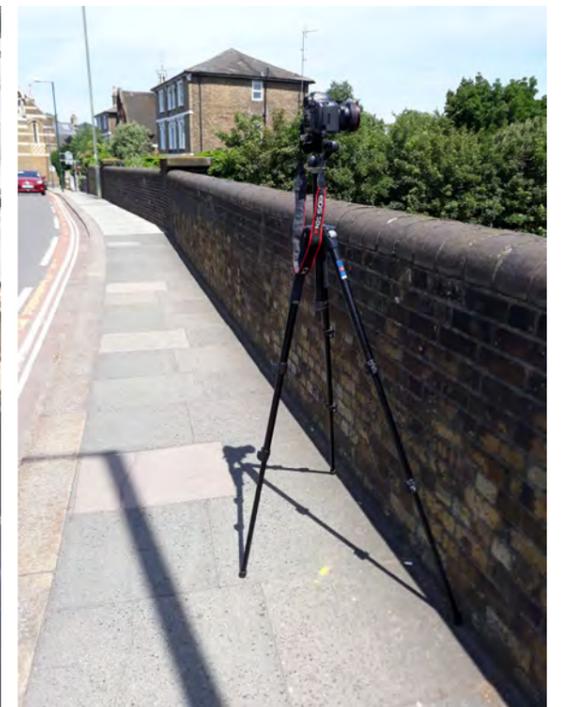
VP 05 - Church Road



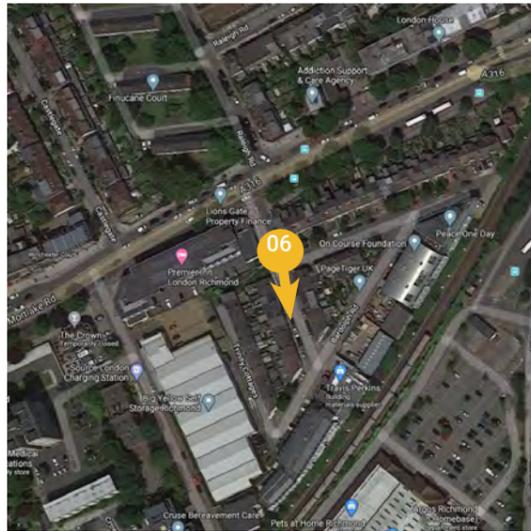
Camera location
 Northing: 175180.109 m
 Easting: 518232.544 m
 Height of nail: 10.454 m
 Camera height : 1.6m above nail
 Bearing: 69.2 NE
 Distance to site: 626m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 15:31



VP 06 - Trinity Road



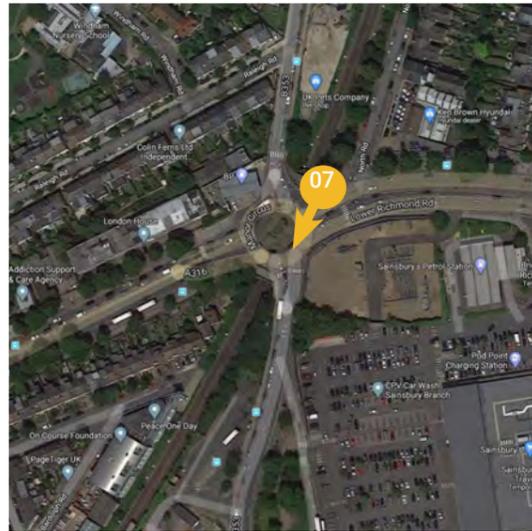
Camera location
 Northing: 175571.836 m
 Easting: 518848.184 m
 Height of nail: 6.383 m
 Camera height : 1.6m above nail
 Bearing: 162 SSE
 Distance to site: 72.9m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 11:08



VP 07 - Lower Richmond Road/Manor Road roundabout



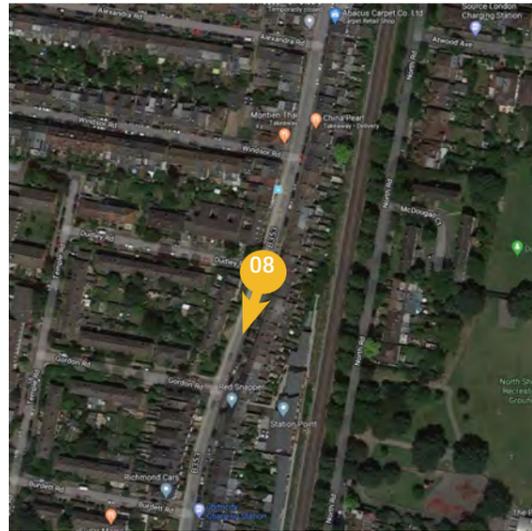
Camera location
 Northing: 175712.013 m
 Easting: 519023.444 m
 Height of nail: 10.47 m
 Camera height : 1.6m above nail
 Bearing: 205 SSW
 Distance to site: 184.95m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 11:55



VP 08 - Sandycombe Road



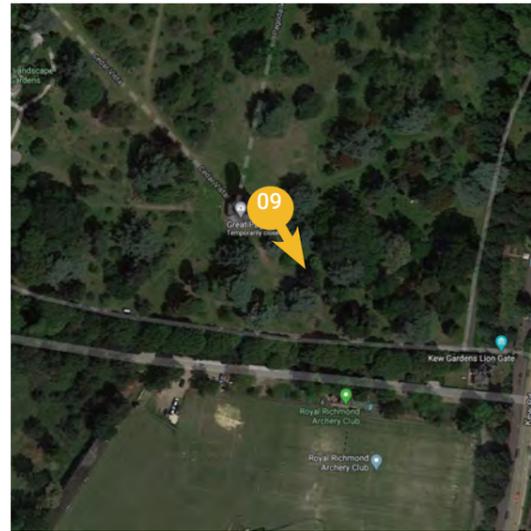
Camera location
 Northing: 176119.516 m
 Easting: 519060.534 m
 Height of nail: 6.512 m
 Camera height : 1.6m above nail
 Bearing: 201 SSW
 Distance to site: 579.2m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 24/07/2018
 Time of photograph: 12:09



VP 09 - View from Pagoda, Royal Botanic Gardens of Kew



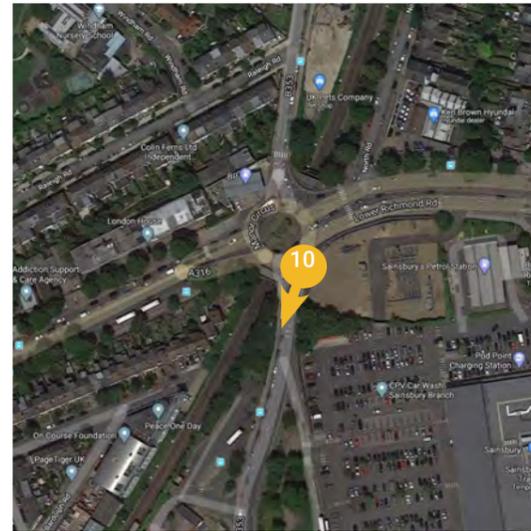
Camera location
 Northing: Not Verified
 Easting: Not Verified
 Height of nail: Not Verified
 Camera height : Not Verified
 Bearing: 152 SE
 Distance to site: 703m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 26/07/2018
 Time of photograph: 10:48



VP 10 - Manor Road, Sainsbury's entrance



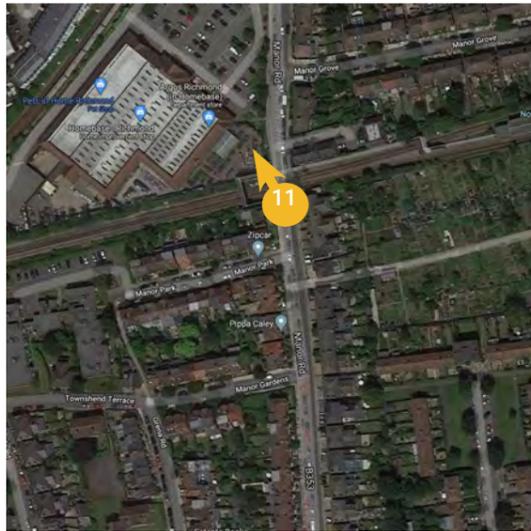
Camera location
 Northing: 175661.256 m
 Easting: 519006.195 m
 Height of nail: 10.731 m
 Camera height : 1.6m above nail
 Bearing: 205 SSW
 Distance to site: 130.8m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 02/11/2019
 Time of photograph: 10:41



VP 11 - Manor Road, near Manor Grove



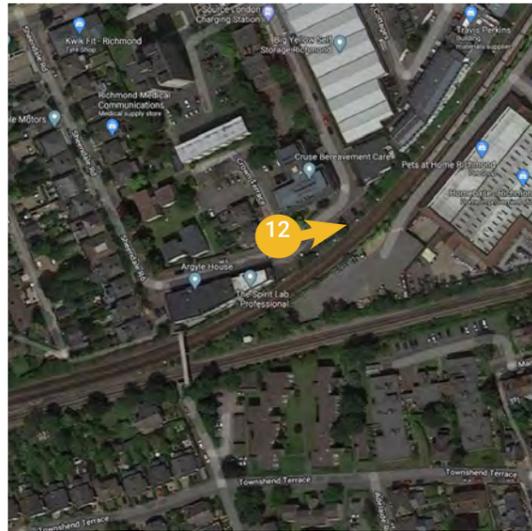
Camera location
 Northing: 175397.355 m
 Easting: 518780.8594 m
 Height of nail: 6.2541 m
 Camera height : 1.6m above nail
 Bearing: 327 NNW
 Distance to site: 37.05m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 08/11/2018
 Time of photograph: 13:03



VP 12 - Crown Terrace



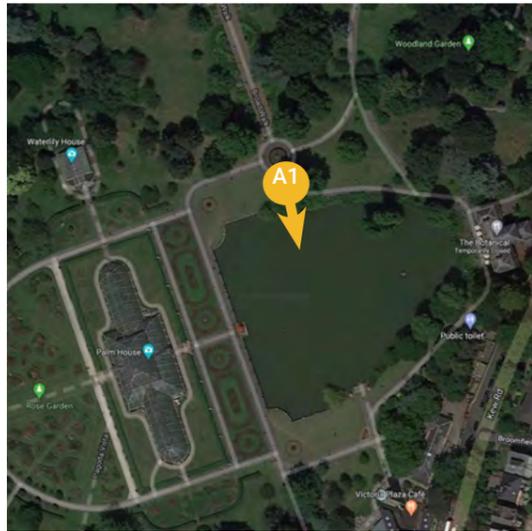
Camera location
 Northing: 175376.3648 m
 Easting: 518987.8452 m
 Height of nail: 7.3244 m
 Camera height : 1.6m above nail
 Bearing: 42.29m
 Distance to site: 85 E

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 21/01/2019
 Time of photograph: 13:57



VP A1 - Broad Walk, Royal Botanic Gardens of Kew



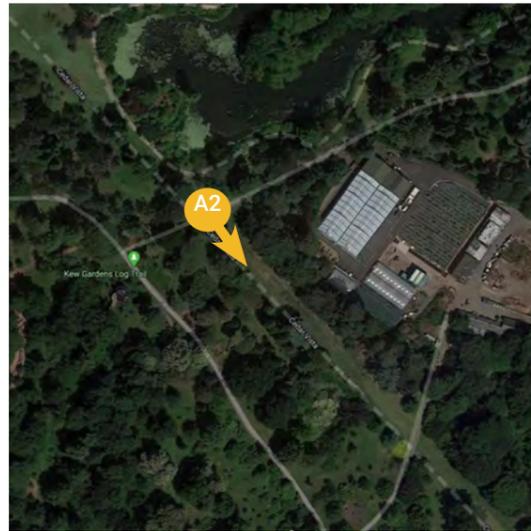
Camera location
 Northing: 177041.7224 m
 Easting: 518728.8418 m
 Height of nail: 5.5921 m
 Camera height : 1.6m above nail
 Bearing: 175 S
 Distance to site: 1515m

Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 30/04/2019
 Time of photograph: 13:19



VP A2 - Cedar Vista, Royal Botanic Gardens of Kew



Camera location
 Northing: 176555.4879 m
 Easting: 518011.2127 m
 Height of nail: 5.3106 m
 Camera height : 1.6m above nail
 Bearing: 136 SE
 Distance to site: 1377m

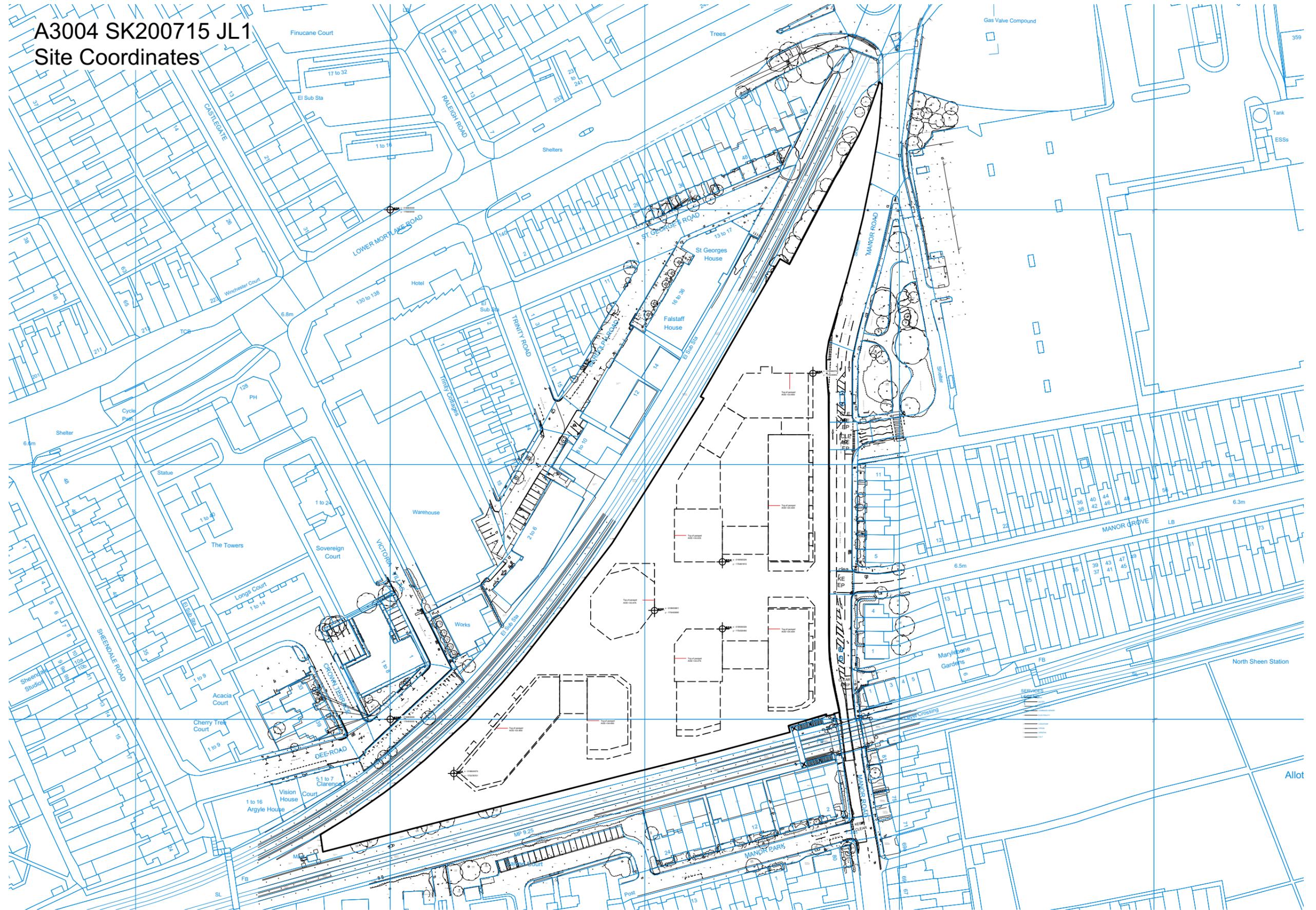
Photography details
 Camera: Canon 5DSR
 Lens: Canon TS-E 24mm
 Horizontal FOV: 73.682 degrees
 Projection: Single frame planar

Date and Time
 Date of photograph: 30/04/2019
 Time of photograph: 14:01



Proposed Development Coordinates

A3004 SK200715 JL1
Site Coordinates



APPENDIX C REPRESENTATIVE VIEWS (3, 5, 8, 9, A1 AND A2 CROPPED TO 50MM)



Representative view 3 - Proposed Situation (Amended Proposed Development) A3 with A4 crop marks



Representative view 5 - Proposed Situation (Amended Proposed Development) A3 with A4 crop marks



Representative view 8 - Proposed Situation (Amended Proposed Development) A3 with A4 crop marks



Representative view 9 - Proposed Situation (Amended Proposed Development) A3 with A4 crop marks



Representative view A1 - Proposed Situation (Amended Proposed Development) A3 with A4 crop marks



Representative view A2 - Proposed Situation (Amended Proposed Development) A3 with A4 crop marks

The logo for ARC, consisting of the lowercase letters 'arc' in a bold, blue, sans-serif font. The background features abstract, curved lines in light blue and green that sweep across the page from the left side.

arc

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