



Manor Road / Richmond

Heritage Statement Addendum

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1 Introduction

This Heritage Addendum has been prepared by Geoff Noble Heritage + Urban Design 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'). 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; 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.

2 Proposed Amendments

Following review of LBRuT's reasons for refusal and discussions with Officers at the Greater London Authority (GLA) and Transport for London (TfL), the Applicant sought to review the scheme, with the principal 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') and increased the overall number of units by 48, primarily through the introduction of a new residential building known as Block E.

Following further discussions with TfL and the GLA, it was subsequently agreed that further revisions should be explored in order to deliver an improved scheme, without the need for this additional block.

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. This increases the total number of affordable units by 39 to a total of 173 affordable homes (40% by habitable room taking account of grant funding, increased from 35% as originally submitted). This 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.

The proposed changes necessitate an amendment to the Application's description of development. The revised description of development (hereafter referred to as 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), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

As a result of the proposed changes, this Heritage Addendum has been updated in order to assess the Amended Proposed Development.

The work includes the following changes from the Original Proposed Development which are of potential relevance to the historic environment:.

- Heights changed: Increase in height of Block C by three storeys, Block B by two storeys. Decrease in height of Blocks A and D by one storey
- Revision to elevations and materials
- Detailed public realm and landscape design changes

Block E, which was proposed through the November 2019 Amendments, has been removed.

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.

3 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 2019 (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 London Borough of Richmond upon Thames (LBRuT) consulted in 2019 on proposed additions to its local list of Buildings of Townscape Merit. The lodge at Lion Gate at south-east corner of the Royal Botanic Gardens is the only building in the study area that has been added to the list, on 2 December 2019. The lodge will not be seen in conjunction with the Amended Proposed Development and is not considered further in this assessment.

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

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

4 Policy context

In heritage terms the policy context has not changed since the planning submission.

The National Planning Policy Framework was modified very slightly and reissued in February and June 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.

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. A "Direction of Travel" consultation was undertaken in March 2020 as the first stage in the engagement process alongside a Call for Sites.

The New London Plan remains in draft. In December 2019 the Mayor of London issued the latest version *Intend to Publish London Plan*, and in March 2020 the Secretary of State responded, seeking changes on housing delivery. Discussions are continuing between the Ministry of Housing, Communities and Local Government and the GLA.

In October 2019 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 latest advice.

5 Summary of key changes (from Original Proposed Development)

The amendments to the scheme have allowed the total number of residential units to be increased, from 385 to 453. The increase in units is achieved through amendments to the massing of Blocks A, B, C, and D and the optimisation of internal layouts and levels.

Massing

- Block A, Core D decreased in height by one storey
- Block B increased by two storeys
- Block C, Core A increased by one storey
- Block D, Core B decreased in height 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 central courtyard, play spaces, and parking areas.

6 Heritage effects of the amendments

The changed heritage effects resulting from the Amended Proposed Development are solely visual.

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). Additional storeys to Block C will increase their impact in the view from the edge of the Sheendale Road Conservation Area, but this is mitigated by the reduction of floor-to-ceiling heights and by the modelling of the setback. 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.

Despite the addition of two storeys on Block B (the tallest building) the relationship with the Buildings of Townscape Merit on Manor Grove is substantially unchanged by the Amended Proposed Development. The reduction in floor-to-ceiling heights has resulted in an increase in height of less than 6 metres (37.8m to 43.7m AOD). The associated lowering of the flanking blocks A and D ensures that the Amended Proposed Development continues to be attuned to the character and appearance of this historically noteworthy group.

The high status of the Hickey's Almshouses on Sheen Road (Grade II* listed) strengthens the presumption against any harm to their significance (NPPF para 193). Hickey's Almshouses were unaffected by the February 2019 proposal. The Amended Proposed Development will remain out of view and therefore there will be no effect on the picturesque cluster of Victorian gables and chimneys, safeguarding the building's setting.

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 Amended Proposed 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 continue to read as only a small part of a panorama across West London that includes development from all periods (TVIA view 9). It will have no effect on the setting of the Pagoda or the experience of the visitor. The Development will not be seen from ground level, including the avenue of trees (Cedar Vista) leading to the Pagoda, or from the Palm House Pond.

The significance of individual heritage assets at Kew and the overall "Outstanding Universal Value" that defines the World Heritage Site will be sustained.

7 Summary

The Amended Proposed Development will not introduce any additional effect on any designated heritage asset, including the Royal Botanic Gardens and Hickey's Almshouses. Their settings will be unchanged.

The increase in height to parts of the Amended Proposed Development will introduce further change to the setting of the Buildings of Townscape Merit on Manor Grove and Trinity Road but this does not amount to harm to their significance.