Landscape and Visual Impact Appraisal

Redevelopment of Marble Hill Play Centres
Marble Hill Park, Twickenham

for Marble Hill Play Centres

October 2019

terrafirma
LANDSCAPE ARCHITECTS

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CONTENTS

APPENDICES

REVISION HISTORY

Rev.	Date	By	Chk	Details
P01	11.11.19	RB	AC	First Issue
P02	07.05.21	RB	-	Figure 2 updated to correct scale

1. INTRODUCTION

1.1. The terra firma Consultancy was appointed in May 2019 to carry out a landscape and visual impact appraisal for land in Marble Hill Park currently leased to Marble Hill Play Centres to support the redevelopment of the facility.

1.2. This document provides an impartial assessment of the landscape and visual effects of the proposals.

1.3. The objectives of the Landscape and Visual Impact Appraisal (LVIA) are as follows:

- To identify and describe the elements and characteristics of the landscape and visual amenity within the study area;
- To systematically evaluate potential effects of the proposed development on the character of the physical landscape and visual amenity in order to influence the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.

1.4. The report describes the following:

- Proposed development, including the final landscape proposals
- Site location;
- Planning context;
- Design evolution
- Scope and methodology of the study;
- Landscape baseline, landscape effects, mitigation strategy and residual landscape effects;
- Visual baseline, visual effects, mitigation strategy and residual visual effects during both construction and operation phases;
- Summary of potential effects and compliance with policy
- Conclusions.

It should be noted that the scope of a LVIA should only include reference to ecological designations or heritage assets if these or their character has the potential to be impacted by proposals.

2. PROPOSED DEVELOPMENT

2.1. The proposals comprise the demolition of the existing buildings and the construction of new facilities for the existing occupiers as well as new groups, along with remodelling of the external space, including the provision of new play equipment, tree planting and provision of a new access point.

2.2. Figures 1 and 2 show the proposed building layout and the proposed landscape strategy being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

2.3. Section 5 describes the design approach taken to promote proposals sympathetic to the site and setting and mitigate adverse effects of the proposals.

3. SITE LOCATION

3.1. The site is located to the north-east corner of Marble Hill Park, to the north of the River Thames. Access is from Richmond Road, with a public car park situated to the west of the site. (refer to Figure 3: Site location).

4. PLANNING CONTEXT

4.1. Designations

4.1.1. Designations of relevance to landscape and visual matters within the study area are shown on Figures 4 and 5 listed below along with relevant purposes and guidelines:

4.2. Conservation Areas

4.2.1. The site lies within the north-east corner of the Twickenham Riverside Conservation Area and close to the

neighbouring conservation areas of Cambridge Park (to the north), Richmond Hill (to the east), Ham House and Petersham (to the south) to which it may contribute to the setting of. Extracts relevant to this appraisal are listed below:

4.2.1.1. **Twickenham Riverside Conservation Area**

Location in relation to the site: Site lies within the north east corner of the Conservation Area.

Character:

- 17th and 18th century development along the Thames is characteristic of the period's grand formal approach to landscape and buildings. The Palladian Marble Hill House, set in extensive grounds running down to the river, is a nationally important example of such development... it contributes to an exceptionally fine area of integrated architectural and landscape design. These buildings also have a strategic role in visually linking up with other houses in the area such as Ham House and Strawberry Hill and viewpoints such as Richmond Hill.
- Trees play an important role in framing views and providing the setting to the buildings.

Problems and Pressures include:

- Development pressure which may harm the balance of the river and landscape-dominated setting in many parts of the area, and the obstruction or spoiling of views, skylines and landmarks

Opportunities for Enhancement include:

- Improvement and protection of the river and landscape setting

4.2.1.2. **Cambridge Park Conservation Area**

Location in relation to the site: Lies to the immediate north of Marble Hill Park.

Character:

- Cambridge Park was developed in the last quarter of the 19th century in the former grounds of Cambridge House. The geometry of the area is set by the route of a path (now St. Stephen's Passage) following a short cut route to Richmond Bridge.... Gardens are large and boundary hedges of privet, yew and holly with an assortment of large specimen conifer and deciduous trees that have to some measure retained the park-like character.
- The curve in the road and the mature landscape planting create a strong sense of rhythm and enclosure.

4.2.1.3. **Richmond Hill Conservation Area**

Location in relation to the site: Conservation Area bounds Marble Hill Park to the east

Character:

- 'In 1902 the Richmond Petersham and Ham Open Spaces Act was passed by Parliament to safeguard the famous view (as recorded by Turner and Reynolds) from Richmond Hill towards Marble Hill'
- 'The historic open landscape encompassing both banks and the river Thames south of Richmond Bridge, Terrace Gardens, Petersham Common and Richmond Park provides a distinctive rural setting to the important 18th and 19th century townscape of Richmond Hill. This townscape is subservient to this landscape, trees and the topography of the hill.'
- 'The natural curve of the river allows unfolding views along the towpath and exceptional views to and from Richmond Hill and the town. The view from the hill, west towards Ham House, presents a dramatic panorama of rural riverside landscape.'
- 'The Twickenham bank is an open landscape of large gardens, trees and spaces, reinforcing the rural character of the wider area and offering a transition between Richmond town and Marble Hill Park.'
- 'The Richmond Hill area is characterised by the exceptional quality of its 18th century architecture, and its distinctive groups of fine later Regency and Victorian housing, historically overlooking the river landscape from the hillside above. These buildings form a varied and distinctive landmark skyline in views from the river.'

Problems and Pressures

- 'Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks'

Opportunities for Enhancement

- 'Improvement and protection of river and landscape setting'

4.2.1.4. Ham House Conservation Area

Location in relation to the site: Lies to the south of the River Thames and Marble Hill Park

Character:

- 'The conservation area is focused on the remarkable Ham House and its estate…in a distinctive rural setting by the River Thames.'

- 'Ham House is highly visible from Richmond Hill and from both banks of the river. It is one of the strategic landmarks of the Borough and plays an important role as part of the wider formal landscape of Ham Common, Richmond Park and Twickenham riverside. This has been accentuated by 18th century landscape architects who have planted formal avenues to visually link Ham House with the surrounding landscape and landmark buildings such as Marble Hill.'

Problems and Pressures:

- 'Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks'

Opportunity for Enhancement:

- 'Improvement and protection of river and landscape setting'

4.2.1.5. Petersham Conservation Area

Location in relation to the site: Lies to the south of the River Thames and to the south east of Marble Hill Park.

Character:

- 'There are important views between the village and the surrounding green space of riverside meadows, parkland and Richmond Hill, a setting which contributes to its exceptional rural character.'

Problems and Pressures

- 'Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks'

Opportunities for Enhancement

- 'Improvement and protection of landscape setting'

4.2.2. Historic Parks and Gardens

The site lies in the north-east corner of the Grade II* Marble Hill Park which comprises the 'remains of C18 garden and park created for Henrietta Howard, Countess of Suffolk by, amongst others, Alexander Pope and Charles Bridgeman'. Marble Hill became a public park after the passing of the Richmond, Petersham and Ham Open Spaces Act 1902.

English Heritage are currently planning to improve the park through their 'Marble Hill Revived' project which gained planning consent in December 2018. Proposals include…

The Grade I listed Richmond Park lies approximately 900m to the south-east of the site on the southern back of the River Thames.

The Grade II* listed gardens of Ham House lie approximately 600m to the south-west of the site, on the

southern side of the River Thames and Richmond Terrace Walk lies approximately 600m to the east.

The Grade II listed gardens of York House lie approximately 850m west and the Terrace and Buccleuch Gardens approximately 550m to the east.

4.2.3. **Listed Buildings**

There are a considerable number of listed buildings in the vicinity of the development site. The most notable is the Grade I listed Marble Hill House which lies approximately 250m to the south-west.

The Grade I listed Orleans House lies approximately 700m to the east and the Grade I listed Ham House approximately 800m to the south-east, across the river.

Further Grade II* and Grade II listed buildings lie approximately 370m to the west and include the lodge, stables and ice house of Marble Hill House. Three further Grade II listed buildings lie approximately 160-215m to the north of the development site.

4.2.4. **World Heritage Site**

The Royal Botanic Gardens, Kew World Heritage Site buffer zone lies, at its closest point, approximately 900m to the north of the development site with the core area approximately 2.5km from the development site.

4.2.5. **Common Land**

Petersham Common lies approximately 750m to the south-east of the development site across the River Thames.

4.2.6. **Long distance footpaths**

The Thames Path runs along both banks of the Thames, at its closest approximately 350m to the south of the development site.

4.2.7. **Ecological designations**

Whilst effects on Ecological Designations are not appraised the following are noted:

- Richmond Park, which at its closest lies approximately 950m to the south-east of the development site, is designated a National Nature Reserve, Site of Special Scientific Interest and a Special Area of Conservation.
- The closest Local Nature Reserve is Ham Lands which lies approximately 850m south-west of the development site.

4.3. Planning policy and evidence base

4.3.1. **Richmond, Petersham and Ham Open Spaces Act, 1902:** The act was passed in 1902 after a campaign by local people against development in the area. It protected the land on and below Richmond Hill and preserved the panoramic view which had attracted artists since the late 17th century including Sir Joshua Reynolds and JMW Turner.

4.3.2. **National Planning Policy Framework (NPPF 2019):** The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

4.3.3. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by:

- ‘protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)
- ‘recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
- ‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent

ecological networks that are more resilient to current and future pressures'

Paragraph 194 considers potential impacts on heritage assets and states that:

- 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

4.3.4. **The London Plan (March 2016):** The London Plan is the overall strategic plan for London and sets out an integrated economic, environmental, transport and social framework for the development of London. Polices with particular relevance to the development site include:

- Protecting, promoting, expanding and managing the extent and quality of London's network of green infrastructure securing benefits including biodiversity, natural and historic landscapes, recreation, community health and well-being and protecting trees (Policies 2.18, 7.19, 7.21)
- Ensuring all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision incorporating trees and greenery wherever possible (Policy 3.6)
- Increasing access to sport and physical activity (Policy 3.19)
- Promoting, enhancing and protecting the special characteristics of major clusters of visitor attractions including Strategic Cultural Areas (such as London's Arcadia - which includes the development site) (Policy 4.5)
- Promoting and protecting biodiversity and green infrastructure (Policy 5.3)
- Promoting and supporting urban greening and multifunctional green infrastructure including tree planting, green roofs and walls and soft landscaping (Policy 5.10)
- Supporting and promoting cycling by providing cycle parking and cycle hire (Policies 6.1 and 6.9)
- Increasing walking and improve pedestrian wayfinding (Policy 6.10)
- Preventing excessive car parking provision which can undermine cycling, walking and public transport use (Policy 6.13)
- Accessible and inclusive design (Policy 7.2)
- Designing buildings and open spaces which have regard for local character and improve the areas visual and physical connection with natural features (Policy 7.4)
- Identifying, valuing, conserving, restoring, re-using and incorporating heritage assets including listed buildings and registered historic parks and gardens where appropriate (Policy 7.8 and 7.9)

4.3.5. **London Borough of Richmond upon Thames Local Plan (July 2018):** The Local Plan was adopted on 3 July 2018. The version as published is an interim version and will be subject to minor modifications in due course. Polices with particular relevance to the development site include:

- Ensuring development respects and contributes to and enhances the local environment and character including landscaping (Policy LP1)
- Conserving and making a positive contribution to the historic environment including designated historic assets and their settings and non-designated heritage assets including Buildings of Townscape Merit, memorials and other local historic features (Policies LP3 and LP4)
- Protecting the quality of views, vistas (as identified on the policies map as including the views from both the Thames looking northwest and Richmond Road looking south east towards Marble Hill House and the view from Richmond Hill westwards), gaps and the skyline and seeking to improve views within into and out of conservation areas (Policy LP5)
- Protecting, improving and enhancing green infrastructure and biodiversity and protecting and providing trees and high-quality green areas (Policies LP12, LP15, LP16)
- Protecting and retaining Metropolitan Open Land (Policy LP13)
- Incorporating green or brown roofs into major new developments of roof plate area of 100sqm or more (Policy LP17)
- Protecting the natural, historic and built environment of the River Thames corridor as set out within the Thames Landscape Strategy (Policy LP18)
- Increasing health and wellbeing through facilitating sustainable transport such as safe cycling and attractive walking routes and access to green infrastructure, and community facilities (Policy LP30)
- Protecting and enhancing Public Open Space including play facilities (Policy LP31)

4.3.6. **Twickenham Village Planning Guidance Supplementary Planning Document (January 2018):** The development site lies within Character Area Conservation Area 21: Twickenham Riverside which stretches from Marble Hill Park to Radnor Gardens and includes Eel Pie Island. Points with particular relevance to the

development site include:

- The Marble Hill area is characterised by '…its historic and architectural value as the original village core and river frontage, evidenced by the great number of listed buildings within the area. Many of these 17th and 18th century grand buildings, for example Marble Hill House and Orleans House, are set within extensive landscaped gardens and public open space.
- '…York House and Gardens …along with Marble Hill House and Orleans House, contributes to an exceptionally integrated architectural and landscape design.'
- A large section of the conservation area is covered by Marble Hill Park to the east, which is designated as Grade II* on the Historic England Register of Parks and Gardens. It is characterised by a swathe of mixed trees which line the boundary of the park, and a well-trimmed lawn which is edged by shrub planting. The focus is the white stucco Palladian villa which sits centrally. Heritage Lottery funding has been secured to support improvements to Marble Hill House and the surrounding parkland.'

Threats from development

- 'Development pressure which may harm the balance of the river and landscape-dominated setting in many parts of the area;
- Obstruction or spoiling of views, skylines and landmarks;
- Lack of coordination, clutter and poor quality of street furniture and flooring.'

Opportunities

- Improve and protect the river and landscape setting.
- Enhance access to the riverside and the quality of the public riverside environment.

4.3.7. **Thames Landscape Strategy: Conserving Arcadia (2012):** The Thames Landscape Strategy (TLS) is a not-for-profit partnership which aims 'to understand, promote and conserve' the stretch of river between Weybridge and Kew. The TLS is a 100-year blueprint that provides strategic guidance for the Thames corridor. The aims and objectives of the TLS which are of particular relevance to the development site include:

- To conserve the natural and man-made landscape of the area, enhancing sites of nature conservation value and create new opportunities for biodiversity, catchment management planning and flood risk management in the implementation of the Thames Landscape Strategy.
- To protect and enhance historic buildings, historic parks and gardens, landscapes and ancient monuments
- To stimulate, where appropriate, and manage formal and informal recreation associated with the Thames

4.4. Landscape Character Assessment

4.4.1. **National Character Assessment (NCA, 2014)**

The site is within the NCA Character Area 115: 'Thames Valley' which covers a large area of land stretching from Reading to the southwest fringes of London.

4.4.2. Characteristics of the NCA relevant to the application site and surrounding area include:

- To the south, the open Thames flood plain dominates, with its associated flat grazing land, becoming characterised by a number of formal historic landscapes on higher ground. Between Hampton and Kew, the River Thames forms the focus of a series of designed landscapes.
- The area has an urban character, and there are very few villages of more traditional character, although almost half of the area is greenbelt land and development has been restricted in areas like Crown Estate land and Eton College grounds.
- The river is closely associated with numerous historic places and cultural events, such as the signing of Magna Carta at Runnymede. Tourists from all over the world are drawn to the rich heritage of the area, flocking to attractions like Hampton Court Palace and Windsor Castle.
- The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies

4.4.3. Statements of Environmental Opportunities relevant to the site and surrounding area include:

- Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant

projected growth of urban areas, to reduce the impact of development, to help reduce flooding issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the incorporation of best practice environmental measures into any new development. (SEO3)

- Protect and manage the area's historic parklands, wood pastures, ancient woodland, commons, orchards and distinctive ancient pollards, and restore and increase woodland for carbon sequestration, noise and pollution reduction, woodfuel and protection from soil erosion, while also enhancing biodiversity, sense of place and history. (SEO4)
- Develop the recreational, educational and commercial tourism opportunities offered by public access to – and engagement with – the historic buildings and landscapes in the area, such as Hampton Court Palace, Windsor Castle and the Royal Botanic Gardens at Kew, for their contribution to a sense of place and to people's enjoyment and understanding of the area. (SEO5)

4.4.4. **The London Landscape Framework (2011)**

The vision for the framework states that 'The rich variety of London's natural landscapes – their 'Natural Signatures' - should be embedded into perceptions of and decisions about London such that they may contribute to reinforcing a sense of local identity and distinctiveness throughout London'. It goes on to state how this should be achieved: points relevant to this appraisal are 'ensuring that existing areas are managed/enhanced to reinforce their Natural Signatures; ensuring that new development works with, rather than against, London's natural character by taking explicit account of the area's natural, as much as built, context; and identifying and protecting views of and from key landscapes.'

4.4.5. The section for each of the Natural Landscape Areas (NLA) lists the key component influences or characteristics which together make the Natural Signature uniquely distinctive, followed by a series of design clues to inform future development, design briefs and strategies.

4.4.6. The site lies in the Natural Landscape Area '13: Upper Thames'. Elements of the description relevant to this appraisal include:

- 'the landform is flat'; and

- 'This attractive, meandering section of the Thames was historically a popular site for royal palaces and their associated parks. Those that remain are Hampton Court Palace, Bushy Park, Syon House and Park, Old Deer Park Gardens at Richmond and the Royal Botanic Gardens at Kew. Together they form a chain of high quality parks along the banks of the Thames.'

4.4.7. The 'Natural Signature' for the Upper Thames NLA is set out as 'The meandering River Thames, together with the transitional mud-flats, shingle beaches, islands and flood meadows alongside.' The description states that 'A typical natural transition is from the open water of the river channel to mudflats or shingle beach, to an open flood meadow with ditches, ponds and wetland scrapes, backed by a drier mosaic of acid grassland and scrub, which eventually becomes a backdrop of woodland. In reality only isolated components – examples from this 'typical' landscape transition – exist as it is interrupted by a variety of flood defences and the sequence of designed parklands and built development alongside.'

4.4.8. Marble Hill Park is an example of these 'designed parklands' and therefore the key influences and design clues identified are not relevant to this site or proposal and Marble Hill Park is not classed as a key environmental asset for the Upper Thames NLA.

4.5. Summary of implications of policy and designations for proposals

4.5.1. The key points in policy and character assessments that should be addressed in the development of the proposals are summarised as follows:

- Protection of recognised and important views
- Protect and retain the Metropolitan Open Land
- Protection and enhancement of valued landscapes
- Protection and enhancement of biodiversity and green infrastructure
- Consideration of impacts and avoidance of harm to heritage assets, as well and protecting and enhancing their characteristics
- Protection and enhancement of local character
- Enhance the quality of the public riverside environment

5. DESIGN EVOLUTION

5.1. The architectural design has been carefully considered in order to minimise impact on the context, both in terms of landscape character and visual amenity, particularly given the site's setting in the MOL and proximity to heritage assets.

5.2. The design also seeks to address English Heritage's concern over the current structures, with their use of bright colours and rectilinear built form that is felt to be obtrusive and unsympathetic to the setting of Marble Hill House.

5.3. Initial field work and concept design stages identified a number of opportunities which were considered and have led to design development and strategies that aim to in order to make the proposals less conspicuous and more sympathetic to the setting.

- Working within the footprint of the existing building, therefore minimising intrusion on open space
- Design of a built form with a varying and curved low roof profile to achieve a less monolithic effect
- Use of extensive green roofs
- **Use of natural materials in muted colours for both play equipment and built form**

5.4. These were incorporated into the design proposals (described in 2 above) and the proposals used to inform the LVIA.

6. SCOPE AND METHODOLOGY OF STUDY

6.1. Scoping of the study

6.1.1. A Scoping for the LVIA was submitted to English Heritage in August 2019. The scope of the study was approved subject to the inclusion of an appraisal of the effects during the construction phase.

6.1.2. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.

6.1.3. The landscape character of the wider area, as described by landscape character assessments carried out at National and Regional level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study.

6.1.4. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. The remaining areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

6.2. Methodology Guidance

6.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

6.3. Desktop research

6.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

6.4. Method statements

6.4.1. The ZTV was created in QGIS using the Viewshed Analysis plug-in by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. Areas with potential views of the proposed development were visited (where publicly accessible) and

photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.

6.4.2. The photographic survey was undertaken in early autumn, meaning that vegetation was still with leaf cover, therefore not able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted in the photograph descriptions.

6.5. Evaluation criteria

6.5.1. The evaluation criteria for both the landscape and visual effects are set out in Appendix 1 LVIA Methodology.

6.6. Limitations and assumptions

6.6.1. Limitations and assumptions of the study can be summarised as follows:

- Distances of viewpoints were approximated from the centre of the site;
- Where no direct view of the site was available, direction may have been estimated.
- Visibility from individual private buildings or land has not been checked as part of the LVIA fieldwork. Where important, views from private buildings have been estimated from within the site.
- Ground heights were estimated from OS mapping where topographic information was not available.
- Seasonal limitation provided by leaf cover dictates that winter visibility is estimated.

7. LANDSCAPE BASELINE CONDITIONS

7.1. Description of existing site and setting

7.1.1. The site lies to the north east corner of Marble Hill Park. It is enclosed by a boundary fence and built form sits to the centre of the site (this is described in detail elsewhere in the application documents. The built form is used as accommodation for two nursery provisions and an adventure play facility. The adventure playground occupies the western section of the site and external nursery play spaces lie to the north and east. The existing buildings also form part of the southern boundary.

7.1.2. The general slope of the site runs gently downwards from the north east at 7.90m AOD to the south west at 6.63m AOD. Wider topography in Marble Hill Park generally runs downwards very gently to the south towards the River Thames. Beyond the site the land rises significantly to the east with the higher ridge of Richmond Hill to the east of the River Thames rising to a high point of 56m AOD to the south east of the site. Topography is shown on Figure 6.

7.1.3. Hydrological features are limited to the River Thames running to the south of Marble Hill Pak. No waterbodies are present on the site or immediate context.

7.1.4. Vegetation within and immediately surrounding the site includes a tree and scrub belt along the western boundary, mature trees within the northern section of the site; mature trees to the north and east of the site and younger trees to the south of the site. By virtue of the location in the Conservation Area these trees all have protected status.

7.1.5. A footpath runs along the southern and eastern boundaries of the site, with pedestrian access gates in the perimeter adjacent to the building. Maintenance access through the double gates in the perimeter fencing is possible from the eastern section of the northern boundary and the western section of the southern boundary. The car park to the west of the site serves Marble Hill Park generally.

7.1.6. Heritage assets are described in the Section 4 and impact on these is dealt with by others.

7.1.7. Built form on site is limited to the existing nursery and adventure play complex, which was formerly maintenance related buildings. Building materials are mainly a brown red brick, darker brown tiling with white painted window framing and fascia boards. Some walls to the west of the built form are painted white.

7.1.8. There is a variety of external play equipment associated with the Playcentres. To the east of the site much of this is small scale and sits below the level of the boundary fence. To the west of the site the play equipment associated with the Adventure Playground is painted in bright colours and is of a large scale, extending considerably above the boundary fencing.

7.2. Landscape character of the site and its setting.

7.2.1. To give a more detailed understanding of landscape character of the site and its immediate setting, areas that have the potential to be impacted on by the proposed development and form the landscape character receptors against which the proposals are assessed are as follows:

- The wider LCA (NCA 'Thames Valley')
- Twickenham Riverside Conservation Area
- Marble Hill Park
- The Site

7.3. Landscape character of the setting of the site in relation to the wider LCA

7.3.1. The setting of the site within Marble Hill Park is characteristic of the LCA (National Character Area 115 'Thames Valley') being a designed landscape along the River Thames, set in an urban area, with importance for recreation for both residents and visitors as access to green space associated with heritage assets.

7.4. Landscape character of the setting of the site in relation to the Conservation Area

7.4.1. The setting of the site within Marble Hill Park is characteristic of the Twickenham Riverside Conservation Area being part of the important heritage assets and associated landscape adjacent to the Thames with extensive tree planting within the park providing the setting for the heritage asset built form in the park.

7.5. Landscape character of the setting

7.5.1. The site is set within the wider Marble Hill Park. The park is a medium scale green space, with larger open spaces enclosed by a strong vegetated framework of scattered mature trees and wooded areas, mostly to boundary areas and framing the heritage assets within the park. The park is relatively level, dropping to the south against the River Thames. Whilst there are cultural associations with the heritage assets with the park, the character does not reflect that of a highly designed historic landscape but rather is of a structured, well-managed, highly accessible and extensively used public open space. As well as extensive informal recreation use of the park, there is provision for formal recreation use with rugby and football pitches, tennis courts and a cricket pitch. The playcentres are an existing use in the Park and have a strong perceived community link to the area. Facilities and built form in the park, with the exception of Marble Hill House, are set to periphery of the park (maintenance area, tennis courts, car park and play centres). Vehicle movements are restricted to the north east corner and the park has a mainly calm nature, however there is a regular occurrence of more intense human activity associated with formal sports and the use of the play centres. The surrounding urban character of the wider area has little influence on the park. Whilst there are physical path links between the Park and the River Thames, the strong vegetated enclosure to the south of the park restricts the influence of riverside character of on the park itself.

7.6. Landscape character of the site

7.6.1. The site is small scale and partly enclosed by vegetation. The boundary is well defined with a low level timber fence which contains the site without concealing it. The character of the built form on the site reflects the former maintenance use, rather than the current play centre use, with a utilitarian and slightly stark appearance. The character of the site is reflective of the intensive use as playcentres, with extensive fixed and moveable play equipment of a variety of forms and colours, giving an informal and slightly unorganised appearance. The bright colours and the larger adventure play equipment are also culturally linked with the local community through the long term use of the site for the play centres.

8. APPRAISAL / ASSESSMENT OF LANDSCAPE EFFECTS

8.1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1).

8.2. Effects on the wider LCA: NCA Character Area 115: 'Thames Valley'

8.2.1. **Sensitivity of the wider LCA:**

Value of the LCA:

- Mainly urban character with pockets of designed and protected landscapes;
- Physical features in a stable condition;
- High scenic quality;
- High proportion of historic and conservation interest;
- High culturally perceived value.

A perceived positive character to the LCA giving a **high overall value**.

Susceptibility to change:

- The small scale of the proposed development in comparison to the overarching Landscape Character Area means that any direct implications would be extremely limited;
- The continuation in type of the land use brings no change to the landscape character baseline;
- Whilst policy precludes development, the site is already developed and will have a continuation in nature of the use.

On balance, the wider LCA would be able to accommodate the proposed type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies, giving a **low susceptibility to change.**

On balance the high value combined with the low susceptibility to change give the LCA a **medium sensitivity**.

8.2.2. **Magnitude of effect:**

Whilst the development is small scale, permanent and there is a continuation of use, the effects on the characteristics of the wider LCA will be positive due to the perceived improvements to nature of the built form, giving a **low beneficial magnitude of change**.

8.2.3. **Landscape effect:**

Combining the medium sensitivity with the low beneficial magnitude of effect, the proposals give rise to a **minor beneficial landscape effect on the wider LCA**.

8.3. Effects on the Twickenham Riverside Conservation Area

8.3.1. **Sensitivity of the Conservation Area:**

Value of the Conservation Area:

- Heritage assets of national importance;
- Designed and protected landscape;
- Physical features in a stable condition;
- High scenic quality;
- High proportion of historic and conservation interest;
- High culturally perceived value.

A perceived positive character to the Conservation Area giving a **high overall value**.

Susceptibility to change:

- The small scale of the proposed development in comparison to the Conservation Area means that any

direct implications would be limited;
- The continuation in type of the land use brings no change to the landscape character baseline;
- Whilst policy precludes development, the site is already developed and will have a continuation in nature of the use.

On balance, the wider Conservation Area would be able to accommodate the proposed type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies, giving a **low susceptibility to change.**

On balance the high value combined with the low susceptibility to change give the Conservation Area a **medium sensitivity**.

8.3.2. **Magnitude of effect:**

Whilst the development is small scale, permanent and there is a continuation of use, the effects on the characteristics of the wider Conservation Area will be positive due to the perceived improvements to nature of the built form, giving a **low beneficial magnitude of change**.

8.3.3. **Landscape effect:**

Combining the medium sensitivity with the low beneficial magnitude of effect, the proposals give rise to a **minor beneficial landscape effect on the Conservation Area**.

8.4. Effects on Marble Hill Park

8.4.1. **Sensitivity of the Park:**

Value of the Park:

- Contains heritage assets of national importance;
- Designed and protected landscape;
- Physical features in a stable condition;
- High scenic quality;
- High proportion of historic and conservation interest;
- High amenity and recreational value
- High culturally perceived value.

A perceived positive character to the Park giving a **high overall value**.

Susceptibility to change:

- The scale of the proposed development in comparison to the Park means that any direct implications would be relatively limited;
- The continuation in type of the land use brings no change to the landscape character baseline;
- Whilst policy precludes development, the site is already developed and will have a continuation in nature of the use.

On balance, the wider Marble Hill Park would be able to accommodate the proposed type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies, giving a **low susceptibility to change.**

On balance the high value combined with the low susceptibility to change give Marble Hill Park a **medium sensitivity**.

8.4.2. **Magnitude of effect:**

Whilst the development is permanent and there is a continuation of use, the effects on the characteristics of the wider Park will be positive due to the perceived improvements to nature of the built form, giving a **low beneficial magnitude of change**.

8.4.3. **Landscape effect:**

Combining the medium sensitivity with the low beneficial magnitude of effect, the proposals give rise to a **minor**

beneficial landscape effect on Marble Hill Park.

8.5. Effects on landscape character of the site

8.5.1. **Sensitivity of the site:**

Value of the Site:

- Low quality of condition;
- Low scenic quality;
- High recreational value;
- Medium culturally perceived value.

On balance a perceived positive character to the site with some degradation due to character of built form giving a **medium overall value**.

Susceptibility to change:

- The proposed development in comparison to the existing site means that there are no implications;
- The continuation in nature of the land use brings no change to the landscape character baseline;
- Whilst policy precludes development, the site is already developed and will have a continuation in nature of the use.

On balance, the site would be able to accommodate the proposed type of development without any detrimental consequences to the baseline situation or landscape planning policies and strategies, giving a **low susceptibility to change.**

On balance the high value combined with the low susceptibility to change give the site a **medium sensitivity**.

8.5.2. **Magnitude of effect:**

Whilst the development is permanent and there is a continuation of use, the effects on the characteristics of the site will be positive due to the perceived improvements to nature of the built form, giving a **low beneficial magnitude of change**.

8.5.3. **Landscape effect:**

Combining the medium sensitivity with the low beneficial magnitude of effect, the proposals give rise to a **minor beneficial landscape effect on the site**.

8.6. Summary of effects on landscape character

Character area	*Landscape Effect*	*Significant (or not)*
Wider LCA	Minor beneficial	x
Twickenham Riverside Conservation Area	Minor beneficial	x
Marble Hill Park	Minor beneficial	x
Site	Minor beneficial	x

8.7. Mitigation and residual landscape effects

8.2. Measures to avoid / prevent, reduce or mitigate any adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 5.

8.3. Good practice on site will include the following, however none of these are appraised as being sufficient to alter the landscape effects:

- Soil stripping and storage, where necessary, will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
- Protection of existing trees and vegetation in accordance with arboricultural advice and method statements.

8.4. There are no identified adverse effects; therefore no further mitigation measures are identified and the residual landscape effects will remain the same.

9. VISUAL BASELINE CONDITIONS

9.1.1. Viewpoints represent as wide a range of situations as possible within the area of theoretical visibility as defined by the ZTV within the study area (see figure 7) and include identified important views, views from key routes, and views representative of a range of contexts and view receptors, at a range of distances.

9.1.2. For the purposes of this appraisal close views are defined as those located between 0m and 0.5km, and mid-range views between 0.5km and 1km. More distant views have not been considered as part of this appraisal as the visual study zone has been limited to 1 km, beyond which views are unlikely to be affected.

9.1.3. Views from private houses which cannot be checked as part of this LVIA have been estimated by assessing the visibility from within the site, and the baseline situation is described as follows: approx. number of houses (or other buildings), whether from upstairs or downstairs windows or gardens, distance from site, nature of view (with reference to views from within the site). Photographs of the relevant residential properties are shown on figure 17

9.1.4. Figure 8 indicates the location of photographic viewpoints. Figures 9-16 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint (e.g within the conservation area or a residential area), the nature of the receptor and the visibility of the existing site. This forms the visual baseline. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the assessment of effects in section 11 below. Where the proposed development is not likely to be visible, these viewpoints are not considered further in the appraisal.

9.1.5. Viewpoints with no view of the site are as follows: 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27.

10. APPRAISAL / ASSESSMENT OF VISUAL EFFECTS

10.1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1).

10.2. Views of a similar nature are grouped together and an overall assessment of effects in both construction and operational stages is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

10.2. Effect on representative viewpoint 1 – from Marble Hill Park car park.

10.2.1. The sensitivity of the visual receptors is likely to be **medium**; receptors are drivers and pedestrians engaged in parking and arrivals or departures from the park, however the car park lies inside both the Conservation Area and the MOL.

10.2.2. The visual baseline is described as follows: Open views across the car park are possible. With vegetation in leaf, glimpse views through the vegetation on the western site boundary are possible of the site with the westernmost existing play equipment visible, however the existing built form is not visible. Visibility across the site may increase in winter months without leaf cover but woody branches and trunks will still provide screening.

10.2.3. In the **construction stage** there would be an increase in movement of pedestrians and vehicles in the car park area to facilitate the build process. Glimpse views may be possible of the closer construction work on site, with increased visibility in winter. Taller equipment, if used in the build, may be visible above the vegetation on the western site boundary for short periods of time. The view is close range and the effects are a change in view composition resulting from glimpse views of the construction work with an increase in size and movement of vehicles, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **medium**.

10.2.4. Combining the **medium sensitivity** of the receptors and the **medium adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from this viewpoint.

10.2.5. In the **operational stage** glimpse views may be possible of the westernmost brightly coloured play structures in the western area of the site with increased visibility in winter, however this is existing equipment being retained and adapted, so the view is mainly unchanged. Glimpse views of the proposed built form may be possible with

increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The view is close range and the effects are a change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial**.

10.2.6. Combining the **medium sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **minor beneficial in the operational stage** from this viewpoint.

10.3. Effect on representative viewpoints 2, 3, & 10 from open space within Marble Hill Park

10.3.1. The sensitivity of the visual receptors is likely to be **high**; receptors are engaged in recreational use of the park and the park lies inside both the Conservation Area and the MOL.

10.3.2. Future proposals for fruit tree planting in the area to the south of the site are also proposed as part of the wider Marble Hill Revived project and have been taken into account in the appraisal of effects.

10.3.3. The visual baseline is described as follows: Open views across the grassed areas of the park towards the site are possible, but where off-site tree cover (existing and proposed) lies to the south of the site, this partially screens views. With vegetation in leaf, views between the tree cover of the existing built form and play structures are possible. Visibility across the site may increase in winter months without leaf cover but woody branches and trunks will still provide a partial screen.

10.3.4. In the **construction stage** there would be an increase in movement of pedestrians to facilitate the build process. Partial views may be possible of the construction work on site, with the main concentration of activity around the proposed built form, with increased visibility in winter. Taller equipment, if used in the build, may be visible above the vegetation on the western site boundary for short periods of time. The views are close range and the effects are a change in view composition resulting from partial views of the construction, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **medium**.

10.3.5. Combining the **high sensitivity** of the receptors and the **medium adverse magnitude of visual effect**, the visual effect is likely to be **major / moderate adverse in the construction stage** from these viewpoints.

10.3.6. In the **operational stage** partial views may be possible of the closer play structures on site, however only some of the existing larger brightly coloured equipment to the western area of the site is being retained and adapted, with new equipment to be of more muted colour tones. Partial views of the proposed built form may be possible with increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The partial views are close range and the effects are a change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.3.7. Combining the **high sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **minor beneficial in the operational stage** from these viewpoints.

10.4. Effect on representative viewpoints 4 & 6 from wooded area to east of Marble Hill Park

10.4.1. The sensitivity of the visual receptors is likely to be **medium**; receptors are engaged in recreational use of the park and the park lies inside both the Conservation Area and the MOL, however the visual engagement with the wider area is limited by the surrounding woodland.

10.4.2. Future proposals for fruit tree planting in the area to the south of the site are also proposed as part of the wider Marble Hill Revived project and have been taken into account in the appraisal of effects.

10.4.3. The visual baseline is described as follows: With vegetation in leaf, glimpse views between the tree cover of the some of the existing built form and play structures are possible. Visibility across the site may increase in winter months without leaf cover but woody branches and trunks will still provide a partial screen.

10.4.4. In the **construction stage** there would be an increase in movement of pedestrians to facilitate the build process. Glimpse views may be possible of the construction work on site, with the main concentration of activity around the proposed built form, with increased visibility in winter. Taller equipment, if used in the build, will not be visible due to intervening tree canopies of the woodland. The views are close range and the effects are a change in view composition resulting from glimpse views of the construction, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.4.5. Combining the **medium sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate / minor adverse in the construction stage** from these viewpoints.

10.4.6. In the **operational stage** glimpse views may be possible of the closer play structures in the eastern section of

the site, with the new equipment to be of muted colour tones. Views of the proposed built form may be possible with increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The views are close range and the effects are a beneficial change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.4.7. Combining the **medium sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **minor beneficial in the operational stage** from these viewpoints.

10.5. Effect on representative viewpoint 5 from the maintenance area to north east of Marble Hill Park

10.5.1. The sensitivity of the visual receptors is likely to be **low**; receptors are drivers and pedestrians engaged in work activities and whilst the park lies inside both the Conservation Area and the MOL the visual engagement with the wider area is likely to be lessened where attention is focused on management activities.

10.5.2. The visual baseline is described as follows: Open views across the eastern section of the site to the built form are possible. Views of the western area of the site are restricted by the built form on site.

10.5.3. In the **construction stage** views will be possible of the construction work on site, with the main concentration of activity around the proposed built form. Taller equipment, if used in the build, will be visible. The views are close range and the effects are a change in view composition resulting from views of the eastern side of the construction site, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **medium**.

10.5.4. Combining the **low sensitivity** of the receptors and the **medium adverse magnitude of visual effect**, the visual effect is likely to be **moderate / minor adverse in the construction stage** from this viewpoint.

10.5.5. In the **operational stage** glimpse views may be possible of the closer play structures in the eastern section of the site, with new equipment to be of muted colour tones. Views of the proposed built form will be possible, however the materials and colours proposed will be more muted than the current built form. The views are close range and the effects are a beneficial change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.5.6. Combining the **low sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **minor beneficial in the operational stage** from this viewpoint.

10.6. Effect on representative viewpoint 7 from open space to the south east within Marble Hill Park

10.6.1. The sensitivity of the visual receptors is likely to be **high**; receptors are engaged in recreational use of the park and the park lies inside both the Conservation Area and the MOL.

10.6.2. Future proposals for additional tree planting in the area to the south of the site are also proposed as part of the wider Marble Hill Revived project and have been taken into account in the appraisal of effects.

10.6.3. The visual baseline is described as follows: Views across the grassed areas of the park towards the site are possible, but where off-site tree cover (existing and proposed) lies to the south of the site and closer to the viewer more centrally in the open space, this restricts views. With vegetation in leaf, glimpse views between the tree cover of the existing built form and play structures are possible. Visibility across the site may increase in winter months without leaf cover but woody branches and trunks will still provide a partial screen.

10.6.4. In the **construction stage** there would be an increase in movement of pedestrians to facilitate the build process. Glimpse views may be possible of the construction work on site, with the main concentration of activity around the proposed built form, with increased visibility in winter. Taller equipment, if used in the build, may be visible above the vegetation on the western site boundary for short periods of time. The views are close range and the effects are a change in view composition resulting from glimpse views of the construction, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.6.5. Combining the **high sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from this viewpoint.

10.6.6. In the **operational stage** glimpse views may be possible of the play structures on site, however only some of the existing larger brightly coloured equipment to the western area of the site is being retained and adapted, with new equipment to be of more muted colour tones. Glimpse views of the proposed built form may be possible with increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The views are close range and the effects are a change in view composition resulting from a

permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.6.7. Combining the **high sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **minor beneficial in the operational stage** from these viewpoints.

10.7. Effect on representative viewpoint 8 from open space to the south within Marble Hill Park

10.7.1. The sensitivity of the visual receptors is likely to be **high**; receptors are engaged in recreational use of the park and the park lies inside both the Conservation Area and the MOL.

10.7.2. The visual baseline is described as follows: Views across the grassed areas of the park towards the site are possible, but rising topography and intervening tree canopies restrict views to the upper sections of the existing built form only. With vegetation in leaf, glimpse views of the existing built form are possible. Visibility may increase in winter months without leaf cover but woody branches and trunks will still provide a partial screen.

10.7.3. In the **construction stage** glimpse views may be possible of the upper sections of construction work on site, with increased visibility in winter. Taller equipment, if used in the build, may be visible above the rising landform and tree canopies for short periods of time. The views are close range and the effects are a change in view composition resulting from glimpse views of the construction, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.7.4. Combining the **high sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from this viewpoint.

10.7.5. In the **operational stage** glimpse views may be possible of the upper sections of the proposed built form and there may be increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The views are close range and the effects are a change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.7.6. Combining the **high sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **minor beneficial in the operational stage** from these viewpoints.

10.8. Effect on representative viewpoint 11 from open space to the south west within Marble Hill Park

10.8.1. The sensitivity of the visual receptors is likely to be **high**; receptors are engaged in recreational use of the park and the park lies inside both the Conservation Area and the MOL and in close proximity to Marble Hill House.

10.8.2. Future proposals for additional tree planting in the area to the south of the site are also proposed as part of the wider Marble Hill Revived project and have been taken into account in the appraisal of effects.

10.8.3. The visual baseline is described as follows: Views across the grassed areas of the park towards the site are possible, but where off-site tree cover lies to the west (existing) and south (existing and proposed) of the site and also closer to the viewer more centrally in the open space, this restricts views. With vegetation in leaf, glimpse views between the tree cover of the existing built form and play structures are possible. Visibility across the site may increase in winter months without leaf cover but woody branches and trunks will still provide a partial screen.

10.8.4. In the **construction stage** there would be an increase in movement of vehicles and pedestrians to facilitate the build process. Glimpse views may be possible of the construction work on site, with increased visibility in winter. Taller equipment, if used in the build, may be visible above the vegetation on the western and southern site boundaries for short periods of time. The views are close range and the effects are a change in view composition resulting from glimpse views of the construction, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.8.5. Combining the **high sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from this viewpoint.

10.8.6. In the **operational stage** glimpse views may be possible of the play structures on site, however only some of the existing larger brightly coloured equipment to the western area of the site is being retained and adapted, with new equipment to be of more muted colour tones. Glimpse views of the proposed built form may be possible with increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The views are close range and the effects are a change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.8.7. Combining the **high sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual

effect is likely to be **minor beneficial in the operational stage** from these viewpoints.

10.9. Effect on residential views: Viewpoint A – properties to the south of Beaufort Road

10.9.1. The sensitivity of the visual receptors is likely to be **high**; receptors are residents overlooking the park which lies inside both the Conservation Area and the MOL.

10.9.2. The visual baseline is described as follows: Views of the site are possible, but where off-site tree cover lies to the north and west of the site, this restricts views. With vegetation in leaf, glimpse views between the tree cover of the existing built form and play structures are possible. Visibility across the site may increase in winter months without leaf cover but evergreen species and woody branches and trunks will still provide a partial screen.

10.9.3. In the **construction stage** there would be an increase in movement of vehicles and pedestrians to facilitate the build process. Partial views will be possible of the construction work on site, with increased visibility in winter. Taller equipment, if used in the build, may be visible for short periods of time. Whilst the majority of the effects are temporary and reversible, the views are very close range and the effects are a change in view composition resulting from partial views of the construction. The magnitude of the visual effect is likely to be **high**.

10.9.4. Combining the **high sensitivity** of the receptors and the **high adverse magnitude of visual effect**, the visual effect is likely to be **major adverse in the construction stage** from these properties.

10.9.5. In the **operational stage** partial views will be possible of the play structures on site, however only some of the existing larger brightly coloured equipment to the western area of the site is being retained and adapted, with new equipment to be of more muted colour tones. Partial views of the proposed built form will be possible with increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The views are very close range and the effects are a change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **medium beneficial.**

10.9.6. Combining the **high sensitivity** of the receptors and the **medium beneficial magnitude of visual effect**, the visual effect is likely to be **moderate beneficial in the operational stage** from these properties.

10.10. Effect on residential views: Viewpoint B – properties to west of Meadowside

10.10.1. The sensitivity of the visual receptors is likely to be **high**; receptors are residents overlooking the park which lies inside both the Conservation Area and the MOL.

10.10.2. The visual baseline is described as follows: Glimpse views of the site may be possible through intervening off-site tree cover which lies to the south east of the site. Visibility may increase across the site in winter months without leaf cover but views will still be glimpsed as woody branches and trunks will still provide a screen.

10.10.3. In the **construction stage** there would be an increase in movement of vehicles and pedestrians to facilitate the build process. Glimpse views may be possible of the construction work on site, with the main concentration of activity around the proposed built form, with increased visibility in winter. Taller equipment, if used in the build, may be visible above the off-site tree cover for short periods of time. The views are close range and the effects are a change in view composition resulting from glimpse views of the construction, however the majority of the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.10.4. Combining the **high sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from these properties.

10.10.5. In the **operational stage** glimpse views may be possible of the closer play structures in the eastern section of the site, with the new equipment to be of muted colour tones. Views of the proposed built form may be possible with increased visibility in winter, however the materials and colours proposed will be more muted than the current built form. The views are very close range and the effects are a change in view composition resulting from a permanent alteration to features. The magnitude of the visual effect is likely to be **low beneficial.**

10.10.6. Combining the **high sensitivity** of the receptors and the **low beneficial magnitude of visual effect**, the visual effect is likely to be **moderate beneficial in the operational stage** from these properties.

10.11. Effect on residential views: Viewpoint C – properties on west of Montpelier Row

10.11.1. The sensitivity of the visual receptors is likely to be **high**; receptors are residents overlooking the park which lies inside both the Conservation Area and the MOL.

10.11.2. The visual baseline is described as follows: Views of the site are not possible due to intervening off-site tree

cover which lies to the western boundary of Marble Hill Park, within the park itself and to the western boundary of the site which restricts views. Visibility is unlikely to increase across the site in winter months as woody branches and trunks will still provide screening.

10.11.3. In the **construction stage** taller equipment, if used in the build, may be visible for short periods of time. The views are close range and the effects are a change in view composition resulting from views of the lifting equipment, however the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.11.4. Combining the **high sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from these properties.

10.11.5. In the **operational stage** no views of the site will be possible.

10.12. Effect on residential views: Viewpoint D – properties to north of Richmond Road

10.12.1. The sensitivity of the visual receptors is likely to be **high**; receptors are residents overlooking the park which lies inside both the Conservation Area and the MOL.

10.12.2. The visual baseline is described as follows: Views of the site are not possible due to intervening off-site tree cover which lies to the northern boundary of Marble Hill Park, within the park itself and to the western boundary of the site which restricts views. Visibility is unlikely to increase across the site in winter months as woody branches and trunks will still provide screening.

10.12.3. In the **construction stage** taller equipment, if used in the build, may be visible for short periods of time. The views are close range and the effects are a change in view composition resulting from views of the lifting equipment, however the effects are temporary and reversible. The magnitude of the visual effect is likely to be **low**.

10.12.4. Combining the **high sensitivity** of the receptors and the **low adverse magnitude of visual effect**, the visual effect is likely to be **moderate adverse in the construction stage** from these properties.

10.12.5. In the **operational stage** no views of the site will be possible.

10.13. Summary of visual effects

10.13.1. The following table provides a summary of the visual effects of the proposals in both construction and operational stages where the site is visible. In line with the LVIA methodology (see Appendix 1) those effects that are significant have been indicated:

Viewpoint	Effect in construction phase	Significant (or not)	Effect in construction phase	Significant (or not)
1	Moderate adverse	x	Minor beneficial	x
2	Major / moderate adverse	✓	Minor beneficial	x
3	Major / moderate adverse	✓	Minor beneficial	x
4	Moderate / minor adverse	x	Minor beneficial	x
5	Moderate / minor adverse	x	Minor beneficial	x
6	Moderate / minor adverse	x	Minor beneficial	x
7	Moderate adverse	x	Minor beneficial	x
8	Moderate adverse	x	Minor beneficial	x
10	Major / moderate adverse	✓	Minor beneficial	x
11	Moderate adverse	x	Minor beneficial	x
A	Major adverse	✓	Moderate beneficial	x
B	Moderate adverse	x	Moderate beneficial	x
C	Moderate adverse	x	-	
D	Moderate adverse	x	-	

11. ADDITIONAL MITIGATION AND RESIDUAL VISUAL EFFECTS

11.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the design process and have been designed into the proposals described within section 2. Whilst the passage of time will increase the screening provided by new vegetation, this is not appraised as being sufficient to alter the visual effects.

11.2. Whilst there are identified adverse effects, no further mitigation measures are identified and the residual visual effects will remain the same.

12. CONCLUSIONS

12.1. Policy compliance

12.1.1. This appraisal has shown that:

- There is no adverse effect on the recognised and important view from Richmond Hill
- The footprint of the proposed built form remains largely as existing and site area remains unaltered, giving no rise to effects on the Metropolitan Open Land
- There are minor beneficial effects on the character of the valued landscape setting to the site and local landscape character.
- Additional planting and good construction practice will serve to protect and enhance local biodiversity and green infrastructure
- There is no harm to heritage assets

12.2. Landscape effects

12.1.2. The appraisal has shown that landscape effects on the site and its setting are entirely beneficial due to the enhancements to the character of the site, in particular the replacement of the built form with new buildings of a character more sympathetic to the site and surrounding context.

12.3. Visual effects

12.1.3. The baseline study identified 27 representative viewpoints and 4 residential viewpoints.

12.1.4. The appraisal has shown that views of the site were possible from the 4 residential viewpoints but only possible from 10 representative viewpoints.

12.1.5. In the construction phase there were found to be significant adverse effects from only 4 of the representative viewpoints, arising from clear views of the site from the south or, in the case of the residential view, proximity to the site.

12.1.6. In the operational phase views from the 10 representative viewpoints and the 4 residential viewpoints are found to be entirely beneficial due to a reduction in visual impact due to the use of materials that more visually sympathetic to the setting.

13. REFERENCES

- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- MAGIC website
- Ordnance Survey Data (used under Copyright Licence Number 10001 6657)
- London Borough of Richmond upon Thames: Planning Information for Conservation Areas
- London Borough of Richmond upon Thames: Conservation Area Statements
- Historic England: National Heritage List for England
- Richmond, Petersham and Ham Open Spaces Act (1902)
- National Planning Policy Framework (2019)
- The London Plan (March 2016)
- London Borough of Richmond upon Thames: Local Plan (July 2018)
- London Borough of Richmond upon Thames: Twickenham Village Planning Guidance Supplementary Planning Document (January 2018)
- Thames Landscape Strategy: Conserving Arcadia (2012)
- Natural England: National Character Assessment (NCA, 2014)
- Natural England: London's Natural Signatures: The London Landscape Framework (2011)

APPENDIX 1: LVIA METHODOLOGY

1. EVALUATION CRITERIA FOR LANDSCAPE EFFECTS ASSESSMENT

1.1. Reporting on the landscape baseline

The landscape baseline report should:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

1.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features or landscape character areas that are likely to be affected by the scheme. These character areas are as determined by field work (Local Landscape Character Areas; LLCA) or identified in published Landscape Character Assessments at District level or higher as relevant).

Criteria has been set for the selection of LLCAs within likely envelope of influence. The process of identification starts with a study of baseline mapping, describing all within the possible area. For an area to be taken forwards as a receptor it must meet one or more of the following criteria:

- Shared boundary with the site;
- Physical connection/s with the site (PROWs, roads, vegetation belts);
- Views of or across the site (particularly where a view of the site is a key characteristic of the LLCA);
- Perceptual connections with the site (e.g sounds, smells).

Note: If intervisibility is the only criteria this is considered within the visual assessment through assessment of the effect on representative views.

1.3. Effect on landscape receptor

The likely landscape effect is described and for each effect the significance of the landscape effect can be assessed by combining the level of sensitivity of the landscape receptor with the magnitude of the landscape effect.

1.4. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

1.4.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.

- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↕ LOW	High value, with acknowledged or perceived positive character and quality. Moderate value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features. Low value, without acknowledged or perceived positive character and quality.

1.4.2. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of high, medium or low:

HIGH susceptibility to change ↕ LOW susceptibility to change	Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Moderately susceptible to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

1.4.3. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

1.5. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals needs to be established and is dependent on:

- Size or scale: this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- Extent: consideration of the geographical area over which landscape effects are felt
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.
Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.6. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse

	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.7. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.8. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. EVALUATION CRITERIA FOR VISUAL EFFECTS ASSESSMENT

2.1. Reporting on the visual baseline

The visual baseline report should:

- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

2.2. Photographs

Photographs were taken using a Nikon D5300 digital SLR camera with an 18-55mm variable zoom lens, set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

2.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

2.4. Effect on visual receptor

The likely visual effect is described and for each effect the significance of the visual effect can be assessed by combining the level of sensitivity of the visual receptor with the magnitude of the visual effect.

2.5. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

2.5.1. Determining value of visual receptor

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ▲ ▼ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national). Moderate value within a medium quality landscape. Low value within a low quality landscape.

2.5.2. Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH ↕ LOW	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors moderately susceptible to change in general due to a moderate level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of moderate susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened. Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

2.5.3. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

2.6. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- Size or scale: this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- Extent: this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.7. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.8. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- Major changes on a extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors are defined to be effects of key consideration in the decision

making process and / or of regional or district importance and therefore significant.

- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.9. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

3. APPROPRIATENESS OF ZONE OF THEORETICAL VISIBILITY (ZTV) ANALYSIS

It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints.

It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested in the field to check the reality of the situation.

A LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority if necessary, when agreeing the scope of the study.

APPENDIX 2: FIGURES

Figure 1 - Architectural proposals

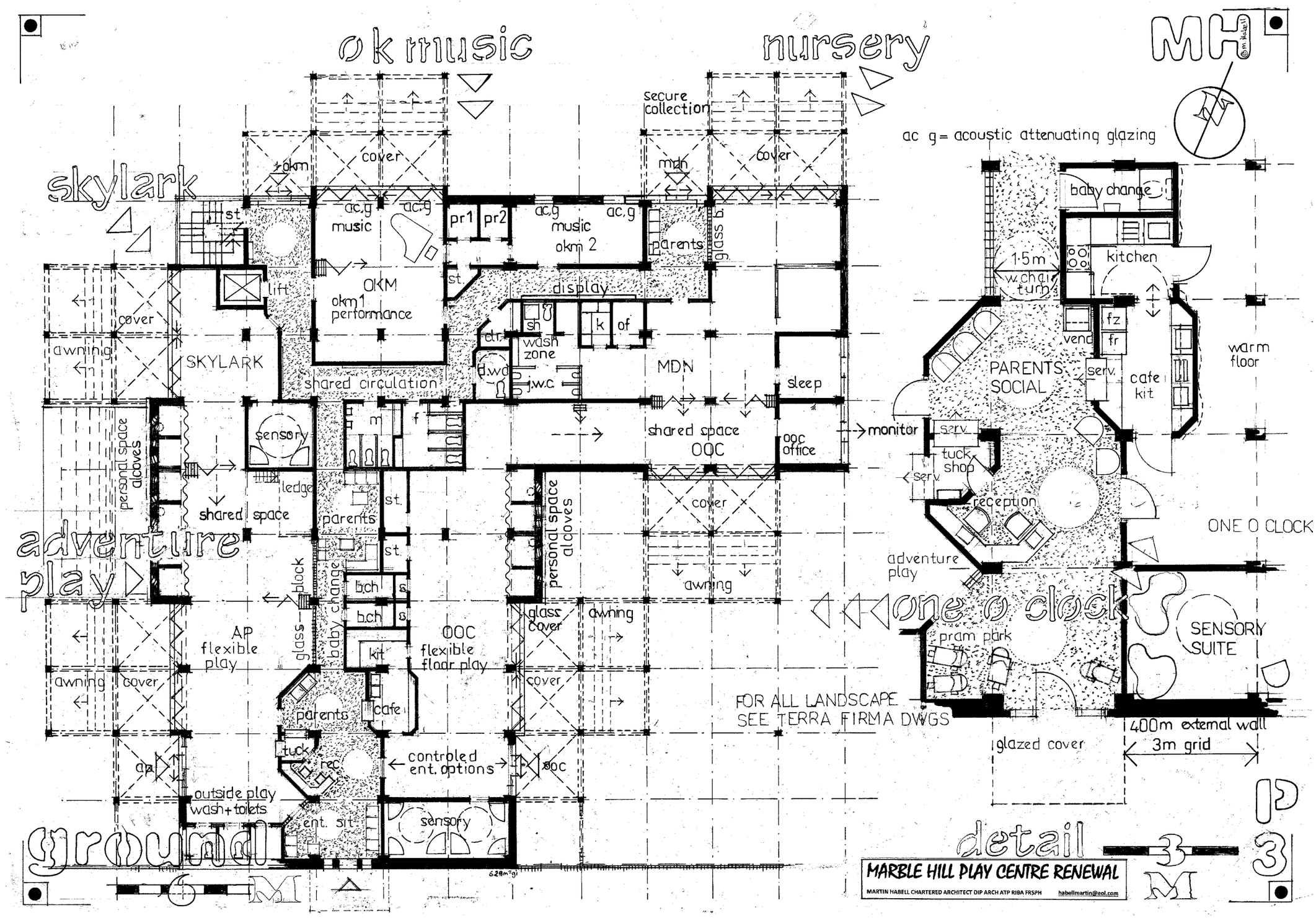
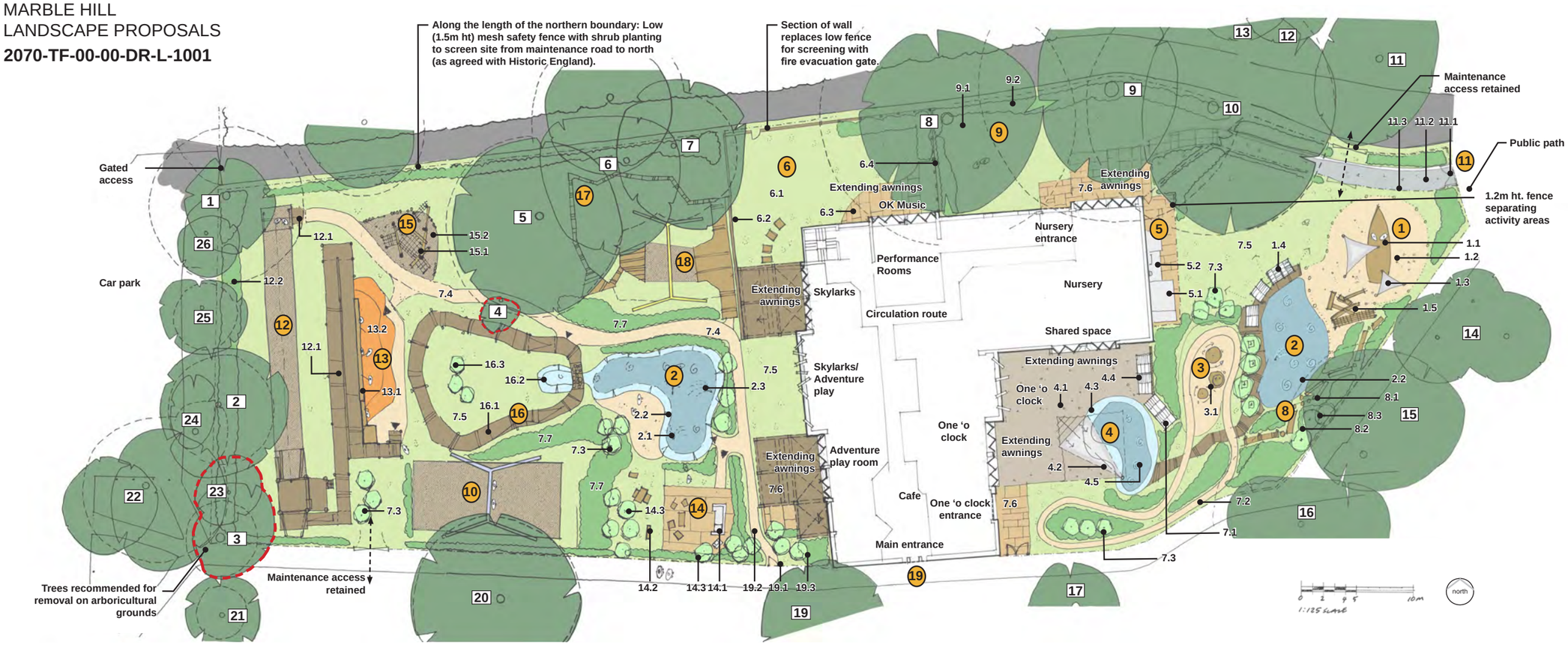


Figure 2 - Landscape Masterplan

MARBLE HILL
LANDSCAPE PROPOSALS
2070-TF-00-00-DR-L-1001



KEY

- 14 — Existing trees to be retained
- Existing trees to be removed
- Existing road
- Proposed bitmac footpath
- Proposed paved surfacing
- Proposed bound aggregate surfacing
- Proposed woodchip surfacing
- Proposed coloured wet pour surfacing
- Proposed sand surfacing
- Proposed water play zones
- Proposed timber walkways
- Proposed grass
- Proposed planting
- Proposed trees
- Proposed play equipment
- Proposed canopies
- 10 — Refer to Key

Existing tree species

1. Broadleaved Lime C1
2. Holm Oak B1
3. Elderberry C1
4. Hornbeam U
5. Purple Beech A1
6. Red Oak C1
7. Purple Sycamore B1
8. Common Sycamore A1
9. Horse Chestnut B1
10. Horse Chestnut A1
11. Horse Chestnut A1
12. Corsican Pine B1
13. Corsican Pine B1
14. Ash, Persian Ironwood, Blue Cedar B2 (Group 2)
15. Horse Chestnut B1
16. Horse Chestnut B1
17. Sweet Chestnut A1
19. Walnut A1
20. Common Lime A1
21. Hornbeam B1
22. Common Lime B1
23. Crab apple and Elderberry group C1
24. Crab apple C1
25. Crab apple B1
26. Crab apple B1

KEY

1. Boat Play Zone
1.1 Large Boat for imaginative role play
1.2 Sand surround
1.3 Tensile sails provide shade
1.4 Beach huts (dual facing)
1.5 Free standing rope nets, timber 'Flotsum & Jetson' for creative play

2. Water Play Zone
2.1 Jets and fountain shapes
2.2 Colourful wetpour surfacing (sunken to retain water)
2.3 Water channeling structure with pump.

3. Kinetic Zone
3.1 Physical effort sets off a reaction e.g. Kugal ball

4. Water Splash Pool
4.1 Bound aggregate paving
4.2 Overhead canopies for shade
4.3 Colourful wetpour surfacing
4.4 Beach huts
4.5 Jets and fountain shapes

5. Outdoor Kitchen
5.1 Place to play with 'ingredients' and water
5.2 Sinks , troughs and surfaces

6. Sensory Garden (to be developed with Skylarks and OKMT)
6.1 Flexible space for seating, planting and adapted equipment
6.2 Solid wall or fence to remove distractions
6.3 Decking/hard surfacing beneath awnings
6.4 Semi permeable fencing (secure)

7. Landscape Structure (site wide)
7.1 Beach huts and planting to separate activity spaces
7.2 Scooter/tricycle circular route
7.3 Trees for shade
7.4 1.8m wide surfaced path (accessible)
7.5 Grass for informal play
7.6 Hard surfacing next to building
7.7 Ornamental planting/hedges to sub-divide activity areas

8. Zig-zag Zone
8.1 Interlinked balance beams and rolling logs. Surrounded by woodchips/sand surfacing
8.2 Sensory 'jungle' planting - encourage touch, smell, movement and sound
8.3 Trees planted for shade

9. Storytelling
9.1 Open lawn space
9.2 Planting to improve boundary appearance

10. Existing swing (Retained in-situ)

11. New entrance
11.1 Timber gate
11.2 1.8m wide footpath with planting and grass
11.3 1.2m ht. timber palisade fence with maintenance gate to match

12. Existing Zip Wire
12.1 New ramp added to improve access.
12.2 Planting to improve boundary appearance

13. Climbing Zone
13.1 Climbing wall, duel aspect
13.2 Coloured wetpour
13.3 Play bark contained by log surround

14. Camp Area
14.1 Outdoor cooking facility
14.2 Flexible seating on grass and paving
14.3 Tree planting infuenced by historic kitchen garden

15. Scramble Zone
15.1 Connected cargo nets
15.2 Surrounded by woodchip surfacing

16. Raised Trackway
16.1 Circular route
16.2 Water splash
16.3 Trees planted for shade

17. Walkway (Retained in-situ)
18. Existing Swing and platforms (Retained in-situ)

19. Main entrance
19.1 Existing timber gate retained
19.2 1.8m wide footpath
19.3 Ornamental planting

terrafirma

Figure 3 - Site location

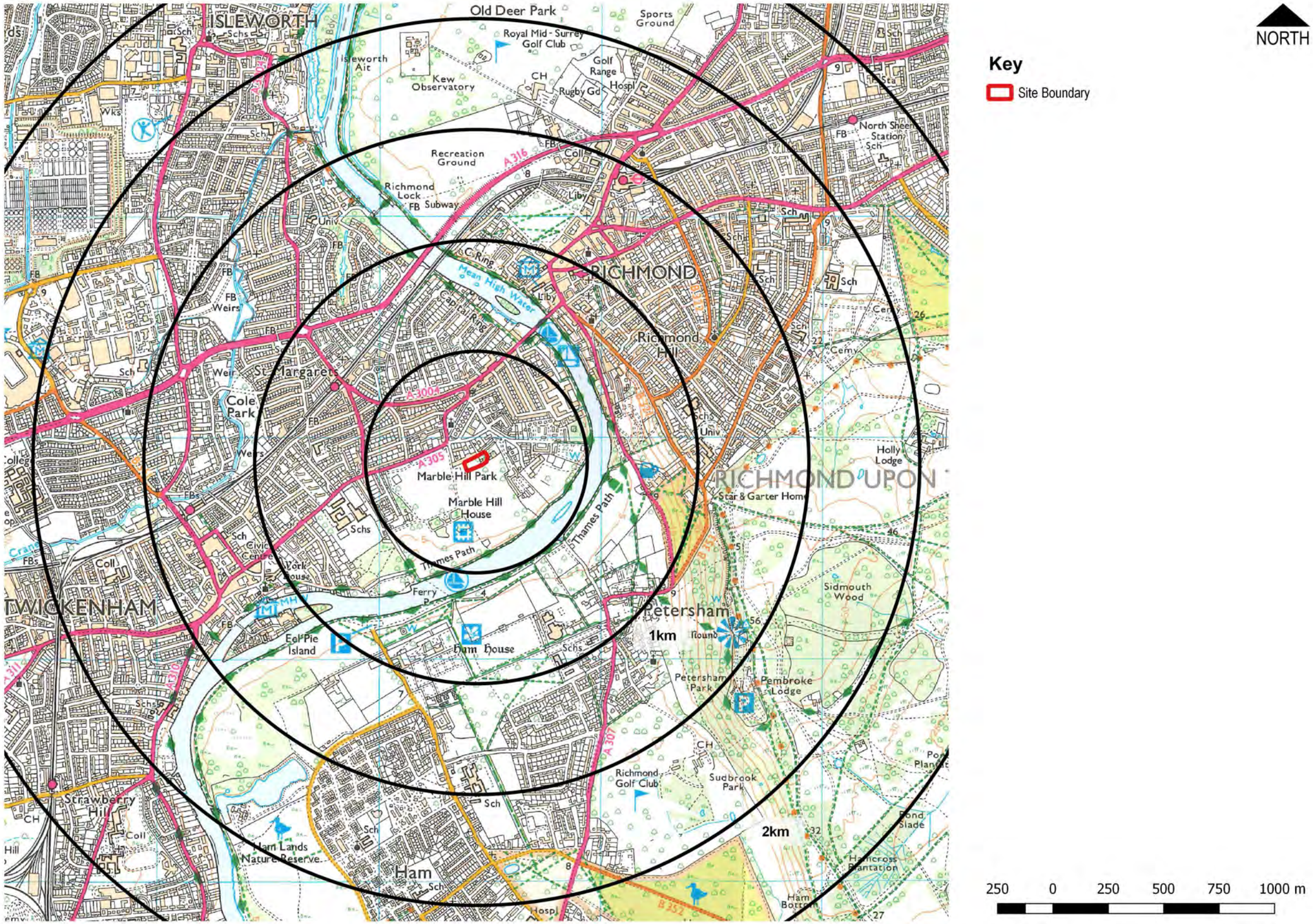


Figure 4 - Historic Designations