



**VIEWPOINT B1 - Junction of Richmond Hill road and Friars Stile Road, looking north west.**

Approximate extent of proposed building



**VIEWPOINT B2 - Junction of Richmond Hill road and Friars Stile Road, looking north west.**

Approximate extent of proposed building

5 storey Bromwich House on Howson Terrace (behind vegetation)



VIEWPOINT C - Richmond Hill road, entrance to Richmond Hill Court, looking south west.

Approximate extent of proposed building

5 storey Bromwich House on Howson Terrace

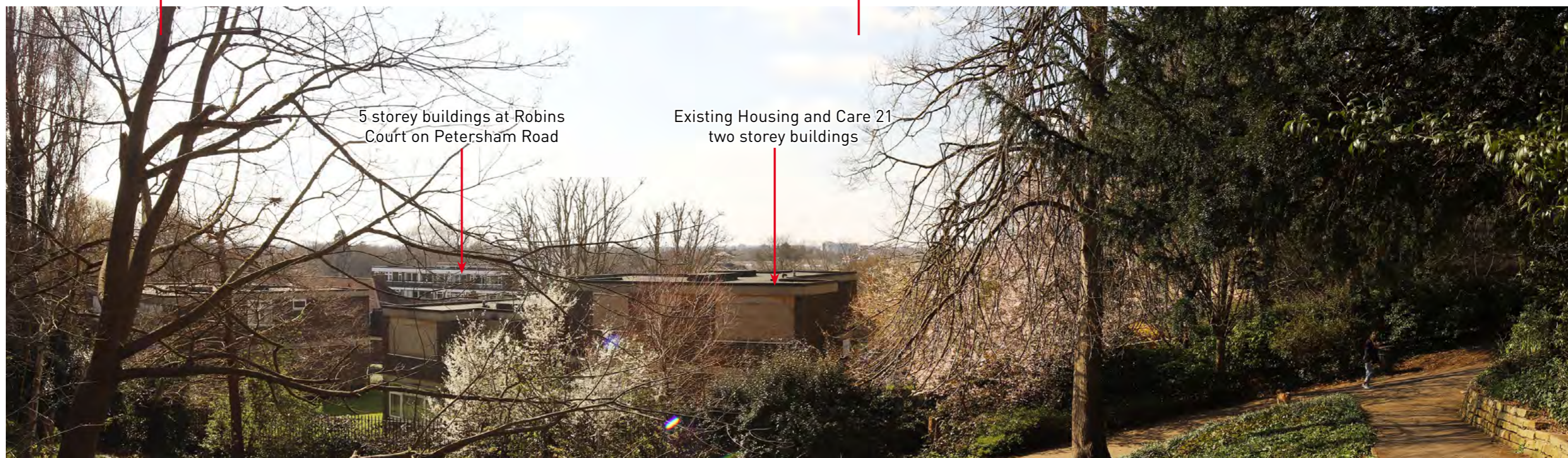


VIEWPOINT D - Richmond Hill road, near Priors Lodge opposite Site entrance, looking south.

Approximate extent of proposed building

5 storey buildings at Robins Court on Petersham Road

Existing Housing and Care 21 two storey buildings



VIEWPOINT E - Terrace Gardens, northern edge, elevated path leading to Richmond Hill road, looking south west.

Approximate extent of proposed building

Terrace houses along Richmond Hill



VIEWPOINT F - Terrace Gardens, western circular path, looking north.

Approximate extent of proposed building

Glenmore House on Richmond Hill



**VIEWPOINT G - Terrace Gardens, central area near Hollyhock Café, looking north.**

5 storey buildings at Robins Court on Petersham Road

Approximate extent of proposed building

Glenmore House on Richmond Hill



**VIEWPOINT H - River Thames Path, near Cambridge Park Footpath, looking north east.**



**VIEWPOINT 11 - River Thames Path, near Richmond Bridge Estate / Pelabon Gardens, looking east.**



**VIEWPOINT 12 - River Thames Path, near Richmond Bridge Estate / Pelabon Gardens, looking east.**



**VIEWPOINT J1 - River Thames Path, near tennis courts, looking east.**

Approximate extent of proposed building

5 storey buildings at Robins Court on Petersham Road

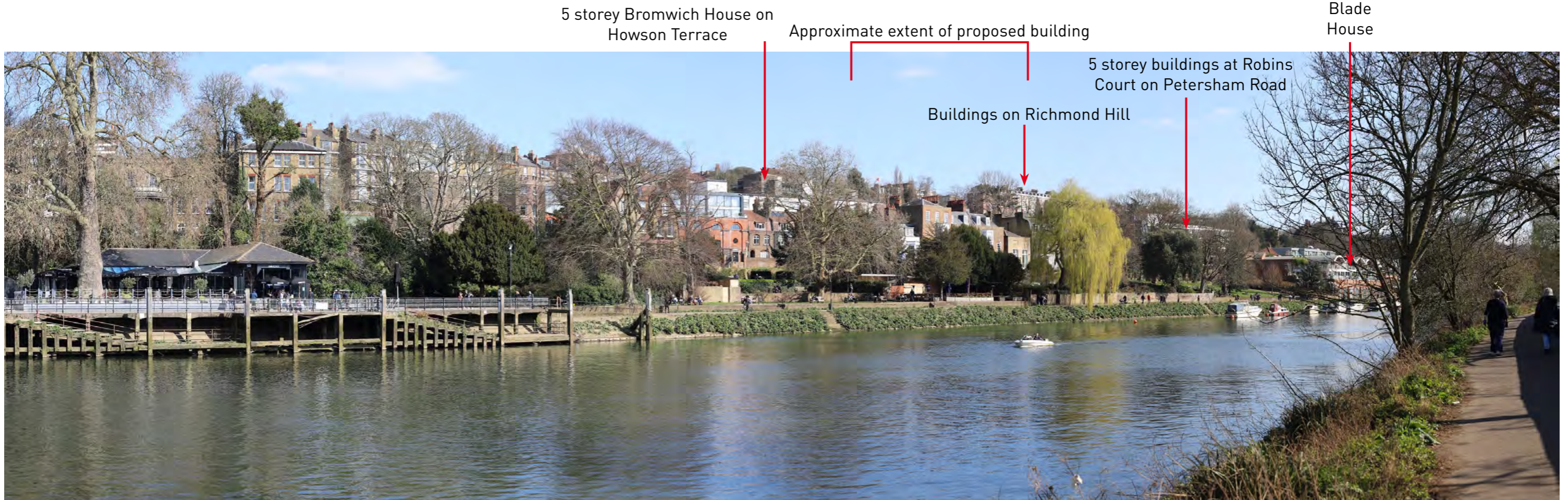
Blade House



**VIEWPOINT J2 - River Thames Path, near tennis courts, looking east.**



**VIEWPOINT K1 - River Thames Path, southern edge of Cambridge Gardens, looking south east.**



**VIEWPOINT K2 - River Thames Path, southern edge of Cambridge Gardens, looking south east.**

Approximate extent of proposed building

Glenmore House on Richmond Hill



**VIEWPOINT L - Terrace Gardens, eastern edge overlooking Bulbous Betty sculpture, looking north west.**



FIGURE 9  
URBAN GRAIN



**KEY**

- Site Boundary
- Built Form

Revisions:  
First Issue- 29/09/2021 AD

**Urban Grain**  
**Howson Terrace, Richmond,  
London**

Client: Housing and Care 21  
 DRWG No: **P17-2640\_13** Sheet No: - REV: -  
 Drawn by: AD Approved by: DRAFT  
 Date: 29/09/2021  
 Scale: 1:3,500 @ A3



FIGURE 10

ACCURATE VISUAL REPRESENTATIONS VIEWPOINTS 1 - 5

# HOWSON TERRACE, RICHMOND, LONDON ACCURATE VISUAL REPRESENTATIONS

PREPARED BY PEGASUS GROUP ON BEHALF OF HOUSING AND CARE 21 | SEPTEMBER 2021 | P17-2640\_03-A



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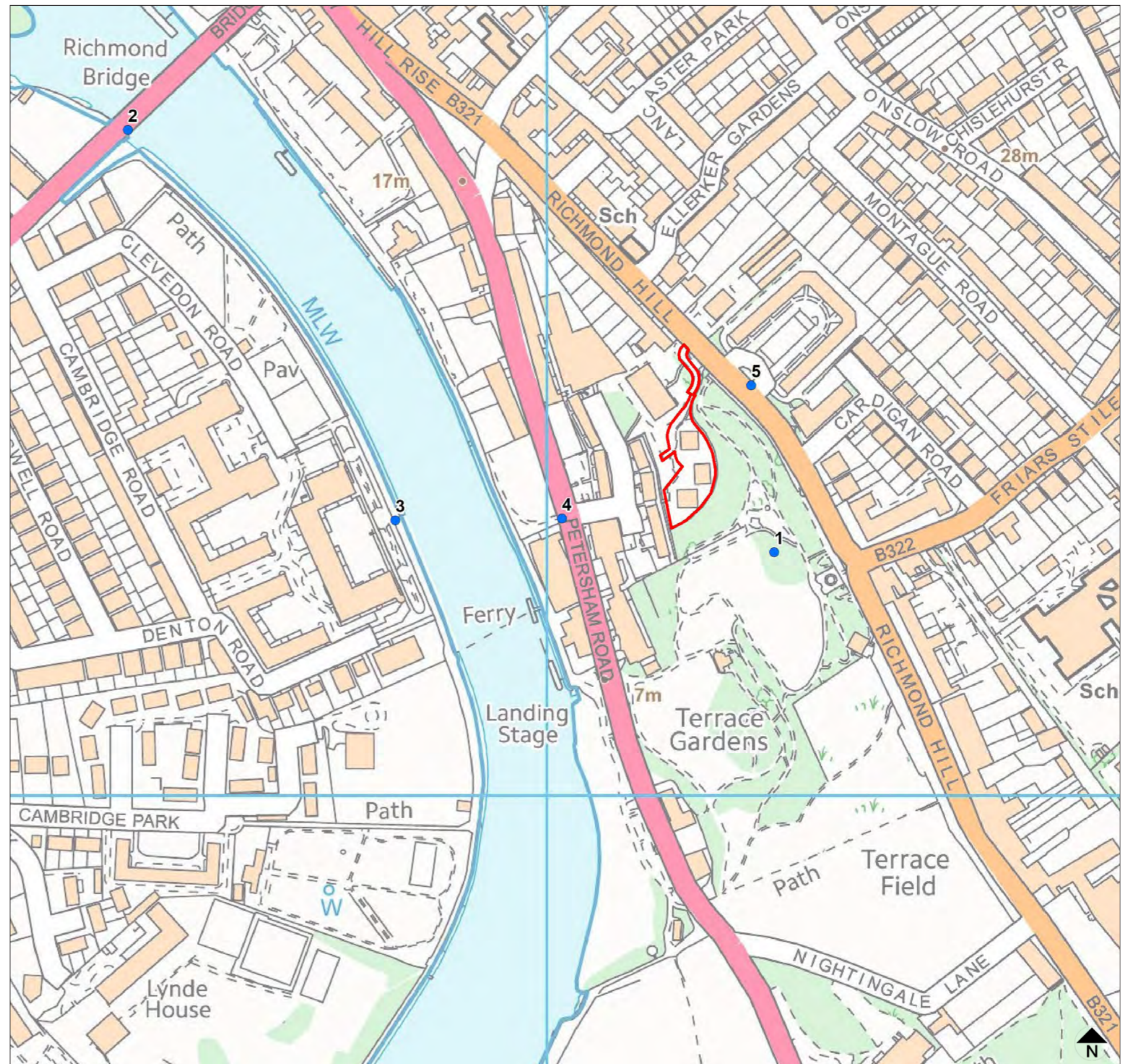
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## 1.0 INTRODUCTION

- 1.1 Pegasus Planning Group were instructed on behalf of Housing and Care 21 to prepare a series of Accurate Visual Representations (AVR) to assess the redevelopment of Howson Terrace, Richmond, London.
- 1.2 The development proposals comprise demolition of Housing and Care 21's existing three 2 storey buildings at Howson Terrace, Richmond Hill and replacement with a development of up to 5/6 storeys with an articulated roofline which varies across the site.
- 1.3 The London View Management Framework (LVMF) defines AVRs as:  
*"An Accurate Visual Representation (AVR) is a static or moving image that shows the location of a proposed development, the degree to which it will be visible, its detailed form and/or the materials to be used. AVRs combine images of the proposed development with a representation of the existing view. The detail of the analysis should be appropriate to the scale and type of development proposed. Additional information about preparing and using Accurate Visual Representations is contained in Appendix 1.*  
 There are 4 levels of AVR which are described as:  
 Level 0 - Location and size of proposal  
 Level 1 - Location, size and degree of visibility of proposal  
 Level 2 - As level 1 + description of architectural form  
 Level 3 - As level 2 + use of materials."

## 2.0 VIEWPOINT LOCATIONS

- 2.1 A total of 5 viewpoints were identified as requiring Level 1 AVRs, as shown in Figure 1.



**Key:**  
 Site Location  
● Viewpoint Locations

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**Figure 1: Viewpoint Location Plan**

## 2.0 VIEWPOINT LOCATIONS

### 2.2 Viewpoint Information - Summer Views

Viewpoint Reference	Description and Direction of View	AVR Level	Method	Easting	Northing	Height (mAOD)	Tripod Height (m)	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time
1	Terrace Gardens, elevated seat area in the northern part, looking north west.	AVR1	Verified	518166.939	174178.49	26.114	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	31/08/2018	08:55
2	Richmond Bridge, south western end, looking south east.	AVR1	Verified	517694.864	174486.828	9.323	1.60	Canon 5D Mark II	Canon f/1.4 50mm	50mm	Landscape	39.6°	31/08/2018	10:29
3	River Thames Path, near Richmond Bridge Estate / Pelabon Gardens , looking east.	AVR1	Verified	517890.525	174199.966	4.899	1.60	Canon 5D Mark II	Canon f/1.4 50mm	50mm	Landscape	39.6°	31/08/2018	10:11
4	Buccluch Passage/ Petersham Road/Robins Court looking north east.	AVR1	Verified	518010.559	174202.397	9.333	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	31/08/2018	08:08
5	Richmond Hill road, near Richmond Hill Court, looking south west.	AVR1	Verified	518152.675	174300.843	35.743	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	31/08/2018	08:44

### 2.2 Viewpoint Information - Winter Views

Viewpoint Reference	Description and Direction of View	AVR Level	Method	Easting	Northing	Height (mAOD)	Tripod Height (m)	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time
1	Terrace Gardens, elevated seat area in the northern part, looking north west.	AVR1	Verified	518166	174185	26	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	22/03/2021	13:42
2	Richmond Bridge, south western end, looking south east.	AVR1	Verified	517695	174494	9	1.60	Canon 5D Mark II	Canon f/1.4 50mm	50mm	Landscape	39.6°	22/03/2021	14:47
3	River Thames Path, near Richmond Bridge Estate / Pelabon Gardens , looking east.	AVR1	Verified	517890	174208	4	1.60	Canon 5D Mark II	Canon f/1.4 50mm	50mm	Landscape	39.6°	22/03/2021	15:06
4	Buccluch Passage/ Petersham Road/Robins Court looking north east.	AVR1	Verified	518011	174209	9	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	22/03/2021	14:33
5	Richmond Hill road, near Richmond Hill Court, looking south west.	AVR1	Verified	518149	174307	35	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	22/03/2021	14:19

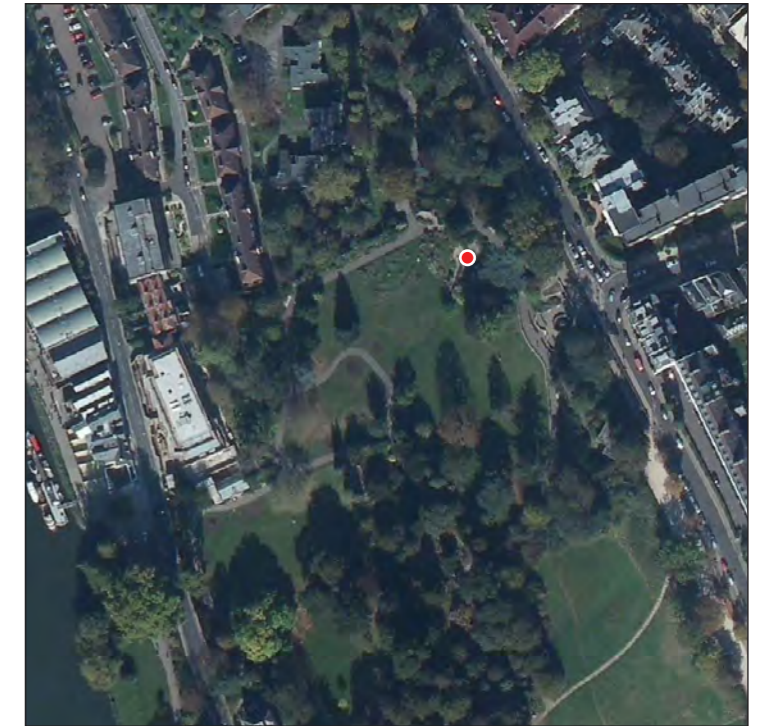
### 3.0 AVR VIEWS

#### Viewpoint 1 (Summer View) - Terrace Gardens, elevated seat area in the northern part - Verification Data

Viewpoint Reference	Description and Direction of View	AVR Level	Method	Easting	Northing	Height (mAOD)	Tripod Height (m)	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time
1	Terrace Gardens, elevated seat area in the northern part, looking north west.	AVR1	Verified	518166.939	174178.49	26.114	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	31/08/2018	08:55



Survey Reference Points



Viewpoint Location



Tripod Set-up Location



### 3.0 AVR VIEWS



Viewpoint 1 - Terrace Gardens, elevated seat area in the northern part, looking north west - Existing View (Summer)

### 3.0 AVR VIEWS



Visible Extent of Proposed Development

Non Visible Extent of Proposed Development

Viewpoint 1 - Terrace Gardens, elevated seat area in the northern part, looking north west - Proposed View (Summer) - AVR Level 1



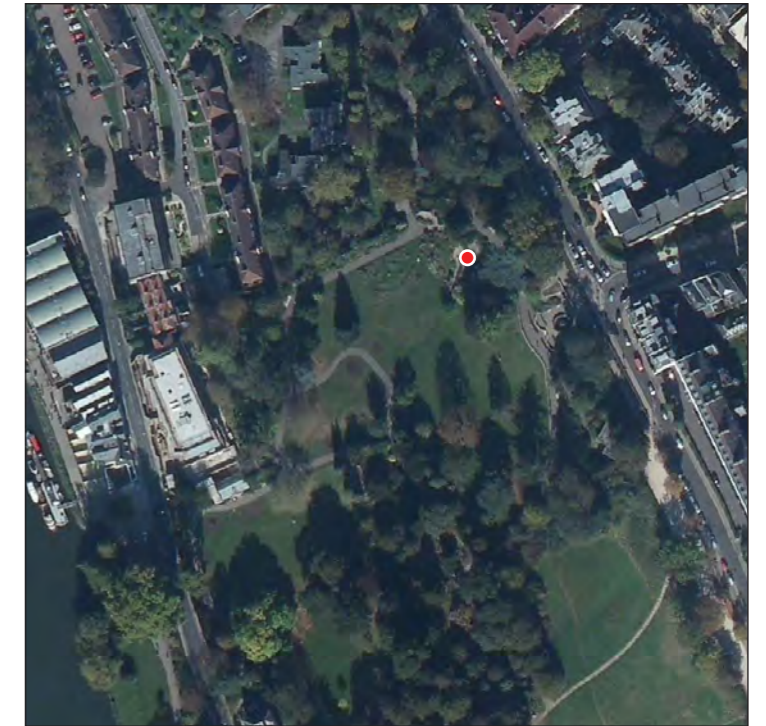
### 3.0 AVR VIEWS

#### Viewpoint 1 (Winter View) - Terrace Gardens, elevated seat area in the northern part - Verification Data

Viewpoint Reference	Description and Direction of View	AVR Level	Method	Easting	Northing	Height (mAOD)	Tripod Height (m)	Camera	Lens	Focal Length	Orientation	HFOV	Date	Time
1	Terrace Gardens, elevated seat area in the northern part, looking north west.	AVR1	Verified	518166	174185	26	1.60	Canon 5D Mark II	Canon f/1.4 24mm	24mm	Landscape	73.7°	22/03/2021	13:42



Survey Reference Points



Viewpoint Location



Tripod Set-up Location

### 3.0 AVR VIEWS



Viewpoint 1 - Terrace Gardens, elevated seat area in the northern part, looking north west - Existing View (Winter)