



Manor Road Richmond
Design and Access Statement Landscape Addendum 03

1.0 Landscape Addendum

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1.1 Introduction

This Landscape Design Addendum has been prepared by Gillespies on behalf of Avanton Richmond Development Ltd ('the Applicant') following further amendments to the proposed scheme for the redevelopment of the Homebase store at 84 Manor Road, North Sheen ('the Site'). A planning application for the redevelopment of the Site was submitted to London Borough of Richmond Upon Thames (LBRuT) in February 2019 (ref. 19/0510/FUL) (the 'Original Proposed Development'), and was considered at LBRuT Planning Committee on 3 July 2019. The Planning Committee resolved that they were minded to refuse the Application, however on 29 July 2019 it was confirmed that the Mayor of London would act as the local planning authority for the purposes of determining the application.

Initial scheme amendments were submitted in November 2019 ('the Amended Proposed Development (November 2019)') and increased the overall number of units by 48, primarily through the introduction of a new residential building known as Block E. Further amendments were submitted in August 2020 ('the Amended Proposed Development (July 2020)') following further discussions with TfL and the GLA, to deliver an improved scheme, without the need for Block E.

Following the Amended Proposed Development (July 2020), further changes have been required to the application boundary in response to legal review of the title plan. This addendum is a stand-alone document describing resultant changes to landscape design, it should be read in conjunction with the submitted set of drawings and other consultant's addendum reports as well as the August 2020 Addendum, November 2019 Addendum and the Landscape Design and Access Statement submitted with the original application.



LANDSCAPE MASTERPLAN - ORIGINAL PROPOSED SCHEME



1.2 Design Evolution - November 2019 Amendments

Following resolution to refuse the original planning application ref. 19/10510/FUL by LBRUT the scheme has been subject to call-in by the Greater London Authority (GLA) for determination by the Mayor. The Applicant and design team sought to address the reasons for refusal of the original scheme through further consultation with the GLA, TFL and Mayors Design Advocates (MDA) as part of the November 2019 Amendments. A detailed description of design changes to landscape as part of these amendments can be found within the addendum report submitted in November 2019 (Gillespies document P11559-00-001-706-02).

The following is a summary of key changes made during the MDA process:

1. New ground floor landscaping and residents roof terrace included with the addition of the new residential block (Block E) to the north of the site (now removed as part of this addendum).
2. Revisions to design of Central Courtyard including removal of pavilion and change to a more residential, less formal design.
3. Rationalisation of parking and extension of Central Courtyard down to Block C entrance.
4. Rationalisation of secure line boundaries to Communal Courtyards including a fully shared courtyard to the south.
5. Changes to design of external private amenity space to provide a more usable and secure design.
6. Addition of playable landscape and residential garden space in the previously under used south west corner of the site.



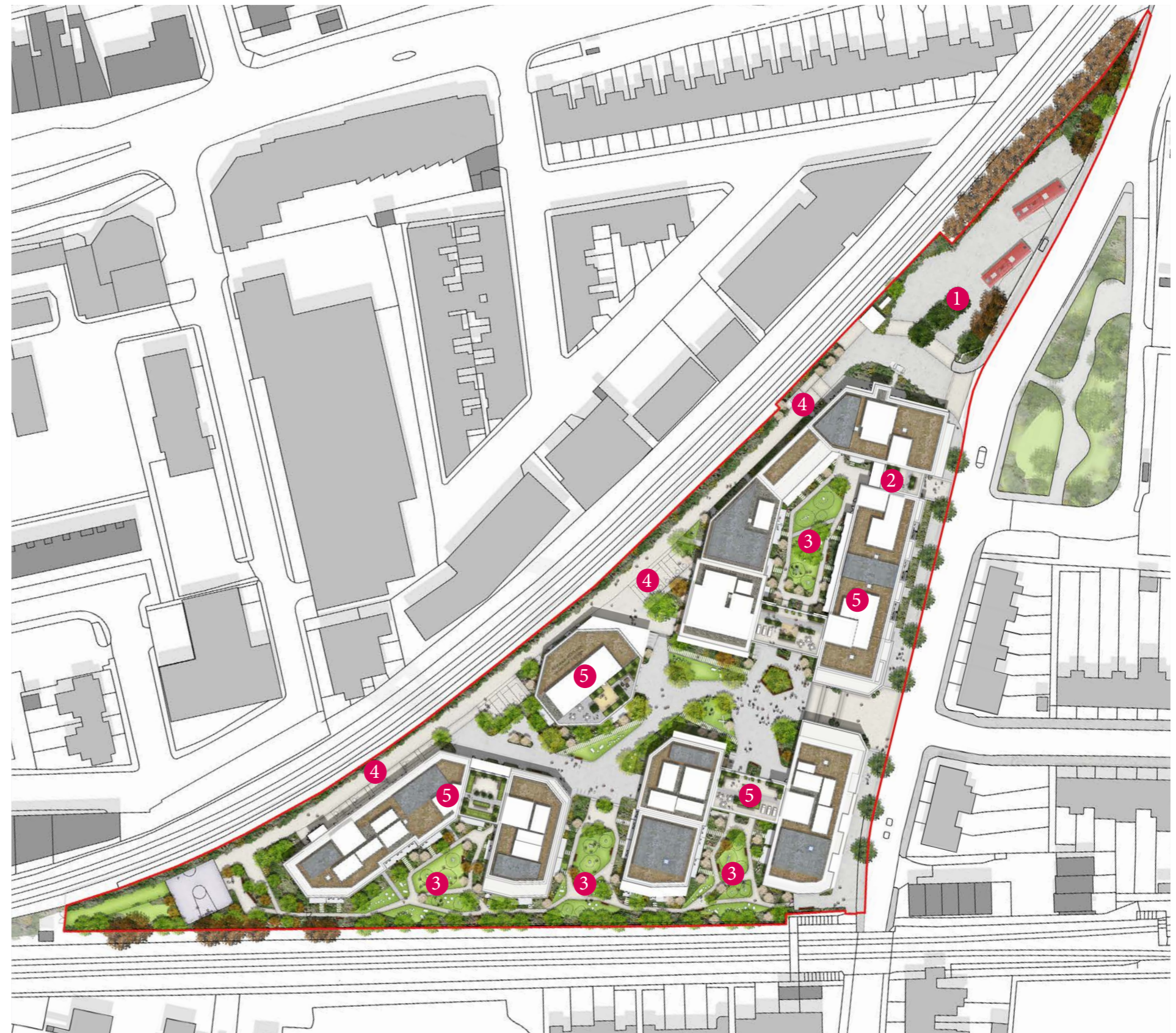
LANDSCAPE MASTERPLAN - NOVEMBER 2019 AMENDMENTS

1.3 Design Evolution - July 2020 Amendments

The team continued to develop the design following the November 2019 Amendments in response to continued consultation with the GLA, TFL and with input from the MDA resulting in submission of further amendments in July 2020. A detailed description of design changes to landscape as part of these amendments can be found within the addendum report submitted in July 2020 (Gillespies document P11559-00-001-707-01).

The following is a summary of key changes from the November 2019 Amendments included in the July 2020 Amendments:

1. Block E removed from proposed scheme. TFL bus layover area retained to north of site with landscape improvements.
2. Open passageway from Manor Road to Block A courtyard removed and replaced with enclosed lobby.
3. Courtyards rationalised in response to MDA comments.
4. Parking provision increased to 14no. DDA bays and 2no. car club bays.
5. General realignment of landscape to revised Assael block plans and coordination of roofscape with rooftop plant areas.
6. Play space requirements recalculated and play areas adjusted accordingly (general - not labelled on plan).



LANDSCAPE MASTERPLAN - AUGUST 2020 AMENDMENTS



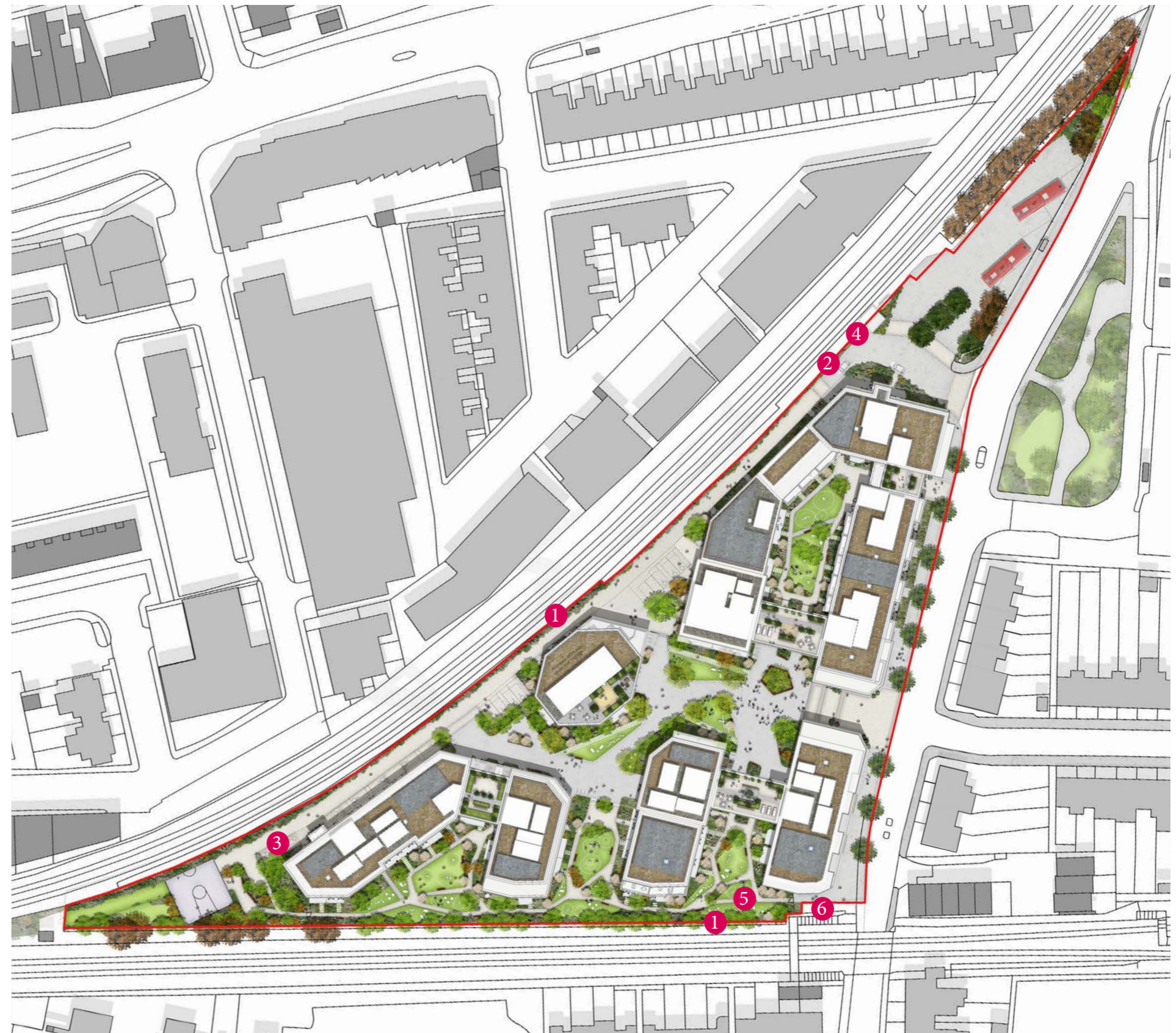
1.4 Summary of Key Changes

Following legal review of the application documents, discrepancies between the application boundary and legal title boundary require submission of further amendments described as The Amended Proposed Development (November 2021). This document describes changes to the landscape scheme included in these amendments.

Key changes since the July 2020 Amendments submission are as follows:

1. Application boundary amended to align to title plan.
2. Car club bays relocated from western boundary as a result of change in red line
3. Accessible parking bays moved as a result of shift in car club bays
4. Refuse holding area relocated from western boundary as a result of change in red line
5. Courtyard design reconfigured to make up for loss of play space as a result of shift of refuse holding area
6. Minor amendments to landscape layout at South East corner as a result of change in red line

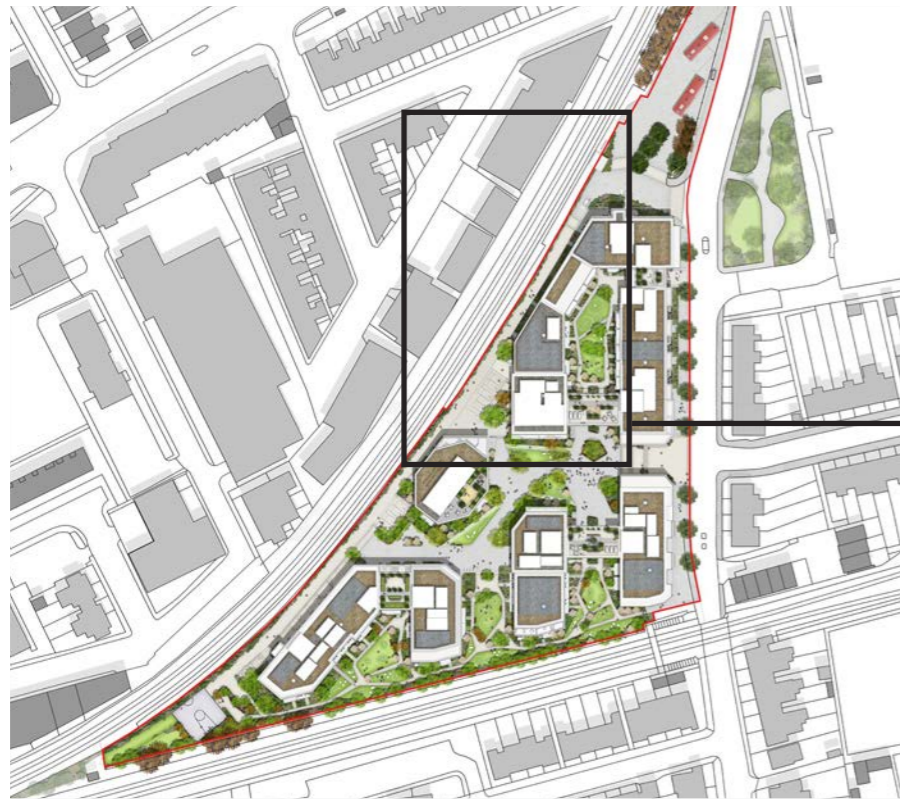
The above changes are described in more detail on the following pages.



LANDSCAPE MASTERPLAN - AMENDED PROPOSED DEVELOPMENT



1.5 Reconfiguration of Parking / Refuse Holding Area

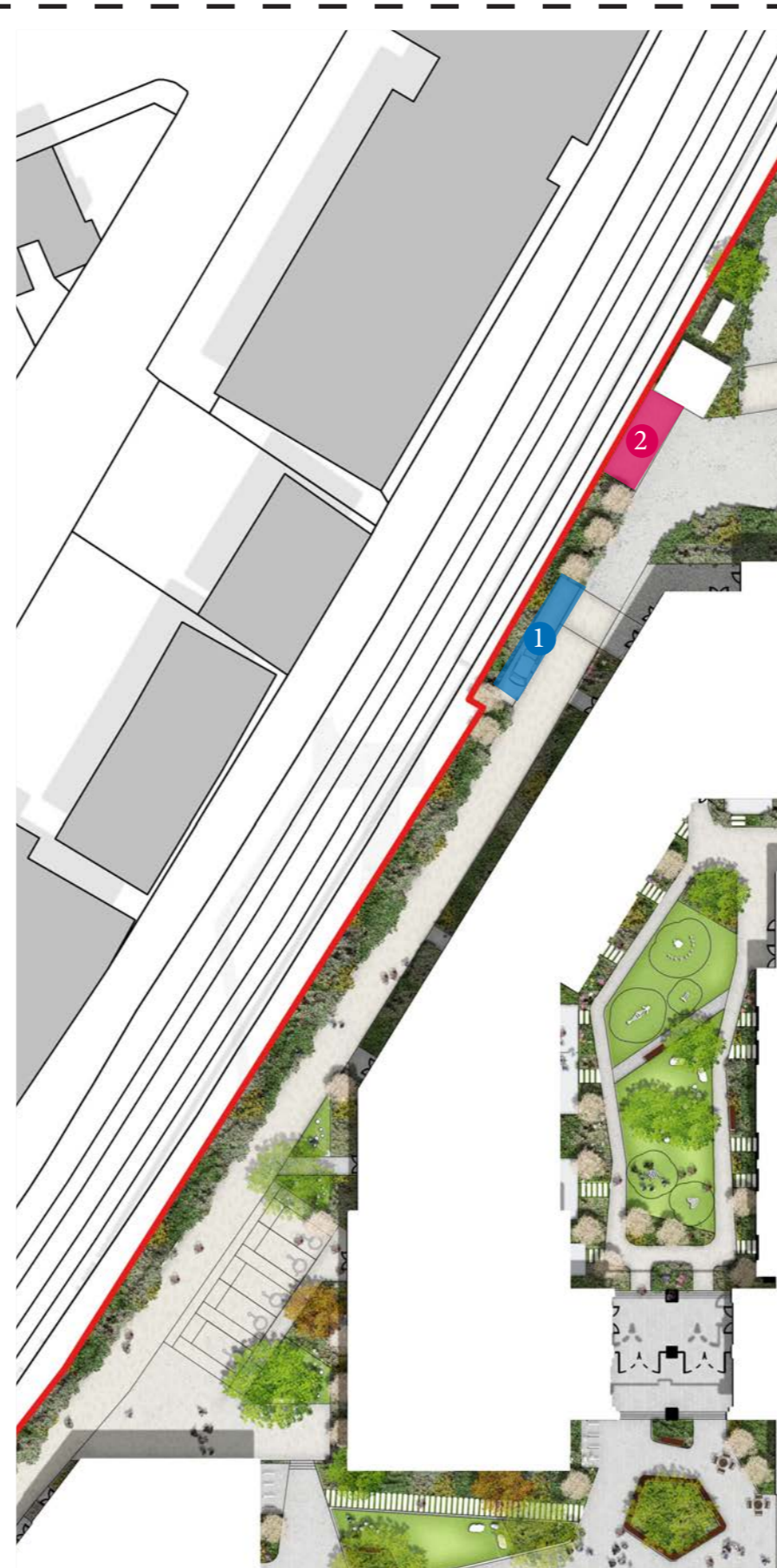


LANDSCAPE MASTERPLAN - AMENDED PROPOSED DEVELOPMENT

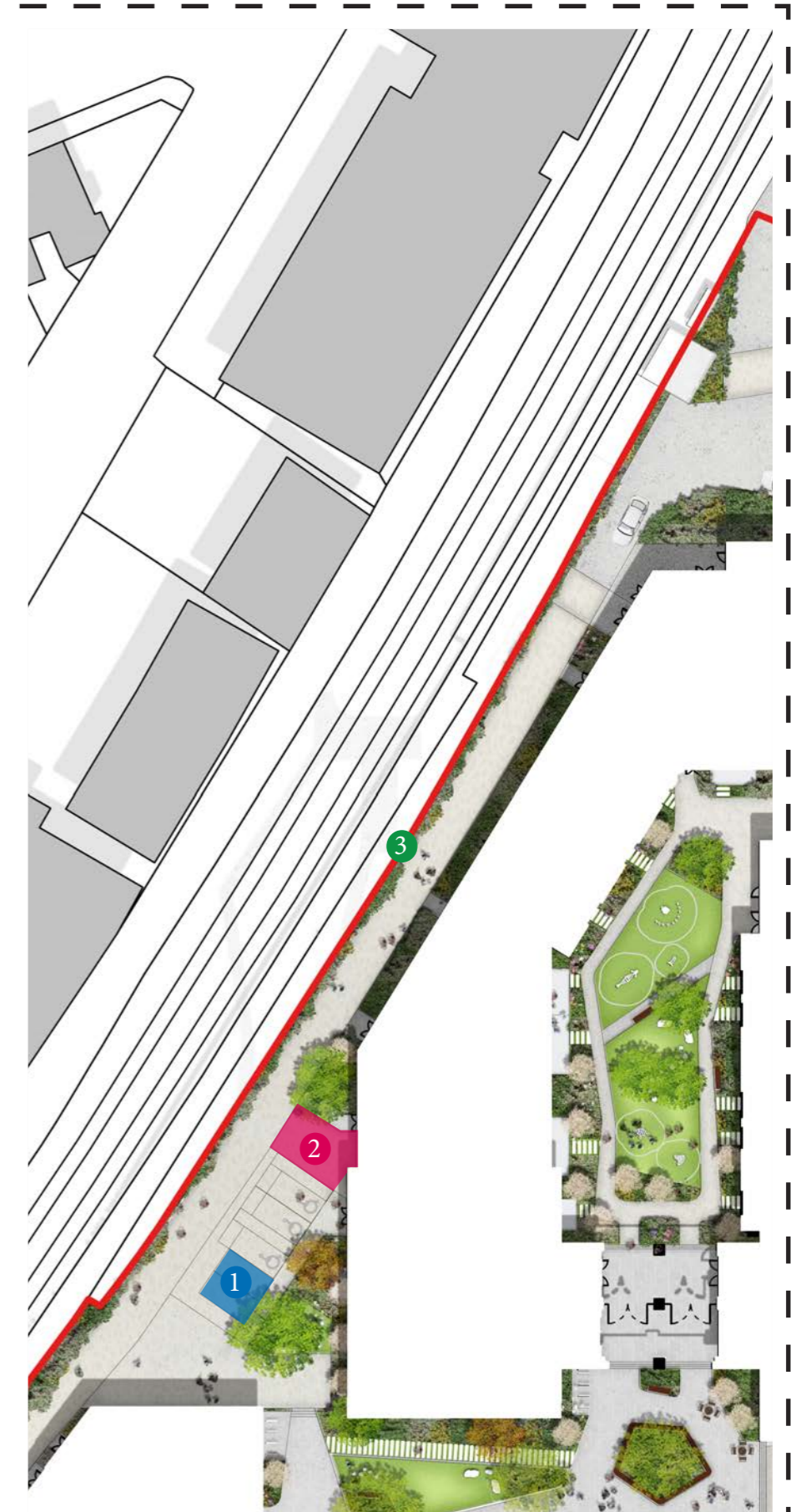


KEY

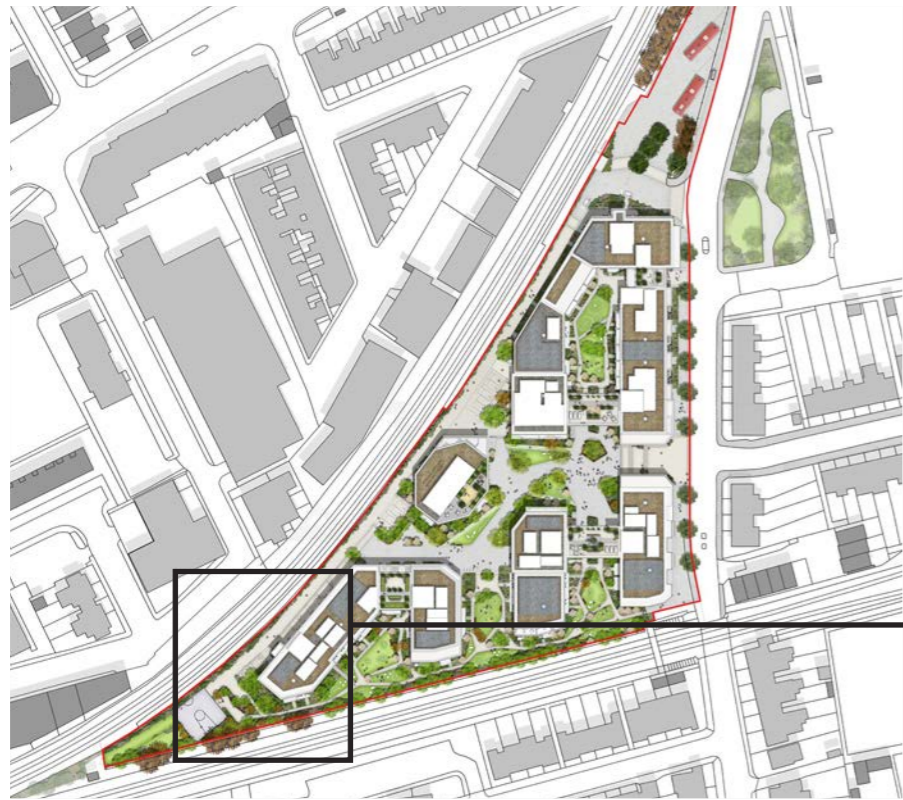
1. 2no. car club bays relocated from western boundary to parking area north of Block B in place of 2no. accessible parking bays
2. Refuse holding area relocated from western boundary to area north of Block B in place of doorstep play space
3. Reduction in planting along boundary



DETAIL OF PARKING AREA- JULY 2020 AMENDMENTS



DETAIL OF PARKING AREA- NOVEMBER 2021 AMENDMENTS



LANDSCAPE MASTERPLAN - AMENDED PROPOSED DEVELOPMENT



DETAIL OF PARKING AREA- JULY 2020 AMENDMENTS

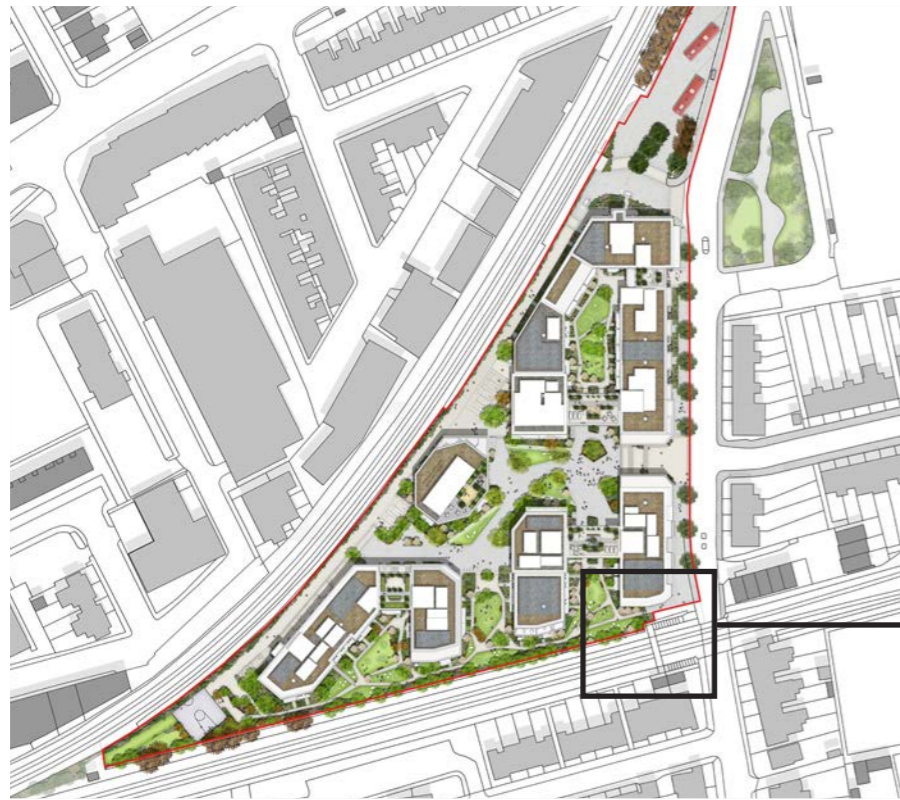


DETAIL OF PARKING AREA- NOVEMBER 2021 AMENDMENTS

KEY

1. Reprovision of 2no. accessible parking bays displaced by car club bays. Note: proposed trees affected have been relocated elsewhere meaning no reduction in overall number of trees within the development

1.6 Revised Layout to South East Corner



LANDSCAPE MASTERPLAN - AMENDED PROPOSED DEVELOPMENT



DETAIL OF SOUTH EAST CORNER - JULY 2020 AMENDMENTS



DETAIL OF SOUTH EAST CORNER - NOVEMBER 2021 AMENDMENTS

KEY

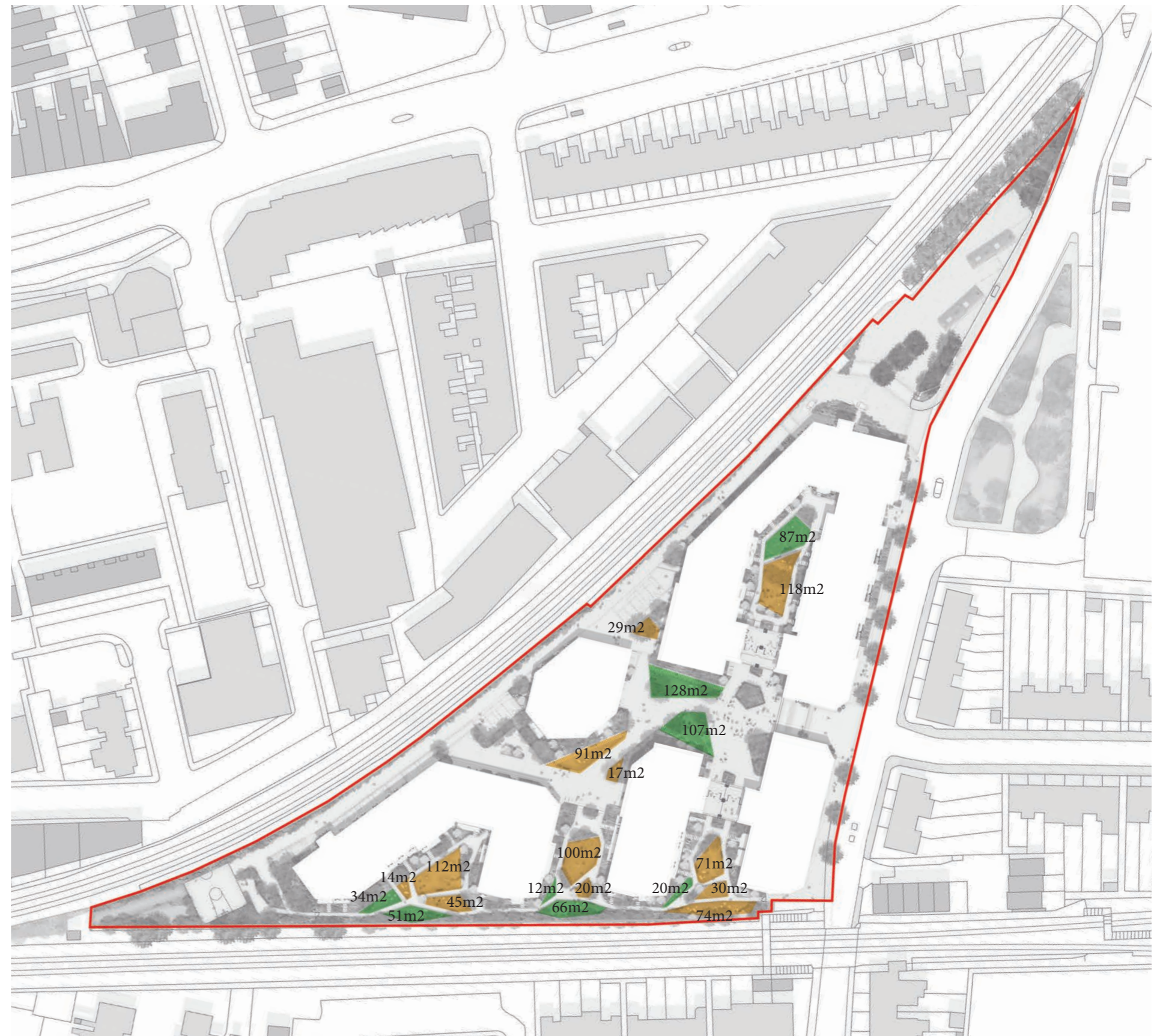
1. Reconfiguration of courtyard to reflect revised redline and extend 0-4 play space by 20m² to mitigate for loss of play space with relocation of refuse holding area
2. Adjustment of public realm layout to revised red line
3. Adjustment of courtyard path and gate to align to revised red line / public realm

1.7 Play Strategy

The relocation of the refuse holding area impacts on doorstep play provision along the western access. As described on the previous page, this is reprovided through reconfiguration of the south eastern courtyard meaning no overall change in play provision from the previous submission.

As with the previous scheme, play for older children will be provided by offsite contribution.

The design and character of the proposed play spaces remains the same in principle as the November 2019 amended scheme.



PLAY STRATEGY PLAN



KEY

Age Group	Required	Proposed
0-4	728 m2	721 m2
5-11	506 m2	505 m2
12-15	160 m2	offsite
16-17	85 m2	offsite
TOTAL	1479 m2	1234 m2

PLAY REQUIREMENT VS. PROVISION - JULY 2020

KEY

Age Group	Required	Proposed
0-4	728 m2	721 m2
5-11	506 m2	505 m2
12-15	160 m2	offsite
16-17	85 m2	offsite
TOTAL	1479 m2	1234 m2

PLAY REQUIREMENT VS. PROVISION - NOVEMBER 2021










1.8 Urban Greening Factor

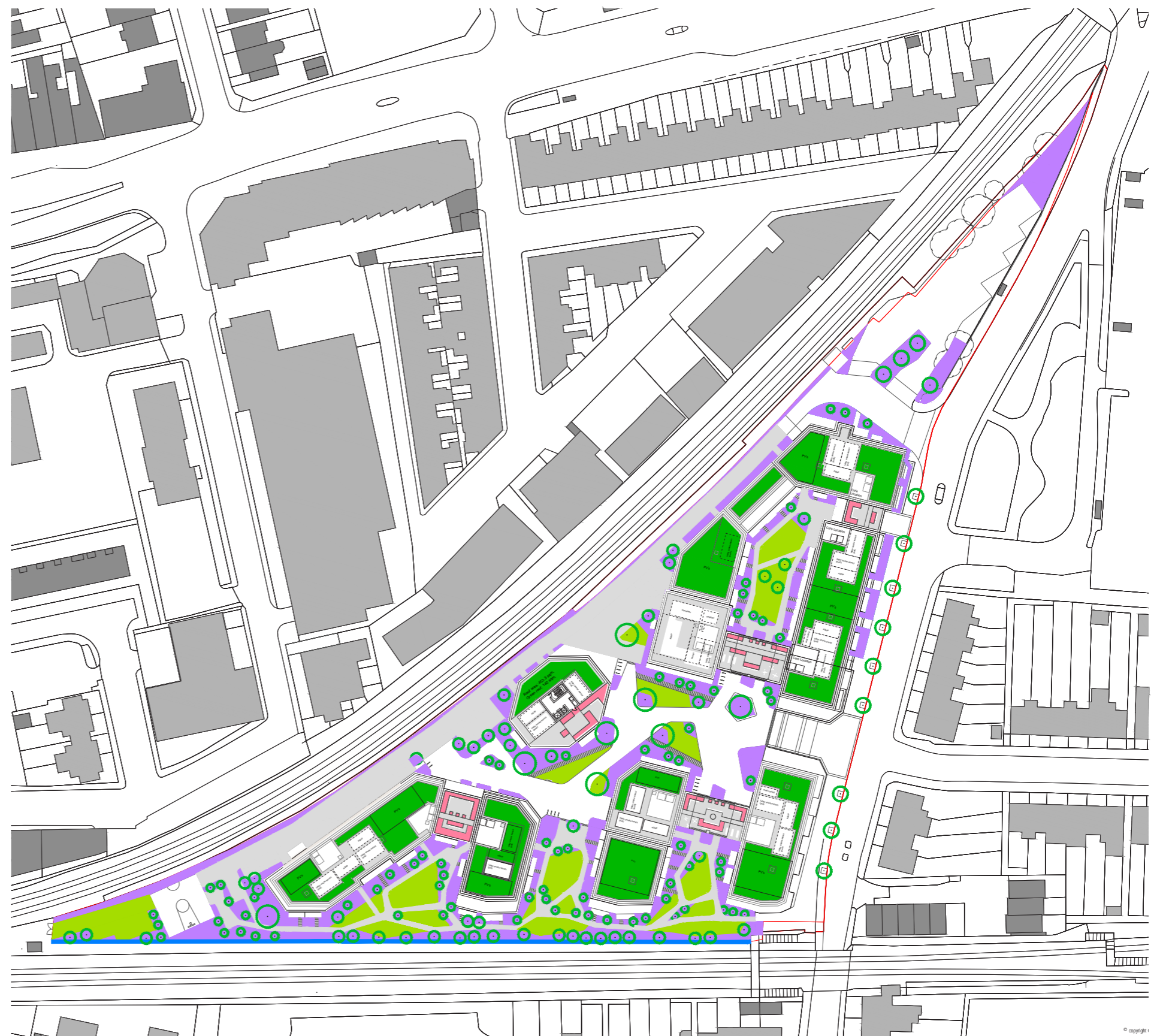
The sites Urban Greening Factor (UGF) has been calculated in line with the London Plan. The diagram opposite indicates categories of surface cover type for ground floor and roofs. Total areas for each are given in the table below.

The Amended Proposed Development (July 2020) scheme gave a UGF score of 0.32. Incremental loss of planted areas with the reduction in red line area impacts on the score in the revised proposals. This has been mitigated by the following design changes:

- Percentage of flower rich perennial planting within proposed mixed ornamental planting is increase to approx. 60%
- Climber planting is now proposed along the southern boundary wall to mitigate for loss along western boundary

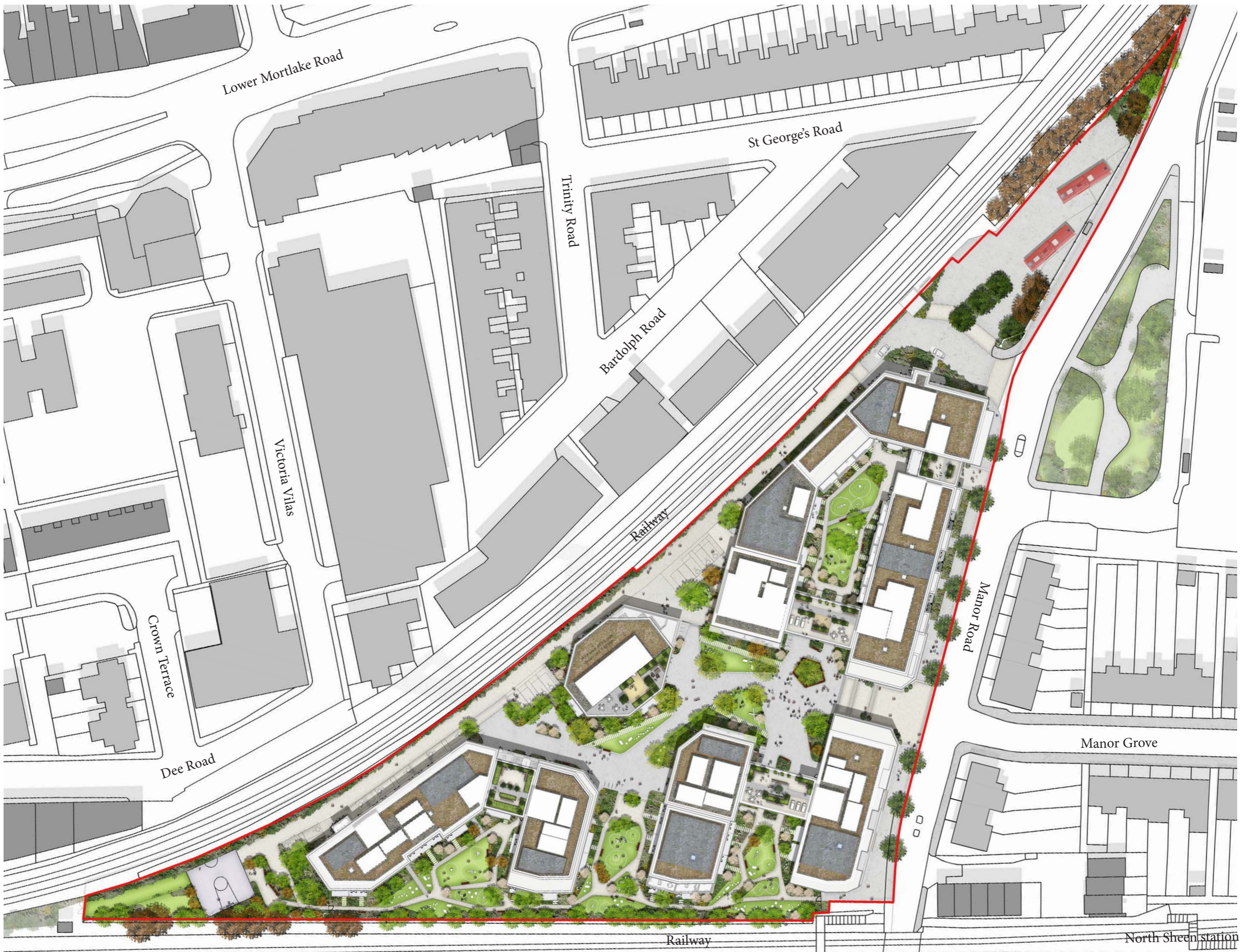
This results in a revised UGF score of 0.31

Category	Factor	Area m2	Score
 Intensive green roof or vegetation over structure	0.8	175.3	140.24
 Standard trees with soil volume two thirds of the projected canopy area	0.8	858.5	686.8
 Extensive green roof with substrate minimum settled depth of 80mm	0.7	2133	1493.1
 Flower-rich perennial planting	0.7	2920	2044
 Hedges	0.6	47	28.2
 Green wall – climbers rooted in soil	0.6	456	273.6
 Amenity grassland	0.4	1288	515.2
 Permeable paving	0.1	3508	350.8
 Sealed surfaces	0	Remainder	0
TOTAL SCORE		5531.94	
SITE AREA		17647 m2	
UGF		0.31	



URBAN GREENING FACTOR PLAN





Lower Mortlake Road

St George's Road

Trinity Road

Bardolph Road

Victoria Villas

Crown Terrace

Dee Road

Railway

Manor Road

Manor Grove

Railway

North Sheen station

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GILLESPIES LLP

Status	Revision	Date issued	Prepared by	Checked by
Planning	00	10.11.2021	CC	PC
Planning	01	15.11.2021	CC	PC