



D&A

Manor Road / Richmond
Design and Access Statement Addendum

1.0 Changes to application

- 1.1 The purpose of this document
- 1.2 Summary of changes
- 1.3 Application Boundary
- 1.4 Changes to the affordable housing mix
- 1.5 Car-club spaces location
- 1.6 Refuse strategy and holding area
- 1.7 Area schedule

1.0 Changes to application

Changes to application



Kew Gardens

Royal Mid-Surrey
Golf Club

North Sheen
Recreational
Ground

A316 - Lower Richmond Rd

South Western Railway Line

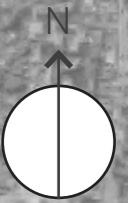
A316 - Lower Mortlake Rd

North Sheen Station

Richmond Station

Richmond Green

Richmond Park



1.1 The purpose of this document

This Design and Access Statement Addendum has been prepared by Assael Architecture 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 the 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.

In October 2020 the Mayor of London granted planning consent.

Proposed amendments

The following pages cover the minor amendments to both the application boundary and affordable mix which have emerged through s106 discussions and legal title reviews.

1.2 Summary of changes

As a result of the proposed changes, this Design and Access Statement Addendum has been prepared in order to assess the changes to the Amended Proposed Development.

Application Boundary

Changes to the application boundary to better reflect the title plan

Affordable housing mix

To provide an increase in the number of London affordable rent tenure apartments (in lieu of London living rent apartments) in Block C.

Car club spaces

Changes to the application boundary have resulted in the relocation of the car-club spaces on site. The provision of 2 spaces remains unchanged.

Refuse strategy

Changes to the application boundary have resulted in the relocation of the refuse holding area location.

Changes to application

1.3 Application Boundary

Changes to the application boundary include;

1. Pulling away from the network rail fencelines along the western and southern boundaries of the site.
2. Changes to the boundary around the pedestrian staircase at the level crossing with Manor Road.
3. Slight alternation to the application boundary line to the northern edge of the site.

Boundary line changed to better reflect the existing title plan.

Changes to the boundary line have no impact on the proposed built area of the site.

Previous site boundary area (blue line) = 18,416.6 sqm

Proposed site boundary area (red line) = 17,647.9 sqm



Changes to application

1.4 Changes to the affordable housing mix

Changes to the affordable housing mix are summarised below:

Amended proposed development (July 2020)

40.1% affordable housing by habitable room

- 34 shared ownership apartments - 101 habitable rooms (8.5%)
- 55 London living rent apartments - 129 habitable rooms (10.8%)
- 84 London affordable rent apartments - 247 habitable rooms (20.8%)

Updated proposed development (November 2021)

40.1% affordable housing by habitable room

- 34 shared ownership apartments - 101 habitable rooms (8.5%)
- 36 London living rent apartments - 83 habitable rooms (7.0%)
- 103 London affordable rent apartments - 293 habitable rooms (24.6%)



4th and 5th floor plans block C amended proposed development (July 2020)

4th and 5th floor plans block C updated proposed development (November 2021)

KEY

- LAR 1 Bed
- LAR 2 Bed
- LAR 3 Bed
- LLR 1 Bed
- LLR 2 Bed



1.5 Car-club spaces location


2 no. car-club spaces have been provided on site. Due to changes to the site boundary they have moved locations to a more central area of the site, adjacent to the concierge at the base of Block B.


The car-club spaces have been provided for the residents of the development and the public, who can access the spaces via the new neighbourhood square.

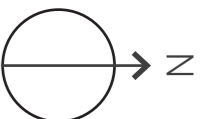


Ground floor plan showing relocated car-club spaces

KEY

 Previous location of car-club spaces

 Car-club spaces



1.6 Refuse strategy and holding area

Due to changes in the site boundary the location of the refuse holding area has been relocated.

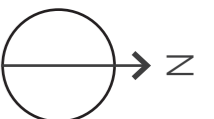
The proposed position remains along the service road on the western site boundary in a location easily accessible for the refuse vehicle.



Ground floor plan showing relocated refuse holding bay

KEY

-  Residential refuse stores
-  Commercial refuse stores
-  External refuse store
-  Refuse holding bay
-  Previous refuse holding area



Changes to application

A3004 Manor Road

MNR AA ALL Z2 SC A 7010 P5

June 16, 2021

Assael

NOTES: Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal Area (NIA)
Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and landings within the habitable space. Internal staircases within duplexes are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting areas and the like.

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift plant, bike rooms and storage rooms etc.

Internal Divisions
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).

Excludes balconies, terraces, verandas, garages, parking areas and areas which are not enclosed regions in a ground-ground form, open covered ways and the like. These should each be shown separately.

Internal Face
This means the surface of plasterwork applied to the masonry or subwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber paneling.

Areas
These are measured 1.5m above finished floor level (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tile or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.
Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning / T = Tender

DESCRIPTION					NET AREA			GROSS AREA		GROSS AREA		UNIT MIX							ASPECT	OCCUPANCY		M4(3) UNIT	PRIVATE AMENITY			
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	NIA (sq.ft)	Tenure (GROSS)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	ASPECT	Total Units	Hab Rooms	Total Units	Hab Rooms	Total Units	Hab Rooms	
TOWNHOUSES																										
G	TH-G-01	3.06 PR	Private	3 Bed - 5p	134.0	1,442		138.3	1,488	178.3	1,911	0	0	0	0	0	1	0	Dual	1	4	No	0	0	0	
G	TH-G-02	3.06 PR	Private	3 Bed - 5p	134.0	1,442		138.3	1,488	178.3	1,911	0	0	0	0	0	1	0	Dual	1	4	No	0	0	0	
G	TH-G-03	3.06 PR	Private	3 Bed - 5p	134.0	1,442		138.3	1,488	178.3	1,911	0	0	0	0	0	1	0	Dual	1	4	No	0	0	0	
G	TH-G-04	3.06 PR	Private	3 Bed - 5p	134.0	1,442		138.3	1,488	178.3	1,911	0	0	0	0	0	1	0	Dual	1	4	No	0	0	0	
CORE TH TOTALS					402.0	4,327.2		415.0	4,468.1	529.9	5,699.2	0	0	0	0	0	0	3	0		3	12	No	0	0	0

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY		M4(3) UNITS	PRIVATE AMENITY
NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Total Units	Hab Rooms			
28,946.2	311,284.3	37,076.4	398,102.3	40,391.2	434,781.5	30	143	123	123	2	32	0	453	1,190	46	2,907			
		6.6%	31.6%	27.2%	27.2%	0.4%	7.1%	0.0%											
		6.6%	31.6%	54.3%	7.5%														

Aspect	Amount	%	Fac M4(3)	Amount	%
Single	178	59%	Adaptable	29	6%
Dual	268	89%	Accessible	17	4%
Triple	7	2%			

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY		M4(3) UNITS	M4(3) UNITS
NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Total Units	Hab Rooms			
4,331.3	46,623.1	5,567.2	59,926.8	6,096.9	65,817.8	0	26	12	32	0	0	0	0	70	184	0	0		
		0.0%	37.1%	17.1%	45.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.5%	15.5%	0.0%	0.0%			
		0.0%	37.1%	65.9%															
		0.0%	45.8%	21.7%	32.5%	0.0%	0.0%	0.0%											

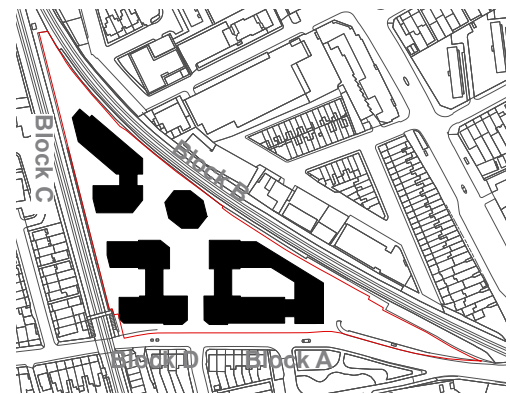
NET AREA					GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY		M4(3) UNITS	M4(3) UNITS
NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Total Units	Hab Rooms			
6,860.1	73,844.0	8,951.5	96,360.8	9,662.1	104,006.4	0	31	46	17	2	13	0	102	260	0	13			
		0.0%	30.1%	38.8%	16.5%	1.9%	12.6%	0.0%					22.7%	24.6%	0.0%	5.8%			
		0.0%	30.1%	55.3%	14.8%														
		0.0%	45.8%	21.7%	28.8%	10.2%	8.5%												

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY		M4(3) UNITS	M4(3) UNITS
NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Total Units	Hab Rooms			
17,754.8	191,117.3	22,557.5	242,814.9	24,633.2	265,158.2	30	86	71	74	0	19	0	280	713	29	0			
		10.7%	30.7%	25.4%	26.4%	0.0%	6.8%	0.0%					61.8%	59.9%	10.4%	0.0%			
		10.7%	30.7%	51.8%	6.8%														
		10.0%	35.0%	20.0%	28.0%	7.0%	7.0%	0.0%											

GROSS AREA		GROSS AREA	
GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
136.0	1,463.9	149.0	1,603.9
358.8	3,860.1	384.0	4,147.1
494.8	5,324.0	533.0	5,751.0


GROSS AREA		GROSS AREA	
GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
1,651.0	17,556.3	1,779.3	19,162.9

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX							OCCUPANCY		M4(3) UNITS	PRIVATE AMENITY
NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Total Units	Hab Rooms			
28,946.2	311,284.3	39,202.6	421,862.8	42,713.5	459,779.3	30	143	123	123	2	32	0	453	1,190	46	2,907			
		6.6%	31.6%	27.2%	27.2%	0.4%	7.1%	0.0%											
		6.6%	31.6%	54.3%	7.5%														



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Status	Revision	Date issued	Prepared by	Checked by
R1	For Comment	05/11/21	HB	JL
R2	For Comment	09/11/21	HB	JL
R3	For Planning	12/11/21	HB	JL
R4	For Planning	15/11/21	HB	JL