

THIS IS A NOTE



TO

Avison Young

CC

Star Realty UK Ltd

FROM

Montagu Evans LLP

DATE

2 November 2022

SUBJECT

Design Changes for Development of Land at Barnes Hospital on South Worple Way, Richmond, SW16 8SU
LB Richmond upon Thames Application Reference 21/3107/FUL
Statement of Conformity – Built Heritage, Townscape and Visual Impact Assessment

INTRODUCTION

Montagu Evans have prepared this note on behalf of Star Realty UK Ltd to consider minor changes to the proposals for the redevelopment of the former Barnes Hospital site at South Worple Way in Richmond on built heritage assets, townscape character and visual amenity. The proposals are being determined by the local planning authority, the London Borough of Richmond upon Thames ('LBRUT'), under planning reference 21/3107/FUL. Montagu Evans prepared the Heritage, Townscape and Visual Impact Assessment (November 2021) (the 'HTVIA') submitted with the application. This note is a statement of conformity to confirm that the changes to the proposals do not affect the findings of the submitted HTVIA.

We understand that the changes the proposals comprise:

1. Amendments to the planning application redline boundary;
2. Alterations to the dormer windows (including removal of a dormer and addition of two skylights on Block C Elevation 4);
3. Alteration to the elevations including an eaves overhang to all Blocks;
4. Amendment to Block C ground floor layout including alterations to the refuse store;
5. Clarification on separation distances proposed between Blocks C and D; and
6. Accessible unit layout updates.

The changes which are relevant to the built heritage, townscape and visual impact assessment are items 1-4 only. Items 5-7 would have no impact on built heritage assets, nor the appearance, and therefore townscape and visual impact, of the scheme. We discuss the changes and the HTVIA below.

CHANGES TO THE PROPOSALS AND HTVIA

AMENDMENTS TO THE PLANNING APPLICATION BOUNDARY

The planning application boundary has been subject to very minor adjustments on the east edge. This would not change the HTVIA baseline (i.e. introduce any new heritage assets to the site, for example) nor the assessment on heritage assets, townscape character or visual amenity.

The HTVIA reproduces the redline site boundary throughout the report, where it includes plans and historic maps. The overall area contained within the site remains the same, and it is not considered necessary to update the material in the HTVIA to reflect such a small and immaterial change, in terms of this particular assessment.

ALTERATIONS TO APPEARANCE: DORMERS AND EAVES

The dormers will be set back from the eaves by 200mm and the size of the dormers on Blocks B and C will be reduced. A dormer on Block C Elevation 4 (south) will be removed and replaced with a rooflight, and a rooflight would also be added to the opposite end.

It should be noted that we have not been asked to update the VUCITY model shots which were included in the HTVIA, and this is a qualitative assessment based on the updated Design and Access Statement and drawings prepared by Scott Brownrigg. This is proportionate given the minor nature of the changes proposed, and considering the height, layout and massing is unchanged.

The proposed change to the dormers would be visible in views from, and together with, heritage assets assessed in the HTVIA, comprising: the Queens Road (Mortlake) Conservation Area; Cowley Road Conservation Area; and Buildings of Townscape Merit at the former hospital site). The views from the surrounding area, including the Other Open Land of Townscape Importance ('OOLTI') which covers the Old Mortlake Burial Ground, would also be affected.

The change to the dormers would be very minor, and it is not considered to have any impact on the findings in the HTVIA for the heritage assets, sensitive townscape or views identified above. It is recognised as a design improvement, however, and this would introduce some betterment to the overall character and appearance of the proposals in the context of these receptors.

It is noted that the change to the dormer on Block C Elevation 4 (south) would not be visible from the surrounding area because of the interposing development on Grosvenor Avenue. This is already demonstrated by views 8 and 10 at Appendix 1.0 of the HTVIA.

It is proposed to introduce an eaves overhang detail to all Blocks. This is an aspect of the detailed elevational design of the proposals which has a limited impact on the HTVIA, and similarly to the dormers it is recognised as a design improvement and therefore introduces a limited betterment to the overall character and appearance of the proposals in the setting of the Buildings of Townscape Merit on the site and views from the surrounding area. This betterment would not, however, change the findings of the HTVIA.

CONCLUSION

In conclusion, the findings set out in the HTVIA submitted with the application for the land at Barnes Hospital on South Worple Way (ref. 21/3107/FUL) would not change because of the few and minor amendments proposed.