



Manor Road / Richmond
Design & Access Statement Addendum

1.0 Introduction

2021 mix change

Comparison plans

Comparison elevations

Appendix

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), 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. On 1st October 2020 the Mayor resolved to grant conditional planning permission in respect of planning application 19/0510/FUL within the London Borough of Richmond upon Thames, subject to the prior completion of a Section 106 legal agreement.

In November 2021, an addendum to the application was prepared, which included amendments to the application boundary and affordable mix which emerged through Section 106 discussions and legal title reviews.

The purpose of this document is to outline further changes to the scheme which have taken place since. These changes address updated flood modelling constraints which predominantly impacted levels, ground floor thresholds and ground floor plans. Additional changes have been made following the Government's announcement in July 2023 confirming the intention to mandate second staircases in new residential buildings above 18 metres.

The proposals have been revised to ensure all buildings above 18 metres meet these standards and present the highest standard of fire safety. This has been accommodated through internal changes, including improving the efficiencies of circulation space and reductions in unit sizes, and minor external changes, including marginal increases in building footprint.

The extensions in footprint have been accommodated to facades facing into the central landscaped area of the Site. There are no extensions in footprint proposed to the façades facing the site boundaries and, as such, there are no reductions in the distance of the proposed buildings to neighbouring residential receptors.

The footprint extensions have led to minor changes to the elevations of the affected blocks. The total floorspace of the proposed development has increased by 697 sqm (GIA). The number of homes and mix of unit types remains unchanged.

Additional minor updates include amendments to the layout of roof plant, access onto roof terraces, and access to bin stores, bike stores and ancillary areas at ground floor.

In the interest of completeness, this document compares the scheme presented to the Mayor at the Mayoral Representation Hearing in October 2020 against a combination of the November 2021 updates, and current scheme updates. It includes comparison drawings which illustrate and highlight the changes proposed. To clearly show the changes and when they have been made, the November 2021 updates are shown in **pink**, the remainder of the changes to the scheme are shown in **dark blue**.

1.2 Summary of changes (November 2021 Addendum)

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.

1.3 Summary of changes (September 2023)

Ground floor plans

Ground floor thresholds revised across the site in order to address updated flood modelling constraints.

Adjustments to internal layouts to reflect updates to Approved Document Part B.

Some residential lobbies amended to be external under-crofts to comply with fire regulations - this led to a decrease in overall GIA.

Upper floor residential levels

75mm taken out of the residential floor-to-floor heights to try to mitigate the ground floor threshold changes.

Changes to Block AA:

Building footprint;

- a 450mm (or 45cm) extension in footprint to the south

Ground floor plan updates;

- A second staircore has been added
- Internal adjustments made to maintain mix.
- Changes to layout of plant

Upper floor residential level updates;

- A second staircore
- Alterations to typical floor layout to incorporate second staircore.
- Updated riser layout within residential core

Elevation updates;

- Minor changes to elevations to account for changes to entrance positions
- One window on the south elevation has been removed and replaced with a tax window due to a clash with the secondary staircase

Changes to Block AB/AC

Ground floor plan updates;

- corridors incorporated to provide external bin / bike store access

Upper floor residential level updates;

- Internal adjustments made to maintain mix.

Changes to Block AD:

Building footprint;

- a 225mm (or 22.5cm) extension in footprint to the south

Ground floor plan updates;

- A second staircore has been added
- Internal adjustments made to maintain mix.

Upper floor residential level updates;

- A second staircore
- Alterations to typical floor layout to incorporate second staircore.
- Updated riser layout within residential core
- Internal adjustments made to maintain mix.

Elevation updates;

- Adjustments made to the setting out of windows on the east elevation to suit the revised internal layout.
- Minor changes to elevations at ground floor to account for changes to entrance positions

Changes to Block B:

Building footprint;

- a 112.5mm (or 11.25cm) extension in footprint to the north

Ground floor plan updates;

- A second staircore
- Updated riser layout within residential core
- Division of cycle store to ensure compliance with current building regulations
- Incorporation of lobby within residential entrance
- Changes to layout of plant

Upper floor residential level updates;

- A second staircore
- Alterations to typical floor layout to incorporate second staircore.
- Updated riser layout within residential core

Elevation updates;

- Minor changes to elevations (at ground floor only) to account for changes to entrance positions. Elevations remain the same across all upper floors as the original planning submission.

Changes to Block CA:

Building footprint;

- a 225mm (or 22.5cm) extension in footprint to the north and north-east and a 112.5mm (or 11.25cm) extension to the east

Ground floor plan updates;

- A second staircore has been added
- Internal adjustments made to incorporate the second stair and comply with fire regulations
- Residential corridor extended to provide internal access to all apartments
- Internal adjustments made to maintain mix.
- Updated riser layout within residential core

Upper floor residential level updates;

- A second staircore

Elevation updates;

- Minor changes to elevations (at ground floor only) to account for changes to entrance positions. Elevations remain the same across all upper floors as the original planning submission.

Changes to Block CB & CC:

Building footprint;

- an infill of the recessed part of the façade to the south-east

Ground floor plan updates;

- Internal adjustments made to maintain mix
- Residential corridor extended to provide second means of escape
- Updated riser layout within residential core

Upper floor residential level updates;

- A second staircore

Elevation updates;

- Recessed balcony on east elevation has been replaced with a projecting balcony

Changes to Block DA

Ground floor plan updates;

- corridors incorporated to provide external bin / bike store access

Upper floor residential level updates;

- Internal adjustments made to maintain mix.

Changes to Block DB:

Building footprint;

- a 225mm (or 22.5cm) extension to the north and north-west.

Ground floor plan updates;

- A second staircore has been added
- Internal adjustments made to maintain mix.

Upper floor residential level updates;

- A second staircore
- Alterations to typical floor layout to incorporate second staircore.
- Updated riser layout within residential core

Elevation updates;

- Adjustments made to the setting out of windows on the east elevation to suit the revised internal layout.
- Minor changes to elevations at ground floor to account for changes to entrance positions

Updated roof plans

- Roof plans updated to reflect updates to layouts and MEP layouts through design development.

Size of bins

- Plans and area schedule updated to incorporate two different sizes of bins - 1100 litre and 240 litre.

Landscaping

- Changes to the landscape proposals are documented in the accompanying Landscape Design and Access Statement Addendum.

Introduction

2.0 2021 mix change

Comparison plans

Comparison elevations

Appendix

2.1 Changes to the affordable housing mix

Changes to the affordable housing mix are summarised below:

Application scheme previously presented to the Mayor in October 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%)

November 2021 Addendum changes

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 - 292 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 (latest proposal)

KEY

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

Tenure	October 2020 mix							November 2021 mix						
	Studio	1B	2B	3B	Units	Hab room	% Overall	Studio	1B	2B	3B	Units	Hab room	% Overall
Shared ownership	0	1	33	0	34	101	8.5%	0	1	33	0	34	101	8.5%
Living rent	0	36	19	0	55	129	10.8%	0	25	11	0	36	83	70.0%
Affordable rent	0	20	49	15	84	247	20.8%	0	32	56	15	103	292	24.6%

Introduction

2021 mix change

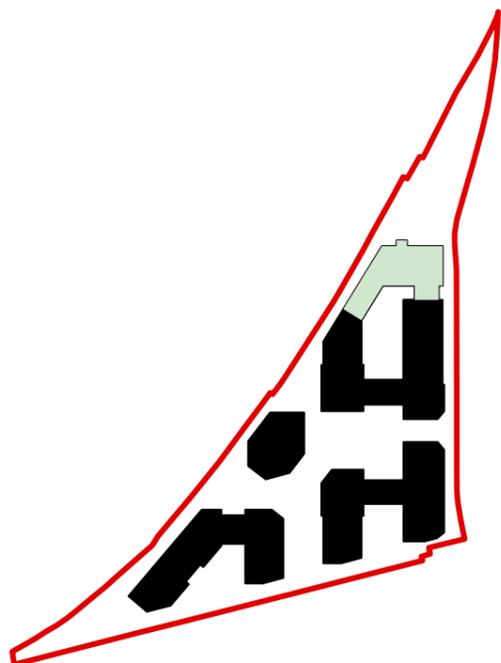
3.0 Comparison plans

Comparison elevations

Appendix

3.1 Building A plans - north

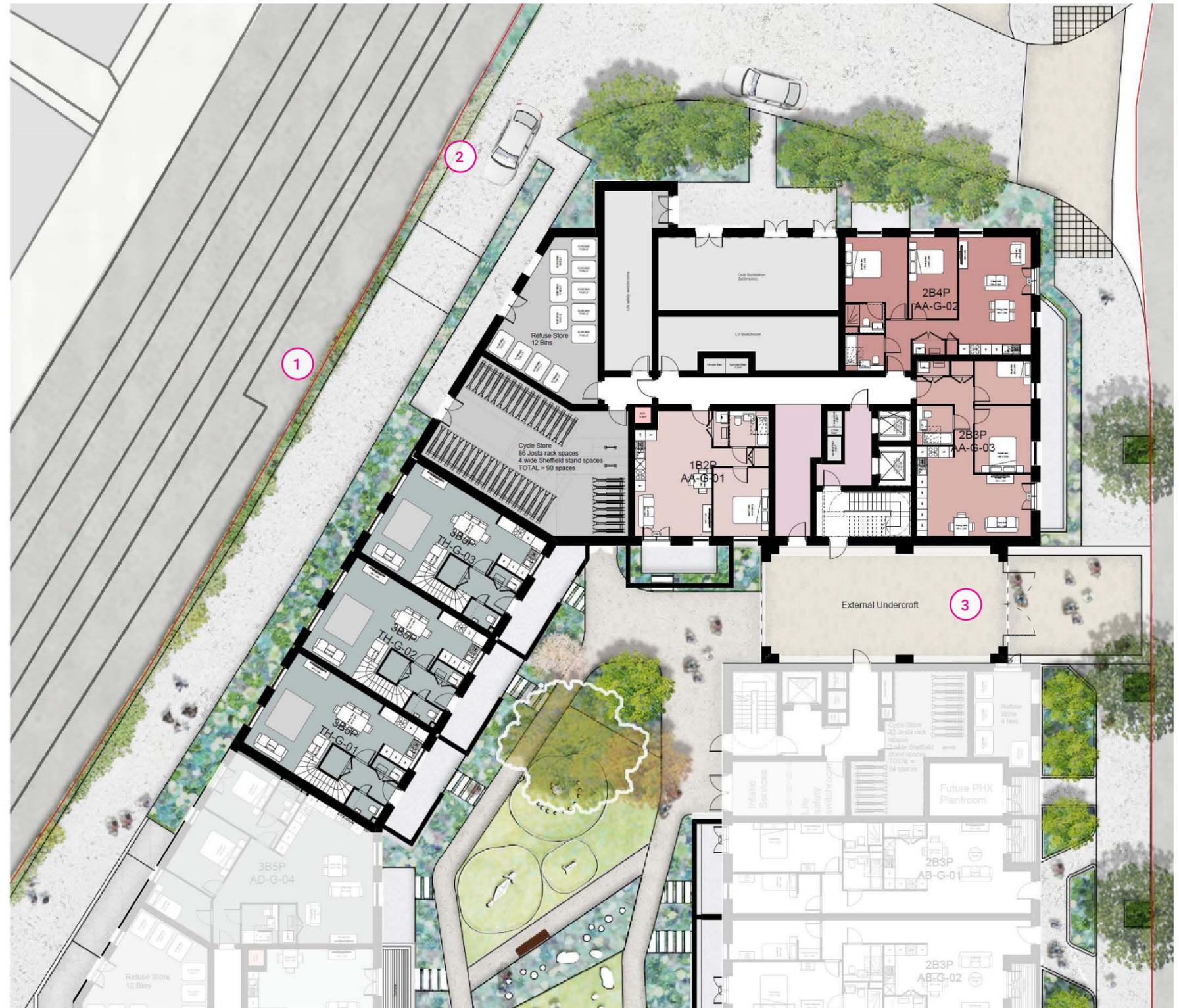
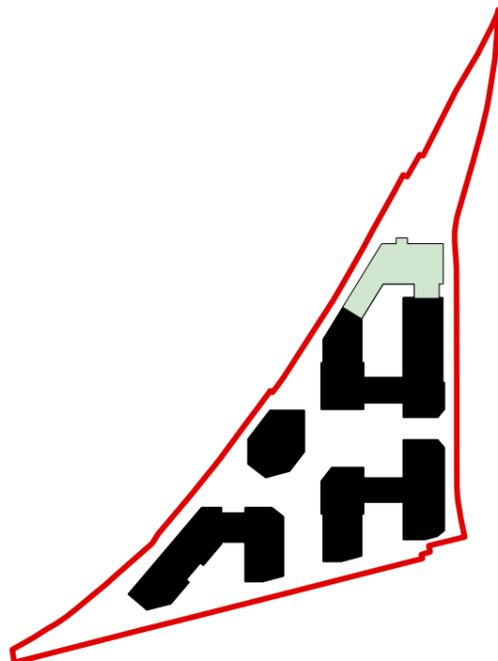
Ground floor - Application drawing previously presented to the Mayor in October 2020



Building A north - ground floor plan - Previously presented to the Mayor in October 2020

Ground floor - November 2021 Addendum changes

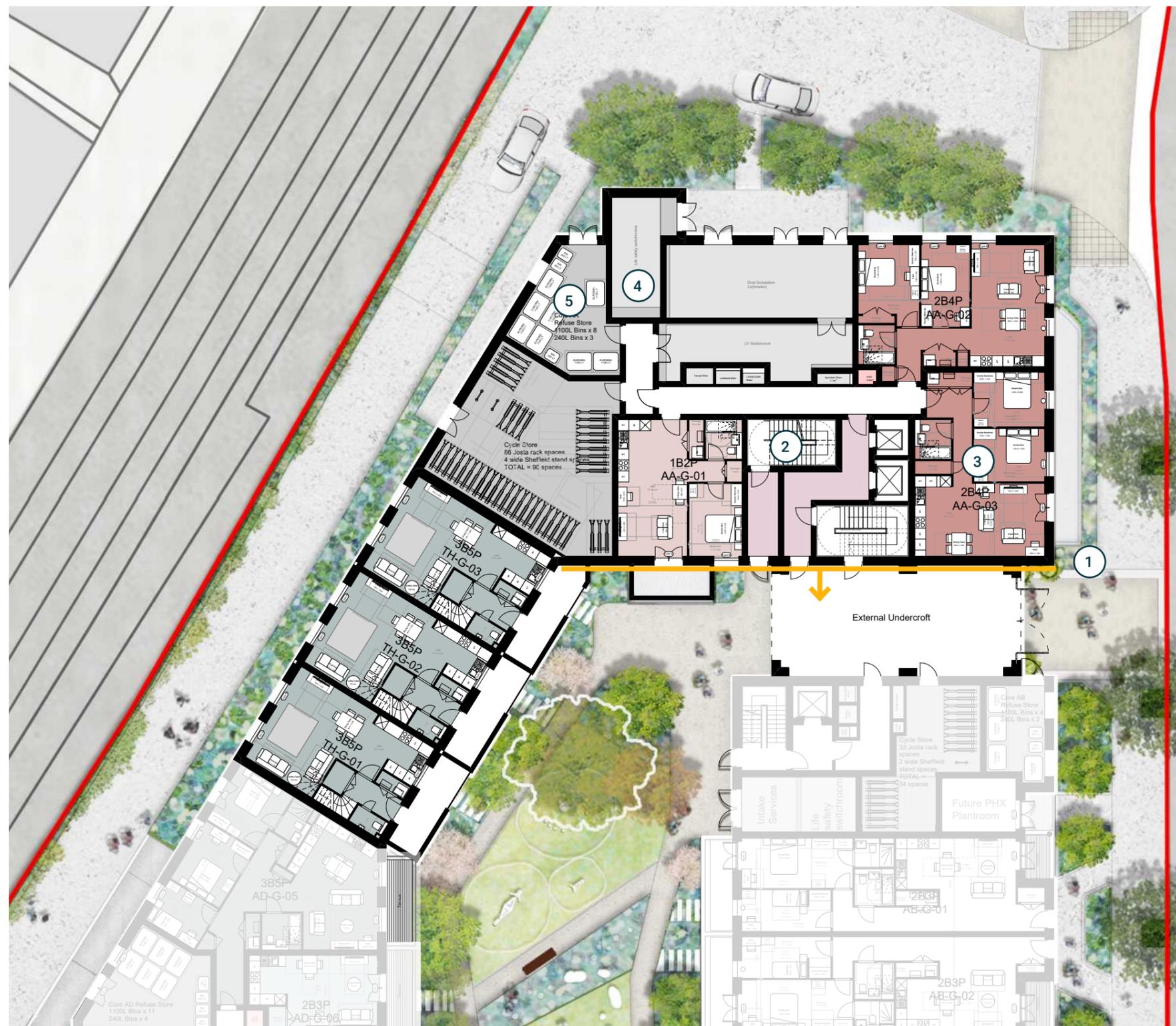
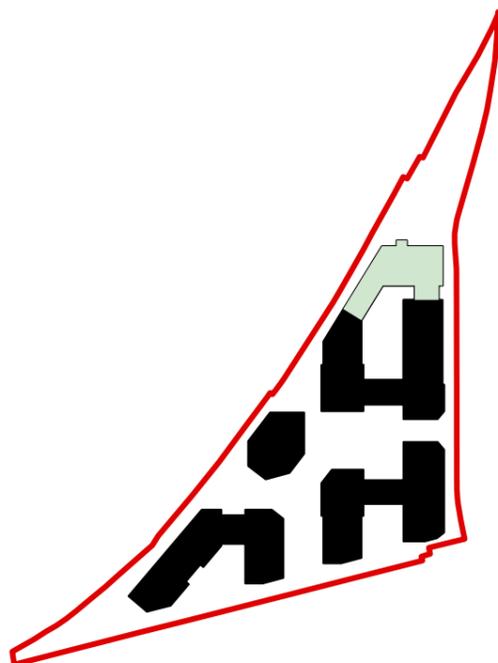
- 1 A change to the application boundary was made in an addendum document in 2021 that pulled the boundary away from the network rail fence line following a review of the title plan
- 2 2 no. car-club spaces have been provided on site. Due to changes to the site boundary they have moved locations to a more central area of the site, adjacent to the concierge at the base of Block B
- 3 Internal residential lobby amended to become external under-croft



Building A north - ground floor plan - November 2021 proposal

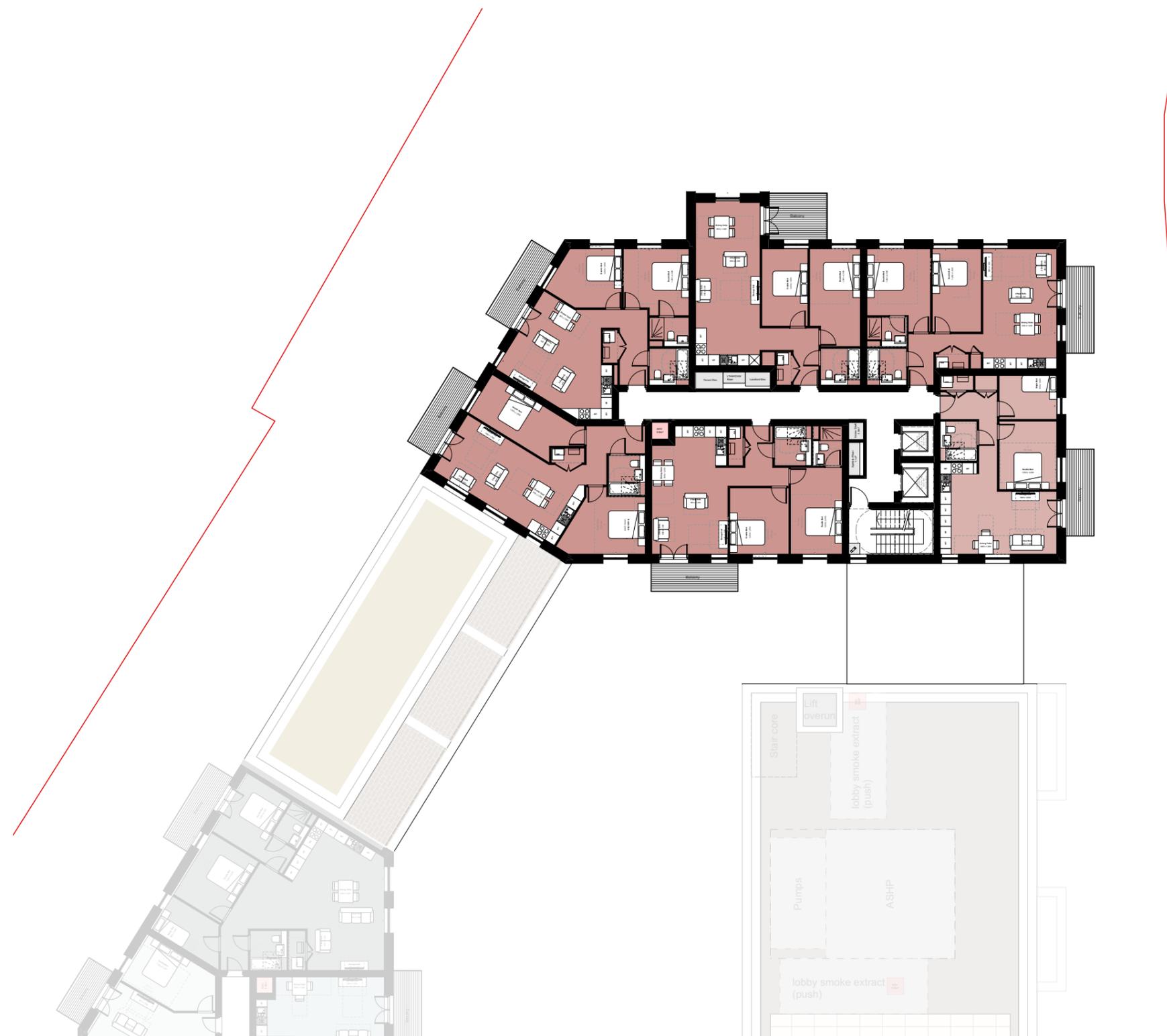
Ground floor - Current proposed changes

- 1 a 450mm (or 45cm) extension in footprint to the south
- 2 Introduction of second staircase
- 3 1 x 2B3P flat has changed to a 2B4P (change does not affect overall mix)
- 4 Changes to layout of plant
- 5 Bin store now includes two sizes of bins - 1100 litre and 240 litre bins



Building A north - ground floor plan - Latest proposal

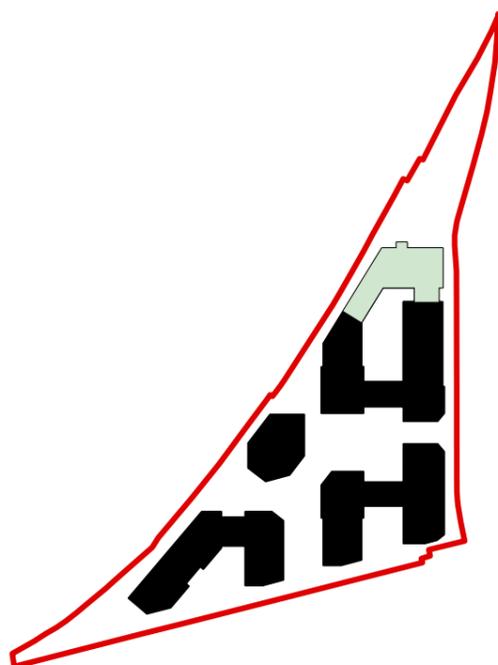
Typical floor - Application drawing previously presented to the Mayor in October 2020



Building A north - fourth floor plan - Previously presented to the Mayor in October 2020

Typical floor - Current proposed changes

- 1 Introduction of second staircase
- 2 Alterations to the typical floor layout to accommodate second stair and maintain unit mix and NIA
- 3 Updated riser layout within residential core
- 4 a 450mm (or 45cm) extension in footprint to the south



Building A north - fourth floor plan - Latest proposal