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## Manor Road, Richmond

### Landscape Addendum 04

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## 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.

Various scheme amendments were submitted in November 2019 and July 2020 and the July 2020 scheme was approved by The Mayor.

Further amendments to the scheme have been required between November 2021 and August 2023 to following legal review of the ownership boundary and in response to flooding, second staircase and other technical considerations. 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 July 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