

# 1A & 1C Eynsham Drive, Abbey Wood

Landscape and Townscape Visual Impact Assessment - Addendum

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Consultant: ARC Landscape Design & Planning Ltd.





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Prepared for  
**Abbey Wood Property Limited**

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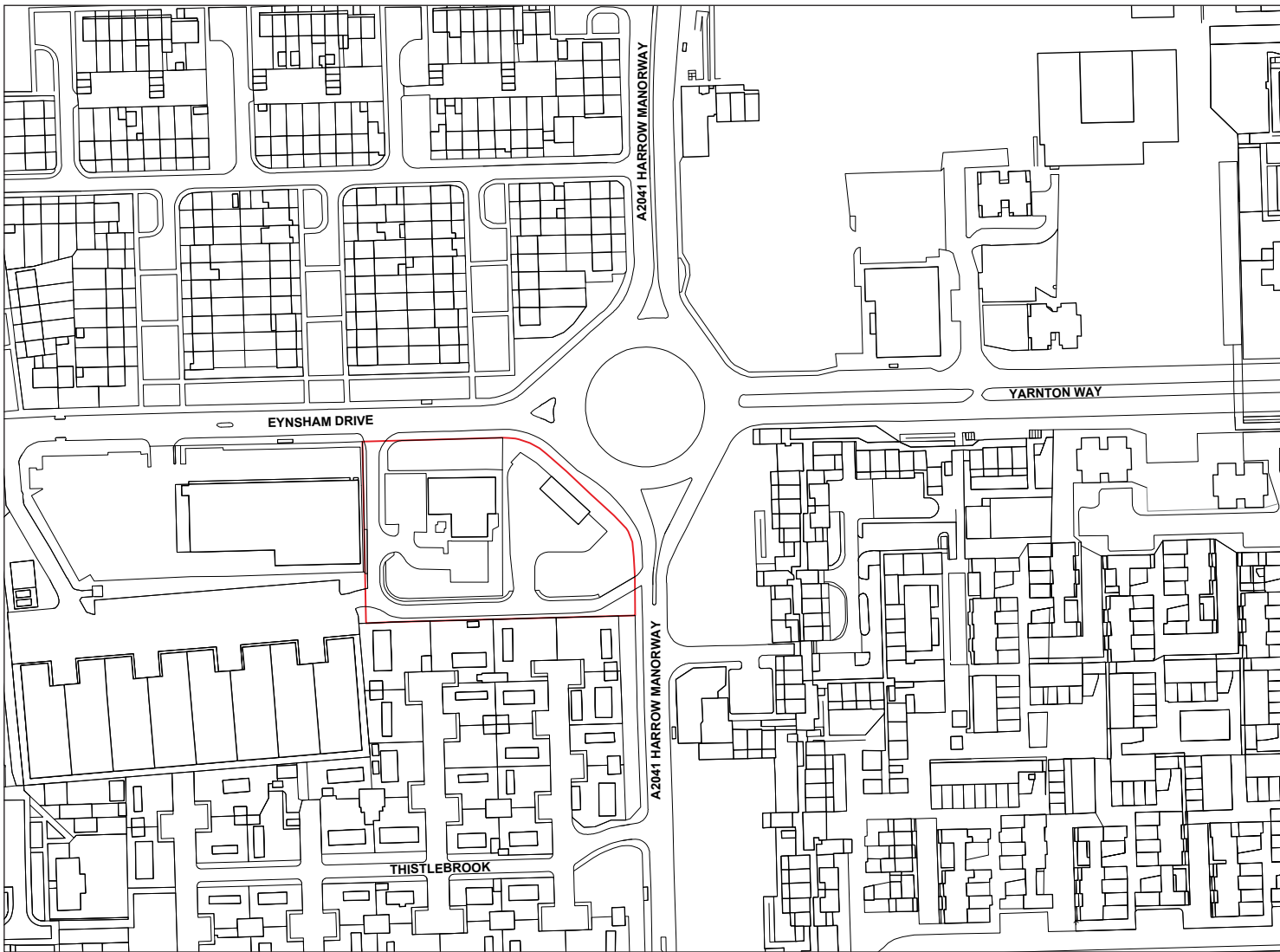


Figure 1.1 - Location Plan

Key

— Application Site

1. INTRODUCTION

1.1 This Addendum to the submitted Townscape and Visual Impact Appraisal (TVIA 2017) (Application Reference: 17/4080/F) has been prepared on behalf of Abbey Wood Property Limited. The Townscape and Visual Impact Appraisal Addendum (TVIAA) relates to an application for planning permission, submitted to the Royal Borough of Greenwich (RBG), for the comprehensive redevelopment of Eynsham Drive, Abbey Wood (hereafter referred to as the ‘Scheme Proposal’). The location of which is set out in **Figure 1.1**.

1.2 A series of refinements have been made to address feedback from the Officers at the Greater London Authority (GLA), received after the submission of the planning application. This includes:

- Increased activation of southern ground floor frontage through the introduction of duplex units
- Replacement of the southern boundary treatment between the site and Thistlebrook Estate
- Revised landscape and playspace strategy to accord with GLA playspace requirements
- Amendments to the surface treatment at the parking area to north of the site

1.3 The revised proposals are referred to as the 2018 Scheme Proposal. The description of development remains unchanged and is as follows:  
*‘Demolition of existing car wash and pet hospital and any associated structures and the re-development of the site for a residential-led mixed use development, including buildings ranging from 3 to 17 storeys, comprising a re-provided PDSA pet hospital (D1) floorspace, 272 new homes, flexible A1/A2/ A3/A4/B1 commercial floorspace, 32no. Car parking spaces, cycle parking, hard and soft landscaping measures including playspace provision and refuse and recycling facilities’*

1.4 The changes are set out in further detail within the drawings, prepared by Assael Architects and Spacehub. These, along with the updated accurate verified visualisations (AVR) located in section 4 of this document, form the basis of this TVIAA’s appraisal. This TVIAA should be read in conjunction with the 2017 TVIA prepared in December 2018.





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2. METHODOLOGY AND BASELINE REVIEW

Planning Policy Context

National Planning Policy

2.1 Since submitting the 2017 TVIA the National Planning Policy Framework (NPPF) was amended in July 2018. The changes do not alter the findings of the 2017 TVIA. The remaining National Planning Policy Guidance, as referred to within the 2017 TVIA remain extant, unchanged and valid since the 2017 TVIA was submitted.

Regional Planning Policy

2.2 The London Plan, as referred to within the 2017 TVIA remain extant, unchanged and valid since the 2017 TVIA was submitted. A draft London Plan, with amendments, is currently being consulted on, but the proposed changes do not alter the findings of the 2017 TVIA.

Local Planning Policy

2.3 The local planning policy for RBG, including those set out in the Local Plan: Core Strategy with Detailed Policies 2014 (as updated 4th August 2016) remain unchanged since the 2017 TVIA.

Methodology

2.4 Methodology for the appraisal of townscape and visual matters remain unchanged since the 2017 TVIA and valid.

Baseline Conditions

2.5 No significant changes have occurred to the 2017 TVIA’s baseline conditions previously identified apart from the continued development of the land at Southmere village, Binsey Walk, Tavy Bridge, Southmere Drive and Mere Road (16/01251/FULM) ‘Civic Quarter’. For reference the Townscape Character Area Plan and the Representative Viewpoint Location Plan are set out in within Figures 2.1 to 2.2, respectively.



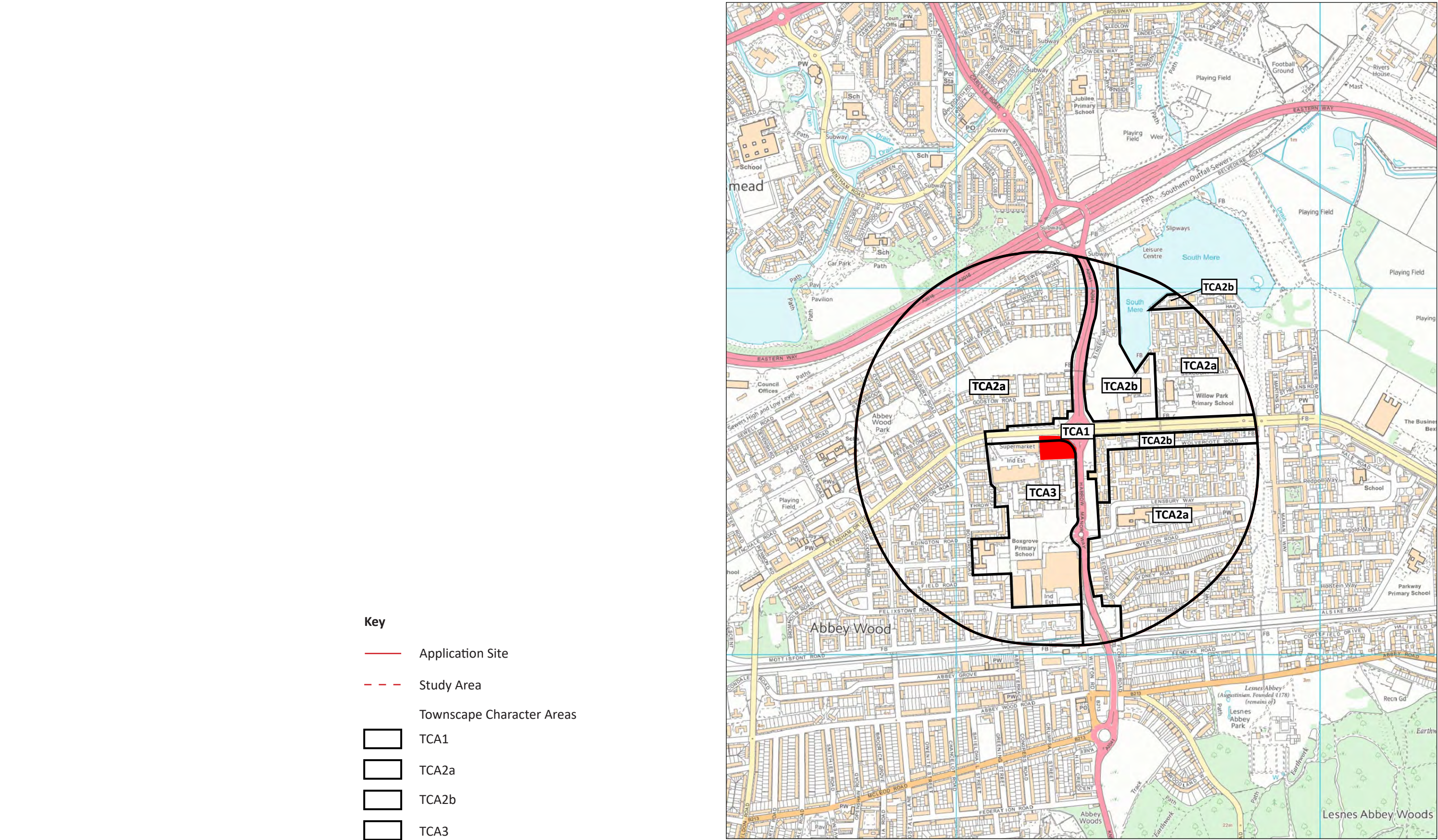


Figure 2.1 - Townscape Character Areas



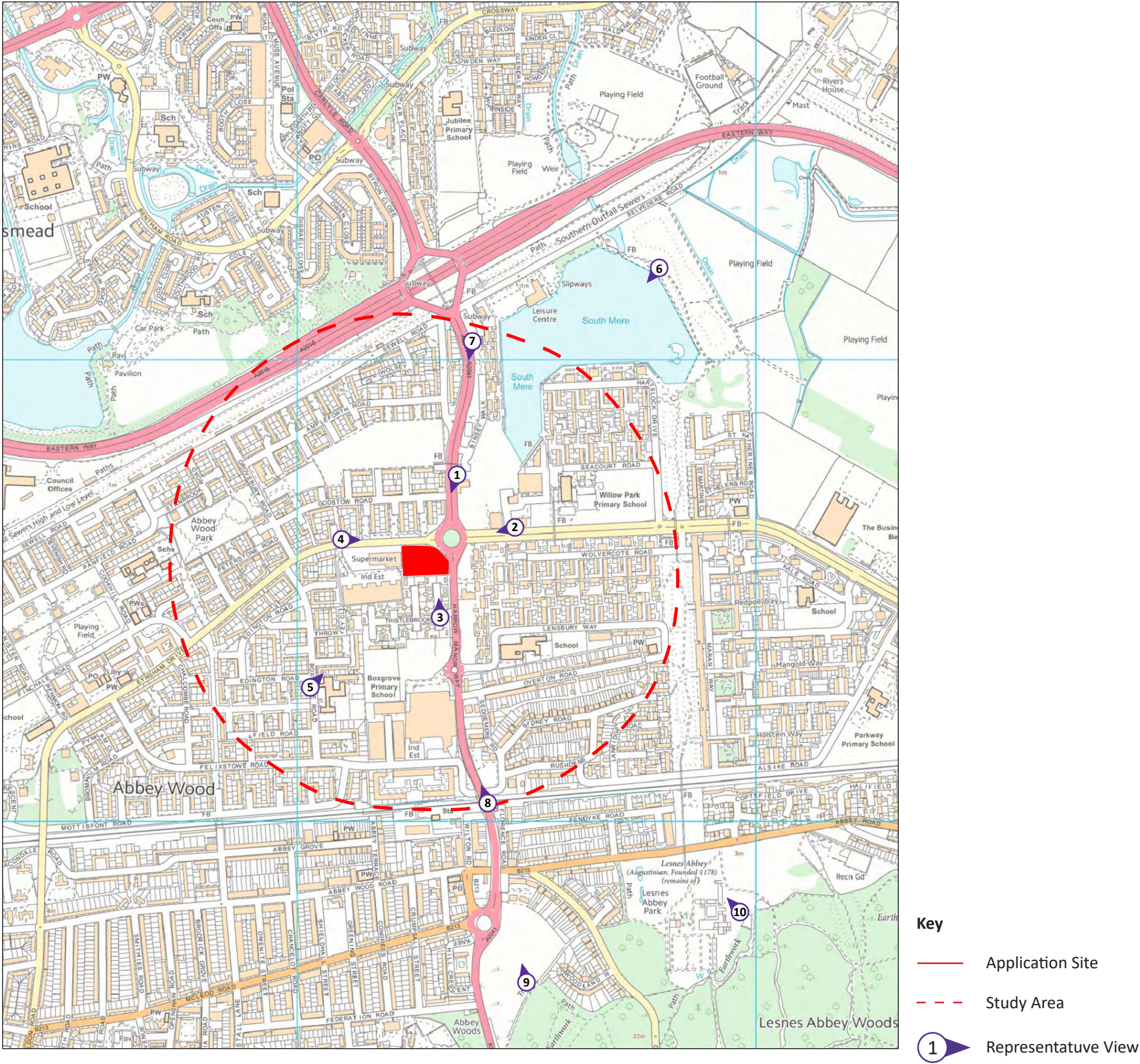


Figure 2.2- Representative view locations







3. REVIEW OF APPRAISAL OF THE EFFECTS

Effects on Townscape Character Areas

3.1 The amended 2018 Scheme Proposal does not significantly change the findings of the previous established Townscape Character Area’s (TCA) sensitivity, as identified within the 2017 TVIA and shown in Figure 2.2.

3.2 The amendments would lead to further beneficial effects to the immediate townscape through the improved boundary treatment and increased active frontages from the duplex units.

3.3 The 2018 Scheme Proposal would continue to have a direct, permanent, high to medium magnitude of impact and, combined with the previously established sensitivity, an overall moderate beneficial effect on ‘TCA 1 – Movement routes’ and ‘TCA3 – Mixed use’, as set out in Table 3.1. Partial to glimpsed views will continue to be possible to the 2018 Scheme Proposal from ‘TCA2a – Residential led mixed use: low rise’ and ‘TCA2b – Residential led mixed use: medium to high rise’. The 2018 Scheme Proposal will have an indirect, permanent, medium or low magnitude of impact and a moderate to minor beneficial effect on the TCAs.

Effects on Visual Receptors

4.4 The visibility of the amended 2018 Scheme Proposal has been established through considering the updated AVRs set out in section 4 of this TVIAA. Also the supporting Addendum Design and Access Statement, prepared by Assael Architects.

*Visibility from the Visual Receptors*

4.5 Section 4 of this TVIAA provides an updated description of effects of the amended 2018 Scheme Proposal within the previously considered representative view that is affected by the changes.

4.6 Overall, with the proposed massing of the previously assessed 2017 Scheme Proposal remaining the same in the 2018 Scheme Proposal, the effect on the views from the representative views broadly remains the same. There are no significant changes to the findings of the 2017 TVIA, which remain broadly unchanged and valid, as set out in **Table 3.2**.

Table 3.1 - Townscape Character Area Appraisal of Effects

Townscape Character Area	Value	Susceptibility to change	Sensitivity	Magnitude of Impact	Effect
TCA 1 – Movement routes	Poor	Medium to low	Low	High to medium	Moderate beneficial
TCA2a – Residential led mixed use: low rise	Low	Medium	Medium to low	Medium	Moderate to minor beneficial
TCA2b – Residential led mixed use: medium to high rise	Medium to low	Medium to low	Medium to low	Low	Minor beneficial
TCA3 – Mixed use	Poor	Medium to low	Low	High to medium	Moderate beneficial

Table 3.2 – Visual Receptor Representative Views Appraisal

Representative Views	Value	Susceptibility to change	Sensitivity	Magnitude of Impact	Effect
1 – Harrow Manorway A2401 (north)	Low	Medium	Medium to low	Medium	Moderate beneficial
2 - Yarnton Way	Low	Medium	Medium to low	Medium	Moderate beneficial
3 - Thistlebrook Estate	Medium to low	High	High to medium	High	Major to moderate beneficial
4 - Eynsham Drive	Medium to low	Medium	Medium to low	High to medium	Moderate beneficial
5 - Boxgrove Road	Medium to low	High	Medium	Medium to low	Moderate to minor beneficial
6 - South Mere Lake	Medium to low	High	High to medium	Low	Minor beneficial
7 - Harrow Manorway Flyover	Low	Medium	Medium to low	Medium to low	Minor beneficial
8 - Abbey Wood Station	Medium to low	Medium	Medium	Medium to low	Moderate to minor beneficial
9 - Knee Hill public open space	Medium	High	High to medium	Low	Moderate to minor beneficial
10 - Lesnes Abbey (Ruins)	High	High	High	Low	Moderate to minor beneficial







4. REPRESENTATIVE VIEW APPRAISAL

Introduction

4.1 In considering the changes to the ‘effect’ of the September 2018 Scheme Proposal the AVRs established in the December 2017 TVIA were reviewed and previous findings were checked. The AVR that is affected by the changes, representative view 3, has been updated and appraised within this section. The location of this viewpoint is identified in Figure 3.2.

4.2 In regard to cumulative schemes, since the 2017 TVIA was undertaken, no further developments within the study are have been consented or registered that would significant effect the representative views.



Representative View 3 - Thistlebrook Estate



Baseline conditions

4.3 The view’s location, existing baseline condition and value remain the same as previously recognised in the 2017 TVIA.

Appraisal of the effects

4.4 The susceptibility to change and sensitivity has not changed since the 2017 TVIA’s.

Effects of Scheme Proposal

4.5 The amended March 2017 Scheme Proposal’s southern facade at the ground level provide an increased active frontage onto the southern road and Thistlebrook Estate. The new boundary treatment will further enhance the townscape and visual appearance within the view.

4.6 The amendments will have no additional effect on the view and there are, therefore, no changes to the findings of the April 2016 HTVIA. The updated March 2017 Scheme Proposal will continue to have a direct, permanent high magnitude of impact and a **major to moderate beneficial** effect within this view from the representative viewpoint.

Cumulative effect

4.7 The cumulative schemes remain the same as previously recognised and considered within the 2017 TVIA. The updated 2018 Scheme Proposal will continue to have a direct, permanent high magnitude of impact and a **major to moderate beneficial** effect on the representative view.



Representative view 1 - Baseline Conditions



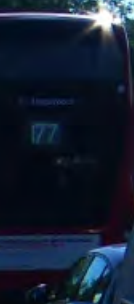
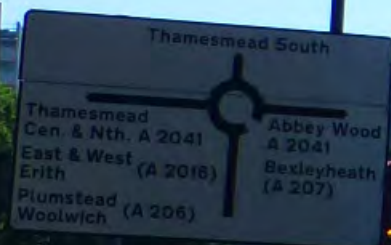
Representative view 1 - Proposed Conditions





Representative view 1 - Proposed Conditions, plus cumulative schemes







## 5. SUMMARY

5.1 It is considered that the amendments brought about with the 2018 Scheme Proposal will result in localised changes. These corrections primarily result in changes to the southern ground floor, public realm and southern boundary treatment.

5.2 The 2018 Scheme Proposal's will continue to have a moderate beneficial effect on 'TCA 1 – Movement routes' and 'TCA3 – Mixed use'; moderate to minor beneficial effect on 'TCA2a – Residential led mixed use: low rise' and minor beneficial effect on 'TCA2b – Residential led mixed use: medium to high rise'.

5.3 The 2018 Scheme Proposal continues to provide a mixed use development that has been carefully considered and designed to provide activity onto the surrounding townscape. Overall, it is considered that the 2018 Scheme Proposal will continue have the following effect on the agreed representative views:

- Major to moderate beneficial effect – representative view 3
- Moderate beneficial effect - representative views 1, 2 and 4
- Moderate to minor beneficial effect - representative views 5 and 8
- Minor beneficial/neutral effect - representative views 6, 7, 9 and 10

5.4 Overall there are no significant changes to the findings of the 2017 TVIA, which remain broadly unchanged and valid. In accordance with the NPPF, NPPG and local policies the Scheme Proposal will continue to contribute to local architecture and design quality within the townscape, along with enhancing the visual appearance of the skyline of Abbey Wood and the local area.





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