

22 November 2019

F.A.O Luke Butler  
City Hall  
The Queens Walk  
London  
SE1 2AA

Dear Luke

**SUBMISSION OF AMENDMENTS TO PLANNING APPLICATION REFS. GLA/4795 & 19/0510/FUL FOR THE REDEVELOPMENT OF HOMEBASE, 84 MANOR ROAD, NORTH SHEEN**

On behalf of Avanton Richmond Development Ltd ('the Applicant') we hereby submit a consolidated set of revised information in support of the application for full planning permission for the redevelopment of the above mentioned site (the 'Site').

This submission follows the letter from the Mayor of London dated 29 July 2019 that directs (under the powers conferred by the Section 2A of the 1990 Act) that he will act as the Local Planning Authority for the purposes of determining the planning application. The Mayor's direction followed a resolution by the London Borough of Richmond upon Thames ('LBRuT') at its Planning Committee on 3 July 2019 to refuse the Application.

This application, as amended, seeks full planning permission for the following:

*Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.*

**The Proposed Amendments**

On 3 July 2019, the LBRuT Planning Committee resolved that they were minded to refuse planning permission (ref. 15/0510/FUL) for the following reasons (as summarised):

- 1) The Proposed Development fails to deliver the maximum reasonable amount of affordable housing.
- 2) The Proposed Development represents a visually intrusive, dominant and overwhelming form of overdevelopment to the detriment of the character of the site and surrounding area and the setting of nearby heritage assets and amenities.

- 3) The Proposed Development would represent a visually intrusive and overbearing form of overdevelopment, to the detriment of the surrounding occupant's current level of amenities and results in unacceptable levels of daylight to existing properties.
- 4) The Proposed Development would result in a poor standard of accommodation, causing unacceptable levels of outlook and privacy for future occupiers; and does not sufficiently demonstrate that the scheme provides acceptable levels of daylight to all proposed residential units.
- 5) The Proposed Development would represent an unacceptable form of development by reason of the insufficient information to demonstrate the scheme would comply with the London Plan Energy Hierarchy and achieve the highest standard of sustainable design and construction to mitigate the likely effects of climate change.
- 6) The Proposed Development would represent an unacceptable form of development in the absence of a legal agreement securing the proposed Heads of Terms

Since the Mayor's direction that he would take over the Application for his determination, the Applicant has engaged in detailed consultation with the GLA and TfL to develop an amended application. The amendments to the application have also sought to directly address the suggested reasons for refusal set out by LBRuT.

The amendments to the scheme can be summarised as follows:

- Increase of 48 residential units from 385 to 433 through the introduction of a new residential building known as Block E, optimisation of layouts and amendments to the massing of Blocks A, B, C & D.
- Increased provision of affordable housing from 35% (134 units) to 40% (171 units) (taking account of grant funding) on a habitable room basis and amendments to the affordable housing tenure split from 70/30 intermediate/affordable rent to 50/50.
- Reduction of basement resulting in the removal of basement cycle parking and relocation of cycle parking and bin storage to ground floor of each Block.
- Increase in cycle parking and car parking spaces to meet Draft New London Plan standards.
- Design amendments to Blocks to maximise residential quality including introduction of additional cores, inclusion of dual aspect units along Manor Road, reduction of north facing units, increased overlooking distances and improvements to residential amenity spaces.
- Rearrangement of commercial floorspace including extending Block D commercial frontage towards North Sheen Station and removal of retail pavilion in central courtyard.
- Introduction of new Block E on existing bus layover comprising 29 affordable rent units, a replacement bus layover with driver facilities (Sui Generis Use) and a police facility (Use Class B1) and creation of new egress route for buses onto Manor Road.
- Rationalisation of building elevations to improve architectural consistency.

- Public realm amendments including redesign of the central courtyard following removal of pavilion; revisions to the play space strategy in line with most up to date GLA requirements; introduction of a half ball-court in south west corner; and reconfiguration of car parking.
- Amendments to the site-wide Energy Strategy to comply with the London Plan Energy Hierarchy.

The amendments are discussed in greater detail in the revised documents and drawings accompanying this submission.

### **Revised Documentation**

The following information is submitted in support of the amended application, which should be read in conjunction with the information submitted as part of the original submission:

- Revised application form prepared by Avison Young;
- Revised CIL form prepared by Avison Young;
- Planning Statement Addendum prepared by Avison Young;
- Revised Plans and Drawing List prepared by Assael;
- Revised Area & Accommodation Schedule prepared by Assael;
- Design and Access Statement Addendum prepared by Assael;
- Landscaping Addendum prepared by Gillespie's;
- Townscape and Visual Impact Assessment Addendum prepared by Arc;
- Heritage Statement Addendum prepared by Geoff Noble Heritage;
- Revised Daylight and Sunlight Assessment prepared by Point2;
- Revised Noise and Vibration Impact Assessment prepared by Hoare Lea;
- Revised Air Quality Assessment prepared by Hoare Lea;
- Revised Arboricultural Appraisal and Implications Assessment prepared by ACS Trees;
- Revised Flood Risk Assessment and Drainage Strategy prepared by Fairhurst;
- Revised Utilities Statement prepared by Hoare Lea;
- Revised Transport Assessment prepared by Sanderson Associates;
- Revised Residential and Commercial Travel Plans prepared by Sanderson Associates;
- Revised Delivery and Servicing Management Plan prepared by Sanderson Associates;
- Health Impact Assessment Addendum prepared by Hatch Regeneris;
- Revised Lighting Strategy prepared by Hoare Lea;
- Revised Wind Microclimate Assessment prepared by RWDI;
- Revised Waste Management Strategy prepared by Momentum;

- Revised Energy Strategy prepared by Hoare Lea;
- Revised Sustainability Statement prepared by Hoare Lea;
- Revised Construction Environmental Management Plan prepared by Avison Young;
- Revised Fire Safety Statement prepared by Hoare Lea; and
- Revised Geo-environmental & Geotechnical Preliminary Risk Assessment prepared by Fairhurst.

A full drawing list prepared by Assael is included with this submission.

As agreed with the GLA, the submission has been made electronically only.

We look forward to receiving confirmation that the revised application has been received and made valid; however should you require anything further, please do not hesitate to contact Rachel Crick (020 7911 2443) of this office.

Yours sincerely

A handwritten signature in cursive script that reads "Avison Young".

**For and on behalf of GVA Grimley Limited t/a Avison Young**