



AVANTON:

WELCOME

Welcome to our Community Meet Consultation event.

**We appreciate you taking the time to visit our
consultation event and sharing your views.**

OUR TEAM

DEVELOPER

AVANTON:

Avanton is a London based property developer specialising in design led, sustainable regeneration. The company is committed to creating long lasting locations built by people for people, enhancing local neighbourhoods and reflecting the needs of the communities they serve. With a strong track record across the capital, Avanton works closely with local authorities, residents and stakeholders to deliver high quality homes, mixed use spaces and public amenities that bring lasting value.

URBAN DESIGN & ARCHITECTURE

PLP/ARCHITECTURE

PLP has created some of the world’s most innovative buildings which redefine what it means to live and work in today’s cities. Our work is dedicated to the quality of life in the city and an optimism about architecture’s potential to enrich our society. We envision spaces that protect the urbanity of the city while enabling perpetual evolution. Our interiors fuse the emotional with the technical to intensify human interaction and to promote universality, inclusivity, and adaptability. Our design for the interaction with our physical world spans across scales, from the largest masterplans to the devices we carry with us every day.

PLANNING CONSULTANT

NEWMARK

Newmark in the UK provides innovative, bespoke advisory across the full spectrum of commercial real estate services to a wide range of clients; companies trust us with every aspect of their real estate.

LANDSCAPE ARCHITECTS

Gillespies

Gillespies is a diverse, free-thinking team of landscape architects, landscape planners, masterplanners and urban designers based in London, Oxford, Manchester, Leeds, Abu Dhabi and Riyadh. Our mission is to create and preserve spaces that resonate with their communities, fostering a deep connection between people and their environment while actively working to restore the planet’s natural balance. We aim to shape not only the physical world but also the personal stories of those who encounter our spaces.



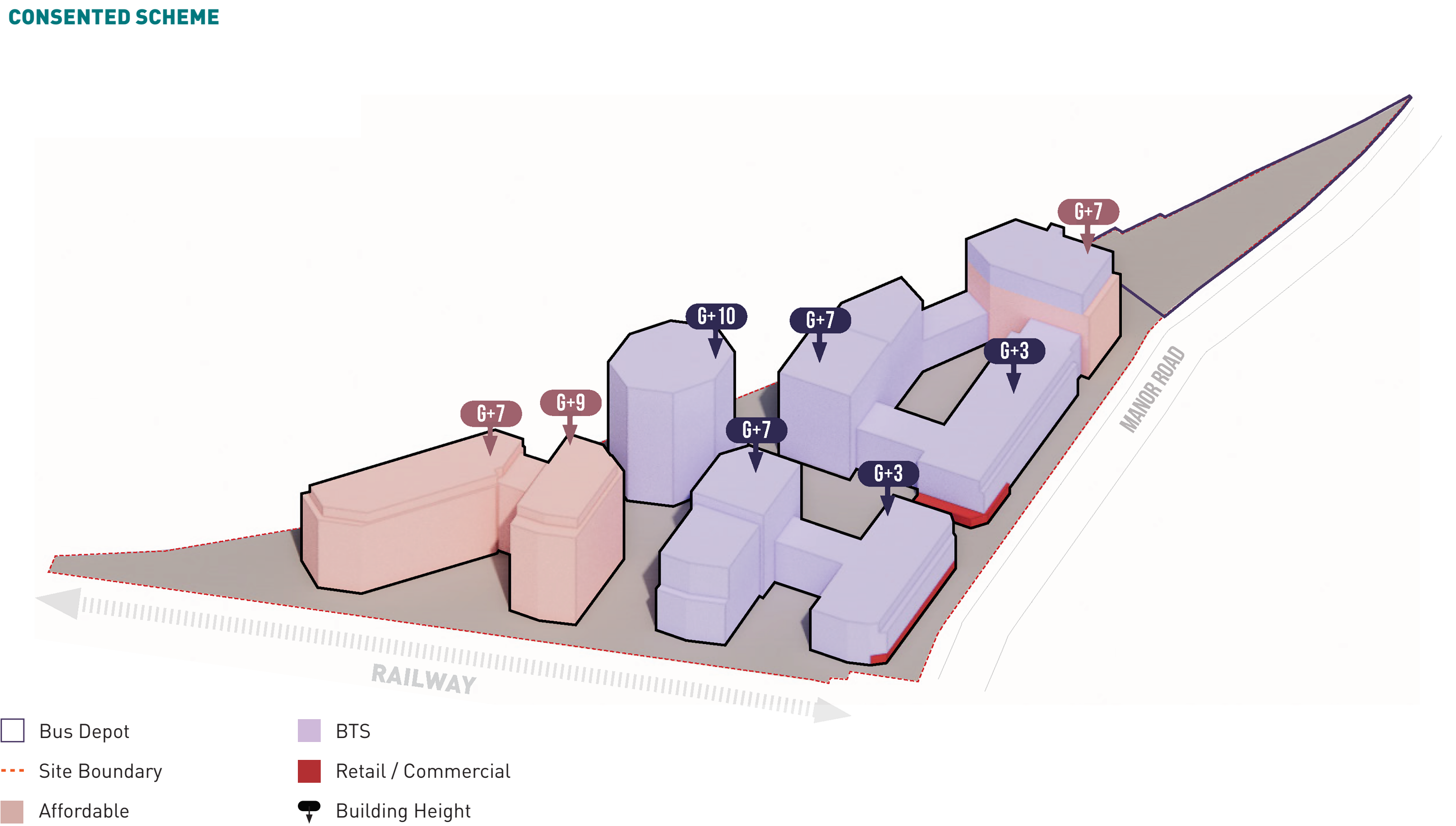
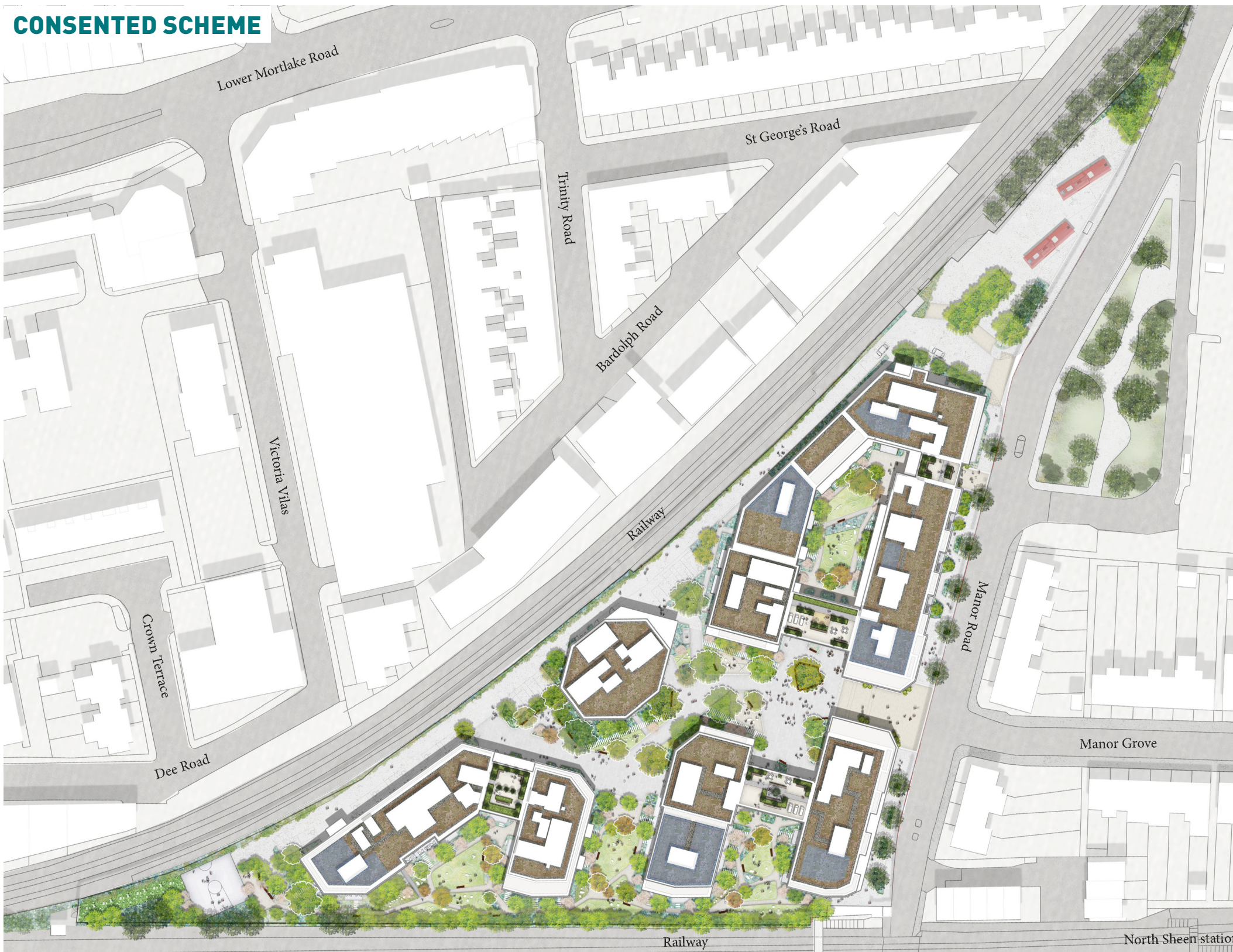
MANOR ROAD

UPDATED PROPOSALS

The Site, located at 84 Manor Road, formerly occupied by Homebase, comprises approximately 1.4 hectares, and is bound by Manor Road to the east and railways to the south and north-west.

Planning permission (ref: 19/0510/FUL) was approved by the Mayor of London on 23 May 2024 for the comprehensive redevelopment of the site. The consented scheme includes the demolition of existing buildings and the delivery of 453 residential units, of which 173 would be affordable, alongside flexible retail, community and office space, parking, landscaping, and areas of public and private open space.

Since that approval, rising build costs, regulation changes, and wider economic challenges mean the previously approved scheme is no longer deliverable in its current form. In response, Avanton are exploring new proposals that would retain the delivery of affordable housing (as permitted) but also introduce purpose-built Co-Living units and make changes to the private housing mix.



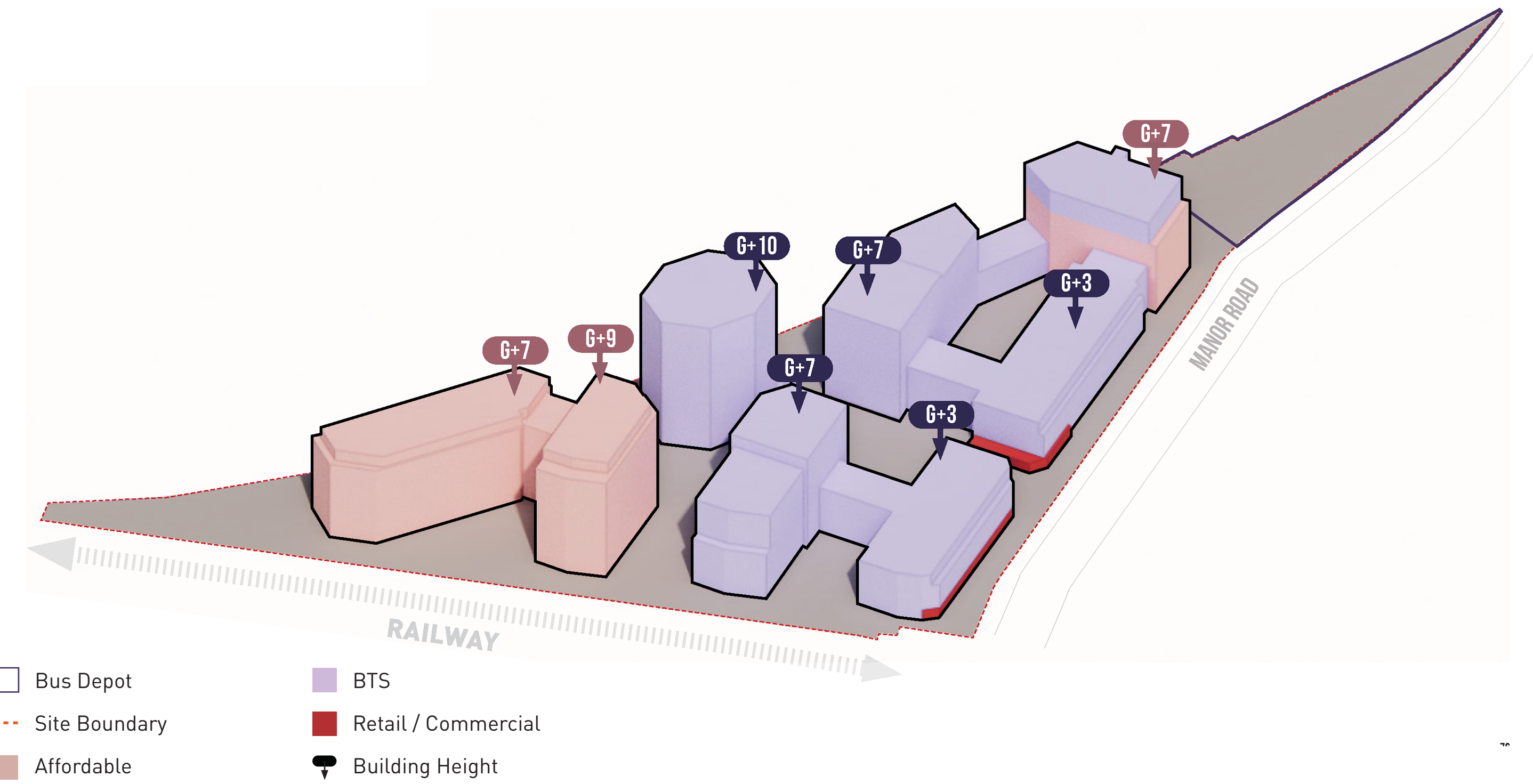
CONSENTED SCHEME VS. UPDATED PROPOSALS

The revised scheme is expected to include:

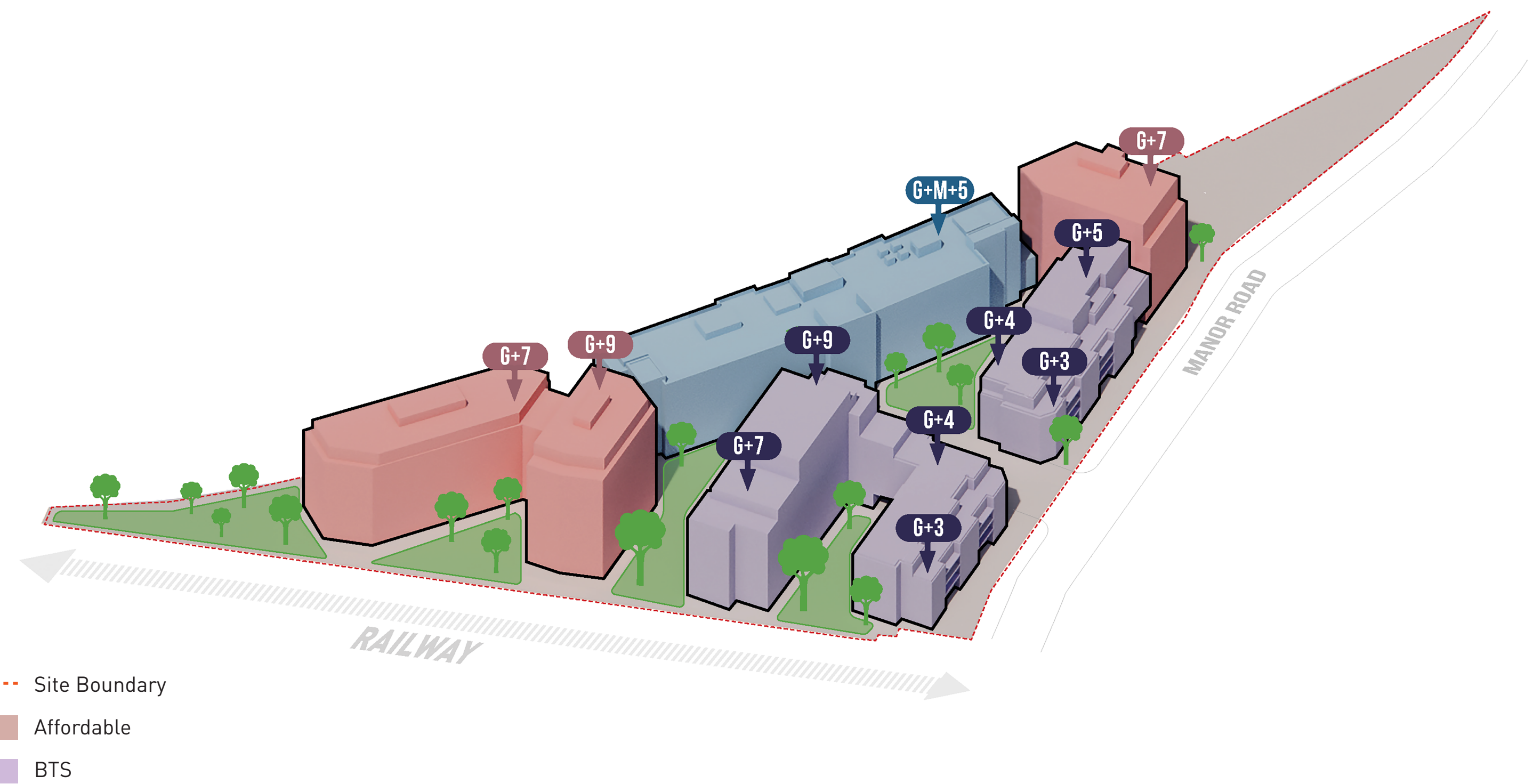
- 220 private build-to-sell units, largely studios and one-beds
- 184 affordable social rent homes.
- New Co-living homes.
- New amenity spaces such as Co-working areas, a gym, café, and lounge.
- New commercial space.
- High-quality landscaping.

Avanton are committed to delivering a sustainable scheme that delivers tangible benefits for the local community whilst also contributing positively to the London Borough of Richmond upon Thames’ housing and affordable housing objectives.

CONSENTED SCHEME



UPDATED PROPOSALS



WHAT IS CO-LIVING?

Co-living is an innovative housing model that combines private living quarters (bedroom, work area, kitchenette, and en-suite bathroom) with high-quality shared amenities in a single, professionally managed building, with all bills included.

Co-living offers a new type of housing for adults, particularly suited to young professionals seeking a self-contained, well-managed, and flexible place to live, while also valuing connection with like-minded individuals and a strong sense of community.

Community wellbeing is supported through shared kitchens, co-working areas, a gym, library, and social spaces that help reduce isolation and promote both mental health and social cohesion. A curated programme of events further strengthens these community ties.

Co-living provides a safe, structured environment that integrates seamlessly into the urban fabric. It delivers affordable, high-quality housing that reflects the needs and lifestyles of modern city living.



LAYOUT BASED ON GLA GUIDANCE



COLIVING SHARED AMENITY

WHY CO-LIVING IN RICHMOND?

Co-Living offers an alternative housing model that complements the traditional private sale and rental markets. It provides an affordable option for younger adults and single-person households who are increasingly priced out of the Borough, while also helping to retain existing younger residents who might otherwise need to move further away from family, friends, and support networks.

This model not only helps keep communities together but also offers a valuable stepping-stone into longer-term housing options such as private rent or home ownership in the area.

With the London Borough of Richmond Upon Thames having the lowest proportion of 20–39-year-olds of any London borough, the scheme will help rebalance the demographic profile and support the creation of socially inclusive, diverse neighbourhoods.

As no other shared living schemes currently exist or are planned in the Borough, the development avoids concerns about overconcentration while contributing to London-wide housing needs.

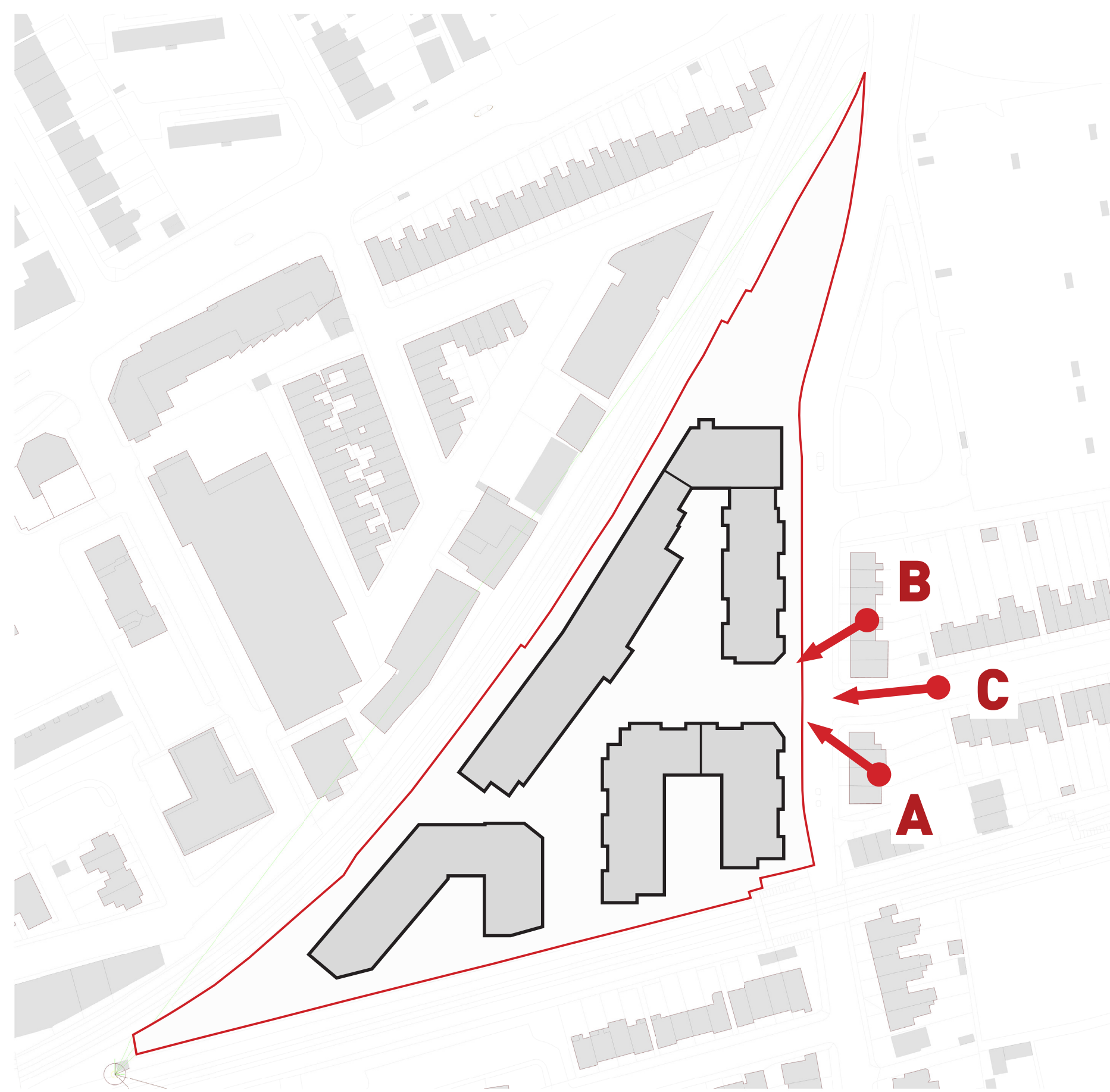
Given that the Borough delivered only 147 net new homes in 2023/24 — falling 2,340 short of its housing target — this scheme represents a significant opportunity to deliver much-needed housing and retain younger residents.



MANOR ROAD

DESIGN

The design of the proposed development, informed by a Design Review Panel and pre-application discussions with London Borough of Richmond upon Thames planning and design officers, incorporates materials and colours that reflect the surrounding context and heritage.



A - MANOR ROAD - VIEW FROM SOUTH



B - MANOR ROAD - VIEW FROM MANOR GROVE



C - MANOR ROAD - VIEW FROM MANOR GROVE

MANOR ROAD

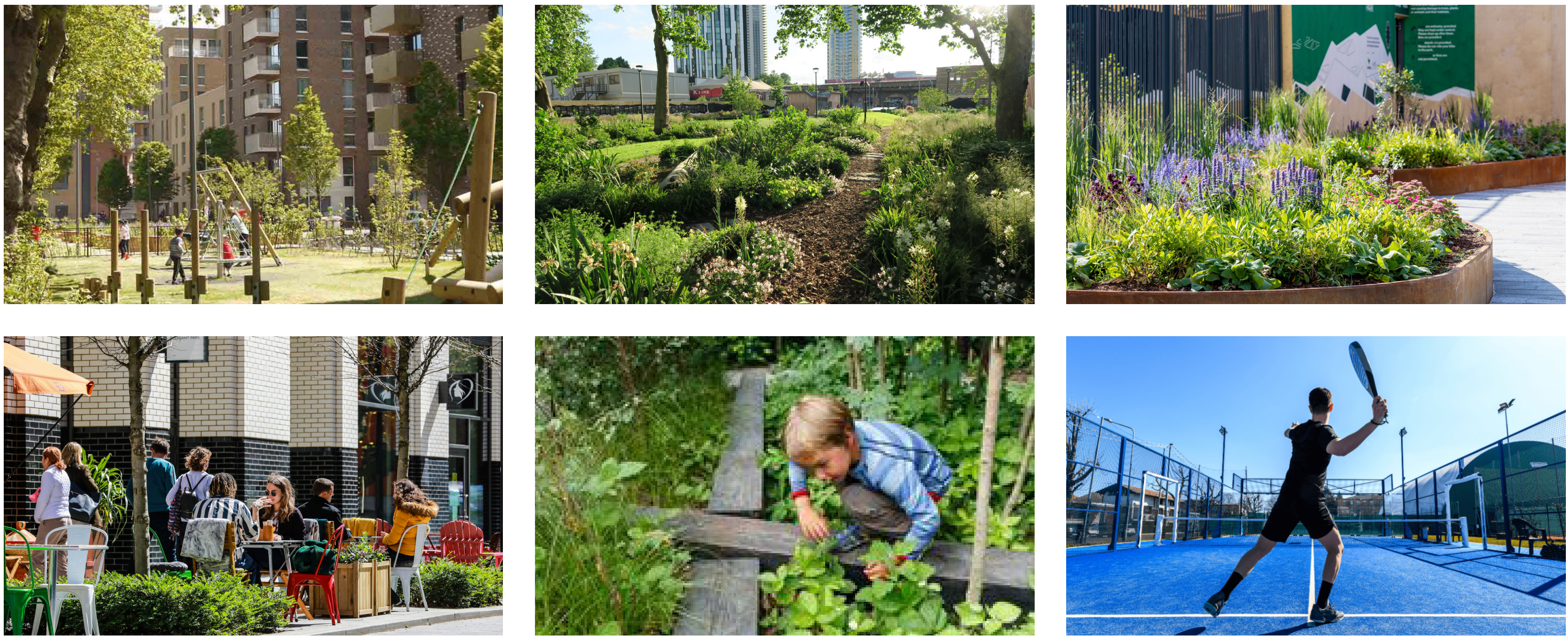
LANDSCAPING & LOCAL AMENITIES

The landscape and public realm strategy focuses on creating external spaces that complement internal uses, provide meaningful amenity, and foster a welcoming, inclusive environment.

The proposed design seeks to:

- Maximise biodiversity, integrate urban greening and water management measures, and provide a resilient landscape that offers both environmental and social value.
- Create a variety of spaces, including quiet seating areas set within greenery, opportunities for both individual and group gathering, equipped and incidental play areas, and amenity spaces embedded in nature.

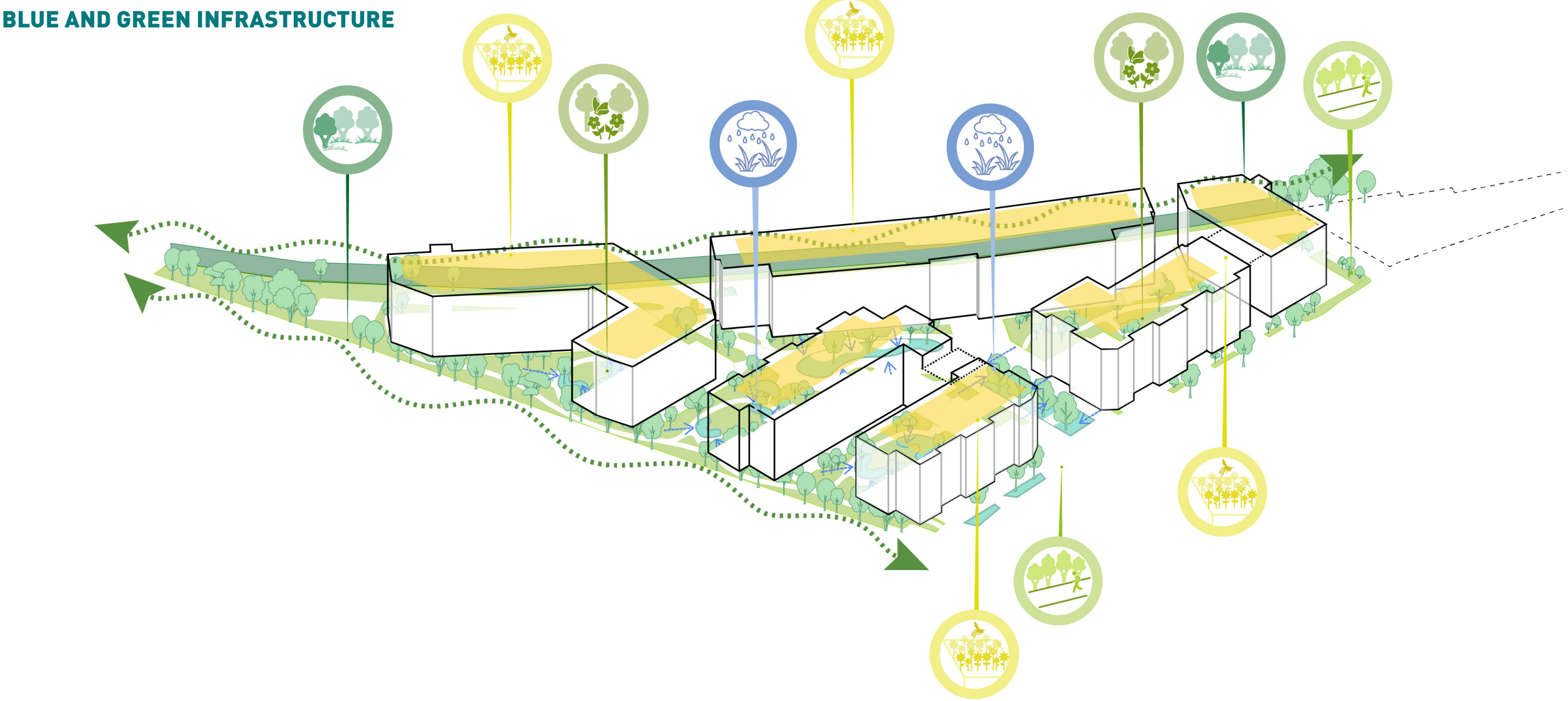
Activated by ground-floor uses, the design incorporates safe pedestrian routes, “play-on-the-way” opportunities, flexible spaces for neighbourhood events, and attractive, green streets.



PUBLIC LIFE MASTERPLAN



BLUE AND GREEN INFRASTRUCTURE



CONSTRUCTION MANAGEMENT

Construction Management

In line with the applicant's commitments under the extant planning permission, the following measures will be undertaken to minimise disruption for the local community:

Delivery and Construction Schedule:

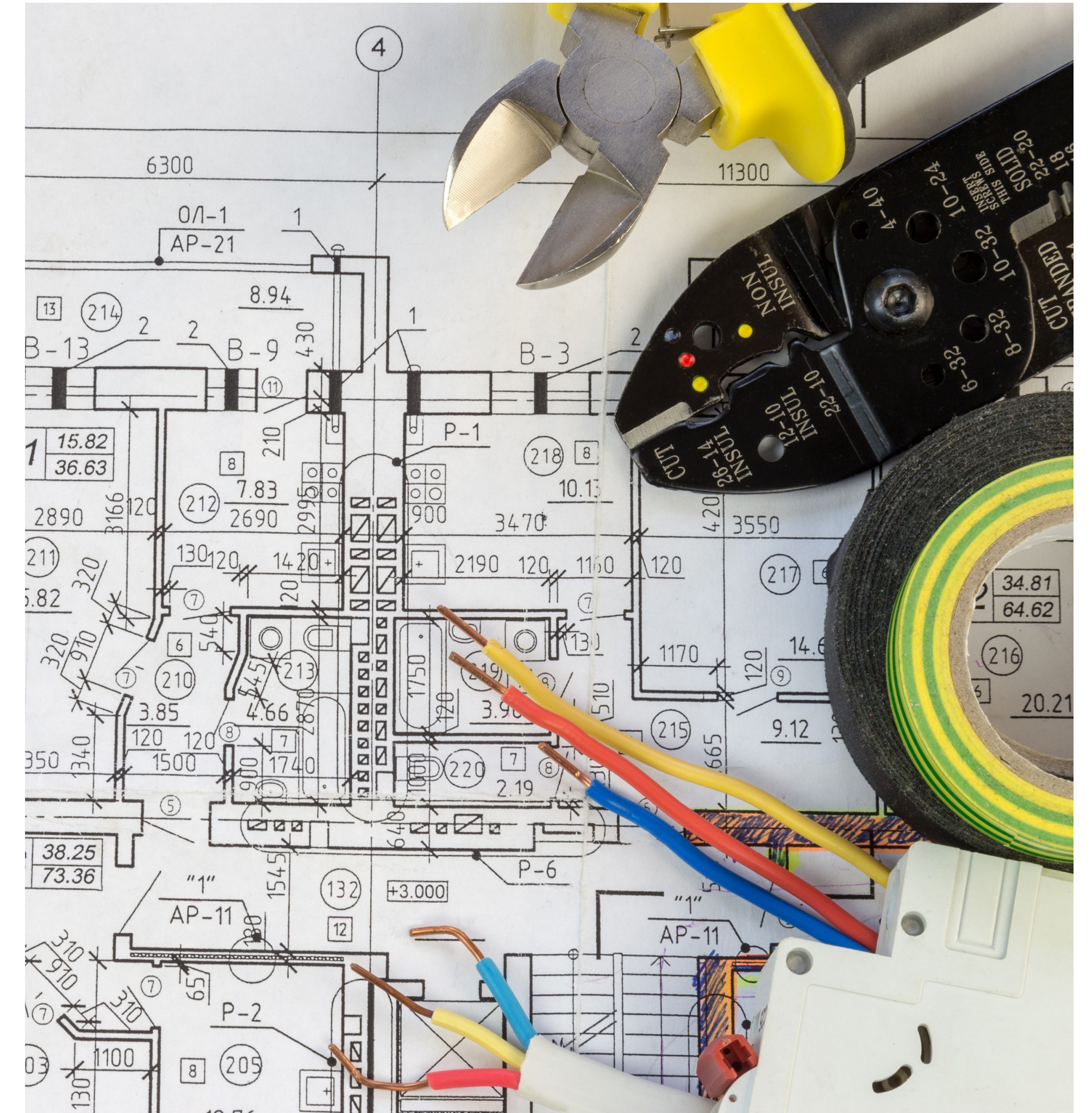
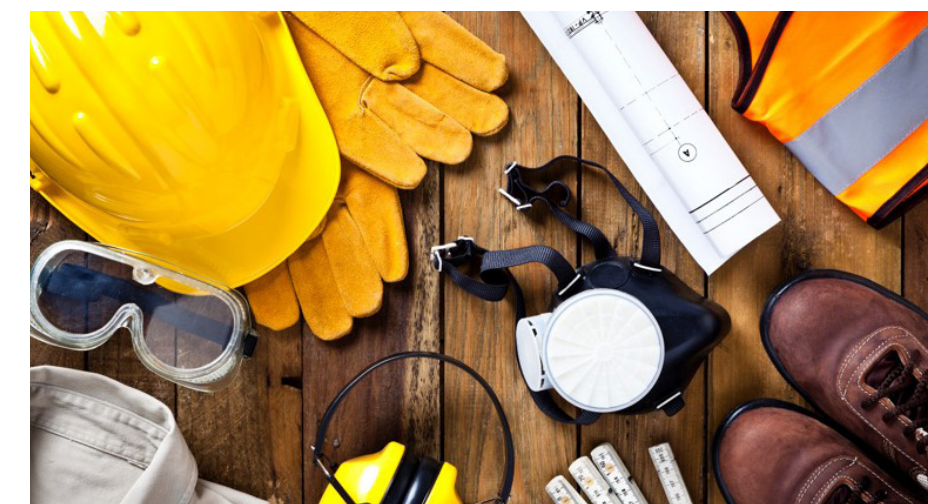
- A comprehensive Construction Traffic Management Plan will be submitted as part of the planning application.
- Deliveries will be scheduled during specific and publicised hours.
- Traffic Marshals will operate on site to supervise and monitor construction related vehicle movements to ensure safety for all road users.

Environmental Concerns:

- Measures, such as wheel washing, will be put in place to ensure the roadway and pavements are kept clean.
- Extensive measures will be taken to minimise:
 - Noise – Working hours will be restricted and low-noise construction techniques/machinery will be used where possible.
 - Dust – Dust suppression measures such as water sprays and sheeting will be used.
 - Vibration – Suppression measures and low impact techniques will be used where possible.

Working with the Community:

- Regular updates on construction progress, timelines, and potential disruptions will be provided.
- A dedicated point of contact for resident concerns and complaints will be publicised.



ACCESS & SERVICING

Access & Servicing

- The servicing strategy builds on the principles of the permitted scheme, keeping the central part of the site largely car-free to prioritise resident and visitor amenity.
- Vehicle access is directed to the rear, via the existing road south of the bus waiting area, serving Blocks B and C and providing accessible parking.
- Refuse and emergency vehicles use the same route, with direct collection from Blocks A1, B, and C, and managed collection for Blocks A2 and D to limit vehicle movement within the site.

Parking & Transport

- Bus access to the north is to be retained.
- The scheme is largely car-free; however, 13 Blue Badge spaces are planned, with the potential to increase to 43 in the future.
- Along Manor Road, the building setback allows for accessible parking integrated with street trees and planting, improving character while maintaining generous pedestrian footways.
- Although footways will be slightly narrower than in the permitted scheme (minimum 2.8m), this is balanced by additional amenity space within the site, better conditions for street tree planting, and greater separation of pedestrians from traffic.



MANOR ROAD

OVERVIEW



A selection of housing types including affordable homes, private sale homes, and Co-Living homes.



Attractively designed green landscaping that will include play space and help boost local biodiversity.



New local amenities.



HAVE YOUR SAY

Avanton has been working closely with the London Borough of Richmond upon Thames and our design team to create active ground floor uses that will help integrate the proposed development into the community. These spaces are intended to provide new retail or community facilities that everyone can use and enjoy.

The graphic below shows the different potential ground floor uses. In the box on the left, please use a Post-it note to share what you would most like to see delivered in the commercial or retail spaces — for example, a new community space for local groups and events, a small grocery store, or a café. We greatly value your feedback.

POST YOUR THOUGHTS HERE!

PROPOSED GROUND LEVEL





AVANTON:

THANK YOU

Thank you for taking the time to visit our consultation event.
We hope you have found it insightful.

We would be very grateful if you could fill out a comment form
and hand it to one of the team.

Alternatively, you can get in touch via our dedicated website,
email, or by post:

Web: manorroad-community.com.uk

Email: feedback@manorroad-community.co.uk

FREEPOST RESIDENT CONSULTATION

TIMELINE

Submission: Q3 2025

Expected: Determination Q1 2026