



**Design Addendum**

For Reselton Properties

## Preface

This Design Addendum has been prepared in direct response to a series of comments provided by London Borough of Richmond Upon Thames regarding the submitted proposals for the former Stag Brewery site in Mortlake.

The exact questions (in black) as well as a response (in grey) and accompanying illustrations are provided to clearly explain where amendments have been made or justification is instead provided.

Substitution planning drawings have been provided for all amendments outlined within this document. The drawing list is provided opposite. Previously submitted planning drawings that are not included within the list opposite should be considered to remain unchanged and current.

The compliance schedule has also been updated to reflect these amendments - a new revision will be provided along with the substitution drawings.

### Application A substitution and/or new drawings:

#### Basement Plans

|                    |   |
|--------------------|---|
| C645_Z1_P_B1_001_A | Proposed Development Area 1 Basement Plan |
| C645_Z2_P_B1_001_A | Proposed Development Area 2 Basement Plan |

#### Masterplan Drawings

|                    |  |
|--------------------|--|
| C645_Z1_P_00_001_A | Proposed Development Area 1 Ground Floor Level Plan  |
| C645_Z1_P_TY_001_A | Proposed Development Area 1 Typical Floor Level Plan |

#### Building Plans

|                     |   |
|---------------------|---|
| C645_B2_P_00_001_A  | Building 2 - Proposed Ground Floor Plan   |
| C645_B2_P_TY_001_A  | Building 2 - Proposed Typical Floor Plan  |
| C645_B2_P_05_001_A  | Building 2 - Proposed Fifth Floor Plan    |
| C645_B2_P_06_001_A  | Building 2 - Proposed Sixth Floor Plan    |
| C645_B2_P_07_001_A  | Building 2 - Proposed Seventh Floor Plan  |
| C645_B2_P_RF_001_A  | Building 2 - Proposed Roof Plan           |
| C645_B3_P_00_001_A  | Building 3 - Proposed Ground Floor Plan   |
| C645_B3_P_TY_001_A  | Building 3 - Proposed Typical Floor Plan  |
| C645_B3_P_05_001_A  | Building 3 - Proposed Fifth Floor Plan    |
| C645_B3_P_RF_001_A  | Building 3 - Proposed Roof Plan           |
| C645_B4_P_00_001_A  | Building 4 - Proposed Ground Floor Plan   |
| C645_B5_P_00_001_A  | Building 5 - Proposed Ground Floor Plan   |
| C645_B5_P_01_001_A  | Building 5 - Proposed First Floor Plan    |
| C645_B5_P_02_001_A  | Building 5 - Proposed Second Floor Plan   |
| C645_B5_P_RF_001_A  | Building 5 - Proposed Roof Plan           |
| C645_B6_P_00_001_A  | Building 6 - Proposed Ground Floor Plan   |
| C645_B7_P_00_001_A  | Building 7 - Proposed Ground Floor Plan   |
| C645_B7_P_TY_001_A  | Building 7 - Proposed Typical Floor Plan  |
| C645_B7_P_05_001_A  | Building 7 - Proposed Fifth Floor Plan    |
| C645_B7_P_06_001_A  | Building 7 - Proposed Sixth Floor Plan    |
| C645_B7_P_06_001_A  | Building 7 - Proposed Seventh Floor Plan  |
| C645_B7_P_RF_001_A  | Building 7 - Proposed Roof Plan           |
| C645_B8_P_00_001_A  | Building 8 - Proposed Ground Floor Plan   |
| C645_B8_P_TY_001_A  | Building 8 - Proposed Typical Floor Plan  |
| C645_B8_P_05_001_A  | Building 8 - Proposed Fifth Floor Plan    |
| C645_B8_P_06_001_A  | Building 8 - Proposed Sixth Floor Plan    |
| C645_B8_P_07_001_A  | Building 8 - Proposed Seventh Floor Plan  |
| C645_B8_P_RF_001_A  | Building 8 - Proposed Roof Plan           |
| C645_B9_P_00_001_A  | Building 9 - Proposed Ground Floor Plan   |
| C645_B9_P_TY_001_A  | Building 9 - Proposed Typical Floor Plan  |
| C645_B10_P_00_001_A | Building 10 - Proposed Ground Floor Plan  |
| C645_B10_P_TY_001_A | Building 10 - Proposed Typical Floor Plan |
| C645_B10_P_04_001_A | Building 10 - Proposed Fourth Floor Plan  |
| C645_B11_P_00_001_A | Building 11 - Proposed Ground Floor Plan  |
| C645_B12_P_00_001_A | Building 12 - Proposed Ground Floor Plan  |

#### Building Elevations

|                    |   |
|--------------------|---|
| C645_B1_E_E_001_A  | Building 1 - Proposed East Elevation          |
| C645_B1_E_N_001_A  | Building 1 - Proposed North Elevation         |
| C645_B1_E_S_001_A  | Building 1 - Proposed South Elevation         |
| C645_B1_E_W_001_A  | Building 1 - Proposed West Elevation          |
| C645_B2_E_E_001_A  | Building 2 - Proposed East Elevation          |
| C645_B2_E_N_001_A  | Building 2 - Proposed North Elevation 1       |
| C645_B2_E_N_002_A  | Building 2 - Proposed North Elevation 2       |
| C645_B2_E_S_001_A  | Building 2 - Proposed South Elevation         |
| C645_B2_E_W_001_A  | Building 2 - Proposed West Elevation 1        |
| C645_B2_E_W_002_A  | Building 2 - Proposed West Elevation 2        |
| C645_B3_E_E_001_A  | Building 3 - Proposed East Elevation          |
| C645_B3_E_N_001_A  | Building 3 - Proposed North Elevation         |
| C645_B3_E_S_001_A  | Building 3 - Proposed South Elevation         |
| C645_B3_E_W_001_A  | Building 3 - Proposed West Elevation          |
| C645_B4_E_E_001_A  | Building 4 - Proposed East Elevation          |
| C645_B4_E_N_001_A  | Building 4 - Proposed North Elevation         |
| C645_B4_E_S_001_A  | Building 4 - Proposed South Elevation         |
| C645_B4_E_W_001_A  | Building 4 - Proposed West Elevation          |
| C645_B5_E_H_001_A  | Building 5 - Proposed Hotel Elevations        |
| C645_B5_E_S_001_A  | Building 5 - Proposed South Elevation         |
| C645_B5_E_E_001_A  | Building 5 - Proposed East & North Elevations |
| C645_B5_E_N_001_A  | Building 5 - Proposed North & West Elevations |
| C645_B6_E_E_001_A  | Building 6 - Proposed East Elevation          |
| C645_B6_E_N_001_A  | Building 6 - Proposed North Elevation         |
| C645_B6_E_S_001_A  | Building 6 - Proposed South Elevations 1      |
| C645_B6_E_S_002_A  | Building 6 - Proposed South Elevations 2      |
| C645_B6_E_W_001_A  | Building 6 - Proposed West Elevation          |
| C645_B7_E_E_001_A  | Building 7 - Proposed East Elevation          |
| C645_B7_E_N_001_A  | Building 7 - Proposed North Elevation         |
| C645_B7_E_S_001_A  | Building 7 - Proposed South Elevation         |
| C645_B7_E_W_001_A  | Building 7 - Proposed West Elevation          |
| C645_B8_E_E_001_A  | Building 8 - Proposed East Elevation          |
| C645_B8_E_N_001_A  | Building 8 - Proposed North Elevation         |
| C645_B8_E_S_001_A  | Building 8 - Proposed South Elevation         |
| C645_B8_E_W_001_A  | Building 8 - Proposed West Elevation 1        |
| C645_B8_E_W_002_A  | Building 8 - Proposed West Elevation 2        |
| C645_B9_E_E_001_A  | Building 9 - Proposed East Elevation          |
| C645_B9_E_N_001_A  | Building 9 - Proposed North Elevation         |
| C645_B9_E_S_001_A  | Building 9 - Proposed South Elevation         |
| C645_B10_E_N_001_A | Building 10 - Proposed North Elevation        |
| C645_B10_E_S_001_A | Building 10 - Proposed South Elevation        |
| C645_B11_E_E_001_A | Building 11 - Proposed East Elevation         |
| C645_B11_E_N_001_A | Building 11 - Proposed North Elevation        |
| C645_B11_E_S_001_A | Building 11 - Proposed South Elevation        |
| C645_B12_E_N_002_A | Building 12 - Proposed North Elevation 2      |

**Application B substitution drawings:**

**Site Sections & Elevations**

C645\_Z1\_E\_AA\_001\_A Proposed Site Elevation AA  
C645\_Z1\_E\_BB\_001\_A Proposed Site Elevation BB  
C645\_Z1\_E\_CC\_001\_A Proposed Site Elevation CC  
C645\_Z1\_E\_DD\_001\_A Proposed Site Elevation DD  
C645\_Z1\_E\_EE\_001\_A Proposed Site Elevation EE  
C645\_Z1\_E\_FF\_001\_A Proposed Site Elevation FF  
C645\_Z1\_E\_GG\_001\_A Proposed Site Elevation GG  
C645\_Z1\_E\_HH\_001\_A Proposed Site Elevation HH  
C645\_Z1\_E\_II\_001\_A Proposed Site Elevation II  
C645\_Z2\_E\_LL\_001\_A Proposed Site Elevation LL  
C645\_Z2\_E\_PP\_001\_A Proposed Site Elevation PP  
C645\_Z2\_E\_QQ\_001\_A Proposed Site Elevation QQ  
C645\_Z2\_E\_RR\_001\_A Proposed Site Elevation RR  
C645\_Z1\_S\_AA\_001\_A Proposed Site Section AA  
C645\_Z1\_S\_BB\_001\_A Proposed Site Section BB  
C645\_Z1\_S\_CC\_001\_A Proposed Site Section CC

**School Application**

C645\_Z3\_P\_AL\_001\_A Proposed Site Plan  
C645\_Z3\_E\_AL\_001\_A Proposed Elevations  
C645\_Z3\_P\_RF\_001\_A Proposed Roof Plan

**Wheelchair Accessible Unit Plans**

C645\_B2\_P\_00\_004\_A Building 2 - Accessible Unit Apartment 2.G.7  
C645\_B2\_P\_00\_005\_A Building 2 - Accessible Unit Apartment 2.G.6  
C645\_B2\_P\_00\_006\_A Building 2 - Accessible Unit Apartment 2.G.8  
C645\_B2\_P\_05\_003\_A Building 2 - Accessible Unit Apartment 2.5.11  
C645\_B2\_P\_06\_002\_A Building 2 - Accessible Unit Apartment 2.6.6  
C645\_B2\_P\_TY\_002\_A Building 2 - Accessible Unit Apartment 2.TY.8  
C645\_B3\_P\_TY\_002\_A Building 3 - Accessible Unit Apartment 3.TY.5  
C645\_B7\_P\_00\_003\_A Building 7 - Accessible Unit Apartment 7.G.3  
C645\_B8\_P\_TY\_002\_A Building 8 - Accessible Unit Apartment 8.TY.10

**Bay Study Elevations**

C645\_Z1\_E\_01\_004 Mansion Typology Bay Study Elevation - Retail frontage  
C645\_Z1\_E\_01\_005\_A Bottling & Hotel Building Bay Study Elevation - Existing  
Façade Office  
C645\_Z1\_E\_01\_006\_A Bottling and Hotel Building Bay Study Elevation - New  
Façade Office  
C645\_Z1\_E\_01\_007\_A Bottling and Hotel Building Bay Study Elevation -  
Existing Façade Hotel

**Parameter Plans**

C645\_Z2\_P\_PR\_007\_A Proposed Building Levels - Ground Floor  
C645\_Z2\_P\_PR\_011\_A Demolition and Retention Plan

## Block 1 - Cinema

### 1. Can the isolation of the cinema be reduced?

The cinema was conceived as having an important civic role and has been positioned in a prominent location facing the entrance to the green link. The building serves as a welcoming gesture facing a significant public space, in which people can gather prior to and after visiting the cinema. Joining the cinema to another building would diminish the importance of the building and disrupt the legibility of the master plan.

The aspiration to create a civic gesture that is reminiscent of the heyday of cinema building has been integral to the design of the building. As a consequence, we referred to many historic precedents during the design process.

As part of this research, we discovered many historic precedents of free-standing/ detached cinema buildings with a successful relationship with the public realm as well as elevation treatment to areas of facade enclosing cinema screens. Early to mid 20th century cinema precedents often incorporated masonry relief and other decorative details to these solid areas of facades. The proposal for fluted concrete is not dissimilar to this approach in that it provides an elegant and decorative design with varied relief and texture (see response to item 3 for a more detailed explanation).



Example of decorative masonry - Odeon cinema, Southsea, Portsmouth



Example of decorative masonry - Odeon cinema, Chingford Mount



Example of free standing cinema - Odeon cinema, Bolton



Example of free standing cinema - Odeon cinema, Loughborough



Example of free standing cinema - Odeon cinema, Harrogate



Submitted illustrative view of proposed cinema (Block 1) from Lower Richmond

## Block 1 - Cinema

2. Provide direct level access to omit steps and ramps.

The proposed floor level of the Cinema is set mid-way between proposed Thames Street and Lower Richmond Road (LRR) and provides the ground floor of the building with relationships to both streets and to the public open space and, particularly to the circulation route and gathering space of the Green Spine.

Gillespies have designed the access around the building to provide steps and accessible walkways into a central entrance landing facing into the Green Spine. The main access route from LRR and Mortlake Green and beyond is via the graded walkway that runs either side of the Green Link directly through the site to the river. Graded slopes of 1:21 incline and edged with raised kerbs / seating walls provide an accessible route to the main eastern entrance and past the building, linking LRR and Thames St. Outside the cinema, there are level areas that form spill-out terraces, slightly raised above pavement level and overlooking the Green Spine and LRR, providing animation to the streetscape as well as valuable amenity space for the users of the cinema.

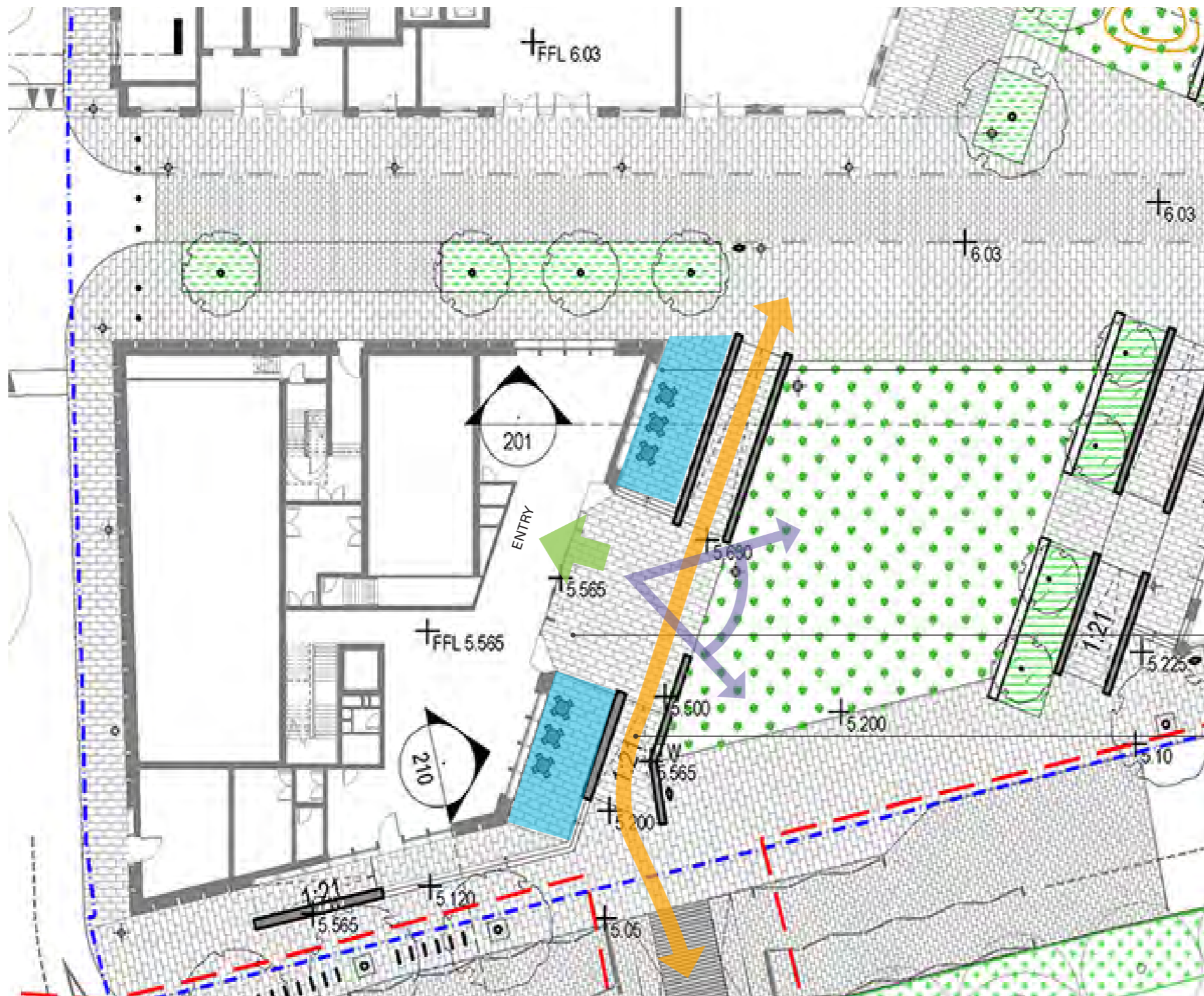
A secondary direct entry from LRR is provided with a continuous line of steps wrapping the corner and an accessible graded walkway at the western end down to footpath level. The configuration of these steps and graded walkway is designed to maintain a min public footpath along LRR past the site and

Low walls or kerbs to define the access also provide casual seating opportunities, further enlivening the streetscape and public realm with meeting places, waiting and casual interactions.

Refer to plans for annotated description of the building surrounds.

- 1 Green Link with lawn, trees, planting, rain garden, spill-out spaces and access route.
- 2 Thames street with service vehicle route
- 3 Outdoor seating
- 4 Lawn
- 5 Seating
- 6 Graded access
- 7 Rain garden
- 8 New crossing (pedestrian and cyclists)
- 9 Proposed link through Mortlake Green





Access and seating terraces facing into Green Link with graded walkway (1:21) route through to Maltings Plaza and Thames River

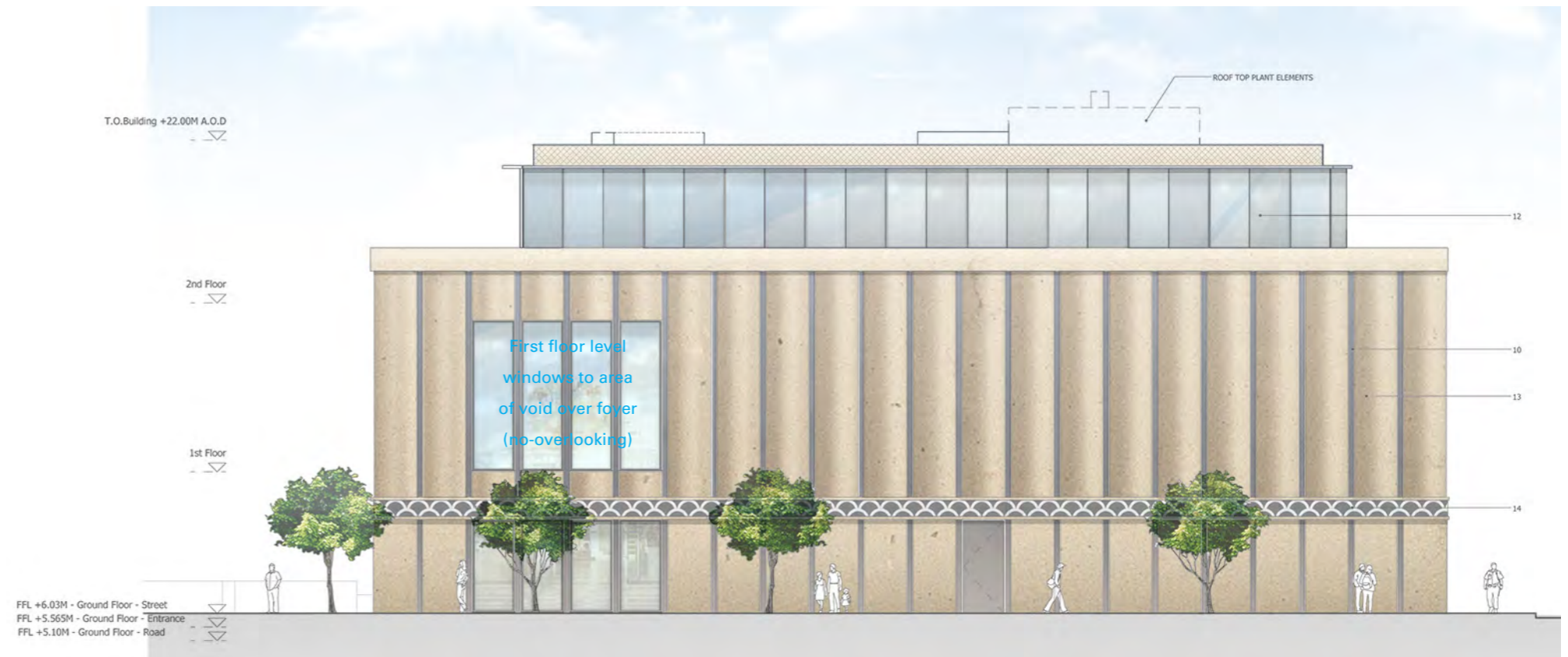
Access and seating terraces facing into Green Link with graded walkway (1:21) route through to Maltings Plaza and Thames River

Direct access route from Mortlake Green and Station into site

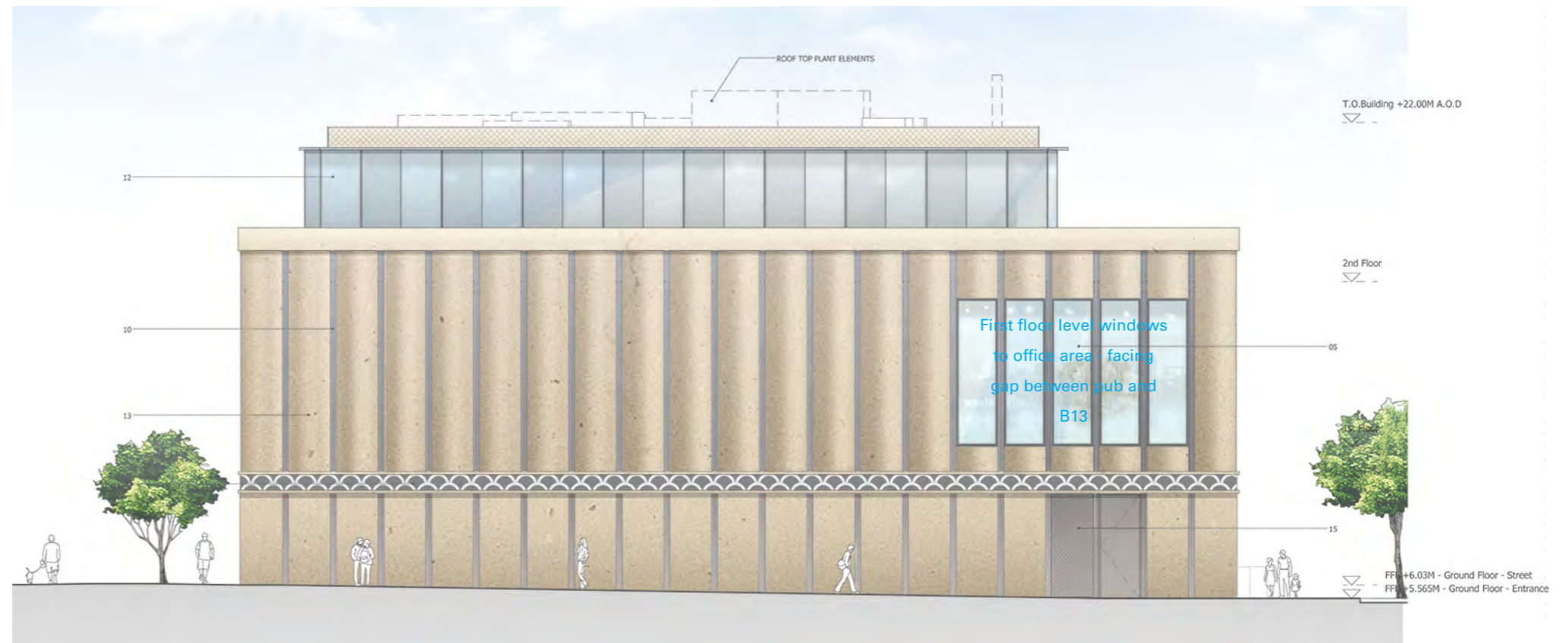
**Block 1 - Cinema**

- West and north elevations. The main view for future residents appears to be of 4 storeys of solid pre-cast concrete cladding. This will have adverse effect on the value of the residential units?

The nature of the use of the building as a cinema requires a large proportion of windowless facades. On one hand this means that those parts of the facade are not animated by windows, however that may also be seen as a benefit in terms of the lack of overlooking issues to these areas. The internal configuration of the building has been designed to specifically locate the screens (which require solid facade) to the north and west - this has been to ensure active frontages are provided towards the green link and Lower Richmond Road. The elevation treatment has been carefully considered to provide strong character and relief. The fluted concrete piers will cast light and shadow in a manner reminiscent of a cinema curtain - not dissimilar to the effect of the award winning Centre for Contemporary Arts in Nottingham (by Caruso St John Architects). By evening this fluted profile provides opportunity for subtle lighting to be incorporated in a manner that avoids light spilling towards its neighbours. We believe this is a suitably elegant approach to the challenge of providing solidity and animation at the same time.

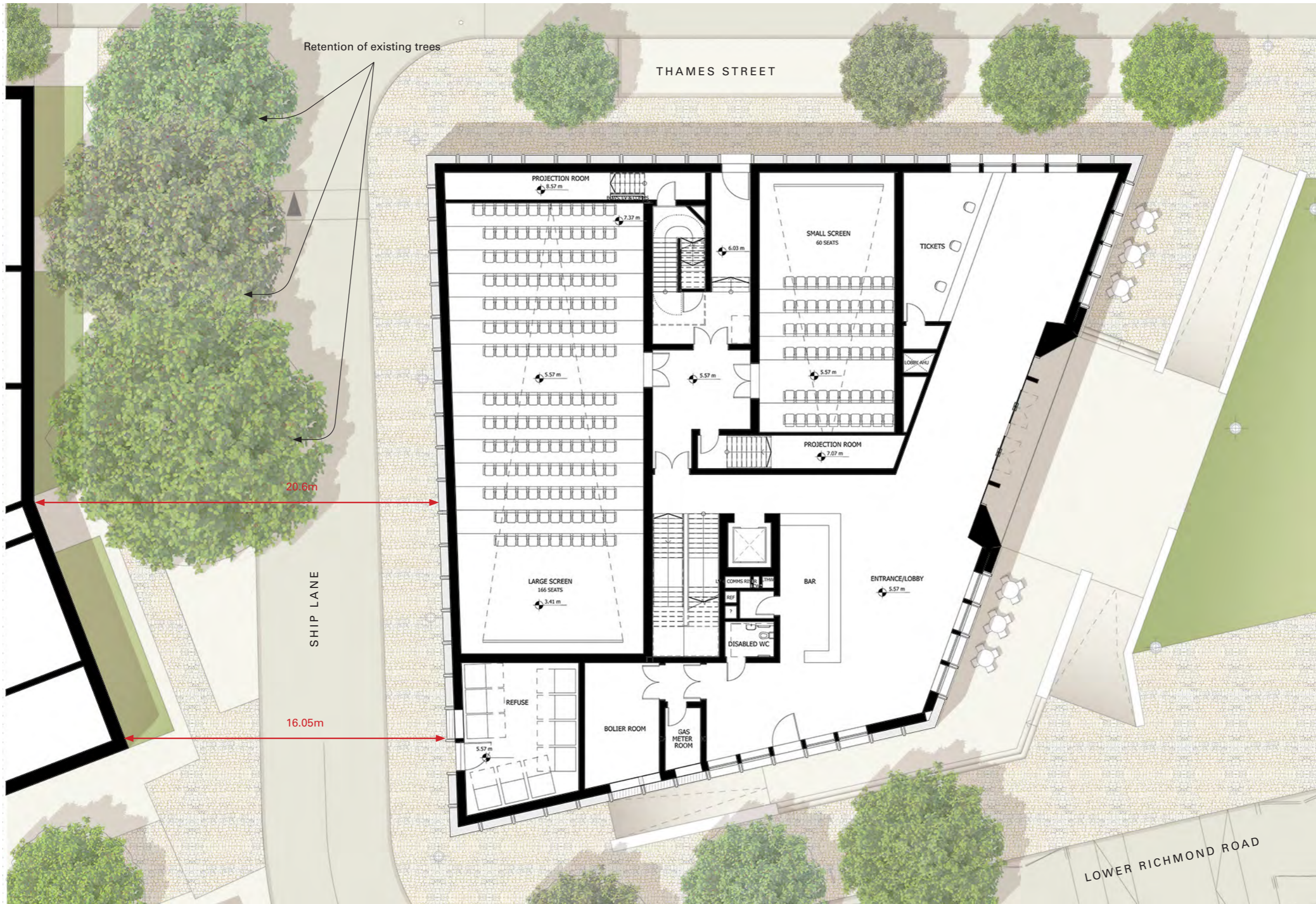


Block 1 (cinema) - Proposed north elevation



Block 1 (cinema) - Proposed west elevation





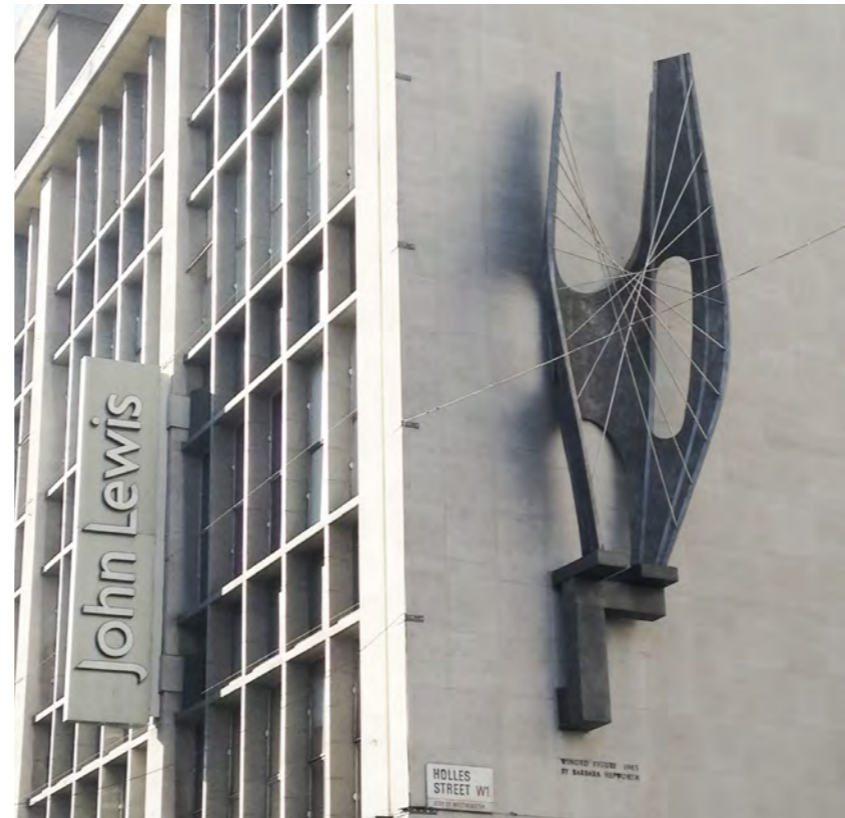
Block 1 (cinem) - Proposed ground floor plan

**Block 1 - Cinema**

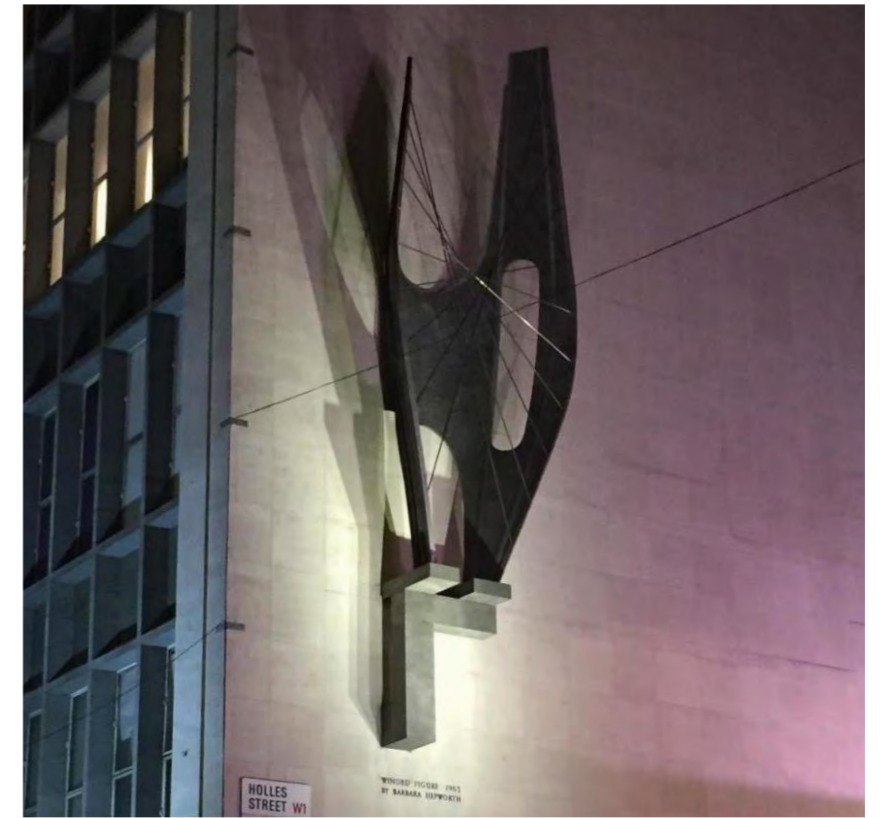
4. Provide active frontages

The proposed south and east facades are proposed to incorporate significant areas of glazing that respond to the public realm. The south elevation faces on to Lower Richmond Road and Mortlak Green and does not overlook any other properties. The east elevation faces on to the entrance to the Green Link and is set apart from the building opposite (B6) by 38m.

While there is limited opportunity to increase the amount of glazing to these facades, there could be potential to further animate these elevations by incorporating lighting and/artwork features which could be conditioned.



Block 1 (cinema) - Proposed south elevation



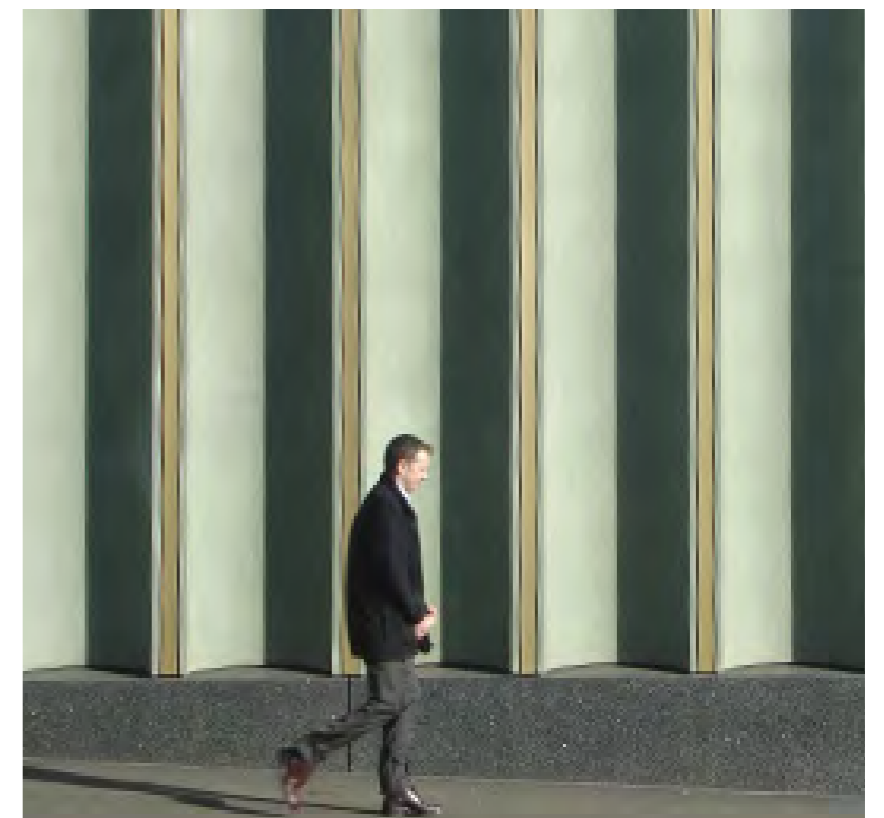
Block 1 (cinema) - Proposed south elevation



Curtain to cinema screen



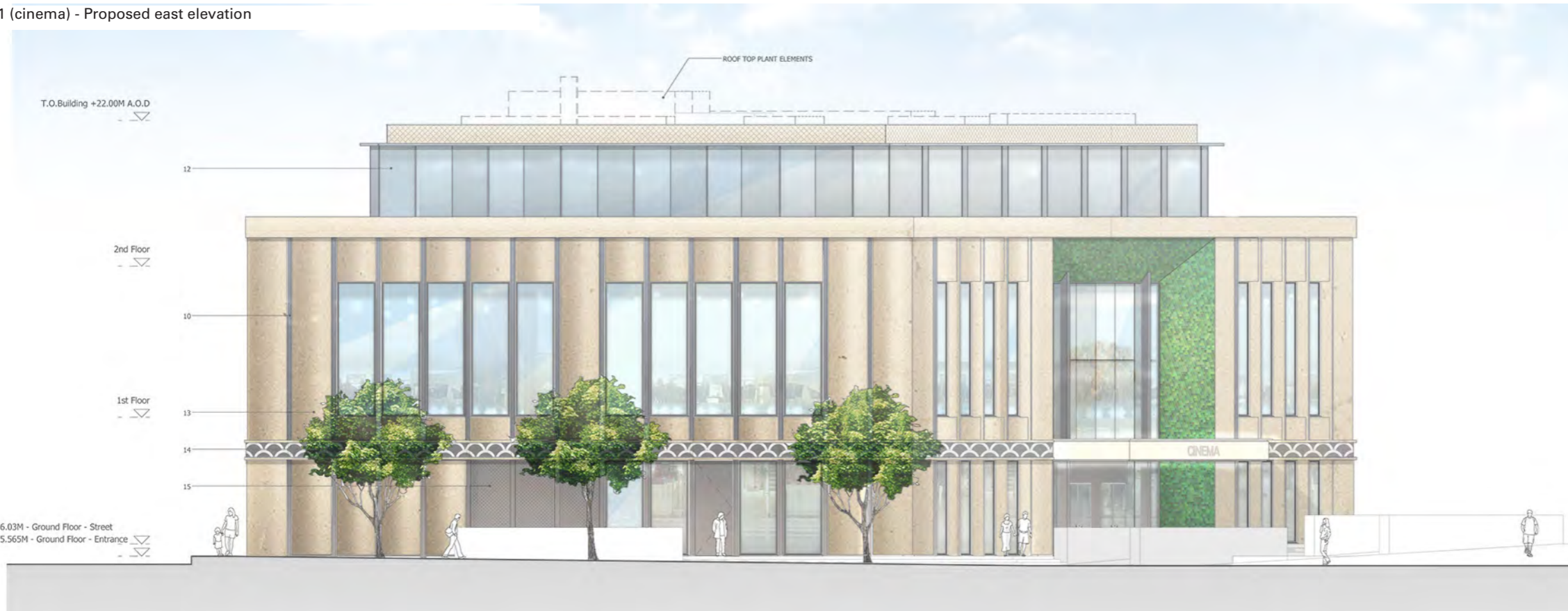
Example of historic reference to cinema curtain



Precedent of fluted concrete (a lighter colour of concrete as proposed)



Block 1 (cinema) - Proposed east elevation



Block 1 (cinema) - Proposed south elevation

## Block 1 - Cinema

### 5. Relocate the entrance of the cinema.

The entrance to the cinema has been deliberately located on the east location to benefit from a more generous spill out space and to serve as an important civic gesture. We believe that relocating the entrance to face Lower Richmond Road would disrupt pedestrian flow along the pavement and increase the risk of pedestrians spilling on to the busy road. Aside from this, we do not believe this position would be as welcoming and prominent due to the angle of approach from the station through the park. Aside from these technical constraints, it is worth noting that an important design feature of the entrance is to have a double storey height angled reveal, which is proposed as being clad in a 'bottle green' coloured tile. This will be visually prominent in the views on approach from the station and village green.



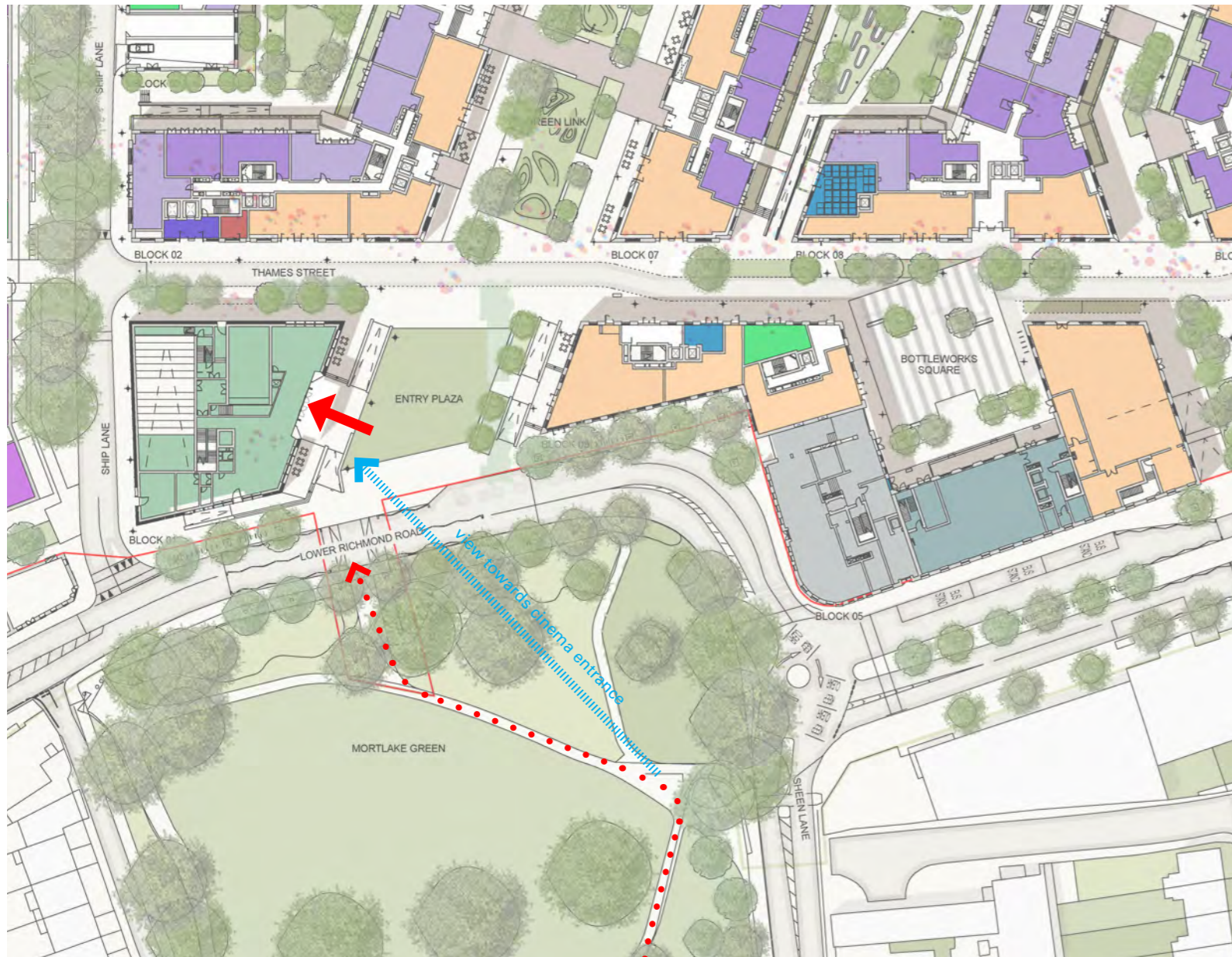
Submitted view of proposed cinema (Block 1) from Mortlake Green



Example of 'bottle green' glazed tiles



Example of tiled reveals to glazed openings - providing emphasis to reveal when viewed from an oblique angle



Plan showing direction of approach to the cinema from Mortlake Station



Coloured elevation showing coloured tiled reveal to entrance area

**Block 1 - Cinema**

- 6. Ensure any plant is centralised in roof.

The plant to the rooftop area has been minimised and located to the most central location possible. It must be acknowledged that the nature of the cinema use does result significant mechanical ventilation and cooling requirements. These items of plant require minimum separation distances as well as space to manoeuvre around for the purpose of maintenance access.

- 7. West and north elevations – dead / inactive frontage.

Please see response to item 4.

- 8. South elevation – poor relationship with street: Barriers, ramps, stairs and lack of interaction.

Please see response to item 2.

- 9. Should be level access from street – all stairs / ramps interrupt too much in townscape.

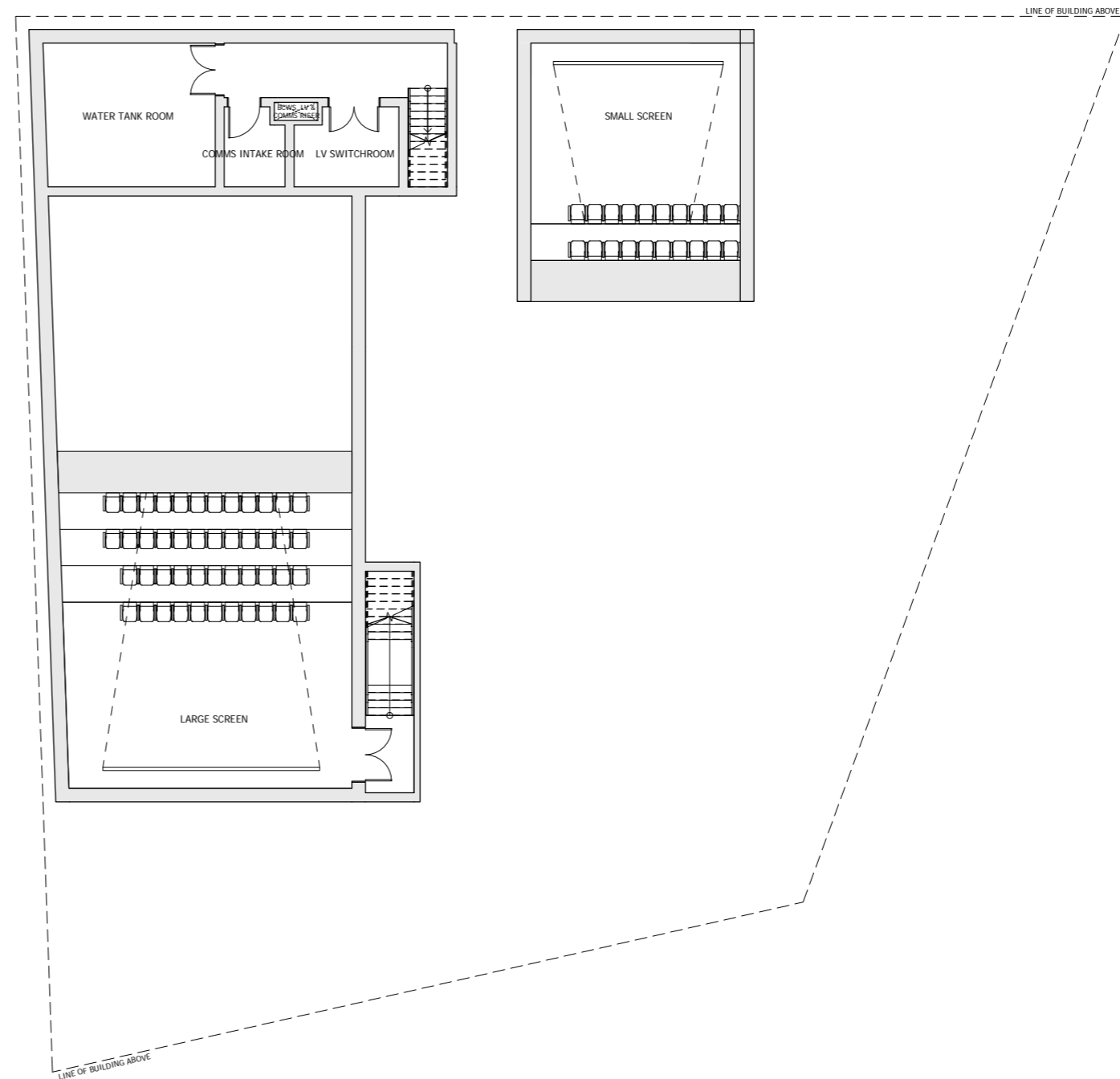
Please see response to item 2.

- 10. Cinema basement not shown on plan. Why can't the basement be lowered to provide level access?

Please see response to item 2. It is worth noting that the levels around the cinema facades vary, and that the internal level has been set to provide level access to the entrance on the East facade. The basement level consists of very small areas of basement - most of which are raked floors to cinema screens. These basement areas are not affecting the setting out of ground floor level datum.

- 11. Refer to plan comments.

Please refer to above responses.



Block 1 (cinema) - Proposed basement level plan

12. Dead frontage on west and north elevations.

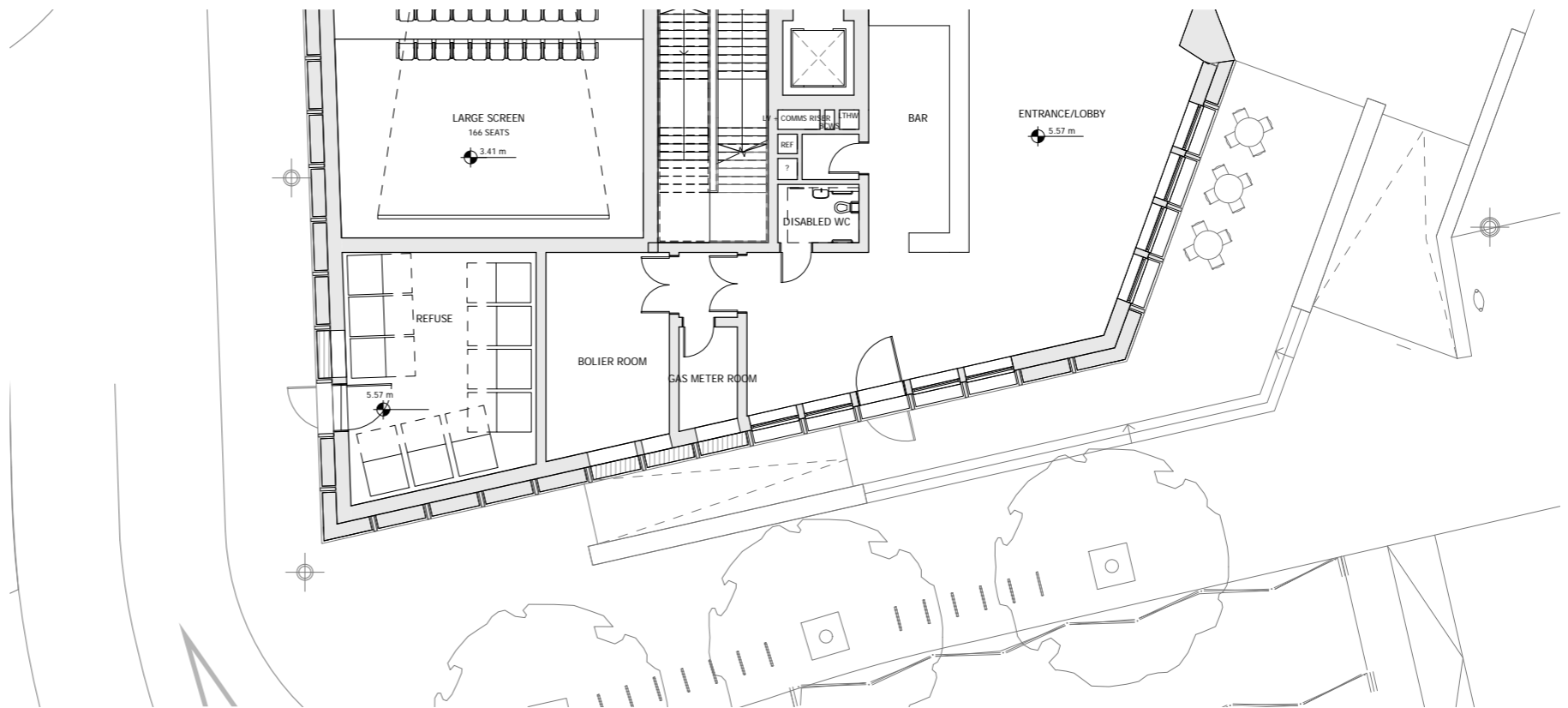
Please refer to above responses.

13. South elevation has a poor relationship with street: Refuse, boiler, second entrance.

14. As mentioned in earlier paragraphs, the cinema screens have been arranged to avoid overlooking issues with residential buildings opposite. These screen occupy most of the North and West facades. This leaves very little opportunity for the incorporation of refuse store and boiler rooms - which must have direct access from the street. The refuse cannot be collected from Lower Richmond Road since this would cause disruption to traffic. It is for this reason that it has been positioned on the corner of Ship Lane. The boiler room requires ventilation and must be positioned on a facade - it must also be positioned in a location where the flue can terminate in the set back rooftop level and so that service routes can be distributed easily to both cinema screens. It is for this reason that the North facade was discounted as a suitable location.



Block 1 (cinema) - Proposed south elevation



Block 1 (cinema) - Proposed ground floor plan

## Block 2

### 1. Turret needs refinement/ elegance

Corner 'turrets' are proposed to three strategic corners of mansion buildings. These elements aim to draw from historic precedent in terms of their design as well as serve as welcoming gateways elements that frame the view of the green link.

Each of the turret elements on buildings 2, 7 and 8 have been re-considered to provide hierarchy of window openings and a more refined top to the building - the result being an appearance more akin to historic precedents of mansion turrets that were built during the Victorian era across London.



Digby Mansions (river facing facade)



Kensington Gore



Hurlingham Court



Digby Mansions (street facing facade)



1 St James Street (by Richard Norman Shaw)





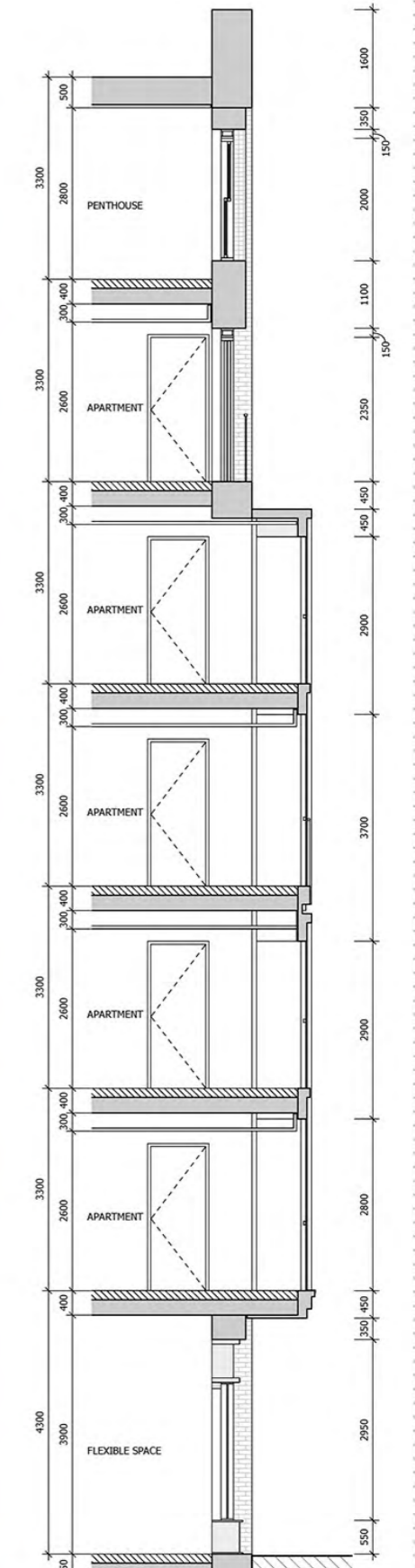
Revised view of corner elements to Buildings 2 and 7 (facing the entrance to the green link)

## Block 2

2. Gables - would it be appropriate to introduce some gables having a full pitch - may add some variation to the roofscape.

The palette of elements incorporated in the mansion buildings and clearly explained within the Design and Access Statement have been carefully refined to provide extensive opportunity for variation in the elevations of all of the mansion blocks (2, 3, 7, 8, 11 and 12. Each of the single bay, double bay and gable elements have been utilised at various different heights - the result being an incredibly varied parapet line to all of these buildings. The elements are never used in the same repeated pattern and spacing and as a consequence when mansion buildings face one another, the result is never that of a mirrored elevation. Furthermore, we have clearly demonstrated that these buildings will be organised in three clusters with differentiated colouration (of metalwork and brick) as well as brick and metalwork details. This will add to the variation of appearance when viewed from the public realm.

This leads us to a reminder that these buildings should be considered in the context of the landscape setting; which has been thoughtfully designed to provide an animated and varied public realm from which the buildings will be experienced at eye level and with perspective as opposed to a line drawn elevation.



Bay study elevation of gable element



Revised east elevation of Building 2



Revised view looking north along Green Link

**Block 2**

- 3. River elevation - forward project in elevation looks much greater than it actually is. To improve proportions - widen gables; increase width of commercial units at ground floor.

While we disagree that the gables should be re-designed, we acknowledge that there could be opportunity to increase the amount of glazing and visibility in to the ground floor commercial units and will alter these elements wherever we think there is opportunity to successfully do so.

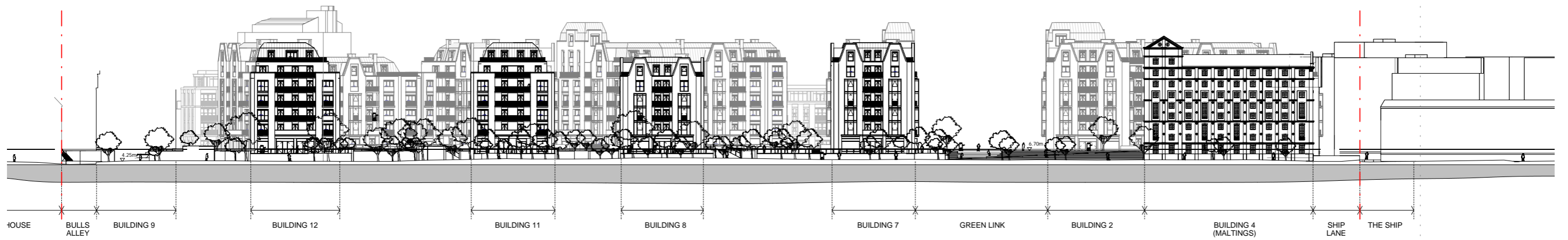
The riverfront elevation and CGI opposite clearly demonstrate that there is significant variation in the design of river facing elevations. Buildings 11 and 12 are terminated with single bays while buildings 7, 8 and 2 vary in height and terminate with gables. The result is an undulating roofscape with varied appearance. Furthermore, the metalwork details and colours of brick and metalwork are proposed to vary within each of the three mansion 'clusters' (B11 and B12, B7 and B8 and B2 and B3) further adding to the variety of the overall appearance of the masterplan.



Revised proposed north elevation of Building 2



Submitted proposed north elevation of Building 2



Proposed riverfront elevation

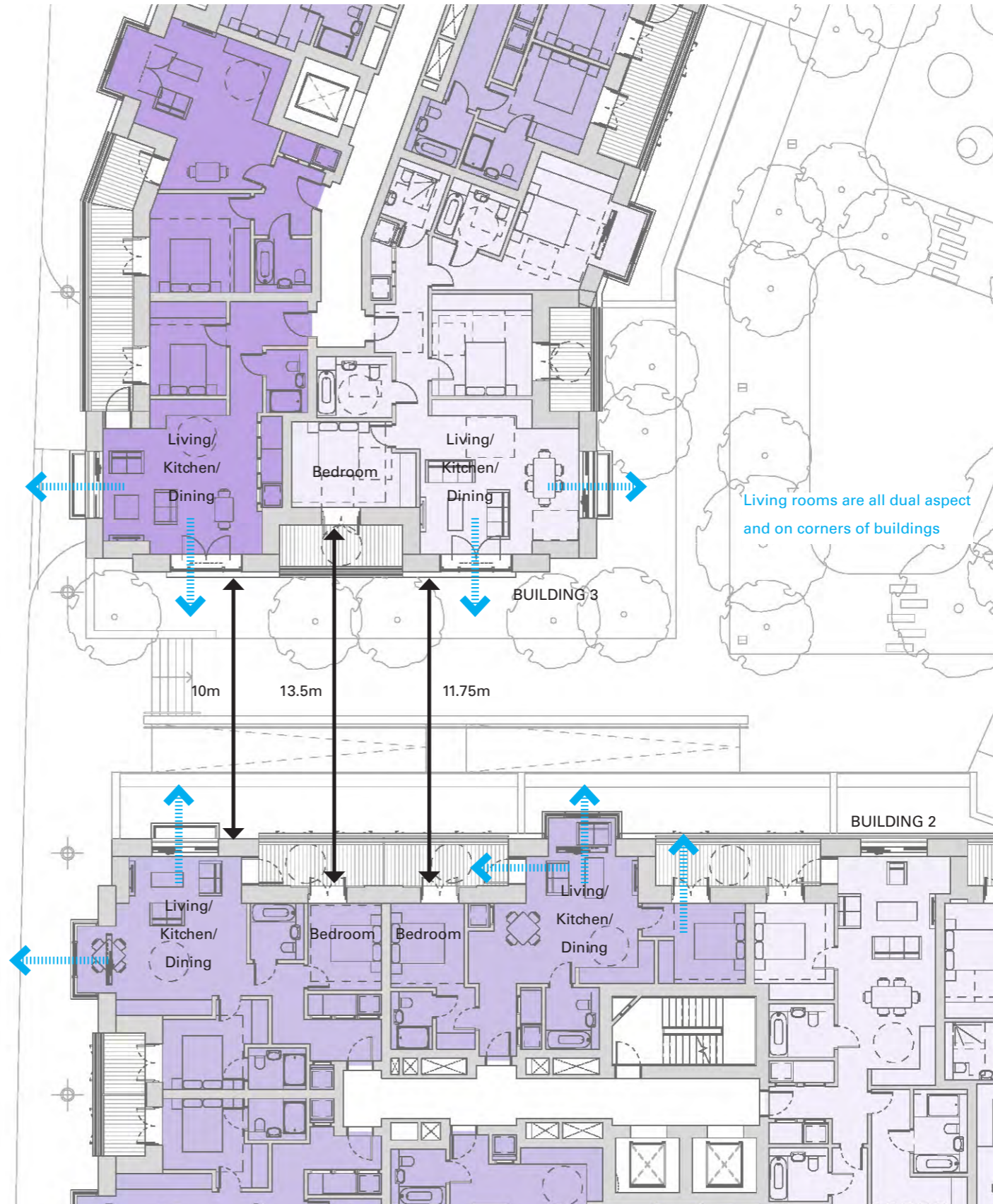


Revised CGI of proposed riverfront elevations

**Block 2**

- 4. Block 2 with Block 3: North facing, single aspect, only a 10m distance (and 12m on upper floors) - unacceptable living conditions.
- 5. Block 2 with Block 1: only 13m separation.

Please see section dedicated to 'Proximity of Buildings'.



Proposed typical floor plan - Buildings 2 and 3



Proposed typical floor plan of Development Area 1 - showing separation distances (DA denotes dual aspect apartments)

### Block 3

1. West elevation - It is appropriate to have a one bedroom flat next to refuse.

We assume that there has been an error in the wording of this statement and understand it to mean 'is it'.

2. South elevation ground floor - insertion of grilles. The west elevation has 5. Poor solution to this frontage at street level. Creates inactive/ dead frontage.

On both items 1 and 2, a more in depth understanding of the refuse collection and servicing constraints as a consequence of statutory requirements is required.

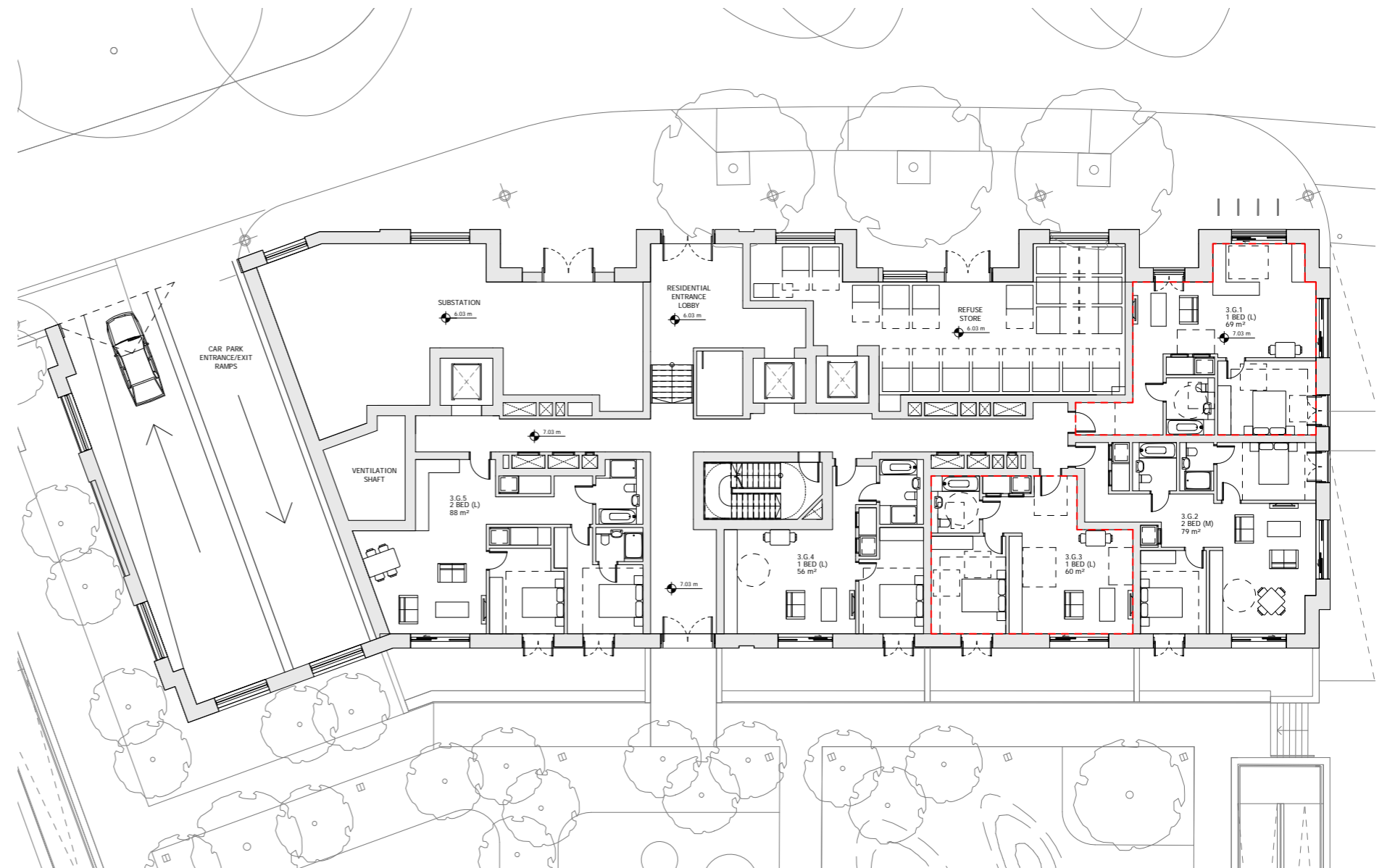
In the first instance refuse must be collected from an accessible vehicle route within a maximum distance from the rear of the refuse vehicle. Refuse from the cluster of buildings 2 and 3 are proposed to be collected from a combined refuse collection store at the ground floor level of B3. This arrangement has been made to enable ease of access to the refuse vehicle, which will collect from Ship Lane. The ground floor of B2 was dismissed as a suitable location since the refuse store would likely occupy the majority of the frontage of the primary thoroughfare of the new 'high street'.

Three of the five sets of grilles are to the refuse collection store. The other grilles on the west facade of the ground floor of B3 are to the substation that serves the western portion of development area 1. This location has been chosen to provide ease of access to maintenance vehicles and personnel in accordance with statutory requirements.

In order to improve the visual appearance of these grilles we would suggest that the design of the metalwork is conditioned and samples and drawings are submitted for approval at a later date.

3. North facing windows only 10m to south elevation of Building 4 - unacceptable living conditions.

Please see section dedicated to 'Proximity of Buildings'.



Block 3 - proposed ground floor plan





Block 3 - proposed west elevation

### Block 4 - The Maltings

1. Provide further justification for double height windows. Provide section through building demonstrating why these are necessary - west to east; and north and south through each flat. (It is evident some flats do not have these, so failing to see justification for such).

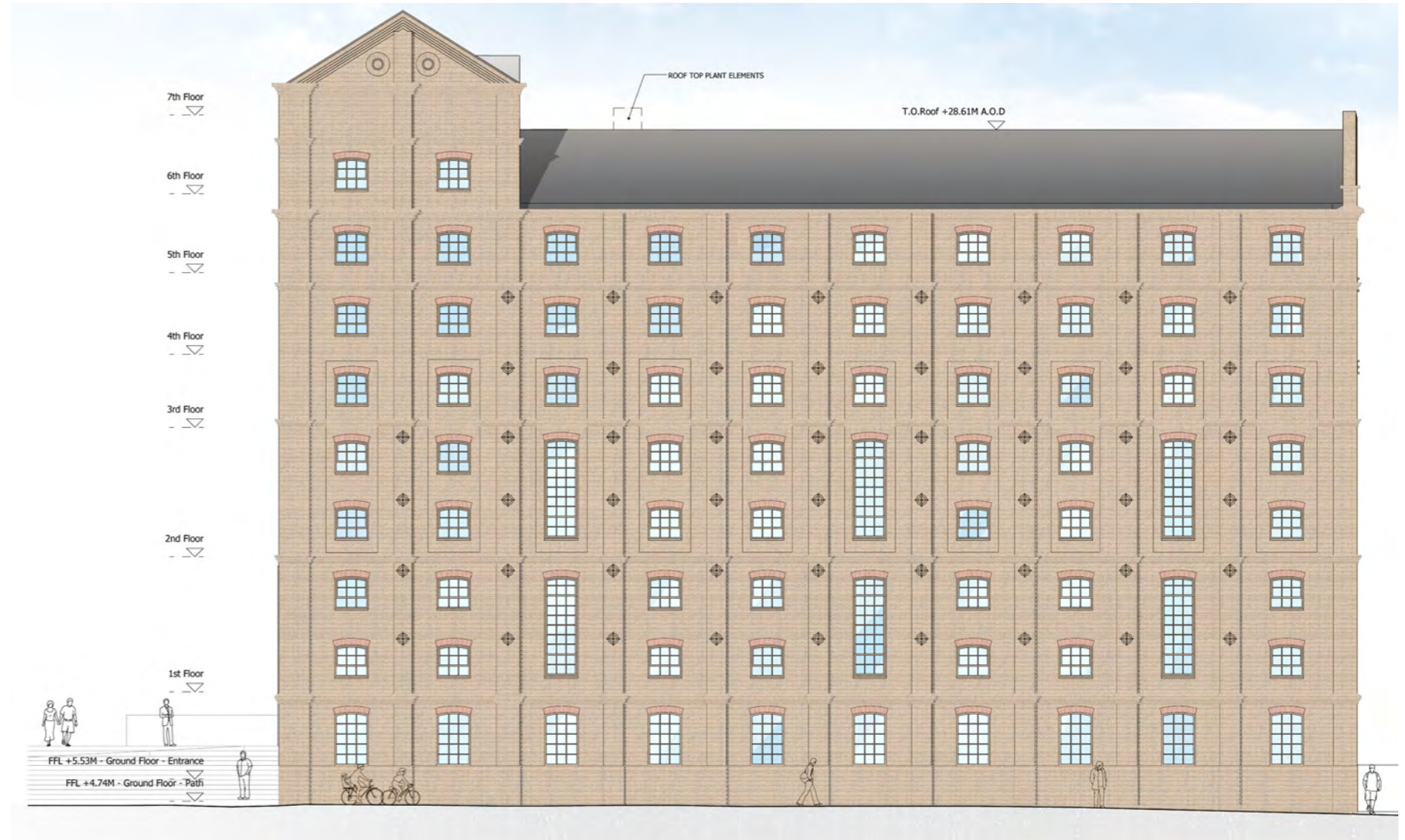
Section drawings have been provided to relationship of double height windows to internal apartments and or/ duplex units.

2. The double height windows to the 1st/ 2nd and 3rd/4th floors in the western element which is crowned with the gable gives a slightly lopsided effect to the fenestration pattern. There should be symmetry of the existing elevation. (Omit).

Placement of double height windows has been re-considered to provide a less disruptive impact on the existing elevation.

3. Remove Juliette balconies to the double height windows.

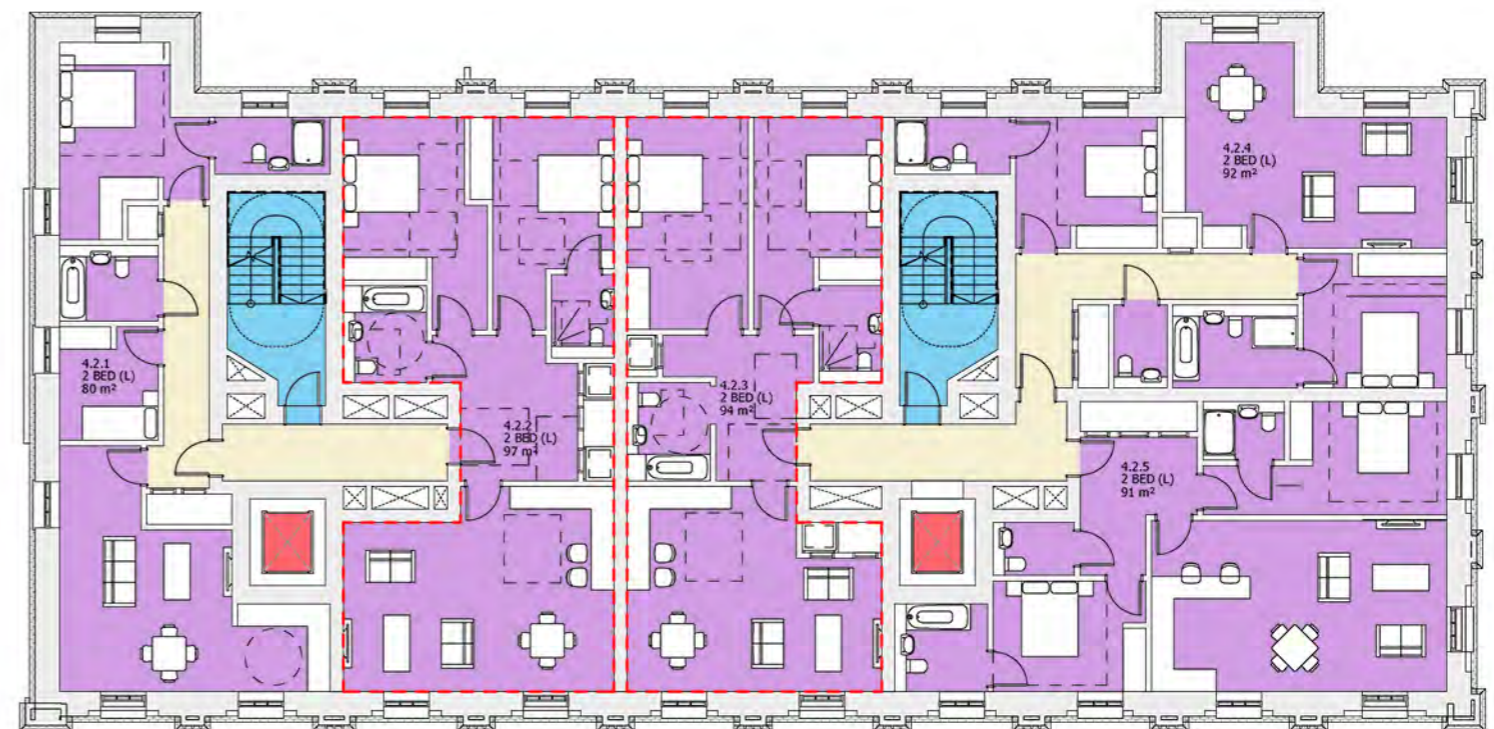
The double height windows have been re-designed and balustrades to 'juliette balconies' have been omitted. It is also proposed that existing columns will be re-located within the ground floor entrance area to the community use space. The ground floor plan has been revised to show indicative locations.



Block 4 (Maltings) - revised north elevation



Block 4 (Maltings) - proposed section



Block 4 (Maltings) - proposed second floor plan



Photograph of existing Maltings building

## Block 5 - The Bottling Plant

1. Substantial demolition given it only retains façade. Much of the interesting vaulted and columned interior is intact. This is one of the most notable and historic features remaining on the site. Lack of justification for demolition – has structural unsuitability for its conversion been considered. Even though only a BTM and with no control over the existing interior, depending on justification for substantial demolition of the BTM referred to above, more should be done to mitigate this harm in design terms by at least incorporating new vaulting and at least some of the existing cast iron columns into the new hotel design.

The existing bottling building consists of a brick façade with a cast iron frame (columns and beams) supporting brick vaults. The existing floor to floor height is limited to 3.25mm. The combination of the limited floor to soffit height and the nature of the existing construction mean that converting the existing building structure for alternative modern uses is very difficult. Strengthening of structure, mechanical ventilation and heating would be required for any new use within the building. These modern interventions would all decrease available head height and disrupt or conceal from view existing features of the building. Acoustic and fire protection requirements would also need to be considered and would most likely result in the features being almost entirely concealed from view.

The proposal includes deepening of the existing footprints (to gain Gross Internal Area) and as a consequence, the demolition of the north and east elevations is required.

It is worth noting that the cast iron columns are within the bottling plant building only. This building is proposed to be converted to office, gym and flexible use as opposed to hotel use.

As a result of all of these factors our conclusion is that a disproportionate (and costly) level of structural works would be required to retain the internal heritage features.

We do however propose to re-locate the existing columns within the proposed office spaces. Floor plans have been updated to show indicative locations for the existing columns .



Existing photograph of columned interior



Existing photograph of vaulted structure to bottling building



Existing photograph of vaulted structure to bottling building

2. Front/ south elevation: Was the fenestration inserted on the High Street elevation based on historical information? It is not clear as to whether fenestration designs are copies of originals; this needs confirmation. Provide details of fenestration choice.

The fenestration designs for the proposed altered south elevation are copies of the existing timber casement windows. It is proposed that all new windows will be double glazed timber casement windows.

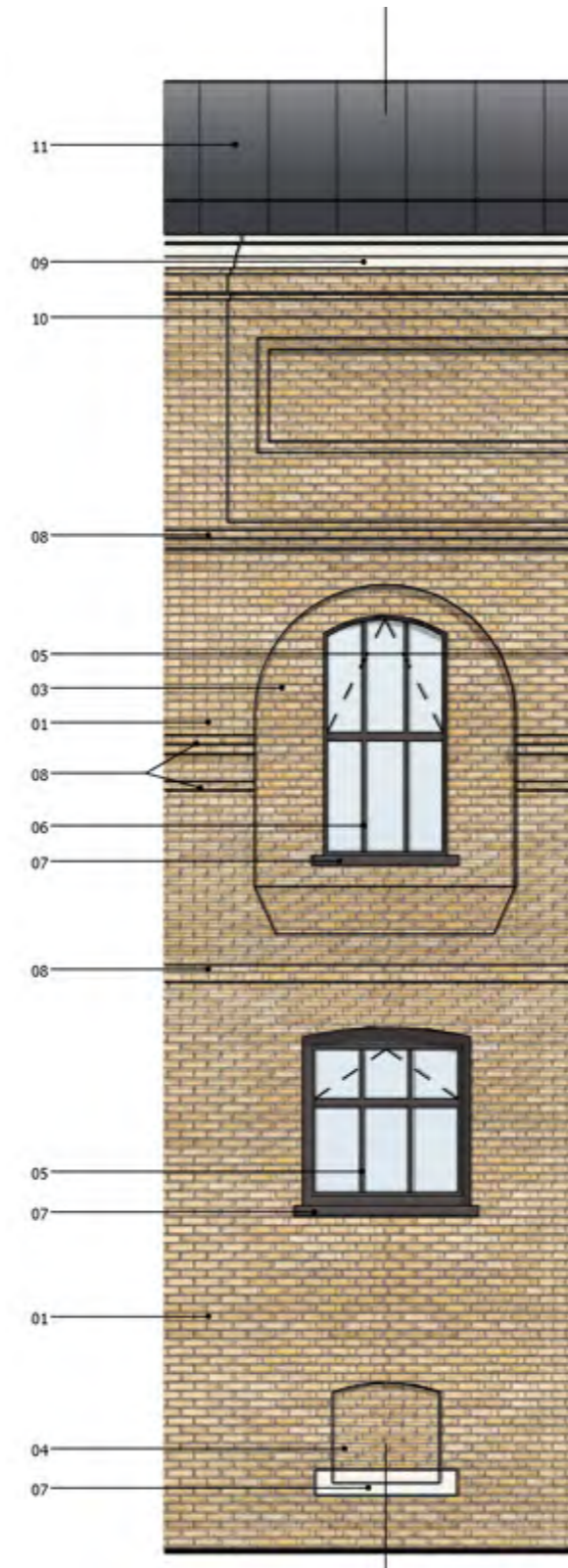
The fenestration in the new areas of façade to the north (facing the new 'High Street/ Thames Street') and east are proposed as contemporary interpretations (as opposed to direct copies) of the existing arched window openings on the retained south elevation.

The diameter of the existing arched openings has been utilised to form the outermost opening of the new second floor level window reveals. That shape has been offset in stepping brick reveals.

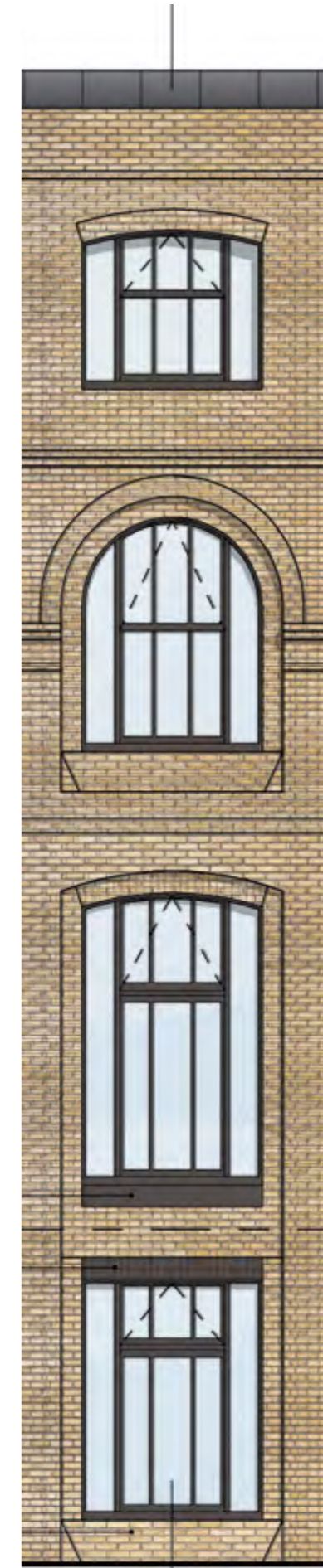
A hierarchy is also proposed to these window openings, with the re-interpreted arch positioned at second floor level (same level as on the retained façade) and a paired set of windows with a stepped flattened arch reveal below and a squatter flattened arch window at the top of the building.



Existing photograph of openings facing the High Street



Submitted proposed alterations to existing south elevation



Submitted proposed openings to north elevation

**Block 5 - The Bottling Plant**

- The significance of the south façade is the orchestration of the recessed bays with the gauged arches to windows set within the gauged arches to the bays. This detail is not shown on the application drawings. The two timber access doors to what would have been a hoist have been infilled with brick on the proposed plan, which is the same treatment as the one to the east, albeit already carried out. The drawing of the one to the east lacks the lintel above what was the pair of timber doors in the drawing, although it is still present on the building. There is a case for infilling the opening with timber to give a historic interpretation of the function, albeit to insert windows. If the scheme is retaining the existing south façade as it is apart from the inserted windows (which it should) then there is less than significant harm to the main public elevation, but the drawing should show the details of the gauged arches as there is a suggestion the south façade is being replaced. South elevation: correct drawings to show retention of lintels and brick detailing. Amend to reflect comments.

The submitted drawings do not propose the demolition of the south elevation of the bottling plant. Furthermore, the brickwork detailing to the heads of existing openings is proposed to be retained as existing.

The proposed fenestration to the existing (and altered) window openings has been based on the design of the existing fenestration at first floor level of the building. These windows incorporate two mullions (three panes of glass) and one transom each. Likewise, the design of windows at second floor level (which are less squat in terms of proportion) are new interpretations of the existing windows. It is proposed that the new first floor windows will be double glazed timber casement windows and that the second floor windows will be polyester powder coated metal. Drawings have been adjusted to show a timber infill instead of brick infill to the former hoist door.

The existing openings at ground floor level are semi-basement level windows. The proposal for the conversion of this building intends to provide level access to the new 'Bottleworks Square' on the opposite side of the building. The levels that have been established to achieve this relationship unfortunately mean that retention of these windows is not possible. These openings (which are currently boarded up and serving a semi-basement level) are proposed to be bricked up.

For clarity, drawings have been revised to show the fine detailing of the existing brickwork. We would also be happy to revise the drawings to infill the former hoist door openings



Revised bay study elevation of bottling building facade - to be re-submitted

