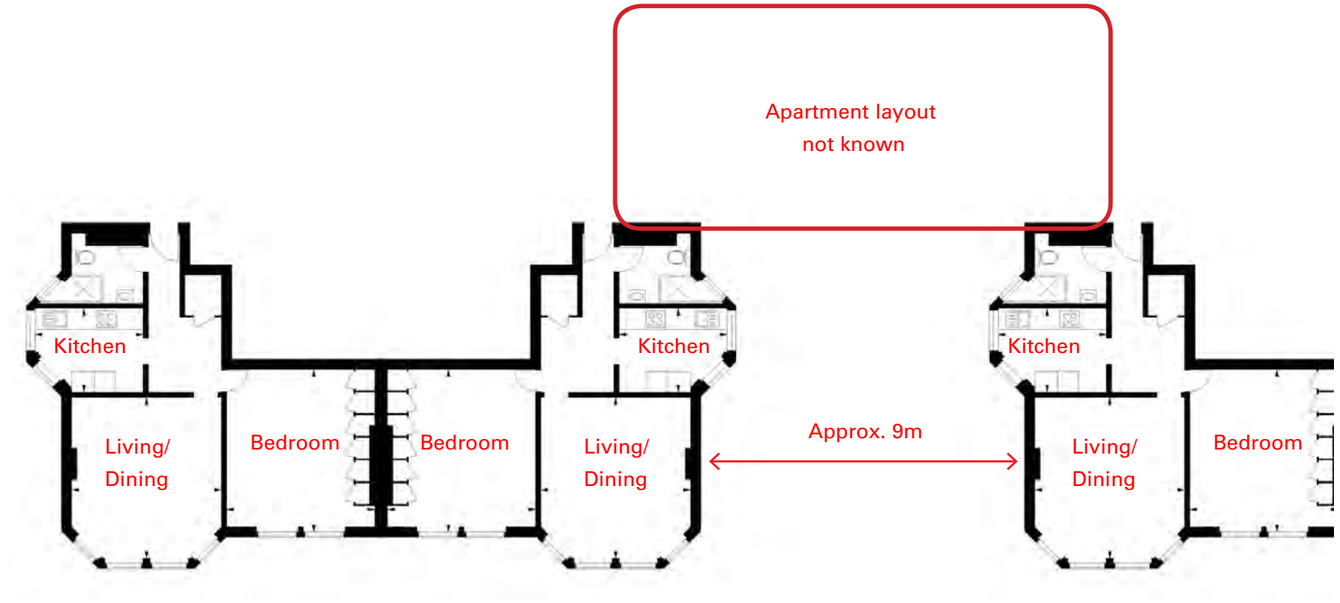
Interior photographs of Elmbank Mansions

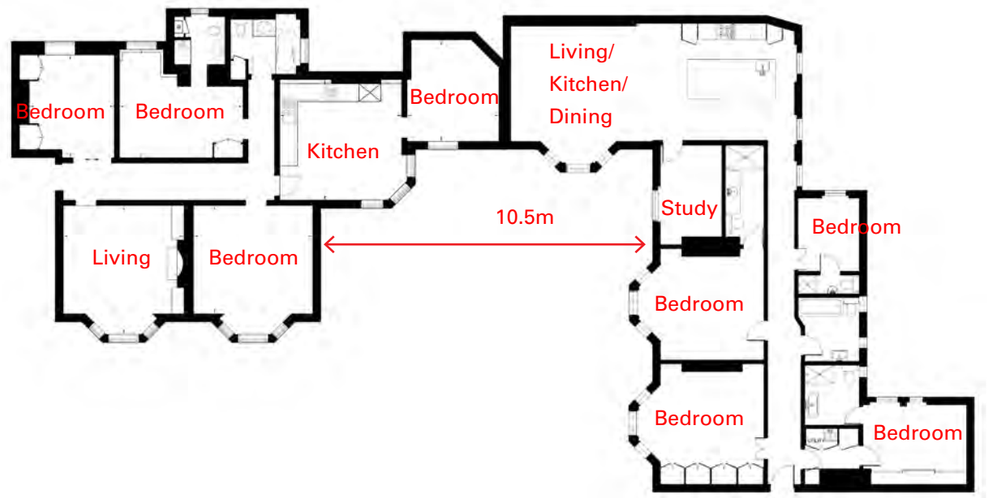


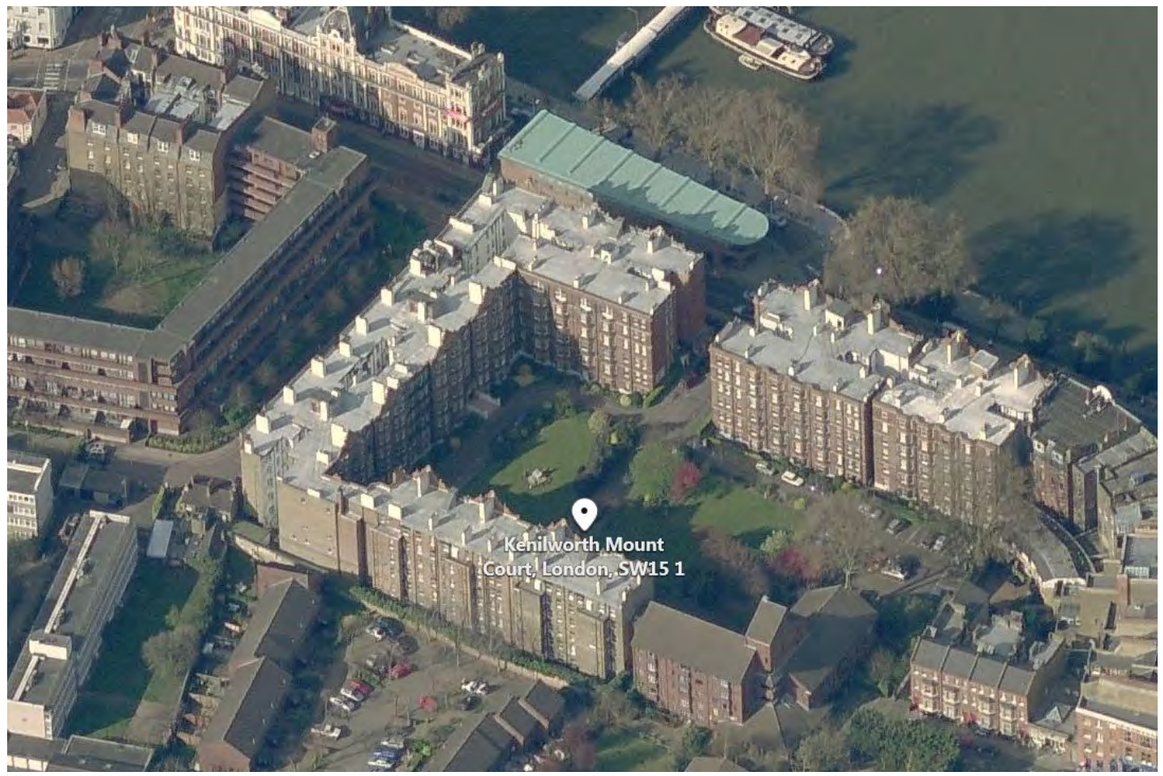
Floor plan of Elmbank Mansions

Kenilworth Court, Putney, Wandsworth

Completed between 1904-1905, Kenilworth Court in Putney, London, consists of eight purpose-built blocks of flats that were built in Edwardian style. The development contains 150 flats set around a garden courtyard. Internal angles of the courtyard result in facing dwellings within close proximity to one another. There are a number of facing windows to habitable rooms that are set apart by less than 10.5m.

Exterior photograph of Kenilworth Court





Aerial view of Kenilworth Court

Arlington Park Mansions, Chiswick

First occupied in 1906, these mansion buildings faced Turnham Green and were very closely set apart from one another. Some of the flank walls incoporate facing windows that are less than 10m apart from one another.

Exterior photograph of Arlington Park Mansions

Exterior photograph of Arlington Park Mansions

Prince Of Wales Drive, Battersea, Wandsworth

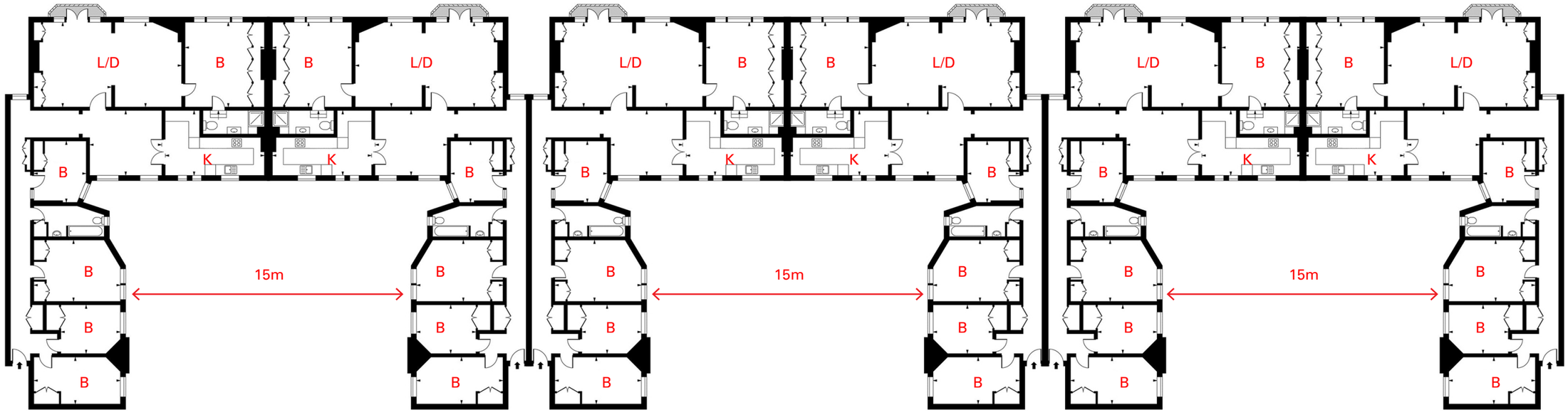
Begun in 1893, the Prince of Wales Drive development facing Battersea Park was inspired by the Arts and Crafts movement. This is a good example of a mansion development that creates distinct variations of repeated elements such as gables and bays. These elements ensure that there is an overarching identity to the wider development but distinct identities for clusters within the larger development. Clusters of buildings were constructed by different builders and leases for the buildings were taken up with enthusiasm when built. Still occupied today, the dwellings are spaced apart from one another it distances of less than 10m at the front of the buildings and 15m apart to the rear courtyards. These dwellings are still occupied and highly sought after today.

Overstrand Mansions, Prince of Wales Drive

Primrose Mansions, Prince of Wales Drive

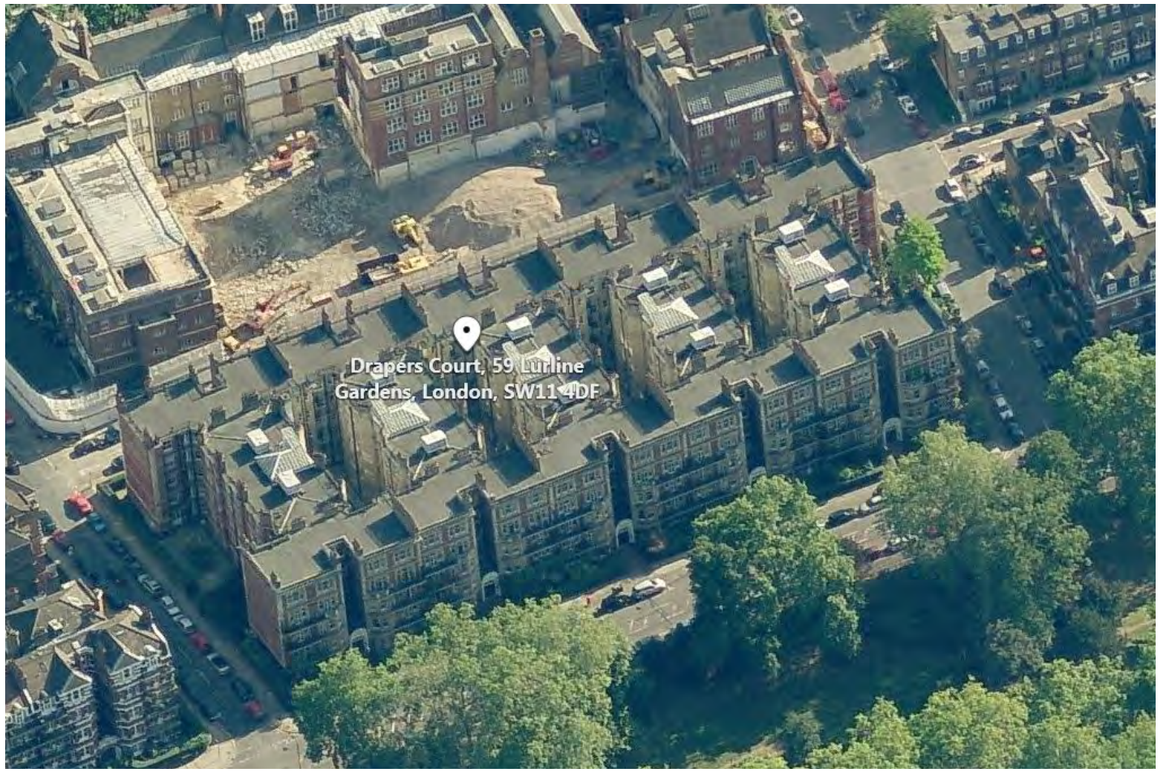
Albert Palace Mansions, Prince of Wales Drive

Albert Palace Mansions, Prince of Wales Drive



Plan of Prince of Wales Mansions, Prince of Wales Drive

Prince of Wales Mansions, Prince of Wales Drive



Aerial view of Prince of Wales Mansions, Prince of Wales Drive

Queens Club Mansions, Barons Court, Hammersmith and Fulham

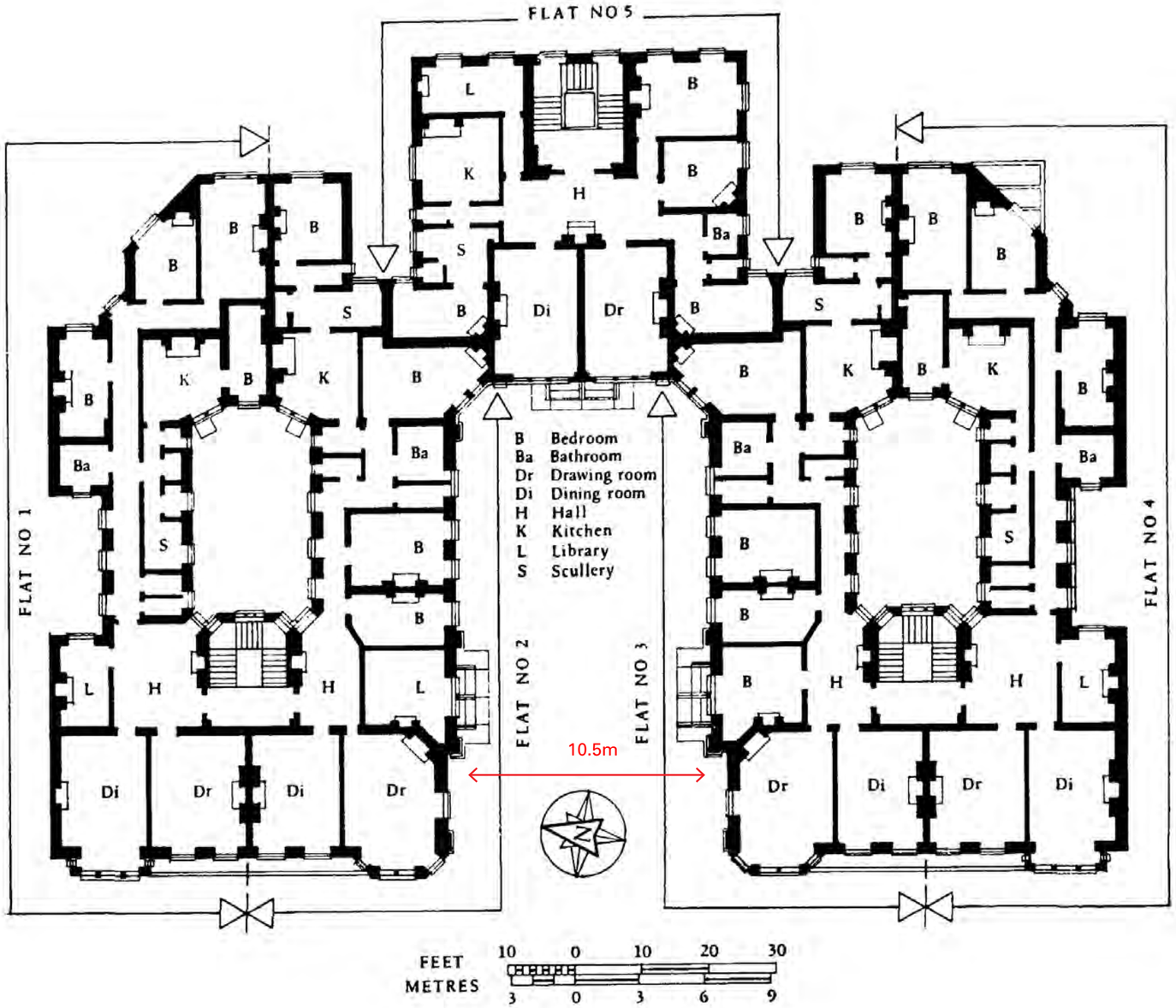
Queens Club Gardens was built in the late 19th century by an entrepreneurial developer, William Gibbs. It consists of an estate of 33 blocks of mansion flats set around central communal gardens and tennis courts. Inspired by the new Queen's Sports Club which had opened in the 1880s, it incoporated several variations of repeated elements such as gables and bays. It also incorporated deep undulations in the facade that resulted in facing windows to habitable rooms set apart by approximately 10.5m.

Interior photograph of Queens Club Mansions

Interior photograph of Queens Club Mansions

Exterior view of Queens Club Mansions

Aerial view of Queens Club Mansions



Plan of Queens Club Mansions

Exterior view of Queens Club Mansions

Exterior view of Queens Club Mansions

Proximity of buildings - controlling privacy

While we have endeavoured to ensure overlooking issues are mitigated as much as possible, there remain some instances of facing rooms. The aforementioned examples demonstrate that there are many historic as well as new examples of facing windows being successfuly incorporated within developments.

Interior photographs clearly demonstrate that in these developments privacy control has been adopted by residents in the form of a mixture of blinds and curtains according to personal preference. For the very few constrained instances within the Stag Brewery proposal where overlooking cannot be mitigated, we would suggest that blinds, curtains and/ or obscured glazing would provide residents with adequate privacy.

Venetian blinds

Roman blinds

Obscured Glazing

Blackout and sheer curtains

Block 7

1. Inconsistent plans:
   - C645_B07_P_00_001 – shows 12m between Blocks 7 and 8
   - C645_B08_P_00_001 – shows 9/10 m.

   Please refer to the drawing scale (bottom right hand title block) which varies between the two drawings. The distance between the two buildings is 10m.

2. Very concerned over the length of the west and east elevations – monotonous. Not enough visual breaks.

   We disagree that there is sufficient animation and variation in the long elevations of Building 7. Please refer to our comments on Block 2 - item 2. A variety of different elements (gables, single bays and double bays) at different heights have been used to compose the facades of the mansion buildings. The result is a varied parapet line and depth of façade. The gables and bays have strong vertical emphasis and relief that assists in breaking up the horizontality of the façade – particularly when viewed in perspective.

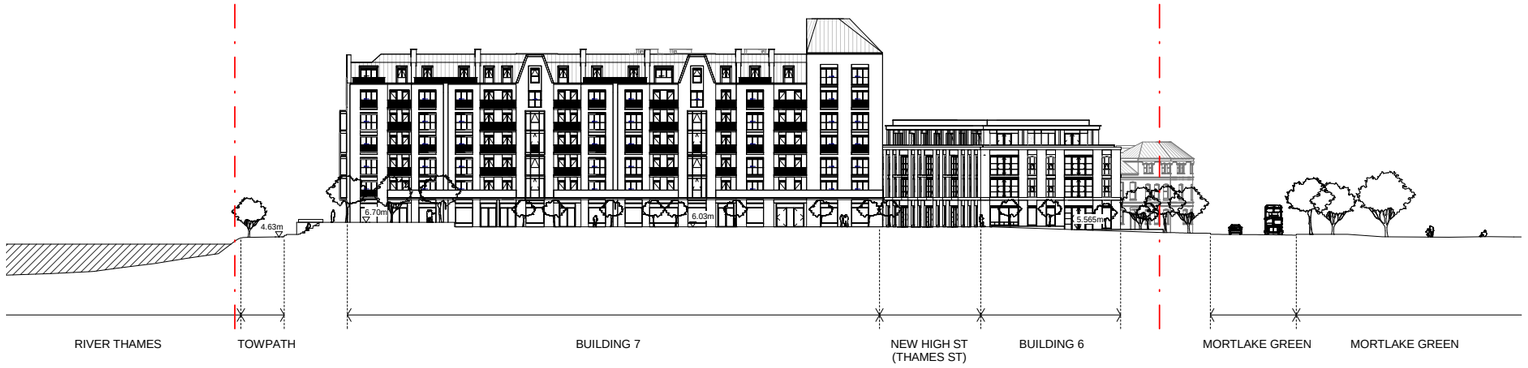
   We believe that the use of the word 'monotonous' is not a fair description of the façade. Please refer to the annotated drawing opposite, which should aid in explaining the complexity of the building relief.

3. South elevation appears unfinished.

4. Turret is oversized and inelegant. Need to reduce in scale – can the 6th floor be accommodated in the turret. This may improve the relationship with Building 6.

5. Refer to Elevation CC – massing just too great with building 6. Needs staggered height.

   The south elevation has been refined as part of the exercise to refine the corner 'turret' elements. As a consequence, we believe this façade has become more resolved in its appearance. When viewed in perspective (as opposed to a 2d drawing such as a section or elevation), the proposal for the turret elements and the overall composition of buildings feels like a natural stepping up of forms towards the centre of the site. The corner elements assist in framing the important 'Green Link' thoroughfare that will provide public access from Mortlake Green to the waterfront.



Proposed site elevation CC

Revised perspective view from entrance to Green Link

Proposed west elevation of Building 7 - illustration of hierarchy and variation along length of facade

Block 8

1. North elevation – wider commercial units at ground floor level.

   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.

2. Consider putting pitch to gables – will add variation.

   Please see response to comment 2 on Building 2.

3. Refer to Section DD – Unacceptable relationship with southern buildings. Out of scale. Need staggering.

   Please see response to comment 5 on Building 7.

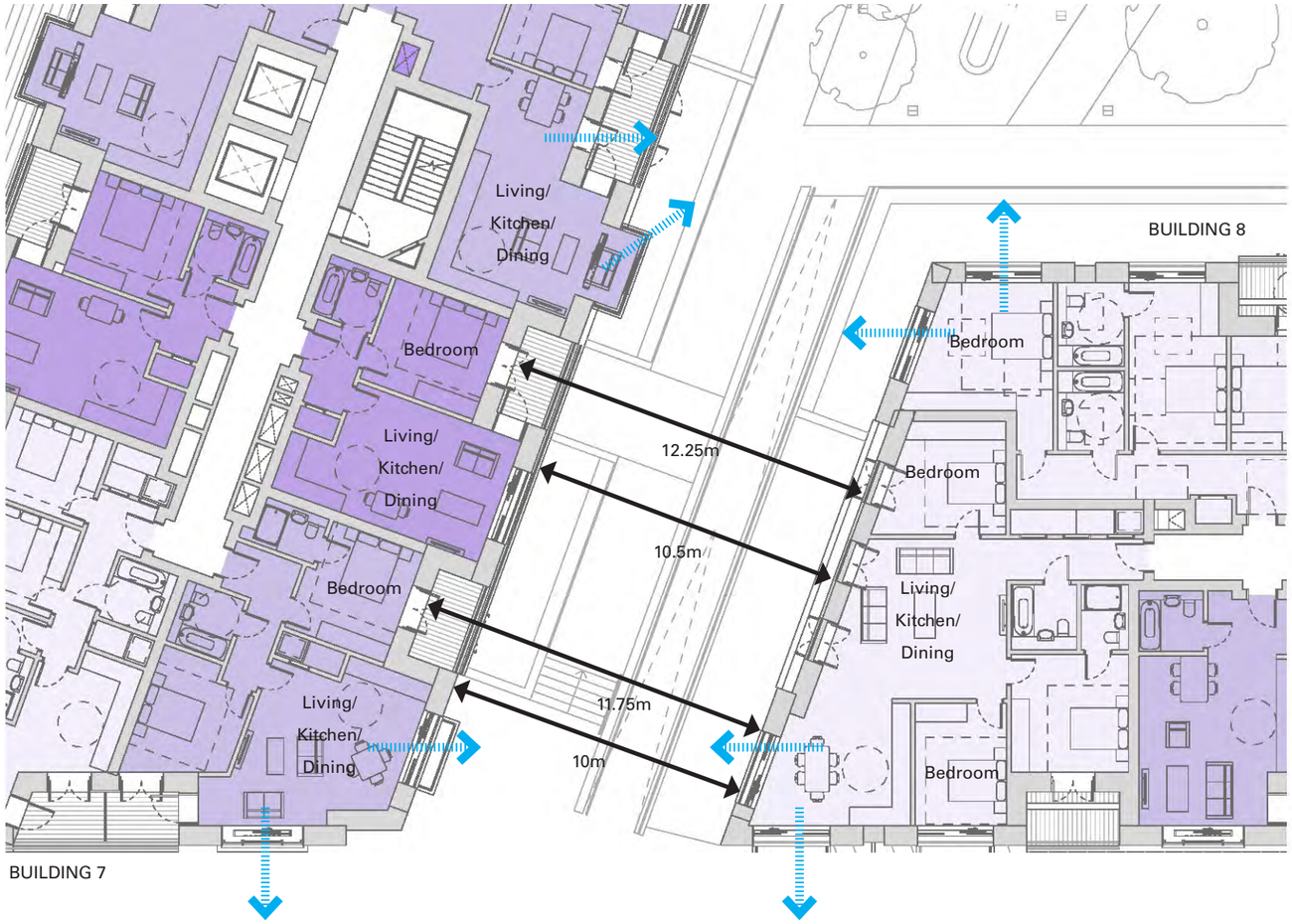
Relationship

4. Block 8 with 11: Only 15m gap and single aspect. Why acceptable.

   Please see section dedicated to 'Proximity of Buildings'.

5. Block 8 with 7: Only 10m gap. Unacceptable living conditions.

   Please see section dedicated to 'Proximity of Buildings'.



Proposed typical floor plan - Buildings 7 and 8

Block 9

1. Provide updated elevations.

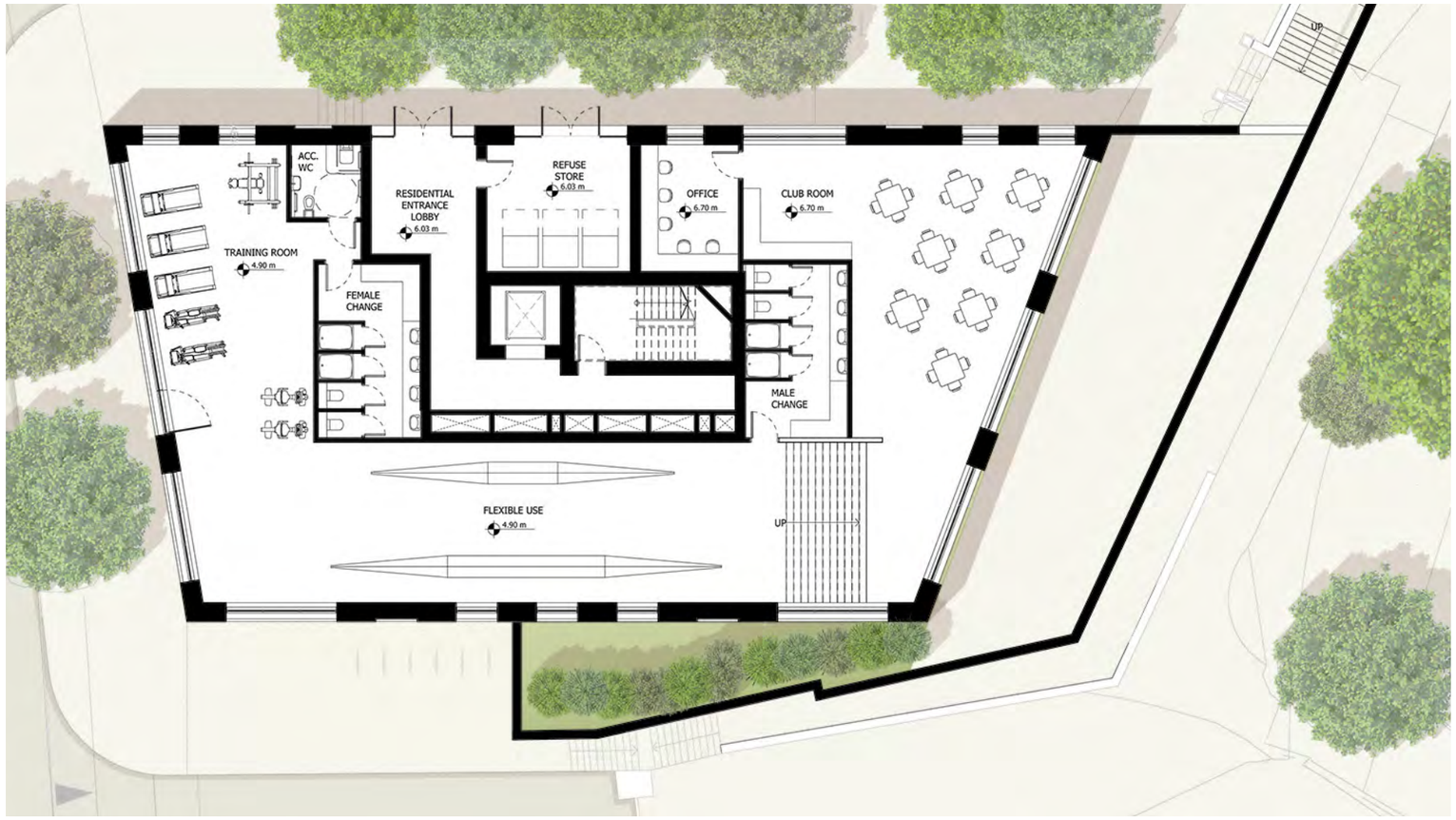
2. Provide section through, showing level changes from floor to river.

3. Removal balustrade at roof level.

   The proposal for Building 9 has been altered to respond to comments from the environment agency regarding current and future flood risk. The revised proposal provides a means of defence along the building façade as opposed to within the ground floor of the building. The proposal also incorporates a raised terrace area, beneath which a storage area for rowing boats (or other water sport equipment) is proposed to provide ease of access to the existing slipway. The balustrade at roof level was proposed as a means of edge protection (from risk of falls) to any maintenance personnel when accessing roof top plant. We would not recommend removing this balustrade since this would pose a health and safety risk.

4. Ensure plant is at centre of roof level.

   The roof top plant has already been configured in a manner that provides minimal impact to the appearance of the building. The parapet level facing Mortake High Street masks the roof top plant from view.



Proposed ground floor plan - Building 9

Proposed north elevation - Building 9

Proposed east elevation - Building 9

Block 10

1. North elevation ‘dead frontage’.

The ‘dead frontage’ is caused by the ramp access to the car park. This access location is constrained by existing highways circumstances and by technical issues relating to the ramps fall and turning radius. Unfortunately, there is very little that can be done to reduce the impact of the ramp (i.e. by moving location of and/or reducing length of the ramp) other than to provide obscured glazing to these openings. The obscured glazing could incorporate advertising and/or public notices and the design of these features could be conditioned.

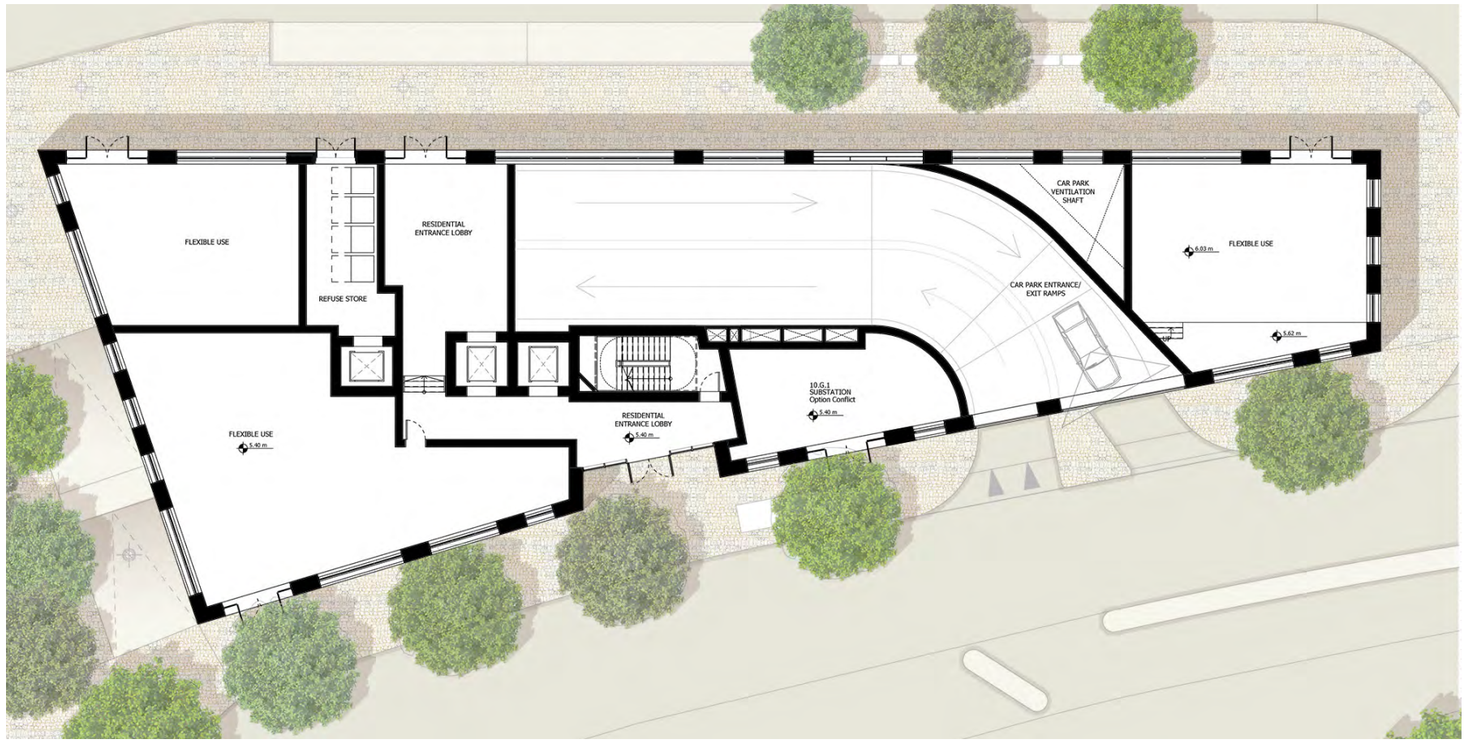
2. South elevation – broken up with glazing. This works successfully – something more radical is needed for Block 7 in particular.

We believe that it would be inappropriate to break-up the length of mansion Building 7 with a glazed link. We have carefully crafted a contemporary version of the historic mansion typology that was extensively built during the Victorian era to deliver extensive new housing stock to a higher density. We believe the glazed link (which would need to be at least seven storeys high) would sit uncomfortably with this already very varied and undulating elevation.

3. Poor frontage on south elevation – entrance, substation, rear of flexible uses and car park.

The ground floor level of this building is constrained by technical requirements (see response to item 1), however we have endeavoured to introduce amendments to increase width of glazing to flexible use units.

Revised north elevation - Building 10



Revised ground floor plan - Building 10

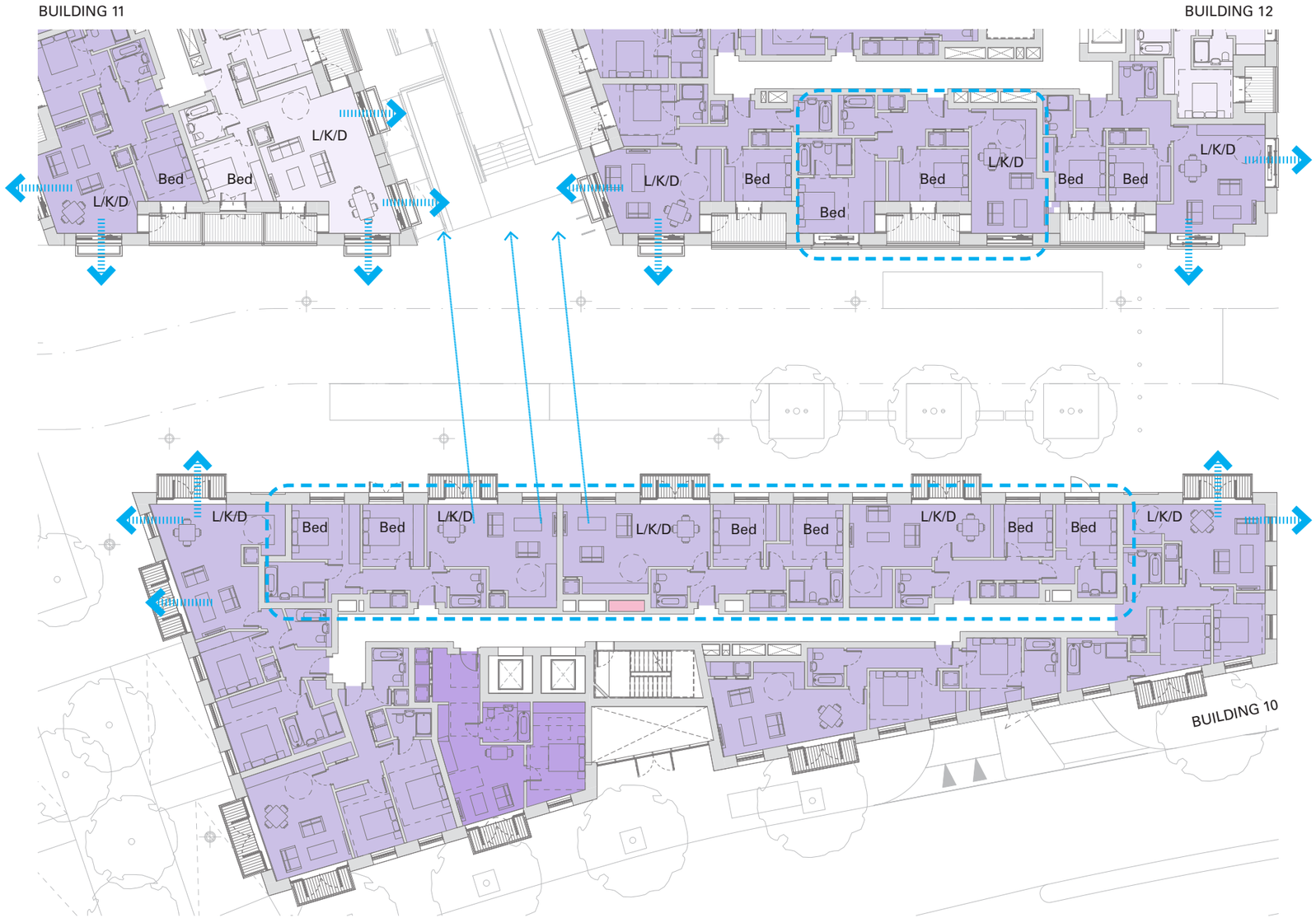
4. Block 10 with 11 and 12; only 13m and incorporates north facing single aspect units.

Please see section dedicated to ‘Proximity of Buildings’.

This building transitions between the two geometries of Mortlake High Street and the proposed new Thames Street route. The result is a very long, narrow and tapering building shape. As previously explained, the car park entrance ramp has had to be located in the base of this building (due to highways constraints) and this route cannot be interrupted by structural columns and/or vertical circulation cores. The vertical circulation core has been deliberately located to avoid disrupting the ramp, however this means that corridor access and single aspect units are required to make this building feasible as a residential building.

5. Surrounding blocks (5, 11, 12 and 9) are only 13.5 – 15m from the facades. All such distances fall below the 20m standard for privacy levels – how will the scheme prevent unacceptable overlooking, and ensure that flats are not overbearing to future occupants.

Please see section dedicated to ‘Proximity of Buildings’.



Proposed typical floor plan - Buildings 10, 11 and 12

Block 11

1. On north and south elevations – widen the commercial frontage.

   Please see response to item 3 on Building 2. We will be re-submitting drawings with increased glazing widths to flexible use frontage.

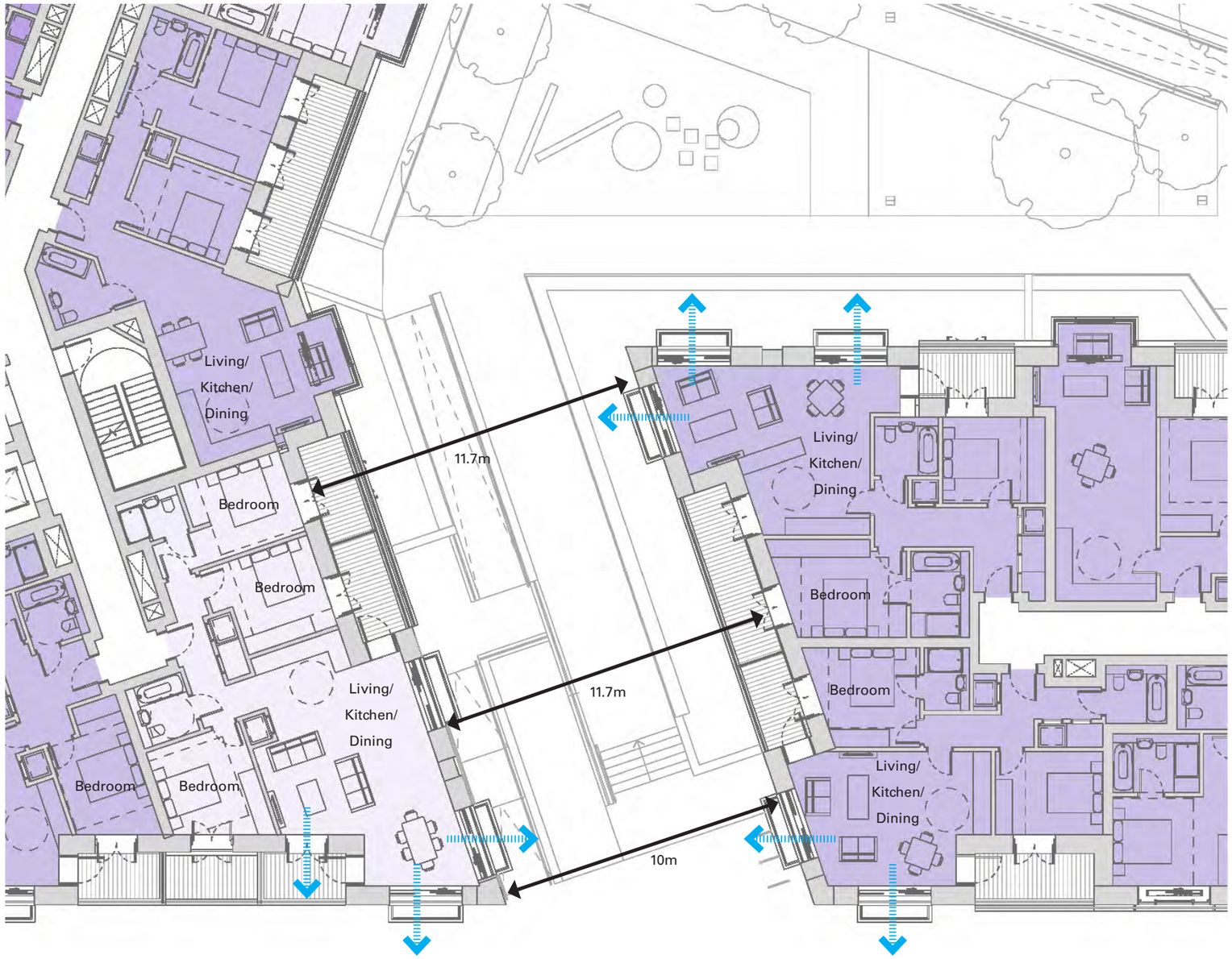
2. Block 11 with Block 12: Only 10m gap between and single aspect. Unacceptable living conditions.

   Please refer to response to item 14 on Building 6 for an explanation of street widths.

   We would note that all facing units are dual aspect and that living rooms are located on the corners of each of the units and therefore benefit from dual aspect. Bedrooms are provided on the set back areas of façade, are set apart by more than 13m and are screened by balconies and balustrades.

3. Block 11 with 8: Only 15m and single aspect. Unacceptable living conditions.

   Please see section dedicated to 'Proximity of Buildings'.



Proposed typical floor plan - Buildings 11 and 12

Block 12

1. Top floor appears unbalanced

   The massing of the top two storeys of the building (fifth and 6th floors) has deliberately been sculpted to provide variation in the heights to the surrounding streetscapes and views from the River Thames. The stepping of this mansion building is reminiscent of historic precedents, which successfully transitioned between contrasting context. This building sits amongst a variety of mansion and warehouse type buildings set at varying heights.

2. Size of windows at upper floor unacceptable, and 5th floor unbalanced

   A variety of window sizes have been provided to the mansard roof element – this is to address the use of the rooms internally (living rooms benefit from larger windows than bedrooms).

3. Roof form – the mansard does not work successfully at an angle.

   We would refer you to the CGI views from the waterfront to more clearly understand the massing of the mansard roofscape. The 2d line drawings do not clearly demonstrate the impact of perspective on the appearance of the roof geometry.

4. Block 12 with 11: Gap only 10m – unacceptable living conditions

   Please see section dedicated to 'Proximity of Buildings'.

Proposed north elevation of Building 12

Revised CGI view of Development Area 1

Block 13

1. It is recommended a section through public house – existing and proposed is provided. There are concerns over the relationship with this BTM. Providing the sections/ comparison may assist.

   The Design Code document has been revised to more robustly address the relationship of Building 13 to the public house.

Block 20

1. Most eastern unit has an unacceptable relationship with properties to the rear. Whilst there is a large garden at Aynscombe Cottage, this would be hard up against the side boundary raising issues of overlooking and visual intrusion.

   The Design Code document has been amended to incorporate a statement preventing the incorporation of windows on this flank elevation of the building.

   In terms of visual intrusion to the Aynescombe Cottage, there are no windows opening on to the shared access route that separates the Stag Brewery site from the cottage. In terms of visual intrusion into the private garden, it is unlikely that the proposed terraces houses will be dominant in the view past the outbuilding and garden boundary wall, which is higher than eye level.

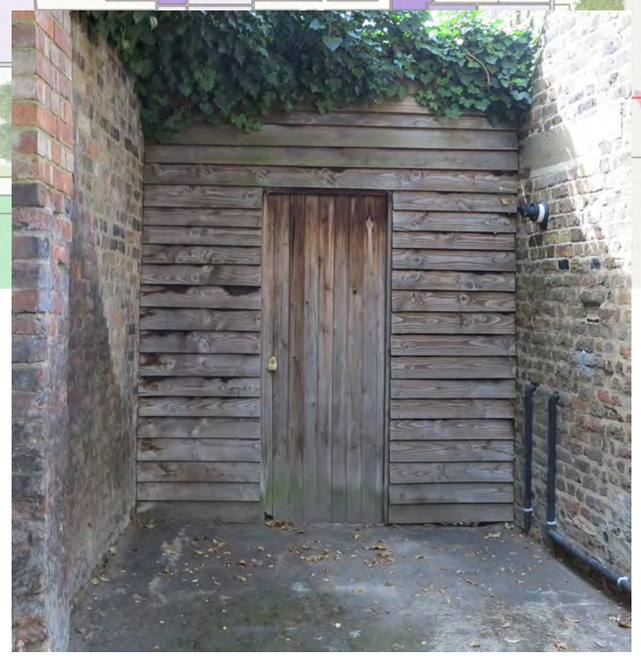
   There are no plans available on the Planning Portal of The Old Stables and the shared route is blocked at this point, therefore it is difficult to establish what the impact on this property would be, although it is likely that a boundary wall exists and that it is similar in nature to that of Aynescombe Cottage.

Block 21

1. Western unit has an unacceptable relationship with properties to the rear. The rear elevation virtually touches the rear boundary – overlooking and visual intrusion.

   The Design Code document has been amended to incorporate a statement preventing the incorporation of windows on this flank elevation of the building. Furthermore, the north eastern corner of this block is set back from the rear elevation of the adjacent property (Tudor Lodge) by at least 32.7m.

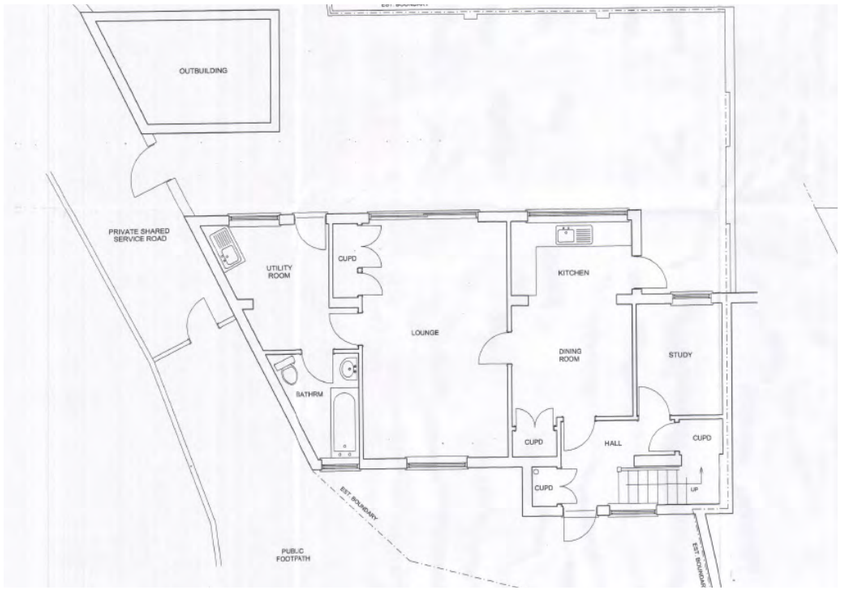
Proposed site plan - Development Area 2



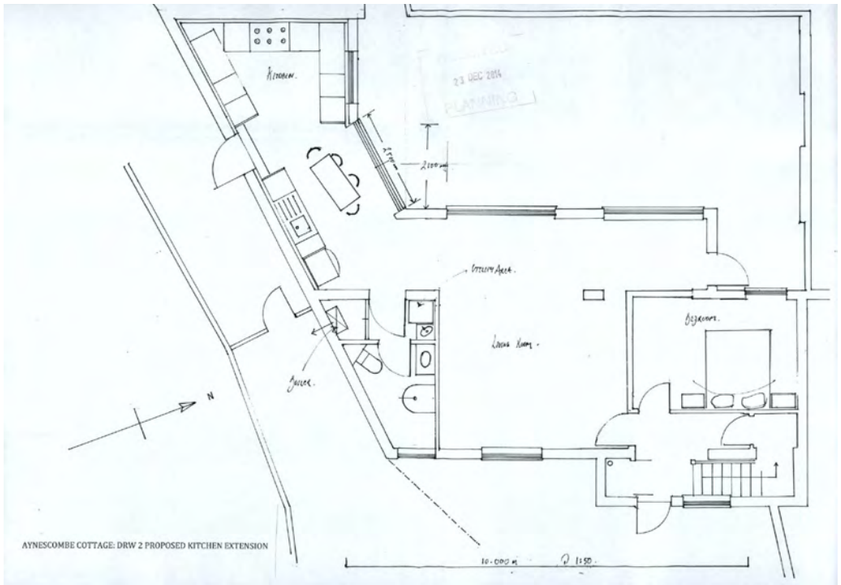
Photograph showing obstruction to shared access route

View looking along shared access route towards Aynescombe Cottage (roof in background)

Proposed site plan - Development Area 2



Plan of Aynescombe Cottage (prior to extension) showing extent of garden and associated out building



Aynescombe Cottage extension plan

Quality of Accommodation

LPA disagrees with para. 12.51 of planning statement, " This section demonstrates that the proposed residential units would be of excellent quality and would provide suitable living conditions for the new residents. Residential density is appropriate for the Site's location and unit mix and sizes are in line with relevant policies and guidance."

1. Design and Access Statement (6.2.1) states where window to habitable room faces another building less than 10m away, transitional glass will be used. The document refers to diagram below.

2. Relationship between buildings:

Front to front relationships: Looking at local context, this does fall below the 20m:

- Waldeck Road – 6-6.2m
- Alder Road – 17m
- Victoria Road – 14-18.5m
- Mullins Path – 12m
- Fitzgerald Road – 14.75m

A number of the relationships fall short of the 20m target and are typically below the local context distances. In particular:

- Buildings along Thames Street

Rear to side relationships: object to the following relationships. No justification, mitigation:

- Building 2 to Building 3
- Building 7 with Building 8
- Building 11 with Building 12
- Building 4 with Building 3
- Building 19 with Building 18

Side and side relationship: No plans provided, however, these windows must be non-habitable/ secondary, otherwise object:

- Building 15 and Building 16
- Building 14 and Building 15
- Building 13 and Building 17

Please see section dedicated to 'Proximity of Buildings'.

Planning statement indicates 5% are north facing single aspect.

Following is a summary of all single aspect north facing units:

Building 2 (8 units): 2.6.5, 2.6.6, 2.G.7, 2.1.11, 2.2.11, 2.3.11, 2.4.11 and 2.5.11

Building 3: None

Building 4: None

Building 6: None

Building 7: None

Building 8 (1 unit): 8.G.5

Building 9: None

Building 10 (10 units): 10.1.2, 10.1.3, 10.1.4, 10.2.2, 10.2.3, 10.2.4, 10.3.2, 10.3.3, 10.3.4 and 10.4.1

Building 11 : None

Building 12 (5 units): 12.G.2, 12.1.7, 12.2.7, 12.3.7 and 12.4.7

The total number of single aspect north facing units is 24 (out of 439 units within Development Area 1). This equates to exactly 5% of the Development Area 1 total.

Brewing function

Possibility of a microbrewery to continue an element of brewing at the site.

Reselton Properties are in discussion with various brewing organisations and will do whatever they can to incorporate a small scale brewing facility on the site.

Mansion blocks

1. Turrets are a late iteration in the design. Whilst the concept may be acceptable they appear unresolved and somewhat ungainly. Require further design alterations and detailing.

Turret elements have been re-designed and drawings substituted.

2. Balustrades to balconies; These are rather standardised and uniform. More variety would be beneficial. Possible case for an element of public art.

We provided explanation within the Detailed Design DAS for the varied treatment/design/specification of materials and decorative metalwork elements. We suggested that the mansion buildings should be treated as clusters (2 and 3, 7 and 8 and 11 and 12) with shared but differing characteristics. We would anticipate that the specification and design of these elements (brick selection, metalwork colour and design and roof tile specification and colour) would be conditioned.

Warehouse blocks

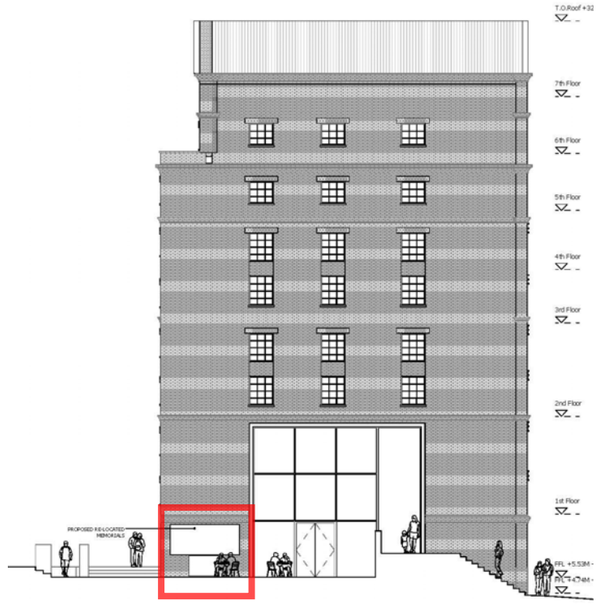
It is recommended stone banding replaces concrete and would go well with the brickwork indicated. Replace concrete banding with stone.

We would anticipate that the materiality of the masonry banding would be conditioned, however from past experience we believe that there are various high quality concrete options that could provide the appropriate colour and texture.

Other Heritage Assets

1. Memorial plaques + cast concrete Stag sign: relocation at the Maltings, Stag sign suggested for the High Street façade of the Bottling building, which would seem appropriate, although elsewhere, in the D+A S, it refers to repositioning by the Maltings.

   The Stag sign is proposed to be positioned on the Bottling building and the Memorial plaques are proposed to be re-located to the Maltings building.



Maltings Building East Elevation

Location plan

A Existing memorial plaque - to fallen workers in World War 1 and 2 - be relocated within new development

B Existing memorial Plaque - to Brewery workers who lost their lives attempting to rescue a colleague

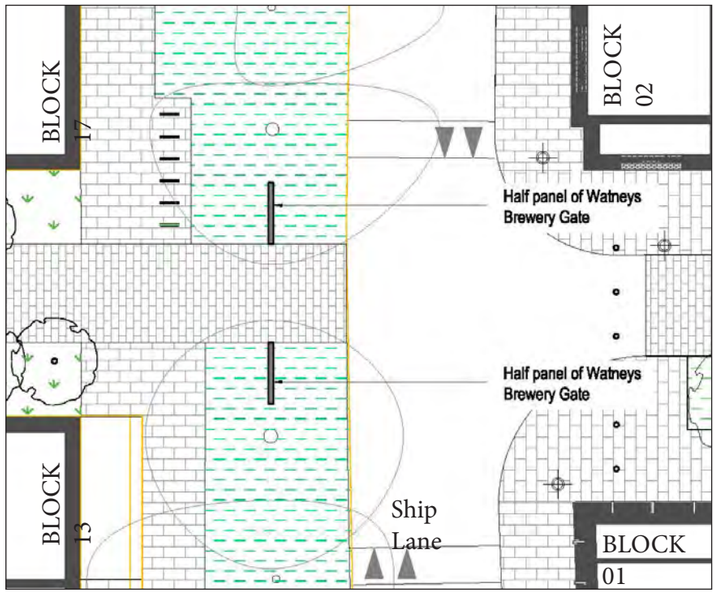
2. Gates: to be relocated, positions do not seem to have been determined yet.

The original proposal to relocate one pair of gates at the Rowing Club courtyard no longer works due to changes for flood control and levels / layout. The Watneys' Brewery gates from Williams Lane entry (refer image attached – 5.65m wide) is proposed opposite the end of Thames Street to terminate this view.

Stage Brewery Gate 1 is positioned on the edge of the site facing Mortlake Hight Street, adjacent to the pedestrian crossing and entry to the site between buildings 5 and 10.

Stage Brewery Gate 2 is proposed across the northern end of the Green Link, defining the separation between the soft landscape and hard paved Maltings Plaza.

Location plan



Watney's Brewery Gates Location on Plan

Stag Brewery Gate 1 Location on Plan

Stag Brewery Gate 2 Location on Plan

Watney's Brewery Gates - from Williams Lane

Stag Brewery Gate 1 - from one side of main entrance
on Lower Richmond Road (5.0m wide)

Stag Brewery Gate 2 - main entry gates from Lower Richmond Road (7.0m wide)

Heights

There now appears to be less sudden changes in scale than before, which created an uneasy feel to the townscape. There are however some remaining concerns:

1. To the rear of the Jolly Gardiners PH, heights appear to increase rather suddenly which detracts from the setting of the BTM. Height of buildings in relation to the Jolly Gardiners PH & other BTM PH opposite) - Lower unless can be justified.

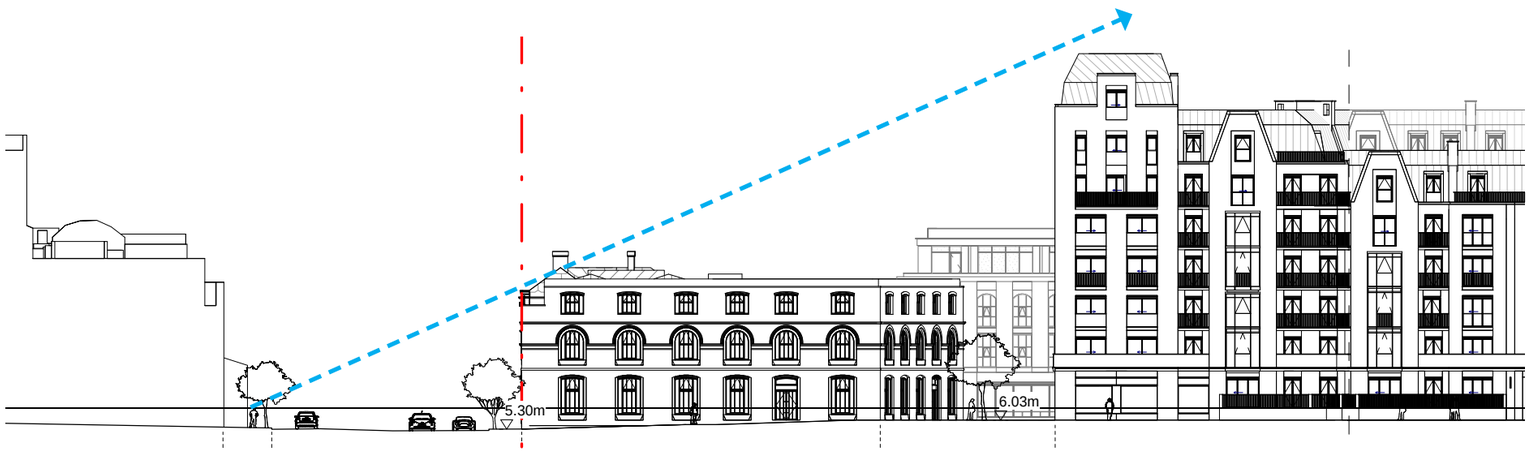
   Please refer to response to comments on Block 13. You will notice that the visualisation below demonstrates that the proposed massing will not visually dominate the view of the existing public house building.

Revised perspective view looking along Ship Lane

Illustrative perspective view looking east along Mortlake High Street

Submitted perspective view looking west along Mortlake High Street

Revised perspective view from Mortlake Green



Proposed section showing sight lines from Mortlake High Street towards B6 and B8

2. Whilst the riverside view is acceptable, the relationship between Blocks 6 and 8 and Thames Street and BTMs remains far from ideal/ satisfactory. These will appear over-dominating, over-scaled and towering over the BTMs. (Double the height). Block 6 and 8: Lessen heights adjacent to these BTMs. Set back upper floors.

We disagree that the taller buildings will appear dominant in views towards the site. While the 2d site sections show a more dramatic step in height (as described), the perspective visualisations demonstrate that foreshortening of views towards the site diminishes this step in height. The step between B6 and B7/ B8 will instead appear as a more gradual stepping up in built form. In fact, the view demonstrates that only part of sixth and the whole of seventh floor levels of Buildings 7 and 8 will be visible from the view from Mortlake Green above the parapet of Building 6 (despite there being a difference of three storeys).

Furthermore, views looking along Mortlake High Street demonstrate that the massing of Buildings 7, 8, 11 and 12 is not visible above the parapet line of the existing and proposed buildings along the High Street. The section opposite demonstrates that it is highly unlikely that they will be visible looking in a perpendicular direction to the high street (except through the breaks in the buildings) due to the width of the street and height of buildings in the foreground.

3. Floor levels should tally visually with the BTM. Adjust floor levels so more visually consistent with BTM.

The existing BTMs in this location (former hotel and bottleworks buildings) were built at different times and to suit differing uses, as a consequence the existing floor levels of these buildings vary according to their differing uses. It is not unusual for adjoining and adjacent buildings to express slightly different floor datums in their elevations. These subtle variations serve to respond to the needs of the evolving building uses. Furthermore, the datums expressed in Building 6 are very closely related to those of the adjacent hotel building.

Lighting Masterplan

The overall approach to lighting is appropriate. However:

1. Cool light sources tend to look uninviting.

   We are in total agreement, which is why we have proposed 'warm white' light sources throughout the project.

2. 10m high columns at Maltings Square unacceptable, appearing visually dominant and excessive.

   These are intended to be feature columns that frame the space. However, we can reduce these to 6m heights if deemed necessary.

Gillespies comment: Please refer to Lighting Designer Michael Grubb Associate's Strategy.

Design Code

1. P44 – caption for photo- 'relationship with Jolly Gardeners must be carefully considered'. However, the plans show buildings rising steeply behind the BTM. Demonstrate how the scheme carefully considers the Jolly Gardeners.

   Please see response to comments on heights (including visualisation of proposed massing).

Conditions

1. Materials – Would be beneficial to provide further details – There may be a positive aspect to varying finishes to help distinguish one block forms another. Agreement to conditions;

   - Brickwork samples and details
   - Roofing
   - Materials
   - Fenestration (sections and large scale details):
     a. Large openings on Maltings Square
     b. BTM openings
     c. Double glazing
     d. Cinema openings
   - Roof plant/ pvs etc.
   - Shopfronts/ sections
   - Hard and soft landscaping
   - Signage strategy

   We agree with all of the above items being subject to planning conditions.

Landscape

1. Bulls Alley; Whilst this appears acceptable from the riverside, the approach from the High Street is poor, needs improvement and detail.

Response:

While the Flood Barrier is retained in situ, we have proposed a number of amendments to this corner of the site and Building 9, following discussions with Environment Agency regarding flood protection. This has resulted in changes to the Rowing Clubhouse and access and storage for boats.

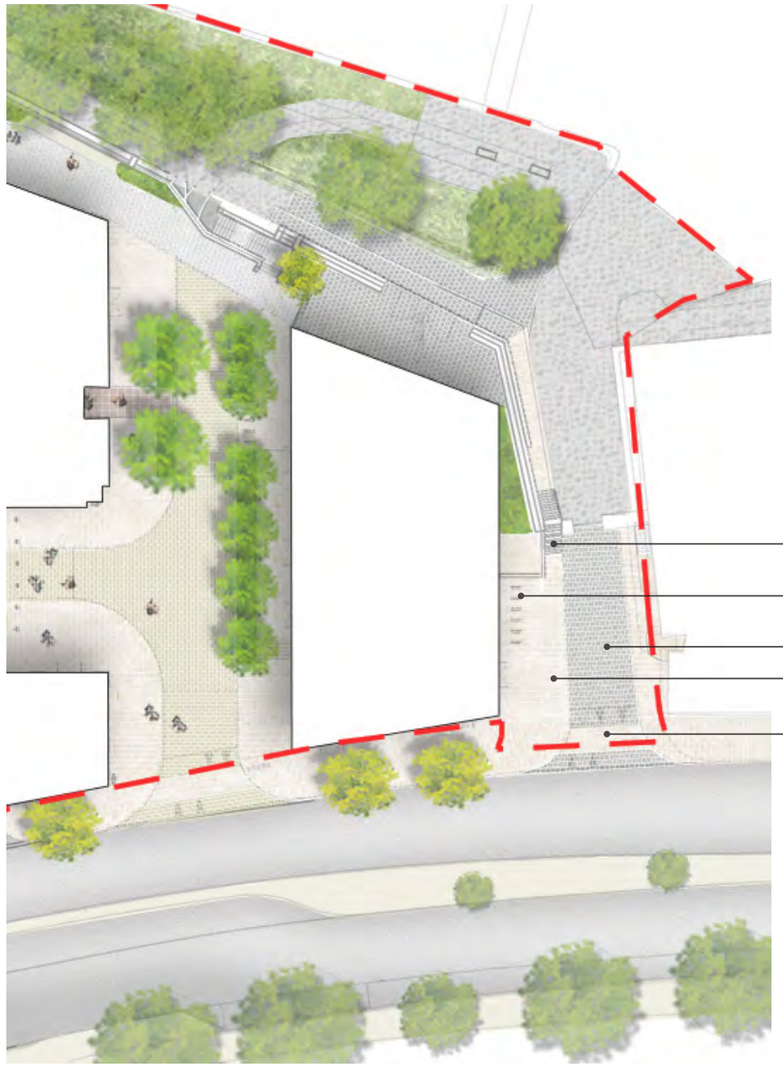
(refer plans)

A number of improvements had been proposed to the Tow Path at this end of the site, including upgrading pavement and historic information related to the existing cobbles and rail tracks from the Brewery crane and remnants of the wharf in this location. Refer to Tow Path plans below.

On the High Street side of the flood gates, pavement upgrade is proposed, to define vehicle and pedestrian access, provide a raised table to accentuate pedestrian priority along the High Street and added cycle parking stands in this area. In addition, the existing wall will be cut back and amended to suit the new building B9 configuration.

2. Lack of detailing regarding the traffic calming on Lower Mortlake Road and Mortlake High Street. Although outside the site, any works will be important to the setting of BTMS and the development as a whole.

Please refer to transport assesment.



3. Malting Plaza – need to ensure landscaping (including features) does not limit the use of the space.

LBRuT Comments: Need to ensure landscaping (including features) does not limit the use of the space.

Response:

Noted – we have designed the layout of this important public realm to provide a number of spaces within the larger square, separated by changes of level, planting or access routes. The layout allows the space to be used in a variety of ways, accommodating a large festival or performance, temporary tiered seating for the Head of the River rowing race, smaller exhibitions or markets and individual groups enjoying the facilities and interactive play / water features.

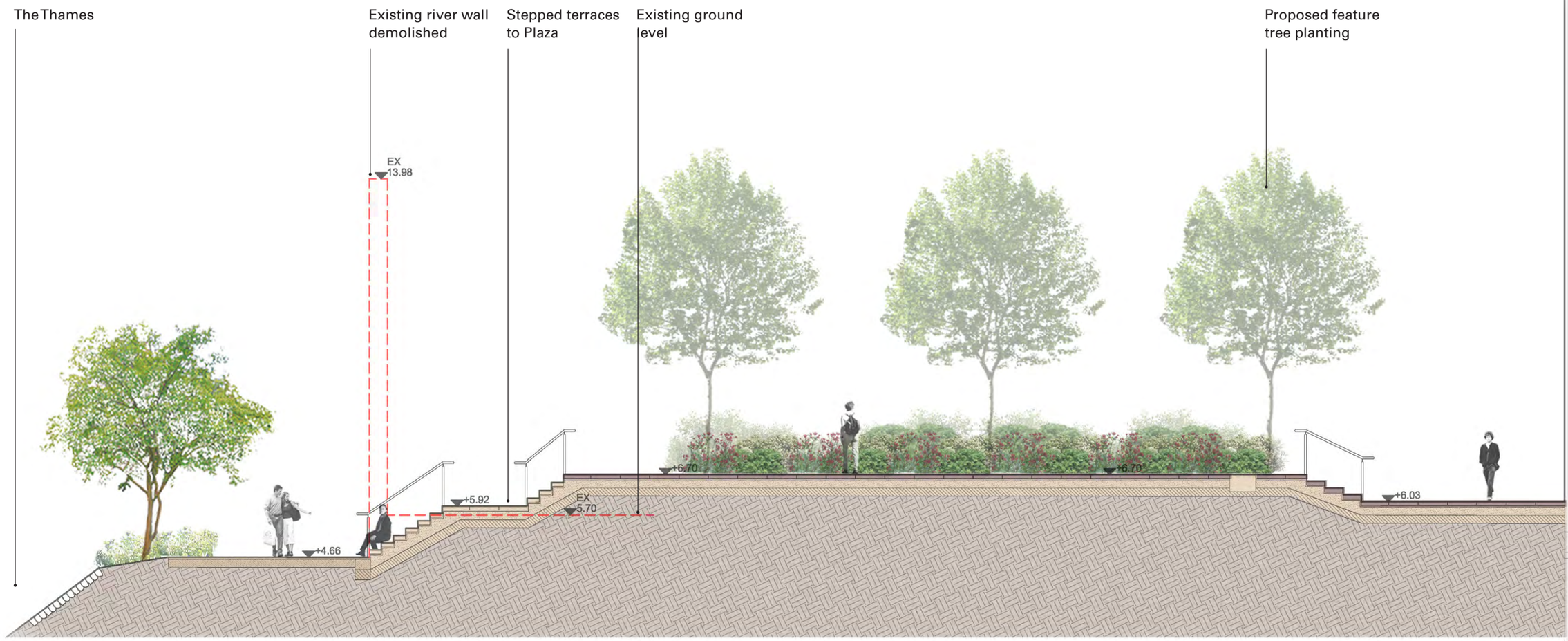
The stepped and ramped access link from Plaza to Towpath also provides informal seating opportunities and viewing to river activities.

The paved areas also provide a contained seating and outdoor dining space associated with the proposed Cafe in the ground floor of the restored building and other use areas along the southern face of the building, related to the potential heritage or community uses inside the ground floor.

We believe the overall design works well to allow large or small groups to occupy the spaces, or a large crowd or festival to utilise the whole space.

1. Maltings building
2. Lower plaza to heritage building
3. Graded shared surface (max 1:21)
4. Water Feature - Boat Race pop jets
5. Maltings Plaza: paved function / play space and formal tree planting
6. Broad steps (informal seating)
7. Steps and graded access to Towpath
8. Towpath
9. Green Link with lawn, trees, planting, rain garden, spill-out spaces and access route.
10. Outdoor dining
11. Residential courtyard garden
12. Cycle racks
13. Shared surface

Section AA


The Thames
Existing river wall demolished
Stepped terraces to Plaza
Existing ground level
Proposed feature tree planting
EX 13.98
+4.66
+5.92
EX 5.70
+6.70
+6.70
+6.03
3.5m wide
Self seeded planting
Towpath
Maltings Plaza
Stepped terraces to Plaza
Lower level access

4. Towpath – Public draw dock (ie Bulls alley)

An option to upgrade the Towpath, in particular around the Bulls Alley and proposed Rowing Club end has been included in our Planning Application as a recommended approach to this area – outside our red line boundary.

Also please refer to Bulls Alley in this document.

SCHEMATIC LAYOUT

Strategic upgrading of the existing facilities will be carried out to improve the quality of the Towpath and additional upgrade works to the path and revetment wall are planned by relevant authorities.

Existing granite setts will be cleaned, and retained with new granite setts to match at the eastern end of the Towpath. Benches will be provided at key locations.

Pruning of vegetation at some areas will open up the views to the river Thames.

Life saving equipment and signage will also be located as directed by Port of London Authority to comply with health and safety requirements on the Towpath.

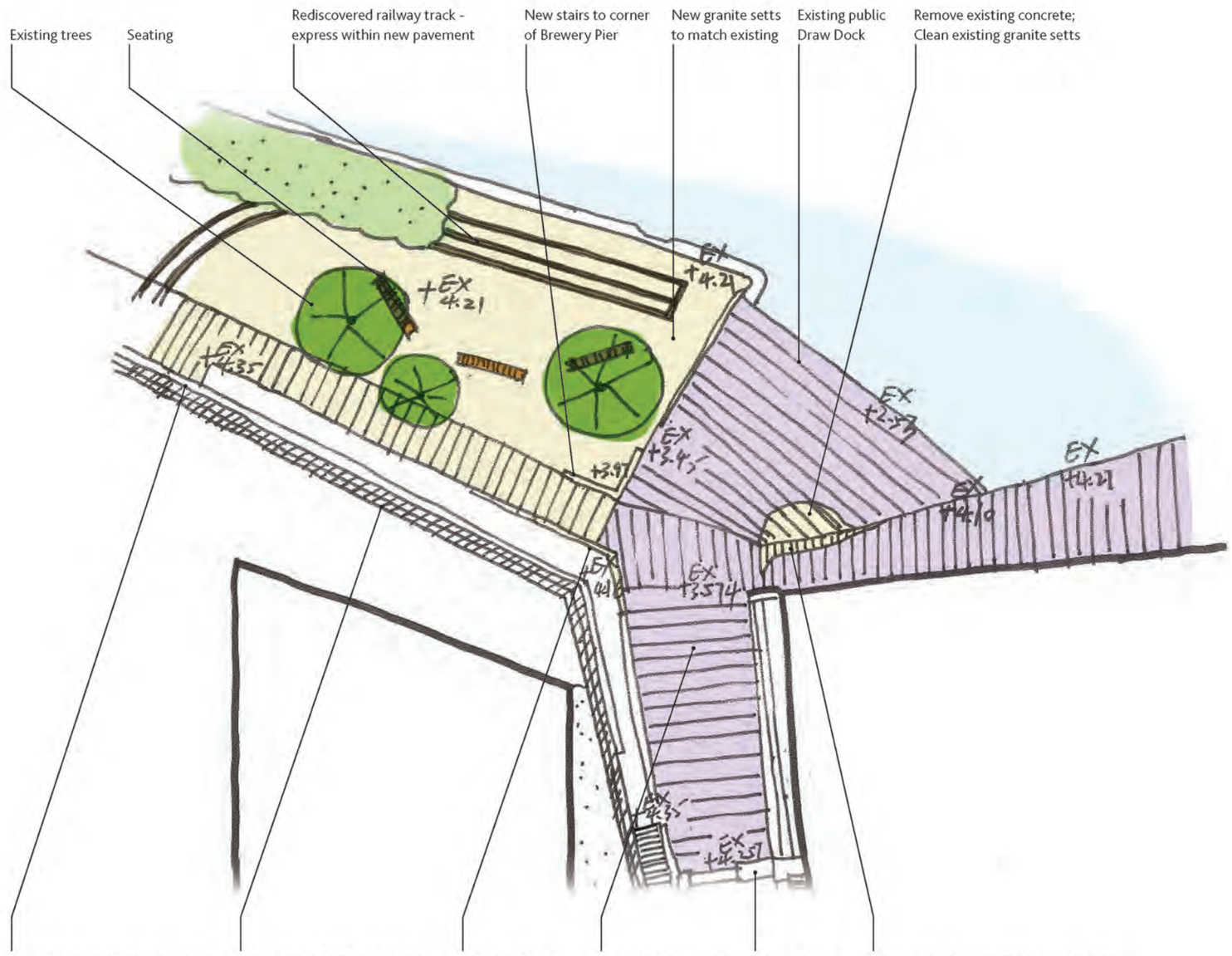
CURRENT SITE BOUNDARY

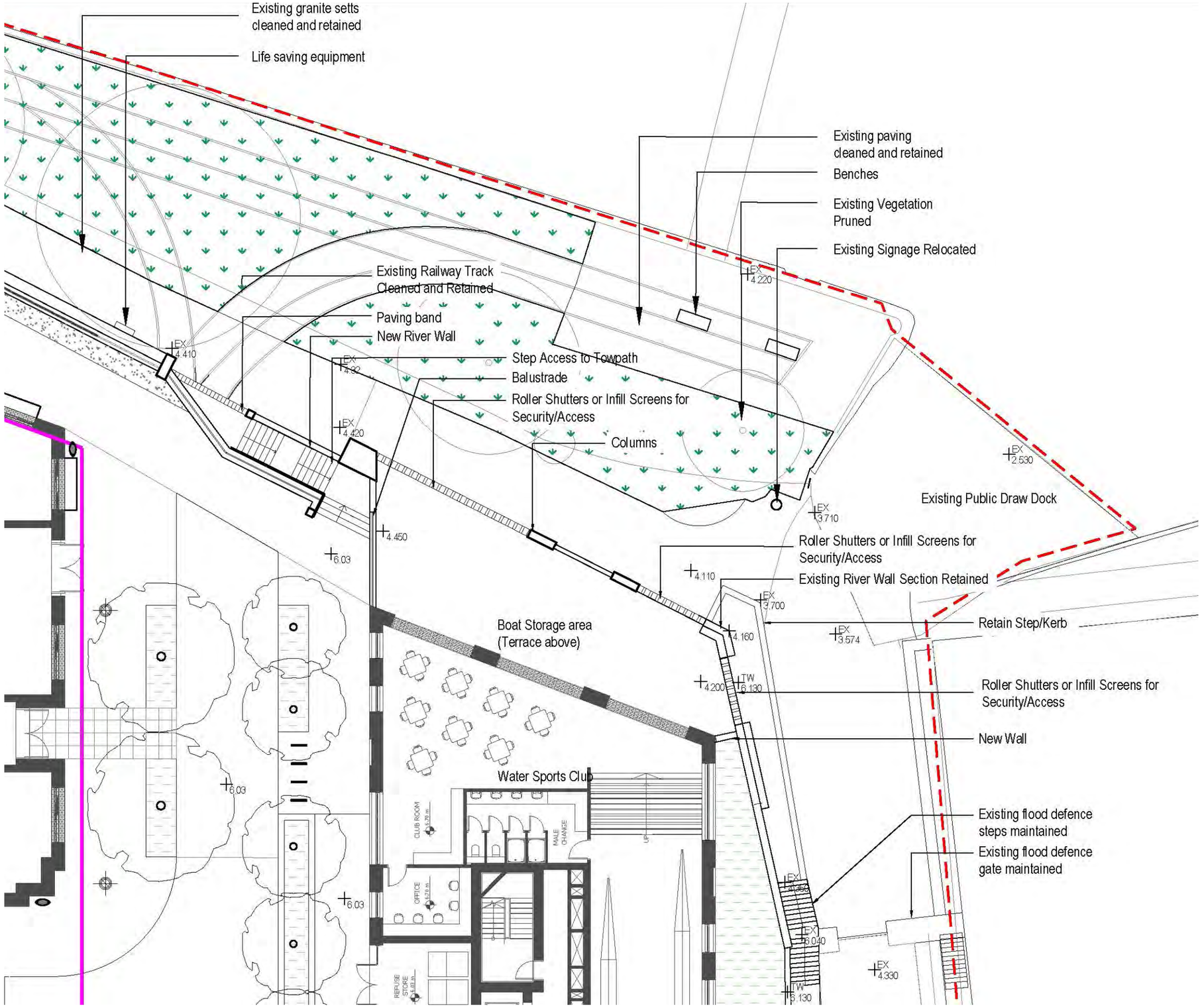
PUBLIC DRAW DOCK

The public draw dock at Bulls Alley is a key part of the retained heritage of the site and associated area. The granite cobbles, railway / crane tracks and remnant stone quayside elements will be retained and where feasible, reinstated to reflect the working dock.

Additional seating and interpretative signage is proposed to be added in the new paved dock area to create a more formal and useful lookout point on the Towpath.

Some amendments to existing kerbs and paving will be required to integrate with proposed works and access into the Rowing Club storage area.




Existing granite setts cleaned and retained
Life saving equipment
Existing paving cleaned and retained
Benches
Existing Vegetation Pruned
Existing Signage Relocated
Existing Railway Track Cleaned and Retained
Paving band
New River Wall
Step Access to Towpath
Balustrade
Roller Shutters or Infill Screens for Security/Access
Columns
Existing Public Draw Dock
Roller Shutters or Infill Screens for Security/Access
Existing River Wall Section Retained
Retain Step/Kerb
Boat Storage area (Terrace above)
Roller Shutters or Infill Screens for Security/Access
New Wall
Water Sports Club
Existing flood defence steps maintained
Existing flood defence gate maintained
EX 4.410
EX 4.420
EX 4.220
EX 2.530
EX 3.710
4.450
6.03
4.110
EX 3.700
4.160
EX 3.574
4.200
TW 6.130
EX 4.350
EX 6.040
EX 4.330
TW 6.130
CLUB ROOM
MALE CHANGE
OFFICE
REFUSE STORE
UP

5. Paving – Whilst the indication of materials appropriate – granite, resin bound gravel, relates to materials used elsewhere in the borough for premium schemes, some use of York stone could be beneficial and appropriate.

Noted – we have not specified Yorkstone but have noted natural stone through much of the public realm. Yorkstone would be eminently suitable for that purpose – in various sizes and thicknesses to suit purpose in different areas. We will include in the next stage of documentation.

6. Street furniture – The stainless steel portray a city centre look, which is not appropriate for this location.

Noted – we will amend selection and re-issue more suitable furniture items – bollards and bins with powder coat finish and styling to reference the prevailing heritage character as recommended in Richmond Public Space Design Guide. This includes Manchester bollards and Pierhead litter bins as illustrated in attached spec sheets.

7. Signage – lack of detail

Noted – intention is for this detail to be provided at the next stage of design development.

broxap
design | manufacture | installation

Call our sales team: 01782 564411
Email: web.sales@broxap.com
Web: www.broxap.com

Pierhead Litter Bin
BX 2311

Contemporary 63 litre heavy duty cast iron front opening litter bin designed to complement any site whilst maintaining Broxap's high quality standards in strength and durability.

Dimensions:

- Capacity: 63 litres
- Height: 963mm
- Diameter: 450mm
- Weight: 152kg

Features:

- Cast in 250 grade cast iron BS EN 1561:1997
- Fully galvanized steel liner with safety top edge and 2 handles
- Supplied with a galvanized sheet liner, and two litter posting apertures.

Options:

- Can be supplied with town crests/logo's or customer designed artwork for an additional price

SFD
streetfurnituredirect

Call our Sales Team: 01625 879442
Email: sales@streetfurnituredirect.co.uk
Web: www.streetfurnituredirect.co.uk

Manchester Cast Bollard / SFD560

Product Description

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

Dimensions

Length 1300mm.
Diameter 230mm.
Manufactured from Cast Iron, Finished in black gloss.
Root Fixed.

3. Application B – 18/0548

Reveals

Deep reveals are required to improve the design and provide some texture – minimum required 150mm. Confirm.

A minimum 150mm deep window reveal will be incorporated within the design of the school facade.

Horizontality

Elevation appears monotonous. Break up the elevations with more vertical elements. It is recommended a different contrasting brick or material for the area around the entrance is incorporated – the full height of the building.

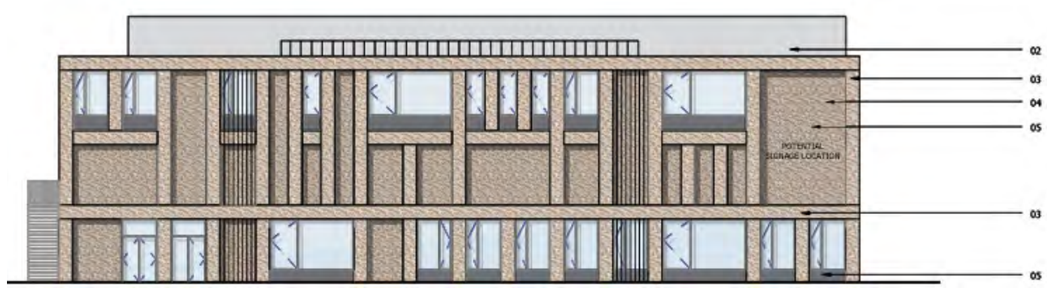
More vertical elements (vertical fins) have been introduced within the building elevations to further break up the horizontality of the school form.

In addition to this, an area for signage has been designated on the South facade and a contrsting brick bond is proposed for the vertical piers (and reveal) around the main entrance area.

Proposed bay study elevation of secondary school

Revised east elevation of secondary school

Revised west elevation of secondary school



Revised south elevation of secondary school

Roof

Treatment is unclear. This should include green roof – show. Provide more details of screen around roof – this metal cladding screen appears obtrusive and unacceptable. This should be removed / replaced with softer more recessive treatment. What is the screen around the roof – appears obtrusive.

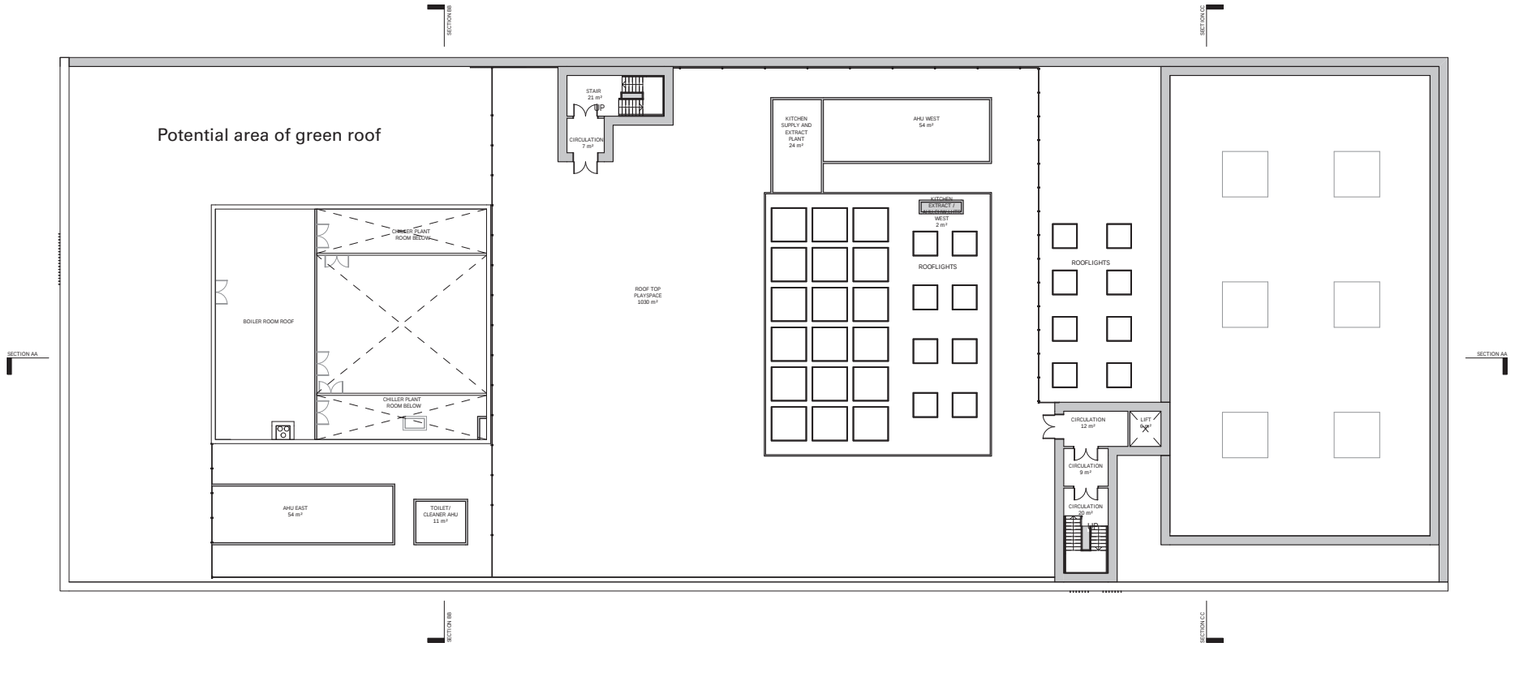
Accessible areas of the roof include plant areas and play space. Play space areas will have a coloured rubberised finish. The remainder of the roofscape will have a different flat roof finish (TBC) and will incorporate rooflights that are raised above surface level.

An area of roof to the North of the building could potentially be utilised as green roof, further to agreement with the ESFA.

Green wall

Is there any opportunity for green walls?

Green walls require a high level of maintenance, and as a consequence significant costs would be associated with the introduction of these features. Having introduced additrional vertical breaks along the building facades, we do not believe that green walls will be required to animate the facades. Aside from this, there is limited opportunity in terms of blank elevations to incorporate green walls.

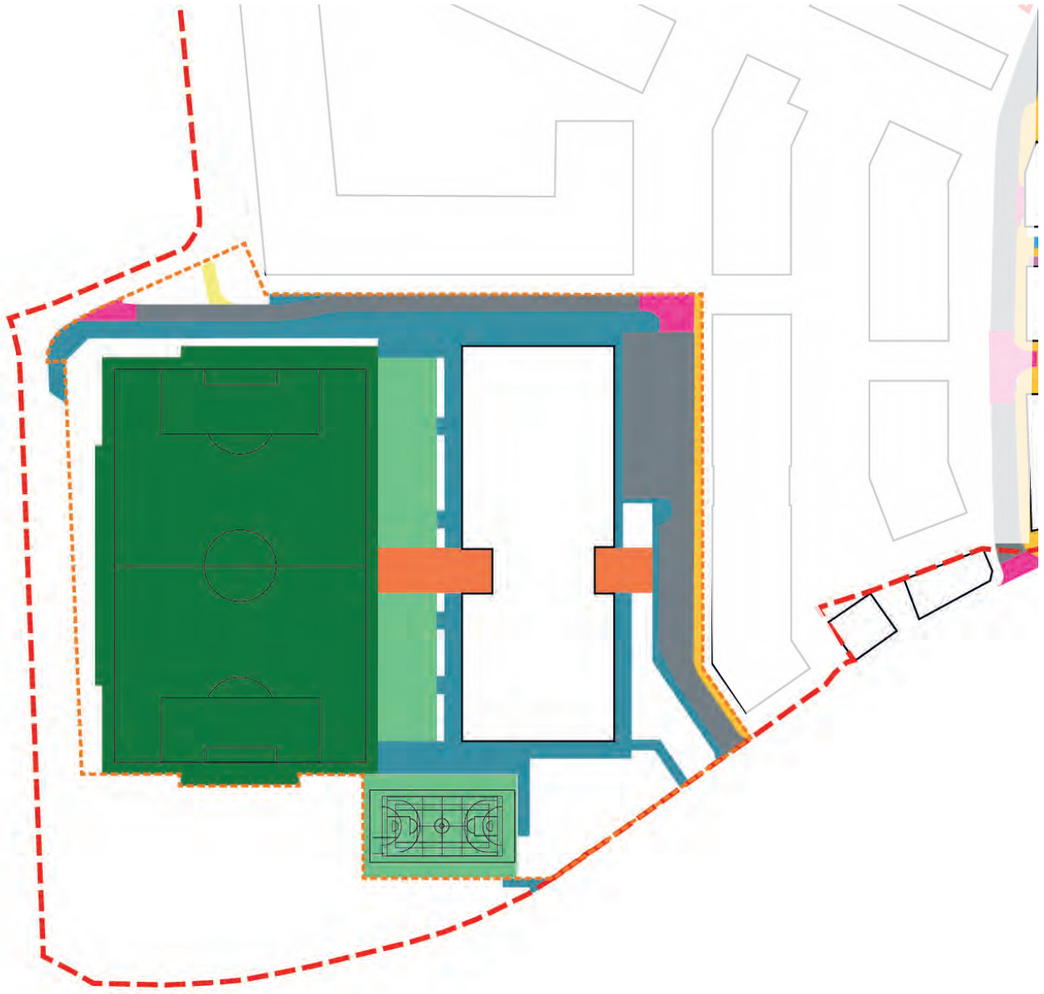


Proposed roof plan of secondary school

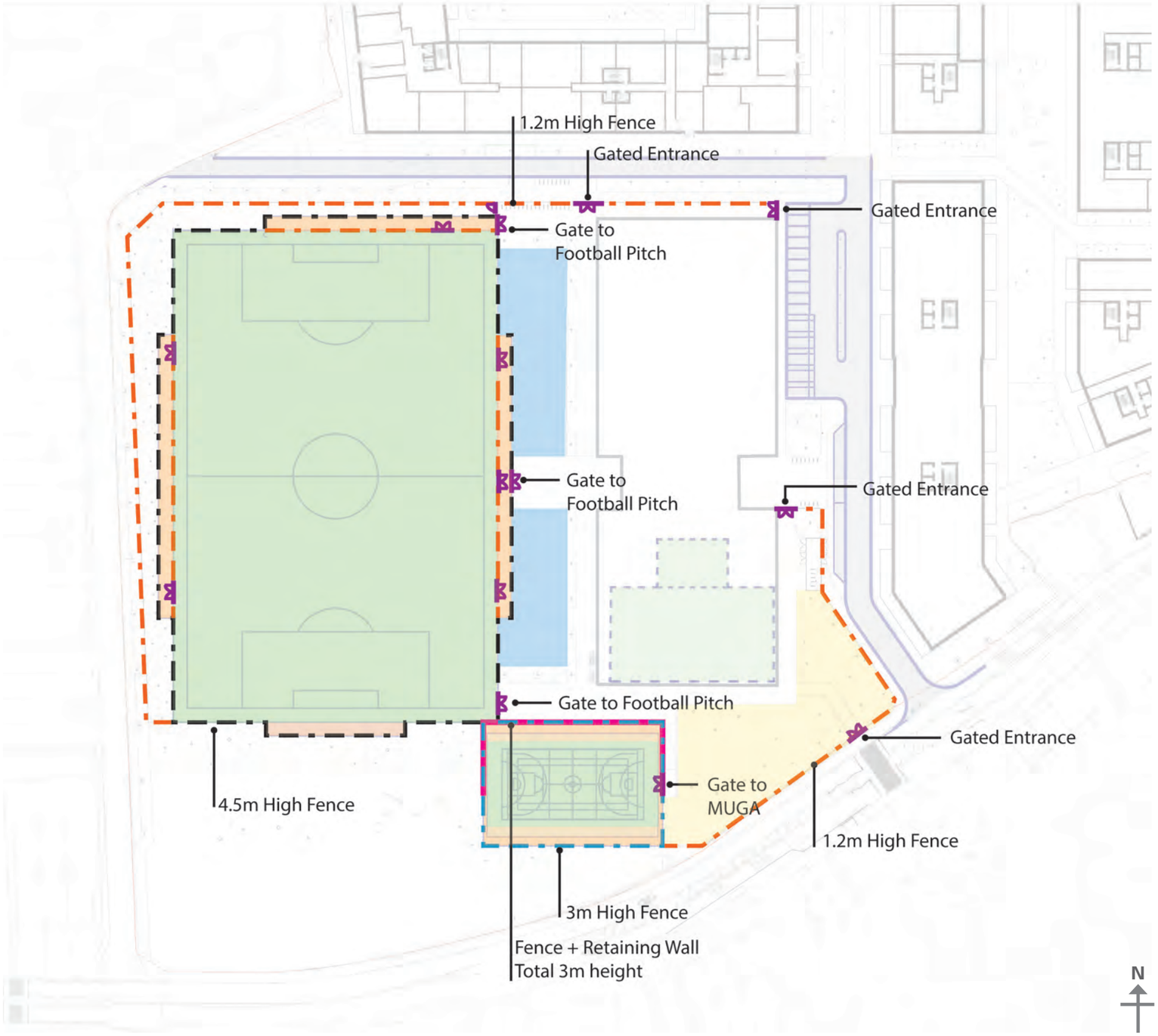
Sports facilities

Appearance of MUGA and associated sport facilities. It is unclear what these will look like – provide details of: Surfacing, Lighting and Boundary Treatment.

Surfacing of the outdoor school sports facilities are shown in the diagram below.



School External Hard Landscape Material Palette Diagram



School Boundary Treatment - Fencing Diagram

Boundary Treatment - Fencing

The school grounds will be fenced as indicated and include a full size all weather (3G) football pitch, a Multi-use Games Area (MUGA) and Habitat Area – as designated by Department for Education and Education Funding Agency's recommendations, as well as circulation and open space for children during breaks and outdoor activity times. These facilities, along with the second Play Space on the roof of the school building, and the indoor gymnasium, will be accessible to the residents of the site development and the wider community of Mortlake under a Community Agreement (a draft has been submitted with this application). This is covered in more detail elsewhere in this submission.

Fencing to Sports Pitch and MUGA, as well as school grounds and Habitat Area will be in accordance with ESFA requirements and Sport England recommendations. Lighting has been designed for the sports pitch to designated FA levels (Category 2&3) – refer to Sports Pitch Lighting Assessment 547-(010)-RP-EX-LA.

Fencing Detail

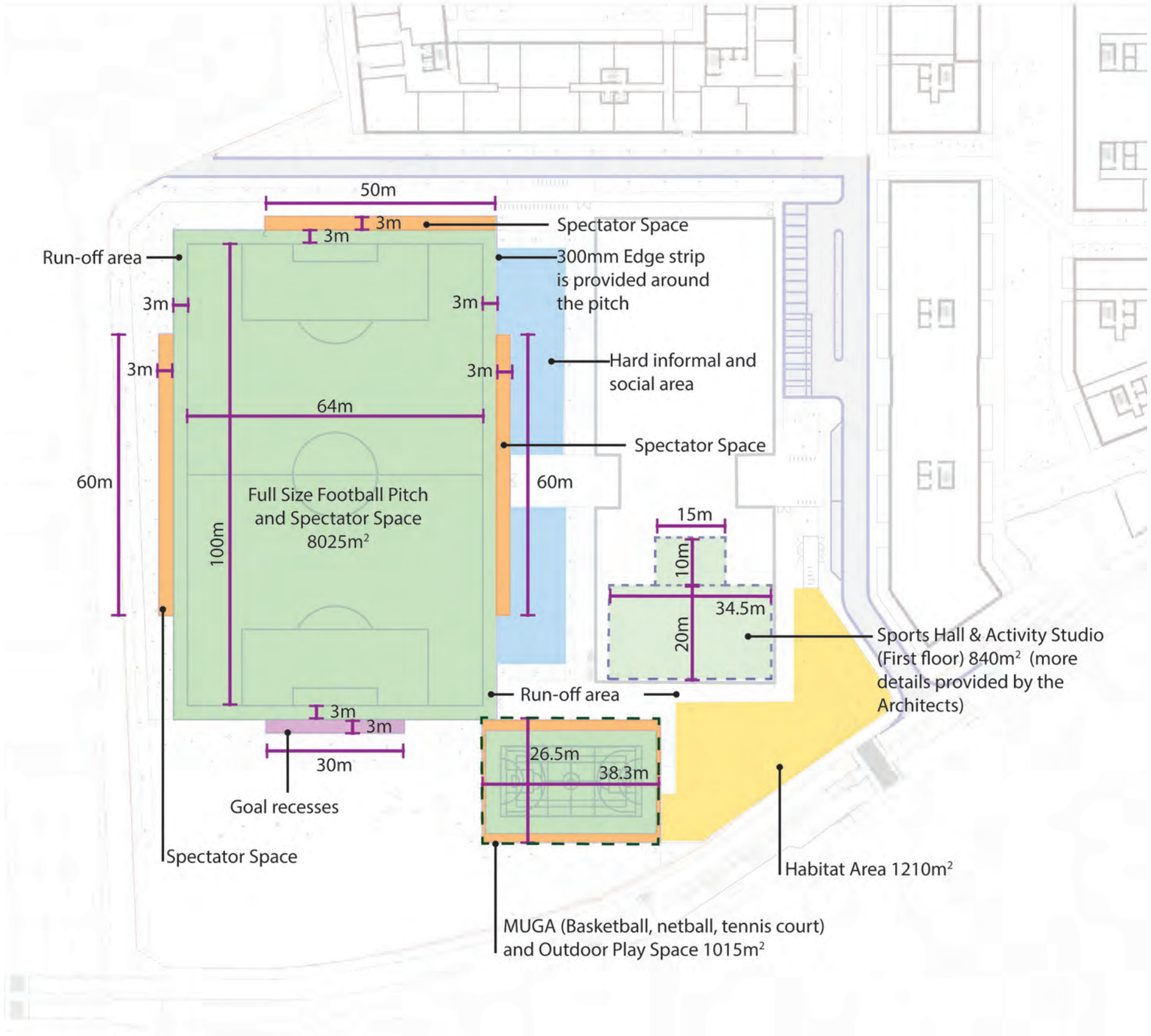
The 4.5m, 3m and 1.2m high fence are all twin bar super rebound and black in colour. Products from manufacturers such as ZAUN and Sports & Safety Surfaces or similar approved will be used.

Precedent image from manufacturer ZAUN

Sports Provision

School Play facilities are considered in the application and have been measured as part of the 12 yr + age group provisions required under LBRuT and GLA Play Space requirements. Sports pitch - full size football pitch with spectator space, MUGA area (Basketball, netball, tennis court) as well as indoor sports hall and rooftop play area are provided for the school development, with total of 12120m2.

The football pitch and spectator space dimensions are using FA Guide to 3G Football Turf Pitches and designed for site specific condition.

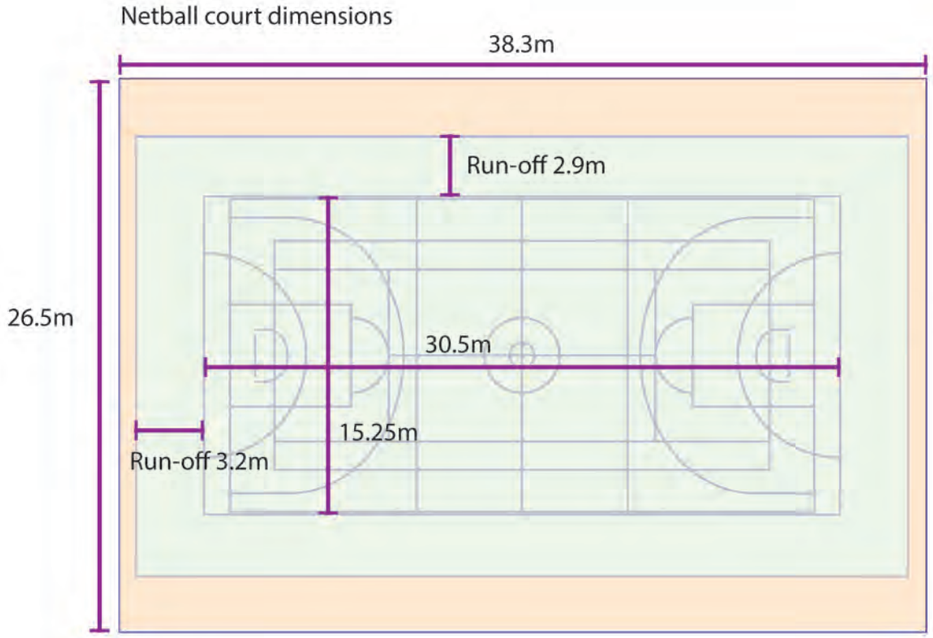


Legend

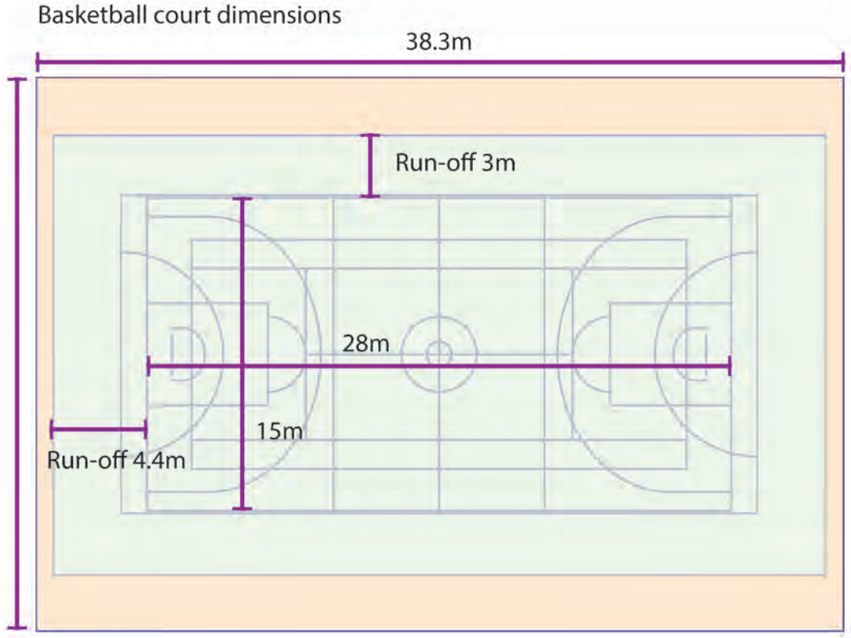
- Sports field
- Spectator area
- Goal recesses
- Social area
- Habitat area

Outdoor Sports Facilities Areas and Sizes Diagram

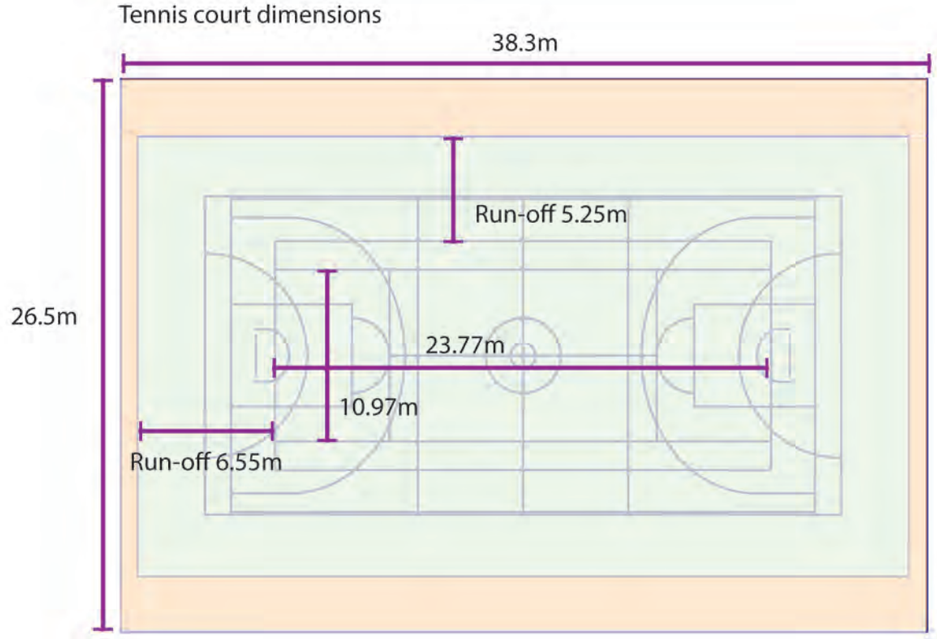
Netball court dimensions



Basketball court dimensions



Tennis court dimensions



Legend

Sports field*

Spectator area*

* Sports field and spectator area is the same material.

Stainless steel bollards and bins give a city centre look which not appropriate in this location.

Noted – we will amend selection and re-issue more suitable furniture items – bollards and bins with powder coat finish and styling to reference the prevailing heritage character as recommended in Richmond Public Space Design Guide. This includes Manchester bollards and Pierhead litter bins as illustrated in attached spec sheets.

broxap
design | manufacture | installation

Call our sales team: 01782 564411
Email: web.sales@broxap.com
Web: www.broxap.com

Pierhead Litter Bin
BX 2311

Contemporary 63 litre heavy duty cast iron front opening litter bin designed to complement any site whilst maintaining Broxap's high quality standards in strength and durability.

Dimensions:

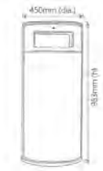
- Capacity: 63 litres
- Height: 963mm
- Diameter: 450mm
- Weight: 152kg

Features:

- Cast in 250 grade cast iron BS EN 1561:1997
- Fully galvanized steel liner with safety top edge and 2 handles
- Supplied with a galvanized sheet liner, and two litter posting apertures.

Options:

- Can be supplied with town crests/logo's or customer designed artwork for an additional price



SFD
streetfurnituredirect

Call our Sales Team: 01625 879442
Email: sales@streetfurnituredirect.co.uk
Web: www.streetfurnituredirect.co.uk

Manchester Cast Bollard / SFD560

Product Description

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

Dimensions

Length 1300mm.
Diameter 230mm.
Manufactured from Cast Iron, Finished in black gloss.
Root Fixed.

4. Application C

Replacement Planting

Wall appears harsh on prominent corner.

Climbing planting is proposed in revised documents on the street frontage of the wall to soften the appearance of the full height brick wall.

Brick Wall

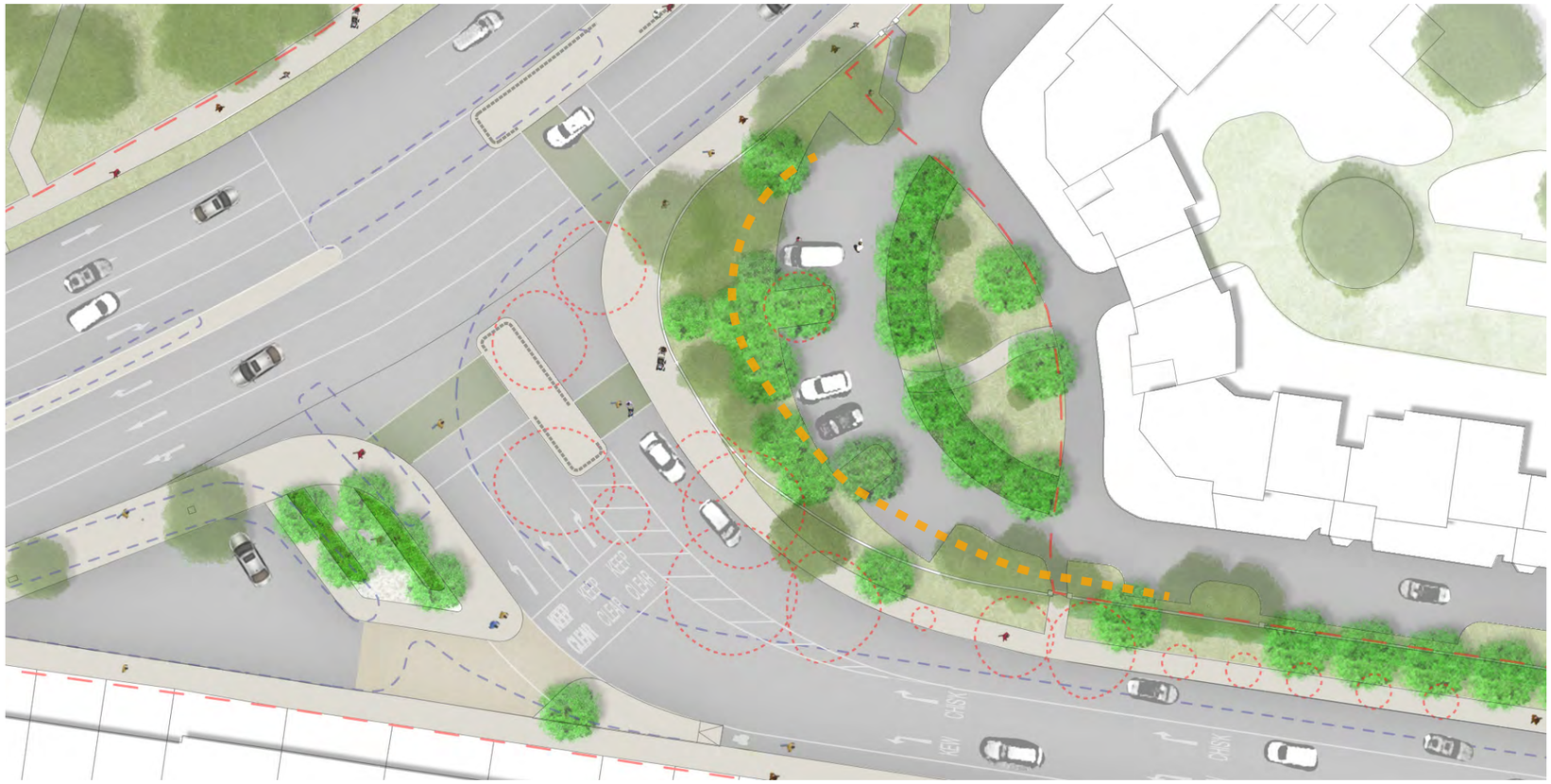
Materials looks rather ‘red’ / ‘hash’ in the visuals.

Multi stock bricks will be considered for the brick wall to soften appearance.

Pocket Park

Use of terminology – annotation of ‘new open space’ / ‘new amenity area’ / ‘pocket park’ on opposite side of Chertsey Court – this is essentially a pedestrian footway
What is the value of this? More open if area identified for further landscaping.

Terminology to this additional open space has been amended in documents and seating removed. This area of accessible pubic realm with additional street trees and hedge planting contribute to the physical and visual aspects of the redesigned intersection.



Chalkers Corner Rendered Plan