

4. The roof behind the remainder of the south façade – a metal clad roof as shown is not appropriate. Amend to reflect comments.

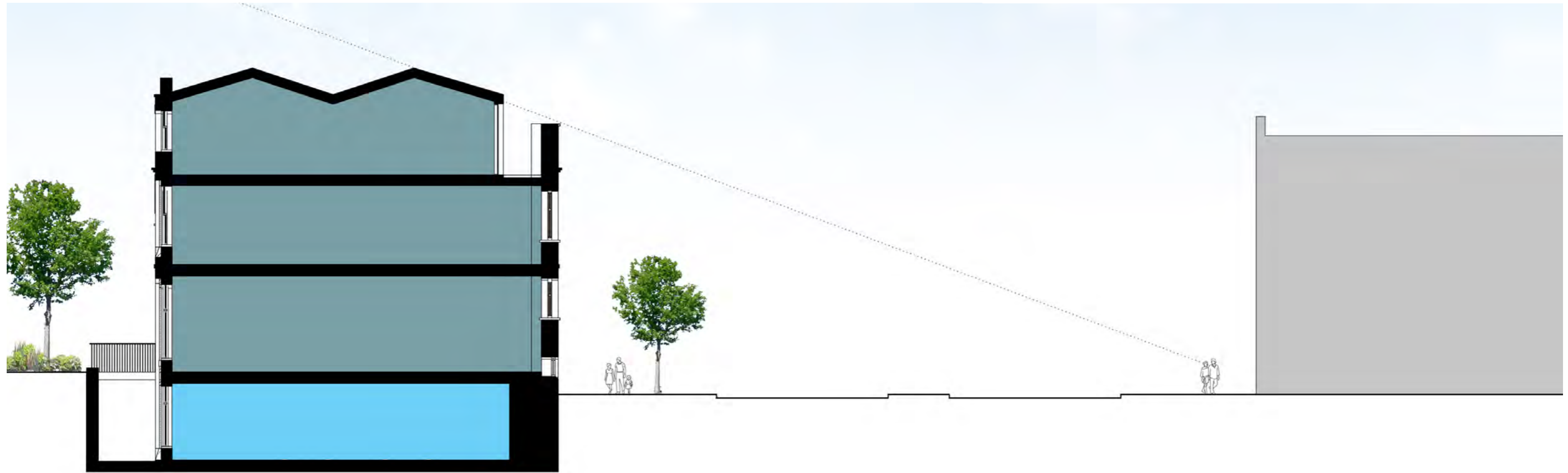
We disagree that the (set back) metal roof to the proposed new office accommodation is inappropriate. This portion of the roof will be separated from the roof of the hotel by a brick gable/flank wall and therefore should not be considered part of the same roof element. Historically, the two roofs were built to different pitches and forms at different times (the former hotel in the late 19th century and the bottling building in 1869).

The massing of this roof element has been carefully designed so that it will be concealed from view from the streetscape. In order to achieve this, a shallow roof pitch is proposed (this 18 degree pitch is difficult to achieve in slate). The contemporary zinc cladding that is proposed offers the opportunity for continuity of both façade and roof materials – we believe this is a more resolved and comprehensive approach to the design of this modern intervention.

It is for these reasons that we believe the more contemporary appearance of the shallow pitched metal roof will not be detrimental to the streetscape.



Illustrative perspective view demonstrating impact of set back massing on streetscape



Proposed section through new roof to bottling building - demonstrating sight lines from streetscape

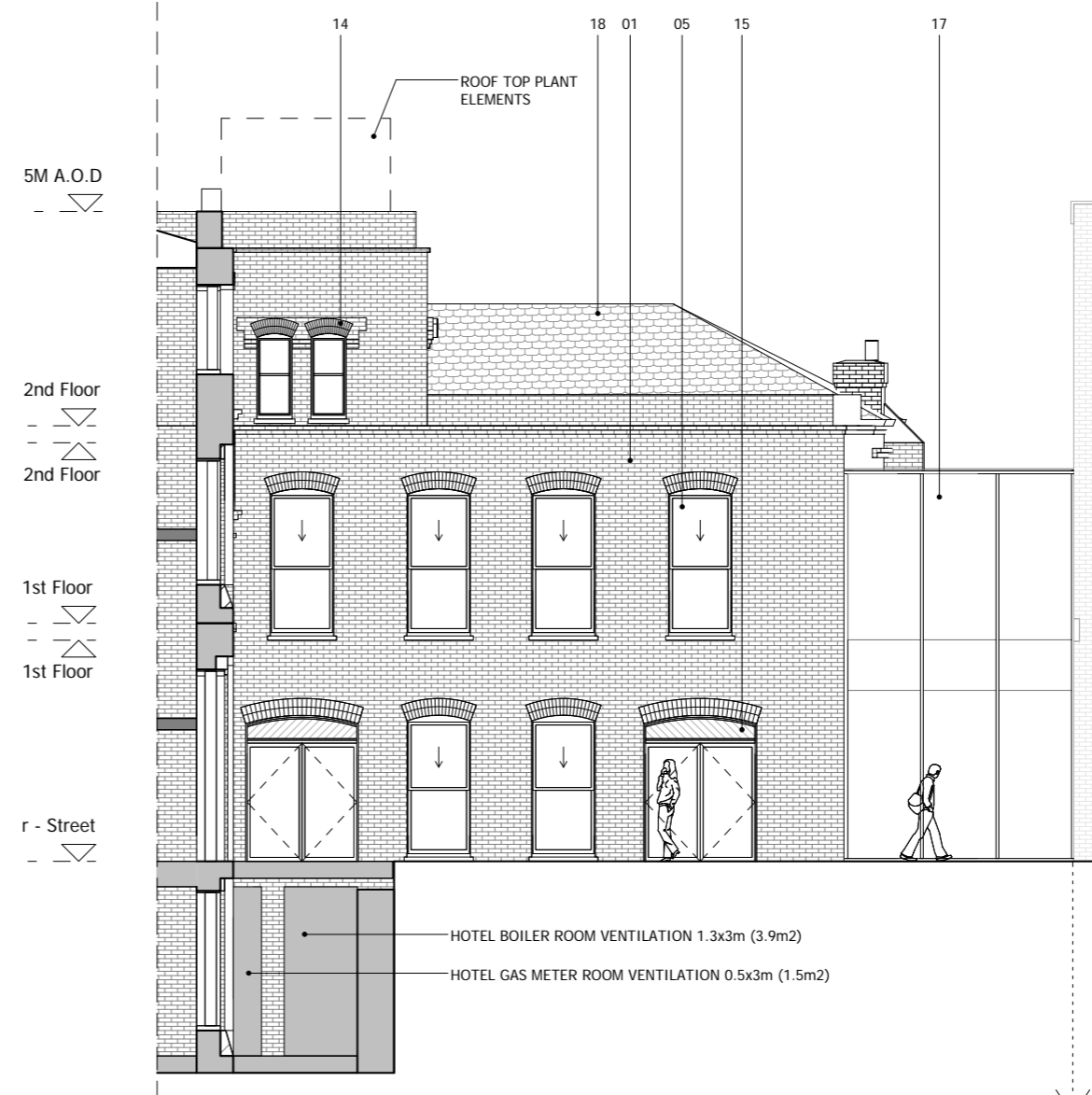
**Block 6 - Hotel**

1. North façade of hotel – This building is a BTM in a prominent position. Facades are clearly visible from the public realm and the building forms an important part of the character of this part of the conservation area. The loss of all but the west/south façade represents substantial demolition and harm to BTM with lack of justification. Provide justification for substantial demolition. Must retain front and side facades, the roofline and chimney stacks.

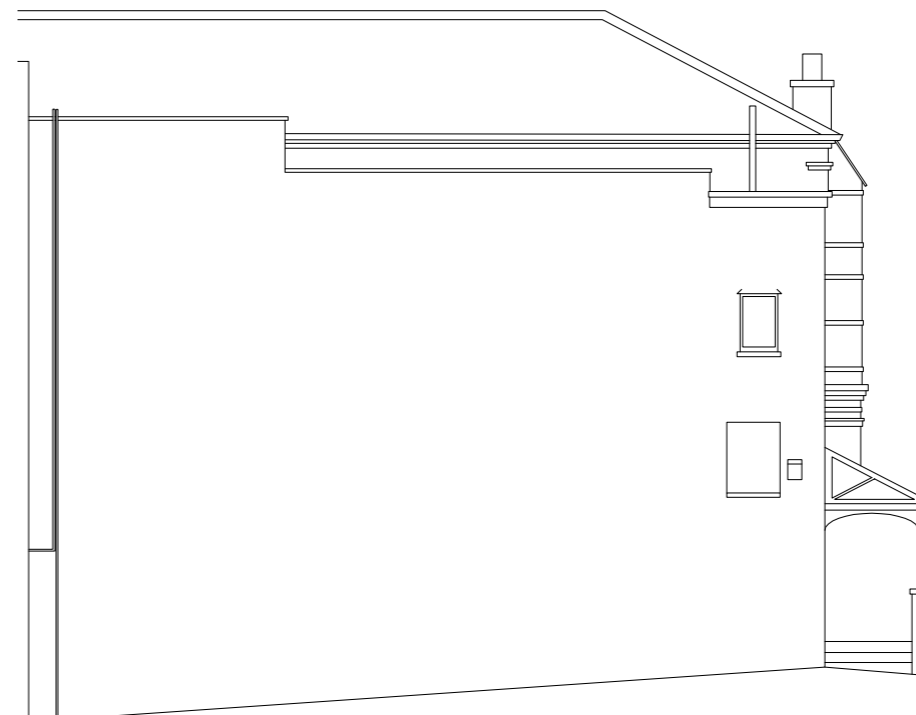
We disagree that the North façade should be retained as opposed to demolished. The existing North façade meets an existing ground level which sits ???mm lower than the proposed new 'Bottleworks Square'. This new level is required due to flood level constraints (the level has been established in order to provide accessible routes that mediate between the existing streetscape and highest levels of flood defence). It is also proposed that a new (deepened) basement level is provided beneath the existing hotel. The combination of these factors make it an unviable solution to retain the north façade as part of the proposal for the hotel.



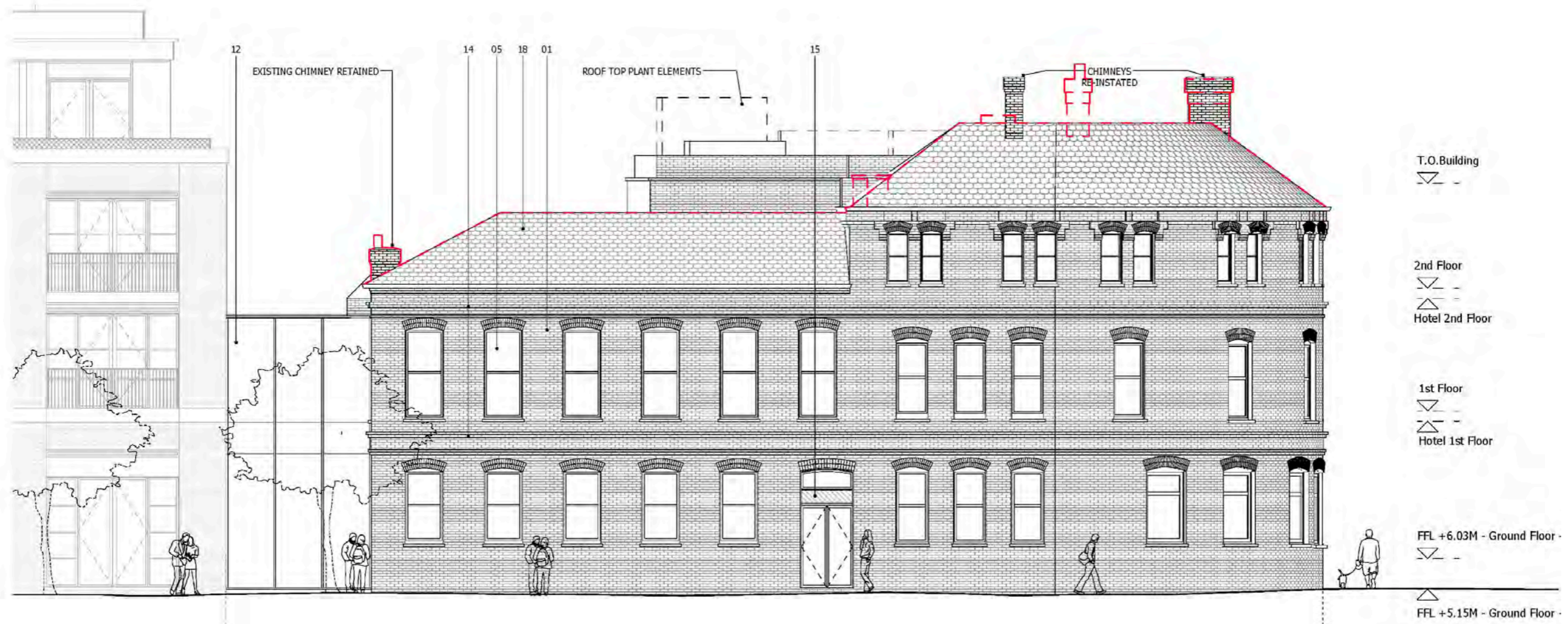
Existing east elevation of former hotel building



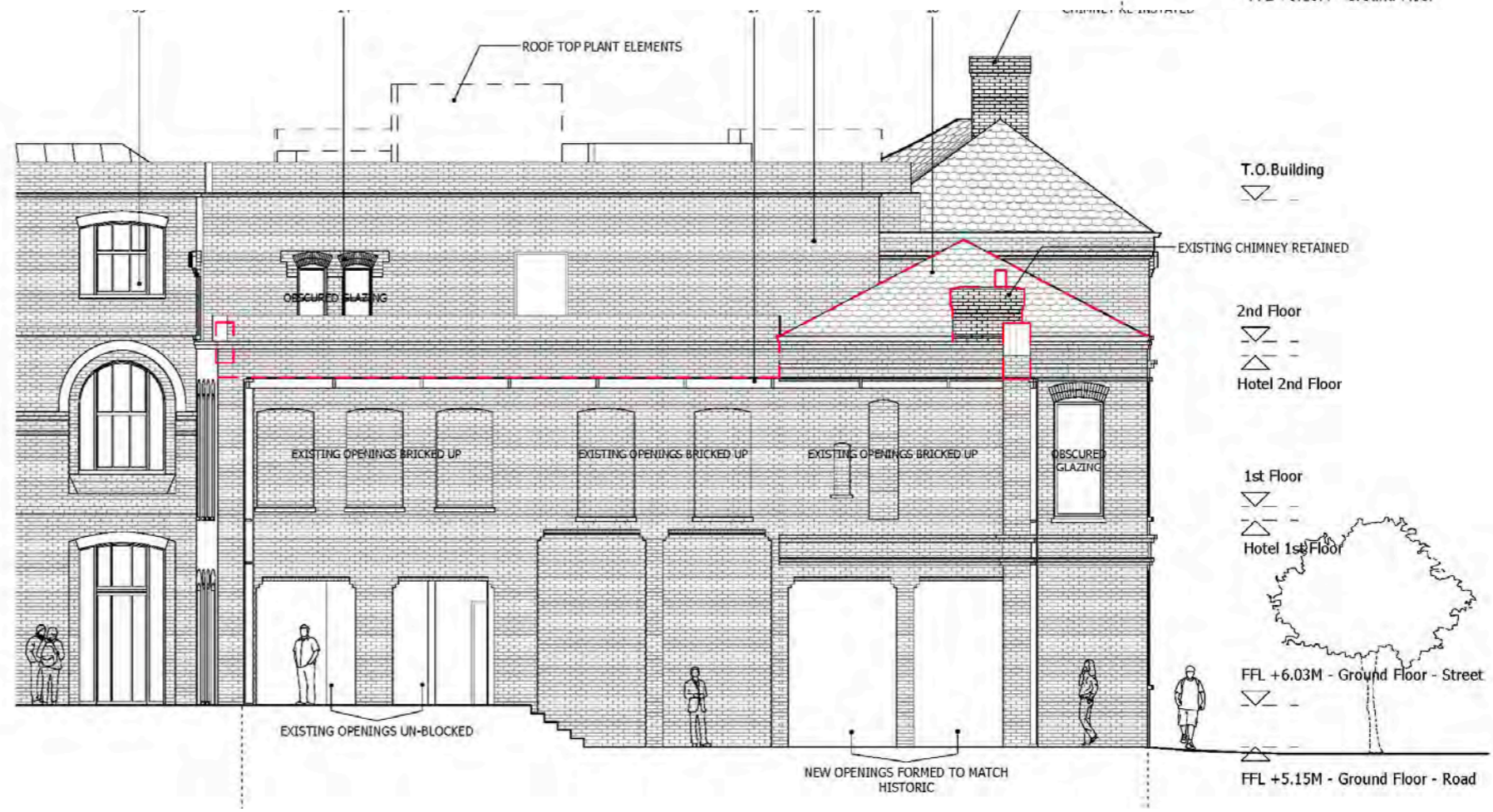
Revised east elevation of Hotel



Existing east elevation of former hotel building



Revised west elevation of Hotel



Revised north elevation of Hotel

2. Access to Bottling Square seems rather torturous. How does access to square work?

We would remind you that the green link had originally been proposed to begin at the corner of Lower Richmond Road (to the north west of the hotel). While this proposal stemmed from the Planning Brief diagram, it became apparent that a series of traffic constraints and safety issues make it unfeasible to provide a route in this location. It is these safety issues that have guided the proposal to deliberately prevent pedestrians from cutting across this potentially dangerous chicane in the existing road.

The Bottling Square is instead conceived as a public space that is accessible off the main new 'High Street' route. This widened public space serves to add variety to the streetscape and provide the potential for events to be held in the space.

It is not unusual to come across an 'unexpected' public space within a townscape - a space that is not immediately apparent within the townscape on approach from the periphery of the area. Many British and European cities benefit from strong urban spaces such as these and notable example is St Christopher's Square in Central London.



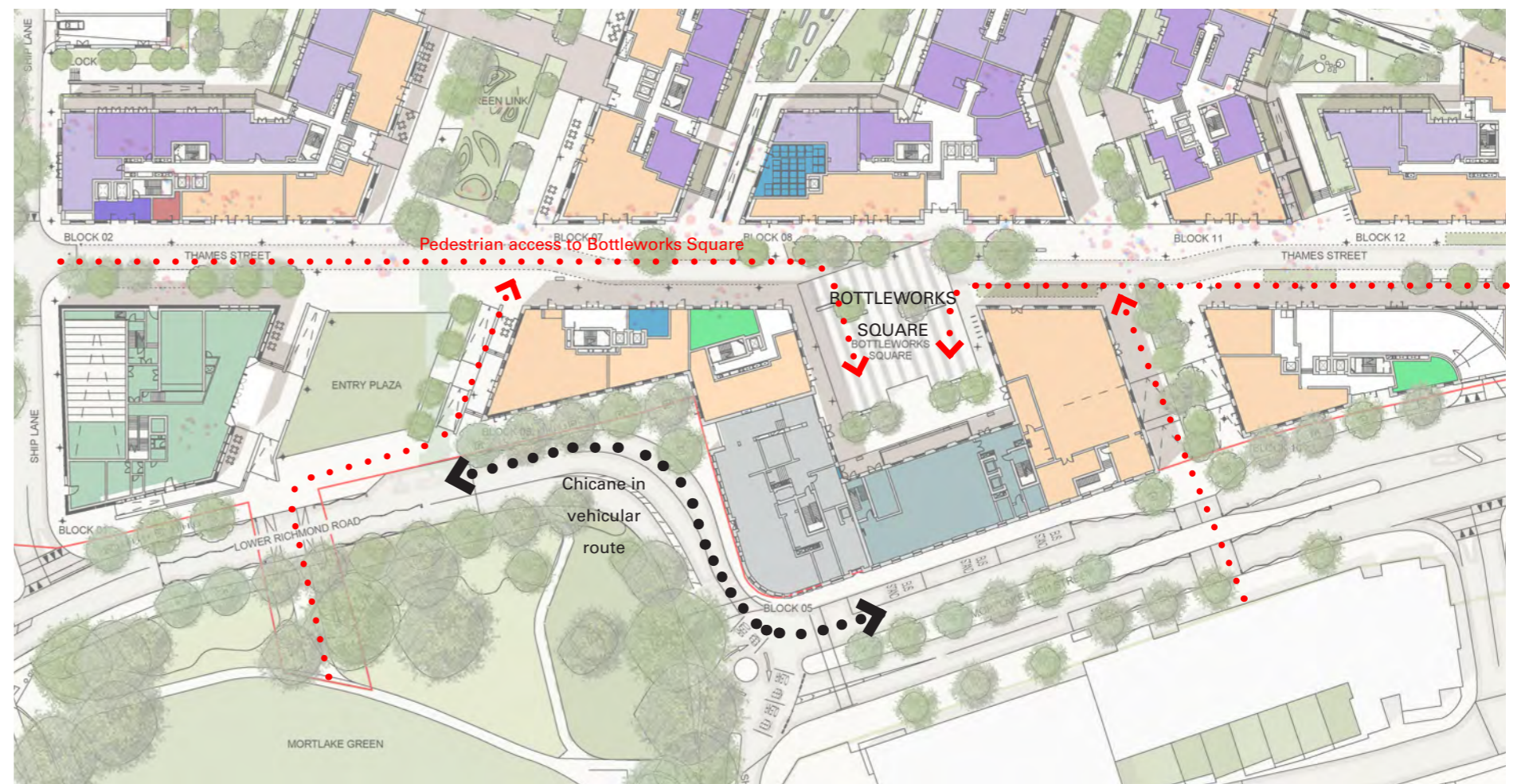
St Christopher's Place



St Christopher's Square



Planning brief proposal for alternative green link location



Proposed plan showing pedestrian access to Bottleworks Square



Submitted visualisation of Bottleworks Square

- BTM should stand independently; side elevation of this BTM should also be retained. Provide visualisations of glazing between Block 5 and 6 to justify addition.

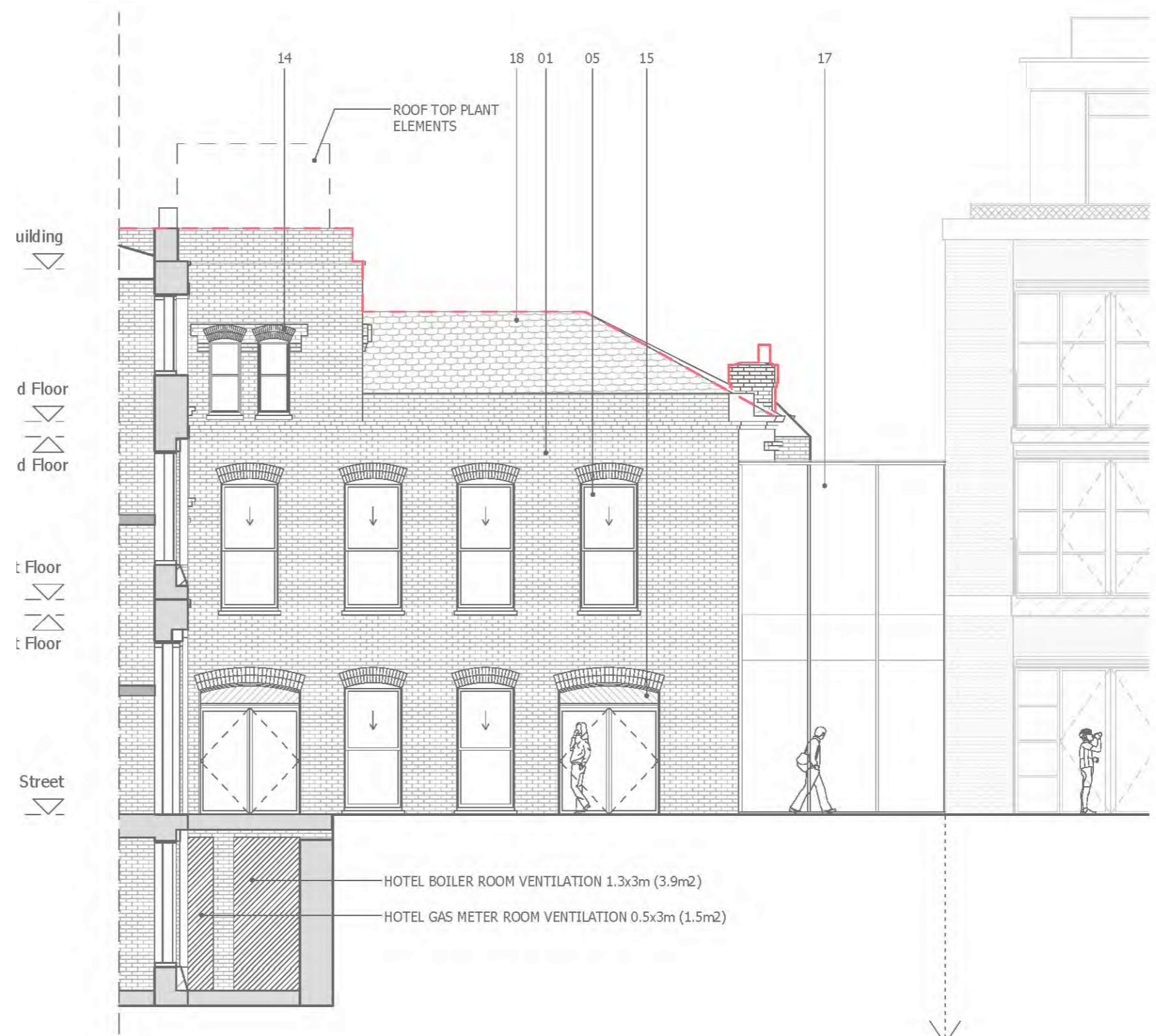
The hotel building has been deliberately joined to the proposed adjacent residential building (B6) to prevent pedestrians jay walking across the potentially dangerous chicane in the road. The buildings are joined by a two storey high glazed link element that is subservient in appearance to the brick buildings it joins. This glazed link is proposed to serve as a double height restaurant/bar space that is part of the hotel. The detailing of the glazed façade will be minimal (with silicone joints as opposed to cover caps) and the brick facades of both adjoining buildings will be exposed internally within the restaurant/bar space. The existing north façade of the hotel building is proposed to be retained and adapted to suit the requirements of the new hotel function.

- The chimneys are an important visual element of the hotel roofscape and should be retained for the corner landmark hotel. They are shown in the D+A statement vol2 as retained (p56), but shown removed in the planning application drawings – eg in D+A Statement vol5 – there are also some differences of fenestration. Removal of slate roof and chimneys are unacceptable. This would be damaging to the character of the BTM, architectural integrity and historic interest. The chimneys are an important part of the overall composition of the hotel roofline. The Heritage statement does not cover this issue. Retain chimneys and clarify differences in fenestration. The heritage statement does not cover this issue.

Drawings have been revised to show re-instatement of chimneys (in slightly different positions that co-ordinate with the structure of the building below). It is not possible to retain the existing chimneys because the existing basement is proposed to be deepened.

- Confusion over the roof materials of the hotel. Metal roof is shown on the application drawings, which is completely unacceptable, damaging to the character of the BTM, architectural integrity and historic interest – the hotel roof is in a pivotal position. However, the D+A S Vol 2 says ‘... slate roof to be reinstated’. Slate roof should be proposed/ reinstated.

The drawings have been revised to show the replacement roof material as slate.



Revised east elevation of hotel

6. Details of fenestration should be provided in particular for the BTMs, to include sections to show double glazing.

We would expect that this is included within the conditions.

7. Lack of permeability through to Bottleworks Square.

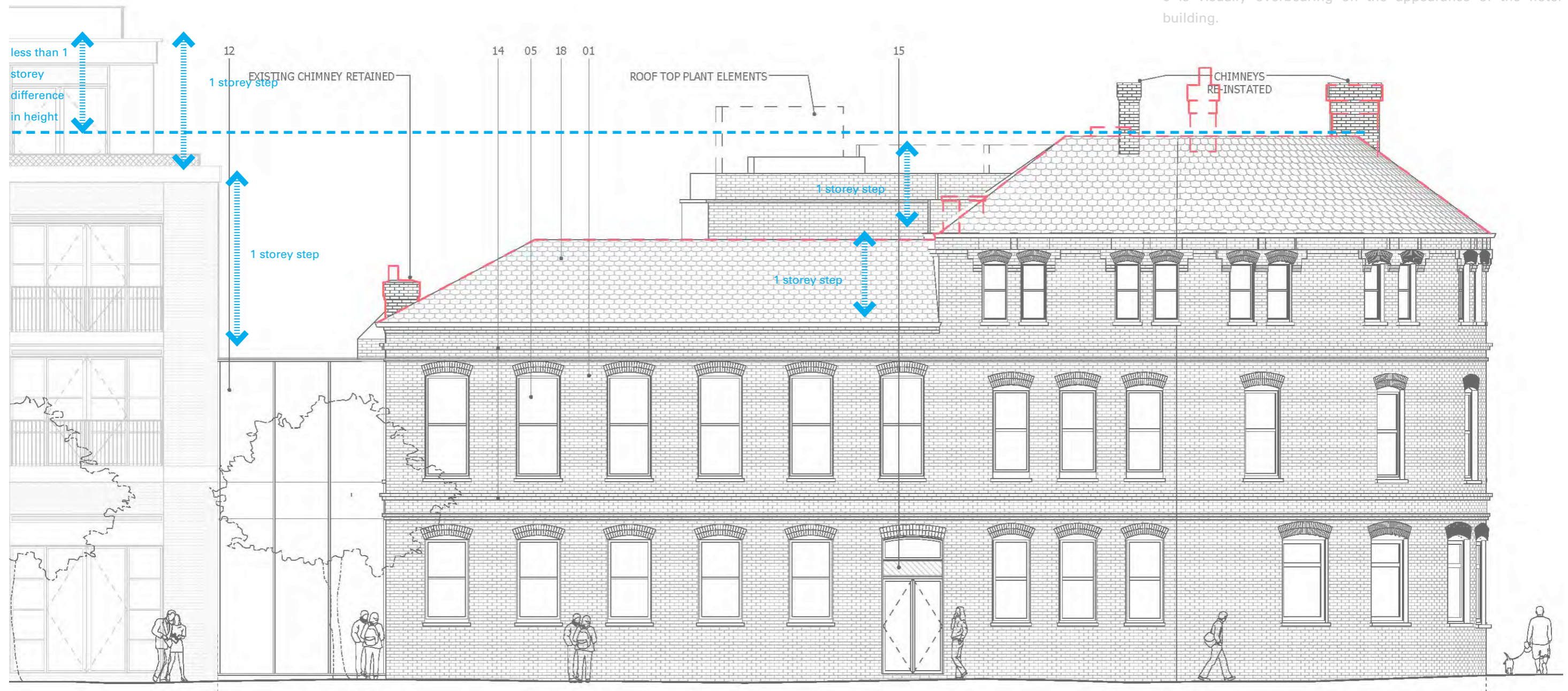
Please refer to item 2.

8. Chimneys must remain.

Please refer to item 4.

9. Uncomfortable 'proportion' relationship between building 6 and hotel. It is recommended the proportions reflect that of the hotel.

The existing hotel building is two/ three storeys high. The northernmost part of the building adjacent to Building 6 is two storeys and the three storey element steps up at the corner junction with Mortlake High Street. Building 6 is proposed as being three storeys high with an additional set back level. We do not believe that the resultant steps in building height are unacceptable since they are in single storey increments. Furthermore, we disagree that the stepped profile of Building 6 is visually overbearing on the appearance of the hotel building.



Revised west elevation of hotel

10. Remove glazed balustrade at roof level.

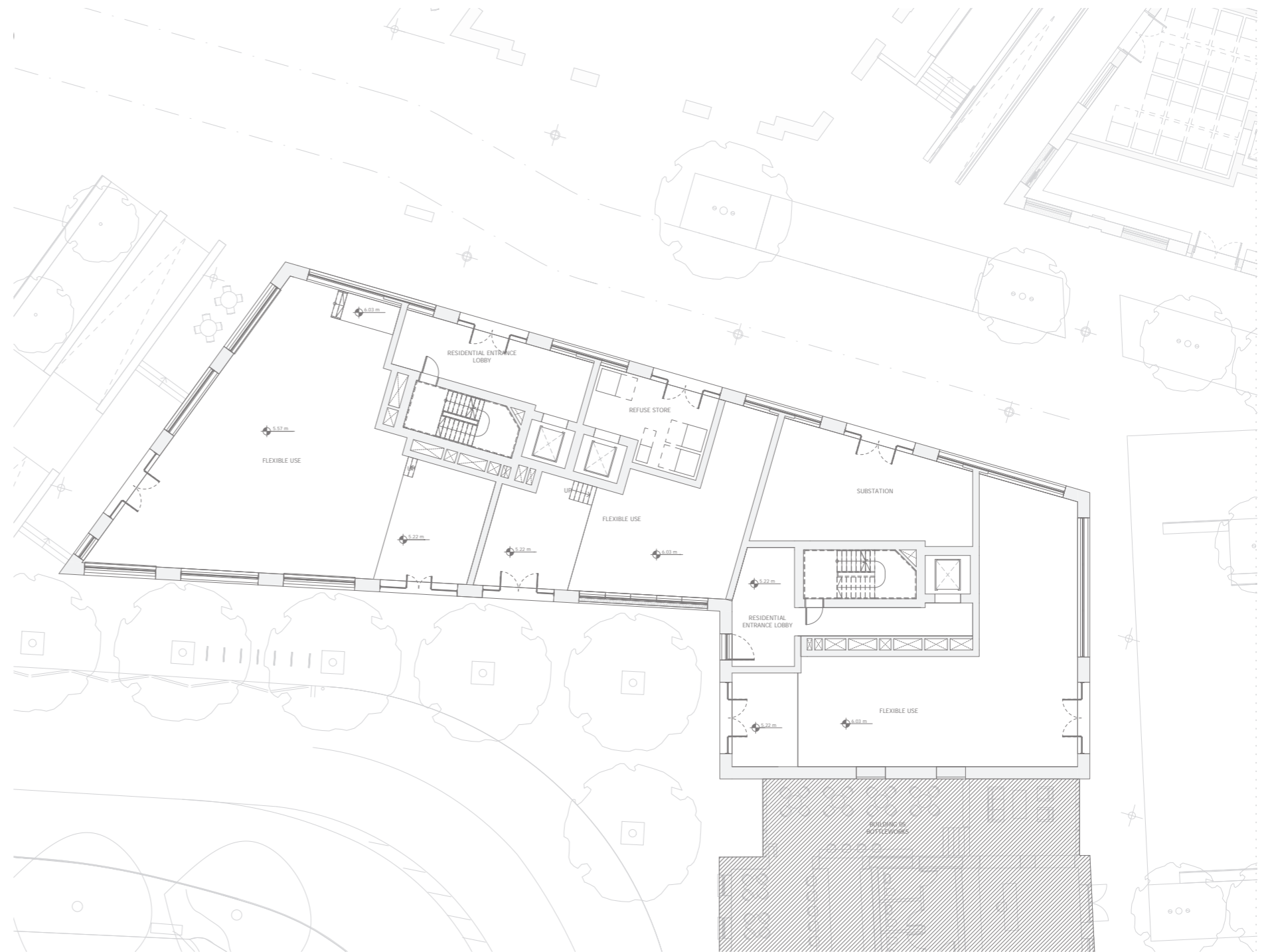
The roof level balustrade was proposed as a means of edge protection (from risk of falls) to any maintenance personnel when accessing roof top plant. We would not recommend removing this balustrade since this would pose a health and safety risk.

11. South elevation – poor relationship with street frontage in response to being higher. It has no active frontage/ access. Reconsider.

The proposed south elevation of Building 6 is three plus one set back storeys high (consistent with the height that wraps around the corner to meet the hotel building). The heights of this building are proposed to align with those of the cinema building, which sits on the opposite side of the entrance to the 'Green Link'.

The ground floor level of this building has been set at a level to provide level access from the middle of the frontage facing the green link. As a consequence, the level sits approximately 600mm above the pavement on the south elevation. Flexible use space is proposed along the entire frontage of the ground floor level that faces on to Lower Richmond Road. This area of façade is largely glazed and is only interrupted by vertical brick piers that come down to meet ground level. It therefore offers significant expanse of active frontage.

We do however recognise that the continuation of all brick piers down to ground level is limiting the width of available flexible use frontage. We therefore proposed that selected intermediate piers are omitted at ground floor level in order to increase the amount of glazing.



Revised ground floor plan of Building 6





Revised north elevation of Building 6

12. North elevation – poor relationship with Thames Street – entrance, refuse, substation – lack of frontage.

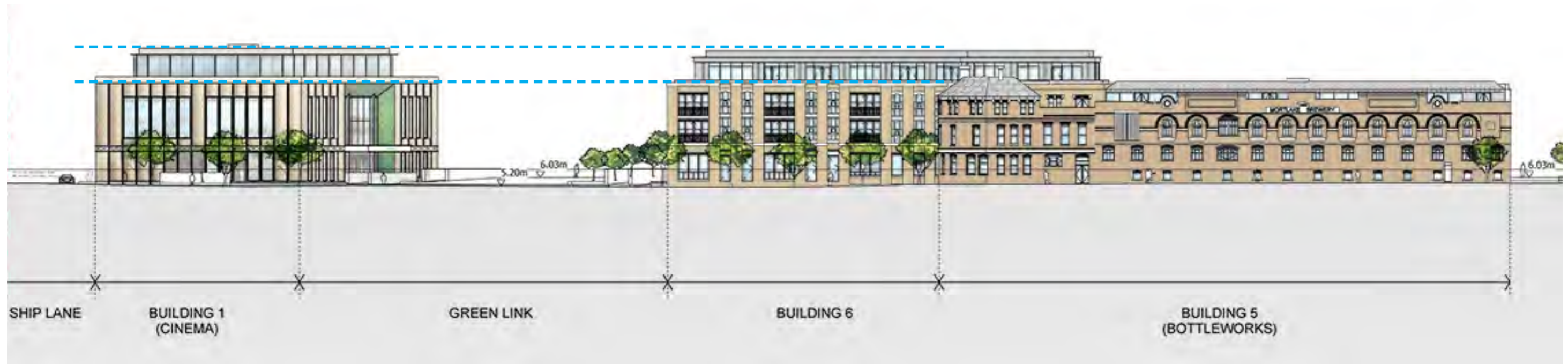
The phasing of Development Area 1 necessitates a series of sub-stations strategically distributed across the site. One of these sub-stations is proposed at the base of Building 6. Unfortunately, the statutory and technical requirements mean the space must be ventilated, therefore grilles are proposed to this secure enclosure. The metalwork grilles to these sub-stations could be fabricated to bespoke designs and could be conditioned.

The quantum of residential units also necessitates that minimum refuse storage (and collection) standard are met. The size of this refuse store has been sized according to the relevant standards and must be within a maximum distance of the refuse vehicle route (along the new High Street). It is also worth noting that refuse vehicles must also be able to navigate the route in a forward motion.

These constraints have resulted in the North elevation being largely occupied by utilitarian spaces. However, we have endeavoured to intersperse flexible use and residential entrances between the more utilitarian elements and the entrance lobby to the eastern core has been re-configured to increase flexible use frontage facing Bottleworks Square.



Building 6 - revised south elevation



Proposed site elevation (along Lower Richmond Road and Mortlake High Street)

13. Block 6 and Block 5: only 4m gap between flat and wall. Unacceptable.

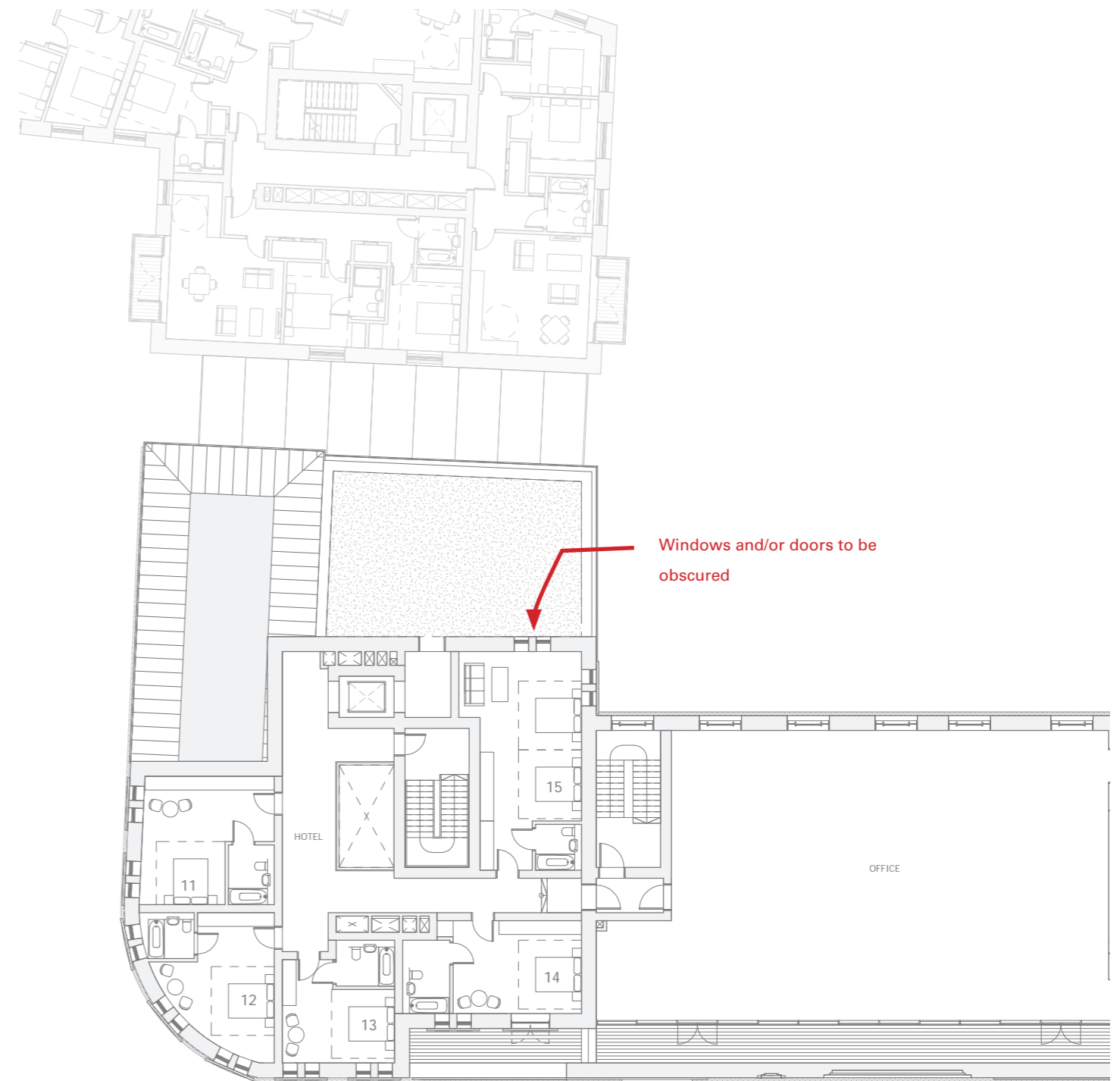
The 4 metre gap between the buildings is sufficient to clearly separate and distinguish the massing of Building 6 from the hotel building. The only windows that overlook from Building 5 towards Building 6 are to the set back elevation at second floor level of the hotel – we will be amending the elevation to either omit or obscure the hotel windows that face Building 6.

14. Block 6 with 7 and 8: only 16m gap. Unacceptable living conditions.

Please see section dedicated to 'Proximity of Buildings'.



Revised south elevation of building 6



Proposed second floor plan of Buildings 5 and 6

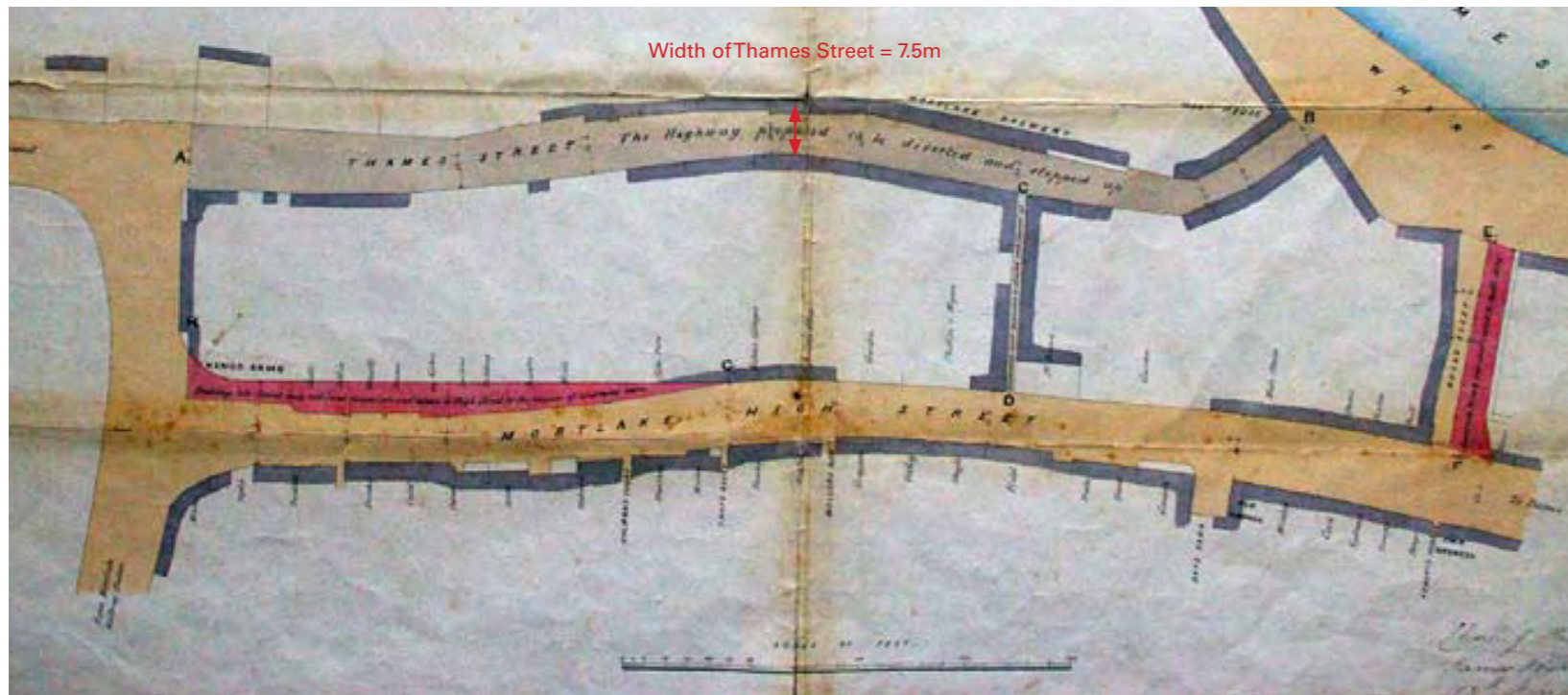
## Proximity of buildings - street hierarchy

A hierarchy of streets and routes through this major new mixed use masterplan was established very early on in the design process.

In accordance with the Planning Brief for this strategic site, the 'Green Link' has been a primary focus in terms of public realm and as a means of connecting Mortlake to the Thames waterfront. This 30-metre-wide pedestrianised route should not be considered a 'street'. Instead it should be considered an accessible 'public realm' – providing much needed amenity to local residents in the form of landscape features and a continuous frontage of flexible use space at ground floor level.

The new 'High Street/ Thames Street' is envisioned as another important public thoroughfare, animated by flexible use frontage as well as a range of different architectural typologies. The location of this new street follows the path of a historic riverside route referred to as 'Thames Street' on OS records. It is proposed that this much narrower street (13.5 metres) is a more intense experience more akin to the nature of streetscape found at Shad Thames. This new route will be pedestrianised (with limited controlled access for service and maintenance vehicles) in a similar manner to the historic Shad Thames route that runs parallel with the river Thames. Originally a utilitarian route serving the surrounding riverside warehouse buildings, the Shad Thames route has been re-purposed in recent times as a walkway punctuated by a series of notable restaurants, bars and shops at ground floor level. The narrow width of the street in combination with the dominant height of the buildings creates a unique character that focuses the eye on the ground floor level animation.

Other routes that cross the new High Street are considered secondary routes that provide choice of route towards the waterfront. These streets will be lined with a mixture of residential use and ground floor level flexible use. These streets are proposed as being less formal and as a consequence a narrower width of 15m was established for these routes.



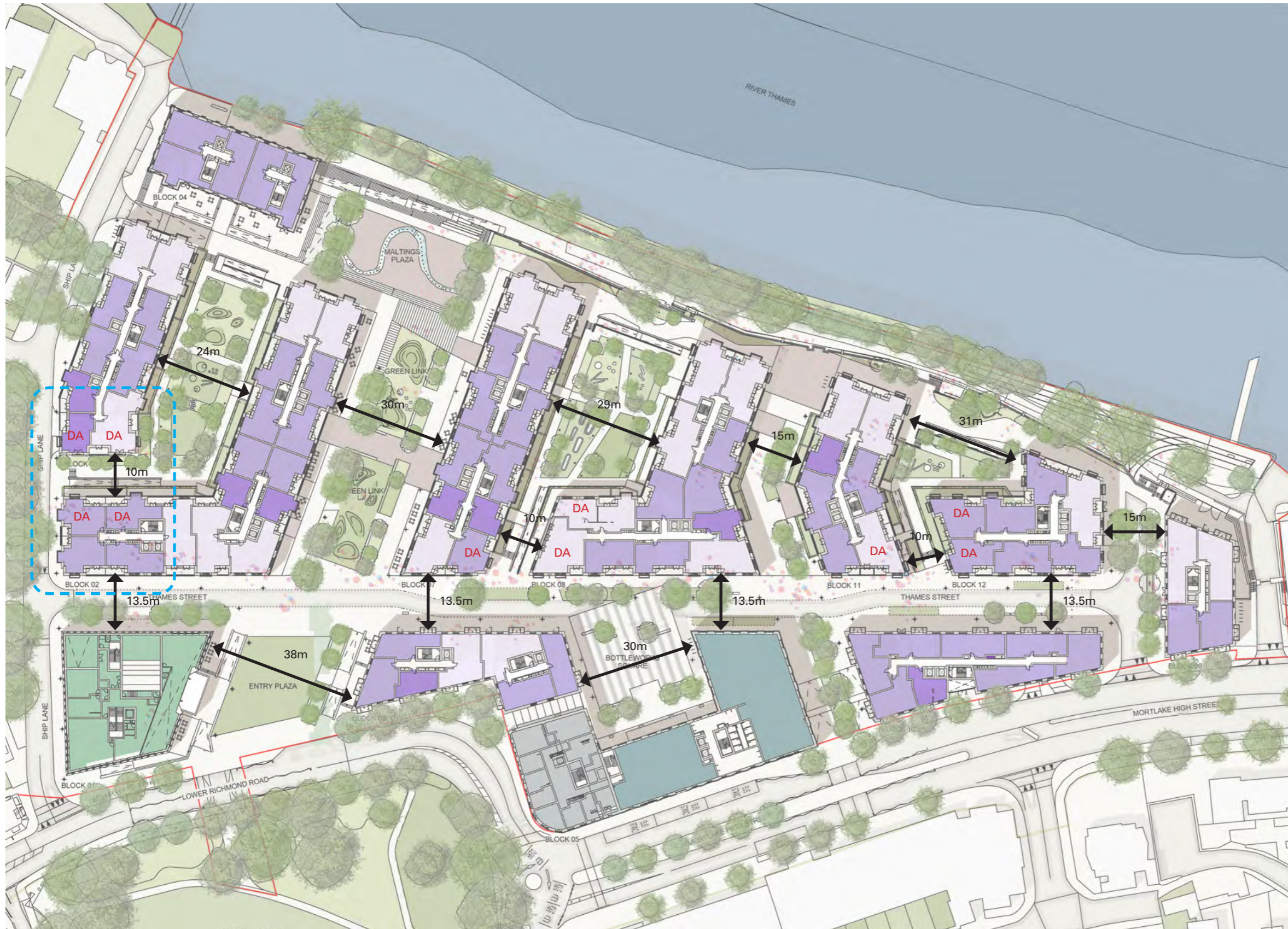
1865 plan showing former route of 'Thames Street'



Revised visualisation of Thames Street



Revised visualisation of new 'Green Link'



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

## Proximity of buildings - policy

To more clearly justify the setting out of these streets, it is worth referring to local planning policy as well as GLA guidance and other focused studies.

Policy 4.8.8 of the adopted Local Plan:

**‘Whilst there will be some impact from any new development, the test is one of harm in relation to the impact on habitable rooms, which includes all separate living rooms and bedrooms, plus kitchens with a floor area of 13sqm or more. The minimum distance guideline of 20 metres between habitable rooms within residential development is for privacy reasons; a greater distance may be required for other reasons, or a lesser distance may be acceptable in some circumstances. These numerical guidelines should be assessed on a case by case basis, since privacy is only one of many factors in site layout design; where the established pattern of development in the area (layout and height) may favour lesser distances. The distance of 20 metres is generally accepted as the distance that will not result in unreasonable overlooking. Where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms), separation distances can be reduced to 13.5 metres. Where the impact of a building is on another within the same development site, measures can also be applied to minimise overlooking, such as splays, angles of buildings, obscured glazing etc. A Supporting Planning Statement should set out justification for a reduction in these distances.’**

Policy 3.2.5 of Supplementary Planning Document ‘Residential Development Standards’:

**‘Generally rooms needing less privacy such as kitchens and living rooms can face the street. Frosted windows can be used for bathrooms and smaller windows for bedrooms. Landscape planting can also help screen ground level rooms.’**

Section 5.1 of the London Housing Design Guide (LHDG):

**‘In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes. These are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.**

**Instead, designers are required to demonstrate how the design as a whole uses a variety of measures to provide adequate visual and acoustic privacy for every home. Designers should consider the position and aspect of habitable rooms, gardens and balconies, and avoid windows that directly face each other where privacy distances are tight. It will often be beneficial to provide a set-back or buffer where habitable rooms directly face a public thoroughfare, street, lane or access deck.’**

While local planning policy (4.8.8 of the adopted Local Plan) advises that a ‘distance of 20 metres is generally accepted as the distance that will not result in unreasonable overlooking’ it does acknowledge that ‘a lesser distance may be acceptable in some circumstances’. This is most likely because historically, the 20 metre yardstick for visual privacy was loosely based on **‘the distance at which an accidental glimpse of nudity would be blurred enough to protect standards of decency’** as outlined in ‘Recommendations for living at Superdensity’ by Design for Homes.

Policy 3.2.5 of ‘Residential Development Standards’ elaborates on the interior use of overlooking spaces and explains that ‘generally rooms needing less privacy such as kitchens and living rooms can face the street’. GLA policy in the LHDG re-inforces the need for flexibility in consideration of proximity distances and points towards techniques such as providing set backs as a means of mitigating overlooking issues in tighter streetscapes.



Visualisation showing balustrades screening windows along Thames Street



Visualisation showing screening to upper levels by balconies in oblique views

The London Housing Design Guide references a report prepared for Popular Housing Group: Perceptions of Privacy and Density in Housing, by Mulholland Research and Consulting. This report examined a series of case studies where residential dwellings face one another within close vicinity. The report drew attention to a number of advantages as a consequence of closely built relationships, including:

- Social interaction between neighbours
- Feeling more secure
- Discouragement of vandalism and other crime

Interestingly, the mansion precedents that were examined in the study, incorporated tight courtyard spaces. These were not perceived to be problematic in terms of privacy because the rooms facing one another were used for the same purpose - for example kitchens facing kitchens.

Section 2.5.6 of Perceptions of Privacy and Density in Housing:

#### **'Overlooking less private space**

**The mansion flats in our sample had an internal courtyard within each block which served as a large stairwell to bring extra light into the flats. Windows faced one another across the courtyard but there were no privacy problems. This is because they were, in the main, kitchen windows where privacy was not of primary concern; also the neighbours were on friendly terms and unembarrassed to acknowledge one another.'**

The study explained that privacy problems could be as a result of overlooking from neighbouring properties and/or from people moving through streetscape and/or landscape.

Most of the areas of concern highlighted in the report related to overlooking into ground floor, street facing dwellings. However, an conclusion of the study was that where windows face one another directly, they would benefit from waist height screening (see Section 3.3.2 of the report).

Units within the Stag Brewery proposal will largely benefit from this type of screening since the building typologies have been carefully designed to incorporate balustrades and set backs that serve to screen view into the apartments. A more detailed explanation of this is provided overleaf.

### Proximity of buildings - set backs to mansion typology

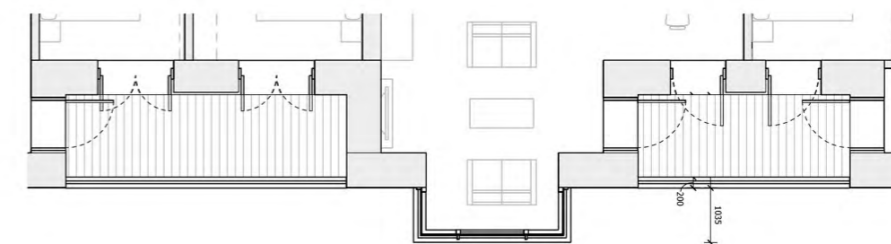
The internal layouts of facing buildings on the narrower streets of the proposed Stag Brewery masterplan, have been carefully configured to avoid overlooking issues. Within the mansion typology buildings, living rooms are generally provided within the projecting bay and gable elements and bedrooms are located on the set back areas of façade (behind projecting balconies). This means that the bedrooms are generally separated by an increased distance and are largely screened from view by the balconies and balustrades. We understand that it is likely that the design of the balustrades will be conditioned and therefore balustrades could be carefully designed in future to provide optimum screening to rooms. There are many examples of historic balustrades that incorporate dense decoration in varied positions and manners across balconies in facades. The intention would be to design contemporary versions of these decorative balustrades.



Perspective visualisation of mansion typology



1 GABLE BAY STUDY - ELEVATION  
1:50



Proposed mansion bay study - bedrooms set back behind balconies and balustrades





Proposed variations to balustrade design



Alexandra Court - example of vertical hierarchy within balustrade design



Castelnu Mansions - balustrade design



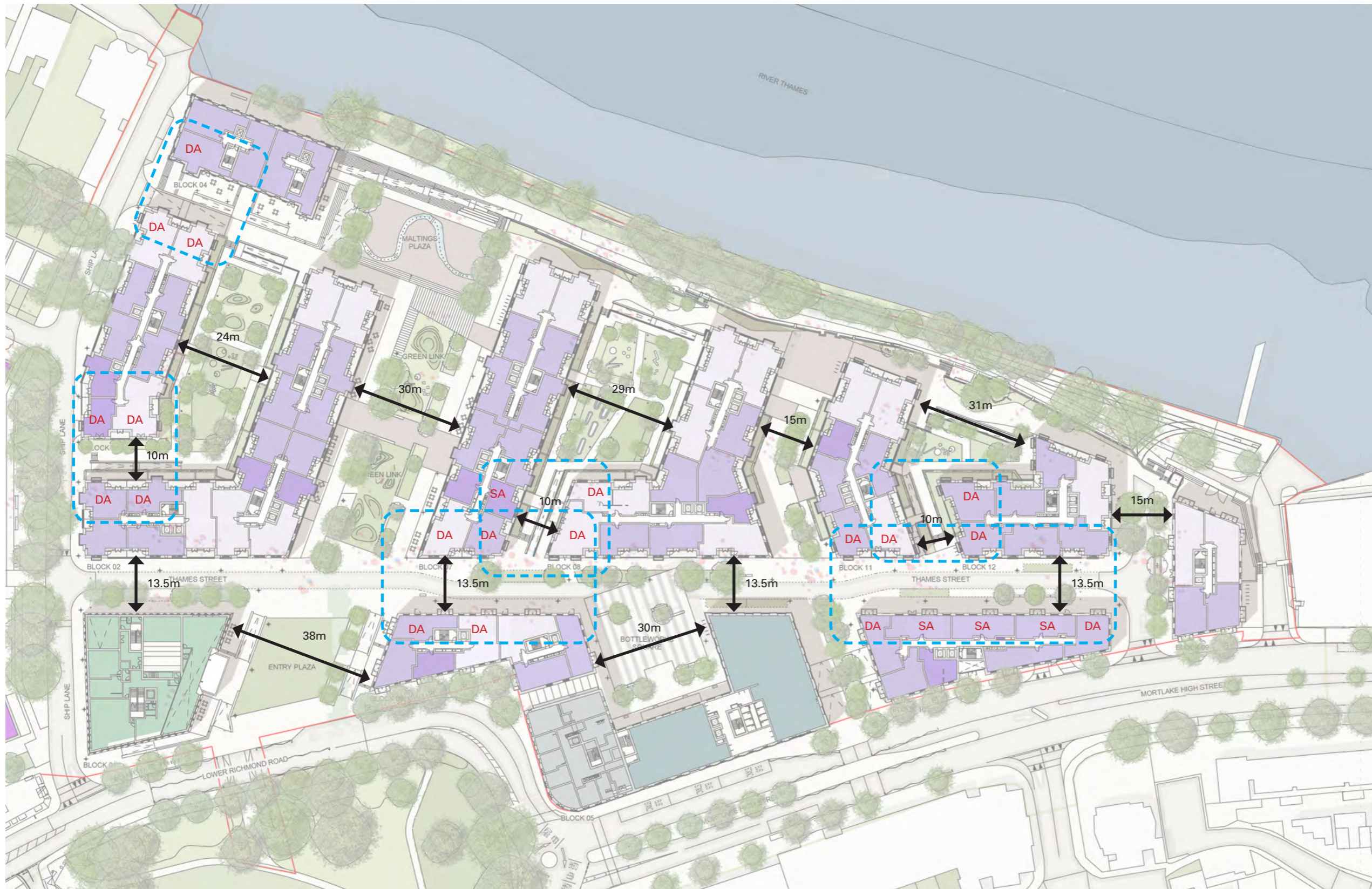
Richmond Bridge Mansions - balustrade design

#### Proximity of buildings - detailed analysis and summary

The following pages provide detailed analysis for specific building relationships that LBRuT have highlighted as requiring justification in terms of overlooking issues. This analysis highlights the opportunity for incorporation of obscured glazing to mitigate overlooking issues.

Following is a list of the circumstances LBRuT have raised concerns about and opposite is a plan of the site highlighting those circumstances.

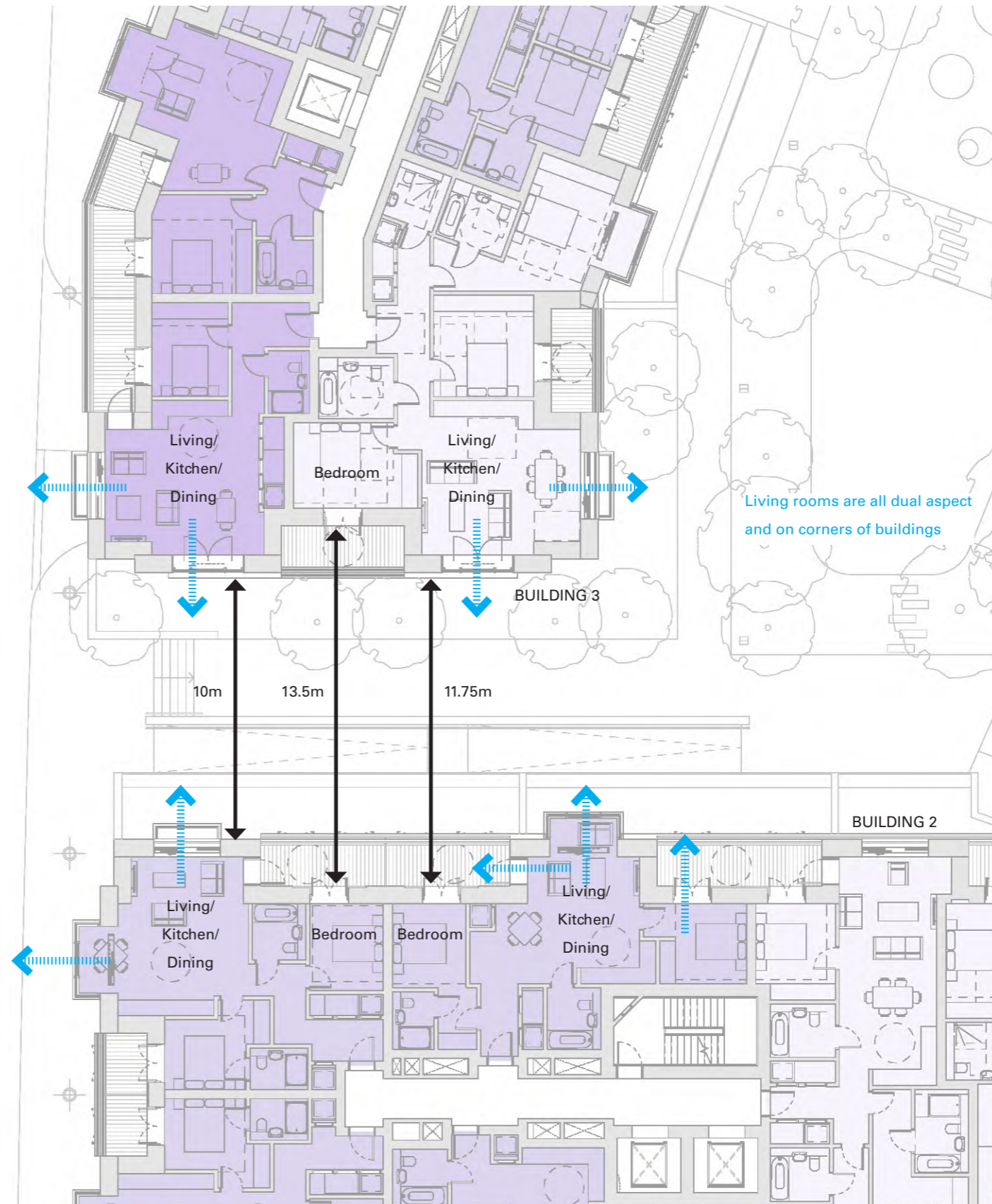
- Distance between Building 2 and 3
- Distance between Building 3 and 4 (Maltings Building)
- Distance between Building 7 and 8
- Distance between Buildings 7 and 8 with 6
- Distance between Buildings 11 and 12
- Distance between Buildings 11 and 12 with 10



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

### Proximity of buildings - Buildings 2 and 3

- All facing units are dual aspect
- Living/ kitchen/ dining rooms are located on corners for dual aspect and/or increased daylight provision
- By obscuring glazing, overlooking is largely mitigated
- Exception of two facing bedrooms that are set back behind balconies and balustrades
- Set back provides screening and should be considered acceptable in terms of privacy



Proposed typical floor plan of Buildings 2 and 3 - proposed layout

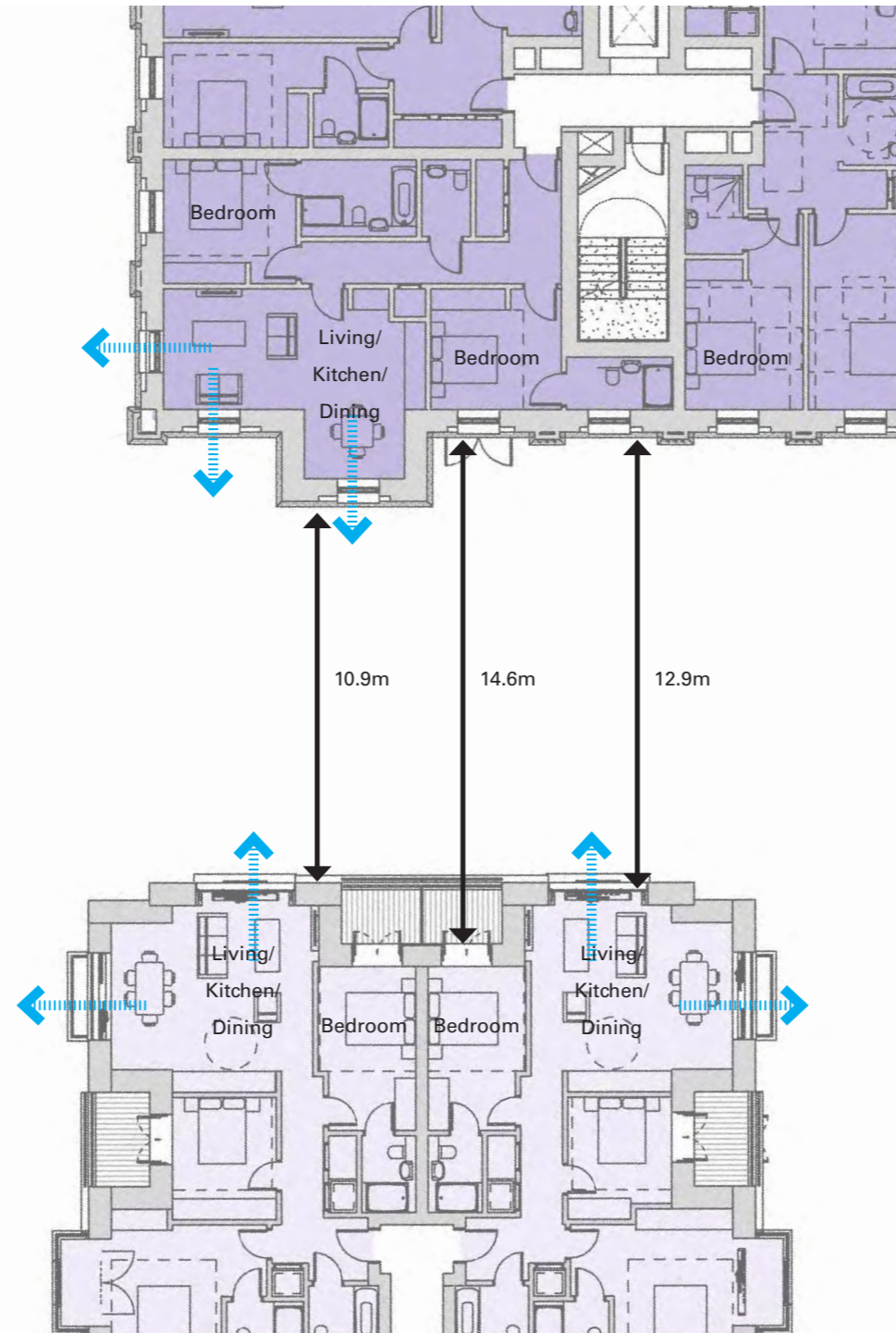


Proposed typical floor plan of Buildings 2 and 3 - suggested mitigation

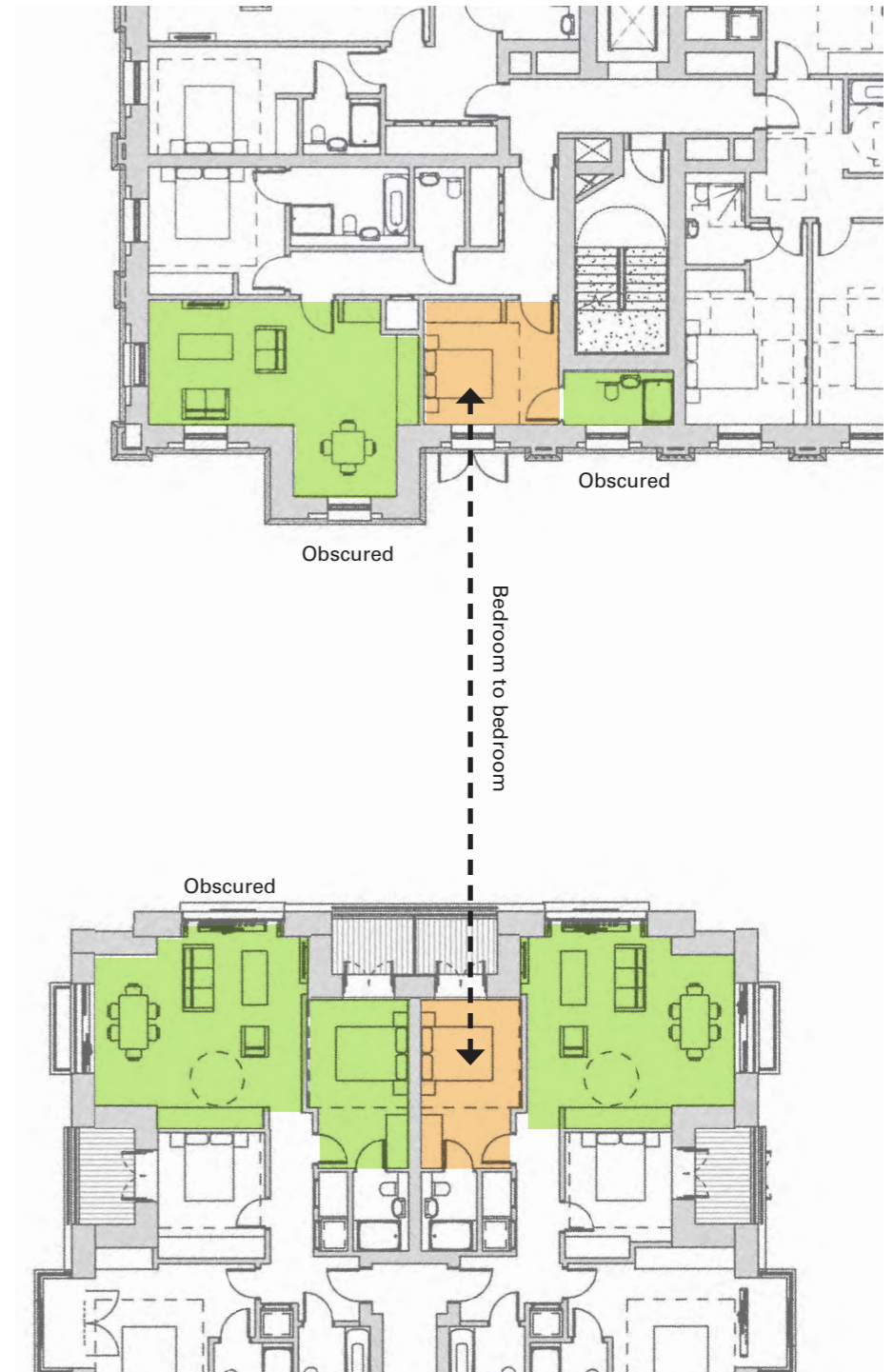
- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only

Proximity of buildings - Buildings 3 and 4 (Maltings)

- All facing units are dual aspect
- Living/ kitchen/ dining rooms are located on corners for dual aspect and/or increased daylight provision
- By obscuring glazing, overlooking is largely mitigated
- Exception of two facing bedrooms (one of which is set back behind balconies and balustrades)
- Set back provides screening and should be considered acceptable in terms of privacy



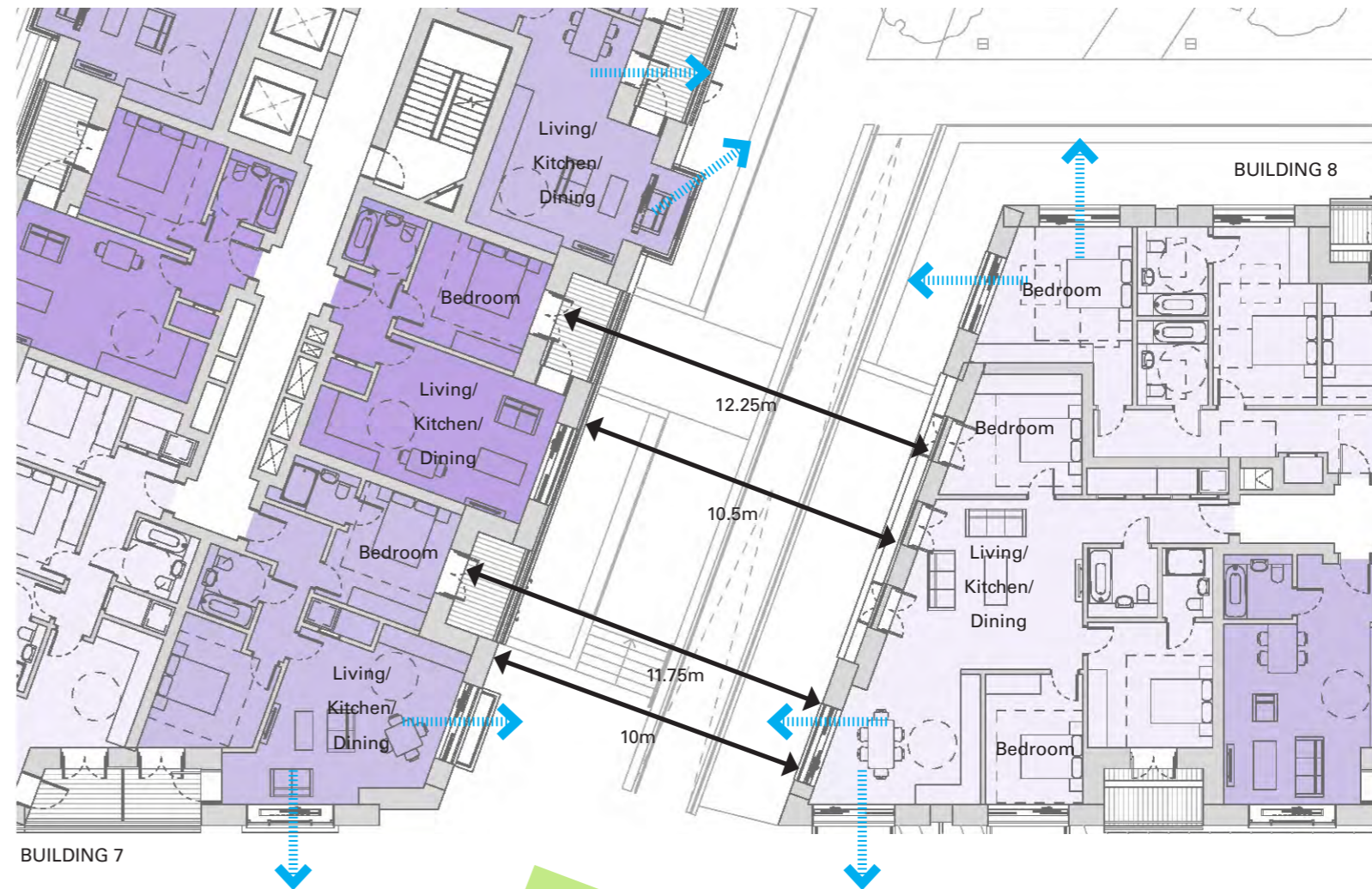
Proposed typical floor plan of Buildings 3 and 4 - proposed layout



Proposed typical floor plan of Buildings 3 and 4 - suggested mitigation

Proximity of buildings - Buildings 7 and 8

- Most facing units are dual aspect
- Living/ kitchen/ dining rooms are located on corners for dual aspect and/or increased daylight provision
- By obscuring glazing, overlooking is largely mitigated
- Exception of two facing bedrooms (one of which is set back behind balconies and balustrades)
- Set back provides screening and should be considered acceptable in terms of privacy



BUILDING 7



BUILDING 7

Proposed typical floor plan of Buildings 7 and 8 - suggested mitigation

No overlooking issues



Bedroom to bedroom and living room to living room overlooking only



Proximity of buildings - Buildings 6, 7 and 8

- All facing units are dual aspect
- Living/ kitchen/ dining rooms in B6 have been located so that they benefit from view towards waterfront
- Residential units face each other at 1st, 2nd and 3rd floor level only – above this B7 and B8 units benefit from views to South
- By obscuring glazing, overlooking is entirely mitigated



Proposed typical floor plan of Buildings 6, 7 and 8 - proposed layout

BUILDING 6



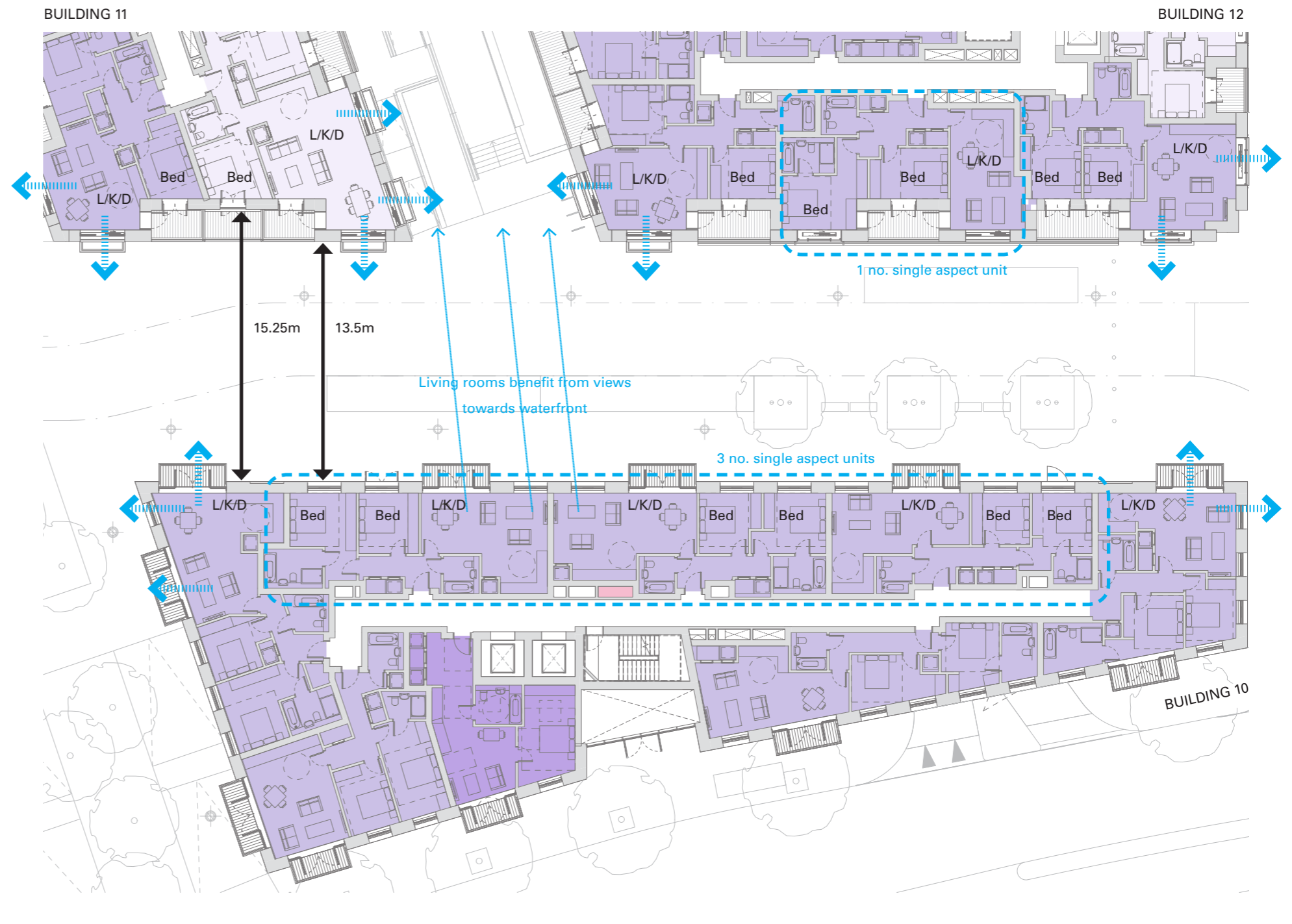


Proposed typical floor plan of Buildings 6, 7 and 8 - suggested mitigation

- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only

Proximity of buildings - Buildings 10, 11 and 12

- Living/kitchen/dining rooms are located on corners for dual aspect and/or increased daylight provision wherever possible
- Bedrooms are set back for privacy
- By obscuring glazing, overlooking can be mitigated in some units
- Other units will have bedroom to bedroom facing and living to living facing configurations
- Three units that have living rooms facing bedrooms – these units would need to adopt partial obscured glazing and or curtains/blinds as privacy control



Proposed typical floor plan of Buildings 10, 11 and 12 - proposed layout

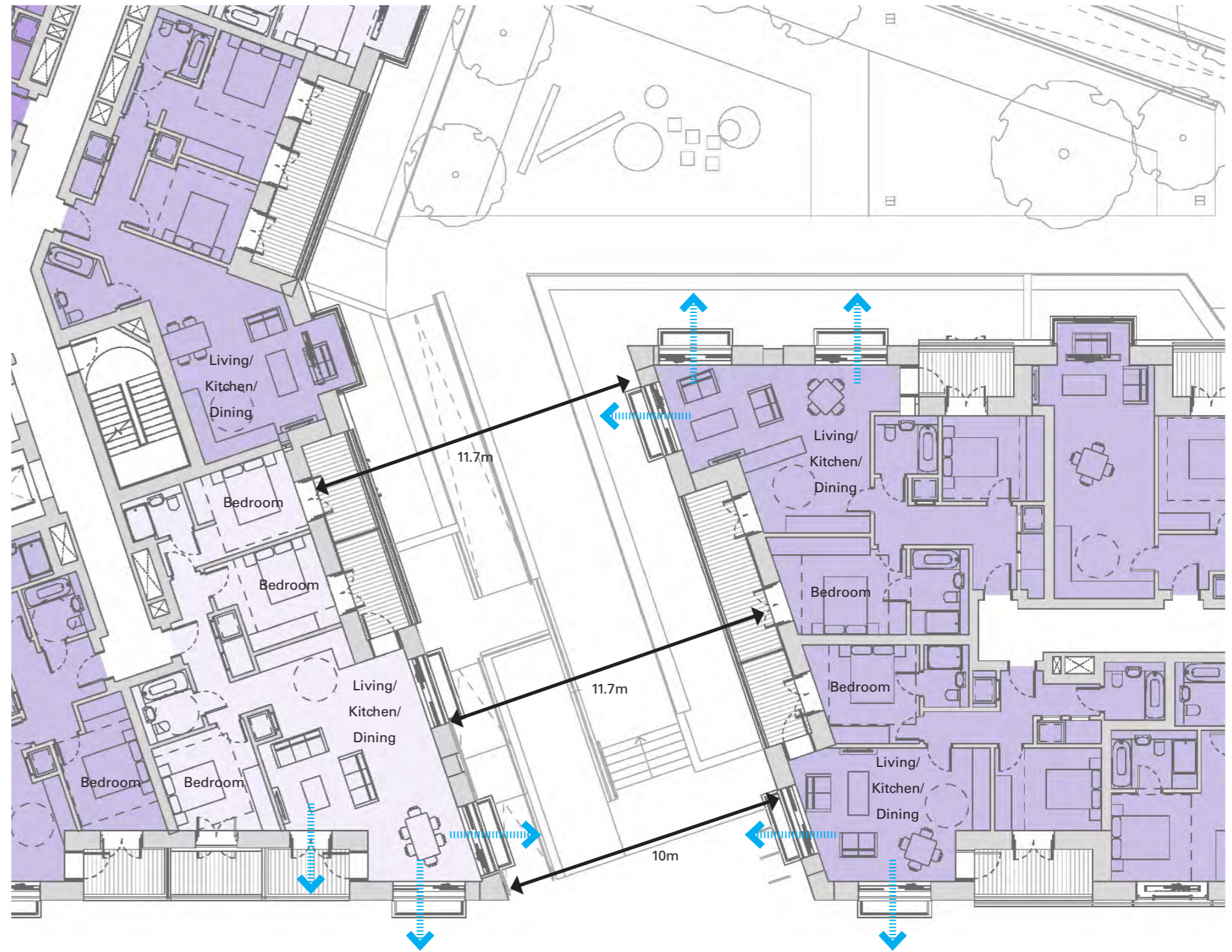


- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only
- Overlooking between living and bedrooms

Proposed typical floor plan of Buildings 10, 11 and 12 - suggested mitigation

### Proximity of buildings - Buildings 11 and 12

- All facing units are dual aspect
- Living/kitchen/dining rooms are located on corners for dual aspect and/or increased daylight provision
- By obscuring glazing, overlooking is entirely mitigated



Proposed typical floor plan - Buildings 11 and 12



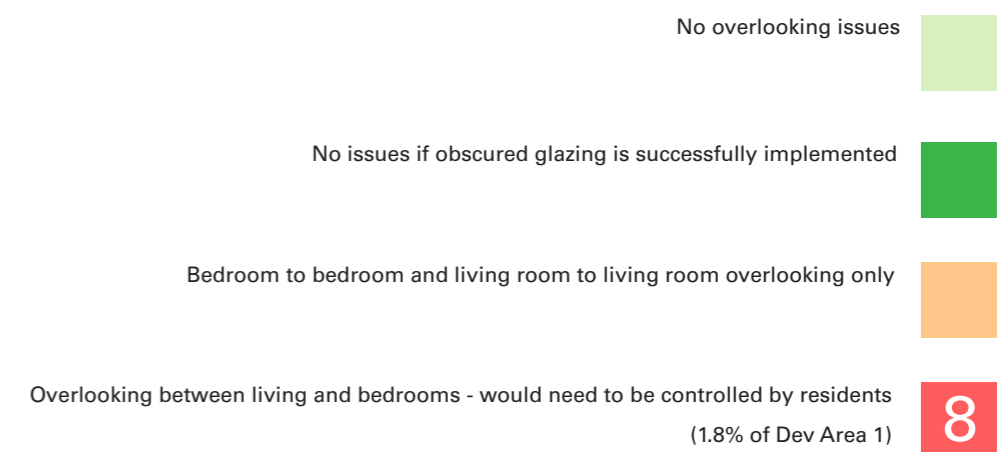
- No overlooking issues
- Bedroom to bedroom and living room to living room overlooking only

Proposed typical floor plan - Buildings 11 and 12

### Proximity of buildings - detailed analysis and summary

The drawing overleaf shows that when categorised and mapped on the site plan, overlooking issues can be largely mitigated with the exception of in 8 units, which have some rooms that are subject to close overlooking.

These 8 apartments constitute 1.8% of the 439 total proposed apartments within Development Area 1. While we recognise that these units will be compromised in terms of overlooking, we feel it would be very unfortunate to limit the views from living and bedrooms within these units to mitigate the overlooking issues. The following pages should serve to demonstrate that there are circumstances in the local and wider context of facing windows in similar (and even tighter) proximities to one another.





Summary of overlooking units

### Proximity of buildings - local streetscapes

There are several instances in the surrounding Mortlake streetscapes that exhibit similar characteristics in terms of facing windows within close proximity. The pages opposite summarise some of the tighter streetscapes and the associated separation distances of facing windows. We believe that on this basis it should be considered acceptable that these very few (and extremely constrained) circumstances should be considered acceptable.



Proposed new High Street (Thames Street)



Waldeck Road - 6 - 6.2m





Alder Road - 17m



Fitzgerald Road - 14.75m



Mullins Path - 12m



Victoria Road - 14 - 18.5m

### Proximity of buildings - new 'heart' to Mortlake

The aforementioned local streetscape precedents have been provided as a means of illustrating instances of facing windows that have similar privacy issues as those proposed in limited situations within the proposed masterplan.

While these precedents clearly explain privacy issues, we recognise that due to the lower building heights, they are not representative of the visual impact (and potential visual intrusion) of the proposed development.

It must be recognised that the proposed development has been designed to establish a new area of townscape replaces a long established and now redundant industrial site that formed a barrier to the waterfront.

As a consequence, we believe that the new masterplan should not be considered an extension of the existing surrounding streetscapes, but instead as a new 'heart' to Mortlake that will provide much needed identity and community focus to the area. As such, comparing typologies and widths of the surrounding streetscape in terms of visual impact would be inappropriate.

We believe that the streetscape hierarchy and widths that have been established in this masterplan are appropriate to a new legible and sizeable area of townscape. The nature of these streetscapes will be more akin to other centres of the borough including Twickenham, East Twickenham and Richmond centres. When viewed in comparison to these areas (provided overleaf), we believe the proposal does not represent a visually overbearing streetscape.

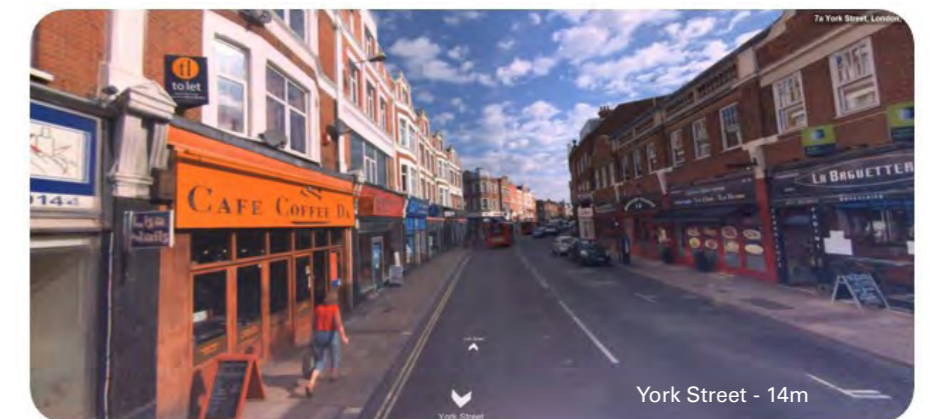
Twickenham Centre



Revised visualisation of Thames Street (30m wide)



Revised visualisation of new 'Green Link' (13.5m wide)



Richmond Centre



Richmond Waterfront



East Twickenham



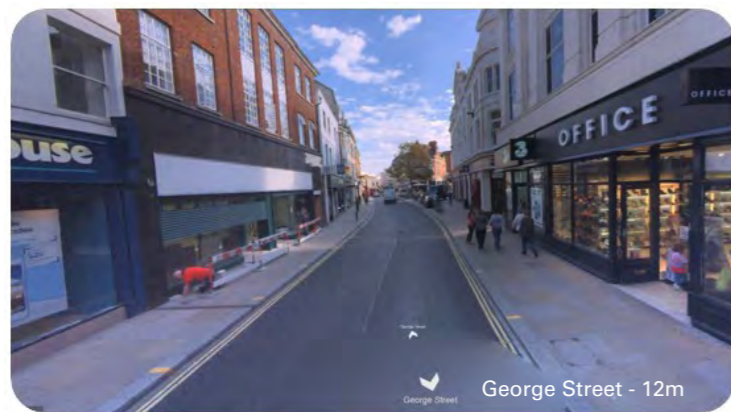
Sheen Road - 14m



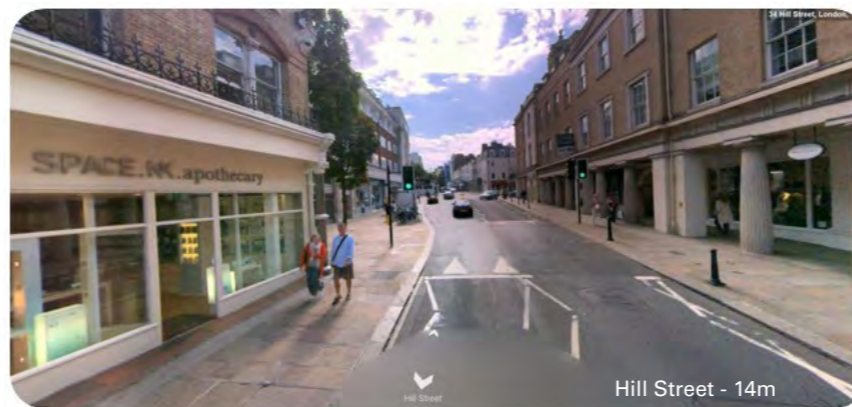
Whittaker Avenue- 10m



Richmond Road- 15m



George Street - 12m



Hill Street - 14m



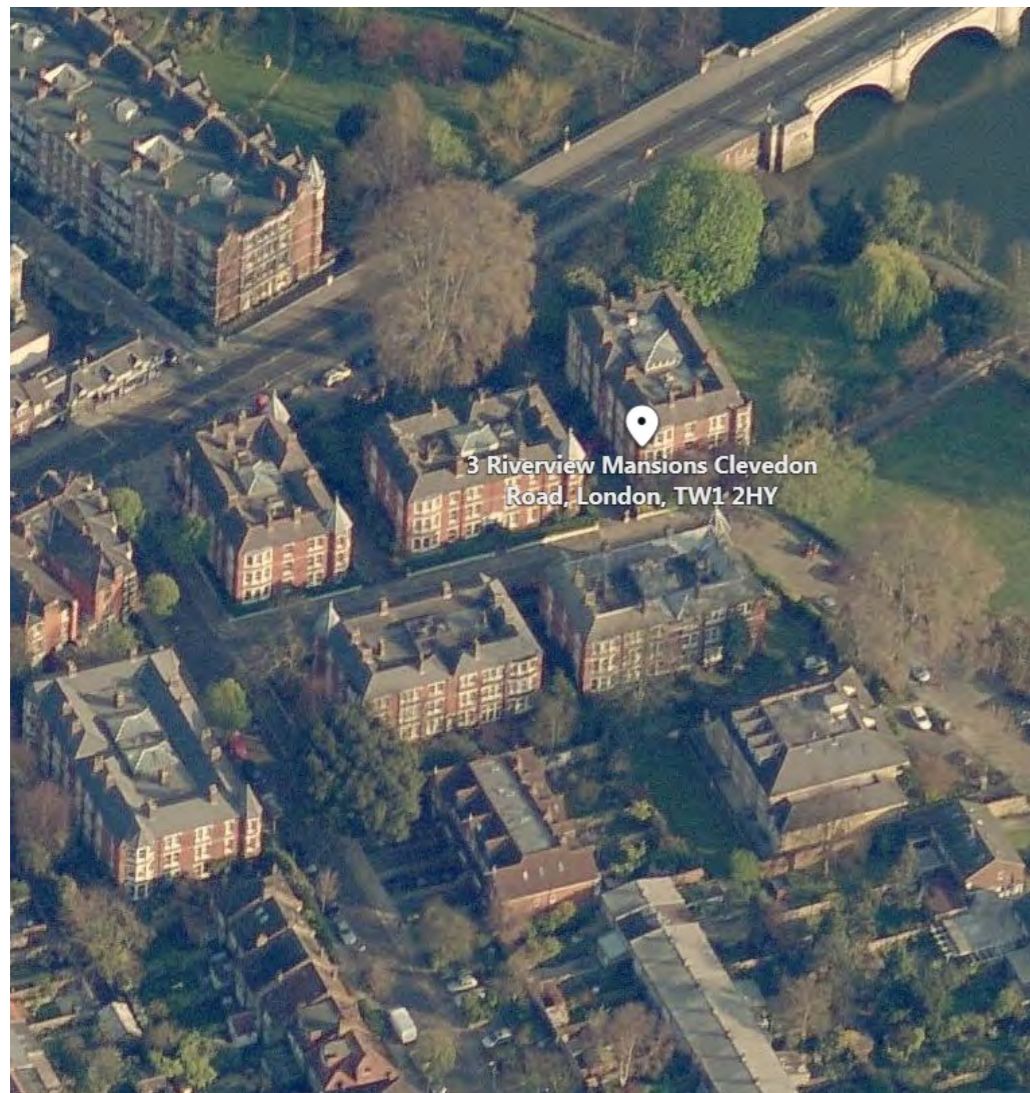
Cambridge Road - 12m

### Proximity of buildings - mansion buildings configurations

Inspiration for the proposed new medium rise buildings was drawn from historic 19th and 20th century mansion type buildings within the local borough and the surrounding boroughs lining the banks of the river Thames. These mansion precedents were often built in segmented courtyard configurations and to close proximities. They also frequently incorporated set back balconies that offered screening to facing windows within close proximity to one another. The following pages demonstrate examples of these mansion type buildings. These precedents serve to demonstrate that dwellings that incorporate facing windows in close proximity, have been successfully occupied by generations of London residents.

### Clevedon Mansions, East Twickenham, Richmond

One of the closest mansion developments on the riverfront is Clevedon Mansions (south of Richmond Road, on the south bank of the Thames). These three storey blocks have flank walls that are very closely spaced - between 8 and 10m apart. The photographs opposite and below demonstrate that their elevations have several facing windows to habitable rooms.



Aerial view of Clevedon Mansions



View of Clevedon Mansions from Cambridge Road



View of Clevedon Mansions from Clevedon Road

## Sutton Court Mansions, Chiswick, Hounslow

Built circa 1905, these mansion blocks incorporated undulating facades that maximised the length of frontages available for windows and thus rooms. The consequence of this configuration is that habitable rooms face one another within a proximity of less than 10m. These dwellings are still inhabited and residents control their privacy through use of curtains and blinds.



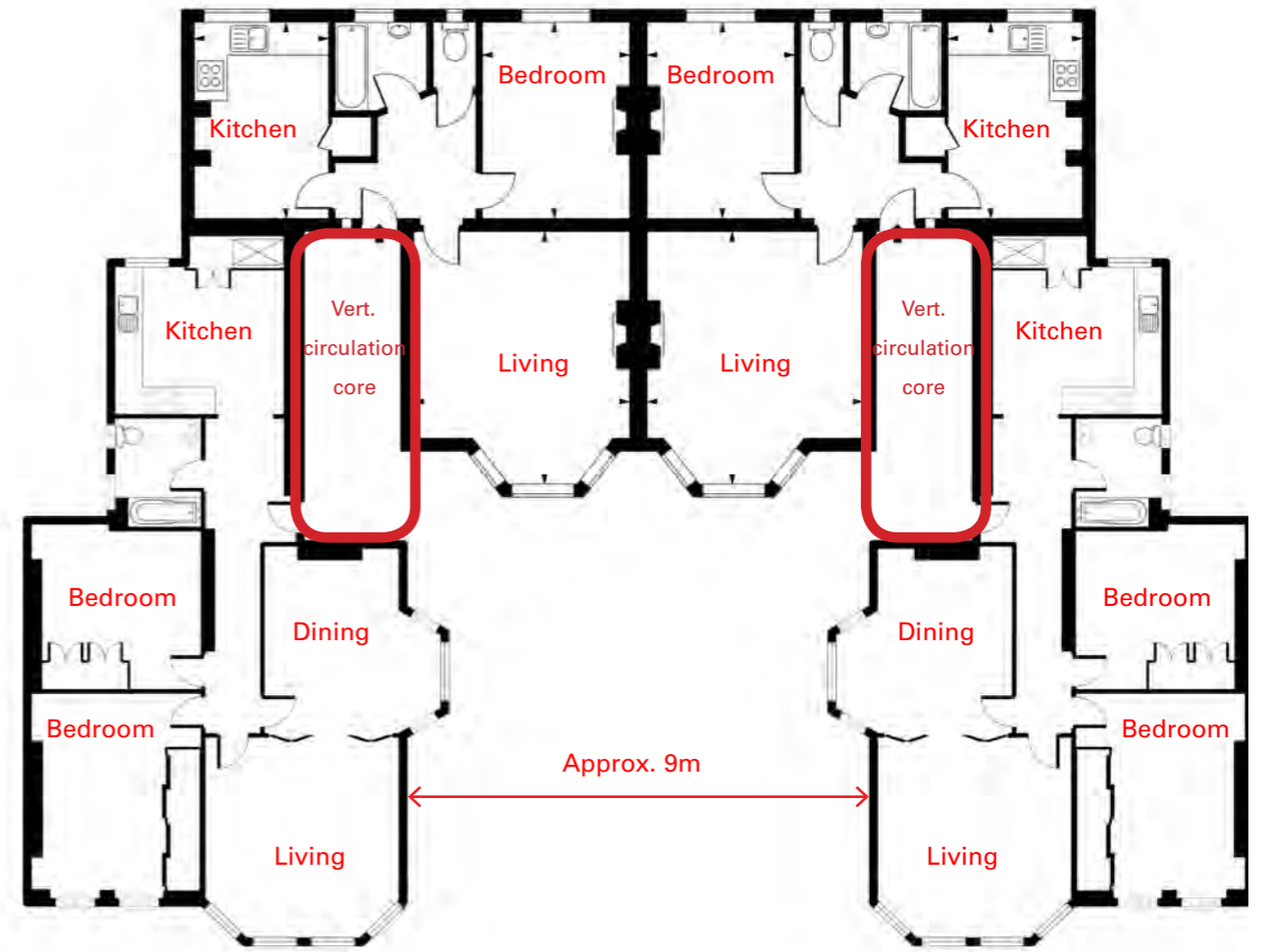
Interior photograph of Sutton Court



Exterior photograph of Sutton Court



Aerial view of Sutton Court



Floor plan of Sutton Court

### Elmbank Mansions and Gardens, Barnes, Wandsworth

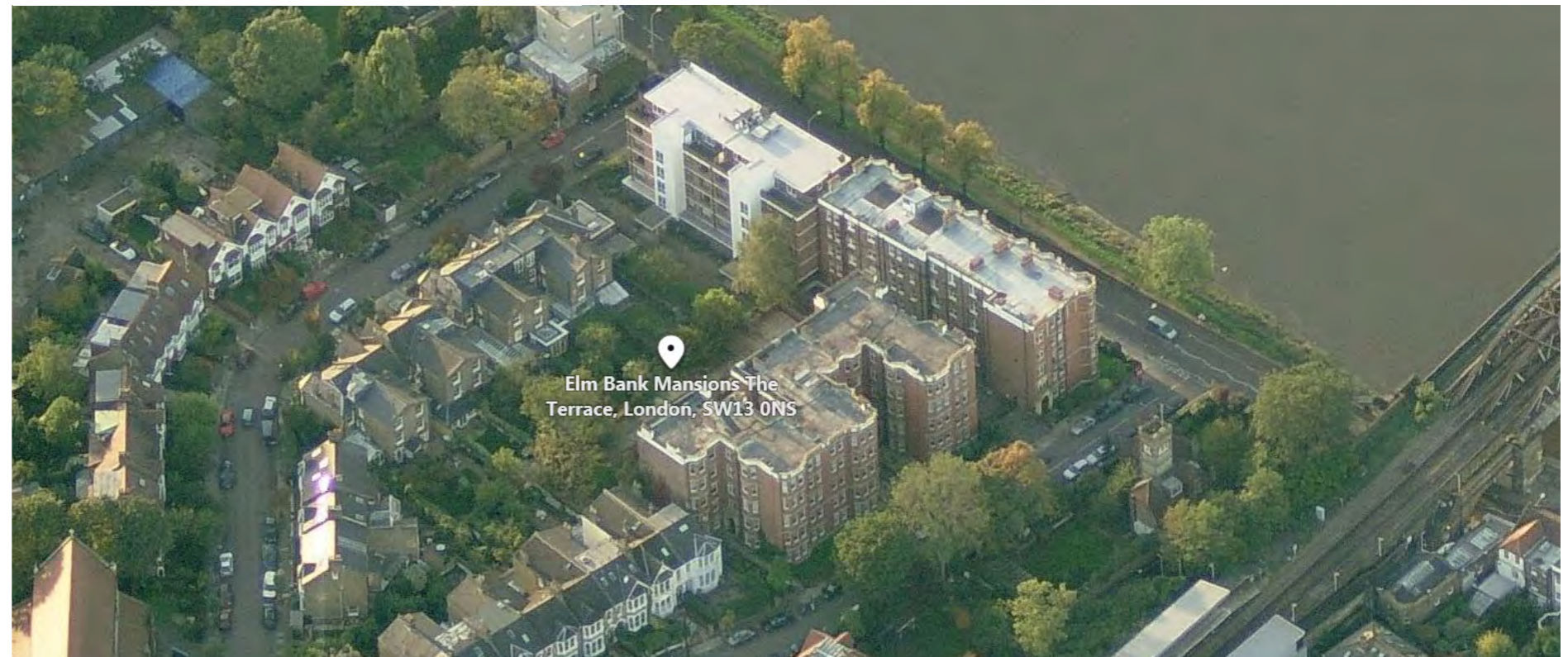
Built in 1906, Elm Bank Mansions and Gardens were conveniently located to benefit from access to the city centre via the first motorized bus. Situated on the banks of the River Thames, the river facing block is often referred to as being located on 'the Terrace'.

Buildings facing Elm Bank Gardens were part of a spate of new higher density Edwardian developments sweeping through the riverfront from Putney to Mortlake. These buildings incorporated deeply undulating frontages that maximised building frontages and numbers of units. These 'courts' were occupied by facing residential dwellings with windows to habitable rooms facing one another within a proximity of less than 9 metres.

Still occupied today, the habitable rooms of these dwellings are not adversely affected by the close proximity and benefit from good levels of daylight. The photographs opposite show that residents have chosen to control their own privacy by means of curtains and blinds as opposed to obscured glazing.



Exterior photograph of Elmbank Mansions



Aerial view of Elmbank Mansions