

7.0 Landscaping and Public Realm

7.1 Landscaping Strategy

A comprehensive landscaping strategy has been produced by Gillespies which is attached as a separate Landscape Design and Access statement. The landscaping follows and amplifies the urban structure outlined above, reinforcing the character of the streets, squares and gardens.

A full assessment of open space, amenity and play space is addressed in the Landscape Statement as well as addressing heritage and sustainability issues.

8.0 Accessibility, Social Inclusion and Safety

8.1 Introduction

The proposed development will provide a safe, legible, high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation. The objective is to provide a high quality mixed use development that caters for a wide range of people and is designed to be inclusive for all users and visitors. It also confirms compliance of the masterplan proposals with relevant national, regional and local principles and policies.

This statement is an overview of access issues relevant to the building design which will be developed at a detailed level to ensure that appropriate standards for accessibility are met to fulfil reasonable expectations for inclusive design and to ensure that the aims of the Equality Act are met.

Relevant legislation includes:

- Equality Act 2010
- The Building Regulations 2000 Approved Document M 2015

Access and use in buildings

Other sources of guidance include:

- BS8300: 2009 Design of Buildings and their Approach to meet the needs of Disabled People
- Guidance on Access Statements (DRC)
- BS5588 Part 8 1999 – Fire Precautions in the Design, Construction and use of Buildings
- The GLA London Plan

8.2 Transport

The Site is located on Lower Richmond Road, which is accessible from many parts of London by car, bus or train.

There are bus stops immediately outside the site and Mortlake Station is within 5 minutes walk of the site.

8.3 Approaches to Buildings

The landscaping proposals considers all forms of ability in the consideration of the design. Surface treatment, lighting and signage will be equally considered along with wheelchair accessibility. The proposals provide safe, clear and accessible routes through the site to access all aspects of the masterplan and access each building.

Any slopes to the public realm areas are designed to a maximum of 1:22 or better for short distances. Slopes are used to accommodate level changes and these are always integrated in to the landscaping design in an inclusive way. Main entrances will have a 'level' threshold approach.

8.4 Access For Emergency Services

Emergency access is possible to all main public areas and entrances to residential and other uses in the masterplan.

8.5 Safety, Security and Designing Out Crime

The safety and security of residents and visitors to the development has been carefully considered, with the principles of 'Secure by Design' given full consideration. All public spaces are well lit, with no dark recesses or planting high enough to conceal would be attackers. Routes are open and clear with signage as required. The public spaces are overlooked throughout the day and evening and there will be on-site security to respond to resident concerns. The public realm will have good quality materials and be an attractive place to walk or sit outside the cafe. There will also be a CCTV system monitoring public realm areas, entrances and each building. Entrances to the apartments and offices are well lit at night

A security presence will be on site in the management kiosk and the access to all apartments and the underground car park will be carefully controlled with secure access.

Flood risk has also been considered, with escape from each building and the basement considered as well as an escape strategy from the site, in the event of a breach of the flood defences.

9.0 Appendices

9.1 Illustrative Views



View from Green Link looking towards the River Thames



View from RiverThames looking towards new riverside square



View of the riverside Maltings Square



View of residential garden courtyard (Buildings 7 and 8)



View of new high street (Thames Street)



View of new Bottleworks Square



View from Mortlake High Street



View from Lower Richmond Road towards new cinema building



View from crossing on Lower Richmond Road looking towards the Green Link



View from Mortlake Green



View looking east from Lower Richmond Road



View down widened Ship Lane



View of Secondary School from Williams Lane



View from Chiswick Bridge



View from Dukes Meadow



View from north east



View from River Thames during the Boat Race

9.2 Application A Drawing List

A full list of Application A drawings is provided below. These drawings are provided within a separate document - Design and Access Statement Volume 5: Application Drawings.

Existing Drawings

JA12_Z0_P_00_001	Existing Site Plan
JA12_Z1_E_AA_001	Existing Site Elevation AA
JA12_Z1_E_FF_001	Existing Site Elevation FF
JA12_Z2_E_NN_001	Existing Site Elevation NN
JA12_B4_E_E_001	Former Maltings Building - Existing East Elev
JA12_B4_E_E_002	Former Maltings Building - Existing East Elev Demo
JA12_B4_E_N_001	Former Maltings Building - Existing North Elev
JA12_B4_E_N_002	Former Maltings Building - Existing North Elev Demo
JA12_B4_E_S_001	Former Maltings Building - Existing South Elev
JA12_B4_E_S_002	Former Maltings Building - Existing South Elev Demo
JA12_B4_E_W_001	Former Maltings Building - Existing West Elev
JA12_B4_E_W_002	Former Maltings Building - Existing West Elev Demo
JA12_B5_E_S_001	Former Bottling and Hotel Building - Exist. South Elev
JA12_B5_E_S_002	Former Bottling and Hotel Building - Exist. South Elev Demo
JA12_B5_E_W_001	Former Bottling and Hotel Building - Exist. West Elev
JA12_B5_E_W_002	Former Bottling and Hotel Building - Exist. West Elev Demo
JA12_B5_E_ZZ_001	Former Bottling and Hotel Building - Exist. North-East Elevs 1
JA12_B5_E_ZZ_002	Former Bottling and Hotel Building - Exist. North-East Elevs 2
JA12_B5_E_ZZ_002	Former Bottling and Hotel Building - Exist. North-East Elevs 2 Demolition

Demolition Plans

JA12_Z0_P_00_002	Demolition plan - Entire Site
JA12_Z1_P_00_001	Demolition plan - Development Area 1
JA12_Z2_P_00_001	Demolition plan - Development Area 2

Red and Blue Line Drawings

C645_Z0_P_00_001	Site Application Boundaries Application A, B and C
C645_Z0_P_00_002	Application A Block Plan
C645_Z0_P_00_003	Application B Block Plan
C645_Z0_P_00_004	Application C Block Plan
JA12_Z0_P_00_003	Red Line Site Location Plan - Applications A, B and C
JA12_Z0_P_00_004	Red Line Site Location / Applicant Ownership Plan A, B and C
JA12_Z0_P_00_005	Application A Red Line Site Location Plan
JA12_Z0_P_00_006	Application B Red Line Site Location Plan
JA12_Z0_P_00_007	Application C Red Line Site Location Plan
JA12_Z0_P_00_008	Development Area 1 and Development Area 2 Boundaries

Basement Plans

C645_Z1_P_B1_001	Proposed Development Area 1 Basement Plan
C645_Z2_P_B1_001	Proposed Development Area 2 Basement Plan

Masterplan Drawings

C645_MP_P_00_001	Proposed Masterplan Ground Floor Level
C645_MP_P_TY_001	Proposed Masterplan Typical Floor Level
C645_Z1_P_00_001	Proposed Development Area 1 Ground Level Plan
C645_Z1_P_TY_001	Proposed Development Area 1 Typical Level Plan
C645_Z2_P_00_001	Buildings 18 & 19 Indic. Layouts- Ground Level Plan
C645_Z2_P_00_002	Proposed Development Area 2 Ground Level Plan
C645_Z2_P_TY_001	Buildings 18 & 19 Indic. Layouts- Typical Level Plan
C645_Z2_P_TY_002	Proposed Development Area 2 Typical Level Plan

Parameter Plans

C645_Z2_P_PR_001	Block Footprint and Horizontal Lines of Deviation Ground to Second Floor
C645_Z2_P_PR_002	Block Footprint and Horizontal Lines of Deviation Third Floor
C645_Z2_P_PR_003	Block Footprint and Horizontal Lines of Deviation Fourth Floor
C645_Z2_P_PR_004	Block Footprint and Horizontal Lines of Deviation Fifth Floor
C645_Z2_P_PR_005	Block Footprint and Horizontal Lines of Deviation Sixth Floor
C645_Z2_P_PR_006	Proposed Block Heights and Vertical Lines of Deviation
C645_Z2_P_PR_007	Proposed Building Levels - Ground Floor
C645_Z2_P_PR_008	Proposed Land Use Distribution - Ground/Upper Floors
C645_Z2_P_PR_009	Proposed Land Use Distribution - Basement
C645_Z2_P_PR_010	Proposed Basement Maximum Depth and Extent
C645_Z2_P_PR_011	Demolition and Retention Plan

Building Plans

C645_B01_P_B1_001	Proposed Basement Level Plan
C645_B01_P_00_001	Building 1 - Proposed Ground Floor Plan
C645_B01_P_01_001	Building 1 - Proposed First Floor Plan
C645_B01_P_02_001	Building 1 - Proposed Second Floor Plan
C645_B01_P_RF_001	Building 1 - Proposed Roof Plan
C645_B02_P_00_001	Building 2 - Proposed Ground Floor Plan
C645_B02_P_TY_001	Building 2 - Proposed Typical Floor Plan
C645_B02_P_05_001	Building 2 - Proposed Fifth Floor Plan
C645_B02_P_06_001	Building 2 - Proposed Sixth Floor Plan
C645_B02_P_07_001	Building 2 - Proposed Seventh Floor Plan

C645_B02_P_RF_001	Building 2 - Proposed Roof Plan
C645_B03_P_00_001	Building 3 - Proposed Ground Floor Plan
C645_B03_P_TY_001	Building 3 - Proposed Typical Floor Plan
C645_B03_P_05_001	Building 3 - Proposed Fifth Floor Plan
C645_B03_P_RF_001	Building 3 - Proposed Roof Plan
C645_B04_P_00_001	Building 4 - Proposed Ground Floor Plan
C645_B04_P_01_001	Building 4 - Proposed First Floor Plan
C645_B04_P_02_001	Building 4 - Proposed Second Floor Plan
C645_B04_P_03_001	Building 4 - Proposed Third Floor Plan
C645_B04_P_04_001	Building 4 - Proposed Fourth Floor Plan
C645_B04_P_05_001	Building 4 - Proposed Fifth Floor Plan
C645_B04_P_06_001	Building 4 - Proposed Sixth Floor Plan
C645_B04_P_07_001	Building 4 - Proposed Seventh Floor Plan
C645_B05_P_LG_001	Building 5 - Proposed Lower Ground Floor Plan
C645_B05_P_00_001	Building 5 - Proposed Ground Floor Plan
C645_B05_P_01_001	Building 5 - Proposed First Floor Plan
C645_B05_P_02_001	Building 5 - Proposed Second Floor Plan
C645_B05_P_RF_001	Building 5 - Proposed Roof Plan
C645_B06_P_00_001	Building 6 - Proposed Ground Floor Plan
C645_B06_P_TY_001	Building 6 - Proposed Typical Floor Plan
C645_B06_P_03_001	Building 6 - Proposed Third Floor Plan
C645_B06_P_RF_001	Building 6 - Proposed Roof Plan
C645_B07_P_00_001	Building 7 - Proposed Ground Floor Plan
C645_B07_P_TY_001	Building 7 - Proposed Typical Floor Plan
C645_B07_P_05_001	Building 7 - Proposed Fifth Floor Plan
C645_B07_P_06_001	Building 7 - Proposed Sixth Floor Plan
C645_B07_P_06_001	Building 7 - Proposed Seventh Floor Plan
C645_B07_P_RF_001	Building 7 - Proposed Roof Plan
C645_B08_P_00_001	Building 8 - Proposed Ground Floor Plan
C645_B08_P_TY_001	Building 8 - Proposed Typical Floor Plan
C645_B08_P_05_001	Building 8 - Proposed Fifth Floor Plan
C645_B08_P_06_001	Building 8 - Proposed Sixth Floor Plan
C645_B08_P_07_001	Building 8 - Proposed Seventh Floor Plan
C645_B08_P_RF_001	Building 8 - Proposed Roof Plan
C645_B09_P_00_001	Building 9 - Proposed Ground Floor Plan
C645_B09_P_TY_001	Building 9 - Proposed Typical Floor Plan
C645_B09_P_04_001	Building 9 - Proposed Fourth Floor Plan
C645_B09_P_RF_001	Building 9 - Proposed Roof Plan
C645_B10_P_00_001	Building 10 - Proposed Ground Floor Plan
C645_B10_P_TY_001	Building 10 - Proposed Typical Floor Plan
C645_B10_P_04_001	Building 10 - Proposed Fourth Floor Plan
C645_B10_P_RF_001	Building 10 - Proposed Roof Plan
C645_B11_P_00_001	Building 11 - Proposed Ground Floor Plan

C645_B11_P_TY_001 Building 11 - Proposed Typical Floor Plan
 C645_B11_P_05_001 Building 11 - Proposed Fifth Floor Plan
 C645_B11_P_06_001 Building 11 - Proposed Sixth Floor Plan
 C645_B11_P_RF_001 Building 11 - Proposed Roof Plan
 C645_B12_P_00_001 Building 12 - Proposed Ground Floor Plan
 C645_B12_P_TY_001 Building 12 - Proposed Typical Floor Plan
 C645_B12_P_05_001 Building 12 - Proposed Fifth Floor Plan
 C645_B12_P_06_001 Building 12 - Proposed Sixth Floor Plan
 C645_B12_P_RF_001 Building 12 - Proposed Roof Floor Plan

Building Elevations

C645_B01_E_E_001 Building 1 - Proposed East Elevation
 C645_B01_E_N_001 Building 1 - Proposed North Elevation
 C645_B01_E_S_001 Building 1 - Proposed South Elevation
 C645_B01_E_W_001 Building 1 - Proposed West Elevation
 C645_B02_E_E_001 Building 2 - Proposed East Elevation
 C645_B02_E_N_001 Building 2 - Proposed North Elevation 1
 C645_B02_E_N_002 Building 2 - Proposed North Elevation 2
 C645_B02_E_S_001 Building 2 - Proposed South Elevation
 C645_B02_E_W_001 Building 2 - Proposed West Elevation 1
 C645_B02_E_W_002 Building 2 - Proposed West Elevation 2
 C645_B03_E_E_001 Building 3 - Proposed East Elevation
 C645_B03_E_N_001 Building 3 - Proposed North Elevation
 C645_B03_E_S_001 Building 3 - Proposed South Elevation
 C645_B03_E_W_001 Building 3 - Proposed West Elevation
 C645_B04_E_E_001 Building 4 - Proposed East Elevation
 C645_B04_E_N_001 Building 4 - Proposed North Elevation
 C645_B04_E_S_001 Building 4 - Proposed South Elevation
 C645_B04_E_W_001 Building 4 - Proposed West Elevation
 C645_B05_E_H_001 Building 5 - Proposed Hotel Elevations
 C645_B05_E_S_001 Building 5 - Proposed South Elevation
 C645_B05_E_E_001 Building 5 - Proposed East & North Elevations
 C645_B05_E_N_001 Building 5 - Proposed North & West Elevations
 C645_B06_E_E_001 Building 6 - Proposed East Elevation
 C645_B06_E_N_001 Building 6 - Proposed North Elevation
 C645_B06_E_S_001 Building 6 - Proposed South Elevations 1
 C645_B06_E_S_002 Building 6 - Proposed South Elevations 2
 C645_B06_E_W_001 Building 6 - Proposed West Elevation
 C645_B07_E_E_001 Building 7 - Proposed East Elevation
 C645_B07_E_N_001 Building 7 - Proposed North Elevation
 C645_B07_E_S_001 Building 7 - Proposed South Elevation
 C645_B07_E_W_001 Building 7 - Proposed West Elevation
 C645_B08_E_E_001 Building 8 - Proposed East Elevation

C645_B08_E_N_001 Building 8 - Proposed North Elevation
 C645_B08_E_S_001 Building 8 - Proposed South Elevation
 C645_B08_E_W_001 Building 8 - Proposed West Elevation 1
 C645_B08_E_W_002 Building 8 - Proposed West Elevation 2
 C645_B09_E_E_001 Building 9 - Proposed East Elevation
 C645_B09_E_N_001 Building 9 - Proposed North Elevation
 C645_B09_E_S_001 Building 9 - Proposed South Elevation
 C645_B09_E_W_001 Building 9 - Proposed West Elevation
 C645_B10_E_E_001 Building 10 - Proposed East Elevation
 C645_B10_E_N_001 Building 10 - Proposed North Elevation
 C645_B10_E_S_001 Building 10 - Proposed South Elevation
 C645_B10_E_W_001 Building 10 - Proposed West Elevation
 C645_B11_E_E_001 Building 11 - Proposed East Elevation
 C645_B11_E_N_001 Building 11 - Proposed North Elevation
 C645_B11_E_S_001 Building 11 - Proposed South Elevation
 C645_B11_E_W_001 Building 11 - Proposed West Elevation
 C645_B12_E_E_001 Building 12 - Proposed East Elevation
 C645_B12_E_N_001 Building 12 - Proposed North Elevation 1
 C645_B12_E_N_002 Building 12 - Proposed North Elevation 2
 C645_B12_E_S_001 Building 12 - Proposed South Elevation
 C645_B12_E_W_001 Building 12 - Proposed West Elevation

Site Sections & Elevations

C645_Z1_E_AA_001 Proposed Site Elevation AA
 C645_Z1_E_BB_001 Proposed Site Elevation BB
 C645_Z1_E_CC_001 Proposed Site Elevation CC
 C645_Z1_E_DD_001 Proposed Site Elevation DD
 C645_Z1_E_EE_001 Proposed Site Elevation EE
 C645_Z1_E_FF_001 Proposed Site Elevation FF
 C645_Z1_E_GG_001 Proposed Site Elevation GG
 C645_Z1_E_HH_001 Proposed Site Elevation HH
 C645_Z1_E_II_001 Proposed Site Elevation II
 C645_Z2_E_JJ_001 Proposed Site Elevation JJ
 C645_Z2_E_KK_001 Proposed Site Elevation KK
 C645_Z2_E_LL_001 Proposed Site Elevation LL
 C645_Z2_E_MM_001 Proposed Site Elevation MM
 C645_Z2_E_NN_001 Proposed Site Elevation NN
 C645_Z2_E_OO_001 Proposed Site Elevation OO
 C645_Z2_E_PP_001 Proposed Site Elevation PP
 C645_Z2_E_QQ_001 Proposed Site Elevation QQ
 C645_Z2_E_RR_001 Proposed Site Elevation RR
 C645_Z1_S_AA_001 Proposed Site Section AA
 C645_Z1_S_BB_001 Proposed Site Section BB

C645_Z1_S_CC_001 Proposed Site Section CC
 C645_MP_S_DD_001 Proposed Site Section DD
 C645_Z2_S_EE_001 Proposed Site Section EE
 C645_Z2_S_FF_001 Proposed Site Section FF

Wheelchair Accessible Unit Plans

C645_B02_P_00_002 Building 2 - Accessible Unit Apartment 2.G.1
 C645_B02_P_00_003 Building 2 - Accessible Unit Apartment 2.G.5
 C645_B02_P_00_004 Building 2 - Accessible Unit Apartment 2.G.7
 C645_B02_P_00_005 Building 2 - Accessible Unit Apartment 2.G.6
 C645_B02_P_00_006 Building 2 - Accessible Unit Apartment 2.G.8
 C645_B02_P_05_002 Building 2 - Accessible Unit Apartment 2.5.3
 C645_B02_P_05_003 Building 2 - Accessible Unit Apartment 2.5.11
 C645_B02_P_05_004 Building 2 - Accessible Unit Apartment 2.5.15
 C645_B02_P_06_002 Building 2 - Accessible Unit Apartment 2.6.6
 C645_B02_P_TY_002 Building 2 - Accessible Unit Apartment 2.TY.8
 C645_B03_P_00_002 Building 3 - Accessible Unit Apartment 3.G.1
 C645_B03_P_00_003 Building 3 - Accessible Unit Apartment 3.G.3
 C645_B03_P_TY_002 Building 3 - Accessible Unit Apartment 3.TY.5
 C645_B04_P_01_002 Building 4 - Accessible Unit Apartment 4.1.2
 C645_B04_P_01_003 Building 4 - Accessible Unit Apartment 4.1.3
 C645_B04_P_02_002 Building 4 - Accessible Unit Apartment 4.2.2
 C645_B04_P_02_003 Building 4 - Accessible Unit Apartment 4.2.3
 C645_B04_P_05_002 Building 4 - Accessible Unit Apartment 4.5.2
 C645_B04_P_05_003 Building 4 - Accessible Unit Apartment 4.5.3
 C645_B04_P_00_002 Building 7 - Accessible Unit Apartment 7.G.1
 C645_B04_P_00_003 Building 7 - Accessible Unit Apartment 7.G.3
 C645_B04_P_00_004 Building 7 - Accessible Unit Apartment 7.G.5
 C645_B08_P_00_003 Building 8 - Accessible Unit Apartment 8.G.6
 C645_B08_P_00_004 Building 8 - Accessible Unit Apartment 8.G.3
 C645_B08_P_05_002 Building 8 - Accessible Unit Apartment 8.5.8
 C645_B08_P_TY_002 Building 8 - Accessible Unit Apartment 8.TY.10
 C645_B10_P_TY_002 Building 10 - Accessible Unit Apartment 10.TY.7
 C645_B11_P_00_002 Building 11 - Accessible Unit Apartment 11.G.1
 C645_B11_P_00_003 Building 11 - Accessible Unit Apartment 11.G.2
 C645_B11_P_05_002 Building 11 - Accessible Unit Apartment 11.5.1
 C645_B12_P_00_002 Building 12 - Accessible Unit Apartment 12.G.1
 C645_B12_P_00_003 Building 12 - Accessible Unit Apartment 12.G.2
 C645_B12_P_06_002 Building 12 - Accessible Unit Apartment 12.6.2

Refuse Store Plans

C645_B03_P_00_004	Building 3 - Ground Floor Level Refuse Store Plan
C645_B04_P_00_002	Building 4 - Ground Floor Level Refuse Store Plan
C645_B06_P_00_002	Building 6 - Ground Floor Level Refuse Store Plan
C645_B08_P_00_004	Building 8 - Ground Floor Level Refuse Store Plan
C645_B09_P_00_002	Building 9 - Ground Floor Level Refuse Store Plan
C645_B10_P_00_002	Building 10 - Ground Floor Level Refuse Store Plan
C645_B12_P_00_004	Building 12 - Ground Floor Level Refuse Store Plan

Bay Study Elevations

C645_Z1_E_01_001	Proposed Mansion Typology Bay Study Elevation - Gable
C645_Z1_E_01_002	Proposed Mansion Typology Bay Study Elevation - Single Bay
C645_Z1_E_01_003	Proposed Mansion Typology Bay Study Elevation - Double Bay
C645_Z1_E_01_004	Proposed Warehouse Typology Bay Study Elevation
C645_Z1_E_01_005	Bottling & Hotel Building Bay Study - Proposed Amendments to Existing Facade
C645_Z1_E_01_006	Bottling and Hotel Building Bay Study - Proposed New Façade
C645_Z1_E_01_007	Bottling and Hotel Building Bay Study - Proposed Amendments to Existing Facade
C645_Z1_E_01_008	Proposed Cinema Bay Study Elevation

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