



**Design Addendum**

For Reselton Properties

## Preface

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

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

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

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

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

#### Basement Plans

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

#### Masterplan Drawings

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

#### Building Plans

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

#### Building Elevations

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

**Application B substitution drawings:**

**Site Sections & Elevations**

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

**School Application**

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

**Wheelchair Accessible Unit Plans**

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

**Bay Study Elevations**

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

**Parameter Plans**

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

## Block 1 - Cinema

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

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

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

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



Example of decorative masonry - Odeon cinema, Southsea, Portsmouth



Example of decorative masonry - Odeon cinema, Chingford Mount



Example of free standing cinema - Odeon cinema, Bolton



Example of free standing cinema - Odeon cinema, Loughborough



Example of free standing cinema - Odeon cinema, Harrogate



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

## Block 1 - Cinema

- Provide direct level access to omit steps and ramps.

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

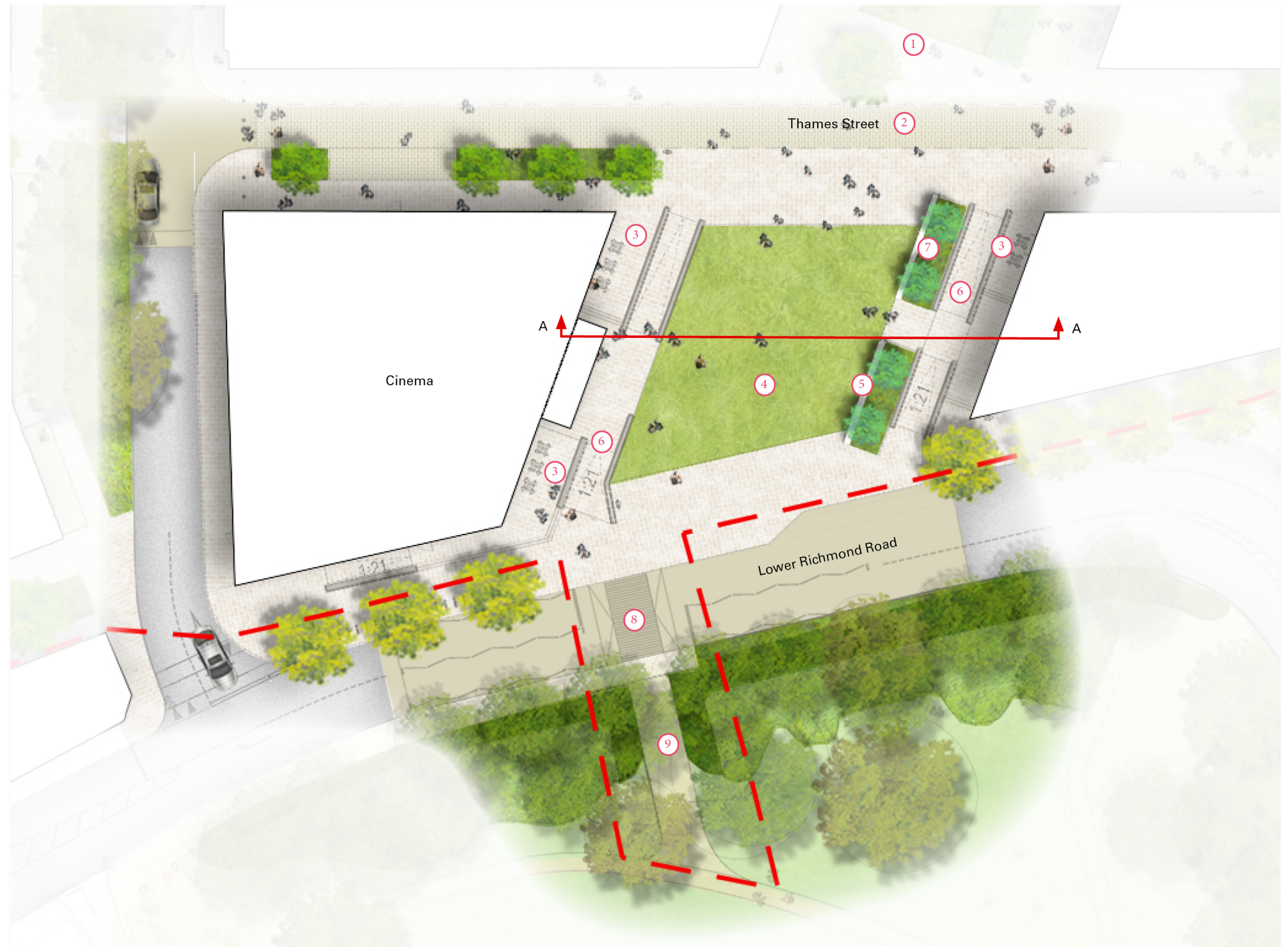
Gillespies have designed the access around the building to provide steps and accessible walkways into a central entrance landing facing into the Green Spine. The main access route from LRR and Mortlake Green and beyond is via the graded walkway that runs either side of the Green Link directly through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

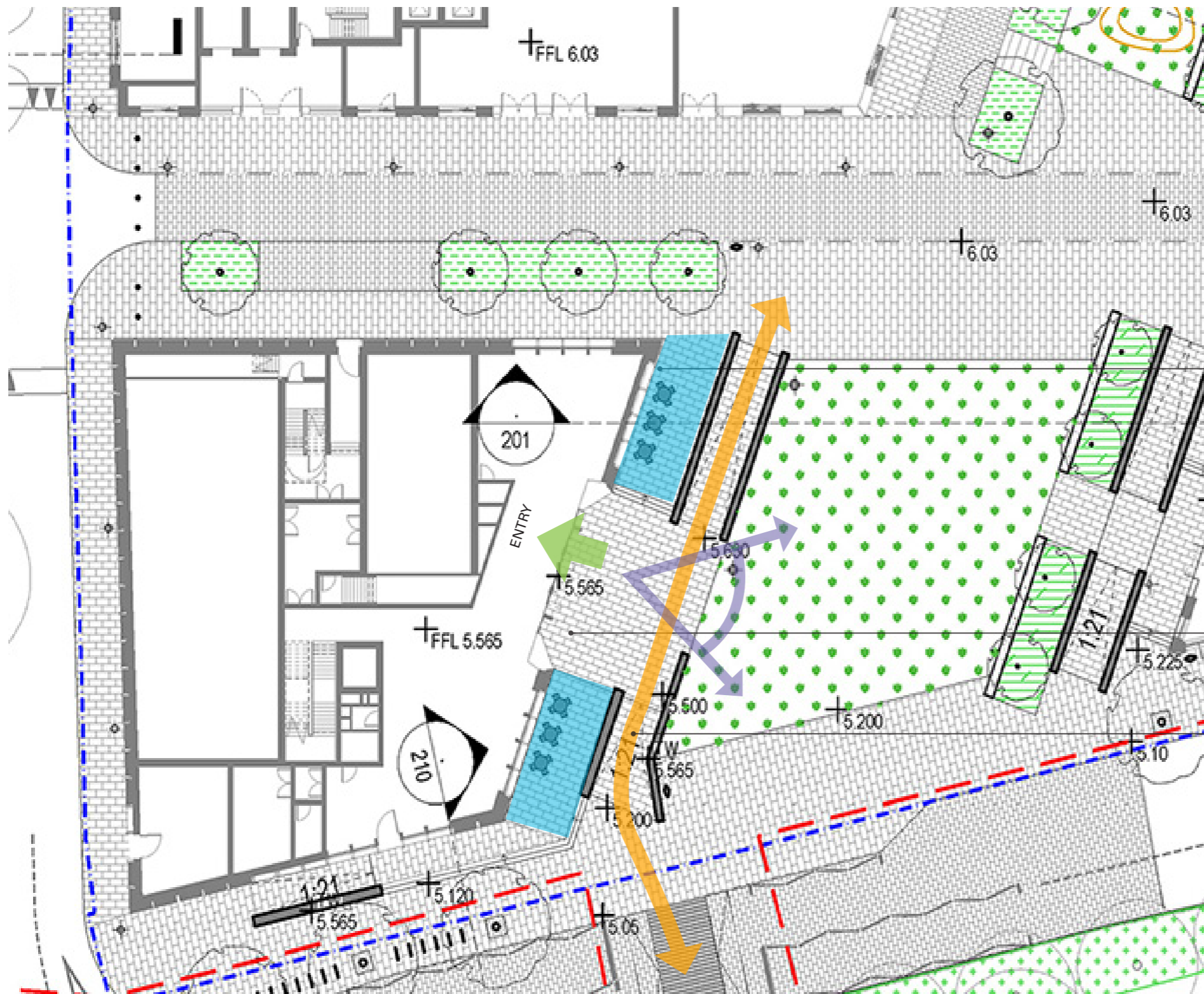
A secondary direct entry from LRR is provided with a continuous line of steps wrapping the corner and an accessible graded walkway at the western end down to footpath level. The configuration of these steps and graded walkway is designed to maintain a min public footpath along LRR past the site and

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

Refer to plans for annotated description of the building surrounds.

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





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

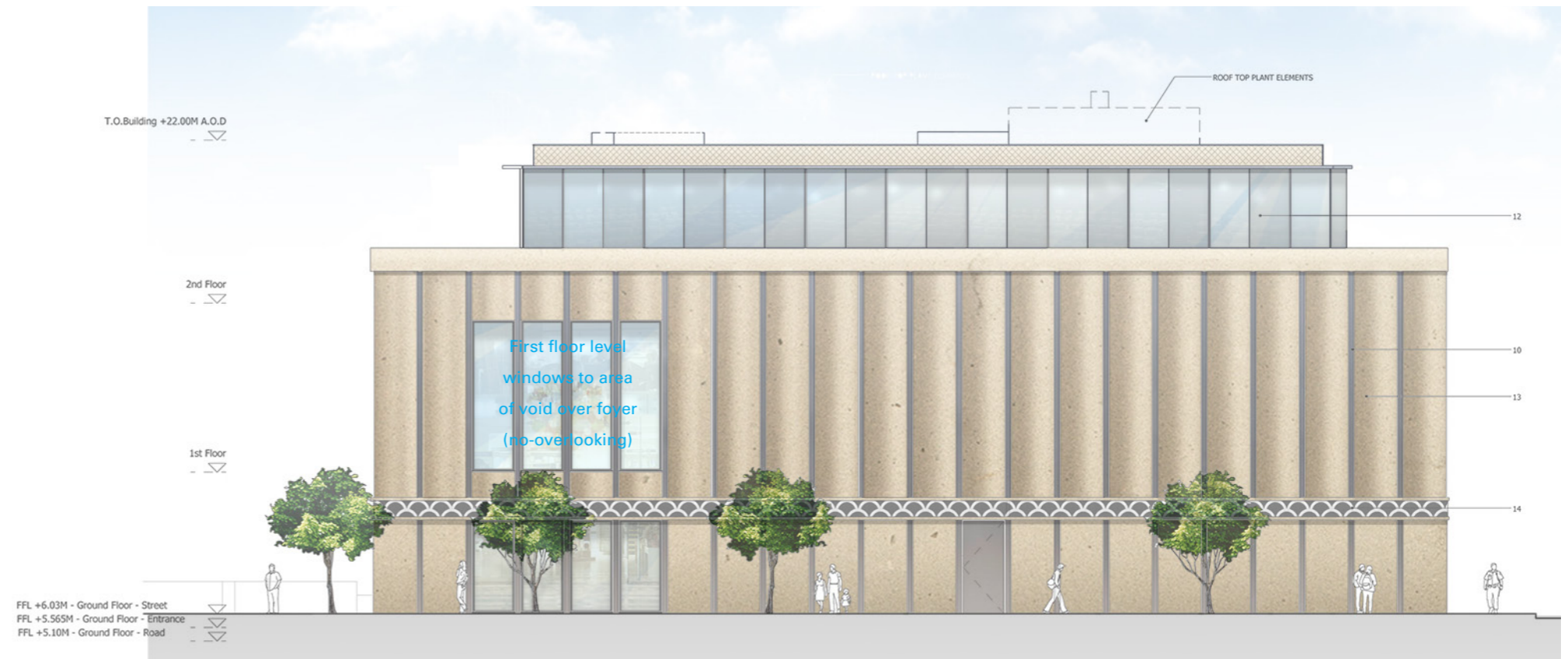
Access and seating terraces facing into Green Link with graded walkway (1:21) route through to Maltings Plaza and Thames River

Direct access route from Mortlake Green and Station into site

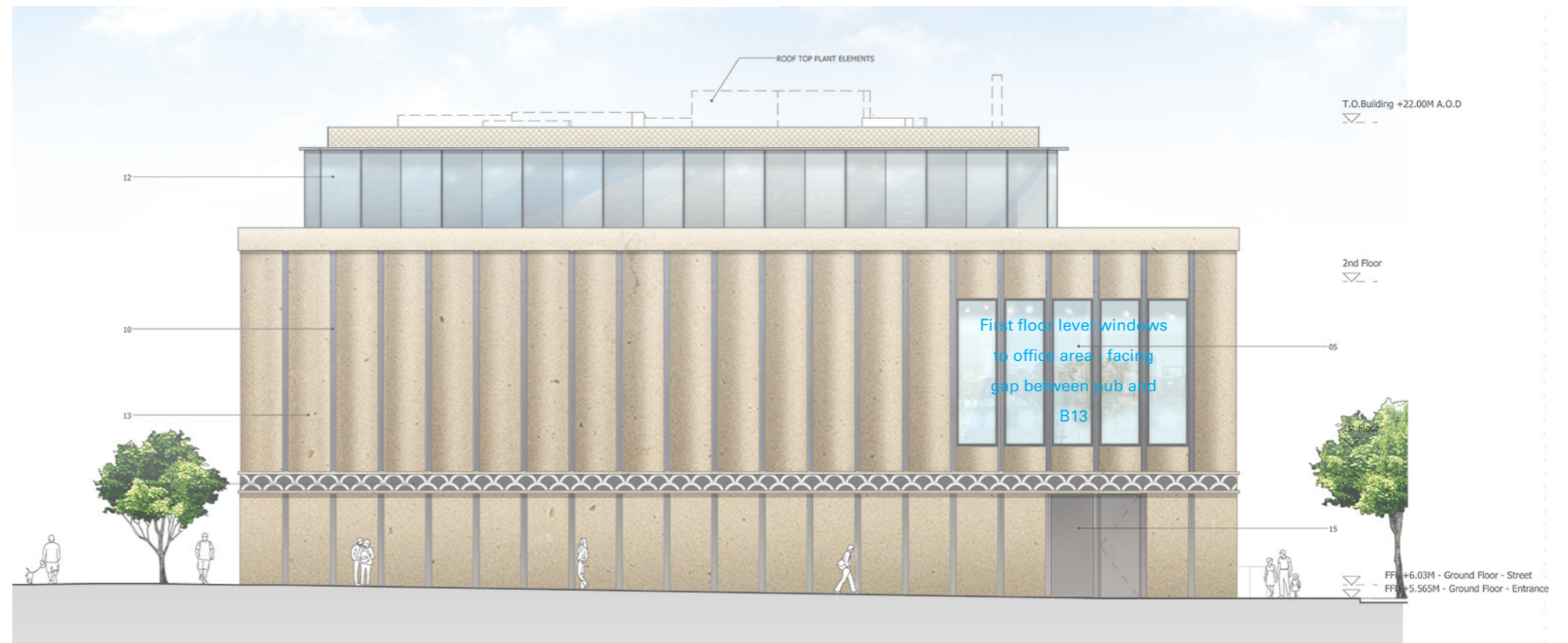
**Block 1 - Cinema**

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

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

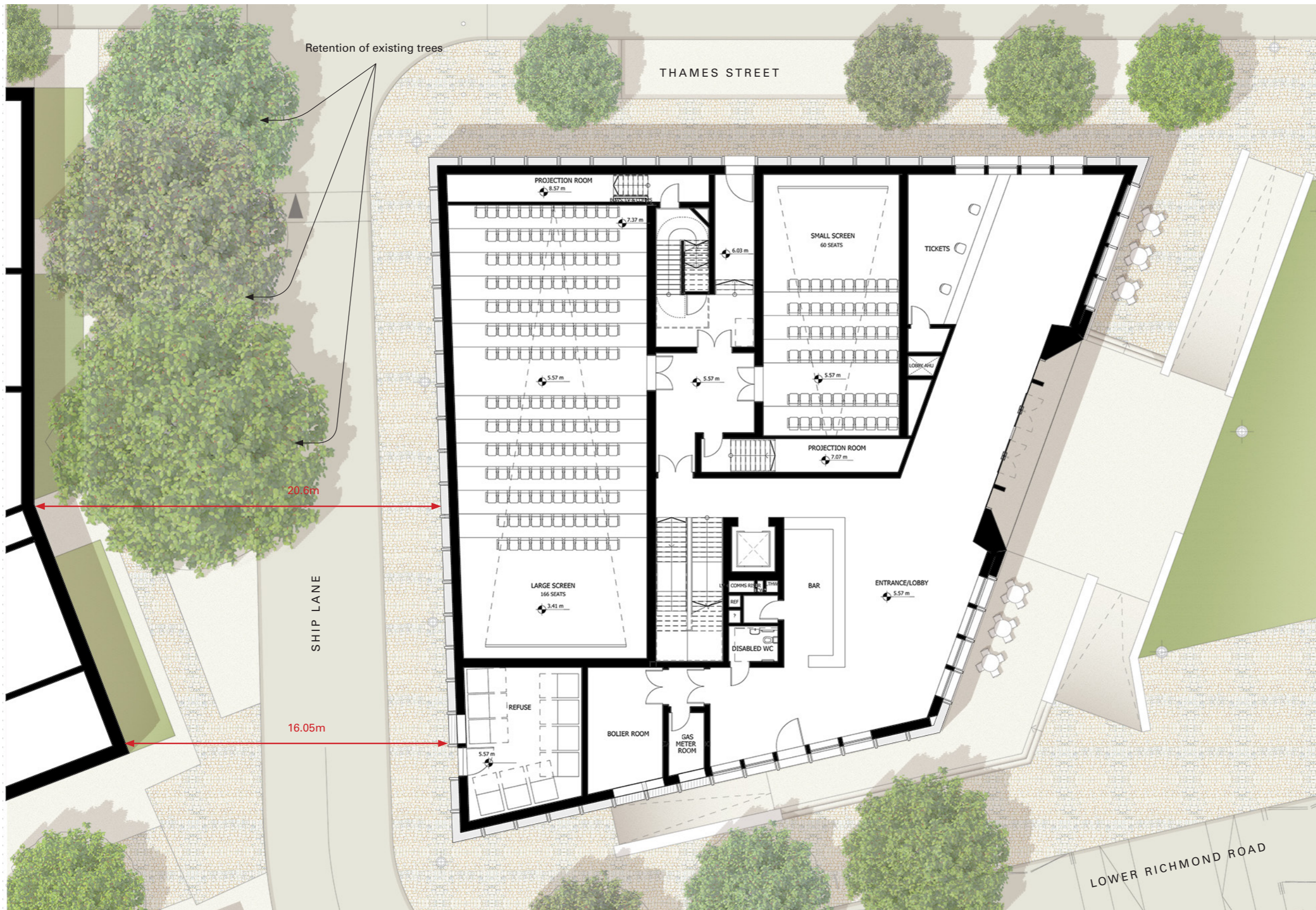


Block 1 (cinema) - Proposed north elevation



Block 1 (cinema) - Proposed west elevation





Block 1 (cinem) - Proposed ground floor plan

**Block 1 - Cinema**

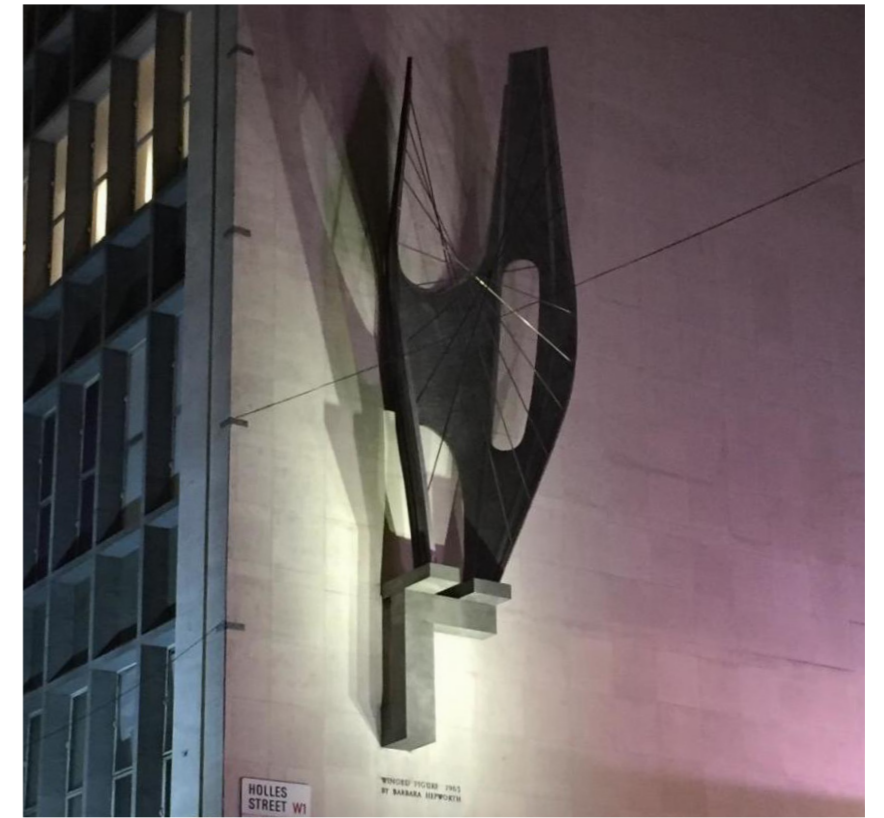
4. Provide active frontages

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

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



Block 1 (cinema) - Proposed south elevation



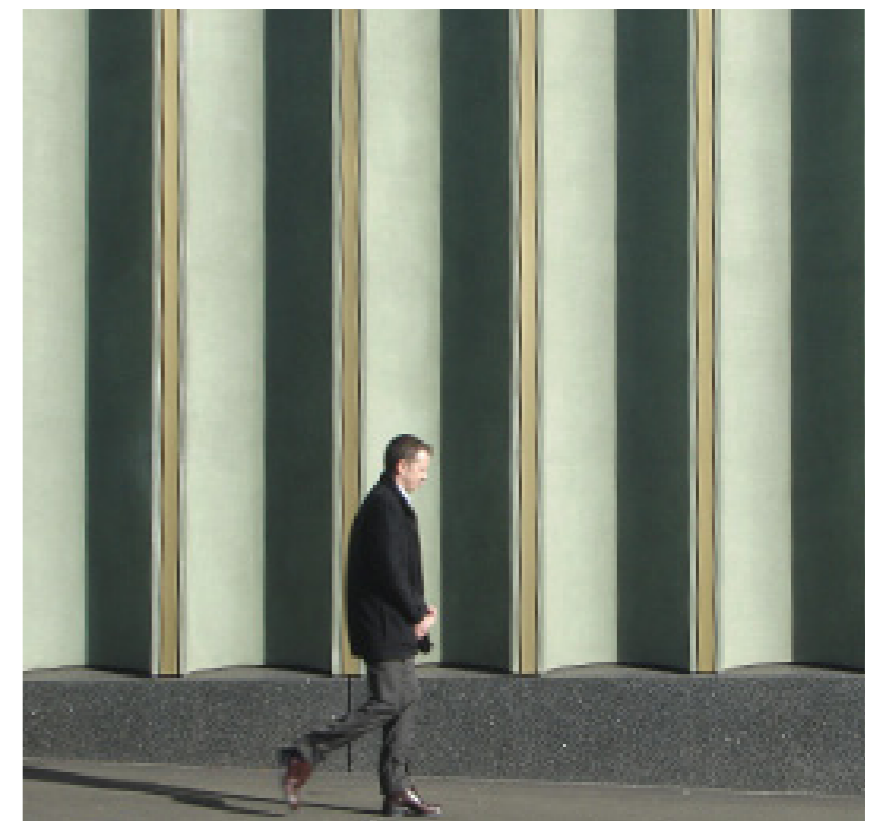
Block 1 (cinema) - Proposed south elevation



Curtain to cinema screen



Example of historic reference to cinema curtain



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