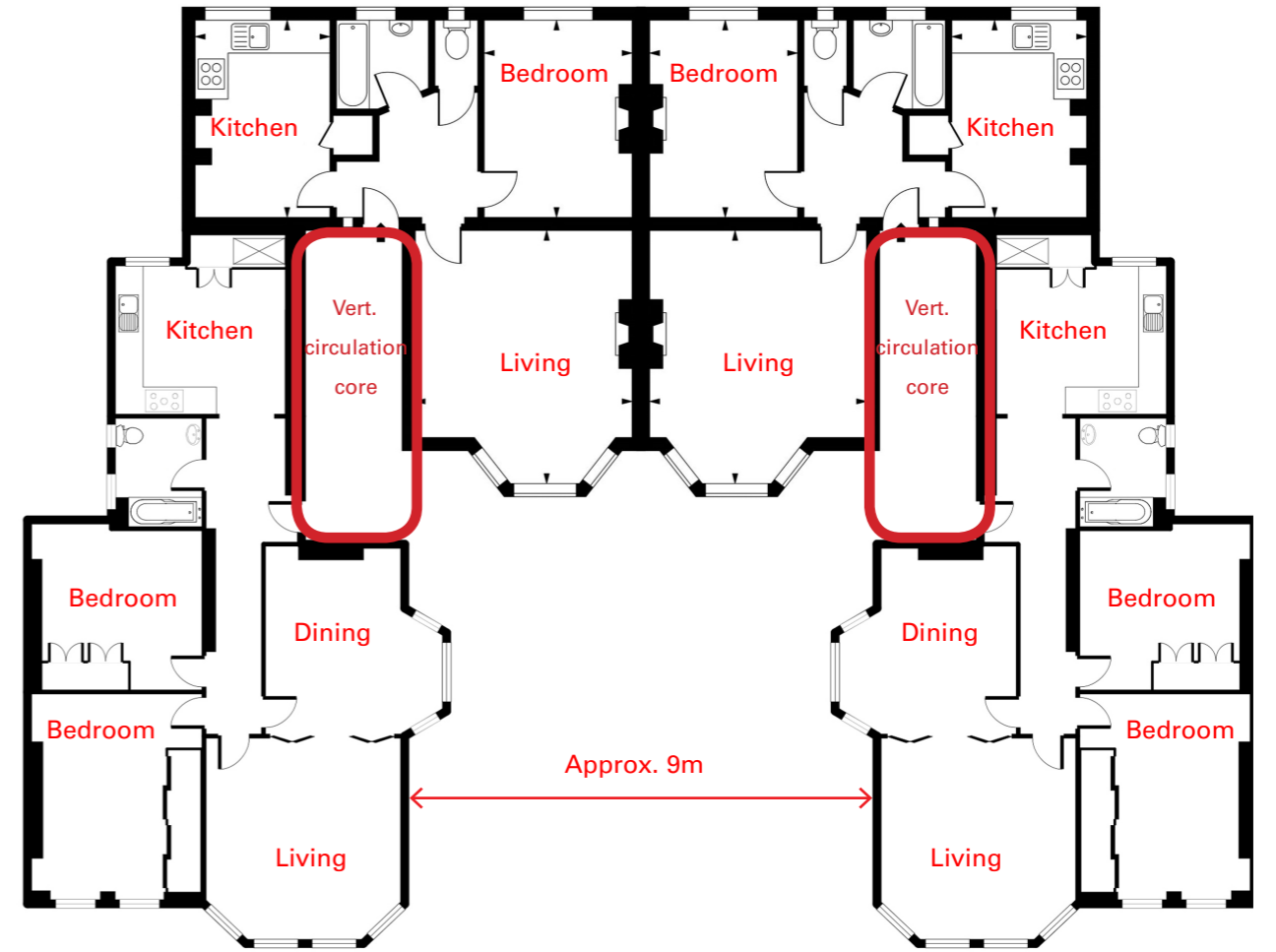




Aerial view of Sutton Court



Floor plan of Sutton Court

Elmbank Mansions and Gardens, Barnes, Wandsworth

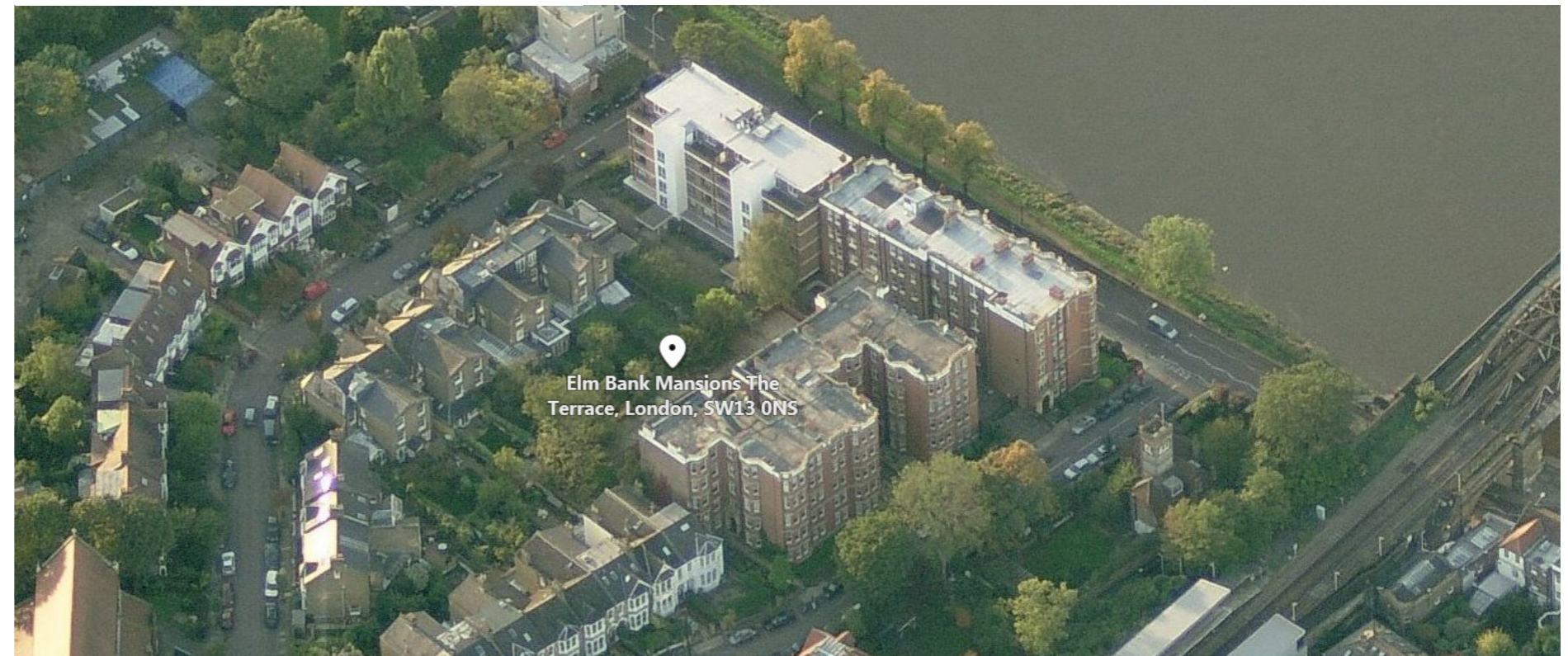
Built in 1906, Elm Bank Mansions and Gardens were conveniently located to benefit from access to the city centre via the first motorized bus. Situated on the banks of the River Thames, the river facing block is often referred to as being located on 'the Terrace'.

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.



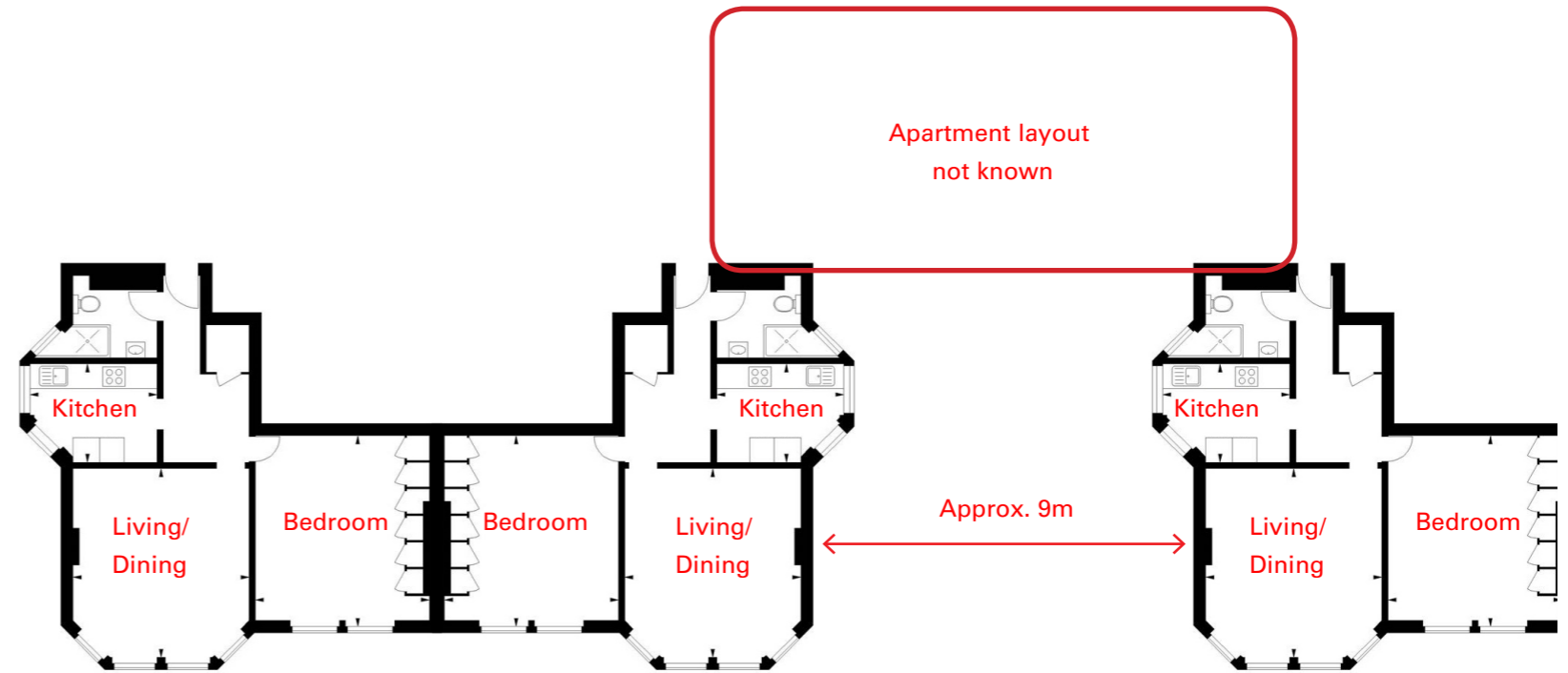
Exterior photograph of Elmbank Mansions



Aerial view of Elmbank Mansions



Interior photographs of Elmbank Mansions



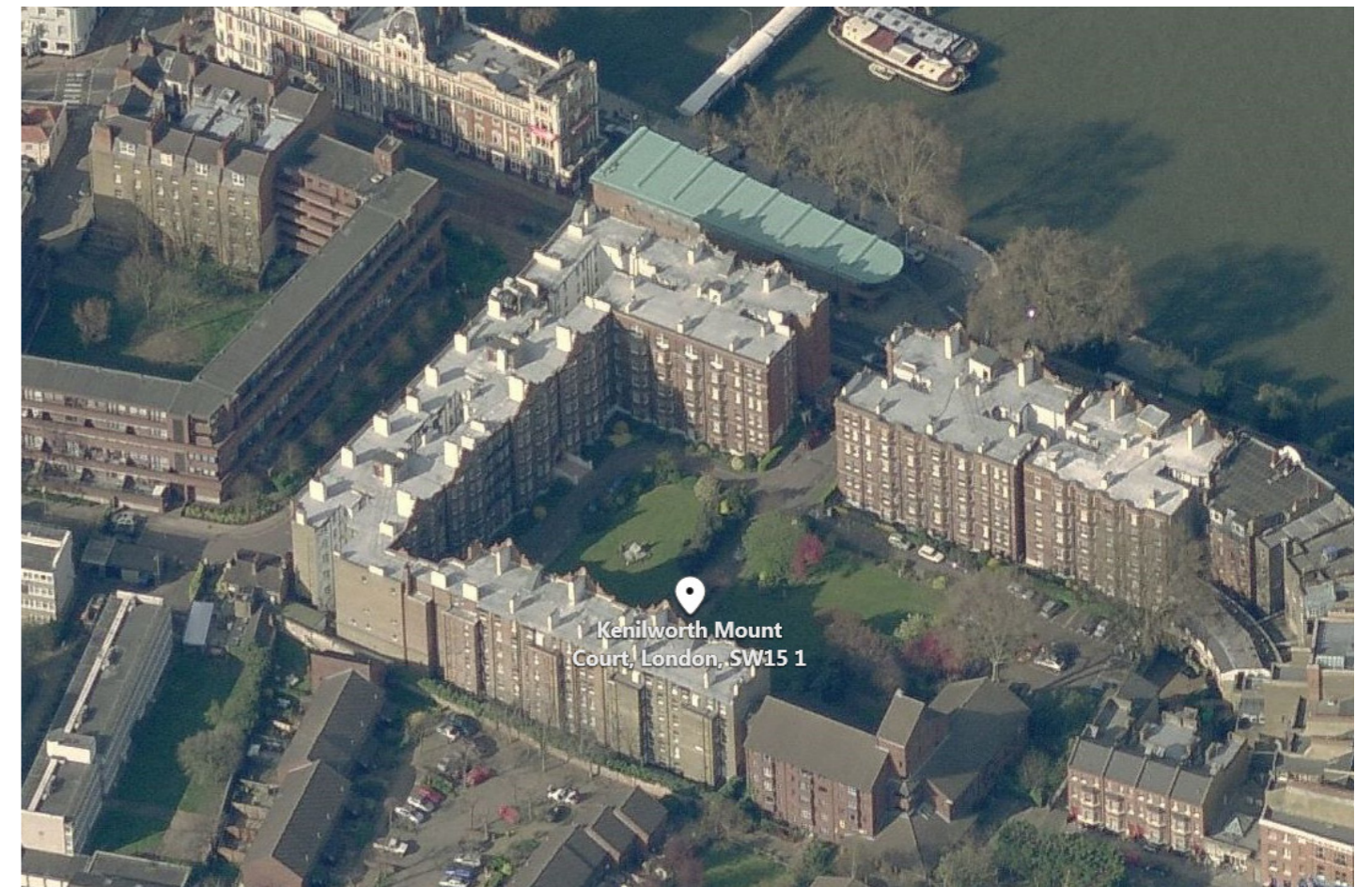
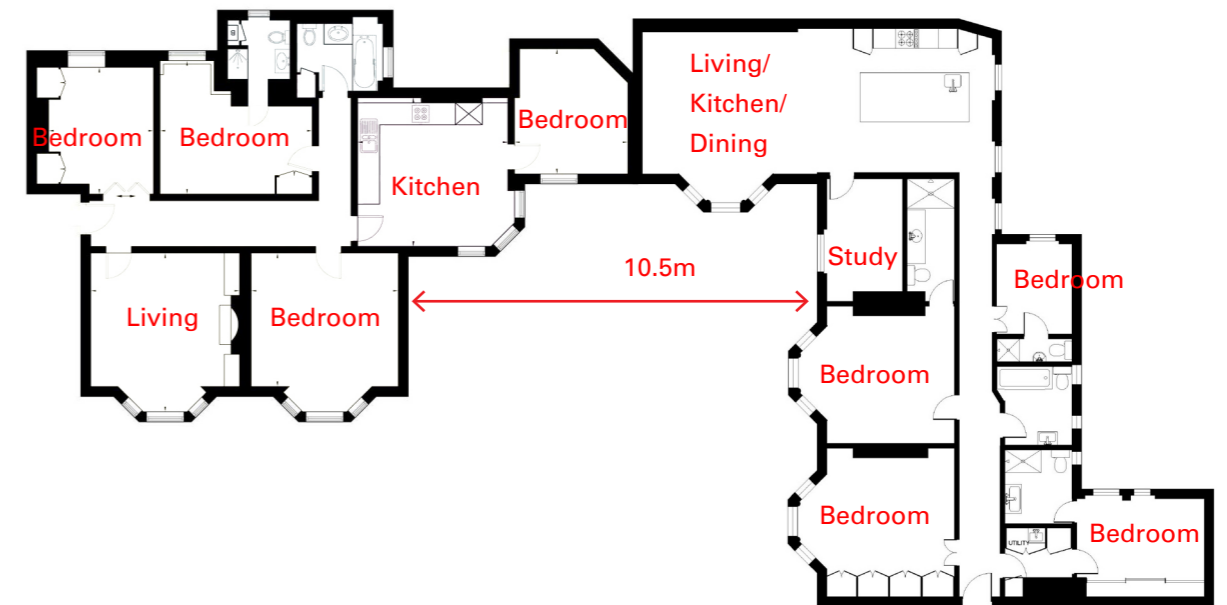
Floor plan of Elmbank Mansions

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



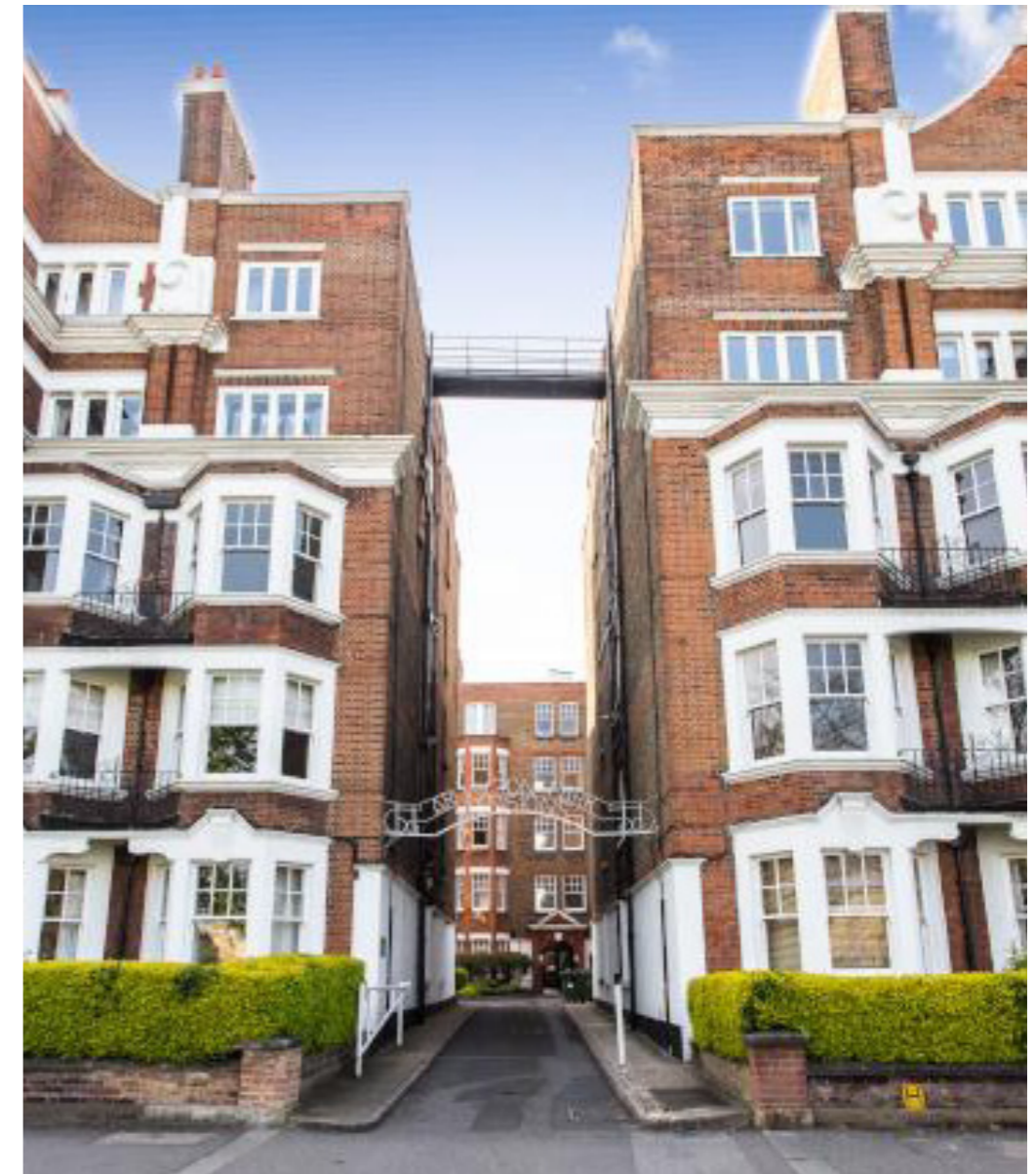
Aerial view of Kenilworth Court

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 incorporate 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 at 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



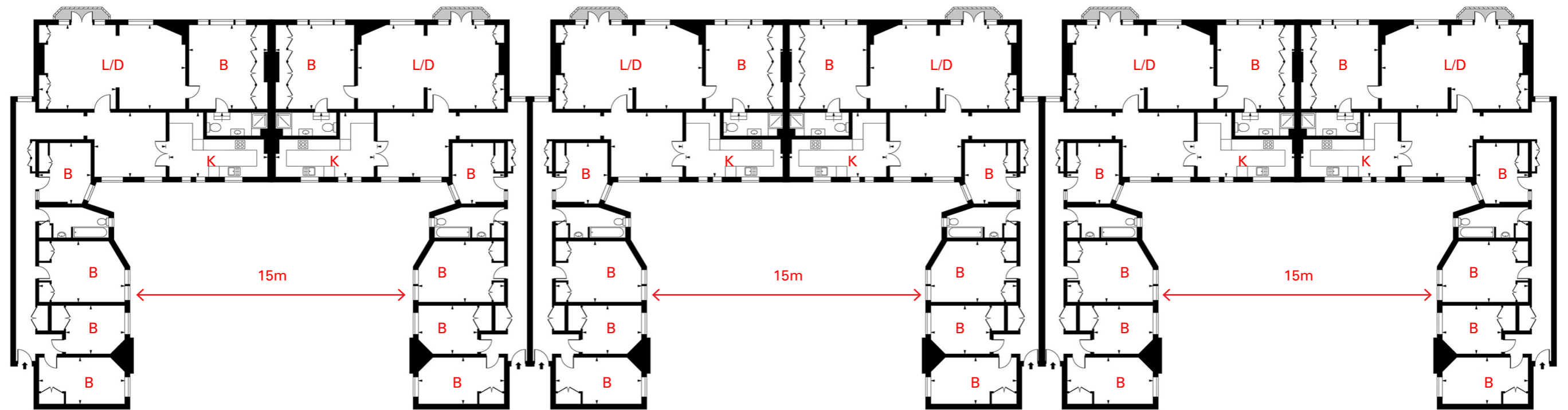
Primrose Mansions, Prince of Wales Drive



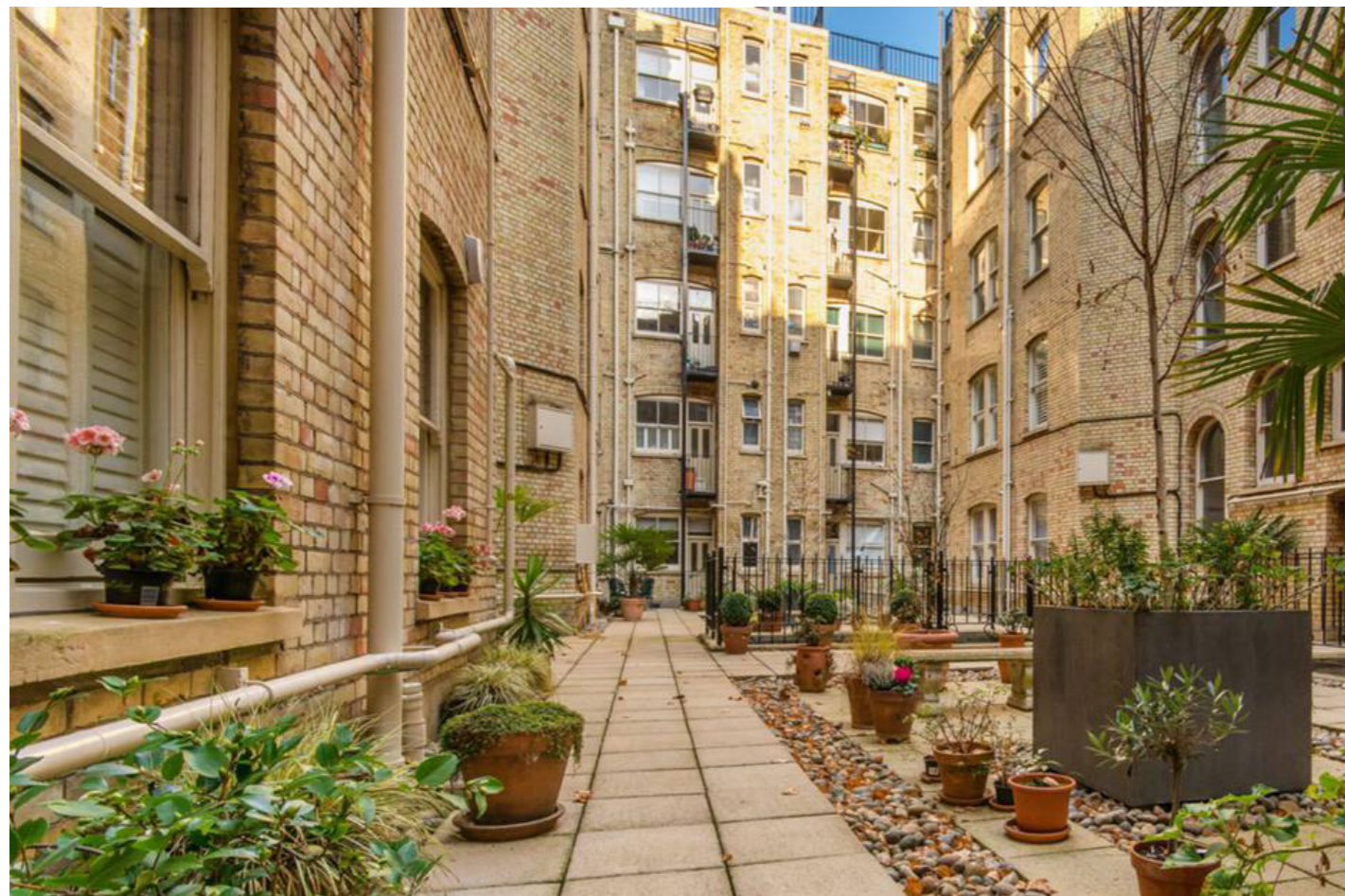
Albert Palace Mansions, Prince of Wales Drive



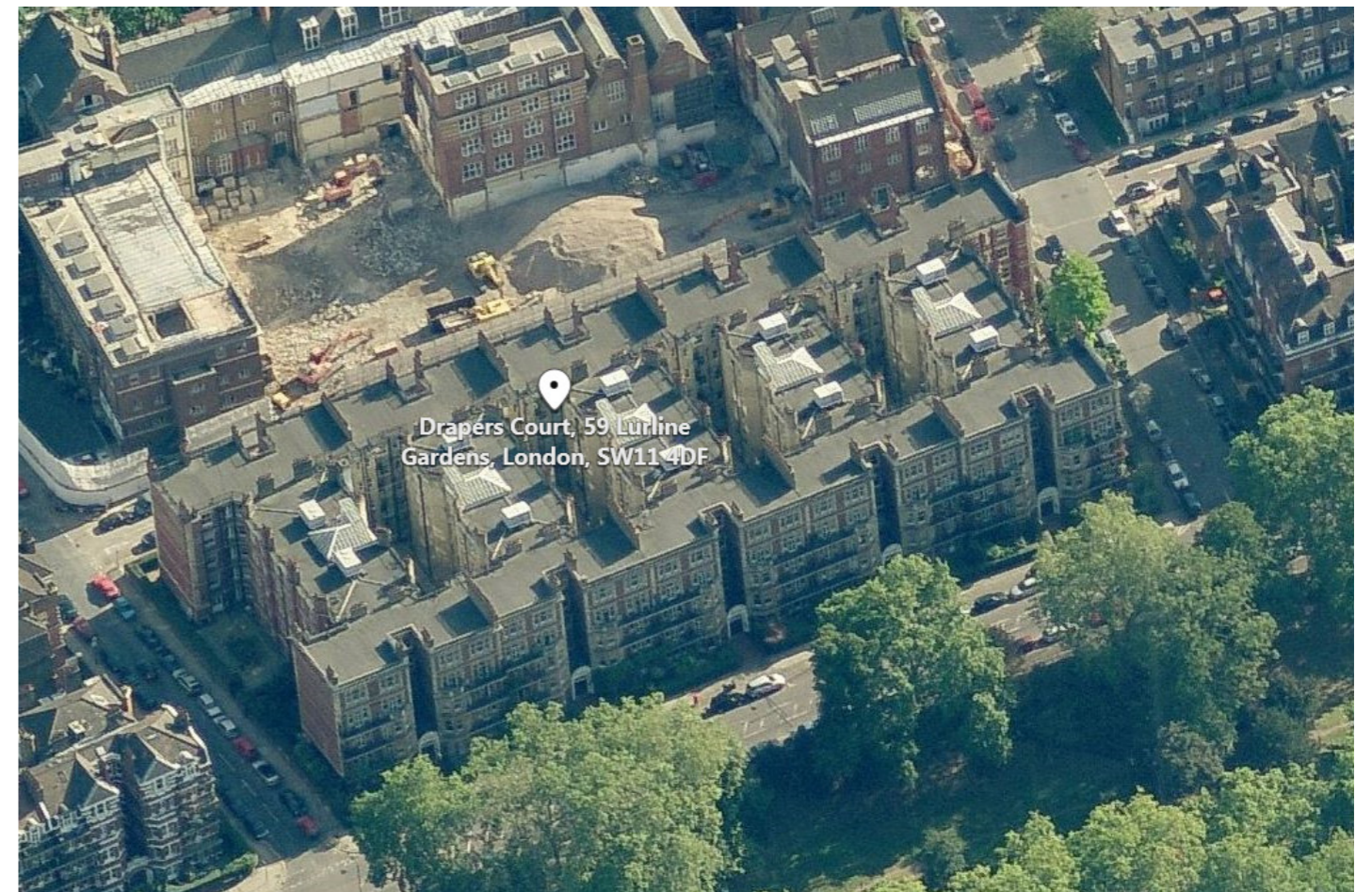
Albert Palace Mansions, Prince of Wales Drive



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 incorporated 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



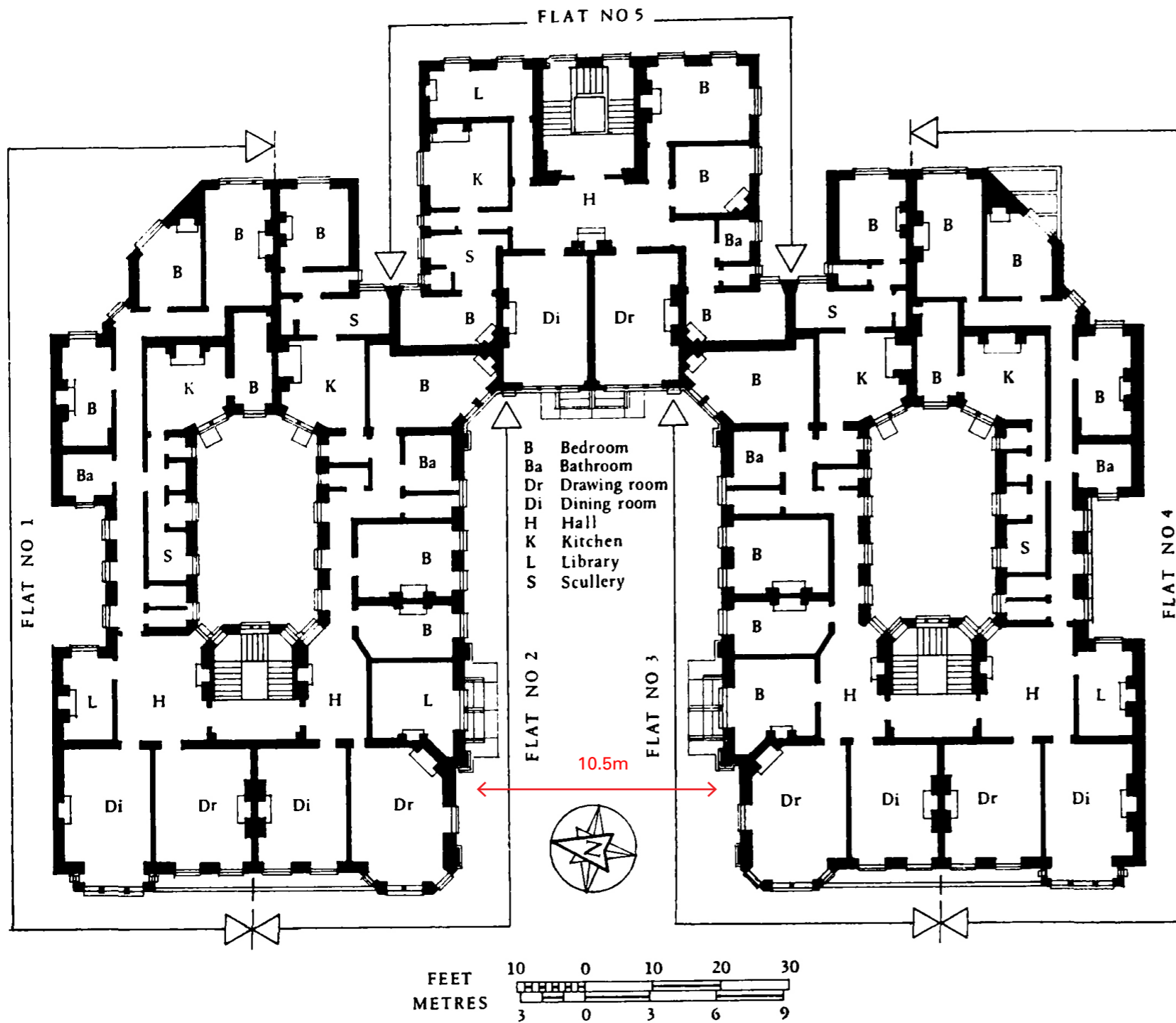
Interior photograph of Queens Club Mansions



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 successfully 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