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.

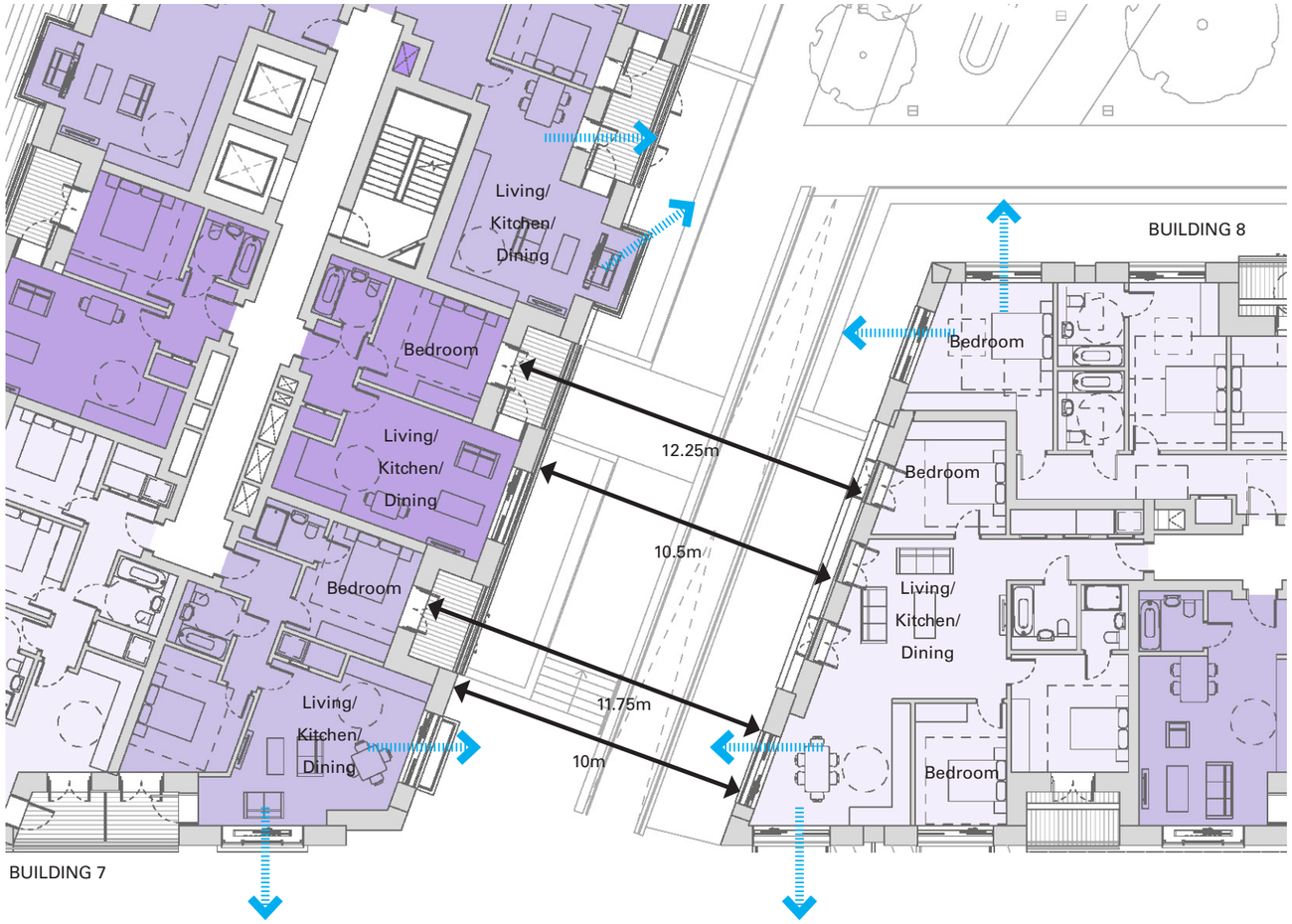
Relationship

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.

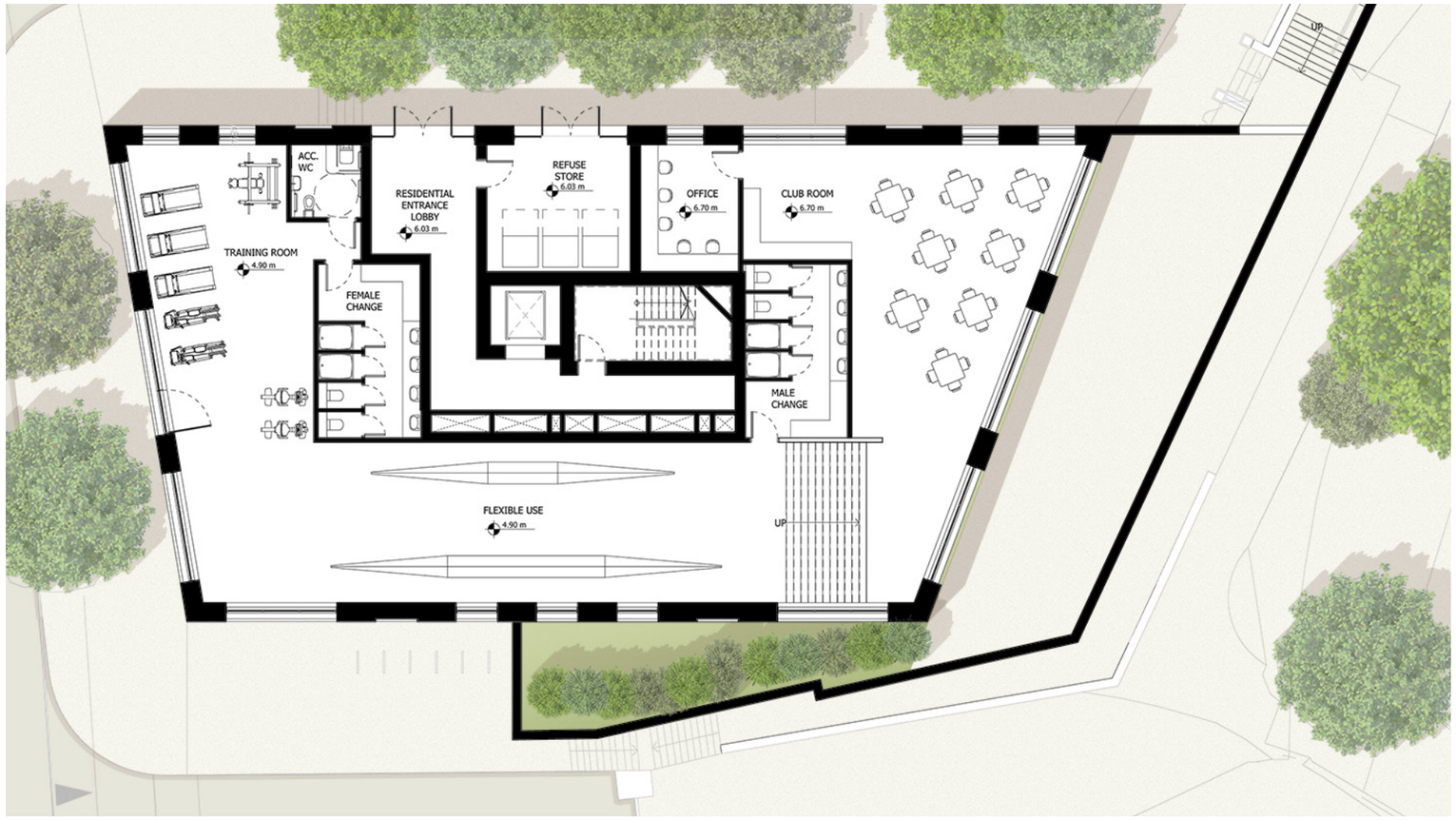
2. Provide section through, showing level changes from floor to river.

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.

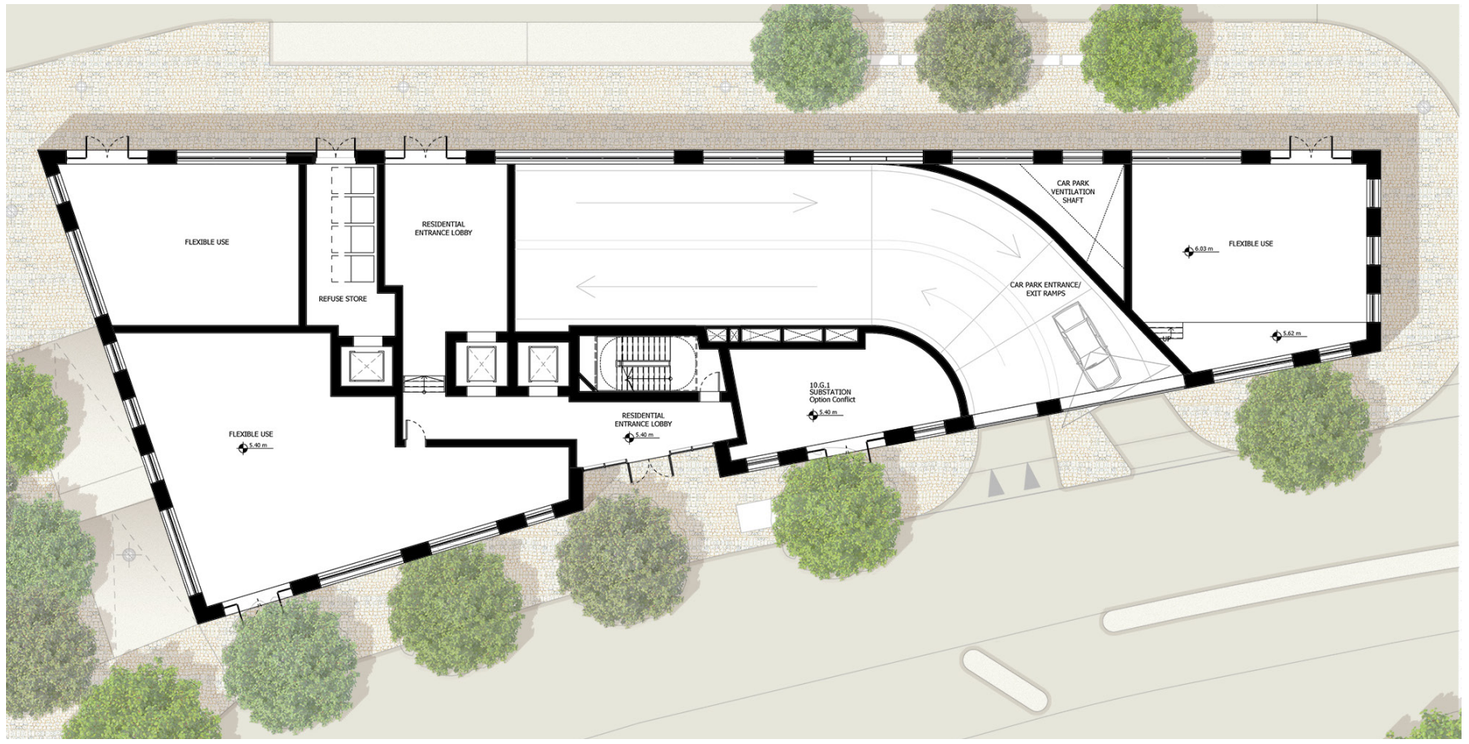
2. South elevation – broken up with glazing. This works successfully – something more radical is needed for Block 7 in particular.

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

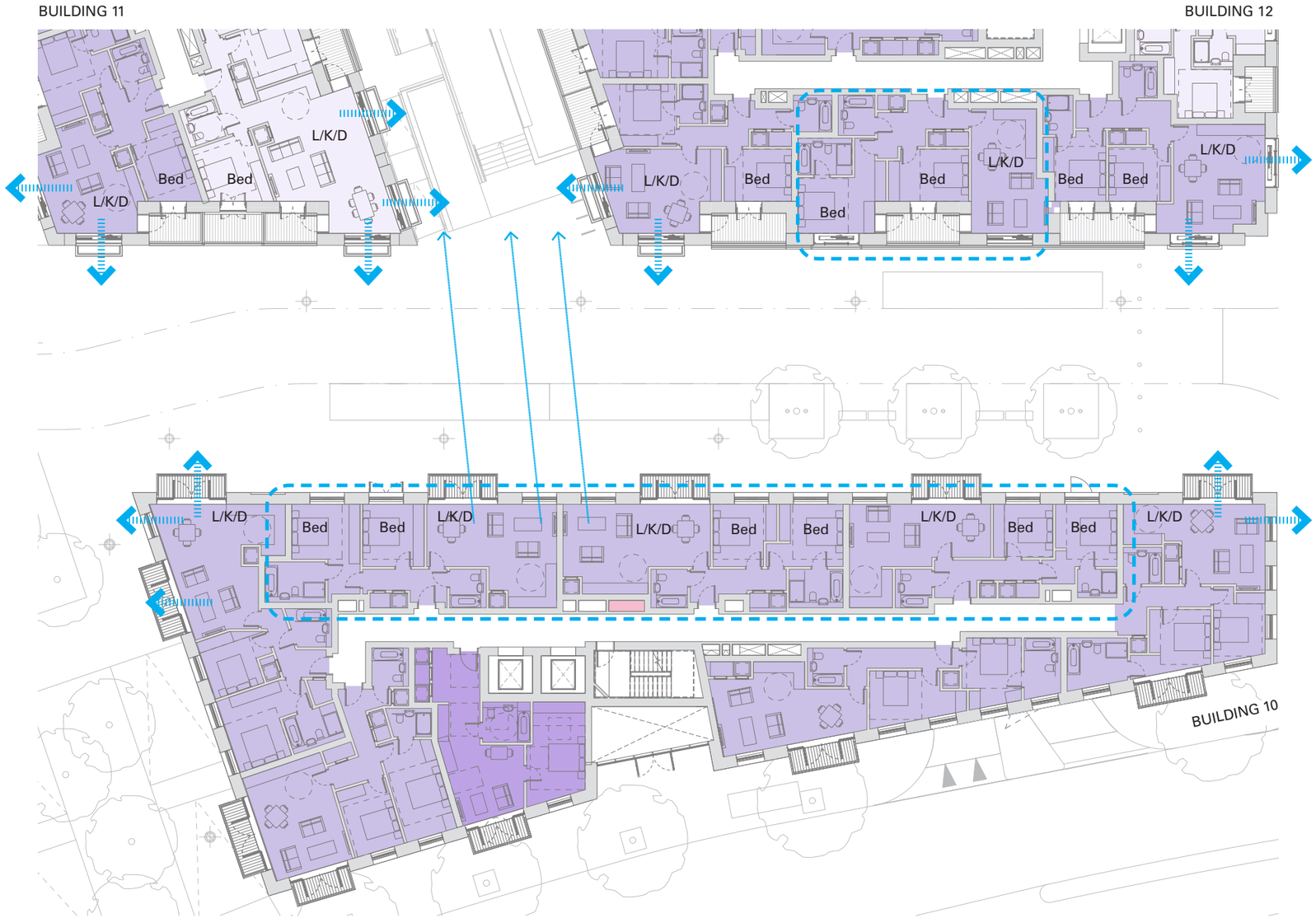
4. Block 10 with 11 and 12; only 13m and incorporates north facing single aspect units.

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.

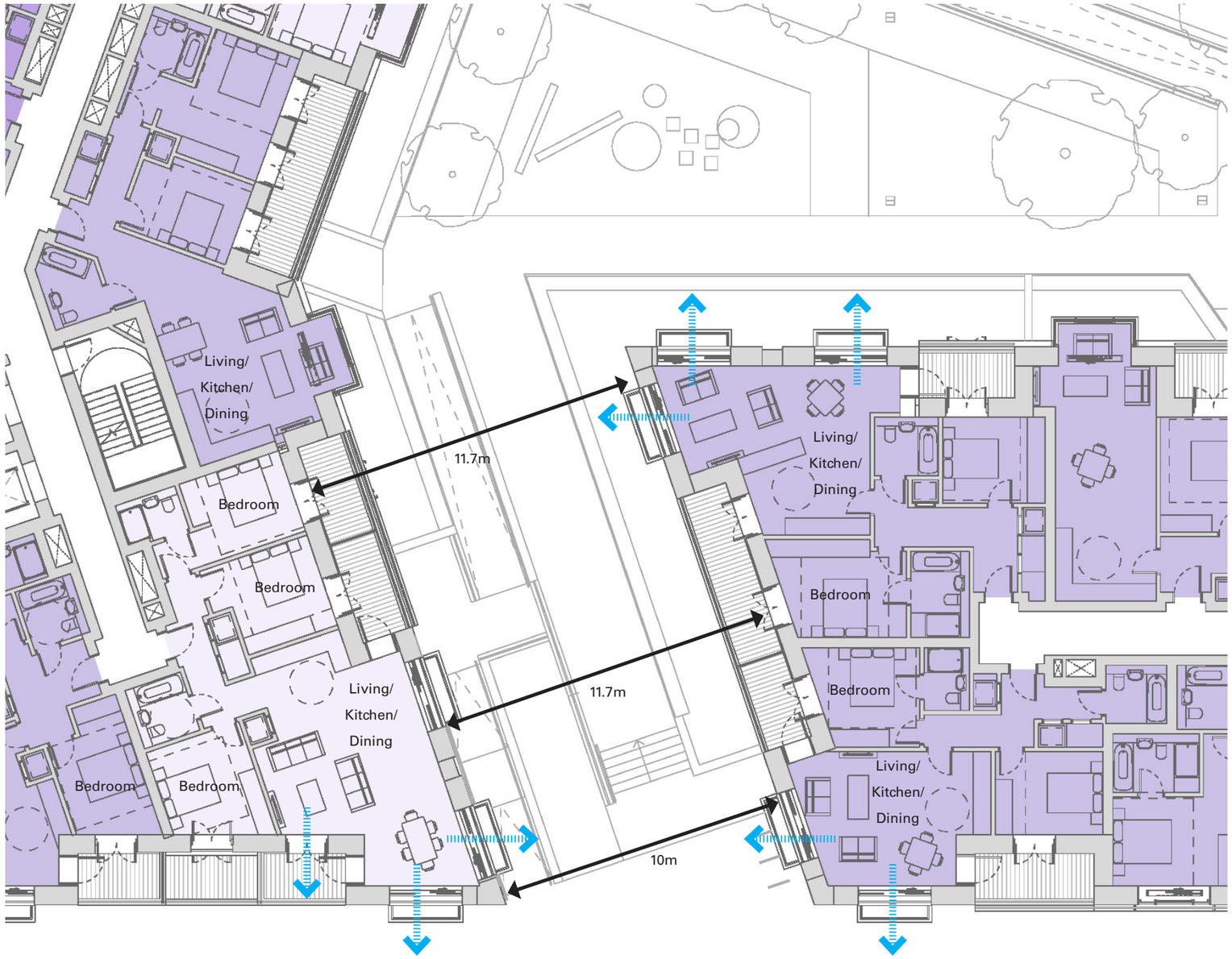
2. Block 11 with Block 12: Only 10m gap between and single aspect. Unacceptable living conditions.

   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.

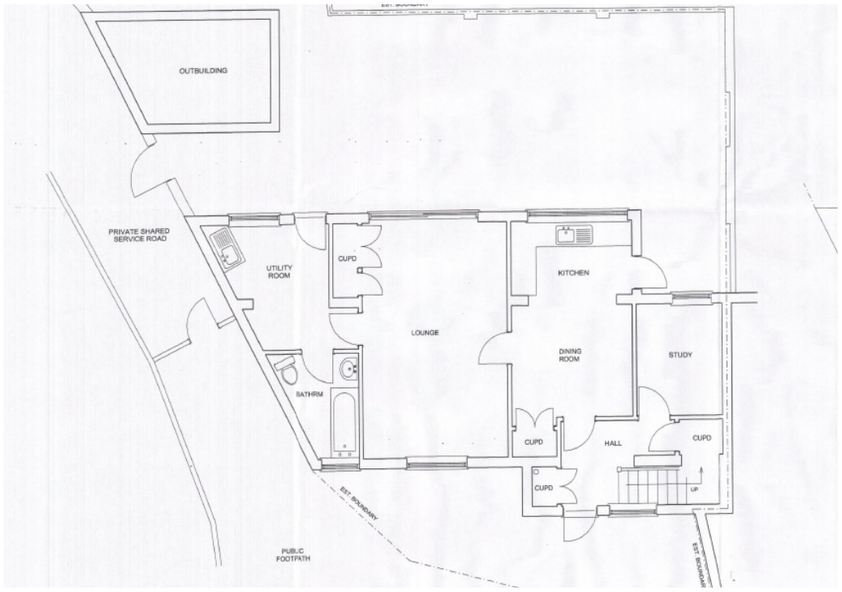
   The Design Code document has been amended to incorporate a statement preventing the incorporation of windows on this flank elevation of the building. Furthermore, the north eastern corner of this block is set back from the rear elevation of the adjacent property (Tudor Lodge) by at least 32.7m.

Proposed site plan - Development Area 2

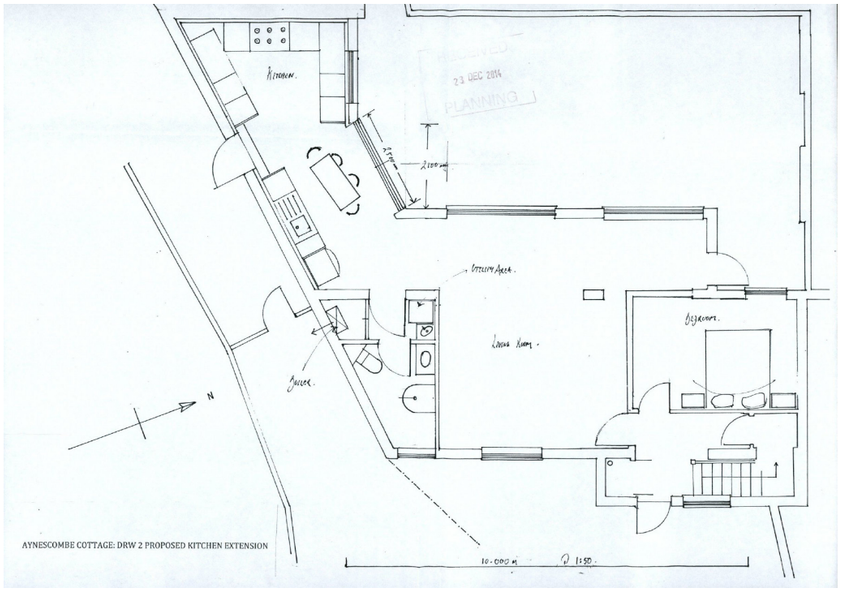
Photograph showing obstruction to shared access route

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.