

Watney's Brewery Gates Location on Plan



Stag Brewery Gate 1 Location on Plan



Stag Brewery Gate 2 Location on Plan



Watney's Brewery Gates - from Williams Lane



Stag Brewery Gate 1 - from one side of main entrance on Lower Richmond Road (5.0m wide)



Stag Brewery Gate 2 - main entry gates from Lower Richmond Road (7.0m wide)

Heights

There now appears to be less sudden changes in scale than before, which created an uneasy feel to the townscape. There are however some remaining concerns:

1. To the rear of the Jolly Gardiners PH, heights appear to increase rather suddenly which detracts from the setting of the BTM. Height of buildings in relation to the Jolly Gardiners PH & other BTM PH opposite) - Lower unless can be justified.

Please refer to response to comments on Block 13. You will notice that the visualisation below demonstrates that the proposed massing will not visually dominate the view of the existing public house building.



Illustrative perspective view looking east along Mortlake High Street



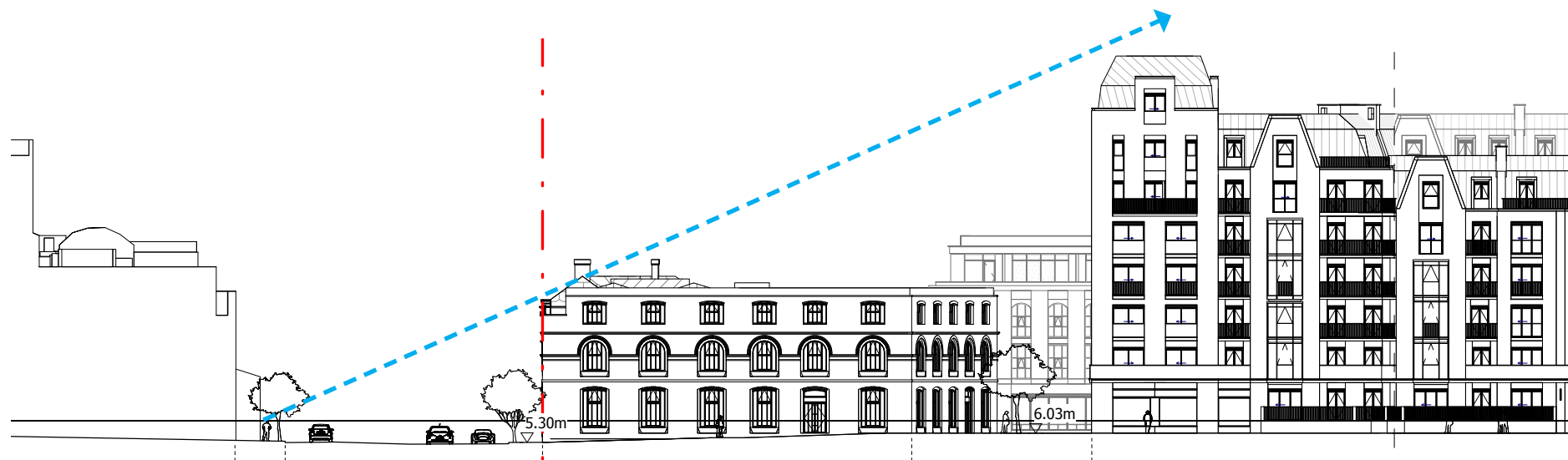
Revised perspective view looking along Ship Lane



Submitted perspective view looking west along Mortlake High Street



Revised perspective view from Mortlake Green



Proposed section showing sight lines from Mortlake High Street towards B6 and B8

2. Whilst the riverside view is acceptable, the relationship between Blocks 6 and 8 and Thames Street and BTMs remains far from ideal/ satisfactory. These will appear over-dominating, over-scaled and towering over the BTMs. (Double the height). Block 6 and 8: Lessen heights adjacent to these BTMs. Set back upper floors.

We disagree that the taller buildings will appear dominant in views towards the site. While the 2d site sections show a more dramatic step in height (as described), the perspective visualisations demonstrate that foreshortening of views towards the site diminishes this step in height. The step between B6 and B7/ B8 will instead appear as a more gradual stepping up in built form. In fact, the view demonstrates that only part of sixth and the whole of seventh floor levels of Buildings 7 and 8 will be visible from the view from Mortlake Green above the parapet of Building 6 (despite there being a difference of three storeys).

Furthermore, views looking along Mortlake High Street demonstrate that the massing of Buildings 7, 8, 11 and 12 is not visible above the parapet line of the existing and proposed buildings along the High Street. The section opposite demonstrates that it is highly unlikely that they will be visible looking in a perpendicular direction to the high street (except through the breaks in the buildings) due to the width of the street and height of buildings in the foreground.

3. Floor levels should tally visually with the BTM. Adjust floor levels so more visually consistent with BTM.

The existing BTMs in this location (former hotel and bottleworks buildings) were built at different times and to suit differing uses, as a consequence the existing floor levels of these buildings vary according to their differing uses. It is not unusual for adjoining and adjacent buildings to express slightly different floor datums in their elevations. These subtle variations serve to respond to the needs of the evolving building uses. Furthermore, the datums expressed in Building 6 are very closely related to those of the adjacent hotel building.

Lighting Masterplan

The overall approach to lighting is appropriate. However:

1. Cool light sources tend to look uninviting.

We are in total agreement, which is why we have proposed 'warm white' light sources throughout the project.

2. 10m high columns at Maltings Square unacceptable, appearing visually dominant and excessive.

These are intended to be feature columns that frame the space. However, we can reduce these to 6m heights if deemed necessary.

Gillespies comment: Please refer to Lighting Designer Michael Grubb Associate's Strategy.

Design Code

1. P44 – caption for photo- 'relationship with Jolly Gardeners must be carefully considered'. However, the plans show buildings rising steeply behind the BTM. Demonstrate how the scheme carefully considers the Jolly Gardeners.

Please see response to comments on heights (including visualisation of proposed massing).

Conditions

1. Materials – Would be beneficial to provide further details – There may be a positive aspect to varying finishes to help distinguish one block from another. Agreement to conditions;

- Brickwork samples and details
- Roofing
- Materials
- Fenestration (sections and large scale details):
 - a. Large openings on Maltings Square
 - b. BTM openings
 - c. Double glazing
 - d. Cinema openings
- Roof plant/ pvs etc.
- Shopfronts/ sections
- Hard and soft landscaping
- Signage strategy

We agree with all of the above items being subject to planning conditions.