

## Landscape

1. Bulls Alley; Whilst this appears acceptable from the riverside, the approach from the High Street is poor, needs improvement and detail.

Response:

While the Flood Barrier is retained in situ, we have proposed a number of amendments to this corner of the site and Building 9, following discussions with Environment Agency regarding flood protection. This has resulted in changes to the Rowing Clubhouse and access and storage for boats.

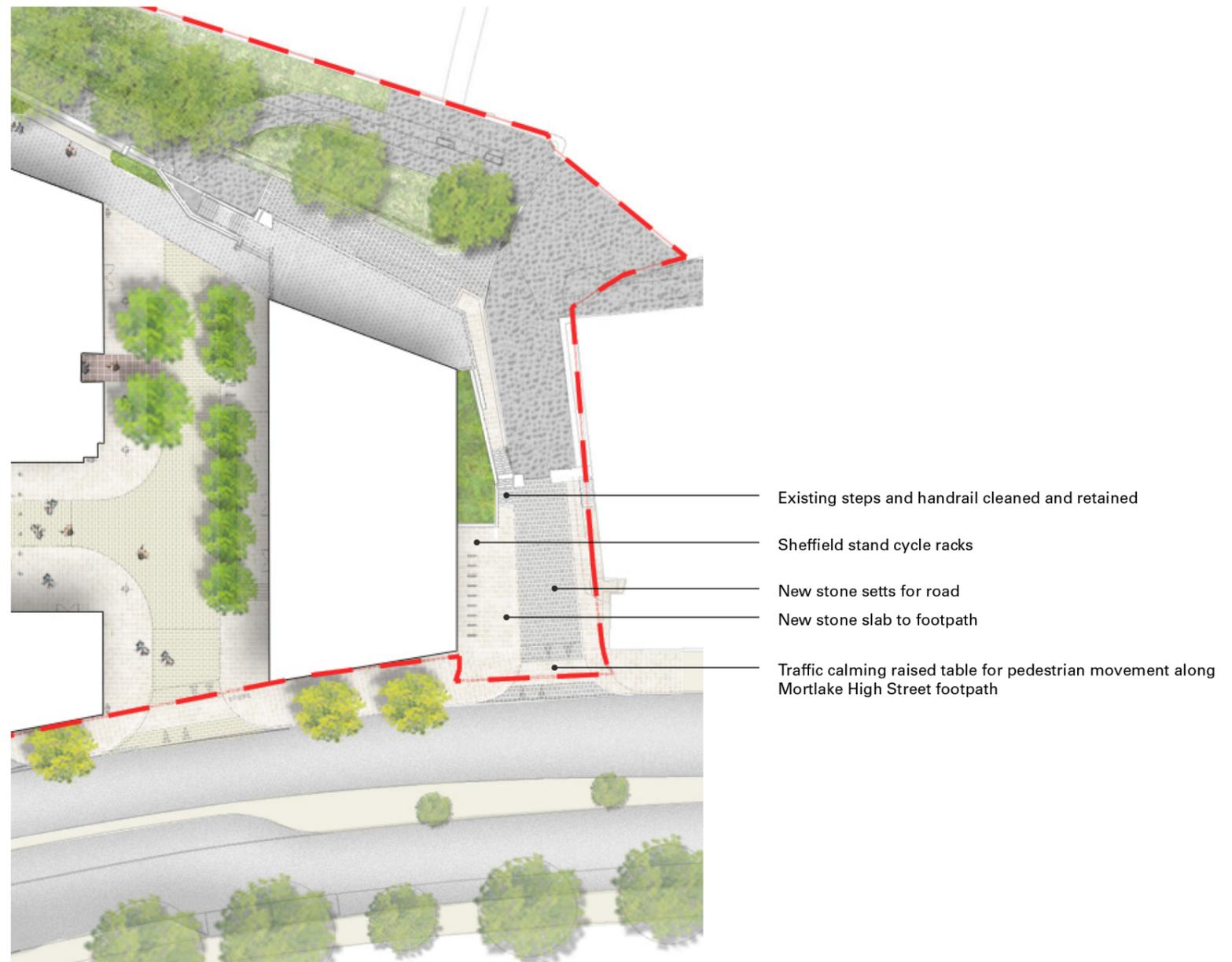
(refer plans)

A number of improvements had been proposed to the Tow Path at this end of the site, including upgrading pavement and historic information related to the existing cobbles and rail tracks from the Brewery crane and remnants of the wharf in this location. Refer to Tow Path plans below.

On the High Street side of the flood gates, pavement upgrade is proposed, to define vehicle and pedestrian access, provide a raised table to accentuate pedestrian priority along the High Street and added cycle parking stands in this area. In addition, the existing wall will be cut back and amended to suit the new building B9 configuration.

2. Lack of detailing regarding the traffic calming on Lower Mortlake Road and Mortlake High Street. Although outside the site, any works will be important to the setting of BTMS and the development as a whole.

Please refer to transport assesment.



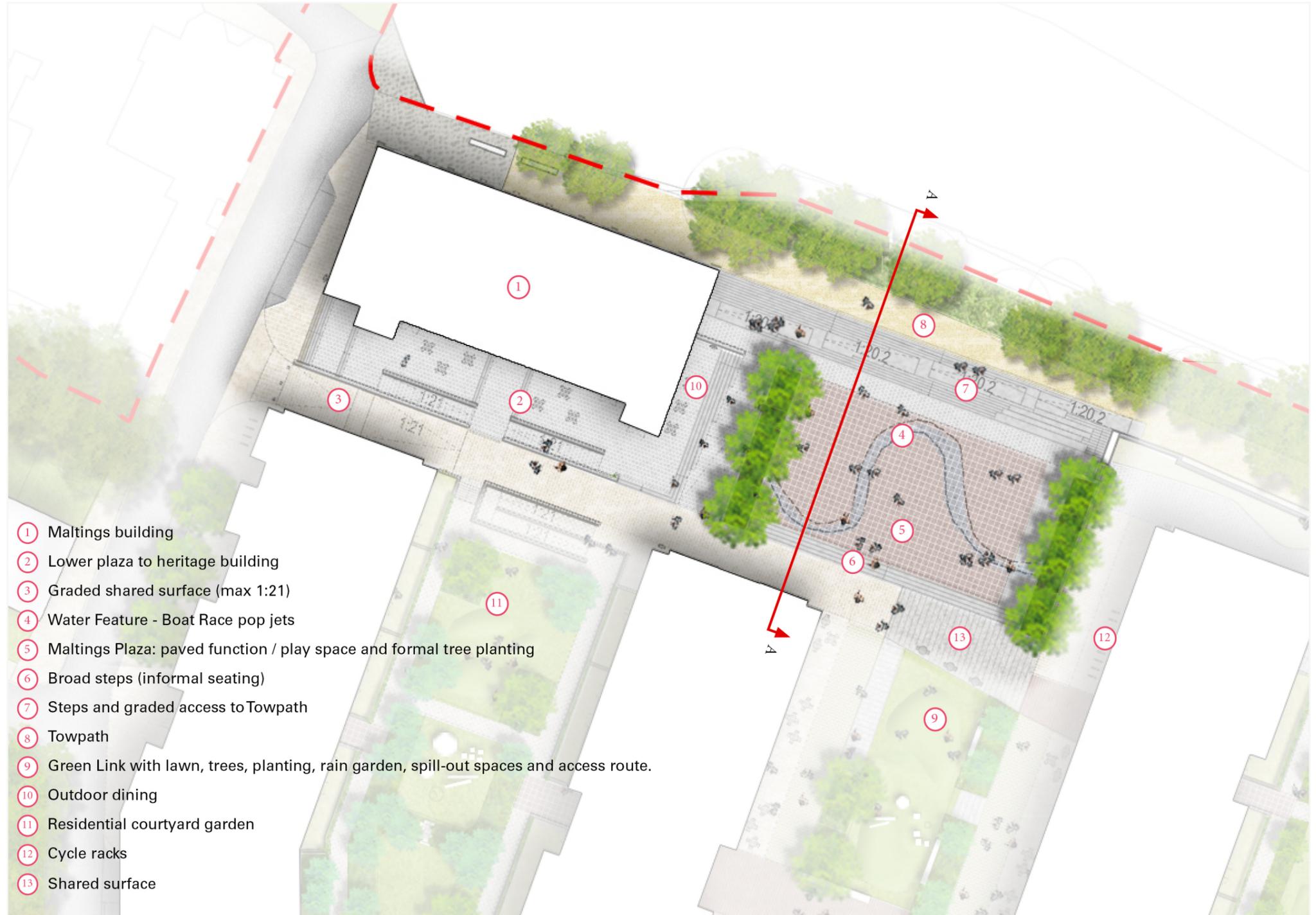
3. Malting Plaza – need to ensure landscaping (including features) does not limit the use of the space.

Noted – we have designed the layout of this important public realm to provide a number of spaces within the larger square, separated by changes of level, planting or access routes. The layout allows the space to be used in a variety of ways, accommodating a large festival or performance, temporary tiered seating for the Head of the River rowing race, smaller exhibitions or markets and individual groups enjoying the facilities and interactive play / water features.

The stepped and ramped access link from Plaza to Towpath also provides informal seating opportunities and viewing to river activities.

The paved areas also provide a contained seating and outdoor dining space associated with the proposed Cafe in the ground floor of the restored building and other use areas along the southern face of the building, related to the potential heritage or community uses inside the ground floor.

We believe the overall design works well to allow large or small groups to occupy the spaces, or a large crowd or festival to utilise the whole space.



Section AA

