



## Stag Brewery

Masterplan and Detailed Design and Access Statement Addendum



ORIGINAL PROPOSAL: ILLUSTRATIVE BIRDS EYE VIEW OF MASTERPLAN



REVISED PROPOSAL: ILLUSTRATIVE BIRDS EYE VIEW OF MASTERPLAN

## Contents

- 1.0 Introduction**
- 2.0 Planning Context, Consultation and Community Involvement**
  - 2.1 Summary of Planning Context and Policy Considerations
  - 2.2 Consultation Strategy
- 3.0 Review of Stag Brewery Planning Brief & Potential for Increased Residential Provision**
  - 3.1 The Stag Brewery Planning Brief
  - 3.2 Use and Amount
  - 3.3 Layout
  - 3.4 Heights and Massing
  - 3.5 Response to Local Context
  - 3.6 Density
- Masterplan DAS Addendum Sections:**
- 4.0 Proposed Masterplan**
  - 4.1 Use and Amount
  - 4.2 Layout
  - 4.3 Heights and Massing
  - 4.4 Response to Local Context
  - 4.5 Density
  - 4.6 Building Typology and Character
  - 4.7 Heritage Buildings and Items of Historic Significance
- 5.0 Technical Considerations**
  - 5.1 Parking Servicing and Refuse
  - 5.2 Site Management
  - 5.3 Key Sustainability and Renewable Energy Commitments
- 6.0 Landscaping and Public Realm**
- Detailed DAS Addendum Sections:**
- 7.0 Detailed Design (of Development Area 1) DAS Addendum**
  - 7.1 Structure and Layout
  - 7.2 Distribution of Uses
  - 7.3 Building Typologies
  - 7.4 Amount
  - 7.5 Site and Building Layouts
  - 7.6 Scale and Massing
  - 7.7 Appearance
  - 7.8 Parking, Servicing and Refuse
  - 7.9 Site Management
  - 7.10 Highways and Pedestrian Realm Strategy
- 8.0 Access Statement**
- 9.0 Technical Summary**
  - 9.1 Microclimate
  - 9.2 Privacy and Amenity
  - 9.3 Security
  - 9.4 Structural Proposal
  - 9.5 Proposed Services
  - 9.6 Fire Strategy
- 10.0 Appendices**
  - 10.1 Housing Assessment Matrix
  - 10.2 Drawings
  - 10.3 Illustrative Views

**1.0 Introduction**

1.1 This Design and Access Statement Addendum has been prepared by Squire and Partners as an addendum to the Design and Access Statement submitted under Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant'). A summary of the Applications is set out below:

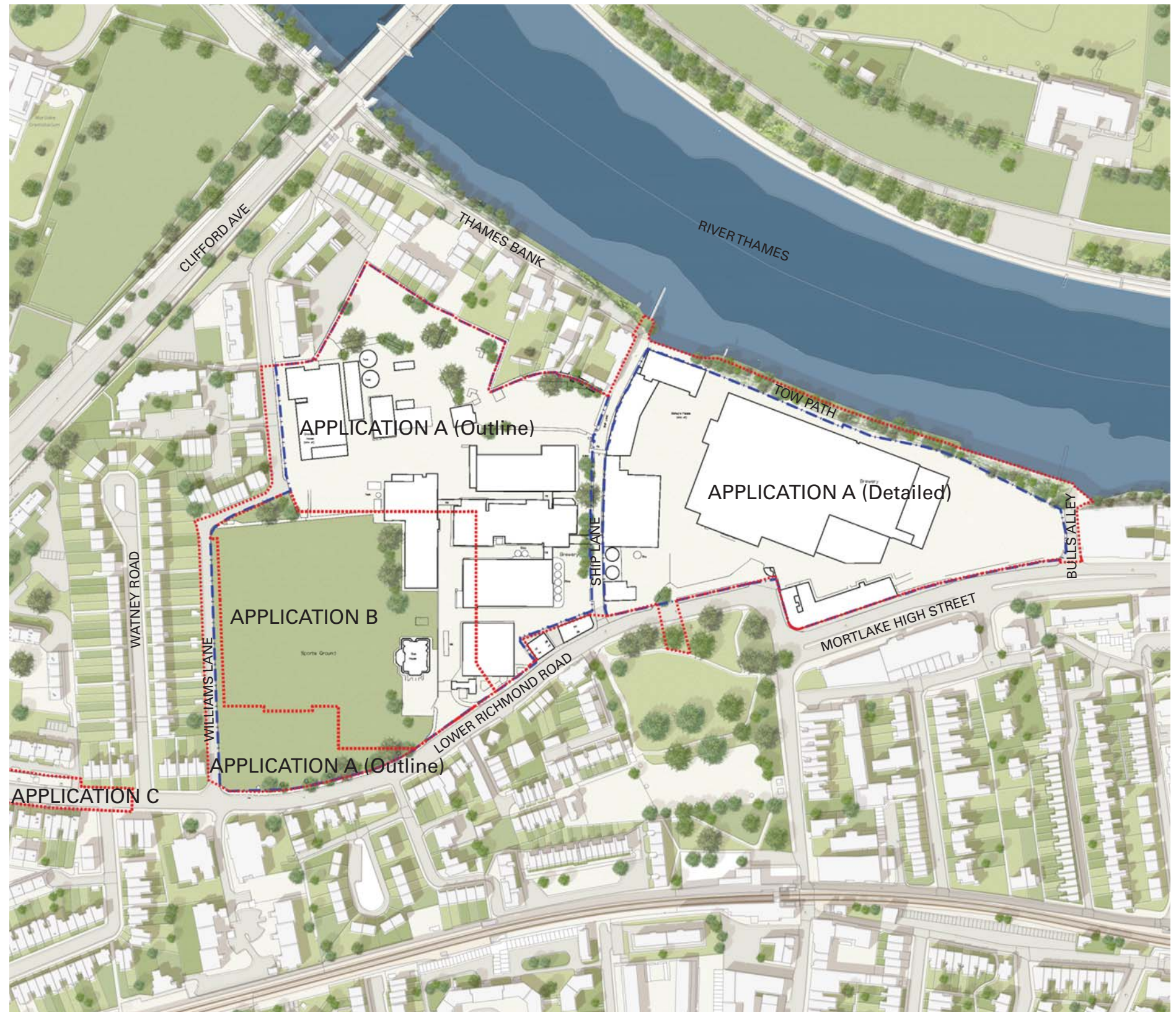
- a) Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
  - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  - ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
- b) Application B – detailed planning application for the school (on land to the west of Ship Lane).
- c) Application C – detailed planning application for highways and landscape works at Chalkers Corner.

This document replaces the Design and Access Statement Addendum documents, dated May 2019.

1.2 The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT's Planning Committee with a recommendation for approval. This scheme is thereafter referred to as "the Original Scheme".

1.3 The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:

- a) Conditions and informatives as set out in the officer's report, published addendum and agreed verbally at the meeting;
- b) Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement which was delegated to the Assistant Director to conclude;
- c) No adverse direction from the Greater London Authority ('GLA'); and



EXISTING SITE PLAN

KEY FOR EXISTING SITE PLAN :

- ..... Application Boundary
- - - Site Ownership Boundary



AERIAL PHOTOGRAPHS OF EXISTING SITE

d) No call in by the Secretary of State for Housing, Communities and Local Government.

1.4 The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority in relation to all three applications.

1.5 The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the 'Revised Scheme'. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:

- a) Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living and / or residential units) to up to 1,250 units;
- b) Increase in affordable housing provision from 17% up to 30%;
- c) Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
- d) Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to 2 four storey buildings;
- e) Reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces, and the introduction of an additional basement beneath Building 1 (the cinema);
- f) Other amendments to the masterplan including

amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;

- g) Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
- h) Associated highways works may be carried out on adopted highways land.

The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.

1.6 Minor amendments have also been made to the road and pedestrian layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL

1.7 This DAS addendum supports the amendments to Application A and should be read in conjunction with the originally submitted DAS documents, which provided detailed analysis of the existing site, history and context as well as explanation of the evolution of the design approach. This document should also be read in conjunction with the DAS Addendum documents prepared in May 2019 relating to amendments to the February 2018 scheme. Please also refer to the more detailed summary included within the Planning Statement Addendum.

These changes are being brought forward as substitutions to Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement).

11. It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee

on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent.

Accordingly, Application C remains 'live' within this substitution package.

#### 1.8 Client and Professional Team

This substitution package has been prepared by the same core project team of advisors:

Applicant	Reselton Properties Ltd.
Development Manager	Dartmouth Capital
Architect and Masterplanner	Squire and Partners
Planning Consultant	Gerald Eve
Landscape Consultant	Gillespies
Transport Consultant	Peter Brett Associates
Community Consultation Services and Environmental	Soundings
Structure and Drainage	Hoare Lea
Environmental Statement	Watermans

#### 1.9 Structure of DAS Addendum

The original hybrid planning Application consisted of a Masterplan DAS (Sections 4.0, 5.0 and 6.0), Detailed Design DAS (Sections 7.0, 8.0 and 9.0) and Design Code document. For the purpose of this substitution package, this addendum includes both an addendum to the Masterplan DAS and Detailed Design DAS. A revision to the Design Code document has also been prepared to incorporate changes to the outline component of the Application.

## 2.0 Planning Context, Consultation and Community Involvement

### 2.1 Summary of Planning Context and Policy Considerations

The planning application (ref: 18/0547/FUL) was submitted in February 2018 and has been reviewed by all relevant statutory authorities including the GLA.

The Stag Brewery Planning Brief (dated July 2011) formed the basis of the submitted proposal, both in terms of layout and distribution of spaces and in terms of maximum heights of buildings.

In the next Chapter (3.0) we will note how the Planning Brief has limited the ability to optimise the density of this scheme. We will consider whether a more flexible approach to the design principles set out in the Planning Brief in light of the Draft London Plan, would assist in the delivery of a greater number of homes and habitable rooms than the original proposal thus improving the viability of the scheme. We will also explain why and how changes can be made while maintaining the high design standards and without detrimentally impacting on the surrounding townscape context.

The consecutive chapters will then go on to describe in more detail the changes that are proposed in this substitution package relative to the original design criteria for physical characteristics of the proposal including (but not limited to):

- Use and Amount
- Layout
- Heights and Massing
- Appearance

These changes have been reviewed against and designed to conform with all relevant statutory planning policies including:

- Adopted Planning Policy Framework (NPPF & NPPG)
- Statutory Development Plan (London & Local Plans)
- Local & regional supplementary planning guidance
- Conservation area guidelines
- London View Management Framework



ORIGINAL PROPOSAL: MASTERPLAN DRAWING (WITH CORRESPONDING BUILDING NUMBERS)



ILLUSTRATION FROM LBRuT PLANNING BRIEF SHOWING DESIRED VIBRANT ACTIVITY

## 2.2 Consultation Strategy

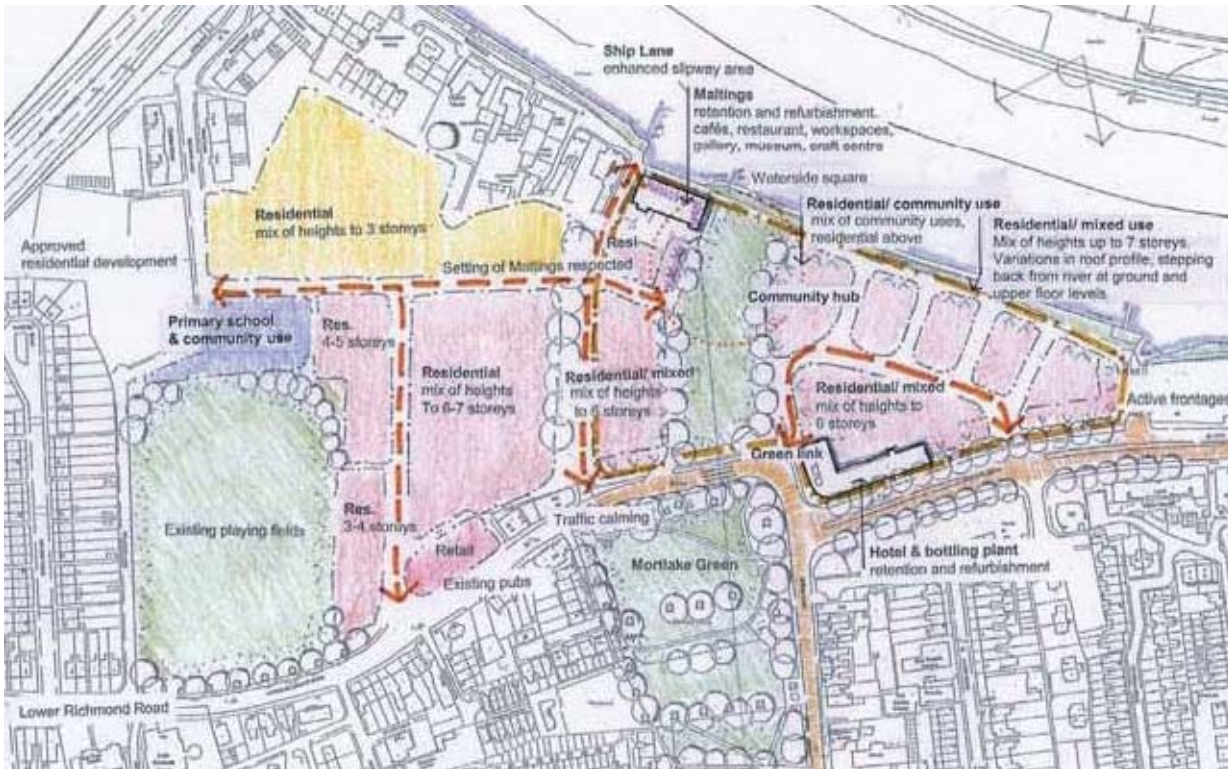
The pre-application process prior to submission of the original application in February 2018 was extensive. Pre-application meetings were held frequently with both LBRuT and GLA officers in the year preceding the application. Two public exhibitions and numerous meetings with council members, key locals and community groups were also held.

Consultation for the original scheme continued with GLA and LBRuT officers throughout the planning determination period and in parallel with further consultation with council members.

In discussion with the GLA, it is considered that there is the opportunity to better optimise the site capacity through increasing the heights of the building, whilst making the scheme more sustainable, maintaining a sensitive contextual approach and good design principles. The objective of this is to increase the provision of housing on the site, creating a more viable scheme and, most importantly, through this creating a higher level of affordable housing compared to the Original Scheme. This consultation has covered issues including the following:

- Height and massing
- Appearance
- Distribution of uses
- Transport and reduction of Car Parking
- Access
- Daylight and sunlight, ROL and overshadowing
- Townscape and Heritage

Other options to optimise the scheme were considered, such as changing the mix and increasing the number of smaller units. However, although this increased numbers of units, it was not as effective in terms of improving the viability of the scheme.



STAG BREWERY PLANNING BRIEF - APPENDIX I (dated July 2011)

### 3.0 Review of Stag Brewery Planning Brief & Potential for Increased Residential Provision

#### 3.1 The Stag Brewery Planning Brief

This formed the basis of the originally submitted application. It was adopted in 2011 and is therefore not in line with the current or the Draft London Plan. The Planning Brief outlined development opportunities for the comprehensive redevelopment of the wider site to include residential-led mixed use development and the provision of a primary school.

The Brief outlined development opportunities for the comprehensive redevelopment of the wider site and included a diagrammatic masterplan proposal that set guidelines for the distribution of uses and maximum heights (in terms of numbers of storeys) of buildings.

While the approach of the planning brief was sensible in its general guidelines and approach to distribution of height, it did not optimise the use of the site with large areas of the scheme where heights were too modest. The following changes, including changes to heights, have been incorporated into this amended scheme to ensure the site is better optimised and additional residential units provided, including affordable provision.

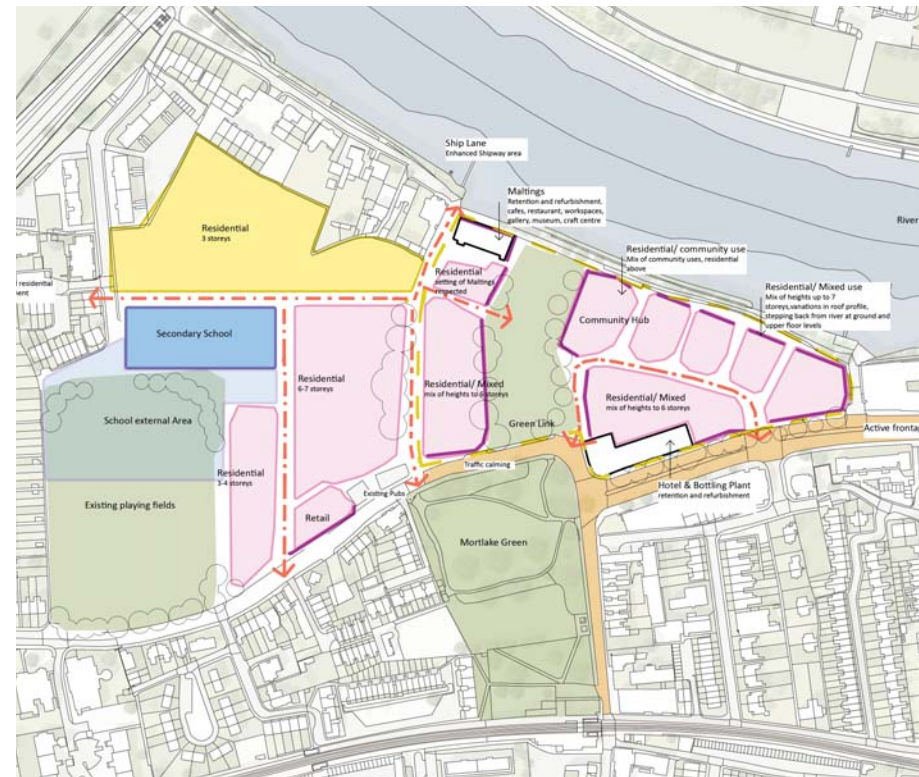
#### 3.2 Use and Amount

The Planning Brief anticipated a mix of appropriate uses on site including employment use, retail, leisure, education and community use as well residential use. The original scheme provided these and in addition a Nursing Care Home and Assisted Living Apartments. By removing these additional uses, there could be opportunity to provide a higher quantum of residential and percentage of affordable housing. Therefore, the revised scheme does not include these uses or the gym use.

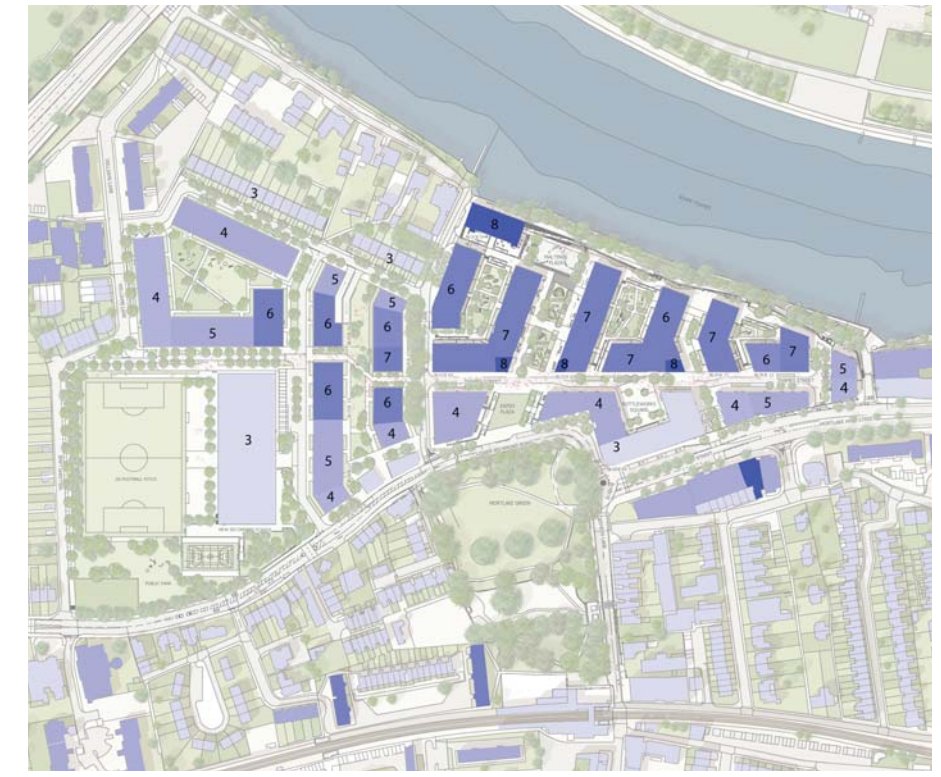
#### 3.3 Layout

The original scheme layout offered generous public open space and enabled a strong hierarchy of streets and pedestrian routes through the site and down to the riverside terrace.

Extensive justification was provided within the original Design and Access Statement and subsequent Addendums to explain why some of the proposed separation distances needed to be less than the 18-21m distance that historically has been encouraged by Local Authority planning departments across London.



SQUIRE & PARTNERS INTERPRETATION OF STAG BREWERY PLANNING BRIEF DIAGRAM



ORIGINAL PROPOSAL: MASTERPLAN HEIGHTS

- 6-8 storeys
- 4-6 Storeys
- 3-4 storeys
- 1-2 Storeys



ORIGINAL PROPOSAL: MASTERPLAN SHOWING RANGE OF GROUND FLOOR USES

- Residential
- Flexible Uses (retail, restaurant, services etc)
- Cinema
- Office
- Hotel
- Community Use
- Flexible Assisted Living / Residential
- Nursing Care Home
- Secondary School





ORIGINAL PROPOSAL: KEY FEATURES OF THE MASTERPLAN



ORIGINAL PROPOSAL: COMPARISON OF HEIGHTS WITH PLANNING BRIEF (RED ABOVE & GREEN BELOW MAXIMUM HEIGHTS INDICATED IN PLANNING BRIEF)



ORIGINAL PROPOSAL: BUILDING SEPARATION DISTANCES

Since high quality urban design and provision of open space important aspirations of the London Plan, especially when taller buildings are considered, the opportunity for tightening streetscape has not been re-visited. Footprint adjustments have only been considered where widening of streetscape(s) might be necessary to mitigate any issues arising from uplifted heights.

### 3.4 Heights and Massing

In the original scheme originally the heights proposed ranged from three to seven storeys and were generally in accordance with the planning brief. In some locations, the heights were even less than those suggested as maximums in the development brief. This was due to insistence of conservation officers to follow the existing datum of adjacent, much lower scale buildings as well as the buildings of townscape merit on the site. In townscape terms, the scheme resulted in a new townscape form that would rise very gently in height from the surrounding context and would not exceed the height of the existing Maltings Building on the waterfront.

Proposed heights have been reviewed across both Development Area 1 and 2 to ascertain where heights could be increased to an acceptable height in terms of townscape and without causing detrimental impact in terms of daylight, sunlight, overshadowing and rights of light. Opportunity has been identified at the middle of each of the development areas. By increasing heights to buildings at the centre of the site, heights can be increased to a maximum at the centre of the site and remain at a lower height at the perimeters of the site, to meet the surrounding context. This would maintain the approach of the original scheme but would optimise the height of the development.

Buildings adjacent to the former Bottling Building had been constrained to a height that is closely related to the existing parapet line. There is potential to slightly increase heights around this building to provide a better transition in height from the lower surrounding scale to the proposed higher elements at the centre of the site.

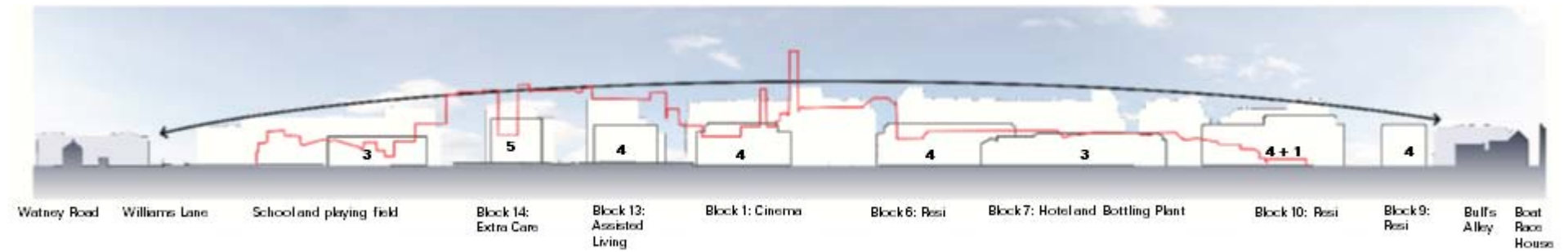
Heights along the edge of the river Thames are limited by the height of the existing Maltings Building due to the specific requirements of the Planning Brief. This was perhaps misguided considering the historic height of warehouse buildings on the riverside in this location in the past. While the original adhered to this principle, it would still be possible to locate additional building height away from the Maltings Building, ensuring it would remain as the most prominent building frontage on the river's edge. This would allow a significant uplift of residential area without negative townscape impact on the building of townscape merit.

### 3.5 Response to Local Context

The Planning Brief required that *'buildings along the riverside boundary should avoid continuous ribbon of development and should not over dominate the towpath and the riverside environment.'*

The building massing and appearance in the original scheme was carefully refined to respond to this guidance and townscape views were prepared to examine the impact of the massing on the existing context. The views demonstrated that the proposed heights were a positive contribution to the existing skyline.

By following the principle of increasing heights to the centre of the site, and retaining the alternating frontage of gable and courtyard to the riverside, it could be possible to increase the massing (and residential provision) of the site without detrimentally impacting the existing townscape and heritage assets.



ORIGINAL PROPOSAL: SITE SECTION SHOWING DIMINSHING HEIGHTS TO PERIMETER



ORIGINAL PROPOSAL: VIEW FROM EAST OF THE SITE, SHOWING THAT THE PROPOSAL WOULD SIT COMFORTABLY IN ITS CONTEXT



HISTORIC PHOTOGRAPH SHOWING CONTINUOUS RIVERFRONT ELEVATIONS



ORIGINAL PROPOSAL: TOWNSCAPE VIEW VP06



ORIGINAL PROPOSAL: ILLUSTRATIVE CGI VIEWS

### 3.6 Density

The 2011 Planning Brief did not identify an appropriate density or number of residential units, however analysis of the diagram included within the document indicated that a density of approximately 900HR/Ha could be achieved by following the principle of the diagram.

By following the general strategy of the Planning Brief, the density of the development has been limited and unable to achieve the GLA aspirations in terms of affordable housing.

The aim of this substitution application is to increase the density of the development to optimise the provision of housing and which in turn will achieve a satisfactory level of affordable housing across the site.

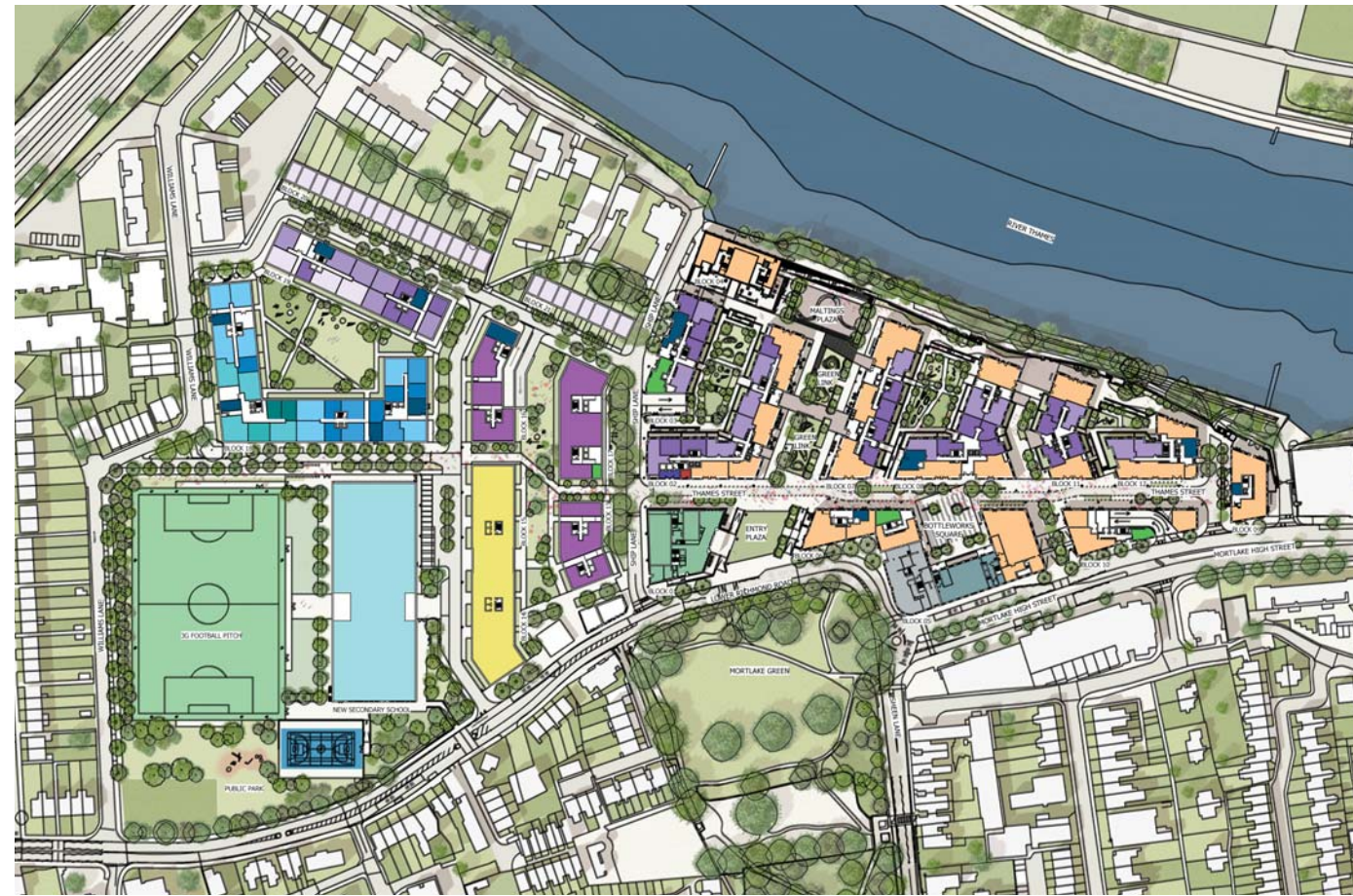
#### 4.0 The Proposed Masterplan

##### 4.1 Use and Amount

##### 4.1.1 Changes in Use

The Nursing Care Home, Assisted Living apartments and Gym have all been omitted from the proposal to allow for provision of more new homes; including affordable homes. The Office has also been removed from the ground and lower ground floors of the former Bottling Building. Additional Office use has been located above the Cinema by moving the majority of the cinema spaces below ground to free up even more space for residential uses. There is additional flexible use space, suitable for community use, introduced at the lower levels of the Bottling Building in place of the Office.

Another important feature of the revised use distribution is that it is proposed that affordable residential accommodation is introduced into Development Area 1 to enable earlier phasing of affordable housing delivery and a more thorough mixing of tenures across the site.



ORIGINAL PROPOSAL: GROUND FLOOR LEVEL MASTERPLAN FOR DEVELOPMENT AREAS 1 & 2

#### USE KEY:

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- 4B8P
- 1B2P INT
- 2B3P INT
- 2B4P INT
- 3B5P INT
- 1B2P SR
- 2B3P SR
- 2B4P SR
- 3B5P SR
- 3B6P SR
- 4B8P SR
- BIKE STORE
- CAR PARK ENTRANCE
- CINEMA
- FLEXIBLE USE
- GAS METER ROOM
- REFUSE STORE
- SCHOOL
- SUBSTATION



REVISED PROPOSAL: GROUND FLOOR LEVEL MASTERPLAN FOR DEVELOPMENT AREAS 1 & 2

Summary Of Units and Habitable Rooms

Unit type	Potential Affordable Social Rent		Potential Affordable Intermediate		Private		Total (%)	
	units	hab rooms	units	hab rooms	units	hab rooms	units	hab rooms
1 bedroom	14	28	7	14	76	152	97	194
2 bedroom	36	108	21	63	262	786	319	957
3 bedroom	50	200	3	12	171	684	224	896
4 bedroom	7	35	0	0	20	100	27	135
<b>Total</b>	<b>107</b>	<b>371</b>	<b>31</b>	<b>89</b>	<b>529</b>	<b>1,722</b>	<b>667</b>	<b>2,182</b>
<b>% by hab room</b>	<b>21%</b>				<b>79%</b>			

ORIGINAL PROPOSAL: RESIDENTIAL UNIT MIX & HABITABLE ROOM COUNT FOR ENTIRE DEVELOPMENT

Summary Of Units and Habitable Rooms

Unit type	Potential Affordable Social Rent		Potential Affordable Intermediate		Private		Total (%)	
	units	hab rooms	units	hab rooms	units	hab rooms	units	hab rooms
Studio	-	-	-	-	58	58	58	58
1 bedroom	8	16	67	134	251	502	326	652
2 bedroom	49	147	148	444	397	1,191	594	1,782
3 bedroom	64	256	14	56	173	692	251	1,004
4 bedroom	6	30	0	0	15	67	21	97
<b>Total</b>	<b>127</b>	<b>449</b>	<b>229</b>	<b>634</b>	<b>894</b>	<b>2,510</b>	<b>1,250</b>	<b>3,593</b>
<b>% by hab room</b>	<b>30%</b>				<b>70%</b>			

REVISED PROPOSAL: RESIDENTIAL UNIT MIX AND HABITABLE ROOM COUNT FOR ENTIRE DEVELOPMENT

Use Type	Total Areas			
	GEA		GIA	
	m2	ft2	m2	ft2
Cinema	2,565	27,612	2,120	22,821
Residential	84,640	911,063	75,120	808,593
Flexible Use	5,308	57,140	4,663	50,194
Hotel	1,858	20,003	1,668	17,955
Office	2,634	28,349	2,424	26,089
Gym	912	9,816	740	7,966
Management Flexible Assisted Living / Residential	40	432	33	351
Care Home	16,246	174,876	14,738	158,635
School	10,293	110,798	9,472	101,953
Car Park	11,430	123,029	9,319	100,311
	32,906	354,195	31,745	341,701
<b>Total</b>	<b>168,833</b>	<b>1,817,314</b>	<b>152,041</b>	<b>1,636,569</b>

ORIGINAL PROPOSAL: GIA/ GEA AREA SCHEDULE OF ALL USES IN ENTIRE DEVELOPMENT

Use Type	Total Areas			
	GEA		GIA	
	m2	ft2	m2	ft2
Cinema	1,937	20,850	1,606	272,312
Residential	137,397	1,478,943	123,538	1,329,761
Flexible Use	5,917	63,694	5,023	54,070
Hotel	1,937	20,855	1,765	18,998
Office	6,068	65,318	5,532	59,543
School	9,319	100,311	9,319	100,311
Car Park	26,363	283,769	25,298	272,312
<b>Total</b>	<b>188,939</b>	<b>2,033,739</b>	<b>172,081</b>	<b>2,107,308</b>

REVISED PROPOSAL: GIA/ GEA AREA SCHEDULE OF ALL USES IN ENTIRE DEVELOPMENT

4.1.2 Amount

The total number of homes proposed across both Development Areas 1 and 2 is up to 1,250, of which it is proposed up to 356 (28%) will be dedicated to affordable tenures. In terms of habitable room count, the mix equates to 30% affordable provision (3,593 total, 2,510 private and 1,083 affordable).

The original proposal included up to 813 units total, this included up to 150 units which were applied for flexibly as either assisted living or residential units. Up to 107 of the 813 units would be allocated to affordable tenures. The revised scheme provides an uplift of up to 218 affordable units (more than three times the amount provided in the original proposal).

The total potential affordable housing across both Development Areas is proposed as 64% intermediate units and 36% social rent by unit numbers and 59% intermediate units and 41% social rent by habitable room count.

Draft London Plan Policy H12 states that boroughs should not set prescriptive dwelling size mix requirements for market and intermediate homes, therefore the mix of these unit sizes has been established with the aim of meeting market demand. The mix of social rent units has been dictated by Local Authority targets to meet identified need.

Other uses within the scheme have changed slightly and a comparison is provided overleaf. These tables demonstrate that the Cinema area has decreased by 514 m<sup>2</sup> GIA, Flexible Use has increased by 360m<sup>2</sup> GIA and dedicated Office space has increased by 3,108m<sup>2</sup> GIA. The Basement has also decreased by 6,456m<sup>2</sup> GIA.

4.2 Layout

Key features of the original scheme are retained in the revised scheme and the perimeter of building footprints have generally remained the same as previously proposed.

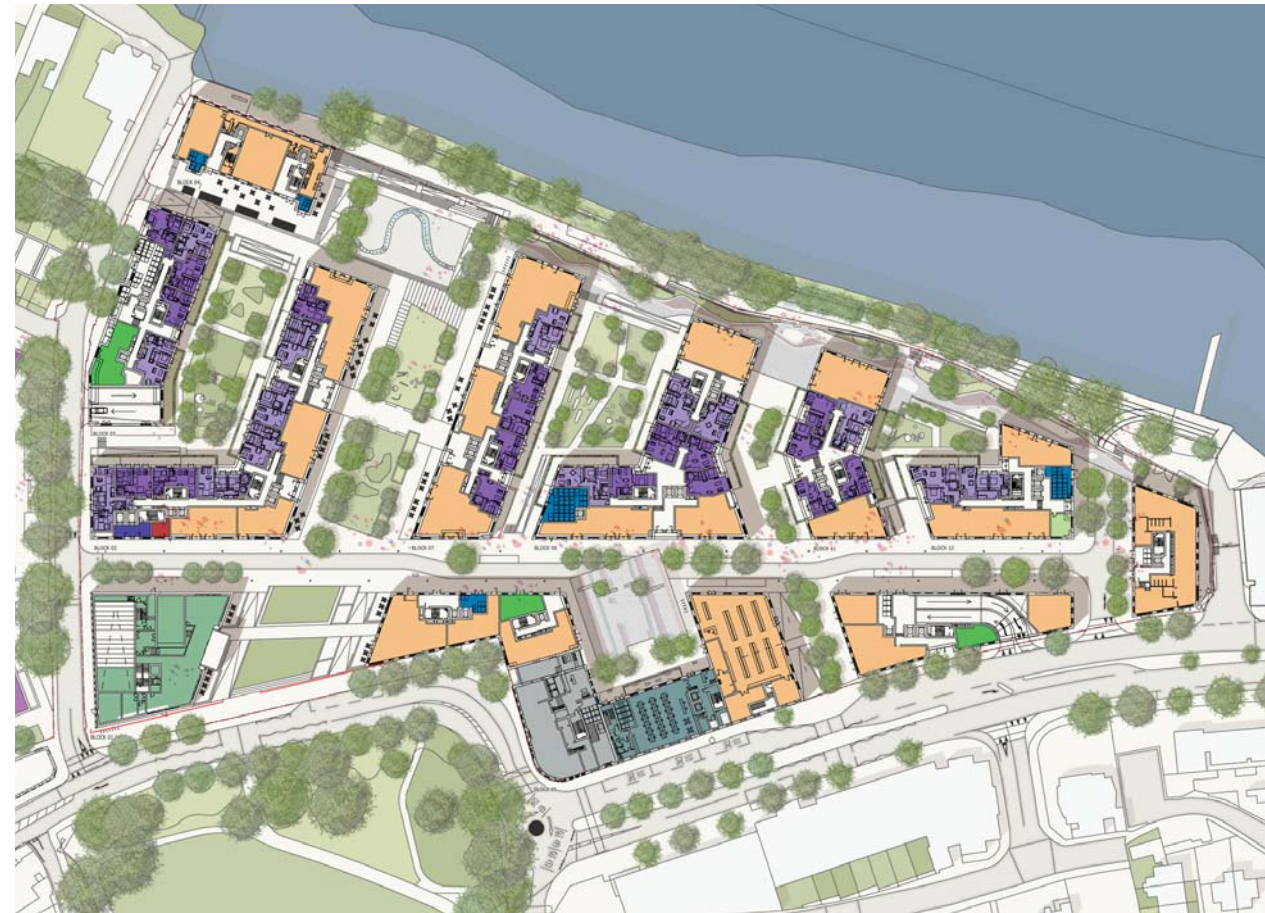
Where slight changes are proposed, they have been incorporated to counter balance impact of increased heights and mitigate negative impact in terms of daylight, sunlight, overshadowing and Rights of Light. The main changes are to Development Area 2 in the outline component of the application. Here, slight changes proposed to the footprints of Buildings 18 and 19 and the replacement of Building 20 with two Buildings with a slightly deeper floor plate to allow apartments to be introduced. The Design Code document has been revised to reflect this change.

Other very minor changes to footprints have occurred as a consequence of aesthetic refinements to the mansion typology that is applied to Buildings 2, 3, 7, 8, 11 and 12 within Development Area 1. Block 22 (previously Block 21) has reduced from 8 units to 7.

The revised internal layouts of residential buildings have all been designed to meet or exceed the minimum space standards as established by London Plan Policy 3.5 and draft London Plan Policy D4. The sizes of the units within the outline application will be determined through future reserved matters applications, but indicative residential floorspace and housing mix figures assume that units will be fully compliant with space standards.

Width and frequency of ground floor level active frontage has also been improved wherever possible.

Front doors to ground floor residential units have been provided with access through amenity spaces/ front gardens wherever level access to streetscape or landscape (residential courtyards) is possible above flood level.



ORIGINAL PROPOSAL: GROUND FLOOR MASTERPLAN PROPOSAL FOR DEVELOPMENT AREA 1



REVISED PROPOSAL: GROUND FLOOR MASTERPLAN PROPOSAL FOR DEVELOPMENT AREA 1



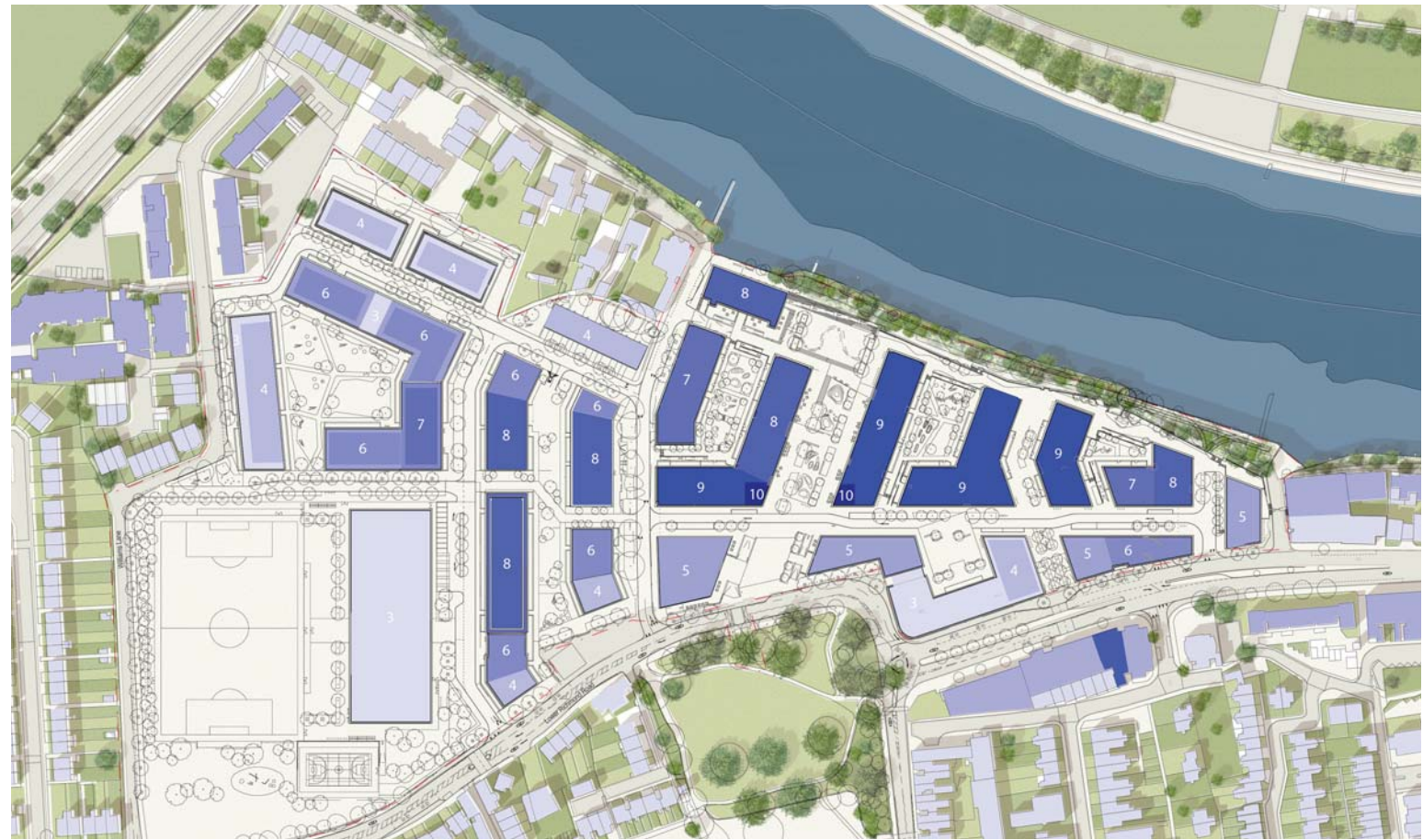
ORIGINAL PROPOSAL: MASTERPLAN HEIGHTS

- 10 storeys
- 9 storeys
- 8 storeys
- 7 storeys
- 6 storeys
- 5 storeys
- 4 storeys
- 1-3 storeys

4.3 Height and Massing

4.3.1 Heights

The heights of the revised buildings now range from three storeys up to ten storeys. The tallest elements of the masterplan are proposed at the centre of the site along the new Thames Street. Height increase has been more limited around The Maltings Building so it retains an element of prominence. Buildings 6 and 10 on Mortlake High Street have been slightly increased to more closely meet the maximum targets of the Planning Brief but without dominating the streetscape. Likewise, the massing to the perimeter of Development Area 2 has also been slightly increased to optimise the residential quantum, however the elements of Building 19 seen from the river have been limited in their height increase and have been divided at upper floors to reduce their massing.



REVISED PROPOSAL: MASTERPLAN HEIGHTS

4.3.2 Massing

The building design of the detailed and outline components of the masterplan are proposed to be carefully refined to clearly articulate the massing and avoid the building being overbearing in appearance. A detailed explanation of Development Area 1 appearance is provided in a later section 7.6 of this document and the Design Code document has been revised to address the uplifted massing of the Outline application.

The massing in the backdrop to the listed buildings to Thames Path and The Maltings Building of Townscape Merit, has been carefully considered with height being suppressed in these areas and with massing being broken up where it would otherwise be continuous. This helps to make sure that the Maltings building is prominent when viewed from Chiswick Bridge.

The massing of Buildings 18 and 19 in Development Area 2 were carefully manipulated to mitigate impact on surroundings in terms of daylight and sunlight and prevent the courtyards between the buildings being too overshadowed. EB7 have provided relevant daylight, sunlight and overshadowing information in their addendum and the revised Design Code carefully constrains future evolution of the massing.



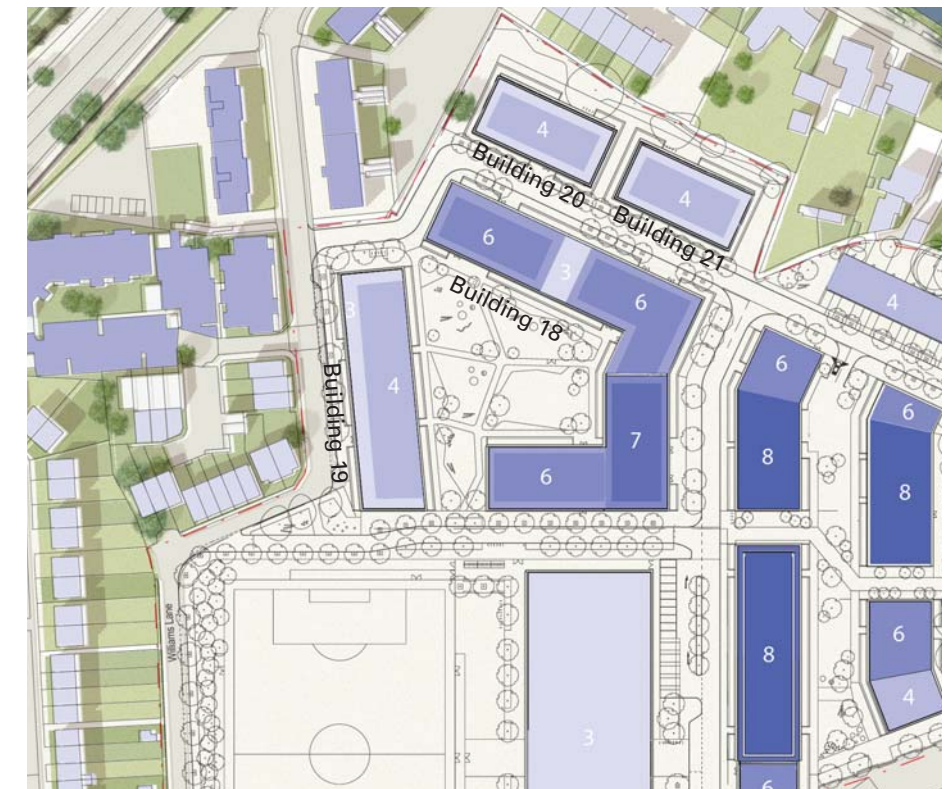
ORIGINAL SCHEME: VIEW BETWEEN BUILDINGS 7 & 8 (LOOKING SOUTH)



REVISED PROPOSAL: VIEW BETWEEN BUILDINGS 7 & 8



ORIGINAL PROPOSAL: MASTERPLAN HEIGHTS



REVISED PROPOSAL: MASTERPLAN HEIGHTS





ORIGINAL PROPOSAL: TOWNSCAPE VIEW FROM THE RIVER



REVISED PROPOSAL: TOWNSCAPE VIEW FROM THE RIVER

#### 4.4 Response to Local Context

Revised townscape views have been prepared to compare the previous and proposed scheme and understand the relationship of the revised proposal with the existing (and emerging) context. A Townscape and Heritage Addendum, included within the ES Addendum, has been provided to accompany this substitution package.

The revised views demonstrate that the proposed new increased massing does not abruptly rise above the level of adjacent townscape and sits at the height that is very similar to the existing industrial buildings that sit on the site. The roofscape of the detailed application buildings has been developed with a wider variety of parapet lines and these are animated with a series of single bays, single gables and double gables. This prevents the development from appearing monotonous.

The scheme opens onto the riverside with a raised terrace giving access at key points down to the existing Thames Path.

The Design Code document has been carefully refined to ensure that any forthcoming detailed proposals for Development Area 2 are designed to a high architectural quality and employ specific architectural techniques to break down the appearance of the massing of those buildings.

#### 4.5 Density

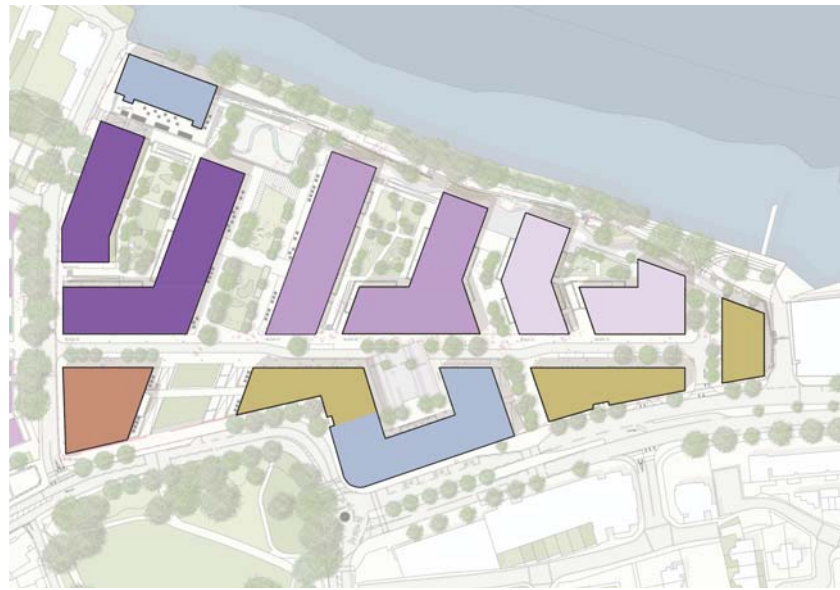
Proposed amendments to the layout, heights and massing of the proposal will contribute to the increase in density of the site from 305 HR/ Ha to 420HR/ Ha (on the basis of a total site area of 8.6 Ha). This is within the appropriate density range for a site with a PTAL of 2 as set out in London Plan Policy 3.4 and Table 3.2. This design-led approach to increasing density is also consistent with the policy principles of draft London Plan Policy D16 which seeks to optimise site capacity and ensure the efficient use of land.



ORIGINAL PROPOSAL: RIVERFRONT ELEVATION



REVISED PROPOSAL: RIVERFRONT ELEVATION



ORIGINAL PROPOSAL: TYPOLOGY DIAGRAM

- MANSION TYPOLOGY (CLUSTER A)
- MANSION TYPOLOGY (CLUSTER B)
- MANSION TYPOLOGY (CLUSTER C)
- WAREHOUSE TYPOLOGY
- BUILDING OF TOWNSCAPE MERIT
- STAND ALONE CINEMA BUILDING



ORIGINAL SCHEME: CGI BAY STUDY ELEVATION FOR MANSION BUILDINGS



REVISED SCHEME: CGI BAY STUDY ELEVATION FOR MANSION BUILDINGS

#### 4.6 Building Typology and Character

The proposed distribution of building typology has remained unchanged in the revised detailed proposal for Development Area 1, rather the detailed design of the typologies and individual blocks has been further refined to address the height changes across the site. A greater definition of the hierarchy of the mansion buildings is now proposed to break down the building to have a clearly defined bottom, middle and top. This helps prevent the increased heights of the buildings appear overbearing. The scheme seeks to ensure the ground floor levels of the buildings respond positively to the streetscape and provide active frontage.

The building typology and character proposals for the outline application for Development Area 2 has been adapted to address the increased heights and ensure any future Reserved Matters applications are designed appropriately.

4.7 Heritage Buildings and Items of Historic Significance

The three heritage buildings (Buildings of Townscape Merit) on the site are still proposed to be retained and re-used.

The main change to the substitution proposal is that while the Hotel remains, the former Bottling Building is now proposed to contain a mix of flexible use and office at ground and below with further office at first floor level upwards. There have been small amendments to the elevations as a consequence but they are very minor.

There has also been a minor change in the use at ground floor of The Maltings Building which is now to be flexible use. This will not change the external appearance of the building.



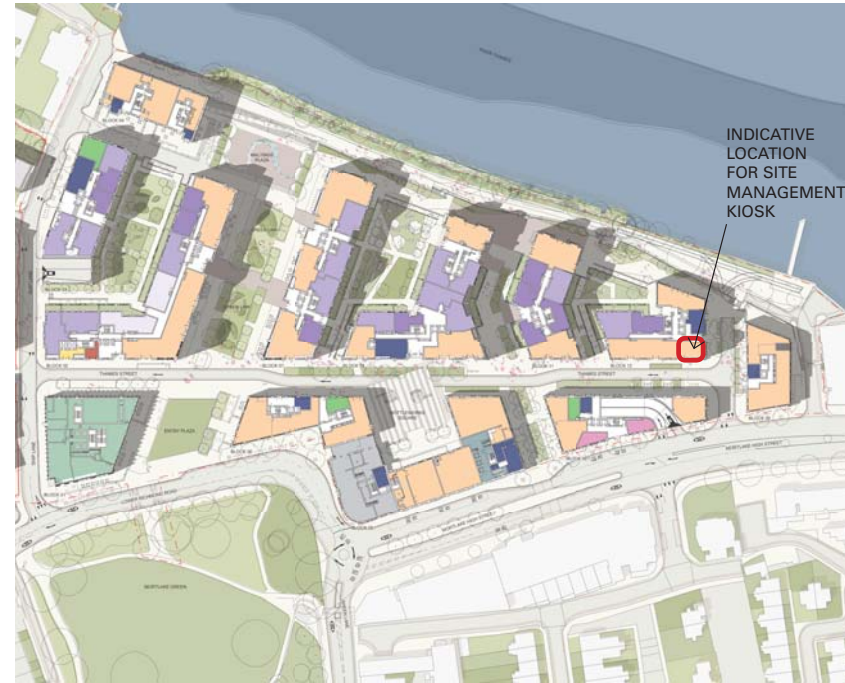
ORIGINAL PROPOSAL: THE FORMER MALTINGS BUILDING & PROPOSED CONTEXT



REVISED PROPOSAL: THE FORMER MALTINGS BUILDING & PROPOSED CONTEXT



ORIGINAL PROPOSAL: THE FORMER BOTTLING BUILDING



REVISED PROPOSAL: INDICATIVE LOCATION FOR SITE MANAGEMENT KIOSK



REVISED PROPOSAL: THE FORMER BOTTLING BUILDING



REVISED PROPOSAL: LANDSCAPE MASTERPLAN

## 5.0 Technical Considerations

### 5.1 Parking, Servicing and Refuse

The parking within Development Area 1 basement has not been increased to relate to the uplifted residential provision, therefore the ratio has reduced. Furthermore, the parking, refuse, plant layouts and area below the cinema at basement level have been adjusted to provide adequate provision relative to the uplifted residential unit numbers and mix.

The Development Area 2 basement is proposed to be reduced to minimise impacts on surrounding traffic and reduce cost impact on the Financial Viability Assessment, the aim being to enable a larger proportion of affordable housing.

The servicing strategy remains the same as the originally submitted proposal.

The proposal has been adjusted to provide uplifted refuse provision across the site appropriate to the specific buildings.

### 5.2 Site Management

A site management kiosk will be located to the eastern end of the new high street (within the area identified for Flexible Use space). This is easily visible and accessible for residents and visitors and can also monitor access for vehicles into the pedestrian controlled zone.

### 5.3 Key Sustainability and Renewable Energy Commitments

The approach to maximise energy efficiency and minimise the carbon emissions has remained the same.

## 6.0 Landscaping and Public Realm

Gillespies have provided an addendum Landscape Design and Access Statement to explain the changes that have been introduced to the Landscape and Public Realm strategy.

## 7.0 Detailed Design

This section provides explanation for all changes to the detailed application for buildings within Development Area 1.

### 7.1 Structure and Layout

The street structure set out in the original masterplan remains the same. Street widths and distances between buildings have remained the same as the original application and range from 10m to 38m separation distances. Layout of apartment windows at the tightest separation distances have followed the same approach as the previously submitted proposal - with dual aspect living rooms occupying corner locations, and bedroom windows occupying the set back areas of facade (screened by balconies and balustrades). A small proportion (6.8%) of apartments are single aspect and north facing, which we consider to be minimal and acceptable in the overall context of the development.

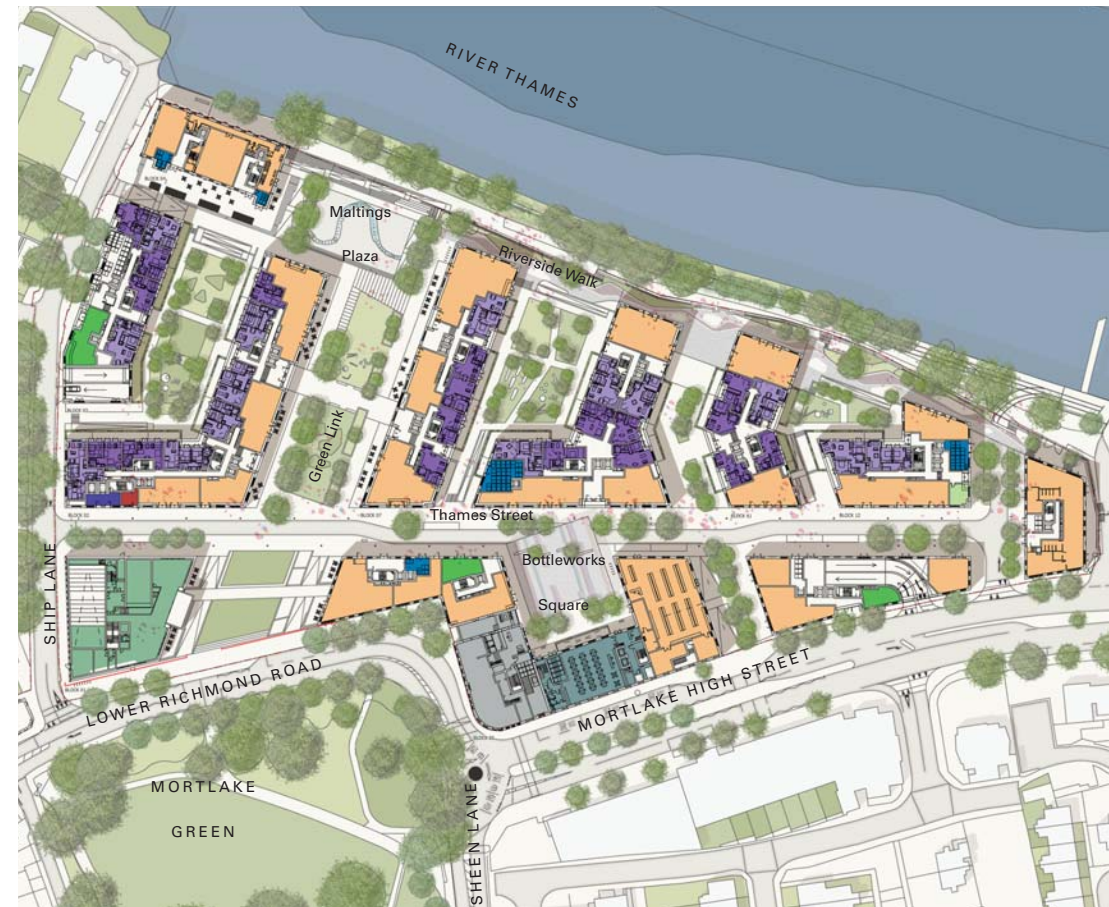
### 7.2 Distribution of Uses

There have been small changes to the uses in Bottling Building with the removal of the gym use and office space have been omitted from the proposal, although the office space above has been retained. This has released space to provide additional flexible use quantum, which may be used as a Community Use in this location.

In addition to these amendments to introduce more residential use within Development Area 1, it is proposed that affordable residential tenure will be introduced into this area of the site to enable a more even distribution of private and affordable tenures across both Development Areas. Building 10 is proposed to contain intermediate affordable residential units.

### 7.3 Building Typologies

The range and distribution of building typologies within Development Area 1 has remained as previously proposed. The detailed design of each of the typologies has been further refined to better relate to the increased heights. This will be explained in greater detail in the 'Appearance' section of this document.



ORIGINAL PROPOSAL: GROUND FLOOR LEVEL MASTERPLAN

KEY:

- Residential
- Flexible commercial
- Cinema
- Hotel



REVISED PROPOSAL: GROUND FLOOR LEVEL MASTERPLAN

KEY:

- Residential
- Flexible commercial
- Cinema

Development Area 1 - Residential Accommodation - Combined

Building Number	Unit Type									Total
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	
Building 2	0	26	31	36	1	17	19	0	0	130
Building 3	0	9	28	4	0	6	10	0	0	57
Building 4	0	0	2	13	0	0	5	0	0	20
Building 6	0	4	3	10	0	0	7	0	1	25
Building 7	0	19	19	31	0	9	15	0	0	93
Building 8	0	21	13	33	0	13	19	2	0	101
Building 9	0	0	0	6	0	0	3	4	0	13
Building 10	0	8	0	26	0	4	0	0	0	38
Building 11	0	11	0	23	0	1	19	1	0	55
Building 12	0	3	5	28	0	0	8	0	0	44
Sub Total	0	101	101	210	1	50	105	7	1	576
Total	101		311		156			8		
Percentage	18%		54%		27%			1%		

7.4 Amount

Development Area 1 consists of the same number of buildings (12) as previously proposed. The number of residential units within these buildings has increased and adjusted in terms of range of tenure and mix. The mix for the private and affordable units has been agreed with the GLA and generally follows the same principle that had previously been agreed with LBRuT.

All of the homes will meet the new National Space Standards and the Mayors Housing SPD. 10% of units are provided as M4(3) wheelchair user dwellings in accordance with statutory requirements. For further information on this, a report is included in an appendix to this document. The tables here provide detailed description of the amount of development that is contained within the 12 proposed buildings in Development Area 1.

The approach has been to try and minimise the sizes of apartments closer to minimum standards where possible in order to optimise the number of units and habitable rooms within the development. There are however still reasons why some units cannot be built at minimum standards and instead need to be above the minimum standards. These reasons are listed below:

- M4(3) wheelchair user dwellings require enhanced space provision to allow for wheelchair movements around furniture within dwellings.
- Upper level units within mansard roof contain some limited head height area (between 1500mm high and the recommended minimum 2500mm floor to ceiling height) - these areas cannot always be used for circulation space around furniture.
- All dwellings in the development require enhanced acoustic treatment and mechanical ventilation due to the sites' location beneath the Heathrow flight path. This results in a larger than usual requirement for service cupboards within units.

Development Area 1 - Residential Accommodation - Private

Building Number	Unit Type									Total
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	S	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	
Building 2	0	26	31	36	1	17	19	0	0	130
Building 3	0	9	28	4	0	6	10	0	0	57
Building 4	0	0	2	13	0	0	5	0	0	20
Building 6	0	4	3	10	0	0	7	0	1	25
Building 7	0	19	19	31	0	9	15	0	0	93
Building 8	0	21	13	33	0	13	19	2	0	101
Building 9	0	0	0	6	0	0	3	4	0	13
Building 11	0	11	0	23	0	1	19	1	0	55
Building 12	0	3	5	28	0	0	8	0	0	44
Sub Total	0	93	101	184	1	46	105	7	1	538
Total	93		285		152			8		
Percentage	17%		53%		28%			1%		

Development Area 1 - Gross Internal and Gross External Areas

Use Type	Total Areas			
	GEA		GIA	
	m2	ft2	m2	ft2
Cinema	1,937	20,850	1,606	13,102
Residential	71,039	764,662	63,146	679,702
Flexible Use	5,917	64,907	5,023	54,070
Hotel	1,937	20,855	1,765	18,998
Office	6,068	65,318	5,532	59,543
Car Park	20,523	220,912	19,767	212,769
Total	107,422	1,157,503	96,839	1,038,185

Development Area 1 - Residential Accommodation - Potential Intermediate Affordable

Building Number	Unit Type									Total
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	S	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	
Building 10	0	8	0	26	0	4	0	0	0	38
Sub Total	0	8	0	26	0	4	0	0	0	38
Total	8		26		4			0		
Percentage	21%		68%		11%			0%		

REVISED PROPOSAL: RESIDENTIAL ACCOMMODATION IN DEVELOPMENT AREA 1

REVISED PROPOSAL: GEA/ GIA OF ALL USES IN DEVELOPMENT AREA 1

Development Area 1 - Accessible Units

Building 02			Building 03			Building 04			Building 06			Building 07			Building 08			Building 9			Building 10			Building 11			Building 12			Total Units
Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	Unit No.	Beds	Size (m²)	
2.G.2	1B2P	68	3.G.1	2B3P	101	4.1.2	2B4P	96	6.1.5	2B3P	78	7.G.1	2B3P	91	8.G.3	2B3P	83	9.1.1	2B3P	86	10.1.7	2B4P	93	11.G.1	1B2P	70	12.G.1	2B4P	111	
2.G.3	2B4P	100	3.G.3	1B2P	60	4.1.3	2B4P	94	6.2.5	2B3P	78	7.G.2	2B4P	93	8.G.5	2B3P	106	9.2.1	2B3P	86	10.2.7	2B4P	93	11.G.5	1B2P	56	12.G.2	2B3P	76	
2.G.4	3B5P	109	3.1.4	2B3P	79	4.2.2	2B4P	96	6.3.5	2B3P	78	7.G.4	1B2P	64	8.2.4	2B4P	116	9.3.1	2B3P	86	10.3.7	2B4P	93							
2.G.6	2B4P	100	3.2.4	2B3P	79	4.2.3	2B4P	94						8.2.5	1B2P	63				10.4.7	2B4P	93								
2.G.7	2B4P	102	3.3.4	2B3P	79	4.5.2	2B4P	96						8.3.4	2B4P	116														
2.1.3	1B2P	63	3.4.4	2B3P	79	4.5.3	2B4P	94						8.3.5	1B2P	63														
2.1.17	1B2P	63	3.5.4	1B2P	75									8.4.4	2B4P	116														
2.2.3	1B2P	66												8.4.5	1B2P	63														
2.2.17	1B2P	66												8.5.4	2B4P	116														
2.3.3	1B2P	66												8.5.5	1B2P	63														
2.3.17	1B2P	66																												
2.4.3	1B2P	66																												
2.4.17	1B2P	66																												
2.5.3	1B2P	66																												
2.5.17	1B2P	66																												
2.6.3	1B2P	63																												
2.6.17	1B2P	63																												
Total Units	17		7		6			3			3			10			3			4			2			2			57	

REVISED PROPOSAL: SCHEDULE OF WHEELCHAIR USER UNITS

## 7.5 Site and Building Layouts

### 7.5.1 Residential Building Layouts

The general approach for the provision of residential units above ground floor level remains the same and most of the building entrances remain in the same or very similar locations allowing access and egress from and to both street and courtyard.

The main changes to mansion block buildings (2, 3, 7, 8, 11 and 12) are as follows:

- Building 2 has been redesigned to optimise the residential floor area and remove one of the three cores. This has resulted in a slightly different ground floor level entrance configuration. It has also resulted in one of the cores at the typical level serving 9 units and the other serving 8 units (as opposed to 5, 5 and 6 units per core). The benefit of this layout is an optimised GIA and number of habitable rooms per level (increase from 53 in addendum application to 54 per level in revised). The cumulative changes to this building (including height) have resulted in an uplift of 80 habitable rooms (from 321 to 401) and as a consequence have significantly increased the scheme's ability to deliver a higher percentage of affordable housing by habitable room count.
- Buildings 3, 7, 8, 11 and 12 have incorporated adjustments to the original typical floor layouts in order to incorporate new gable elements in an attractive configuration. Efficiency and habitable room counts have been improved on wherever possible.

The main changes to the warehouse typology residential buildings (6, 9 and 10) are as following:

- Due to an increase in number of storeys, Building 6 has been redesigned to contain one single core that contains two lifts. This has resulted in the reconfiguration of the ground floor layout to provide a single point of residential entrance with associated refuse storage. The mix of layouts per level has also been adjusted to meet the requirements of the intermediate tenure that the building now constraints.



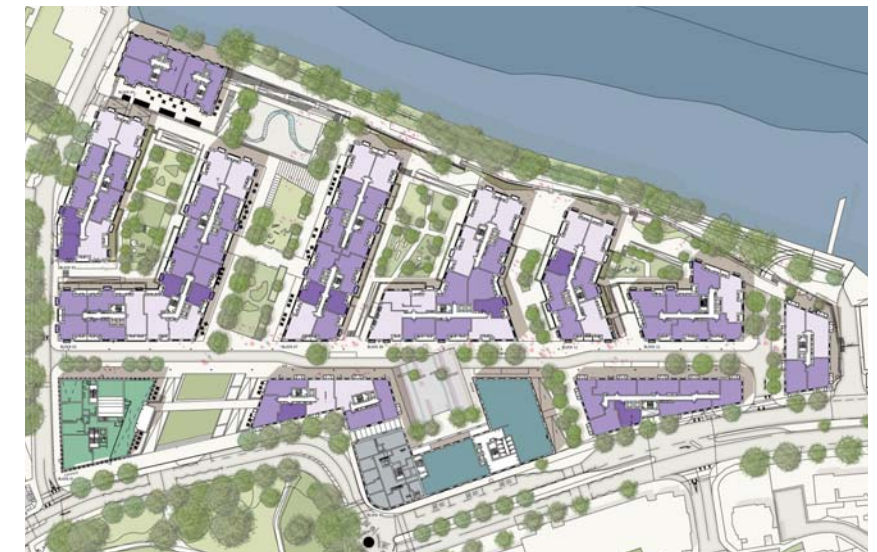
ORIGINAL PROPOSAL: BUILDING 2 TYPICAL FLOOR PLAN (16 units/ 53 habitable rooms per level)



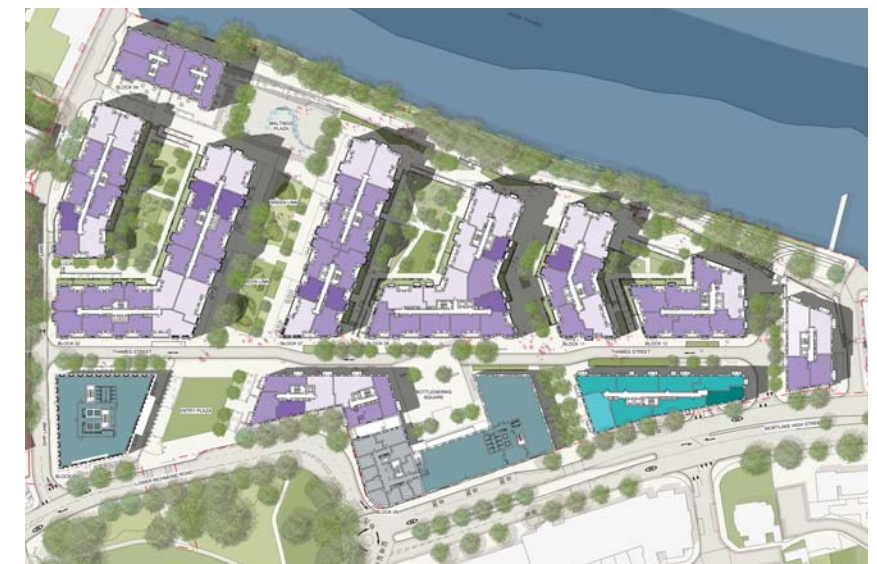
REVISED PROPOSAL: BUILDING 2 TYPICAL FLOOR PLAN (17 units/ 54 habitable rooms per level)

The main changes to the warehouse typology residential buildings is to Building 10, which has been re-configured to incorporate an appropriate mix of intermediate units (less three bedroom units) and optimise the efficiency of the layout to improve the habitable room count. There have been more minor amendments to the layouts of Building 6.

Ancillary refuse storage and plant spaces have been adjusted accordingly in previous locations to provide adequate area for uplifted requirements. This has slightly impacted on ground floor level flexible use spaces.

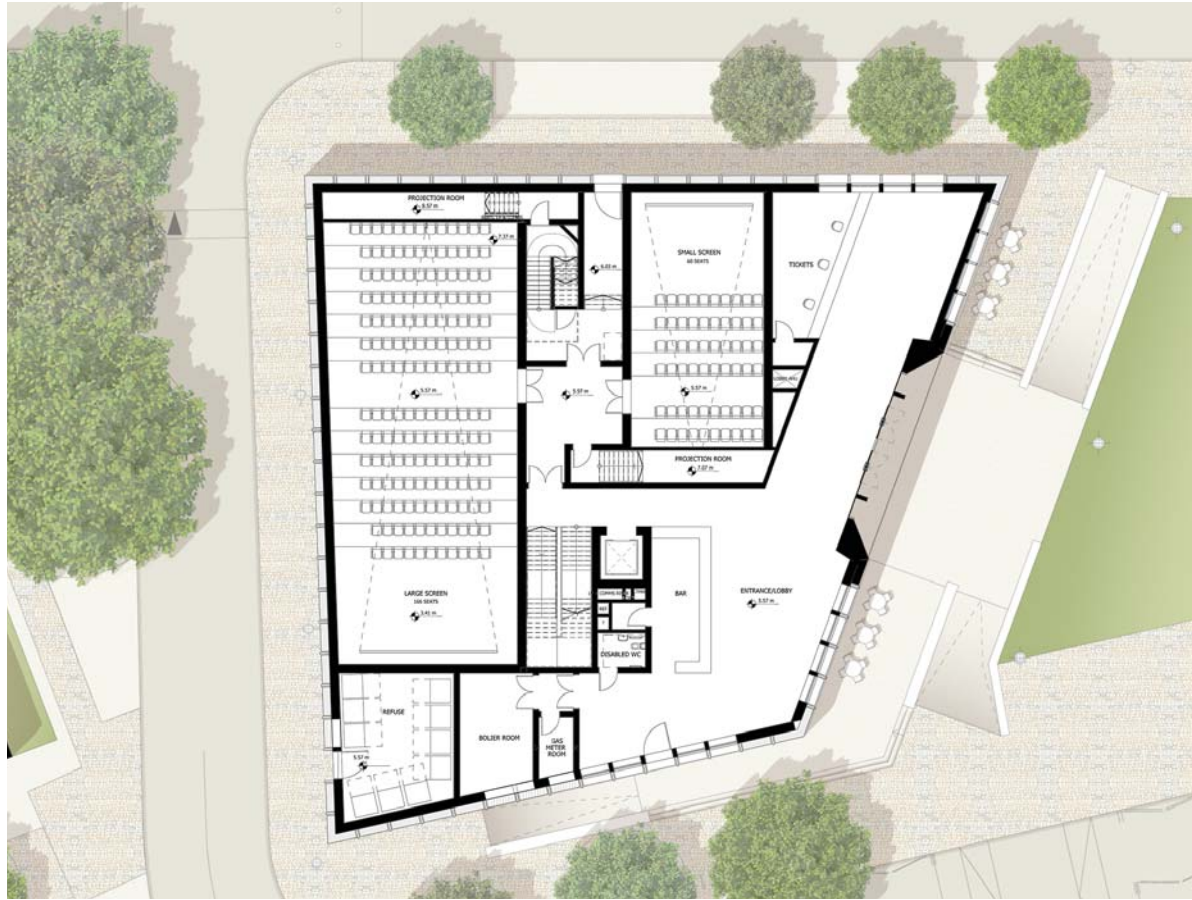


ORIGINAL PROPOSAL: DEVELOPMENT AREA 1 TYPICAL FLOOR PLAN

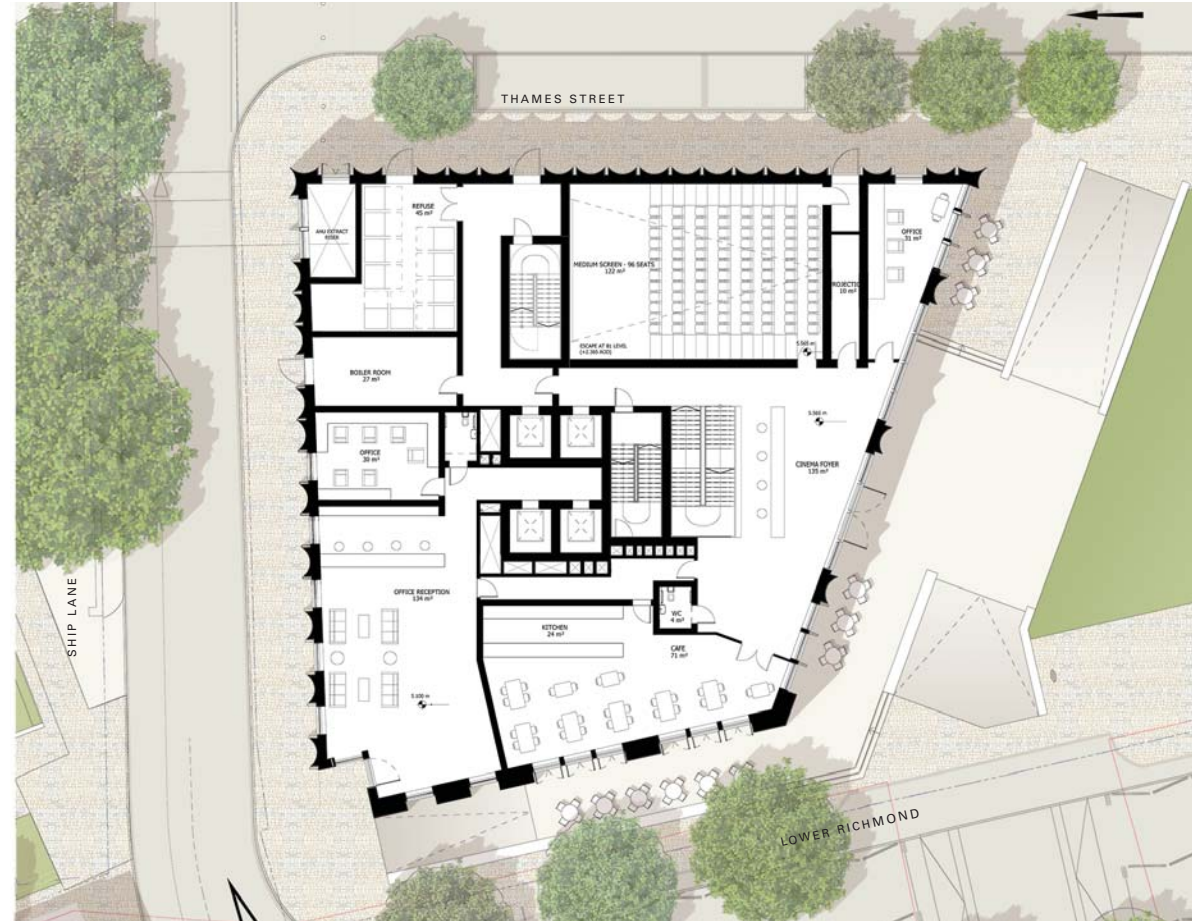


REVISED PROPOSAL: DEVELOPMENT AREA 1 TYPICAL FLOOR PLAN





ORIGINAL PROPOSAL : BUILDING 1 (CINEMA) GROUND FLOOR PLAN



REVISED PROPOSAL: BUILDING 1 (CINEMA) GROUND FLOOR PLAN

### 7.5.2 Building 1 (Cinema/ Office) Layout

The standalone cinema building has remained the same in terms of footprint, but has been re-designed to serve as a mixed use building containing both cinema and office space.

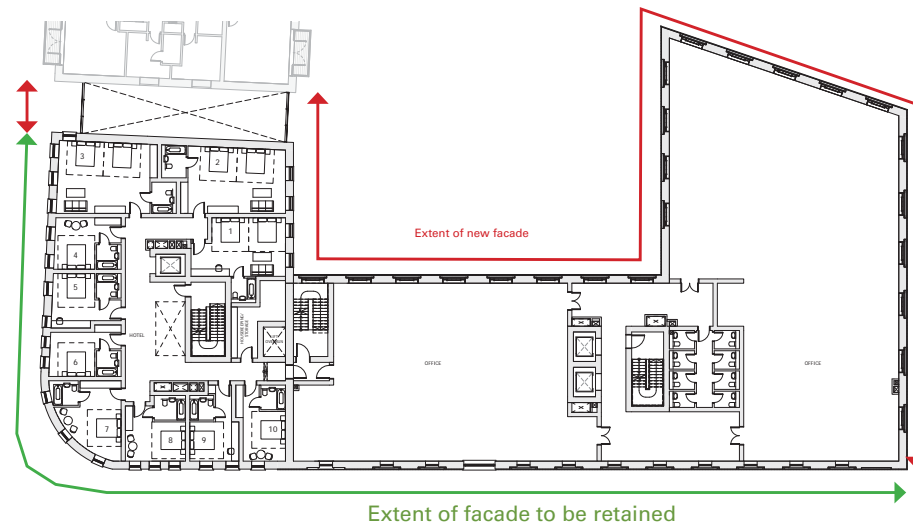
The cinema accommodation has been condensed into two storeys of accommodation, the lower of which will sit at a lower ground floor level. The office accommodation will sit above the cinema space and be accessible via a ground floor level reception area at the junction of Lower Richmond Road and Ship Lane. Increased active frontage in the form of a small cafe (serving both cinema and office facilities as well as the general public) will be provided at ground floor level facing Lower Richmond Road. The cinema entrance will remain facing the entrance to the Green Link.

7.5.3 Former Bottling Building and Hotel Layout (Building 5)

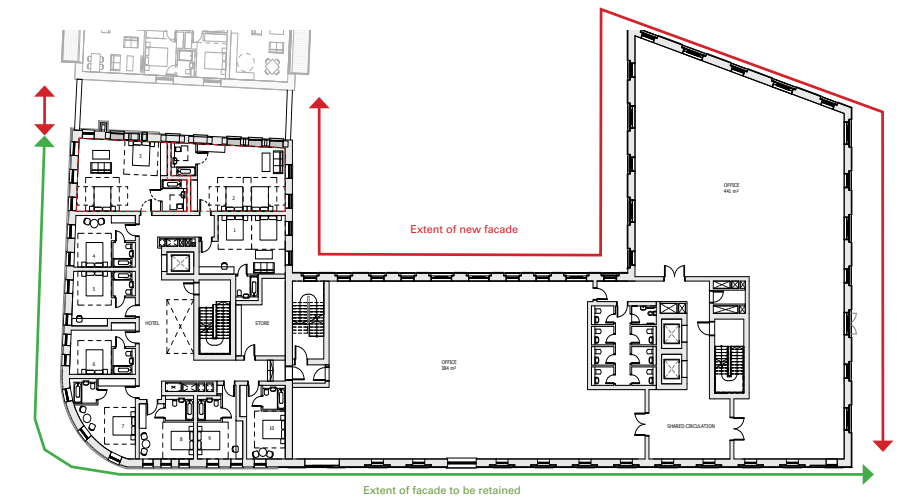
Building 5 has been revised slightly to remove the Gym use and increase the flexible use at ground and lower ground levels. The proposed footprint and extent of facade retention remains the same as previously proposed with only minor changes to the elevations.

7.5.4 Maltings Layout

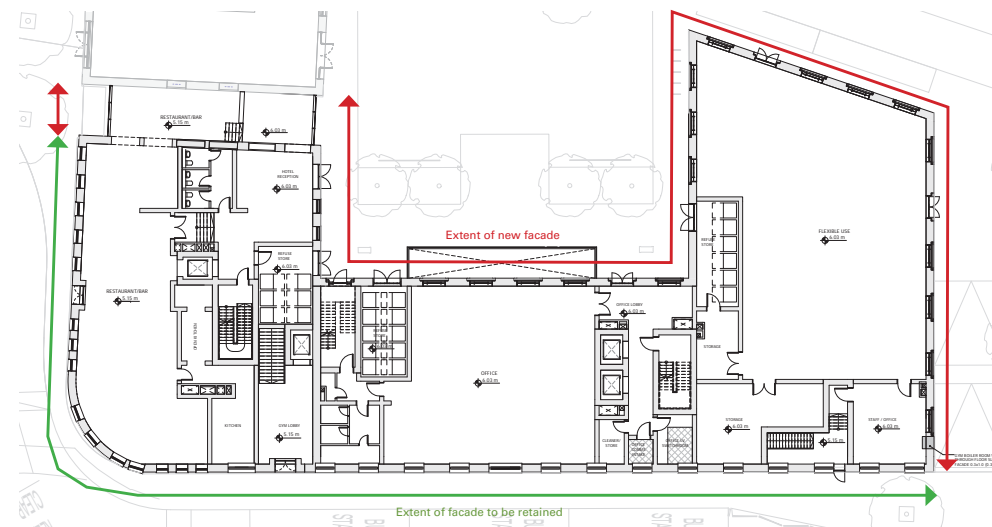
The Maltings Building (Building 4) internal layouts have remained almost exactly the same as the original application, except for some minor alterations to improve the structural efficiency of the building.



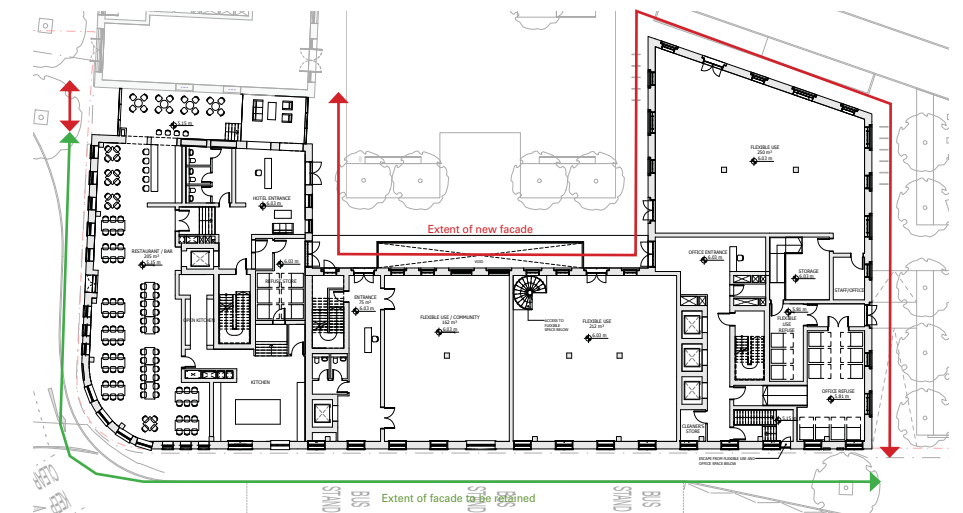
ORIGINAL PROPOSAL: BUILDING 5 FIRST FLOOR PLAN



REVISED PROPOSAL: BUILDING 5 FIRST FLOOR PLAN



ORIGINAL PROPOSAL: BUILDING 5 GROUND FLOOR PLAN



REVISED PROPOSAL: BUILDING 5 GROUND FLOOR PLAN



Key

- Heights in excess of Planning Brief heights
- Heights beneath maximum Planning Brief heights
- Parts of buildings not within the massing of the Planning Brief Scheme

7.6 Scale and Massing

As noted in the Masterplan sections of this DAS Addendum, the heights of buildings at the centre of the site (Buildings 2, 7 and 8 particularly) have been increased to nine storeys and the buildings along the perimeter of the site have also been slightly uplifted by one storey. The increase in height around The Maltings Building has been more limited to lessen the impact on that building's prominence, with Building 3 and part of Building 2 being restricted in height increase. A revised comparison with the Planning Brief is provided overleaf to demonstrate where heights fall within the parameters of the Brief and/ or exceed those maximum heights. Animation and variation of the massing along the riverfront has been further refined through design of more varied gable elements, this is explained in more detail in the next section of this document.

REVISED PROPOSAL: HEIGHTS COMPARISON WITH PLANNING BRIEF



REVISED PROPOSAL: ILLUSTRATIVE BIRDS EYE VIEW

## 7.7 Appearance

### 7.7.1 Evolution of and Final Appearance of Mansion Typology

The previously proposed mansion typology incorporated the following key elements:

- Mansard roof
- Projecting bay windows
- Projecting balconies
- Brick gables

The mansion buildings have now been increased in height to achieve a maximum of nine storeys. There are many strong historic precedents of mansion buildings that have been built to this height and we have examined techniques that were used on these buildings to animate facades and create a clear vertical hierarchy within their facades.

An important feature of many taller mansion buildings is the incorporation of a double mansard roof, which serves to lower the line of the brick parapet relative to the overall building height.

Another technique that is often employed in taller mansion buildings is to create horizontal banding that pairs storeys of accommodation to break down the repetition of individual facade elements such as windows.

The drawings opposite explain the design process that was undertaken prior to arriving at the final design.



Submitted 7 storey elevation



Extruded 9 storey elevation



Widened 9 storey elevation

#### EVOLUTION OF MANSION ELEVATIONS



ALBERT HALL MANSIONS: DOUBLE MANSARD ROOF ERODES TOP OF BUILDING



SLOANE GARDENS: DOUBLE MANSARD, DORMER WINDOWS & VARIED GABLES



BROOK HOUSE: GROUPING OF LEVELS & HORIZONTAL BANDING BREAK UP HEIGHT



REVISED PROPOSAL: CGI BAY STUDY



REVISED PROPOSAL: ELEVATION OF MANSION BLOCK SINGLE BAY



REVISED PROPOSAL: ELEVATION OF MANSION BLOCK SINGLE GABLE

REVISED PROPOSAL: ELEVATION OF MANSION BLOCK DOUBLE GABLE

Inspired by these techniques, the following changes have been incorporated to the mansion typology:

- Double mansard roofs to Buildings 2 (part), 7, 8 and 11
- Introduction of horizontal concrete bands that pair lower levels of the buildings and help define the hierarchy of buildings.
- Introduction of new double width gable element that has a more attractive proportion at the increased height of nine storeys and spans the two storeys of the mansard roof.
- Introduction of lower double width gables to single storey mansards to the elements of Building 2 adjacent to The Maltings and the top of Building 3. These gables maintain the rhythm of the other facades but with a reduced scale of gable, better addressing the single storey mansard.

By introducing these additional design features, the variety of features has increased and thus added to the depth and richness of the typology.

The materials are still proposed to consist of a palette of red brick, grey metal and white concrete. An additional glazed brick feature is proposed to add greater animation to the facades, which have increased in height. The images opposite explain the application of a slightly different colour palette to each cluster of mansion buildings (2 and 3, 7 and 8 and 11 and 12).

It is proposed that the specific detailing of elements (such as balustrades) within each cluster is differentiated from one another and it is anticipated that this would be discharged through planning conditions.

The river facing elevations of the mansion buildings have been carefully refined to achieve a slightly varied approach to each building - terminating with a variety of single bays, single gables and double gables. This enables the proposal to avoid monotony and repetition when viewed from the river. These corner elements and double mansard also provide a slightly stepped relationship at the tops of the buildings that prevent the ends of buildings abruptly facing the river. The relationship of building footprints to towpath has not changed since the original application and a minimum of 5.5m is achieved between each building footprint and the site ownership boundary/ edge of towpath. The riverside terrace and Maltings Square open up to the riverside.

The roofs seen directly behind The Maltings have been suppressed so they are less visible and The Maltings maintains it's prominence.



ORIGINAL PROPOSAL: WATERFRONT VIEW



REVISED PROPOSAL: WATERFRONT VIEW





ORIGINAL PROPOSAL: VIEW OF ENTRANCE TO THE GREEN LINK



REVISED PROPOSAL: VIEW OF ENTRANCE TO THE GREEN LINK

The relationship of the mansion typology buildings with proposed streetscape has remained much the same as previously proposed. The southern corners of Buildings 2 and 7 that face the entrance to the Green Link have been further refined to serve as welcoming features that are reminiscent of features incorporated on historic mansion the buildings. The revised design offers a more balanced approach to the design of these elements. The horizontal banding also serves to create better emphasis of the important Green Link thoroughfare that terminates at the waterfront.



ORIGINAL PROPOSAL: VIEW OF GREEN LINK



REVISED PROPOSAL: VIEW OF GREEN LINK



ORIGINAL PROPOSAL: BUILDING 6 CGI BAY STUDY



REVISED PROPOSAL: BUILDING 6 CGI BAY STUDY

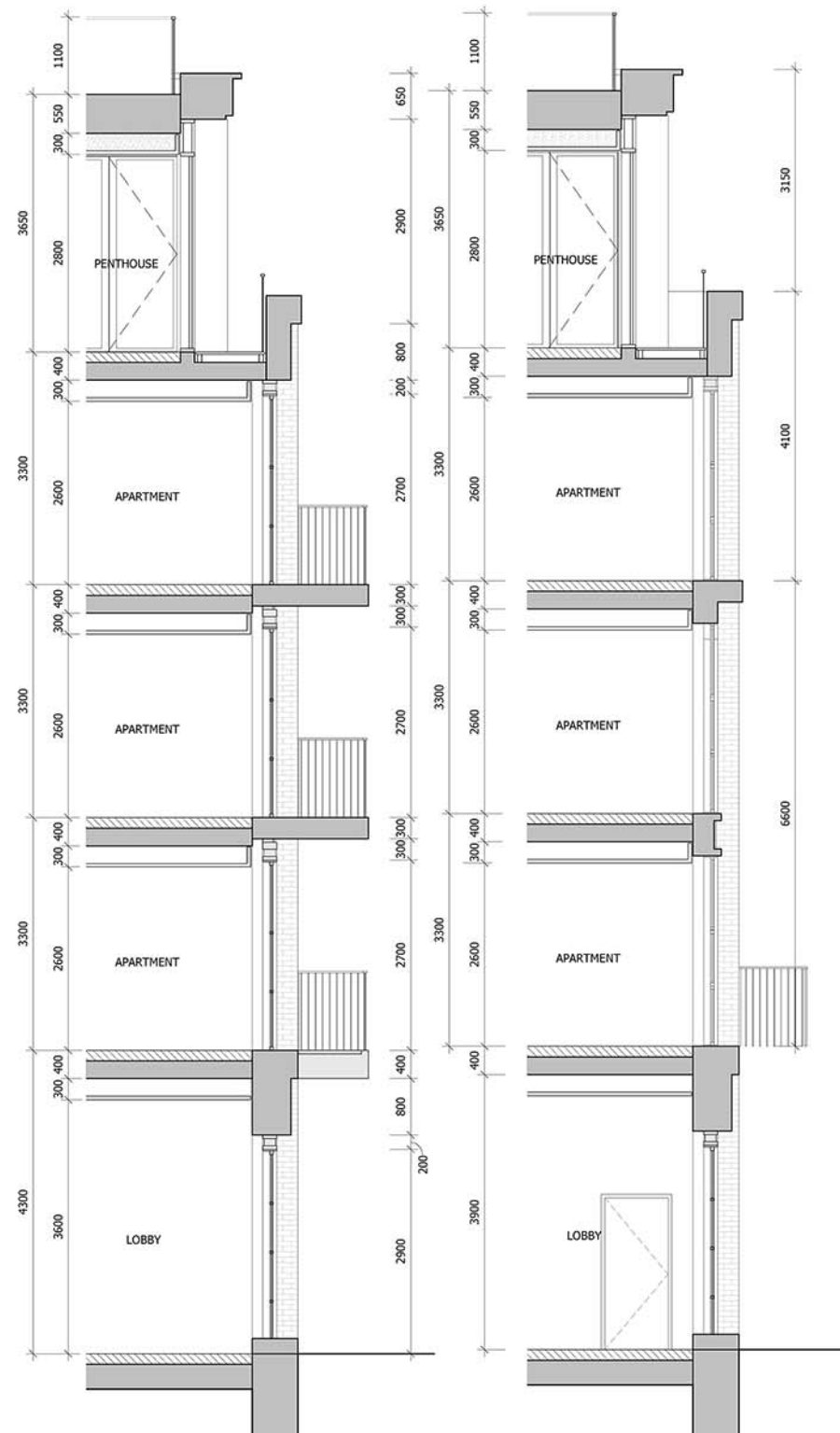
### 7.7.2 Warehouse Typology

The warehouse typology was designed to provide the following unique features:

- Vertical emphasis with strong horizontal corncing at top and base.
- Smaller regular windows set within solid brickwork walls.
- Vertical strips of glazing with projecting balconies emulating historic warehouse platforms for receiving goods.

The height changes to warehouse type buildings 6 and 10 have resulted in an additional storey to each of the buildings, however the principle for these warehouse type buildings has remained the same. These buildings are provided with a rhythm of repeating vertical piers that are crossed by horizontal concrete bands at key levels of the buildings in order to clearly denote the change of use and/ or building hierarchy. Where an additional storey has been introduced to Buildings 6 and 10, the middle section of the building (between first floor emphasis and penultimate floor emphasis) has simply been increased in height with very little change to the overall appearance of the buildings. The visualisations opposite explain how the typology has been adapted.

Brick texture, balustrades and concrete panel details are all proposed to be varied between each of the warehouse buildings 6, 9 and 10 in the same way as the mansion blocks in order to provide a richer diversity to the development and an individual identity to each building.



REVISED PROPOSAL: WAREHOUSE TYPOLGY BAY STUDY ELEVATION

### 7.7.3 Stand-alone Cinema Building (Building 1)

The re-configuration of the cinema building to incorporate the office space has resulted in a revised approach to the design of the facade.

The approach has remained similar in that fluted vertical concrete piers will form a strong rhythm around the facade that is reminiscent of a cinema curtain. The vertical piers will be divided by a horizontal band at first floor level that serves to distinguish the split between the internal functions. The colour of the concrete will be specified to match the colour of the adjacent Jolly Gardeners Pub. An inset corner entrance to the office space has been incorporated to closely relate to the entrance to the Jolly Gardeners Pub which sits on the opposite side of Ship Lane.



REVISED PROPOSAL: CINEMA (BUILDING 1) VIEW FROM WEST ALONG LOWER RICHMOND ROAD



ORIGINAL PROPOSAL: ILLUSTRATIVE VIEW OF CINEMA BUILDING



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