

River Wall Liaison Summary Note

Stag Brewery

Date: 20th April 2020

Client Name: Reselton Properties

Document Reference: WIE15582-106-BN-1-3-1-EA

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Prepared by	Checked & Approved by
Second	Nora Balboni 	Peter O'Flaherty 

1. Introduction

- 1.1. Waterman Infrastructure and Environment (WIE) was commissioned by Reselton Properties in relation to the river wall works for the redevelopment of the former Stag Brewery Site in Mortlake (hereafter referred to as the 'Site'). Following planning submission in February 2018, the Environment Agency (EA) provided comments on planning application A (reference 18/0547/FUL) regarding the River Thames Defences.
- 1.2. The EA provided two sets of comments (dated 11th May 2018 and 18th September 2018) followed by a meeting and Site walkover with WIE on 3rd December 2018. At the meeting, the EA stated the requirement for further work relating to the Ship Lane and Bulls Alley flood defences and how the flood defence would work around the proposed Boat House adjacent to Bulls Alley. A Briefing Note (WIE10667-103-BN-7-2-1-EA) was issued to the EA on 11th January 2019, outlining the proposed measures to close out these issues.
- 1.3. The EA provided a response to the Briefing Note by email (dated 14th February 2019) (Appendix A), requiring further information relating to:
 - A. Achieving a continuous flood defence line around the Bulls Alley Boathouse; and
 - B. The requirement for a legally binding agreement that ensures maintenance and repairs to the Bulls Alley Flood Defence between the developer (i.e. Applicant) and the riparian owner of the defence.
- 1.4. The EA provided further comments by email (dated 18th July 2019) (Appendix A), raising the following additional concerns:
 - C. The potential risk of working within a confined space in the boat storage facility at Bulls Alley Boat House when accessing/maintaining the flood defence;
 - D. The level of the windows in the Maltings Building flood defence; and

E. The Ship Lane flood gate (doorway to the Maltings building) which should be removed as part of the proposals.

- 1.5. This Briefing Note has been prepared to respond to the additional comments raised by the EA since submission of the previous Briefing Note in January 2019.

2. Bulls Alley Continuous Line of Defence

- 2.1. Following the EA's concerns, WIE provided a mark-up (Appendix B) demonstrating that the 6.7m Above Ordnance Datum statutory defence level is achieved with no windows or openings. The planning drawings submitted for Building 9 are also included in Appendix B. The EA confirmed that the continuous line of defence is acceptable (email dated 13th January 2020, Appendix B).
- 2.2. The issue of providing a continuous line of defence at Bulls Alley is considered to be satisfied.

3. Legally Binding Agreement for Raising of Bulls Alley Defence

- 3.1. In email correspondence (Appendix B), the EA stated that they wish to see the developer whose site is protected by the Bulls Alley flood defence (i.e. the Applicant) and the owner of the gate to enter into a legal agreement that the defence is raised in line with the Thames Estuary 2100 plan.
- 3.2. As discussed and agreed at the meeting on 3rd December 2018 and re-iterated in email correspondence (Appendix B), the proposals ensure that the future raising of the defence is not prejudiced, which is considered a reasonable limit for responsibility.
- 3.3. In their email response dated 18th July 2019 (Appendix B), the EA confirmed that they would remove their objection relating to this point and instead state it as a recommendation to the Local Planning Authority. If required, further discussions can be held post-planning.

4. Boat House Storage Facility Confined Space

- 4.1. In email correspondence (Appendix B), the EA expressed concerns relating to the confined nature of the boat storage facility beneath the Boat Club terraces. They requested that this would need to be accessible and safe for EA staff when carrying out maintenance and repairs of the flood defence and anyone accessing the space.
- 4.2. The storage facility was introduced at the request of the Port of London Authority as a means of providing easy and safe access to the water from the boat store, as opposed to carrying the boats down the steps. The possibility of entirely opening both sides of the boat storage area has been assessed, however it is not considered to be structurally feasible to support the terrace. A hatch would be provided in the terrace surface as a means of escape during a flood event. A ladder and/or handrails would be provided to further facilitate escape, with details to be agreed post planning. In addition, the access doors would be widened and provided on both perpendicular sides to facilitate access/egress.
- 4.3. Due to the low level of the boat storage facility, landward access to the boat storage facility (beneath the terraced area) would require a penetration through the flood wall (i.e. the external envelope of the boat house). This would comprise an opening beneath the statutory flood level, which would

compromise the ability to maintain a continuous flood defence line, which precludes the feasibility of this option.

- 4.4. It is considered that there are sufficient means of escape from the boat storage facility to be considered acceptable from a health and safety perspective.

5. Maltings Building Windows

- 5.1. In their email response dated 18th July 2019 (Appendix B), the EA stated that they require a continuous line of defence along the Maltings Building and would not accept windows below the statutory defence line.
- 5.2. The design team has reviewed the approach relating to the north-facing windows in the Maltings Building and the level of the window sills has been increased to 6.7m Above Ordnance Datum (AOD), i.e. the future statutory flood defence level as per the TE2100 Plan. The windows would be well above the present day statutory defence level of 5.94m AOD, thus providing protection now and in the future.
- 5.3. The concerns relating to the Maltings Building windows are therefore considered to be resolved.

6. Ship Lane Flood Gate

- 6.1. In their email response dated 18th July 2019 (Appendix B), the EA refer to a Ship Lane flood gate (a door from the Maltings Building). There is no reference to a flood gate in the topographic survey and it was not visible from the adjacent towpath during a site visit undertaken taken by Gillespies LLP. As per the drawings submitted for planning showing Ship Lane (Appendix C), it is understood that there is no existing flood gate at this location.

7. Conclusion

- 7.1. Following the meeting with the EA on the 3rd December 2018 and the follow-up email correspondence, the team have revisited the design, ensuring that the proposed development does not limit the potential for passive flood defence options on both Ship Lane and Bulls Alley. Furthermore, the revised layout of the Boat House ensures a permanent passive protection to 6.7m AOD as well as improving access to the defence for inspections and ensuring a safe means of escape. Lastly, the Maltings Building now provides a line of defence as per the future statutory defence level.
- 7.2. It is considered that the additional work set out within this Briefing Note and clarifications previously provided are sufficient to satisfy the EA's additional requirements. It is now considered that all EA matters in respect of planning application reference 18/0547/FUL have been thoroughly reviewed and satisfactorily resolved.



APPENDICES



A. Environment Agency Correspondence

Nora Balboni

From: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>
Sent: 13 January 2020 14:07
To: Donal O'Donovan
Subject: RE: Stag Brewery River Wall Drawings

Hi Donal

I've reviewed the amended drawings and can see no issues or causes for objection. From what I can see, none of the changes will have an impact on the agreed design of the flood defences for building 9.

Thanks for sharing these amendments with us.

Best wishes

Sham Marcellin-Fowler

FCRM Officer | Tidal Walls and Embankments Asset Performance

Environment Agency | Thames Barrier, Eastmoor Street, Charlton, London, SE7 8LX

sham.marcellin-fowler@environment-agency.gov.uk

External: 020 8305 4283 | Mobile 07788 568 106



Sham

From: Donal O'Donovan [mailto:donal.odonovan@watermangroup.com]
Sent: 13 January 2020 13:32
To: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>
Subject: Stag Brewery River Wall Drawings
Importance: High

Hi Sham,

Thanks for speaking to me earlier. As discussed, there was a bit of a mix up with the drawing references. The final drawings that were submitted are attached. These are the same in terms of the flood defence location and level, to the ones you had seen as part of our correspondence, there were only minor tweaks made that don't affect the flood defences.

You may have already seen these as part of the resubmitted ES but in case you haven't they are attached.

1. Building 9 – Proposed Ground Floor Plan (ref: C645_B9_P_00_001 – Rev. A).
2. Building 9 – Proposed East Elevation (ref: C645_B9_E_E_001 – Rev. A).
3. Building 9 – Proposed North Elevation (ref: C645_B9_E_N_001 – Rev. A) .
4. Building 9 – Proposed South Elevation (ref: C645_B9_E_S_001 – Rev. A).


If you could confirm by reply today that you are still happy it would be greatly appreciated.

Many thanks,

Donal O'Donovan

Principal Engineer
Waterman Infrastructure & Environment Ltd

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Nora Balboni

From: Donal O'Donovan
Sent: 19 July 2019 10:46
To: 'Martyn, Joe'
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe, I just called but it went straight to voicemail. Could call me back please, just want to discuss the Maltings Building quickly.

Cheers,

Donal

From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 18 July 2019 16:25
To: Donal O'Donovan <donal.odonovan@watermangroup.com>
Subject: FW: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Dear Donal

As discussed we have reviewed our requirement for the applicant to enter into a legal agreement with the landowner of the Bulls Alley Gate. As previously stated we were not requiring the developer to become financially responsible for the maintenance, replacement or raising of the defence but rather secure the undertaking of the asset owner to do so through a mechanism such as a legal agreement. We still recommend to Local Planning Authority that the developer whose site is protected by this gate and the owner of the gate enter into an agreement that the gate/defence is raised in line Thames Estuary 2100 Plan particularly as the gate falls within the redline boundary.

Without this it could be considered that the development (area within the redline boundary) has not met NPPF test of safe from flood risk for its lifetime. However we will be led by the LPA in this matter.

As discussed we have reviewed the latest information available and would like clarification of the following points it is unclear how a continuous flood defence line will be achieved from the documents available on the London Borough of Richmond's planning website.

The applicant must also ensure that their flood risk assessment is updated to include any design changes to the proposed flood defence line, and the horizontal and vertical maintenance access agreed in correspondence between yourself and our Tidal Walls and Embankment (TWE) inspectors on the February 14th 2019. It was agreed that ground levels would be raised to 6.70 m AOD in the Boat House next to Bulls Alley. An annotated drawing (G200_B09_P00_002 Rev L) showing the raised ground levels was sent directly to us in an email on March 26th 2019, but we are unable to find this drawing on the planning website. Please could this be submitted in support of the application.

It was also agreed that any voids below the raised areas within the boat house shown in the annotated drawing would need to be filled with an impermeable fill, so that TWE inspectors do not have to work in a confined space when inspecting the flood defence. We also asked that the storage space below the boat house terrace is designed so that our inspectors are able to safely inspect the flood defence from the landward side off the terrace to minimise the risk of drowning. However, we are unable to find any information about how they plan to

fill these voids in the boat house, or the flood defence access arrangements on the planning website. I understand from your previous email that this is still being investigated.

Please could it be ensured design changes made with respect to the flood defences are added to the planning website. We would also like some more information about the Maltings Building flood defence. Currently, the north face of the building forms part of the flood defence line. Following an inspection of the wall, the applicant decided to retain this part of the flood defence. We have no objection to the position of the flood defence line, we cannot accept a window sill that sits below the statutory flood defence level as shown in C645_Z1_E_FF_001 or C645_B04_E_N_001 even if the windows are designed to be flood resistant. If possible could these along this drawing 16019 C645_B04_E_W_001 be updated to show the statutory flood level and how future TE2100 raising levels will be achieved on the windows if required.

Finally, the Ship Lane flood gate (doorway to the Maltings building) is not included in drawing C645_B04_E_W_001. Could you confirm if the flood gate will be removed. We would support it removal. If it is not to be removed please could you provide details on how the gate will be maintained and essential future raising achieved and any other flood gates that may be retained within, or connected to, the site boundary.

Kind regards

Joe Martyn
Planning Specialist - South London

Environment Agency | South East | Kent and South London | London
' 020 3025 5546 * kslplanning@environment-agency.gov.uk
Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 17 July 2019 09:10
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Thanks Joe, look forward to hearing from you this afternoon.



From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 17 July 2019 09:07
To: Donal O'Donovan <donal.odonovan@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Donal

Sorry for taking so long to get back to you. I have another call with of Assets Performance Team this morning and will call you with update afterwards.

Kind regards

Joe Martyn
Planning Specialist - South London

Environment Agency | South East | Kent and South London | London
 020 3025 5546  kslplanning@environment-agency.gov.uk
Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 16 July 2019 17:44
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Anna Gargan <AGargan@geraldeve.com>; Peter O'Flaherty <peter.oflaherty@watermangroup.com>; Nora Balboni <nora.balboni@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Joe,

Can you or a suitable colleague call to resolve this as soon as possible. We provided you with the additional information over 6 months ago and I have consistently made myself available for discussions so am not clear why this has taken so long to resolve.

It seems that the two outstanding issues are the potential confined space where boats etc. could be stored and this legal agreement you have requested. Is that correct?


We are looking into the confined space issue and with regards to the legal agreement it is unreasonable for us to have to enter into an agreement with a third party regarding **their** responsibility to raise the defence. As discussed and agreed at the meeting, our proposals ensure that we do not prejudice the future raising of the defence, but we consider that a reasonable limit for responsibility. It is not expected that all land owners that benefit from flood defences need to enter into legal agreements with riparian owners, so why should this be something our client has to do? If this really is something you have been requesting land owners do then I would be grateful if you could provide us with examples of when this has happened as this should be in the public domain if through the planning process like in our case.

Please call me tomorrow to get this resolved.

Regards,

Donal O'Donovan
Principal Engineer
Waterman Infrastructure & Environment Ltd

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From: Donal O'Donovan
Sent: 12 July 2019 16:24
To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>
Cc: 'Anna Gargan' <AGargan@geraldeve.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Joe,

Please can you respond to this.

Regards,

Donal

From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 18 June 2019 11:00
To: Donal O'Donovan <donal.odonovan@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Donal

Apologies I have been out of the office a lot recently I will get back to you on this asap.

Kind regards

Joe Martyn
Planning Specialist - South London

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☎ **020 3025 5546** ✉ kslplanning@environment-agency.gov.uk
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From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 12 June 2019 12:37
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>;
'Lucy.Thatcher@richmondandwandsworth.gov.uk'
<Lucy.Thatcher@richmondandwandsworth.gov.uk>
Cc: Peter O'Flaherty <peter.oflaherty@watermangroup.com>; 'Anna Gargan'
<AGargan@geraldeve.com>; 'Suzanne Robson' <SRobson@geraldeve.com>; 'Susie Taylor'
<STaylor@geraldeve.com>; 'Neil Henderson' <NHenderson@geraldeve.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

I would be grateful if you could respond to the below please, as this seems an unusual approach to take in our experience. If we out site was south of Mortlake High Street (or anywhere in the defended floodplain across London for that matter) we would still be benefitting from the defences but wouldn't have to enter into any sort of agreement, as the responsibility to raise defences lies with the riparian owner.

Regards,

Donal

From: Donal O'Donovan
Sent: 14 May 2019 15:36
To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>;
'Lucy.Thatcher@richmondandwandsworth.gov.uk'
<Lucy.Thatcher@richmondandwandsworth.gov.uk>
Cc: Peter O'Flaherty <peter.oflaherty@watermangroup.com>; 'Anna Gargan'
<AGargan@geraldeve.com>; 'Suzanne Robson' <SRobson@geraldeve.com>; 'Susie Taylor'
<STaylor@geraldeve.com>; 'Neil Henderson' <NHenderson@geraldeve.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

Thanks for getting back to me. Is this something the EA have done before as well, i.e. making a developer get a legal agreement from a third party that the third party is going to upgrade their defence in the future?

Cheers,

Donal

From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 13 May 2019 17:55
To: Donal O'Donovan <donal.odonovan@watermangroup.com>;
'Lucy.Thatcher@richmondandwandsworth.gov.uk'
<Lucy.Thatcher@richmondandwandsworth.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Donal

Sorry for the delay in getting back to you. We are not requiring that the development become finically responsible for the Bulls Alley Flood Gate and maintenance. As the flood gate is within the developments redline boundary it will need to be demonstrated that the defence is fit for the lifetime of the development and can meet the requirements of the Thames Estuary 2100 Plan (as it has been for the rest of the defence line). In this instance given that the applicant does not own the flood gate then one option could be a legal agreement showing others (landowner etc) committing to required works.

Lucy would you be able to advise on if this is something that the council has done before on the tidal defences or other assets they own under other requirements?

Kind regards

Joe Martyn
Planning Specialist - South London

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☎ **020 3025 5546** ✉ kslplanning@environment-agency.gov.uk
Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 13 May 2019 09:57
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>; Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>; Peter O'Flaherty <peter.oflaherty@watermangroup.com>; 'Anna Gargan' <AGargan@geraldeve.com>; 'Suzanne Robson' <SRobson@geraldeve.com>; 'Susie Taylor' <STaylor@geraldeve.com>; 'Neil Henderson' <NHenderson@geraldeve.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

What is the hold up on the legal comments? I provided comments on your response on the 1st March, it has now been over two months since then.

See below the comment we do not yet have a response on:

EA comment:

The Bulls Alley flood gate and adjoining flood defence walls sit within the applicant's red-line boundary. Before work commences on this development, we will need a legally binding agreement that ensures any maintenance or repairs to the flood defences within their red-line boundary has secured funding for the next 100 years (in-line with the TE2100 plan). We also recommend including the owner of the flood gate in this agreement, and that both parties agree to keep all access routes to the flood gate and walls in a condition that allows them to be raised without issue in 2065. This is to ensure the flood risk within the development and surrounding area does not increase over the next 100 years (in-line with TE2100 and NPPF).

Waterman response:

This is not as was agreed at the meeting on the 3rd December 2018. As set out in my meeting notes, sent to you on the 10th December 2018 and included in Appendix D of the Briefing Note it was agreed that we would need to provide drawings/work that show that the development proposals would not prejudice future raising of the Bulls Alley defence. We consider that the drawings providing in Appendix F of the Briefing note and the accompanying text are sufficient to confirm this.

As previously discussed, the Bulls Alley Defence is outside of our ownership and therefore it is not within our control. We understand that the London Borough of Richmond are the riparian owner of this asset and therefore it would fall to them to upgrade this asset.

We could certainly enter an agreement that confirms that the development site would not hinder access to the gate, however it is not reasonable for us to enter into a legal agreement about the funding of this defence as we are not the riparian owner.

The developer has been working to improve the defences where they are riparian owner and will be providing a significant upgrade of the defence for a significant length of the River Thames. We have also worked hard to ensure our proposals along Ship Lane and around the Water Sports Centre are to your requirements, but the request to be legally responsible for the future funding a defence which we do not own is not reasonable or fair.

If you want to discuss please give me a call.

Regards,

Donal O'Donovan
Senior Engineer
Waterman Infrastructure & Environment Ltd

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From: Donal O'Donovan
Sent: 07 May 2019 10:42
To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>
Cc: 'Thames Tidal Walls and Embankments APT' <TTWEAPT@environment-agency.gov.uk>; 'Arthur, Matthew R' <matthew.arthur@environment-agency.gov.uk>; 'Marcellin-Fowler, Sham' <Sham.Marcellin-Fowler@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

Please can you respond regarding the legal comment.

Cheers,

Donal

From: Donal O'Donovan
Sent: 24 April 2019 16:01
To: 'Marcellin-Fowler, Sham' <Sham.Marcellin-Fowler@environment-agency.gov.uk>; Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Thanks Sham,

There is certainly no problem using the fill materials you want under the red hatched areas. The green area is to be used for storing the boats so this will need to be open, we are currently looking into this.

Joe, can you please provide feedback on the other item.

Cheers,

Donal

From: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>
Sent: 18 April 2019 10:53
To: Donal O'Donovan <donal.odonovan@watermangroup.com>; Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Morning Donal

I have sent my teams comments over to Joe, but he is out of office until the 22nd. I am happy to provide you with the feedback for your proposed continuous flood defence line, but you'll have to wait for Joe to return for feedback on any other matters.

I can confirm that our team are satisfied with the flood defence line running through the boathouse, as shown in the attached annotated site plan, providing the areas shade in red, the steps and the small gap between the internal and external raised area are filled with an impermeable fill. Fill materials we would accept are mass concrete with the voids pre-lined with an impermeable membrane, or with compressed clay-rich low-permeability soil. We would also like the green shaded area to be filled in this way, but that section would not be essential. The reason we are asking for these voids to be filled is to make sure our inspectors do not have to work in a confined space (page 8 & 9) HSE guidelines-second attachment). If they do leave the green shaded area unfilled, access to the void would have to be from the landward side of the defence to minimise the risk of drowning for any accessing the space (see page 9 of the HSE guidelines).

I know you had some questions about the legally binding agreement we have requested for future maintenance and raising, but I will not be able to answer those for you today. If you have questions about our feedback please contact the [Thames Tidal Walls and Embankments Inbox APT](#) as I will be on leave from the 19th April until the 7th May.

Thank your patience.

Best wishes

Sham Marcellin-Fowler

FCRM Officer | Tidal Walls and Embankments Asset Performance

Environment Agency | Thames Barrier, Eastmoor Street, Charlton, London, SE7 8LX

sham.marcellin-fowler@environment-agency.gov.uk

External: 020 8305 4283 | Mobile 07788 568 106

<image001.gif><image002.gif><image003.gif><image004.gif><image005.gif>

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]

Sent: 18 April 2019 09:48

To: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>; Martyn, Joe <joseph.martyn@environment-agency.gov.uk>

Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>; Nora Balboni <nora.balboni@watermangroup.com>; Peter O'Flaherty <peter.oflaherty@watermangroup.com>; Brendan McCarthy <brendan.mccarthy@watermangroup.com>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Joe/Sham,

Has this now be resolved?

Cheers,

Donal

From: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>

Sent: 26 March 2019 14:24

To: Donal O'Donovan <donal.odonovan@watermangroup.com>; Martyn, Joe <joseph.martyn@environment-agency.gov.uk>

Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>; Nora Balboni <nora.balboni@watermangroup.com>; Peter O'Flaherty <peter.oflaherty@watermangroup.com>; Brendan McCarthy <brendan.mccarthy@watermangroup.com>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Donal

I have to agree, talking it through over the phone has definitely clarified things for me.

I'll go through the drawings with our engineer and explain that the proposed continuous flood defence line tracks its way through the Watersports Centre. I'll call you should we need anything else.

Thanks for taking the time to explain things to me today.

Best wishes

Sham Marcellin-Fowler

FCRM Officer | Tidal Walls and Embankments Asset Performance

Environment Agency | Thames Barrier, Eastmoor Street, Charlton, London, SE7 8LX

sham.marcellin-fowler@environment-agency.gov.uk

External: 020 8305 4283 | Mobile 07788 568 106

<image001.gif><image002.gif><image003.gif><image004.gif><image005.gif>

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]

Sent: 26 March 2019 14:16

To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>; Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>

Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>; Nora Balboni <nora.balboni@watermangroup.com>; Peter O'Flaherty <peter.oflaherty@watermangroup.com>; Brendan McCarthy <brendan.mccarthy@watermangroup.com>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Sham,

Many thanks for the call earlier, I always think its easier to discuss things on the phone.

Please see attached the mark up showing the how the 6.7m AOD defence level is achieved with no windows or openings.

The void area for storage is hatched in green on the mark up and is also shown on section drawing G200_B09_E_N_001 which is included in Appendix F (I have attached that appendix on its own for ease of reference).

I hope that all makes sense now, please call again if you have any further questions.

Cheers,

Donal O'Donovan


Senior Engineer

Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG

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From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>

Sent: 26 March 2019 14:02

To: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>

Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; Donal O'Donovan <donal.odonovan@watermangroup.com>; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Brilliant thanks Sham

From: Marcellin-Fowler, Sham
Sent: 26 March 2019 13:43
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>; donal.odonovan@watermangroup.com; Arthur, Matthew R <matthew.arthur@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe

I've spoke with Donal. He's going to send us some annotated drawings. It seems he's achieved the continuous flood defence line, but not in the way we were expecting.

Once the team have seen these drawings, we should be able to provide a response.

Thanks

Sham

From: Martyn, Joe
Sent: 26 March 2019 13:25
To: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>
Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Sham

That would be great, maybe there is some confusion on what he thinks the drawings are showing.

Cheers

Joe

From: Marcellin-Fowler, Sham
Sent: 26 March 2019 12:54
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Thames Tidal Walls and Embankments APT <TTWEAPT@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe

Do you mind if I call Donal to ask for the revised drawing? He keeps sending the same report with the same outdated drawing (see attachment).

Sham

From: Martyn, Joe
Sent: 26 March 2019 12:19
To: Marcellin-Fowler, Sham <Sham.Marcellin-Fowler@environment-agency.gov.uk>
Subject: FW: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Sham

Please see Donal response below.

Joe

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 26 March 2019 12:15
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Anna Gargan <AGargan@geraldeve.com>; Neil Henderson <NHenderson@geraldeve.com>; Suzanne Robson <SRobson@geraldeve.com>; Susie Taylor <STaylor@geraldeve.com>; Nora Balboni <nora.balboni@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

Thanks for getting back to me. The drawings are provided in Appendix F (pages 56 to 59) of the Briefing Note we issued to you on the 11th January, see attached email.


I think there must be something getting lost in translation here, perhaps your officers could give me a call and I can talk them through the drawings.

I am on leave from the 28th March to the 3rd April so I would appreciate it if they could give me a call today.

Thanks,

Donal O'Donovan
Senior Engineer
Waterman Infrastructure & Environment Ltd

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From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 26 March 2019 11:59
To: Donal O'Donovan <donal.odonovan@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Donal

Sorry for not getting back to you sooner I had asked that our Tidal Embankments Team give you a call. Our technical teams have read the response your response below, but have been unable to find a copy of the revised drawings of the Water Sports Centre referred to. The drawings we have in our records are dated 25/07/2017 and 14/09/17 and show windows in what should be the continuous flood defence line. Until we see the revised drawings mentioned below, we are unable to see if the amended design does in fact provide a continuous fit for purpose flood defence line with no openings or discontinuities below the statutory defence line. The drawings on Richmond's planning website submitted 5/04/18. Do you have a copy of the amended drawings that can be sent to us directly?

Drawings showing Bulls Alley and the continuous line of defence along the front of the Water Sports Centre (formerly known as the boathouse) are provided in Appendix F of Briefing Note, they are also described in paragraphs 3.1 to 3.4. The drawings in Appendix F were first issued in September 2017, however they have been updated and the current revisions were issued in December 2018. These sections show that there are no windows below 6.7m AOD, where the building forms the flood defence.

Kind regards

Joe Martyn

Planning Specialist - South London

Environment Agency | South East | Kent and South London | London

☎ **020 3025 5546** ✉ kslplanning@environment-agency.gov.uk

Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]

Sent: 26 March 2019 09:49

To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>; KSLPlanning <KSLPLANNING@environment-agency.gov.uk>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

The client is trying to get a decision on the application asap and this is one of the few outstanding issues. Could you please get back to me regarding the below.

Thanks,

Donal

From: Donal O'Donovan

Sent: 25 March 2019 09:29

To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

Can you please get back to me asap.

Thanks,

Donal

From: Donal O'Donovan

Sent: 20 March 2019 10:14

To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>

Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

This is taking a very long time to resolve can you please get back to me asap.

Thanks,

Donal

From: Donal O'Donovan
Sent: 01 March 2019 16:14
To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Thanks Joe, I look forward to hearing from you further.

From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 01 March 2019 15:17
To: Donal O'Donovan <donal.odonovan@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Donal

Sorry for not getting back to you sooner, I have been in training and meetings this week. Matt Arthur and Rob Newsom who attended the meeting are both on leave at the moment. I am waiting for a call back from a member of their team on your comments and will give you a call once I have had a chance to discuss it with them.

Kind regards

Joe Martyn
Planning Specialist - South London

Environment Agency | South East | Kent and South London | London

☎ **020 3025 5546** ✉ kslplanning@environment-agency.gov.uk

Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 01 March 2019 10:48
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Suzanne Robson <SRobson@geraldeve.com>; Anna Gargan <AGargan@geraldeve.com>; 'Guy Duckworth' <guyduckworth@dartmouthcapital.co.uk>; Brendan McCarthy <brendan.mccarthy@watermangroup.com>; Peter O'Flaherty <peter.oflaherty@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Hi Joe,

I have called a couple of times this week but it keeps going straight to your voicemail, I also tried to get in contact with your colleagues whilst you were away but with no success. I would like to urgently speak to you or your technical officer about the response provided. In the meantime I have provided some comments below in green.

Thanks,

Donal

From: Donal O'Donovan
Sent: 25 February 2019 16:55
To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited


Hi Joe,

I hope you had a good break and don't have too much of a backlog of emails! Could you give me a call as soon as you can regarding the below, or alternatively put me in touch with your technical officer so that I can talk through your comments.

Thanks,

Donal O'Donovan
Senior Engineer
Waterman Infrastructure & Environment Ltd

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From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 14 February 2019 16:13
To: 'Thatcher, Lucy' <Lucy.Thatcher@richmondandwandsworth.gov.uk>; Donal O'Donovan <donal.odonovan@watermangroup.com>
Subject: RE: Stag Brewery EA Meeting Notes Waterman Infrastructure & Environment Limited

Dear Donal and Lucy

We have reviewed the document by Waterman Infrastructure & Environment Limited, dated 11th January 2019, Reference: WIE10667-103-BN-7-2-1-EA.

Following review of the document we may be able to remove our objection subject to further information being provided. I have been through the response from our Asset Performance Team and not confident that their requirements can be secured through conditions at this stage as some of the information required appears to be contrary to the information currently submitted. Please see our comments below. We would be happy to meet with you both to discuss further and would welcome the Local Authorities view on if conditions re appropriate at this stage.

Because of the nature of this development any flood defence structures within the applicant's red-line boundary must demonstrate to us a minimum of 100 years residual life (in line with NPPF). While TWEAPT have no objections to this application, the applicant must meet the following requirements:

1. A continuous flood defence line must be achieved to protect the development and surrounding area are from tidal flooding. In our letter dated 18/9/2018 we asked the applicant to provide cross sections of the Bulls Alley Boathouse showing how they will achieve a continuous flood defence line without any openings below the statutory flood defence level. These cross sections must also demonstrate how any future raising of the flood defences to TE2100 levels can be achieved. The applicant has agreed in document WIE10667-103-BN-7-2-1-EA to make the exterior wall of the Bulls Alley Boathouse part of this continuous flood defence line, but drawings from the same document show an access point and windows in this section of the flood defence line below the statutory flood defence level (the drawings we are referring to are dated Sept 17, so may not have been updated to match their most recent comments in the same doc.). These planned openings prevent the applicant

achieving the necessary continuous flood defence line condition. To achieve a continuous flood defence line, the applicant will need to update the design of the exterior wall of the boathouse so that there are no openings like doors and windows below the statutory flood defence level.

Drawings showing Bulls Alley and the continuous line of defence along the front of the Water Sports Centre (formerly known as the boathouse) are provided in Appendix F of Briefing Note, they are also described in paragraphs 3.1 to 3.4. The drawings in Appendix F were first issued in September 2017, however they have been updated and the current revisions were issued in December 2018. These sections show that there are no windows below 6.7m AOD, where the building forms the flood defence.

2. The Bulls Alley flood gate and adjoining flood defence walls sit within the applicant's red-line boundary. Before work commences on this development, we will need a legally binding agreement that ensures any maintenance or repairs to the flood defences within their red-line boundary has secured funding for the next 100 years (in-line with the TE2100 plan). We also recommend including the owner of the flood gate in this agreement, and that both parties agree to keep all access routes to the flood gate and walls in a condition that allows them to be raised without issue in 2065. This is to ensure the flood risk within the development and surrounding area does not increase over the next 100 years (in-line with TE2100 and NPPF).

This is not as was agreed at the meeting on the 3rd December 2018. As set out in my meeting notes, sent to you on the 10th December 2018 and included in Appendix D of the Briefing Note it was agreed that we would need to provide drawings/work that show that the development proposals would not prejudice future raising of the Bulls Alley defence. We consider that the drawings providing in Appendix F of the Briefing note and the accompanying text are sufficient to confirm this.

As previously discussed, the Bulls Alley Defence is outside of our ownership and therefore it is not within our control. We understand that the London Borough of Richmond are the riparian owner of this asset and therefore it would fall to them to upgrade this asset.

We could certainly enter an agreement that confirms that the development site would not hinder access to the gate, however it is not reasonable for us to enter into a legal agreement about the funding of this defence as we are not the riparian owner.

The developer has been working to improve the defences where they are riparian owner and will be providing a significant upgrade of the defence for a significant length of the River Thames. We have also worked hard to ensure our proposals along Ship Lane and around the Water Sports Centre are to your requirements, but the request to be legally responsible for the future funding a defence which we do not own is not reasonable or fair.

3. To protect the development and surrounding area from tidal flooding, access to the flood defences for maintenance and emergencies must not be restricted. The applicant must ensure that a minimum of 4 m of clear horizontal and vertical access space is provided landward of the flood defences within their red-line boundary, with the exception of 4 specific locations below balconies, shown in the site plan in appendix c on page 31 of document WIE10667-103-BN-7-2-1-EA. At these 4 specific locations only, a minimum vertical clearance height of 3.85 m will be tolerated in this instance, but not additional encroachment on this vital vertical access space can be allowed.

Noted, no further action required.

The applicant should also note that a flood risk activity permit will be required before works can begin because the proposed development is located within 16m of a flood defence. For guidance on permits and exemptions please visit our website at www.gov.uk/guidance/flood-risk-activities-environmental-permits or call our National Customer Contact Centre (NCCC) 03708 506 506.

I am on leave after today until the 25th February please email kslplanning@environment-agency.gov.uk if you have any questions.

Kind regards

Joe Martyn
Planning Specialist - South London

Environment Agency | South East | Kent and South London | London
☎ 020 3025 5546 ✉ kslplanning@environment-agency.gov.uk
Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]
Sent: 08 February 2019 10:51
To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Cc: Brendan McCarthy <brendan.mccarthy@watermangroup.com>; Anna Gargan <AGargan@geraldev.com>; 'Thatcher, Lucy' <Lucy.Thatcher@richmondandwandsworth.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes

Hi Joe,

That's great news, thank you. I look forward to reviewing the conditions.

Cheers,

Donal

From: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>
Sent: 08 February 2019 10:48
To: Donal O'Donovan <donal.odonovan@watermangroup.com>
Cc: Brendan McCarthy <brendan.mccarthy@watermangroup.com>; Anna Gargan <AGargan@geraldev.com>; 'Thatcher, Lucy' <Lucy.Thatcher@richmondandwandsworth.gov.uk>
Subject: RE: Stag Brewery EA Meeting Notes

Hi Donal

Our Flood Risk and Assets Performance Teams have indicated that the information submitted will be sufficient for us to remove our objection subject to conditions. I have received some initial draft conditions which I will redraft and will formally respond to Richmond Council early next week.

Kind regards

Joe Martyn

Planning Specialist - South London

Environment Agency | South East | Kent and South London | London

☎ **020 3025 5546** ✉ kslplanning@environment-agency.gov.uk

Environment Agency | 3rd Floor, Seacole Building, 2 Marsham Street, London SW1P 4DF

From: Donal O'Donovan [<mailto:donal.odonovan@watermangroup.com>]

Sent: 06 February 2019 10:36

To: Martyn, Joe <joseph.martyn@environment-agency.gov.uk>

Cc: Brendan McCarthy <brendan.mccarthy@watermangroup.com>; Anna Gargan <AGargan@geraldev.com>

Subject: RE: Stag Brewery EA Meeting Notes

Hi Joe,

Can you confirm that the EA are now happy with the proposals please.

Cheers,

Donal

From: Donal O'Donovan

Sent: 17 January 2019 09:46

To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>

Cc: Brendan McCarthy <brendan.mccarthy@watermangroup.com>; 'Anna Gargan' <AGargan@geraldev.com>

Subject: RE: Stag Brewery EA Meeting Notes

Hi Joe,

Have you and your colleagues had a chance to look at our additional information yet?

Cheers,

Donal

From: Donal O'Donovan

Sent: 11 January 2019 11:25

To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>

Cc: Brendan McCarthy <brendan.mccarthy@watermangroup.com>; 'Anna Gargan' <AGargan@geraldev.com>

Subject: RE: Stag Brewery EA Meeting Notes

Hi Joe,

Further the meeting last year we have revisited parts of the design. Please refer to the attached Briefing Note for full details. If you have any questions please give me a call.

Cheers,

Donal

From: Donal O'Donovan

Sent: 10 December 2018 09:51

To: 'Martyn, Joe' <joseph.martyn@environment-agency.gov.uk>

Cc: Brendan McCarthy <brendan.mccarthy@watermangroup.com>

Subject: Stag Brewery EA Meeting Notes

Hi Joe,

Thanks for meeting us last week. I have drafted some notes on the meeting below, please let me know if you have any comments. I have also attached our previous responses for reference.

Query 1 – It was agreed that sufficient information has now been submitted that confirms that there is a continuous fit for purposes flood defence line for the main length of the site. However, further work is required in relation to the Bulls Alley and Ship Lane defences (see Queries 3 and 5).

Query 2 – No further information is required.

Query 3 and 5 – The EA's preference is for passive flood defences that provide permanent protection and they do not want future flood defence options restricted to the use of gates. One potential option discussed in relation to the Boat House was to introduce a separate flood defence wall within the building, however this had knock on impacts in relation to DDA compliance. The design team agreed to look at potential options for the Boat House and Ship Lane, that would aim to provide design solutions to allow future proofing to achieve a passive flood defence in these locations by 2065. Where there are constraints that have informed the current design (i.e. highways, planning officers etc.) or that restrict other options these will be clearly set out for the EA to review.

The EA agreed that no works would need to be undertaken to the Bulls Alley defence in the present. However, they require work/drawings that show that the Boat House building would not limit options for raising the Bulls Alley defence in the future as part of the TE2100 Plan (i.e. look at feasibility of a ramp). One example discussed was the potential for a ramp to be introduced. Again if there are constraints that limit options these will need to be clearly set out for the EA to review.

If constraints mean that passive defences are not possible to the full TE2100 height of 6.7m AOD then the EA would want the height of any gate limited to minimum it needs to be (i.e. raised ground provides protection to say 6.0m AOD and then a gate would only need to be 0.7m high).

Query 4 – The EA agreed that the vehicle tracking undertaken to date was sufficient. However, it was noted that if changes are made to the layout as a result of the Ship Lane or Bulls Alley defences then the tracking would need to be updated accordingly.

Query 6 – No further information is required.

Query 7 – This information has been provided within the application documents. Pages of Landscape DAS Application A relating to biodiversity include:

Landscape Masterplan: Page 23

Trees and planting strategy: Page 38-43

Biodiversity strategy: Page 60-62

Maltings Plaza: Page 83-85

River terrace: Page 87-91

Towpath information: Page 103 -111

We have also prepared document P10736-00-001-717 'Supporting document to response to LBRUT ecologist comments' which contain latest information about planting, trees, biodiversity roof and rain garden.

<https://Gillespies.bigfilebox.com/lwt/231953-4Vh2HQAjyUZxZuKXHQ06A73BA>


Cheers,

Donal O'Donovan
Senior Engineer
Waterman Infrastructure & Environment Ltd

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B. Bulls Alley Continuous Line of Defence

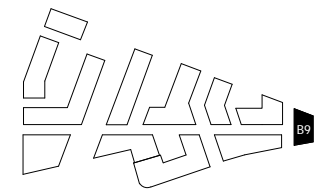
Appendices

River Wall Liaison Summary Note
WIE15582-106-BN-1-3-1-EA
WIE15582



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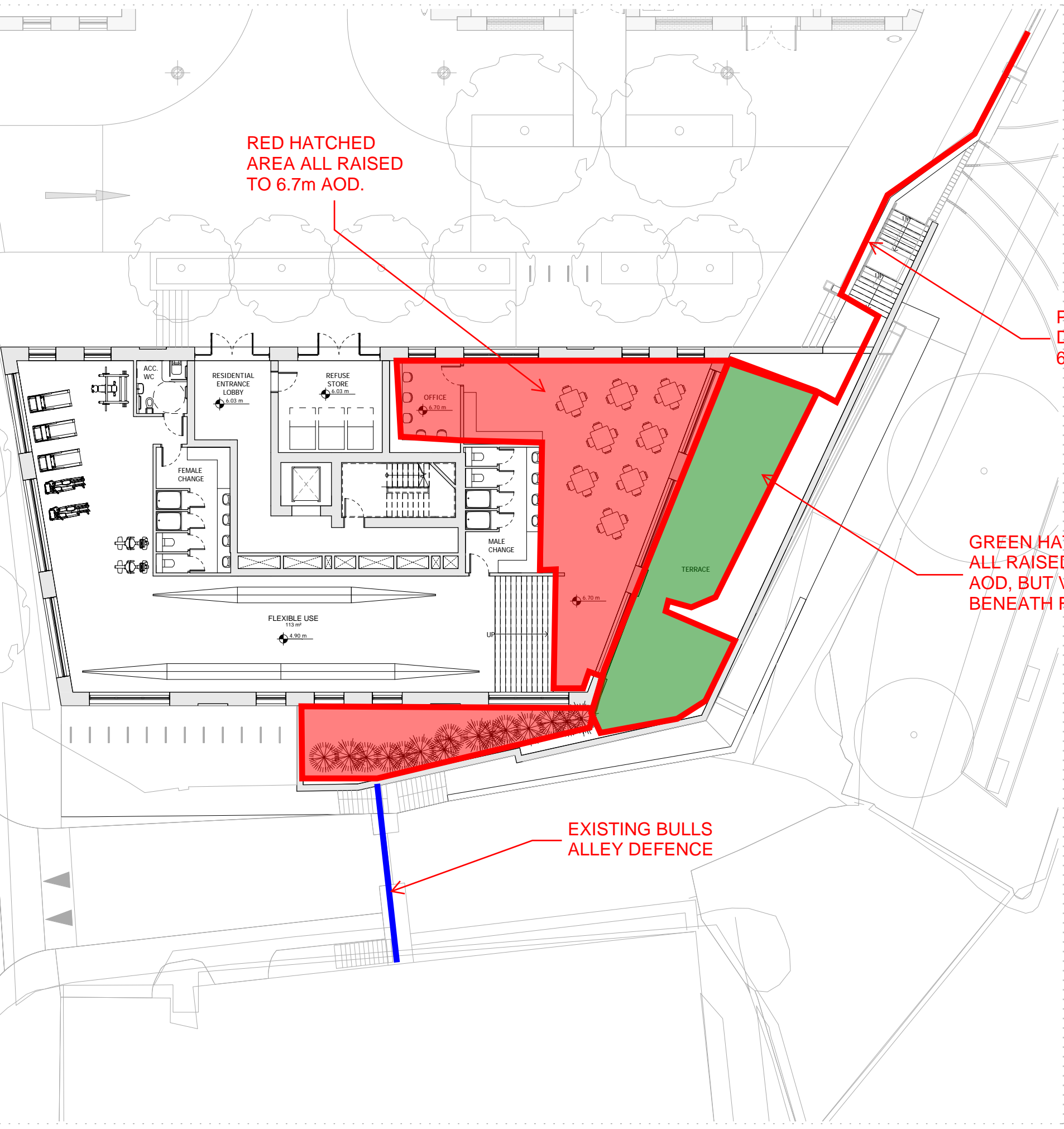


RED HATCHED AREA ALL RAISED TO 6.7m AOD.

PROPOSED FLOOD DEFENCE WALL AT 6.7m AOD.

GREEN HATCHED AREA ALL RAISED TO 6.7m AOD, BUT VOID AREA BENEATH FOR STORAGE

EXISTING BULLS ALLEY DEFENCE



Revision description	Date	Check	Rev
PLANNING SUBSTITUTION DRAWINGS	01/03/19	EmK	A
PLANNING APPLICATION	12/02/18	BJ	-

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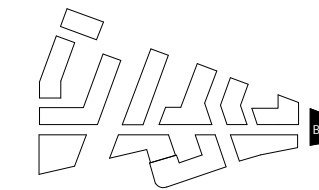
Project
Stag Brewery
Richmond

Drawing
BUILDING 09 - PROPOSED GROUND FLOOR PLAN

Drawn	Date	Scale	Sheet
KH	16/01/18	1:100 @ A1 1:200 @ A3	A
Job Number	Drawing number	Revision	
16019	C645_B09_P_00_001	A	

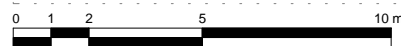
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KEY

- 01. BRICK WALLS
- 02. METAL CLAD ROOF
- 03. HORIZONTAL CONCRETE BAND
- 04. CLEAR GLAZING WITH GREY PPC ALUMINIUM FRAMES
- 05. CLEAR GLAZING WITH BRONZE ANODIZED ALUMINIUM FRAMES
- 06. GLASS BALUSTRADE
- 07. METAL BALUSTRADE
- 08. TEXTURED BRICK DETAIL
- 09. PROFILED METAL CLADDING
- 10. BRONZE ANODIZED ALUMINIUM PROFILE
- 11. COLOURED MOSAIC TILES
- 12. CURTAIN WALL
- 13. PRE-CAST CONCRETE CLADDING
- 14. DECORATIVE FRIEZE
- 15. FASCIA SIGNAGE
- 16. OBSCURE GLAZING
- 17. ANODIZED ALUMINIUM SLIDING DOORS



PLANNING SUBSTITUTION DRAWINGS	01/03/19	EmK	A
PLANNING APPLICATION	12/02/18	BJ	-
Revision description	Date	Check	Rev

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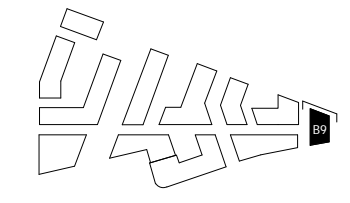
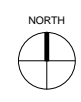
Project
Stag Brewery
Richmond

Drawing
BUILDING 09 - PROPOSED EAST ELEVATION

Drawn	Date	Scale
NLE	16/01/18	1 : 100 @ A1 1 : 200 @ A3
Job Number	Drawing number	Revision
16019	C645_B09_E_E_001	A

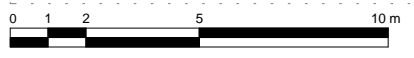
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KEY

- 01. BRICK WALLS
- 02. METAL CLAD ROOF
- 03. HORIZONTAL CONCRETE BAND
- 04. CLEAR GLAZING WITH GREY PPC ALUMINIUM FRAMES
- 05. CLEAR GLAZING WITH BRONZE ANODIZED ALUMINIUM FRAMES
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Revision description	Date	Check	Rev
PLANNING SUBSTITUTION DRAWINGS	01/03/19	EmK	A
PLANNING APPLICATION	12/02/18	BJ	-

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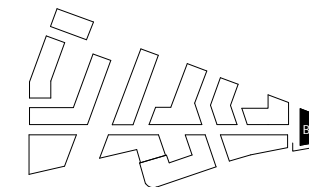
Project
Stag Brewery
Richmond

Drawing
BUILDING 09 - PROPOSED NORTH ELEVATION

Drawn	Date	Scale	@ A1
NLE	16/01/18	1 : 100	@ A1
16019	C645_B09_E_N_001	1 : 200	@ A3

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KEY

- 01. BRICK WALLS
- 02. METAL CLAD ROOF
- 03. HORIZONTAL CONCRETE BAND
- 04. CLEAR GLAZING WITH GREY PPC ALUMINIUM FRAMES
- 05. CLEAR GLAZING WITH BRONZE ANODIZED ALUMINIUM FRAMES
- 06. GLASS BALUSTRADE
- 07. METAL BALUSTRADE
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- 12. CURTAIN WALL
- 13. PRE-CAST CONCRETE CLADDING
- 14. DECORATIVE FRIEZE
- 15. FASCIA SIGNAGE
- 16. OBSCURE GLAZING
- 17. ANODIZED ALUMINIUM SLIDING DOORS



Revision description	Date	Check	Rev
PLANNING SUBSTITUTION DRAWINGS	01/03/19	EmK	A
PLANNING APPLICATION	12/02/18	BJ	-

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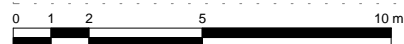
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Project
Stag Brewery
Richmond

Drawing
BUILDING 09 - PROPOSED SOUTH
ELEVATION

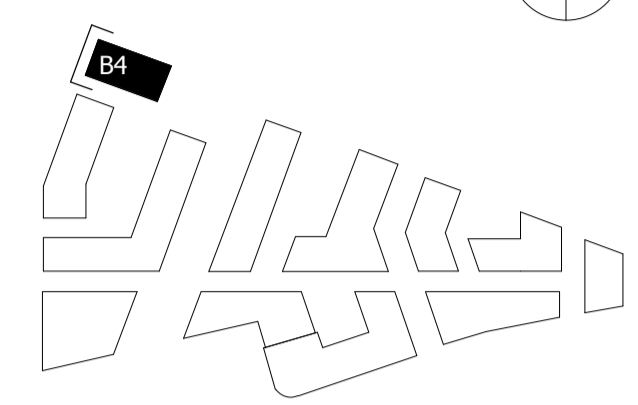
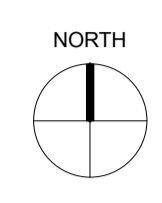
Drawn	Date	Scale	@ A1
NLE	16/01/18	1 : 100	@ A1
Job Number	Drawing number	Revision	
16019	C645_B09_E_S_001	A	





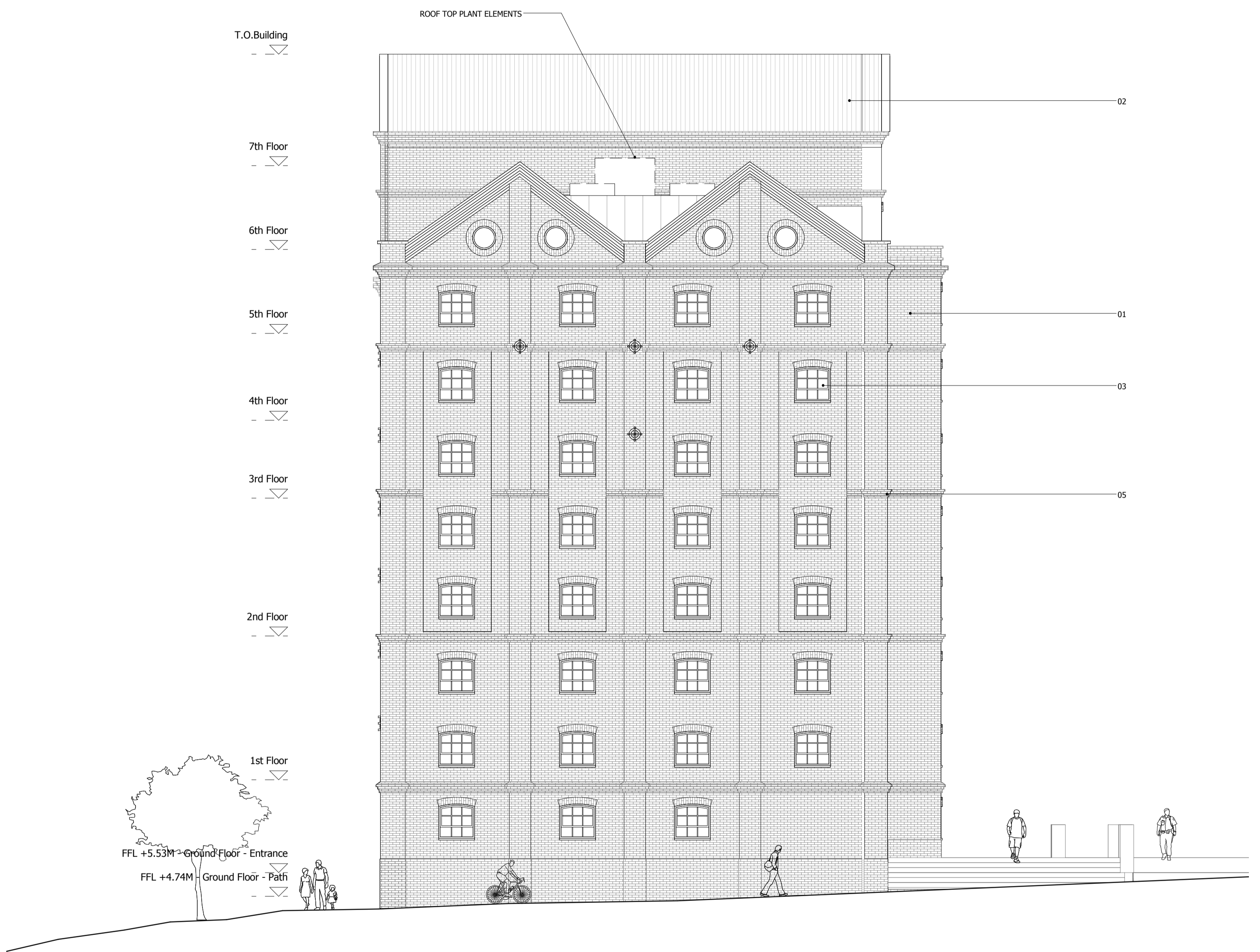
C. Ship Lane Flood Gate

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KEY

- 01. BRICK WALLS
- 02. SLATE CLAD ROOF
- 03. CRITIAL TYPE CLEAR GLAZING WITH GREY PPC FINISH
- 04. OBSCURE GLAZING
- 05. DECORATIVE FRIEZE
- 06. CURTAIN WALL
- 07. DOORS WITH CLEAR GLAZING (FRAME WITH GREY PPC FINISH)



GLA SUBMISSION	06/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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Project
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Drawing
BUILDING 04 - PROPOSED WEST ELEVATION

Drawn	Date	Scale
RKL	09/06/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B04_E_W_002	C