SQUIRE & PARTNERS

Stag Brewery

Masterplan and Detailed Design and Access Statement Addendum

18125

September 2020

ORIGINAL PROPOSAL: ILLUSTRATIVE BIRDS EYE VIEW OF MASTERPLAN

REVISED PROPOSAL: ILLUSTRATIVE BIRDS EYE VIEW OF MASTERPLAN

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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.

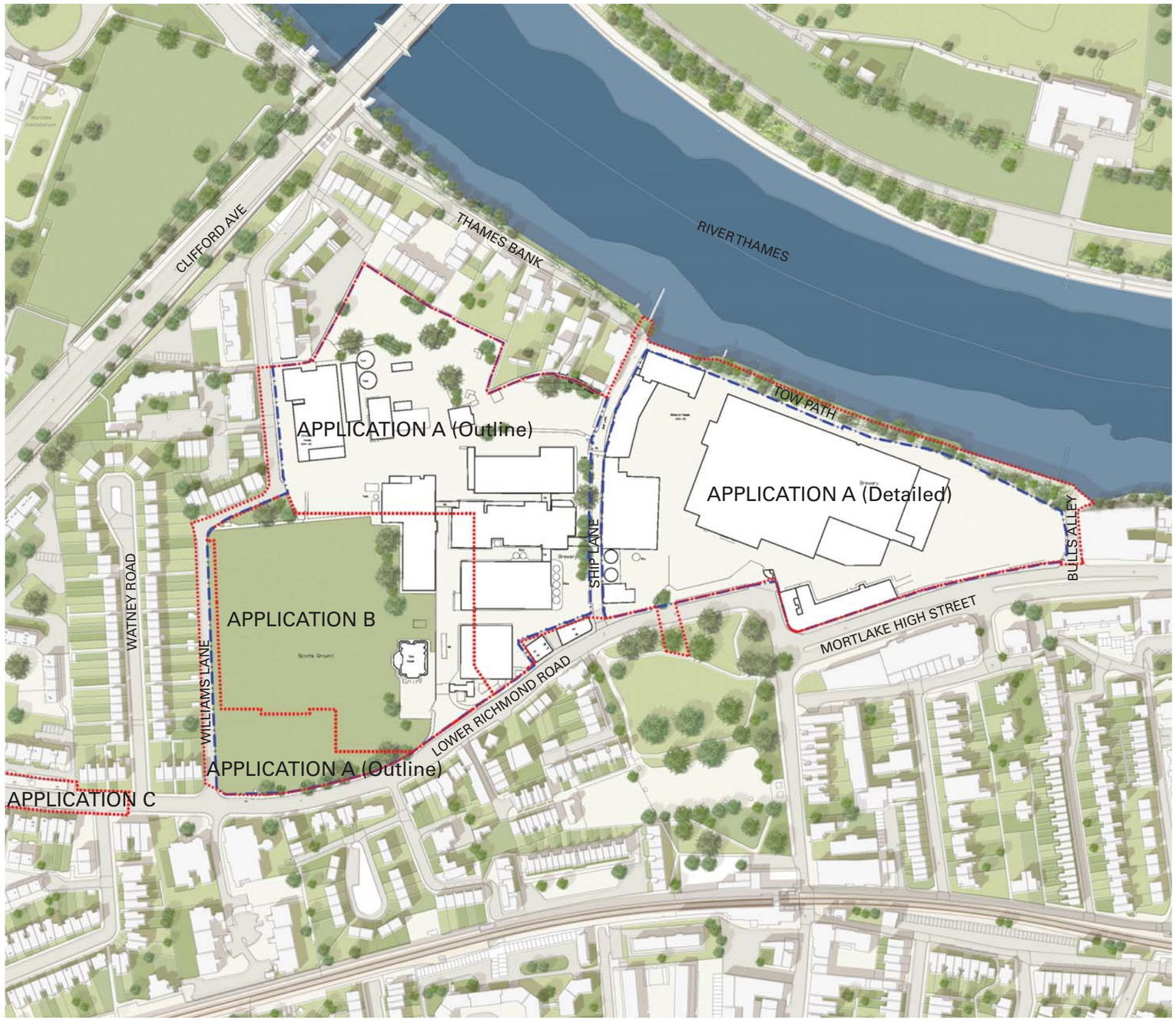
1.2 The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. 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	Soundings
Services and Environmental	Hoare Lea
Structure and Drainage	Watermans
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):

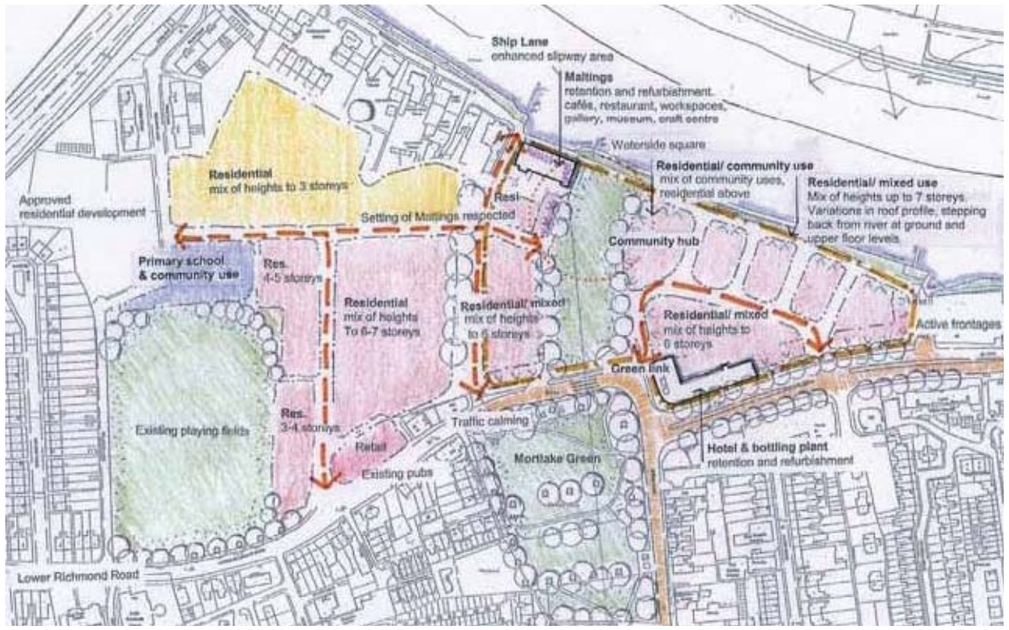
- Use and Amount
- Layout
- Heights and Massing
- Appearance

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 supplimentary 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



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

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.

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 it's 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.

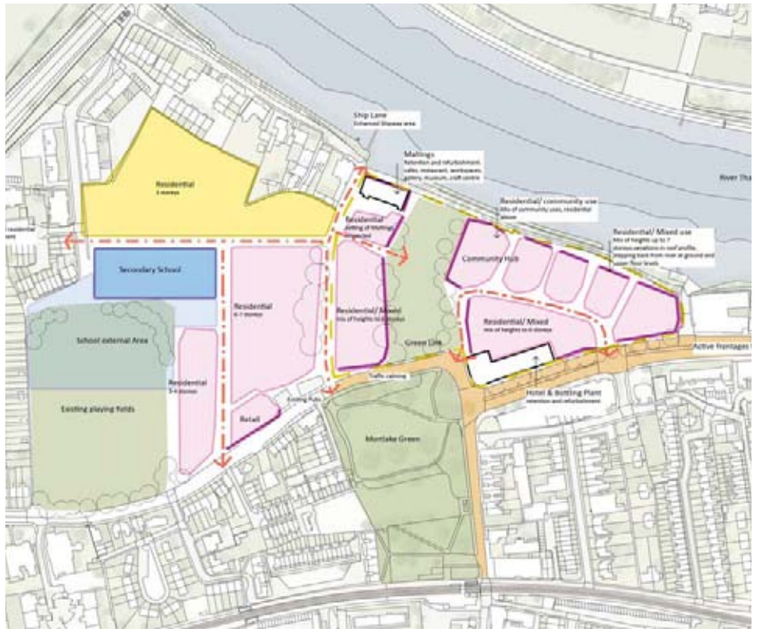
3.2 Use and Amount

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.

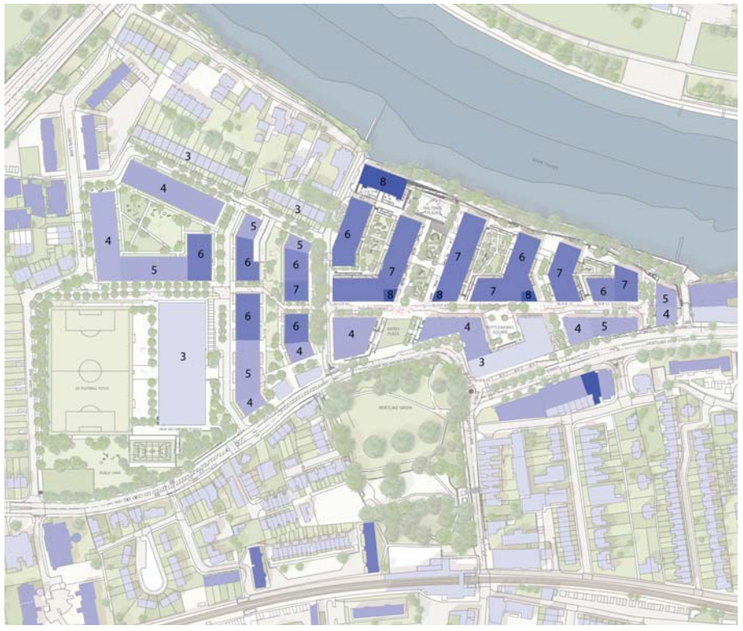
3.3 Layout

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.

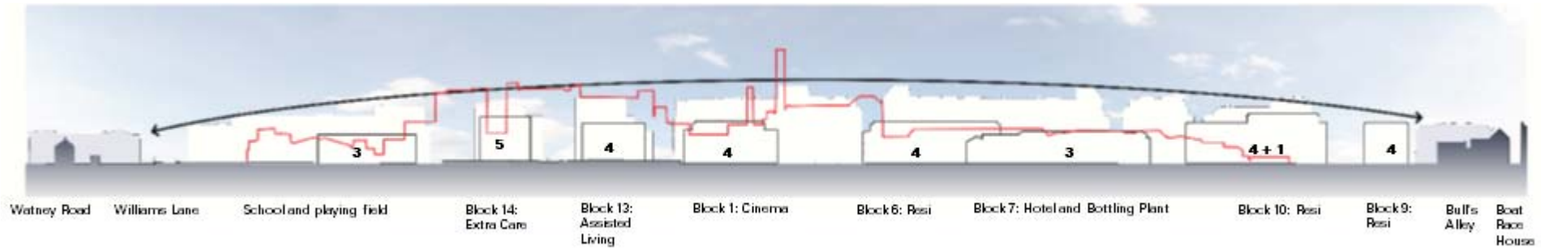
Heights along the edge of the river Thames are limited by the height of the existing Maltings Building due to the specific requirements of the Planning Brief. This was perhaps misguided considering the historic height of warehouse buildings on the riverside in this location in the past. While the original 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 PERMIMETER

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.

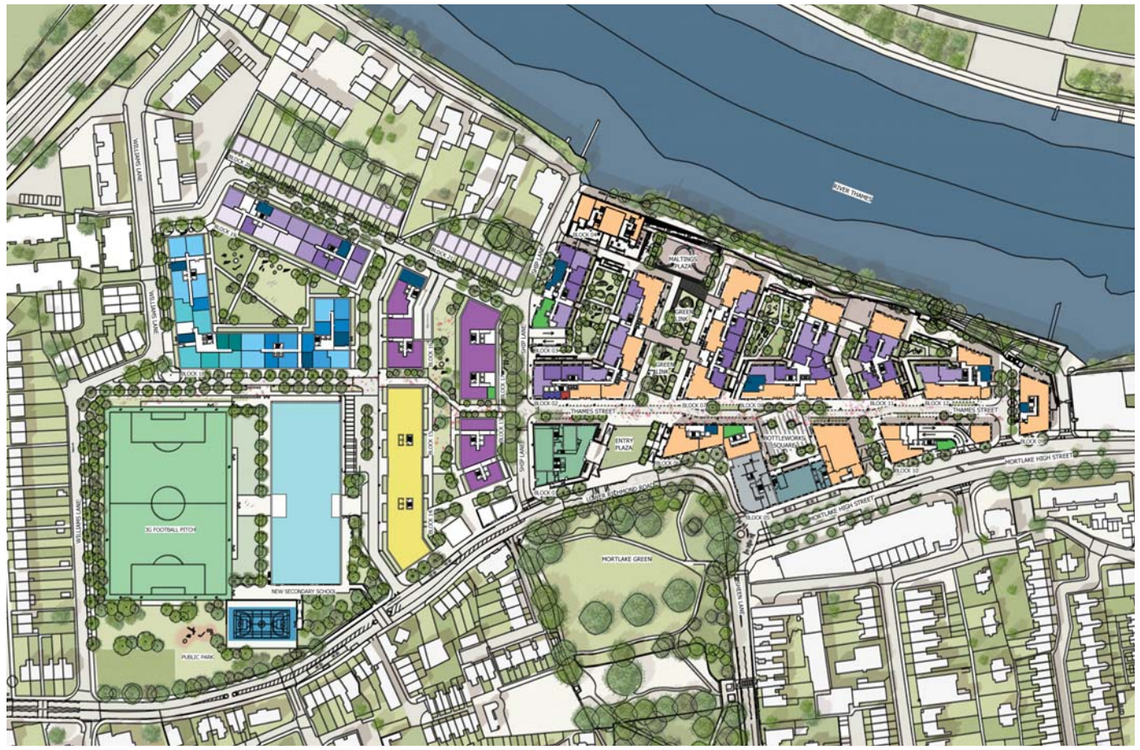
4.0 The Proposed Masterplan

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

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
Total	**107**	**371**	**31**	**89**	**529**	**1,722**	**667**	**2,182**
% by hab room	**21%**				**79%**			

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
Total	**127**	**449**	**229**	**634**	**894**	**2,510**	**1,250**	**3,593**
% by hab room	**30%**				**70%**			

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	**40**	432	**33**	351
Flexible Assisted Living / Residential	**16,246**	174,876	**14,738**	158,635
Care Home	**10,293**	110,798	**9,472**	101,953
School	**11,430**	123,029	**9,319**	100,311
Car Park	**32,906**	354,195	**31,745**	341,701
Total	**168,833**	1,817,314	**152,041**	1,636,569

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
Total	**188,939**	2,033,739	**172,081**	2,107,308

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^2 GIA, Flexible Use has increased by 360m^2 GIA and dedicated Office space has increased by 3,108m^2 GIA. The Basement has also decreased by 6,456m^2 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.

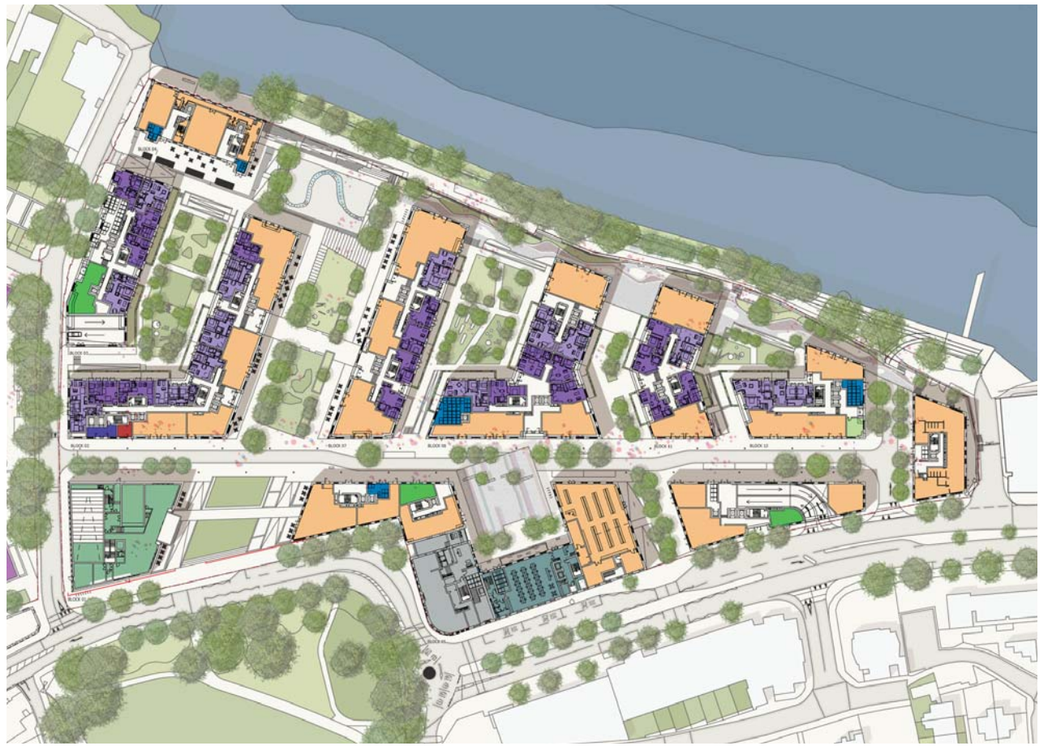
Where slight changes are proposed, they have been incorporated to counter balance impact of increased heights and mitigate negative impact in terms of daylight, sunlight, overshadowing and Rights of Light. The main changes are to Development Area 2 in the outline component of the application. Here, slight 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.

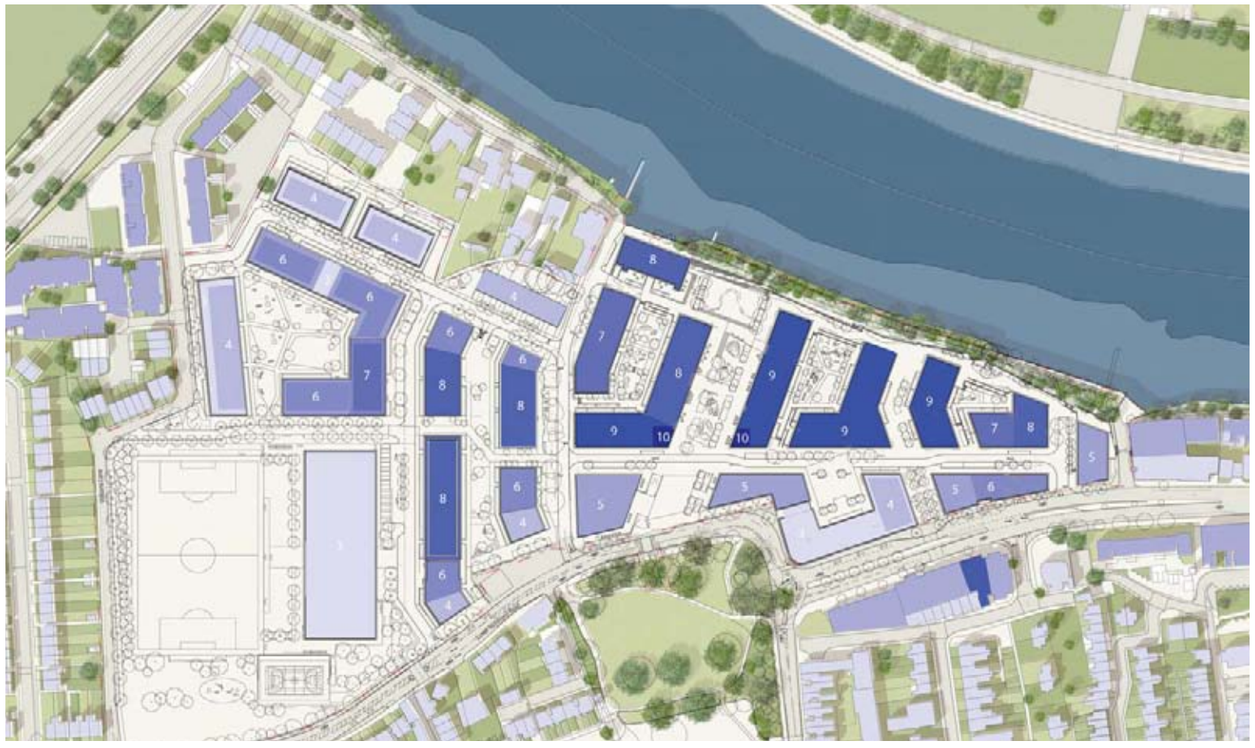
Front doors to ground floor residential units have been provided with access through amenity spaces/ front gardens wherever level access to streetscape or landscape (residential courtyards) is possible above flood level.



ORIGINAL PROPOSAL: GROUND FLOOR MASTERPLAN PROPOSAL FOR DEVELOPMENT AREA 1

REVISED PROPOSAL: GROUND FLOOR MASTERPLAN PROPOSAL FOR DEVELOPMENT AREA 1

ORIGINAL PROPOSAL: MASTERPLAN HEIGHTS



REVISED PROPOSAL: MASTERPLAN HEIGHTS

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 prominance. 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.

4.3.2 Massing

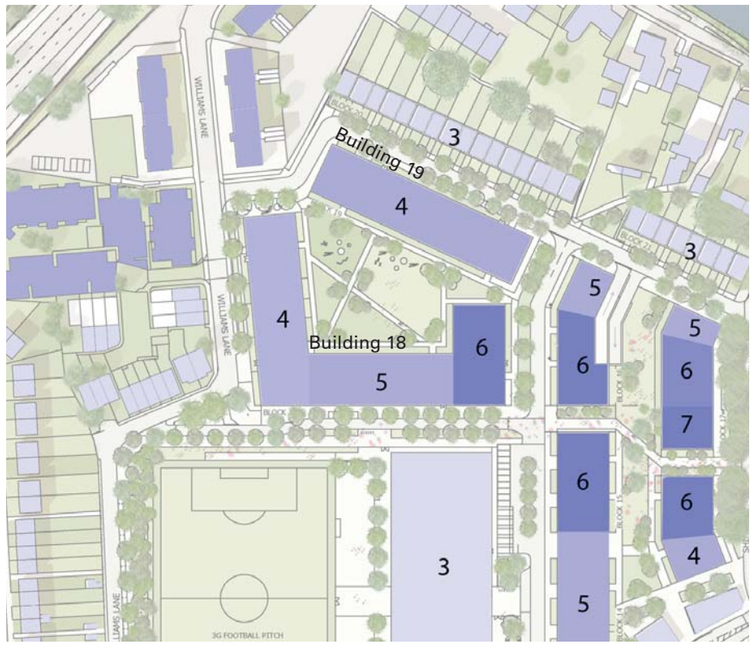
The building design of the detailed and outline components of the masterplan are proposed to be carefully refined to clearly articulate the massing and avoid the building being overbearing in appearance. A detailed explanation of Development Area 1 appearance is provided in a later section 7.6 of this 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.

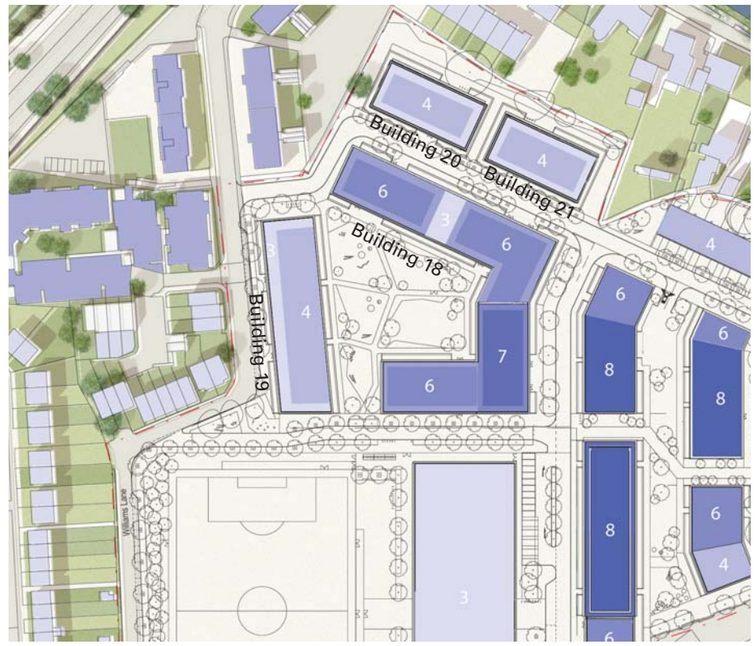
The massing of Buildings 18 and 19 in Development Area 2 were carefully manipulated to mitigate impact on surroundings in terms of daylight and sunlight and prevent the courtyards between the buildings being too overshadowed. EB7 have provided relevant daylight, sunlight and overshadowing information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

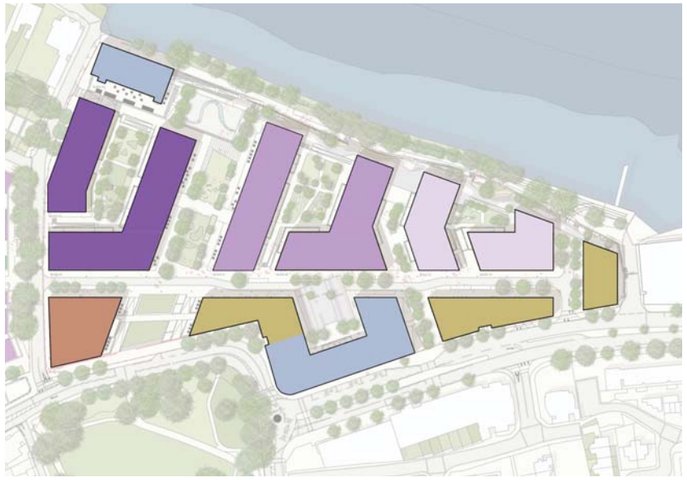
The Design Code document has been carefully refined to ensure that any forthcoming detailed proposals for Development Area 2 are designed to a high architectural quality and employ specific architectural techniques to break down the appearance of the massing of those buildings.

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.

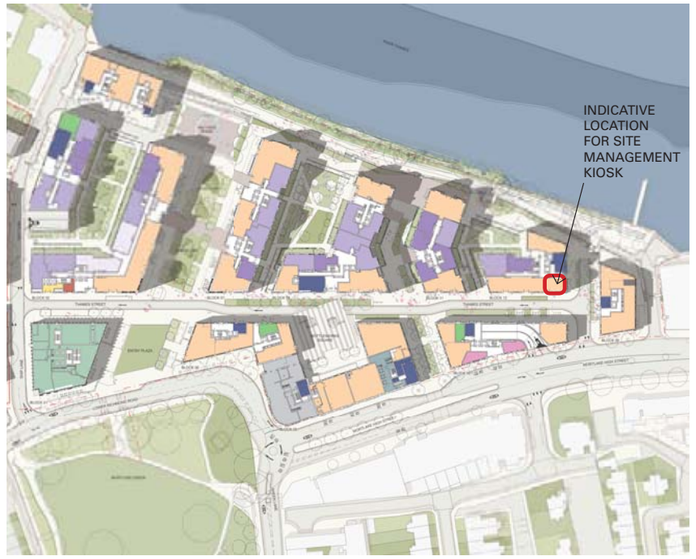
The main change to the substitution proposal is that while the Hotel remains, the former Bottling Building is now proposed to contain a mix of flexible use and office at ground and below with further office at first floor level upwards. There have been small amendments to the elevations as a consequence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

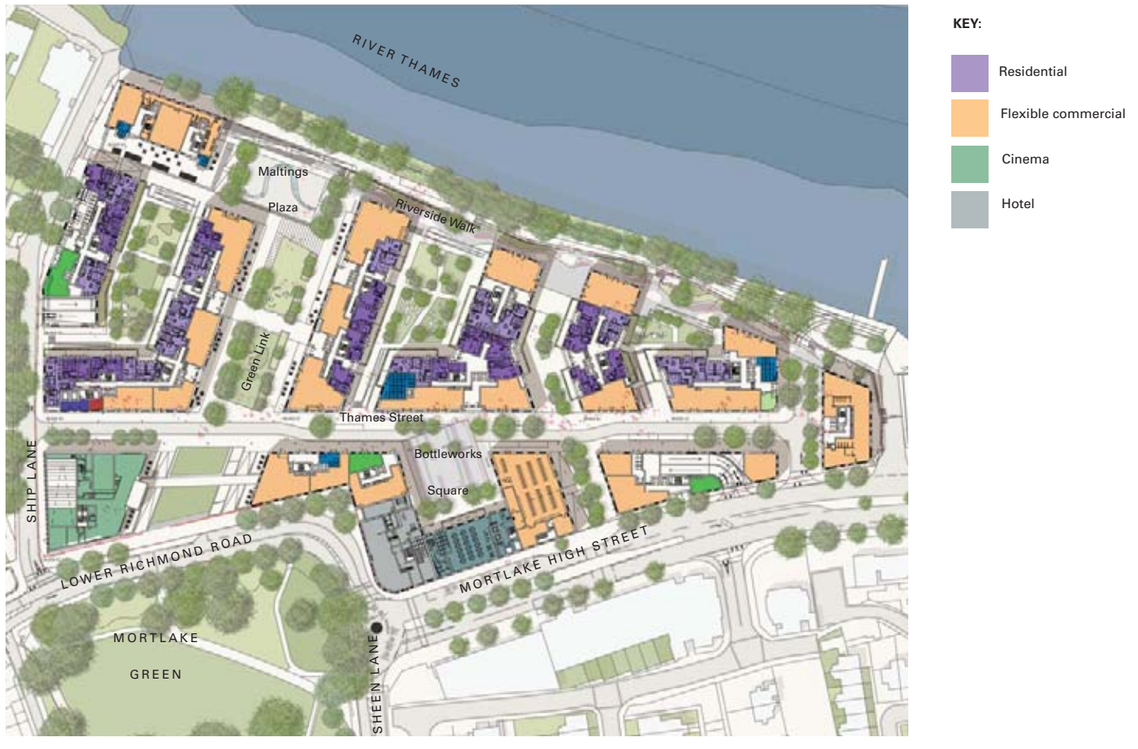
7.2 Distribution of Uses

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 have 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

REVISED PROPOSAL: GROUND FLOOR LEVEL MASTERPLAN

Development Area 1 - Residential Accommodation - Private

Building Number	Unit Type									
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	S	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	Total
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	
Total	93		285		152			8		538
Percentage	17%		53%		28%			1%		

Development Area 1 - Residential Accommodation - Potential Intermediate Affordable

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

REVISED PROPOSAL: RESIDENTIAL ACCOMMODATION IN DEVELOPMENT AREA 1

Development Area 1 - Residential Accommodation - Combined

Building Number	Unit Type									
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	Total
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	
Total	101		311		156			8		576
Percentage	18%		54%		27%			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

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																												10%
Total Units		17			7			6			3			3			10			3			4			2			2	57

REVISED PROPOSAL: SCHEDULE OF WHEELCHAIR USER UNITS

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.

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 locataions allowing access and egress from and to both street and courtyard.

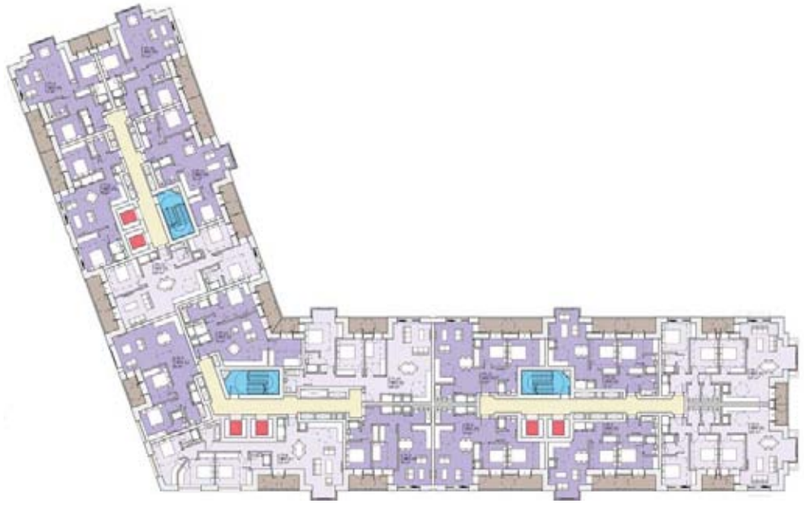
The main changes to mansion block buildings (2, 3, 7, 8, 11 and 12) are as follows:

- 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.

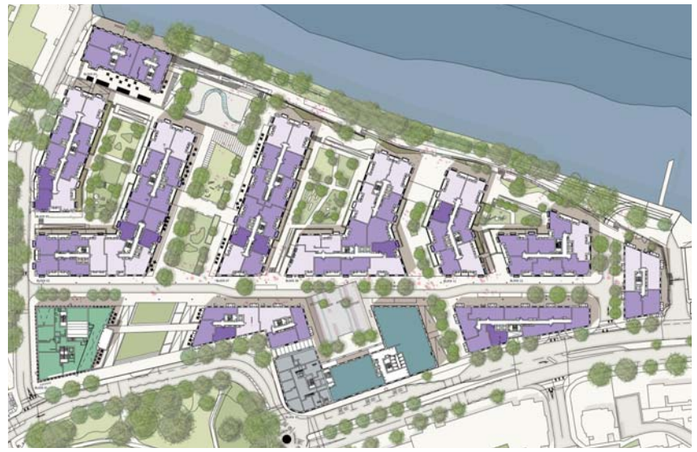


ORIGINAL PROPOSAL: BUILDING 2 TYPICAL FLOOR PLAN (16 units/ 53 habitable rooms per level)

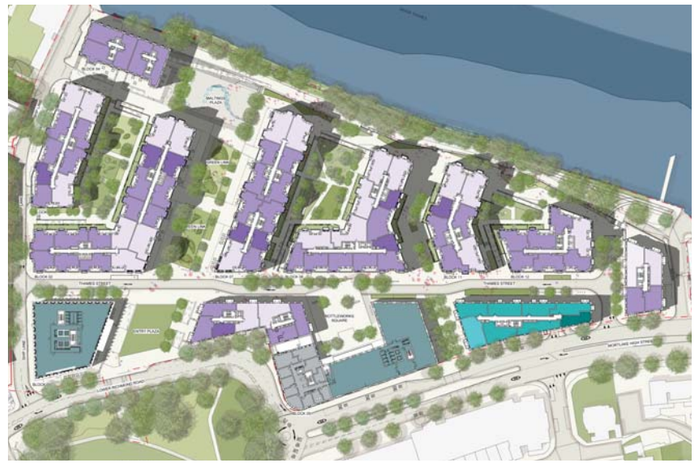
REVISED PROPOSAL: BUILDING 2 TYPICAL FLOOR PLAN (17 units/ 54 habitable rooms per level)

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.

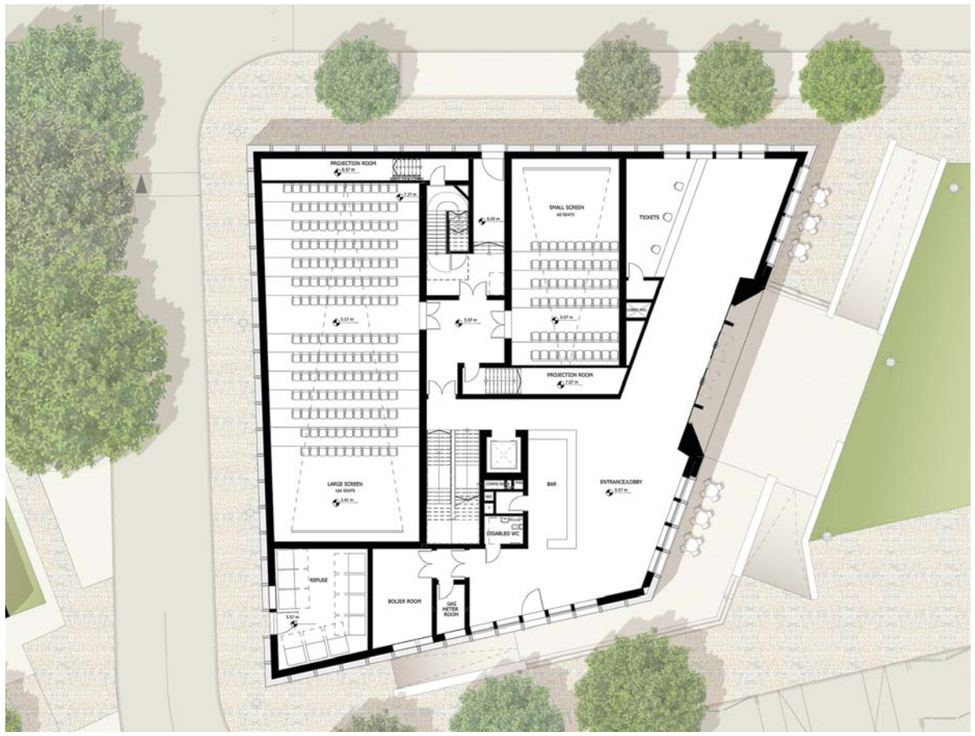
Ancillary refuse storage and plant spaces have been adjusted accordingly in previous locations to provide adequate area for uplifted requirements. This has slightly impacted on ground floor level flexible use spaces.



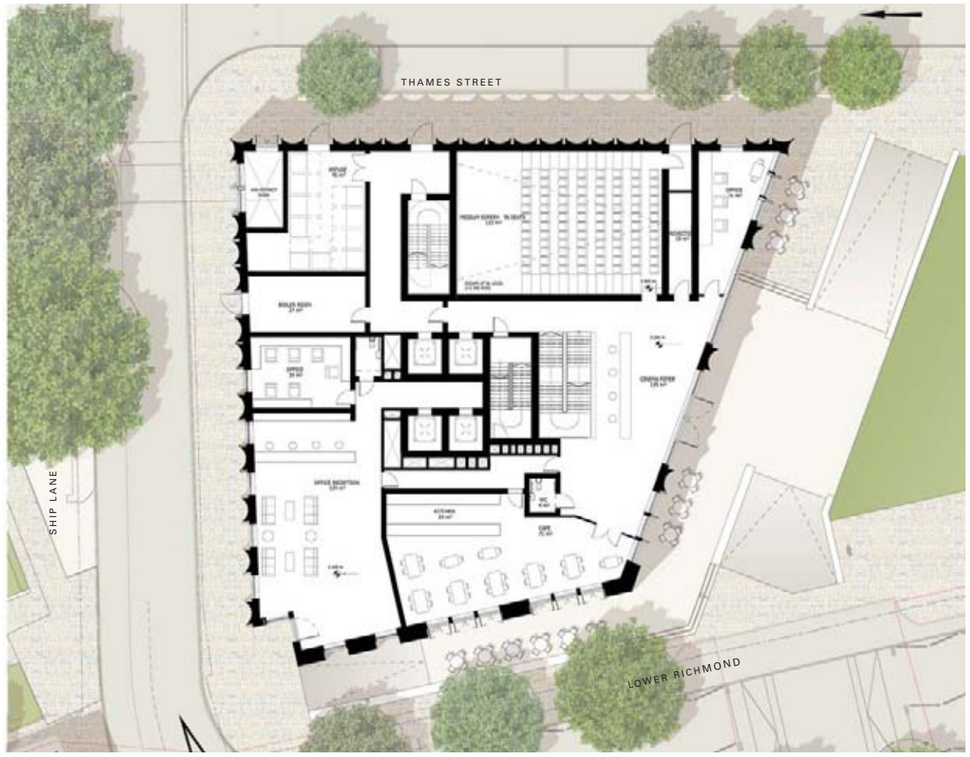
ORIGINAL PROPOSAL: DEVELOPMENT AREA 1 TYPICAL FLOOR PLAN



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.

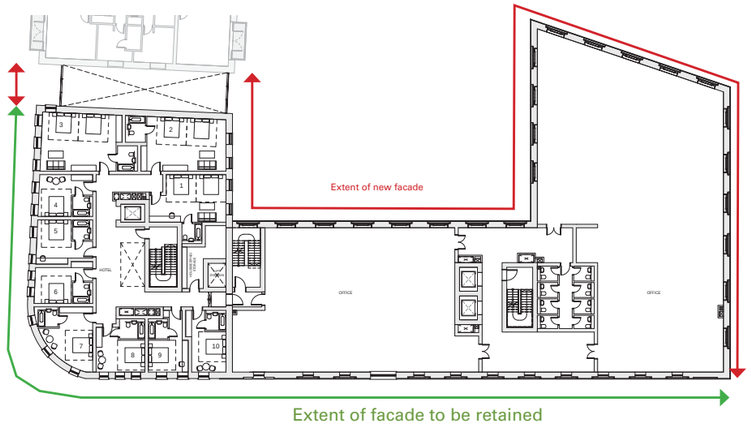
The cinema accommodation has been condensed into two storeys of accommodation, the lower of which will sit at a lower ground floor level. The office accommodation will sit above the cinema space and be accessible via a ground floor level reception area at the junction of Lower Richmond Road and Ship 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)

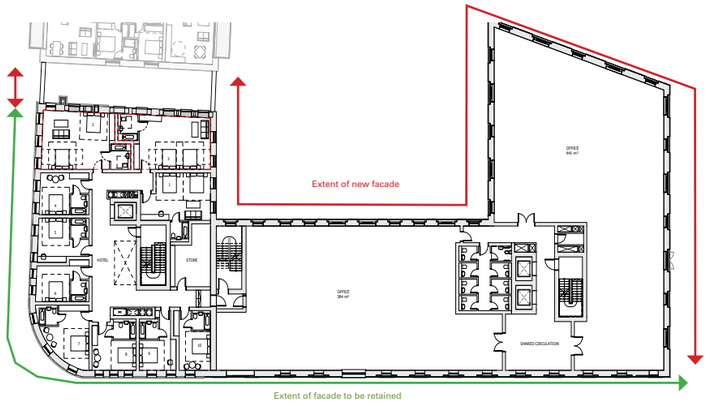
Building 5 has been revised slightly to remove the Gym use and increase the flexible use at ground and lower ground levels. The proposed footprint and extent of facade retention remains the same as previously proposed with only minor changes to the elevations.

7.5.4 Maltings Layout

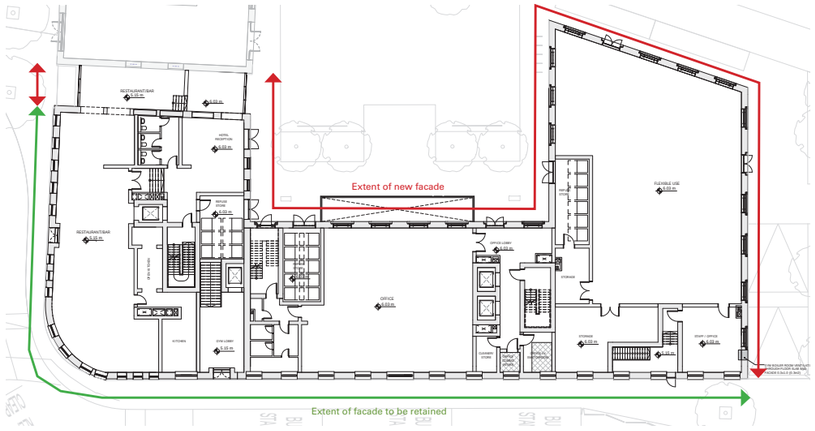
The Maltings Building (Building 4) internal layouts have remained almost exactly the same as the original application, except for some minor alterations to improve the structural efficiency of the building.



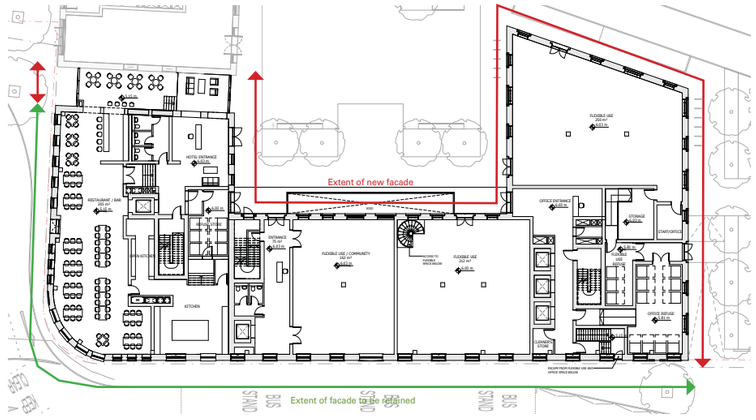
ORIGINAL PROPOSAL: BUILDING 5 FIRST FLOOR PLAN



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

REVISED PROPOSAL: HEIGHTS COMPARISON WITH PLANNING BRIEF

REVISED PROPOSAL: ILLUSTRATIVE BIRDS EYE VIEW

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 lesson 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.

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.

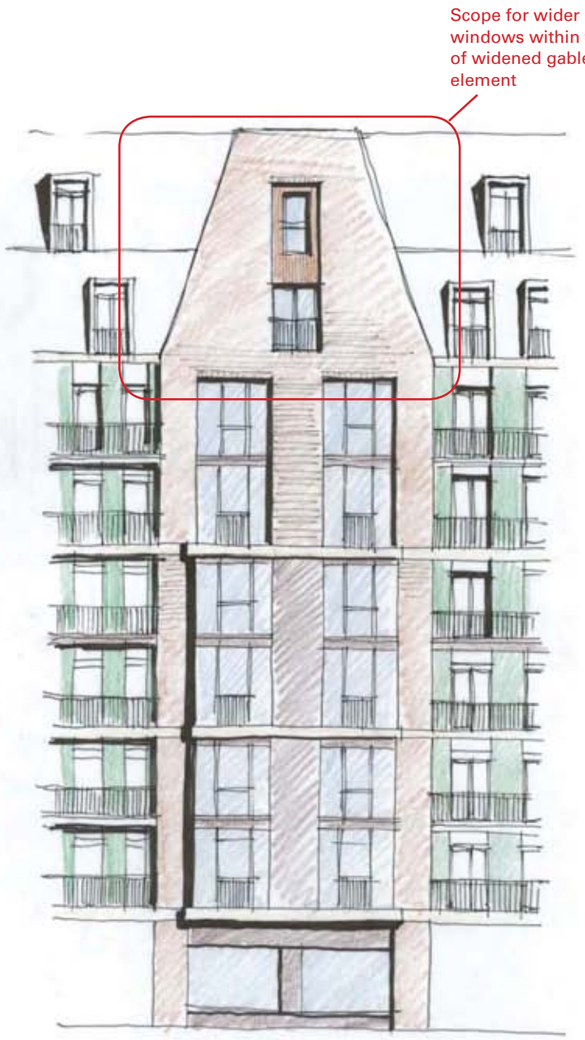
An important feature of many taller mansion buildings is the incorporation of a double mansard roof, which serves to lower the line of the brick parapet relative to the overall building height.

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

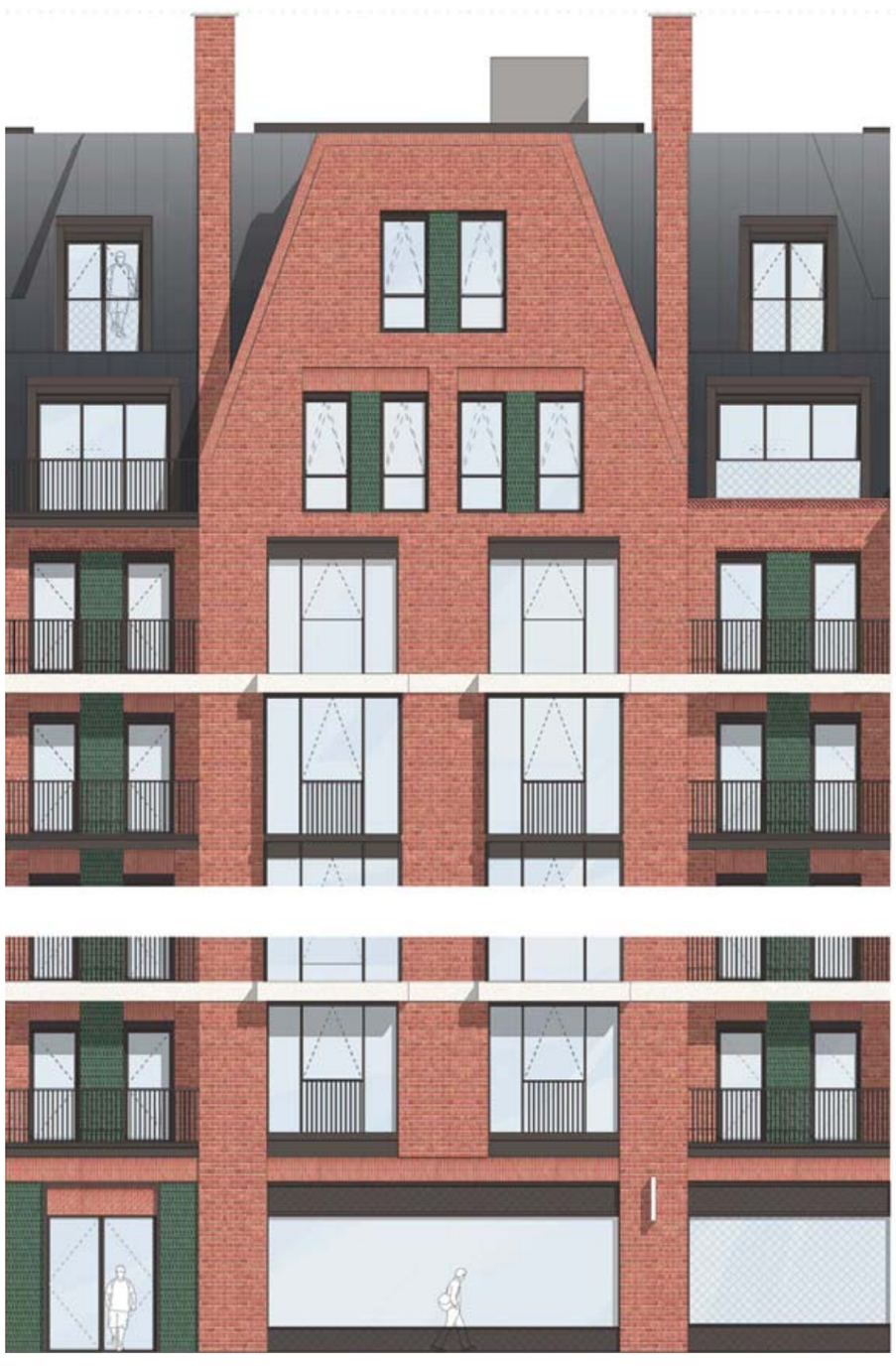
SLOANE GARDENS: DOUBLE MANSARD, DORMER WINDOWS & VARIED GABLES

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

REVISED PROPOSAL: WAREHOUSE TYPOLOGY BAY STUDY ELEVATION

7.7.2 Warehouse Typology

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

- Vertical emphasis with strong horizontal cornicing 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 introduce 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.

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.

In response to comments from the GLA the top floor design has been reassessed and the height of the perimeter glazed elements reduced to reduce impact in views.

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

ORIGINAL PROPOSAL: ILLUSTRATIVE VIEW OF CINEMA BUILDING

ORIGINAL PROPOSAL: ILLUSTRATIVE VIEW OF CINEMA BUILDING

REVISED PROPOSAL: ILLUSTRATIVE VIEW OF CINEMA BUILDING

REVISED PROPOSAL: ILLUSTRATIVE VIEW OF CINEMA BUILDING

7.7.4 Maltings Building

The proposal for the Maltings Building remains unchanged other than amendments that were previously incorporated within the last addendum to the application and the use changes mentioned above.

7.7.5 Former Bottling and Hotel Building

The original proposal for this building was to undertake a facade retention to the South, West and North facades of the existing building elements.

The general approach to the appearance of the facade remains the same, but with the following adjustments:

- Facade retention remains as previously proposed, but with very minor adjustments to relate to the revised internal residential use. These minor changes include an adjustment to the design of the former hoist doors on the South facade.

- New brick facades have been designed with arched windows that reference the design of the existing retained facades - the rhythm and distribution of openings has been adjusted to suit the internal office layout.

- The previously proposed double pitched zinc roof to the BottLing Building has been revised to become a flat roof, which is more in keeping with the recessed upper storey of Building 10.

- The reinstatement of the slate roof and chimneys to the former hotel building remains as previously proposed and to be in-keeping with the original character of the building.

ORIGINAL PROPOSAL: ILLUSTRATIVE VIEW OF BOTTLEWORKS SQUARE (Including Building 5)

ORIGINAL PROPOSAL: BUILDING 5 SOUTH ELEVATION

REVISED PROPOSAL: ILLUSTRATIVE VIEW OF BOTTLEWORKS SQUARE (Including Building 5)

REVISED PROPOSAL: BUILDING 5 SOUTH ELEVATION

ORIGINAL PROPOSAL: BUILDING 5 NORTH ELEVATION BAY STUDY

REVISED PROPOSAL: BUILDING 5 NORTH ELEVATION BAY STUDY

7.8 Parking, Servicing and Refuse

7.8.1 Vehicular access to the site is proposed to remain as previously proposed - with largely pedestrianised areas and limited vehicle access along Thames Street for maintenance, delivery, emergency and refuse vehicles only.

7.8.2 Resident and visitor parking within the basement that sits below Buildings 2, 3, 6, 7, 8, 10, 11 and 12 has been revised slightly to make way for increased bicycle parking provision. Access to the car park will be via entrance ramps within Buildings 3 and 10 which can be accessed from Mortlake High Street and Ship Lane.

7.8.3 The strategy for access to the basement will remain the same as previously proposed. Access will be managed so that vehicles can enter through both entrances during the day without the need for access control - this will avoid vehicles having to wait for car park access and impacting the traffic in the surrounding streets. During evening hours, the entrance from Mortlake High Street will be closed and the entrance from Ship Lane will be controlled by a secure system. This would ensure the security of residents, visitors, vehicles and buildings at a time when the basement is less likely to be supervised.

7.8.4 A series of loading bays have been designated throughout the site to serve refuse, maintenance and delivery vehicles - the location and size of these have remained the same as previously proposed. For more detail of location of and access to these loading bays, please refer to the landscape and highways proposals included within the Landscape and Transport Statements.

7.8.5 The refuse storage and collection strategy has remained the same as previously proposed. Residential refuse collection stores will be provided within the ground floor level of Buildings 3, 4, 6, 8, 9, 10 and 12. Stores within buildings 4, 6, 9 and 10 will serve residential dwellings within the single building. Waste from buildings 2 and 3, 7 and 8, 11 and 12 will be clustered together within one ground floor level collection store. Waste from these buildings will be collected initially within a basement level store beneath each building and transferred at basement level in to a lift that connects to the ground floor refuse collections store. Each of these stores has been revised slightly to accommodate the appropriate increased capacity required to relate to the new uplifted building heights and unit numbers.

7.9 Site Management

A centrally located concierge/ management office will be located in Building 12. This office will manage the maintenance and security of the entire site.

7.10 Highways and Pedestrian Realm Strategy

The generous pedestrian provision proposed across the site is proposed to remain the same as originally proposed. There will be no restrictions to pedestrian movement through the Site. Gillespies have produced detailed landscaping proposals for Development Area 1 and their Landscape DAS Addendum explains their proposal and any changes from the originally submitted application.

8.0 Access Statement

All revisions to internal and external layouts of buildings and landscape have been designed to meet the same access requirements as outlined in the Access Statement of the original planning submission.

9.0 The Technical Summary

9.1 Microclimate

Detailed studies relating to Acoustic, Sunlight and Daylight, Wind and Ecology issues have been revised to respond to the amendments to the design of the proposal. Following is a brief summary of issues relating to these factors.

9.1.1 Acoustic

The impact of surrounding noise sources on the residents and used of the site remain the same as described in the original application, therefore the same approach applies to mitigating impact of those noises:

Construction noise:

- Use of hoarding during construction period
- Use of modern, quiet and well maintained machinery
- Exhaust silencers to be fitted to construction vehicles
- Works would be limited to the specified hours
- Liaison with the cooupants of adjacent properties most likely to be affected by noise or vibration
- Positioning plant as far away from residential property as physically possible
- Appropriate plant noise emission limits have been set for building services and plant

Completed Development Noise:

- Procurement of 'quiet' non-tonal plant
- Locate plant and air vents away from sensitive receptors
- Acoustic enclosures
- In-duct attenuators
- Acoustic louvres
- Isolation of plant from building structures
- Managing deliveries and servicing requirements of retail, office and lesure tenants
- Managing hours of operation for any servicing areas and loading bays
- Refuse and recycling collections

9.1.2 Sunlight and Daylight

The revised massing of both detailed and outline massing of Development Area 1 and Development Area 2 have been carefully considered and tested to both understand and mitigate impact on surrounding properties and ensure sufficient levels of daylight and sunlight area achieved within apartments and the proposed landscape. EB7 have provided an addendum to their original report to explain the performance of the enlarged scheme.

9.1.3 Wind

The detailed wind studies have been updated to replect the enlarged building massing and RWDI have provided and addendum to their original document.

9.1.4 Ecology

There has been no change to the anticipated impact on ecology relative to the originally submitted proposal.

9.2 Privacy and Amenity

9.2.1 Layouts of both building footprints and apartments have been considered and refined to minimise privacy issues to adjacent buildings. The majority of buildings are separated by 15m or more.

While the GLA's London Housing SPG (2016) at Paragraph 2.3 .36 states that:
'In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes.'

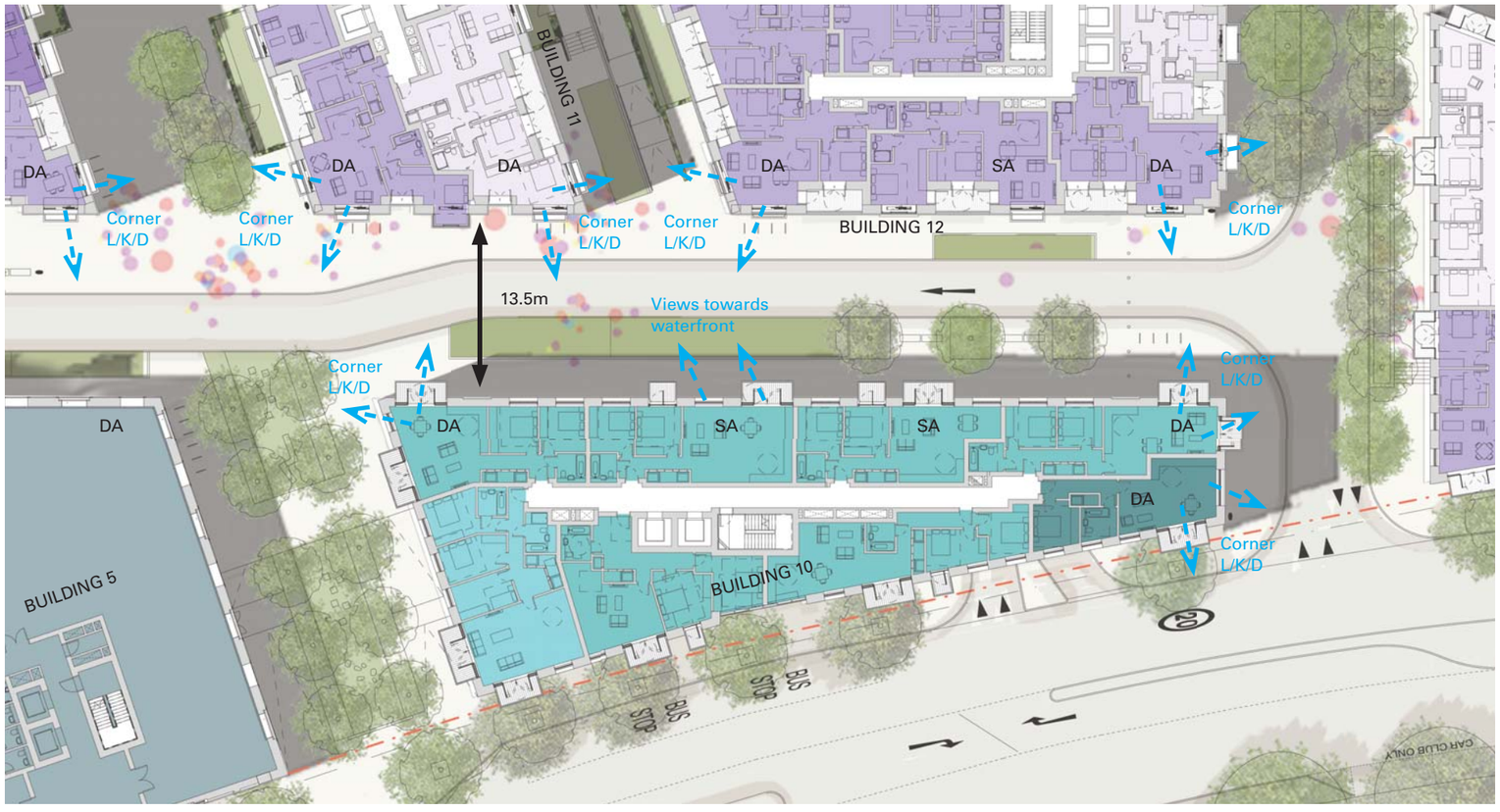
The SPG at Paragraph 2.3.36 acknowledges that in certain circumstances it is necessary to depart from a strict minimum separation distance of 18m:
'These are still useful yardsticks for visual privacy, but adhering rigidly to these measure can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.'

It is on this basis that the new high street (Thames Street) following an east/ west axis, has been designed to 13.5m street width and the narrow flank walls between the courtyard blocks are separated by 10m.

9.2.2 In occasional circumstances where building faces are separated by less than 15m, the following techniques have been adopted to ensure privacy is maintained:

- Habitable rooms have been set back behind balconies (1.5m deep) and balustrades that provide screening.
- Living rooms have generally been provided in corner locations, where a choice of view is provided along with opportunity to choose to obscure the view from (and into) particular windows if need be.
- Windows to some of these dual aspect rooms can be strategically obscured to mitigate privacy issues.
- Where the aforementioned techniques cannot be used, facing rooms have been limited to living rooms facing living rooms and bedrooms facing bedrooms.
- Internal daylight and sunlight levels have been tested to ensure minimum standards are achieved or improved upon.

BUILDING 6: RELATIONSHIP WITH BUILDINGS OPPOSITE



BUILDINGS 5 & 10: RELATIONSHIP WITH BUILDINGS OPPOSITE

9.2.3 Particular effort has been made to ensure that buildings lining the southern edge of the new high street (Thames Street) have been configured in a manner that minimises single aspect north facing units, optimises internal natural lighting, provides living rooms with widest possible (and highest quality) aspect and avoids overlooking. The plans here demonstrate the relationship of Buildings 5, 6 and 10 with buildings on the opposite side of the street (Buildings 7, 8, 11 and 12).

9.2.4 There are many examples of well designed developments within Greater London that demonstrate a separation distance of 10m (and even less) can be designed in such a manner that this separation distance does not result in overbearing or visually intrusive appearance.

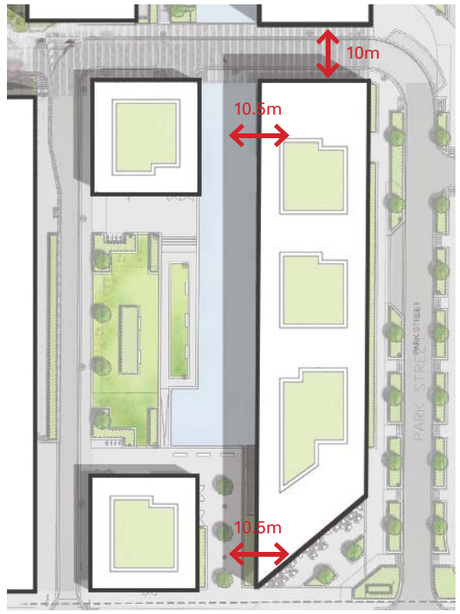
Furthermore, the technical appendice (Overshadowing Analysis prepared by EB7) to this addendum demonstrates that the gaps between Buildings 7 and 8 as well as 11 and 12 receive adequate levels of sunlight.

We have provided opposite and overleaf a selection of completed projects that Squire & Partners have designed. These examples serve as precedents of buildings designed in close proximity to one another and demonstrate that the relationships work successfully within the built environment.

The Chelsea Creek and Kensington Row projects are of particular pertinence, since they demonstrate the visual appearance of pinch points between tall buildings leading through to wider courtyard spaces beyond. These configurations are very similar to the relationships proposed at Stag Brewery.

Located within the London Borough of Hammersmith and Fulham, buildings within the Chelsea Creek development narrow to separation distances of 10m at specific locations. At these pinchpoints, the building heights of 7 plus one set back level, do not appear uncomfortably overbearing and maintain adequate levels of natural light to windows facing the narrowed gap.

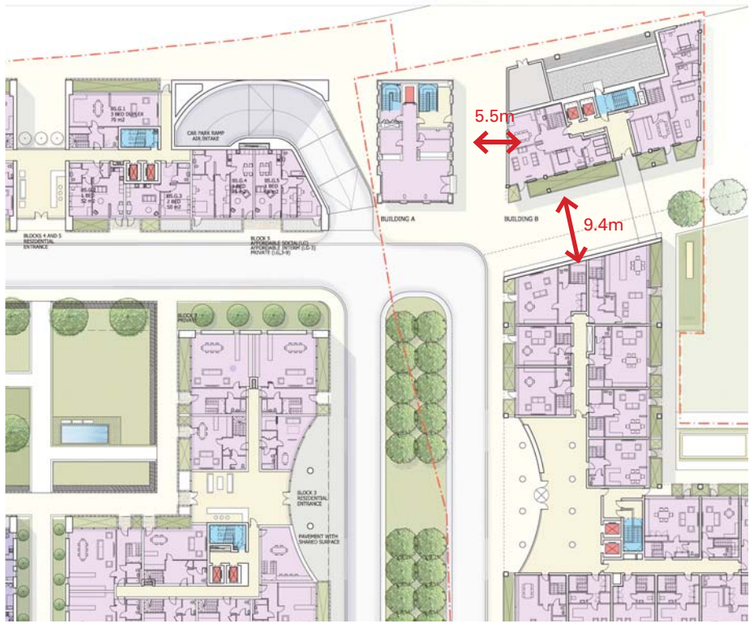
The Kensington Row project sits within the wider Warwick Road Masterplan in the London Borough of Kensington and Chelsea. Separation distances were reduced to as little as 5.5m within this tight new urban grain. The tight distances were counterbalanced by strategic distribution of open space - a mixture of generous boulevards and garden squares.



Chelsea Creek - Plan



Chelsea Creek - Photographs

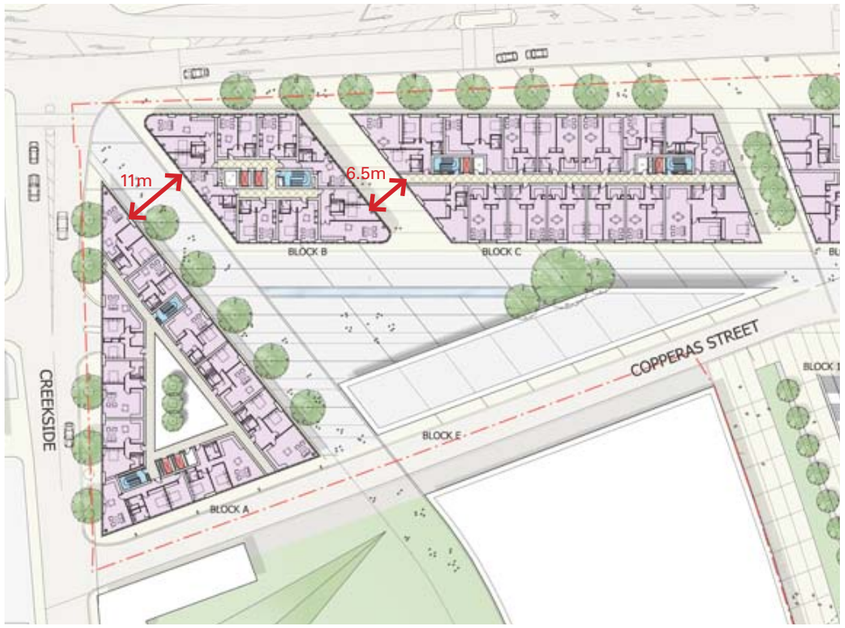


Kensington Row - Plan



Kensington Row - Photographs

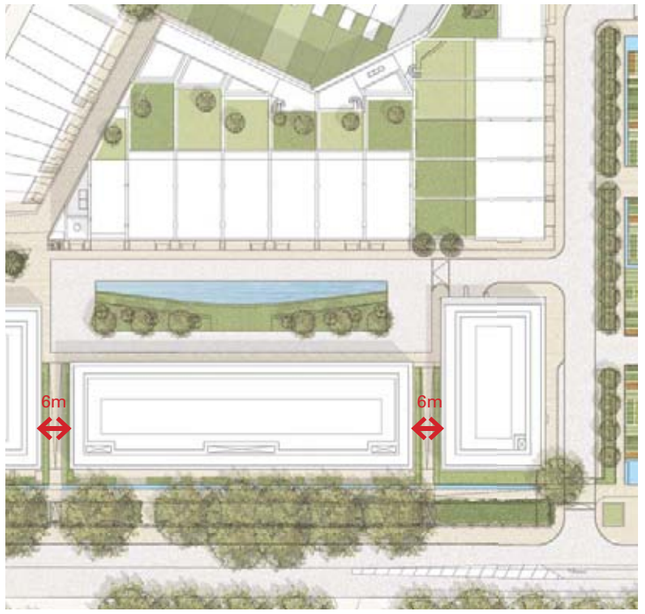
This mixed use development is situated within the London Borough of Lewisham. Utilising a former industrial site, buildings within the Creekside Village West masterplan narrow to separation distances of as little as 6.5m.



Creekside West - Plan

Creekside West - Photograph

Chelsea Barracks masterplan was conceived as residential buildings positioned around a series of landscaped public routes and spaces, drawing in the local community and ensuring that Chelsea Barracks evolves as a natural addition to Belgravia. Spaces between the buildings narrow to 6m between flank walls of (6 plus 1 storey) buildings.



Chelsea Barracks - Plan

Chelsea Barracks - Photographs

9.3 Security

Secured by Design issues and advice from officers have been considered and incorporated in the design of the proposal. It is anticipated that any specific outstanding issues will be conditioned as part of a planning consent.

9.4 Structural Proposal

The approach to superstructure and substructure design remains the same as previously proposed and is outlined in the following paragraphs:

9.4.1 Superstructure

Buildings proposed within the detailed planning application for Development Area 1 are likely to be concrete framed utilising flat slab construction on in situ reinforced concrete columns. Columns are to be spaced at a maximum grid of 7.5m x 7.5m. For cost efficiency, and to maximise headroom height, transfer structures are to be avoided. Reinforced concrete core walls shall be provided for lateral stability to the multi-storey buildings.

9.4.2 Substructure

There will be a single storey basement structure under the majority of the site and buildings in Development Area 1. The primary purpose of the basement is to provide car parking and plant space. The area of basement under the cinema has increased in depth by one level. The retaining walls are to be formed utilising steel sheet piles and a reinforced concrete wall where vertical loads are to be resisted above ground floor level. The latter will require a piled raft along its edge to mitigate differential settlement. No surcharge, from any existing/ proposed buildings, are to be exerted on the proposed basement walls. If applicable adjacent existing buildings will be required to be underpinned to a suitable level, and adjacent new buildings supported off new piled foundations, to mitigate surcharge. If steel sheet piles are to be used, the clutches/joints are to be welded to form a water-tight seal and painted from the inside to resist corrosion. The steel sheet piling wall is to be constructed as a permanent wall. Currently, the Environment Agency requires any new structure to be 4m clear from the flood defence wall for maintenance purposes. The construction sequencing, which should be formed as part of the appointed Contractor's method statement, will require consideration in the detailed design of the sub and superstructure.

It has been proposed to locally build up levels around the basement entrances to the car park as passive flood protection. The flood risk expert and landscape architect are to advise on the build-up levels.

A ground bearing raft is the likely foundation option under the basement structures, where this can be formed at/below the river terrace gravel. Where the substructure cannot be founded on suitable bearing stratum, or will exert a surcharge load onto the basement/undercroft wall, a piled foundation shall be adopted. It is possible for the low-rise terrace houses to be supported off trench footings which will need to be confirmed at detailed design.

9.5 Proposed Services

The general service strategy remains the same as previously proposed:

The Development Area 1 site shall be served by gas fired high efficiency boilers and CHP with thermal stores which will be located within the Energy Centre within the basement. A central variable volume LTHW heating system shall distribute at high level within the basement to serve each building with the exception of buildings 1, 3 and 5 which will be provided with dedicated heating plant. The LTHW distribution shall serve the apartments and non residential elements (other than the commercial elements) with both space heating and domestic hot water via plate heat exchangers in each demise. The commercial units shall be provided with space at roof level of each building to locate condenser plant to meet their heating and cooling demands. No centralised cooling plant is proposed for the site and where cooling is required (commercial units/ non residential units) plant provision has been made for condenser plant to be located. PVs shall be provided at roof level across the buildings to minimise the electrical consumption of the central/ landlords plant and reduce the carbon emissions from the site.

Gas shall be provided for the central energy centre and the commercial units only.

Centralised sprinklers shall be provided at basement level to cover the basement and commercial units. Where required the residential units will be provided with sprinklers served from the potable water storage tanks located at basement level. All buildings will be provided with dry risers and smoke extract systems within the cores.

9.6 Fire Strategy

The fire strategy remains the same as previously proposed and all revised building layouts have been reviewed by Hoare Lea to ensure escape distances meet minimum requirements. The principle remain as following:

9.6.1 Sprinklers will be provided in every residential building. These sprinkler systems will be designed and installed in accordance with BS 9251:2014.

9.6.1 Sprinklers will be provided in every residential building. These sprinkler systems will be designed and installed in accordance with BS 9251:2014.

9.6.2 Emergency escape stairs will be accessed through fire protected common circulation corridors with appropriate mechanical smoke ventilation and/ or Double Reversible Mechanical Extract (DRME) system provision.

9.6.3 Each escape stair will be provided with a dry riser and hose laying distances should be possible within 45m of every point, measured along a route suitable for laying hose.

9.6.4 Escape distances have been designed in accordance with Building Control requirements.

10.0 Appendices

10.1 Housing Assessment Matrix

Review of design against the GLA Housing SPG, 2016

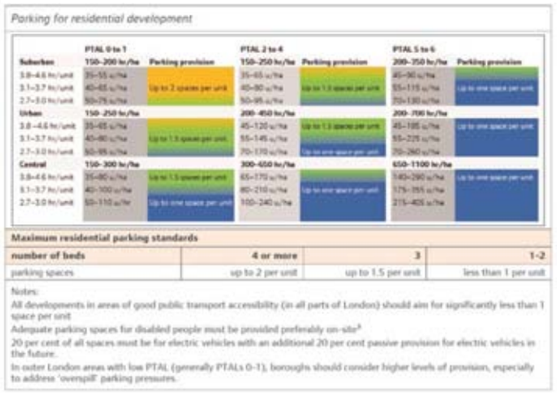
This table has been prepared to review the proposed development against GLA design standards. The criteria used for this assessment is taken from Annex 1 of the Mayor's Housing SPG (2016).

Standard achieved
Partial accordance with standard
Standard not feasible to achieve
Not applicable

Annex 1 Summary of the Housing Standards			

Design Standards		**Classification**	**Performance**	**Comments**
	Defining Good Places			
1	Development proposals should demonstrate: a How the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography. b How the scheme relates to the identified character of the place, to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.	Baseline		See Planning Statement and Design & Access Statement. Summary provided at the foot of this table.
2	Development Proposals should demonstrate: a. how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths. b. how public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided. c. for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.	Baseline		See Planning Statement and Design & Access Statement. Summary provided at the foot of this table.
	Communal and Public Open space			
3	Development proposals should demonstrate that they comply with the LPAs' open spaces strategies, ensuring that an audit of surrounding open space is undertaken and that where appropriate, opportunities to help address a deficiency in provision by providing new public open spaces are taken forward in the design process.	Baseline		Public open space is overlooked, accessible and has high sufficient levels of daylight. See OSPPA document
4	Where communal open space is provided, development proposals should demonstrate that the space: is overlooked by surrounding development; is accessible to disabled people including people who require level access and wheelchair users; is designed to take advantage of direct sunlight; has suitable management arrangements in place.	Baseline		Public open space is overlooked, accessible and has high levels of daylight. See Design & Access Statement and Daylight/ Sunlight chapter of the Environment Statement
	Existing Gardens			
	Playspace			
5	For developments with an estimated occupancy of ten children or more, development proposals should make an appropriate play provision in accordance with the Mayor's Play and Informal Recreation SPG	Baseline		It is proposed that 4,084 sqm of new child play space could be provided across the entire Development (which excludes the school play facilities)

	Housing for a diverse city			
	Density			
6	Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport access levels (PTALs) and the accessibility of local amenities and services, and is appropriate to the location	Baseline		The site is suitable for the density of residential accommodation proposed, in line with the London Plan density matrix and all relevant planning considerations. See Planning Statement (section 12)
	Residential mix			
7	Development proposals should demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local need and are appropriate to the location.	Baseline		The residential mix has been discussed with LBRuT and GLA and is based on local demand. The mix for the detailed elements of the scheme has been set out within the submission - the exact mix for the outline elements will be confirmed via future Reserved Matters submissions. See Section 12 of the Planning Statement for full assessment
	From Street to Front Door			
	Entrance and Approach			
8	All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm.	Baseline		
9	The distance from the accessible car parking space of standard 18 to the home or the relevant block entrance or lift core should be kept to a minimum and should be preferably level or where level is not possible, gently sloping (1:60 - 1:20) on a suitable ground surface.	Baseline		Distances from disabled parking have been minimised and surfaces are proposed to be level or gently sloping
	Active frontages			
10	Active forntages should be maximised and inactive frontages minimised on the ground floor of buildings facing publically accessible space, in order to provide natural surveillance and activity.	Baseline		
	Access			
11	90 per cent of new build housing should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'.	Baseline		
	Shared circulation within buildings			
12	Each core should be accessible to generally no more than eight units on each floor.	Baseline		
13	An access core serving 4 or more dwellings should provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system should be provided where any of the following apply: more than 25 dwellings are served by one core; or the potential occupancy of the dwellings served by one core exceeds 100 bed spaces; or more than 8 dwellings are provided per floor.	Baseline		
14	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation where possible.	Baseline		Shared circulation areas will benefit from mechanical ventilation, however natural light is not compatible with ensuring optimisation of building layouts.
15	All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.	Baseline		
16	It is desirable that every wheelchair user dwelling is served by more than one lift	Good Practice		

	Car parking			
17	The maximum standards set out below should be the basis for considering planning applications  *Parking for residential development* **Maximum residential parking standards** number of beds: 4 or more | 3 | 1–2 parking spaces: up to 2 per unit | up to 1.5 per unit | less than 1 per unit Notes: All developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit Adequate parking spaces for disabled people must be provided preferably on-site[a] 20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future. In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address 'overspill' parking pressures.	Baseline		Car parking provision falls below the maximum London Plan standards. See Transport Assessment
18	Each designated wheelchair accessible dwelling should have car parking space that complies with Part M4 (3).	Baseline		See Transport Assessment
19	Careful consideration should be give to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	Baseline		See Transport Assessment
	Cycle storage			
20	All developments should provide dedicated storage space for cycles at the following level: 1 per studio and one bed 2 per all other dwellings In addition, one short stay cycle parking space should be provided per 40 units.	Baseline		See Transport Assessment
21	Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.	Baseline		Cycle storage provided in basement is convenient, secure and covered. See Transport Assessment

	Refuse, post and deliveries			
22	Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygeine standard.	Baseline		Scheme has been designed in line with all local requirements and should acheive full credits for CfSH. Refuse stores have been located to limit nuisance caused by noise and smells and are provided with adequate drainage, ventilation and means for cleaning. Refuse stores are located within 30m horizontal distance from any residential dwelling and will be accessible by wheelchair users.
23	Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.	Baseline		
	Dwelling Space Standards			
24	All new dwellings should meet the nationally described space standard.	Baseline		See Design and Access Statement and Planning Statement (Section 13)
25	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M.	Baseline		Refer to Application Drawings
	Private open space			
26	A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant.	Baseline		
27	The minimum depth and width for all balconies and other private external spaces should be 1500mm.	Baseline		
	Privacy			
28	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.	Baseline		See Design and Access Statement
	Dual aspect			
29	Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.	Baseline		See Design and Access Statement
	Noise			
30	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.	Baseline		
	Floor to ceiling heights			
31	A minimum floor to ceiling height of 2.5metres for at least 75% of the gross internal area is strongly encouraged.	Baseline		
	Daylight and sunlight			
32	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	Good Practice		The majority of apartments meet this requirement with the exception of a very small number of single aspect units facing the river

	Air Quality			
33	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs).	Baseline		
	Environmental performance			
34	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	Baseline		
	Energy and CO2			
35	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. Year Improvement on 2013 Building Regulations 2014 - 2016 35 per cent 2016 - 2036 Zero carbon	Baseline		Targeting minimum requirements through on-site provision and off-setting any shortfall. See Sustainability Statement and Energy Strategy
	Overheating			
36	Development proposals should demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems.	Baseline		See Sustainability Statement and Energy Strategy

	Water			
37	New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day in line with the optional requirement of Part G.	Baseline		See Sustainability Statement
38	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance whilst ensuring level access is maintained.	Baseline		See Flood Risk Assessment
39	New development should incorporate Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality. Surface water run-off is to be managed as close to source as possible.	Baseline		See Flood Risk Assessment
	Ecology			
40	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.	Baseline		See Ecology Statement
	Design Process			
41	Developments should manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.	Good practice		See Application Drawings and Design and Access Statement regarding extent of demolition and façade retention

1.1.1	a: • The location of the buildings have been designed to maximise pedestrian links and visual connections through from Mortlake High Street/ Lower Richmond Road to the River Thames • A generous 'green link' public amenity space as well as a series of publicly accessible towpath, courtyard spaces and public squares are proposed to provide generous amenity space to the development as well as wider context • The height and massing of the buildings responds to the Stag Brewery Planning Brief • Varied architectural typologies are proposed to enrich the proposed urban environment and provide animated streetscapes and reflect local context • A transformative and far reaching project that will bring together local people, residents and businesses, new and existing • Creation of a mixed and balanced community • Creation of a new routes across the site and connections to the wider Mortlake area b: • The design process has identified, explored and addressed the extraordinary potential for this strategically significant site • Creation of a new vibrant, mixed-use, inclusive and profoundly sustainable development • The proposal creates a major new waterfront public realm that includes a hierarchy of generously landscaped open spaces that are legible, permeable and accessible to all • Significant ground floor active retail frontages animate the new streetscapes (Thames Street and Green Link) and Riverside Terrace • The creation of new focal point for the Borough with a distinct sense of place, for use by the wider community

10.2 Drawings

List of previously submitted application drawings with no amendments:

Existing Site (23 No. Drawings)

16019_JA12_Z0_P_00_001	Existing Site Plan
16019_JA12_Z1_E_AA_001	Existing Site Elevation
16019_JA12_Z2_E_FF_001	Existing Site Elevation FF
16019_JA12_Z2_E_NN_001	Existing Site Elevation NN
16019_JA12_B4_E_E_001	Former Maltings Building - Existing East Elevation
16019_JA12_B4_E_E_002	Former Maltings Building - Existing East Elevation Demolition
16019_JA12_B4_E_N_001	Former Maltings Building - Existing North Elevation
16019_JA12_B4_E_N_002	Former Maltings Building - Existing North Elevation Demolition
16019_JA12_B4_E_S_001	Former Maltings Building - Existing South Elevation
16019_JA12_B4_E_S_002	Former Maltings Building - Existing South Elevation Demolition
16019_JA12_B4_E_W_001	Former Maltings Building - Existing West Elevation
16019_JA12_B4_E_W_002	Former Maltings Building - Existing West Elevation Demolition
16019_JA12_B5_E_S_001	Former Bottling and Hotel Buildings - Existing South Elevation
16019_JA12_B5_E_S_002	Former Bottling and Hotel Buildings - Existing South Elevation Demolition
16019_JA12_B5_E_W_001	Former Bottling and Hotel Buildings - Existing West Elevation
16019_JA12_B5_E_W_002	Former Bottling and Hotel Buildings - Existing West Elevation Demolition
16019_JA12_B5_E_ZZ_001	Former Bottling and Hotel Buildings - Existing North & East Elevation 1
16019_JA12_B5_E_ZZ_002	Former Bottling and Hotel Buildings - Existing North & East Elevation 2
16019_JA12_B5_E_ZZ_003	Former Bottling and Hotel Buildings - Existing North & East Elevation 1 Demolition
16019_JA12_B5_E_ZZ_004	Former Bottling and Hotel Buildings - Existing North & East Elevation 2 Demolition
16019_JA12_Z0_P_00_002	Demolition plan - Entire Site
16019_JA12_Z1_P_00_001	Demolition plan - Development Area 1
16019_JA12_Z2_P_00_001	Demolition plan - Development Area 2

Application and Ownership Boundaries (10 No. Drawings)

16019_JA12_Z0_P_00_003	Red Line Site Location Plan - Applications A, B and C
16109_JA12_Z0_P_00_004	Red Line Site Location and Applicant Ownership Plan - Application A, B and C
16019_JA12_Z0_P_00_005	Application A - Red Line Site Location Plan
16019_JA12_Z0_P_00_006	Application B - Red Line Site Location Plan
16019_JA12_Z0_P_00_007	Application C - Red Line Site Location Plan
16019_JA12_Z0_P_00_008	Development Area 1 and Development Area 2 Boundaries
16019_C645_Z0_P_00_001	Site Application Boundaries: Application A, B and C
16019_C645_Z0_P_00_002	Application A Block Plan
16019_C645_Z0_P_00_003	Application B Block Plan
16019_C645_Z0_P_00_004	Application C Block Plan

List of substitution application drawings:

Masterplan (8 No. Drawings):

18125_C645_MP_P_00_001	Proposed Masterplan Ground Floor Level
18125_C645_MP_P_TY_001	Proposed Masterplan Typical Floor Level
18125_C645_Z1_P_00_001	Proposed Development Area 1 Ground Floor Level Plan
18125_C645_Z1_P_TY_001	Proposed Development Area 1 Typical Floor Level Plan
18125_C645_Z2_P_00_002	Proposed Development Area 2 Ground Floor Level Plan
18125_C645_Z2_P_00_001	Buildings 18 & 19 Indicative Layouts - Ground Floor Plan
18125_C645_Z2_P_TY_002	Proposed Development Area 2 Typical Floor Level Plan
18125_C645_Z2_P_TY_001	Buildings 18 & 19 Indicative Layouts - Typical Floor Plan

Building Plans (71 No. Drawings):

18125_C645_B01_P_00_001	Building 1 - Proposed Ground Floor Plan
18125_C645_B01_P_01_001	Building 1 - Proposed First Floor Plan
18125_C645_B01_P_02_001	Building 1 - Proposed Second Floor Plan
18125_C645_B01_P_03_001	Building 1 - Proposed Third Floor Plan
18125_C645_B01_P_B1_001	Building 1 - Proposed Basement Plan 1
18125_C645_B01_P_B2_001	Building 1 - Proposed Basement Plan 2
18125_C645_B01_P_RF_001	Building 1 - Proposed Roof Plan
18125_C645_B02_P_00_001	Building 2 - Proposed Ground Floor Plan
18125_C645_B02_P_TY1_001	Building 2 - Proposed Typical Floor 1 (Second to Fifth Levels)
18125_C645_B02_P_TY2_001	Building 2 - Proposed Typical Floor 2 (First and Sixth Levels)
18125_C645_B02_P_07_001	Building 2 - Proposed Seventh Floor Plan
18125_C645_B02_P_08_001	Building 2 - Proposed Eighth Floor Plan
18125_C645_B02_P_09_001	Building 2 - Proposed Ninth Floor Plan
18125_C645_B02_P_RF_001	Building 2 - Proposed Roof Plan
18125_C645_B03_P_00_001	Building 3 - Proposed Ground Floor Plan
18125_C645_B03_P_TY_001	Building 3 - Proposed Typical Floor (First to Fourth Levels)
18125_C645_B03_P_05_001	Building 3 - Proposed Fifth Floor Plan
18125_C645_B03_P_06_001	Building 3 - Proposed Sixth Floor Plan
18125_C645_B03_P_RF_001	Building 3 - Proposed Roof Plan
18125_C645_B04_P_00_001	Building 4 - Proposed Ground Floor Plan
18125_C645_B04_P_01_001	Building 4 - Proposed First Floor Plan
18125_C645_B04_P_02_001	Building 4 - Proposed Second Floor Plan
18125_C645_B04_P_03_001	Building 4 - Proposed Third Floor Plan
18125_C645_B04_P_04_001	Building 4 - Proposed Fourth Floor Plan
18125_C645_B04_P_05_001	Building 4 - Proposed Fifth Floor Plan
18125_C645_B04_P_06_001	Building 4 - Proposed Sixth Floor Plan
18125_C645_B04_P_07_001	Building 4 - Proposed Seventh Floor Plan
18125_C645_B04_P_RF_001	Building 4 - Proposed Roof Plan

18125_C645_B05_P_LG_001	Building 5 - Proposed Lower Ground Floor Plan
18125_C645_B05_P_00_001	Building 5 - Proposed Ground Floor Plan
18125_C645_B05_P_01_001	Building 5 - Proposed First Floor Plan
18125_C645_B05_P_02_001	Building 5 - Proposed Second Floor Plan
18125_C645_B05_P_03_001	Building 5 - Proposed Third Floor Plan
18125_C645_B05_P_RF_001	Building 5 - Proposed Roof Plan
18125_C645_B06_P_00_001	Building 6 - Proposed Ground Floor Plan
18125_C645_B06_P_TY_001	Building 6 - Proposed Typical Floor Plan
18125_C645_B06_P_04_001	Building 6 - Proposed Fourth Floor Plan
18125_C645_B06_P_RF_001	Building 6 - Proposed Roof Plan
18125_C645_B07_P_00_001	Building 7 - Proposed Ground Floor Plan
18125_C645_B07_P_TY1_001	Building 7 - Proposed Typical Floor 1 (Second to Fifth Levels)
18125_C645_B07_P_TY2_001	Building 7 - Proposed Typical Floor 2 (First and Sixth Levels)
18125_C645_B07_P_07_001	Building 7 - Proposed Seventh Floor Plan
18125_C645_B07_P_08_001	Building 7 - Proposed Eighth Floor Plan
18125_C645_B07_P_09_001	Building 7 - Proposed Ninth Floor Plan
18125_C645_B07_P_RF_001	Building 7 - Proposed Roof Plan
18125_C645_B08_P_00_001	Building 8 - Proposed Ground Floor Plan
18125_C645_B08_P_TY1_001	Building 8 - Proposed Typical Floor 1 (Second to Fifth Levels)
18125_C645_B08_P_TY2_001	Building 8 - Proposed Typical Floor 2 (First and Sixth Levels)
18125_C645_B08_P_07_001	Building 8 - Proposed Eighth Floor Plan
18125_C645_B08_P_RF_001	Building 8 - Proposed Roof Plan
18125_C645_B09_P_00_001	Building 9 - Proposed Ground Floor Plan
18125_C645_B09_P_TY_001	Building 9 - Proposed Typical Floor Plan
18125_C645_B09_P_04_001	Building 9 - Proposed Fourth Floor Plan
18125_C645_B09_P_RF_001	Building 9 - Proposed Roof Plan
18125_C645_B10_P_00_001	Building 10 - Proposed Ground Floor Plan
18125_C645_B10_P_TY_001	Building 10 - Proposed Typical Floor Plan
18125_C645_B10_P_05_001	Building 10 - Proposed Fifth Floor Plan
18125_C645_B10_P_RF_001	Building 10 - Proposed Roof Plan
18125_C645_B11_P_00_001	Building 11 - Proposed Ground Floor Plan
18125_C645_B11_P_TY1_001	Building 11 - Proposed Typical Floor 1 (Second to Fifth Levels)
18125_C645_B11_P_TY2_001	Building 11 - Proposed Typical Floor 2 (First to Sixth Levels)
18125_C645_B11_P_07_001	Building 11 - Proposed Seventh Floor Plan
18125_C645_B11_P_08_001	Building 11 - Proposed Eighth Floor Plan
18125_C645_B11_P_RF_001	Building 11 - Proposed Roof Plan

18125_C645_B12_P_00_001	Building 12 - Proposed Ground Floor Plan
18125_C645_B12_P_TY_001	Building 12 - Proposed Typical Floor Plan (First to Fourth Levels)
18125_C645_B12_P_05_001	Building 12 - Proposed Fifth Floor Plan
18125_C645_B12_P_06_001	Building 12 - Proposed Sixth Floor Plan
18125_C645_B12_P_07_001	Building 12 - Proposed Seventh Floor Plan
18125_C645_B12_P_RF_001	Building 12 - Proposed Roof Plan

Wheelchair Accessible Unit Plans (31 No. Drawings):

18125_C645_B02_P_00_002	Building 2 - Accessible Unit Apartment 2.G.2
18125_C645_B02_P_00_003	Building 2 - Accessible Unit Apartment 2.G.3
18125_C645_B02_P_00_004	Building 2 - Accessible Unit Apartment 2.G.4
18125_C645_B02_P_00_005	Building 2 - Accessible Unit Apartment 2.G.6
18125_C645_B02_P_00_006	Building 2 - Accessible Unit Apartment 2.G.7
18125_C645_B02_P_TY1_002	Building 2 - Accessible Unit Apartment 2.TY1.3
18125_C645_B02_P_TY1_003	Building 2 - Accessible Unit Apartment 2.TY1.17
18125_C645_B03_P_00_002	Building 3 - Accessible Unit Apartment 3.G.1
18125_C645_B03_P_00_003	Building 3 - Accessible Unit Apartment 3.G.3
18125_C645_B03_P_05_002	Building 3 - Accessible Unit Apartment 3.5.4
18125_C645_B03_P_TY_002	Building 3 - Accessible Unit Apartment 3.TY.4
18125_C645_B04_P_01_002	Building 4 - Accessible Unit Apartment 4.1.2
18125_C645_B04_P_01_003	Building 4 - Accessible Unit Apartment 4.1.3
18125_C645_B04_P_02_002	Building 4 - Accessible Unit Apartment 4.2.2
18125_C645_B04_P_02_003	Building 4 - Accessible Unit Apartment 4.2.3
18125_C645_B04_P_05_002	Building 4 - Accessible Unit Apartment 4.5.2
18125_C645_B04_P_05_003	Building 4 - Accessible Unit Apartment 4.5.3
18125_C645_B06_P_TY_002	Building 6 - Accessible Unit Apartment 6.TY.5
18125_C645_B07_P_00_002	Building 7 - Accessible Unit Apartment 7.G.1
18125_C645_B07_P_00_003	Building 7 - Accessible Unit Apartment 7.G.2
18125_C645_B07_P_00_004	Building 7 - Accessible Unit Apartment 7.G.4
18125_C645_B08_P_00_002	Building 8 - Accessible Unit Apartment 8.G.5
18125_C645_B08_P_00_003	Building 8 - Accessible Unit Apartment 8.G.3
18125_C645_B08_P_TY1_002	Building 8 - Accessible Unit Apartment 8.TY1.4
18125_C645_B08_P_TY1_003	Building 8 - Accessible Unit Apartment 8.TY1.5
18125_C645_B09_P_TY_002	Building 9 - Accessible Unit Apartment 9.TY.1
18125_C645_B10_P_TY_002	Building 10 - Accessible Unit Apartment 10.TY.7
18125_C645_B11_P_00_002	Building 11 - Accessible Unit Apartment 11.G.1
18125_C645_B11_P_00_003	Building 11 - Accessible Unit Apartment 11.G.2
18125_C645_B12_P_00_002	Building 12 - Accessible Unit Apartment 12.G.1
18125_C645_B12_P_00_003	Building 12 - Accessible Unit Apartment 12.G.2

(Continued) list of substitution application drawings:

Basement Plans (2 No. Drawings):

18125_C645_Z1_P_B1_001	Proposed Development Area 1 Basement Plan
18125_C645_Z2_P_B1_001	Proposed Development Area 2 Basement Plan

Basement Sections (3 No. Drawings):

18125_C645_Z1_S_B1_001	Proposed Development Area 1 Basement Section AA
18125_C645_Z1_S_B1_002	Proposed Development Area 1 Basement Section BB
18125_C645_Z2_S_B1_001	Proposed Development Area 2 Basement Section CC

Refuse Store Plans (7 No. Drawings):

18125_C645_B03_P_00_004	Building 3 - Ground Floor Level Refuse Store Plan
18125_C645_B04_P_00_002	Building 4 - Ground Floor Level Refuse Store Plan
18125_C645_B06_P_00_002	Building 6 - Ground Floor Level Refuse Store Plan
18125_C645_B08_P_00_005	Building 8 - Ground Floor Level Refuse Store Plan
18125_C645_B09_P_00_002	Building 9 - Ground Floor Level Refuse Store Plan
18125_C645_B10_P_00_003	Building 10 - Ground Floor Level Refuse Store Plan
18125_C645_B12_P_00_004	Building 12 - Ground Floor Level Refuse Store Plan

Parameter Plans (13 No. Drawings)

18125_C645_Z2_P_PR_001	Block Footprint and Horizontal Lines of Deviation Ground to Second Floor
18125_C645_Z2_P_PR_002	Block Footprint and Horizontal Lines of Deviation Third Floor
18125_C645_Z2_P_PR_003	Block Footprint and Horizontal Lines of Deviation Fourth Floor
18125_C645_Z2_P_PR_004	Block Footprint and Horizontal Lines of Deviation Fifth Floor
18125_C645_Z2_P_PR_005	Block Footprint and Horizontal Lines of Deviation Sixth Floor
18125_C645_Z2_P_PR_006	Block Heights and Vertical Lines of Deviation
18125_C645_Z2_P_PR_007	Proposed Building Levels - Ground Floor
18125_C645_Z2_P_PR_008	Proposed Land Use Distribution Ground and Upper Floors
18125_C645_Z2_P_PR_009	Proposed Land Use Distribution Basement
18125_C645_Z2_P_PR_010	Proposed Basement Maximum Depth and Extent
18125_C645_Z2_P_PR_011	Demolition and Retention Plan
18125_C645_Z2_P_PR_012	Proposed Active Frontages - Ground Floor
18125_C645_Z2_P_PR_013	Block Footprint and Horizontal Lines of Deviation Seventh Floor

Bay Study Elevations (9 No. Drawings):

18125_C645_Z1_E_01_001	Mansion Typology Bay Study Elevation - Double Gable
18125_C645_Z1_E_01_002	Mansion Typology Bay Study Elevation - Single Bay
18125_C645_Z1_E_01_003	Mansion Typology Bay Study Elevation - Single Gable
18125_C645_Z1_E_01_004	Warehouse Typology Bay Study Elevation
18125_C645_Z1_E_01_005	Bottling & Hotel Building Bay Study Elevation - Existing Facade Office
18125_C645_Z1_E_01_006	Bottling & Hotel Building Bay Study Elevation - New Facade Office
18125_C645_Z1_E_01_007	Bottling & Hotel Building Bay Study Elevation - Existing Facade Former Hotel
18125_C645_Z1_E_01_008	Cinema Bay Study Elevation

Site Sections and Elevations (24 No. Drawings):

18125_C645_Z1_E_AA_001	Proposed Site Elevation AA
18125_C645_Z1_E_BB_001	Proposed Site Elevation BB
18125_C645_Z1_E_CC_001	Proposed Site Elevation CC
18125_C645_Z1_E_DD_001	Proposed Site Elevation DD
18125_C645_Z1_E_EE_001	Proposed Site Elevation EE
18125_C645_Z1_E_FF_001	Proposed Site Elevation FF
18125_C645_Z1_E_GG_001	Proposed Site Elevation GG
18125_C645_Z1_E_HH_001	Proposed Site Elevation HH
18125_C645_Z1_E_II_001	Proposed Site Elevation II
18125_C645_Z2_E_JJ_001	Proposed Site Elevation JJ
18125_C645_Z2_E_KK_001	Proposed Site Elevation KK
18125_C645_Z2_E_LL_001	Proposed Site Elevation LL
18125_C645_Z2_E_MM_001	Proposed Site Elevation MM
18125_C645_Z2_E_NN_001	Proposed Site Elevation NN
18125_C645_Z2_E_OO_001	Proposed Site Elevation OO
18125_C645_Z2_E_PP_001	Proposed Site Elevation PP
18125_C645_Z2_E_QQ_001	Proposed Site Elevation QQ
18125_C645_Z2_E_RR_001	Proposed Site Elevation RR
18125_C645_Z2_S_AA_001	Proposed Site Section AA
18125_C645_Z2_S_BB_001	Proposed Site Section BB
18125_C645_Z2_S_CC_001	Proposed Site Section CC
18125_C645_Z2_S_DD_001	Proposed Site Section DD
18125_C645_Z2_S_EE_001	Proposed Site Section EE
18125_C645_Z2_S_FF_001	Proposed Site Section FF

Building Elevations (53 No. Drawings):

18125_C645_B01_E_E_001	Building 1 - Proposed East Elevation
18125_C645_B01_E_N_001	Building 1 - Proposed North Elevation
18125_C645_B01_E_S_001	Building 1 - Proposed South Elevation
18125_C645_B01_E_W_001	Building 1 - Proposed West Elevation
18125_C645_B02_E_E_001	Building 2 - Proposed East Elevation
18125_C645_B02_E_N_001	Building 2 - Proposed North Elevation 1
18125_C645_B02_E_N_002	Building 2 - Proposed North Elevation 2
18125_C645_B02_E_S_001	Building 2 - Proposed South Elevation
18125_C645_B02_E_W_001	Building 2 - West Elevation 1
18125_C645_B02_E_W_002	Building 2 - West Elevation 2
18125_C645_B03_E_E_001	Building 3 - Proposed East Elevation
18125_C645_B03_E_N_001	Building 3 - Proposed North Elevation
18125_C645_B03_E_S_001	Building 3 - Proposed South Elevation
18125_C645_B03_E_W_001	Building 3 - Proposed West Elevation
18125_C645_B04_E_E_001	Building 4 - Proposed East Elevation
18125_C645_B04_E_N_001	Building 4 - Proposed North Elevation
18125_C645_B04_E_S_001	Building 4 - Proposed South Elevation
18125_C645_B04_E_W_002	Building 4 - Proposed West Elevation
18125_C645_B05_E_H_001	Building 5 - Proposed (Former) Hotel Elevations
18125_C645_B05_E_S_001	Building 5 - Proposed South Elevation
18125_C645_B05_E_E_001	Building 5 - Proposed East & North Elevations
18125_C645_B05_E_N_002	Building 5 - Proposed North & West Elevations
18125_C645_B06_E_E_001	Building 6 - Proposed East Elevation
18125_C645_B06_E_N_001	Building 6 - Proposed North Elevation
18125_C645_B06_E_S_001	Building 6 - Proposed South Elevation 1
18125_C645_B06_E_S_002	Building 6 - Proposed South Elevation 2
18125_C645_B06_E_W_001	Building 6 - Proposed West Elevation
18125_C645_B07_E_E_001	Building 7 - Proposed East Elevation
18125_C645_B07_E_N_001	Building 7 - Proposed North Elevation
18125_C645_B07_E_S_001	Building 7 - Proposed South Elevation
18125_C645_B07_E_W_001	Building 7 - Proposed West Elevation
18125_C645_B08_E_E_001	Building 8 - Proposed East Elevation
18125_C645_B08_E_N_001	Building 8 - Proposed North Elevation
18125_C645_B08_E_S_001	Building 8 - Proposed South Elevation
18125_C645_B08_E_W_001	Building 8 - Proposed West Elevation 1
18125_C645_B08_E_W_002	Building 8 - Proposed West Elevation 2
18125_C645_B09_E_E_001	Building 9 - Proposed East Elevation
18125_C645_B09_E_N_001	Building 9 - Proposed North Elevation
18125_C645_B09_E_S_001	Building 9 - Proposed South Elevation
18125_C645_B09_E_W_001	Building 9 - Proposed West Elevation
18125_C645_B10_E_E_001	Building 10 - Proposed East Elevation
18125_C645_B10_E_N_001	Building 10 - Proposed North Elevation
18125_C645_B10_E_S_001	Building 10 - Proposed South Elevation
18125_C645_B10_E_W_001	Building 10 - Proposed West Elevation
18125_C645_B11_E_E_001	Building 11 - Proposed East Elevation
18125_C645_B11_E_N_001	Building 11 - Proposed North Elevation
18125_C645_B11_E_S_001	Building 11 - Proposed South Elevation
18125_C645_B11_E_W_001	Building 11 - Proposed West Elevation
18125_C645_B12_E_E_001	Building 12 - Proposed East Elevation
18125_C645_B12_E_N_001	Building 12 - Proposed North Elevation 1
18125_C645_B12_E_N_002	Building 12 - Proposed North Elevation 2
18125_C645_B12_E_S_002	Building 12 - Proposed South Elevation
18125_C645_B12_E_W_001	Building 12 - Proposed West Elevation

VIEW FROM MORTLAKE GREEN

VIEW FROM CROSSING ON LOWER RICHMOND ROAD LOOKING TOWARDS THE GREEN LINK

VIEW FROM GREEN LINK LOOKING TOWARDS THE RIVER THAMES

VIEW FROM LOWER RICHMOND ROAD LOOKING TOWARDS NEW CINEMA BUILDING

VIEW LOOKING EAST FROM LOWER RICHMOND ROAD

VIEW DOWN WIDENED SHIP LANE

VIEW OF NEW HIGH STREET (THAMES STREET)

VIEW OF NEW BOTTLEWORKS SQUARE

VIEW FROM MORTLAKE HIGH STREET

VIEW FROM JUNCTION OF LOWER RICHMOND ROAD AND MORTLAKE HIGH STREET

VIEW FROM RIVER THAMES LOOKING TOWARDS NEW RIVERSIDE SQUARE

VIEW OF RESIDENTIAL GARDEN COURTYARD (BUILDINGS 7 & 8)

VIEW FROM NORTH EAST

VIEW FROM CHISWICK BRIDGE

VIEW FROM DUKES MEADOW

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