

**10.0 Appendices**

10.1 Housing Assessment Matrix

## STAG BREWERY - 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
<b>Defining Good Places</b>			
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.
<b>Communal and Public Open space</b>			
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
<b>Existing Gardens</b>			
<b>Playspace</b>			
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 7,534 sqm of new child play space could be provided across the entire Development (which excludes the school play facilities)

<b>Housing for a diverse city</b>			
<b>Density</b>			
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)
<b>Residential mix</b>			
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
<b>From Street to Front Door</b>			
<b>Entrance and Approach</b>			
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
<b>Active frontages</b>			
10	Active frontages 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	
<b>Access</b>			
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	
<b>Shared circulation within buildings</b>			
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	

<b>Car parking</b>																												
17	The maximum standards set out below should be the basis for considering planning applications	Baseline		Car parking provision falls below the maximum London Plan standards.  See Transport Assessment																								
<p><i>Parking for residential development</i></p> <table border="1"> <thead> <tr> <th></th> <th>PTAL 0 to 1</th> <th>PTAL 2 to 4</th> <th>PTAL 5 to 6</th> </tr> </thead> <tbody> <tr> <td><b>Suburban</b></td> <td>150-200 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> <td>150-250 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> <td>200-350 hr/ha 4.5-9.0 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> </tr> <tr> <td><b>Urban</b></td> <td>150-250 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> <td>200-450 hr/ha 4.5-12.0 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> <td>200-700 hr/ha 4.5-18.5 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> </tr> <tr> <td><b>Central</b></td> <td>150-300 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> <td>300-650 hr/ha 6.5-17.0 hr/unit 4.5-12.0 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> <td>650-1100 hr/ha 7.4-29.0 hr/unit 4.5-18.5 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit</td> </tr> </tbody> </table> <p><b>Maximum residential parking standards</b></p> <table border="1"> <thead> <tr> <th>number of beds</th> <th>4 or more</th> <th>3</th> <th>1-2</th> </tr> </thead> <tbody> <tr> <td>parking spaces</td> <td>up to 2 per unit</td> <td>up to 1.5 per unit</td> <td>less than 1 per unit</td> </tr> </tbody> </table> <p>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. 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.</p>			PTAL 0 to 1	PTAL 2 to 4	PTAL 5 to 6	<b>Suburban</b>	150-200 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	150-250 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	200-350 hr/ha 4.5-9.0 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	<b>Urban</b>	150-250 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	200-450 hr/ha 4.5-12.0 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	200-700 hr/ha 4.5-18.5 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	<b>Central</b>	150-300 hr/ha 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	300-650 hr/ha 6.5-17.0 hr/unit 4.5-12.0 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	650-1100 hr/ha 7.4-29.0 hr/unit 4.5-18.5 hr/unit 3.8-4.6 hr/unit 3.1-3.7 hr/unit 2.7-3.0 hr/unit	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			
	PTAL 0 to 1	PTAL 2 to 4	PTAL 5 to 6																									
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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 given 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																								
<b>Cycle storage</b>																												
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																								

<b>Refuse, post and deliveries</b>			
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 hygiene standard.	Baseline	Scheme has been designed in line with all local requirements and should achieve 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	
<b>Dwelling Space Standards</b>			
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
<b>Private open space</b>			
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	
<b>Privacy</b>			
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
<b>Dual aspect</b>			
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
<b>Noise</b>			
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	
<b>Floor to ceiling heights</b>			
31	A minimum floor to ceiling height of 2.5metres for at least 75% of the gross internal area is strongly encouraged.	Baseline	
<b>Daylight and sunlight</b>			
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

	<b>Air Quality</b>			
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		
	<b>Environmental performance</b>			
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		
	<b>Energy and CO2</b>			
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.  <div style="text-align: right; margin-right: 100px;"><u>Year</u></div> 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
	<b>Overheating</b>			
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

	<b>Water</b>			
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
	<b>Ecology</b>			
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
	<b>Design Process</b>			
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	<p>a:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• The height and massing of the buildings responds to the Stag Brewery Planning Brief</li> <li>• Varied architectural typologies are proposed to enrich the proposed urban environment and provide animated streetscapes and reflect local context</li> <li>• A transformative and far reaching project that will bring together local people, residents and businesses, new and existing</li> <li>• Creation of a mixed and balanced community</li> <li>• Creation of a new routes across the site and connections to the wider Mortlake area</li> </ul> <p>b:</p> <ul style="list-style-type: none"> <li>• The design process has identified, explored and addressed the extraordinary potential for this strategically significant site</li> <li>• Creation of a new vibrant, mixed-use, inclusive and profoundly sustainable development</li> <li>• 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</li> <li>• Significant ground floor active retail frontages animate the new streetscapes (Thames Street and Green Link) and Riverside Terrace</li> <li>• The creation of new focal point for the Borough with a distinct sense of place, for use by the wider community</li> </ul>			
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10.2 Drawings

A full list of Application A drawings is provided below. These drawings are provided within a separate document - Design and Access Statement Volume 5: Application Drawings.

**Existing Drawings**

JA12_Z0_P_00_001	Existing Site Plan
JA12_Z0_P_00_009	Existing Site Survey
JA12_Z1_E_AA_001	Existing Site Elevation AA
JA12_Z1_E_FF_001	Existing Site Elevation FF
JA12_Z2_E_NN_001	Existing Site Elevation NN
JA12_B4_E_E_001	Former Maltings Building - Existing East Elev
JA12_B4_E_E_002	Former Maltings Building - Existing East Elev Demo
JA12_B4_E_N_001	Former Maltings Building - Existing North Elev
JA12_B4_E_N_002	Former Maltings Building - Existing North Elev Demo
JA12_B4_E_S_001	Former Maltings Building - Existing South Elev
JA12_B4_E_S_002	Former Maltings Building - Existing South Elev Demo
JA12_B4_E_W_001	Former Maltings Building - Existing West Elev
JA12_B4_E_W_002	Former Maltings Building - Existing West Elev Demo
JA12_B5_E_S_001	Former Bottling and Hotel Buildings - Exist. South Elev
JA12_B5_E_S_002	Former Bottling and Hotel Buildings - Exist. South Elev Demo
JA12_B5_E_W_001	Former Bottling and Hotel Buildings - Exist. West Elev
JA12_B5_E_W_002	Former Bottling and Hotel Buildings - Exist. West Elev Demo
JA12_B5_E_ZZ_001	Former Bottling and Hotel Buildings - Exist. North & East Elevs 1
JA12_B5_E_ZZ_002	Former Bottling and Hotel Buildings - Exist. North & East Elevs 2
JA12_B5_E_ZZ_003	Former Bottling and Hotel Buildings - Exist. North & East Elevs 1 Demolition
JA12_B5_E_ZZ_004	Former Bottling and Hotel Buildings - Exist. North & East Elevs 2 Demolition
<b>Demolition Plans</b>	
JA12_Z0_P_00_002	Demolition plan - Entire Site
JA12_Z1_P_00_001	Demolition plan - Development Area 1
JA12_Z2_P_00_001	Demolition plan - Development Area 2
<b>Application and Ownership Boundaries Drawings</b>	
JA12_Z0_P_00_003	Red Line Site Location Plan - Applications A and B
JA12_Z0_P_00_004	Red Line Site Location / Applicant Ownership Plan - A and B
C645_Z0_P_00_001	Site Application Boundaries: Application A and B
C645_Z0_P_00_002	Application A Block Plan
C645_Z0_P_00_003	Application B Block Plan
JA12_Z0_P_00_005	Application A - Red Line Site Location Plan
JA12_Z0_P_00_006	Application B - Red Line Site Location Plan
JA12_Z0_P_00_008	Development Area 1 and Development Area 2 Boundaries

**Conditions Plans**

C645_MP_P_00_005	Conditions Plot Plan
C645_MP_P_00_006	Conditions Plot Plan (Basement Works Only)

**Basement Plans**

C645_Z1_P_B1_001	Proposed Development Area 1 Basement Plan
C645_Z2_P_B1_001	Proposed Development Area 2 Basement Plan

**Basement Sections**

C645_Z1_S_B1_001	Proposed Development Area 1 Basement Section AA
C645_Z1_S_B1_002	Proposed Development Area 1 Basement Section BB
C645_Z2_S_B1_001	Proposed Development Area 2 Basement Section CC

**Masterplan Drawings**

C645_MP_P_00_001	Proposed Masterplan Ground Floor Level
C645_MP_P_TY_001	Proposed Masterplan Typical Floor Level
C645_Z1_P_00_001	Proposed Development Area 1 Ground Level Plan
C645_Z1_P_TY_001	Proposed Development Area 1 Typical Level Plan
C645_Z2_P_00_002	Proposed Development Area 2 Ground Level Plan
C645_Z2_P_00_001	Proposed Development Area 2 Ground Level Plan
C645_Z2_P_TY_002	Proposed Development Area 2 Typical Level Plan
C645_Z2_P_TY_001	Proposed Development Area 2 Typical Level Plan

**Parameter Plans**

C645_Z2_P_PR_001	Block Footprint and Horizontal Lines of Deviation One to Three Storeys
C645_Z2_P_PR_002	Block Footprint and Horizontal Lines of Deviation Four Storeys
C645_Z2_P_PR_003	Block Footprint and Horizontal Lines of Deviation Five Storeys
C645_Z2_P_PR_004	Block Footprint and Horizontal Lines of Deviation Six Storeys
C645_Z2_P_PR_005	Block Footprint and Horizontal Lines of Deviation Seven Storeys
C645_Z2_P_PR_006	Proposed Block Heights and Vertical Lines of Deviation
C645_Z2_P_PR_007	Proposed Building Levels - Ground Floor
C645_Z2_P_PR_008	Proposed Land Use Distribution Ground and Upper Floors
C645_Z2_P_PR_009	Proposed Land Use Distribution Basement
C645_Z2_P_PR_010	Proposed Basement Maximum Depth and Extent
C645_Z2_P_PR_011	Demolition and Retention Plan
C645_Z2_P_PR_012	Proposed Active Frontages - Ground Floor
C645_Z2_P_PR_013	Proposed Active Frontages - Ground Floor

**Building Plans**

C645_B01_P_00_001	Building 1 - Proposed Ground Floor Plan
C645_B01_P_01_001	Building 1 - Proposed First Floor Plan
C645_B01_P_02_001	Building 1 - Proposed Second Floor Plan
C645_B01_P_03_001	Building 1 - Proposed Third Floor Plan
C645_B01_P_B1_001	Building 1 - Proposed Basement Plan 1

C645_B01_P_B2_001	Building 1 - Proposed Basement Plan 2
C645_B01_P_RF_001	Building 1 - Proposed Roof Plan
C645_B02_P_00_001	Building 2 - Proposed Ground Floor Plan
C645_B02_P_TY1_001	Building 2 - Proposed Typical Floor 1 (Second to Fifth Levels)
C645_B02_P_TY2_001	Building 2 - Proposed Typical Floor 2 (First and Sixth Levels)
C645_B02_P_07_001	Building 2 - Proposed Seventh Floor Plan
C645_B02_P_08_001	Building 2 - Proposed Eighth Floor Plan
C645_B02_P_RF_001	Building 2 - Proposed Roof Plan
C645_B03_P_00_001	Building 3 - Proposed Ground Floor Plan
C645_B03_P_TY_001	Building 3 - Proposed Typical Floor (First to Third Levels)
C645_B03_P_04_001	Building 3 - Proposed Fourth Floor Plan
C645_B03_P_05_001	Building 3 - Proposed Fifth Floor Plan
C645_B03_P_RF_001	Building 3 - Proposed Roof Plan
C645_B04_P_00_001	Building 4 - Proposed Ground Floor Plan
C645_B04_P_01_001	Building 4 - Proposed First Floor Plan
C645_B04_P_02_001	Building 4 - Proposed Second Floor Plan
C645_B04_P_03_001	Building 4 - Proposed Third Floor Plan
C645_B04_P_04_001	Building 4 - Proposed Fourth Floor Plan
C645_B04_P_05_001	Building 4 - Proposed Fifth Floor Plan
C645_B04_P_06_001	Building 4 - Proposed Sixth Floor Plan
C645_B04_P_07_001	Building 4 - Proposed Seventh Floor Plan
C645_B04_P_RF_001	Building 4 - Proposed Roof Plan
C645_B05_P_LG_001	Building 5 - Proposed Lower Ground Floor Plan
C645_B05_P_00_001	Building 5 - Proposed Ground Floor Plan
C645_B05_P_01_001	Building 5 - Proposed First Floor Plan
C645_B05_P_02_001	Building 5 - Proposed Second Floor Plan
C645_B05_P_RF_001	Building 5 - Proposed Roof Plan
C645_B06_P_00_001	Building 6 - Proposed Ground Floor Plan
C645_B06_P_TY_001	Building 6 - Proposed Typical Floor Plan (First to Third Levels)
C645_B06_P_04_001	Building 6 - Proposed Fourth Floor Plan
C645_B06_P_RF_001	Building 6 - Proposed Roof Plan
C645_B07_P_00_001	Building 7 - Proposed Ground Floor Plan
C645_B07_P_TY1_001	Building 7 - Proposed Typical Floor 1 (Second to Fifth Levels)
C645_B07_P_TY2_001	Building 7 - Proposed Typical Floor Plan 2 (First and Sixth Levels)
C645_B07_P_07_001	Building 7 - Proposed Seventh Floor Plan
C645_B07_P_08_001	Building 7 - Proposed Eighth Floor Plan
C645_B07_P_RF_001	Building 7 - Proposed Roof Plan

C645_B08_P_00_001	Building 8 - Proposed Ground Floor Plan	C645_B03_E_E_001	Building 3 - Proposed East Elevation	C645_B12_E_E_001	Building 12 - Proposed East Elevation
C645_B08_P_TY1_001	Building 8 - Proposed Typical Floor 1 (Second to Fifth Levels)	C645_B03_E_N_001	Building 3 - Proposed North Elevation	C645_B12_E_N_001	Building 12 - Proposed North Elevation 1
C645_B08_P_01_001	Building 8 - Proposed First Floor Plan	C645_B03_E_S_001	Building 3 - Proposed South Elevation	C645_B12_E_N_002	Building 12 - Proposed North Elevation 2
C645_B08_P_06_001	Building 8 - Proposed Sixth Floor Plan	C645_B03_E_W_001	Building 3 - Proposed West Elevation	C645_B12_E_S_002	Building 12 - Proposed South Elevation
C645_B08_P_07_001	Building 8 - Proposed Seventh Floor Plan	C645_B04_E_E_001	Building 4 - Proposed East Elevation	C645_B12_E_W_001	Building 12 - Proposed West Elevation
C645_B08_P_08_001	Building 8 - Proposed Eighth Floor Plan	C645_B04_E_N_001	Building 4 - Proposed North Elevation	<b>Site Sections &amp; Elevations</b>	
C645_B08_P_RF_001	Building 8 - Proposed Roof Plan	C645_B04_E_S_001	Building 4 - Proposed South Elevation	C645_Z1_E_AA_001	Proposed Site Elevation AA
C645_B09_P_00_001	Building 9 - Proposed Ground Floor Plan	C645_B04_E_W_002	Building 4 - Proposed West Elevation	C645_Z1_E_BB_001	Proposed Site Elevation BB
C645_B09_P_TY_001	Building 9 - Proposed Typical Floor Plan (First to Third Levels)	C645_B05_E_H_001	Building 5 - Proposed Bottleworks Elevations - North, East & West	C645_Z1_E_CC_001	Proposed Site Elevation CC
C645_B09_P_04_001	Building 9 - Proposed Fourth Floor Plan	C645_B05_E_S_001	Building 5 - Proposed South Elevation	C645_Z1_E_DD_001	Proposed Site Elevation DD
C645_B09_P_RF_001	Building 9 - Proposed Roof Plan	C645_B05_E_E_001	Building 5 - Proposed East & North Elevations	C645_Z1_E_EE_001	Proposed Site Elevation EE
C645_B10_P_00_001	Building 10 - Proposed Ground Floor Plan	C645_B05_E_N_002	Building 5 - Proposed North & West Elevations	C645_Z1_E_FF_001	Proposed Site Elevation FF
C645_B10_P_TY_001	Building 10 - Proposed Typical Floor Plan (First to Fifth Levels)	C645_B06_E_E_001	Building 6 - Proposed East Elevation	C645_Z1_E_GG_001	Proposed Site Elevation GG
C645_B10_P_06_001	Building 10 - Proposed Sixth Floor Plan	C645_B06_E_N_001	Building 6 - Proposed North Elevation	C645_Z1_E_HH_001	Proposed Site Elevation HH
C645_B10_P_RF_001	Building 10 - Proposed Roof Plan	C645_B06_E_S_001	Building 6 - Proposed South Elevation 1	C645_Z1_E_HH_001	Proposed Site Elevation HH
C645_B11_P_00_001	Building 11 - Proposed Ground Floor Plan	C645_B06_E_S_002	Building 6 - Proposed South Elevation 2	C645_Z1_E_II_001	Proposed Site Elevation II
C645_B11_P_TY1_001	Building 11 - Proposed Typical Floor 1 (Second to Fifth Levels)	C645_B06_E_W_001	Building 6 - Proposed West Elevation	C645_Z2_E_JJ_001	Proposed Site Elevation JJ
C645_B11_P_TY2_001	Building 11 - Proposed Typical Floor 2 (First and Sixth Levels)	C645_B07_E_E_001	Building 7 - Proposed East Elevation	C645_Z2_E_KK_001	Proposed Site Elevation KK
C645_B11_P_07_001	Building 11 - Proposed Seventh Floor Plan	C645_B07_E_N_001	Building 7 - Proposed North Elevation	C645_Z2_E_LL_001	Proposed Site Elevation LL
C645_B11_P_RF_001	Building 11 - Proposed Roof Plan	C645_B07_E_S_001	Building 7 - Proposed South Elevation	C645_Z2_E_MM_001	Proposed Site Elevation MM
C645_B12_P_00_001	Building 12 - Proposed Ground Floor Plan	C645_B07_E_W_001	Building 7 - Proposed West Elevation	C645_Z2_E_NN_001	Proposed Site Elevation NN
C645_B12_P_TY_001	Building 12 - Proposed Typical Floor Plan (First to Fifth Levels)	C645_B08_E_E_001	Building 8 - Proposed East Elevation	C645_Z2_E_OO_001	Proposed Site Elevation OO
C645_B12_P_06_001	Building 12 - Proposed Sixth Floor Plan	C645_B08_E_N_001	Building 8 - Proposed North Elevation	C645_Z2_E_PP_001	Proposed Site Elevation PP
C645_B12_P_07_001	Building 12 - Proposed Seventh Floor Plan	C645_B08_E_S_001	Building 8 - Proposed South Elevation	C645_Z2_E_QQ_001	Proposed Site Elevation QQ
C645_B12_P_RF_001	Building 12 - Proposed Roof Floor Plan	C645_B08_E_W_001	Building 8 - Proposed West Elevation 1	C645_Z2_E_QQ_001	Proposed Site Elevation QQ
		C645_B08_E_W_002	Building 8 - Proposed West Elevation 2	C645_Z2_E_RR_001	Proposed Site Elevation RR
		C645_B09_E_E_001	Building 9 - Proposed East Elevation	C645_Z1_S_AA_001	Proposed Site Section AA
		C645_B09_E_N_001	Building 9 - Proposed North Elevation	C645_Z1_S_BB_001	Proposed Site Section BB
		C645_B09_E_S_001	Building 9 - Proposed South Elevation	C645_Z1_S_CC_001	Proposed Site Section CC
		C645_B9_E_W_001	Building 9 - Proposed West Elevation	C645_ZZ_S_DD_001	Proposed Site Section DD
		C645_B10_E_E_001	Building 10 - Proposed East Elevation	C645_Z2_S_EE_001	Proposed Site Section EE
		C645_B10_E_N_001	Building 10 - Proposed North Elevation	C645_Z2_S_FF_001	Proposed Site Section FF
		C645_B10_E_S_001	Building 10 - Proposed South Elevation	<b>Wheelchair Accessible Unit Plans</b>	
		C645_B10_E_W_001	Building 10 - Proposed West Elevation	C645_B02_P_00_002	Building 2 - Accessible Unit Apartment 2.G.2
		C645_B11_E_E_001	Building 11 - Proposed East Elevation	C645_B02_P_00_003	Building 2 - Accessible Unit Apartment 2.G.3
		C645_B11_E_N_001	Building 11 - Proposed North Elevation	C645_B02_P_00_005	Building 2 - Accessible Unit Apartment 2.G.6
		C645_B11_E_S_001	Building 11 - Proposed South Elevation	C645_B02_P_00_006	Building 2 - Accessible Unit Apartment 2.G.7
		C645_B11_E_W_001	Building 11 - Proposed West Elevation	C645_B02_P_00_007	Building 2 - Accessible Unit Apartment 2.G.5
				C645_B02_P_TY1_002	Building 2 - Accessible Unit Apartment 2.TY1.3
				C645_B02_P_TY1_003	Building 2 - Accessible Unit Apartment 2.TY1.17
				C645_B03_P_00_002	Building 3 - Accessible Unit Apartment 3.G.1
				C645_B03_P_00_003	Building 3 - Accessible Unit Apartment 3.G.3
				C645_B03_P_05_002	Building 3 - Accessible Unit Apartment 3.5.4
				C645_B03_P_TY_002	Building 3 - Accessible Unit Apartment 3.TY.4
				C645_B04_P_01_002	Building 4 - Accessible Unit Apartment 4.1.2
				C645_B04_P_01_003	Building 4 - Accessible Unit Apartment 4.1.3
				C645_B04_P_02_002	Building 4 - Accessible Unit Apartment 4.2.2
				C645_B04_P_02_003	Building 4 - Accessible Unit Apartment 4.2.3
<b>Building Elevations</b>					
C645_B01_E_E_001	Building 1 - Proposed East Elevation				
C645_B01_E_N_001	Building 1 - Proposed North Elevation				
C645_B01_E_S_001	Building 1 - Proposed South Elevation				
C645_B01_E_W_001	Building 1 - Proposed West Elevation				
C645_B02_E_E_001	Building 2 - Proposed East Elevation				
C645_B02_E_N_001	Building 2 - Proposed North Elevation 1				
C645_B02_E_N_002	Building 2 - Proposed North Elevation 2				
C645_B02_E_S_001	Building 2 - Proposed South Elevation				
C645_B02_E_W_001	Building 2 - Proposed West Elevation 1				
C645_B02_E_W_002	Building 2 - Proposed West Elevation 2				

C645_B04_P_05_002	Building 4 - Accessible Unit Apartment 4.5.2	18125-SQP-ZZ-SK-030	Proposed Masterplan Sixth Floor Level - Obscured Glazing
C645_B04_P_05_003	Building 4 - Accessible Unit Apartment 4.5.3	18125-SQP-ZZ-SK-032	Proposed Masterplan Seventh Floor Level - Obscured Glazing
C645_B06_P_TY_002	Building 6 - Accessible Unit Apartment 6.TY.5	18125-SQP-ZZ-SK-034	Proposed Masterplan Eighth Floor Level - Obscured Glazing
C645_B07_P_00_002	Building 7 - Accessible Unit Apartment 7.G.1		
C645_B07_P_00_003	Building 7 - Accessible Unit Apartment 7.G.2		
C645_B07_P_00_004	Building 7 - Accessible Unit Apartment 7.G.4		
C645_B08_P_00_002	Building 8 - Accessible Unit Apartment 8.G.5		
C645_B08_P_00_003	Building 8 - Accessible Unit Apartment 8.G.3		
C645_B08_P_TY1_002	Building 8 - Accessible Unit Apartment 8.TY1.4		
C645_B08_P_TY1_003	Building 8 - Accessible Unit Apartment 8.TY1.5		
C645_B08_P_TY1_004	Building 8 - Accessible Unit Apartment 8.TY1.2		
C645_B09_P_TY_002	Building 9 - Accessible Unit Apartment 9.TY.1		
C645_B11_P_00_002	Building 11 - Accessible Unit Apartment 11.G.1		
C645_B11_P_00_003	Building 11 - Accessible Unit Apartment 11.G.2		
C645_B12_P_00_002	Building 12 - Accessible Unit Apartment 12.G.1		
C645_B12_P_00_003	Building 12 - Accessible Unit Apartment 12.G.2		

#### Refuse Store Plans

C645_B03_P_00_004	Building 3 - Ground Floor Level Refuse Store Plan
C645_B04_P_00_002	Building 4 - Ground Floor Level Refuse Store Plan
C645_B06_P_00_002	Building 6 - Ground Floor Level Refuse Store Plan
C645_B08_P_00_005	Building 8 - Ground Floor Level Refuse Store Plan
C645_B09_P_00_002	Building 9 - Ground Floor Level Refuse Store Plan
C645_B10_P_00_003	Building 10 - Ground Floor Level Refuse Store Plan
C645_B12_P_00_004	Building 12 - Ground Floor Level Refuse Store Plan

#### Bay Studies

C645_Z1_E_01_001	Mansion Typology Bay Study Elevation - Double Gable
C645_Z1_E_01_002	Mansion Typology Bay Study Elevation - Single Bay
C645_Z1_E_01_003	Mansion Typology Bay Study Elevation - Single Gable
C645_Z1_E_01_009	Warehouse Typology Bay Study Elevation
C645_Z1_E_01_005	Bottling and Hotel Building Bay Study Elevation - Existing Façade Office
C645_Z1_E_01_006	Bottling and Hotel Building Bay Study Elevation - New Façade Office
C645_Z1_E_01_007	Bottling and Hotel Building Bay Study Elevation - Existing Façade Hotel
C645_Z1_E_01_008	Cinema Bay Study Elevation

#### Obscured Glazing Plans

18125-SQP-ZZ-SK-018	Proposed Masterplan Ground Floor Level - Obscured Glazing
18125-SQP-ZZ-SK-020	Proposed Masterplan First Floor Level - Obscured Glazing
18125-SQP-ZZ-SK-022	Proposed Masterplan Second Floor Level - Obscured Glazing
18125-SQP-ZZ-SK-024	Proposed Masterplan Third Floor Level - Obscured Glazing
18125-SQP-ZZ-SK-026	Proposed Masterplan Fourth Floor Level - Obscured Glazing
18125-SQP-ZZ-SK-028	Proposed Masterplan Fifth Floor Level - Obscured Glazing



Original Richmond Scheme: View from Mortlake Green



GLA Scheme: View from Mortlake Green



Proposed Scheme: View from Mortlake Green



Original Richmond Scheme: View from crossing on Lower Richmond Road looking towards the Green Link



GLA Scheme: View from crossing on Lower Richmond Road looking towards the Green Link



Proposed Scheme: View from crossing on Lower Richmond Road looking towards the Green Link



Original Richmond Scheme: View from Green Link looking towards the River Thames



GLA Scheme: View from Green Link looking towards the River Thames



Proposed Scheme: View from Green Link looking towards the River Thames



Original Richmond Scheme: View from Lower Richmond Road looking towards new cinema building



GLA Scheme: View from Lower Richmond Road looking towards new cinema building



Proposed Scheme: View from Lower Richmond Road looking towards new cinema building



Original Richmond Scheme: View looking east from Lower Richmond Road



GLA Scheme: View looking east from Lower Richmond Road



Proposed Scheme: View looking east from Lower Richmond Road