

5.2 Street facing terraced townhouses

The street facing Terraced Townhouses are proposed to be up to three storeys high and **must** provide three or four bedrooms **except for the far eastern unit of Block 20 and far western unit of Block 21 which are up to two storeys high and may only provide two bedrooms**. Main living areas are to be located at ground floor level and bedrooms above. Parking **must** be provided off-street within a private landscaped area. Outdoor storage for bins and bicycles **must** be secure and covered and provided within this area. A private patio/garden **must** be provided to the rear of the property. All properties **must** have a private main entrance from the street.

In order to meet the design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to Street Facing Townhouses:

5.2.2 BUILT FORM AND CHARACTER

The variation of three to four bedroom units **should** provide for substantial variation in unit types. They **should** be of consistent overall height, **except for the two units which are only two storeys high**. A minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling **must** be provided.

The Street Facing Terraced Townhouses **should** be of the highest design quality and ensure that:

- Individual houses within a terrace **should** be clearly expressed and recognisable and animation in the roofscape of the overall terrace **should** be provided [fig. 20a and 20b]
- A maximum of five terraces in a run of the same design **must** be adhered to [fig. 21a and 21b]
- The western units of Block 21 must be designed in a manner that avoids an unacceptable loss of privacy to neighbours (through the siting / design of openings).
- **The most eastern unit of Block 20 and most western unit of Block 21 must be reduced to 2 storeys.**

The above subject to keeping in mind views of the riverfront and the setting of the houses on Thamesbank.

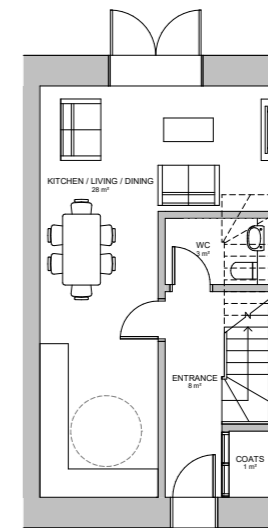
5.2.3 ACCESSIBILITY & ADAPTABILITY

The units **must** be easily adapted for compliance with wheelchair housing design standards and they **must** have level thresholds to provide inclusive access.

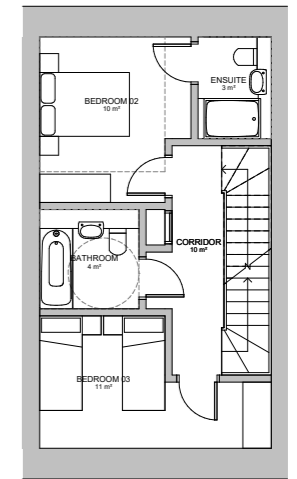


Illustrative perspective showing potential Townhouses Typology

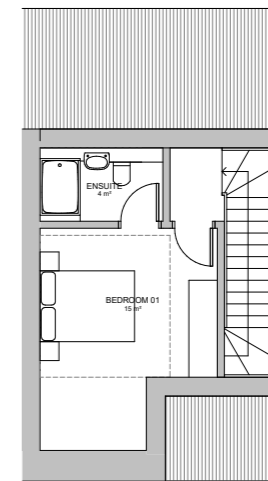
Note: Sketch and floor plans updated in rev E to be consistent with text



Illustrative Ground floor level plan



Illustrative First floor level plan



Illustrative Second floor level plan



fig. 20a

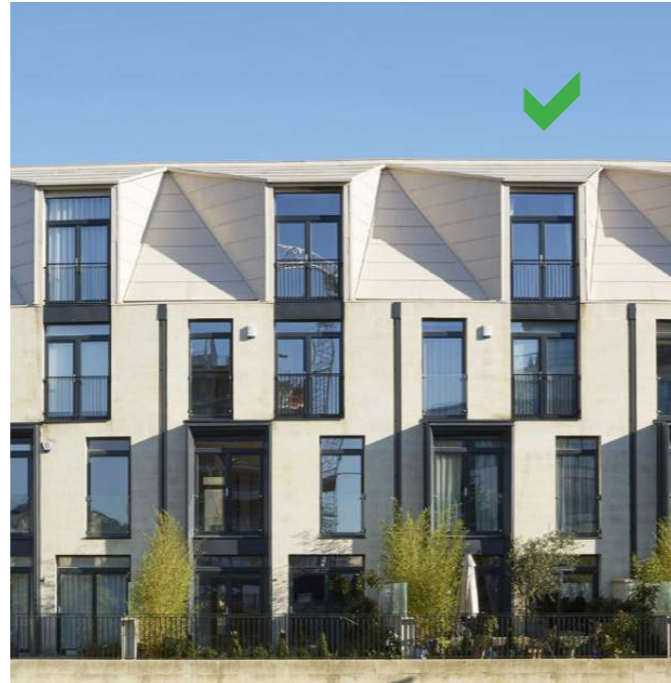


fig. 20b



fig. 20c

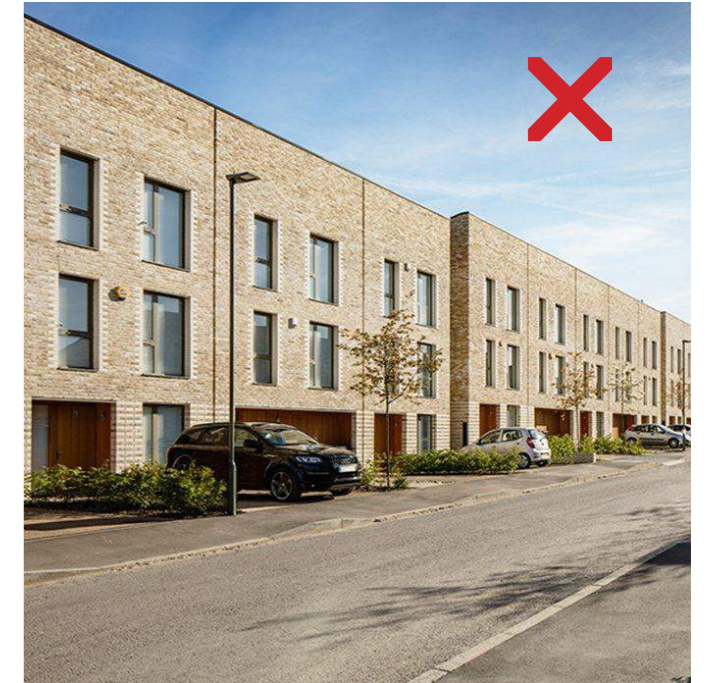


fig. 20d



fig. 21a



fig. 21b



fig. 21c

5.2.4 Suggested evolution of elevation treatment for street facing terraced townhouse



5.3 Garden courtyard buildings

The Garden courtyard buildings were conceived as two rows of buildings set either side of a linear garden space. Heights of these buildings **must** vary from 4 to 8 storeys and accommodate a range of unit sizes from 1 bedrooms to 3 bedrooms.

In order to meet the design objectives, the Applicant **must** demonstrate that proposals adhere to the site-wide codes set out in Section 2, as well as the following criteria that are specific to garden courtyard buildings:

5.3.1 BUILT FORM AND CHARACTER

Due to their linear configuration either side of the shared courtyard space, these buildings **must** avoid incorporating horizontal emphasis and instead provide vertical emphasis within facade design and at breaks between adjacent blocks.

The design of these facades **must** take in to careful consideration the existing context of the Jolly Gardeners Pub, which incorporates masonry, red brick and a mansard roof as well as a number of dormer windows and red brick chimney stacks. The massing of these blocks **must** not form an overbearing setting to this existing building and they **must** transition in height immediately adjacent to this building. Likewise, the Northern buildings within this cluster **must** step down in height to address the lower context on Thames Bank as well as the proposed street facing townhouses. They **should** also consider overlooking and privacy issues to the north.

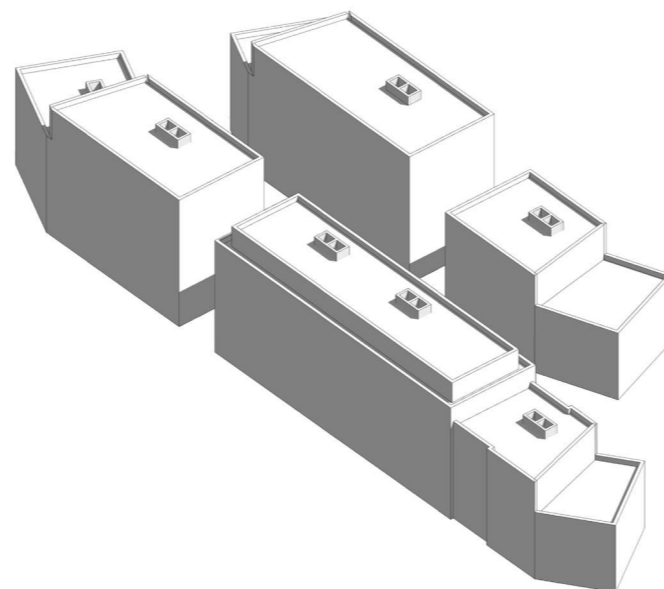
A minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal area of each dwelling **must** be provided. A maximum of 3m floor to ceiling height **must** be adhered to with the exception of to any common areas of the Garden Courtyard buildings.

The Garden Courtyard buildings **should** be of the highest design quality and ensure that:

- Fenestration **must** be varied in nature and incorporates flexibility to allow provision of openable windows as well as external amenity. [fig. 23a and 23b]
- An overall pattern or structure to the rhythm of windows and balconies **must** be legible in the facade designs and hierarchy **should** be established to windows as they move up through the building [fig. 24a and 24b]
- Where buildings are joined to form a longer block, the junction between the buildings **must** be clearly expressed.



Example image of Garden Courtyard Typology



Proposed outline massing for garden courtyard buildings



Relationship with Jolly Gardeners **must** be considered carefully to avoid dominating appearance of the existing public house building

5.3.2 ACCESSIBILITY & ADAPTABILITY

A minimum of two lifts per communal core **must** be provided and full wheelchair accessibility and visitability must be provided throughout these buildings. A maximum of eight residential units per core per level of each building **must** be adhered to. Direct entrances to ground floor level units **should** be provided wherever possible.



fig. 23a



fig. 23b

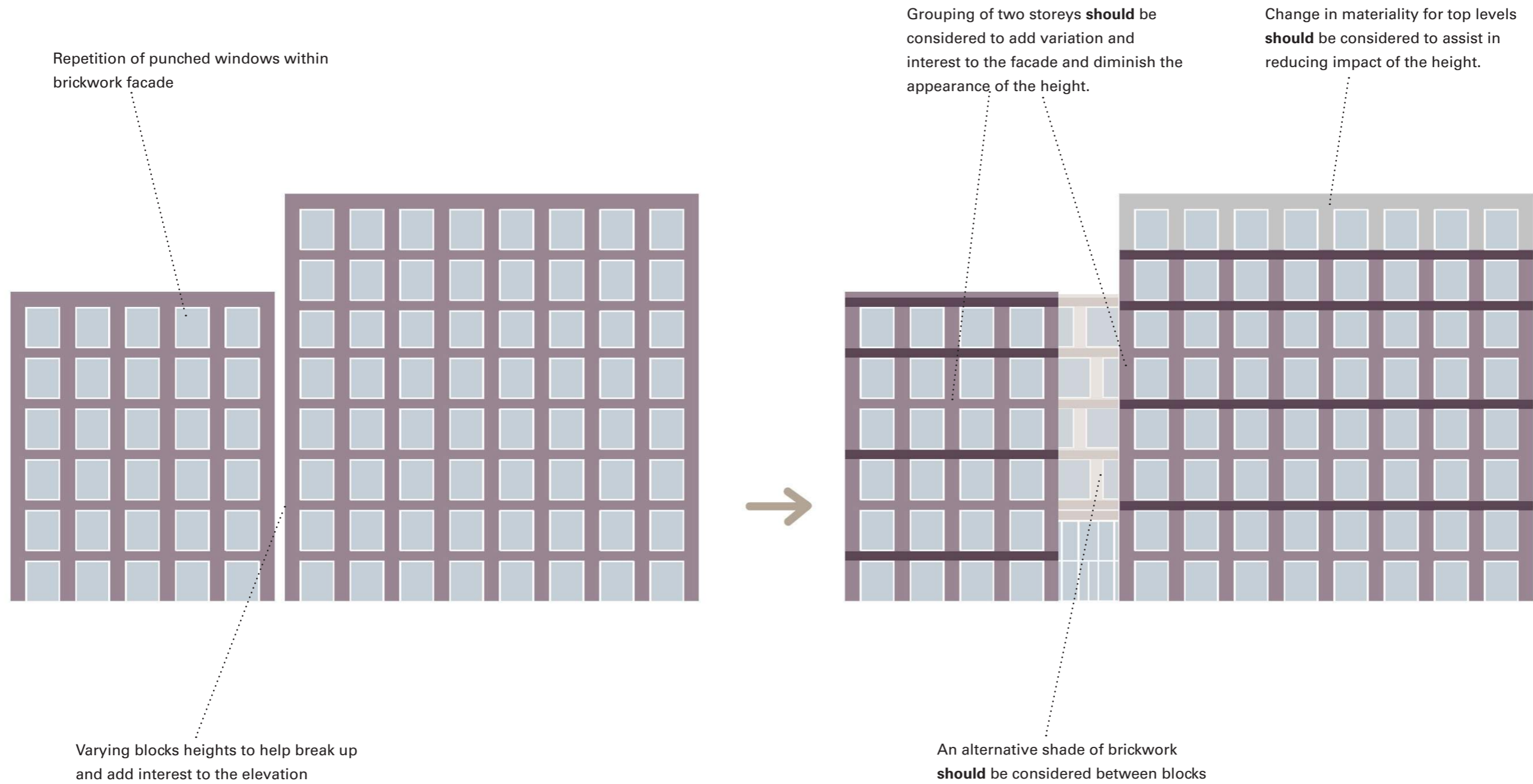


fig. 24a



fig. 24b

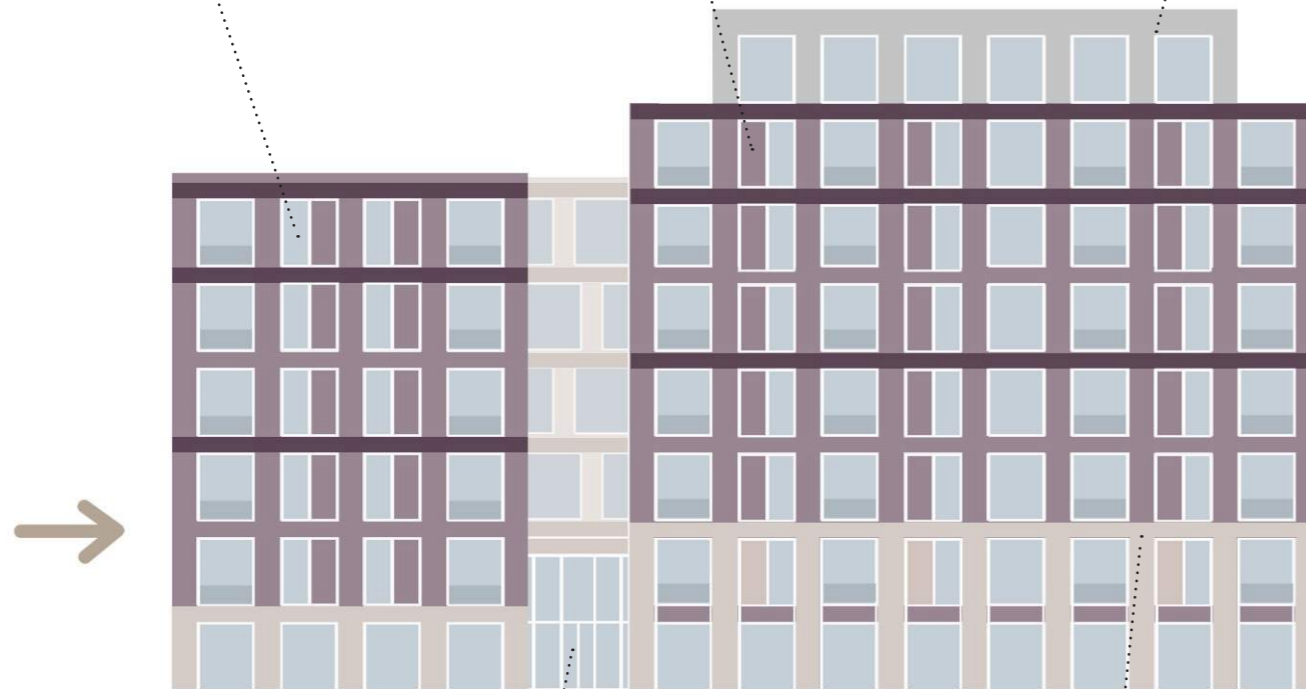
5.3.3 Suggested evolution of elevational treatment of garden courtyard buildings



Alternative window sizes and grouping of two storeys **should** be considered to add variation and interest to the facade

Varying depths of recess to windows/ brick panels **should** be considered

Set back of top level **should** be considered



Location of main building entrance **should** be considered between blocks. This helps break up the elevation as well as creating a clearly identifiable main entrance

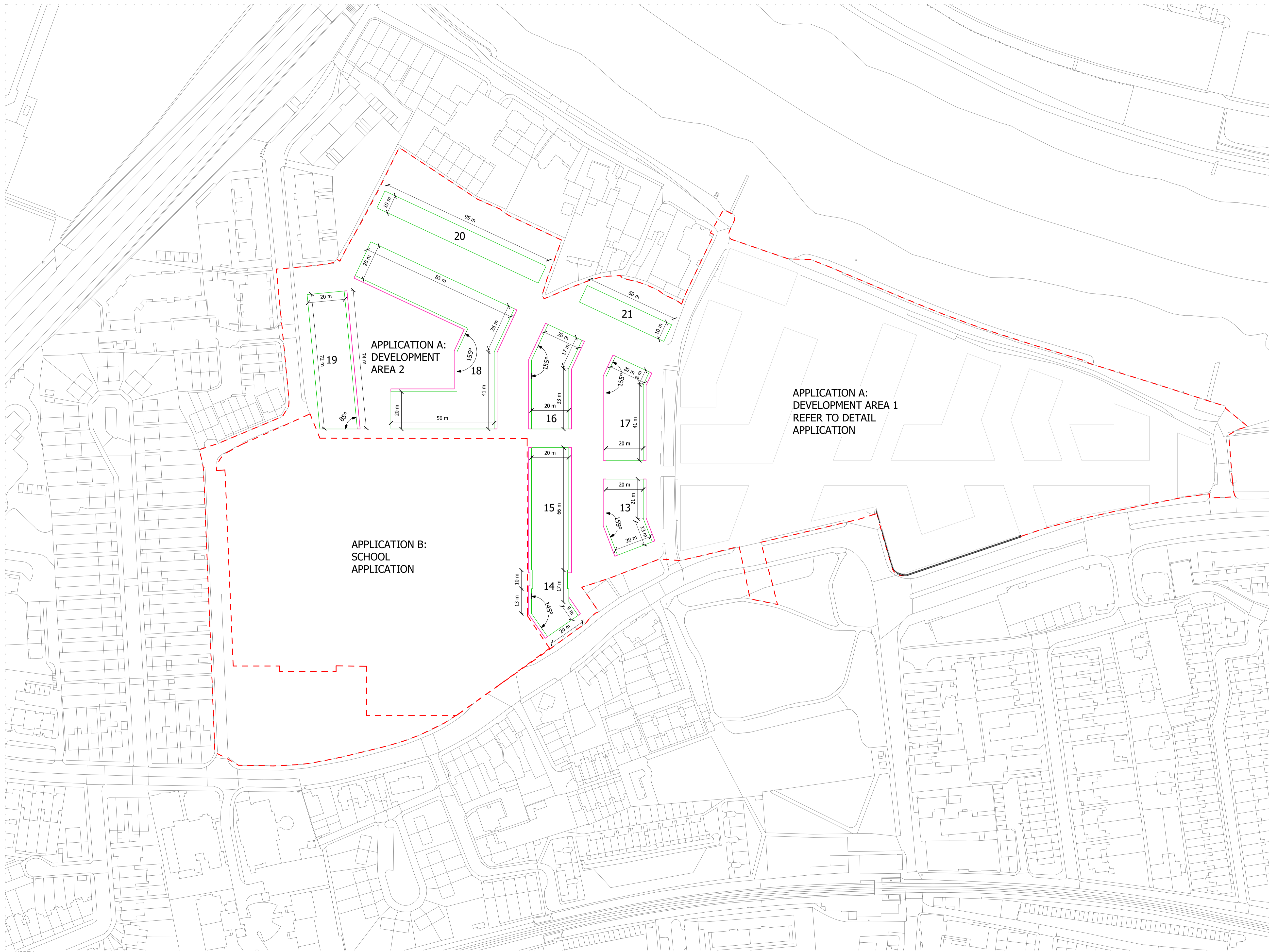
Different materiality for the base of the buildings **should** be considered as a means of breaking up the elevation and responding to the streetscape

5.4 Apartment layouts

All residential accommodation will meet the guidance set out in the National Design Guide, the Technical Housing Standards and the London Plan.

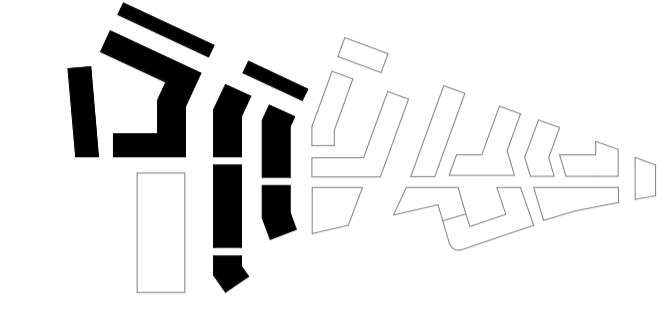
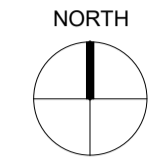
Sizes of units will be controlled through submission of detailed layouts at Reserved Matters stage. However, in planning apartments they should remain within the following parameters for apartment size:

Unit Size	Minimum	Maximum
1B2P	50m ²	55m ²
2B3P	61m ²	67m ²
2B4P	70m ²	77m ²
3B5P	86m ²	95m ²
3B6P	95m ²	105m ²
4B7P	108m ²	119m ²
4B8P	117m ²	129m ²



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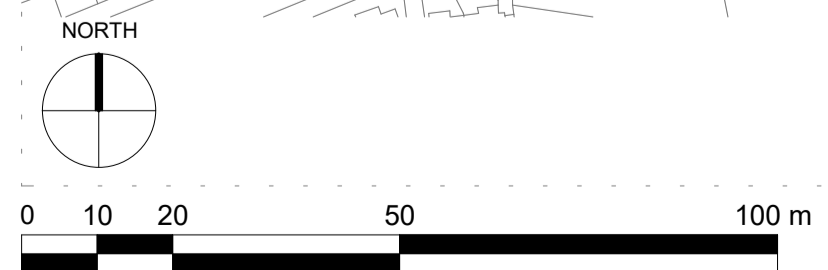
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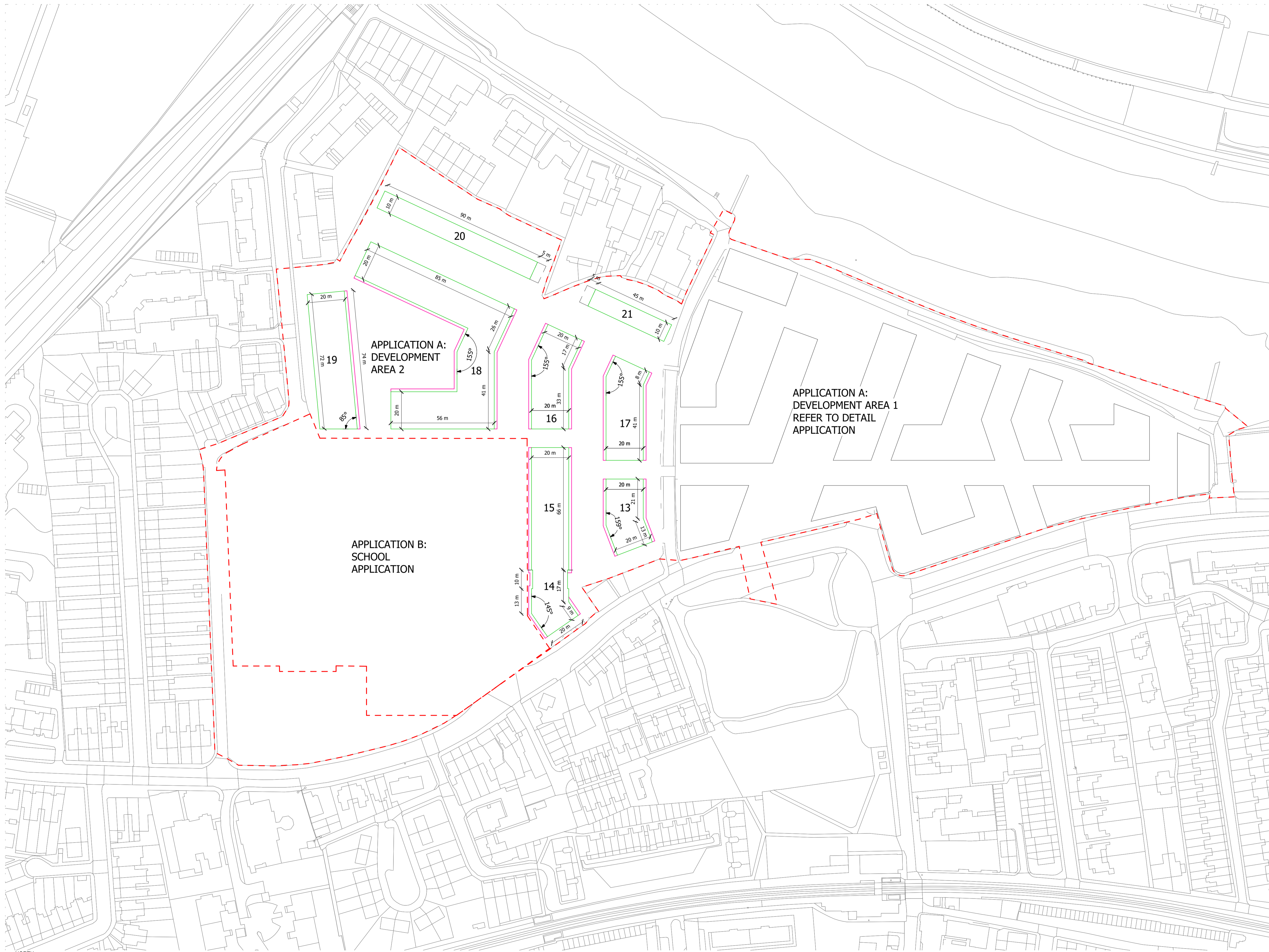
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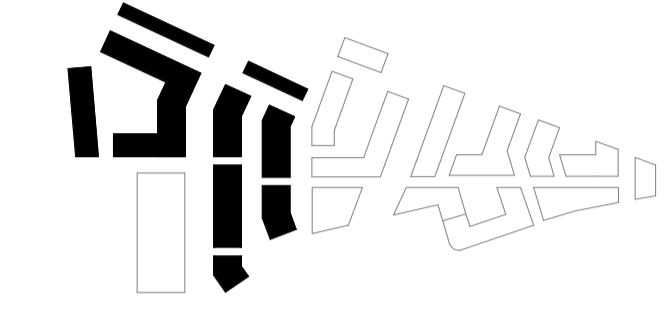
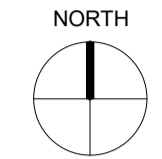
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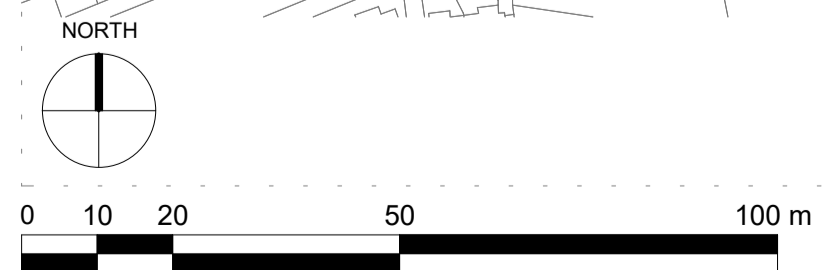


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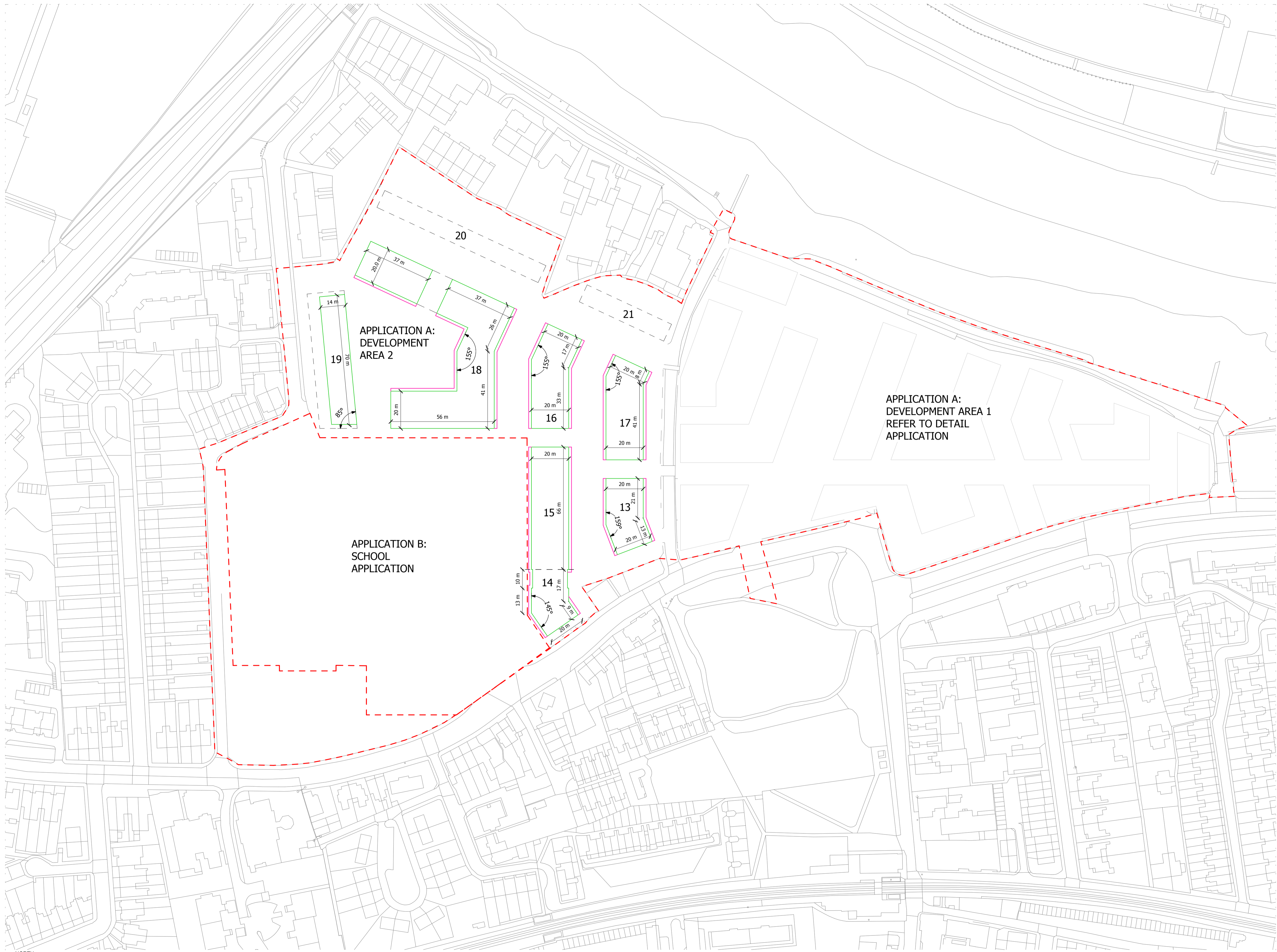
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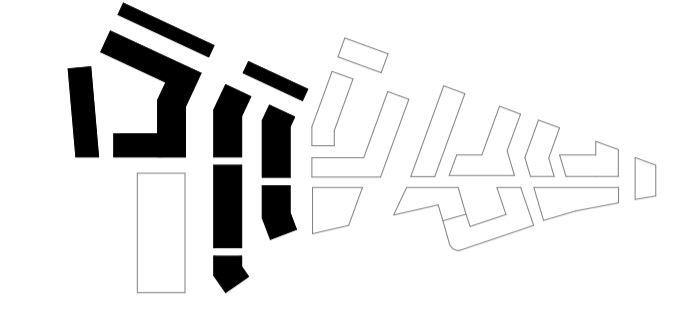
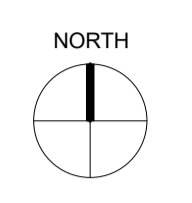
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APPLICATION A:
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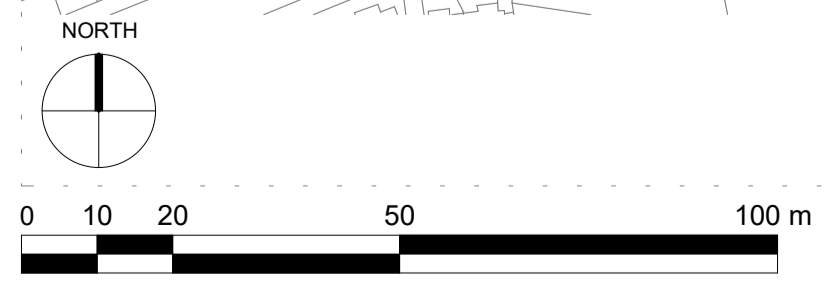
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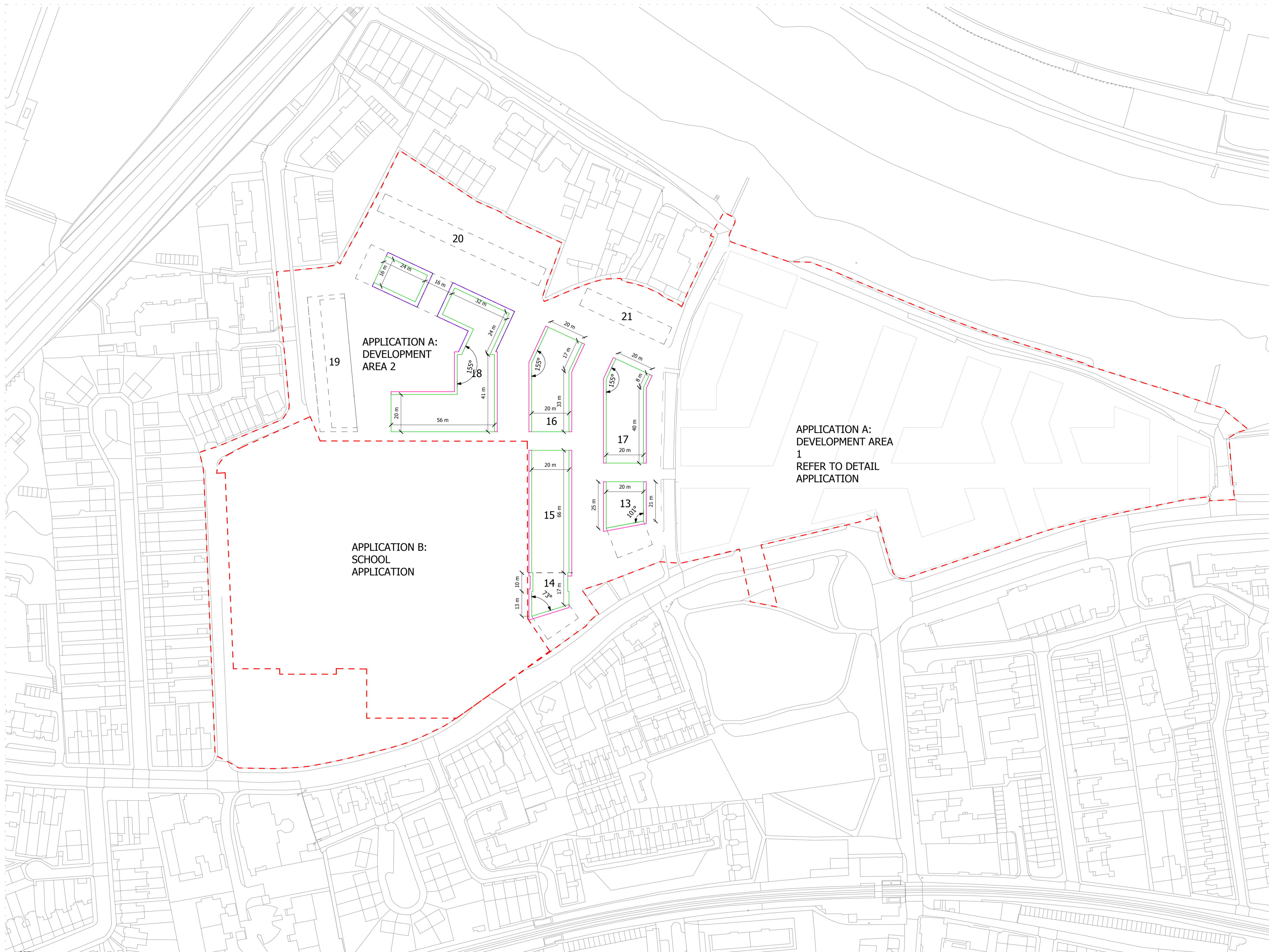
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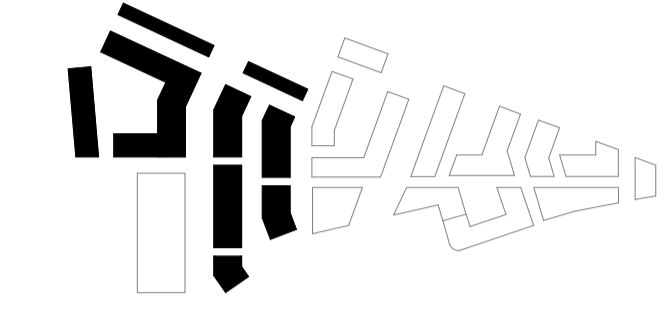
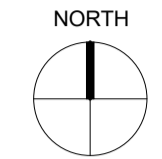
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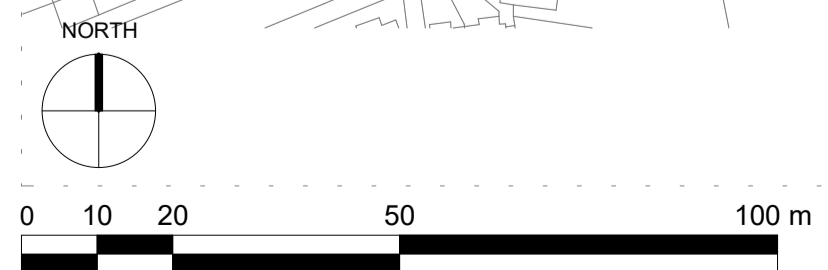
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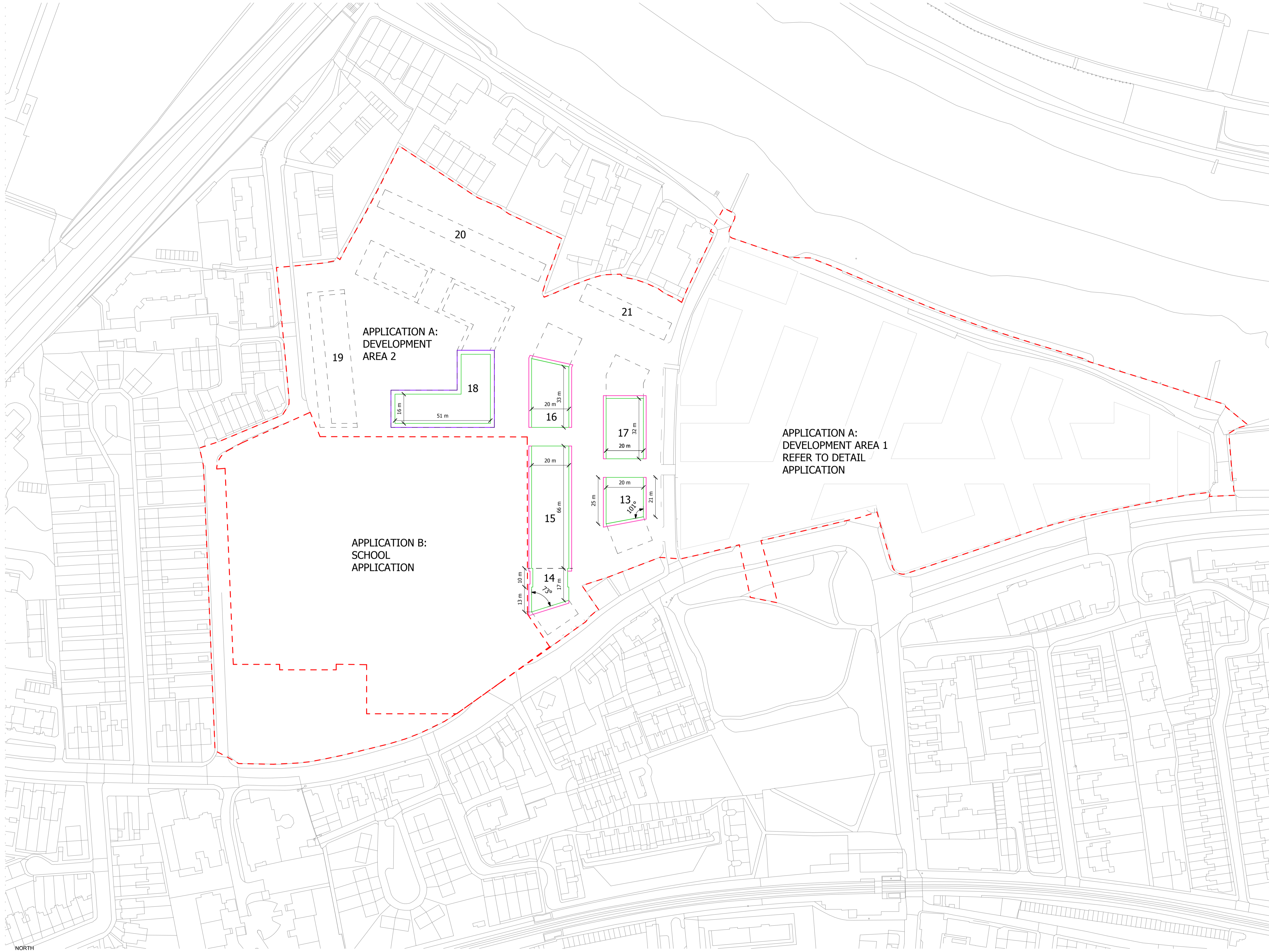
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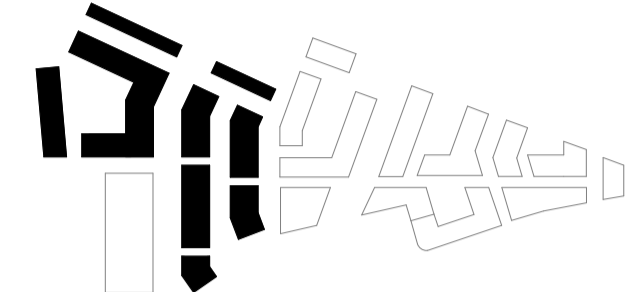
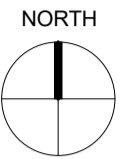
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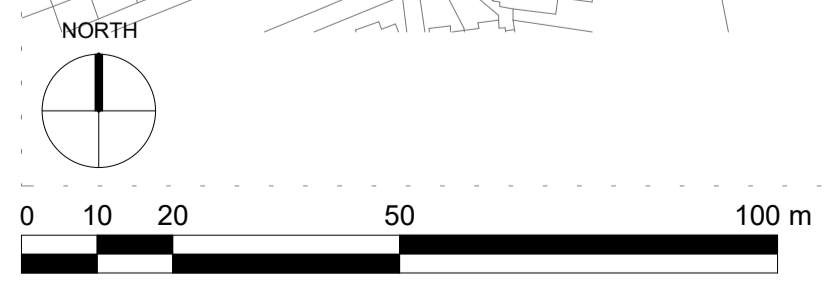
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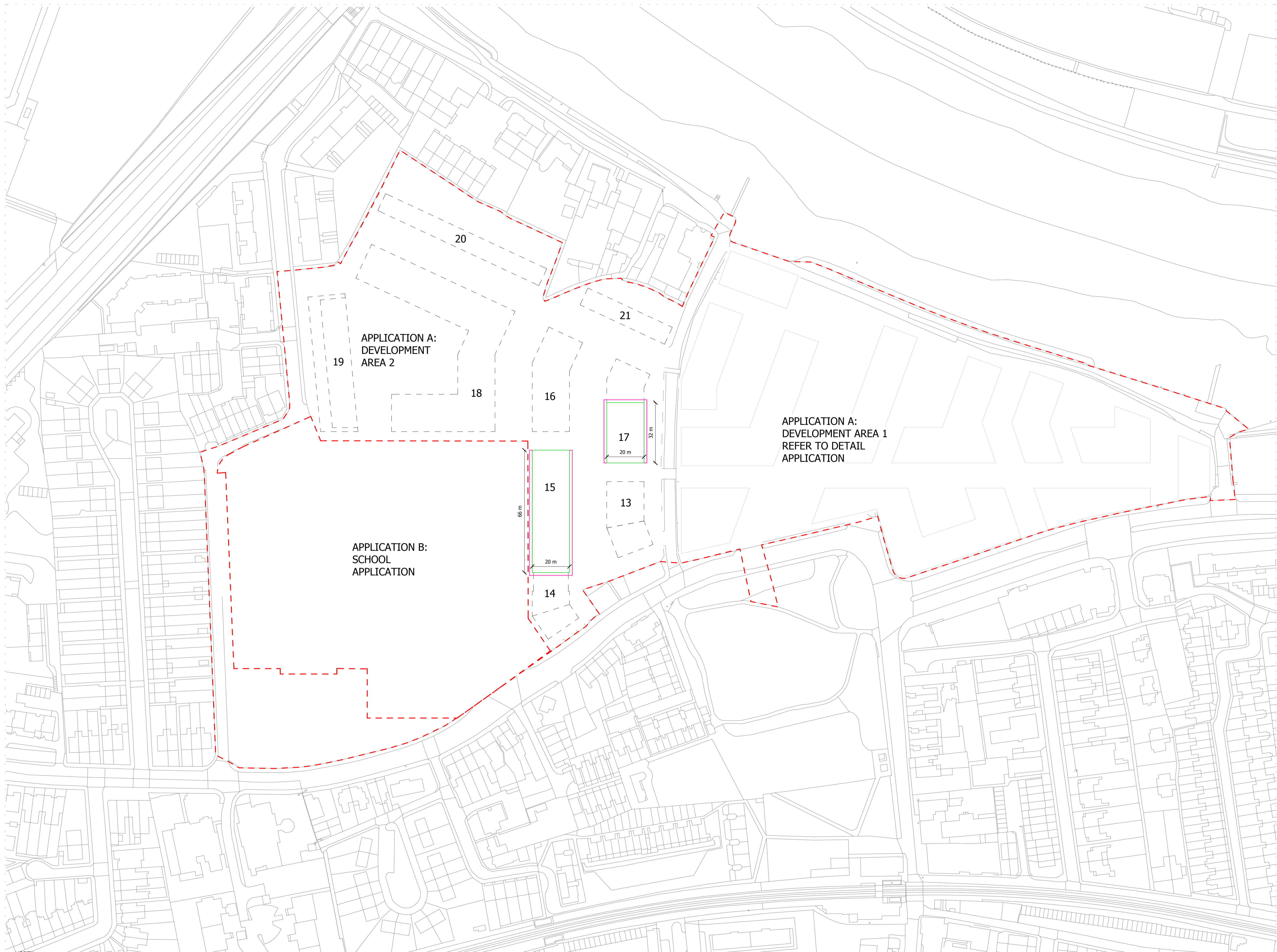
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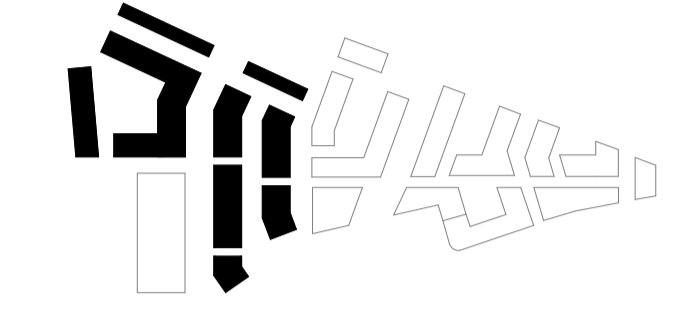
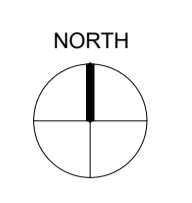
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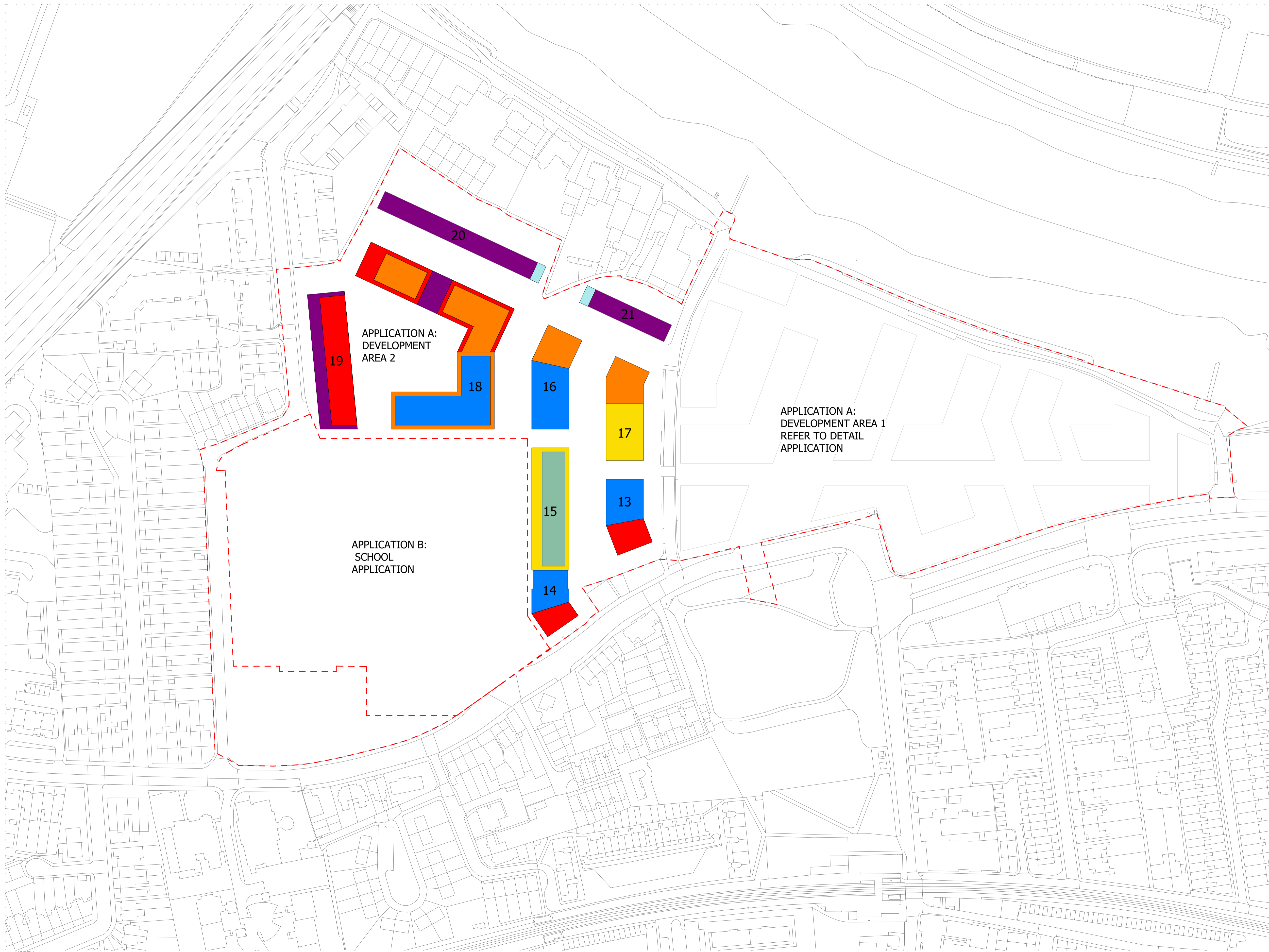
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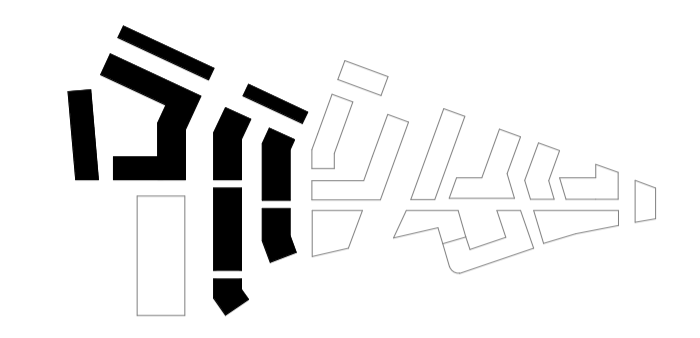
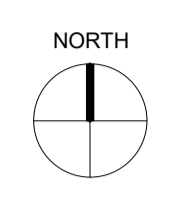
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VERTICAL LIMITS OF DEVIATION - ABOVE SITE DATUM

2 STOREYS	UP TO 10 m FROM BLOCK DATUM TO PARAPET UP TO 16m PARAPET A.O.D.
3 STOREYS	UP TO 13 m FROM BLOCK DATUM TO PARAPET UP TO 19m PARAPET A.O.D.
4 STOREYS	UP TO 16 m FROM BLOCK DATUM TO PARAPET UP TO 23m PARAPET A.O.D.
5 STOREYS	UP TO 19 m FROM BLOCK DATUM TO PARAPET UP TO 26m PARAPET A.O.D.
6 STOREYS	UP TO 22 m FROM BLOCK DATUM TO PARAPET UP TO 29m PARAPET A.O.D.
7 STOREYS	UP TO 26 m FROM BLOCK DATUM TO PARAPET UP TO 33m PARAPET A.O.D.
8 STOREYS	UP TO 30 m FROM BLOCK DATUM TO PARAPET UP TO 37m PARAPET A.O.D.

13-21 BLOCK NUMBER

--- PLANNING APPLICATION BOUNDARY

NOTE:
THIS PLAN ITS TO BE READ IN CONJUNCTION WITH:
- BLOCK FOOTPRINT AND HORIZONTAL LINES OF DEVIATION: C645_Z2_P_PR_001, 002, 003, 004, 005 & 013
-DESIGN CODE

LBURT 2 APPLICATION AMENDMENTS	24/02/23	RKB	F
LBURT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev
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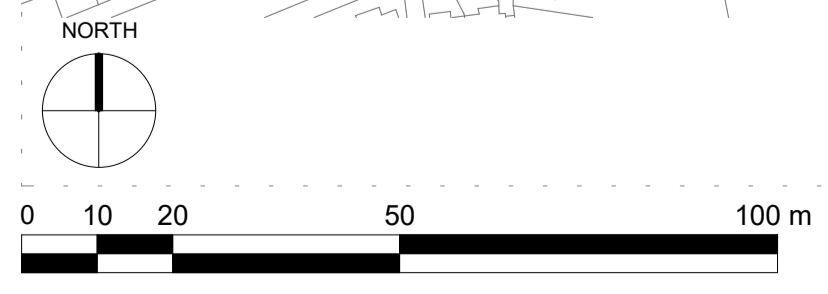
SQUIRE & PARTNERS
The Department Store
248 Ferndale Road London SW9 8FR
T: 020 7278 5555 F: 020 7239 0495

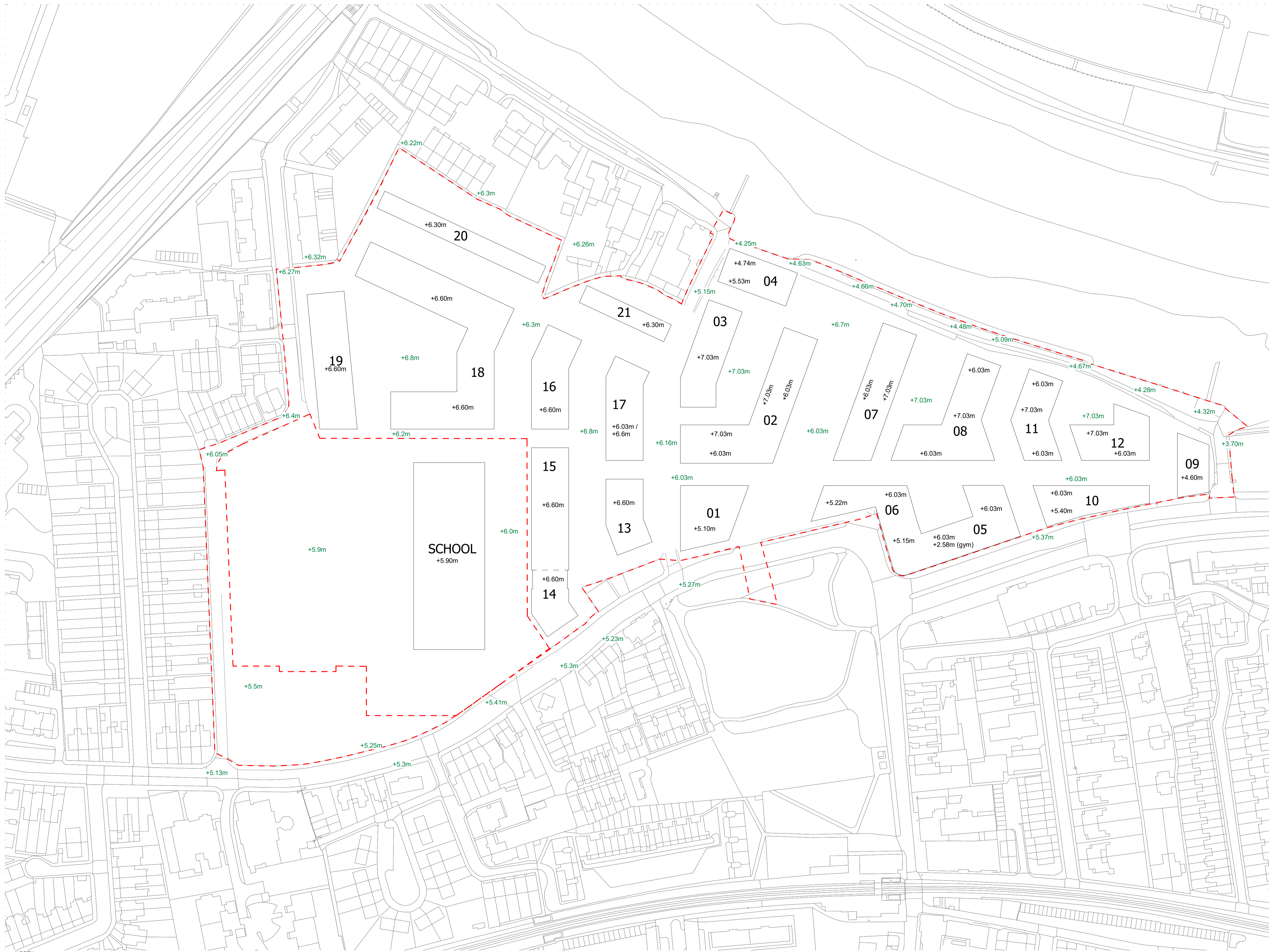
info@squireandpartners.com
www.squireandpartners.com

Project
Stag Brewery
Richmond

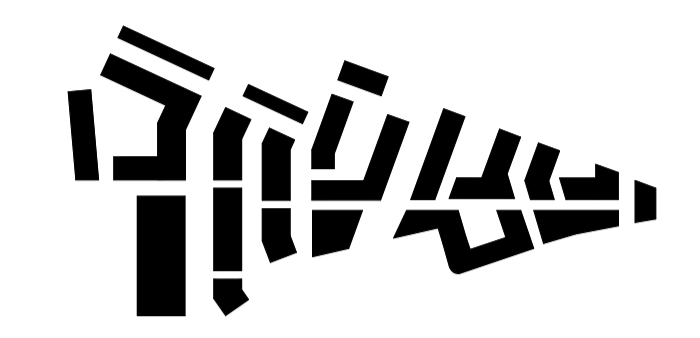
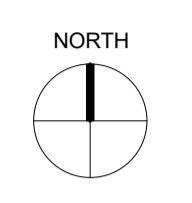
Drawing
PROPOSED BLOCK HEIGHTS AND VERTICAL LINES OF DEVIATION

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_006	F





NOTES:
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PROPOSED SITE LEVELS
 [Symbol] BLOCK DATUM (GROUND LEVEL)
 13-21 BLOCK NUMBER
 [Red dashed line] PLANNING APPLICATION BOUNDARY

LBURT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

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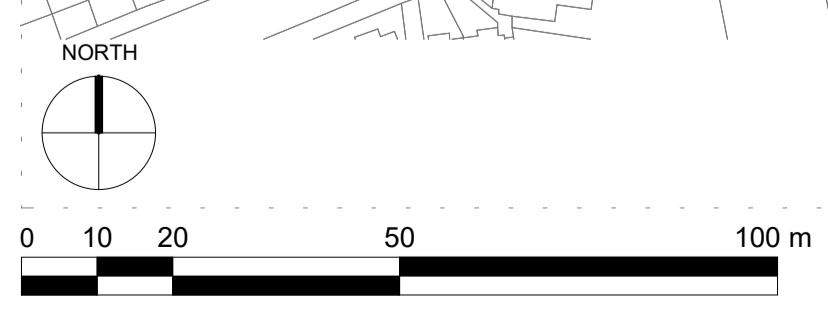
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

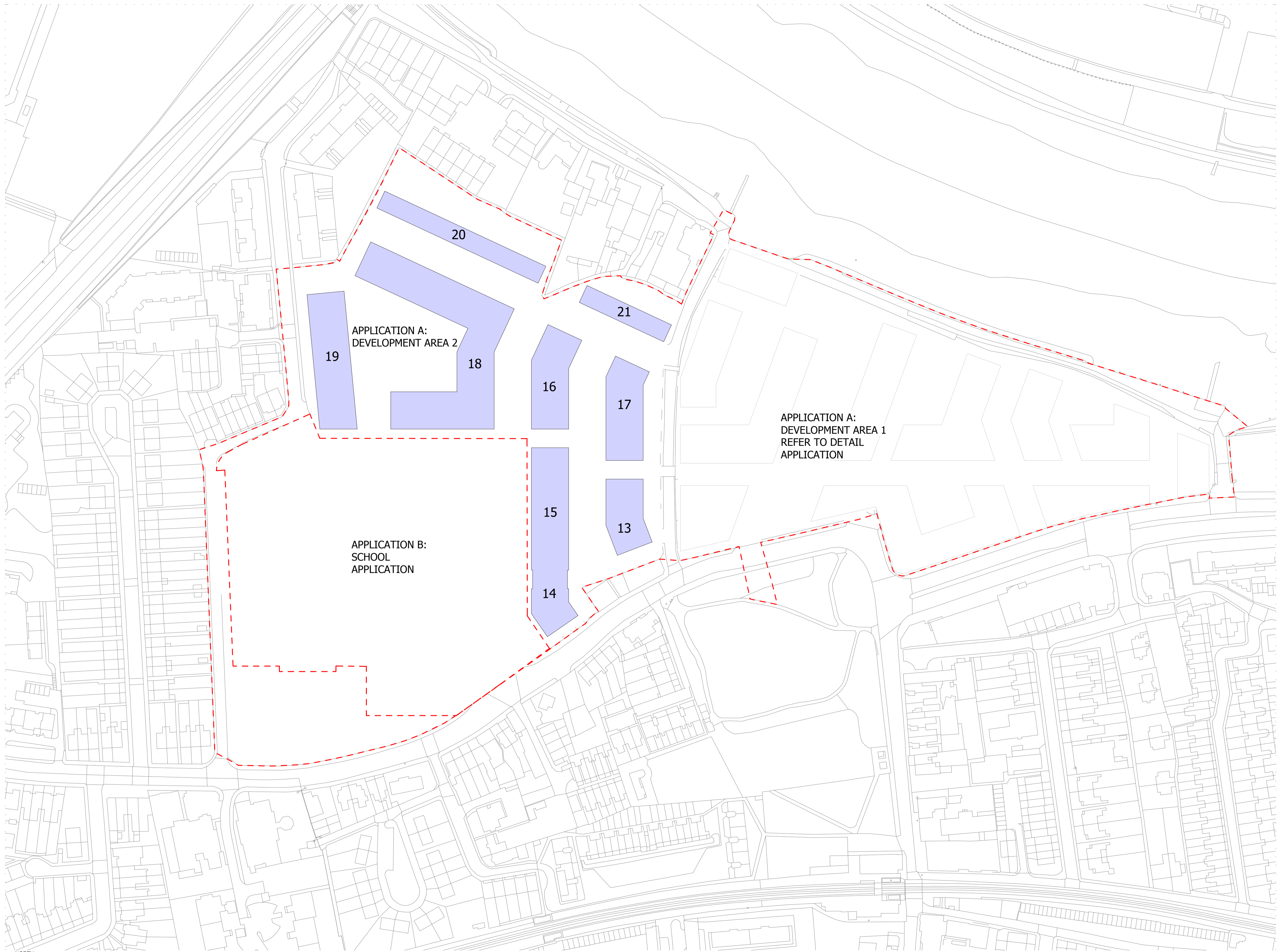
info@squireandpartners.com
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Stag Brewery
 Richmond

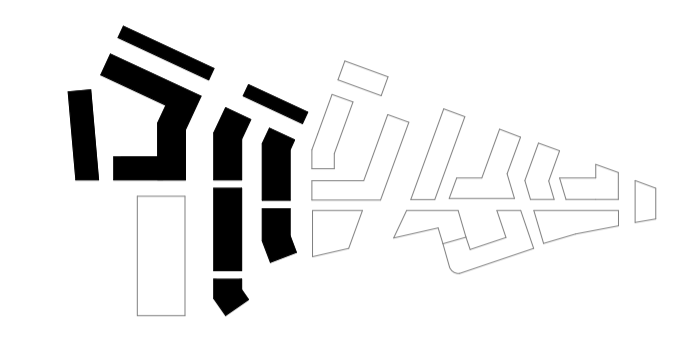
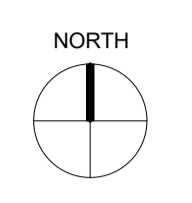
Drawing
PROPOSED BUILDING LEVELS -
GROUND FLOOR

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_007	E

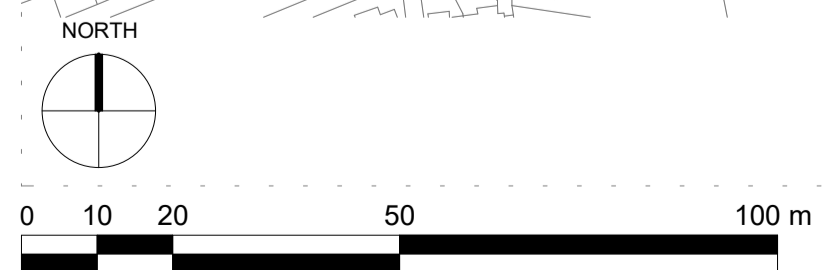




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LAND USE DISTRIBUTION
 RESIDENTIAL
 13-21 BLOCK NUMBER
 PLANNING APPLICATION BOUNDARY



LBURT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

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The Department Store
 248 Ferndale Road London SW9 8FR
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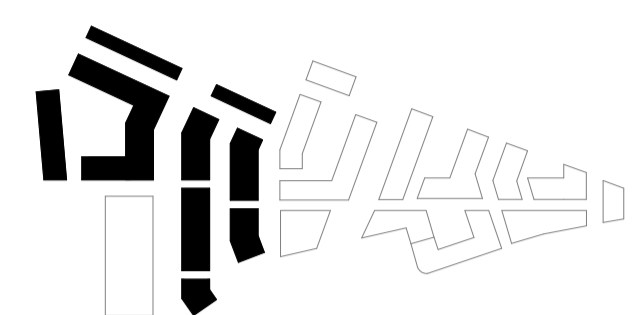
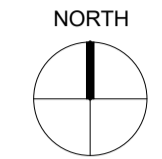
info@squireandpartners.com
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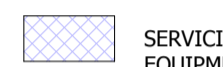


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Richmond

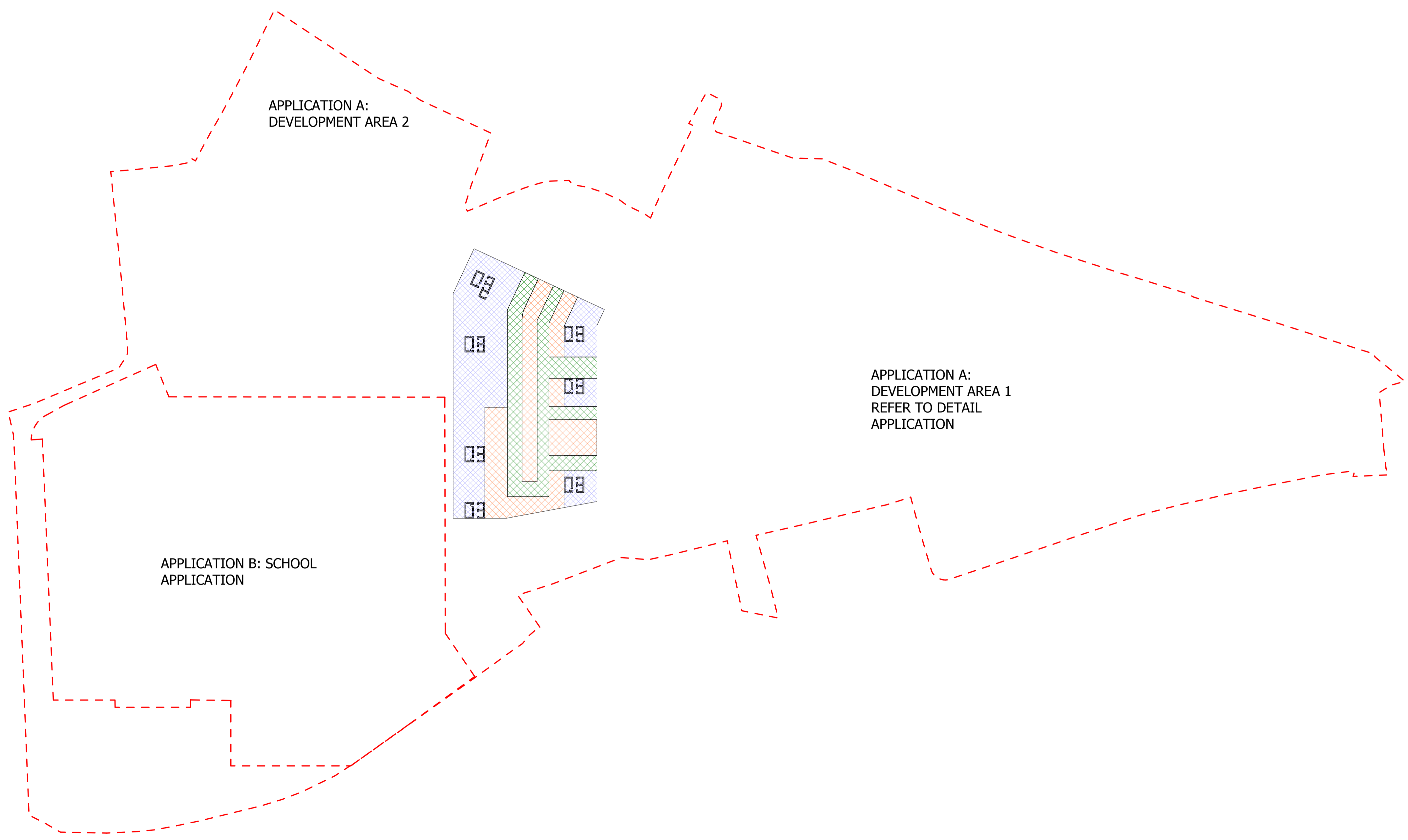
Drawing
PROPOSED LAND USE DISTRIBUTION - GROUND AND UPPER FLOORS

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_008	E

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- LAND USE DISTRIBUTION
-  PARKING
 -  SERVICING AND UTILITY & PLANT EQUIPMENT
 -  ACCESS
 -  PLANNING APPLICATION BOUNDARY



LBRUT 2 APPLICATION	25/02/22	BJ	F
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	E
LEGAL REVIEW COMMENTS	21/05/20	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev
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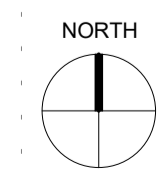
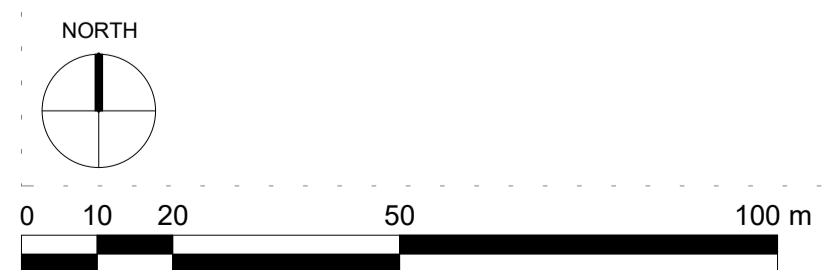
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

info@squireandpartners.com
 www.squireandpartners.com

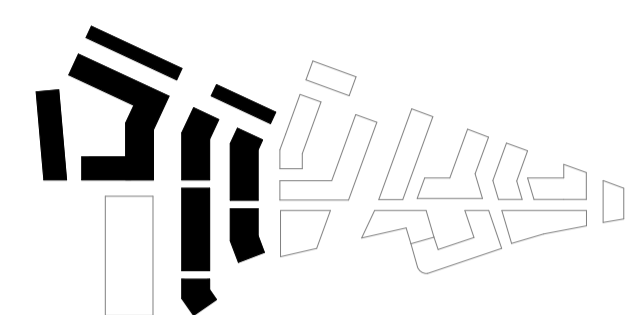
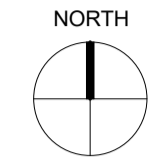
Project
Stag Brewery
 Richmond

Drawing
PROPOSED LAND USE DISTRIBUTION - BASEMENT

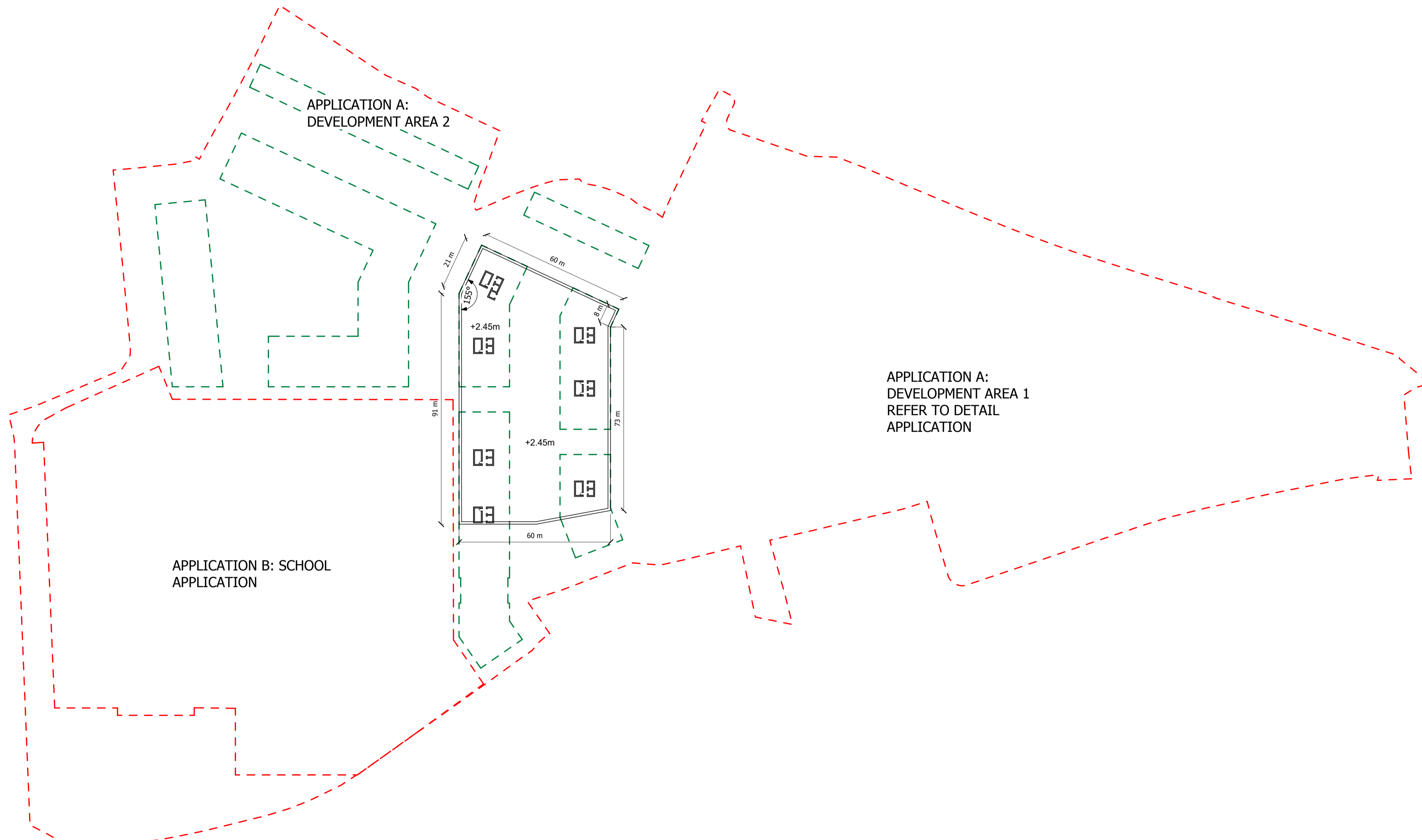
Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_009	F



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--- BLOCK ABOVE FOOTPRINT
 - - - PLANNING APPLICATION BOUNDARY
 +2.45m MAXIMUM BASEMENT DEPTH



APPLICATION A:
 DEVELOPMENT AREA 1
 REFER TO DETAIL
 APPLICATION

APPLICATION B: SCHOOL
 APPLICATION

LBRUT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev
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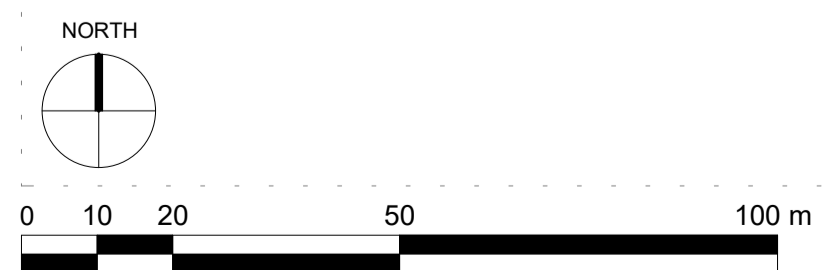
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

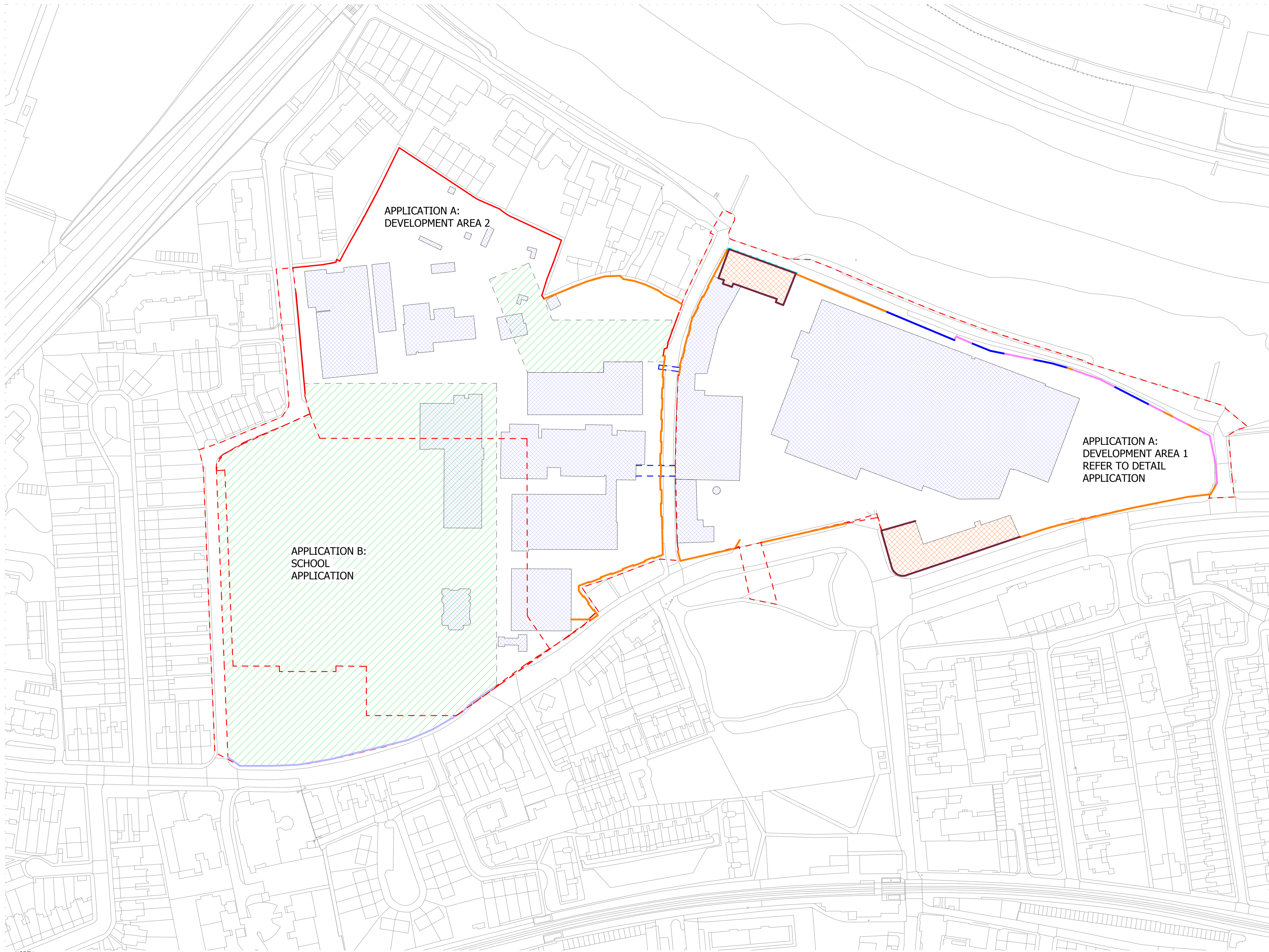
info@squireandpartners.com
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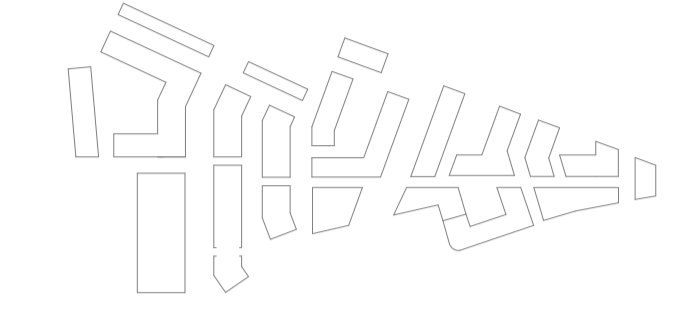
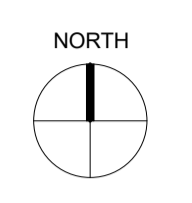
PROPOSED BASEMENT MAXIMUM DEPTH AND EXTENT

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_010	E





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- TO BE DEMOLISHED
- PARTIAL FACADE RETENTION
- BRIDGE TO BE REMOVED
- PLANNING APPLICATION BOUNDARY
- EXISTING BUILDING TO BE RETAINED AS FLOOD DEFENCE WALL AND MODIFIED AS REQUIRED
- EXISTING WALL TO BE DEMOLISHED TO LEVEL +6.03m AND NEW GLASS BALLUSTRADE ON RIVERWALL
- EXISTING WALL TO BE DEMOLISHED TO FINISH LEVEL +6.70m
- EXISTING WALL TO BE REMOVED
- EXISTING FENCE TO BE RETAINED
- MEMORIALS ON EXISTING WALL TO BE RELOCATED ON SITE
- ALL OTHER EXISTING WALL AND FENCES TO BE REMOVED
- FACADE TO BE RETAINED

APPLICATION A:
DEVELOPMENT AREA 2

APPLICATION A:
DEVELOPMENT AREA 1
REFER TO DETAIL
APPLICATION

APPLICATION B:
SCHOOL
APPLICATION

LBURT 2 APPLICATION	25/02/22	BJ	E
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

SQUIRE & PARTNERS

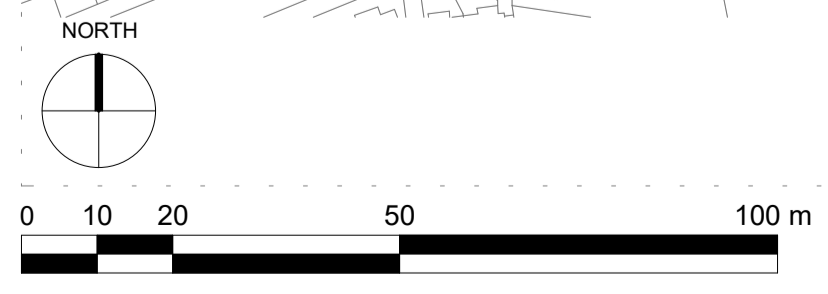
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

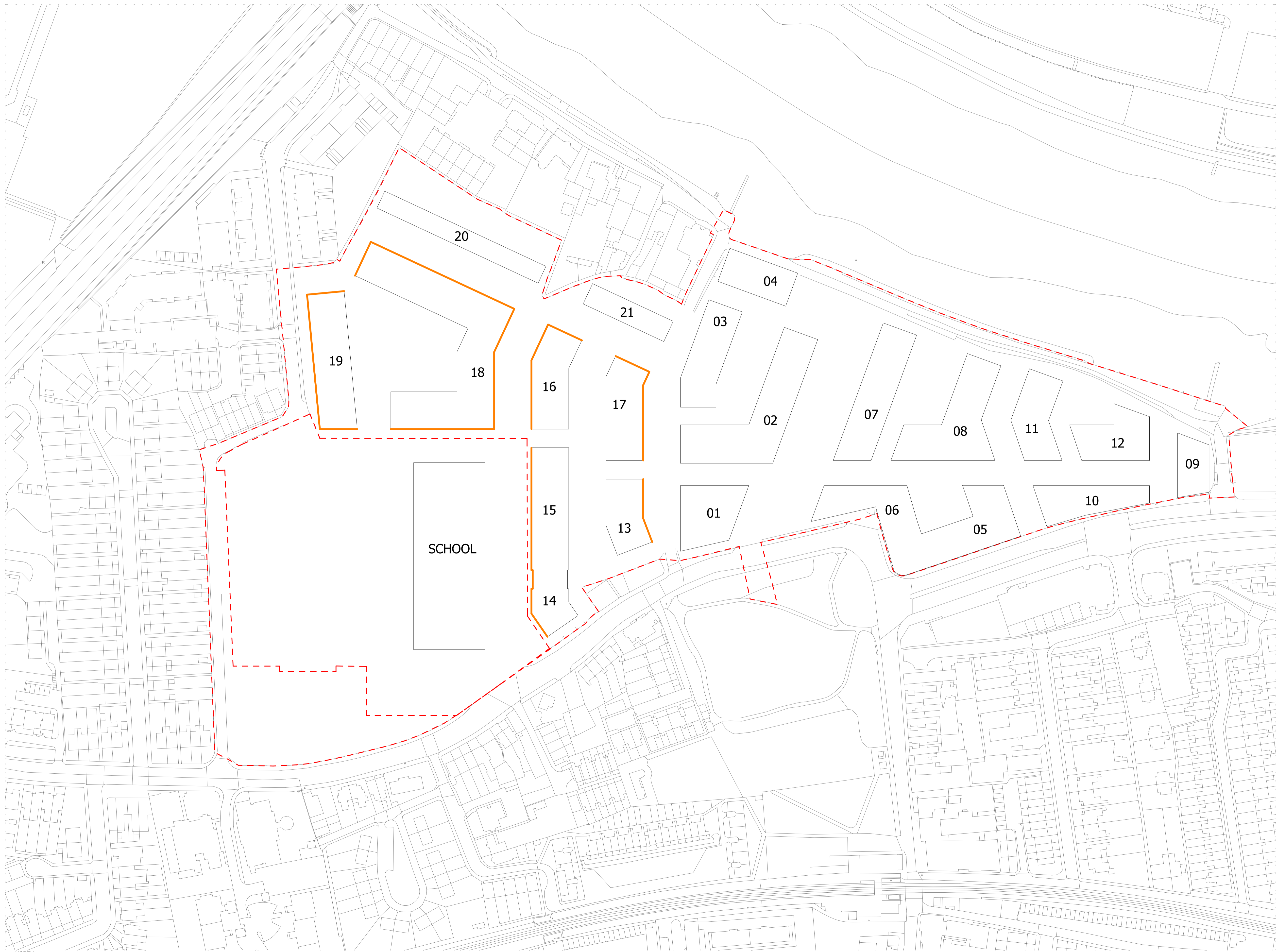
info@squireandpartners.com
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Project
Stag Brewery
 Richmond

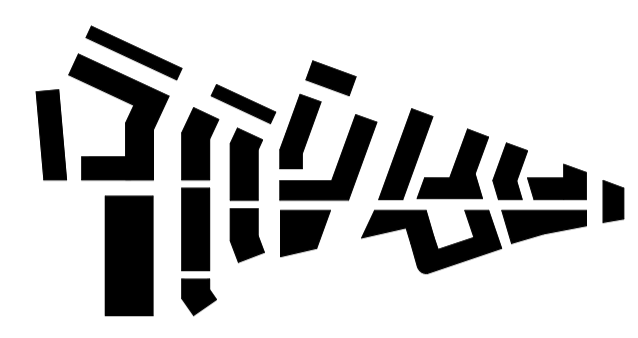
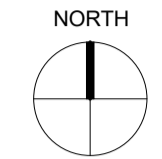
Drawing
**DEMOLITION AND RETENTION
 PLAN**

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_011	E





NOTES:
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- PROPOSED SITE LEVELS
- BLOCK DATUM (GROUND LEVEL)
 - 13-21** BLOCK NUMBER
 - PLANNING APPLICATION BOUNDARY
 - PROPOSED ACTIVE FRONTAGES

LBURUT 2 APPLICATION	25/02/22	RJB	E
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev

SQUIRE & PARTNERS

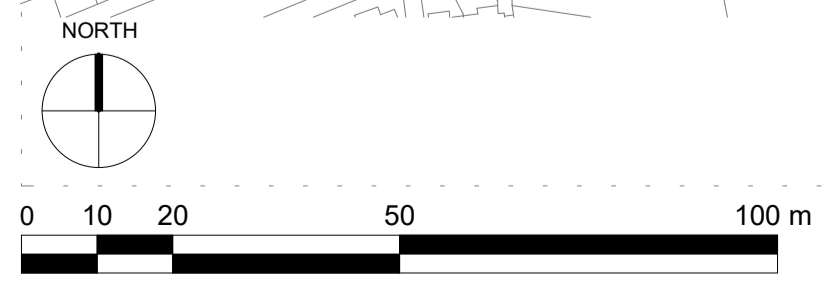
The Department Store
 248 Ferndale Road London SW9 8FR
 T: 020 7278 5555 F: 020 7239 0495

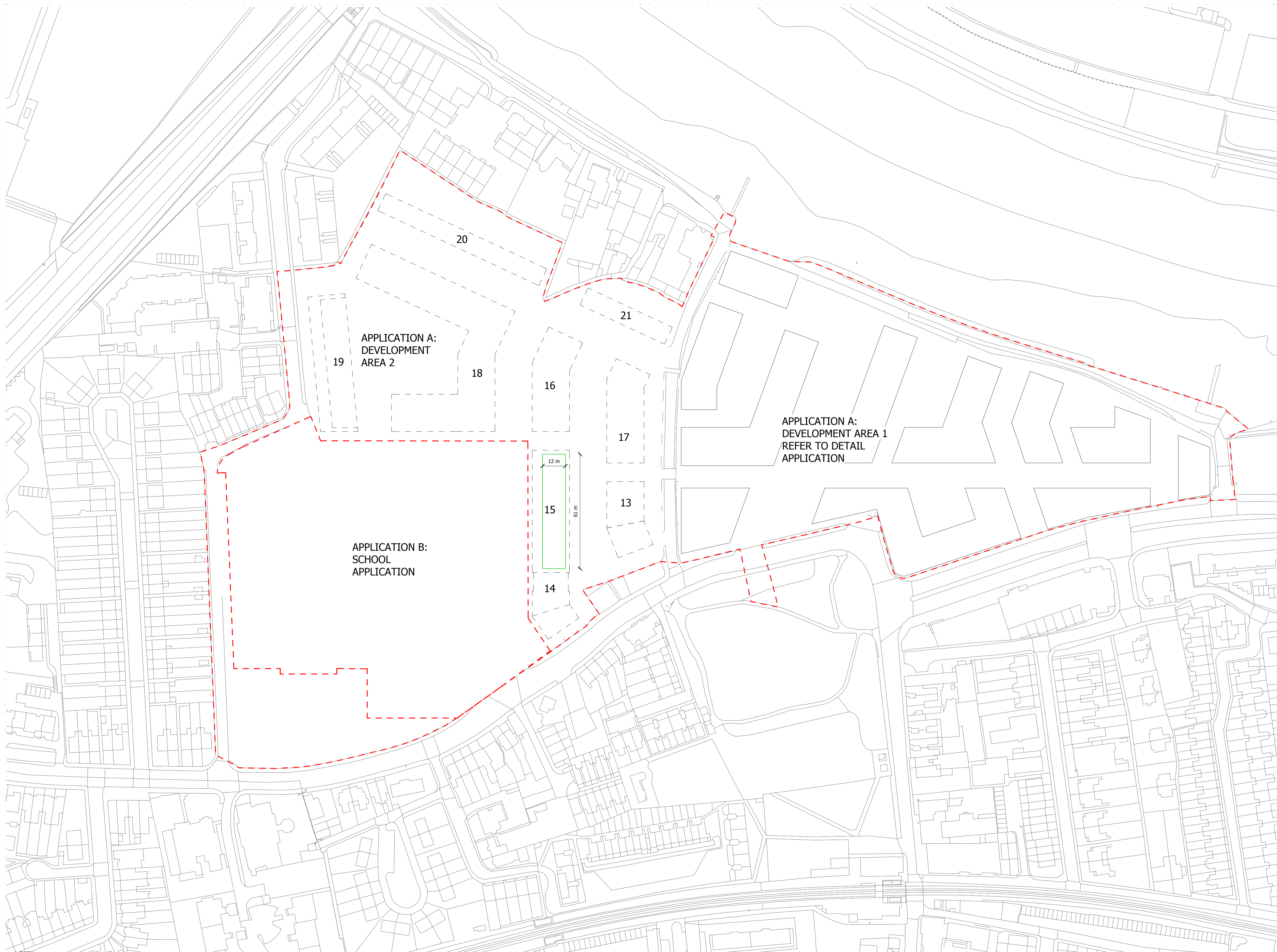
info@squireandpartners.com
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Project
Stag Brewery
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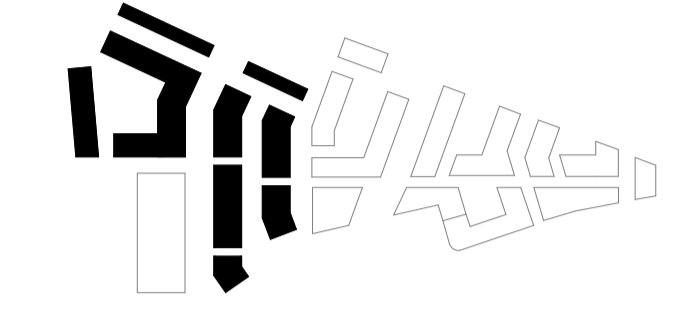
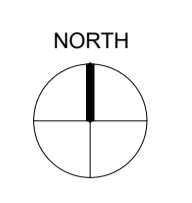
Drawing
PROPOSED ACTIVE FRONTAGES - GROUND FLOOR

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_012	E





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- HORIZONTAL LIMITS OF DEVIATION
- MINIMUM BLOCK FOOTPRINT
 - UP TO +1.5M FROM MINIMUM BLOCK FOOTPRINT
 - UP TO +2.2M FROM MINIMUM BLOCK FOOTPRINT
 - - - BLOCKS BELOW
 - 13-21** BLOCK NUMBER
 - - - PLANNING APPLICATION BOUNDARY

* REFER TO PARAGRAPH 3.1.1 ON PAGE 15 OF THE DESIGN CODE FOR RELEVANT DESIGN CODE CRITERIA WHICH MUST/SHOULD BE ADHERED TO

LBRT 2 APPLICATION AMENDMENTS	27/07/22	BJ	F
LBRT 2 APPLICATION	25/02/22	BJ	D
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	D
GLA SUBMISSION	27/04/20	BJ	C
DRAFT GLA SUBMISSION	24/01/20	KH	B
FINAL DRAFT PLANNING APPLICATION	21/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-

Revision description	Date	Check	Rev
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Richmond

Drawing
BLOCK FOOTPRINT AND
HORIZONTAL LINES OF DEVIATION
EIGHT STOREYS

Drawn	Date	Scale
KHO	13/09/19	1 : 1000 @ A1 1 : 2000 @ A3
Job Number	Drawing number	Revision
18125	C645_Z2_P_PR_013	F

