



Stag Brewery, Mortlake

Design Code - Addendum

Fire-Led Design Amendments

For Reselton Properties

November 2023

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	03/11/23	First Issue	RKB	MGr

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1.0 Introduction

1.1 On behalf of our client, Reselton Properties Limited, this Design Code Addendum has been written to consider the affect arising from a series of amendments which are now being made in respect of the pending planning application ref: 22/0900/OUT ('Application A') at the Former Stag Brewery, Lower Richmond Road, Mortlake, London ('the Site'). For the avoidance of doubt, no physical changes are proposed to a linked application ref: 22/0902/FUL ('Application B').

1.2 Background

Two applications for planning permission were submitted to the London Borough of Richmond upon Thames ('LBRuT') on 11 March 2022 for the masterplan redevelopment of the Site and are currently pending determination. Consultation with statutory and public consultees has been ongoing throughout this period.

On 19 July 2023 both applications were heard at LBRuT's Planning Committee. The LBRuT's Planning Committee resolved to approve both applications, subject to the provisions set out in the Officer's Report.

On 24 July 2023 the Secretary of State made a statement confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres. This followed consultation on this matter where expert bodies advocated support for this threshold.

1.3 Matters for Substitution

Although no formal transition arrangements or legislation has been announced at this stage, the Applicant has taken the decision to make amendments to the scheme which will allow it to adhere to the forthcoming changes announced on the 24 July 2023 by the Secretary of State in relation to the Government's intention to mandate second staircases in new residential buildings above 18 metres.

1.4 In summary the proposed changes to the scheme relate to Application A only and comprise:

- Re-planning of residential building cores in the buildings which are over 18m to incorporate second staircases with resulting changes to some residential unit layouts, habitable rooms, refuse stores and ground floor fire escape routes

- Three levels of office changed to residential use in Building 01 resulting in a decrease in building height by 2.6m and some minimal changes to the external design of the building.

- Internal re-configuration of the basements to accommodate second stairwells, changes to the waste strategy and to meet new guidance around fire safety relating to electric vehicle parking

- Minor landscaping updates associated with changes to ground floor entrances

1.5 This document is a Design Code intended to describe the elements of Application A Outline Component (Development Area 2). This document should be read in conjunction with the submitted Design and Access Statement Addendum which covers the entire Stag Brewery Masterplan including both Development Areas 1 and 2 and the detailed element of the Application for Development Area 1.

1.5 For the avoidance of doubt the 'Committee Scheme' refers to the application resolved to approve by LBRuT's Planning Committee in July 2023.



July 2023 Committee Scheme - Development Area 1 Ground Floor Plan

2.0 Proposals

Buildings 15 & 17 are the only ones which clearly qualify as 'tall buildings' in Development Area 2 as they, at least in parts, exceed 7 storeys and 18m to the top occupied floor. The next section will detail the proposed changes to these buildings.

The table below also shows that buildings 13, 14, 16 & 18 could also be above 18m if built to the maximum extents allowed for in the parameter plans. The strategy to deal with these will be dealt with in chapter 4.0

Building	Height (storeys)	Parapet Height (AOD)	Height of top occupied storey from ground level (m)
13	6	28.6	19
14	6	28.6	19
15	8	36.6	27
16	6	28.6	19
17	7	32.6	23.6
18	6	28.6	19
19	4	22.6	13
20	3	18.67	9.4
21	3	18.67	9.4

Committee Scheme - Building Heights



Committee Scheme - Development Area 2 Typical Floor Plan



Proposed Scheme - Development Area 2 Typical Floor Plan

3.0 Buildings 15 & 17

In the committee scheme Building 15 was proposed to have two separate cores. As with some of the buildings in the detailed part of this application we are proposing to simply join the two corridors together (shown in blue) to ensure that all apartments have access to two staircases.

This approach cannot be taken with Building 17 as the southern part of the building extends above the rest, with the second core stopping at the lower level. Therefore we are proposing an additional staircase (shown in red) in the centre of the building to comply with the emerging fire legislation.



Committee Scheme - Development Area 2 Ground Floor Plan



Proposed Scheme - Development Area 2 Ground Floor Plan

Ground Floor

Although Buildings 15 & 17 are now two staircase buildings and could therefore have a refuse store in the basement rather than at ground floor level, the decision has been made to keep the ground floor stores so as to have a consistent waste strategy across the western side of the site. Therefore the only changes to the ground floor plan is to connect the lifts in Buildings 15 & 17 to the basement meaning that some of the separate basement entrances can be removed.

In total, due to these amendments, 10 units have been lost in Development Area 2 but 12 habitable rooms have been gained. This is mostly due to the extra staircase in Building 17 which has resulted in the studio flats which were next to each other having to be converted to a 2 bed apartment which has an uplift in habitable rooms.

Committee Scheme - Building Heights

Building	Height (storeys)	Parapet Height (AOD)	Height of top occupied storey from ground level (m)
13	6	28.6	19
14	6	28.6	19
15	8	36.6	27
16	6	28.6	19
17	7	32.6	23.6
18	6	28.6	19
19	4	22.6	13
20	3	18.67	9.4
21	3	18.67	9.4

Proposed Scheme - Building Heights

Building	Height (storeys)	Parapet Height (AOD)	Height of top occupied storey from ground level (m)
13	6	28.6	17.95
14	6	28.6	17.95
15	8	36.6	27
16	6	28.6	17.95
17	7	32.6	23.6
18	6	28.6	17.95
19	4	22.6	13
20	3	18.67	9.4
21	3	18.67	9.4

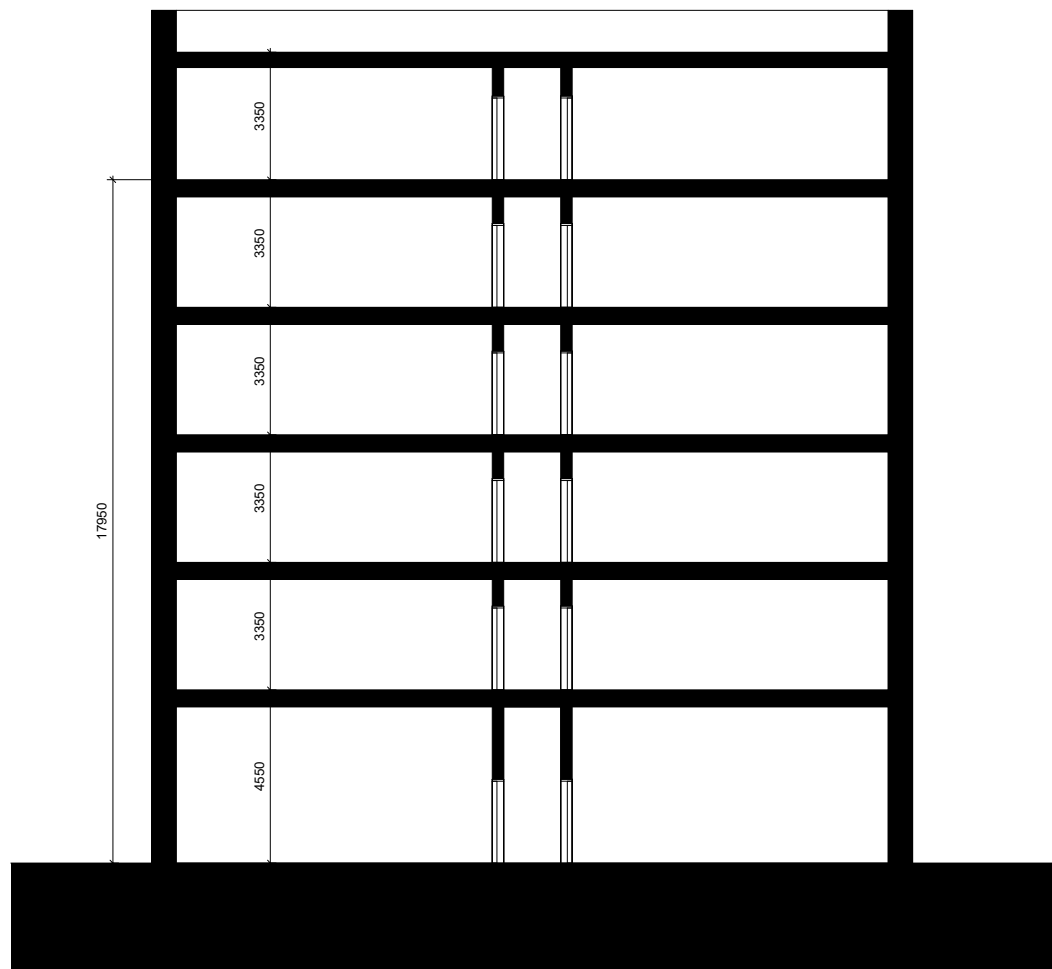
Proposed changes to building heights highlighted

4.0 6 Storey Buildings

Buildings 13, 14, 16 & 18 are proposed to have a maximum of 6 storeys. In the committee scheme the assumed maximum storey height from ground (as set out in the table on the left) was assumed to be 19m. This was calculated as a standard storey height below the maximum height of the parapet which is set out in the parameter plans and the main Design Code and therefore represents the maximum level that the top floor could be at.

As part of these amendments we are proposing to introduce a limit of 17.95m for the top occupied storey height of these buildings, as per the proposed table, to keep them below the tall building cut off, therefore not requiring additional staircases. The section diagram shown here is an example of the floor to ceiling heights that could be achieved with a maximum height of 17.95m to the top occupied storey.

If, during the design phase, it is decided to exceed this dimension (staying within the maximum parameters for the external envelope of the building) changes will need to be made to the plans to incorporate second staircases.



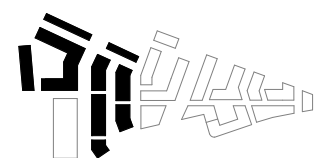
Indicative section showing storey heights that could be achieved in a 6 storey building which is under 18m

5.0 Appendices





5.1 Parameter Plans

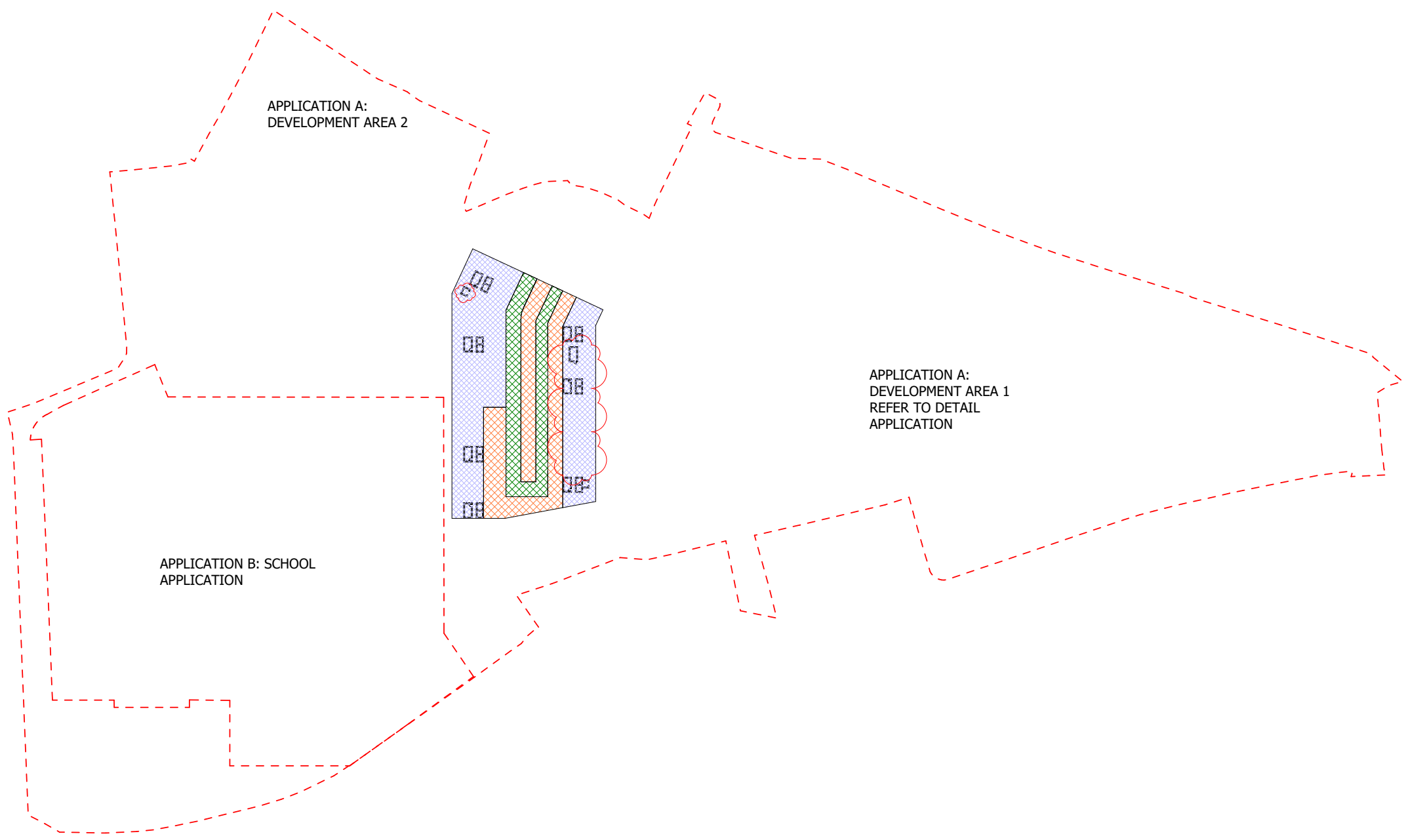
The only parameter plan which requires updating as part of this application is the Basement Proposed Land Use Distribution (C645_Z2_P_PR_009) which is due to changes to the residential cores and basement electric vehicle parking requirements.

NOTES:
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LAND USE DISTRIBUTION

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



APPLICATION A:
 DEVELOPMENT AREA 1
 REFER TO DETAIL
 APPLICATION

APPLICATION A:
 DEVELOPMENT AREA 2

APPLICATION B: SCHOOL
 APPLICATION

LBRIUT 2 FIRE-LED AMMENDMENTS	03/11/23	RKB	G
LBRIUT 2 APPLICATION	25/02/22	BJ	F
FINAL DRAFT HYBRID SUBMISSION	12/01/22	RKB	E
LEGAL REVIEW COMMENTS	23/05/20	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

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 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	G

