

4.2 Results

Standard	Bending	Shear
Eurocode 6	2.7	2.0
BD 21/01	2.2	1.9

Table 5: Assessment Results – Factors of safety

5. Conclusion

The purpose of this report was to assess the river facing wall of the maltings building on the corner of the proposed development site at Mortlake. The assessment shows the wall to have sufficient capacity to resist the increase in water level that arises when the river rises to the 2100 flood defence levels.

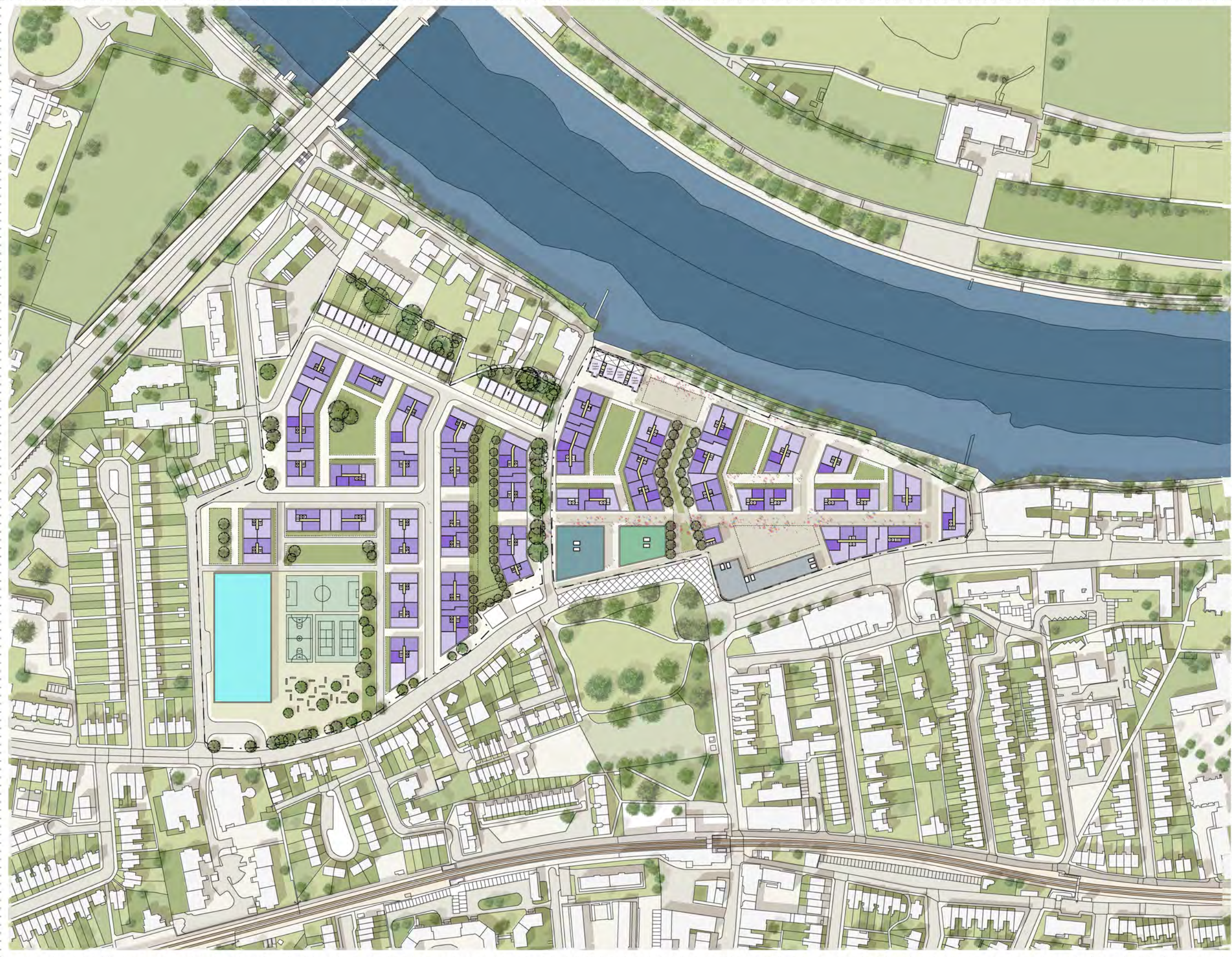
It should be noted that the assessment presented within this report is based on the assumptions stated in Section 2. Should these assumptions change then the report may have to be revised and reissued.

This report does not cover the capacity of the windows and the measures that would need to be put in place to support them once they have been extended to ground floor level.



APPENDICES

A. Reference Drawings



NOTES:
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- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- House
- Hotel
- Residential Lobby
- Office
- Cinema/Gym
- School

Revision description	Date	Check	Rev

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T: 020 7278 5555 F: 020 7239 0495

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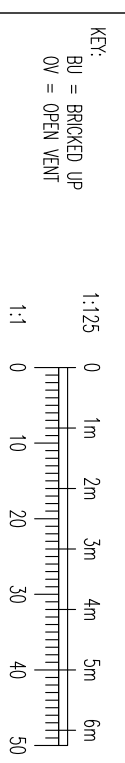
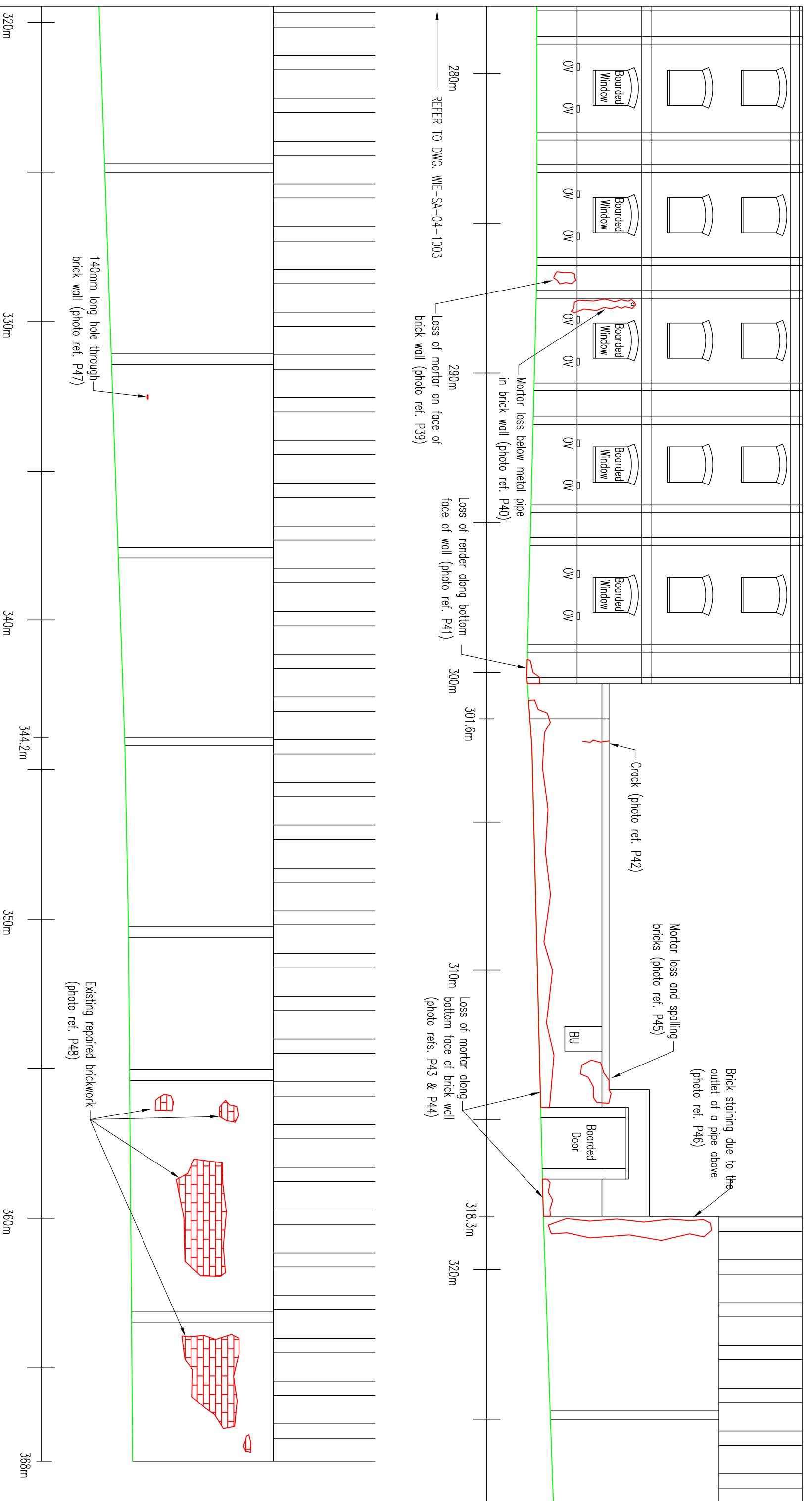
Project
Stag Brewery
Richmond

Drawing
Site Plan
Typical Level

Drawn	Date	Scale
JB	06/08/16	1:1250 @ A1 1:2500 @ A3
16019	G100_P_02_001	Revision



View of from the River with The Maltings



1. THIS CONDITION SURVEY WAS CARRIED OUT ON 16TH SEPTEMBER BY TLR & TSC.
2. MINOR VEGETATION GROWTH, GRAFFITI AND WEAR OF THE BRICKS ARE PRESENT ALONG THE LENGTH OF WALL.
3. WALL COMPOSED OF MANY DIFFERENT BRICK WALL SECTIONS. STEEL COLUMNS INSTALLED BEHIND THE EASTERN HALF OF THE WALL AT INTERVALS IN ORDER TO PROVIDE SUPPORT (0m TO 163m). NEWER SECTION OF WALL FROM 163m TO 257m. MALTINGS BUILDING SECTION OF WALL RUNS FROM 257m TO 318m. NEWER SECTION OF WALL RUNS FROM 318m TO 368m.

GENERAL NOTES	
Rev	Date
A01	14.12.16
ISSUED FOR INFORMATION	
Description	By
Amendments	TLR

Pickfords Wharf Clink Street London SE19DG
1 (20) 7320 7888 www.watermangroup.com
mail@watermangroup.com

Project: **STAG BREWERY, MORTLAKE**

Title: **THAMES RIVER WALL CONDITION SURVEY DEFECT ELEVATION SKETCH (SHEET 1 of 4)**

Client: **DARTMOUTH CAPITAL ADVISORS LTD**

Drawing Status	
Designed by	TLR
Checked by	AAK
Project No	WIE10667
Drawn by	TLR
Date	DECEMBER 2016
Computer File No	WIE-10667-SA-04-1004.dwg
Scale @ A3	1:125
work to figured dimensions only	
Publisher	Zone
Category	Number
Revision	
WIE	SA
04	1004
A01	



B. Calculations

Calculations	Office: London		Project No: WIE10667
Job Title: Stag Brewery - Mortlake	Prepared by: VB	Date:	
Calculations Title: Maltings Building External Wall Assessment	Checked by:	Date:	

Loading

-Determine the load that results from the river rising to the flood defence level.

Existing Ground level = 4.7 m
 2100 Flood defence level = 6.7 m

Height of water = 2 m

Unit weight of water = 10 kN/m³
 Accidental load factor = 1

Applied pressure = 20 kN/m²

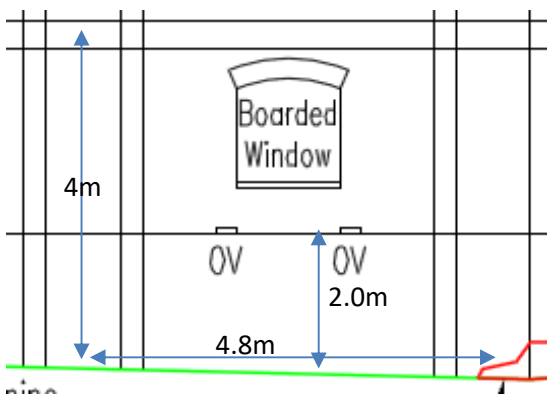
Wind pressure

The building is currently subject to wind pressures and these will be applied to the top section of the column that is not subject to water pressures.

Wind Pressure = 0.9 kN/m²

Span arrangements

The architectural intent is to extend the windows on the bottom floor down to ground level.

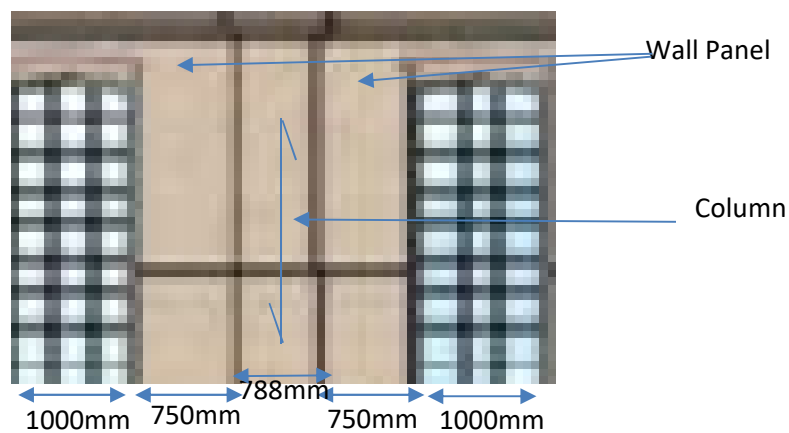


Calculations	Office: London		Project No: WIE10667
	Job Title: Stag Brewery - Mortlake	Prepared by: VB	Date: 14/02/17
Calculations Title: Maltings Building External Wall Assessment	Checked by:	Date:	

The wall panels and column section will be considered as one section with the load from the windows transferred to the masonry. The combined section will then be considered to span between the ground and the first floor.

A fixed edge condition will be taken for the bottom of the wall and a free edge support condition will be taken for the top of the wall.

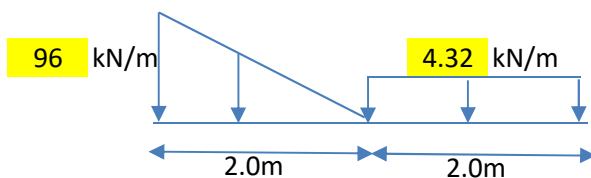
Dimensions:



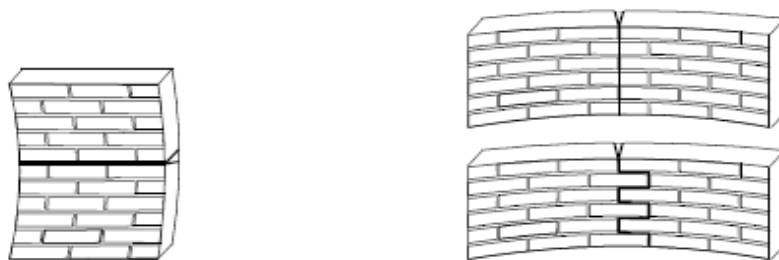
Distance Between Columns = 4800 mm

Loading Diagrams

Determine the total load applied to the column.



Planes of failure



a) plane of failure parallel to bed joints, f_{vk1} b) plane of failure perpendicular to bed joints, f_{vk2}

Calculations	Office: London		Project No: WIE10667
Job Title: Stag Brewery - Mortlake	Prepared by: VB	Date:	
Calculations Title: Maltings Building External Wall Assessment	Checked by:	Date:	

Analysis

Column

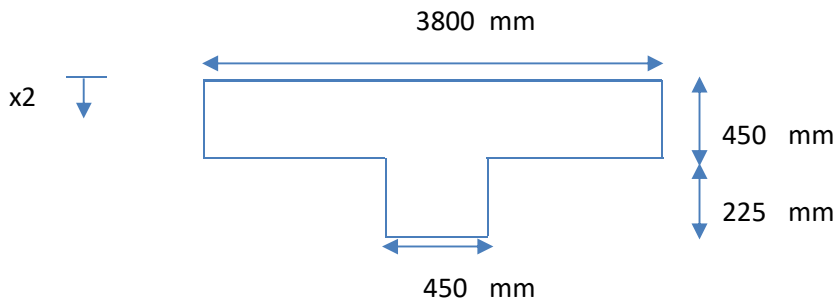
The column spans between the ground and first floor. The bottom two metres is subject to a water pressure in a 2100 storm event.

An analysis model was created in Staad Pro V8i considering a column with a fixed and connection at foundation level and a pinned end connection at first floor level. A hydrostatic water pressure was applied to the bottom two metres of the column and a wind pressure was applied to the top 2m of the column.

$$M = 46 \text{ kNm}$$

$$V = 94 \text{ kN}$$

Section Dimensions



Determine section Z value

$$x2 = 244 \text{ mm}$$

$$I = 4E+10 \text{ mm}^4$$

$$Z = I/x2$$

$$Z = 2E+08 \text{ mm}^3$$

Bending and shear stresss checks

$$\text{Applied bending Stress} = M/Z$$

$$Z = 2E+08 \text{ mm}^3$$

$$\text{Applied bending Stress} = 0.2792 \text{ N/mm}^2$$

The critical case for the column in this instance is bending parallel to the bed joint

$$\text{Characteristic flexural strength of masonry, } f_{xk1} = 0.5 \text{ N/mm}^2$$

$$\gamma_m = 2.70$$

$$\text{Capacity} = f_{xk1}/\gamma_m + \sigma_d \text{ (}\sigma_d \text{ limited to } 0.2f_k/\gamma_m\text{)}$$

Determine limiting σ_d value:

$$f_k = k f_b^\alpha f_m^\beta \quad \text{cl3.6.1.2 EN 1996-1-1:2005}$$

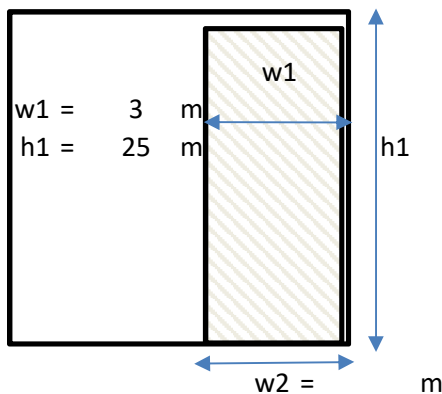
$$k = 0.75$$

$$f_b = 50 \text{ N/mm}^2$$

Calculations	Office: London		Project No: WIE10667
	Job Title: Stag Brewery - Mortlake	Prepared by: VB	Date: 14/02/17
Calculations Title: Maltings Building External Wall Assessment	Checked by:	Date:	

$$\begin{aligned}
 f_m &= 4 \text{ N/mm}^2 \\
 \alpha &= 0.7 \\
 \beta &= 0.3 \\
 f_k &= 17.58 \text{ N/mm}^2 \\
 \sigma_d &= 1.30 \text{ N/mm}^2
 \end{aligned}$$

Determine actual σ_d value:



$$\begin{aligned}
 \text{Actual } \sigma_d &= \text{Force} / \text{Area} \\
 \text{Force} &= \text{Unit Weight} \times \text{Cross section area} \times \text{height} \\
 \text{Unit Weight} &= 22.5 \text{ kN/m}^3 \\
 \text{Force} &= 1018.8 \text{ kN} \\
 \text{Area} &= \text{Cross section Area} \\
 \text{Area} &= 1.8113 \text{ m}^2 \\
 \text{Actual } \sigma_d &= 0.56 \text{ N/mm}^2 \\
 \text{Capacity} &= f_{xk1} / \gamma_m + \sigma_d \\
 \gamma_m &= 2.50 \\
 \text{Capacity} &= 0.7625 \text{ N/mm}^2 \\
 \text{FOS} &= 2.73
 \end{aligned}$$

Shear

- Check that the interface between the panel and the wall has sufficient shear capacity
- Checks in accordance with cl 3.6.2 of BS EN 1996-1-1

$$\begin{aligned}
 \text{Applied force} &= 94.0 \text{ kN} \\
 \text{Stress} &= 0.21 \text{ N/mm}^2
 \end{aligned}$$

Capacity:
Table 3.4

$$\begin{aligned}
 f_{vk} &= 0.5f_{vko} + 0.4 \sigma_d \leq 0.045f_b \\
 f_{vko} &= 0.2 \text{ N/mm}^2 \quad (1) \\
 0.045f_b &= 2.25 \text{ N/mm}^2
 \end{aligned}$$

Determine s_d for panel section

$$\begin{aligned}
 \text{Force} &= \text{Unit Weight} \times \text{Cross section area} \times \text{height} \\
 \text{Force} &= 424 \text{ kN} \\
 \text{Cross section Area} &= 0.7538 \text{ m}^2 \\
 \text{Actual } \sigma_d &= 0.5625 \text{ N/mm}^2 \\
 f_{vk} &= 0.425 \text{ N/mm}^2 \\
 \text{FOS} &= 2.0 \text{ N/mm}^2
 \end{aligned}$$

Calculations	Office: London		Project No: WIE10667
Job Title: Stag Brewery - Mortlake	Prepared by: VB	Date:	
Calculations Title: Maltings Building External Wall Assessment	Checked by:	Date:	

Checks in accordance with BD 21/01

Since the structure would have been designed and constructed prior to the introduction of the Eurocodes an additional check will be carried out in accordance with BD 21/01.

Section 7.16 states that assessments are to be carried out in accordance with BS 5628.

Table 3 of BS 5628 presents the same values as Table NA.6 of BS EN 1996-1-1:2005 as such the same Characteristic flexural strength of masonry will be adopted.

Flexural strength

$$\text{Characteristic flexural strength of masonry, } f_{kx} = 0.5 \text{ N/mm}^2$$

32.5.3 flexural resistance = $(f_{kx}/\gamma_m + g_d) \text{ N/mm}^2$

table 4

$$\gamma_m = 2.5$$

g_d = design vertical dead load per unit area

The design vertical load per unit area is equivalent to the EC6 σ_d calculation.

$$\text{flexural strength} = 0.76 \text{ N/mm}^2$$

Characteristic shear strength

The characteristic shear strength of the masonry is determined in accordance with BS 5628 cl 21.1.1

$$f_v = f_{vk0} + 0.6g_a < 1.4 \text{ N/mm}^2$$

cl 21.1.2 (c)

$$f_{vk0} = 0.15 \text{ N/mm}^2$$

g_a = design vertical load per unit area

The design vertical load per unit area is equivalent to the EC6 σ_d calculation.

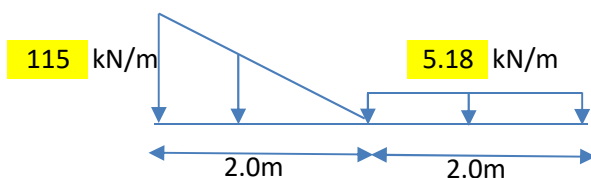
$$g_a = 0.56 \text{ N/mm}^2$$

$$f_v = 0.49 \text{ N/mm}^2$$

Applied loads

In accordance with clause 18 of BS 5628 consider the applied loading to be equal to $1.2G_k + 1.2Q_k + 1.2W_k$ where G_k , Q_k and W_k are equal to design dead, imposed and wind loads. For the raised flood level case the dead load is not applicable for assessing flexure and shear.

Loading Diagram



Calculations	Office: London		Project No: WIE10667
Job Title: Stag Brewery - Mortlake	Prepared by: VB	Date:	
Calculations Title: Maltings Building External Wall Assessment	Checked by:	14/02/17	

-Staad pro results:

$$M = 57 \text{ kNm}$$

$$V = 115 \text{ kN}$$

Capacity Checks

Bending:

$$\text{Applied bending Stress} = M/Z$$

$$\text{Applied bending Stress} = 0.35 \text{ N/mm}^2$$

$$\text{Capacity} = 0.76 \text{ N/mm}^2$$

$$\text{FOS} = 2.2$$

Shear:

$$\text{Applied shear stress} = \text{Shear force} / \text{cross section}$$

$$\text{Applied shear stress} = 0.26 \text{ N/mm}^2$$

$$\text{Capacity} = 0.49 \text{ N/mm}^2$$

$$\text{FOS} = 1.91$$

FOS Summary

	Bending	Shear
EC 6	2.7	2.0
BD 21/01	2.2	1.9



C. Column Analysis Model Input and Output

Appendices



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Job No
WIE106687

Sheet No
1

Rev
0

Job Title **Stag Brewery**

Part

Ref

By **VB** Date **24-APR-17** Chd

Client **Darmouth Capital Investors Ltd**

File **Check.std**

Date/Time **02-Jun-2017 15:27**

Job Information

	Engineer	Checked	Approved
Name:	VB		
Date:	24-APR-17		

Structure Type | SPACE FRAME

Number of Nodes	2	Highest Node	2
Number of Elements	1	Highest Beam	1

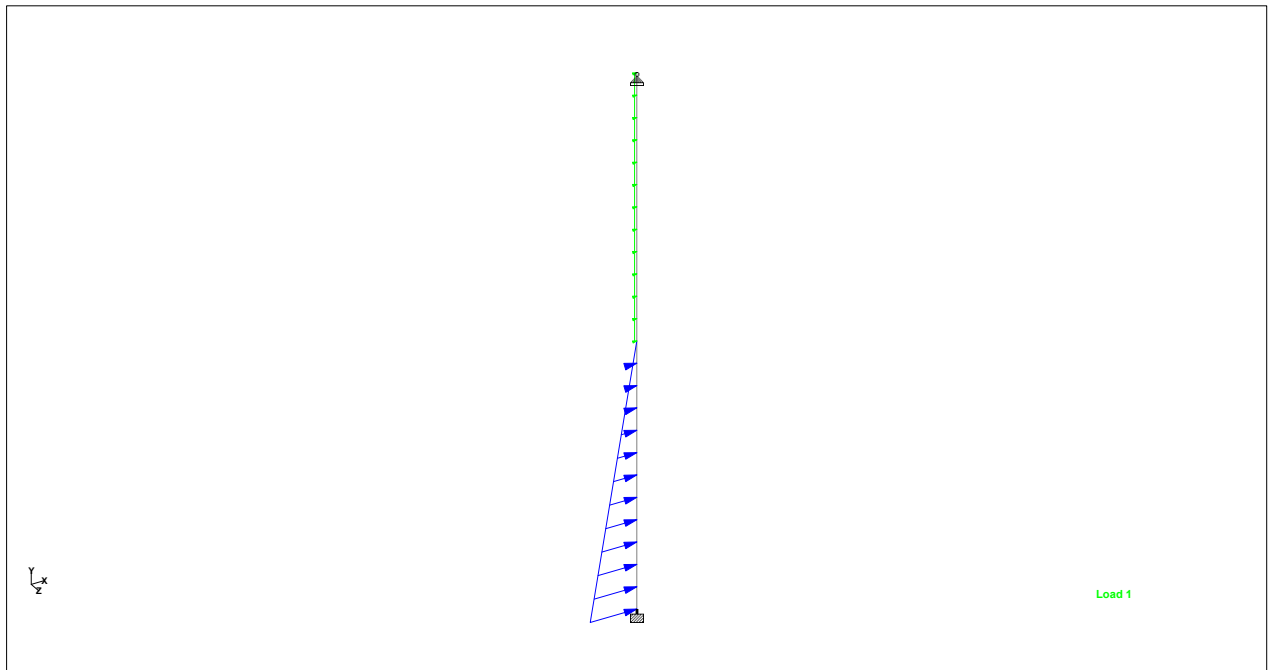
Number of Basic Load Cases	2
Number of Combination Load Cases	0

Included in this printout are data for:

All	The Whole Structure
-----	---------------------

Included in this printout are results for load cases:

Type	L/C	Name
Primary	1	LOAD CASE 1
Primary	2	LOAD CASE 2



Whole Structure (Input data was modified after picture taken)

Nodes

Node	X (m)	Y (m)	Z (m)
1	0.000	0.000	0.000
2	0.000	4.000	0.000



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Job No
WIE106687Sheet No
2Rev
0

Part

Job Title **Stag Brewery**

Ref

By **VB**Date **24-APR-17**

Chd

Client **Darmouth Capital Investors Ltd**File **Check.std**Date/Time **02-Jun-2017 15:27**

Beams

Beam	Node A	Node B	Length (m)	Property	β (degrees)
1	1	2	4.000	1	0

Supports

Node	X (kN/mm)	Y (kN/mm)	Z (kN/mm)	rX (kN·m/deg)	rY (kN·m/deg)	rZ (kN·m/deg)
1	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
2	Fixed	Fixed	Fixed	-	-	-

Primary Load Cases

Number	Name	Type
1	LOAD CASE 1	None
2	LOAD CASE 2	None

Beam End Forces

Sign convention is as the action of the joint on the beam.

Beam	Node	L/C	Axial			Shear			Torsion	Bending	
			Fx (kN)	Fy (kN)	Fz (kN)	Mx (kNm)	My (kNm)	Mz (kNm)			
1	1	1:LOAD CASE	0.000	93.675	0.000	0.000	0.000	0.000	46.099		
		2:LOAD CASE	0.000	115.081	0.000	0.000	0.000	56.589			
	2	1:LOAD CASE	0.000	10.925	0.000	0.000	0.000	0.000	0.000		
		2:LOAD CASE	0.000	13.319	0.000	0.000	0.000	0.000	0.000		

Beam Maximum Moments

Distances to maxima are given from beam end A.

Beam	Node A	Length (m)	L/C		d (m)	Max My (kNm)	d (m)	Max Mz (kNm)
1	1	4.000	1:LOAD CASE	Max +ve	0.000	0.000	0.000	46.099
				Max -ve	0.000	0.000	1.667	-13.729
			2:LOAD CASE	Max +ve	0.000	0.000	0.000	56.589
				Max -ve	0.000	0.000	1.667	-16.848

Beam Maximum Shear Forces

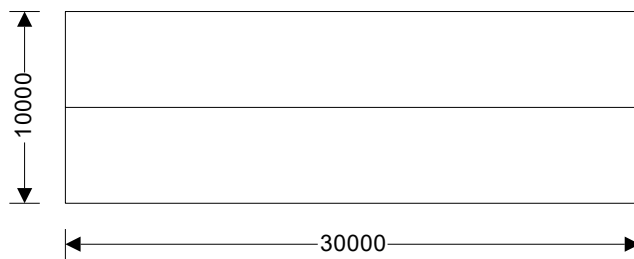
Distances to maxima are given from beam end A.

Beam	Node A	Length (m)	L/C		d (m)	Max Fz (kN)	d (m)	Max Fy (kN)
1	1	4.000	1:LOAD CASE	Max +ve	0.000	0.000	0.000	93.675
				Max -ve	0.000	0.000	4.000	-10.925
			2:LOAD CASE	Max +ve	0.000	0.000	0.000	115.081
				Max -ve	0.000	0.000	4.000	-13.319

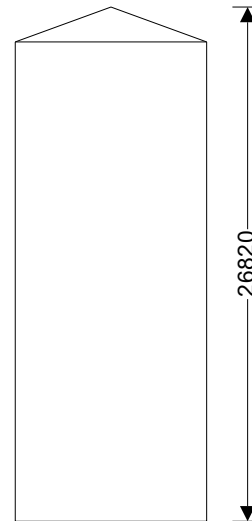
Project Stag Brewery				Job no. WIE10667	
Calcs for Wind Loading				Start page no./Revision 1	
Calcs by VB	Calcs date 14/02/2017	Checked by	Checked date	Approved by	Approved date

WIND LOADING (EN1991-1-4)

TEDDS calculation version 3.0.16



Plan



Elevation

Building data

Type of roof	Duopitch
Length of building	L = 30000 mm
Width of building	W = 10000 mm
Height to eaves	H = 25000 mm
Pitch of roof	$\alpha_0 = \mathbf{20.0}$ deg
Total height	h = 26820 mm

Basic values

Location	London
Wind speed velocity (FigureNA.1)	$V_{b,map} = \mathbf{21.4}$ m/s
Distance to shore	$L_{shore} = \mathbf{66.00}$ km
Altitude above sea level	$A_{alt} = \mathbf{8.0}$ m
Altitude factor	$C_{alt} = A_{alt} \times 0.001m^{-1} + 1 = \mathbf{1.008}$
Fundamental basic wind velocity	$V_{b,0} = V_{b,map} \times C_{alt} = \mathbf{21.6}$ m/s
Direction factor	$C_{dir} = \mathbf{1.00}$
Season factor	$C_{season} = \mathbf{1.00}$
Shape parameter K	$K = \mathbf{0.2}$
Exponent n	$n = \mathbf{0.5}$
Probability factor	$C_{prob} = [(1 - K \times \ln(-\ln(1-p)))/(1 - K \times \ln(-\ln(0.98)))]^n = \mathbf{1.00}$
Basic wind velocity (Exp. 4.1)	$V_b = C_{dir} \times C_{season} \times V_{b,0} \times C_{prob} = \mathbf{21.6}$ m/s
Reference mean velocity pressure	$q_b = 0.5 \times \rho \times v_b^2 = \mathbf{0.285}$ kN/m ²

Orography

Orography factor not significant	$c_o = 1.0$
Terrain category	Town
Displacement height (sheltering effect excluded)	$h_{dis} = 0$ mm



Waterman Infrastructure &
Environment
Clink Street
Pickfords Wharf

Project				Job no.	
Calcs for				Start page no./Revision 2	
Calcs by C	Calcs date 14/02/2017	Checked by	Checked date	Approved by	Approved date

The velocity pressure for the windward face of the building with a 0 degree wind is to be considered as 1 part as the height h is less than b (cl.7.2.2)

Peak velocity pressure - windward wall - Wind 0 deg

Reference height (at which q is sought) $z = 25000\text{mm}$
 Displacement height (sheltering effects excluded) $h_{dis} = 0\text{ mm}$
 Exposure factor (Figure NA.7) $C_e = 2.96$
 Exposure correction factor (Figure NA.8) $C_{e,T} = 1.00$
 Peak velocity pressure $q_p = C_e \times C_{e,T} \times q_b = 0.84\text{ kN/m}^2$

Structural factor

Structural damping $\delta_s = 0.100$
 Height of element $h_{part} = 25000\text{ mm}$
 Size factor (Table NA.3) $C_s = 0.892$
 Dynamic factor (Figure NA.9) $C_d = 1.000$
 Structural factor $C_s C_d = C_s \times C_d = 0.892$

Peak velocity pressure - roof

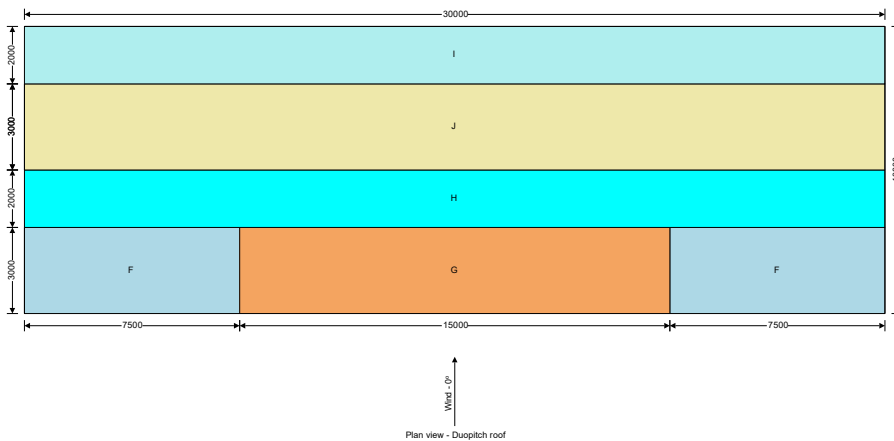
Reference height (at which q is sought) $z = 26820\text{mm}$
 Displacement height (sheltering effects excluded) $h_{dis} = 0\text{ mm}$
 Exposure factor (Figure NA.7) $C_e = 3.01$
 Exposure correction factor (Figure NA.8) $C_{e,T} = 1.00$
 Peak velocity pressure $q_p = C_e \times C_{e,T} \times q_b = 0.86\text{ kN/m}^2$

Structural factor - roof 0 deg

Structural damping $\delta_s = 0.100$
 Height of element $h_{part} = 26820\text{ mm}$
 Size factor (Table NA.3) $C_s = 0.893$
 Dynamic factor (Figure NA.9) $C_d = 1.000$
 Structural factor $C_s C_d = C_s \times C_d = 0.893$

Peak velocity pressure for internal pressure

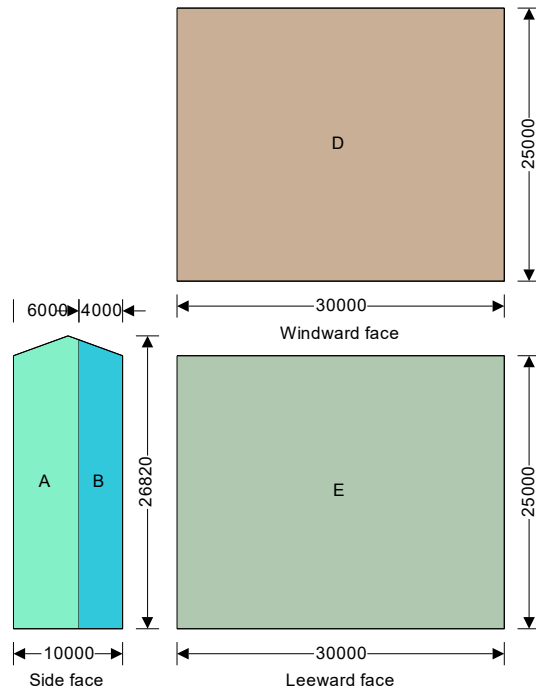
Peak velocity pressure – internal (as roof press.) $q_{p,i} = 0.86\text{ kN/m}^2$





Waterman Infrastructure &
Environment
Clink Street
Pickfords Wharf

Project				Job no.	
Calcs for				Start page no./Revision 3	
Calcs by C	Calcs date 14/02/2017	Checked by	Checked date	Approved by	Approved date



UK and Ireland Office Locations



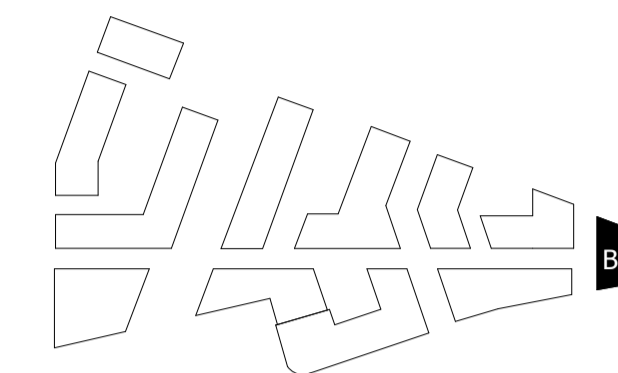


F. Boat House Drawings

NOTES:

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KEY

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



HYBRID APPLICATION - DRAFT	26/02/22	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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info@squireandpartners.com
www.squireandpartners.com

Project

Stag Brewery
Richmond

Drawing

BUILDING 09 - PROPOSED EAST
ELEVATION

Drawn	Date	Scale
EmK	13/09/19	1:100 @ A1 1:200 @ A3

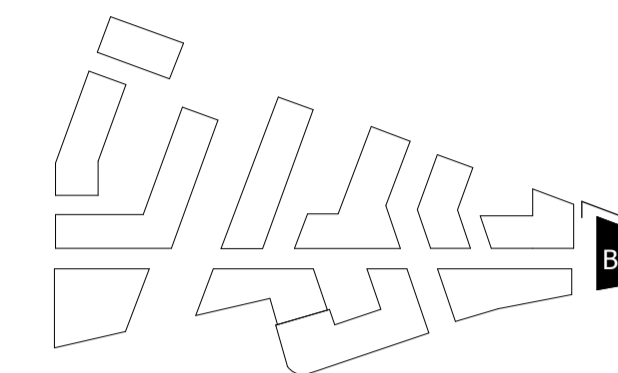
Job Number	Drawing number	Revision
18125	C645_B09_E_E_001	D



NOTES:

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KEY

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



Revision description	Date	Check	Rev
HYBRID APPLICATION - DRAFT	26/02/22	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	-

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Project
Stag Brewery
Richmond

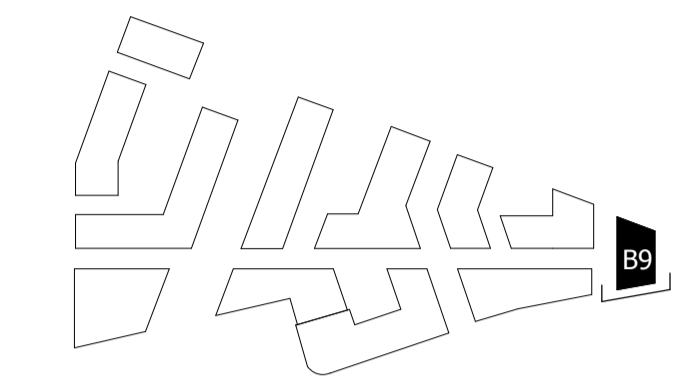
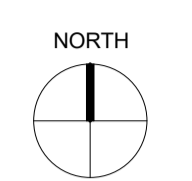
Drawing
BUILDING 09 - PROPOSED NORTH ELEVATION

Drawn	Date	Scale
EmK	13/09/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B09_E_N_001	D

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Revision description	Date	Check	Rev
HYBRID APPLICATION - DRAFT	26/02/22	BJ	D
GLA SUBMISSION	27/04/20	BJ	C
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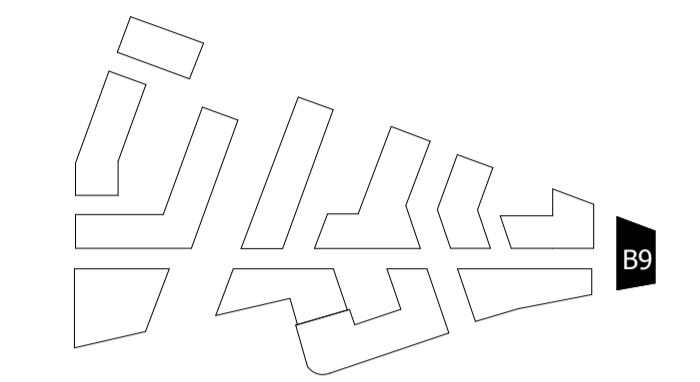
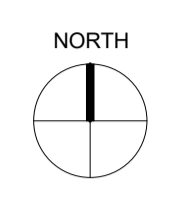
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Richmond

Drawing
BUILDING 09 - PROPOSED SOUTH ELEVATION

Drawn	Date	Scale	@ A1
EmK	13/09/19	1:100	@ A1
18125	C645_B09_E_S_001	1:200	@ A3

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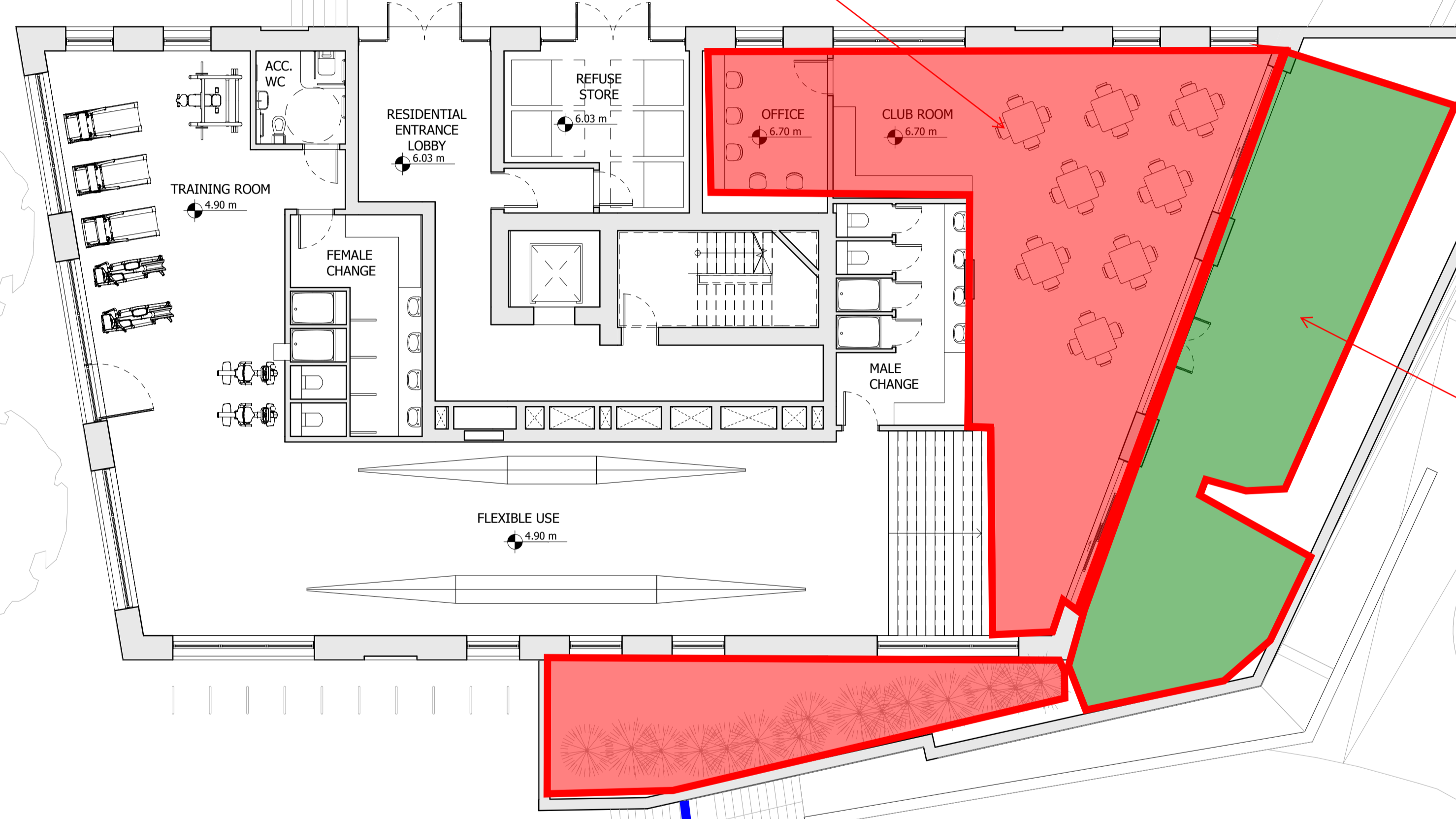


RED HATCHED AREA ALL RAISED TO 6.7m AOD

PROPOSED FLOOD DEFENCE AT 6.7m AOD

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

EXISTING BULLS ALLEY DEFENCE



INTERNAL LAYOUTS SHOWN ILLUSTRATIVELY ONLY

FINAL DRAFT HYBRID SUBMISSION	07/01/22	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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Drawing
BUILDING 09 - PROPOSED
GROUND FLOOR PLAN

Drawn	Date	Scale
EmK	13/09/19	1:100 @ A1 1:200 @ A3
Job Number	Drawing number	Revision
18125	C645_B09_P_00_001	D

