

Building 18 Layout

Project: The Former Stag Brewery, Planning
Application ref: 22/0900/OUT

Date: 17.10.22

This note has been prepared by Squire + Partners to address comments received from the London Borough of Richmond upon Thames (LBRuT) in respect of the application for outline planning permission at the Former Stag Brewery ('the Site') (ref: 22/0900/OUT).

Given this block has been submitted in outline at this stage, LBRuT have requested an indicative layout demonstrating how a typical level may work. The following material (sketches SK_021; SK_022 and SK_023) provide a potential layout of a typical floor level that has been planned to optimise the efficiency of the floor plan.

SK_021 is an indicative plan of a typical floor of B18 to show the potential layout of the units as requested by LBRuT. SK_022 is an indicative layout of one of the large through units and SK_023 is a diagram explaining the unit sizes.

SK_023, key points to note:

- **Potential location of risers.** Risers were not shown in the outline plans and will eat into the depth of some of the units. This was allowed for in the sizing of the units in the outline application which resulted in inflated areas in the outline NSA schedule.
- **Potential location of inset balconies.** The units were sized to allow for façade articulation which could eat into the depth of some units, an example of this would be inset balconies. We have added indicative inset balconies to all apartments which would reduce the size of the units if this strategy was used at detailed design stage.
- **Through flats.** The largest units are the through flats which were added to minimise the number of single aspect units and remove all north facing single aspect units. These units are oversized due to the depth of the block. The parameter plans show a maximum footprint for blocks in the outline application and do not set out a minimum footprint therefore building 18 could be narrowed at detailed design stage which would reduce the depth and size of the through flats. The indicative plan of the through flat shows that the frontages are relatively compact and the additional area is in the centre of the plan.
- **Large corner units.** There are 2 units highlighted in yellow which have areas which are still more than 10% above the NDSS after removing the risers and inset balconies. This is partly because of the layouts being trickier to plan behind the cores. The size of these units lends them to being designated as wheelchair accessible units at detailed design stage.

With the addition of the risers and balconies all of the units would be within 10% of the NDSS (areas are shown on plan) except for the through flats and two corner units highlighted.

We therefore consider that the following a detailed flat plan layout exercise, the area of the block would be fully optimised.