



Stag Brewery, Mortlake

Masterplan and Detailed Design and Access Statement - Addendum

For Reselton Properties

July 2022

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	19.07.22	Draft 1	BJ	BJ
A	28.07.22	Final Draft	BJ	RB

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Illustrative Birds Eye View of Proposed Mortlake Brewery Site Masterplan

1.0 Introduction

1.1 This Design and Access Statement Addendum has been prepared by Squire and Partners on behalf of Reselton Properties Limited ("the Applicant") to update on revisions made to the two linked planning applications ("the Applications") for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ("the Site") within the London Borough of Richmond upon Thames (LBRuT). The applications are: Application A is for the masterplan (ref: 22/0900/OUT) and Application B is for the school (ref: 22/0902/FUL). The applications were submitted in March 2022

1.2 This is in response to comments made through consultation with Statutory Consultees and LBRuT comments.

1.3 Summary of Revisions

The following revisions have been made to the Application:

- Reduction in height of Building 10 by one floor with the loss of 9 units.
- Small reduction in height of Building 1 (Cinema and Office) and increase in setting back of the top floor facade to reduce massing.
- Response to Health and Safety Executive (HSE) comments regarding Gateway 1 fire safety, including, where relevant: Completely separate escape and exit for stairs from basement; lifts from upper floors stop at ground floor with separate lifts linking ground to basement floors; refuse stores moved from basement to ground floor and accessed only from outside of the building.
- Reduction of the amount of flexible use in accommodating the HSE comments.
- Minor change to Building 2 belvedere brickwork at north face.
- Minor changes and labelling to layouts of some wheelchair accessible apartments

1.4 The following section will describe these revisions in detail and how they address the comments made. The subsequent sections will include revised documents and illustrative images which have been produced in response to the comments made.

2.0 Revised Proposals

2.1 Use and Amount

While the mix of uses has not changed in the current proposals, in responding to the comments made during consultation, there have been changes to the overall quantum for different uses shown previously.

In response to concern from LBRuT regarding the height of Building 10 and it's relationship with the Buildings of Townscape Merit (BTM) adjacent, one typical floor has been removed. This has resulted in the loss of nine intermediate tenure apartments (4no. two bed and 5no. one bed), with a loss of 22 habitable rooms.

In response to HSE Gateway 1 Fire Safety comments, refuse stores and lifts have been introduced to ground floor level of Buildings 13, 15, 16 and 17. This has resulted in the loss of five private tenure apartments overall (3no. studios and 3no. one beds have been lost but 2no. two beds have been added back). This has resulted in an overall loss of 6 habitable rooms.

The total number of homes proposed across both Development Area 1 and 2 is therefore now up to 1,071, of which it is proposed up to 204 units (up to 19%) will be dedicated to affordable tenures. In terms of habitable room count, the mix equates to up to 21% affordable provision (3,172 habitable rooms in total, 2,498 private and 674 affordable). The scheme has been tested from an EIA perspective on the basis of up to 22% of affordable housing to ensure that the 'worst case' has been accounted for. The actual percentage of affordable housing to be provided on site is the subject of ongoing viability discussions. The total residential GIA has reduced by 581 sqm and is now 111,370 sqm.

In response to concerns regarding the massing of Building 1, in relation especially to the BTM adjacent, the height of the parapet and the overall height of the building has been reduced in height and the setback of the facade from the parapet has been increased to reduce the massing of the top floor. This has reduced the amount of office space at this level by 55 sq m GIA.

In responding to HSE Gateway 1 Fire Safety comments it has been necessary to replan some of the ground floor areas, such that additional escape corridors, additional lifts and entrances

Summary Of Units and Habitable Rooms

Unit type	Potential Affordable Social Rent		Potential Affordable Intermediate		Private		Total (%)	
	units	hab rooms	units	hab rooms	units	hab rooms	units	hab rooms
	Studio	-	-	-	-	45	45	45
1 bedroom	12	24	22	44	241	482	275	550
2 bedroom	63	189	17	51	396	1,188	476	1,428
3 bedroom	84	336	0	0	165	672	249	1,008
4 bedroom	6	30	0	0	20	111	26	141
Total	165	579	39	95	867	2,498	1,071	3,172
% by hab room	21%				79%			

Now Proposed Development Residential Unit Mix and Habitable Rooms for the entire masterplan

Whole Scheme - Gross Internal and Gross External Areas

Use Type	Total Areas			
	GEA		GIA	
	m2	ft2	m2	ft2
Cinema	1,937	20,850	1,606	269,212
Residential	124,055	1,335,327	111,370	1,198,788
Flexible Use	5,413	58,265	4,784	51,495
Hotel	1,937	20,855	1,765	18,998
Office	4,935	53,117	4,468	48,089
School	11,430	123,029	9,319	100,311
Car Park	26,015	280,027	25,010	269,212
Total	175,722	1,891,469	158,322	1,956,105

Now Proposed Development GIA/GEA area schedule of all uses in entire masterplan

Development Area 1 - Residential Accommodation - Private

Building Number	Unit Type									Total
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	S	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	
Building 2	0	22	27	36	0	0	33	0	0	118
Building 3	0	8	23	4	0	5	8	0	0	48
Building 4	0	0	2	13	0	0	5	0	0	20
Building 6	0	4	3	11	0	0	6	0	0	24
Building 7	0	19	17	30	0	9	12	0	0	87
Building 8	0	22	12	31	0	14	19	2	0	100
Building 9	0	0	3	3	0	0	3	4	0	13
Building 11	0	11	0	21	0	0	19	1	0	52
Building 12	0	4	11	26	0	1	6	0	0	48
Sub Total	0	90	98	175	0	29	111	7	0	
Total		90		273		140		7		510
Percentage		18%		54%		27%		1%		

Development Area 1 - Residential Accommodation - Potential Intermediate Affordable

Building Number	Unit Type									Total
	1 Bedroom Units		2 Bedroom Units		3 Bedroom Units			4 Bedroom Units		
	S	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B7P	4B8P	
Building 10	0	22	0	17	0	0	0	0	0	39
Sub Total	0	22	0	17	0	0	0	0	0	
Total		22		17		0		0		39
Percentage		56%		44%		0%		0%		

Now Proposed Development GIA/GEA area schedule of all uses in entire masterplan

Development Area 1 - Gross Internal and Gross External Areas

Use Type	Total Areas			
	GEA		GIA	
	m2	ft2	m2	ft2
Cinema	1,937	20,850	1,606	17,288
Residential	67,696	728,683	60,136	647,307
Flexible Use	5,413	49,575	4,784	51,495
Hotel	1,937	20,855	1,765	18,998
Office	4,935	53,117	4,468	48,089
Car Park	20,176	217,170	19,479	209,669
Total	102,094	1,090,250	92,238	992,846

Revised Proposed Development: GEA/GIA of all uses in Development Area 1

All quantum and percentages of affordable housing should be considered as being provided up to figures given



The revised Proposed Scheme ground floor plan of Development Area 1



The revised Proposed Scheme ground floor plan of Development Area 2

and additional refuse stores have been provided as described more fully below. This has resulted in a reduction of the flexible use areas by 55 sq m GIA, although most of this has been to areas outside of the high street zone concentration of active uses in order to retain as much active use on the High Street. In Building 8, the amount of flexible use and active frontage has increased.

2.2 Building Layout

The HSE Gateway 1 response requested the following issues be considered:

- Buildings with single stairs must not have stairs connecting to the basement level. Stairs from the basement level must exit directly to the outside of the building.
- Lifts should not connect from upper floors directly to basement level.
- Fire fighting lifts should not be dual-entry.
- Refuse stores should not be accessed through the building and therefore have to be at ground floor.
- Clarification required on provision of refuges in residential stairs.

In response to this, in Development Area 1, all buildings with stairs to basement have them separated at ground level and stairs from basement exit directly to the outside of the building. New lifts have been provided from ground floor to basement in each building that did not have this previously and has access to the basement (these are Buildings 3, 6, 7, 8, 11 and 12). New refuse stores have been provided to buildings that did not have stores previously at ground floor (Building 2, 7, 8 and 11) and other stores have been amended to provide more of less storage area as required. There are now no dual-entry fire fighting lifts and refuges in residential stairs have been indicated on the building plans. The new layout of these elements has resulted in a reduced amount of flexible use space as noted above.

In Development Area 2, new exits from basement stairs have been added, as have additional lifts to Buildings 13, 15, 16 and 17. Refuse storage has been relocated to ground floor as with Development Area 1 and is accessed from the outside of the building. This has impacted significantly on residential units

The layout of the top floor of Building 1 has been amended, with the extent of the office building reduced, to reduce the massing of the building.

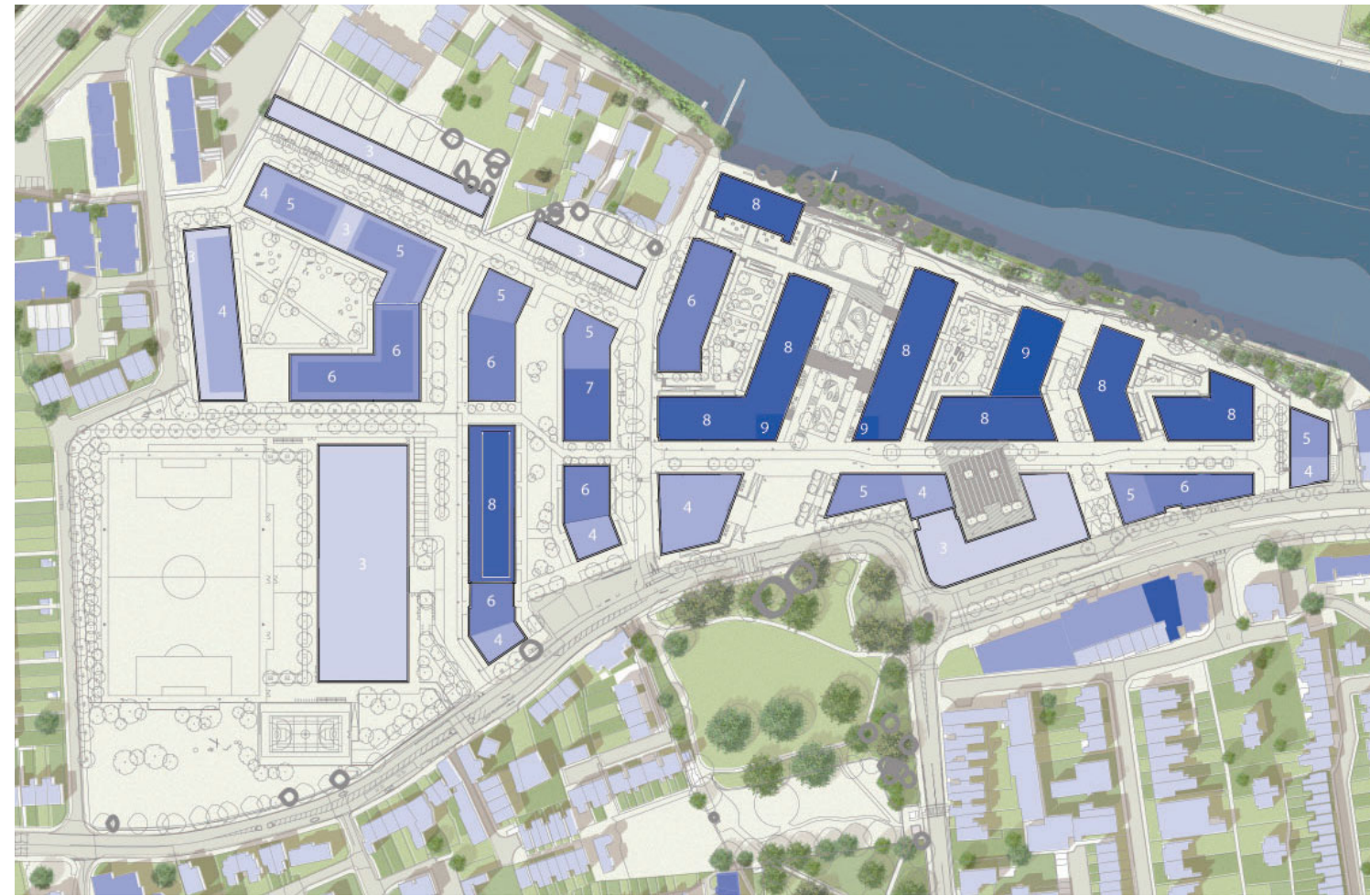
The layout of the basement has been amended to include the additional lifts from ground to basement, the relocation of refuse stores to ground floor and the reduction in car parking spaces.

2.3 Heights and Massing

As noted above, Building 10 has reduced by one storey and is now 6 storeys, with the top storey still set back. This has returned the height of the building to that which was initially proposed in this application, prior to the initial Design Review Panel (DRP). The relationship between Building 10 and Building 5 (which is formed from the Boppleworks BTM) is now further eased and the impact on all surroundings has been reduced.

The massing of Building 1 has also reduced, with the height of the parapet has reduced by 0.5m and the setback top level has decreased by a further 0.2m with the overall height therefore reducing by 0.7m. The set back has increased between 0.5m and 1m and this too has reduced the massing of the building when seen from Mortlake Green and in the context of The Jolly Gardeners BTM on the other side of Ship lane from Building 1. This has further improved the relationship between the two buildings in several of the keys views along Lower Richmond Road.

There have been very small changes to the modelling of the roof elements to Building 2, including the brickwork at the corner belvedere and removal of the CHP flue.



Revised heights diagram showing reduction in height to Building 10

2.4 Density

The density of the current proposed scheme has not been greatly changed by the small change in unit numbers and areas. The current application density, based on a total site area of 8.6 Ha, is now 369 Hr/Ha, a slight reduction on the scheme submitted which was 381 Hr/Ha. The proposed Floor Area Ratio is still 1:1.7 and the Site Coverage Ratio remains 1:0.3, as there has been no change to building footprint.

2.5 Appearance and Detailing

While most of the submitted scheme has not changed in terms of appearance, there have been modification to Building 10 and Building 1 related to the change in height and massing, as well as to address specific points with regard to the Cinema and



Previous view of Building 10 as submitted



Revised Proposed view of Building 10



Previous view of Building 1 (Cinema and Office) as submitted



Revised Proposed view of Building 1

Office entrances. There have also been small changes to the ground floor fenestration of several buildings to allow for new doors to additional escape exits and access to lift lobbies.

For Building 10, the changes to the facade have been to revert to the previous vertical arrangement of windows, in terms of grouping and detailing. There has been no other changes to the external appearance.

For Building 1, as part of the review of the overall building height, the appearance of the proportion of the ground floor to upper floors has also been modified. The ground floor now appears higher, with the canopy and horizontal band at the top of ground floor having been moved higher. This provides the ground floor and entrances with greater scale and a grander appearance, with the entrances in particular given more prominence. To further enhance this, both the entrance to the Cinema and the entrance to the Office have been modified and emphasised through additional design features.

The Cinema entrance has been modified to have a receding scalloped profile surrounding the entrance doors. This is in the same bronze metal finish as the windows and edge profiles and references both the scalloped bays above and more generally the Art Deco cinema buildings of the 1920s and 30s. The canopy has been shortened to be located over the modified entrance more directly to clearly mark out the entrance when viewed from a distance.

The office entrance has been moved from the corner of Ship Lane to be more central to the facade of the office reception. This also provides a clear relationship between the cinema entrance on one side of the building and the office entrance now in a similar location on the opposite side of the building. The office entrance has also been marked out by the introduction of a small canopy, finished in bronze metal to match the rest of the building.

The small changes to Buildings 2, 3, 6, 7, 8, 11 and 12 ground floor fenestration have only altered existing windows or doors, modifying them to accommodate the exits to stairs from basement and entrances to relocated refuse stores and additional lifts to the basement from ground. These changes have no impact to the brick surrounding piers and the wider facade of the building.



View of revised Cinema entrance, canopy and higher ground floor



View of new office entrance with canopy

3.0 Technical Summary

3.1 Fire Strategy

The principles of fire strategy have not fundamentally been revised but elements of additional fire safety have been incorporated to enhance the fire safety of the scheme. Most of the buildings are single stair buildings with smoke extract ventilation where required to corridors and lobbies and this remains the case. However, the clear separation of the basement from the ground floor, through the disconnection of stairs and lifts, has ensured a higher degree of protection from fire and smoke transferring from the basement to the rest of the building.

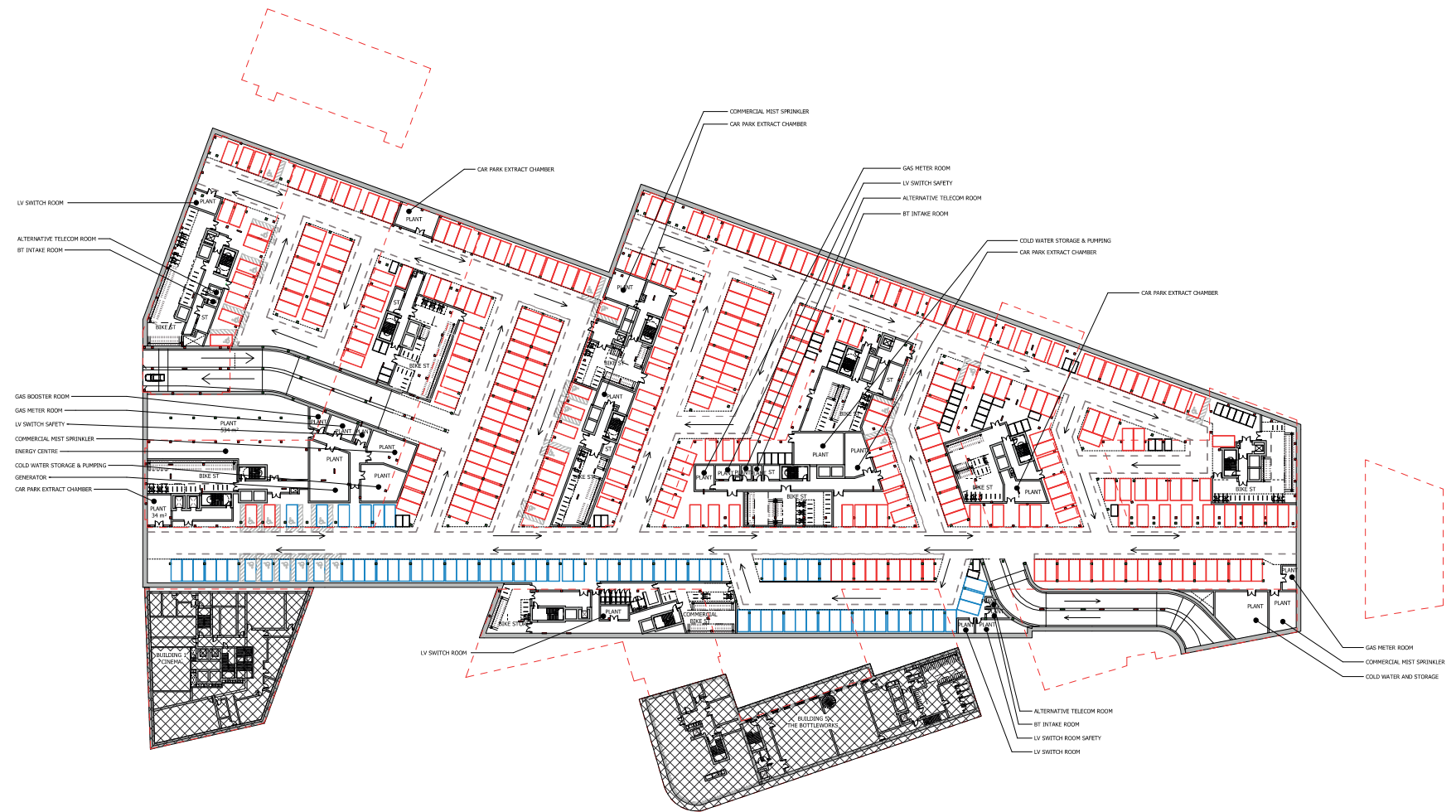
Smaller changes have also been made at ground floor, including the removal of any dual entry fire-fighting lifts and the separation of refuse stores from the inside of the building, so that they are only accessed from outside. The disabled refuges have also been indicated in stairs and in relevant buildings evacuation lifts will be provided.

3.2 Parking, Refuse and Servicing

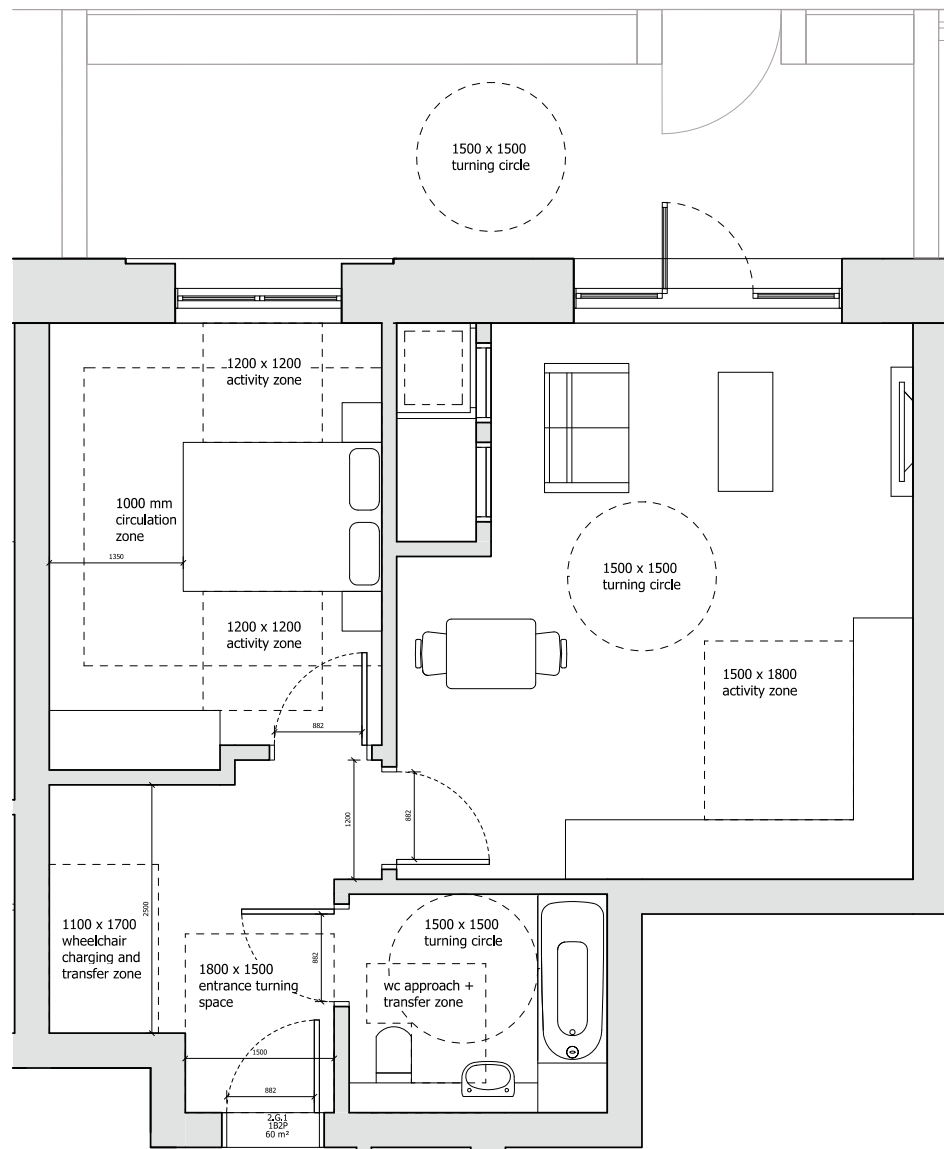
The number of car parking spaces has remaining as when the application was made, the small reduction in apartments making a negligible impact on the car parking ratio.

A more major change to the basement has been the removal of refuse stores to the ground floor. This has allowed more space to include better cycle store provision and better arrangement of lobbies around staircases.

The servicing strategy at ground floor have not changed but has been amended to be able to include the refuse stores at ground floor. These are all accessible from current vehicle servicing routes through the site.



Revised Development Area 1 Basement plan



Typical Wheelchair Accessible Apartment

3.3 Drainage

The provision of run-off storage has increased significantly through a reassessment of the extent of the tank capacity throughout the site. There have been only small changes in increase in footprint of the tanks but the depth of tanks has increased to be able now to provide 'green field' run-off rates. There has been no changes above ground from changes to the drainage.

3.4 Wheelchair Accessible apartments

Following comments from LBRuT during consultation, the design of the wheelchair accessible apartments (to Part M4 (3) standards) has been examined and small changes have been made. These include the positioning of electric wheelchair charging locations and the turning circles in other locations. These changes look to address the comments and ensure full accessibility in the apartments and the wider scheme which now provides 10% wheelchair accessible apartments throughout.

4.0 Appendices

4.1 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
Defining Good Places			
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.
Communal and Public Open space			
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
Existing Gardens			
Playspace			
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)

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

Car parking																																																																
17	<p>The maximum standards set out below should be the basis for considering planning applications</p>  <p>Parking for residential development</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>Suburban</td> <td>150-200 hr/ha</td> <td>150-250 hr/ha</td> <td>200-350 hr/ha</td> </tr> <tr> <td>3.8-4.6 hr/unit</td> <td>35-55 u/ha</td> <td>35-65 u/ha</td> <td>45-90 u/ha</td> </tr> <tr> <td>3.1-3.7 hr/unit</td> <td>40-65 u/ha</td> <td>40-80 u/ha</td> <td>55-115 u/ha</td> </tr> <tr> <td>2.7-3.0 hr/unit</td> <td>50-75 u/ha</td> <td>50-95 u/ha</td> <td>70-130 u/ha</td> </tr> <tr> <td>Urban</td> <td>150-250 hr/ha</td> <td>200-450 hr/ha</td> <td>200-700 hr/ha</td> </tr> <tr> <td>3.8-4.6 hr/unit</td> <td>35-65 u/ha</td> <td>45-120 u/ha</td> <td>45-185 u/ha</td> </tr> <tr> <td>3.1-3.7 hr/unit</td> <td>40-80 u/ha</td> <td>55-145 u/ha</td> <td>55-225 u/ha</td> </tr> <tr> <td>2.7-3.0 hr/unit</td> <td>50-95 u/ha</td> <td>70-170 u/ha</td> <td>70-260 u/ha</td> </tr> <tr> <td>Central</td> <td>150-300 hr/ha</td> <td>300-650 hr/ha</td> <td>650-1100 hr/ha</td> </tr> <tr> <td>3.8-4.6 hr/unit</td> <td>35-80 u/ha</td> <td>65-170 u/ha</td> <td>140-290 u/ha</td> </tr> <tr> <td>3.1-3.7 hr/unit</td> <td>40-100 u/ha</td> <td>80-210 u/ha</td> <td>175-355 u/ha</td> </tr> <tr> <td>2.7-3.0 hr/unit</td> <td>50-110 u/ha</td> <td>100-240 u/ha</td> <td>215-405 u/ha</td> </tr> </tbody> </table> <p>Maximum residential parking standards</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	Suburban	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha	3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha	3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha	2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha	Urban	150-250 hr/ha	200-450 hr/ha	200-700 hr/ha	3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha	3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha	2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha	Central	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha	3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha	3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha	2.7-3.0 hr/unit	50-110 u/ha	100-240 u/ha	215-405 u/ha	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	Baseline		<p>Car parking provision falls below the maximum London Plan standards.</p> <p>See Transport Assessment</p>
	PTAL 0 to 1	PTAL 2 to 4	PTAL 5 to 6																																																													
Suburban	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha																																																													
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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																																																													
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 give 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																																																												
Cycle storage																																																																
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		<p>Cycle storage provided in basement is convenient, secure and covered.</p> <p>See Transport Assessment</p>																																																												

Refuse, post and deliveries			
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	
Dwelling Space Standards			
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
Private open space			
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	
Privacy			
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
Dual aspect			
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
Noise			
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	
Floor to ceiling heights			
31	A minimum floor to ceiling height of 2.5metres for at least 75% of the gross internal area is strongly encouraged.	Baseline	
Daylight and sunlight			
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

	Air Quality			
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		
	Environmental performance			
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		
	Energy and CO2			
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. <u>Year</u> 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
	Overheating			
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

	Water			
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
	Ecology			
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
	Design Process			
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	a: <ul style="list-style-type: none"> 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 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 The height and massing of the buildings responds to the Stag Brewery Planning Brief Varied architectural typologies are proposed to enrich the proposed urban environment and provide animated streetscapes and reflect local context A transformative and far reaching project that will bring together local people, residents and businesses, new and existing Creation of a mixed and balanced community Creation of a new routes across the site and connections to the wider Mortlake area b: <ul style="list-style-type: none"> The design process has identified, explored and addressed the extraordinary potential for this strategically significant site Creation of a new vibrant, mixed-use, inclusive and profoundly sustainable development 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 Significant ground floor active retail frontages animate the new streetscapes (Thames Street and Green Link) and Riverside Terrace The creation of new focal point for the Borough with a distinct sense of place, for use by the wider community 			
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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_B12_E_W_001	Building 12 - Proposed West Elevation
C645_B08_P_08_001	Building 8 - Proposed Eighth Floor Plan	C645_B04_E_E_001	Building 4 - Proposed East Elevation	Site Sections & Elevations	
C645_B08_P_RF_001	Building 8 - Proposed Roof Plan	C645_B04_E_N_001	Building 4 - Proposed North Elevation	C645_Z1_E_AA_001	Proposed Site Elevation AA
		C645_B04_E_S_001	Building 4 - Proposed South Elevation	C645_Z1_E_BB_001	Proposed Site Elevation BB
		C645_B04_E_W_002	Building 4 - Proposed West Elevation	C645_Z1_E_CC_001	Proposed Site Elevation CC
C645_B09_P_00_001	Building 9 - Proposed Ground Floor Plan			C645_Z1_E_DD_001	Proposed Site Elevation DD
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_EE_001	Proposed Site Elevation EE
C645_B09_P_04_001	Building 9 - Proposed Fourth Floor Plan	C645_B05_E_S_001	Building 5 - Proposed South Elevation	C645_Z1_E_FF_001	Proposed Site Elevation FF
C645_B09_P_RF_001	Building 9 - Proposed Roof Plan	C645_B05_E_E_001	Building 5 - Proposed East & North Elevations	C645_Z1_E_GG_001	Proposed Site Elevation GG
		C645_B05_E_N_002	Building 5 - Proposed North & West Elevations	C645_Z1_E_HH_001	Proposed Site Elevation HH
C645_B10_P_00_001	Building 10 - Proposed Ground Floor Plan			C645_Z1_E_II_001	Proposed Site Elevation II
C645_B10_P_TY_001	Building 10 - Proposed Typical Floor Plan (First to Fourth Levels)	C645_B06_E_E_001	Building 6 - Proposed East Elevation	C645_Z2_E_JJ_001	Proposed Site Elevation JJ
C645_B10_P_05_001	Building 10 - Proposed Fifth Floor Plan	C645_B06_E_N_001	Building 6 - Proposed North Elevation	C645_Z2_E_KK_001	Proposed Site Elevation KK
C645_B10_P_RF_001	Building 10 - Proposed Roof Plan	C645_B06_E_S_001	Building 6 - Proposed South Elevation 1	C645_Z2_E_LL_001	Proposed Site Elevation LL
		C645_B06_E_S_002	Building 6 - Proposed South Elevation 2	C645_Z2_E_MM_001	Proposed Site Elevation MM
		C645_B06_E_W_001	Building 6 - Proposed West Elevation	C645_Z2_E_NN_001	Proposed Site Elevation NN
C645_B11_P_00_001	Building 11 - Proposed Ground Floor Plan			C645_Z2_E_OO_001	Proposed Site Elevation OO
C645_B11_P_TY1_001	Building 11 - Proposed Typical Floor 1 (Second to Fifth Levels)	C645_B07_E_E_001	Building 7 - Proposed East Elevation	C645_Z2_E_PP_001	Proposed Site Elevation PP
C645_B11_P_TY2_001	Building 11 - Proposed Typical Floor 2 (First and Sixth Levels)	C645_B07_E_N_001	Building 7 - Proposed North Elevation	C645_Z2_E_QQ_001	Proposed Site Elevation QQ
C645_B11_P_07_001	Building 11 - Proposed Seventh Floor Plan	C645_B07_E_S_001	Building 7 - Proposed South Elevation	C645_Z2_E_RR_001	Proposed Site Elevation RR
C645_B11_P_RF_001	Building 11 - Proposed Roof Plan	C645_B07_E_W_001	Building 7 - Proposed West Elevation		
				C645_Z1_S_AA_001	Proposed Site Section AA
C645_B12_P_00_001	Building 12 - Proposed Ground Floor Plan	C645_B08_E_E_001	Building 8 - Proposed East Elevation	C645_Z1_S_BB_001	Proposed Site Section BB
C645_B12_P_TY_001	Building 12 - Proposed Typical Floor Plan (First to Fifth Levels)	C645_B08_E_N_001	Building 8 - Proposed North Elevation	C645_Z1_S_CC_001	Proposed Site Section CC
		C645_B08_E_S_001	Building 8 - Proposed South Elevation	C645_ZZ_S_DD_001	Proposed Site Section DD
		C645_B08_E_W_001	Building 8 - Proposed West Elevation 1	C645_Z2_S_EE_001	Proposed Site Section EE
		C645_B08_E_W_002	Building 8 - Proposed West Elevation 2	C645_Z2_S_FF_001	Proposed Site Section FF
C645_B12_P_06_001	Building 12 - Proposed Sixth Floor Plan			Wheelchair Accessible Unit Plans	
C645_B12_P_07_001	Building 12 - Proposed Seventh Floor Plan	C645_B09_E_E_001	Building 9 - Proposed East Elevation	C645_B02_P_00_003	Building 2 - Accessible Unit Apartment 2.G.3
C645_B12_P_RF_001	Building 12 - Proposed Roof Floor Plan	C645_B09_E_N_001	Building 9 - Proposed North Elevation	C645_B02_P_00_005	Building 2 - Accessible Unit Apartment 2.G.6
		C645_B09_E_S_001	Building 9 - Proposed South Elevation	C645_B02_P_00_006	Building 2 - Accessible Unit Apartment 2.G.7
		C645_B9_E_W_001	Building 9 - Proposed West Elevation	C645_B02_P_00_007	Building 2 - Accessible Unit Apartment 2.G.5
Building Elevations				C645_B02_P_00_008	Building 2 - Accessible Unit Apartment 2.G.1
C645_B01_E_E_001	Building 1 - Proposed East Elevation			C645_B02_P_TY1_002	Building 2 - Accessible Unit Apartment 2.TY1.3
C645_B01_E_N_001	Building 1 - Proposed North Elevation	C645_B10_E_E_001	Building 10 - Proposed East Elevation	C645_B02_P_TY1_003	Building 2 - Accessible Unit Apartment 2.TY1.17
C645_B01_E_S_001	Building 1 - Proposed South Elevation	C645_B10_E_N_001	Building 10 - Proposed North Elevation	C645_B03_P_00_002	Building 3 - Accessible Unit Apartment 3.G.1
C645_B01_E_W_001	Building 1 - Proposed West Elevation	C645_B10_E_S_001	Building 10 - Proposed South Elevation	C645_B03_P_00_003	Building 3 - Accessible Unit Apartment 3.G.3
		C645_B10_E_W_001	Building 10 - Proposed West Elevation	C645_B03_P_00_005	Building 3 - Accessible Unit Apartment 3.G.2
C645_B02_E_E_001	Building 2 - Proposed East Elevation			C645_B03_P_04_002	Building 3 - Accessible Unit Apartment 3.4.4
C645_B02_E_N_001	Building 2 - Proposed North Elevation 1	C645_B11_E_E_001	Building 11 - Proposed East Elevation	C645_B03_P_TY_002	Building 3 - Accessible Unit Apartment 3.TY.4
C645_B02_E_N_002	Building 2 - Proposed North Elevation 2	C645_B11_E_N_001	Building 11 - Proposed North Elevation	C645_B04_P_01_002	Building 4 - Accessible Unit Apartment 4.1.2
C645_B02_E_S_001	Building 2 - Proposed South Elevation	C645_B11_E_S_001	Building 11 - Proposed South Elevation	C645_B04_P_01_003	Building 4 - Accessible Unit Apartment 4.1.3
C645_B02_E_W_001	Building 2 - Proposed West Elevation 1	C645_B11_E_W_001	Building 11 - Proposed West Elevation	C645_B04_P_02_002	Building 4 - Accessible Unit Apartment 4.2.2
C645_B02_E_W_002	Building 2 - Proposed West Elevation 2				

C645_B04_P_02_003	Building 4 - Accessible Unit Apartment 4.2.3	18125-SQP-ZZ-SK-024	Proposed Masterplan Third Floor Level - Obscured Glazing
C645_B04_P_05_002	Building 4 - Accessible Unit Apartment 4.5.2	18125-SQP-ZZ-SK-026	Proposed Masterplan Fourth Floor Level - Obscured Glazing
C645_B04_P_05_003	Building 4 - Accessible Unit Apartment 4.5.3	18125-SQP-ZZ-SK-028	Proposed Masterplan Fifth Floor Level - Obscured Glazing
C645_B06_P_TY_002	Building 6 - Accessible Unit Apartment 6.TY.5	18125-SQP-ZZ-SK-030	Proposed Masterplan Sixth Floor Level - Obscured Glazing
C645_B07_P_00_002	Building 7 - Accessible Unit Apartment 7.G.1	18125-SQP-ZZ-SK-032	Proposed Masterplan Seventh Floor Level - Obscured Glazing
C645_B07_P_00_004	Building 7 - Accessible Unit Apartment 7.G.4	18125-SQP-ZZ-SK-034	Proposed Masterplan Eighth Floor Level - Obscured Glazing
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_B02_P_00_009	Building 2 - Ground Floor Level Refuse Store Plan
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_B07_P_00_005	Building 7 - 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_B11_P_00_004	Building 11 - 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



Original Richmond Scheme: View from Mortlake Green



GLA Scheme: View from Mortlake Green



March 2022 Proposed Scheme: View from Mortlake Green



July 2022 Revised Proposed Scheme: View from Mortlake Green