



Stag Brewery, Mortlake

Masterplan and Detailed Design and Access Statement - Addendum

Fire-Led Design Amendments

For Reselton Properties

November 2023

Document History

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1.0 Introduction

1.1 On behalf of our client, Reselton Properties Limited, this Design and Access Statement 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 of 2.6m and some minimal changes to the external design of the building.

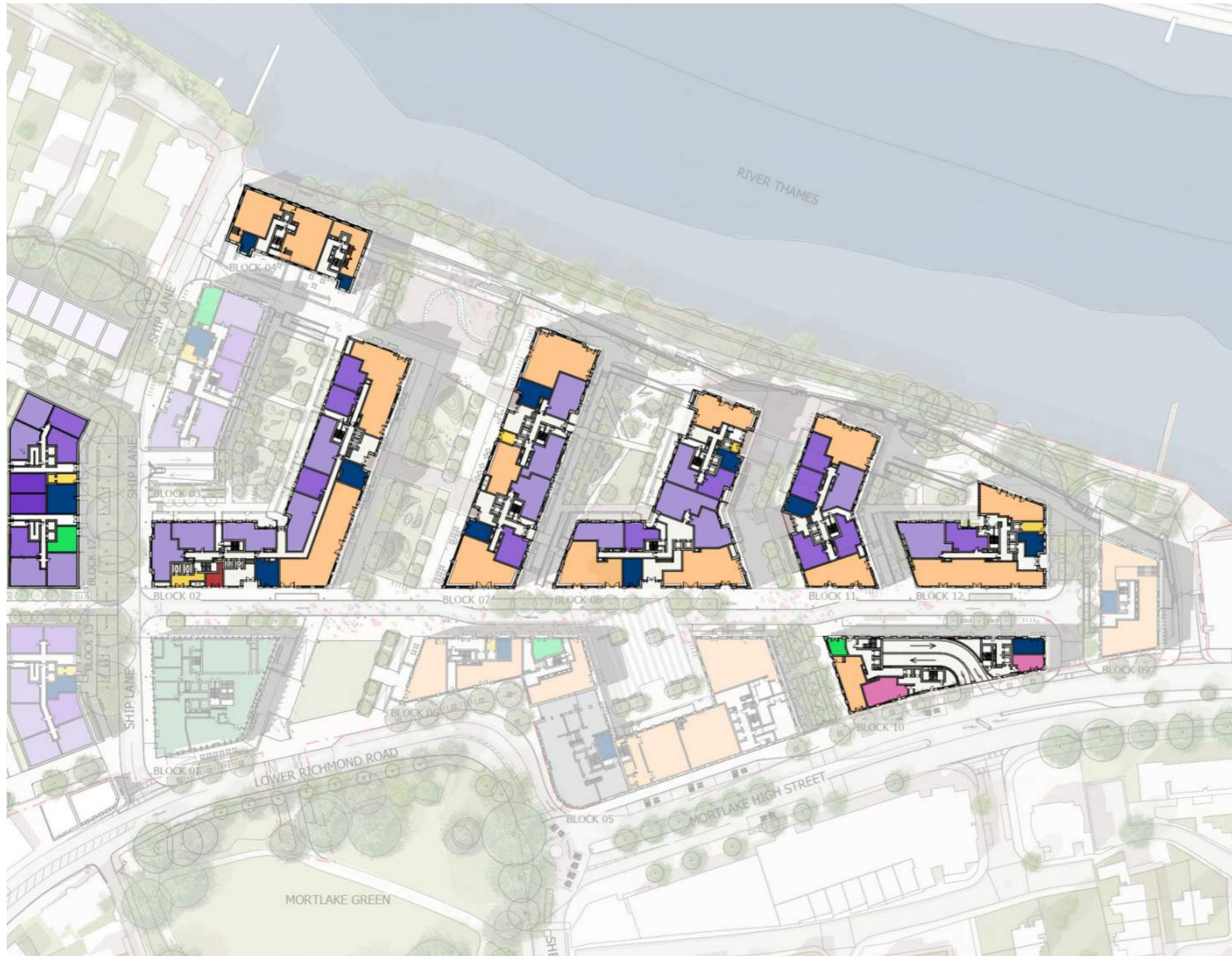
- Internal re-configuration of the basements to accommodate second stairwells, changes to the waste strategy and to meet new guidance around fire safety of electric vehicle parking

- Minor landscaping updates associated with changes to ground floor entrances

1.5 The following section will detail these proposed changes building by building followed by updates to the area schedules and illustrative views compared to the Committee Scheme. For the avoidance of doubt the 'Committee Scheme' refers to the application resolved to approve by LBRuT's Planning Committee in July 2023.

Illustrative Birds Eye View of Proposed Mortlake Brewery Site Masterplan





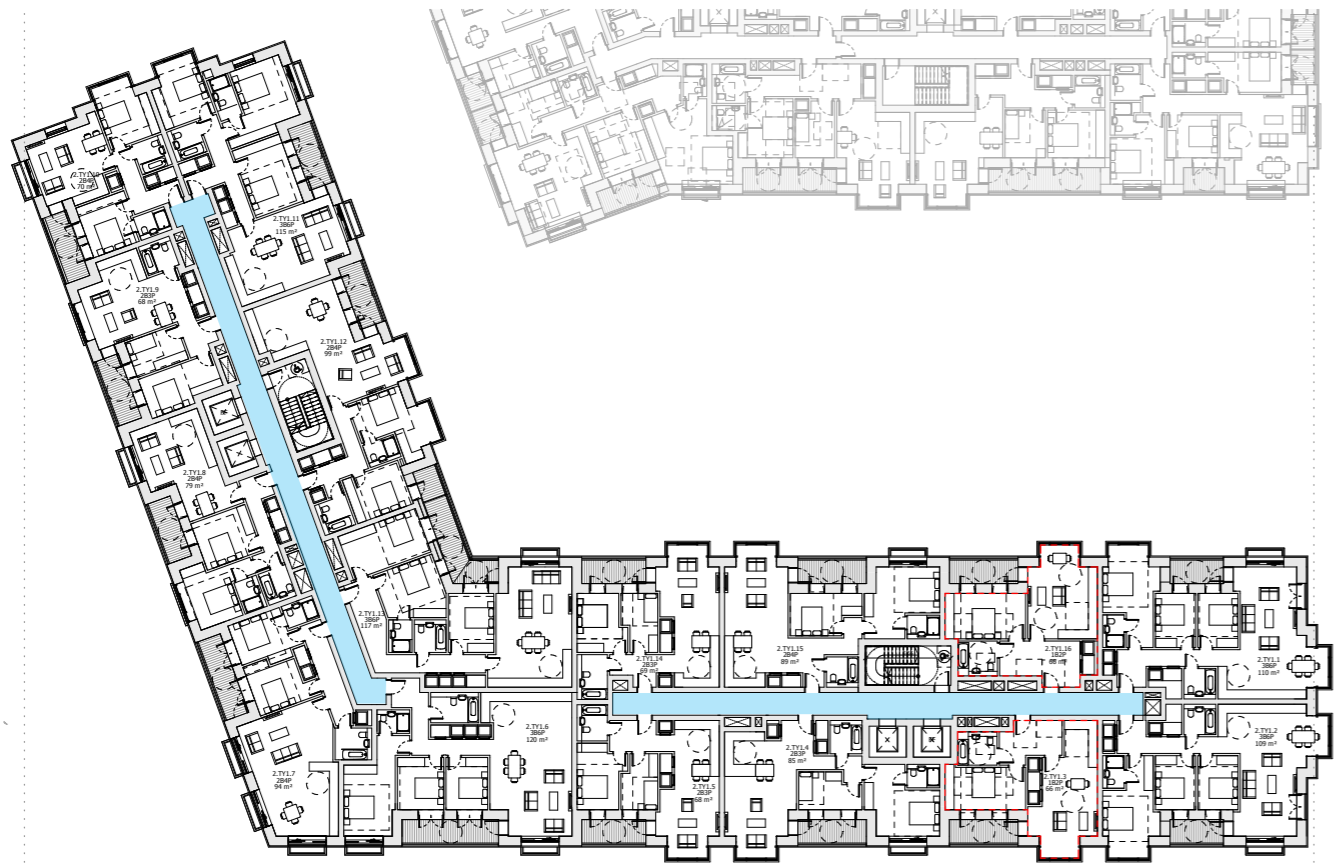
July 2023 Committee Scheme - Development Area 1 Ground Floor Plan

2.0 Proposals

The table below and plan to the left highlight which buildings in Development Area 1 have a top occupied storey height more than 18m above ground level. These are the buildings that require amendments to the internal layouts to incorporate second staircases.

Building	Height (storeys)	Parapet Height (AOD)	Height of top occupied storey from ground level (m)
1	4	23.95	14.3
2	8 (9 storey turret)	34.93 (40.43 turret)	27.8 (turret)
3	6	27.93	17.7
4	8	32.85	24.4
5	3	19.9	8.6
6	5	24.98	15.1
7	8 (9 storey turret)	34.93 (40.43 turret)	27.8 (turret)
8	9	38.23	27.4
9	5	24.98	15.7
10	6	28.28	18.13
11	8	34.93	24.1
12	8	34.93	24.1

Committee Scheme - Building Heights



Committee Scheme - Building 02 Typical Floor Plan



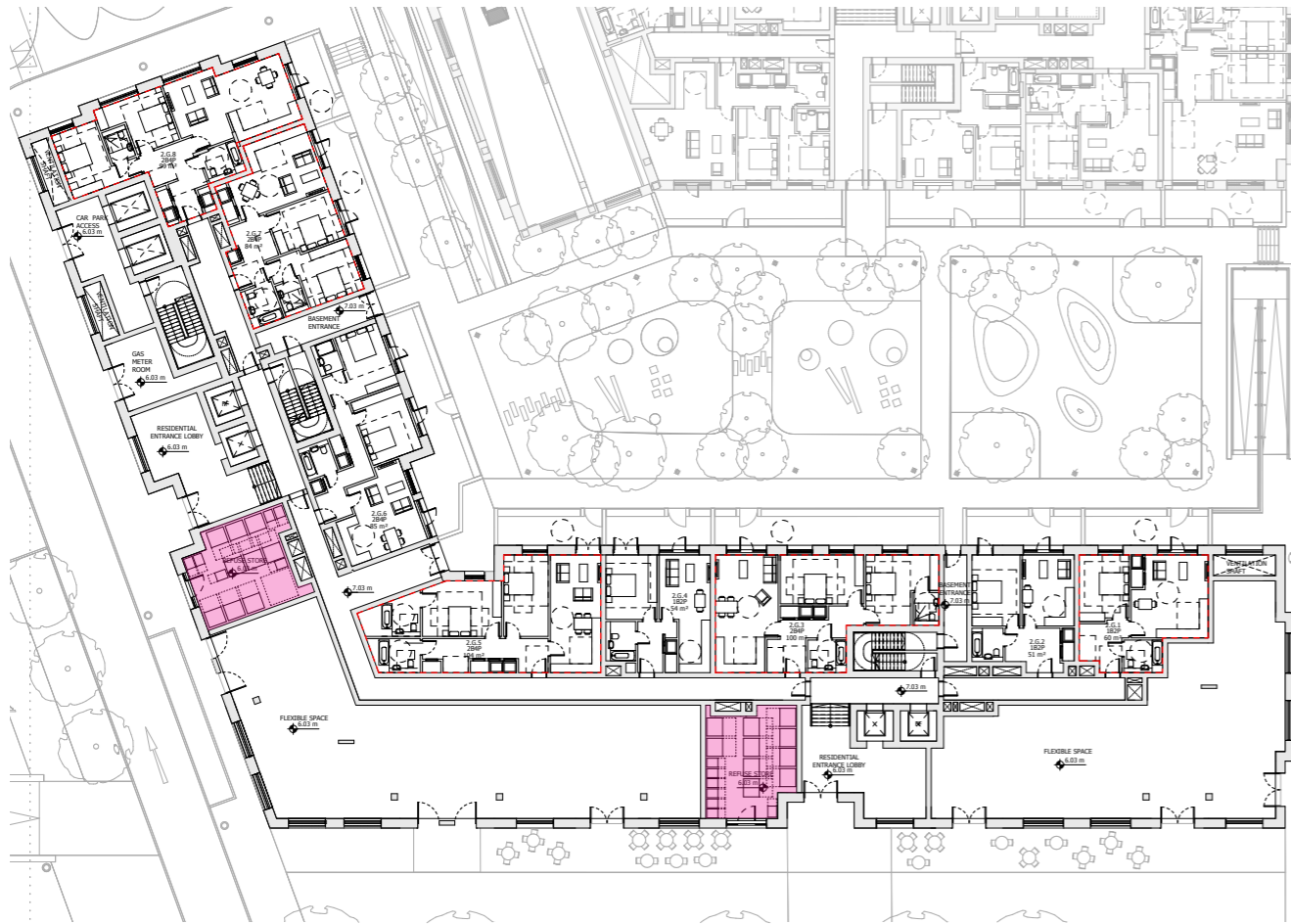
Proposed Scheme - Building 02 Typical Floor Plan

2.1 Building 02

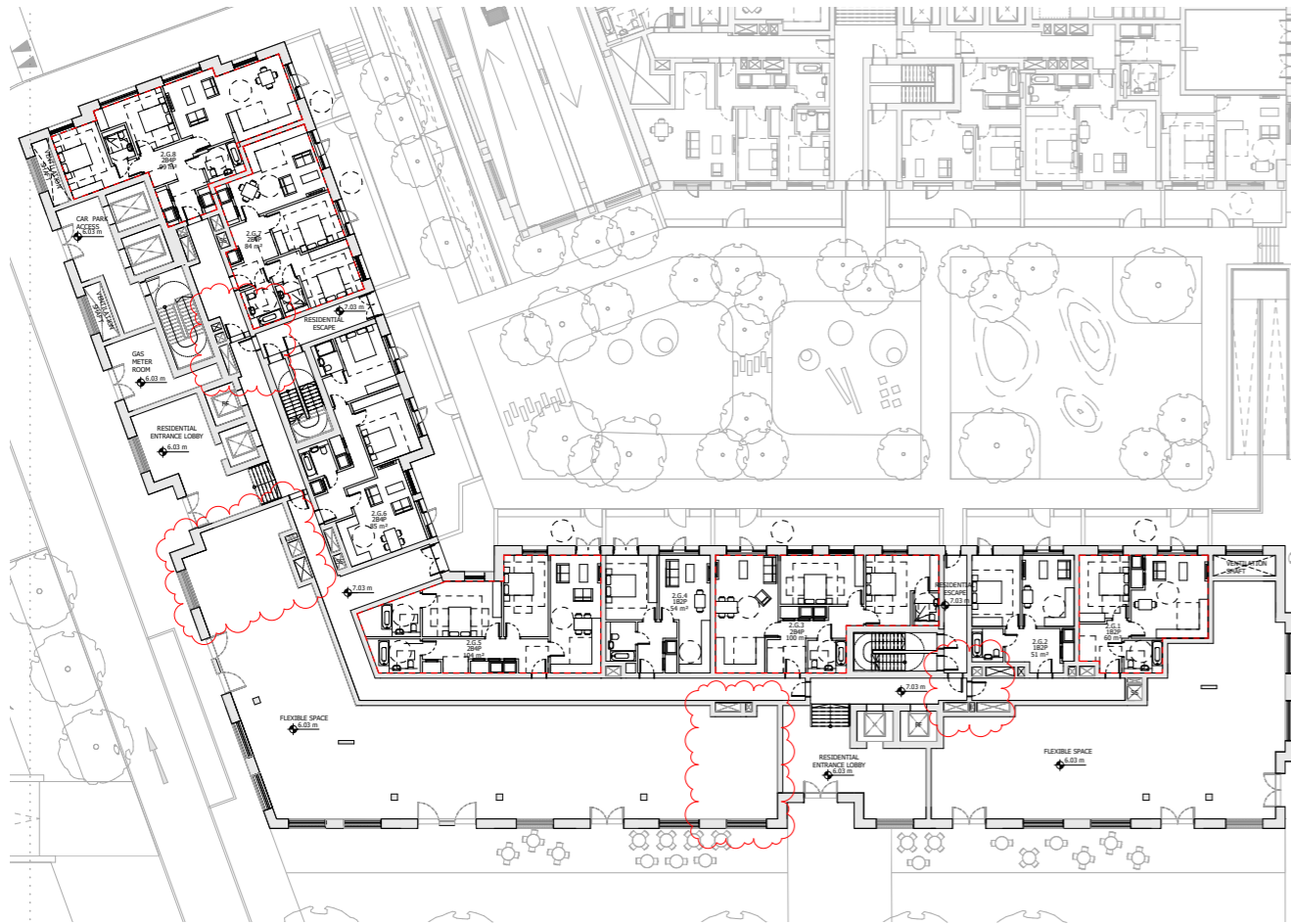
In the committee scheme Building 02 had two separate cores with no connection between the two. The revised proposal connects the two cores together by extending the corridors, as shown here on the typical plans, so that all apartments have access to two stairs in case of emergency. The corridor is separated in the middle by a fire rated door which would only open when a fire alarm is triggered, therefore ensuring that on a day-to-day basis there are no more than 8 units per floor around each core.

These changes have resulted in one additional unit on the 7th floor as the 3 bed through unit in the centre of the building has been split into two 1 beds by the extended corridor. This has not changed the number of habitable rooms.

The committee scheme proposed a duplex apartment on the corner of the building on the 7th floor. As part of these amendments we have removed the habitable space from the 8th floor as this space could only be accessed by the Fire Brigade from the level below which is not supported by current guidelines. The external appearance of the 'turret' has remained as per the committee scheme as a marker to the start of the Green Link. Options for re-introducing habitable space to the 8th floor may be revisited once emerging fire legislation is clarified. This change has not impacted the number of units or habitable rooms in this building.



Committee Scheme - Building 02 Ground Floor Plan



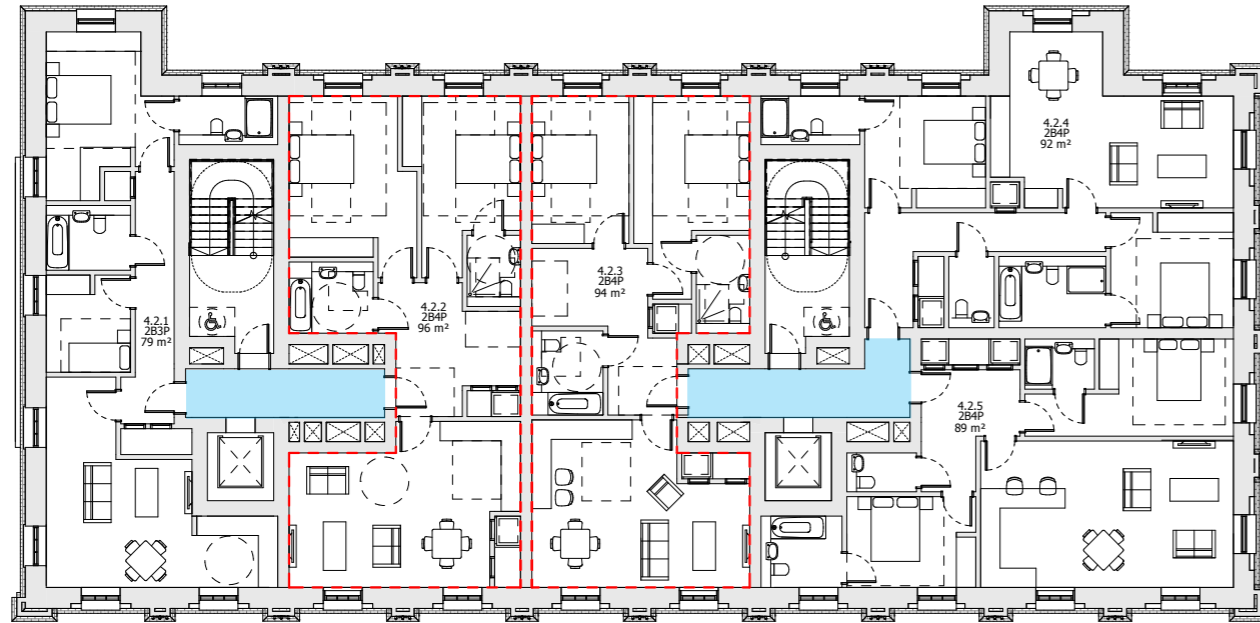
Proposed Scheme - Building 02 Ground Floor Plan

Ground Floor

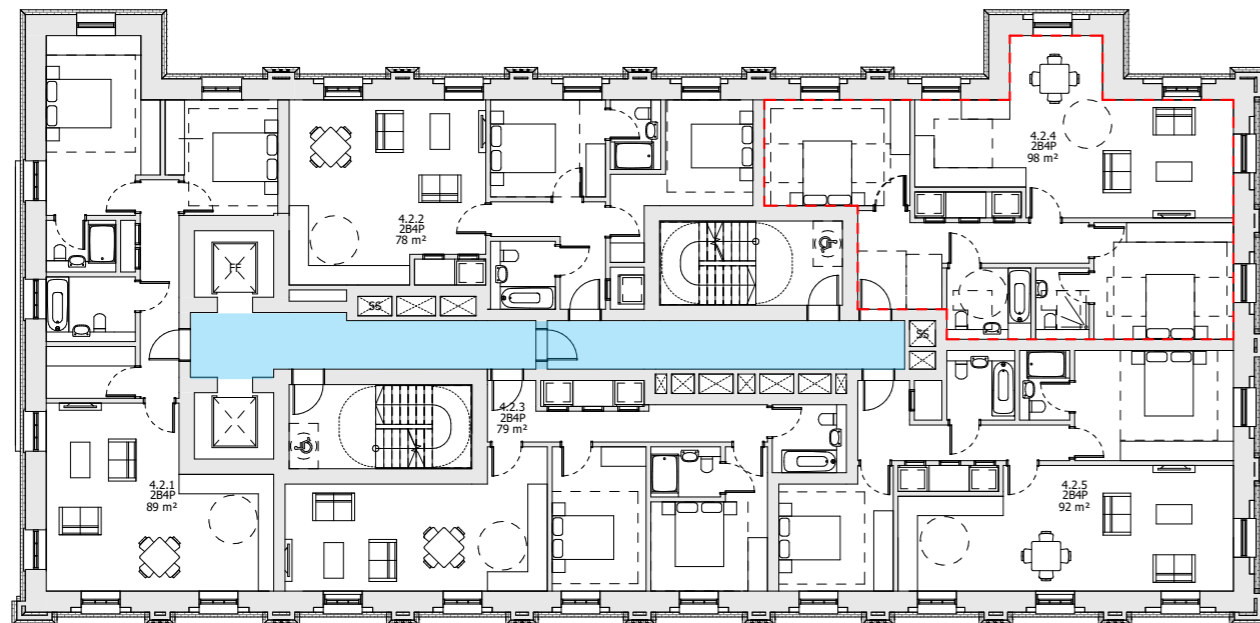
Now that Building 02 is considered a two staircase building it is possible to connect the lifts to the basement and move the refuse stores back to the basement which was the strategy in previous iterations of this application. The area previously used for refuse stores has been returned to the flexible use unit on the corner. Please see the updated Operational Waste Management Plan for further detail on the changes to the waste strategy.

2.2 Building 04

Similarly to Building 02, the two separate cores of Building 04 have been connected to ensure that each apartment is served by two staircases. The lifts have been moved to the east side of the building, which is taller, to ensure that the lift overruns can be accommodated within the external envelope. The through units at the centre of the plan have been updated to two single aspect units due to the lengthening of the corridor. These changes have not impacted the number of units or habitable rooms in this building.



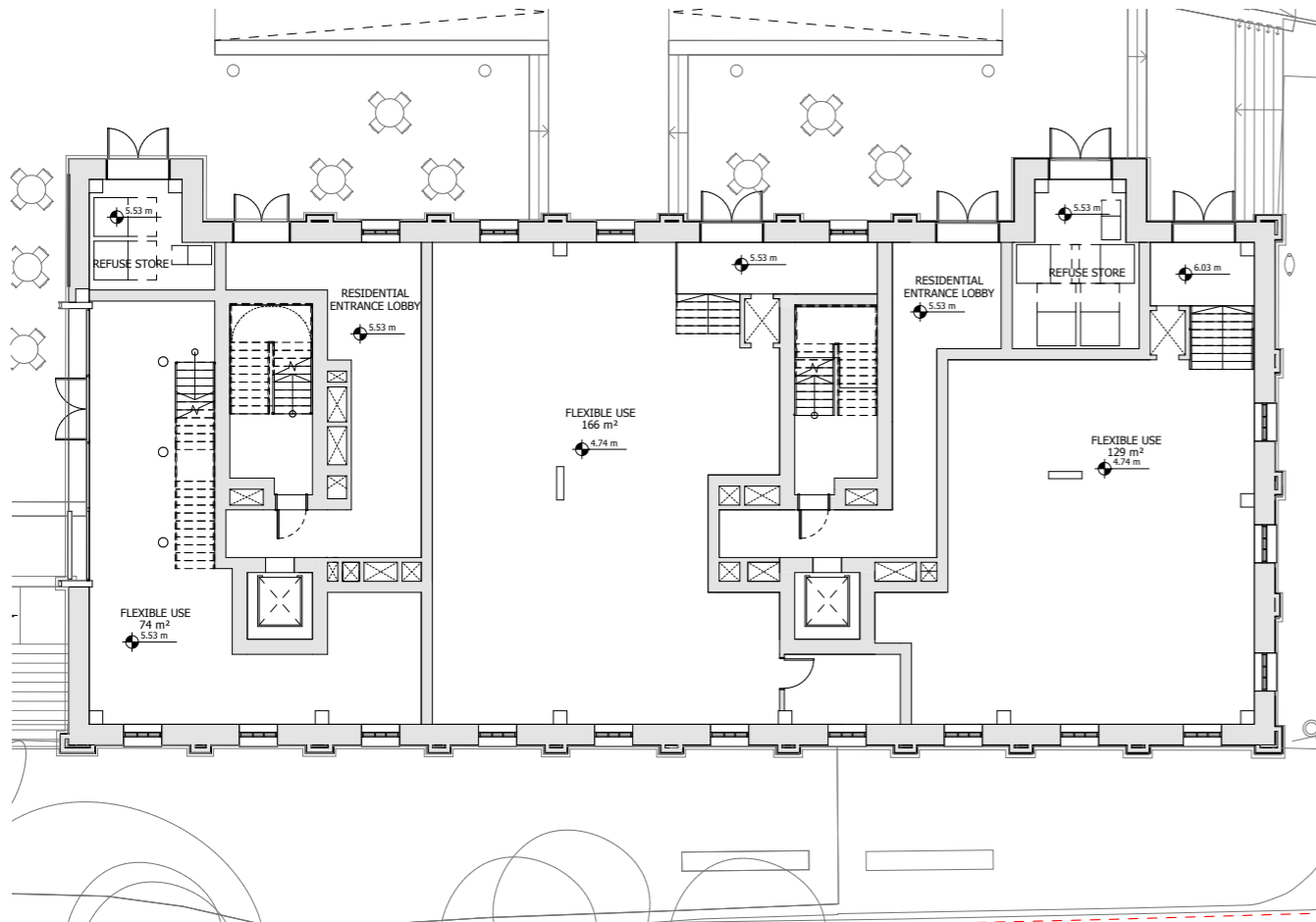
Committee Scheme - Building 04 Typical Floor Plan



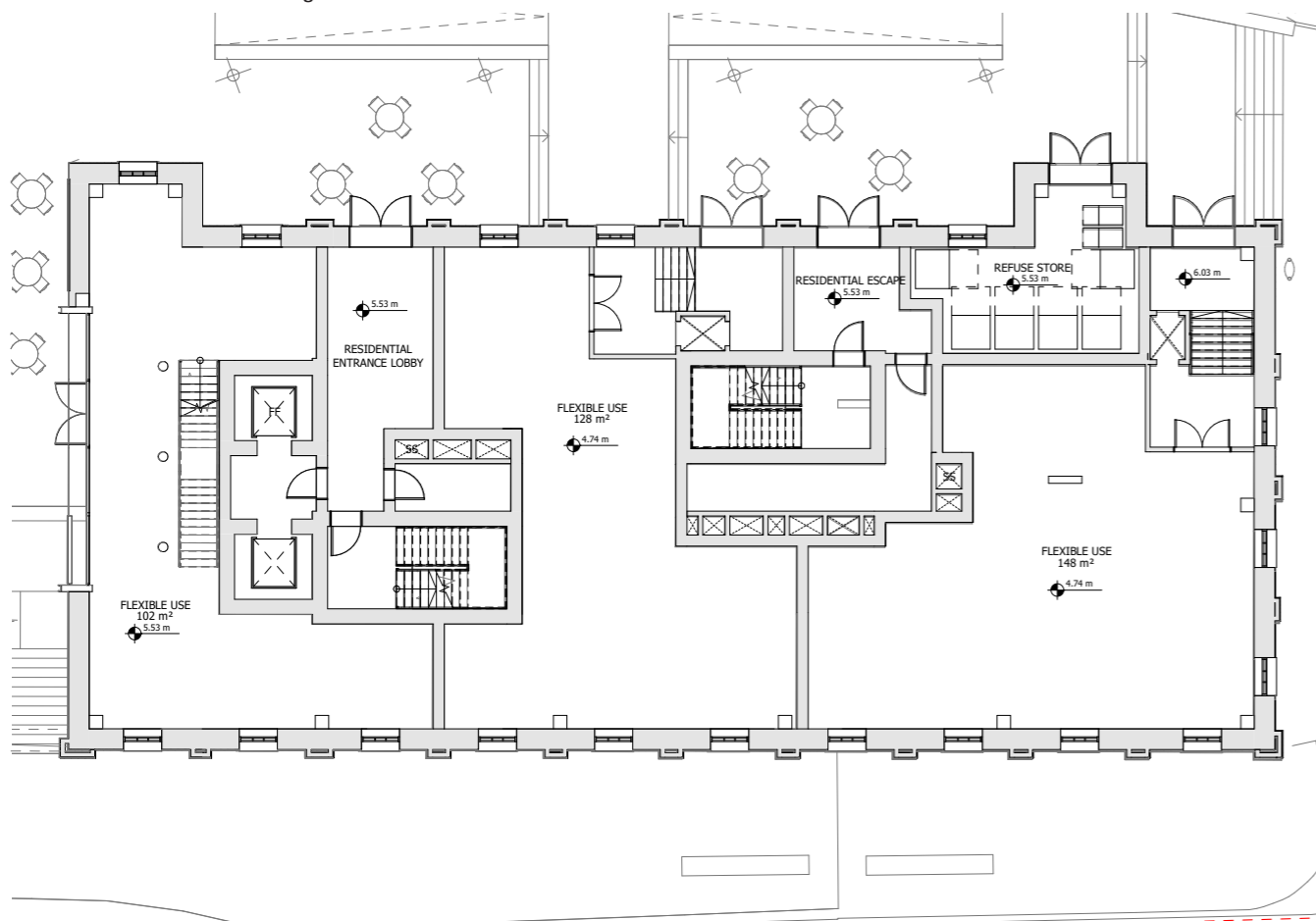
Proposed Scheme - Building 04 Typical Floor Plan

Ground Floor

The changes to the residential cores have had a knock on impact to the ground floor plan however the design intent remains the same with 3 dual aspect flexible use units proposed with an increase of 11m² flexible use GIA in total.



Committee Scheme - Building 04 Ground Floor Plan



Proposed Scheme - Building 04 Ground Floor Plan

Elevations

The change in layout mentioned previously to the central apartments on each floor has resulted in some minor changes to the north and south elevations. The committee scheme proposed combining a few existing windows together to make taller vertical windows in the living spaces of some of the units due to the relationship between the height of the existing windows and the proposed floor levels. These amendments propose to return two sets of windows on the north facade to their existing size and introduce an additional instance of the taller windows to the south facade due to changes in location of living spaces. This strategy is consistent with the committee scheme.

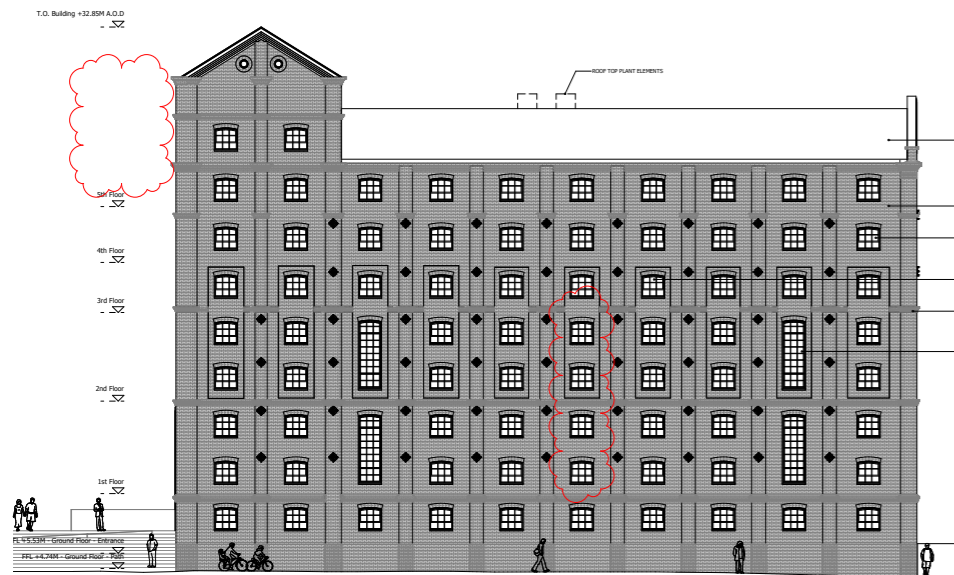
The current proposals also remove the duplex apartment which was on the 6th and 7th floors of this building (highlighted in yellow) as this unit could not be accessed by two staircases due to the small footprint of these upper floors. Therefore there is one less unit in this building compared to the committee scheme.



Committee Scheme - Building 04 North Elevation



Committee Scheme - Building 04 South Elevation



Proposed Scheme - Building 04 North Elevation



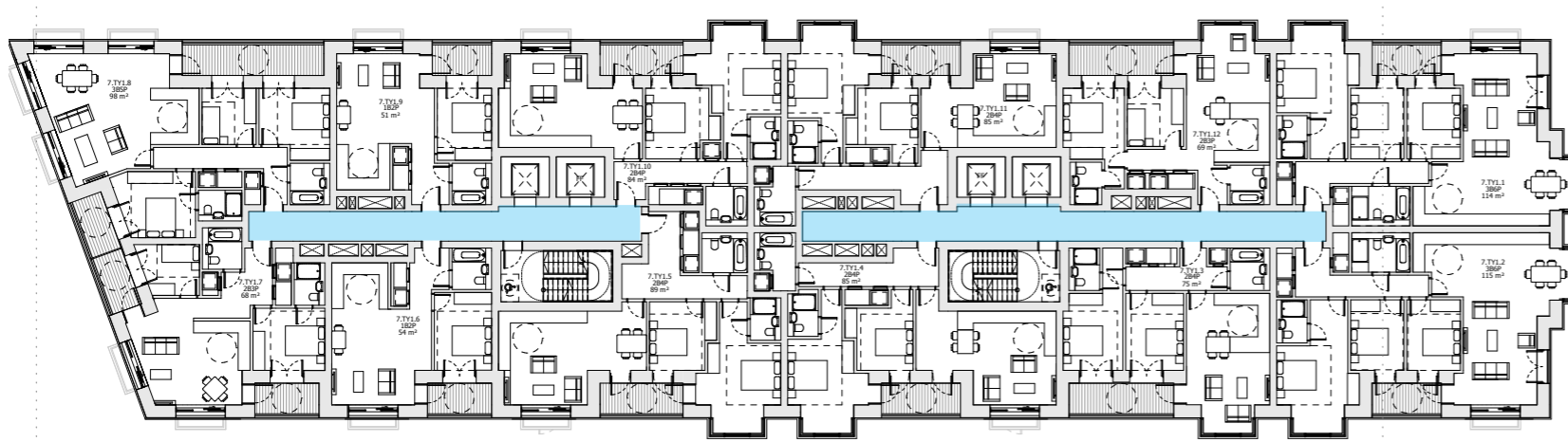
Proposed Scheme - Building 04 South Elevation

2.3 Building 07

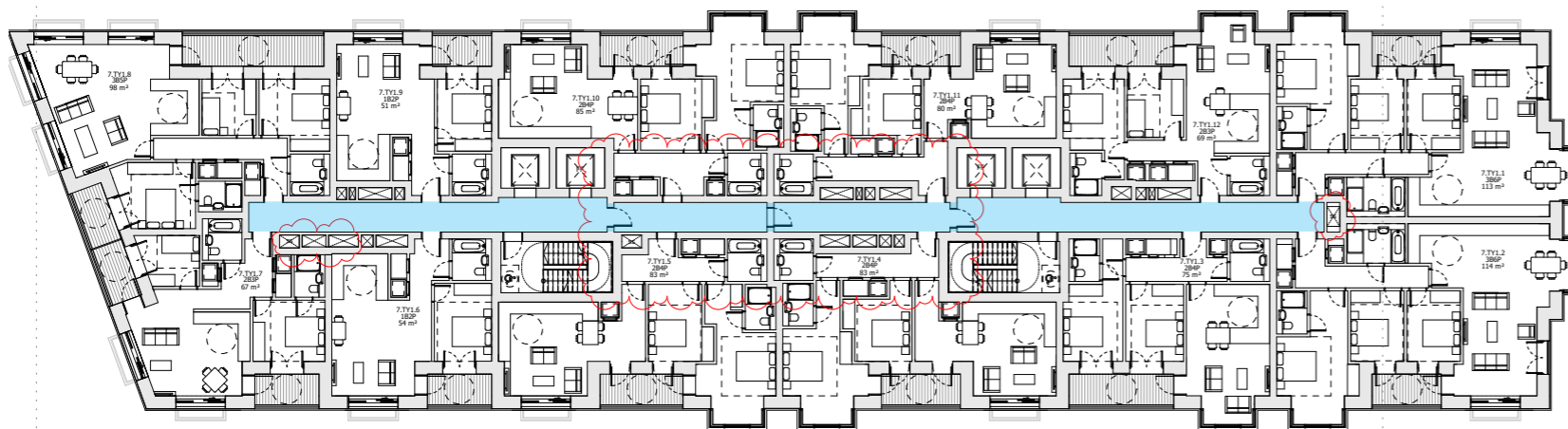
Similarly to Building 02, the two separate cores proposed in Building 07 have been connected to provide access to both staircases for all of the apartments.

The top floor of the duplex unit in the 'turret' has also been removed in the same way as in Building 02.

Neither of these changes have impacted the number of units or habitable rooms in this building.



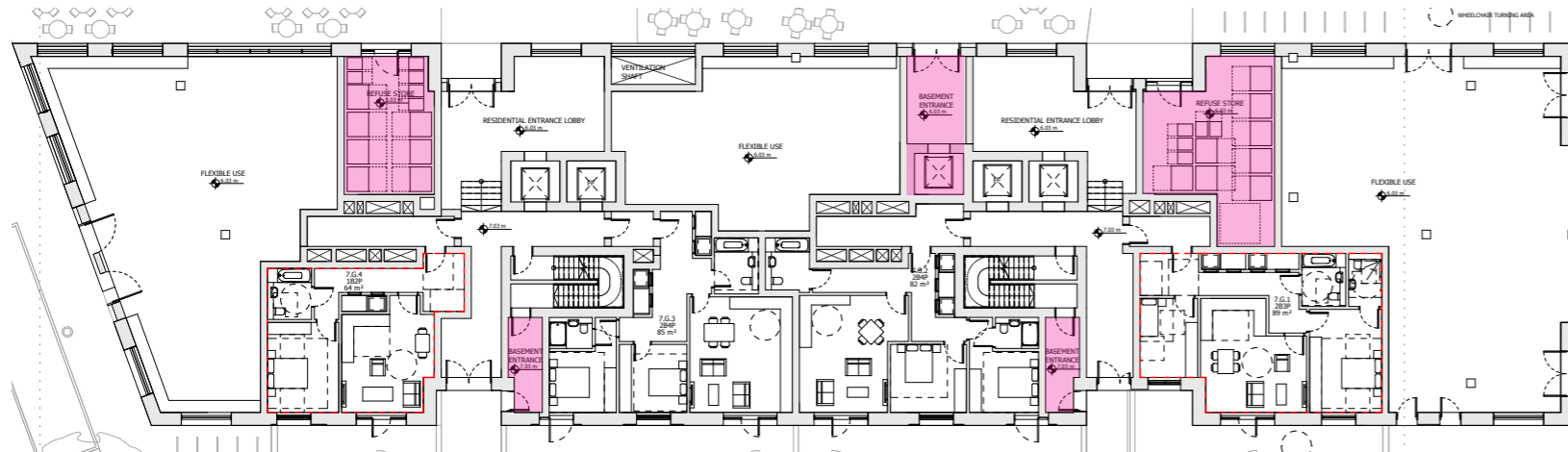
Committee Scheme - Building 07 Typical Floor Plan



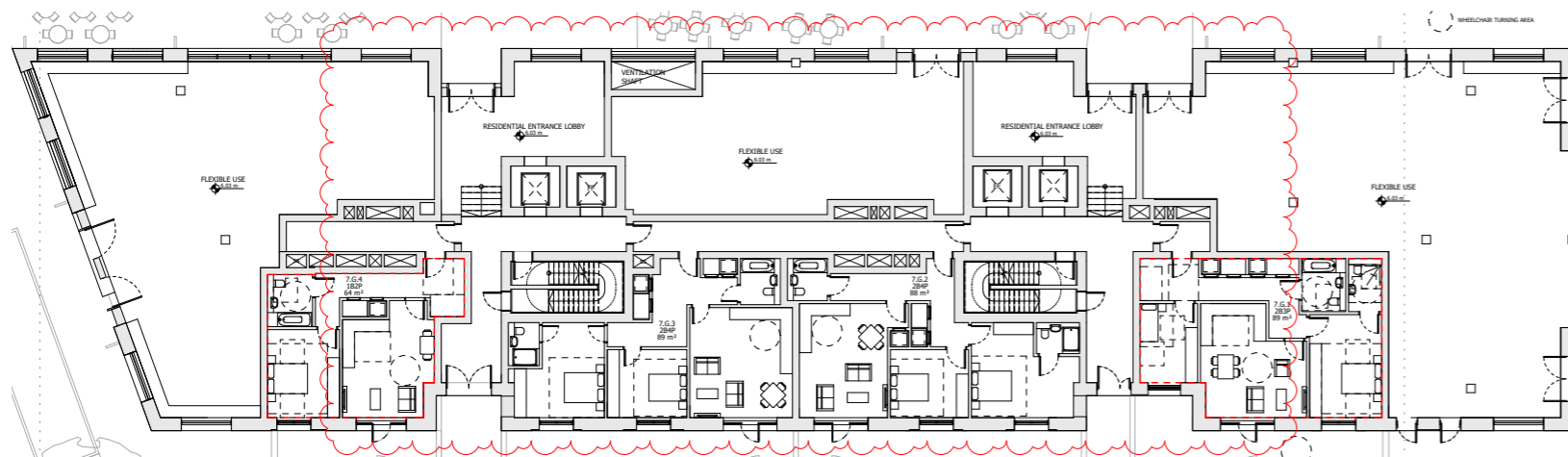
Proposed Scheme - Building 07 Typical Floor Plan

Ground Floor

As with Building 02 the refuse stores have been returned to the basement and the lifts have been extended back down to the basement now that this building has two staircases. This has resulted in additional GIA to the flexible use units at ground.



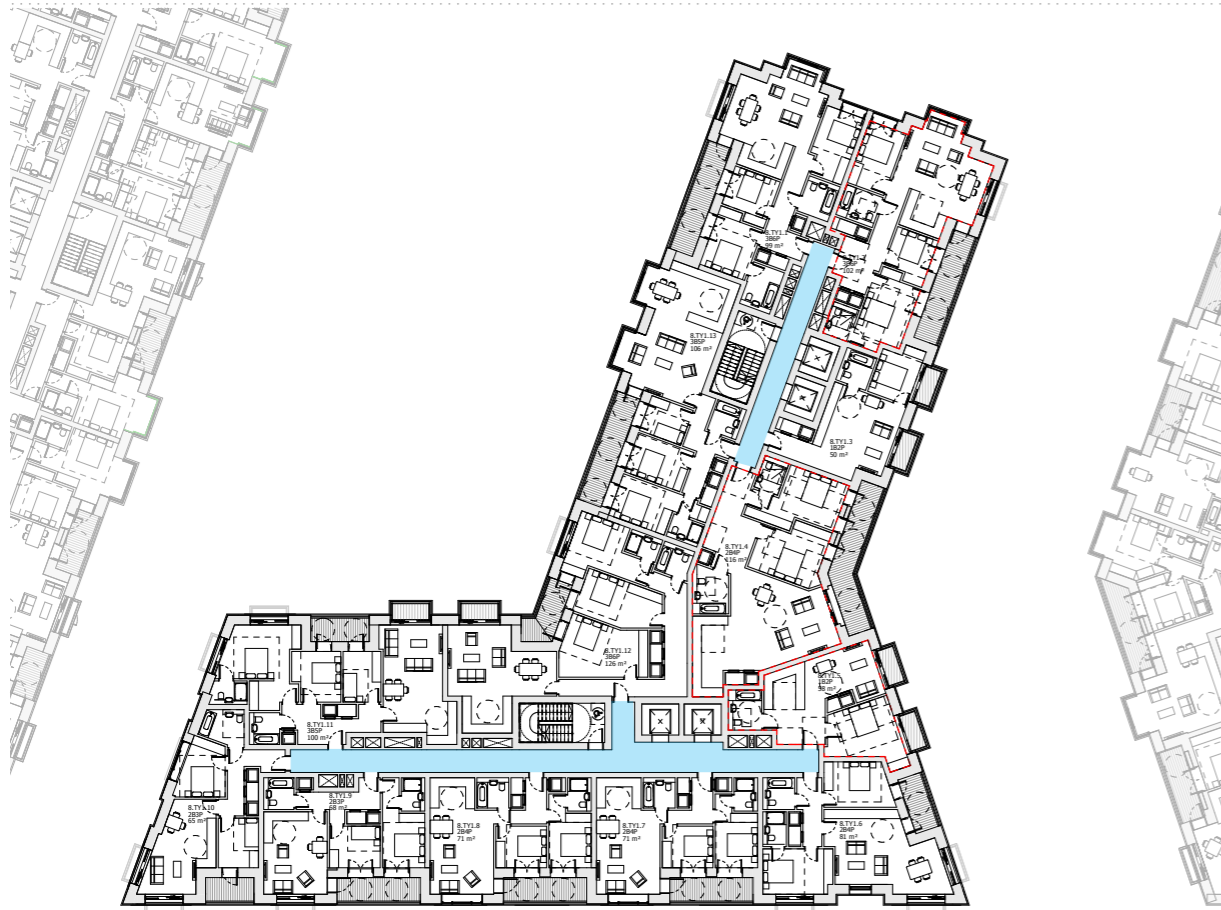
Committee Scheme - Building 07 Ground Floor Plan



Proposed Scheme - Building 07 Ground Floor Plan

2.4 Building 08

As per the previous buildings these amendments proposed to join the two cores in building 8 together with a door in the centre of the corridor to keep the cores separate unless there is an emergency. This has resulted in some changes to the layout of the units in the centre of the building, including the wheelchair accessible units but no change to the number of units or habitable rooms.



Committee Scheme - Building 08 Typical Floor Plan



Proposed Scheme - Building 08 Typical Floor Plan