



## Stag Brewery, Mortlake

Design and Access Statement Volume 3: Design Code

**Document History**

<b>Rev</b>	<b>Date</b>	<b>Purpose of Issue</b>	<b>Author</b>	<b>Reviewer</b>
-	16/11/17	First Draft for comment	KH	BJ
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## 1.0 Introduction

This Design Code has been prepared by Squire and Partners on behalf of Reselton Properties Limited ('the Applicant') in support of three linked planning 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 former Stag Brewery Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields.

The redevelopment will provide homes (including affordable homes), accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction.

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
  - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  - ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

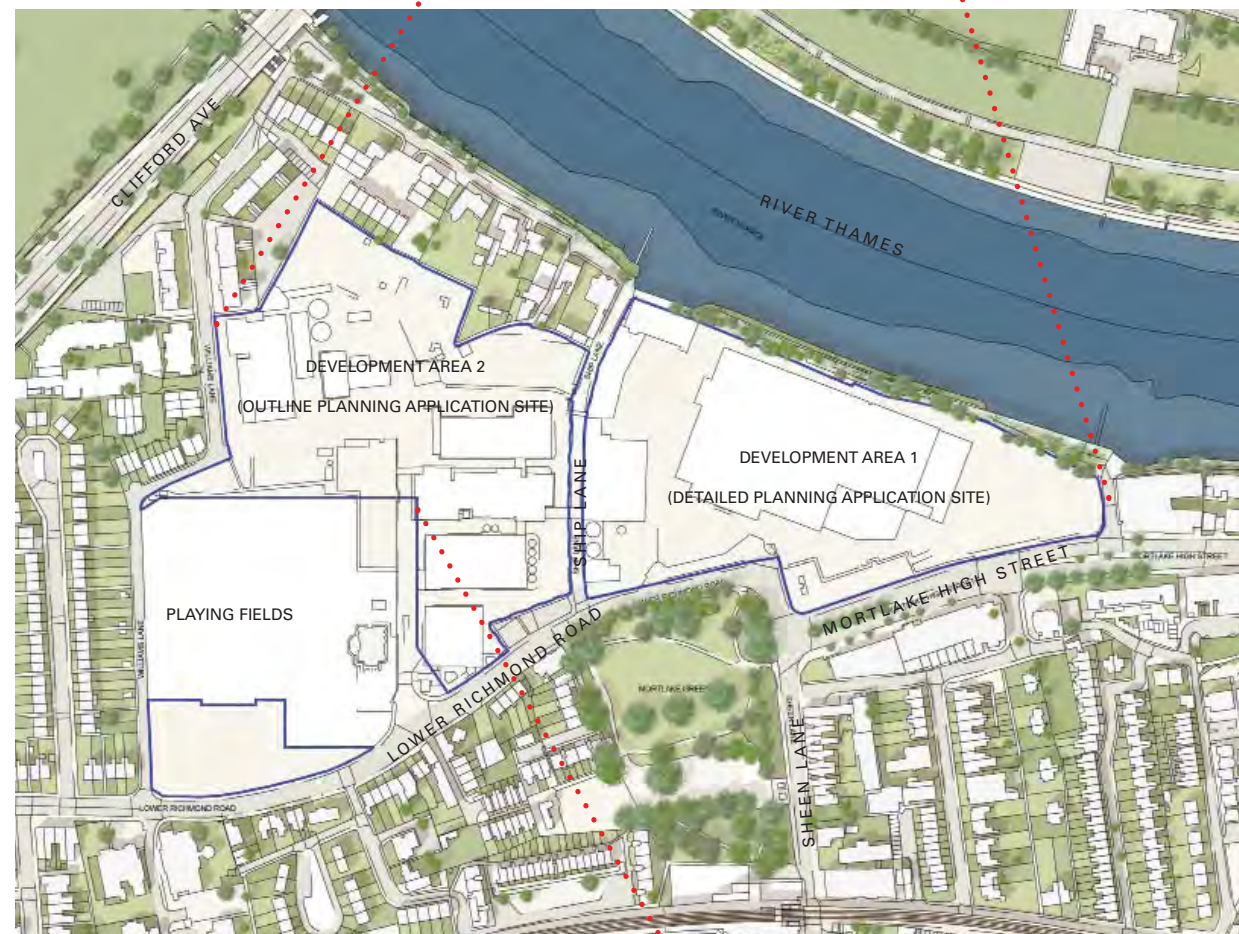
Full details and scope of all three planning applications are described in the submitted Planning Statement, prepared by Gerald Eve LLP.



Existing Maltings Building



Existing former hotel and Bottleworks Building



Existing Site Plan

Plan identifying outline parcel of land



Existing Playing Field



Existing view across Mortlake Green





Bird's eye view of existing site - key features of existing site and context highlighted

This volume of the Design and Access Statement is a Design Code intended to describe the outline elements of Application A (Development Area 2). A separate Design and Access Statement Volume 2: Detailed Design has been provided for the detailed elements of application for Application A (Development Area 1) and both documents should be read in conjunction with the submitted Design and Access Statement : Volume 1 Masterplan Proposals, which covers the entire Stag Brewery Masterplan including both Development Areas 1 and 2 and the school (Application B). All Application A drawings (for Development Area 1 and Development Area 2) are included in Volume 5.

The reason for submitting a hybrid application with an outline planning application for Development Area 2 in outline, is that this is envisaged to be a later phase of overall development. This area is generally residential with the inclusion of the accommodation for older people which includes potential assisted living accommodation and a nursing care home. While it is important to define the parameters and concepts for the development in this area, the detail of these buildings can be advanced at a later date, through the approval of Reserved Matters submissions.

Please note that all illustrations contained within this report do not constitute part of the Planning Application, and are intended as visual representations for illustration only. The Planning Drawings included in the Appendix and accompanying this report provides a full description of the proposals.



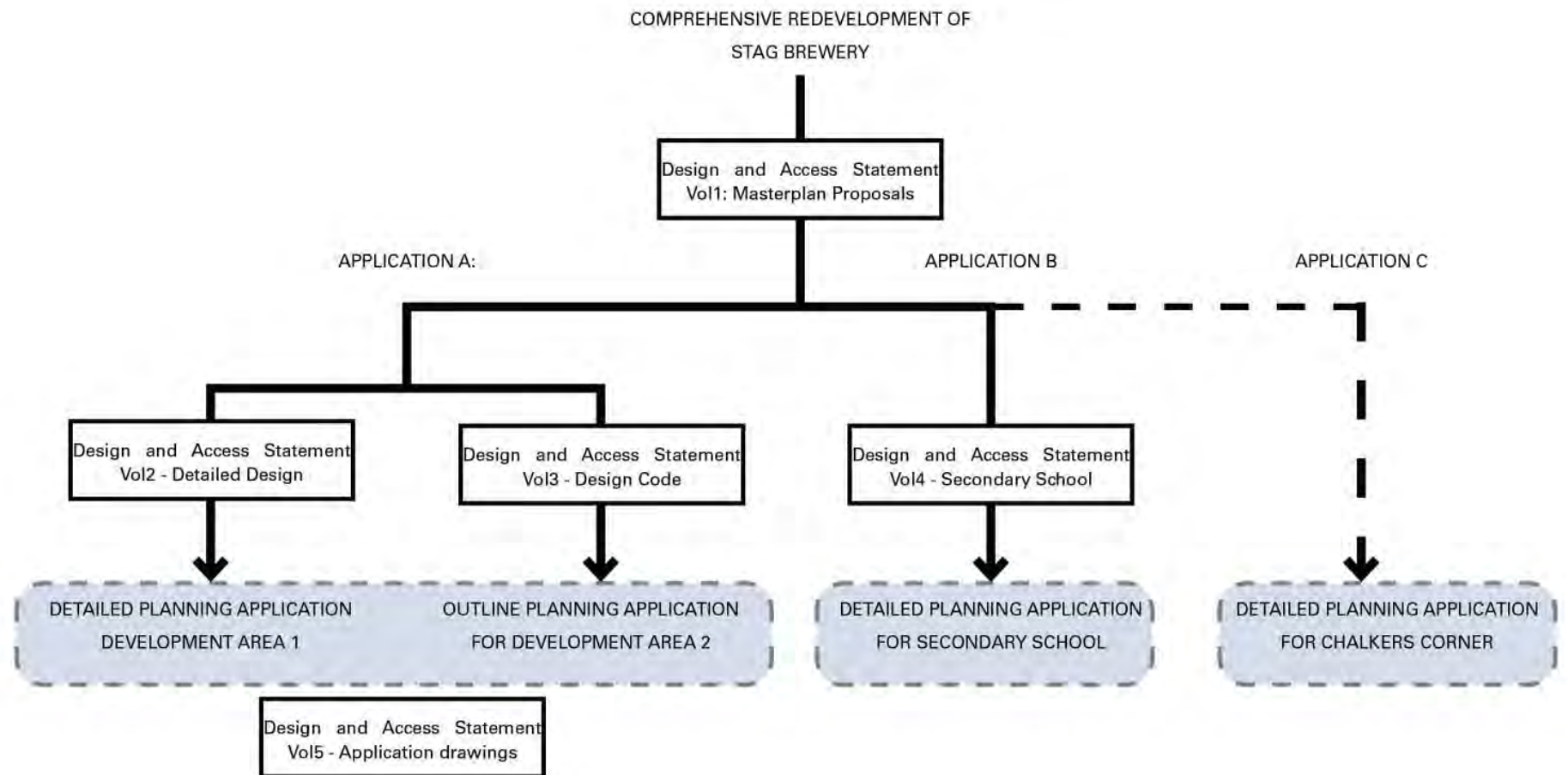
## 1.1 Design Documentation

The diagram opposite provides an explanation of the structure of the Hybrid Planning Application for the Stag Brewery Site, of which this Design Code forms part of.

The Design Code provides a series of design principles to be applied to the outline part of the Application Site. These principles consolidate the principles established by the Parameter Plans from a design perspective. This Outline section of the Planning Application seeks approval for the Parameter Plans and Design Code as a means of governing the detailed design of the proposal. If granted consent, any future Reserved Matters applications will have to conform with the Parameter Plans and Design Code. The Parameter Plans are included as an appendix to this document.

The Illustrative Masterplan - provided opposite and contained within the Design and Access Statement - demonstrates how the scheme may be developed in accordance with the Parameter Plans and the Design Code.

This Design Code should be read in conjunction with the other documents that form part of the Hybrid Planning Application for Stag Brewery. In combination, these elements create a strong and clear vision for the future of the Outline Application component of the Stag Brewery Site. It seeks to provide aspirational as well as specific guidance for the approval of reserved matters that should be followed by future planning applications.



Planning Application Structure Diagram



Existing bird's eye photograph focusing on the existing site





Illustrative masterplan for entire Hybrid Planning Application



## 1.2 Design Code Structure

The majority of the Design Code is set out in two main chapters; Part Two; Site Wide and Part 3: Character Areas;

### **Part One: Site Context, Vision and Masterplan Evolution**

#### **Part Two: Site Wide (Outline Application Site)**

Parameters + Parameter Plans

Streets

Building Typologies

Built Form and Character

Public Realm

#### **Part Three: Character Areas**

Street facing Townhouses

Residential Square Buildings

Care Village

Community Park

#### **Part Two: Site Wide**

The site wide section of the document provides an overview of the strategic principles that shape the overall masterplan. Following the Stag Brewery Planning Brief, which formed the brief for the initial design development work and subsequent pre-application consultation has further refined the Outline Application proposal.

The Site Wide section of the document provides an overview of both the strategic approaches and the overarching design principles regarding streets, blocks, landscape and sustainability and describes the fundamentals of the agreed approach to the redevelopment.

#### **Part Three: Character Areas**

The main aim of the Character Areas section of the document is to describe a 'sense of place' along with the aspirations of a particular part of the masterplan. It provides guidance about how to implement this vision within future planning applications. Each character area will be described separately and in more detail.

## 1.3 How to use the design code

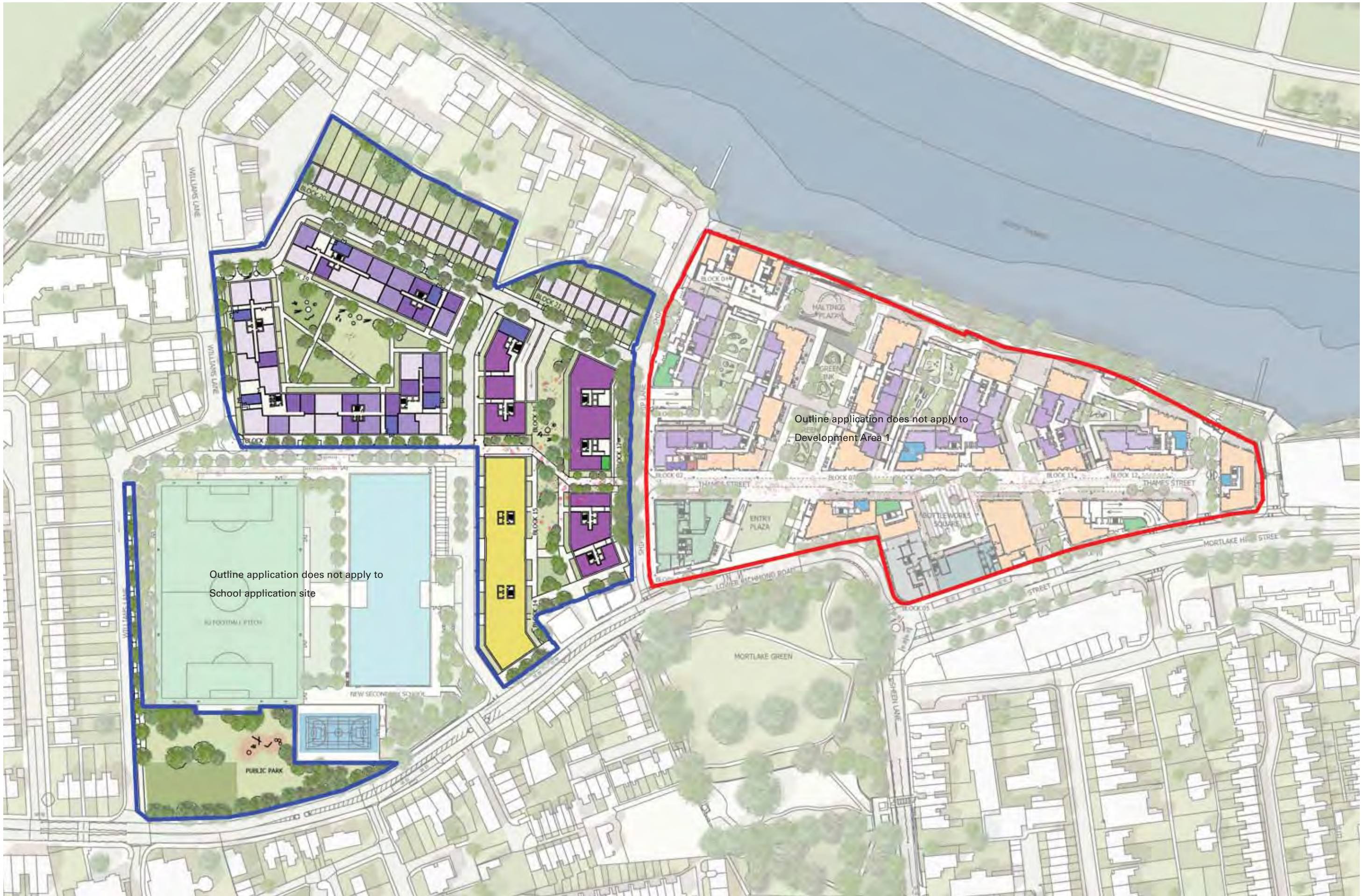
The Outline Application Proposals are described through a series of conditions and building types within the Design Code as illustrated in the plan opposite. This plan aims at providing a clear understanding of the individual components of the masterplan and how they are arranged on the site. Guidance on the design of each of these elements will be provided throughout this design code.

Most guidance is Mandatory and is included to control either urban elements or architectural details which are considered to be of the most importance in delivering a successful masterplan.

These must be incorporated into any design submitted as part of a reserved matters application. Mandatory code will be indicated using the phrase 'The applicant **must**...'.

Interpretive codes are more flexible in terms of compliance and will be phrased 'The applicant **should**...'. Where interpretive code is provided applicants must provide evidence that they have endeavoured to meet the objective or suggest alternative means for doing so.





Site Wide Masterplan - Site wide parameters apply to all elements within Development Area 2 Outline Application boundaries (blue lines)



## 2.0 Site Context Vision and Masterplan Evolution

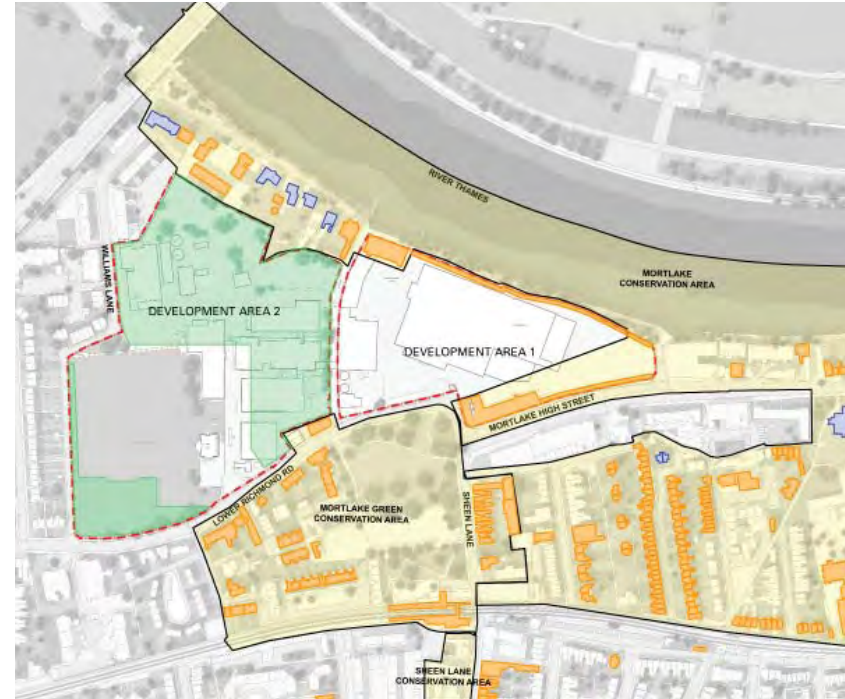


Diagram showing locations of Conservation area in relation to Development Area 2



Illustrative visualisation of entire Hybrid Planning Application masterplan proposal

## 2.1 Site Context

A detailed description of the site history, and context and masterplan evolution has been provided within 'Design and Access Statement: Volume 1 Masterplan Proposals' that was submitted as part of the Hybrid Planning Application for the Stag Brewery Site Application A. The following sections should serve as a summary of the key features of both context and the proposed masterplan for the Outline Application Site.

The Outline Application Site is not located in a Conservation Area, however it is adjacent to two conservation areas, which include Mortlake and Mortlake Green Conservation Areas.

The Proposed Development offers opportunity - within the framework of the Stag Brewery Planning Brief and the emerging site allocation - to regenerate the former industrial site to provide a new heart to Mortlake. The site is currently occupied by a number of 20th century industrial buildings that were built over a long period of time to serve the former function of the site as a brewery.

The characteristics of the existing site currently prevent public access through the site and does not provide a street network that connects to the existing built transport infrastructure.

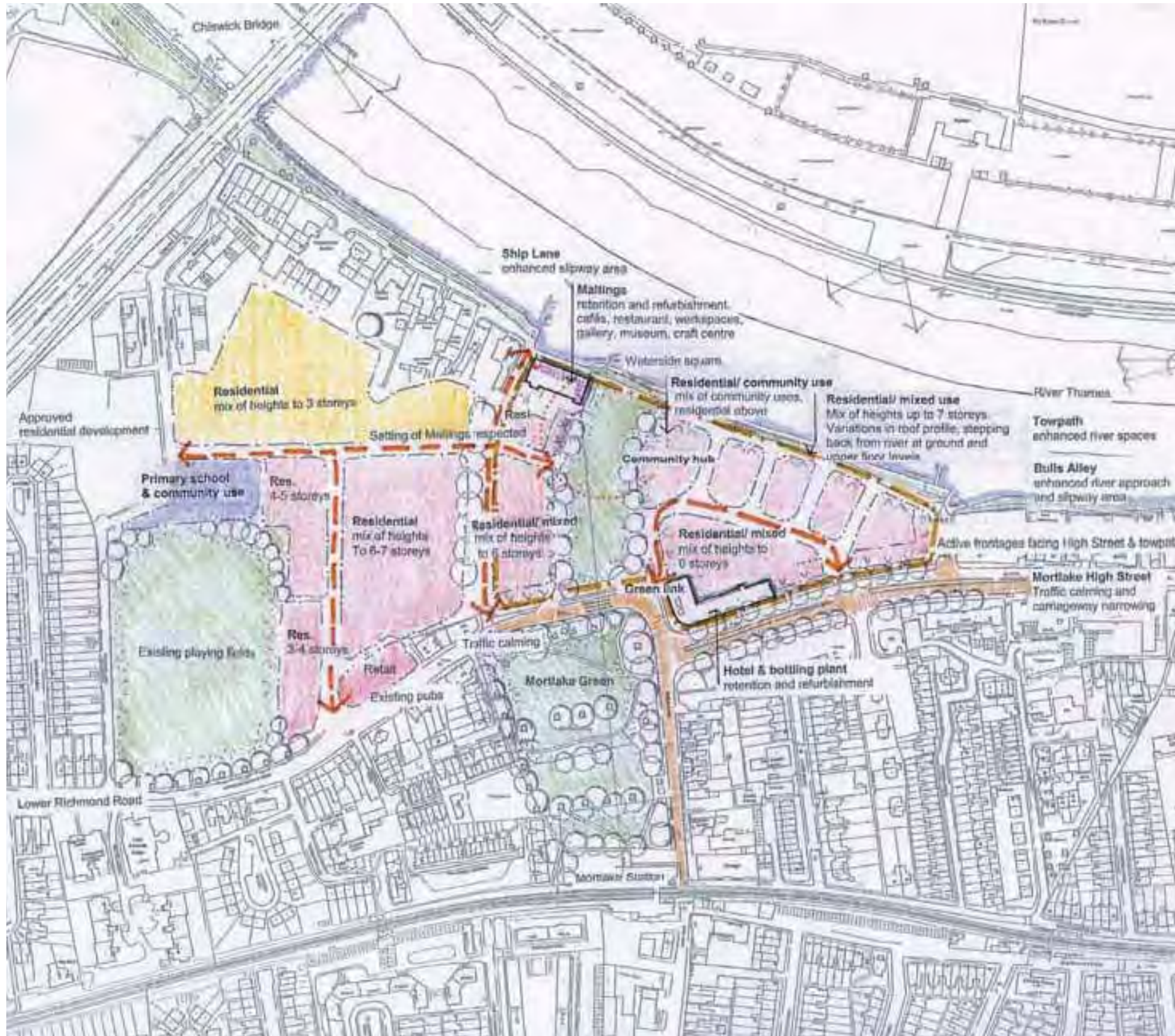
The Planning Brief for Stag Brewery identifies a number of key urban design factors that should be considered in the development of the site:

- The visual relationship of the site to the surrounding area
- The existing urban grain and scale
- Enhancement of character and appearance of the area through high quality development
- Permeability
- The incorporation of the principles of sustainable design and construction

The built form and character of the new development should respond to the above aspirations as well as be accessible, inclusive, safe and sustainable.

For more specific detailed information on key considerations for sustainable design, please refer to the Sustainable Design Appendix. For more specific codes on built form, character and appearance for each of the typical conditions, please refer to Section 3.





Stag Brewery Planning Brief - Site Layout

## 2.2 Vision and Masterplan Evolution

### The Stag Brewery Planning Brief

The built form of new buildings should respond to the distinct character and urban grain of the surrounding Conservation Areas as well as the Stag Brewery Planning Brief. The Planning Brief proposed a framework for the distribution of uses and heights across the entire Stag Brewery Site.

### Planning Brief Heights

The principle of the Planning Brief was to provide guidance on building heights by indicating maximum numbers of storeys for zones across the site. The main aim of this guidance was to ensure the proposed heights of buildings taper to lower heights towards the perimeters of the site.

### Street Network

The Planning Brief established a hierarchy of routes through the site with the aim of increasing permeability through the site towards the waterfront. A primary emphasis was given to provision of a new 'green link' axis connecting the existing village green to the river and towpath.

### Site Allocation

The allocation of uses within the Planning Brief for the Stag Brewery land to the West of Ship Lane included Residential, (Primary) School and Community Use and Playing Field use. The Planning Brief allocations have been further developed within a proposed illustrative masterplan for the entire Stag Brewery Site (see overleaf). The illustrative masterplan proposes more specific areas for uses and potential building footprints.










### The Illustrative Masterplan

The proposed illustrative masterplan has evolved on the basis of the Stag Brewery Planning Brief and emerging Site Allocation. Within this design code the illustrative masterplan is used as an example of how the application of the mandatory design coding can result in a successful and well-designed outcome that fits in with the surrounding urban grain as well as providing an example of how proposed massing could be distributed across the site.

### Development Phases

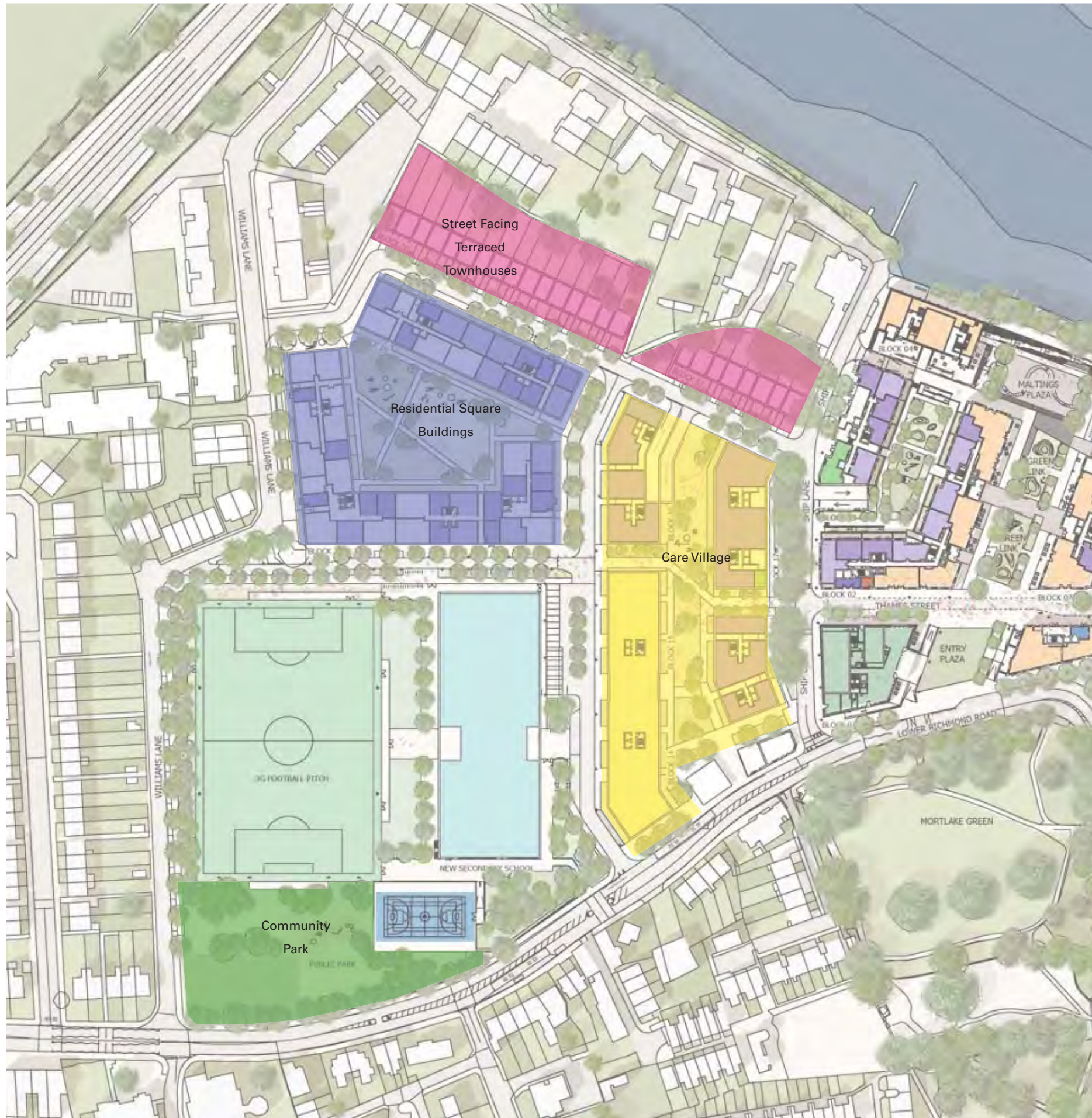
It is proposed that the wider Stag Brewery Site as well as the Outline Application Site will be developed in a series of Phases and Sub-Phases. The diagram opposite illustrates the proposed phases of the development.

- KEY:
-  School
  -  Residential
  -  Extra Care
  -  Assisted Living
  -  Cinema
  -  Flexible Use
  -  Community Use



Illustrative masterplan for Phase 2 Outline Planning Application





**Character Area Strategy**

Because the Phase 2 site does not contain any buildings of Heritage importance and it is physically separated from the River Thames, the proposed approach for this part of the wider masterplan contrasts with the Phase 1 approach.

Instead of aiming at protecting and enhancing heritage assets and increasing permeability to the waterfront, the proposal for Phase 2 incorporates a variety of different character areas that create clear definition of the sub-elements of the Outline application. The proposal acknowledges and takes account of the Application B proposals (school and associated open/play space).

The diagram opposite identifies the various character areas:

- Community Park**
- Street facing Townhouses**
- Residential Square Buildings**
- Care Village**

Part Three/ Section 5.0 describes the aspiration for these specific character areas in a greater level of detail.

Character Areas



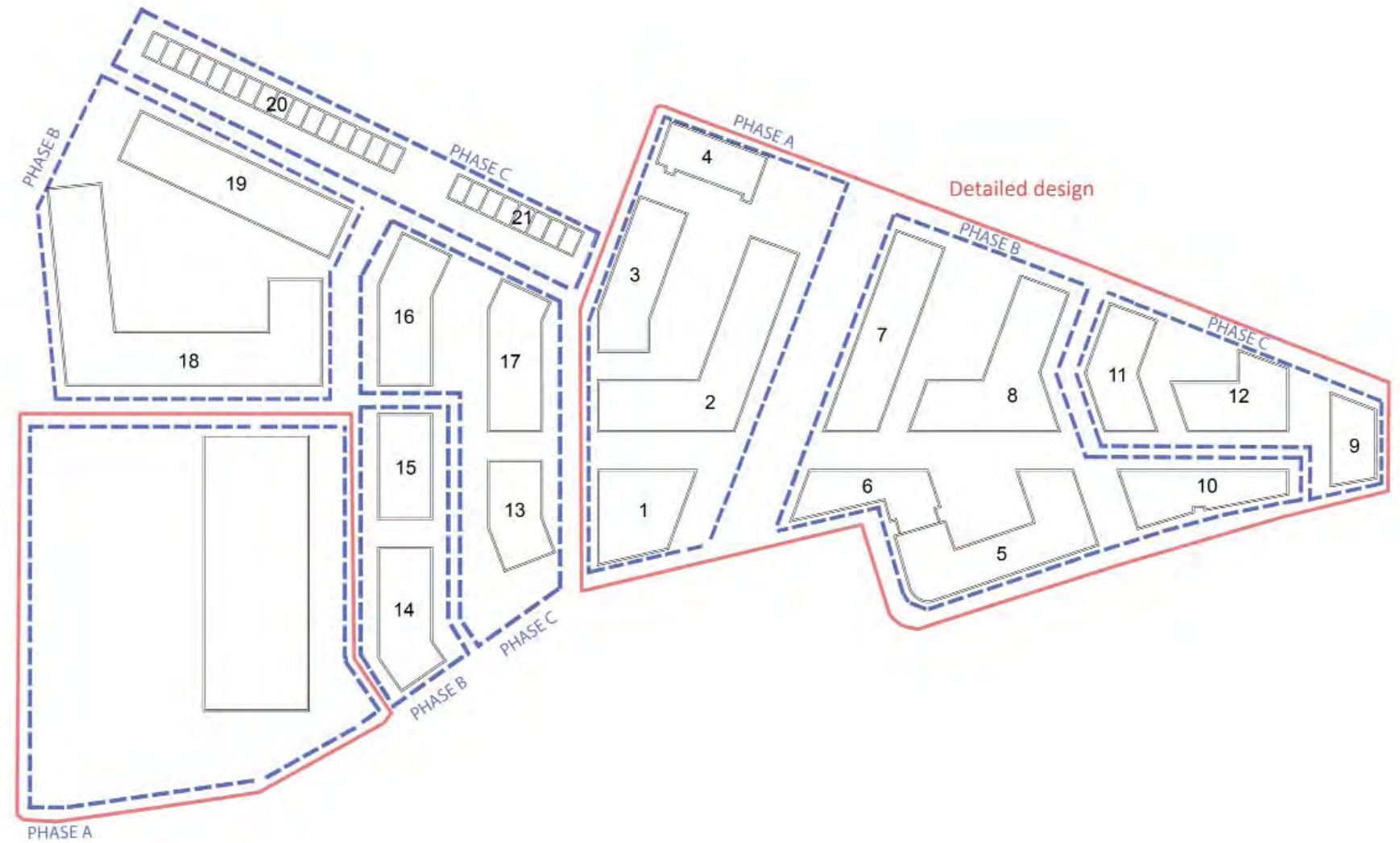
### 3.0 Site Wide Code

The following sections begin with an explanation of the Parameter Plans that apply to the Outline Application Site and follow on with guidelines that should be applied to the site as a whole.

### 3.1 Parameters

The Parameter Plans set out a series of phases, development parcels and subplots that have their own specific parameters that must be adhered to. The Parameter Plans on which this Design Code is developed around are:

- PR 001 – Block footprint and horizontal lines of deviation ground to second floor
- PR 002 – Block footprint and horizontal lines of deviation third floor
- PR 003 – Block footprint and horizontal lines of deviation fourth floor
- PR 004 – Block footprint and horizontal lines of deviation fifth floor
- PR 005 – Block footprint and horizontal lines of deviation sixth floor
- PR 006 – Block heights and vertical lines of deviation
- PR 007 – Proposed building levels – ground floor
- PR 008 – Land use distribution - ground and upper levels
- PR 009 – Land use distribution – basement
- PR 010 – Basement maximum depth and extent
- PR 011 – Demolition and retention plan
- PR 120 – Hard and soft landscape plan
- PR 121 - Public realm and Open Space plan
- PR 122 - Landscape principles plan
- PR 123 – Play space location plan
- PR 124 – Circulation plan - vehicles
- PR 125 – Circulation plan - cycles
- PR 126 – Circulation plan - pedestrians



Plan showing site ownership boundary and masterplan phasing

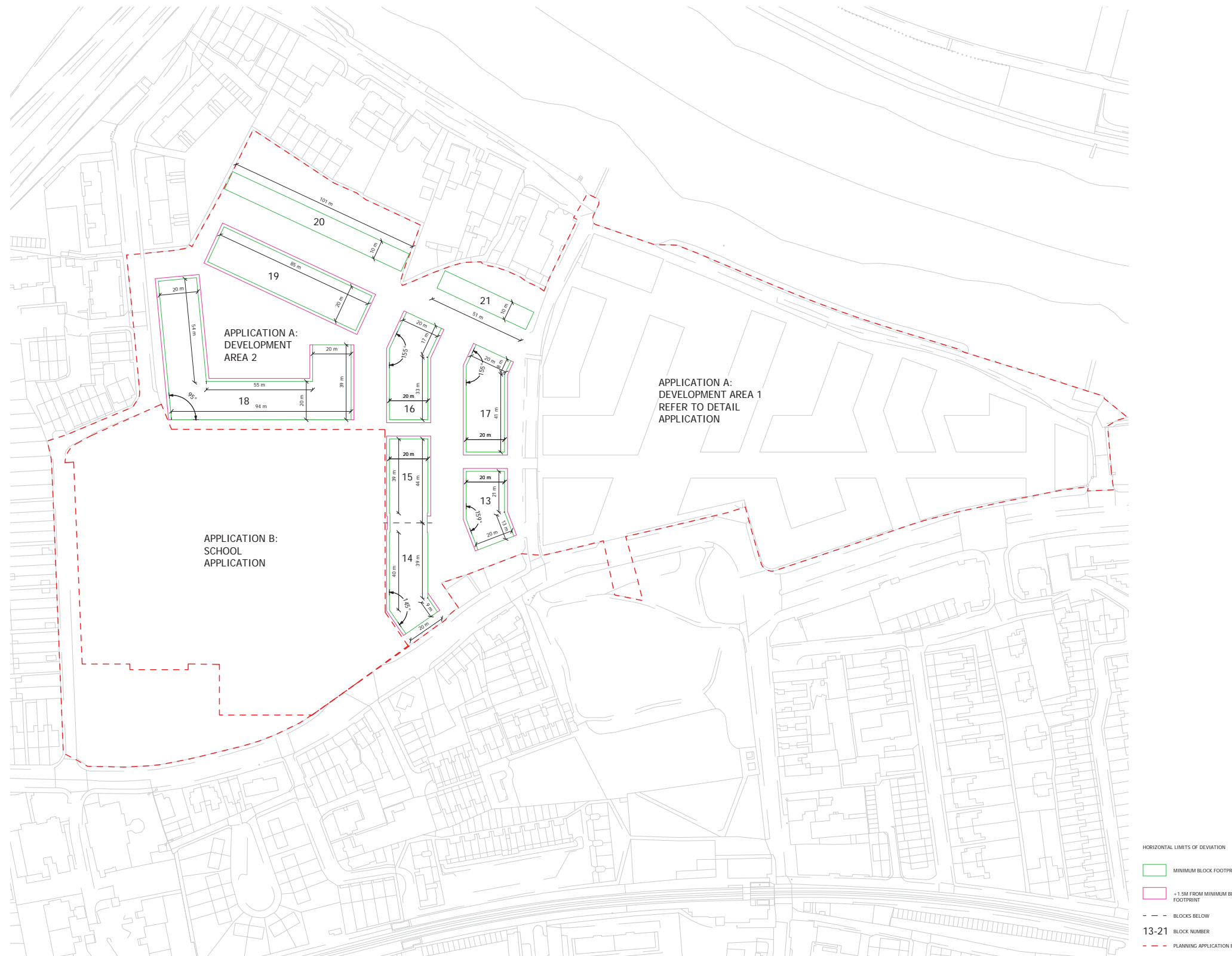


### 3.1.1 Building Footprints

Parameter Plans PR 001, 002, 003, 004 and 005 show the extents to which the proposed building footprints can deviate.

The drawing sets out the maximum and minimum amount of site area that can be occupied by building footprints. Generally, footprints can vary by 1.5m. All construction must occur within this zone – including balcony overhangs, projecting bays or any other built element.

As a principle, building footprints have been set out to align with one another and relationships between blocks are important in informing the spaces between.



Parameter Plan PR 001 showing block footprints and horizontal lines of deviation for ground to second floor levels

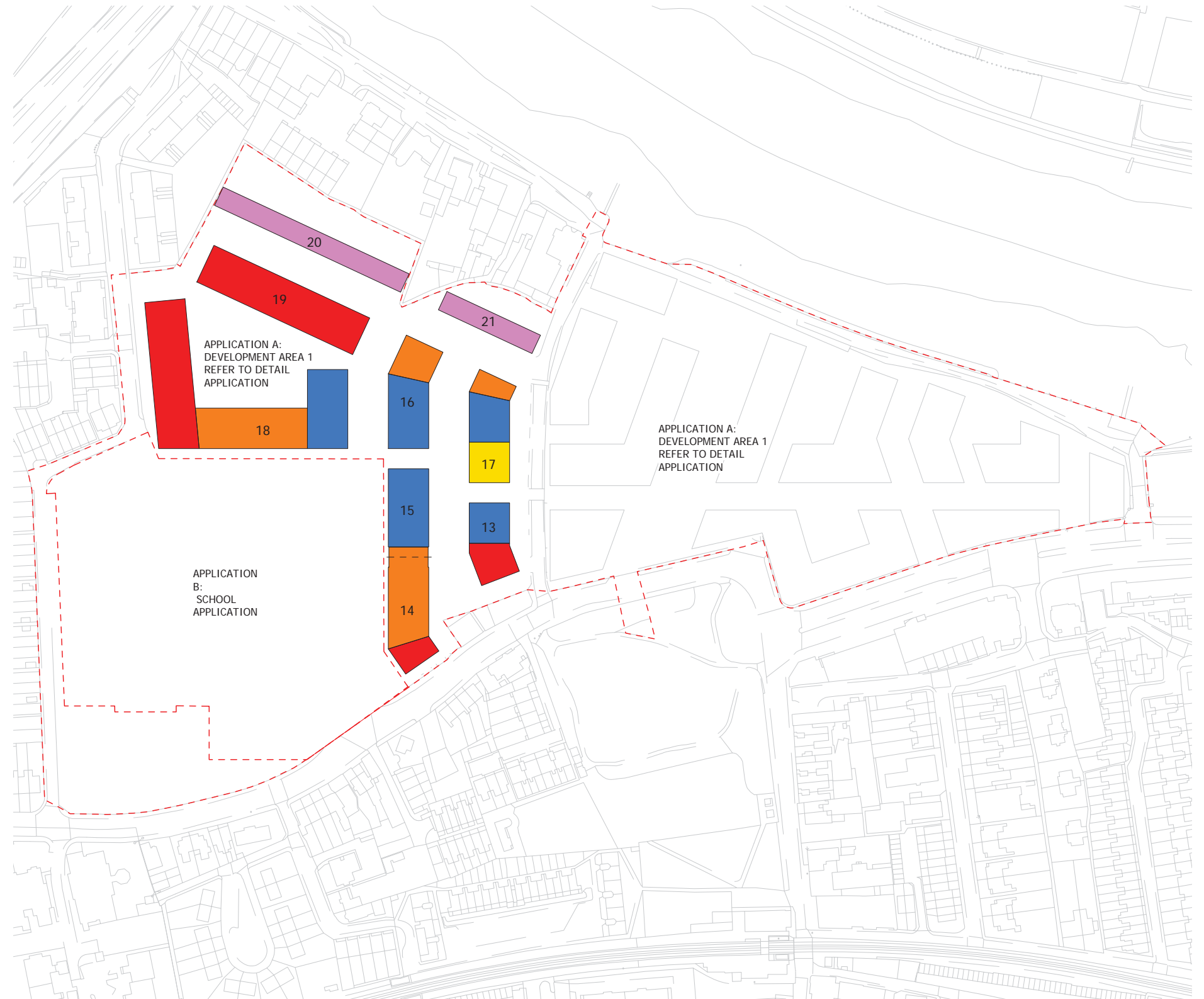
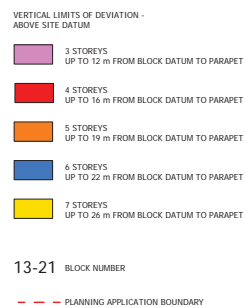


### 3.1.2 Building Heights

Parameter Plan PR 006 shows the extents to which the heights of each proposed building height can deviate in terms of storey numbers and metres above ground floor datum level. This is expressed in terms of A.O.D (and storey heights) with a minimum and maximum height cap (measured from proposed ground level).

The heights range up to 26m from block datum to parapet height (3 to 7 storeys). It should be noted that these heights represent the maximum parameters which were assessed for the purpose of the Environmental Impact Assessment.

Building heights are measured from ground floor datum level to parapet level. An allowance of a maximum additional 1.5m above these heights must be adhered to for provision of set back balustrades and plant. Heights above this zone would need to be agreed with LBRuT planning officers.



Parameter Plan 006 showing block heights and vertical lines of deviation



### 3.1.3 Ground Levels

Parameter Plan PR 007 shows the proposed datum for the proposed ground floor levels of each building. These proposed levels take into account existing site falls, flood levels and requirement for basement car parking facilities.



Parameter Plan 007 showing proposed building levels at ground floor level



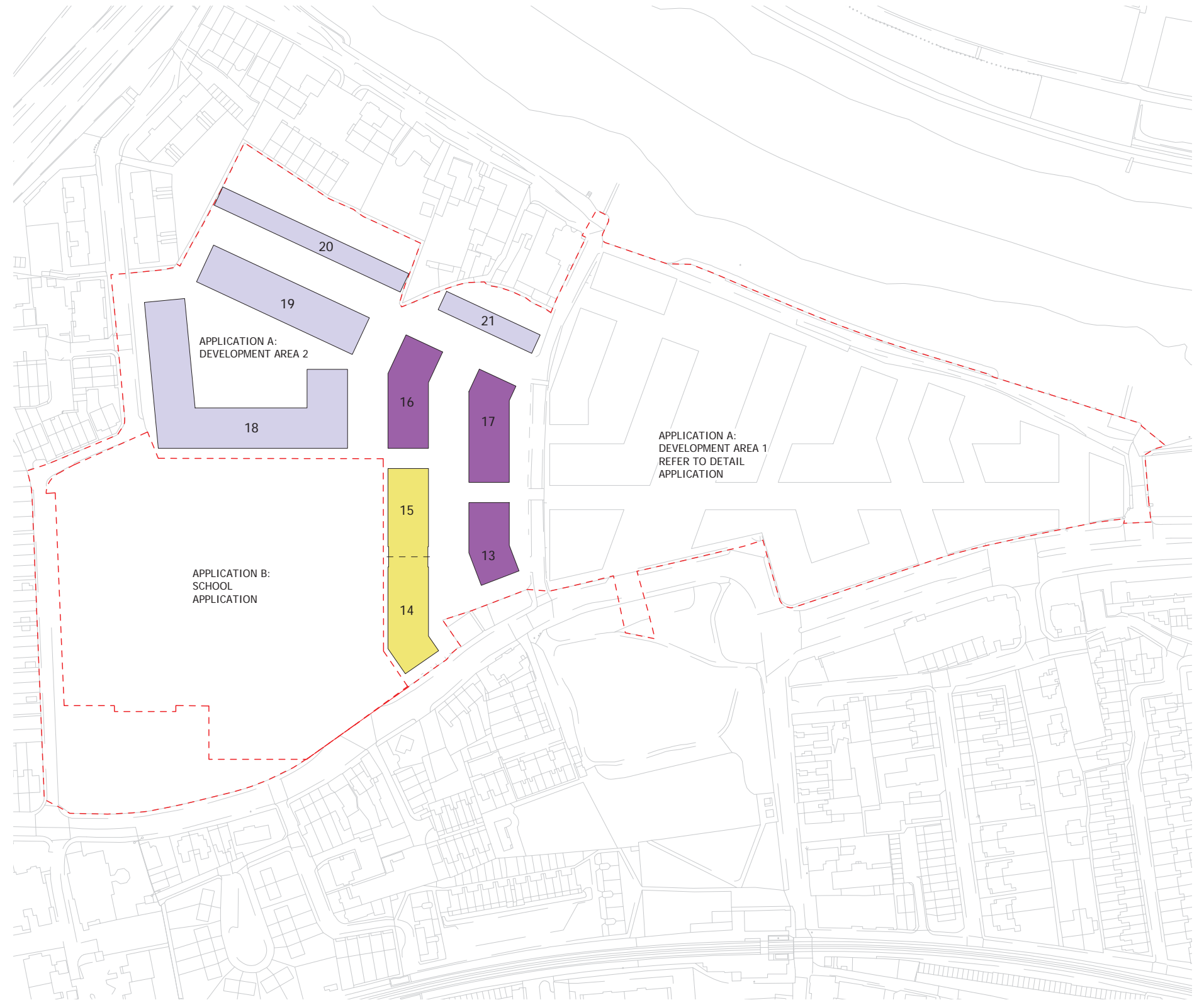
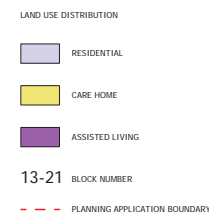
### 3.1.4 Land Use

Parameter Plans PR 008 and 009 show the proposed distribution of land uses across the proposal.

The proposed land uses include Residential, Care Home and Assisted Living.

These proposed land uses serve to re-enforce the urban form of the elements of the masterplan on the site and respond to the distribution of uses within existing context.

This mix of uses has been driven by the Planning Brief and emerging Site Allocation and is intentionally less diverse than the Detailed Planning Application for Phase 1. The uses are proposed to be contained separately from one another within focused clusters of buildings.



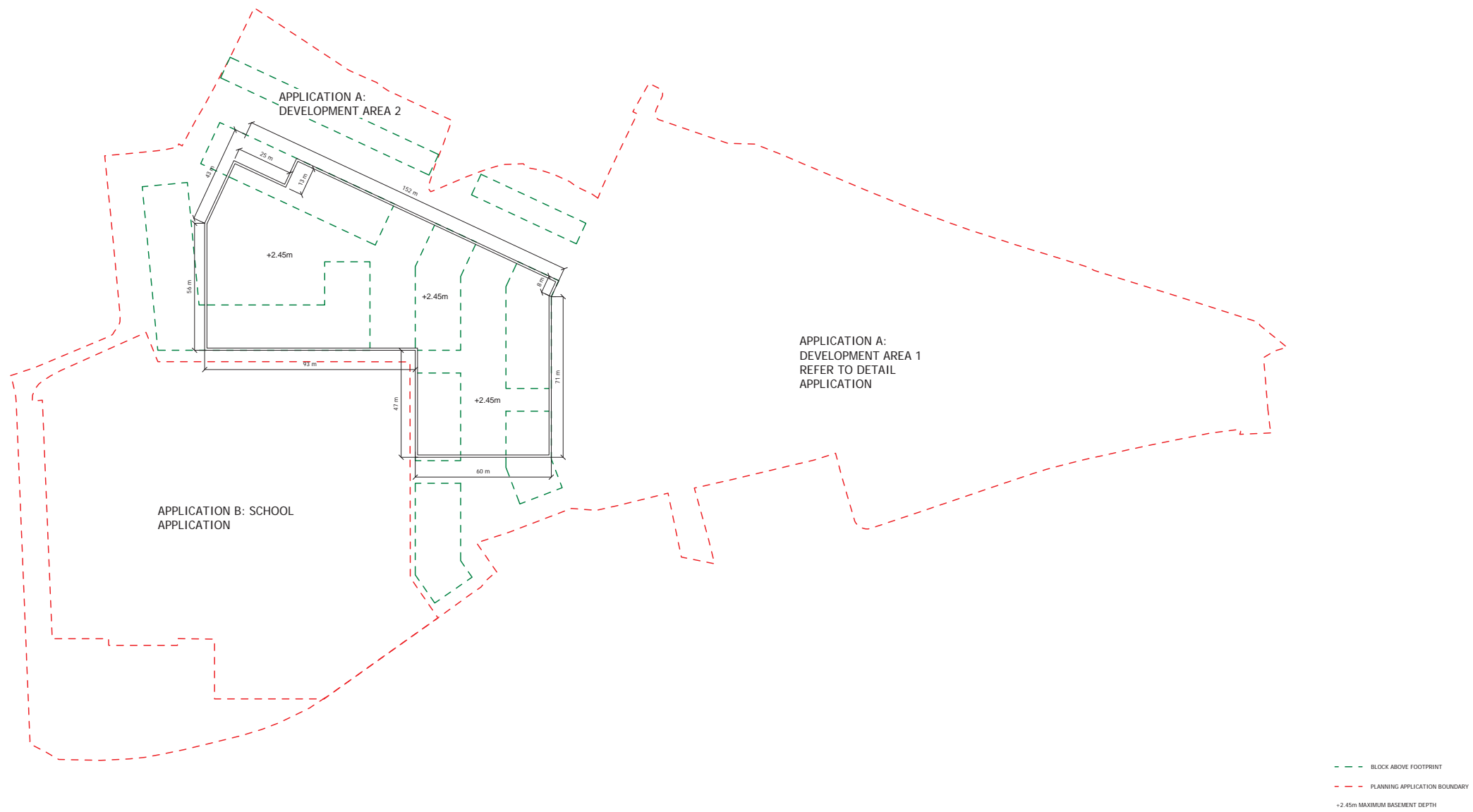
Parameter Plan 008 showing land use distribution at ground and upper levels



### 3.1.5 Basement

Parameter Plan PR 010 shows the depth and extent of the proposed basement relative to the proposed building footprints above. The proposed basement will be provided in order to accommodate a mixture of car parking and plant that will serve the above ground development.

A parameter for car parking numbers has not been provided because this must be in line with London Borough of Richmond upon Thames current (at the time of subsequent application) requirements.



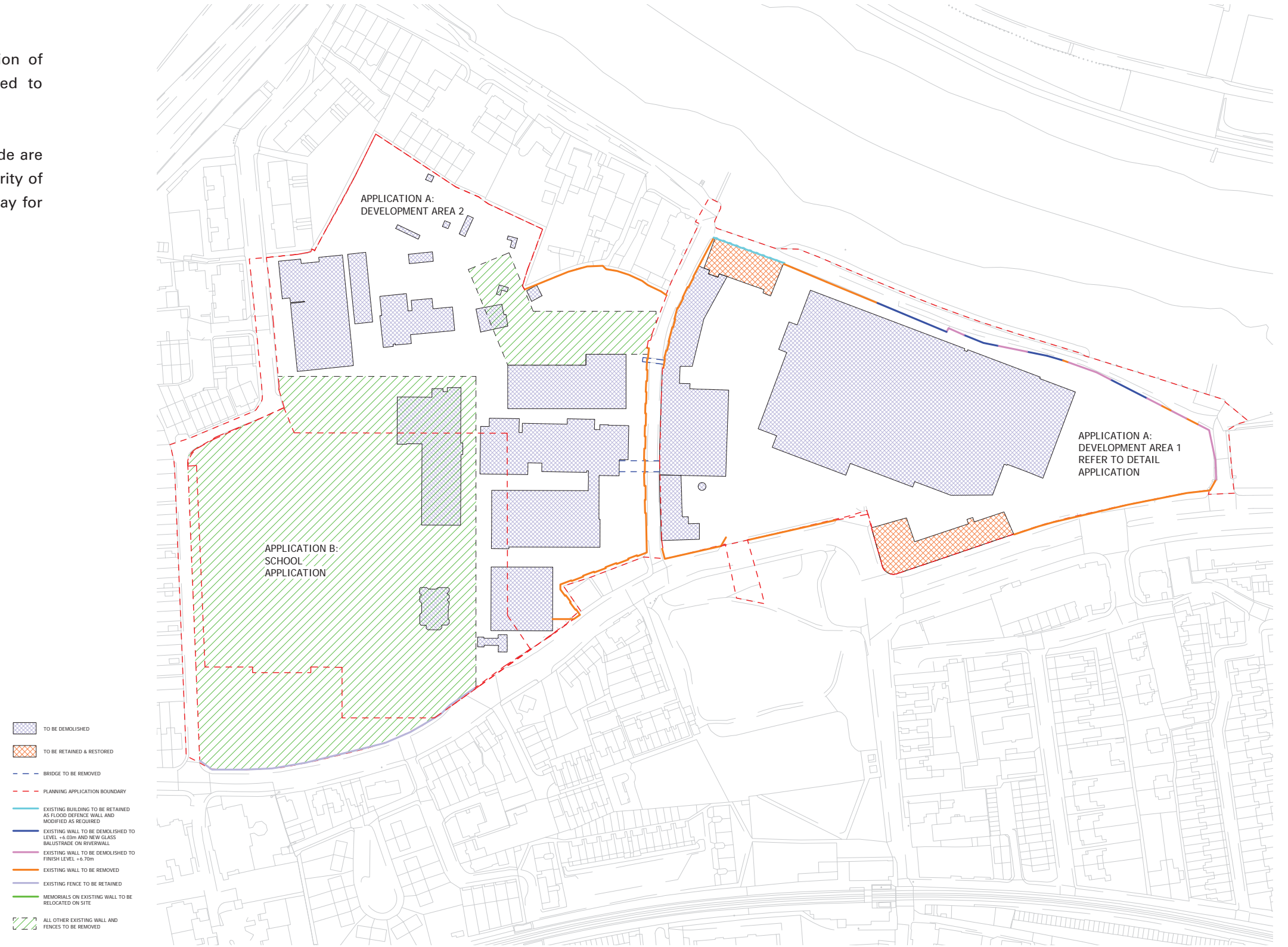
Parameter Plan 010 showing maximum depth and extent of basement



### 3.1.6 Demolition

Parameter Plan PR 011 shows the extent of demolition of existing buildings and site features that are required to facilitate the proposal.

None of the buildings within the area of the Design Code are buildings of heritage value or listed, therefore the majority of existing built elements must be demolished to make way for the development.



Parameter Plan 011 showing extent of demolition of existing buildings and site features







### 3.2 Streets

#### 3.2.1 Layout

The hierarchy of streets that are shown in the parameter plans has been derived from the Stag Brewery Planning Brief. The Planning Brief set out guiding principles for the structure of the streetscape. While a number of the principles focused on the Eastern part of the wider Hybrid Application Site (App A), the following principles could be interpreted as applying to the Outline Application component:

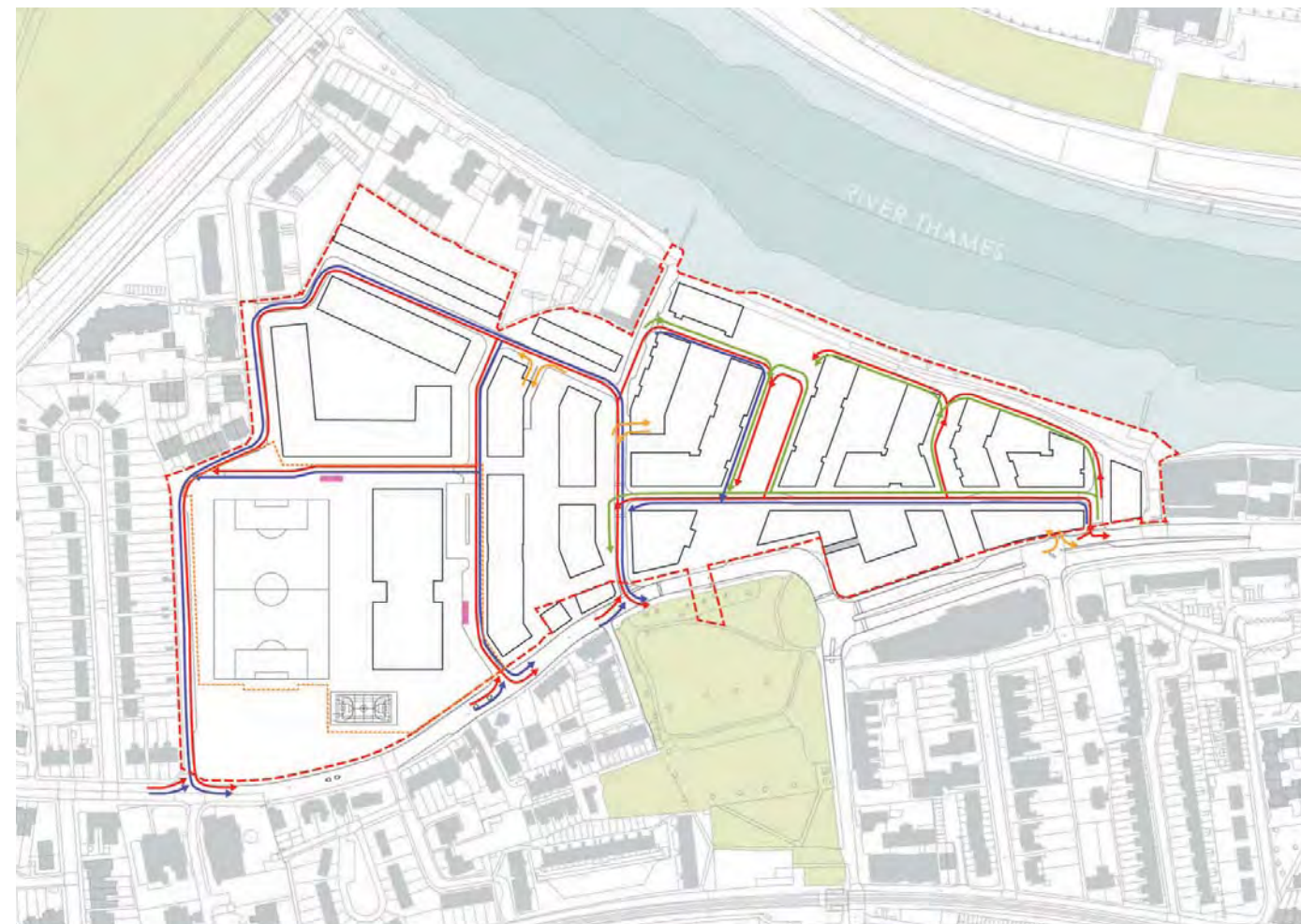
- Create a masterplan for progressive long term development
- Provide a vibrant mix of uses including high quality mixed tenure housing
- The development must not create 'gated residential communities' which restrict permeability and positive community interaction
- Achieve high quality, sustainable and inspirational design of both buildings and open space using different design approaches and materials to avoid a similar approach across the whole site
- Reduce and mitigate any adverse impact on the wider area, including on the transport network and parking
- Care Village

#### 3.2.2 Vehicle Movement Hierarchy

The principle for vehicle movement within Development Area 2 is that most will use the new road adjacent to the new secondary school and circulate through the site, around the care village to return by Ship Lane. Those that live in Blocks 18 and 19 will access their car park from this route and so only residents in the townhouses in Blocks 20 and 21 will use the other circulation route which goes west and returns by Williams Lane. The road between the school and Block 18 is restricted to traffic with only occasional school vehicles, waste collection and emergency vehicles using this. This will minimise the use of Williams Lane by visitors and residents of the new development.

#### 3.2.3 Cycling Strategy

The main cycling route cuts across the vehicular route, using the route restricted to vehicles to traverse the site from west to east. More minor routes follow the roads to individual blocks in this area.



- Legend
- Fire Tender
  - Waste Collection
  - Delivery
  - Passenger (Residential/Retail)
  - School Bus Stops
  - - - Site Application Boundary
  - - - School Application Boundary

Diagram of proposed vehicle routes



### 3.2.4 Pedestrian Strategy

The pedestrian routes through the site are numerous and only restricted by the impermeable boundary to the north adjoining the houses on Thames Bank. There is however one route here as well as other routes at the side of the development area on Williams Lane and Ship Lane. Much of the focus of pedestrian routes in Development Area 2 is to access the school.

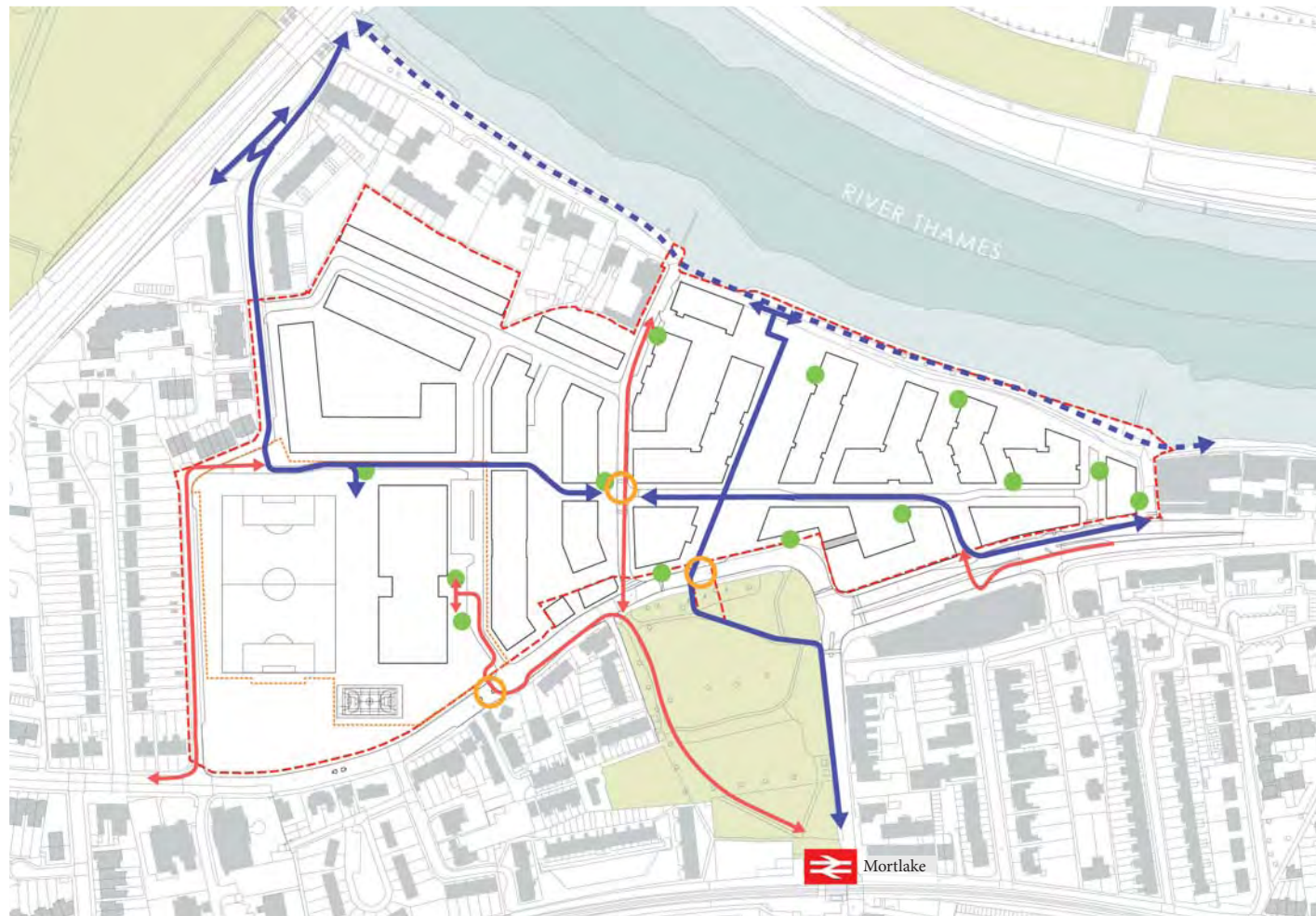


Diagram of proposed cycling routes

- Primary (Quiet Route)
- Secondary
- Towpath
- External Cycle Rack Location
- Crossing Treatment
- Site Application Boundary
- School Application Boundary

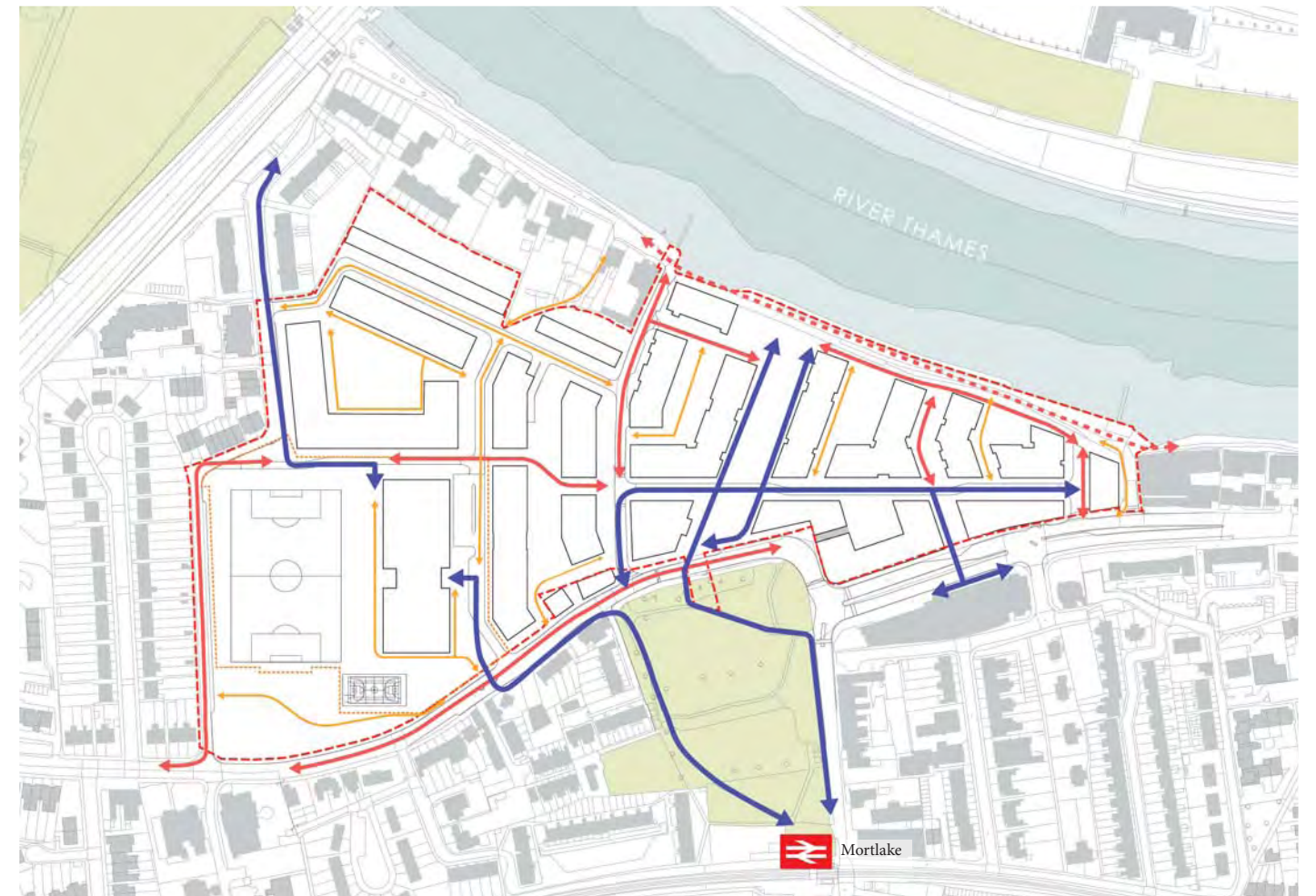


Diagram of proposed pedestrian routes

- Primary (Quiet Route)
- Secondary
- Tertiary
- Towpath
- Site Application Boundary
- School Application Boundary