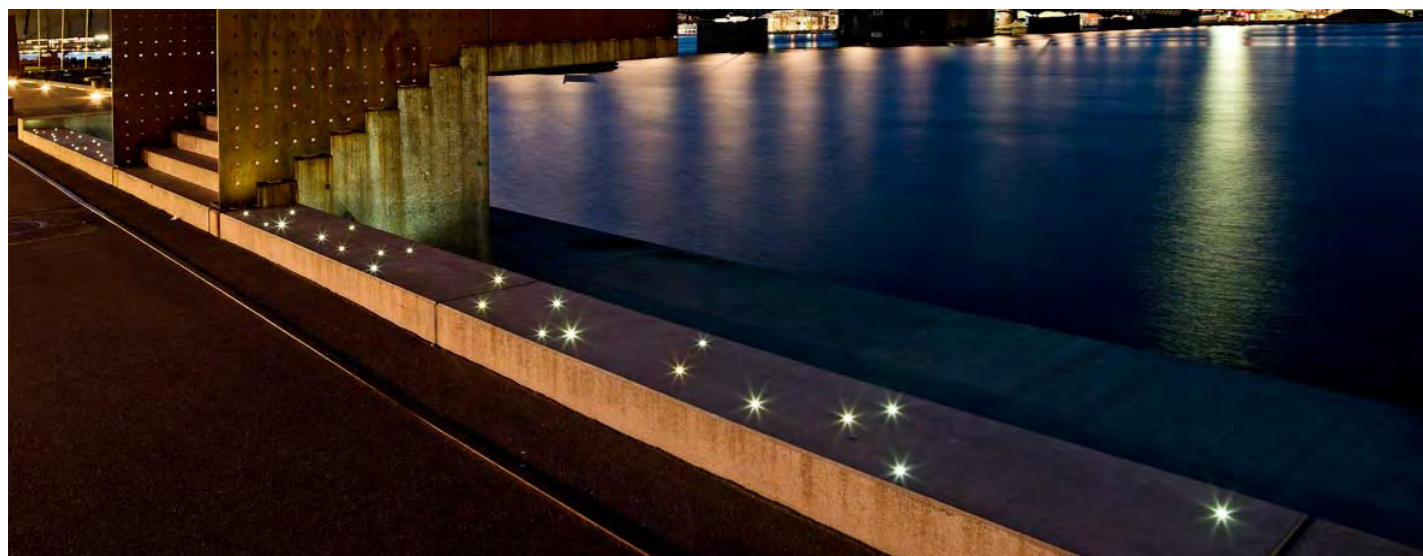
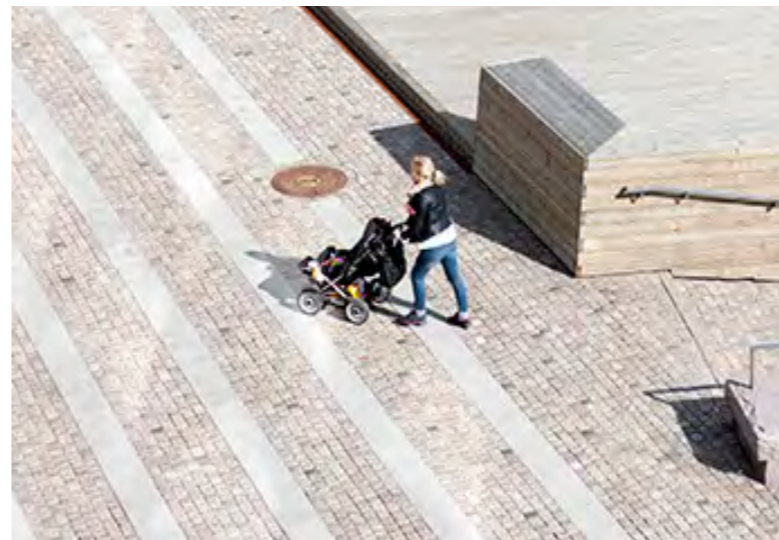


RIVERSIDE TERRACE - ILLUSTRATIVE VIEW



RIVERSIDE TERRACE PRECEDENT IMAGES



RESIDENTIAL STREETS

RESIDENTIAL STREETS

The more traditional spaces between buildings offer public open space, planting and seating opportunities as well as catering for access, and circulation of service and emergency vehicles, pedestrians and cyclists.

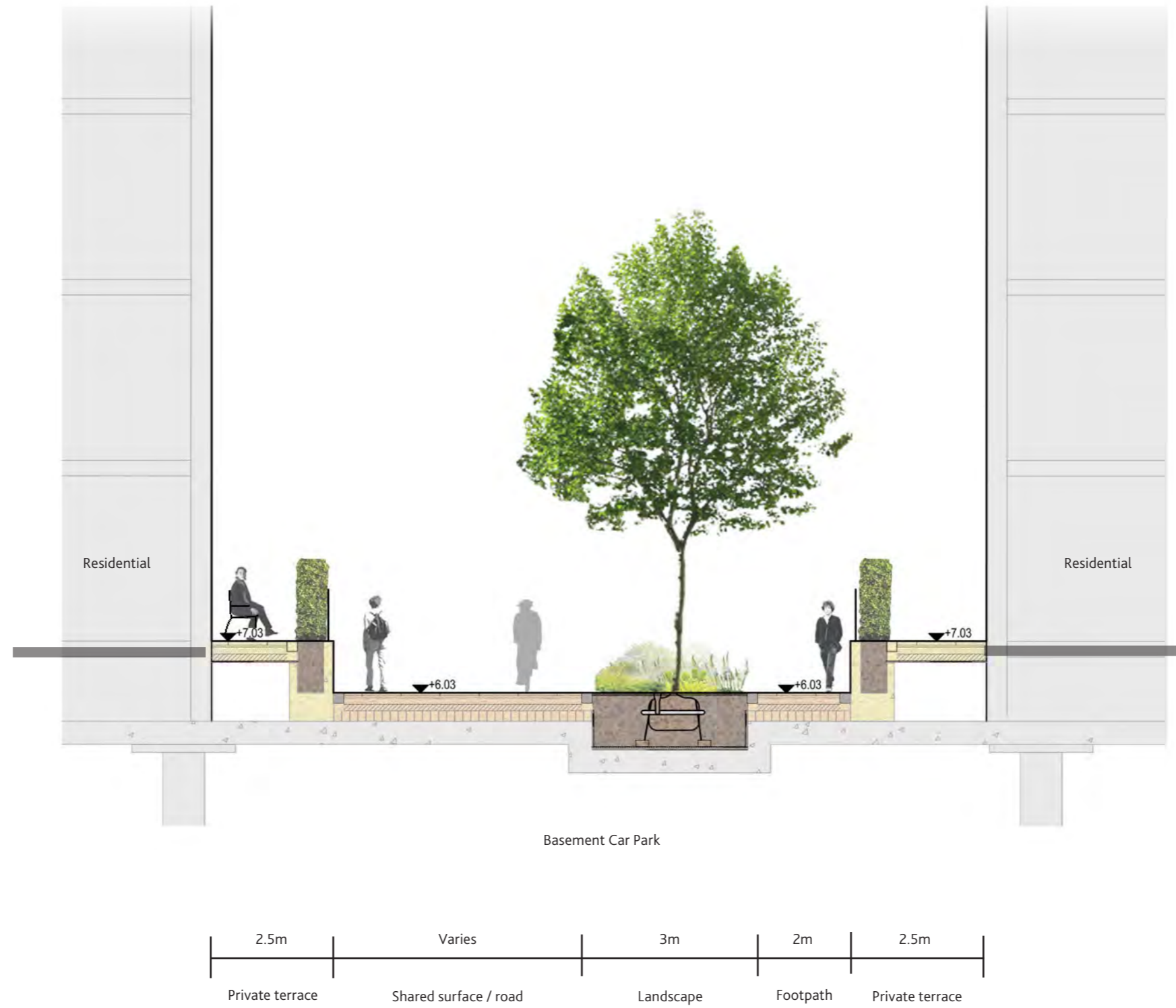
The streets allow for visual links through the site to the river and feature trees and understorey planting provide softening, seasonal colour and interest within the streetscape.



Location plan - Residential Street Example

RESIDENTIAL STREETS

Section AA



LOWER RICHMOND ROAD

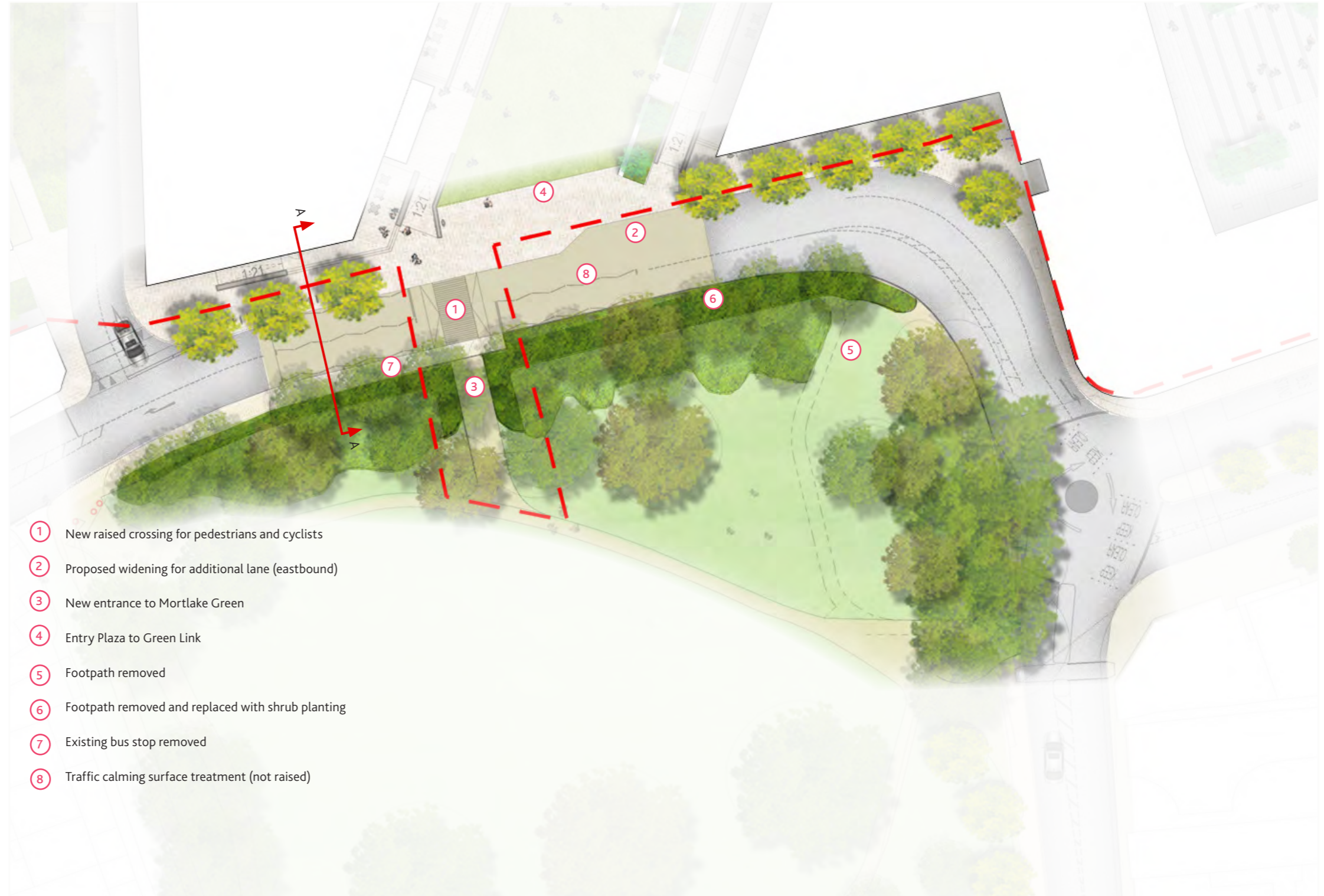
CONNECTION TO MORTLAKE GREEN

The major pedestrian connection from Mortlake to the site occurs at the Green Link entrance across from Mortlake Green. A raised pedestrian / cycle crossing is proposed, aligning with the western pedestrian pathway within the Green Link and directly in line with the entry to the new Cinema complex.

Provision of a new connection across Lower Richmond Road into the park is provided, to connect with the existing pathway network and some selective removal of shrubs and pruning will be necessary, although no existing trees will be affected in these works. Special pavement treatment has been specified for the pathway within the Root Protection Zone of the existing trees and this will be constructed in resin bound gravel or similar material to restrict excavation for the new pavement.

Additional understorey planting either side of the new path will be provided to integrate the path with the existing parkland. New planting is also proposed to replace the existing pathway along the edge of LRR towards the roundabout, to dissuade pedestrians attempting to cross at locations away from the safe crossing point.

Future works in Mortlake Green to continue this pathway and upgrade to suit sharing with cyclists has been discussed in detail with LBRuT and it is envisaged council will integrate these works in their planned general upgrade of the park.



LOWER RICHMOND ROAD

Section AA



SHIP LANE UPGRADE

SHIP LANE WORKS

Landscape works include removal of the existing brick walls along the western side of the street and retention of all existing trees. A new paved footpath is proposed along the eastern side adjacent to the detailed part of the site development and an interim gravel path provided around the western side of the group of existing trees. Following development on the western part of the site, this footpath will be installed in a more permanent finish where outside the Root Protection Zone.

Provision of a raised pedestrian and cycle crossing at the end of Thames Street will be included in the works associated with the first stage of development and will cater for extension of the cycle connection when the outline area is developed.

- ① Temporary planting
- ② Existing London Plane trees retained
- ③ On-street parking & Footway enhancements
- ④ New crossing for cycles
- ⑤ Thames Street
- ⑥ Existing Towpath
- ⑦ Pedestrian entrance to residential courtyard
- ⑧ Access to Maltings Plaza
- ⑨ Temporary gravel footpath
- ⑩ Public amenity space integrated with play elements and seating
- ⑪ Natural stone footpath



Location plan



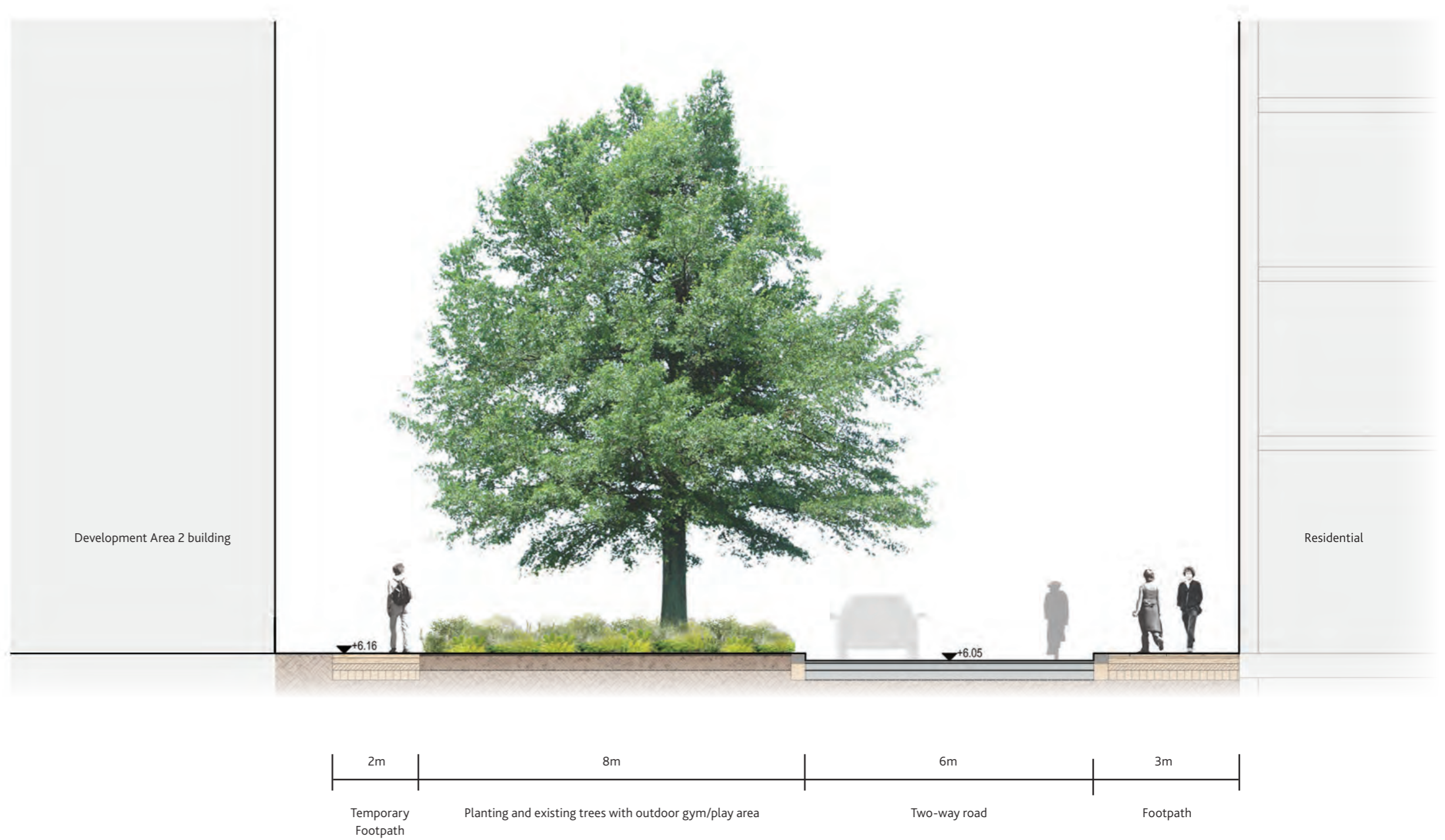
ZOOM PLAN - SHIP LANE (INTERIM)



ZOOM PLAN - SHIP LANE (FINAL)

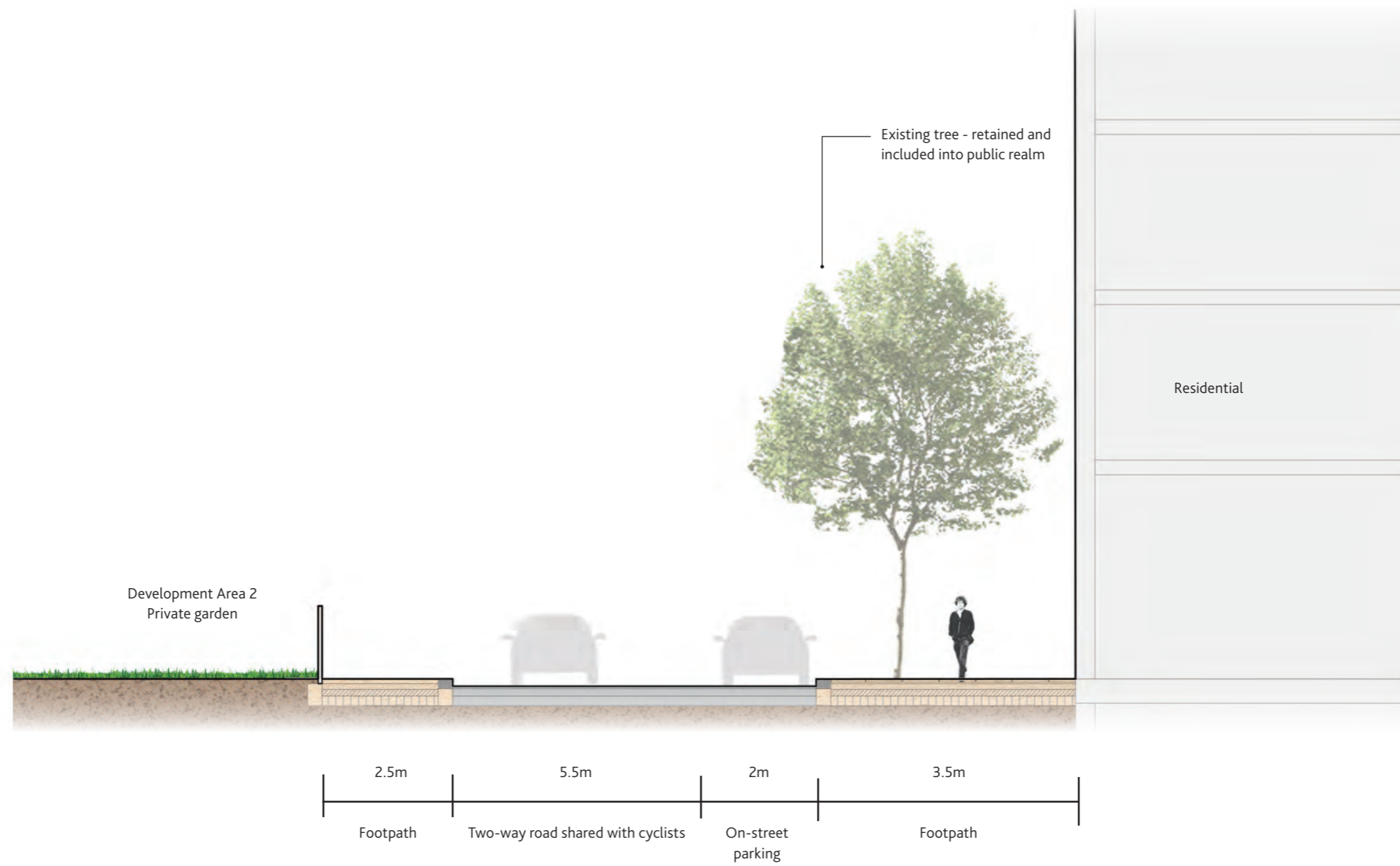
SHIP LANE UPGRADE

Section AA - 20m



SHIP LANE UPGRADE

SECTION BB - 14M



RESIDENTIAL COURTYARDS

RESIDENTIAL COURTYARDS

Courtyards spaces will be designed to accommodate both private terraces as well as public accessible communal gardens for residents and visitors. Screening will be achieved by walls, fences and hedge planting, with some changes of level creating improved separation. Graded walkways (generally no steeper than 1:20.5) and steps from different entry points are provided to facilitate access for all user groups.

Playgrounds for different age groups will be located in the courtyards in the development, primarily 'Doorstep' Play for 0-5yrs age group - refer Play Strategy.

Small multi-stem tree planting, perennial, ground cover and Lawn areas will be used to provide formal and informal green space for the users.

Technical requirements have been considered to ensure successful design of courtyards built on podium level with basement underneath. Courtyard levels are typically 1.0M above structural basement slab to provide suitable space for drainage and growing medium.

- ① Natural play
- ② Doorstep play
- ③ Grass lawn
- ④ Small trees with perennial planting
- ⑤ Feature entrance paving
- ⑥ Hedge
- ⑦ Private terrace
- ⑧ Slopes to courtyard
- ⑨ Steps



SKETCH PLAN 1:500 INCLUDING A BASIC TENNIS COURT FOR SCALE COMPARISON (23.77M X 10.97M)

RESIDENTIAL COURTYARDS

Section AA

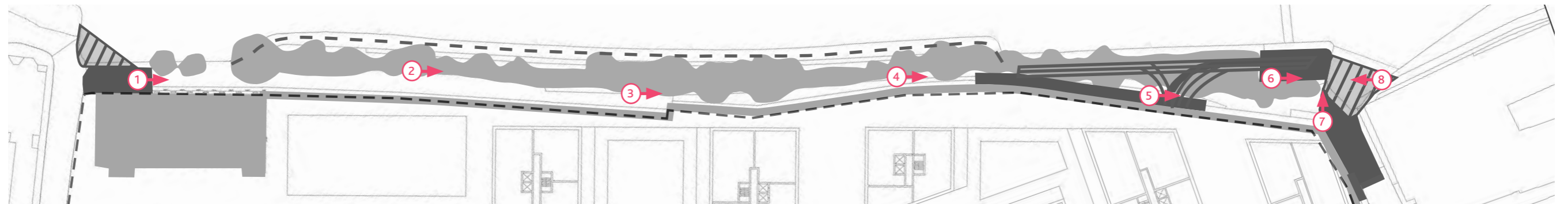


EXISTING TOWPATH



TOWPATH

SITE PHOTOS



01



02



03



04



05



06



07



08



PROPOSED TOWPATH

The existing riverwall has historical value and as part of heritage approach to the site, where feasible, sections of the existing riverwall are retained and integrated into the new flood protection wall for the site.

The Maltings building provides a landmark for the site and the locale, along with the public draw dock area and with upgrade works associated with the site development, will become focal points for people to relax and gather.



PROPOSED TOWPATH

The site development provides multiple access routes to the river. Three stepped access points to the Towpath will be provided from the river terrace. Maltings Plaza will have grand steps and a graded access connecting the plaza to the Towpath.

CONNECTIVITY

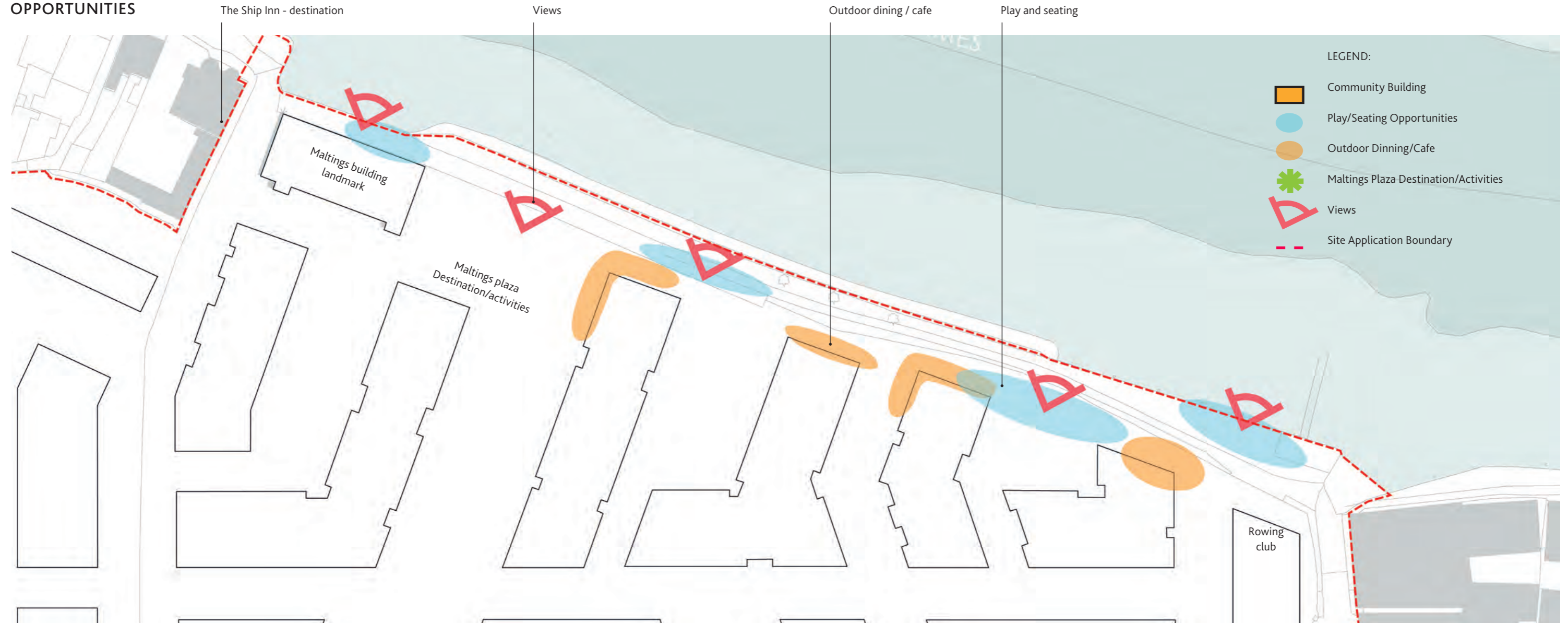


PROPOSED TOWPATH

The Towpath and adjacent river terrace present many opportunities for play on the way and incidental play associated with the activated ground floor frontages of the new riverside buildings.

With careful management of the vegetation on Towpath, existing regrowth will be improved and strengthened where appropriate, and strategic views of the river Thames will be opened up for more people to enjoy.

OPPORTUNITIES



PROPOSED TOWPATH

SCHEMATIC LAYOUT



Strategic upgrading of the existing facilities will be carried out to improve the quality of the Towpath and additional upgrade works to the path and revetment wall are planned by relevant authorities.

Existing granite setts will be cleaned, and retained with new granite setts to match at the eastern end of the Towpath. Benches will be provided at key locations.

Pruning of vegetation at some areas will open up the views to the river Thames.

Life saving equipment and signage will also be located as directed by Port of London Authority to comply with health and safety requirements on the Towpath.

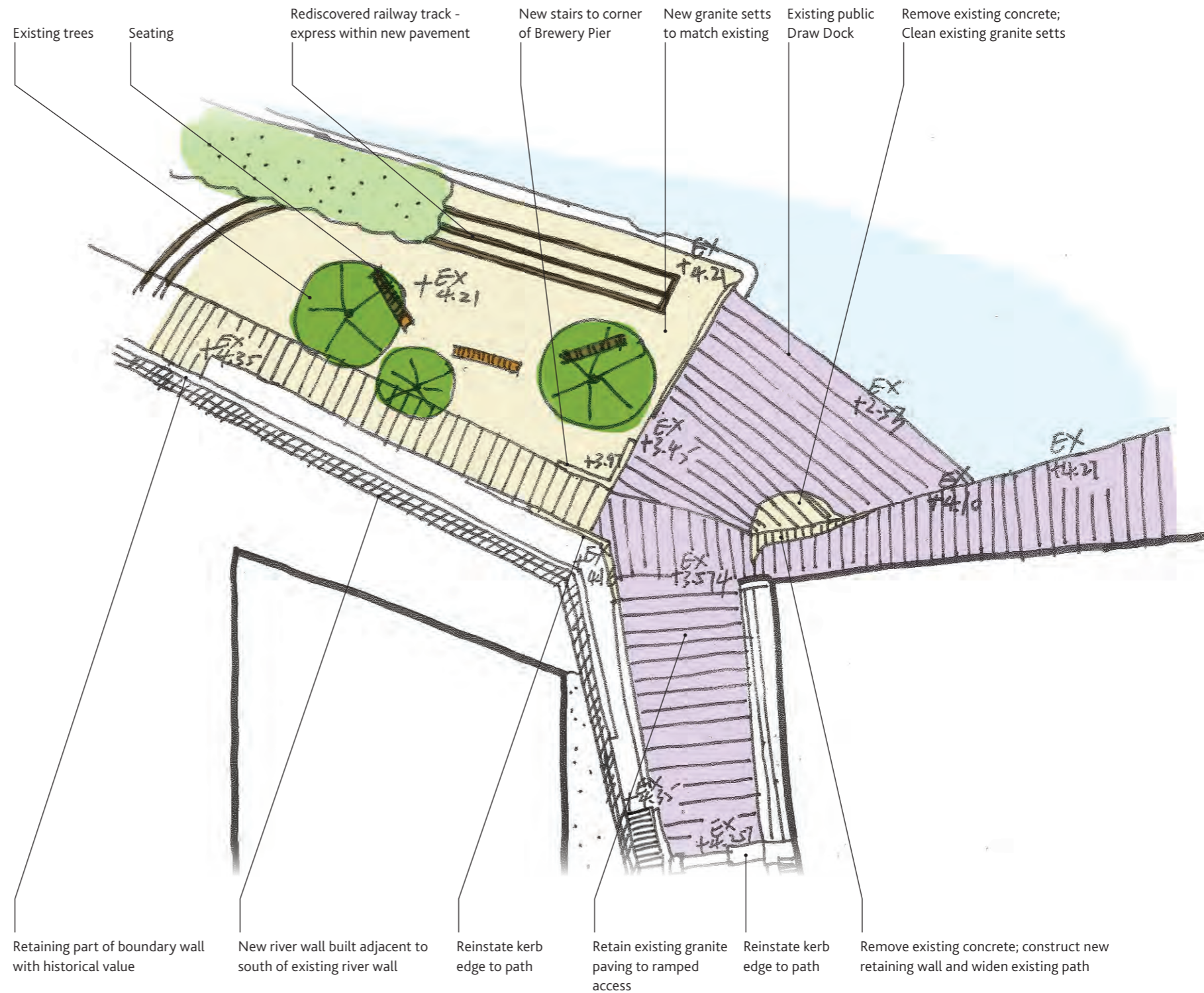
PROPOSED TOWPATH

PUBLIC DRAW DOCK

The public draw dock at Bulls Alley is a key part of the retained heritage of the site and associated area. The granite cobbles, railway / crane tracks and remnant stone quayside elements will be retained and where feasible, reinstated to reflect the working dock.

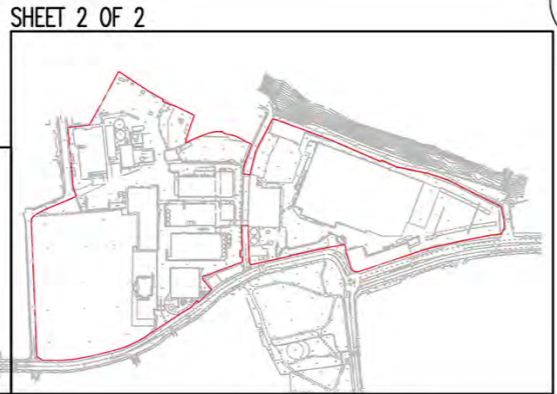
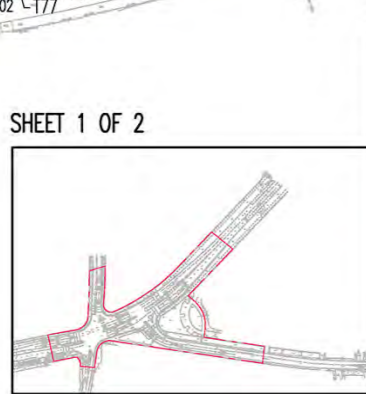
Additional seating and interpretative signage is proposed to be added in the new paved dock area to create a more formal and useful lookout point on the Towpath.

Some amendments to existing kerbs and paving will be required to integrate with proposed works and access into the Rowing Club storage area.



TOWPATH PRECEDENT IMAGES





LEGEND

- TREES, GROUPS OR HEDGES TO BE RETAINED
Subject to detailed design.
- TREES, GROUPS OR HEDGES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION
Refer to Detail.
Location of tree protection systems for retained trees subject to detailed design and therefore not shown (excludes School Application B where detail is shown)
- CONSTRUCTION WORKING AREA (Including Demolition)
Refer to notes for details.
Subject to detailed design and therefore not shown (excludes School Application B where detail is shown)
- INDICATIVE EXTENT OF GROUPED FEATURE(S)
- SITE BOUNDARY
- TREES OUTSIDE OF SURVEY AREA

NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH WATERMAN ARBORETOLOGICAL SURVEY REPORT

PO2	09.02.18	PLANNING ISSUE	MC
PO1	28.11.17	FOR COMMENT ISSUE	LB
Rev	Date	Description	By

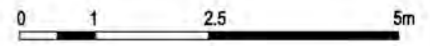
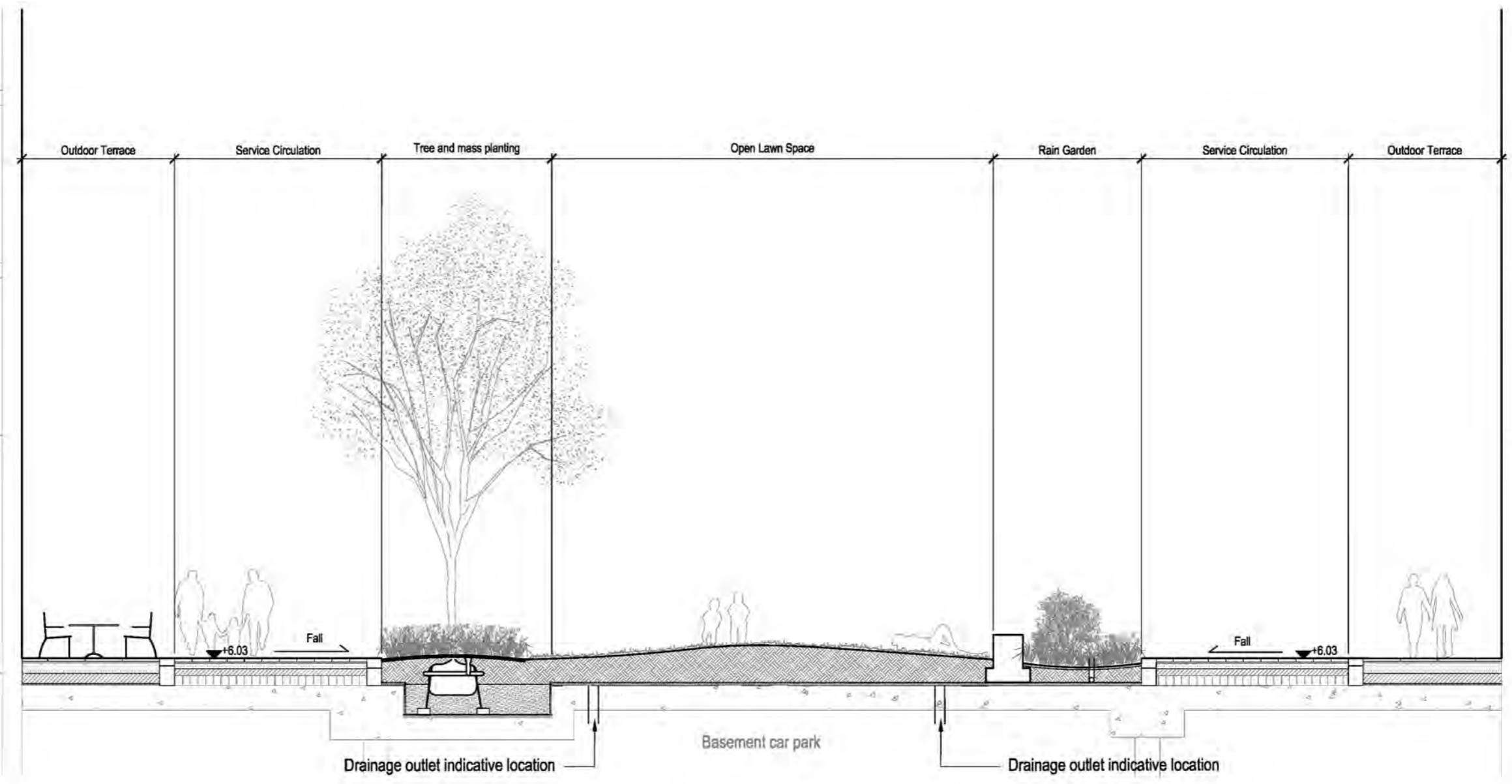
Project: **STAG BREWERY, MORTLAKE**

Title: **TREE REMOVAL AND PROTECTION PLAN (SHEET 2 of 2)**

Client: **DARTMOUTH CAPITAL ADVISORS LTD**

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PLANNING			
Designed By	RA	Checked By	RA
Drawn By	LB	Date	NOVEMBER 2017
Project	Originator	Volume	Level
10667-WIE-ZZ-XX-DR-L-7704	P02		



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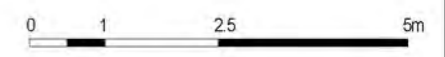
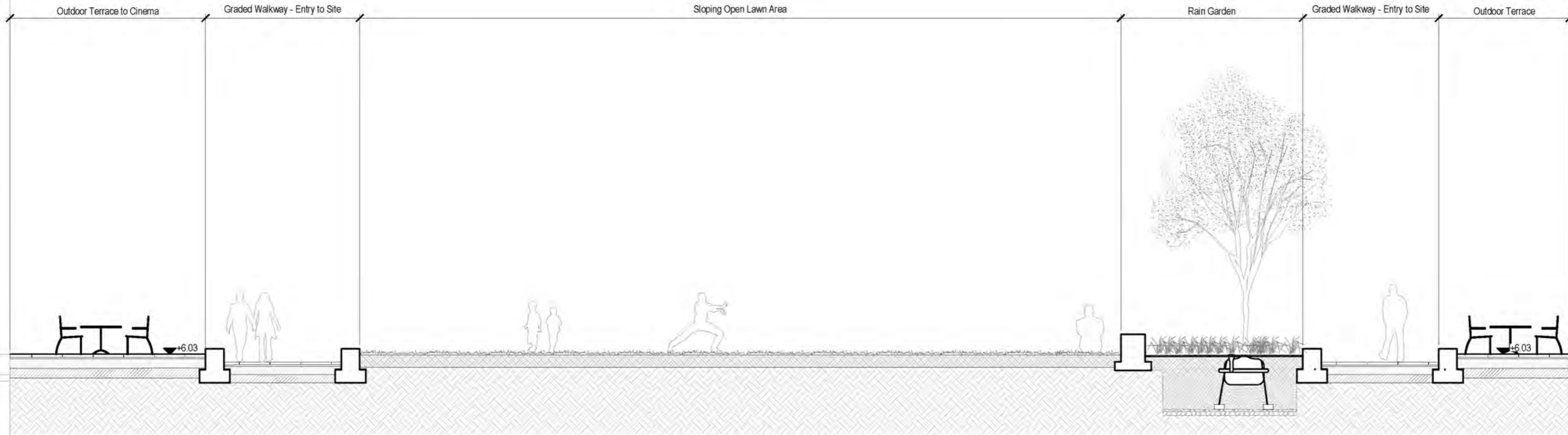
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Proposed Green Link Section

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Revision D03	
drawing status DESIGN	
Date 03.11.17	Scale 1:100 @ A3
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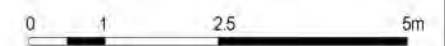
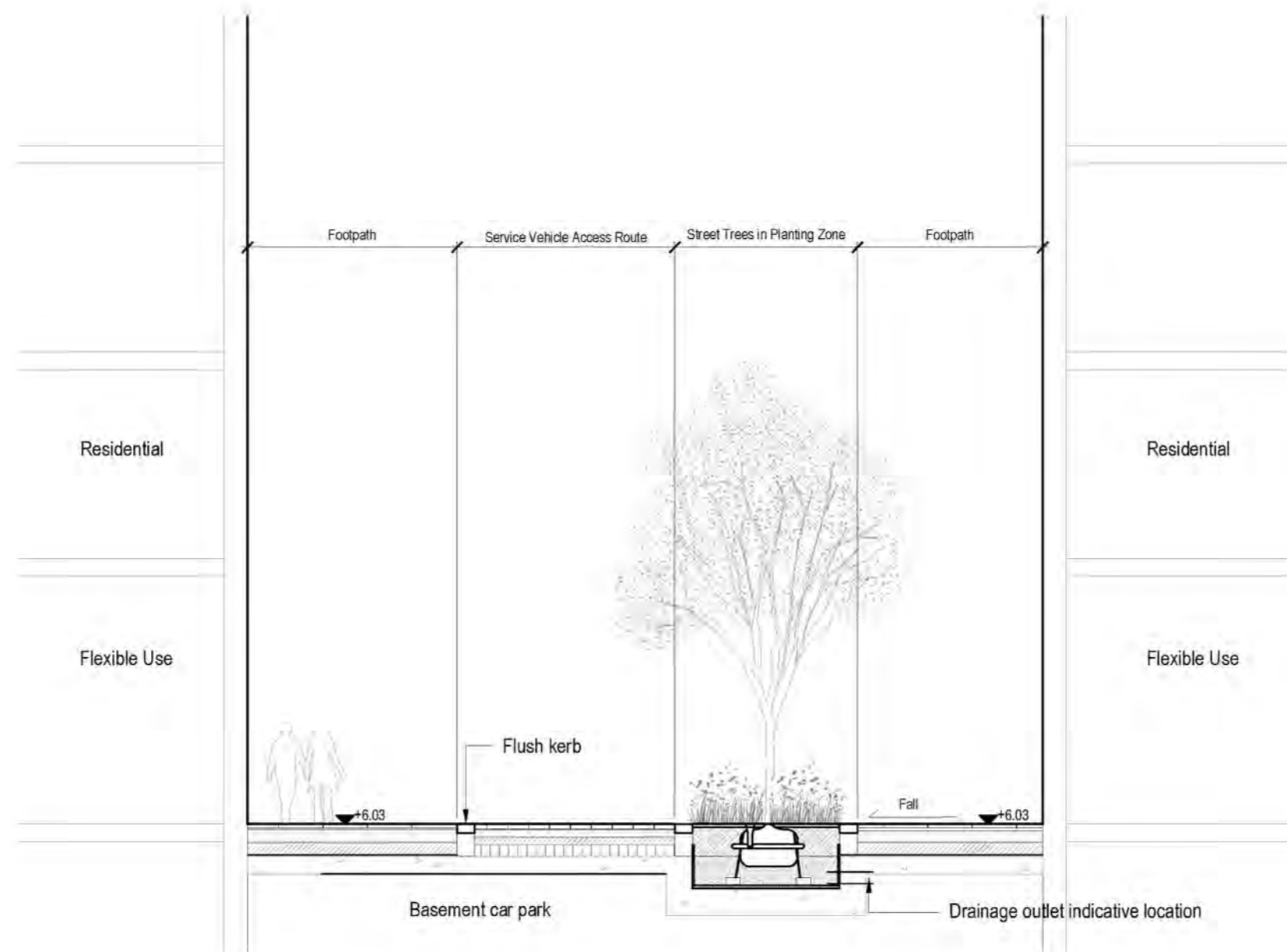
STAG BREWERY

Drawing
Proposed Entry Plaza Section

Drawing number P10736-00-001-201	
Revision D02	
drawing status DESIGN	
Date 03.11.17	Scale 1:100 @ A3
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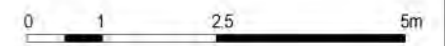
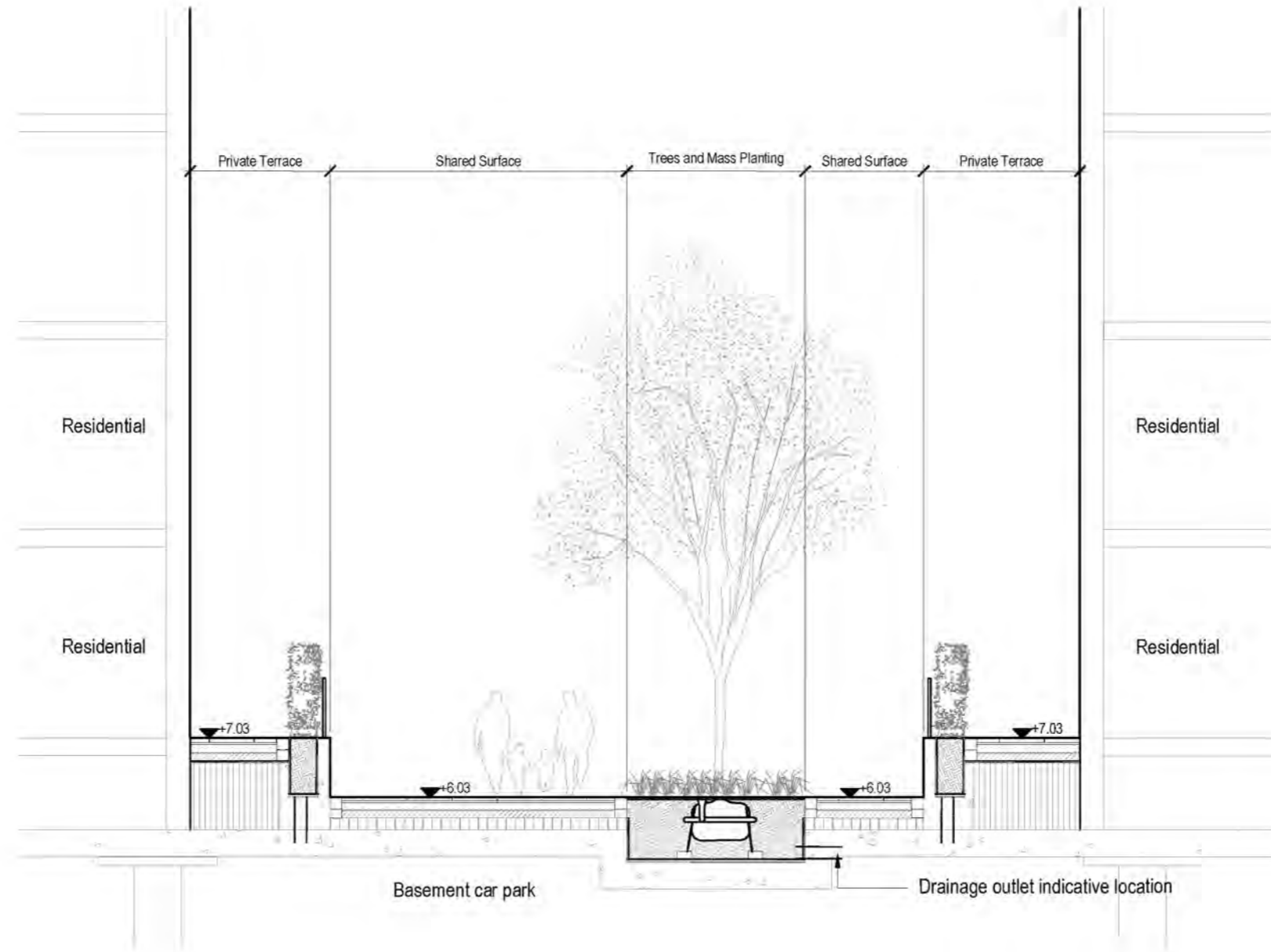
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Drawing
Proposed Thames Street Section

Drawing number P10736-00-001-202	
Revision D02	
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Date 03.11.17	Scale 1:100 @ A3
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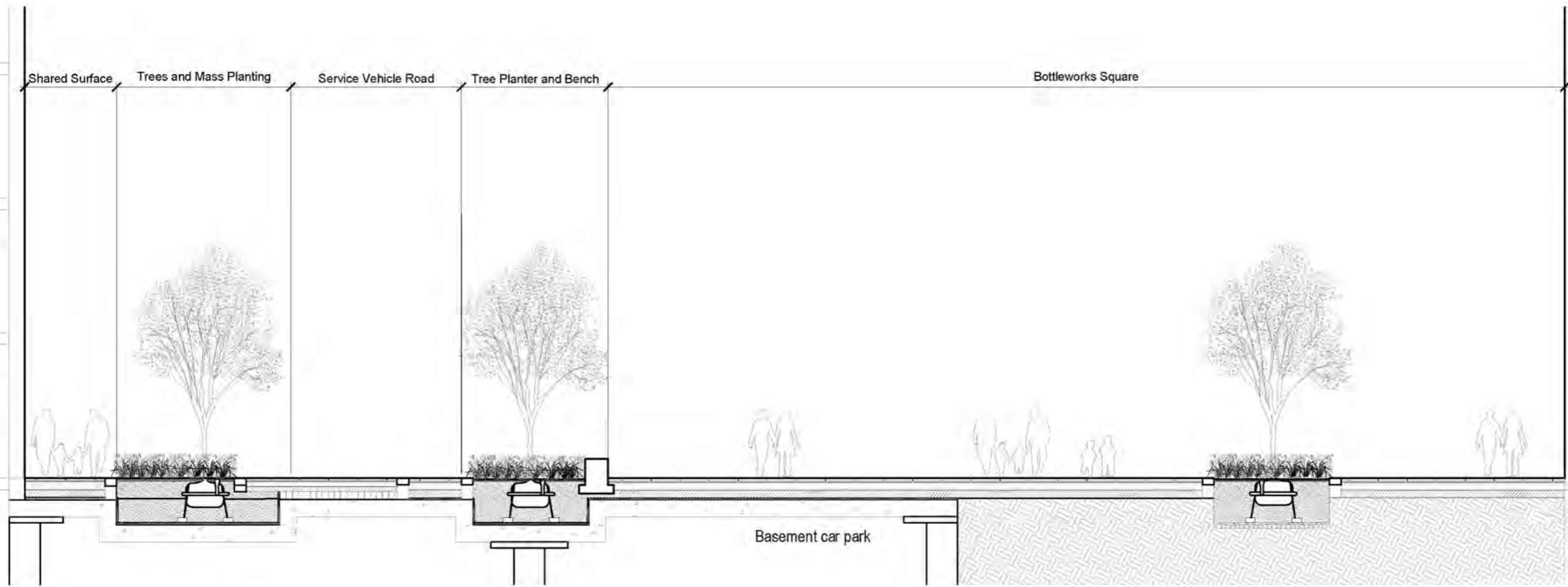
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Section

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Drawing

Proposed Bottleworks Square Section

Drawing number
P10736-00-001-204

Revision
D02

drawing status
DESIGN

Date
03.11.17

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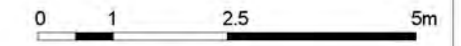
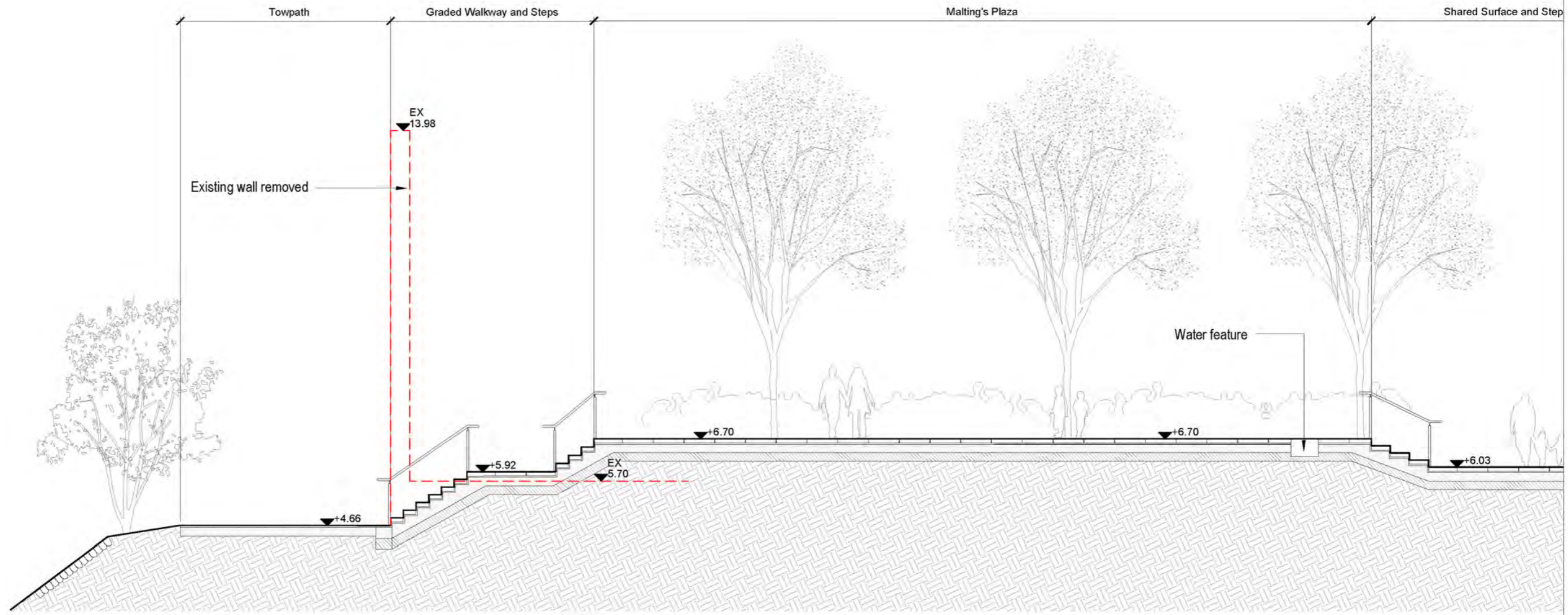
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Proposed Maltings Plaza Section

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P10736-00-001-205

Revision
D02

drawing status
DESIGN

Date
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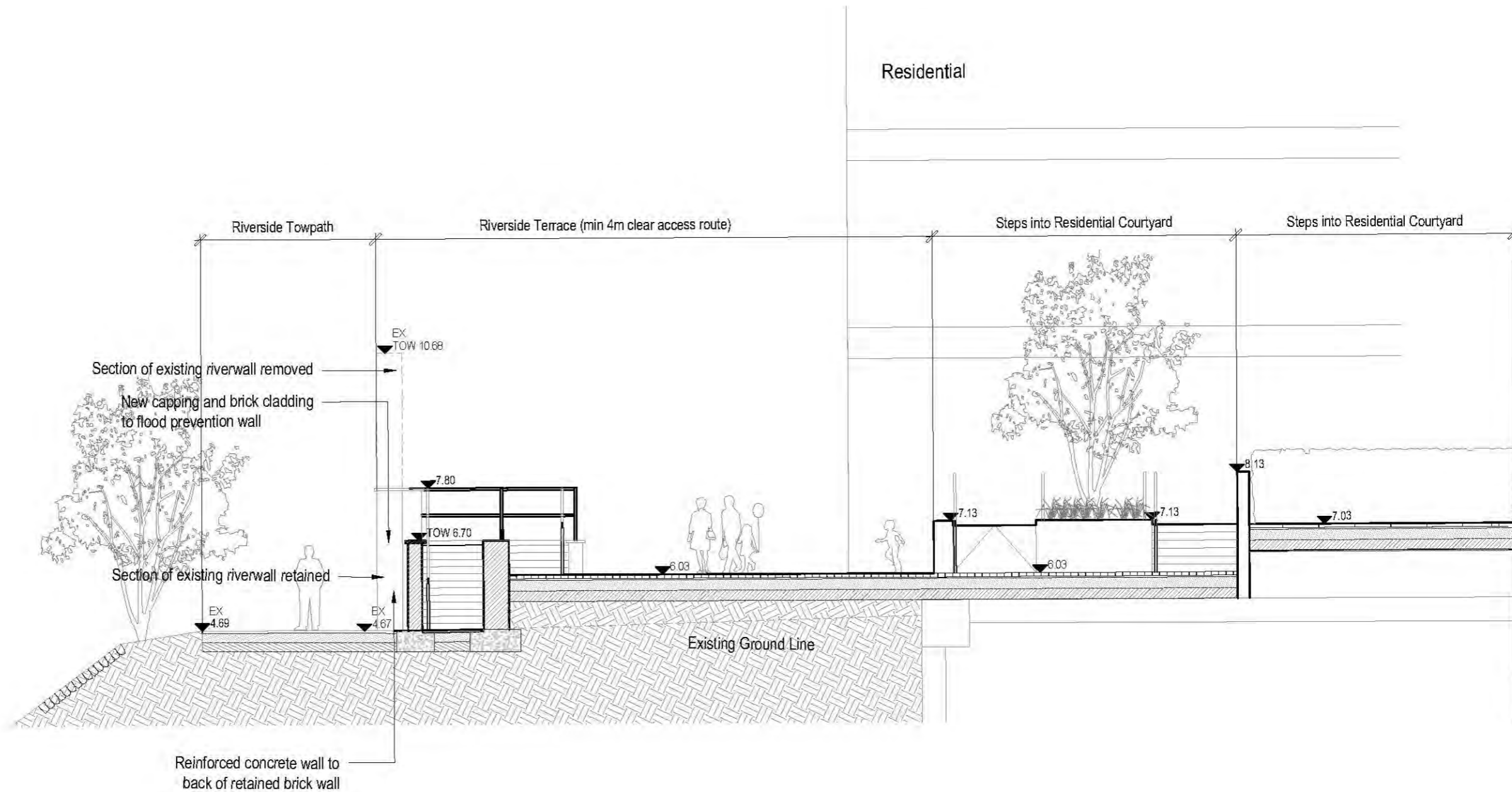
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STAG BREWERY

Drawing
**Proposed River Terrace
 Section 1**

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P10736-00-001-206

Revision
D02

drawing status
DESIGN

Date
03.11.17

Scale
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RJ

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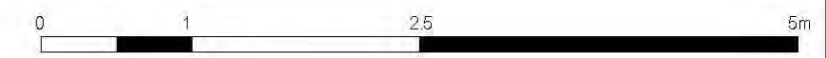
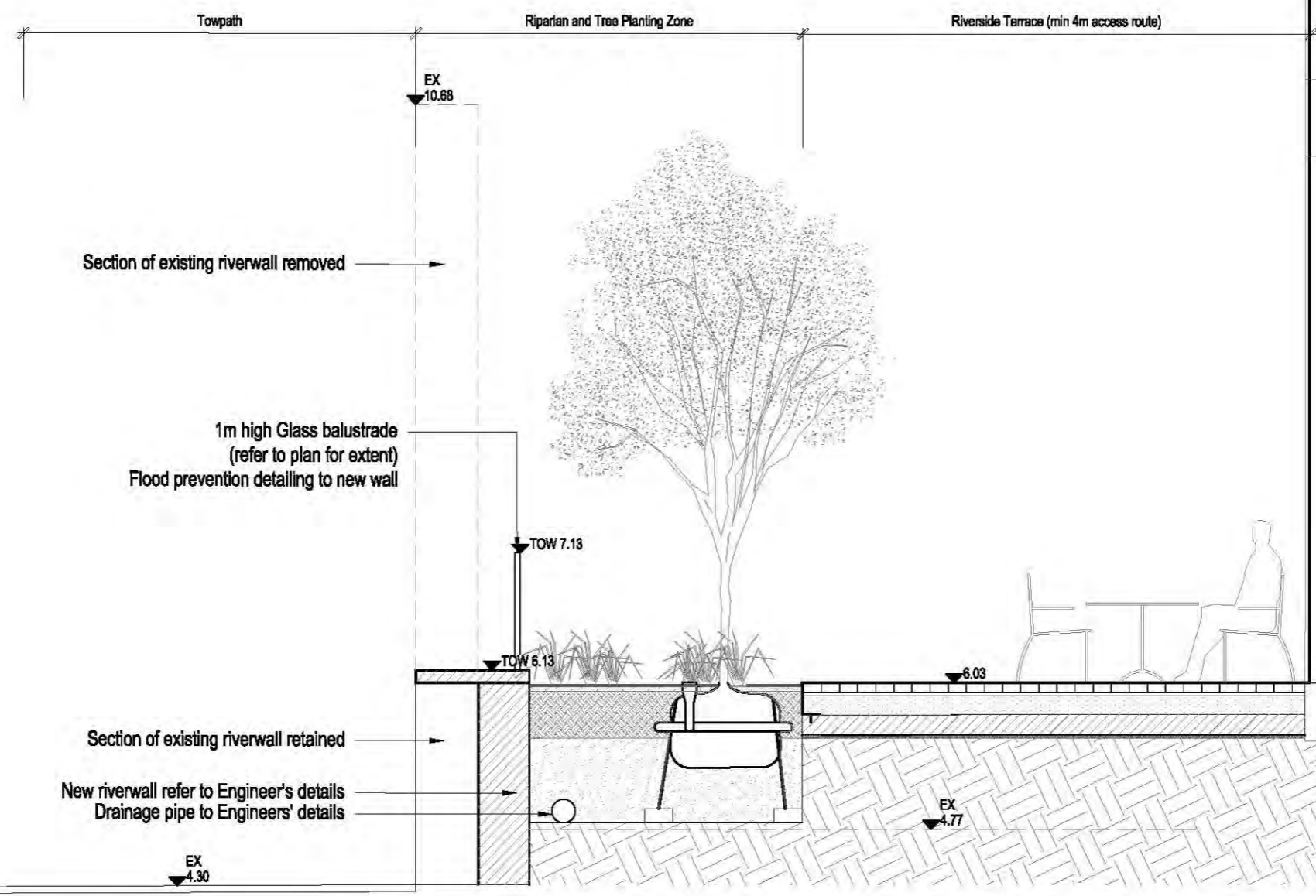
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Residential

Flexible Use



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STAG BREWERY

Proposed River Terrace Section 2

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D02

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DESIGN

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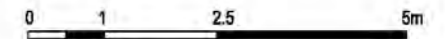
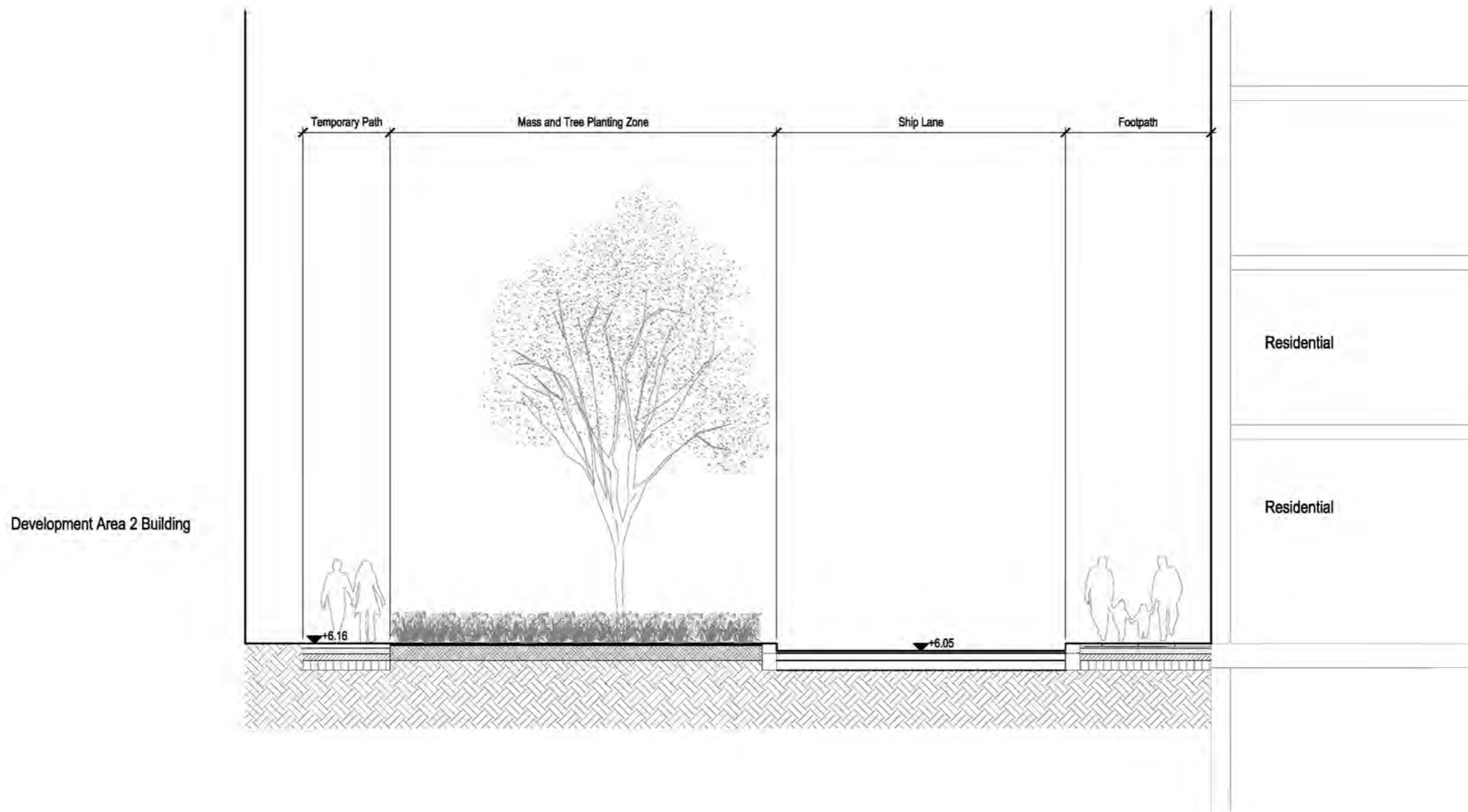
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STAG BREWERY

Drawing
Proposed Ship Lane
Section 1

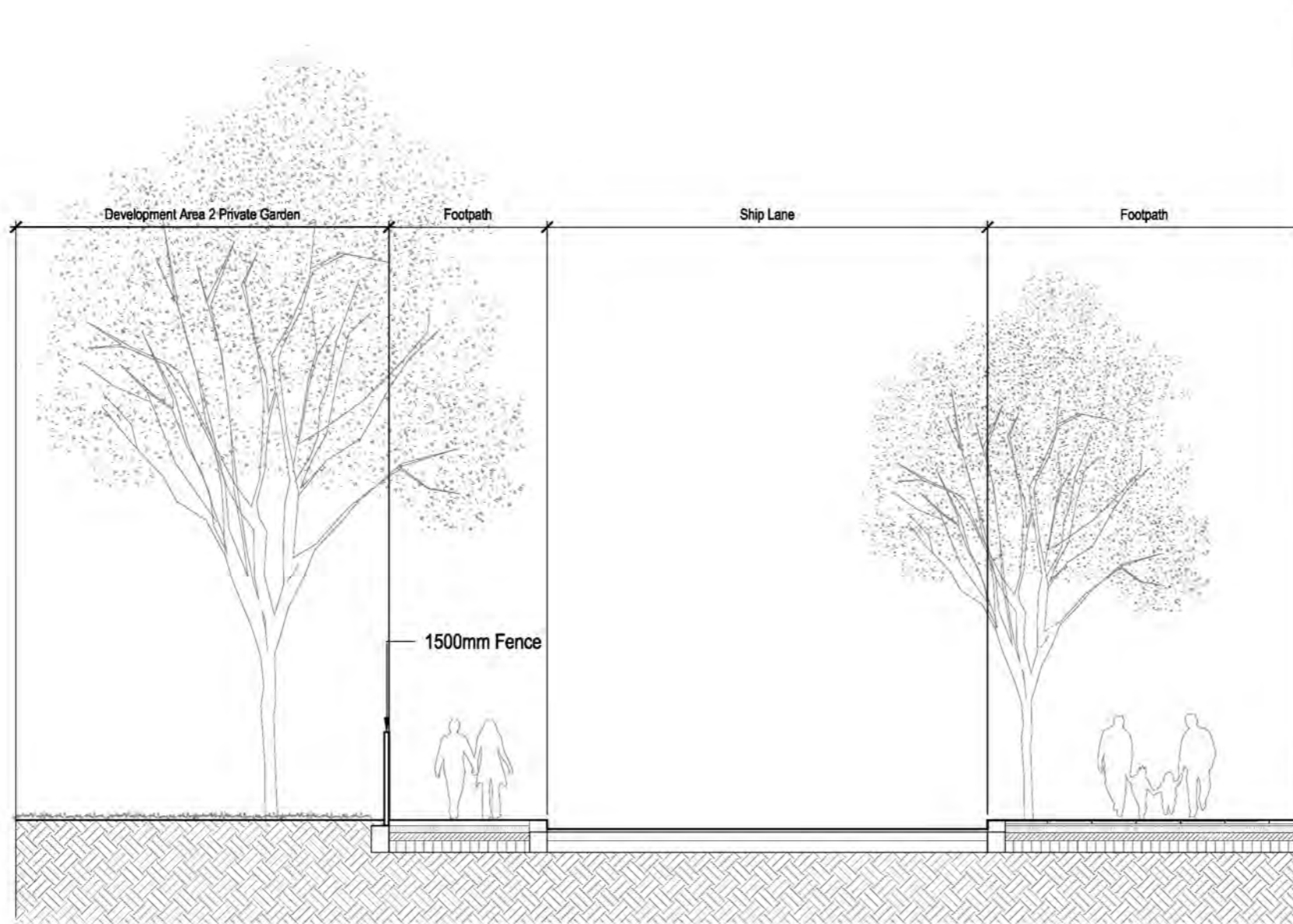
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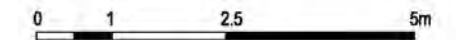
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Residential

Residential



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STAG BREWERY

Drawing
Proposed Ship Lane
Section 2

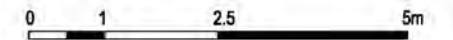
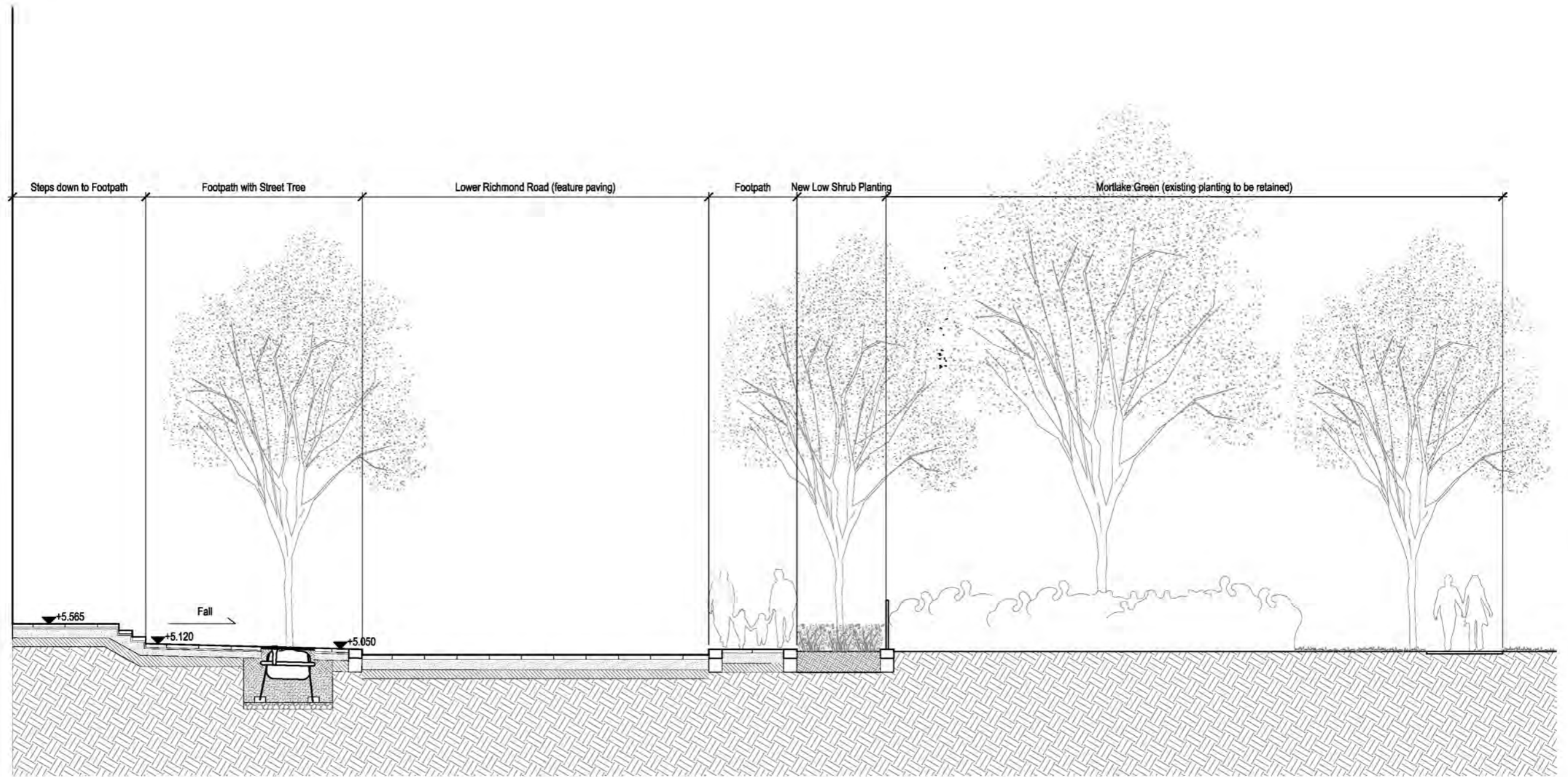
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Drawn CC	Checked RC

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STAG BREWERY

Drawing
Proposed Lower Richmond Road
Section

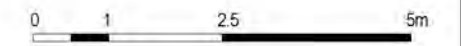
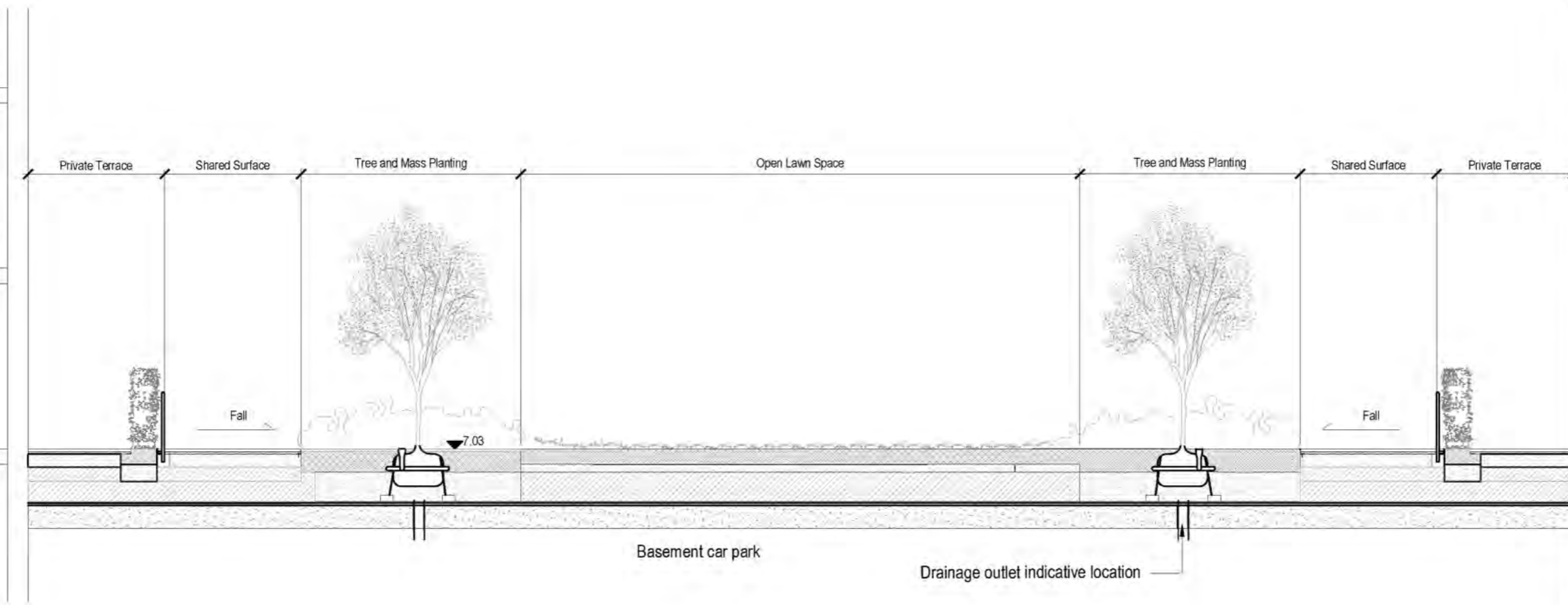
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D00	Issued for Information	RJ	14.12.2016
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D02	Issued for Planning	CC	03.11.2017
D03	Issued for Planning	RJ	02.02.2018
D04	Issued for Planning	RJ	09.02.2018

Notes

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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STAG BREWERY

Proposed Detailed Application Typical Courtyard Section

Drawing number P10736-00-001-211	
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Date 03.11.17	Scale 1:100 @ A3
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