



Planning Application C: Drainage Statement

The Former Stag Brewery, Mortlake

March 2018

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This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

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Comments

Comments



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Contents

1. Introduction	2
1.1 Site Context and Development Proposals	2
1.2 LBRuT Planning Policy	3
1.3 Development Proposals	4
2. Proposed Drainage Approach	5

Figures

Figure 1: Site Location	3
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Appendices

A. Planning Application Drawing 38262/5501/051	
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1. Introduction

This Drainage Statement has been prepared by Waterman Infrastructure and Environment Ltd (Waterman IE) in conjunction with Peter Brett Associates and Gillespies on behalf of Reselton Properties Limited ('the Applicant') in relation to one of three linked planning applications for the comprehensive redevelopment of the former Stag Brewery site in Mortlake and land at Chalkers Corner ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').

1.1 Site Context and Development Proposals

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the Stag Brewery component of the Site consisting of:
 - Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
 - 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 within the Stag Brewery component of the Site).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

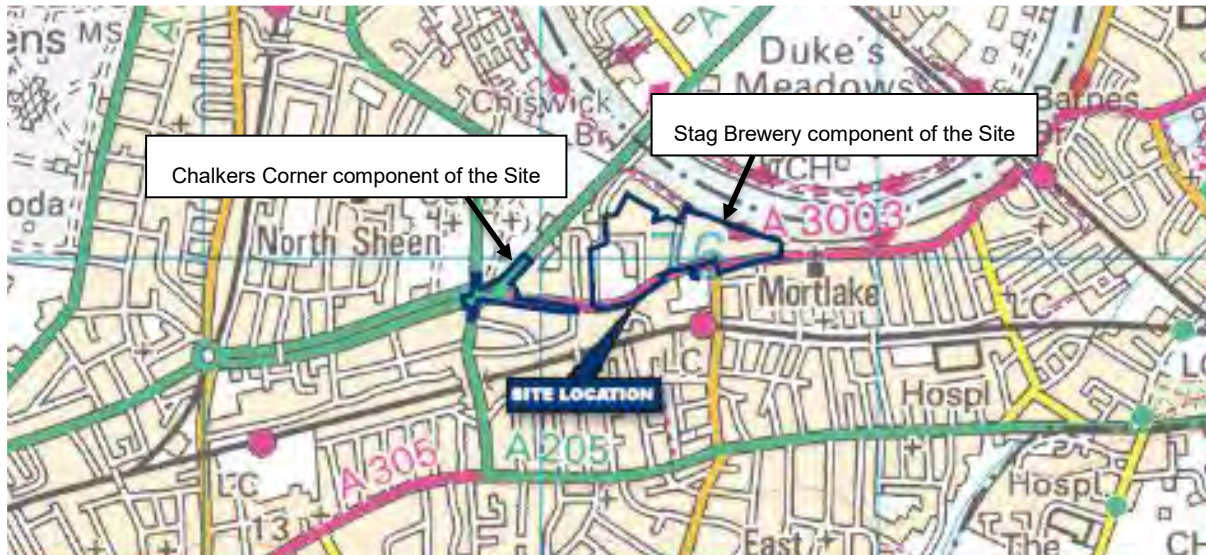
The three Planning Applications are separate applications, but will be linked through a S106 agreement to ensure that the Application B (school) land is handed over at an appropriate time and that the Application C (Chalkers Corner) works are carried out at an appropriate stage in conjunction with either Application A or B.

Application C is a detailed planning application, to be secured by a Section 106 (s. 106) agreement, for highways and landscaping works at Chalkers Corner, situated to the west of the former Stag Brewery component of the Site. It is described in the planning application form as follows:

“Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.”

The location of the 'Chalkers Corner component of the Site' is shown by **Figure 1**. The Chalkers Corner component of the Site comprises approximately 1.52 hectares (ha) with soft landscaping covering 1,990m² (0.19ha). The Chalkers Corner component of the Site comprises land within the ownership of the LBRuT as the local highways authority and third party land (as indicated by planning application drawing 38262/5501/051 (**Appendix A**))

Figure 1: Site Location



1.2 LBRuT Planning Policy

Policy DM SD 7 of the LBRuT Local Development Framework Development Management Plan (Adopted November 2011) indicates that:

“All development proposals are required to follow the drainage hierarchy (see below) when disposing of surface water and must utilise Sustainable Drainage Systems (SuDS) wherever practical. Any discharge should be reduced to greenfield run-off rates wherever feasible.

When discharging surface water to a public sewer, developers will be required to provide evidence that capacity exists in the public sewerage network to serve their development.”

1.3 Development Proposals

The works include amendments and reconfiguration to the Chalkers Corner junction to alleviate the transport and traffic implications associated with the operation of the Development within the Stag Brewery component of the Site. The reconfiguration of the Chalkers Corner junction is shown on detailed planning application drawing 38262/5501/051 (**Appendix A**). This shows that the alignment of the Lower Richmond Road arm would be moved approximately 12 m to the north east to allow:

- the provision of a short additional left turn lane (flare) from Lower Richmond Road into the junction (26 m long or about 5 car lengths);
- provision of an extended queuing reservoir between the main junction of Lower Richmond Road (this would accommodate about 9 extra cars south westbound) and would also provide extra storage for north east bound vehicles including those waiting to turn right into Lower Richmond Road); and
- provision of a wider pedestrian island within the Lower Richmond Road arm to 4 m wide to sufficiently cater for cyclists crossing as well as pedestrians, including new “toucan” crossing facilities.

An extended, dedicated lane for traffic turning left from Clifford Avenue into Lower Richmond Road would also be provided.

The existing informal car park on the corner of Lower Richmond Road would be retained.

Public realm and landscaping works are also proposed at Chalkers Corner, including the provision of a new pocket park, trees and new paving. Landscaping proposes retention of 28 trees and the removal of 22 trees along Lower Richmond Road, Clifford Avenue and within Chertsey Gardens. It is proposed to add a total of 33 new trees, resulting in an overall increase in 10 trees at Chalkers Corner. The proposed pocket park with additional trees would be located on the opposite side of Lower Richmond Road intersection. Overall, the soft landscaping of the Chalkers Corner Component of the Site would equate to 1,450m², as such, to implement the amendments and reconfiguration of the Chalkers Corner junction, a net loss of 540m².

As indicated by planning application drawing 38262/5501/051 (**Appendix A**), the works to amend and reconfigure the Chalkers Corner junction would require third party land to be incorporated into the proposed highways layout. Once planning permission is secured for Application C, delivery of the amendments to the Chalkers Corner junction would be delivered in conjunction with the local highway authority.

2. Proposed Drainage Approach

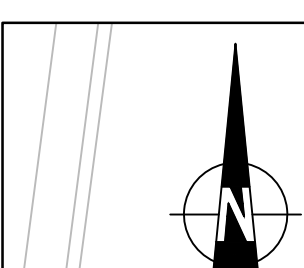
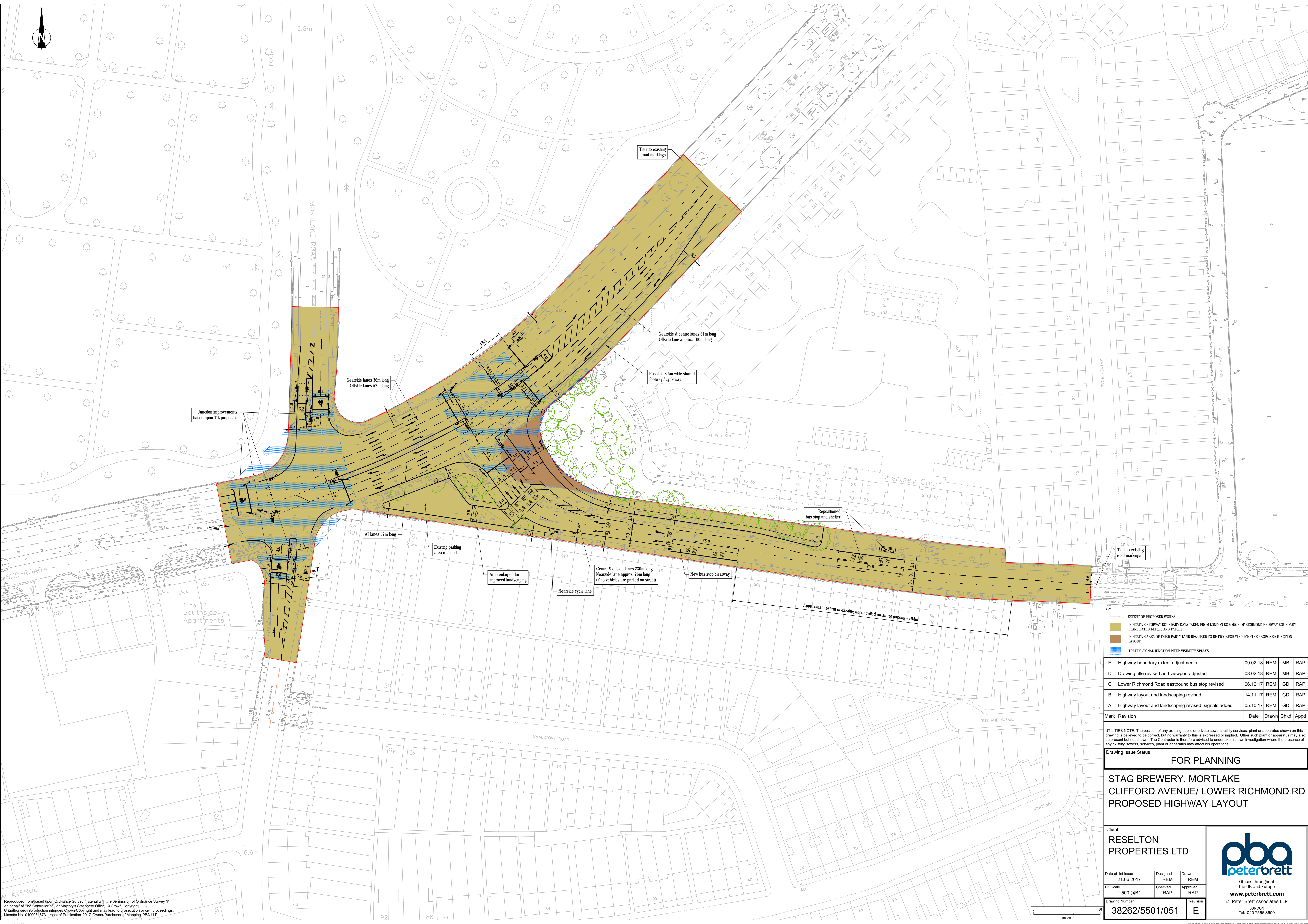
Despite the loss of 540m² of soft landscaping to implement the amendments and reconfiguration of Chalkers Corner junction run off rates are unlikely to be materially different from existing rates. As such, opportunities for attenuation, Sustainable Drainage Systems (SuDS) and green run off rates have been discounted at this stage. Furthermore, given the available spatial constraints of the areas of proposed soft landscaping, SuDS and attenuation features are not feasible. Therefore, drainage associated with highways and surface water run-off would be discharged to the sewer as per the existing situation.

Nevertheless, as indicated previously, once planning permission is secured for Application C delivery of the amendments to the Chalkers Corner junction would be delivered in conjunction with the local highway authority. At this stage of the detailed design further consideration of attenuation, SuDS, green run off rates and sewer capacity can be made.



APPENDICES

A. Planning Application Drawing 38262/5501/051



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KEY

- EXTENT OF PROPOSED WORKS
- INDICATIVE HIGHWAY BOUNDARY DATA TAKEN FROM LONDON BOROUGH OF RICHMOND HIGHWAY BOUNDARY PLANS DATED 14.10.16 AND 17.10.16
- INDICATIVE AREA OF THIRD PARTY LAND REQUIRED TO BE INCORPORATED INTO THE PROPOSED JUNCTION LAYOUT
- TRAFFIC SIGNAL JUNCTION INTER-VISIBILITY SPLAYS

Mark	Revision	Date	Drawn	Chkd	Appd
E	Highway boundary revised adjustments	09.02.18	REM	MB	RAP
D	Drawing title revised and viewport adjusted	08.02.18	REM	MB	RAP
C	Lower Richmond Road eastbound bus stop revised	06.12.17	REM	GD	RAP
B	Highway layout and landscaping revised	14.11.17	REM	GD	RAP
A	Highway layout and landscaping revised, signals added	05.10.17	REM	GD	RAP

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

Drawing Issue Status **FOR PLANNING**

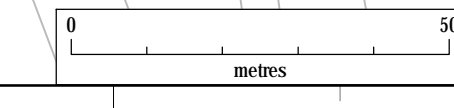
**STAG BREWERY, MORTLAKE
CLIFFORD AVENUE/ LOWER RICHMOND RD
PROPOSED HIGHWAY LAYOUT**

Client
**RESELTON
PROPERTIES LTD**



Date of 1st Issue	Designed	Drawn
21.06.2017	REM	REM
Scale	Checked	Approved
1:500 @B1	RAP	RAP
Drawing Number	Revision	
38262/5501/051	E	

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