



Stag Brewery, Mortlake

Design and Access Statement Volume 4: Secondary School Design

Document History

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Foreword

Squire and Partners have been appointed to prepare proposals to submit for a detailed planning application for the proposed construction of a new secondary school on the former Stag Brewery site in Mortlake, London Borough of Richmond upon Thames ('the site').

This Design and Access Statement is intended to describe the contextual and design responses of the scheme in relation to the local environment and consultation with the London Borough of Richmond upon Thames ('LBRuT'), the Education & Skills Funding Authority ('ESFA'), Sport England and other stakeholders. At the same time it describes the measures and approach of the scheme to the integration of inclusive design.

This Design and Access Statement forms part of a suite of application documents and should be read in conjunction with all of the additional information submitted under this application.

Please note that all illustrations contained within this report are intended as visual representations only. The Planning Drawings included in the Appendix and accompanying this report provide a full description of the proposals.



Illustrative perspective view of new Secondary School in context of proposals for Development Areas I and 2 and existing context

1.0 Introduction

This Design & Access Statement 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.

This report supports the detailed planning application (Application B) for the school. It should be read in conjunction with Design and Access Statement Vol1: Masterplan Proposals, which describe the overall site analysis and design of the whole site

The new Stag Secondary School will form a campus for approximately 1200, years 7-11 students and sixth form. The school will be situated off Lower Richmond Road and sport facilities for the whole school, and available for community use (through a community use agreement), will be adjacent to the school building.

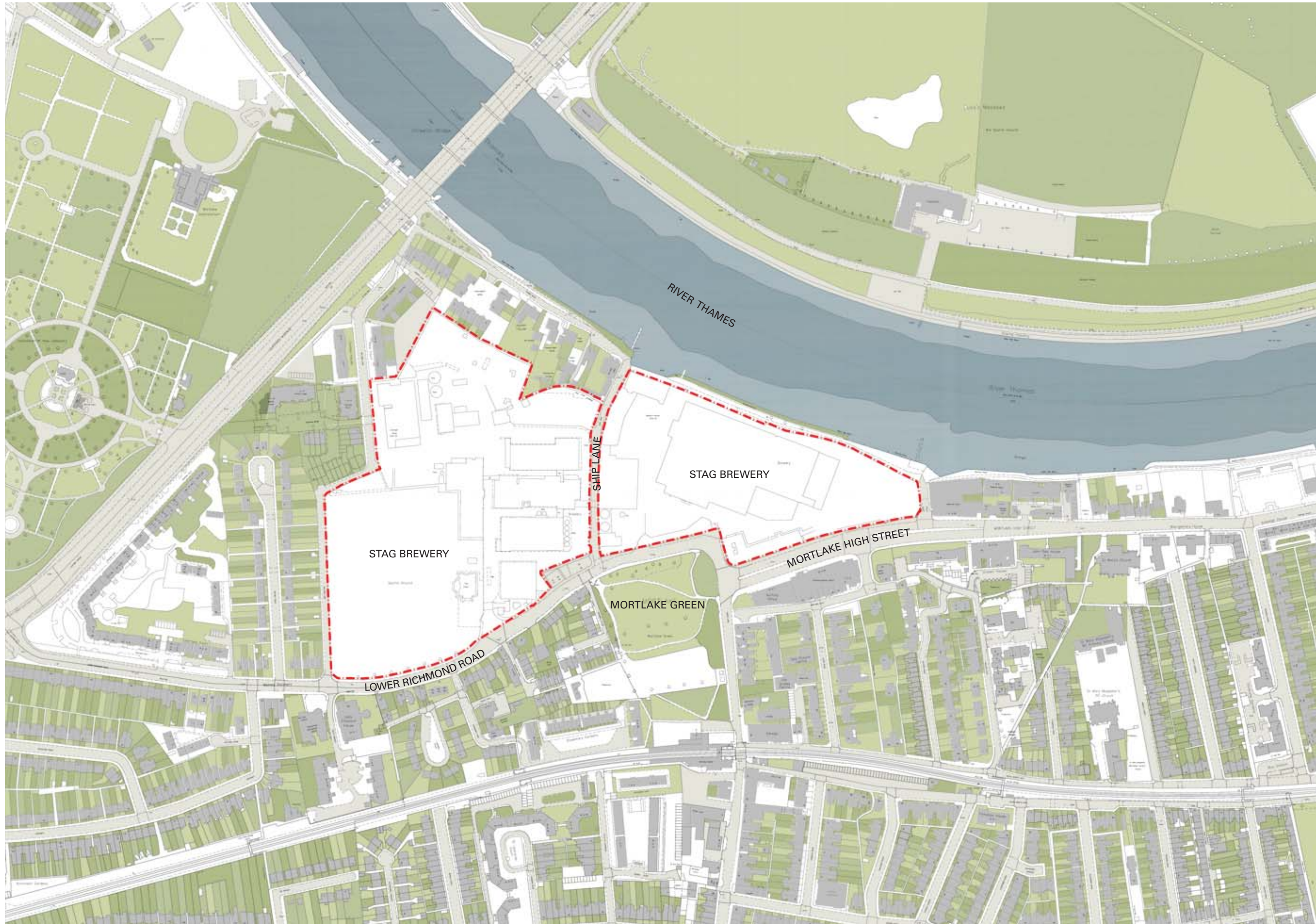
An opening year for the school has not yet been determined for the school since an operator has not been appointed yet, but LBRuT have confirmed that early delivery of the secondary school is required.

In the absence of a school operator, the ESFA have been consulted and provided advice regarding the proposal. The ESFA are a government funding body for new schools.

The proposal involves the provision of a new 3 storey school building and associated external facilities which will comprise:

- **A new school building of approximately 9,314m² (GIA) on the Site for approximately 1200 pupils and sixth form including a new three-court indoor sports hall**
- **A new external two-court Multi Use Games Area**
- **A new outdoor flood-lit 3G synthetic turf playing pitch to meet Sport England Standards, including community use**
- **Hard and soft play and social areas**
- **New car parking provision, circulatory access and pedestrian access**

This Design and Access Statement describes the design strategy proposed for the development of the new Stag Secondary School in Mortlake. At the same time it describes the measures and approach of the scheme to the integration of inclusive design.



Existing site plan of entire Stag Brewery site

----- SITE OWNERSHIP BOUNDARY

2.0 The Brief

A new Secondary School is proposed in response to LBRuT requirements for the development of the Stag Brewery Site. A Planning Brief for the Stag Brewery site was published in 2011, which stated that 'The Council will support the provision of a two-form entry Primary School designed to maximise the potential for community uses and developers should discuss this with the Council at the earliest opportunity to form part of master planning proposals.' However, in October 2015, LBRuT's Cabinet Committee approved a report to change the education requirement from a primary school to a six-form entry secondary school plus sixth form whilst the SPBP was not amended to reflect this change in requirement, the emerging local plan site allocation policy (2017, Policy SA24).

In terms of location within the site, the Planning Brief stated that 'The preferred location for any school facilities are adjacent the existing sports fields in the south west area of the site'.

The illustrative appendix I to the Planning Brief is provided opposite and shows the primary school to the West of the site and North of and partly on the existing privately owned playing field.

Whilst no changes were made to the adopted Planning Brief in respect of the new school requirements, the emerging local plan site allocation policy contains a requirement for the secondary school.

The space requirements for a secondary school (both in terms of building and external facilities) exceeded those for a Primary School and as a consequence this has provided greater constraints in terms of location of the school – these are described in greater detail within Section 3.0 of this document.

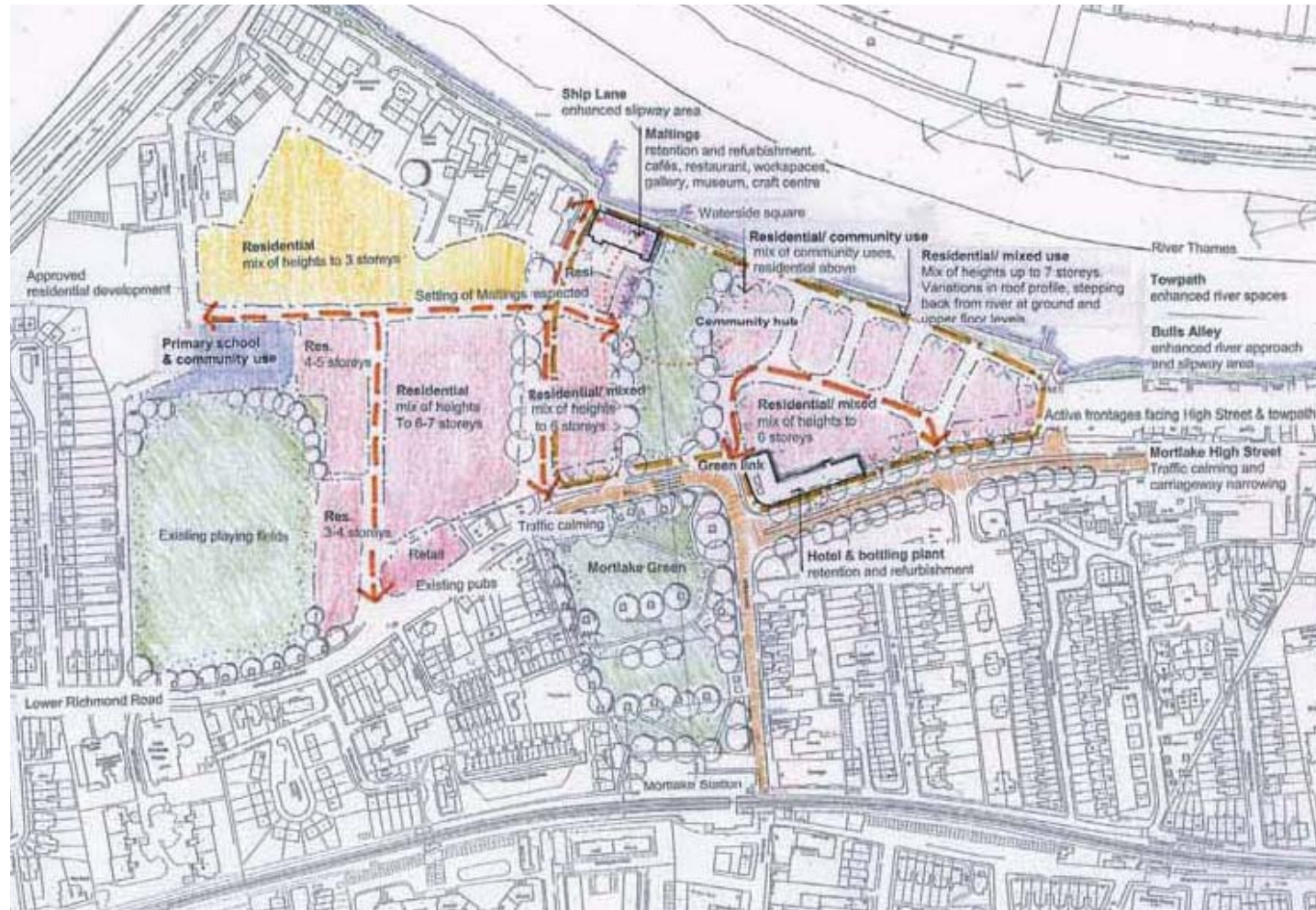
In the absence of an operator and specific design brief, the school has been designed to meet Education and Skills Funding Agency (ESFA) requirements, as communicated through meetings with their representatives and comments on draft drawings. The EAF baseline 1200 pupil superblock formed the initial basis of the layout of the school and was subsequently adapted to suit the specific existing and proposed site context.

The educational design brief has been formed on the basis of the ESFA baseline to include the following:

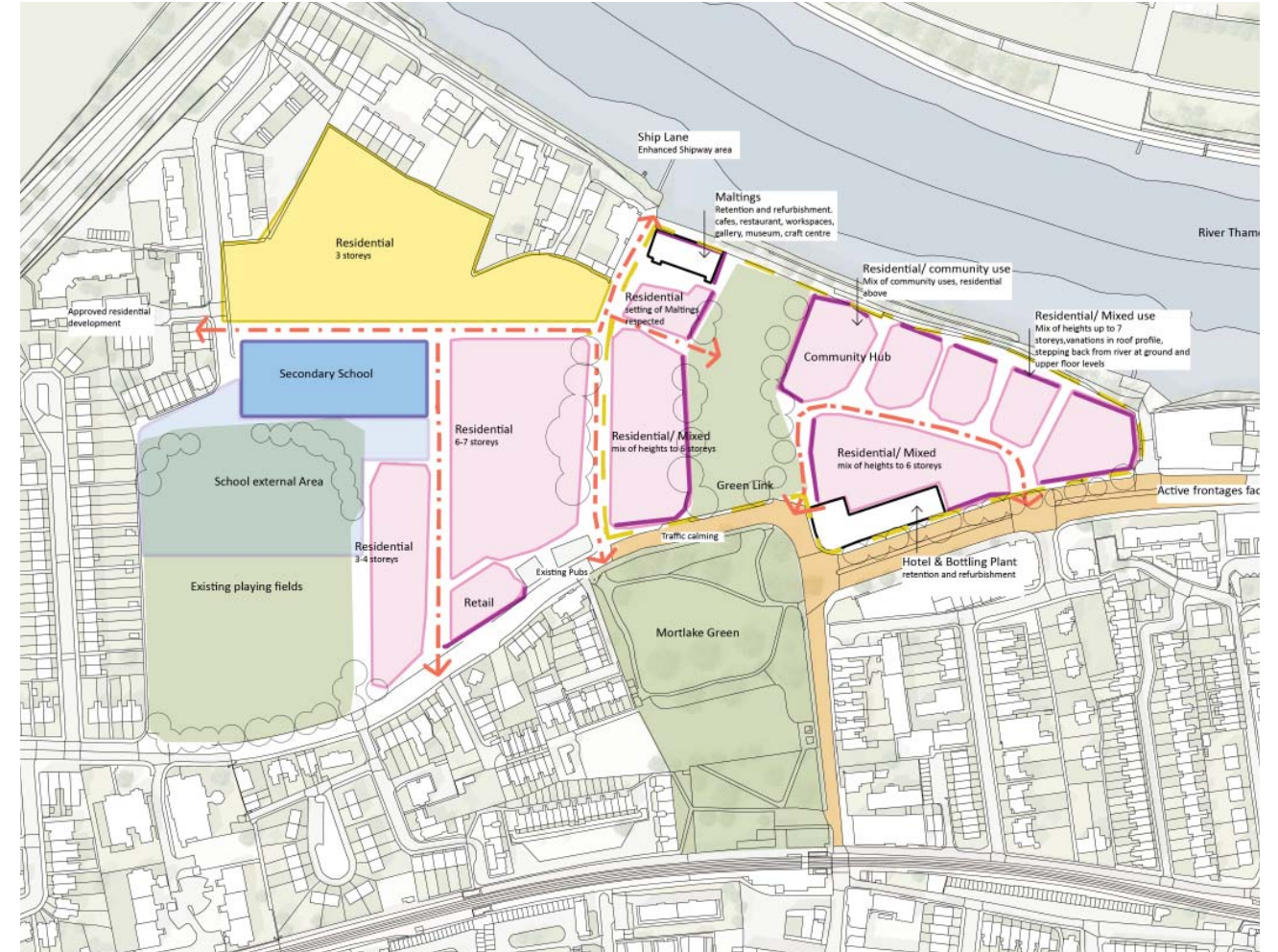
- Separate student and visitor entrances
- Adequate parking and cycle parking
- Hard and soft play areas
- Controlled access to a 3G artificially surfaced sports pitch
- Sustainable building
- Zoning to allow out of school hours community use of both sports and other facilities within the building
- Subject specific classrooms
- 3-court sports hall and associated facilities



EFA baseline 1200 pupil superblock



Stag Brewery Planning Brief - Appendix I showing primary school



Stag Brewery Planning Brief updated to show a secondary school on the site in the same location

3.0 Location and Context

3.1 Site Description and Context

The wider Stag Brewery Site consists of a roughly triangular shaped area of land with its perimeter following the path of the Thames to the North, Lower Richmond Road and Mortlake High Street bounding the Site to the South and Williams Lane forming the western boundary. The wider site is bisected by Ship Lane which runs in a North/South axis between the two parcels. The site measures 9.24 Ha.

The proposed Stag Secondary School site is located on the Western parcel - of the wider development application for the Stag Brewery Site. This 2.17 Ha parcel of land currently consists of a number of 20th century industrial buildings and a playing field and associated sports pavilion that are privately owned and were used by brewery employees prior to its closure in 2014. The playing field is allocated by the Council as 'Other Open Land of Townscape Importance' (OOLTI).

Existing Context

The site is bounded to the West by Williams Lane. Along the Western edge of Williams Lane is an existing brick wall that forms an end to rear gardens of a number of semi-detached houses along Watney Road.

The site is bounded to the North by the rear gardens of a number of riverfront buildings that are clustered along Thamesbank.

The site is bounded to the East by Ship Lane, which is a road that bisects the existing Stag Brewery in a North – South axis.

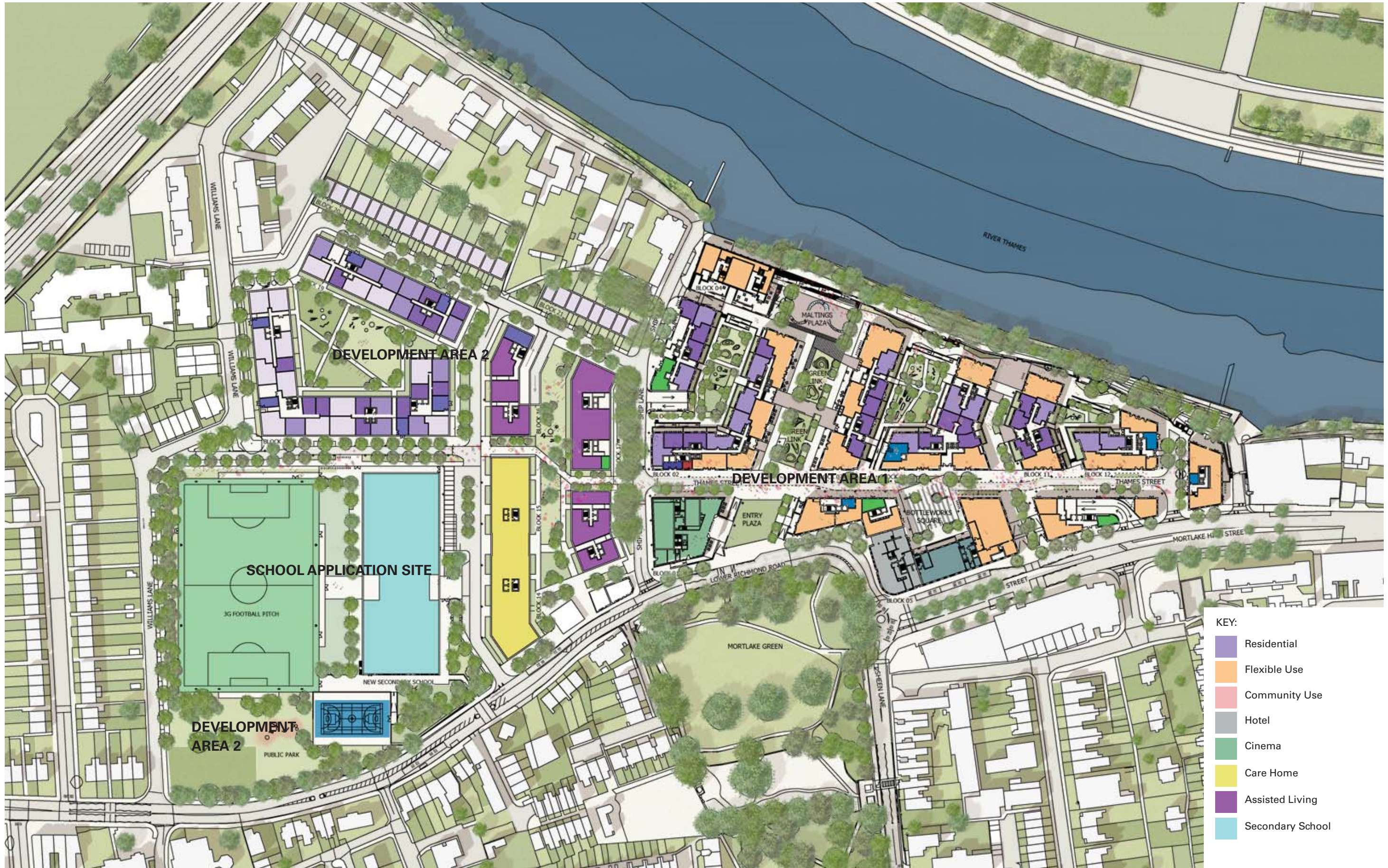
The school site is bounded to the South by Lower Richmond Road, along the southern edge of which a number of 2 – 3 storey brick Victorian and early 20th century houses exist.

Emerging Context

The associated hybrid Planning Application for the wider Stag Brewery Site proposes a mix of uses across the wider site. The following section explains the proposed positioning of the school and evolution of the emerging context that would surround the School.



Aerial view showing site location



Stag Brewery - Illustrative masterplan for entire site

3.2 Site Analysis

Positioning of building

A series of options were considered for the placement of the Stag Secondary School and site within the western parcel of the former Stag Brewery site. Full details are contained within the accompanying OSPPA. The diagrams opposite illustrate the possible options for its location. Options 1 and 2 were presented at two public exhibitions and a number of concerns regarding the school were raised as following:

- **Protection of open space**
- **Impact on existing traffic by school traffic**
- **Visual and acoustic disturbance from school on adjacent properties**
- **Re-provision of full sized football pitch with community access**
- **Aesthetic concerns**

The option that was selected provided the following:

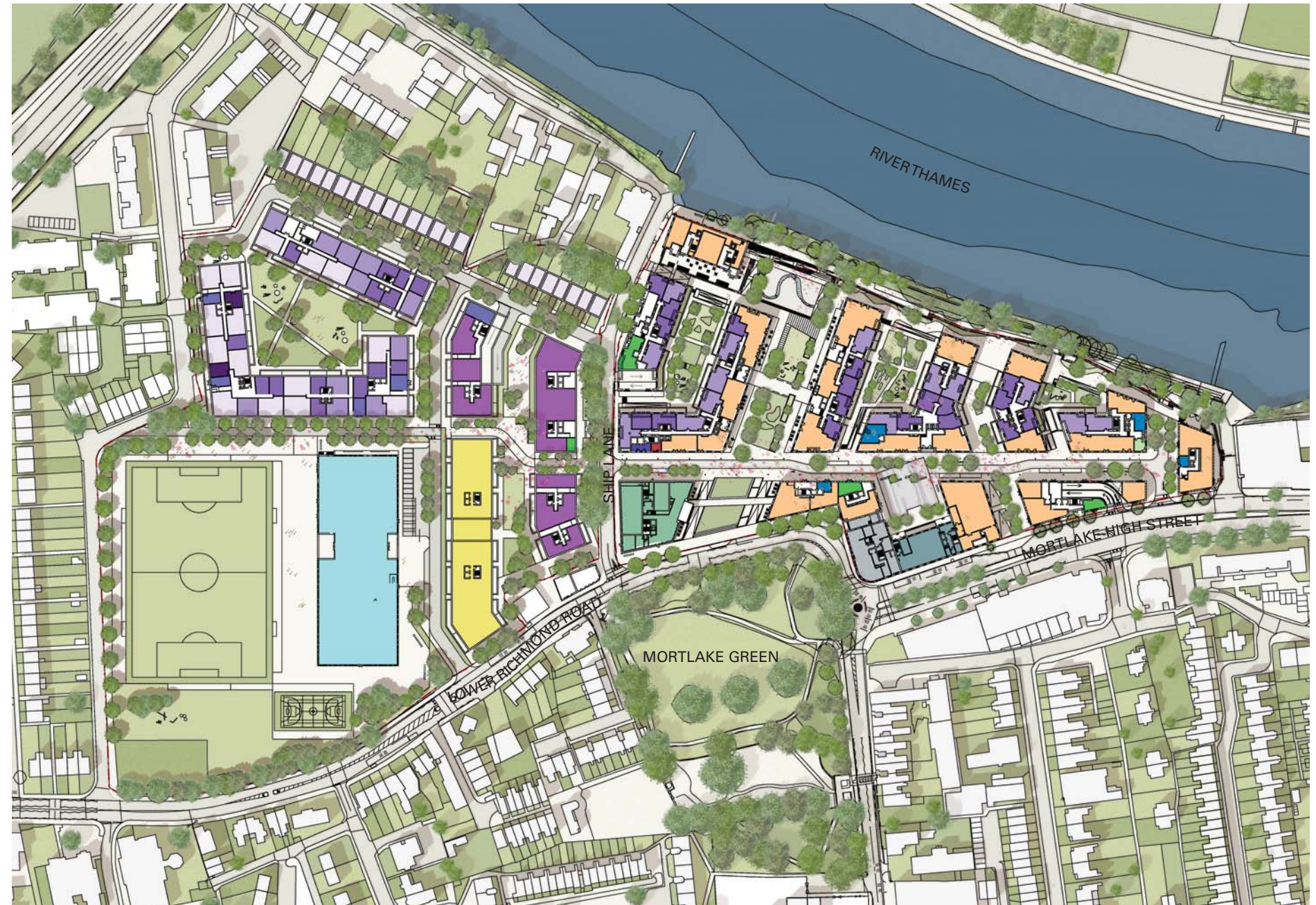
- **Optimised and protected open public space on Lower Richmond Road**
- **Single direction traffic along Williams Lane and at junction with Lower Richmond Road**
- **A floodlit full sized 3G artificially turfled football pitch**

The school is proposed to be positioned to the east of the existing playing field in a North/South direction with a new 3G football pitch, MUGA and playground to the West of the school. A new public park will sit to the south of the football pitch and serve as a buffer between the pitch and LRR.

The main entrance to the school will be situated in the East façade of the building and it is intended that pupils can approach the building via pavements that line a new road to the East of the building.

A consequence of the siting of the school is that it will be surrounded by emerging context to the North and East. This emerging context has been designed in accordance with the Stag Brewery Planning Brief and greater detail regarding height and layout of these buildings can be found in the associated hybrid Planning Application for the Stag Brewery Site. (Application A)

The proposed site area of the school is approximately 2.17 Ha.



OPTION 3 - Proposed school location - to East



OPTION 1 - Alternative school location - to North



OPTION 2 - Alternative school location - to West



Existing site plan showing open space of Stag Brewery playing fields

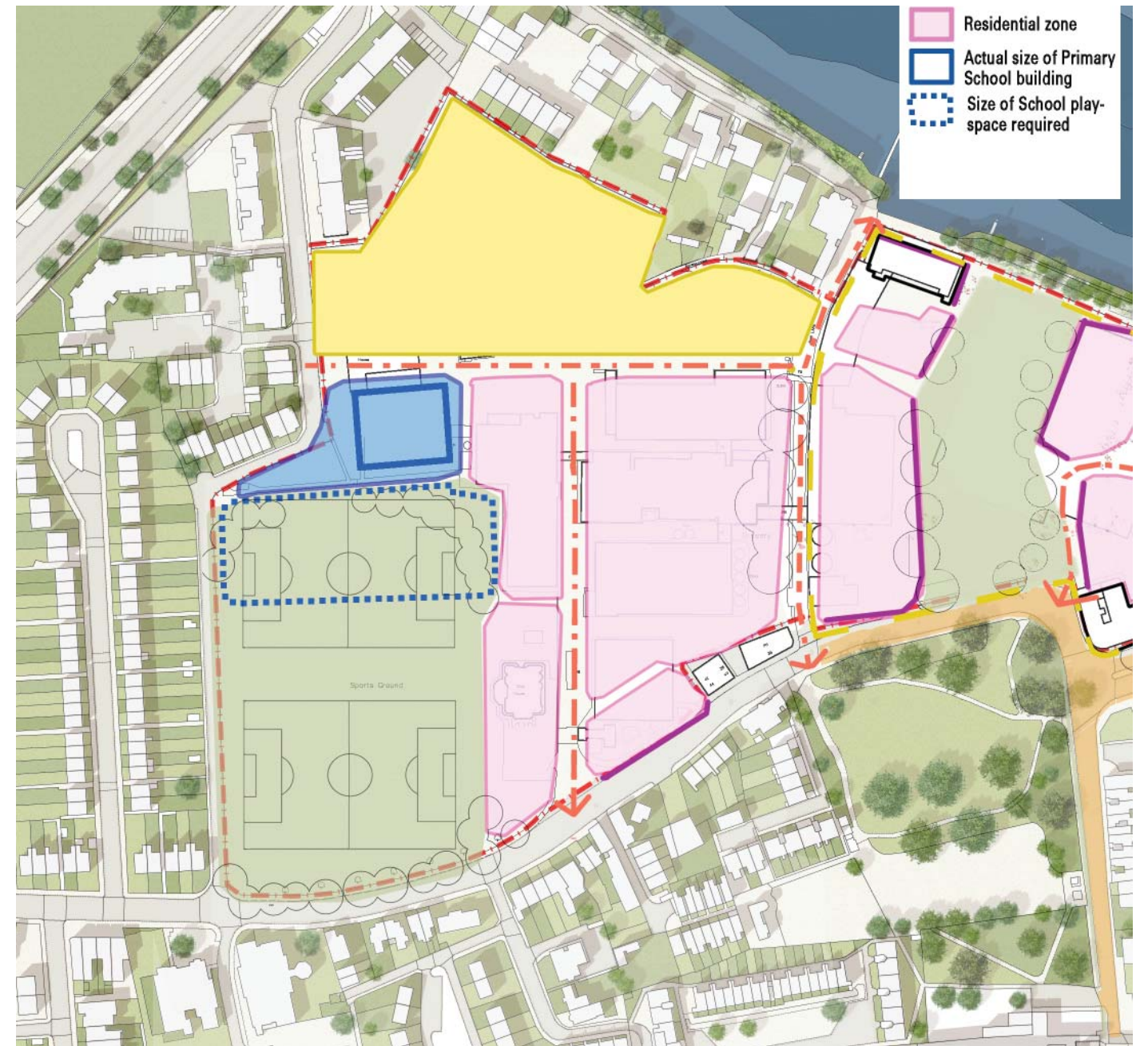
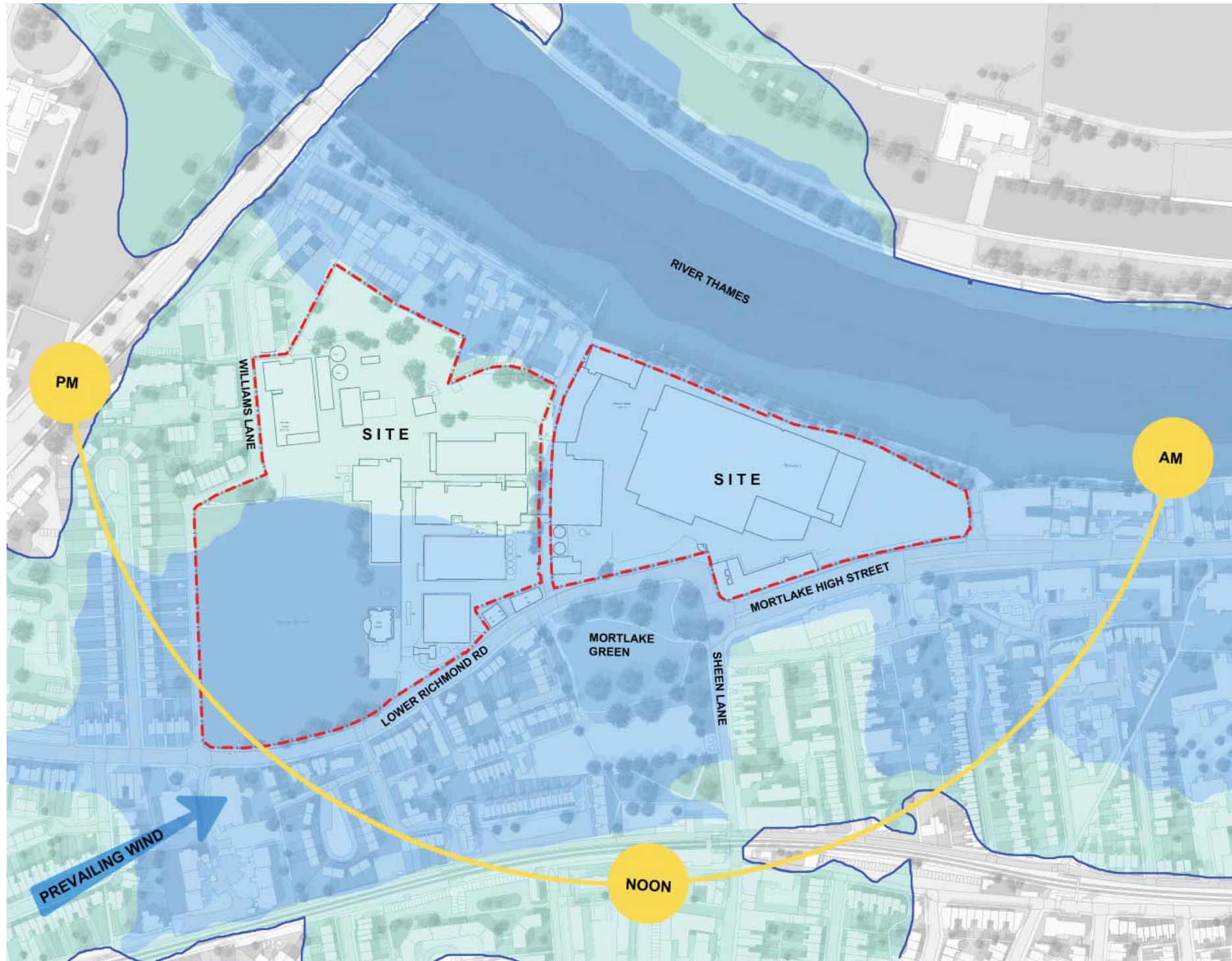


Diagram showing planning brief proposal for primary school and additional area required for secondary school



Environmental analysis diagram

Environmental Analysis

A full ground investigation has been carried out on the Stag Brewery site to establish ground conditions along with Explosive Ordnance Threat Assessment. An ecology and tree survey has also been carried out and has also informed the development of the design; both can be found within the Environmental Statement that appends the hybrid Planning Application for the wider Stag Brewery Site. In addition, a full Flood Risk Assessment has been carried out for the site and drainage proposals have been developed. A full Traffic Assessment and Travel Plan also accompany the applications (A, B + C).

An acoustic survey has been conducted to establish the impact on the design of noise coming from the London Heathrow flight path that passes directly over the site and to assess any potential noise impact on the neighbouring properties. In terms of acoustic disruption to existing adjacent properties, it is proposed that the area outside the Western boundary and the park to the South of the school site will be planted with a variety of trees and shrubs that should serve as an acoustic buffer to noise from the pitches.

The site is located at approximately 5.9m above ordnance datum (OD) and the site has a gradual fall towards the South of the site. OD levels vary from 5.35m A.O.D to 6.3m A.O.D.

A benefit of the placement of the school building to the East of the proposed football pitch and at significant (216.9m) distance from the properties on Watney Road is that there is no impact in terms of overshadowing of existing adjacent buildings.

Existing mature boundary trees will be maintained where appropriate as a valuable screening of the site, and where appropriate will be added to reinforce the sites boundary through a natural approach.

Oriented North-South and set between a generous proposed streetscape and open space, the site gets excellent sun throughout the day.

3.3 Views

The primary views of the Stag Secondary School site are from Lower Richmond Road which is to the south of the site. The extensive open spaces of the park and sports pitch that are proposed between the road and the school mean that views from adjacent buildings of the skyline are unlikely to be interrupted by the school building. The school site is intended to be surrounded by new buildings to the North and East and the view of the school from houses on Watney Road is likely to be interrupted by the existing brick wall that runs alongside Williams Lane.



View along Lower Richmond Road - from West



View along Lower Richmond Road - from East

3.4 History and Archaeology

The proposed Secondary School site sits within Mortlake – a sub-area of the LoBRuT. A description of the evolution of the site context is included within Section 2.6 of the Design and Access Statement that accompanies the Stag Brewery Application A and an archaeology report has been provided as an Appendix to that Application.

The history of the western parcel of the Stag Brewery site in which the Stag Secondary School site is proposed to be located is as following:

Pre-18th century

Records describe a 16th Century building called Cromwell House (named after its owner Thomas Cromwell) located west of Ship Lane and to the North West of the site.

19th century

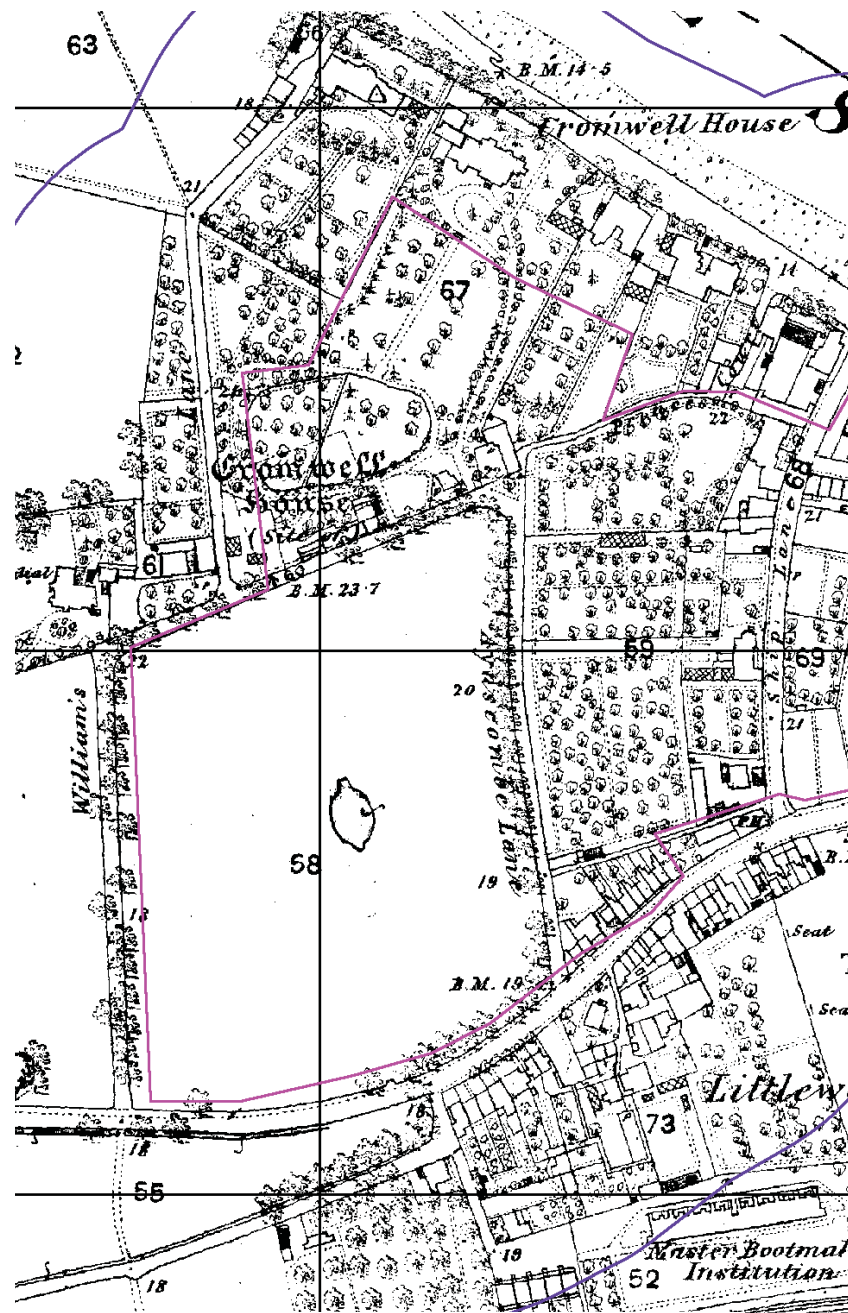
Cromwell House is recorded as being demolished in 1857. By this time the area to the East of Ship Lane has become largely occupied by brewery buildings. By this time a number of detached buildings with generous gardens had developed along Thameside and on the site.

20th century

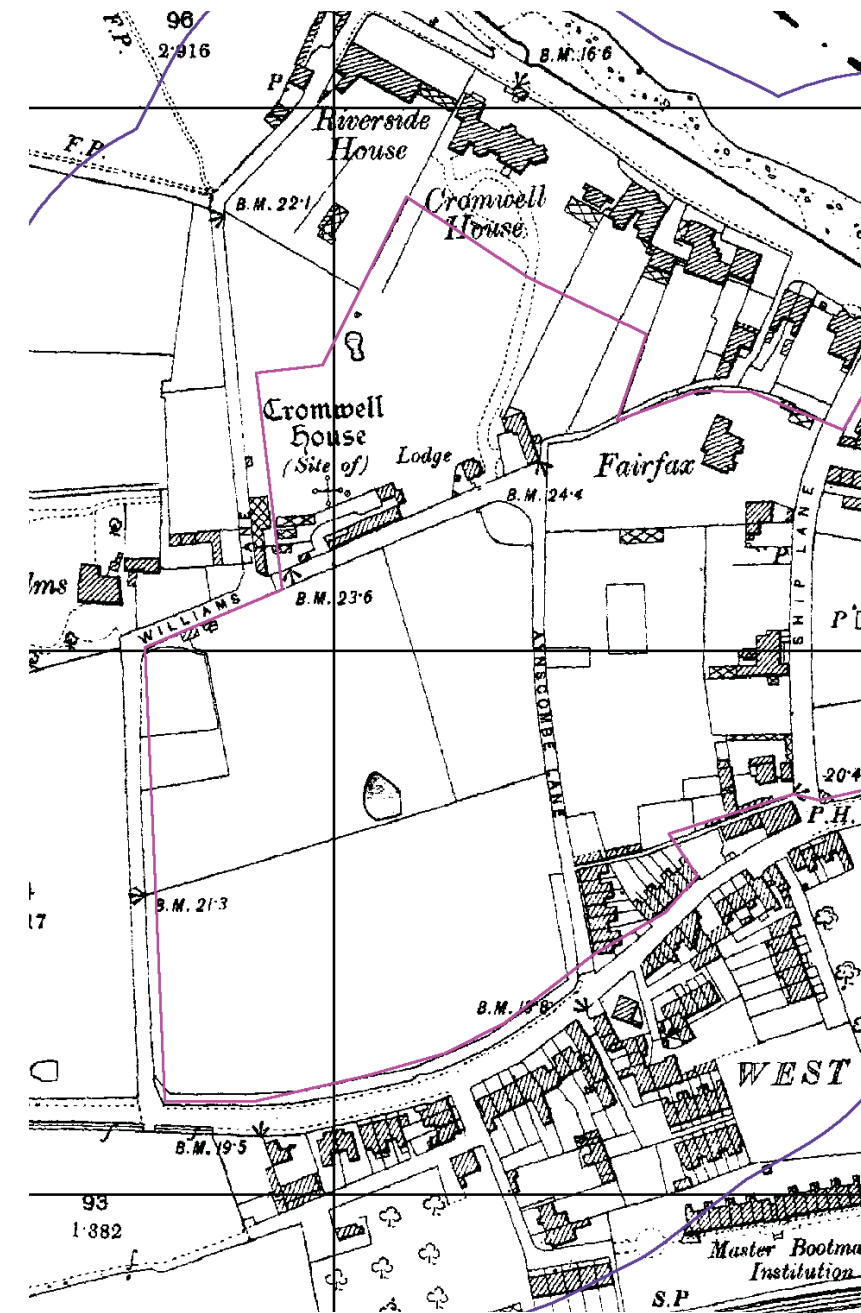
A sports ground was introduced to the brewery site in the early 20th century and a number of brewery buildings and a sports pavilion developed to the North and East of this open space.

21st century

The Stag Brewery Planning Brief allocates the playing field as ‘Other Open Land of Townscape Importance’.



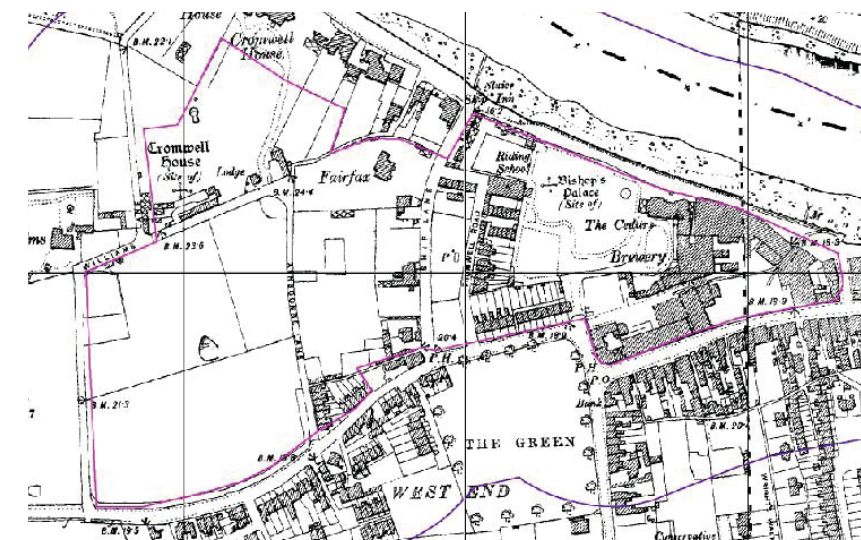
1868 Ordnance Survey Plan - School Site



1896 Ordnance Survey Plan - School Site



1868 Ordnance Survey Plan - Entire Masterplan Site

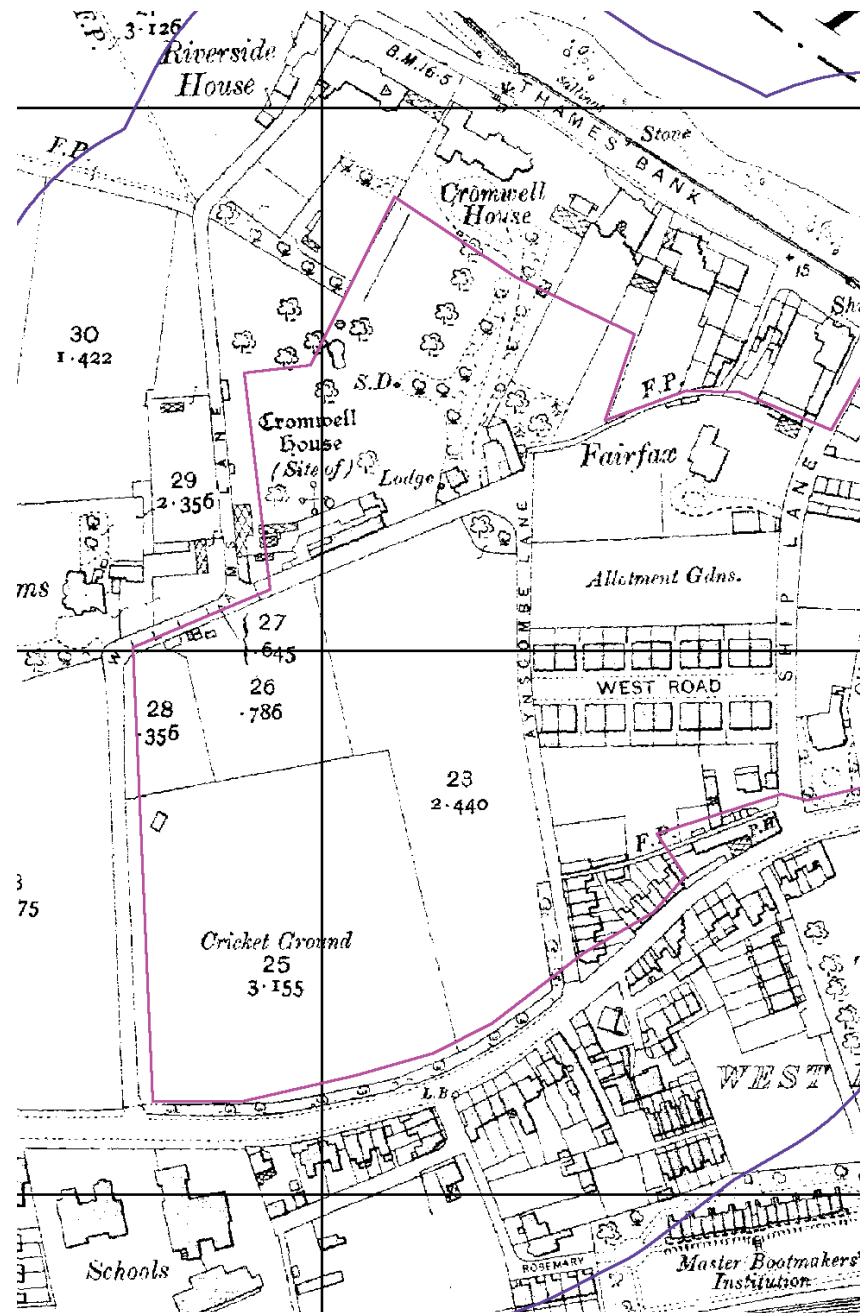


1896 Ordnance Survey Plan - Entire Masterplan Site

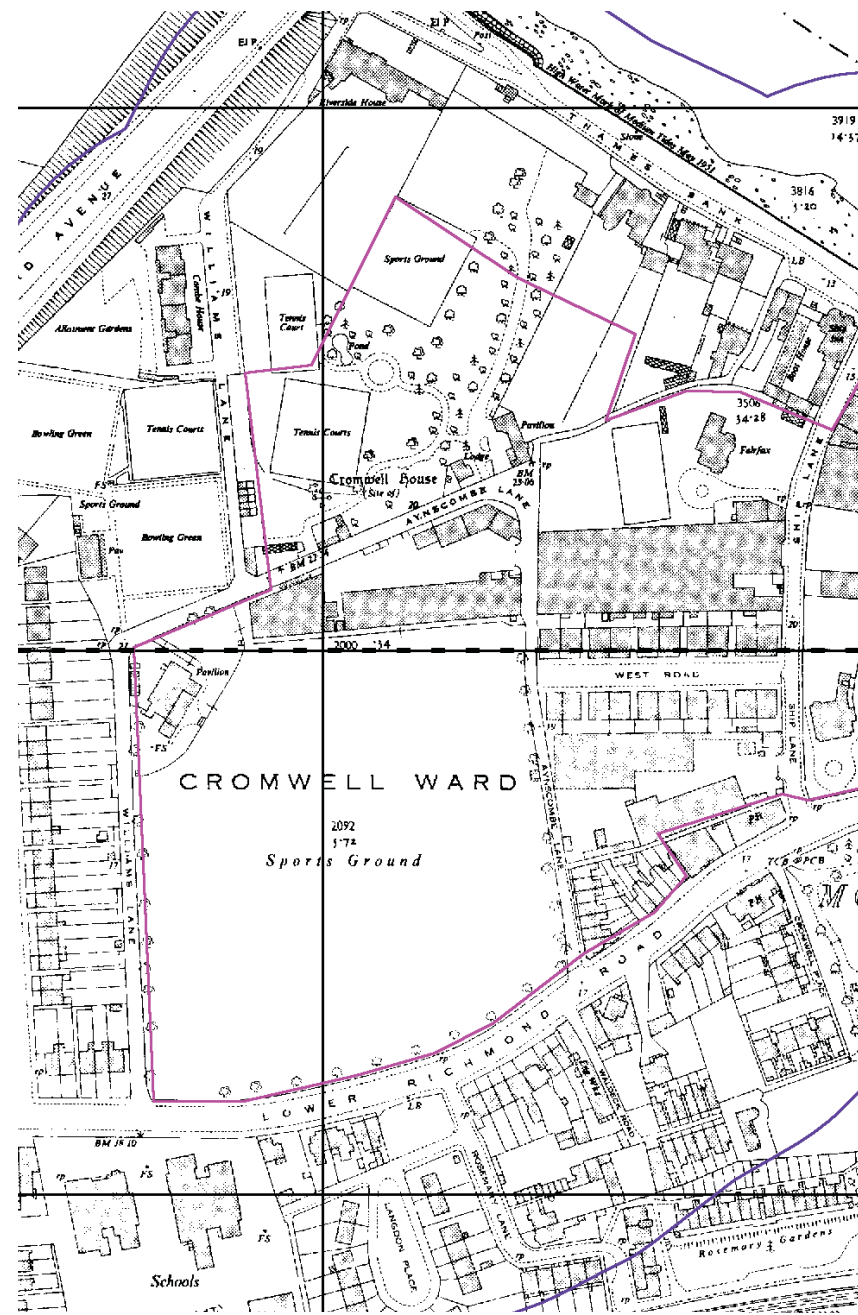
3.5 Unexploded Ordnance

An un-exploded ordnance survey is included within the Appendices to the hybrid Planning Application for the Stag Brewery Site (Application A).

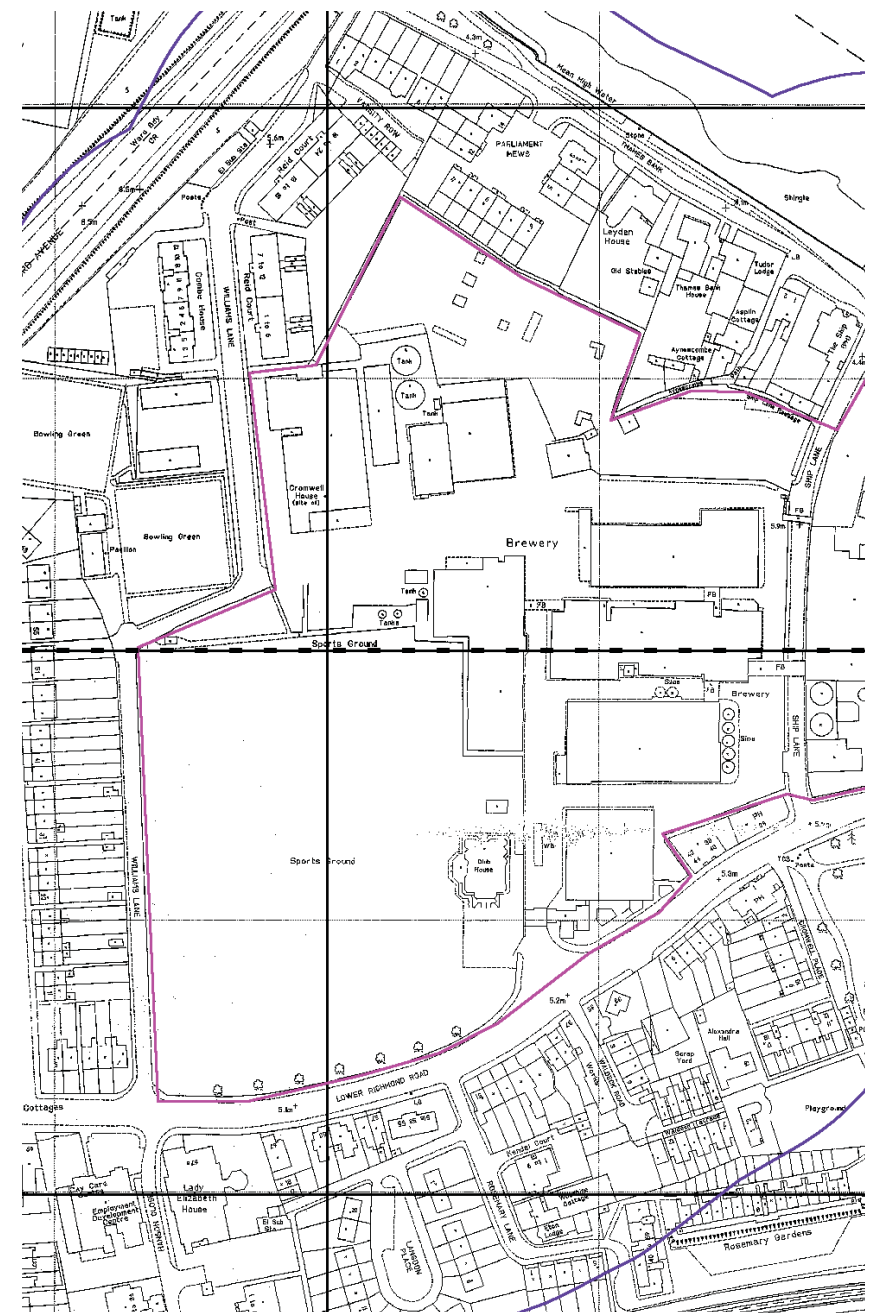
The Applicant instructed Watermans to conduct the study for the Stag Brewery site of which part will be used by Stag Brewery School. The study has identified that there are no known risks of underexploded ordnance in the site application area.



1913 Ordnance Survey Plan - School Site



1913 Ordnance Survey Plan - School Site



1992-1995 Ordnance Survey Plan - School Site



1913 Ordnance Survey Plan

4.0 Design Statement

4.1 Design Approach

The design team, led by Squire and Partners have based their proposal for the Stag Secondary School on the Building Bulletin 103 'Area guidelines for mainstream schools' published in 2014 by the Education Funding Agency (ESFA) and the Department for Education (DfE). The design evolved directly from the baseline 1,200 pupil superblock secondary school plan that was published by the ESFA (see plan opposite).

The baseline superblock design contained three storeys of accommodation and incorporated large main hall, separate dining hall, activity studio and sports hall spaces. However, a number of factors led the team to re-configure the standard layout to better suit the proposed site. These included the following:

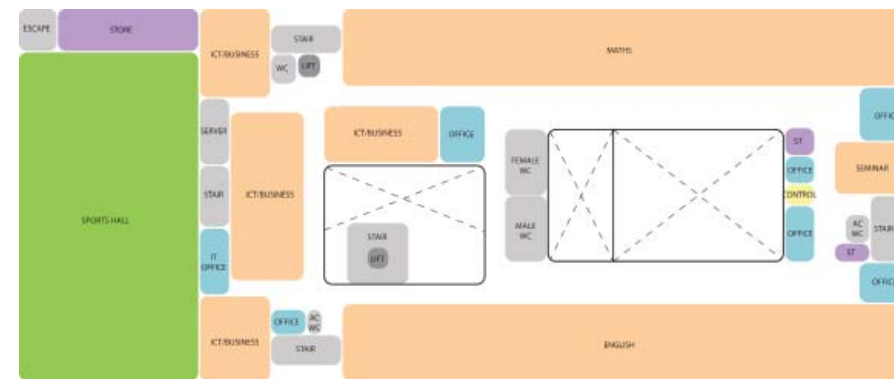
- Requirement for a 34.5 x 20 x 7.5m Sport England compliant sports hall
- Requirement for access from sports changing facilities to the proposed sports pitch
- Access and building orientation requirements specific to the site
- Requirements in relation to shared community use of sports facilities both inside and outside the school building

The re-configuration of the baseline superblock design began with a series of diagrams to aid the understanding of how internal spaces would relate to one another. The diagram was subsequently adapted to suit the various different options that were pursued for building location on the site.

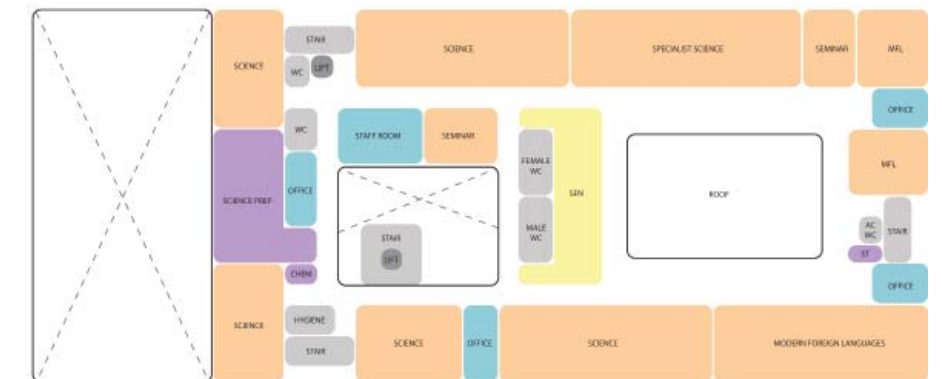
The design team consulted with the ESFA, Sport England, FA, planning department and members of the public throughout the design process.

The design aims at balancing the requirements of all of these various parties in terms of optimising educational environment, physical and social relationship to context and minimising impact of the school on the existing context.

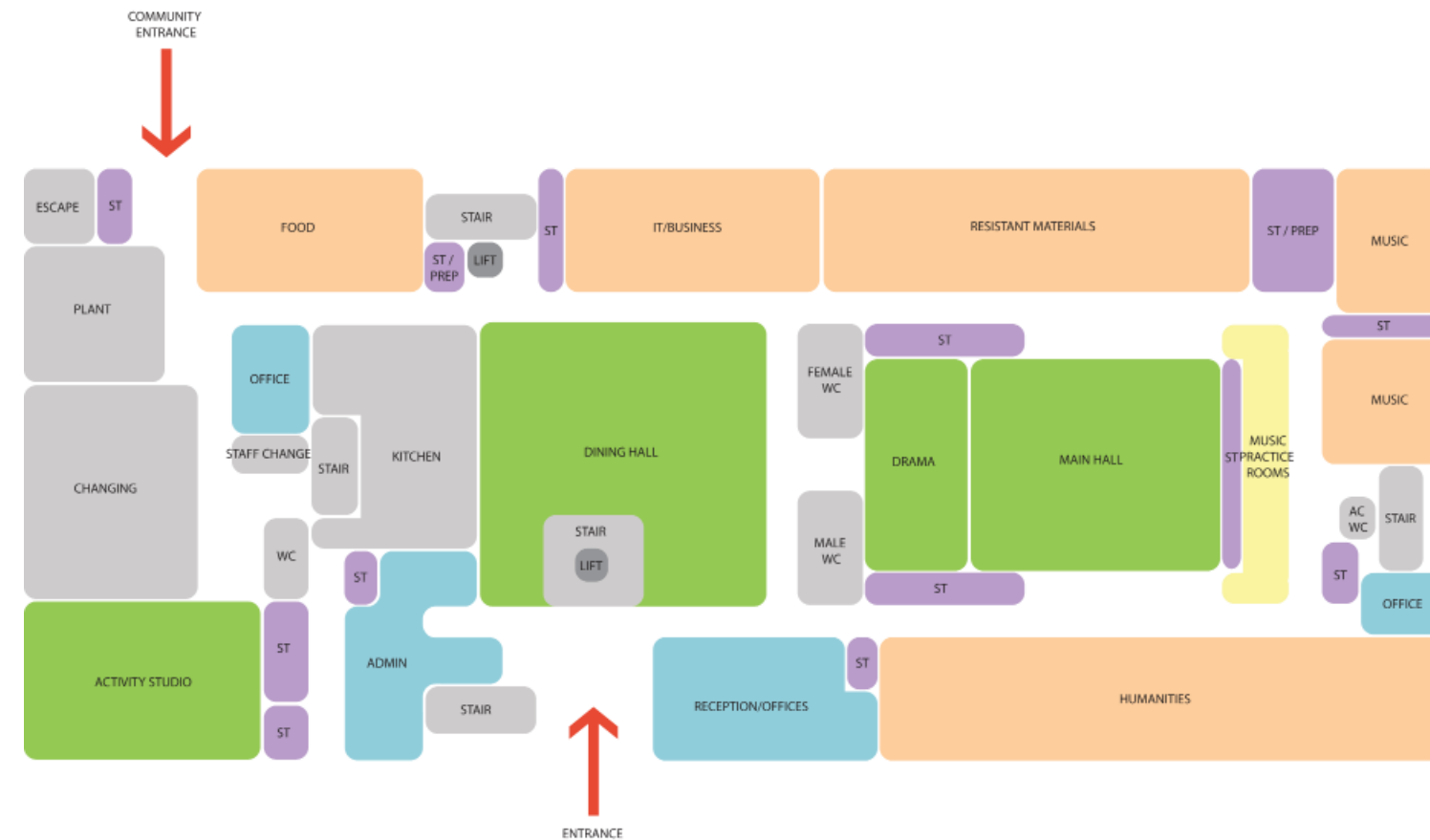
Budgetary constraints have been carefully considered as a counterpoint to the Local Authority's aesthetic ambitions as well as specific site constraints.



Initial diagram of internal spaces - first floor level



Initial diagram of internal spaces - second floor level



Initial diagram of internal spaces - ground floor level

4.2 Consultation

Various levels of consultation have been undertaken: authorities, school and community. A detailed Statement of Community Involvement is included as part of the hybrid Planning Application for the wider Stag Brewery Site (Application A).

Consultation with the authorities has consisted of a series of meetings with both the ESFA and LBRuT technical advisors, planning officers and highways officers.

Pre-application meetings with both Sport England and LBRuT Police Secure by Design Officer.

Consultation with the community has been undertaken in a variety of forms. The design has developed through a series of Community Liaison Group meetings with key locals and Council members and two Public Exhibitions have been carried out. A detailed description of these meetings and exhibitions is provided in the Statement of Community Involvement that is provided as an appendix to the hybrid Planning Application for Stag Brewery (Application A).



Photograph of Public Exhibition held at Stag Brewery in March 2017

4.3 Use and Amount

The Proposed Secondary School is proposed to accommodate approximately 1,200 pupils (11-16 year olds/ years 7 to 11). The building will also be accessible to the local community via a Community Use Agreement, offering indoor and outdoor sports facilities.

The schedule of accommodation generated a gross internal building area of 9314m² (GIA) for the 1200 students and the total site area is approximately 2.17 Ha.

4.4 Design Response

As explained in the earlier Site Analysis section of this DAS, the siting of the new building was key to the successful design of the new Stag Secondary School as well as the wider masterplan for the Stag Brewery site.

In addition to this contextual response in terms of site layout, a refined approach to the appearance and layout of the school building were also required.

Distribution of internal spaces have been designed to respond to education, environmental and circulation requirements that are also related to the wider context and site layout.

The sports hall has been situated to the West of the building in order to avoid overlooking of existing neighbouring properties.

The open plan dining hall has been placed at the centre of the plan in order to provide a clear access route through the building from both main entrance (North elevation) and entrance from the sports pitch (South elevation). Distribution of ancillary spaces relating to these functions have also been positioned accordingly. For example, the changing facilities have been located so that they are easily accessible and situated between the first floor level sports hall and activity studio and the exterior sports pitch and court.

4.5 Site Masterplan

The development of the Stag Secondary School site masterplan has been directed by the requirements to provide the school with all associated facilities within the site, and to ensure a Sport England compliant full sized football pitch is retained on the site for shared school and community access.

The other components of the masterplan are the requirements for 10 car parking bays, 3 bus parking spaces plus 5 disabled parking spaces and a parent drop off/ pick up area. Facilities will also be provided for secure cycle storage.

The building location and siting of the football pitch and MUGA have been influenced by the existing context and public/ LBRuT's concern regarding protection of open space on Lower Richmond Road. The siting of the building to the East of the existing playing fields has been proposed to minimise encroachment of building footprint on the existing playing field and maximise open space visible from Lower Richmond Road. The main drop off area is proposed to be on a new road to the East of the school and a row of car parking and disabled parking will be provided adjacent to the main entrance on the East facade of the school.

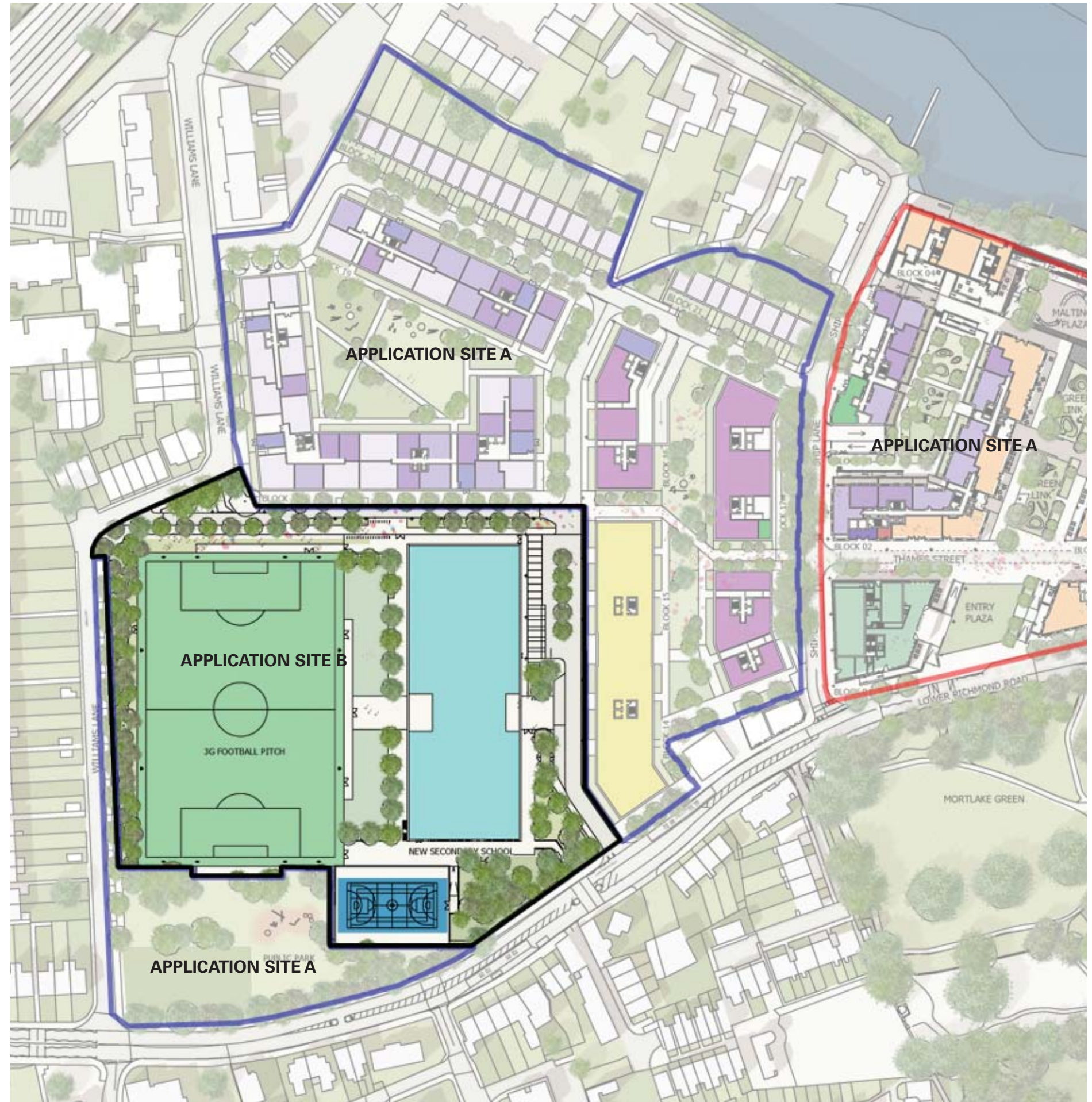
Daily bus drop off and pick up will be provided in two bus parking spaces situated to the South of the main entrance.

Bus drop off and pick up for special events will be provided within a controlled access and hard landscaped (primarily pedestrianised) vehicle route to the North of the school. This route will be secured by bollards that can be dropped to provide access to buses that can line up in waiting positions alongside the school.

Secure cycle parking is proposed within the school perimeter to the East of the building.

Phasing

Since it is likely that the Stag Secondary School will be implemented in advance of the immediately surrounding hybrid Planning Application, a phasing plan has been provided to enable access to the building in the absence of the surrounding buildings and associated street network. It is proposed that the hard landscaped area to the North of the school and the road to the east of the school would be built at simultaneously with the school in order to provide a route for vehicles to circulate in a single anti-clockwise direction around the school from and to Lower Richmond Road. This route will also need to remain functioning until the completion of Phase Adjacent Hybrid App, after which the route to the North would become a controlled access route only.



Masterplan for Western parcel of existing Stag Brewery site including Secondary School (Application Site B)