GILLESPIES

Landscape Design and Access Statement: Application B

For Reselton Properties

RE03 May 2019

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Contents

Introduction

This Stag Brewery Design & Access Statement has been prepared by Gillespies Landscape Architects 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 hard standing 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 section of the report sets out design principles and detailed strategies to support Application B for the school.

Revised Submission

Following consultation with council Planning, Tree and Environment officers, various review meetings and negotiations with LBRuT, we have adjusted a number of elements and design to refine and clarified the landscape design in each Application. Where necessary, amended diagrams, text and supporting drawings have been prepared and submitted.


N
Ship Lane
Maltings
River Thames
Thames Street
School
Williams Lane
Lower Richmond Road
Mortlake High Street
Mortlake Green
Sheen Lane
1 Green Link
2 Bottleworks Square
3 Maltings Plaza
4 Riverside terrace
5 Courtyard garden
6 Towpath
7 School Entry Court
8 Private garden
9 Private garden
10 Residential street
11 School sports field
12 Public amenity space
13 Community park
14 New park
Site Application Boundary
School Application Boundary

5.2 School Landscape Masterplan

The final masterplan for the school site has been designed to follow the original Concept Plan from LBRuT and maintain the open space character of the current site. The site plan as indicated includes provision of a new Community Park along the Lower Richmond Road frontage, a Multi-Use Games Area (MUGA) and Habitat Area associated with the school outdoor recreational facilities. North of this area, the all-weather 3G Sports Pitch extends up to the new street on the northern edge of the site, adjacent to the bend in Williams Lane, in a similar manner to the existing open playing field. The group of existing trees on the northern side of this new street have been retained and protected to maintain the existing character of this part of the site and as a feature within the proposed landscape at the edge of the new School property.

The new School building is situated adjacent to the new eastern Street, with the main entrance, bus setdown and carparking area along this street. Two bus bays are provided for school use and will also be used by waste vehicles collecting from the bin store adjacent to the entrance to the school. The carpark provides five (5) disabled accessible bays and ten (10) standard bays for staff and visitors to the school.

The northern street is proposed to function as a limited access zone for pedestrians and cyclists accessing the school and traversing through the site (east to west), with limited service and emergency access for vehicles as well as school buses on a one way street towards the western connection to Williams Lane. In the short term, subject to staging of the surrounding development, this street will provide a through connection for traffic associated with the school, leaving the site via Williams Lane to Lower Richmond Road. Once the remaining street network is constructed, it is intended that the School manage access to this northern street zone with retractable or removable bollards at either end. This will allow vehicles to traverse east into Ship Lane to exit the precinct, rather than circulating west via Williams Lane. One bus stop will be located on the northern street.

- School Application Boundary
- School Ownership Boundary
- Future Bus Terminal Location Boundary
- Site Application Boundary

1. Green Link
2. Maltings Plaza
3. Entry Plaza
4. Courtyard garden
5. New park entrance
6. School Entry Court
7. School sports field
8. Public amenity space
9. Community park
10. Car park
11. Coach parking
12. MUGA
13. Habitat area
14. Private garden

School Landscape Masterplan Final

School Landscape Masterplan Interim

5.2 School Landscape Masterplan

The northern street will be constructed in the first stage, along with the school building and surrounds, providing one way access (west) from the eastern street to Williams Lane and out to Lower Richmond Road. This street will also allow for loading and unloading of buses for school excursions and circulation of cyclists from Williams Lane and north or south of the site, via Lower Richmond Road or the cycle path network on the bridge and Thames Path on the river edge.

A small carpark adjacent to the school eastern end, including a minimum of 10 standard bays and five disabled bays with required circulation space. Two bus parallel parking bays 913) are to be provided on the street adjacent to the main school entry. A third bus stop is proposed within the northern shared access zone and controlled by the school.

Within the development of the Development Area 2, further street network construction will provide connection of the eastern street across to Ship Lane, thereby allowing the partial closure of North Street and control of access through this zone, while maintaining cycle and pedestrian access and circulation.

The shared cycle and pedestrian connection east west to Ship Lane and the Development Area 1 will also be built at this time to connect the network through the site to Mortlake Green, Lower Richmond Road and Mortlake High Street and beyond to the east and south.

1. Green Link
2. Maltings Plaza
3. Entry Plaza
4. Courtyard garden
5. New park entrance
6. School Entry Court
7. Temporary grass verge
8. School sports field
9. MUGA
10. Habitat area
11. Existing sports field Kept
12. Car park
13. Coach parking

- School Application Boundary
- School Ownership Boundary
- Future Bus Terminal Location Boundary
- Site Application Boundary

5.3 Tree Retention

This diagram indicates existing trees from the Tree Survey which will be retained or removed as a result of the proposed school masterplan development.

Qualitative assessment and allocated category of each tree has been taken into account in decisions to retain and or remove and where possible, adjustments to the masterplan have enabled the retention of the majority of Category A and B trees.

Allowance is made in the treatment adjacent to retained trees. Pavement treatment of paths and paving adjacent to or within the Root Protection Zone has also been adjusted to avoid excessive excavation or disturbance of root zones or future compaction of this area.
Full tree removal list please refer to Stag Brewery Landscape Design & Access Statement Application A.

Diagram is based on Arboricultural Survey and Impact Assessment WIE10667-100_R_3_3_3_ASR&IA.

Legend

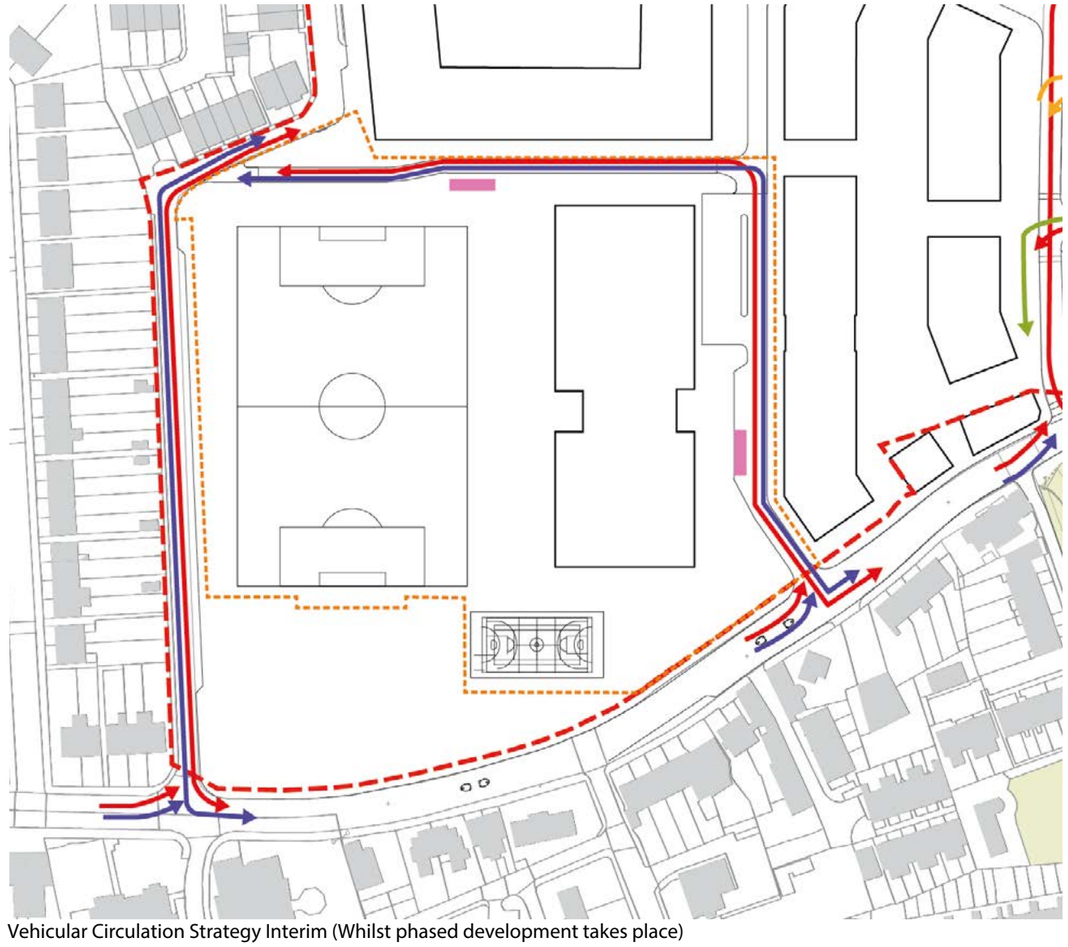
- Remove
- Retain
- School Application Boundary
- Site Application Boundary

5.4 Vehicular Circulation Strategy

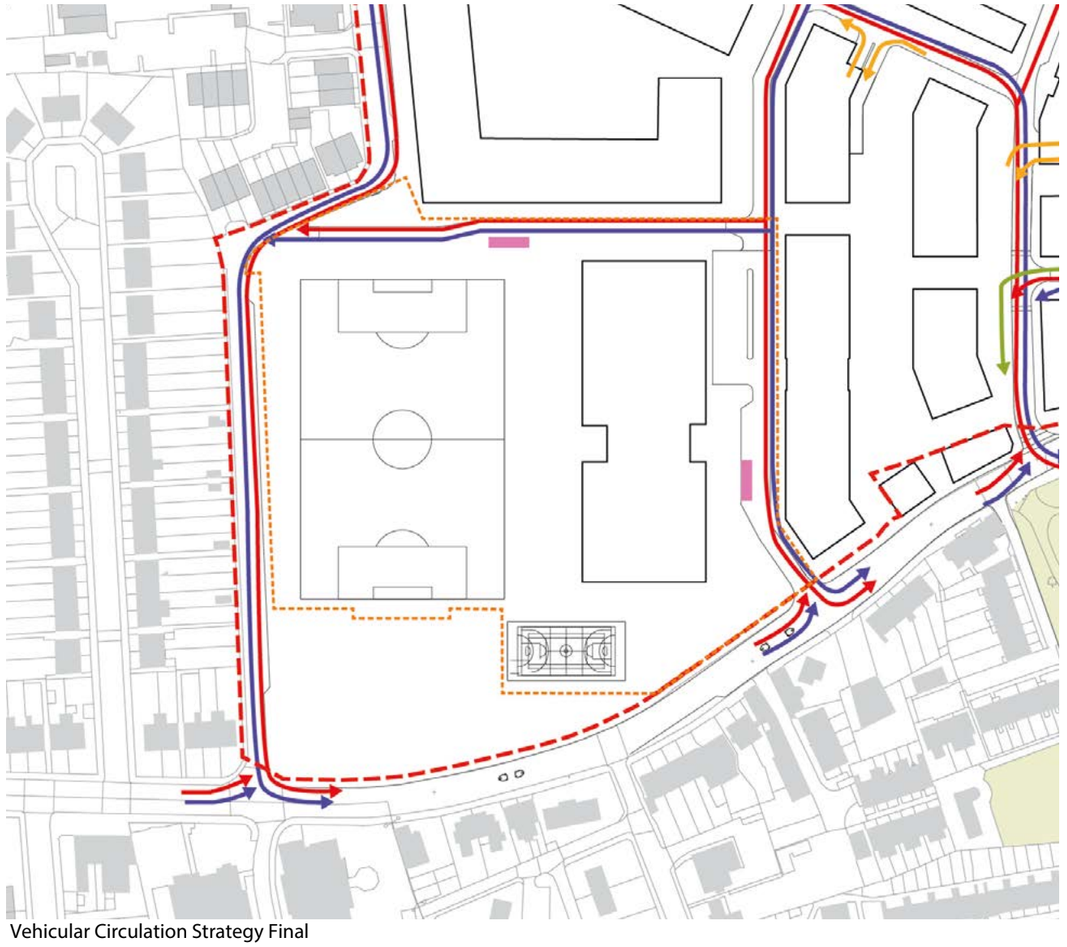
The North Street will be constructed to allow controlled vehicular access and movement for service and emergency vehicles but is mainly intended as a pedestrian and cycle access to the school. A one way asphalt pavement (4m wide) with 300mm wide granite kerbs, will provide for vehicles and footpaths, street trees and planting will be provided to ensure this zone reinforces the pedestrian nature and accessibility to the school.

Street lighting is provided in accordance with local authority requirements and is detailed under the Lighting Design section of this report.

Eastern Street provides for two-way traffic and includes two set down bays for buses outside the school entry. These bays are also used by Waste collection vehicles collecting from the designated bin store area of the school.

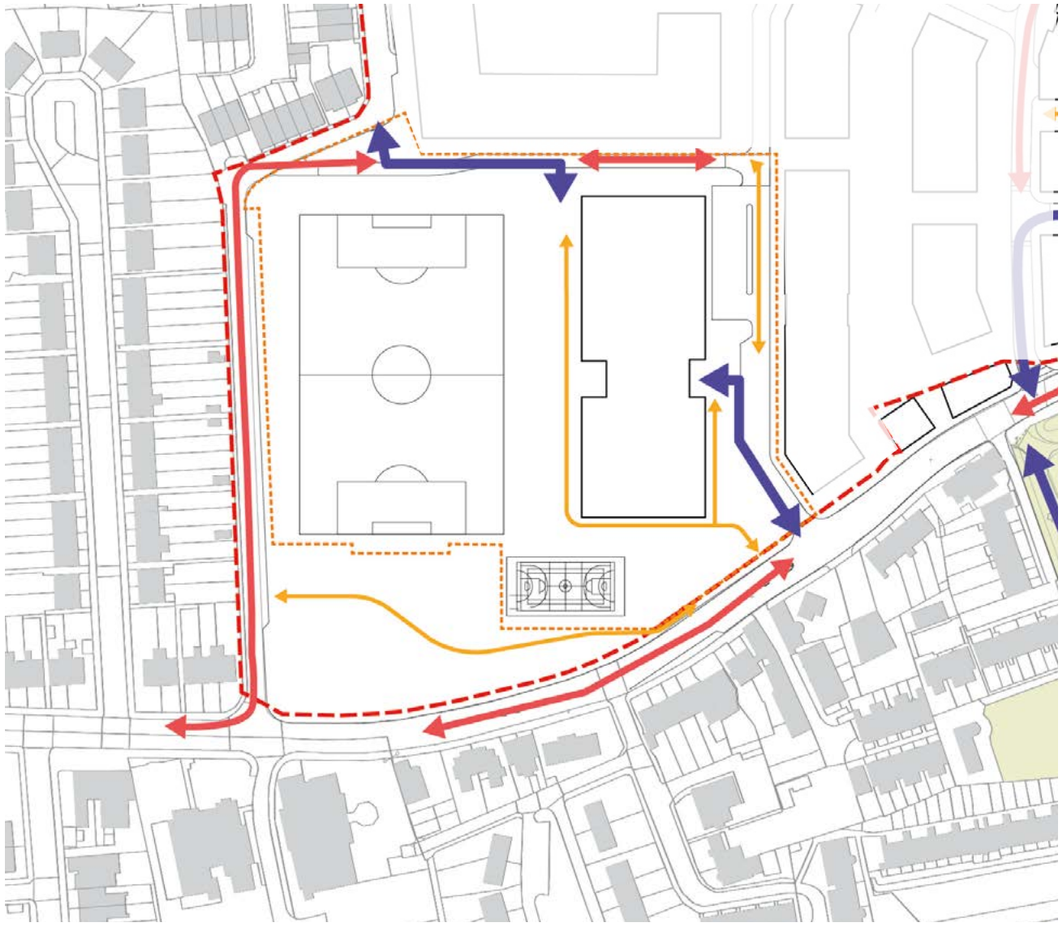


Vehicular Circulation Strategy Interim (Whilst phased development takes place)

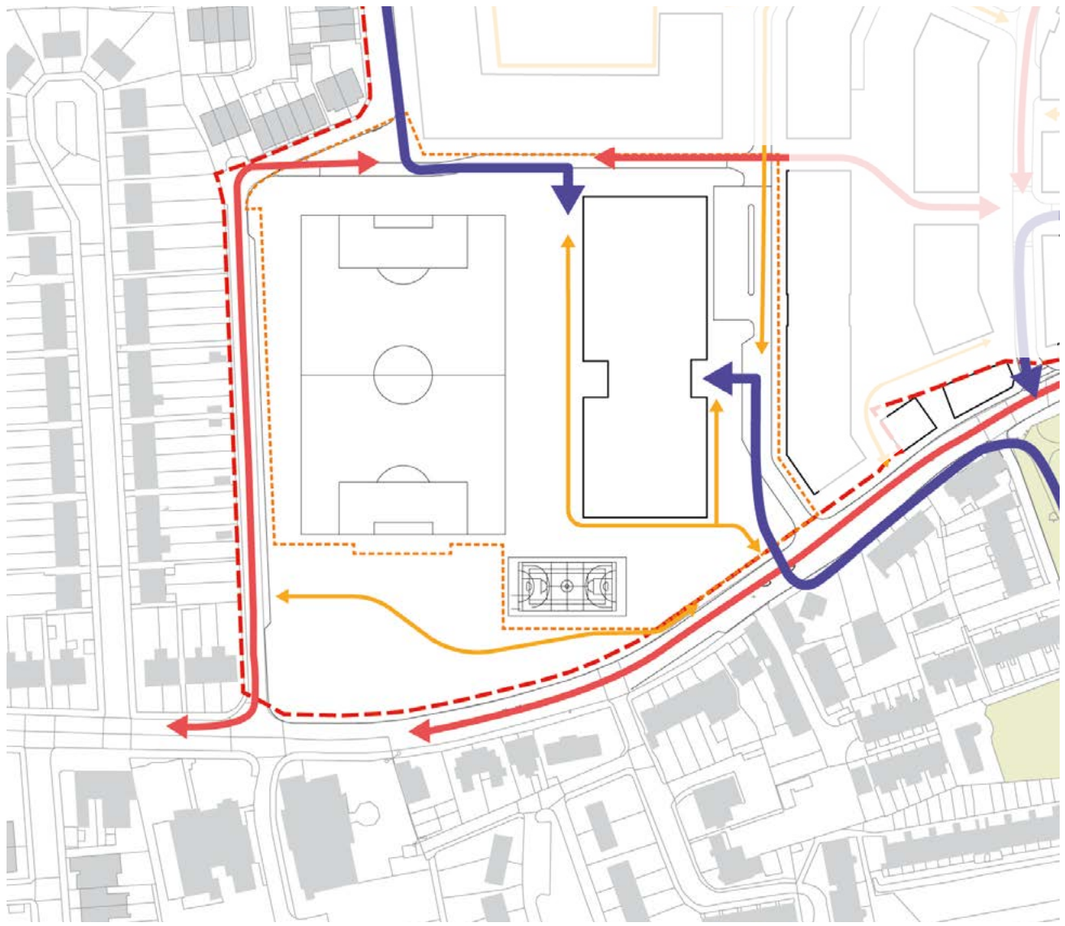

Vehicular Circulation Strategy Final

5.5 Pedestrian Circulation Strategy

Consideration has been given to the principle of maximising pedestrian access and circulation within and beyond the school, affording students and visitors the opportunity to move through the school site and connect to the surroundings. Connection with the existing street network, riverside path, open space and surrounding development has been paramount in the establishment of a new school masterplan.



Pedestrian Circulation Strategy Interim (Whilst phased development takes place)



Pedestrian Circulation Strategy Final

5.6 Cycle Circulation Strategy

The site affords connectivity and circulation by cycles for school children and visitors from the local area, with broad pavements and a series of connecting streets, paths and open spaces. The Cycle Strategy allows for cycle access throughout the school site and connection to the wider network of streets and cycle paths at a number of points. This allows the site to provide a facility for safe quiet recreational cycling away from the busier roads.

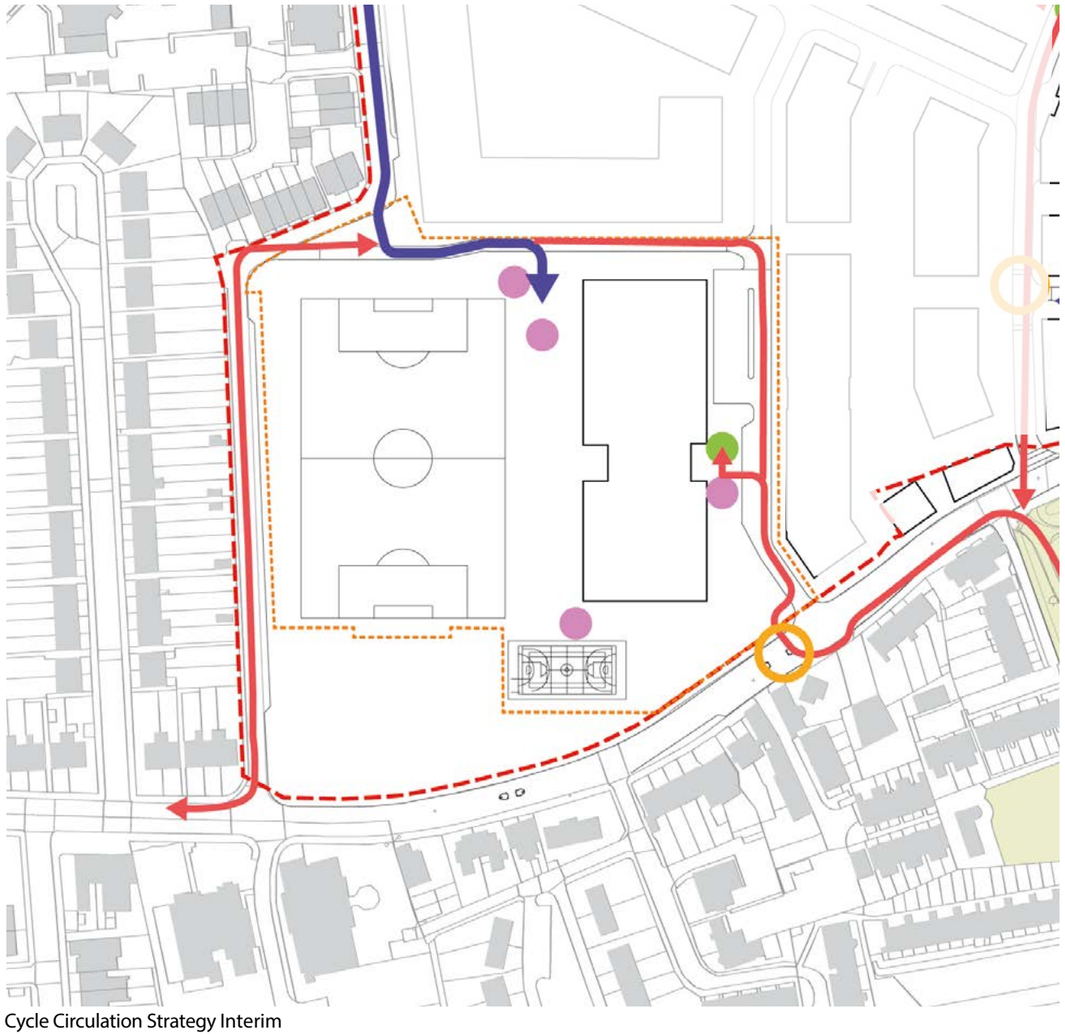
The primary routes indicated show connection from the A316 and Chiswick Bridge down along Williams Lane to the Secondary School and further into the site, with an exit onto Mortlake High Street at the western end of the site.

Secondary routes are shown to the school and along Ship Lane to the river and the proposed streets and laneways within the development also provide sufficient space to cater for cyclists as well as pedestrians.

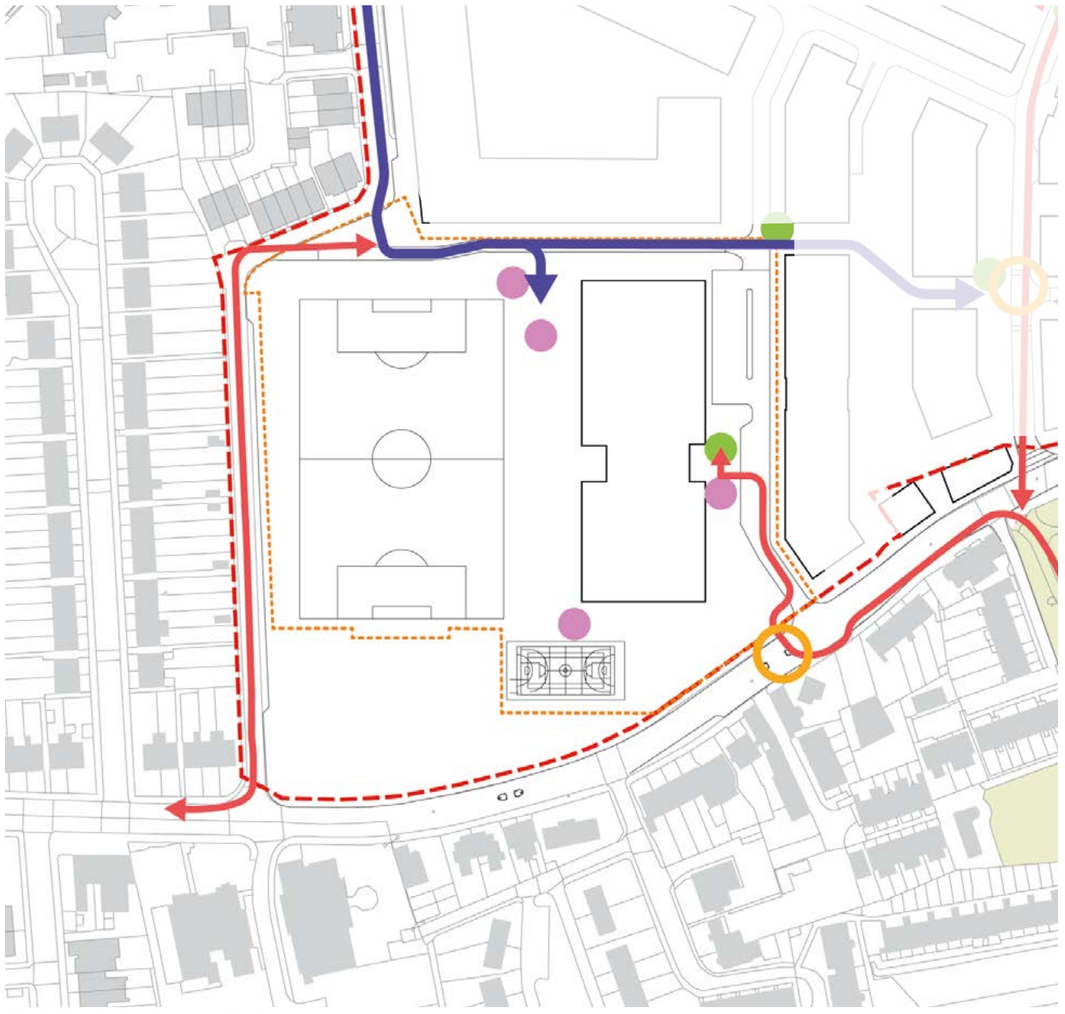
Cycle racks for short stay and long stay are required as per New London Plan and provided in a number of locations around the site adjacent to entrances to the school and inside of the school. Please refer to Cycle Parking Strategy in this document for details.

Legend

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



Cycle Circulation Strategy Interim



Cycle Circulation Strategy Final

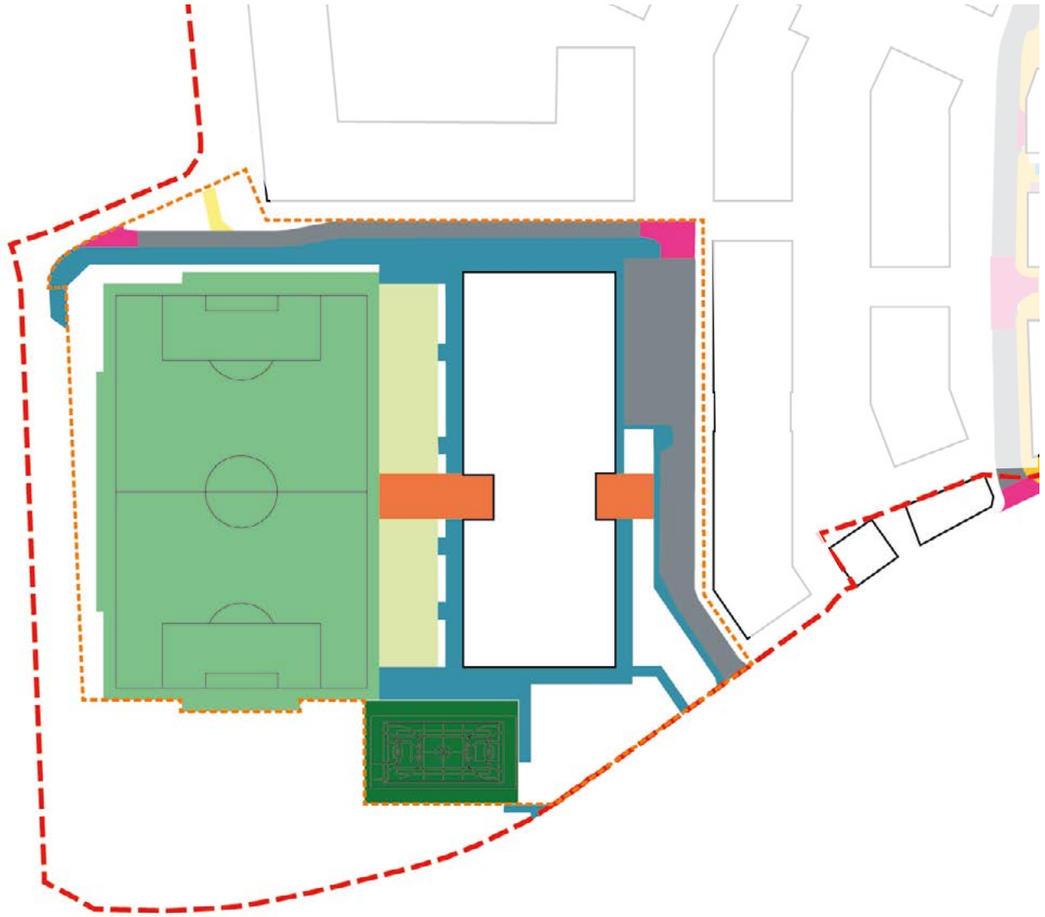
5.7 Hard Landscape Strategy

The main aims of the hard landscape strategy are simplicity of design and layout, and overall quality, bearing in mind maintenance considerations, and cost limitations. Colour, texture and unit size help to define the uses of various spaces, including using paving sizes and patterns in 'streets' to identify pedestrian priority. The accessibility requirements of vision and mobility impaired users is a factor in the determination of surface and edge types to provide a legible and safe environment in accordance with current requirements.

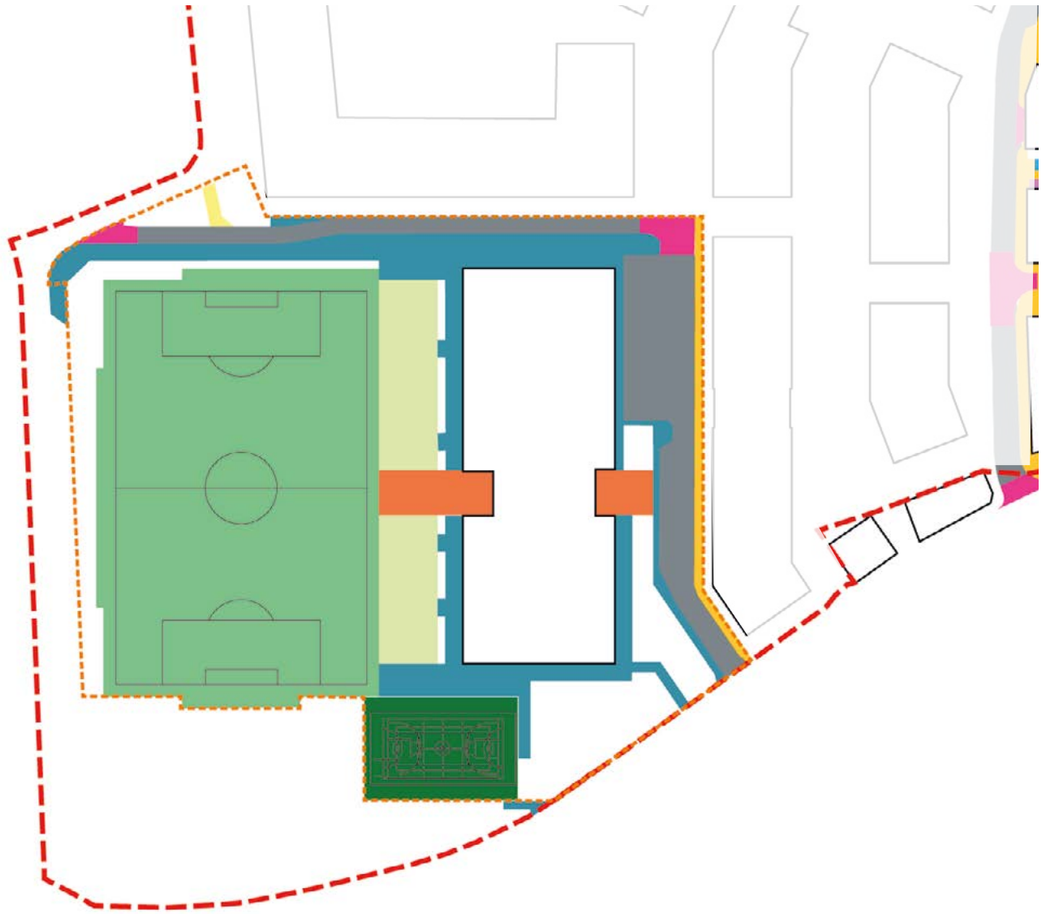
It is proposed to use paved surfaces of different scale and grain to create a range of distinct characters within a unified warm palette of materials. Artificial stone flags can potential create a more permeable surface for storm water infiltration.

Legend

- Asphalt
- Small Block Setts
- Artificial Stone Flag Paving
- Dark Green Porous Macadam Surfacing
- Light Green Porous Macadam Surfacing
- 3G Pitch Material
- Feature Stone Paving
- Resin Bound Aggregate Paving
- School Application Boundary
- Site Application Boundary



Hard Landscape Palette Interim



Hard Landscape Palette Final

Hard Landscape Precedent Images

Small block setts

Muga - Pitch Treatment

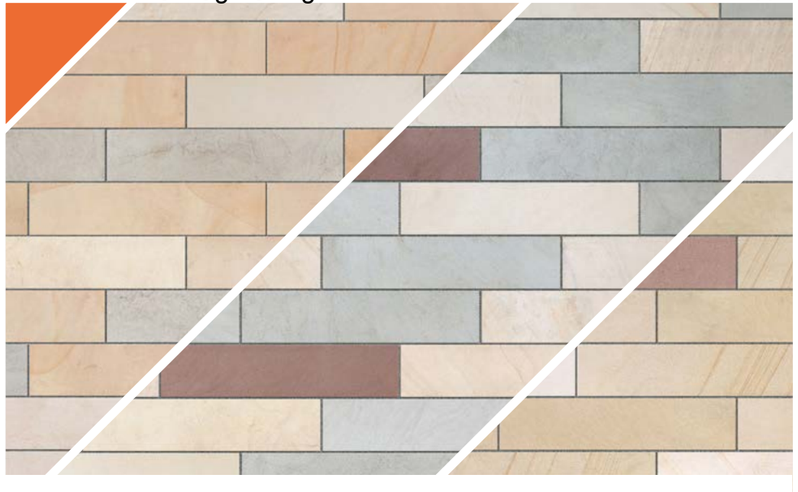
3G Pitch Treatment

Resin Bound Aggregate

Artificial Stone Flag Paving

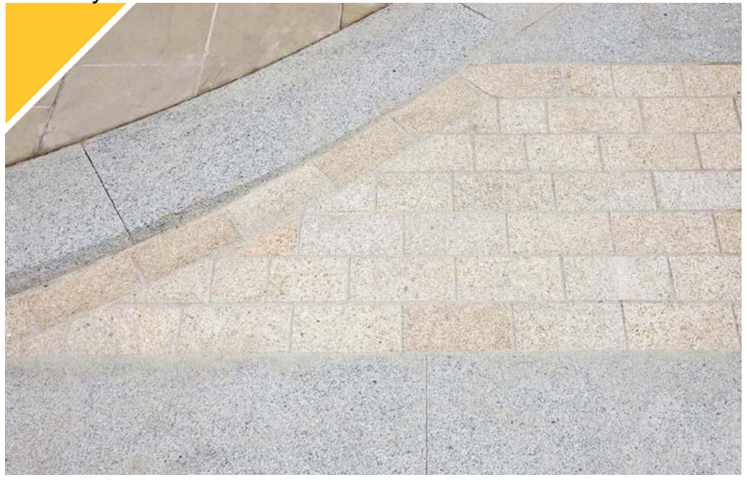
Hot Rolled Asphalt

High Quality Pre-Cast



Feature Mix Stone Paving

High Quality Stone Paving

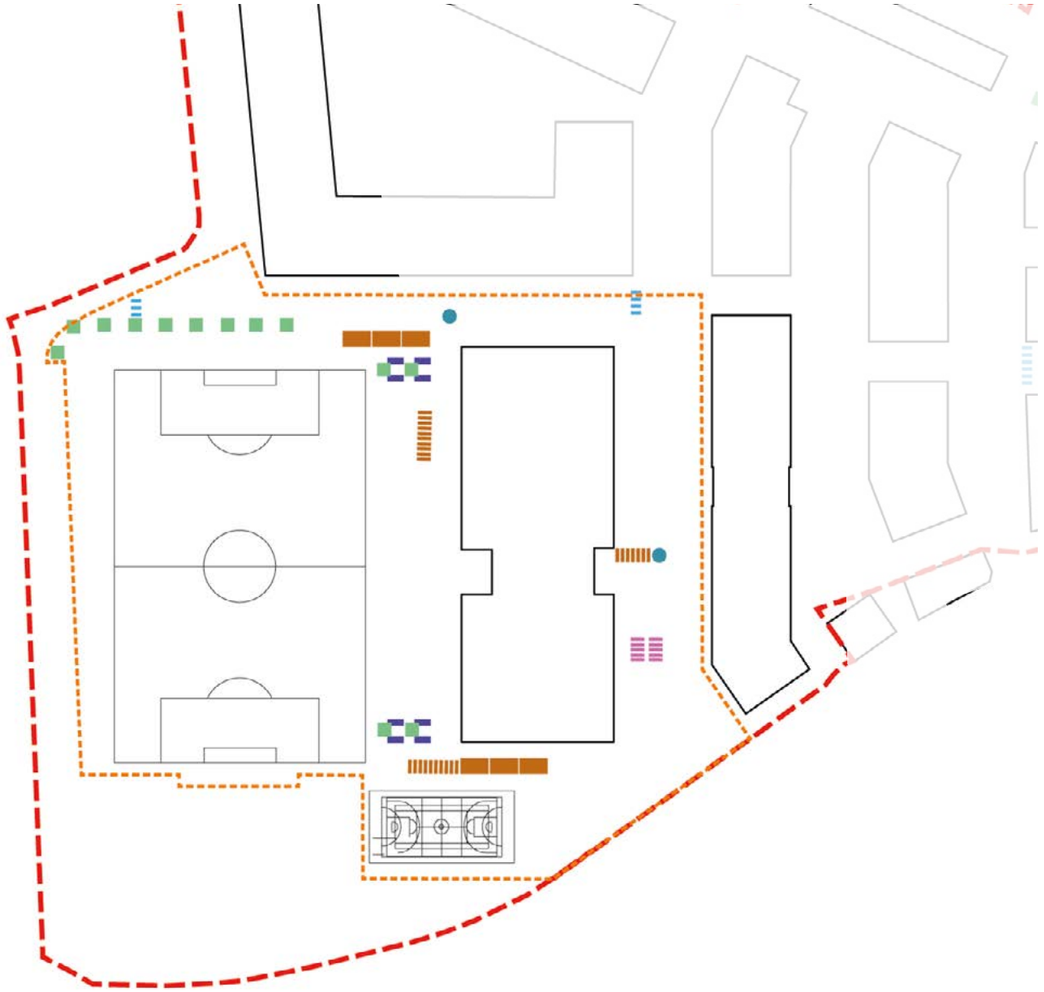


High Quality Stone Paving

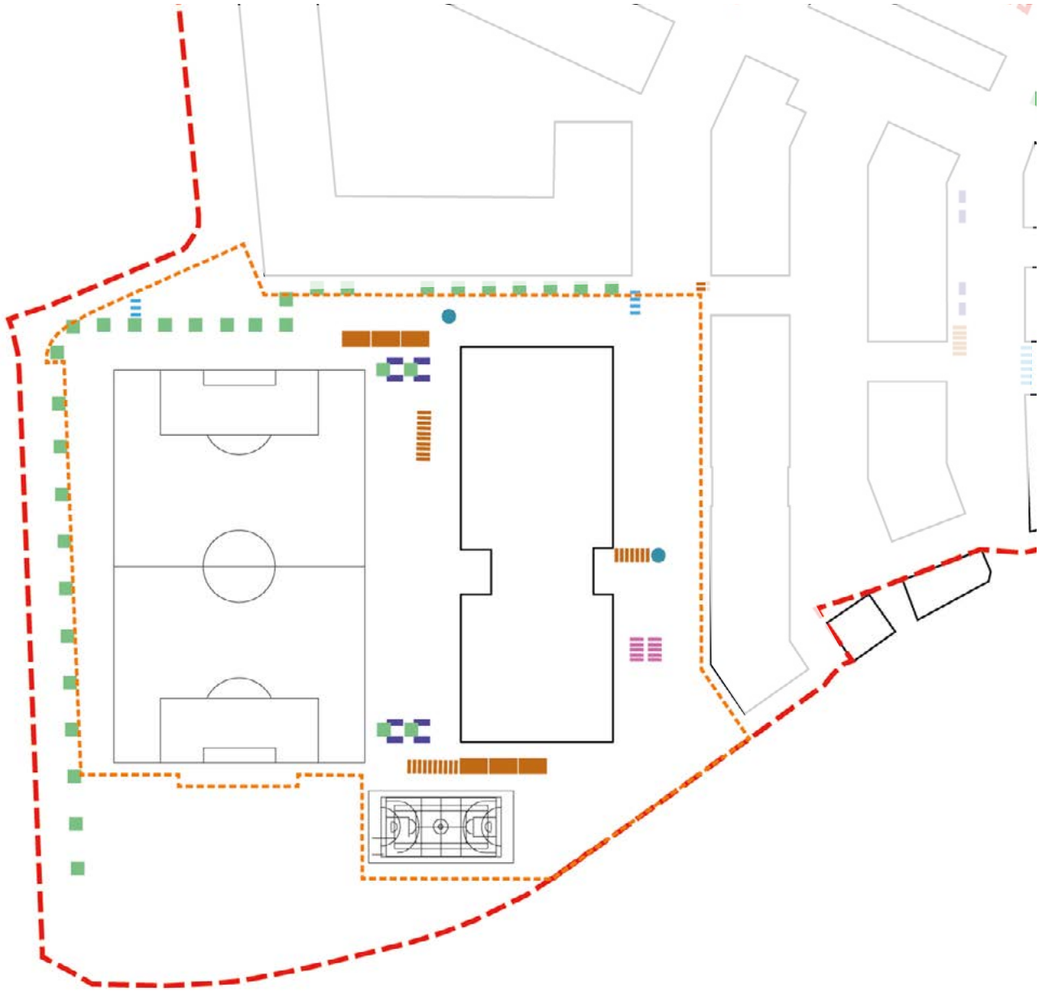
5.8 Street Furniture Strategy

The selection of materials and finishes reflects this approach of improving quality of the public landscape and school design, and is intended to integrate the school site into the broader context of overall site as well as Mortlake.

Subtle changes of materials and patterns will be used to differentiate use areas and functions between public and private, vehicle and pedestrian and to define different character to special areas. Materials are selected for durability and functionality as well as appearance. Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their life cycle.

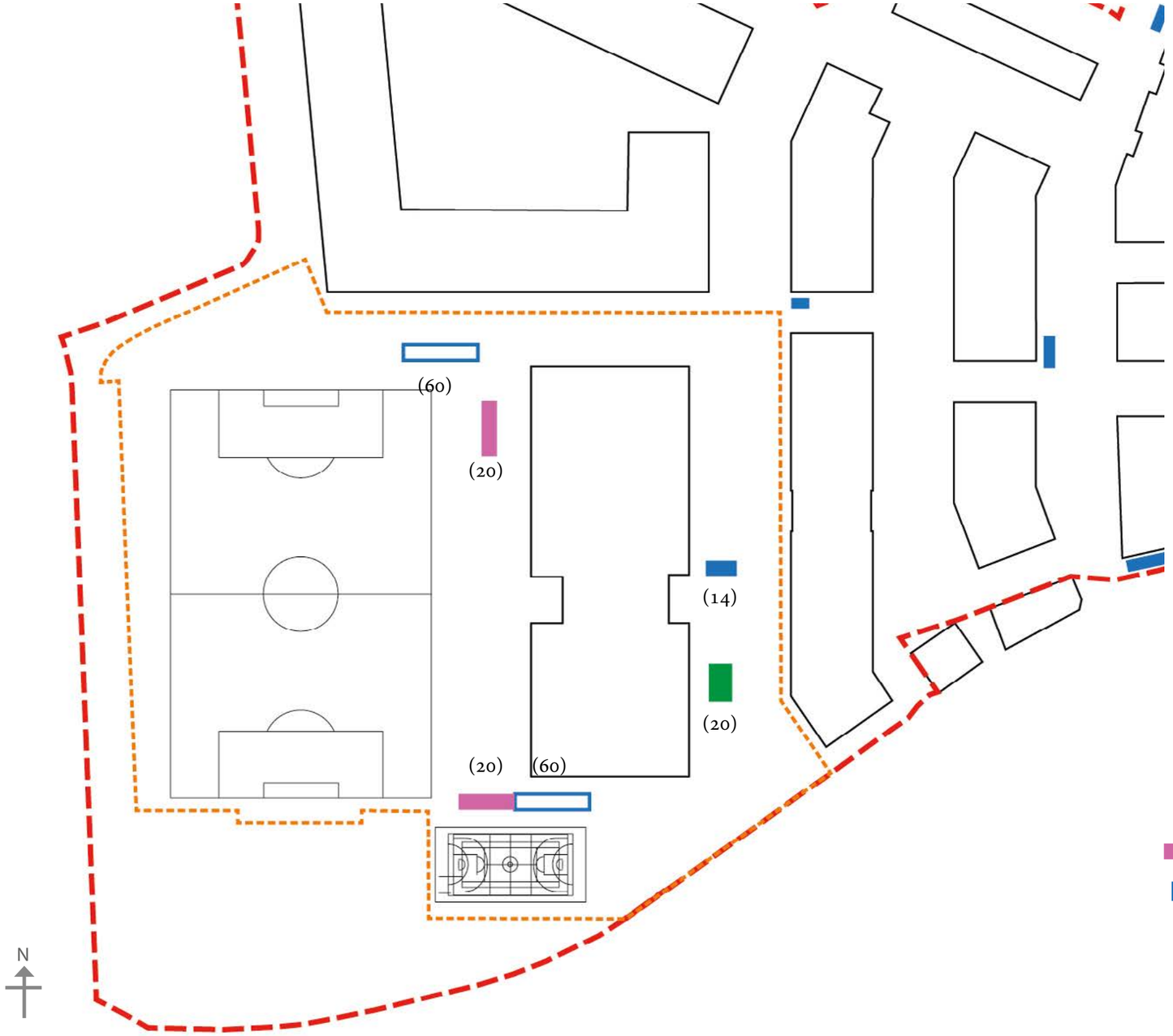


Street Furniture Interim



Street Furniture Final

Cycle Parking Strategy for School (Interim and final)



	No. of New Parking (Long Stay)		No. of New Parking (Short Stay)	
	Required	Provided	Required	Provided
School	179	180	13	14

Legend

- Short stay parking - Sheffield stand
- Long stay parking - Sheffield stand (within school fence)
- Long stay parking - Two tier cycle shelter (within school fence)
- Long stay parking in locked bin store
- Site Application Boundary
- School Application Boundary

Precedent images

Concrete benches

Bins

Bollards

SFD
streetfurnituredirect

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Email: sales@streetfurnituredirect.co.uk
Web: www.streetfurnituredirect.co.uk

Manchester Cast Bollard / SFD560

Product Description

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

Dimensions

Length 1300mm.
Diameter 230mm.
Manufactured from Cast Iron, Finished in black gloss.
Root Fixed.

Resin bound gravel tree pit

Tree grilles

Cycle stand

Timber benches

5.9 Soft Landscape Strategy

Trees

The proposed tree strategy can be broken down into the following landscape types and will be defined by the tree species shown in the indicative planting list and the tree strategy plan:

1) Retained trees: on-going husbandry and canopy management of the existing trees, alongside a new augmented tree planting to emphasise and enhance the amenity impact of any blocks of planting.

2) Structural Street Tree Planting: along the streets, tree planting is to be predominantly native species with columnar canopies, allowing the trees to be situated in close proximity to the building massing & thereby providing shade and shelter from wind and giving seasonal interest in leaves, bark and form. Interspersed softscape bays and corners are populated with clusters that unify the street scene and define their own character.

3) Augmented tree planting in softscape areas throughout the school and wider masterplan: these are predominantly of a smaller habit, native species and mixed forms with some multi-stem species that have good seasonal qualities, suited to the spaces and anticipated light levels.

4) Specimen trees: will be interspersed throughout the development in selected parts of pedestrianised areas and in locations which present a good opportunity to host and display trees of particular merit.

5) A dense screen of trees has been provided along the western edge of the sports pitch to shield nearby residents from glare from the pitch floodlighting – provided to Sports England and Football Association recommendations to maximise access to this facility. Agreement with local sports clubs is currently being negotiated to ensure the high quality sports facilities benefit the largest proportion of the community possible.

Images of the trees are shown on the next pages.

Legend

- Specimen Trees - Mixed (Clearstem: 2.5m | H:5-10m)
- Native Ornamentals - Mixed (Clearstem: 2M | H:4-7M)
- Hardy Native Columnar Street Trees (SM | Clearstem: 2.5m | H:5-7m)
- Retained Trees
- School Application Boundary
- Site Application Boundary

Tree Planting Interim

Tree Planting Final

Tree Palette

EG: ACER X FREEMANII 'AUTUMN BLAZE'

EG: QUERCUS ROBUR

EG: MALUS SYLVESTRIS

EG: CORNUS SANGUINEA

EG: PRUNUS SERRULA(STANDARD & MULTI-STEM)

EG: BETULA UTLIS V. JACQUIMONTII (STANDARD & MULTI-STEM)

EG: CRATAEGUS MONOGYNA

EG: ROSA CANINA

EG: BETULA PENDULA

EG: VIBURNUM OPULUS

Tree Palette

EG: TILIA CORDATA

EG: ACER PLATANOIDES 'COLUMNARE'

EG: CARPINUS BETULUS 'FRANS FONTAINE'

EG: ACER CAMPESTRE 'STREETWISE'

5.9 Soft Landscape Strategy

Planting

The soft landscape strategy of the school development includes several layers of planting typologies including streetscapes, pocket park and incorporation of existing trees. Part of existing Watney's Sports Ground will be kept at the School Interim phase, however this is part of Application A.

Soft landscape strategy for streets, pocket parks and Habitat area in the school development will provide for a range of functions and activities, as well as providing resting places, shade and seasonal celebration.

Good quality existing trees around the site will add valuable character to the site, and together with the soft landscape strategy, will deliver a well-connected green network in and around school and overall development.

We have provided a habitat area of 1210m^2 at the southeast corner of the school for educational purpose and meet Education Funding Agency and Department of Education requirements. Lawn with meadow planting and new tree planting will be provided for the habitat area. Further details and access management arrangements will be included in the next stage of the development.

Legend

- Lawn
- Meadows
- Mass Plantings
- Existing Hedges
- Hedges with fencing
- Partial Existing Sports Field (Interim Phase)
- School Application Boundary
- Site Application Boundary

Planting Interim

Planting Final

Mass planting: typical mixes

SHADE PLANTING

Aconitum spp.

Lunaria

Vinca difformis

Saxifraga umbrosa

Aster divaricatus

Helleborus niger

Tiarella spp.

Persicaria affinis

Digitalis

Blechum orientale

Polypodium

Polystichum

SUN PLANTING

Allium

Eremurus

Agastache

Osteospermum

Armeria maritima

Aster

Lupinus

Digitalis purpurea

Perovskia

Crocosmia

Helianthemum

Thymus vulgaris

UNDERSTORY / GROUNDCOVERS

Cyperus Involucratus

Galium Odoratum

Zantedeschia Aethiopica

Francoa Sonchifolia

Dianella Tasmanica

Heuchera Cylindrica

Luzula Nivea

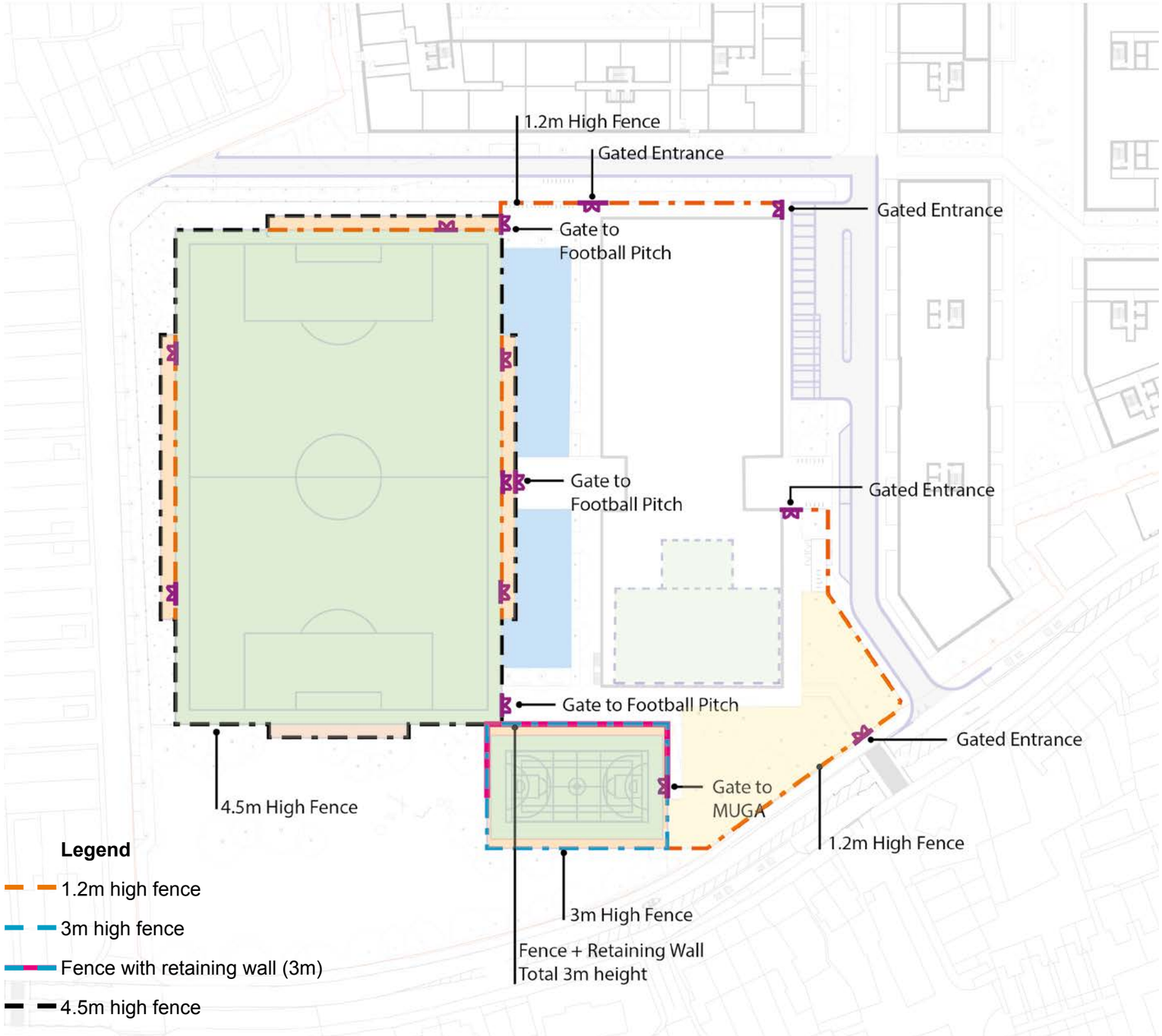
Arum Pictum

Crinum Asiaticum

Asarum Europaeum

Asplenium scolopendrium

Adiantum Aleuticum



5.10 Fencing

The school grounds will be fenced as indicated and include a full size all weather (3G) football pitch, a Multi-use Games Area (MUGA) and Habitat Area – as designated by Department for Education and Education Funding Agency's recommendations, as well as circulation and open space for children during breaks and outdoor activity times. These facilities, along with the second Play Space on the roof of the school building, and the indoor gymnasium, will be accessible to the residents of the site development and the wider community of Mortlake under a Community Agreement (a draft has been submitted with this application). This is covered in more detail elsewhere in this submission.

Fencing Detail

Fencing to Sports Pitch and MUGA, as well as school grounds and Habitat Area is based on industry standards and is in accordance with ESFA requirements and Sport England recommendations.

Lighting has been designed for the sports pitch to designated FA levels (Category 2&3) – refer to Sports Pitch Lighting Assessment 547-(010)-RP-EX-LA.

Fencing heights of 4.5m, 3m and 1.2m is in accordance with height requirements under SAPCA (Spots and Play Construction Association)Code of Practice for the Construction and Maintenance of Fencing Systems

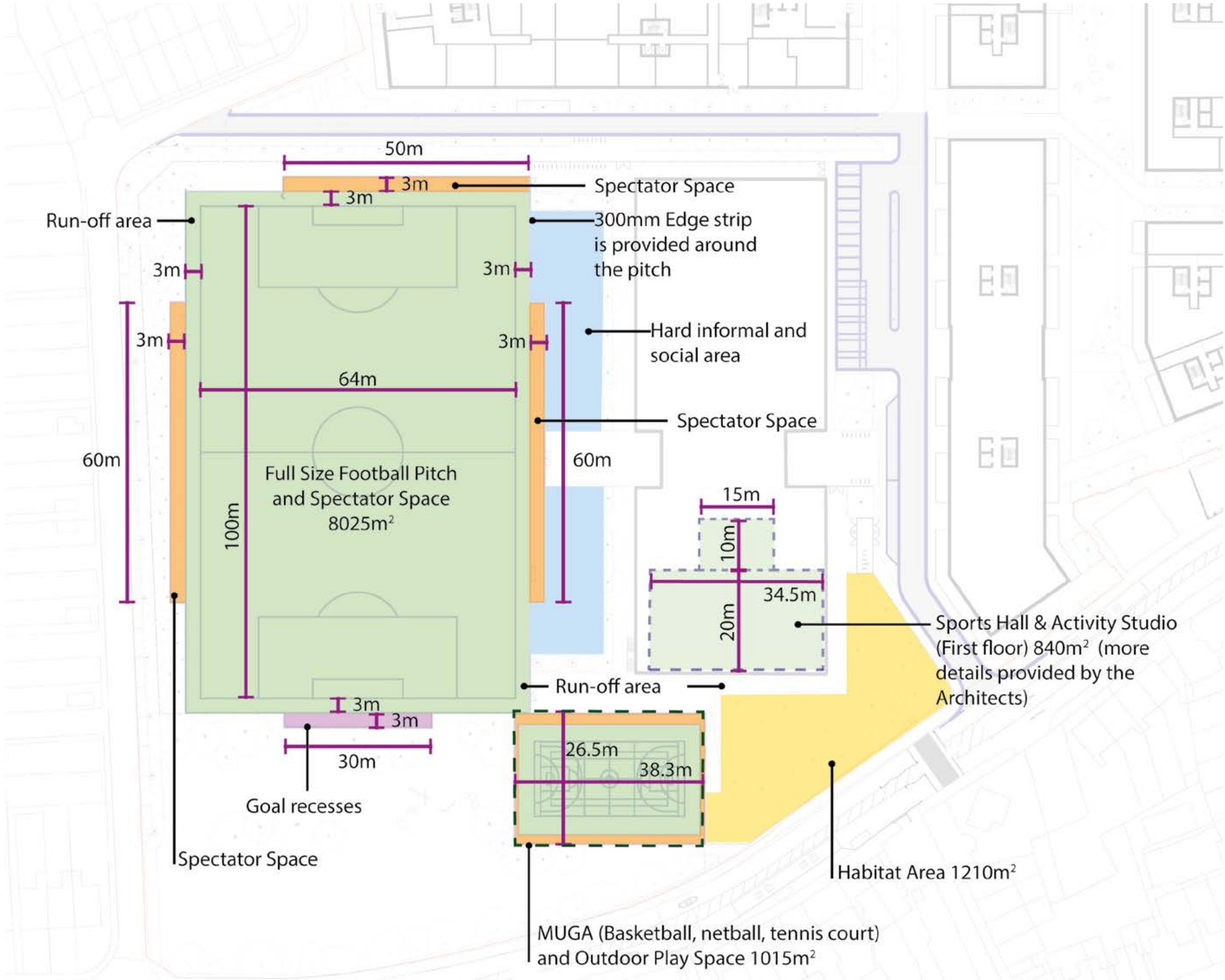
All fence types are twin bar super rebound and black in colour. Products from manufacturers such as ZAUN and Sports & Safety Surfaces or similar approved will be used.

Precedent image from manufacturer ZAUN

5.11 Sports Provision

School Play facilities are considered in the application and have been measured as part of the 12 yr + age group provisions required under LBRuT and GLA Play Space requirements. Sports pitch - full size football pitch with spectator space, MUGA area (Basketball, netball, tennis court) as well as indoor sports hall and rooftop play area are provided for the school development, with total of 12120m2.

The football pitch and spectator space dimensions are using FA Guide to 3G Football Turf Pitches and designed for site specific condition.



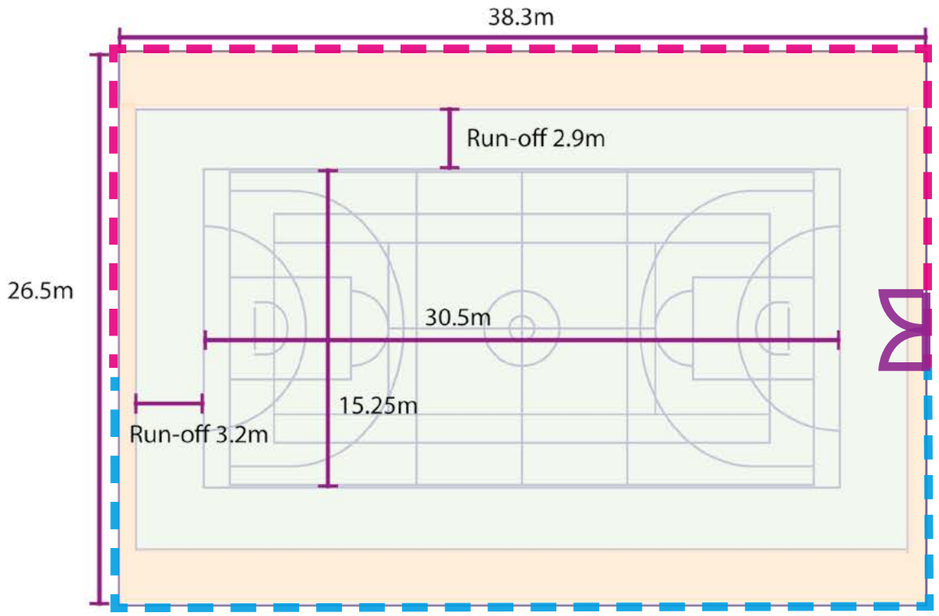
Legend

- Sports field
- Spectator area
- Goal recesses
- Social area
- Habitat area

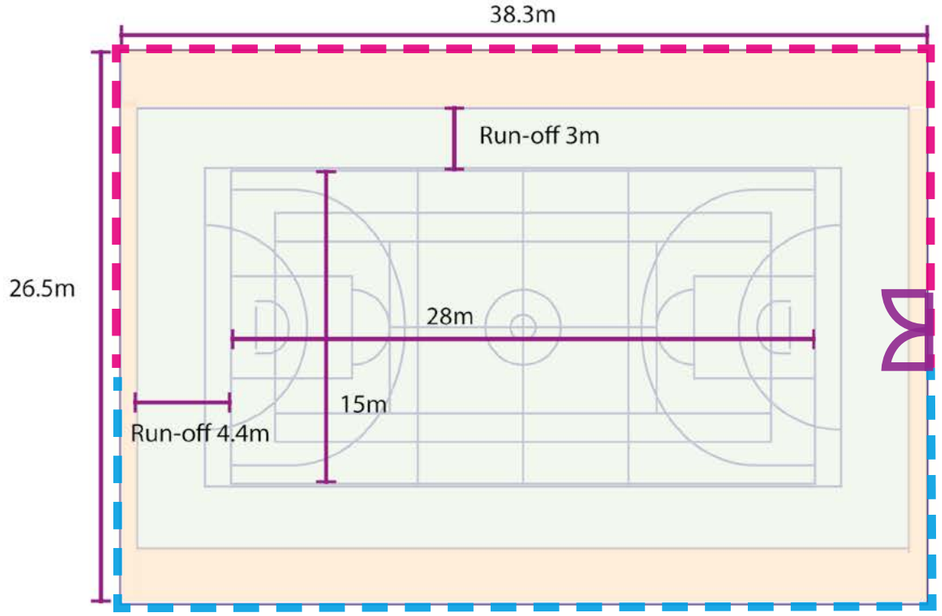
N

Outdoor MUGA Sports Court Dimensions

Netball court dimensions



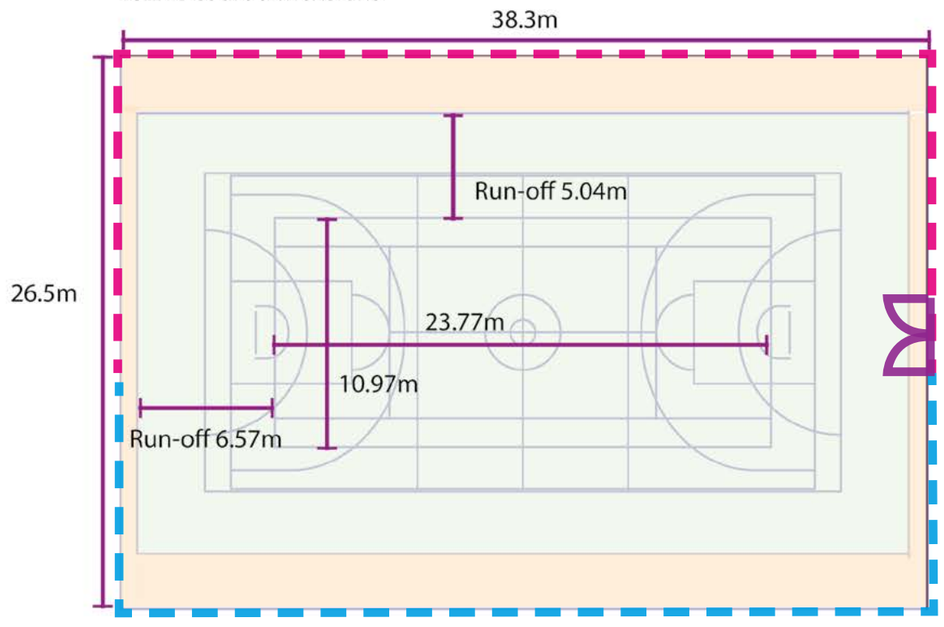
Basketball court dimensions



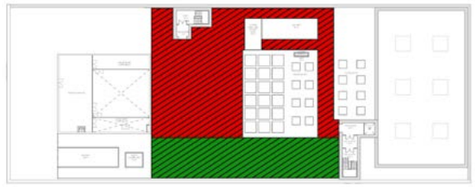
Legend

- Sports field
- Spectator area
- 3m High fence
- Fence and retaining wall total of 3m high
- Gate

Tennis court dimensions



SCHOOL INDOOR MUGA /ACTIVITIES HALL



SCHOOL ROOF PLAYSPACE

Legend

- Under 5 Years
- 5 - 11 Years
- 12 + Years
- Proportional use for school
- School Application Boundary
- Site Application Boundary

Table 1: Total playspace required and achieved

site wide including Detailed, Outline areas and School

AGE	No. of children	Play Space required GLA (Sqm)	Actual playspace provided (Excluding school)	Actual playspace provided (Including school)
0 - 5	134	1,340	1,846	1,846
5 - 11	94	940	1,612	2,553
12 - 18	53	530	626	2,508
TOTAL	281	2,810	4,084	6,907

5.12 Play

Table 1 indicates targets and provision of play spaces for different age groups in and around school.

Within the calculation of the school playspace facilities (indoor and outdoor) a weighted contribution has been included in figures for 5yrs and above, in line with the intention to arrange a community use agreement with the residential development community. We have calculated these facility areas on the basis of intermittent use outside school hours (during week nights and weekends) as 2/7 of the actual space.