



Stag Brewery, Mortlake

Landscape Design and Access Statement: Application A

For Reselton Properties

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P10736-00-001 Stag Brewery Landscape Design & Access Statement Application A

STAG BREWERY LANDSCAPE DESIGN & ACCESS STATEMENT

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INTRODUCTION

LANDSCAPE DESIGN

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 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.

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.

A NEW HEART FOR MORTLAKE

This report outlines the vision, principles and concepts which have guided the design of the landscape and public realm for this mixed use residential project on the Stag Brewery site. Gillespies worked closely with the design team led by Squire and Partners Architects, Dartmouth Capital and the London Borough of Richmond upon Thames, to ensure an integrated and holistic approach to the development of this comprehensive urban infill. The landscape and public realm has developed in response to the site conditions, the unique history of the site and Mortlake itself, and to the various aims and functions embedded in the redevelopment project for this key site.

The landscape and public realm vision for this comprehensive mixed use development is founded on providing an accessible, sustainable and functional setting to complement the design of the built form, and to facilitate a vibrant mix of active ground floor retail, commercial and residential populations, including residents, workers and visitors to the precinct. A principal aim is to create a range of external spaces that contribute to the setting and use of the various buildings, and maximise the enjoyment of and connection to the wider context, by providing engaging, innovative and freely accessible public spaces with improved connectivity to the wider townscape and to the River Thames. The public and private spaces are developed to maximise the recreational and relaxation benefits for the resident population and to provide broader open space and recreational benefits to the wider community.

The design draws on the complex and evocative history of the local area, the river based industrial past and the prevailing residential character of Mortlake. Mortlake has a particular outer urban context and character with a long history of industrial and service uses focussed around the railway and river. The precinct has begun to transform over recent years and this project will help to transform the precinct into a vibrant residential based and diverse community.

The site development incorporates significant improvements in connectivity and permeability through the site to the river, with provision of an entrance plaza and central linear park, and provision of step-free pedestrian access and circulation within a shared use public realm. Managed access to this public realm and circulation of service and emergency vehicles, together with provision for cyclist access and parking, provides priority for pedestrians and cyclists within the entire complex, allowing public access throughout.

The landscape is developed to provide a sustainable and biodiverse softscape within the masterplan, creating a range of ecosystems and micro-climates amongst and surrounding the building complex. The plant palette has been carefully developed to include a range of native and adapted plants suitable to the location and the proposed environment.

Consideration has been made for the site population’s uses and intentions

for external areas, as well as the micro-climatic effects of wind and shade resultant from an intensive urban development. Extensive use of roofscapes has been made, with a range of green and brown gardens, combined with plant and equipment related to the building functions.

This Landscape and Public Realm section of the report is divided into three main parts, the first describing the Design Approach and Contextual Analysis of the site, followed by the Illustrative Masterplan and detailed study of the various character areas within the public and private realm. The final part describes a series of strategies that demonstrate an integrated and holistic approach to public realm and open space. These strategies demonstrate that the Development has been designed to new constraints, opportunities, decisions and feedback from local consultation.

FORM OF APPLICATION

The landscape and public realm elements of the Stag Brewery Redevelopment Planning Application, including public open space, amenity and play space, and landscape works, are submitted in three parts as outlined below:

- Application A - 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, and
 - ii. land to the west of Ship Lane (excluding the School) applied for in Outline;

The Landscape Design and Access Statement - Application A (this document) is a separate volume to be read in conjunction with the overall hybrid application document produced by the design team lead by Squire and Partners.

Application B – a detailed planning application for the secondary school and associated works (on land to west of Ship Lane). The Landscape Design for the Secondary School is a chapter within the DAS document produced by Squire and Partners.

Application C – a detailed planning application for highways and associated landscape works at Chalkers Corner intersection. The Landscape Design & Access Statement - Application C for Chalkers Corner is a separate volume to be read in conjunction with the Transport Analysis by Peter Brett and Associates, and Environmental Impact Assessment by Waterman.

The Hybrid Application (A) includes Parameter Plans illustrating the proposed development requirements and restrictions to the Outline Area of the site and outlining the key elements of the application in regard to access, movement, scale, use and layout. A series of Design Codes are also provided to establish standards to guide the development of the landscape and public realm associated with the Outline Area of the site, in general accordance with the Design and Access Statement.

PROPOSED DEVELOPMENT

The residential-led development will replace existing factories and industrial buildings with a mixed use development including commercial and retail, office, community, recreational and educational uses, together with a range of residential apartments, a secondary school and health facilities. The aim of the development is to deliver a new village heart for Mortlake neighbourhood through regeneration of the site, retention of elements of history and heritage and active green and open spaces throughout.

CONSULTATION:

Consultation with various authorities and community groups has been undertaken through a comprehensive program by the Consultant Team, an outline of which is provided elsewhere in this application (refer Community Consultation section). Liaison with the London Borough of Richmond upon Thames Planning Department, Landscape and Parks management, as well as Tree Officers and Urban Design advisors has provided valuable understanding of the requirements of the council. Consideration of issues raised and adjustment of the design have been undertaken as a result of this process.

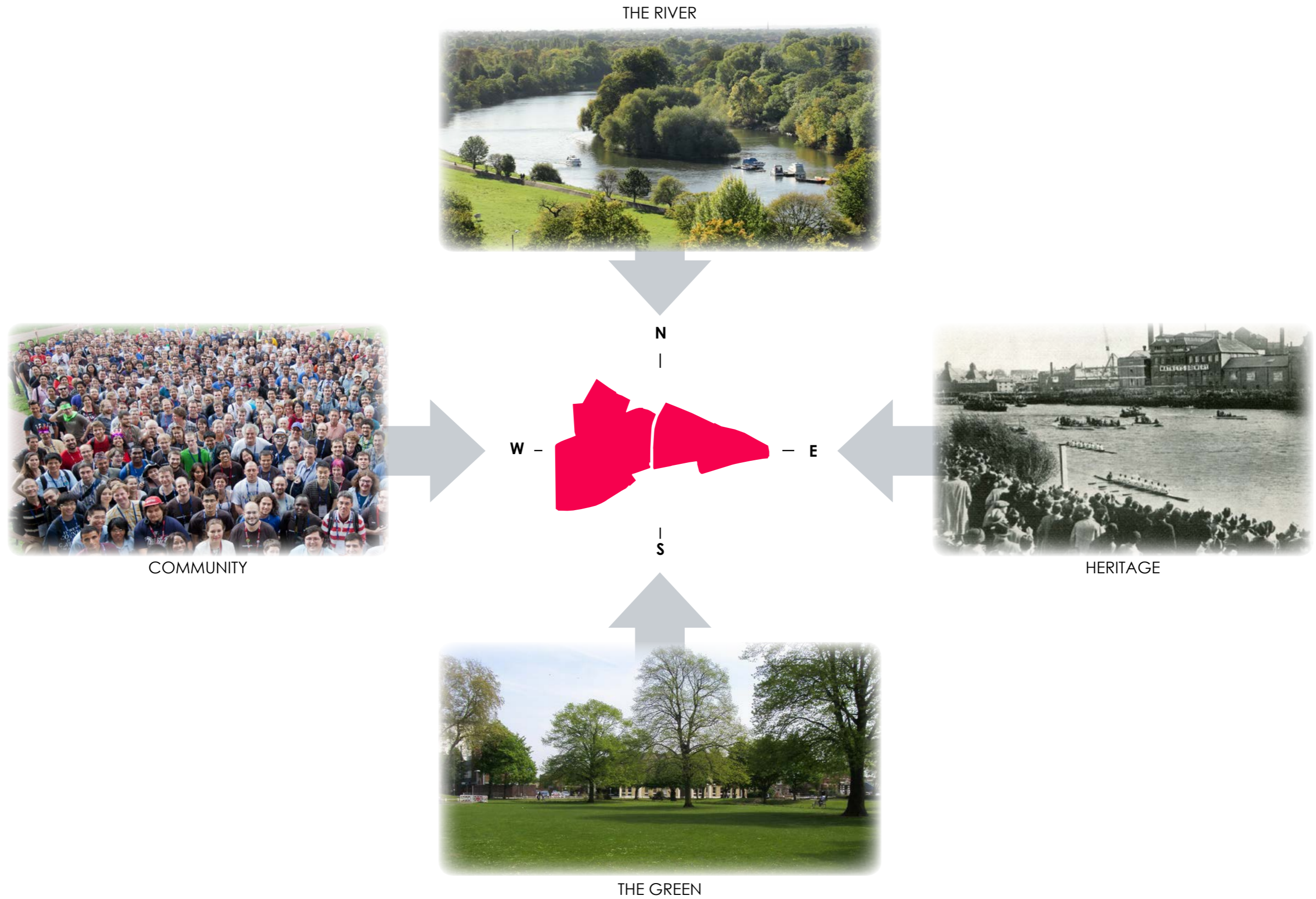
Consultation with statutory referral agencies has also been undertaken, including:

- » Environment Agency (EA)
- » Greater London Authority (GLA)
- » Port of London Authority (PLA)
- » Transport for London (TfL)
- » Sport England (SE)
- » Education and Skills Funding Agency (ESFA)

A number of representatives of local community groups and special interest groups were also invited to take part in a series of Community Liaison meetings, in addition to a number of Public Exhibitions of the project development through the course of design.

In particular, the Towpath Group were consulted directly and assisted in developing a strategic approach to proposed upgrade and development of the Towpath.

A NEW HEART FOR MORTLAKE



HERITAGE ASSETS

HISTORICAL CONTEXT

The Stag Brewery forms a major part of the river frontage development in the centre of Mortlake, having served as a productive site for hundreds of years. The development area includes the site of Mortlake Manor House, the centre of the large estate, originally including thousands of acres, extending across to Richmond Park. A brewery has existed on this site since 1493 when brewer John Williams was granted half an acre by King John, with the Stag Brewery finally closing in 2015, prior to the site being purchased by Reselton Properties.

The site contained the original Mortlake Manor house, palace of the Archbishops of Canterbury and centre of a prosperous estate including some 8,000 acres (Domesday survey 1086). Numerous land holders have utilised the riverside land for residential and industrial purposes, including Thomas Cromwell, who was granted the land and Manor House by Henry VIII and who lived on the site at various times from 1536. Cromwell House on the western portion of the site and the original manor house, east of Ship Lane, formed a significant part of the early history and use of the site.

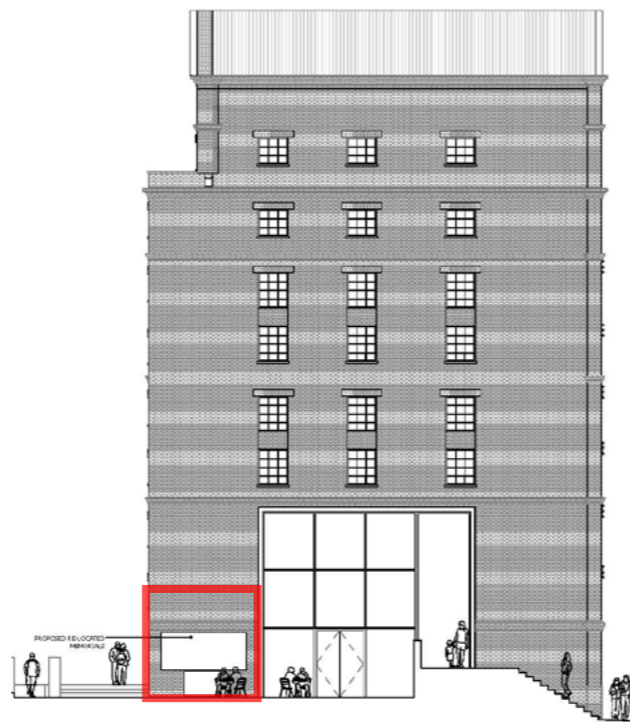
HERITAGE

Heritage elements on the existing site include the Hotel and Bottling Plant building and Maltings Building and these are retained and re-purposed within the masterplan. Sections of the existing boundary brick wall are retained in the design of the perimeter treatment to Mortlake High Street frontage, Bull's Alley and the Towpath, and integrated into the hard landscape development. The brick wall on the Towpath / river frontage is reduced in height to relate to the proposed site levels and anticipated flood levels. The wall continues to form the flood protection for the site, with a series of stepped connections to the Towpath placed at intervals along this frontage, relating to the new connections through the site.

Plaques commemorating brewery workers who died in the two World Wars or in accidents on site are to be relocated to a suitable place within the new development, maintaining a link to the history of the site and its' past inhabitants. The proposed location for the two plaques is on the east wall of the Maltings building facing Maltings Plaza.

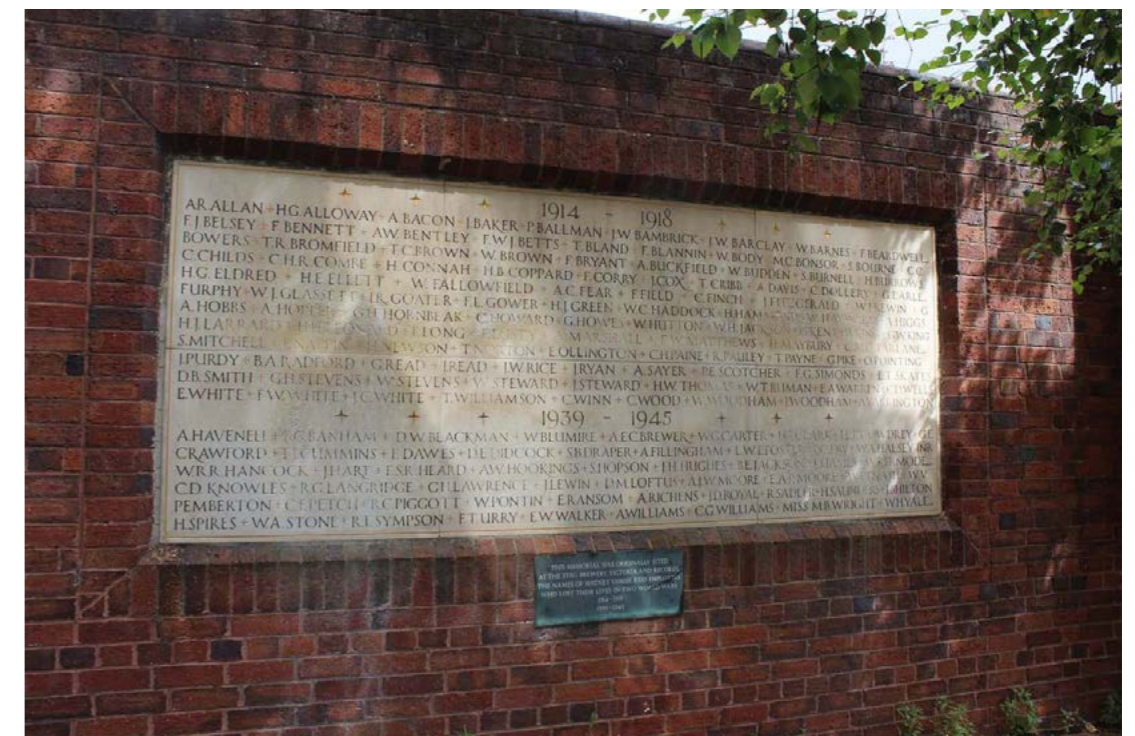


Location plan



MALTINGS BUILDING EAST ELEVATION

Memorial Plaques
Proposed Location - on
eastern wall of Maltings



EXISTING MEMORIAL PLAQUES - TO BE RELOCATED WITHIN NEW DEVELOPMENT

HERITAGE ASSETS

The Brewery gates in Williams Lane, featuring the Watney's Brewery name, are proposed to be located flanking access route from end of Thames Street into western precinct and school. This reference to the previous owners and use of the site is seen as a positive link to the history of the site.

The original proposal to relocate one pair of gates at the Rowing Club courtyard no longer works due to changes for flood control and levels / layout. The Watneys' Brewery gates from Williams Lane entry (refer image attached – 5.65m wide) is proposed opposite the end of Thames Street to terminate this view.

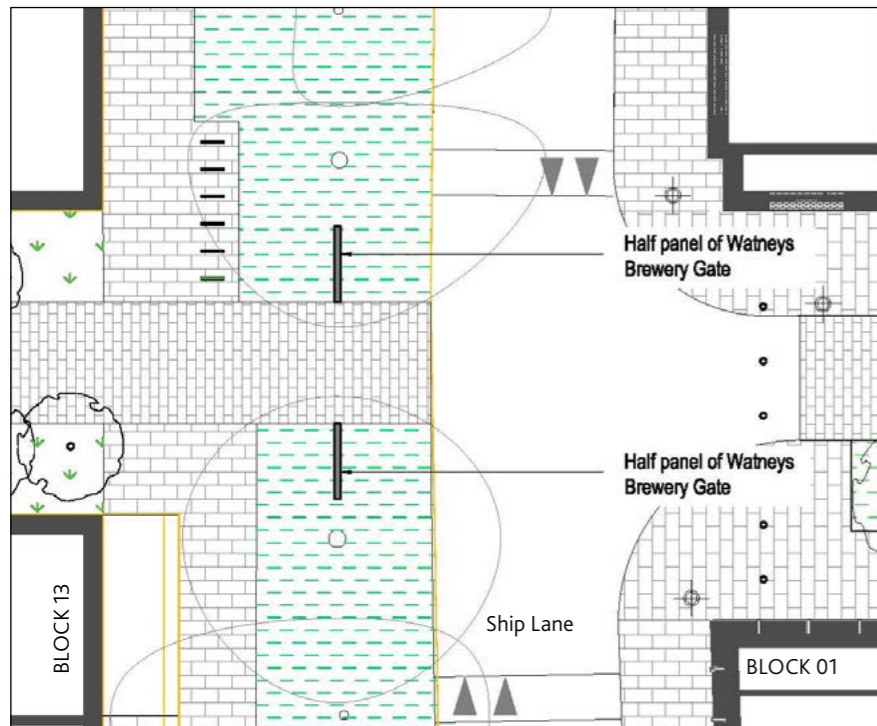
Stag Brewery Gate 1 is positioned on the edge of the site facing Mortlake High Street, adjacent to the pedestrian crossing and entry to the site between buildings 5 and 10.

Stage Brewery Gate 2 is proposed across the northern end of the Green Link, defining the separation between the soft landscape and hard paved Maltings Plaza.



Location plan

HERITAGE ASSETS



Watney's Brewery Gates Location on Plan



Stag Brewery Gate 1 Location on Plan



Stag Brewery Gate 2 Location on Plan



Watney's Brewery Gates - from Williams Lane

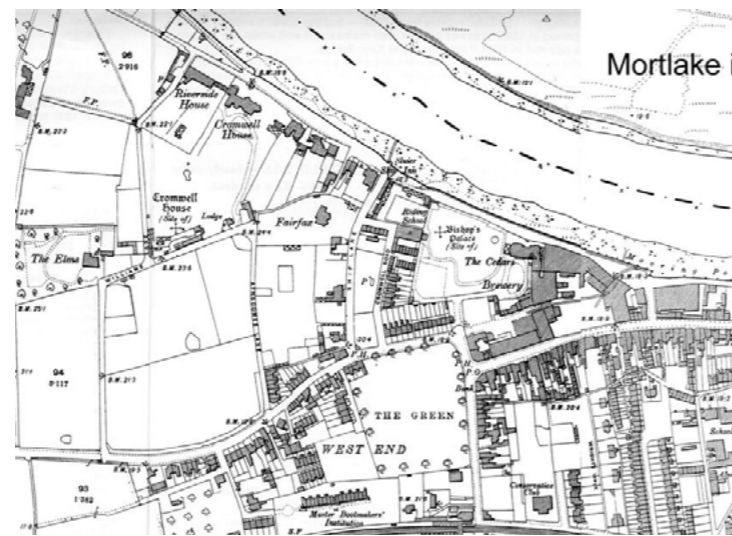
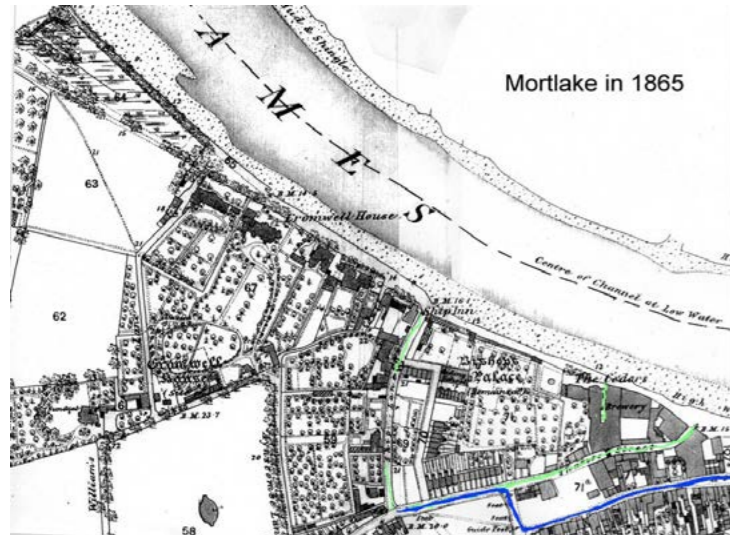


Stag Brewery Gate 1 - from one side of main entrance on Lower Richmond Road (5.0m wide)



Stag Brewery Gate 2 - main entry gates from Lower Richmond Road (7.0m wide)

HISTORICAL MAPS AND IMAGES OF SITE AND SURROUNDS



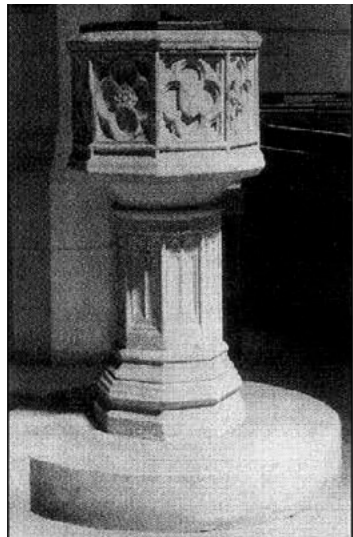
1865

1893

1907

THE SEAT OF WILLIAM MOFFAT ESQ AT MORTLAKE - J M W TURNER 1826

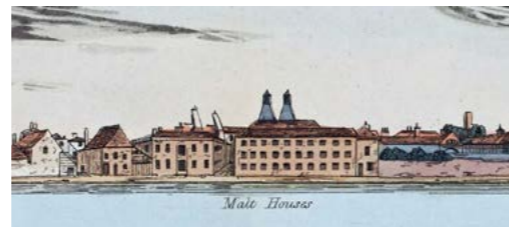
HISTORY LINE OF SITE AND MORTLAKE



Old Cromwell House



New Cromwell House



Brewing



Tapestry

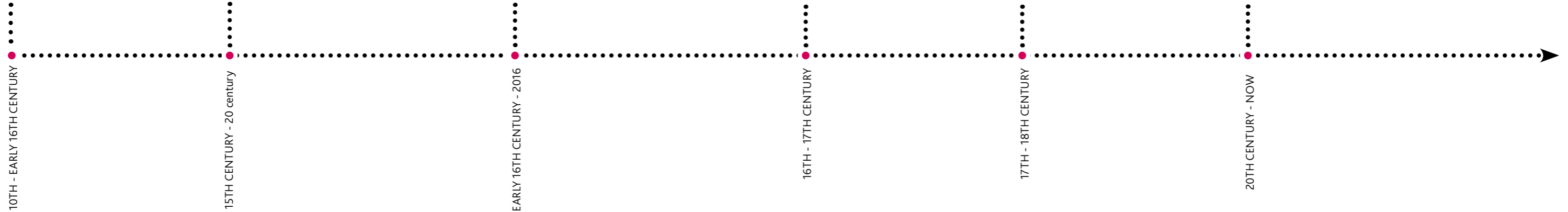


Pottery



Rowing

Mortlake Manor & Manor House



WIDER URBAN CONTEXT

URBAN CONTEXT

Located in the southwest London Borough of Richmond upon Thames, the former Stag Brewery site is adjacent to the River Thames to the north, in close proximity to Kew Gardens and walking / cycling distance to Richmond Park. Mortlake Railway Station is just a few minutes' walk south of the development with the current commercial activity centred on Sheen Lane and Upper Richmond Road. A number of buses serve the existing community around the site, along Lower Richmond Road; and the cycle network and Thames Path provide further connection and circulation for pedestrians and cyclists in the area.

The masterplan is designed to reflect and link to the current street network and draws references from the existing character and scale of the surrounding urban context. Improved permeability and linkages into and through the site from the surrounding streets will facilitate connections between Mortlake and the river, and link the new residential population as part of the community of Mortlake. Access to the river, especially from the areas around Mortlake Green and beyond the railway station will be significantly improved in comparison with historic use and containment of the brewery site.

The site is located in a relatively flat area with more obvious level changes close to the river, relating to the existing Towpath along the bank of the Thames River. Consideration of potential flooding has been made and following consultation with Environment Agency (EA), suitable site and building floor levels and flood prevention walls have been included into the design.



Legend

Stations:

01 Mortlake 02 Barnes Bridge 03 North Sheen 04 Richmond 05 Kew Gardens 06 Chiswick 07 Barnes

- - - - National Cycle Route
- - - - Local Cycleway
- Cycling Distance/Time
- Town Centre
- Accessible Green Space

LOCAL CONTEXT

EXISTING SITE

The existing site of the previous Stag Brewery extends from Bulls Alley in the east to Williams Lane in the west, and between the Thames River frontage to Lower Richmond Road and Mortlake High Street.

Two Buildings of Townscape merit are retained and re-purposed on site, along with section of the perimeter brick wall.

The site is generally flat and falls gradually towards the southwest from the western side of Ship Lane. Ship Lane itself falls towards the northern (river) end.

A number of existing trees have been surveyed on the western half of the site and these have been assessed in the following Arboricultural report and retained where feasible. Measures have been taken in the layout of the site plan to ensure the majority of good quality trees are retained and integrated into the layout.

Treatment to the existing Towpath running along the river frontage of the site is included in this application and additional connections from within the site added to improve connectivity. Some upgrades of the Towpath and river edge are proposed and coordinated with further works being planned by the responsible agencies, as outlined in the following detailed section.

- Legend**
- School
 - Playground
 - Allotments
 - Common and Meadow
 - Pre-school
 - Park
 - Cemetery
 - Railway station
 - ➔ Local Cycleway

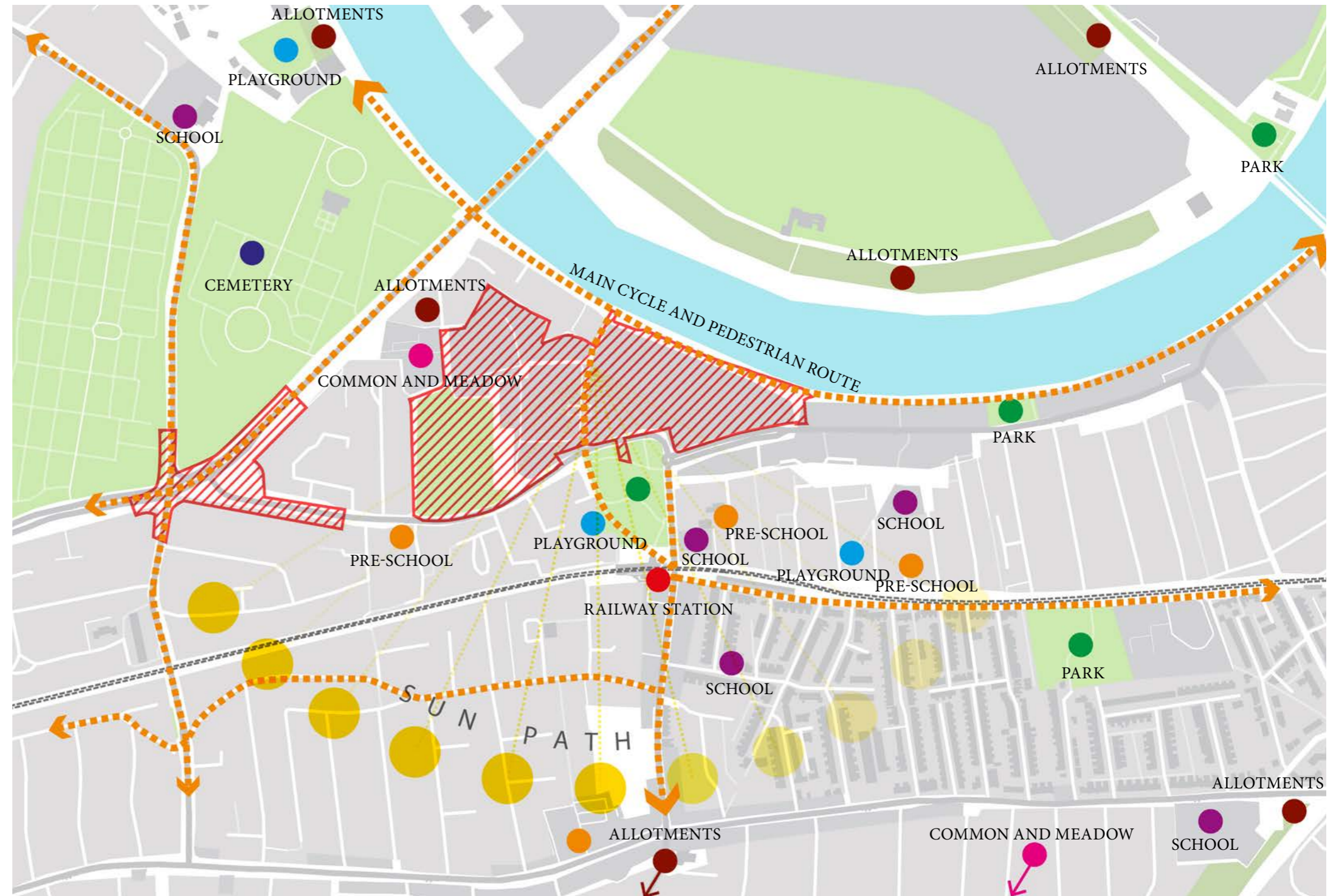


PHOTO SURVEY



MORTLAKE GREEN PARK



MORTLAKE GREEN PARK



LOWER RICHMOND ROAD



JOLLY GARDENERS PUB (SITE SURROUND)



LOWER RICHMOND ROAD / SHEEN LANE ROUNDABOUT AND HOTEL



SHIP LANE MEETS TOWPATH (SITE SURROUND)



RIVER THAMES (VIEW FROM CHISWICK BRIDGE LOOKING EAST TO THE SITE)



SHIP LANE (SITE SURROUND)



TOWPATH (BEYOND SITE)

EXISTING TREES

ARBORICULTURAL SURVEY

A detailed survey of existing trees has been developed for the site and three areas beyond the site boundary, namely the wooded Towpath to the river edge, Mortlake Green and Chalkers Corner, where additional roadworks are proposed. This survey has enabled consideration of these site features in the layout of the Masterplan and related works and retention of a large proportion of existing trees.

(Refer Appendix for plan - Waterman Dwg No WIE-SA-77-7702 and Waterman Arboricultural Survey Report and Impact Assessment referenced as WIE10667-100_R_3_3_3_ASR&IA)

BREWERY SITE

The main site includes a range of trees, concentrated on the western half of the site, and the species, size and condition of each has been documented. Following comparison with the proposed masterplan layout, and site inspection, a number of trees are proposed to be removed to allow for buildings or roads. The majority of existing trees however, are retained and integrated within the landscape masterplan, as indicated on the accompanying diagram.

The substantial group of mature Plane trees along Ship Lane are preserved and integrated into the new streetscape, following demolition of the existing brick walls. Detailed analysis of existing tree positions relative to proposed buildings, walls and pavements will be undertaken at the next detailed stage of development and further consideration of measures for retention and protection of existing trees will be completed at that time.

MORTLAKE GREEN

The Tree Survey included Mortlake Green as the concept design provides for future connection from the site through this area for pedestrians and cyclists, as part of the overall integration of the site with the surrounding area. Some shrub planting will be removed as part of the new connection of the site into Mortlake and will be replaced as part of the overall pedestrian pathway. The implementation of these works will be coordinated with LBRuT Parks Department, but no trees in Mortlake Green are proposed to be effected. Pavements within Tree Protection Zones of existing trees in the park will be designed and detailed to avoid deep excavation and limit impact on existing root systems from construction works and future pedestrian traffic.

Towpath

As part of proposed upgrade and integration of the perimeter of the development site and following consultation with the relevant authorities and community groups, the Towpath trees were surveyed to guide future development.

It is not proposed to remove any trees in this area, apart from some minor understorey removal of regrowth and suckers. The Design Team have liaised with Port of London, Environment Agency and LBRuT regarding the Towpath and understand various maintenance and upgrade works by responsible agencies are proposed to the Towpath in the foreseeable future.

SCHEDULE OF SPECIES REMOVED

Reference	Species	Condition	Category	Reference	Species	Condition	Category
T1	False acacia (<i>Robinia pseudoacacia</i>)	Poor	C2/3	T35	Unidentified species	Fair	C2/3
T2	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	C2/3	T36	Ash (<i>Fraxinus excelsior</i>)	Fair/Poor	C3
T5	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T59*	Fastigate Oak (<i>Quercus robur</i> 'Fastigiata')	Fair/Good	C2
T6	Fastigate Hornbeam (<i>Carpinus betulus</i> 'Fastigiata')	Fair/Good	B2	T60*	Norway Maple (<i>Acer platanoides</i>)	Fair	C2
T7	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T62	Himalayan Birch (<i>Betula utilis</i>)	Fair	C2
T8	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T63	Red Horse Chestnut (<i>Aesculus x carnea</i>)	Fair	C2
T9	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T64	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T10	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T65	Red Horse Chestnut (<i>Aesculus x camea</i>)	Fair/Poor	C2
T11	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T66	Red Horse Chestnut (<i>Aesculus x camea</i>)	Poor	C2
T12	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	U	T87	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	C2
T13	Small-leaved Lime (<i>Tilia cordata</i>)	Fair	C1	T88	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T14	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T89	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair	C2
T15	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T90	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T16	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	C2	T91	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Poor	C2
T17	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	C2	T92	Manna Ash (<i>Fraxinus ornus</i>)	Fair	C2
T18	Small-leaved Lime (<i>Tilia cordata</i>)	Fair	C1	T93	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	B2
T22	Whitebeam (<i>Sorbus aria</i>)	Fair/Good	C2	T94	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2/3
T23	Himalayan Birch (<i>Betula utilis</i>)	Poor	C3	T95	Manna Ash (<i>Fraxinus ornus</i>)	Fair/Good	B2
T24	Wild Cherry (<i>Prunus avium</i>)	Fair/Good	C2	T96	Manna Ash (<i>Fraxinus ornus</i>)	Fair/Good	B2
T25	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T97	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	B2
T26	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T98	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T27	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T99	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	B2
T28	Ash (<i>Fraxinus excelsior</i>)	Fair/Good	U	T100	Manna Ash (<i>Fraxinus ornus</i>)	Fair/Good	B2
T29	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	A2	G47	3No. Holly (<i>Ilex aquifolium</i>); one is removed	Fair/Poor to Fair/Good	C2
T30	Whitebeam (<i>Sorbus aria</i>)	Fair	U	G147*	1No. Peay (<i>Pyrus sp.</i>), 1No. Norway Maple (<i>Acer platanoides</i>)	-	C2
T31	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2				
T32	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2				
T33	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2				
T34	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2				

NOTES:
* - TREES ARE OUTSIDE OF PLANNING BOUNDARY AND SUGGESTED TO BE REMOVED BY LANDSCAPE ARCHITECTS. IT IS SUBJECT TO CHANGE AS PART OF S278 WORKS POST PLANNING.

EXISTING TREE SURVEY & ASSESSMENT









TREE SURVEY

A Tree Survey was undertaken by Waterman Infrastructure and Environment in March 2016 and updated in April 2017 with some additional areas added to the original scope, including the Towpath and Mortlake Green. From this information, an Arboricultural Report was developed with assessment of the species, size, condition and relative merit of all trees surveyed and categorisation of tree quality based on BS5837:2012.

A Constraints Plan showing Tree Root Protection zones was also developed to guide revisions to ground levels or surface finishes adjacent to existing trees. This information was utilised to guide the retention and treatment of existing trees on the site.

A Tree Preservation Order (T0880 - 10 March 2016) was raised by LBRuT over all trees on the western half of the site and based on "...engagement with the proposed scheme, allowing for amendment following review of the trees on site."

Various engagement with LBRuT was subsequently undertaken during development of the masterplan, including with the Tree Officer and Landscape Architect, as well as the Planning Officer. With this information and consultation with council, a proposed Tree Retention / Removal Plan (see below) was developed to guide the masterplan and was presented to council at various stages.

- Legend**
- 
TREES, GROUPS OR HEDGES TO BE RETAINED
 Subject to detailed design in outline application areas.
 - 
TREES, GROUPS OR HEDGES TO BE REMOVED
 - 
ROOT PROTECTION AREAS (RPA)
 - 
TREE PROTECTION FENCING or BOX
 Refer to Detail.
 Location of tree protection systems for retained trees subject to detailed design in outline application areas
 - 
CONSTRUCTION WORKING AREA (including Demolition)
 Refer to notes for details.
 Subject to detailed design in outline application areas
 - 
INDICATIVE EXTENT OF GROUPED FEATURE(S)
 - 
SITE BOUNDARY
 - 
TREES OUTSIDE OF SURVEY AREA



PROPOSED TREE RETENTION

TREE RETENTION / REMOVAL





This diagram indicates existing trees from the Tree Survey which will be retained or removed as a result of the proposed 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, for example on Ship Lane where demolition of existing brick walls and construction of new kerblines have been carefully adjusted to maximise the protection of these site assets. 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.



Legend

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

ADDITIONAL SITE ANALYSIS

SURVEYS:

a. Levels:

Levels - the existing site levels fall towards the east and the river. High points are at Mortlake Green and to the West, rising towards the crematorium.

b. Walking times:

Walking times around the site are compromised across the river - good pedestrian linkages to the south offer conveniently walkable connections to the prime amenity of richmond park and its environs

c. Conservation status:

Conservation area 33 bounds the site and encapsulates the maltings building and south eastern edge. Area 51, including the green is abutting the site immediately south

d. Shade:

Shade analysis reveals pockets of shade where the buildings overlook the courtyards, and reverfront. Most open space areas are relatively light in their aspect.

