



Stag Brewery, Mortlake

Landscape Design and Access Statement: Application C

For Reselton Properties

REV02 May2019

REVISION NO:	ISSUE DATE:	PREPARED BY:	APPROVED BY:
00	14/02/2018	RJ	RC
01	11/04/2019	RJ	RC
02	03/05/2019	GP	RC

STAG BREWERY

LANDSCAPE DESIGN & ACCESS STATEMENT - CHALKERS CORNER

CONTENTS:

1. PROPOSAL

- 1.1 INTRODUCTION
- 1.2 SCOPE OF WORKS
- 1.3 PHOTO SURVEY
- 1.4 CHERTSEY COURT FRONTAGE
- 1.5 ILLUSTRATIVE PLAN
- 1.6 SECTIONS
- 1.7 CHALKERS CORNER UPGRADE
- 1.8 EXISTING TREE PLAN
- 1.9 PROPOSED PLANTING
- 1.10 EXISTING VIEW
- 1.11 ILLUSTRATIVE VIEW OF PROPOSED JUNCTION
- 1.12 OOLTI ADJUSTMENT
- 1.13 CONCLUSION

2. APPENDICES

- 2.1 LANDSCAPE GENERAL ARRANGEMENT

1. PROPOSAL

1.1 INTRODUCTION

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.

This section of the report sets out design principles and detailed strategies to support Application C for landscape works at Chalkers Corner.

The current junction is subject to peak hour congestion which varies depending upon wider traffic conditions and the operation (barrier down time) of the Mortlake Level Crossing.

The adopted Stag Brewery Planning Brief (July 2011) made clear that existing traffic congestion issues in the area had to be taken account of and addressed. Should redevelopment of the site come forward it requires appropriate improvements to the highway network to be identified in order to mitigate the developments impacts. Whilst the Brief does not specifically mention the need to mitigate impacts at the Chalkers Corner junction, subsequent discussions with officers and with residents have confirmed that the operation of the Chalkers Corner junction and in particular congestion and delay on the Lower Richmond Road arm is a key concern, which should be addressed and resolved as part of the redevelopment scheme.

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.

1. PROPOSAL

1.2 SCOPE OF WORKS

CHALKERS CORNER LANDSCAPE WORKS

The development of this area has been proposed to ameliorate the impacts of the revisions to the roadworks and to enhance pedestrian and cyclist facilities within the road reserve. Whilst the scheme will necessarily require the removal of a number of mature trees along Lower Richmond Road and one in Clifford Avenue, as well as a number within the Chertsey Court site, it is proposed to add 33 new advanced tree and shrub planting to compensate for this loss.

The landscape scheme proposes to replace the existing wall and fence on the revised alignment with a 2m high brick wall to help mitigate any noise impacts arising from moving the road slightly closer to Chertsey Court.

The addition of the proposed green infrastructure (massed tree planting, hedges and climbing plants on wall) contributes to the management of air quality and aligns with the Lord Mayor's latest guidelines ('Using Green Infrastructure to protect people from Air Pollution' - April 2019). Refer to associated Environmental Report for additional Air Quality levels and mitigation measures.

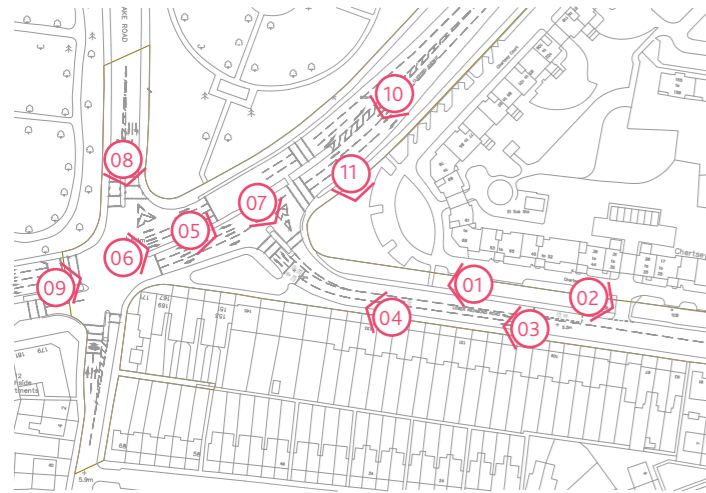


--- Site Boundary

AERIAL VIEW OF EXISTING CHALKERS CORNER

1. PROPOSAL

1.3 PHOTO SURVEY



03. Approaching junction from Lower Richmond Road



06. Clifford Av / Lower Richmond Road junction



09. Approaching junction from Lower Richmond Road



01. Approaching junction from Lower Richmond Road - footpath



04. View from Lower Richmond Road



07. Lower Richmond Road from Clifford Av



10. Approaching junction from Clifford Av



02. Lower Richmond Road - tree line



05. Clifford Av / Lower Richmond Road junction



08. Approaching Junction From S Circular Road



11. Clifford Av. Footpath

1. PROPOSAL

1.4 CHERTSEY COURT FRONTAGE



Clifford Ave

Existing vegetation

Chertsey Court

Low wall with balustrade

Lower Richmond Road



VIEW TOWARDS CHERTSEY COURT



KEY:

- | | | | | | |
|--|---------------|--|----------------------------|--|--|
| | Proposed tree | | Raised table | | Pedestrian & cycle crossing |
| | Existing tree | | Roadway | | Removed tree |
| | Bound paving | | Paving / footway | | Planting |
| | Boundary line | | New pier to new brick wall | | New climber planting to new brick wall |

MEASURES TO IMPROVE TRAFFIC:

- ① Move intersection to create additional vehicle storage
- ② Improve sliplane for left turn into Lower Richmond Road
- ③ Additional left turn lane onto A316
- ④ Revised entry to suit roadway re-design
- 2m high new brick wall
- Existing road layout

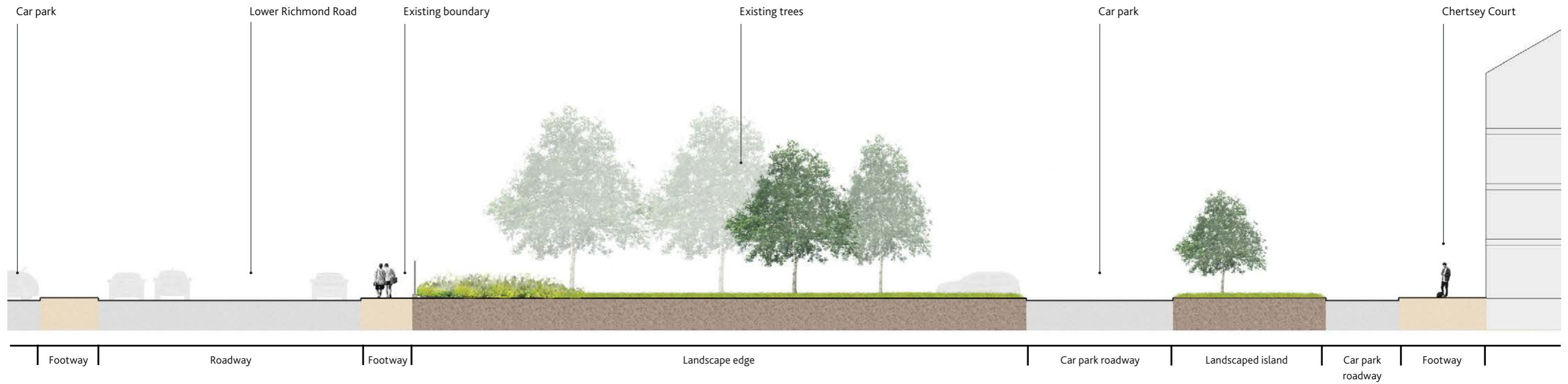
MEASURES TO IMPROVE CYCLE CONNECTION AND LANDSCAPE:

- ⑤ Wider islands to accommodate cycle crossing
- ⑥ New large tree, shrub planting and pavement for the island
- ⑦ Retained existing car park
- ⑧ Creation of new public realm and advanced tree planting to intersection
- ⑨ New tree planting and acoustic wall to Chertsey Court corner
- ⑩ New footway 2m wide and new tree & shrub planting

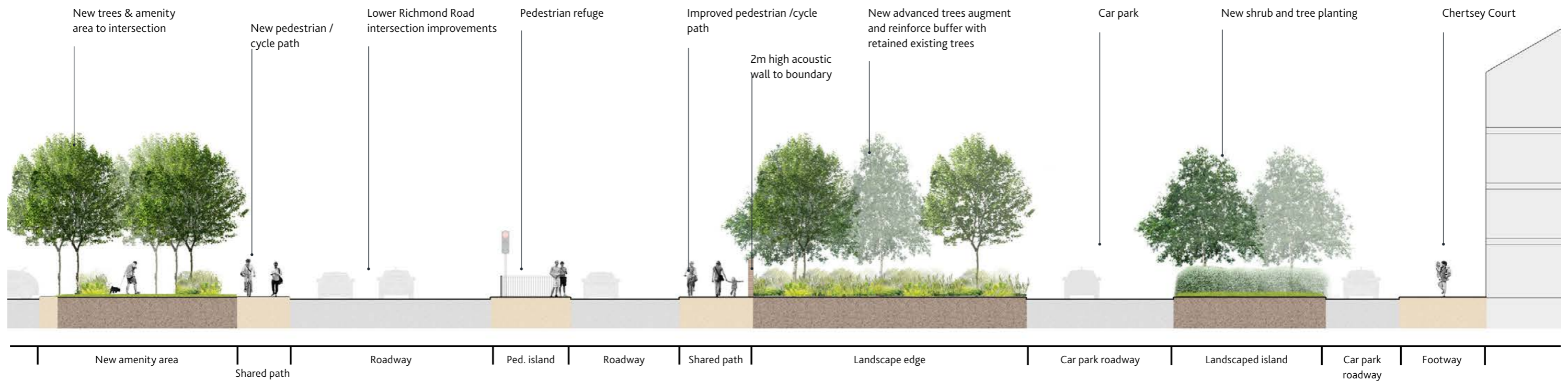
REFER TO PBA DRAWING: 38262/5501/051

1. PROPOSAL

1.6 SECTIONS



Existing Section A-A'



Proposed Section A-A'

1. PROPOSAL

1.7 CHALKERS CORNER UPGRADE

- ① Extension of intersection queueing capacity
- ② Enhancement to TfL Quietway Cycle route
- ③ Creation of improved pedestrian / cycle crossing
- ④ Creation of additional left turn lane
- ⑤ Definition to parking area and feature paving
- ⑥ Creation of pocket park with new semi-mature trees, understorey planting, seating and cycle access
- ⑦ Realignment of intersection to improve capacity and efficiency (existing trees affected are removed. 22 removed in total)
- ⑧ Creation of new cycle lane linking to existing cycle route on A316
- ⑨ Allocated bus stop (Amended on street parking)
- ⑩ Additional semi-mature trees to augment existing planting and replace removed trees
- ⑪ New 2m brick wall to screen property from intersection with climber planting in front of the wall
- ⑫ Creation of new turning lane to Lower Richmond Road
- ⑬ Existing trees retained



PROPOSED LANDSCAPE WORKS DIAGRAM

1. PROPOSAL

1.8 EXISTING TREE PLAN: TREE SURVEY SUMMARY

SURVEY

A Tree Survey was undertaken of trees within the road reserve and inside the Chertsey Court property on the corner, due to proposed impacts on this land and existing trees. The precis of this survey is adjacent, full information from the arboriculturalists is contained in the appendix.

TREES RETAINED

Ref. #	Species	Condition	Category
T106	Lime (<i>Tilia</i> sp.)	Fair/Good	B2
T107	Silver Leaved Lime (<i>Tilia petiolaris</i>)	Fair	B2
T108	Himalayan Birch (<i>Betula utilis</i>)	Fair	C2
T110	Silver Birch (<i>Betula pendula</i>)	Fair	C2
G112	4No. Norway Maple (<i>Acer platanoides</i>)	Good	C2
T113	Holm Oak (<i>Quercus ilex</i>)	Good	C2
T114	Holm Oak (<i>Quercus ilex</i>)	Fair/Good	C2
G115	5No. Norway Maple (<i>Acer platanoides</i>)	Fair/Good	C2
T116	Cherry (<i>Prunus</i> sp.)	Good	B2
G117	2No. Cider Gum (<i>Eucalyptus gunnii</i>) - 1 of 2 retained	Fair/Good	B2
T118	Holm Oak (<i>Quercus ilex</i>)	Good	B2
T123	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Good	B2
T124	False Acacia (<i>Robina pseudoacacia</i>)	Fair	C2
T127	Yew (<i>Taxus baccata</i>)	Fair	C2
T128	Silver Birch (<i>Betula pendula</i>)	Fair	C2
T129	Atlas Cedar (<i>Cedrus atlantica</i>)	Fair	B2
T130	Ash (<i>Fraxinus excelsior</i>)	Fair	C2
G131	3No. Cherry (<i>Prunus</i> sp.)	Fair/Good	B2
G132	Plum (<i>Prunus</i> sp.) Norway Maple (<i>Acer platanoides</i>) Cherry Laurel (<i>Prunus laurocerasus</i>) Japanese Laurel (<i>Aucuba japonica</i>)	Fair/Good	C2

TREES REMOVED

Ref. #	Species	Condition	Category
T111	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
G117	2No. Cider Gum (<i>Eucalyptus gunnii</i>) - 1 of 2 removed	Fair/Good	B2
T119	Cherry (<i>Prunus</i> sp.)	Dead	U
T120	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	Fair/Good	C2
T121	Cherry (<i>Prunus</i> sp.)	Fair	B2
T122	Cider Gum (<i>Eucalyptus gunnii</i>)	Fair	B2
T125	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	Fair	C2
T126	Norway Maple (<i>Acer platanoides</i>)	Fair	C2
T133	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Fair/Good	B2
T134	Italian Alder (<i>Alnus cordata</i>)	Fair	B2
T135	Italian Alder (<i>Alnus cordata</i>)	Poor	U
T136	Red Horse Chestnut (<i>Aesculus x carnea briotii</i>)	Fair	B2
T137	Italian Alder (<i>Alnus cordata</i>)	Fair	B2
G138	5No. Italian Alder (<i>Alnus cordata</i>)	Fair	U
G139	4No. Italian Alder (<i>Alnus cordata</i>)	Poor/Dead	U

8 number of Category B tree removed
3 number of Category C tree removed
11 number of Category U tree removed

PROPOSAL

EXISTING TREE PLAN: TREES REMOVED

TREES REMOVED

Ref. #	Species	Condition	Category	Est. Height (m)
T111	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	15
G117	2No. Cider Gum (<i>Eucalyptus gunnii</i>) - 1 of 2 removed	Fair/Good	B2	Av. 15
T119	Cherry (<i>Prunus sp.</i>)	Dead	U	Dead
T120	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	Fair/Good	C2	12
T121	Cherry (<i>Prunus sp.</i>)	Fair	B2	15
T122	Cider Gum (<i>Eucalyptus gunnii</i>)	Fair	B2	15
T125	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	Fair	C2	10
T126	Norway Maple (<i>Acer platanoides</i>)	Fair	C2	15
T133	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Fair/Good	B2	15
T134	Italian Alder (<i>Alnus cordata</i>)	Fair	B2	15+
T135	Italian Alder (<i>Alnus cordata</i>)	Poor	U	12
T136	Red Horse Chestnut (<i>Aesculus x carnea briotii</i>)	Fair	B2	15
T137	Italian Alder (<i>Alnus cordata</i>)	Fair	B2	15+
G138	5No. Italian Alder (<i>Alnus cordata</i>)	Fair	U	Av. 10
G139	4No. Italian Alder (<i>Alnus cordata</i>)	Poor/Dead	U	Av. 8

8 number of Category B tree removed
 3 number of Category C tree removed
 11 number of Category U tree removed

1. PROPOSAL

1.9 PROPOSED PLANTING

PROPOSED TREES & SHRUBS

A number of semi-mature trees are proposed within the Chertsey Court site to augment existing trees and visually screen the building with greenery.

These proposed trees are selected to be best tree species which assist in pollution absorption. The trees will be supplied at 7-9m height to maximize immediate impact of the proposed landscape. A small pocket park with additional trees is also proposed on the opposite side of Lower Richmond Road intersection.



TREES REMOVED: 22
 TREES PLANTED: 33
 INCREASE IN TREES: 11



QUERCUS ILEX
 SIZE: SEMI-MATURE
 GIRTH: 50-60CM
 OVERALL HEIGHT: 7-9M
 ESTIMATED HEIGHT IN 2027: 10-12M
 CLEAR STEM: MIN 2M (IMAGE INDICATIVE)
 MAXIMUM HEIGHT: 25M +



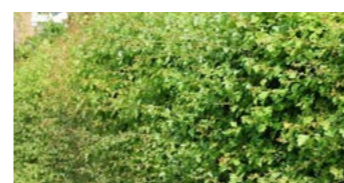
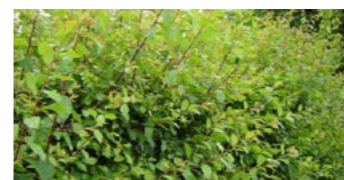
ACER PLATANOIDES
 SIZE: SEMI-MATURE
 GIRTH: 50-60CM
 OVERALL HEIGHT: 7-9M
 ESTIMATED HEIGHT IN 2027: 10-12M
 CLEAR STEM: MIN 2M
 MAXIMUM HEIGHT: 20M +



PLATANUS X ACERIFOLIA
 SIZE: SEMI-MATURE
 GIRTH: 50-60CM
 OVERALL HEIGHT: 7-9M
 ESTIMATED HEIGHT IN 2027: 10-12M
 CLEAR STEM: MIN 2M
 MAXIMUM HEIGHT: 25M +



GINKGO BILOBA
 SIZE: SEMI-MATURE
 GIRTH: 50-60CM
 OVERALL HEIGHT: 7-9M
 ESTIMATED HEIGHT IN 2027: 10-12M
 CLEAR STEM: MIN 2M
 MAXIMUM HEIGHT: 25M +



MIX: ILEX AQUIFOLIUM, PRUNUS SPINOSA
 OVERALL HEIGHT: 1.2M
 OVERALL WIDTH: 2M



Sarcococca confusa



Libertia grandiflora



Carex divulsa



Helleborus niger



Iris foetidissima



Blechnum spicant

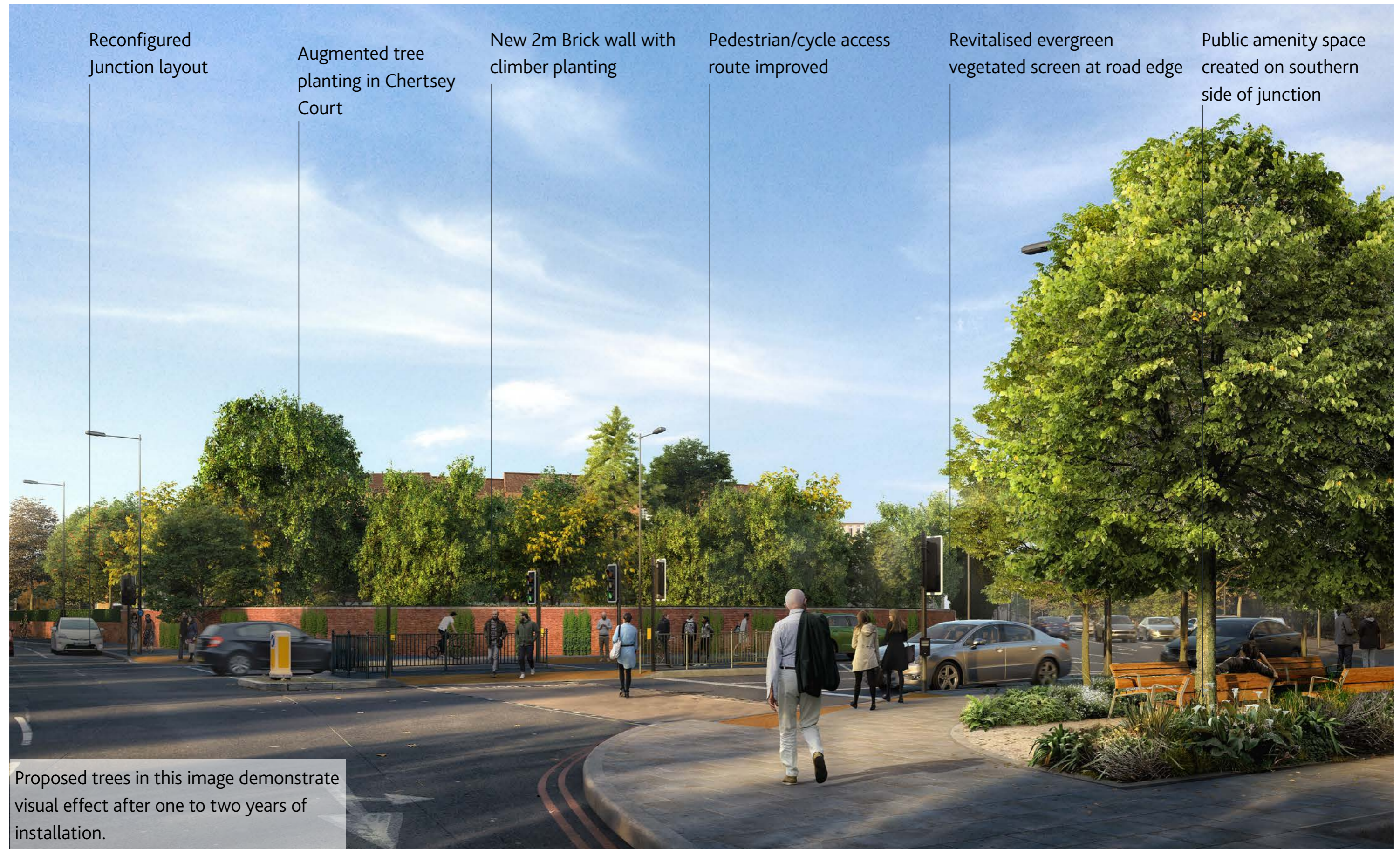
1. PROPOSAL

1.10 EXISTING VIEW



1. PROPOSAL



1.11 ILLUSTRATIVE VIEW OF PROPOSED JUNCTION



1. PROPOSAL

1.12 OOLTI ASSESSMENT: CURRENT DESIGNATION OOLTI AREA





Refer to the Gerald Eve OSPPA for justifications for its reconfiguration.

-  Chalkers Corner OOLTI (1710m2)
-  Boundary Line



1. PROPOSAL

1.12 OOLTI ADJUSTMENT: PROPOSED OOLTI AREA (1524M²)

-  Chalkers Corner OOLTI to remain (1276m²)
-  Chalkers Corner OOLTI Lose (434m²)
-  New Open Space (248m²)
-  Boundary Line



CONCLUSION

Should the redevelopment come forward, the proposed landscape works will not only compensate the loss of existing trees but also will enhance the landscape quality of the junction area.



