



**Landscape Design and Access Statement: Application B**

For Reselton Properties

RE14 July 2020

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13	21/05/2020	RM	CL
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## Contents

5.0	Landscape Proposals
5.1	Site Wide Landscape Masterplan
5.2	School Landscape Masterplan
5.3	Tree Retention
5.4	Vehicular Circulation Strategy
5.5	Pedestrian Circulation Strategy
5.6	Cycle Circulation Strategy
5.7	Hard Landscape Strategy
5.8	Street Furniture Strategy
5.9	Soft Landscape Strategy
5.10	Fencing
5.11	Sports Provision
5.12	Play

## Introduction

This Landscape Design & Access Statement for Application B has been prepared by Gillespies as a revised submission document to the P10736-00-001 Stag Brewery Landscape Design & Access Statement Application B submitted under Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant').

A summary of the Applications is set out below:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
  1. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  2. 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.

This document replaces the Landscape DAS Revision 03 (Application B) submitted to LBRuT in May 2019.

The Applications were submitted in February 2018 to LBRuT. The Applications are linked and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT's Planning Committee with a recommendation for approval. This scheme is thereafter referred to as "the Original Scheme".

The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:

- Conditions and informative's as set out in the officer's report, published addendum and agreed verbally at the meeting;
- Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement

which was delegated to the Assistant Director to conclude;

- No adverse direction from the Greater London Authority ('GLA'); and
- No call in by the Secretary of State for Housing, Communities and Local Government.

The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority.

The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the 'Revised Scheme'. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:

- Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living / residential units) to up to 1,250 units;
- Increase in affordable housing provision from up to 17% to up to 30%;
- Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
- Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
- Reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces, and introduction of an additional basement storey beneath Building 1 (the cinema);
- Other amendments to the masterplan including amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
- Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
- Associated highways works may be carried out on adopted highways land.

The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.

Minor amendments have also been made to the road and pedestrian layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.

A more detailed summary is included within the Planning Statement Addendum and Design and Access Statement Addendum submitted with the Revised Scheme documents.

These changes are being brought forward as substitutions to Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement).

It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent.

Accordingly, Application C remains 'live' within this substitution package.

## Landscape Masterplan: Summary of changes

### Summary of changes

The following Design amendments have been made to Application B, the masterplan overleaf illustrates their location.

1. Widening at the road junction between Lower Richmond road and Williams Lane
2. Improved clearance space at Lower Richmond road pedestrian crossing toward the school.
3. Improved space for pedestrian around the school and bus drop off.
4. Improved widths to secondary road and pedestrian layout between the school and Block 18

Following the revision of the scheme, we have adjusted a number of elements of the design where necessary, including diagrams, text and supporting drawings.

In particular the following contents from Application B - Design and Access Statement have been revised

- 5.1 Site Wide Landscape Masterplan
- 5.2 School Landscape Masterplan
- 5.3 Tree Retention
- 5.4 Vehicular Circulation Strategy
- 5.5 Pedestrian Circulation Strategy
- 5.6 Cycle Circulation Strategy
- 5.7 Hard Landscape Strategy
- 5.8 Street Furniture Strategy
- 5.9 Soft Landscape Strategy
- 5.10 Fencing
- 5.11 Sports Provision
- 5.12 Play



Masterplan illustrating locations of design amendments



- 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 Residential street
- ⑩ School sports field
- ⑪ Public amenity space
- ⑫ Community park
- ⑬ 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.

- 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

## 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 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 retained
- 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

-  Tree to be removed
-  Tree to be retained
-  School Application Boundary
-  Site Application Boundary

**Legend**

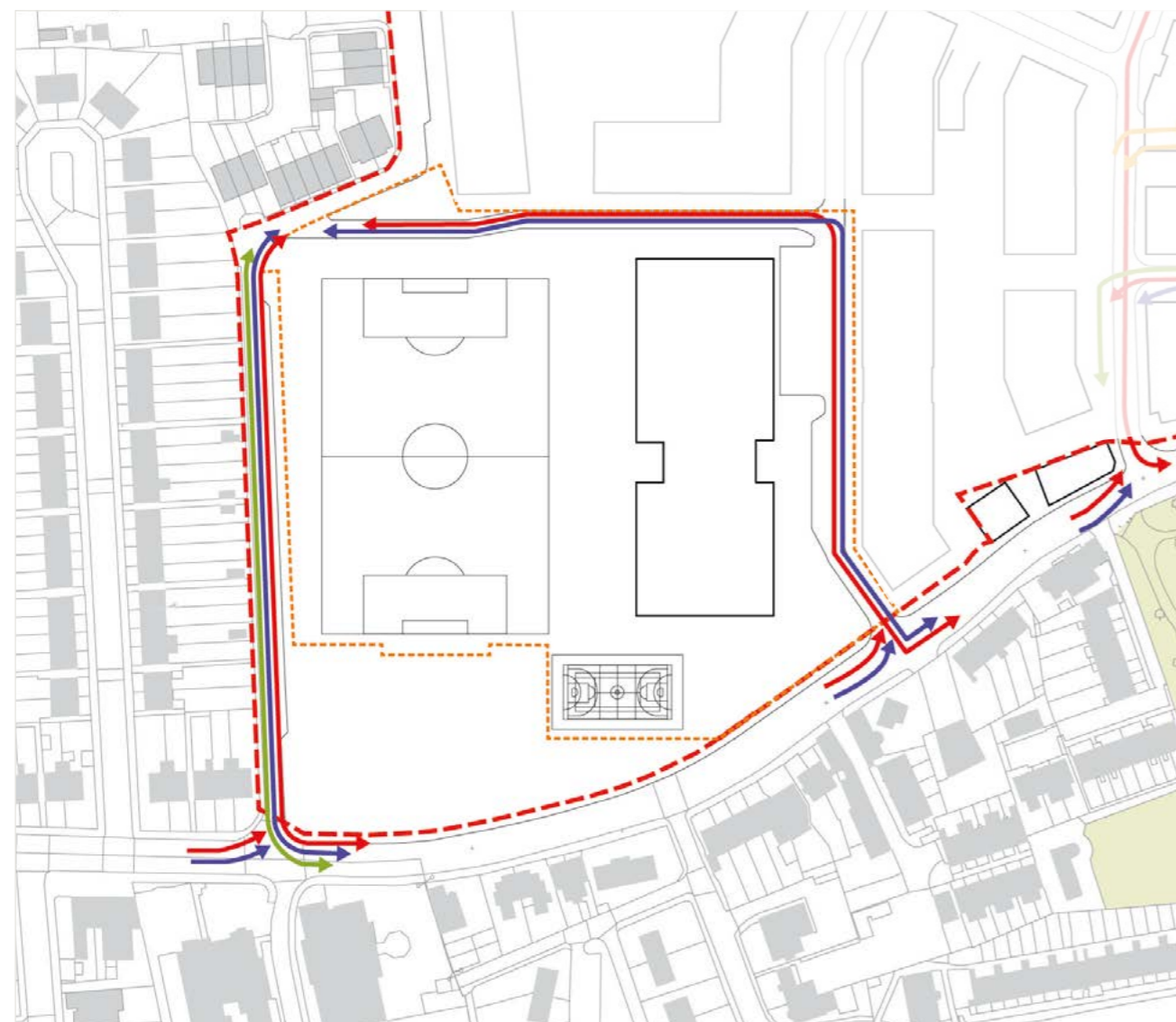
-  Fire Tender
-  Waste Collection
-  Waste Collection intermittent access required
-  Delivery
-  Delivery intermittent access required
-  Passenger (Residential/Retail)
-  School Bus Stops
-  Site Application Boundary
-  School Application Boundary

**5.4 Vehicular Circulation Strategy**

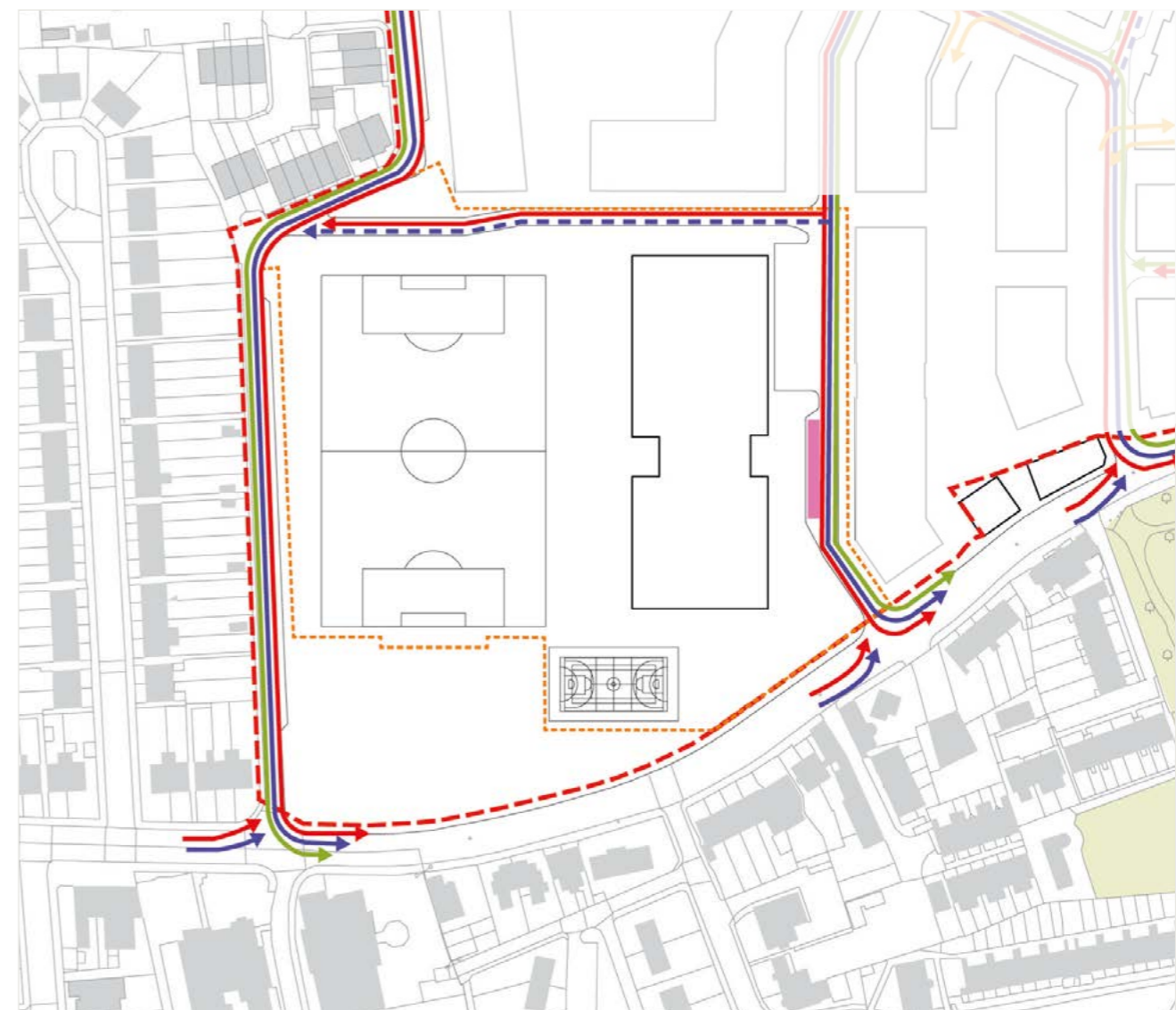
The North Street will be constructed to allow controlled vehicular access and movement for service and emergency vehicles but is mainly intended as a pedestrian and cycle access to the school. A one way asphalt pavement (5m wide) with 300mm wide granite kerbs, will provide for vehicles and footpaths, 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.



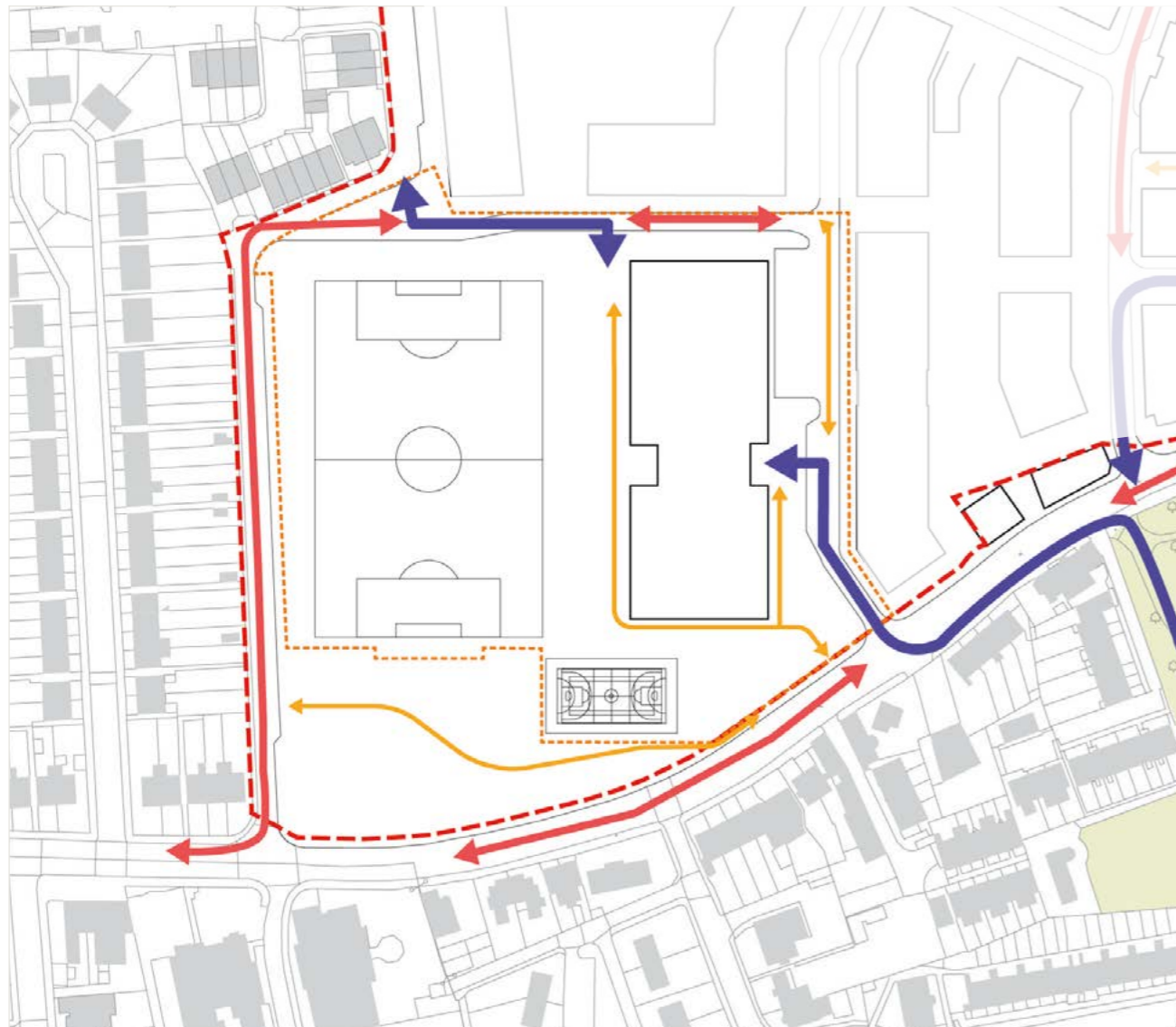
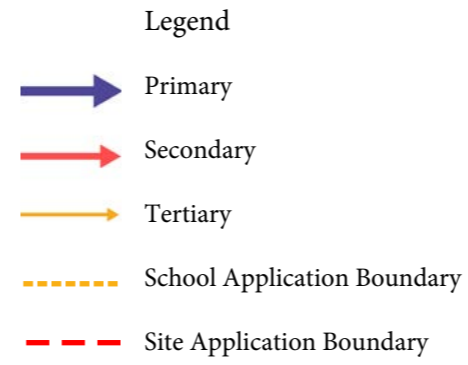
Vehicular Circulation Strategy Interim (Whilst phased development takes place)



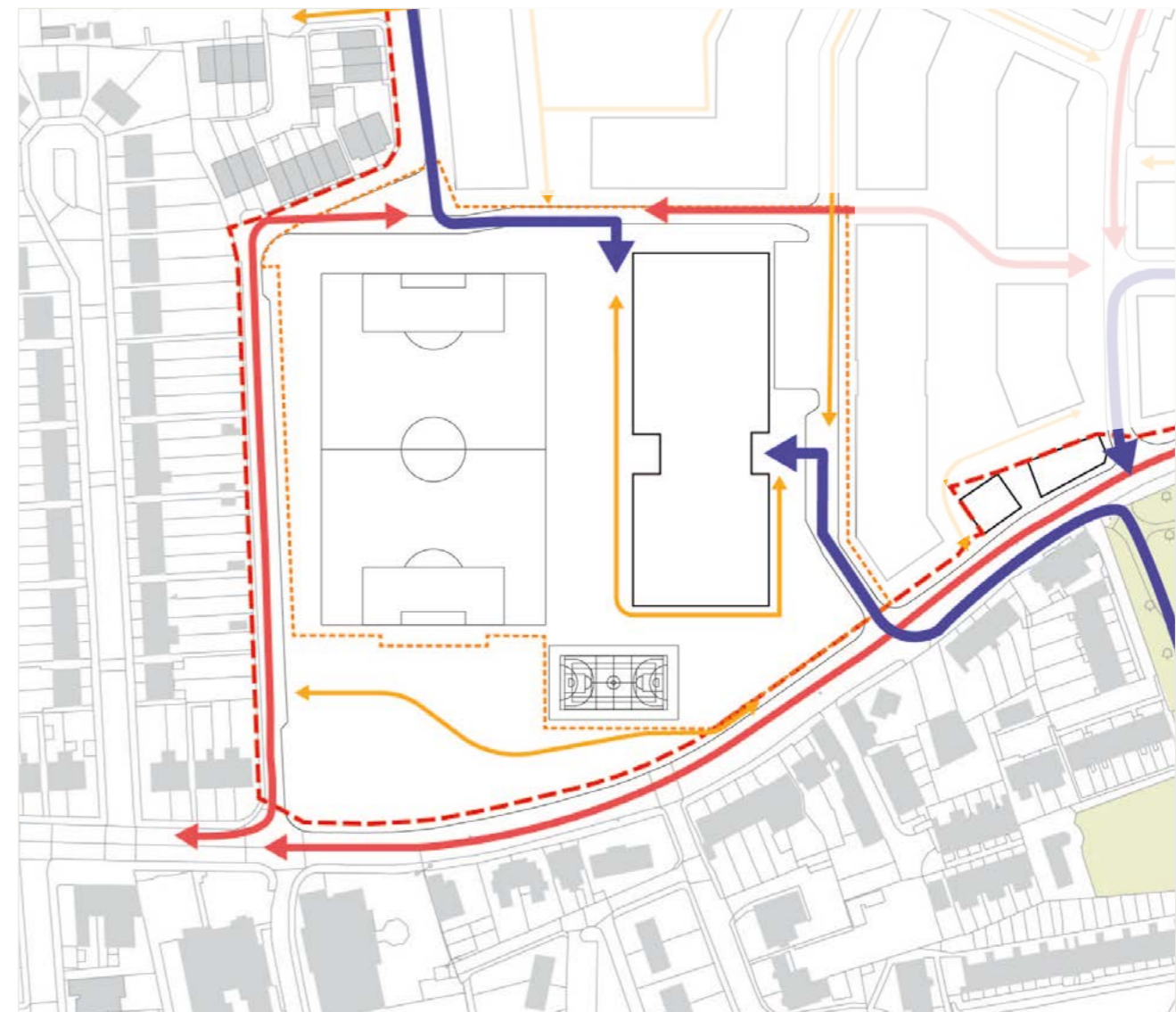
Vehicular Circulation Strategy Final

## 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

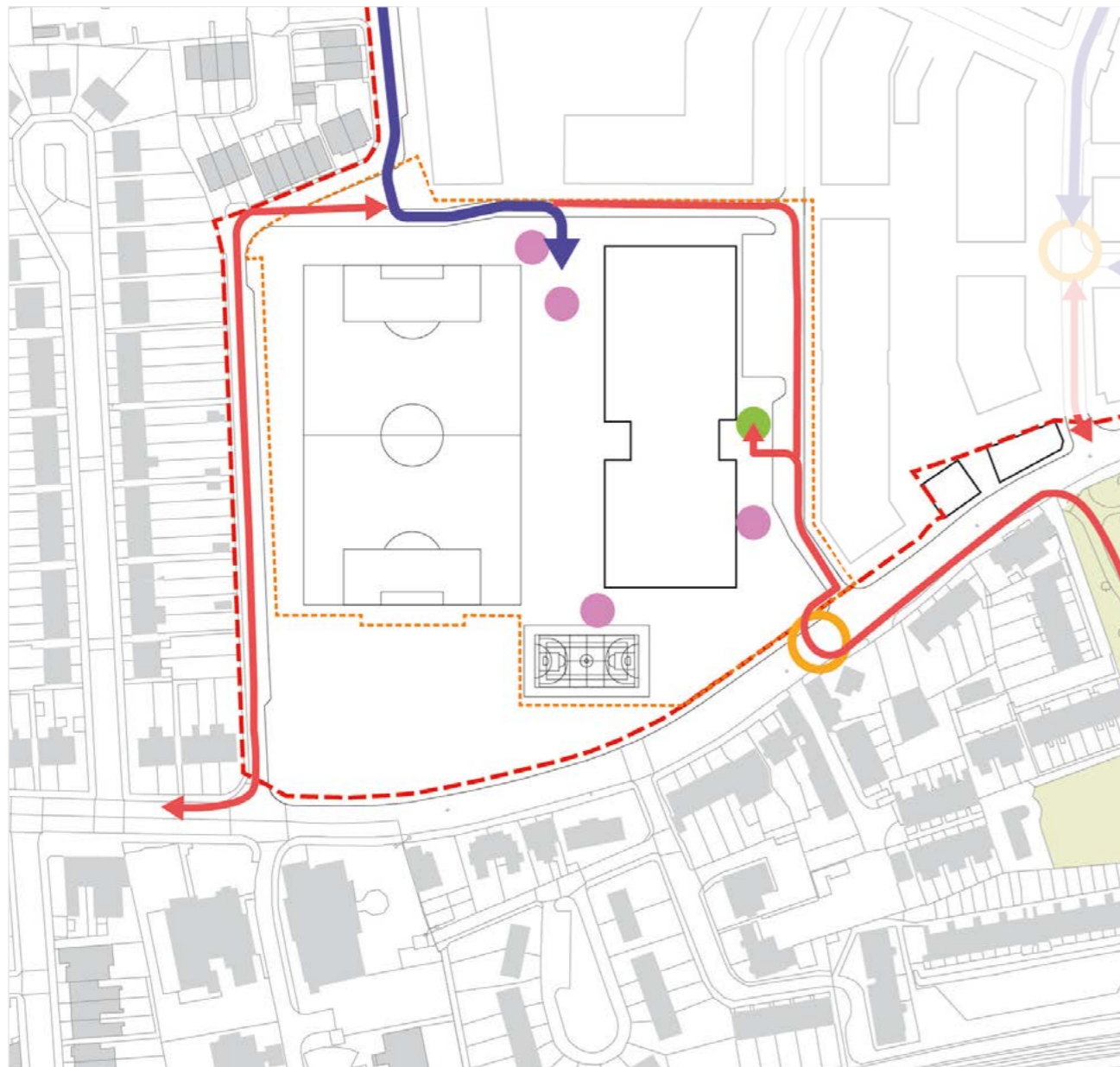
The site affords connectivity and circulation by cycles for school children and visitors from the local area, with broad pavements and a series of connecting streets, paths and open spaces. The Cycle Strategy allows for cycle access throughout the school site and connection to the wider network of streets 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.

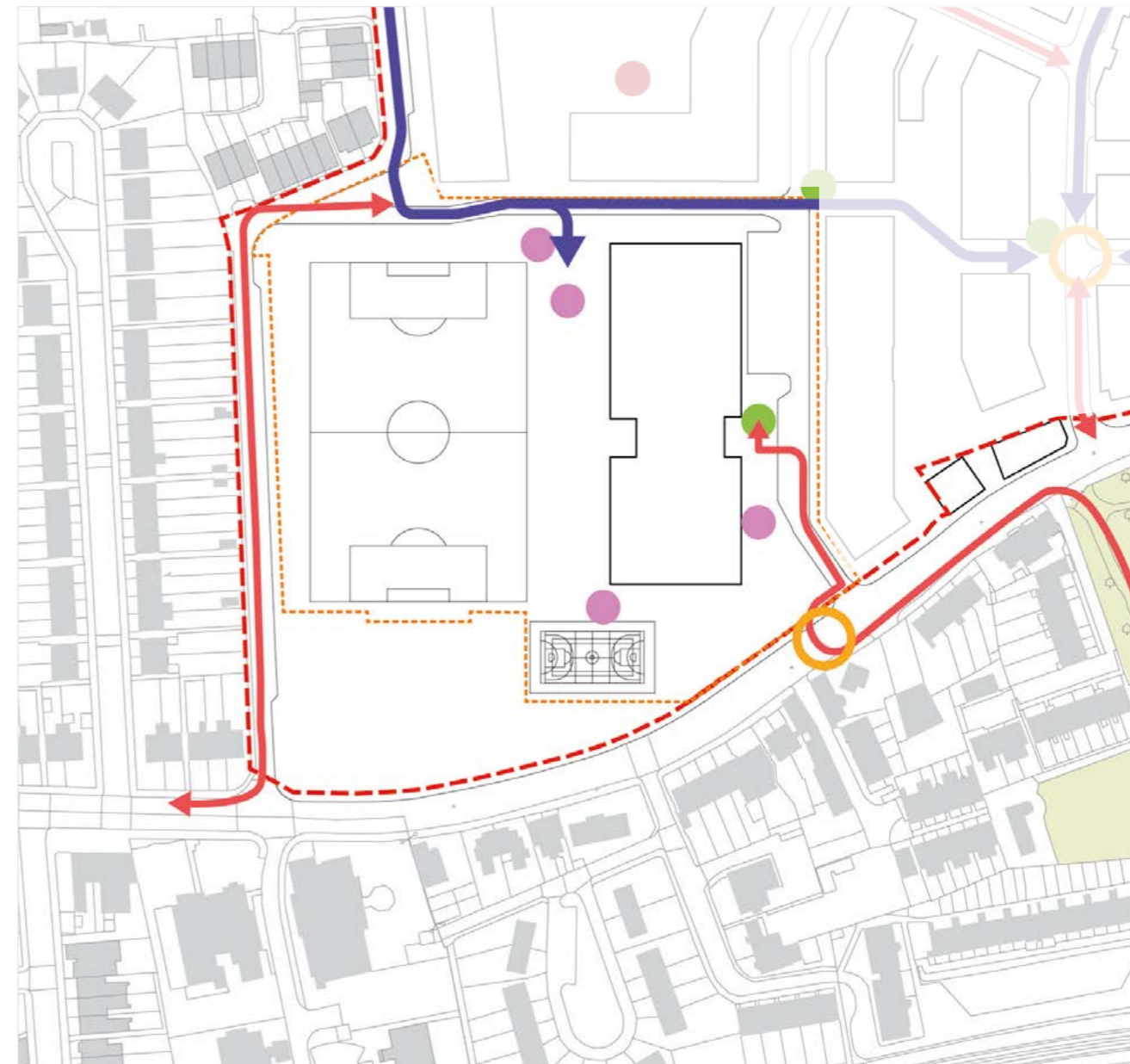
Secondary routes are shown to the school and along Ship Lane to the river and the proposed streets and laneways within the development also provide sufficient space to cater for cyclists as well as pedestrians.

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



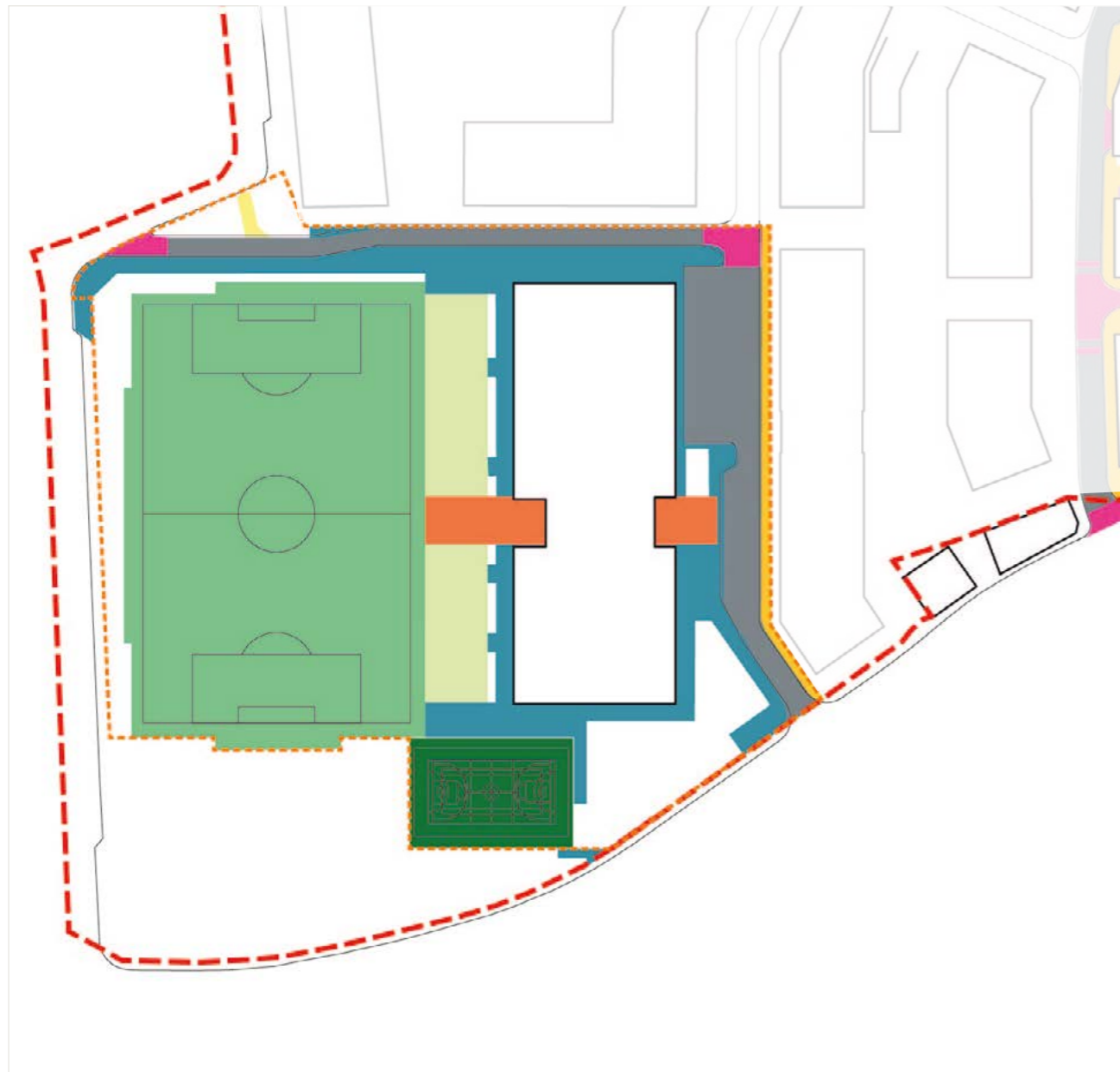
Cycle Circulation Strategy Final

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



Hard Landscape Palette Interim



Hard Landscape Palette Final

Hard Landscape Precedent Images



Small block setts



Muga - Pitch Treatment



3G Pitch Treatment



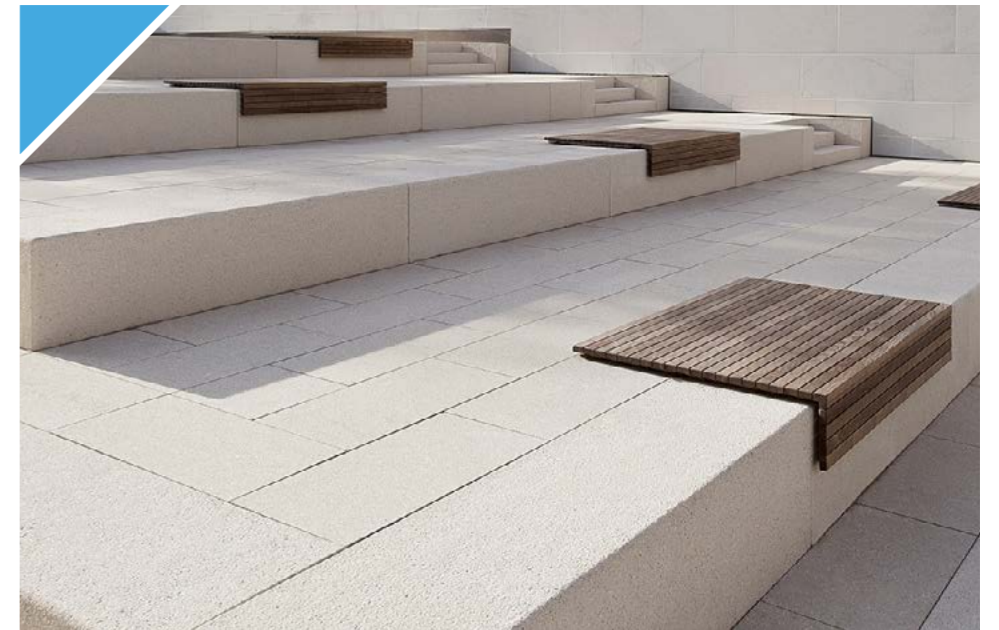
Resin Bound Aggregate



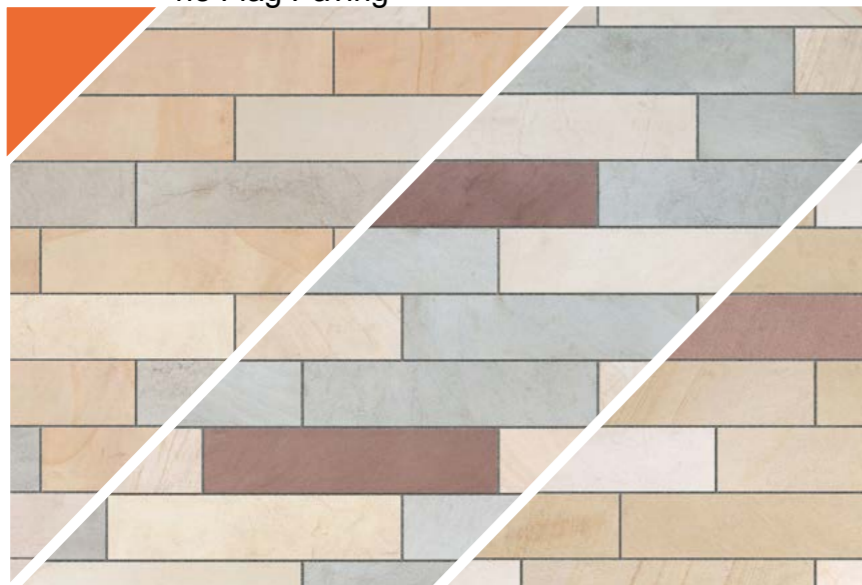
Artificial Stone Flag Paving



Hot Rolled Asphalt



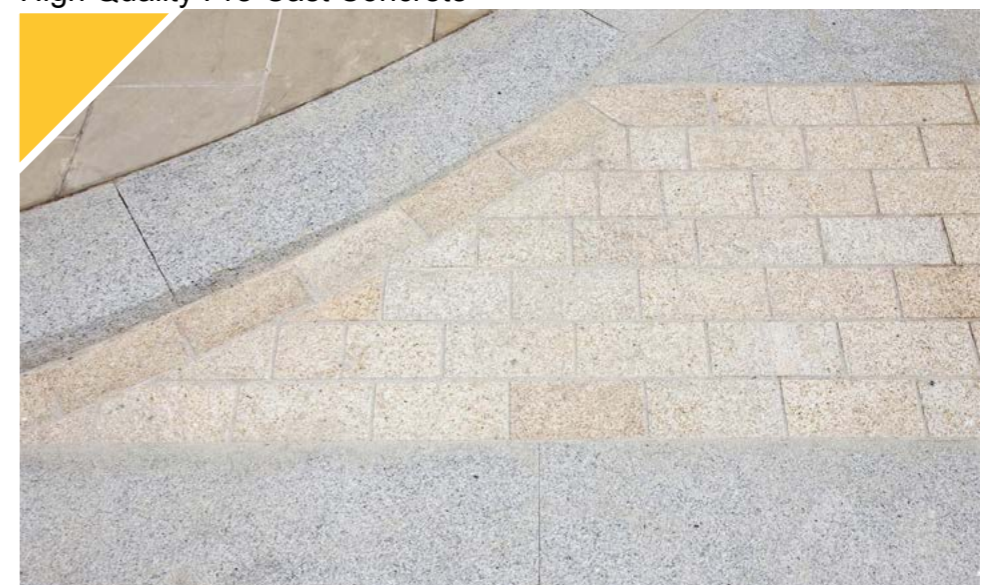
High Quality Pre-Cast Concrete



Feature Mix Stone Paving



High Quality Stone Paving



High Quality Stone Paving

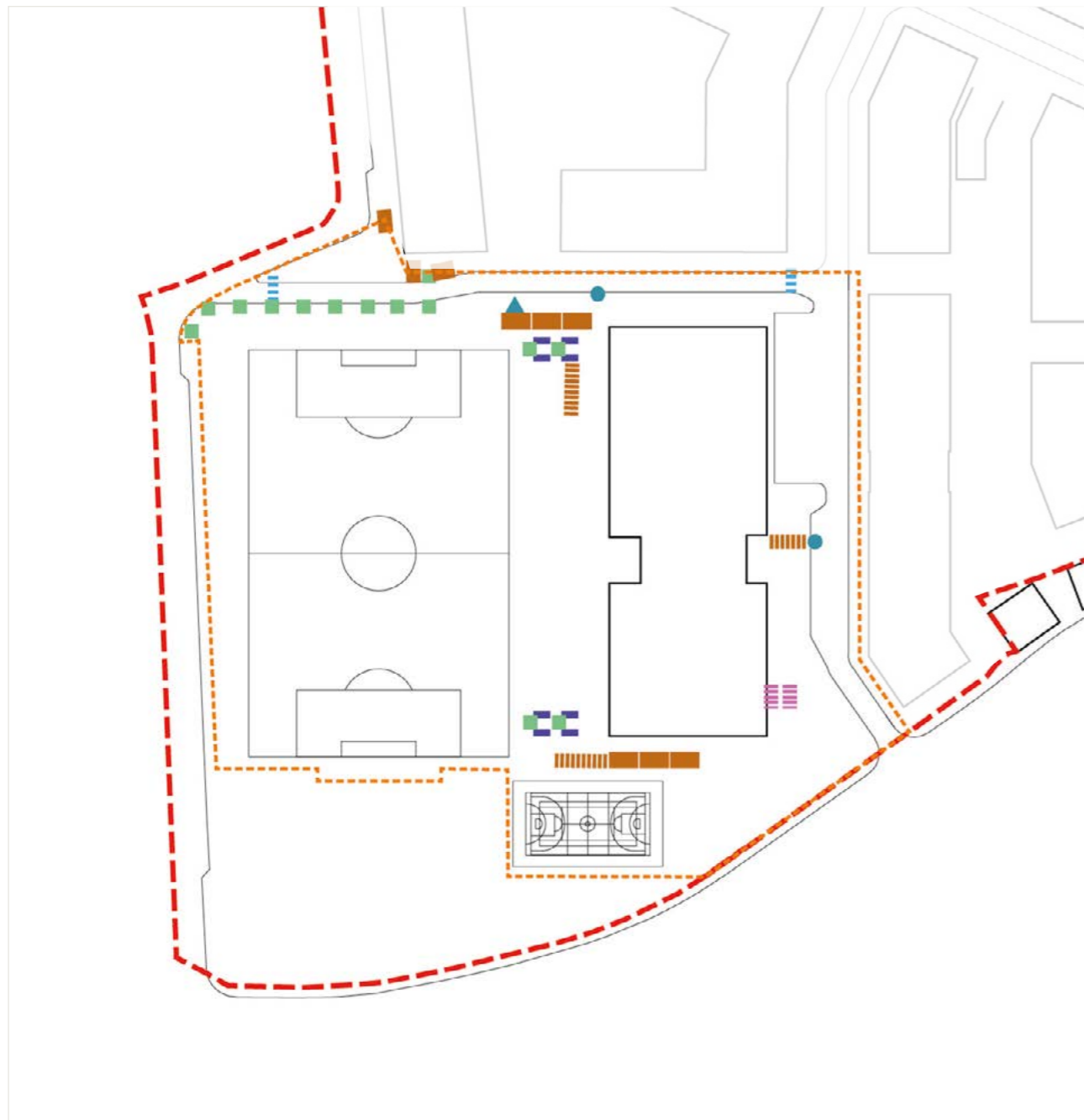
## 5.8 Street Furniture Strategy

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.

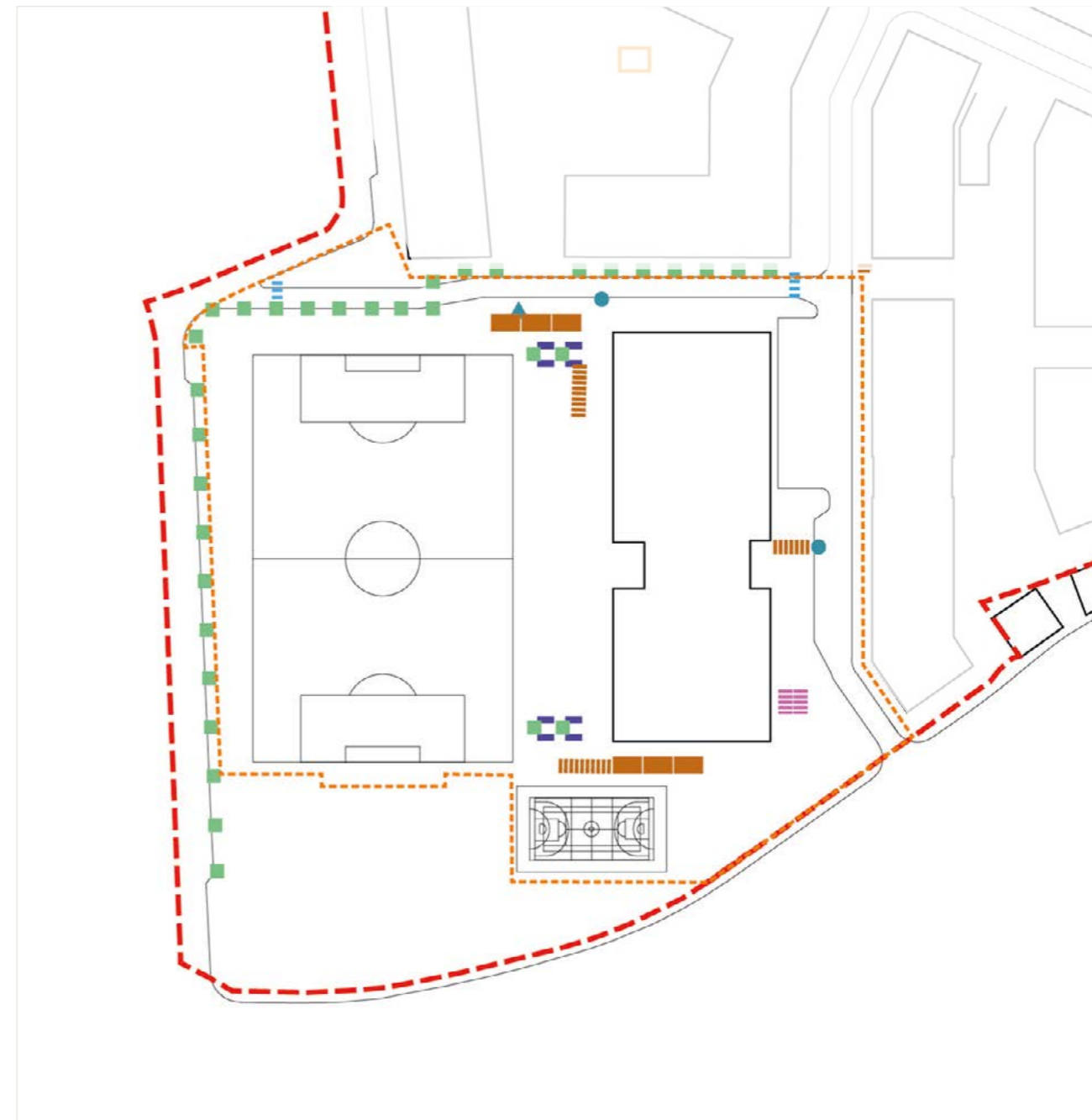
Subtle changes of materials and patterns will be used to differentiate use areas and functions between public and private, vehicle and pedestrian and to define different character to special areas. Materials are selected for durability and functionality as well as appearance. Where feasible, materials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

### Legend

- Concrete/timber benches
  - Resin bound gravel tree pit
  - Bins
  - Bollards
  - Cycle stands
- Cycle stands in bin & cycle store
  - Two-tier cycle rack shelter
  - School Application Boundary
  - Site Ownership Boundary



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



Precedent images



Concrete benches



Bins



Bollards



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.



Call our Sales Team: 01625 879442  
Email: sales@streetfurnituredirect.co.uk  
Web: www.streetfurnituredirect.co.uk



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 a local sports club 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: TILIA CORDATA



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: ACER CAMPESTRE 'STREETWISE'



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 the existing Watney's Sports Ground will be retained through the Interim phase of development at the School.

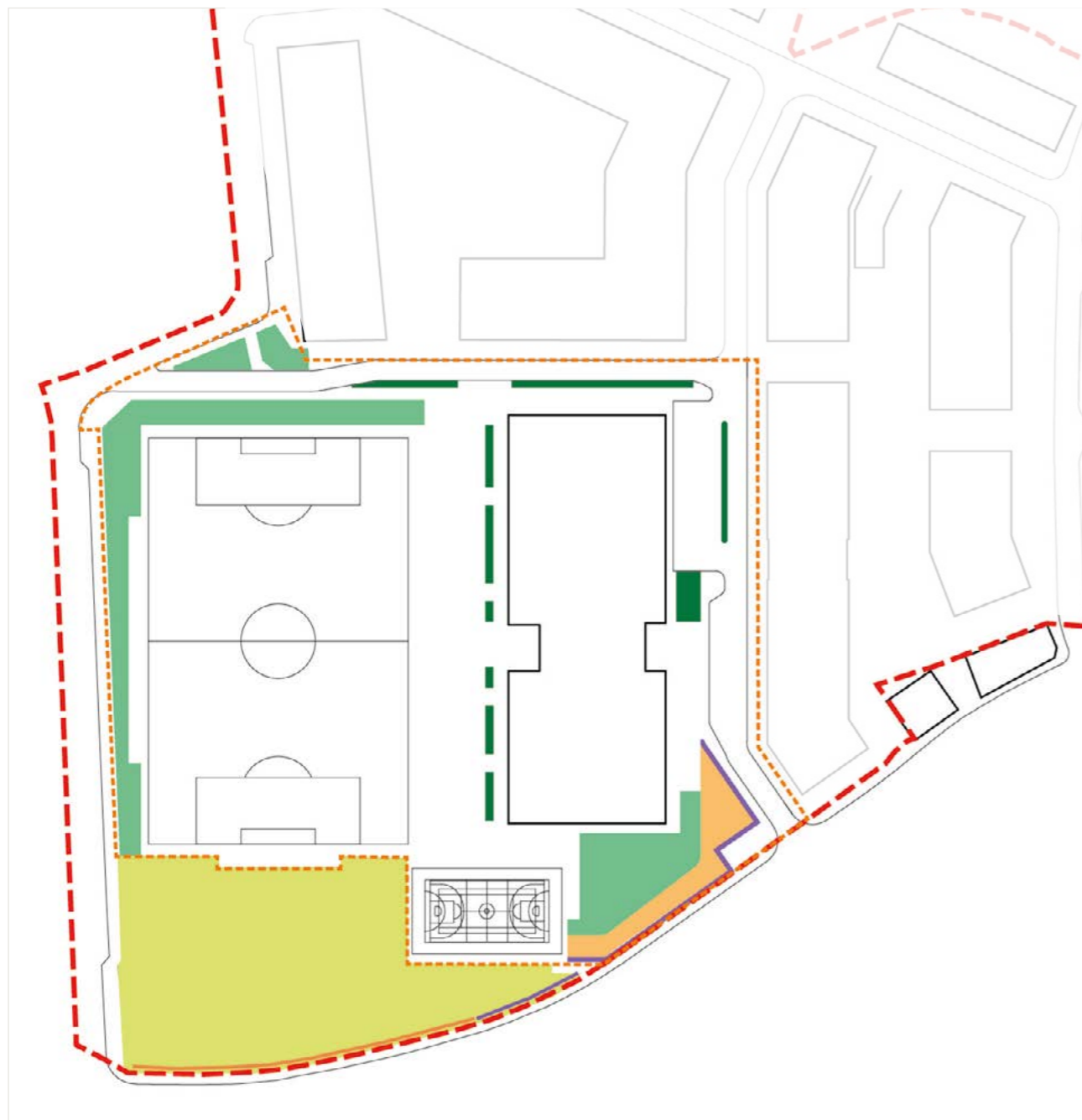
Soft landscape strategy for streets, pocket parks and Habitat area in the school development will provide for a range of functions and activities, as well as providing resting places, shade and seasonal celebration.

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 1,129m<sup>2</sup> 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



Blechnum orientale



Polypodium



Polystichum

SUN PLANTING



Allium



Eremurus



Agastache



Osteospermum



Armeria maritima



Aster



Lupinus



Digitalis purpurea



Perovskia



Crocsmia



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 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 (Categories 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 (Sports 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.

In respect of noise, there are a number of design solutions that will be incorporated into the design as a minimum to reduce rattle and ball impact noise, including a weld mesh with EPDM rubber inserts and fixings. If required from further subsequent detailed assessment, an acoustic grade timber fence with sufficient mass (15kg/m<sup>2</sup>) or barrier made from transparent/opaque plastic material where visual amenity is an important consideration will be incorporated. A maintenance scheme will be implemented to prevent deterioration in performance of the sports facilities that could result from damaged panels, loose brackets, worn AV bushing and squeaky gates.

Furthermore, residential building will be designed such that internal noise levels do not exceed 35 dB LAeq,16h during the daytime and 30 dB LAeq,8h & 45 dB LAm<sub>ax</sub> at night from anonymous sources of noise such as road traffic. As noise levels from anonymous sources will be greater than those expected from the 3G Football Pitch and MUGA, the façade will be sufficient to reduce noise to an appropriate level.



### Legend

- 1.2m high fence
- 3m high fence
- Fence with retaining wall (3m)
- 4.5m high twin bar super rebound fence
- ||||| 2.5m high clear acoustic fence



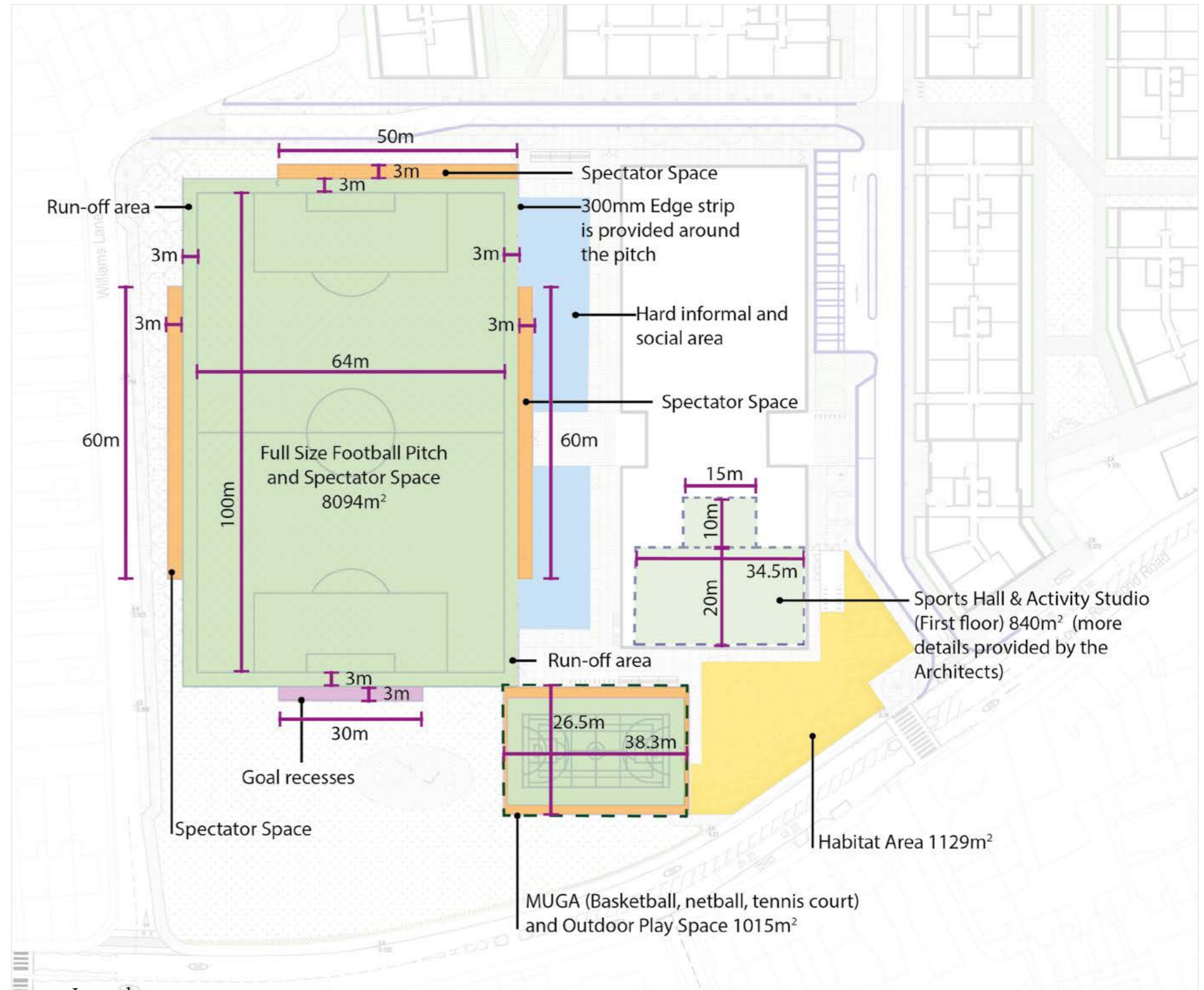
Precedent image from manufacturer ZAUN



## 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 12,120m<sup>2</sup>.

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

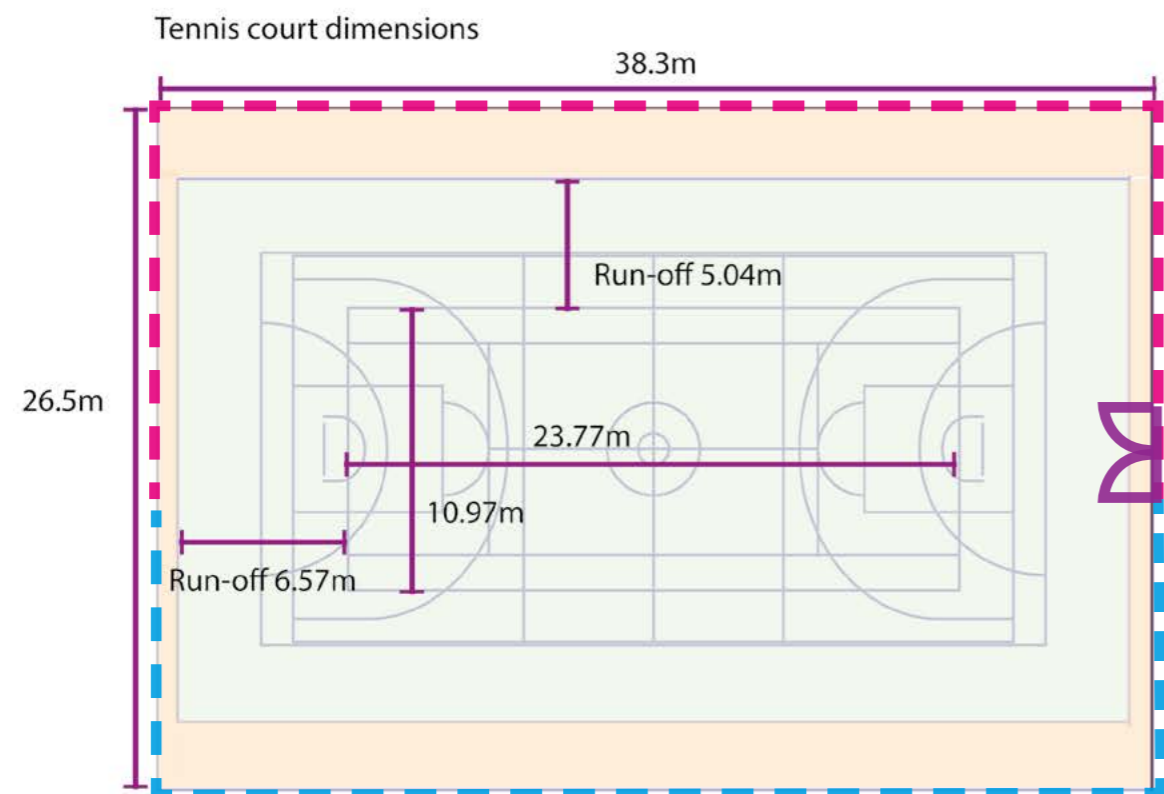
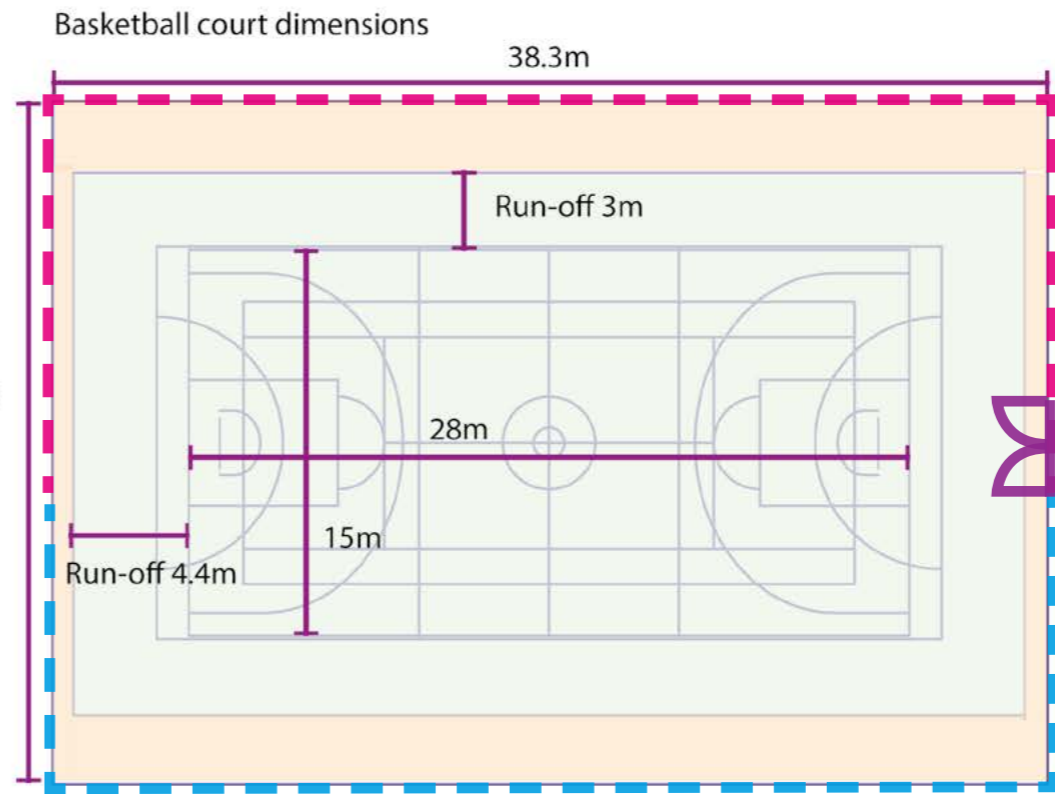
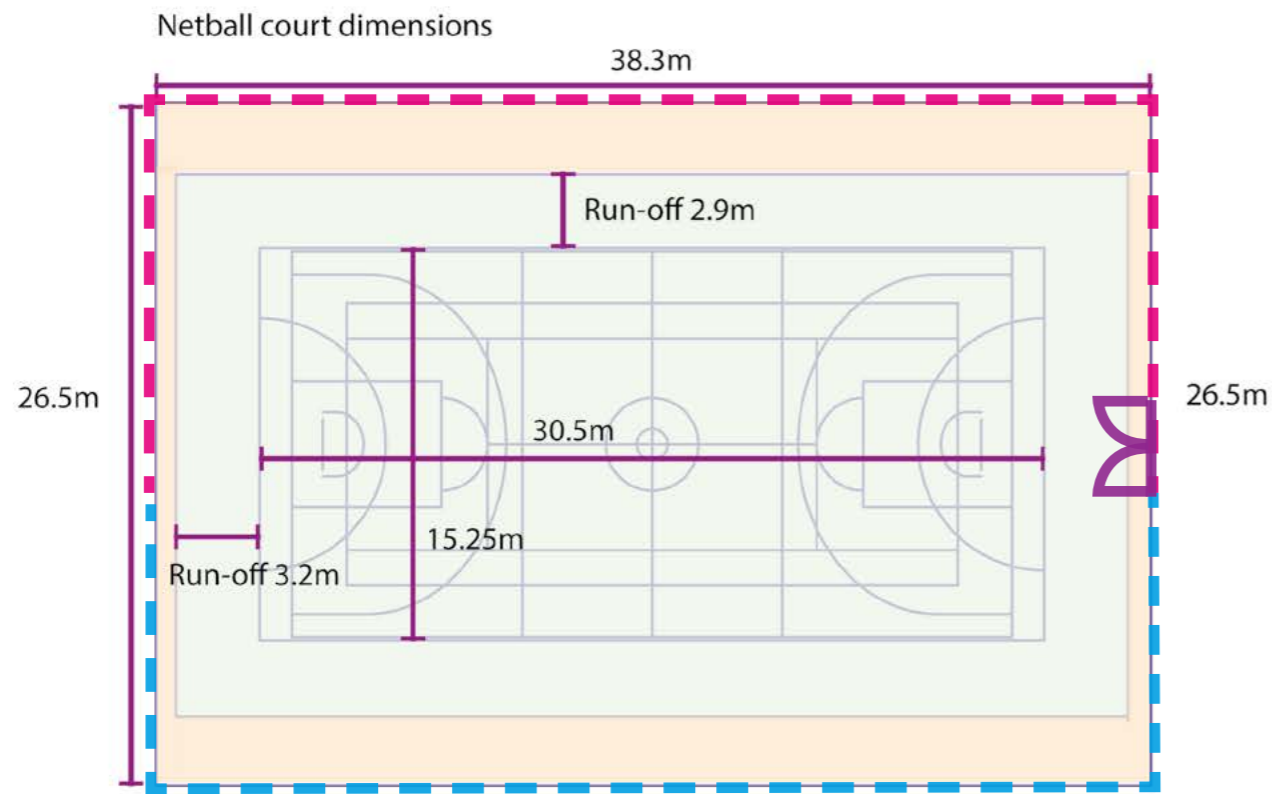


### Legend

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



# Outdoor MUGA Sports Court Dimensions



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

## 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 4 years 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.

Table 1: Total playspace required and achieved site wide including Detailed, Outline areas and School

Age	No. of children	Play Space required by GLA# (Sqm)	Actual playspace provided (Excluding school) of which in sunlit/shaded area			Actual playspace provided (Including school)
			Total	Sunlit	Shaded	
0 - 3	260.9	2,609	3,183	2,135	1,048	3,183
4 - 10	260.0	2,600	3,465	1,998	1,467	4,603
11 - 18	125.2	1,253	872*	857	13	2,579
<b>TOTAL</b>	<b>646.1</b>	<b>6,461</b>	<b>7,520</b>			<b>10,365</b>

### Legend

- 0 - 3 Years
- 4 - 10 Years
- 11 + Years
- Proportional use for school
- School Application Boundary
- Site Application Boundary



SCHOOL INDOOR MUGA /ACTIVITIES HALL



\* Neighbourhood requirements provided off site including Schools play spaces

# Area of play space calculated using GLA 2019 population yield calculator, further information relating to play provision of the Stag Brewery can be found the landscape DAS for Application A.

