



Stag Brewery, Mortlake

Landscape Design and Access Statement

For Reselton Properties

RE12 July 2020

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P10736-00-001-701

STAG BREWERY LANDSCAPE DESIGN AND ACCESS STATEMENT

CONTENTS

1. INTRODUCTION ----- P4

- 1.1 NEW HEART FOR MORTLAKE (LANDSCAPE INTENT)

2. SITE ANALYSIS ----- P7

- 2.1 Historical Assets
- 2.2 Historical Maps and Images of Site and Surrounds
- 2.3 Historical Line of Site and Mortlake
- 2.4 Wider Urban Context
- 2.5 Local Context
- 2.6 Photo Survey
- 2.7 Arboriculture Report
- 2.8 Tree Survey & Assessment
- 2.9 Proposed Tree Retention
- 2.10 Additional Analysis

3. CONCEPT ----- P21

- 3.1 Public Realm / Landscape Approach
- 3.2 Engaging With Mortlake
- 3.3 Vision/The Landscape Masterplan
 - 3.3.1 The Landscape Masterplan Summary of Changes
- 3.4 Character Areas
- 3.5 Linkages And Permeability
- 3.6 Pedestrian Circulation Hierarchy
- 3.7 Cycle Circulation
- 3.8 Vehicle Circulation and Access
- 3.9 Service & Emergency Circulation / Access
- 3.10 Open Space Strategy
- 3.11 Levels Proposal
- 3.12 Hard Landscape Strategy
- 3.13 Furniture Strategy
- 3.14 Soft Landscape Strategy
- 3.15 Tree Planting
- 3.16 Play Strategy
- 3.17 Heritage and Public Art Strategy
- 3.18 Biodiversity Strategy
- 3.19 Ecology
- 3.20 Sustainable Drainage Strategy

4. DEVELOPMENT AREA 1 DETAIL AREAS AND STREET TYPOLOGIES ----- P75

- 4.1 Green Link
- 4.2 Entry Plaza
- 4.3 Thames Street
- 4.4 Bottleworks Square
- 4.5 Maltings Plaza
- 4.6 Riverside Terrace
- 4.7 Residential Streets
- 4.8 Lower Richmond Road
- 4.9 Ship Lane Upgrade
- 4.10 Residential Courtyards

5. TOWPATH IMPROVEMENTS ----- P113

6. CHALKERS CORNER DESIGN PROPOSAL--- P127

7. APPENDICES ----- P137

- 6.1 Tree Survey Drawing
- 6.2 Drawings

INTRODUCTION

LANDSCAPE MASTERPLAN SUMMARY OF CHANGES

INTRODUCTION

This Design and Access Statement has been prepared by Gillespies LLP as a revised submission document to the P10736-00-001 Stag Brewery Landscape Design & Access Statement Application A submitted under Applications A (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 A) submitted to LBRuT in May 2019

The Applications were submitted in February 2018 to LBRuT. The Applications are related 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 informatives 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:

1. 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;
2. Increase in affordable housing provision from up to 17% to up to 30%;
3. Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
4. Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
5. Reduction in the size of the western basement, resulting in a reduction in car parking spaces overall of 186, and introduction of an additional basement storey beneath Building 1 (the cinema);
6. 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;
7. Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
8. 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 detailed summary of the landscape changes included in this landscape DAS are described below and location illustrated overleaf;

1. Revised layout around Block 18 and 19 Public Realm and Courtyard (Application A),
2. Revised layout of block 16 and 17 to accommodate basement ramp design changes, and residential terraces around B17 (Application A),
3. Revised layout of Block 01 Public Realm area and levels (Application A),

4. Site wide revised ground floor layout for residential gates and entrances,
5. Sitewide cycle parking provision and arrangement,
6. Sitewide play spaces requirement and provision in particular;
 - Courtyard between Block 18 and 19 (Application A),
 - Courtyard between Block 07 and 08 (Application A), and
 - Green link between Block 05 and 10 (Application A).
7. Widening to the road layout and road bell mouth between B04 and Block 03 (Application A),
8. Widening at the road junction between Lower Richmond road and Williams Lane (Application B),
9. Improved clearance space at Lower Richmond road pedestrian crossing toward the school (Application B),
10. Improved space for pedestrian around the school and bus drop off (Application B),
11. Revised layout of the pedestrian crossing at Lower Richmond road toward Block 01 (Application A),
12. Improved widths to secondary road and pedestrian layout between the school and Block 18 (Application B),
13. Revised loading bay 1 and tree location along Thames Street (Application A), and
14. Revised tree layout and open green space around Block 20 and 21 (Application A).

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.

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 from Application A - Design and Access Statement have been revised;

- » 2.0 Site Analysis
- » 2.9 Proposed Tree Retention
- » 2.10 Additional Analysis
- » 3.0 Concept
- » 3.0 Vision / The Landscape Masterplan
- » Rendered Masterplan
- » 3.4 Character Areas
- » 3.6 Circulation & Access (Pedestrian)
- » 3.7 Circulation & Access (Cycle)
- » 3.8 Circulation & Access (Vehicle)
- » 3.9 Circulation & Access (Service & Emergency)
- » 3.10 Amenity Open Space
- » Publicly Accessible open Space
- » 3.11 Site Levels
- » 3.12 Hard Landscape Strategy
- » 3.13 Furniture Strategy
- » Cycle Parking Strategy
- » 3.14. Planting Strategy
- » 3.15 Tree Planting
- » 3.16 Play Strategy
- » Play Requirements and Objectives
- » Proposed Play Distribution
- » Play - Breakdown of spaces
- » 4.0 Detailed Area 1:
 - » 4.1 Green Link
 - » 4.2 Entry Plaza
 - » 4.3 Thames Street
 - » 4.7 Residential Streets
 - » 4.8 Lower Richmond Road
 - » 4.9 Ship Lane
 - » 4.10 Residential Courtyard
- » P10736-00-001-100-03 Masterplan
- » P10736-00-001-101-10 General Arrangement
- » P10736-00-001-105-03 Site Levels
- » P10736-00-001-200-05 Green Link
- » P10736-00-001-201-03 Entry Plaza
- » P10736-00-001-202-03 Thames Street
- » P10736-00-001-203-03 Residential Street
- » P10736-00-001-204-03 Lower Richmond Road

In addition, landscape drawings relating to the potential alternative highways works at Chalkers Corner have been incorporated into this landscape DAS rather than in a separate volume. The works as proposed under Application C are set out and described in the separate Gillespies' Landscape DAS for Application C

INTRODUCTION

LANDSCAPE MASTERPLAN SUMMARY OF CHANGES



INTRODUCTION

LANDSCAPE DESIGN

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 was resolved to be refused by LBRuT at Committee on 29 January 2020. 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.

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 and a secondary school. 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.

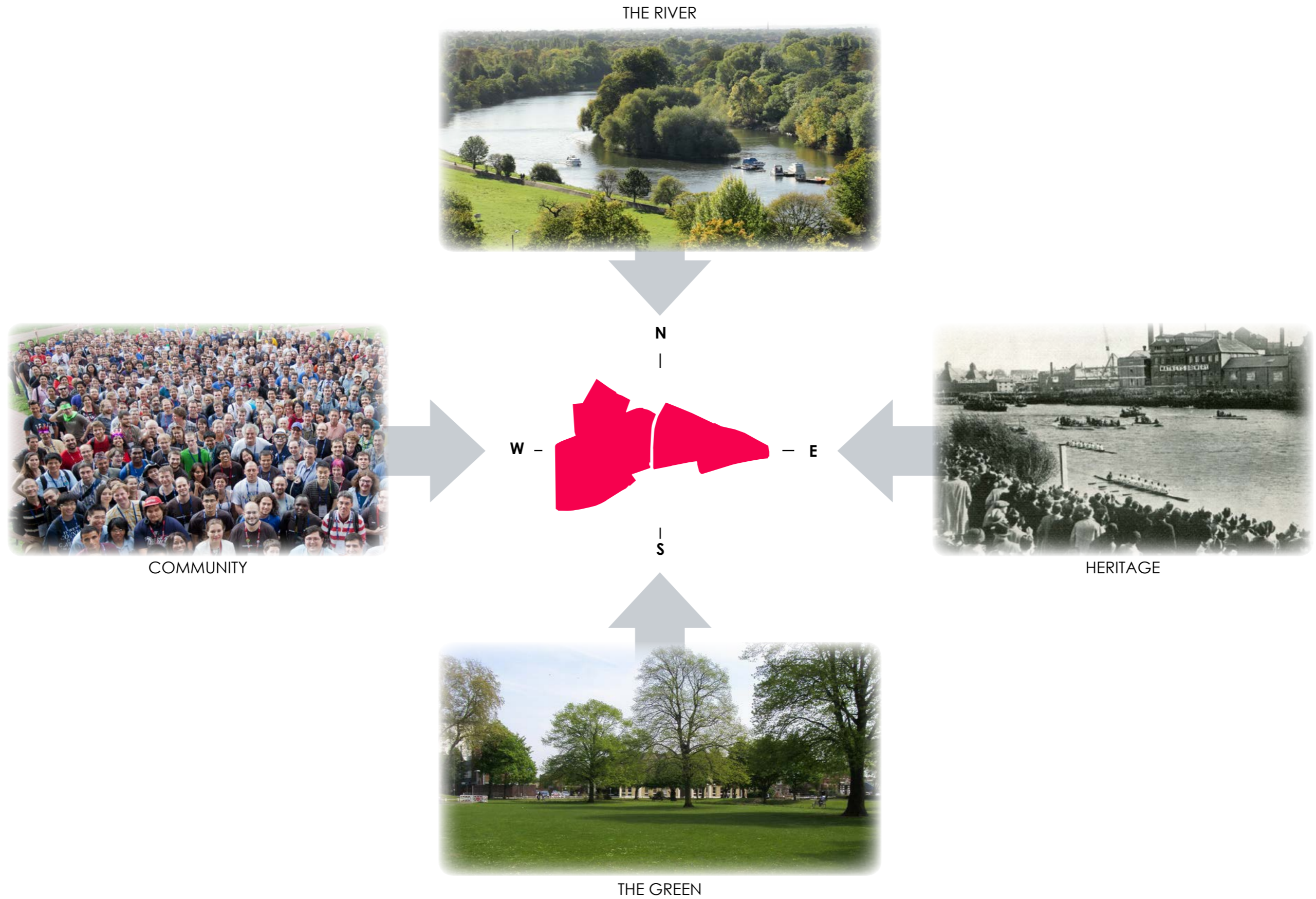
Consultation with statutory referral agencies has also been undertaken, including:

- » 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.

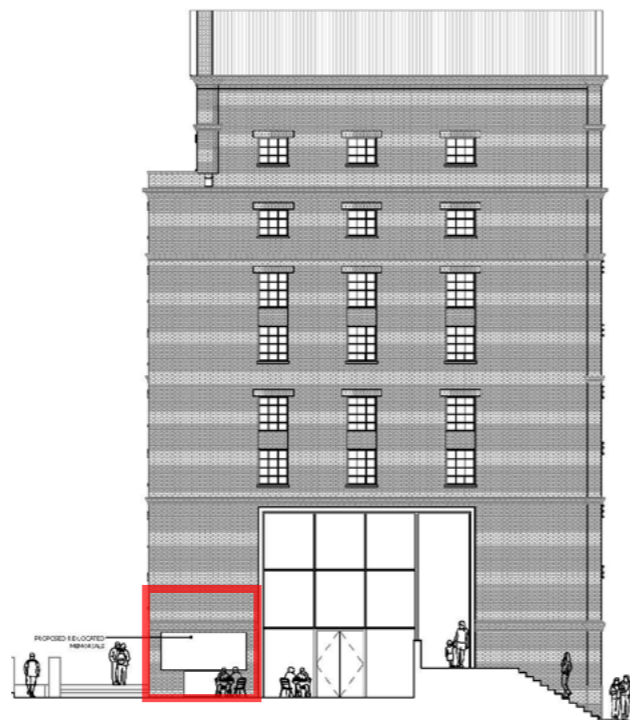
HERITAGE

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.

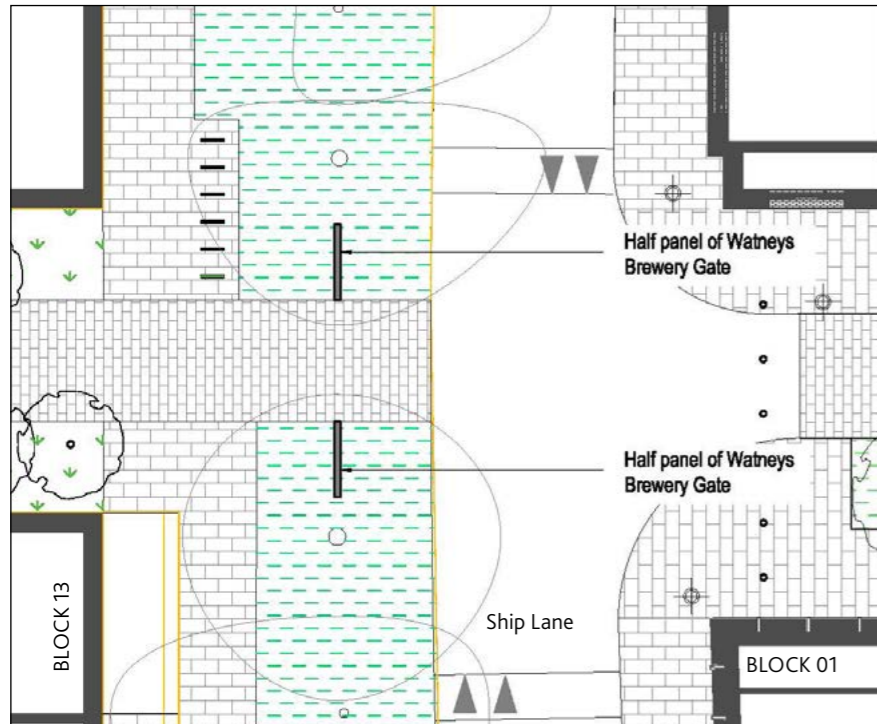
Stag Brewery Gate 1 is positioned on the edge of the site facing Mortlake High Street, adjacent to the pedestrian crossing and entry to the site between buildings 5 and 10.

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.

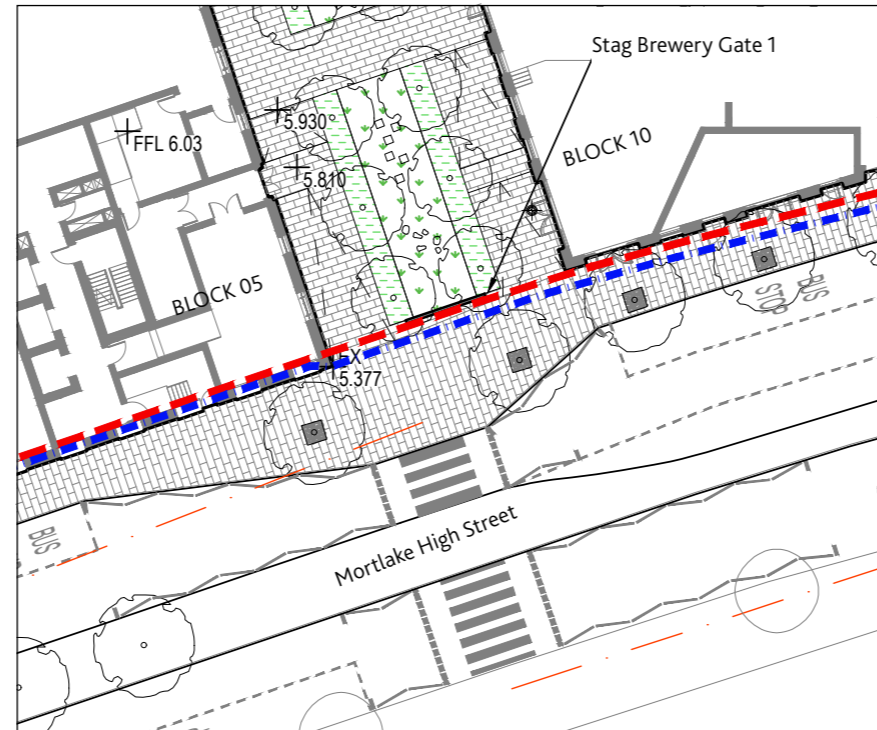


Location plan

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

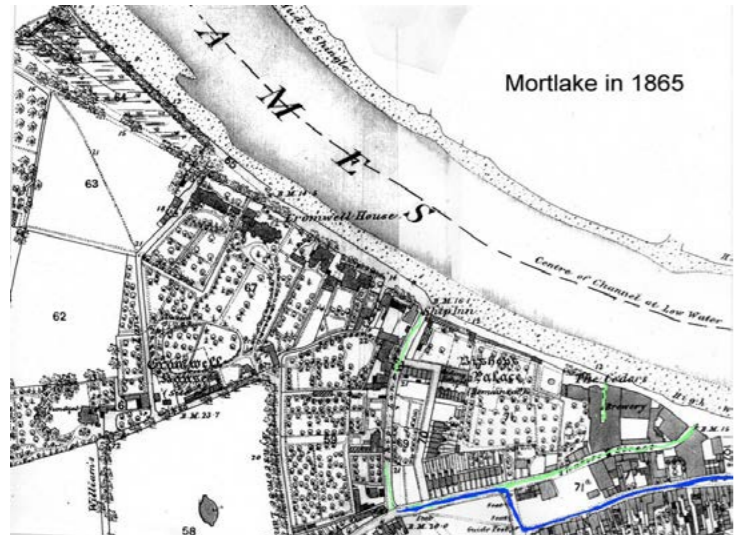


Stag Brewery Gate 1 - from one side of main entrance on Lower Richmond Road (5.0m wide)



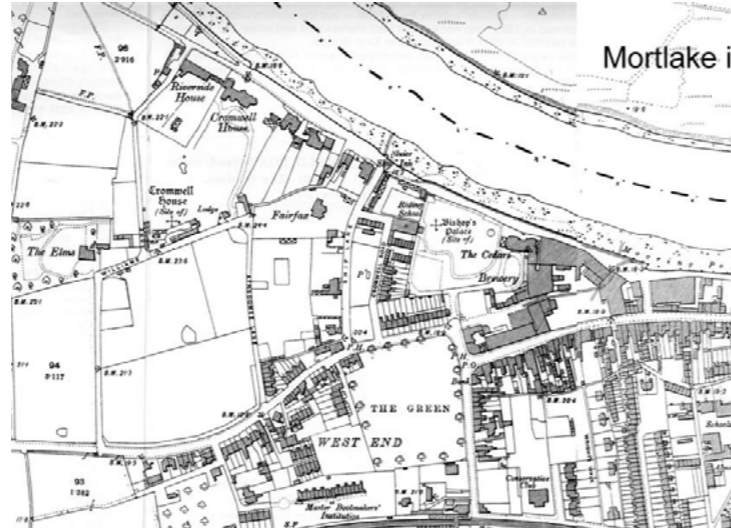
Stag Brewery Gate 2 - main entry gates from Lower Richmond Road (7.0m wide)

HISTORICAL MAPS AND IMAGES OF SITE AND SURROUNDS



Mortlake in 1865

1865

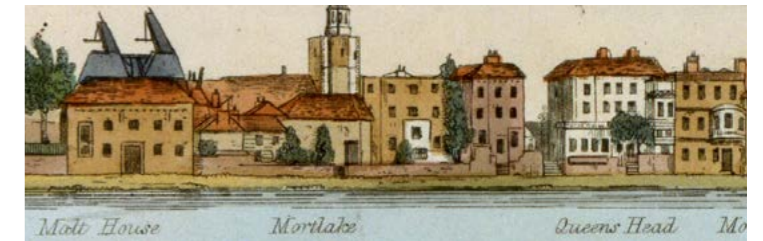


Mortlake in 1893

1893



1907

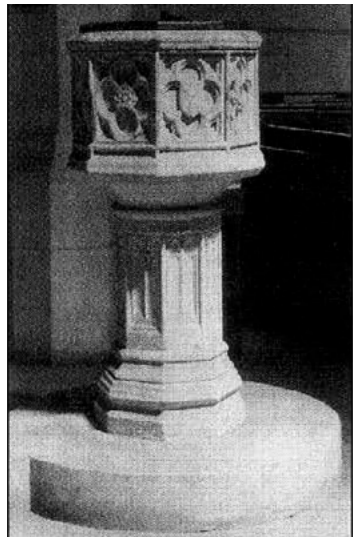


Mort House Mortlake Queens Head Mo



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

HISTORY LINE OF SITE AND MORTLAKE



Mortlake Manor & Manor House

10TH - EARLY 16TH CENTURY

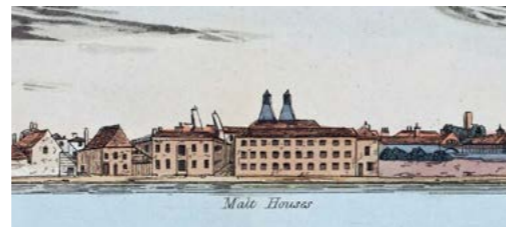


Old Cromwell House



New Cromwell House

15TH CENTURY - 20 CENTURY



Brewing

EARLY 16TH CENTURY - 2016



Tapestry

16TH - 17TH CENTURY



Pottery

17TH - 18TH CENTURY



Rowing

20TH CENTURY - NOW

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

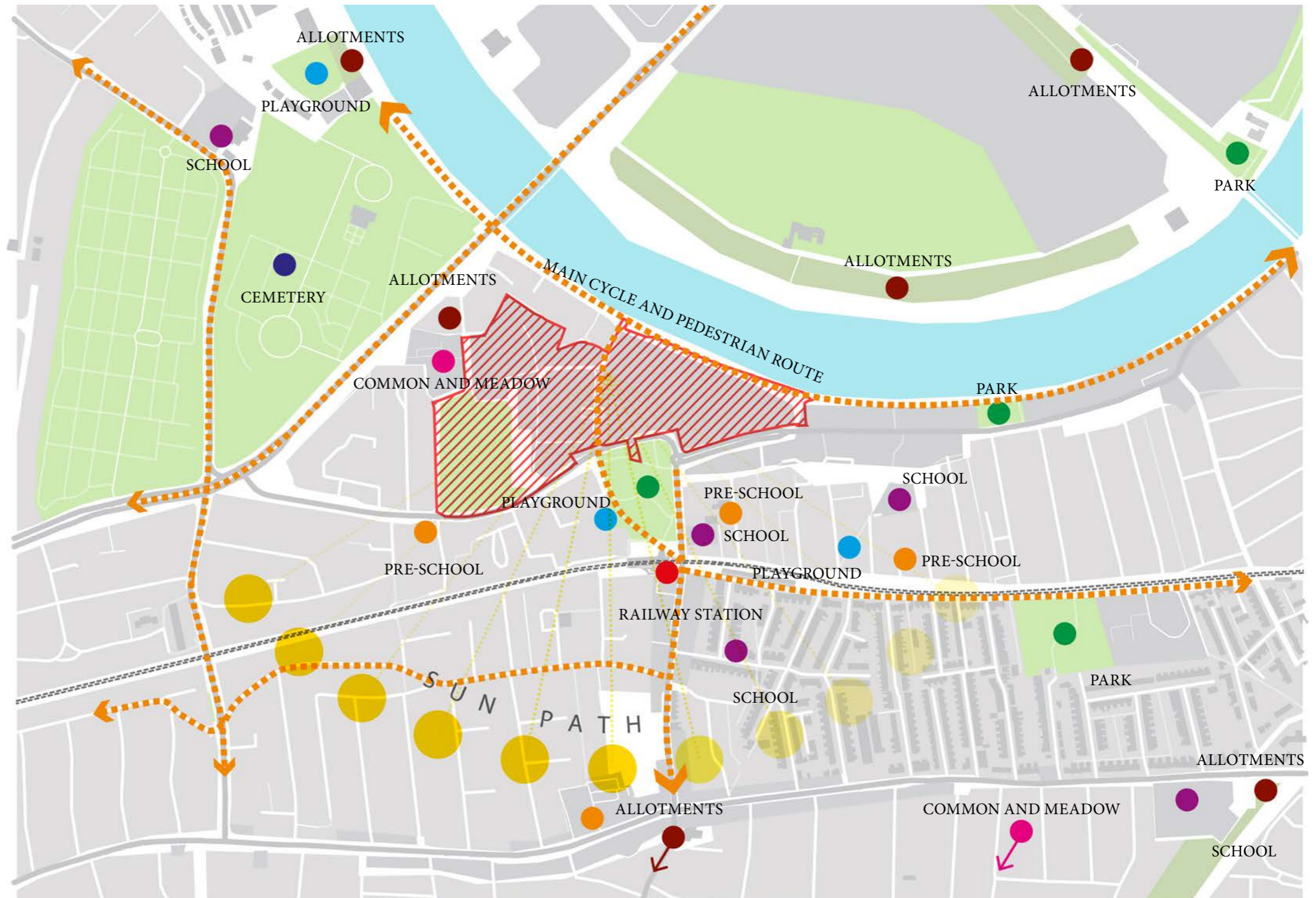
The existing site of the previous Stag Brewery extends from Bulls Alley in the east to Williams Lane in the west, and between the Thames River frontage to Lower Richmond Road and Mortlake High Street.

Three Buildings of Townscape merit, the former Hotel, former Bottling Building and Maltings building 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 15582-WIE-ZZ-XX-DR-L-7703 and 7704 and Waterman Arboricultural Survey Report and Impact Assessment referenced as WIE15582-100_R_2_1_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 affected. 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	T37	Sycamore (<i>Acer pseudoplatanus</i>)	Fair/Good	C2/3
T6	Fastigate Hornbeam (<i>Carpinus betulus</i> 'Fastigiata')	Fair/Good	B2	T45	Tree of Heaven (<i>Alianthus altissima</i>)	Fair	B2
T7	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T46	Tree of Heaven (<i>Alianthus altissima</i>)	Fair	B2
T8	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T59*	Fastigate Oak (<i>Quercus robur</i> 'Fastigiata')	Fair/Good	C2
T9	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T60*	Norway Maple (<i>Acer platanoides</i>)	Fair	C2
T10	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T62	Himalayan Birch (<i>Betula utilis</i>)	Fair	C2
T11	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T63	Red Horse Chestnut (<i>Aesculus x carnea</i>)	Fair	C2
T12	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	U	T64	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T13	Small-leaved Lime (<i>Tilia cordata</i>)	Fair	C1	T65	Red Horse Chestnut (<i>Aesculus x camea</i>)	Fair/Poor	C2
T14	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T66	Red Horse Chestnut (<i>Aesculus x camea</i>)	Poor	C2
T15	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T87	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	C2
T16	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	C2	T88	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T17	Sycamore (<i>Acer pseudoplatanus</i>)	Fair	C2	T89	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair	C2
T18	Small-leaved Lime (<i>Tilia cordata</i>)	Fair	C1	T90	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T22	Whitebeam (<i>Sorbus aria</i>)	Fair/Good	C2	T91	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Poor	C2
T23	Himalayan Birch (<i>Betula utilis</i>)	Poor	C3	T92	Manna Ash (<i>Fraxinus ornus</i>)	Fair	C2
T24	Wild Cherry (<i>Prunus avium</i>)	Fair/Good	C2	T93	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	B2
T25	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T94	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2/3
T26	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T95	Manna Ash (<i>Fraxinus ornus</i>)	Fair/Good	B2
T27	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2	T96	Manna Ash (<i>Fraxinus ornus</i>)	Fair/Good	B2
T28	Ash (<i>Fraxinus excelsior</i>)	Fair/Good	U	T97	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	B2
T29	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	A2	T98	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T30	Whitebeam (<i>Sorbus aria</i>)	Fair	U	T99	Indian Bean Tree (<i>Catalpa bignonioides</i>)	Fair/Good	B2
T31	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2	T100	Manna Ash (<i>Fraxinus ornus</i>)	Fair/Good	B2
T32	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2	T107	Silver Leaved Lime (<i>Tilia petiolaris</i>)	Fair	B2
T33	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2	G47	3No. Holly (<i>Ilex aquifolium</i>); one is removed	Fair/Poor to Fair/Good	C2
T34	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	C2	G147*	1No. Peay (<i>Pyrus</i> sp.), 1No. Norway Maple (<i>Acer platanoides</i>)	-	C2
				G151	7No. Pear (<i>Pyrus</i> sp.), one tree to be removed	Fair	B2

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

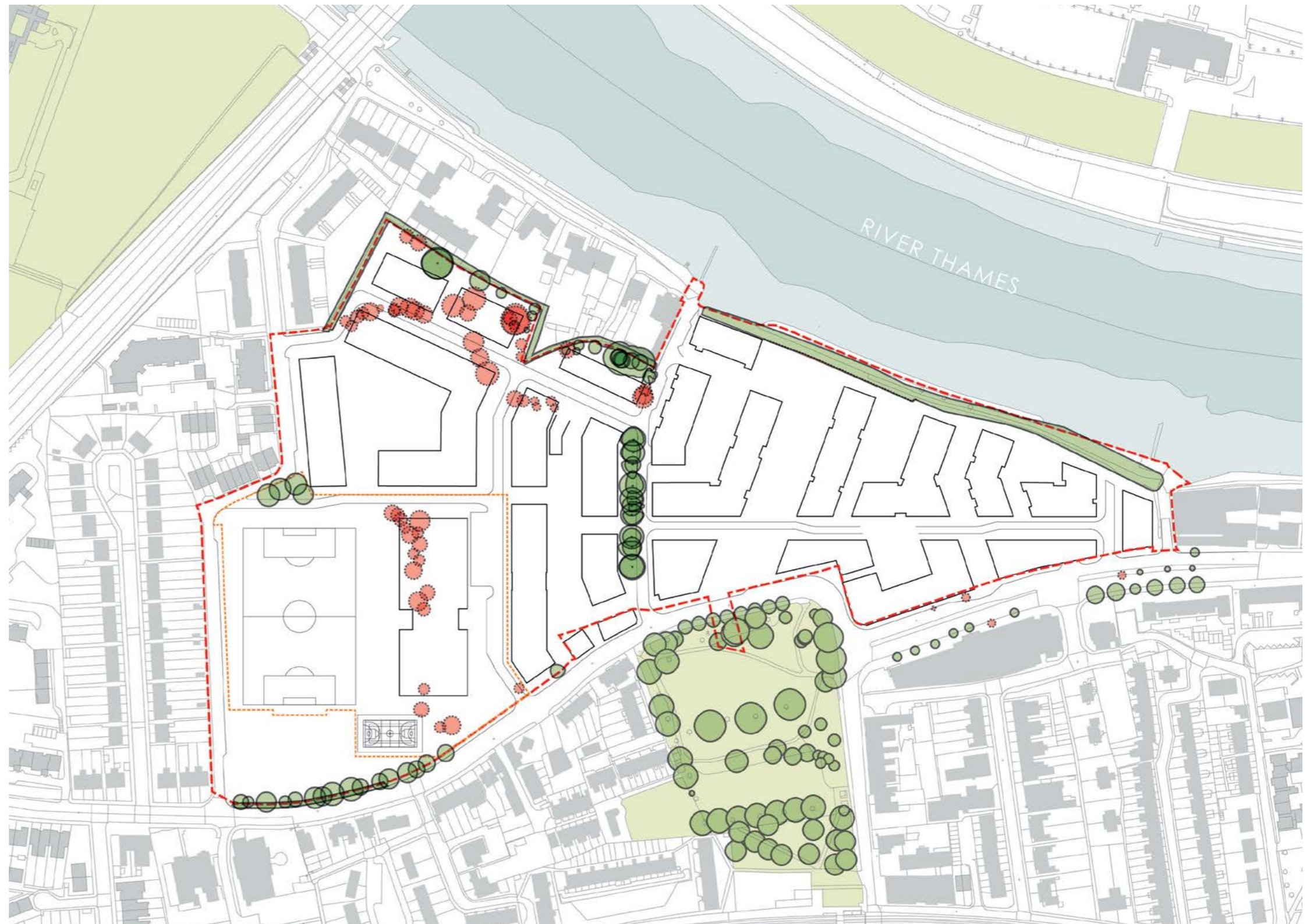
TREE RETENTION / REMOVAL

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:

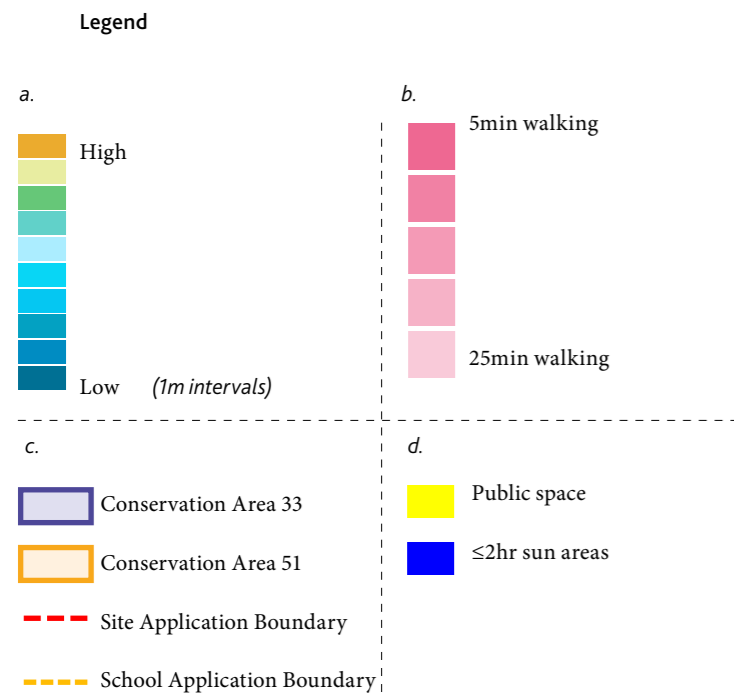
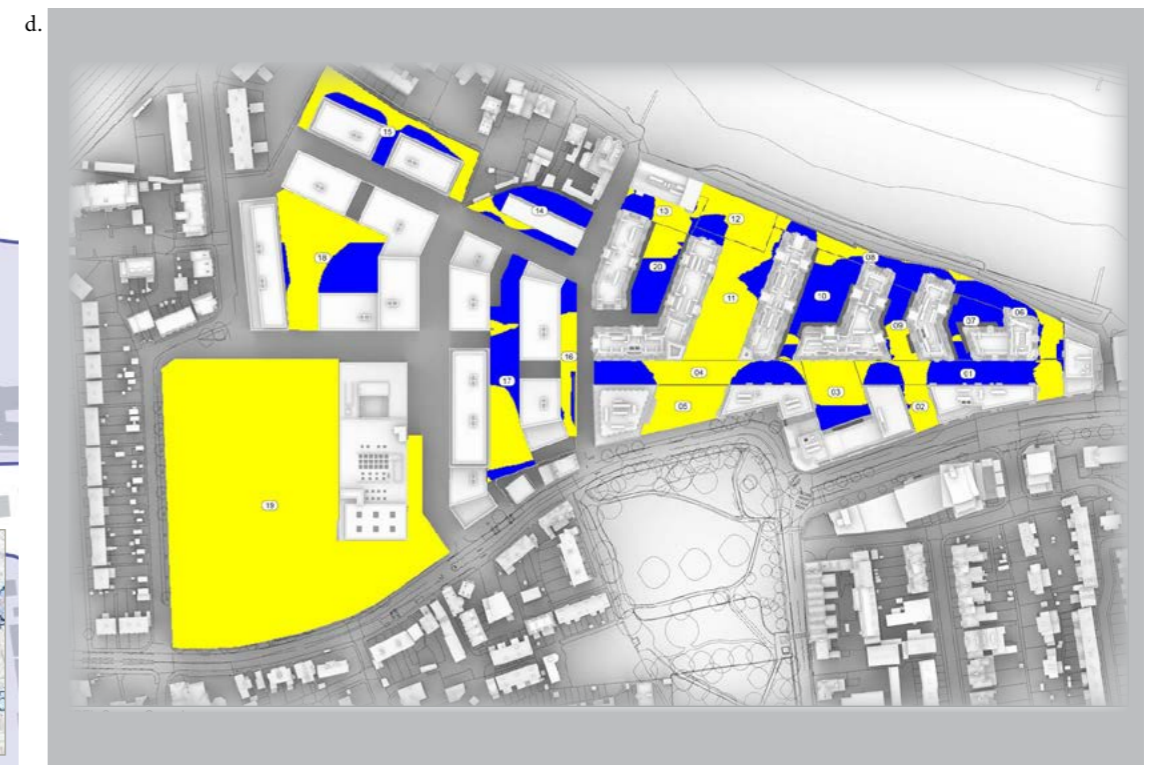
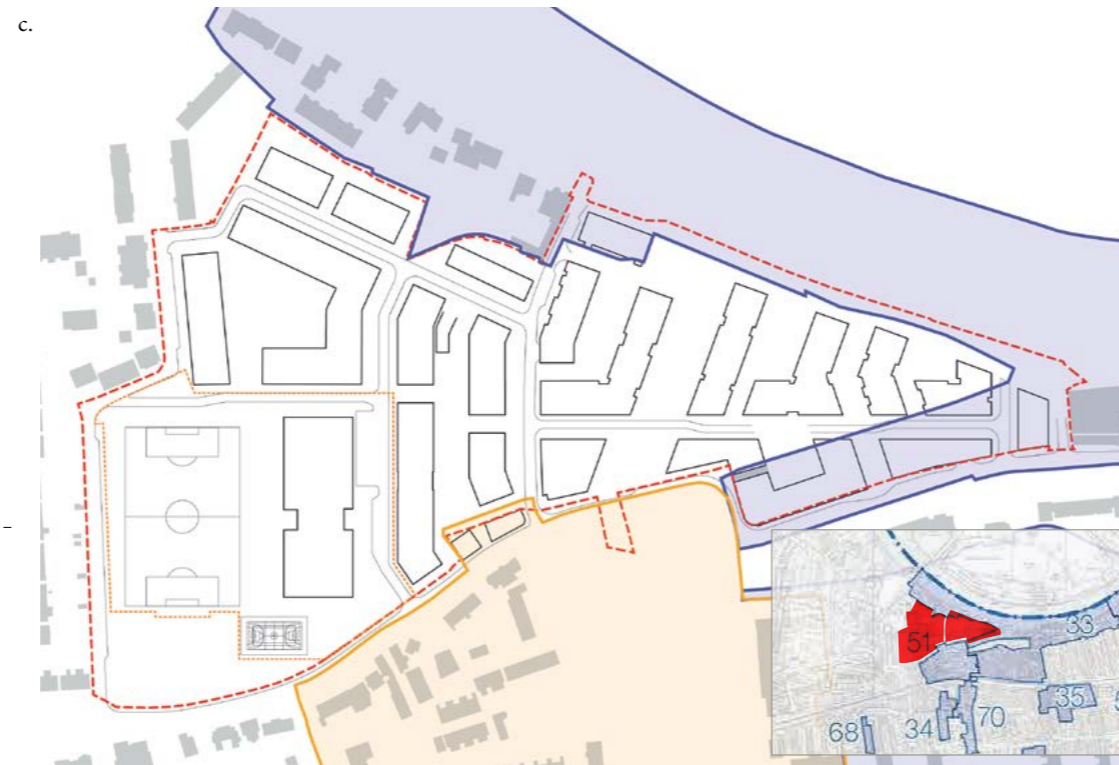
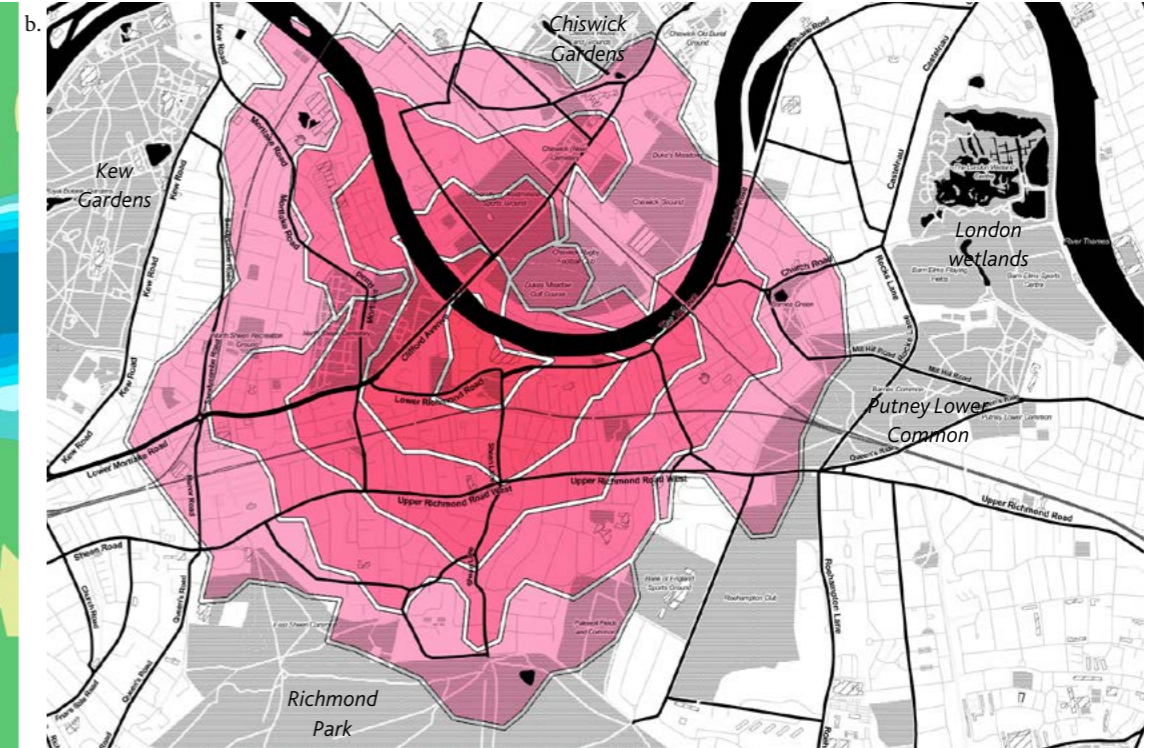
Walking times around the site are compromised across the river - good pedestrian linkages to the south offer conveniently walkable connections to the prime amenity of richmond park and its environs

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 river front. Most open space areas are relatively light in their aspect.

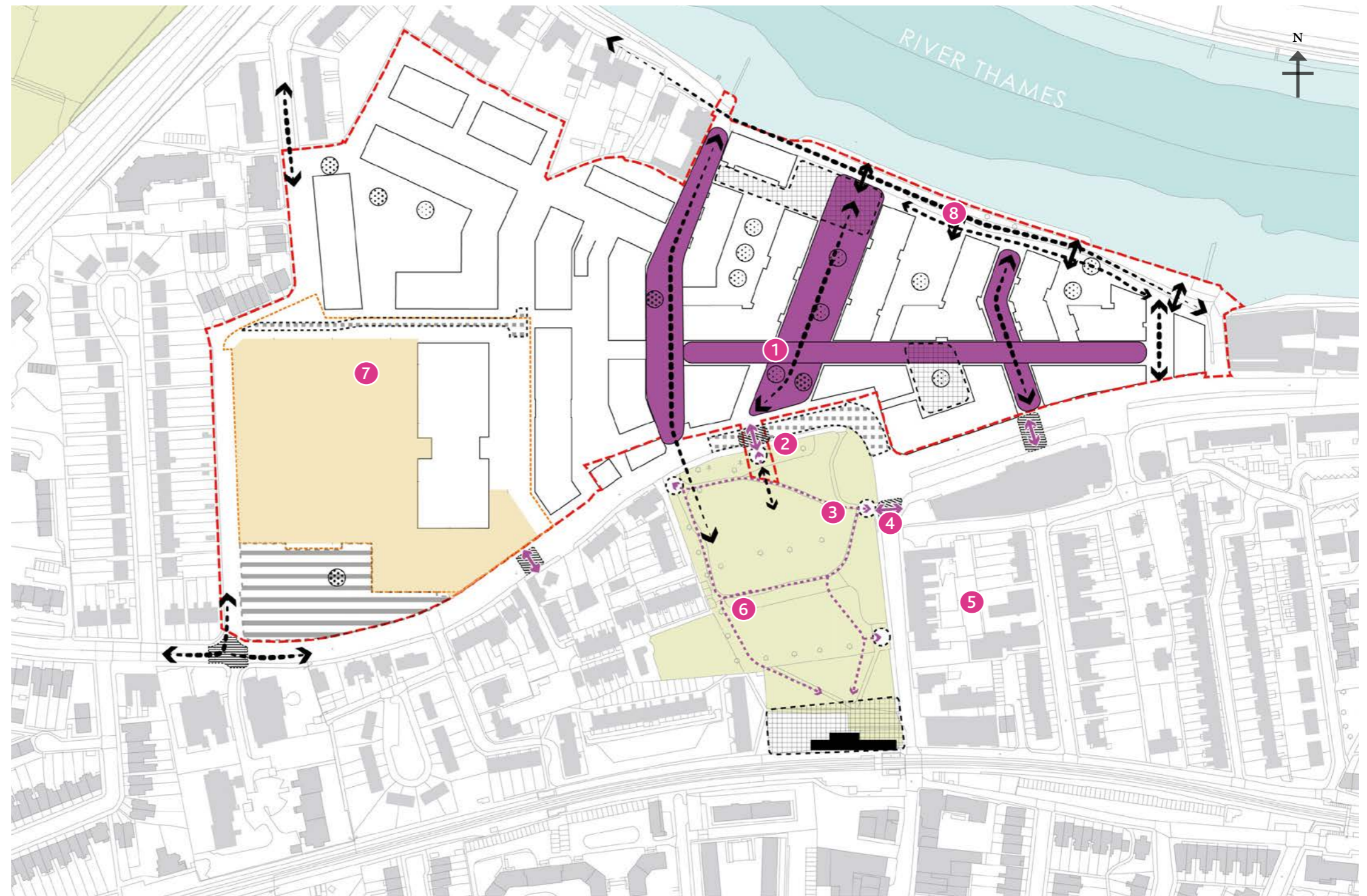


PUBLIC REALM / LANDSCAPE APPROACH

LEGEND

1. Maltings Plaza - Defined high quality public space
2. Green Link
3. Main St. & Ship Lane - Unit paving / Shared surface | Widen footways | Introduce street trees | Introduce street parking
4. Bottleworks Square - Defined high quality public space
5. High St. - Unit paving | Widen footways | Introduce street trees | Introduce street parking | Traffic calming zone | Raised tables at threshold
6. Mortlake Green - Upgrade entries and widen paths in parkland | Reinforce tree and shrub planting (proposal only: all works to Mortlake Green are shown indicatively in the application.)
7. Play Area - Coherent play strategy throughout the site.
8. Thames Path - upgrade

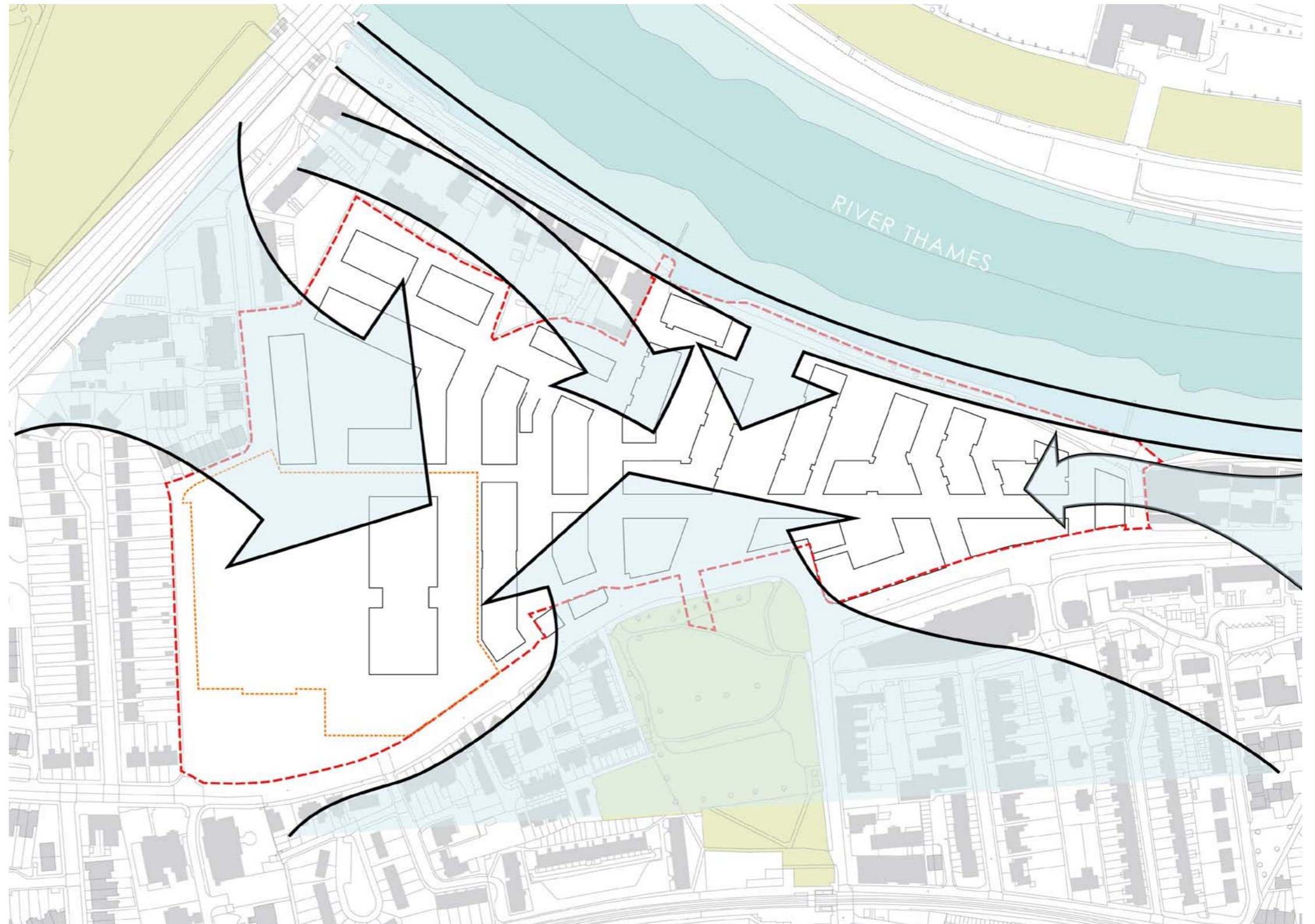
-  Strategic Connections
-  Access Points To Towpath From Riverfront
-  New / Improved Paths
-  New / Improved Crossing Points
-  Plazas & Squares
-  Feature Streets
-  Traffic Calming Zone
-  Raised Table
-  Arrival Points
-  Play
-  Neighbourhood Parks
-  School Open Space/Play Facilities
-  Site Application Boundary
-  School Application Boundary






ENGAGING WITH MORTLAKE

PUBLIC REALM AND LANDSCAPE APPROACH

The landscape and open space development of the former Stag Brewery site supports the principles outlined in the Masterplan Vision provided by LBRuT, drawing on the local context and key assets of the site to create a vibrant and sustainable new centre for Mortlake. The site contains a number of significant existing trees and benefits from proximity to Mortlake Green to the south and the River Thames along the northern frontage. The majority of existing trees have been retained and integrated into the landscape design. Using a series of surveys and contextual studies, including assessment of materiality and urban context, the relationship with the surrounding context of Mortlake has informed the design response. The resultant landscape features a predominance of hardscape and urban character areas, paving cobbles, stone and rendered walls, with ironwork fences and detailed cast elements and including limited but crucial elements of a varied range of planting, feature trees and green open space.



- Legend**
-  Engaging communities and visitors to site
 -  Site Application Boundary
 -  School Application Boundary

VISION / THE LANDSCAPE MASTERPLAN

MASTERPLAN DEVELOPMENT

The development of open spaces within the site is based on provision of a high quality landscape and public realm. The development includes a series of linked open spaces, paved access and circulation paths for pedestrians and cyclists, seating and play facilities distributed throughout the site, open grassed areas and planting and shade and feature trees. Pockets of planting and seating areas within the streetscape layout, a community park and various public squares and plazas are interspersed within the masterplan, accentuating activity zones and opportunities for gathering, outdoor recreation and public activities focussed on major community use areas and retained heritage buildings.

Each cluster of residential development centres on a large courtyard open space, providing recreational and visual amenity and additional permeability through the site to the river edge. A number of smaller open space areas, in the form of pocket parks or linear parks, are located throughout the masterplan, providing a range of open spaces for residents and visitors.

Provision of informal recreation facilities and more structured play facilities will be made, within residential courtyards and common open space areas across the site. Through provision of a network of green open spaces and street tree planting across the site, the masterplan contributes to the green infrastructure of the local area and creates new linkages and extensions of tree planting and open space facilities within the area.

The supporting diagrams indicate and quantify amenity and open space areas across the site. Amenity space of approximately 4.77 Ha (excluding Towpath) has been provided in the masterplan, including approximately 4.37 Ha of publically accessible open space.

The Outline Section of the masterplan is a more traditional layout of streets and building blocks wrapping around the school site, but retaining a priority of pedestrian and cycle access paths and routes as well as vehicular access.

PUBLIC AMENITY SPACE

The masterplan is founded on a concept of clusters of built form interspersed with a range of open space amenity areas, configured in a traditional street and block alignment but with pedestrian priority as the focus of the public realm. Wide courtyards within building plots provide contrast to narrower 'street' spaces, and a broad linear green space through the centre of the plan links Mortlake Green to the river. Pedestrian access and circulation through a variety of routes builds on the traditional laneways and access ways found throughout Mortlake and in some cases, recreates lanes and streets formerly existing on the site.

GREEN LINK

The central green linear park provides the main entrance to the eastern portion of the site (detailed area) from Mortlake Green and functions as the primary link between Mortlake, through the site to the river. This link functions as a recreational space as well as providing outdoor dining and commercial opportunities, servicing, and pedestrian and cycle circulation.

MALTINGS PLAZA

At the river end of the Green Link, Maltings Plaza provides a major public open space with direct stepped and graded access to the river and Towpath. This mainly paved space acts as a forecourt to the re-purposed Maltings Building and the related public and commercial functions of this building and the adjacent commercial functions. The plaza includes a large paved multi-function activity area with a water feature, shade trees and seating areas with access provision for all users.

The water feature is proposed as a plan of the Thames River showing the Boat Race course and related bridges, etched into the pavement. A series of pop-jets along the course provide activation and child play opportunities and could potentially be linked to the Boat Race and celebrations.

BOTTLEWORKS SQUARE

This smaller public square relates to the retained heritage Bottling Plant and Hotel, along with other buildings framing the space and opens from Thames Street circulation space. Feature tree planting and seating areas frame a multi-use activity area, suitable for a variety of functions, relaxation and activities related to the retail and commercial developments.

RIVER TERRACE

The River Terrace runs along the frontage of the residential blocks and provides an alternative riverfront access route through the site at the higher level from the Towpath. The ground floor of each building along this space is proposed as commercial and outdoor space is provided to relate to these functions, as well as providing pedestrian circulation and space for maintenance and service and emergency vehicles.

COURTYARD GARDENS

Each Building complex provides ground floor residences with private outdoor space, enclosed by fences, walls and / or hedges to maintain privacy. Access and amenity open space and play space for upper floor residents is also provided within each courtyard. Public access for all is facilitated with steps and graded walkways (max. 1:21 grade) from either side of each courtyard to allow free access through these spaces and to the river edge.

PRIVATE GARDENS

Private gardens area provided to ground floor apartments as noted above and town houses in the Outline area of the development are proposed to have private fenced gardens at the rear.

COMMUNITY PARK

A Community Park is included between the proposed School playing field and Lower Richmond Road, with open grassed recreation areas, shade and feature trees, seating and playground facilities. This park retains the existing trees along the frontage of the current open space and opens the area to public use as a benefit to the residents and the wider community.



Legend

- ① Green Link
- ② Bottleworks Square
- ③ Maltings Plaza
- ④ Riverside terrace
- ⑤ Courtyard garden
- ⑥ Towpath
- ⑦ School Entry Court
- ⑧ Private gardens
- ⑨ Residential street
- ⑩ School sports field
- ⑪ Pocket park
- ⑫ Community park
- ⑬ New pedestrian crossing
- ⑭ School Car park

- - Site Application Boundary
- - School Application Boundary
(Refer to Application B)

CHARACTER AREAS

PROPOSED CHARACTER AREAS

The Development Area 1 has been divided into a series of character areas related to the functions and design intentions for these areas and related closely to the built form developments around them.

Each of these is described in more detail and the intended materiality and character illustrated through the use of material palettes and precedent imagery.

