



Stag Brewery, Mortlake

Design and Access Statement: Secondary School Design

For Reselton Properties

March 2022

Document History

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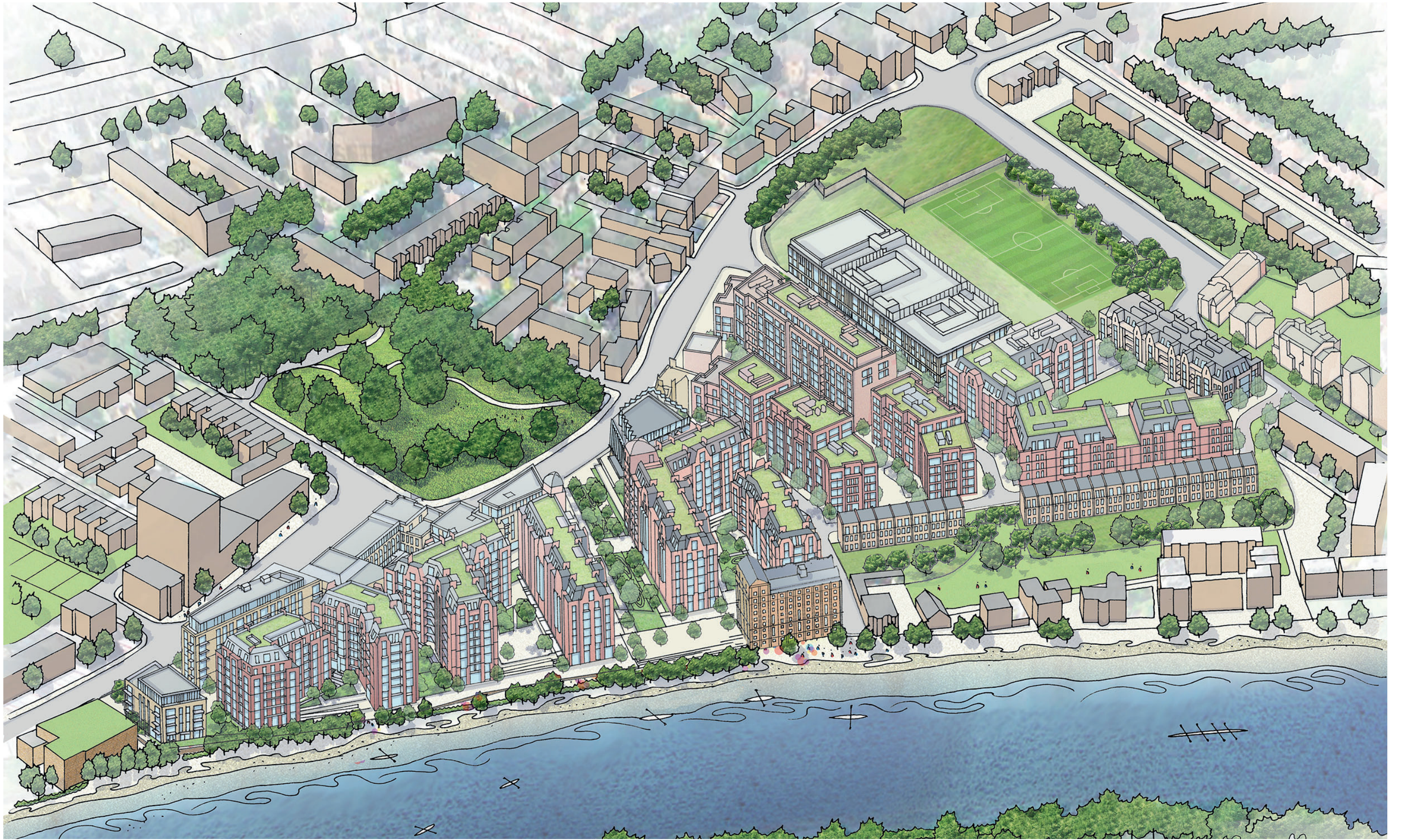
Foreword

Squire and Partners have been appointed to prepare proposals to submit for a detailed planning application for the proposed construction of a new secondary school on the former Stag Brewery site in Mortlake, London Borough of Richmond upon Thames ('the site').

This Design and Access Statement is intended to describe the contextual and design responses of the scheme in relation to the local environment and consultation with the London Borough of Richmond upon Thames ('LBRuT'), the Education & Skills Funding Authority ('ESFA'), Sport England and other stakeholders. At the same time it describes the measures and approach of the scheme to the integration of inclusive design.

This Design and Access Statement forms part of a suite of application documents and should be read in conjunction with all of the additional information submitted under this application.

Please note that all illustrations contained within this report are intended as visual representations only. The Planning Drawings included in the Appendix and accompanying this report provide a full description of the proposals.



Illustrative perspective view of new Secondary School in context of proposals for Development Areas I and 2 and existing context

1.0 Introduction

1.1 This Design and Access Statement has been prepared by Squire and Partners on behalf of Reselton Properties Limited (“the Applicant”) in support of two linked planning applications (“the Applications”) for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake (“the Site”) within the London Borough of Richmond upon Thames (LBRuT).

1.2 Proposals

The Applications seek planning permission for:

Application A: Mixed Use

“Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- a) Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks
- b) Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground
- c) Residential apartments
- d) Flexible use floorspace for:
 - i. Retail, financial and professional services, café/restaurant and drinking establishment uses
 - ii. Offices
 - iii. Non-residential institutions and community use
 - iv. Boathouse
- e) Hotel / public house with accommodation
- f) Cinema
- g) Offices
- h) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- i) Provision of on-site cycle, vehicle and servicing parking at surface and basement level
- j) Provision of public open space, amenity and play space and landscaping
- k) Flood defence and towpath works
- l) Installation of plant and energy equipment

Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- a) The erection of a single storey basement and buildings varying in height from 3 to 8 storeys
- b) Residential development
- c) Provision of on-site cycle, vehicle and servicing parking
- d) Provision of public open space, amenity and play space and landscaping
- e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works”

Application B:

“Detailed planning permission for the erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works”

1.3 Together Applications A and B described above are the ‘Proposed Development’.

1.4 This report supports the detailed planning application (Application B) for the school. It should be read in conjunction with the Design and Access Statement for Application A, which describe the overall site analysis and design of the whole site.

The new Stag Secondary School will form a campus for approximately 1200, years 7-11 students and sixth form. The school will be situated off Lower Richmond Road and sport facilities for the whole school, and available for community use (through a community use agreement), will be adjacent to the school building.

An opening year for the school has not yet been determined for the school but LBRuT have confirmed that early delivery of the secondary school is required and this may be as early as 2026.

In the absence of a school operator, the ESFA have been consulted and provided advice regarding the proposal. The ESFA are a government funding body for new schools.

1.5 The proposal involves the provision of a new 3 storey school building and associated external facilities which will comprise:

- **A new school building of approximately 9,314m² (GIA) on the Site for approximately 1200 pupils and sixth form including a new three-court indoor sports hall**

- **A new external two-court Multi Use Games Area**

- **A new outdoor flood-lit 3G synthetic turf playing pitch to meet Sport England Standards, including community use**

- **Hard and soft play and social areas**

- **New car parking provision, circulatory access and pedestrian access**

This Design and Access Statement describes the design strategy proposed for the development of the new Stag Secondary School in Mortlake. At the same time it describes the measures and approach of the scheme to the integration of inclusive design.



Existing site plan of entire Stag Brewery site

--- SITE OWNERSHIP BOUNDARY

2.0 The Brief

A new Secondary School is proposed in response to LBRuT requirements for the development of the Stag Brewery Site. A Planning Brief for the Stag Brewery site was published in 2011, which stated that 'The Council will support the provision of a two-form entry Primary School designed to maximise the potential for community uses and developers should discuss this with the Council at the earliest opportunity to form part of master planning proposals.' However, in October 2015, LBRuT's Cabinet Committee approved a report to change the education requirement from a primary school to a six-form entry secondary school plus sixth form. Whilst the Planning Brief was not amended to reflect this change in requirement, the emerging local plan site allocation policy (2017, Policy SA24) also designates the site as requiring a Secondary School.

In terms of location within the site, the Planning Brief stated that 'The preferred location for any school facilities are adjacent the existing sports fields in the south west area of the site'.

The illustrative appendix I to the Planning Brief is provided on the opposite page and shows the primary school to the West of the site and North of and partly on the existing privately owned playing field.

The space requirements for a secondary school (both in terms of building and external facilities) exceeded those for a Primary School and as a consequence this has provided greater constraints in terms of location of the school – these are described in greater detail within Section 3.0 of this document.

In the absence of a specific design brief, the school has been designed to meet Education and Skills Funding Agency (ESFA) requirements, as communicated through meetings with their representatives and comments on draft drawings. The ESFA baseline 1200 pupil superblock formed the initial basis of the layout of the school and was subsequently adapted to suit the specific existing and proposed site context.

The educational design brief has been formed on the basis of The ESFA baseline to include the following:

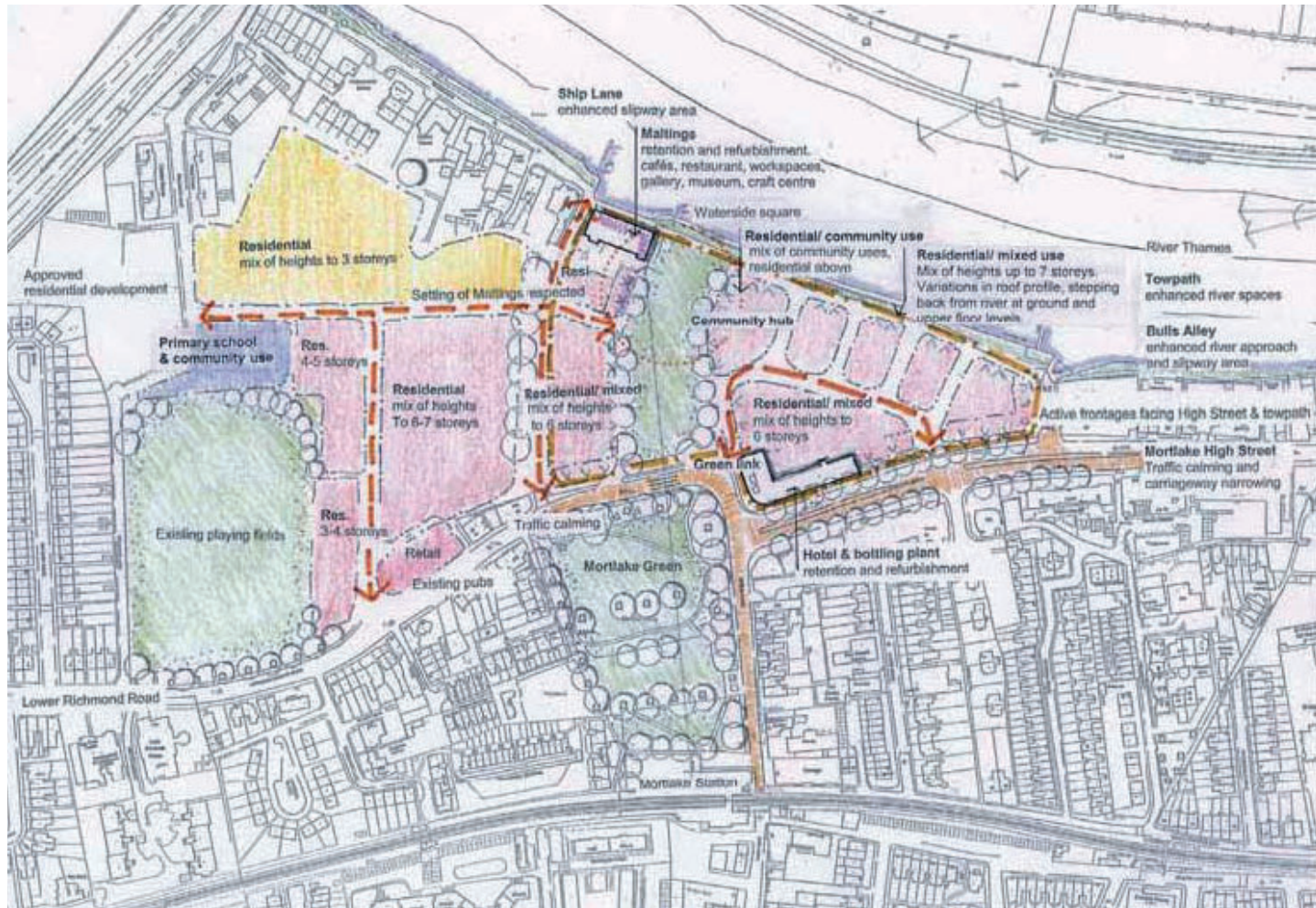
- Separate student and visitor entrances
- Adequate parking and cycle parking
- Hard and soft play areas
- Controlled access to a 3G artificially surfaced sports pitch
- Sustainable building
- Zoning to allow out of school hours community use of both sports and other facilities within the building
- Subject specific classrooms

- 3-court sports hall and associated facilities

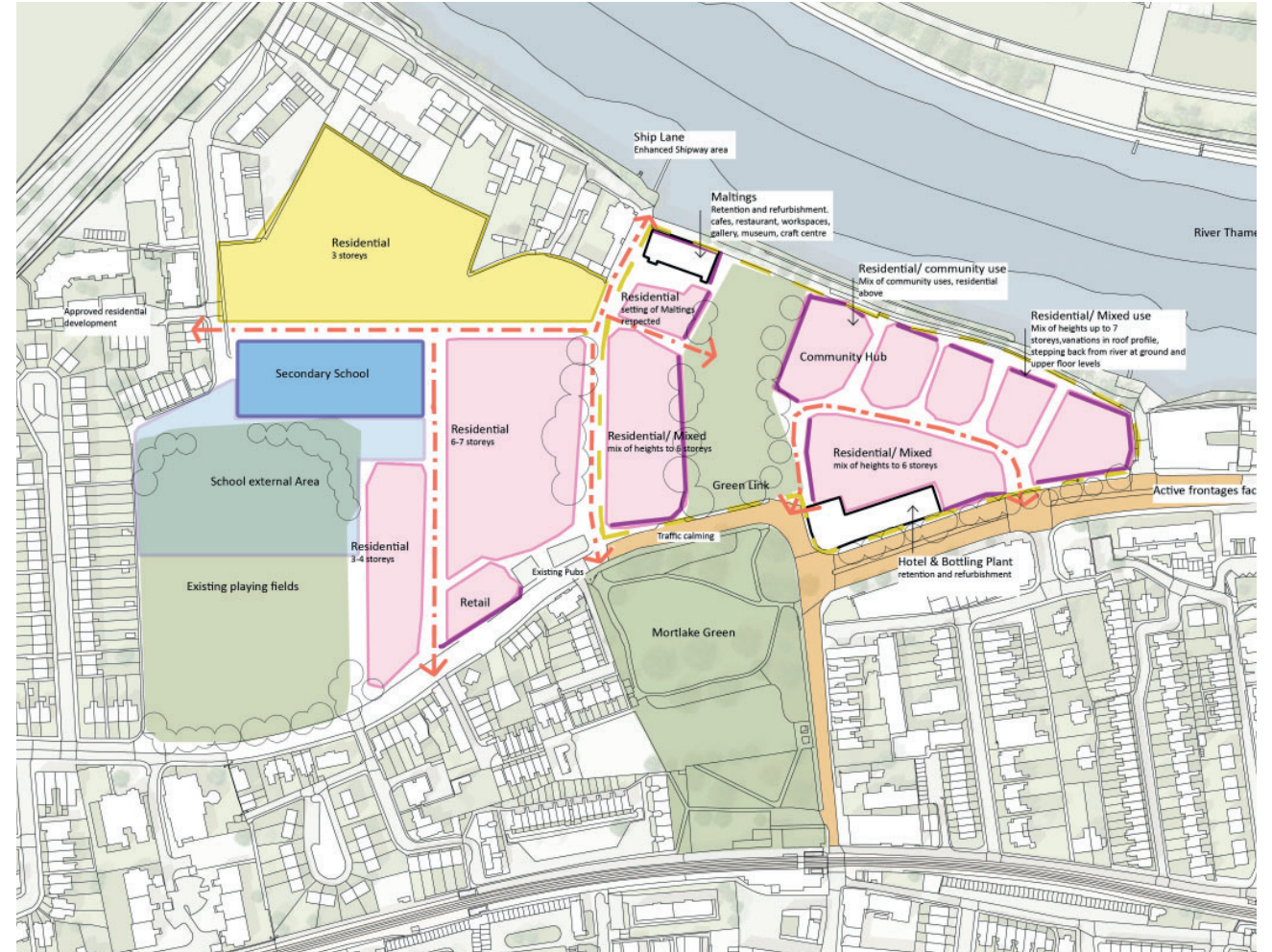
The ESFA baseline superblock layout is based on circulation and adjacency requirements which make a different form of building very difficult to achieve, while still retaining a similar plan efficiency. Similarly, extending the building to four floors would require fire fighting enclosures and lifts which would not be compatible with the financial model. The building is therefore restricted in its form and massing.



EFA baseline 1200 pupil superblock



Stag Brewery Planning Brief - Appendix I showing primary school



Stag Brewery Planning Brief updated to show a secondary school on the site in the same location

3.0 Location and Context

3.1 Site Description and Context

The wider Stag Brewery Site consists of a roughly triangular shaped area of land with its perimeter following the path of the Thames to the North, Lower Richmond Road and Mortlake High Street bounding the Site to the South and Williams Lane forming the western boundary. The wider site is bisected by Ship Lane which runs in a North/South axis between the two parcels. The site measures 9.24 Ha.

The proposed Stag Secondary School site is located on the Western parcel of the wider development application for the Stag Brewery Site. This 2.17 Ha parcel of land currently consists of a number of 20th century industrial buildings and a playing field and associated sports pavilion that are privately owned and were used by brewery employees prior to its closure in 2014. The playing field is allocated by the Council as 'Other Open Land of Townscape Importance' (OOLTI).

Existing Context

The site is bounded to the West by Williams Lane. Along the Western edge of Williams Lane is an existing brick wall that forms an end to rear gardens of a number of semi-detached houses along Watney Road.

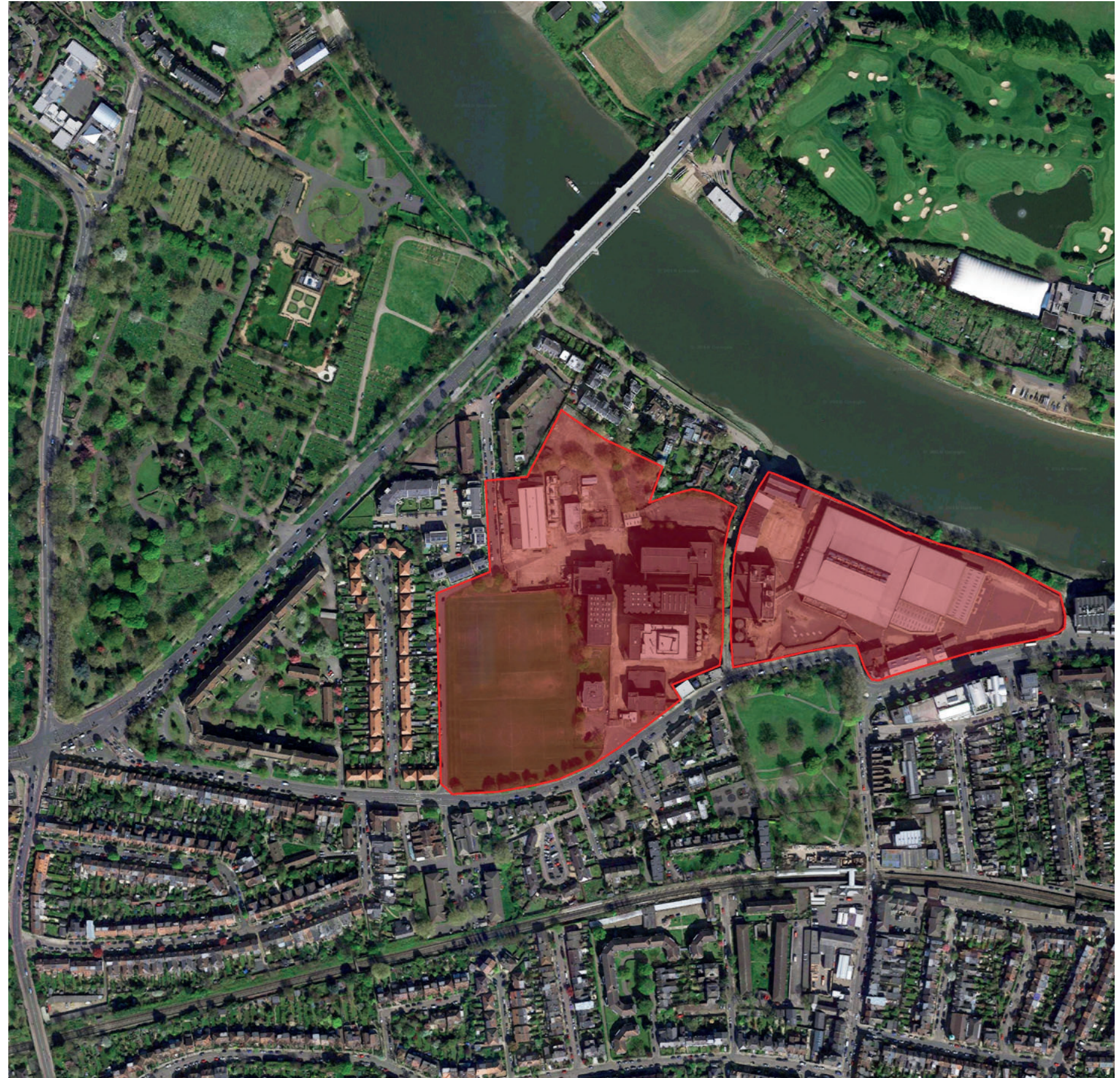
The site is bounded to the North by the rear gardens of a number of riverfront buildings that are clustered along Thamesbank.

The site is bounded to the East by Ship Lane, which is a road that bisects the existing Stag Brewery in a North – South axis.

The school site is bounded to the South by Lower Richmond Road, along the southern edge of which a number of 2 – 3 storey brick Victorian and early 20th century houses exist.

Emerging Context

The associated hybrid Planning Application for the wider Stag Brewery Site proposes a mix of uses across the wider site. The following section explains the proposed positioning of the school and evolution of the emerging context that would surround the School.



Aerial view showing site location



- KEY:**
- Residential (Private)
 - Residential (Affordable)
 - Flexible Use
 - Community Use
 - Hotel
 - Cinema
 - Secondary School

Stag Brewery -Now proposed illustrative masterplan for entire site