

## TECHNICAL NOTE

**Job Name:** Stag Brewery

**Job No:** 38262

**Note No:** TN036

**Date:** July 2022

**Prepared By:** Matt Bolshaw

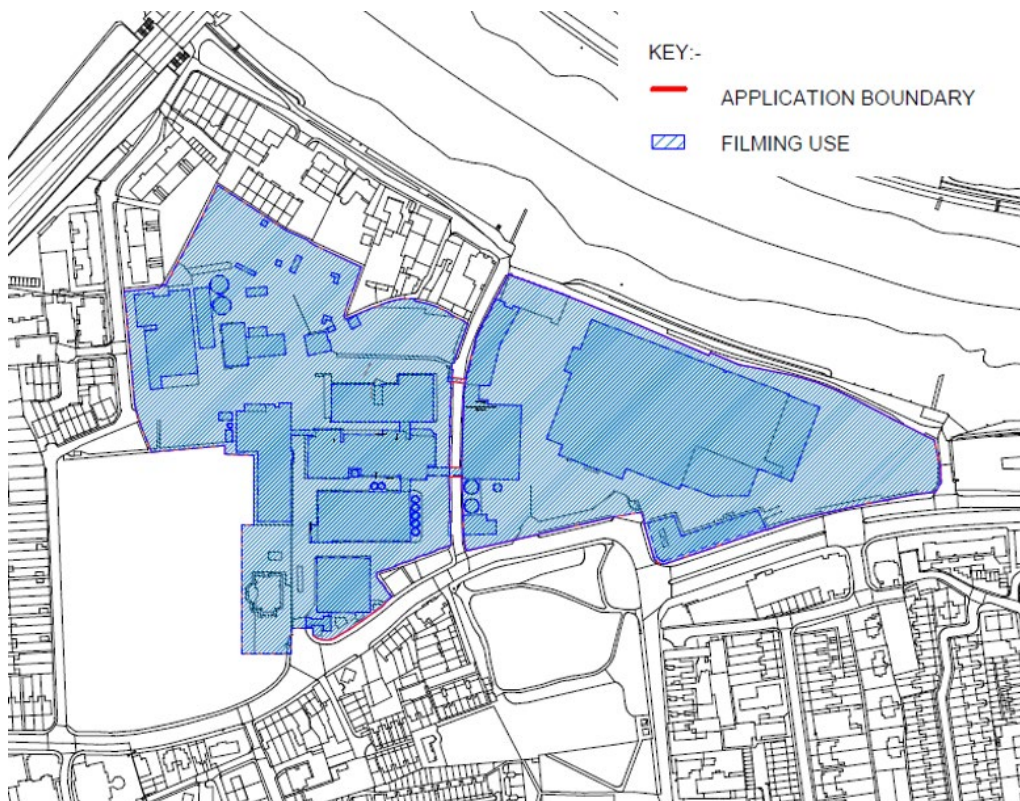
**Checked By:** Peter Wadey

**Subject:** Temporary Planning Permission for Stag Brewery Site – Parking Management

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### 1. Introduction

- 1.1. This technical note has been produced by Stantec to set out the access, parking and delivery and servicing strategy for the temporary use of the site.
- 1.2. This technical note includes the following:
  - Temporary Development Proposals
  - Car Parking Proposals
  - Lorry Parking & Turning Area Management
- 1.3. A plan showing the extent of the planning application boundary and filming use is shown below:



*Figure 1 – Application Boundary and Filming Use Plan*

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### 2. Temporary Development Proposals

- 2.1. The temporary development proposals for the site include using the existing site and buildings for filming purposes and ancillary activities. The site will not change in form and no construction will take place because of the proposed temporary use, except for the temporary building of film sets in the area indicated on Figure 2. All existing buildings will remain as per their existing condition with ancillary office space and filming proposed to be provided within the footprint of the existing buildings and temporary external film set.

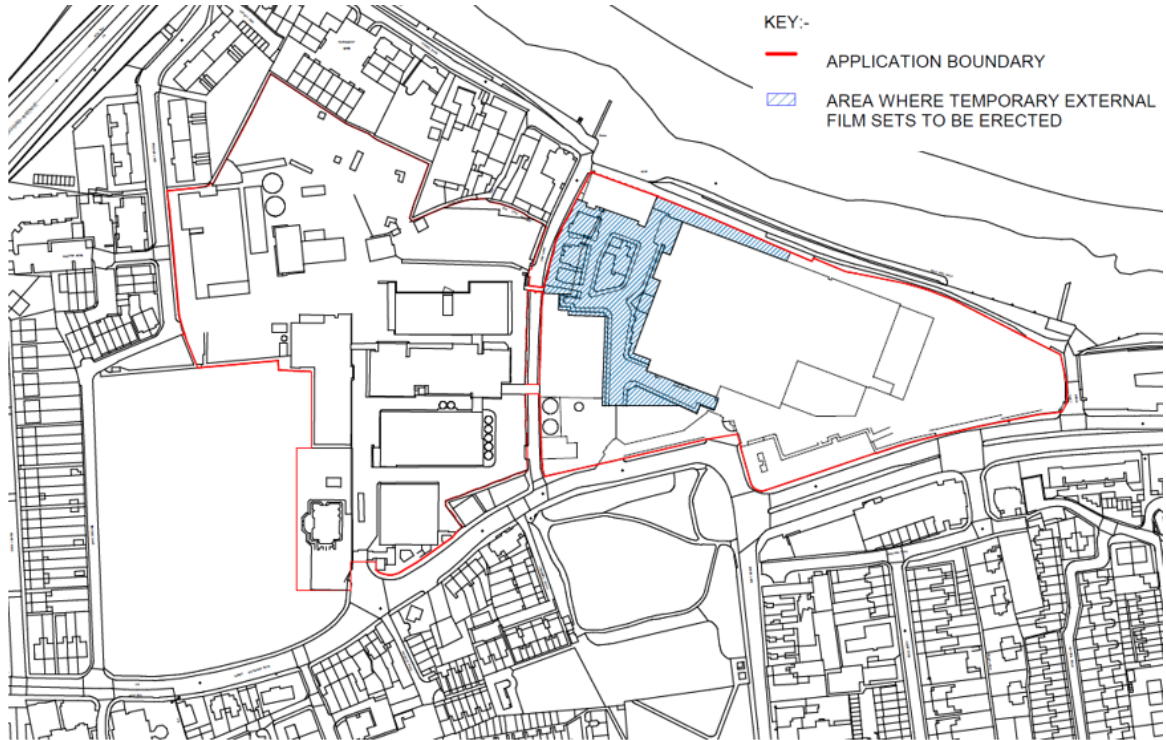


Figure 2 – Application Boundary and External Film Sets

### Access

- 2.2. Access to the site will utilise the existing site access points. Vehicle access will be from Lower Richmond Road (as per the access of the previous use of the site), with larger vehicles using the same entrances as HGVs for the brewery. Staff vehicles are able to utilise existing parking on site which is provided within the western section of the site accessed from Ship Lane.
- 2.3. The figure below illustrates the proposed location where vehicles and pedestrians / cyclists will access the development.

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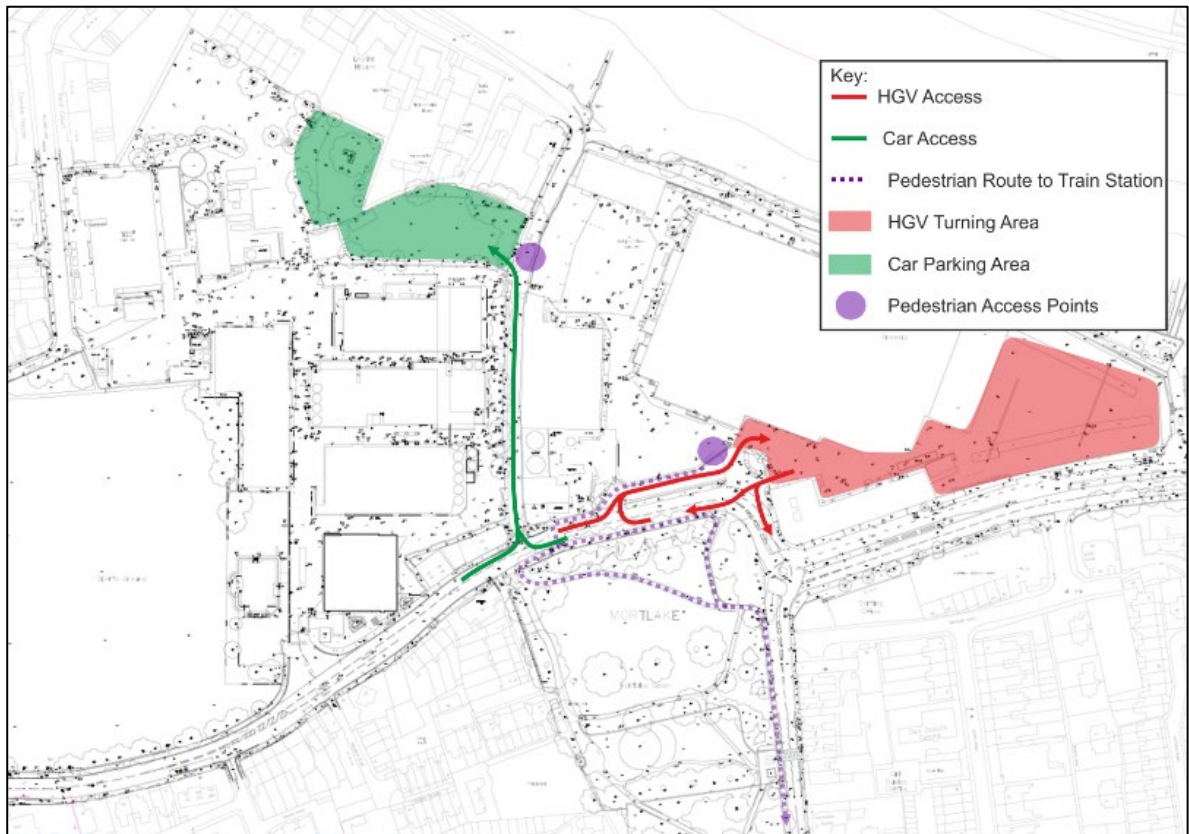


Figure 3 – Development Access Locations

### Parking

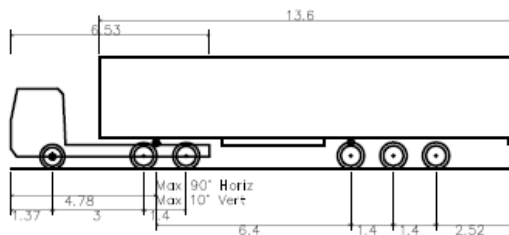
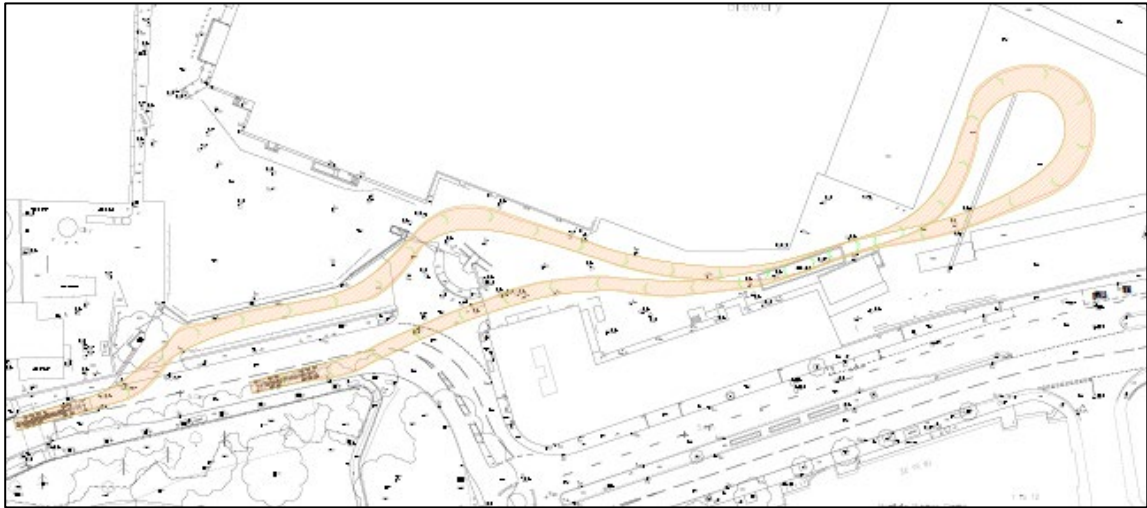
- 2.4. The existing Stag Brewery car park located via Ship Lane will be re-opened and used for the temporary use of the site.
- 2.5. The existing number of car parking spaces on site is 130 and based on the predicted demand for film production staff, approximately 56 staff will drive a car and use the car park. This provides an opportunity to close off a section of the car park adjacent to the residential properties to the north on Thames Bank which will reduce the impact on local residents.
- 2.6. Furthermore, all drivers will be reminded to be sensitive to those living around the site and notices will be provided in order to emphasise this.
- 2.7. In addition, as per the Travel Plan, more sustainable modes will be encouraged as well as car sharing options to reduce travel by car to the development.

### Lorry Parking & Turning Area Management

- 2.8. The majority of vehicles will be private cars or vehicles under 7.5t and are therefore anticipated to be able to enter the site under its current vehicular access arrangement. There is however, anticipated to be 8-10 26t vehicles used by the shooting crew. The figure below shows the swept path for a maximum legal HGV demonstrating how these vehicles can access the site. Notably the vehicles that will use the site will be smaller than the maximum legal HGV, however this has been shown as a worst-case vehicle and indicates that there is sufficient room for a lorry to turn in one movement.

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- 2.9. The turning area will be kept clear at all times, with signs located at the main gate to indicate entry and exit points. In addition, onsite staff will be present to guide larger vehicles to the area where they can manoeuvre without any difficulty and also park safely within the hard-standing area to the east of the site.



Max Legal Length (UK) Articulated Vehicle (16.5m)	
Overall Length	16.500m
Overall Width	2.550m
Overall Body Height	3.681m
Min Body Ground Clearance	0.411m
Max Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	6.530m

*Figure 4 – Swept Path Analysis Plan*

- 2.10. Delivery and servicing vehicles for the associated ancillary office land use will enter via the security gates and then deliver to the respective part of the site.
- 2.11. Site notices will be provided in the eastern side of the site to inform drivers to respect surrounding residents when manoeuvring on the hard-standing areas.

### 3. Conclusion

- 3.1. This technical note has been produced by Stantec to set out the proposed management of the access, parking and delivery and servicing arrangements for the proposed use of the Stag Brewery Site, Mortlake for filming purposes with ancillary activities.
- 3.2. The existing accesses into the Stag Brewery site will be utilised for all pedestrian, cyclists and vehicular movements. Swept path analysis has been undertaken for a variety of vehicles and the largest max legal HGV is shown to be able to enter and exit the site in forward gear and manoeuvre within the site without any issues.

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- 3.3. The existing Stag Brewery car park located via Ship Lane will be re-opened and used for the temporary use of the site. Parking to the north of the car park adjacent to residents will be discouraged by closing a section of the car park and all drivers will be reminded to be sensitive to those living around the site. Site notices will be provided in order to emphasise this.
- 3.4. Refuse collection and delivery and servicing will operate within the site and there will be no loading / unloading activity for the temporary use on the surrounding highway network. In addition, delivery and servicing will be undertaken outside of peak hours.
- 3.5. Staff will be encouraged to use sustainable transport to travel to work, through providing information on train and bus routes and times, providing group transport and encouraging car sharing.