



Stag Brewery, Mortlake

Design Code

For Reselton Properties

July 2022

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	24/01/22	First Draft	BJ	
A	24/01/22	Second Draft	BJ	
B	07/03/22	Third Draft	BJ	
C	28/07/22	Fourth Issue	BJ	

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1.0 Introduction

1.1 This Design Code 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).

Proposals

1.2 The Applications seek planning permission for:

Application A:

“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:

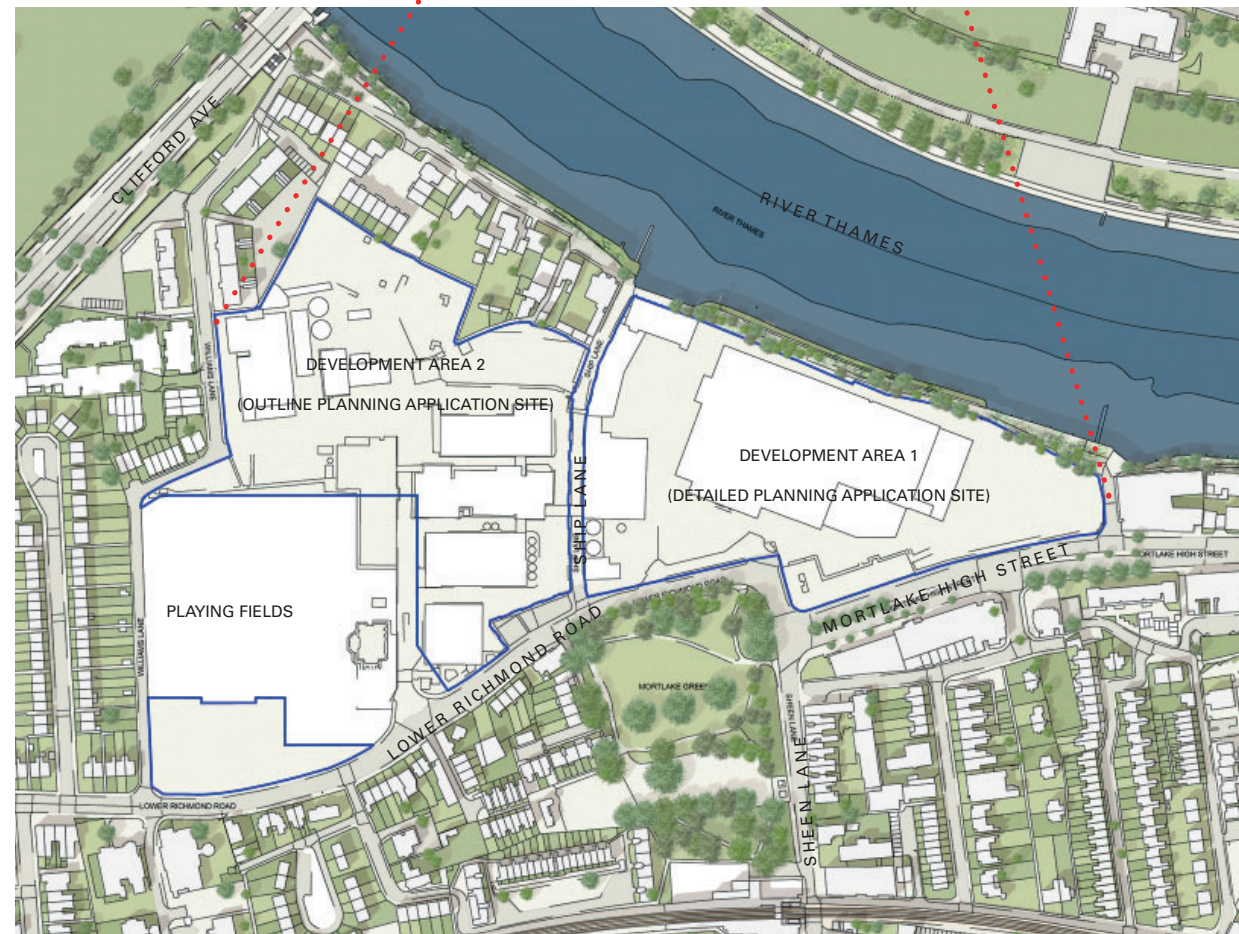
- a) The erection of a single storey basement and buildings varying in height from 3 to 8 storeys
- b) Residential development
- c) Provision of on-site cycle, vehicle and servicing parking
- d) Provision of public open space, amenity and play space and landscaping



Existing Maltings Building



Existing former hotel and Bottleworks Building



Existing Site Plan



Existing Playing Field



Existing view across Mortlake Green



Bird's eye view of existing site

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 all other associated works”

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

1.4 This document is a Design Code intended to describe the elements of Application A Outline Component (Development Area 2). This document should be read in conjunction with the submitted Design and Access Statement, which covers the entire Stag Brewery Masterplan including both Development Areas 1 and 2 and the detailed element of the Application for Development Area 1.

Please note that all illustrations contained within this report do not constitute part of the Planning Application, and are intended as visual representations for illustration only. The Planning Drawings included in the Appendix and accompanying this report provides a full description of the proposals.

1.1 Design Documentation

The Design Code provides a series of design principles to be applied to the outline part of the Application Site. These principles consolidate the principles established by the Parameter Plans from a design perspective. This Outline component of the Planning Application seeks approval for the Parameter Plans and Design Code as a means of governing the detailed design of the proposal. If granted consent, any future Reserved Matters applications will have to conform with the Parameter Plans and Design Code. The Parameter Plans are included as an appendix to this document.

The Illustrative Masterplan - provided opposite and contained within the Design and Access Statement - demonstrates how the scheme may be developed in accordance with the Parameter Plans and the Design Code.

This Design Code should be read in conjunction with the other documents that form part of the current hybrid Planning Application for Stag Brewery. In combination, these elements create a strong and clear vision for the future of the Outline Application component of the Stag Brewery Site. It seeks to provide aspirational as well as specific guidance for the approval of reserved matters that should be followed by future planning applications.



Existing bird's eye photograph focusing on the existing site



KEY

- | | |
|-------------------|----------------|
| Studio | CINEMA |
| 1B2P | FLEXIBLE USE |
| 2B3P | GAS METER ROOM |
| 2B4P | HOTEL |
| 3B5P | LV SWITCHROOM |
| 3B6P | OFFICE |
| 4B8P | REFUSE STORE |
| 2B3P SR | SCHOOL |
| 2B4P SR | STATION |
| 3B5P SR | |
| 3B6P SR | |
| BIKE STORE | |
| CAR PARK ENTRANCE | |

Illustrative ground floor masterplan for entire Hybrid Planning Application

1.2 Design Code Structure

The majority of the Design Code is set out in two main chapters; Part Two; Site Wide and Part 3: Character Areas;

Part One: Site Context, Vision and Masterplan Evolution

Part Two: Site Wide (Outline Application Site)

Parameters + Parameter Plans

Streets

Building Typologies

Built Form and Character

Public Realm

Part Three: Character Areas

Street facing Townhouses

Residential Square Buildings

Garden Courtyard Buildings

Community Park

Part Two: Site Wide

The site wide section of the document provides an overview of the strategic principles that shape the overall masterplan. Following the Stag Brewery Planning Brief, which formed the brief for the initial design development work and subsequent pre-application consultation has further refined the Outline Application proposal. The planning Brief has been reinforced by the allocation of the site in the Local Plan (2018) as SA24.

The Site Wide section of the document provides an overview of both the strategic approaches and the overarching design principles regarding streets, blocks, landscape and sustainability and describes the fundamentals of the agreed approach to the redevelopment.

Part Three: Character Areas

The main aim of the Character Areas section of the document is to describe a 'sense of place' along with the aspirations of a particular part of the masterplan. It provides guidance about how to implement this vision within future planning applications. Each character area will be described separately and in more detail.

1.3 How to use the design code

The Outline Application Proposals are described through a series of conditions and building types within the Design Code as illustrated in the plan opposite. This plan aims at providing a clear understanding of the individual components of the masterplan and how they are arranged on the site. Guidance on the design of each of these elements will be provided throughout this design code.

Most guidance is Mandatory and is included to control either urban elements or architectural details which are considered to be of the most importance in delivering a successful masterplan.

These must be incorporated into any design submitted as part of a reserved matters application. Mandatory code will be indicated using the phrase 'The applicant **must**...'.

Interpretive codes are more flexible in terms of compliance and will be phrased 'The applicant **should**...'. Where interpretive code is provided applicants must provide evidence that they have endeavoured to meet the objective or suggest alternative means for doing so.

All reserved matter submissions **must** be submitted with a statement of compliance to the design code.



KEY

- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- 4B8P
- 2B3P SR
- 2B4P SR
- 3B5P SR
- 3B6P SR
- BIKE STORE
- CAR PARK ENTRANCE
- CINEMA
- FLEXIBLE USE
- GAS METER ROOM
- HOTEL
- LV SWITCHROOM
- OFFICE
- REFUSE STORE
- SCHOOL
- SUBSTATION

Site Wide Masterplan - Site wide parameters apply to all elements within Development Area 2 Outline Application boundaries (blue lines)

2.0 Site Context Vision and Masterplan Evolution

2.1 Site Context

A detailed description of the site history, and context and masterplan evolution has been provided within the Design and Access Statement. The following sections should serve as a summary of the key features of both context and the proposed masterplan for the Outline Application Site.

The Outline Application Site is not located in a Conservation Area, however it is adjacent to two conservation areas, which include Mortlake and Mortlake Green Conservation Areas.

The Proposed Development offers opportunity - within the framework of the Stag Brewery Planning Brief and the adopted site allocation - to regenerate the former industrial site to provide a new heart to Mortlake. The site is currently occupied by a number of 20th century industrial buildings that were built over a long period of time to serve the former function of the site as a brewery.

The characteristics of the existing site currently prevent public access through the site and does not provide a street network that connects to the existing built transport infrastructure.

The Planning Brief for Stag Brewery identifies a number of key urban design factors that should be considered in the development of the site:

- The visual relationship of the site to the surrounding area
- The existing urban grain and scale
- Enhancement of character and appearance of the area through high quality development
- Permeability
- The incorporation of the principles of sustainable design and construction

The built form and character of the new development should respond to the above aspirations as well as be accessible, inclusive, safe and sustainable.

For more specific detailed information on key considerations for sustainable design, please refer to the Sustainable Design Appendix. For more specific codes on built form, character and appearance for each of the typical conditions, please refer to Section 3.

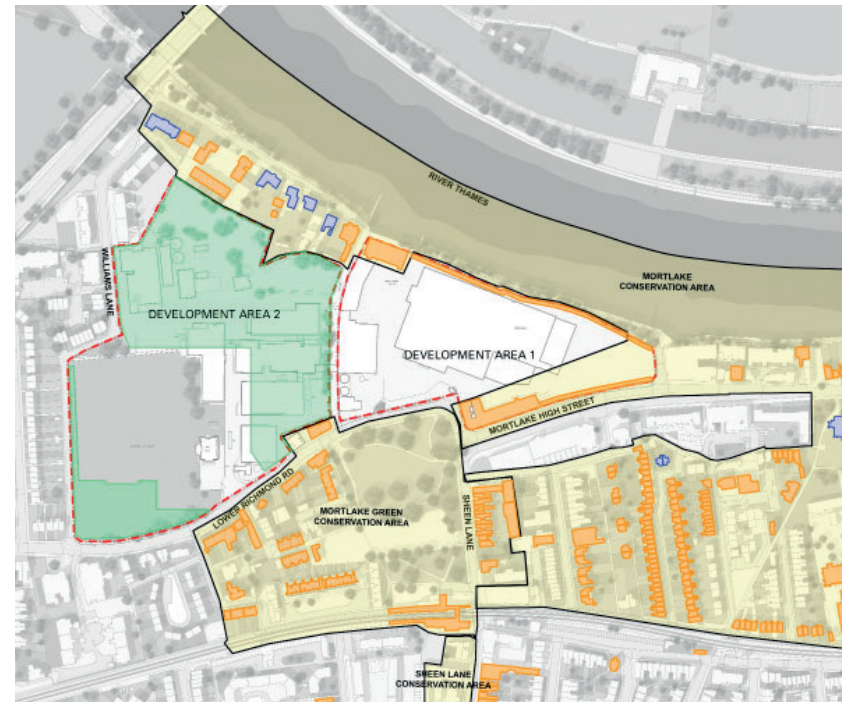
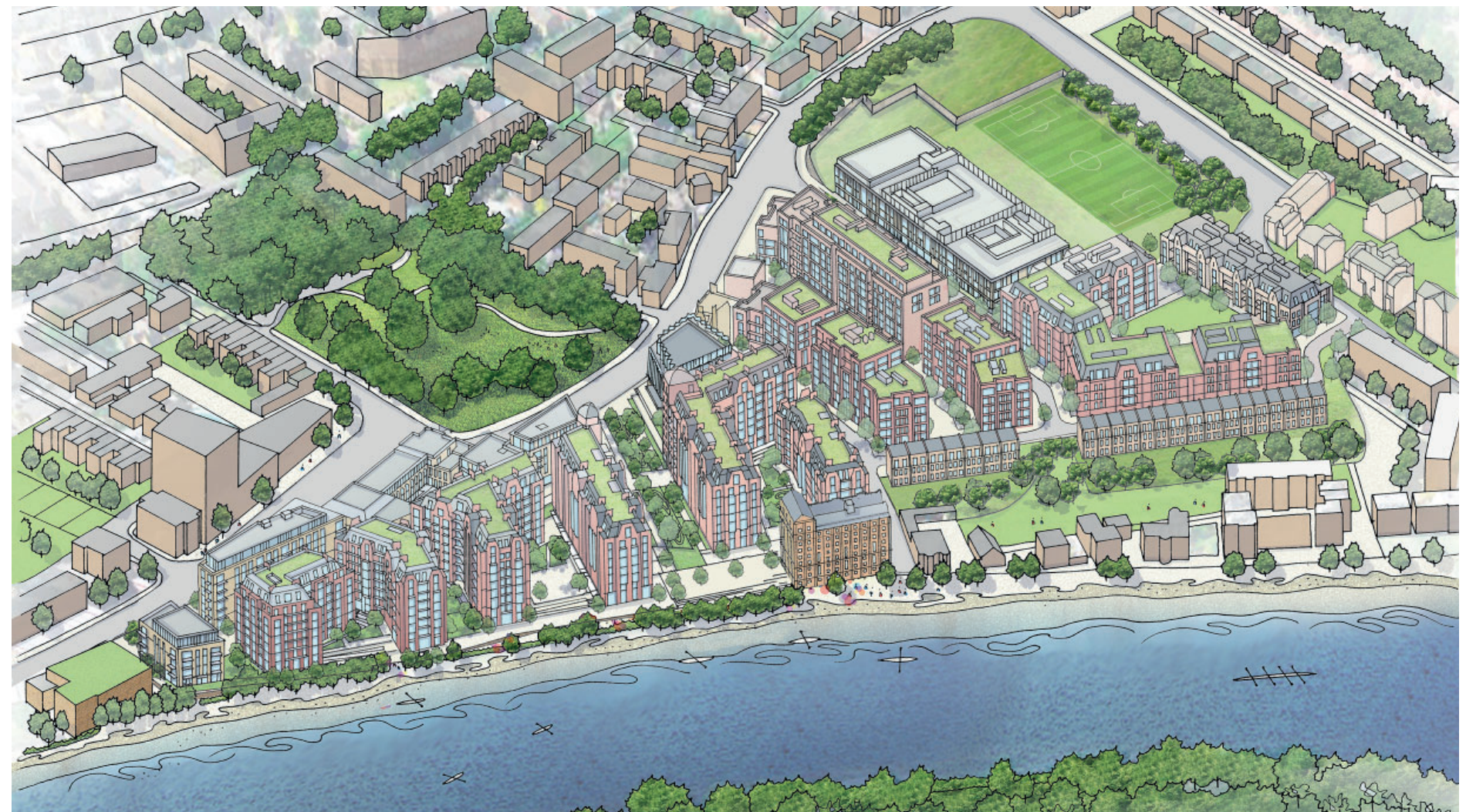
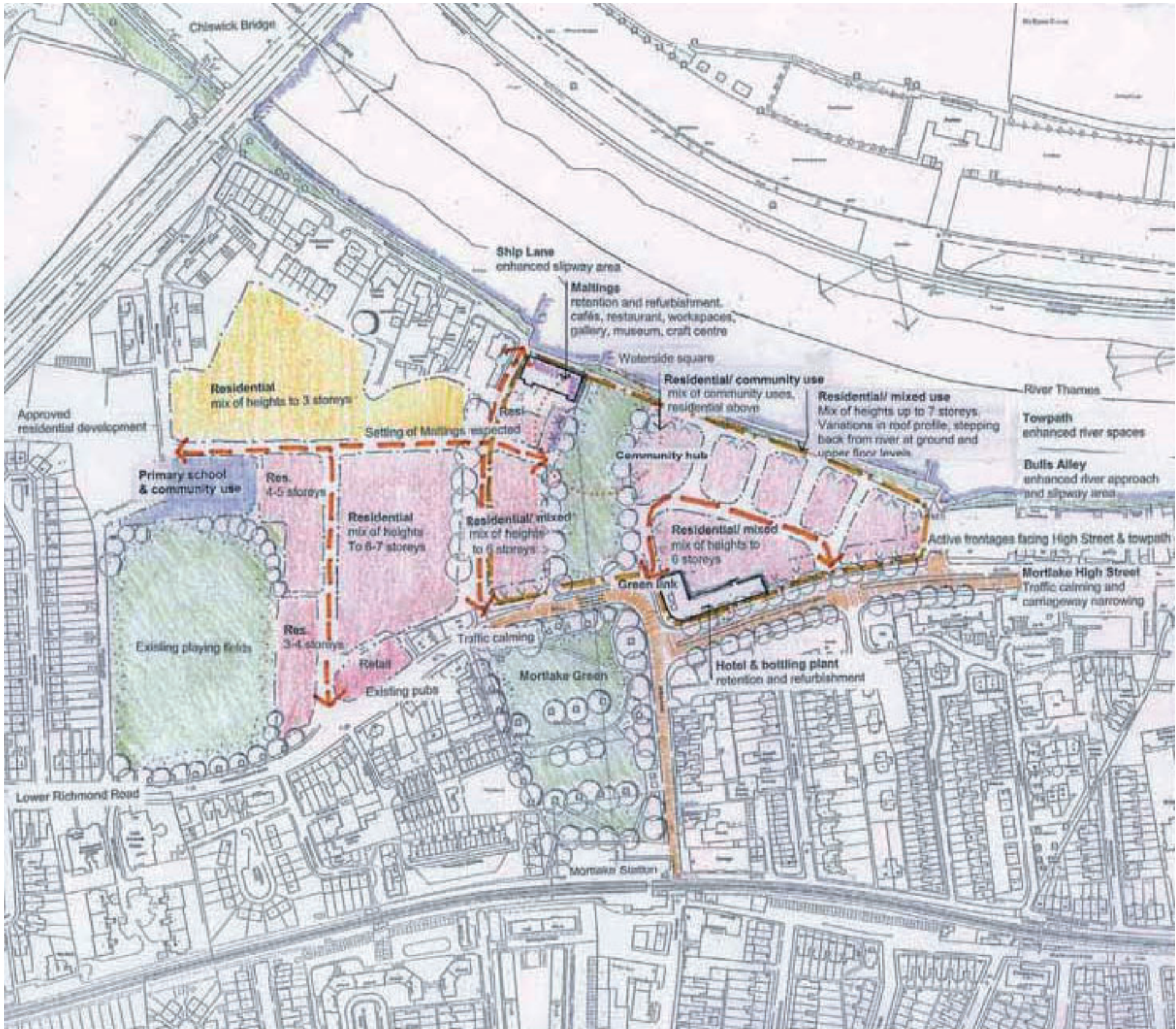


Diagram showing locations of Conservation area in relation to Development Area 2



Illustrative visualisation of entire Hybrid Planning Application masterplan proposal



Stag Brewery Planning Brief - Site Layout

2.2 Vision and Masterplan Evolution

The Stag Brewery Planning Brief

The built form of new buildings should respond to the distinct character and urban grain of the surrounding Conservation Areas as well as the Stag Brewery Planning Brief. The Planning Brief proposed a framework for the distribution of uses and heights across the entire Stag Brewery Site. This was reinforced by the designation of the site in the Local Plan (2018) policy SA24.

Planning Brief Heights

The principle of the Planning Brief was to provide guidance on building heights by indicating maximum numbers of storeys for zones across the site. The adopted Local Plan however does not prescribe building heights. The main aim of this guidance was to ensure the proposed heights of buildings taper to lower heights towards the perimeters of the site.

Street Network

The Planning Brief established a hierarchy of routes through the site with the aim of increasing permeability through the site towards the waterfront. A primary emphasis was given to provision of a new 'green link' axis connecting the existing village green to the river and towpath.

Site Allocation

The allocation of uses within the Planning Brief for the Stag Brewery land to the West of Ship Lane included Residential, (Primary) School and Community Use and Playing Field use. The Planning Brief allocations have been further developed within a proposed illustrative masterplan for the entire Stag Brewery Site (see overleaf). The illustrative masterplan proposes more specific areas for uses and potential building footprints.

The Illustrative Masterplan

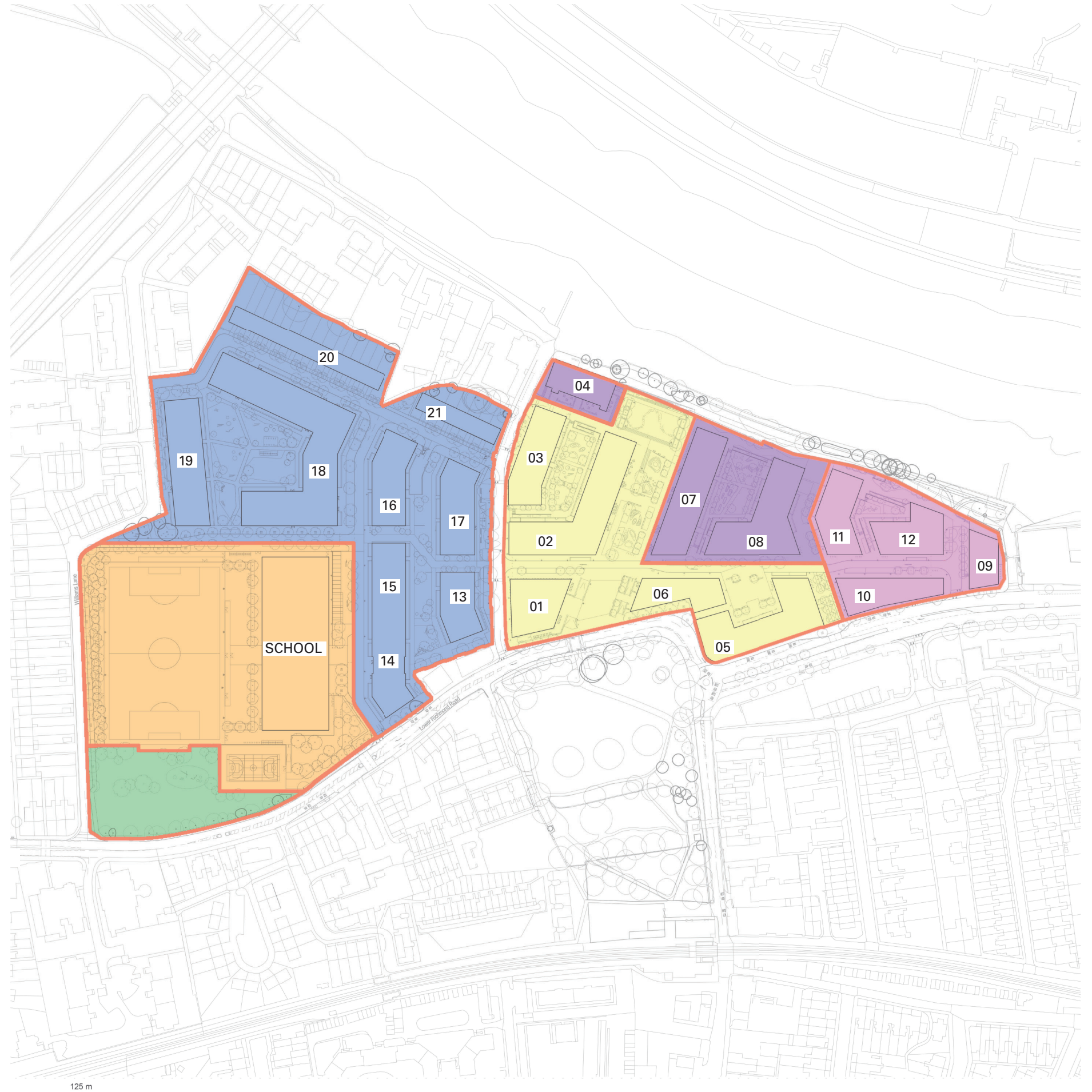
The proposed illustrative masterplan has evolved on the basis of the Stag Brewery Planning Brief, adopted Site Allocation and discussions with LBRuT, the GLA and other stakeholders. Within this design code the illustrative masterplan is used as an example of how the application of the mandatory design coding can result in a successful and well-designed outcome that fits in with the surrounding urban grain as well as providing an example of how proposed massing could be distributed across the site.

Development Phases

It is proposed that the wider Stag Brewery Site as well as the Outline Application Site will be developed in a series of Phases and Sub-Phases. The diagram opposite illustrates the proposed phases of the overall development.

Works are anticipated to commence in 2023 with completion in 2029.

- KEY:
- Phase 1(A) Land
 - Phase 1(B) Land
 - Phase 1(C) Land
 - Phase 2 Land
 - School Land
 - Community Park
 - Land



Site wide phasing plan



Character Area Strategy

Because the Phase 2 site does not contain any buildings of Heritage importance and it is physically separated from the River Thames, the proposed approach for this part of the wider masterplan contrasts with the Phase 1 approach.

As well as aiming at protecting and enhancing heritage assets and increasing permeability to the waterfront, the proposal for Phase 2 incorporates a variety of different character areas that create clear definition of the sub-elements of the Outline application. The proposal acknowledges and takes account of the Application B proposals (school and associated open/play space).

The diagram opposite identifies the various character areas:

Community Park

Street facing Townhouses

Residential Square and Street Buildings

Garden Courtyard Buildings

Part Three/ Section 5.0 describes the aspiration for these specific character areas in a greater level of detail.