

**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	SUBSTATION
3B5P SR	
3B6P SR	
BIKE STORE	
CAR PARK ENTRANCE	

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.

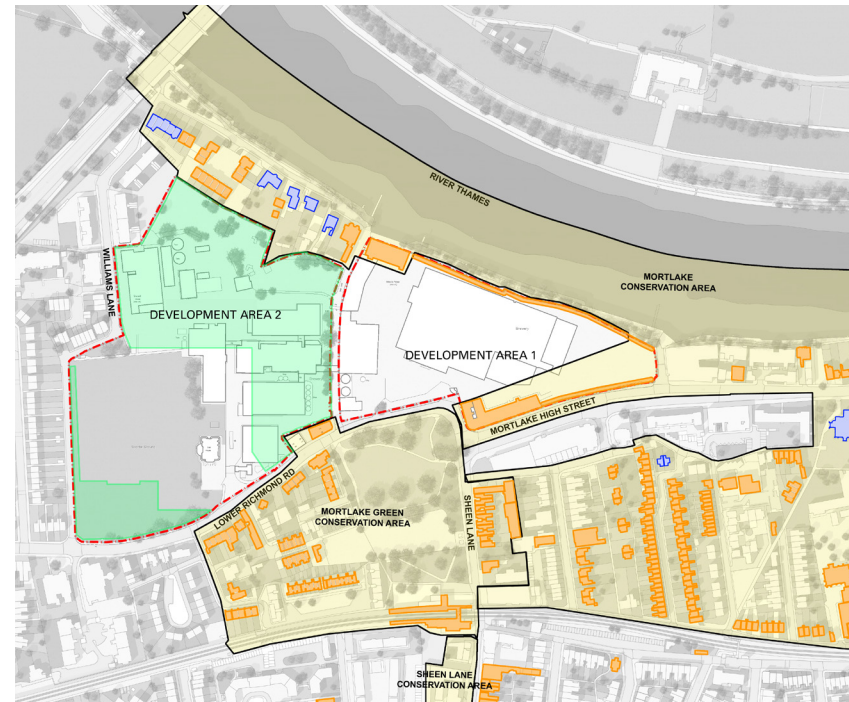
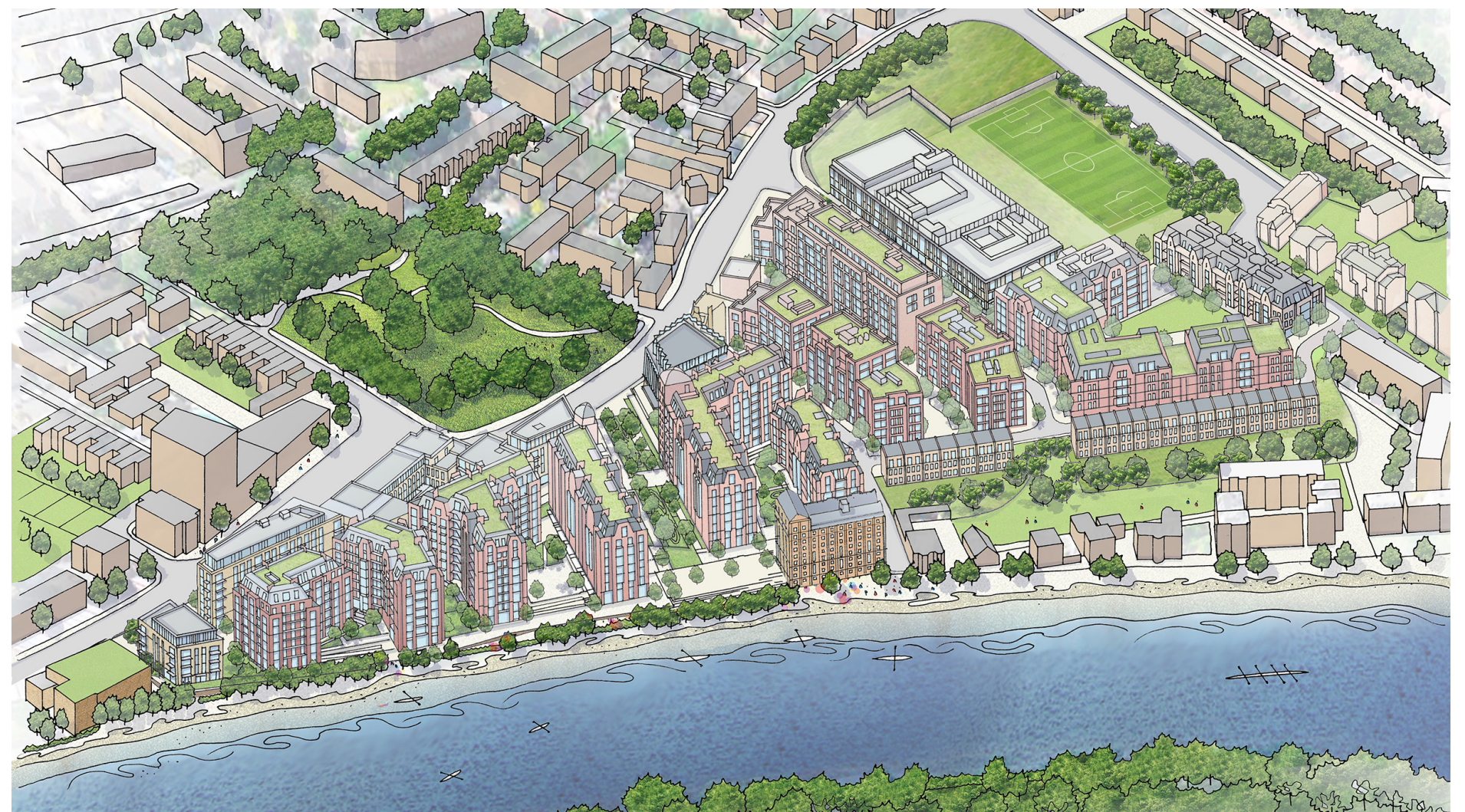
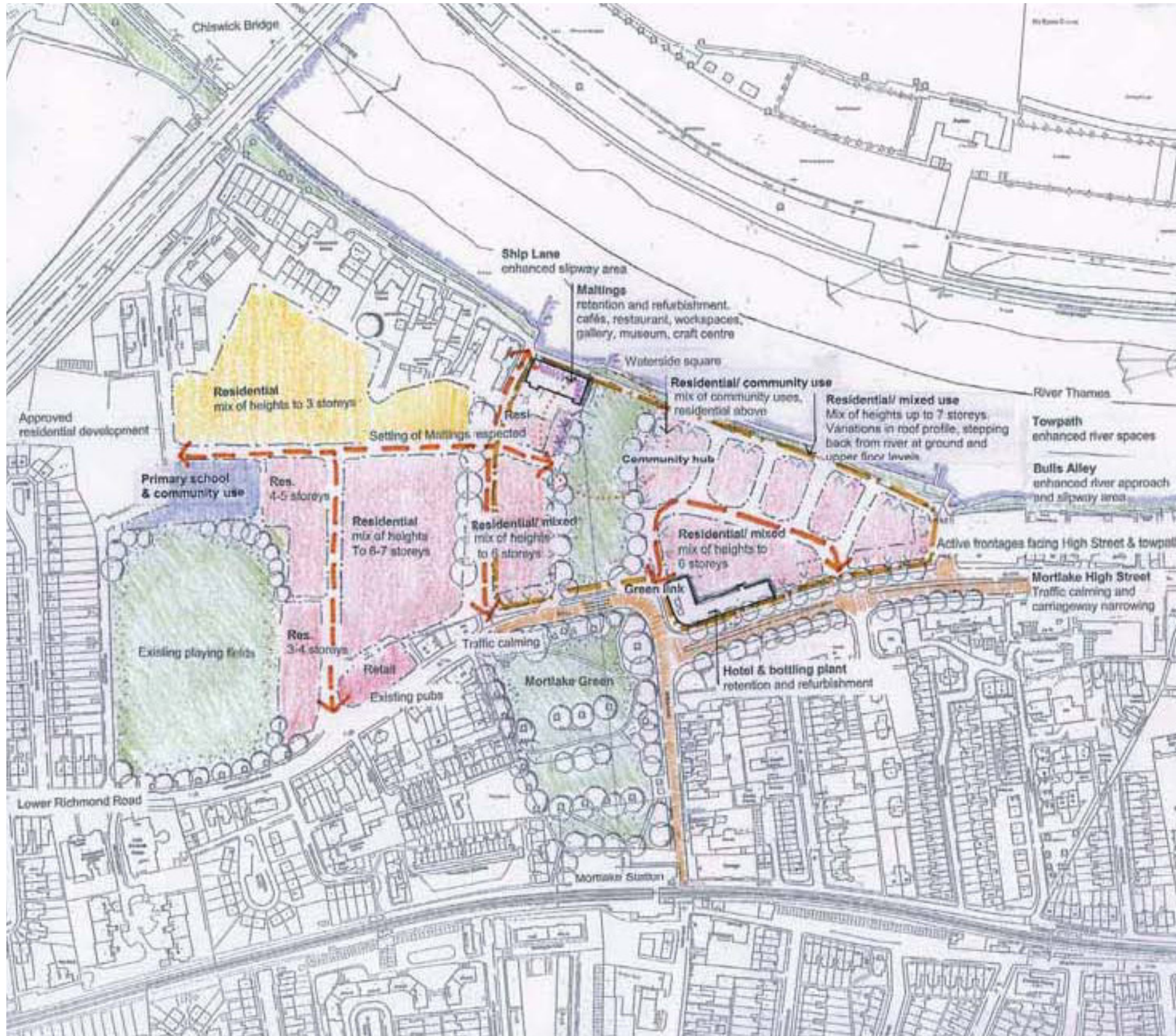


Diagram showing locations of Conservation area in relation to Development Area 2



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

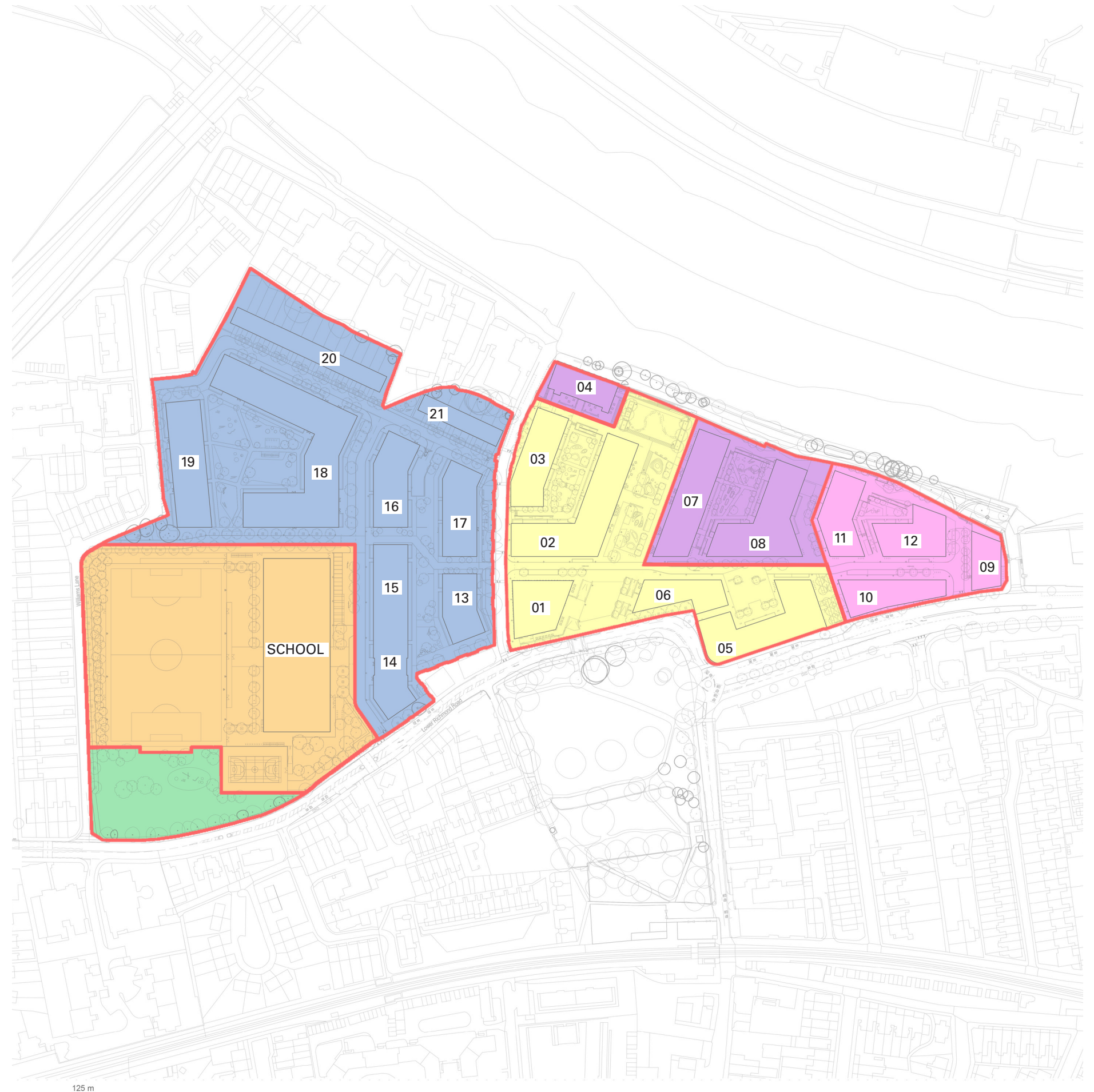
The proposed illustrative masterplan has evolved on the basis of the Stag Brewery Planning Brief, adopted Site Allocation and discussions with LBRuT, the GLA and other stakeholders. Within this design code the illustrative masterplan is used as an example of how the application of the mandatory design 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.

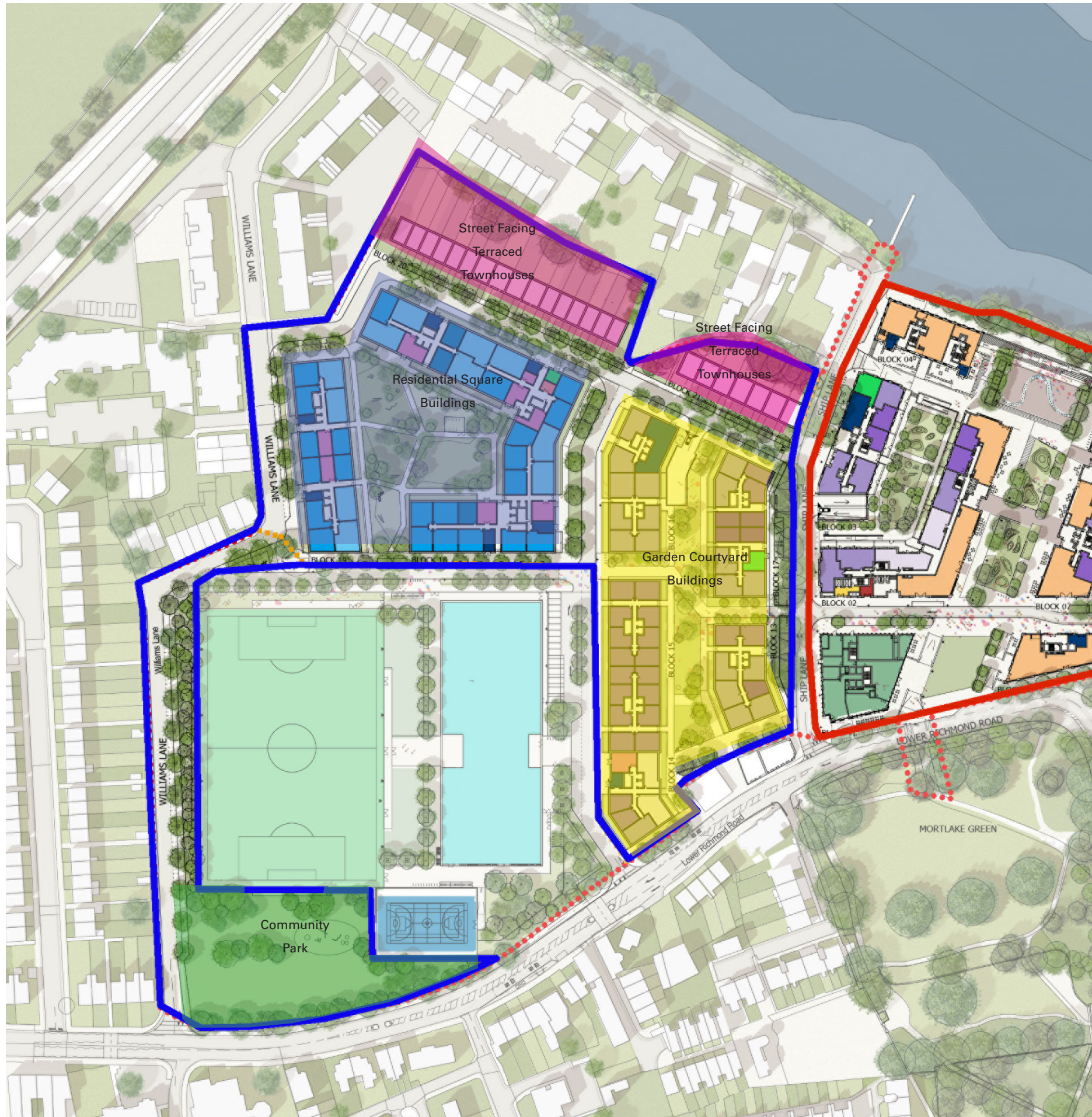
Works are anticipated to commence in 2023 with completion in 2029.

- 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.



### 3.0 Site Wide Code

The following sections begin with an explanation of the Parameter Plans that apply to the Outline Application Site and follow on with guidelines that should be applied to the site as a whole.

90% of all new build housing within Development Area 2 will meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'. This is independent of Development Area 1 which will contain its own requirement for 90% of units to meet Building Requirement M4 (2).

### 3.1 Parameters

The Parameter Plans set out a series of phases, development parcels and subplots that have their own specific parameters that must be adhered to. The Parameter Plans on which this Design Code is developed around are:

PR 001\_C – Block footprint and horizontal lines of deviation ground to 2nd floor

PR 002\_C – Block footprint and horizontal lines of deviation 3rd floor

PR 003\_C – Block footprint and horizontal lines of deviation 4th floor

PR 004\_C – Block footprint and horizontal lines of deviation 5th floor

PR 005\_C – Block footprint and horizontal lines of deviation 6th floor

PR 006\_C – Block heights and vertical lines of deviation

PR 007\_C – Proposed building levels – ground floor

PR 008\_C – Land use distribution - ground and upper levels

PR 009\_C – Land use distribution – basement

PR 010\_C – Basement maximum depth and extent

PR 011\_C – Demolition and retention plan

PR 120 – Hard and soft landscape plan`

PR 121 – Public realm and Open Space plan

PR 122 – Landscape principles plan

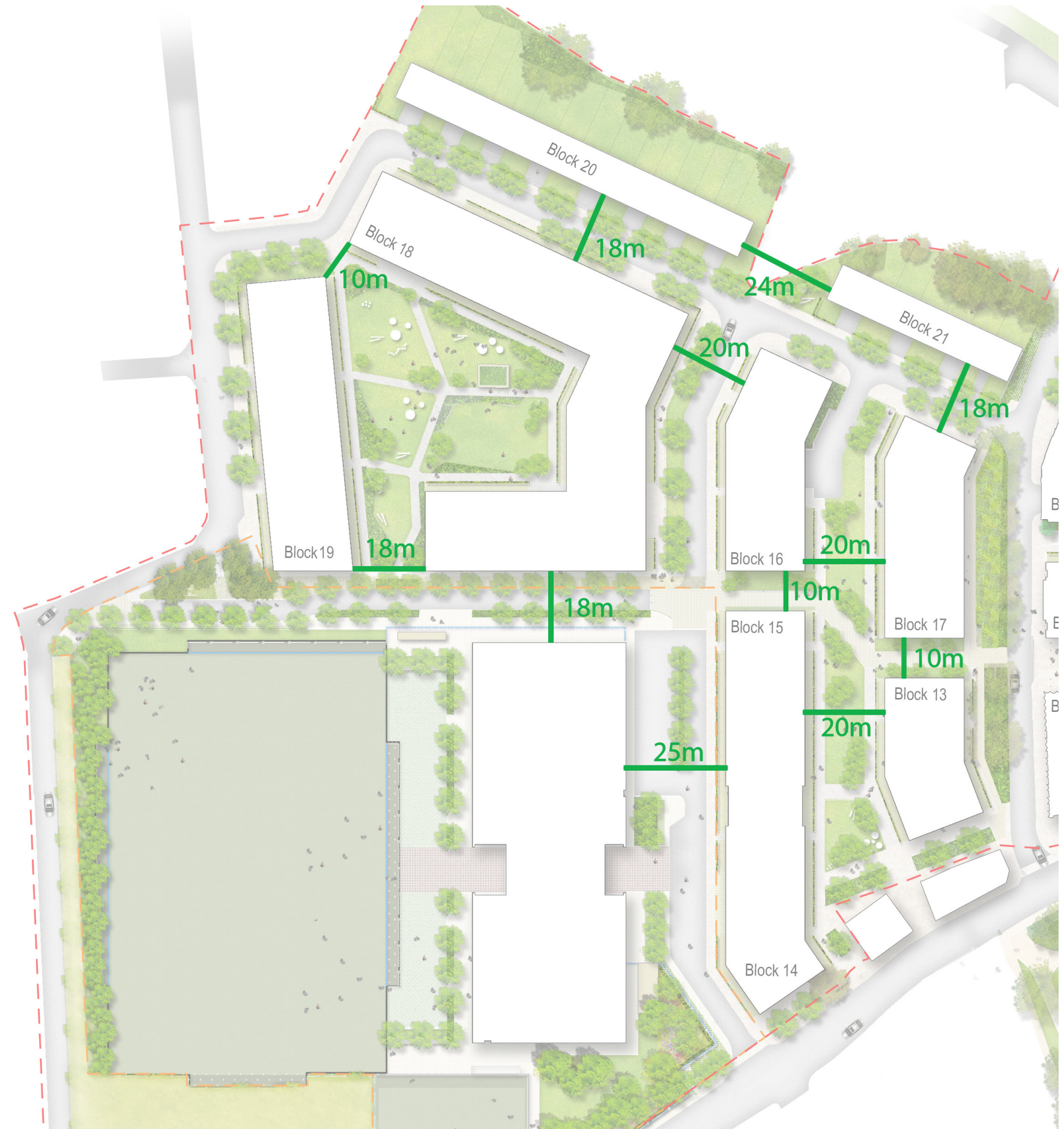
PR 123 – Play space location plan

PR 124 – Circulation plan - vehicles

PR 125 – Circulation plan - cycles

PR 126 – Circulation plan - pedestrians

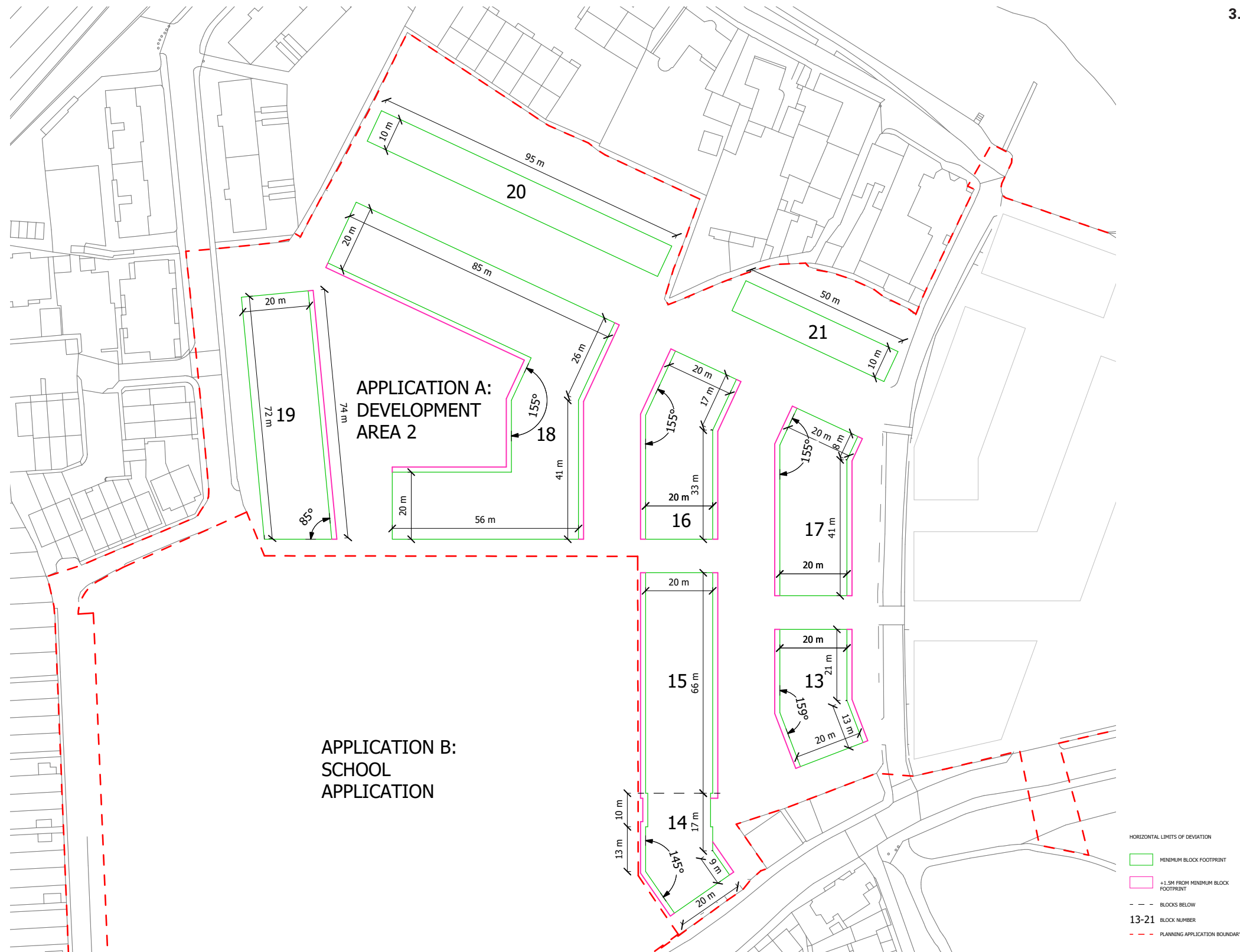
The diagram opposite indicates the typical distances between facades. In many areas a further 1.5m zone may be added onto max extent elevations (Highlighted on page 15) that is used for projecting balconies, ground floor buffer zones or small areas of projected façade only and **must not** form a continued façade line.



Plan showing distances between blocks within Development Area 2

Note: Building numbering updated in rev E





Parameter Plan PR 001 showing block footprints and horizontal lines of deviation for ground to first floor levels

### 3.1.1 Building Footprints

Parameter Plans PR 001, 002, 003, 004, 005, 013 and 014 show the extents to which the proposed building footprints can deviate.

The drawing sets out the maximum and minimum amount of site area that can be occupied by building footprints. Generally, footprints must vary by a maximum of 1.5m overall. All construction must occur within this zone – including balcony overhangs, projecting bays or any other built element.

As a principle, building footprints have been set out to align with one another and relationships between blocks are important in informing the spaces between.

It is important to note that the max extents lines must not be used as a continuous façade line.

It should also be noted that recessed balconies are able to be inset from the minimum line indicated, as are recesses in the facade where appropriate.

Any areas of projected facade/bay within the 1.5m max extent zone must be staggered from any areas of projected facade/bay on opposite building. This is to avoid two projected facades/bays directly opposite one another. There are also areas where no maximum extent zone and no balconies are allowed.

Fenestration on any projected facade/bay must face only onto secondary rooms/ non habitable rooms.

The minimum gap between any two facades on a building elevation **must** be no smaller than 10m.

The maximum width of any area of projected facade/bay within the max extents zone **must** not exceed 5m.

Where the minimum gap between facades with windows is below 18m consideration **must** be given of overlooking as noted below in Section 3.4.5.



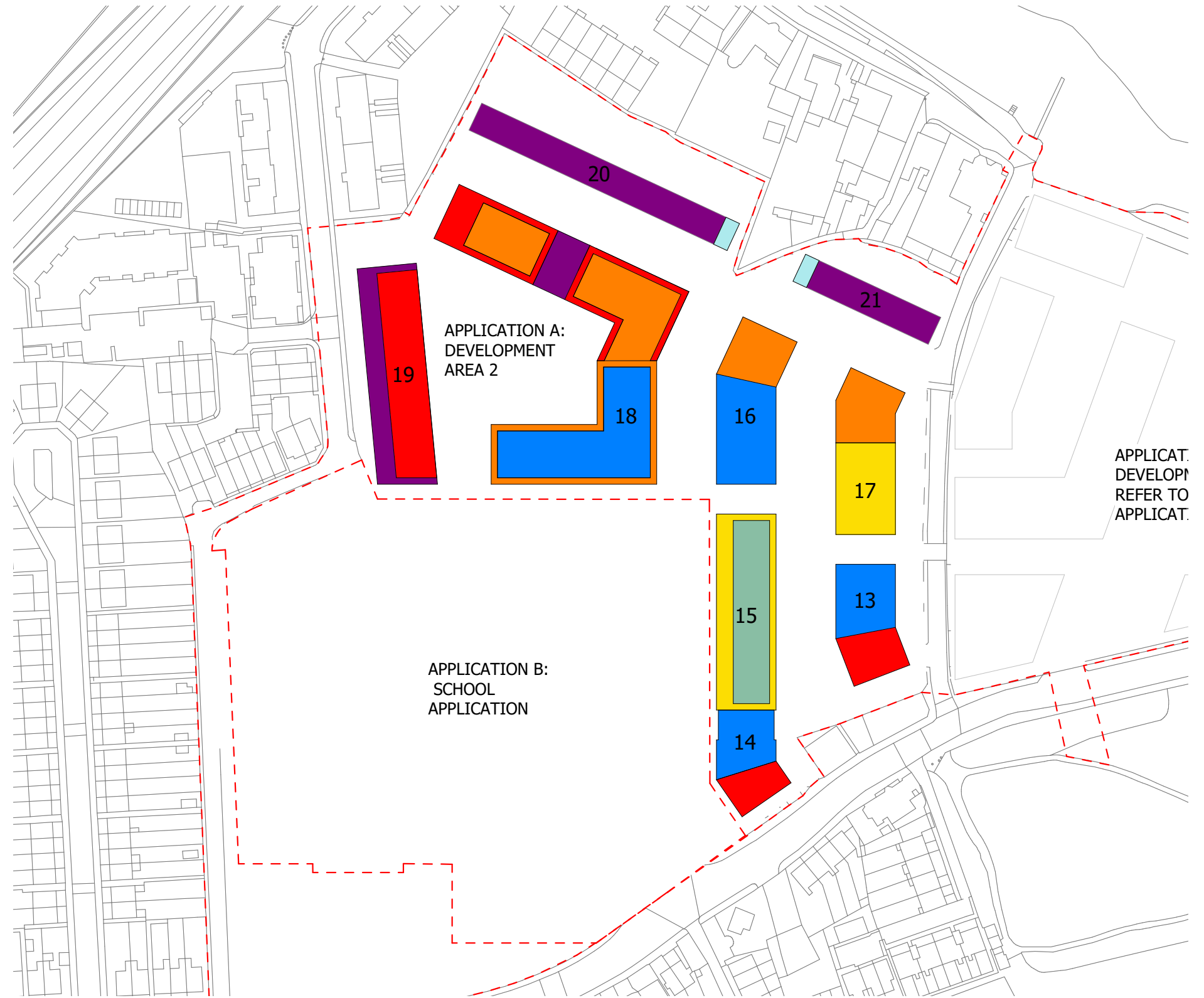
### 3.1.2 Building Heights

Parameter Plan PR 006 shows the extents to which the heights of each proposed building height can deviate in terms of storey numbers and metres above ground floor datum level. This is expressed in terms of heights above ground datum (and storey heights) with a minimum and maximum height cap (measured from proposed ground level).

Within the Residential square the building heights range up to 22m from block datum to parapet height (3 to 6 storeys). Within the Garden courtyard the building heights range up to 30m from block datum to parapet height (4 to 8 storeys). The terrace houses range up to 13m from block datum to parapet height (3 storeys). It should be noted that these heights represent the maximum parameters which were assessed for the purpose of the Environmental Statement.

Building 15 has a set back upper floor to reduce it's impact when viewed behind the 'Jolly Gardener's' Pub, which is a heritage asset

Building heights are measured from ground floor datum level to parapet level. An allowance of a maximum additional 1.5m above these heights must be adhered to for provision of set back balustrades and plant. Balustrades must be set back from the edge of facades by at least 300mm and plant must be set back by at least 1500mm. Heights above this zone would need to be agreed with LBRuT planning officers.



Parameter Plan 006 showing block heights and vertical lines of deviation

Note: Parameter Plan updated in rev E



### 3.1.3 Ground Levels

Parameter Plan PR 007 shows the proposed datum for the proposed ground floor levels of each building. These proposed levels, which are to AOD, take into account existing site falls, flood levels and requirement for basement car parking facilities. Some buildings have more than one level at their ground floor in different areas to deal with different adjacent ground levels.



Parameter Plan 007 showing proposed building levels at ground floor level



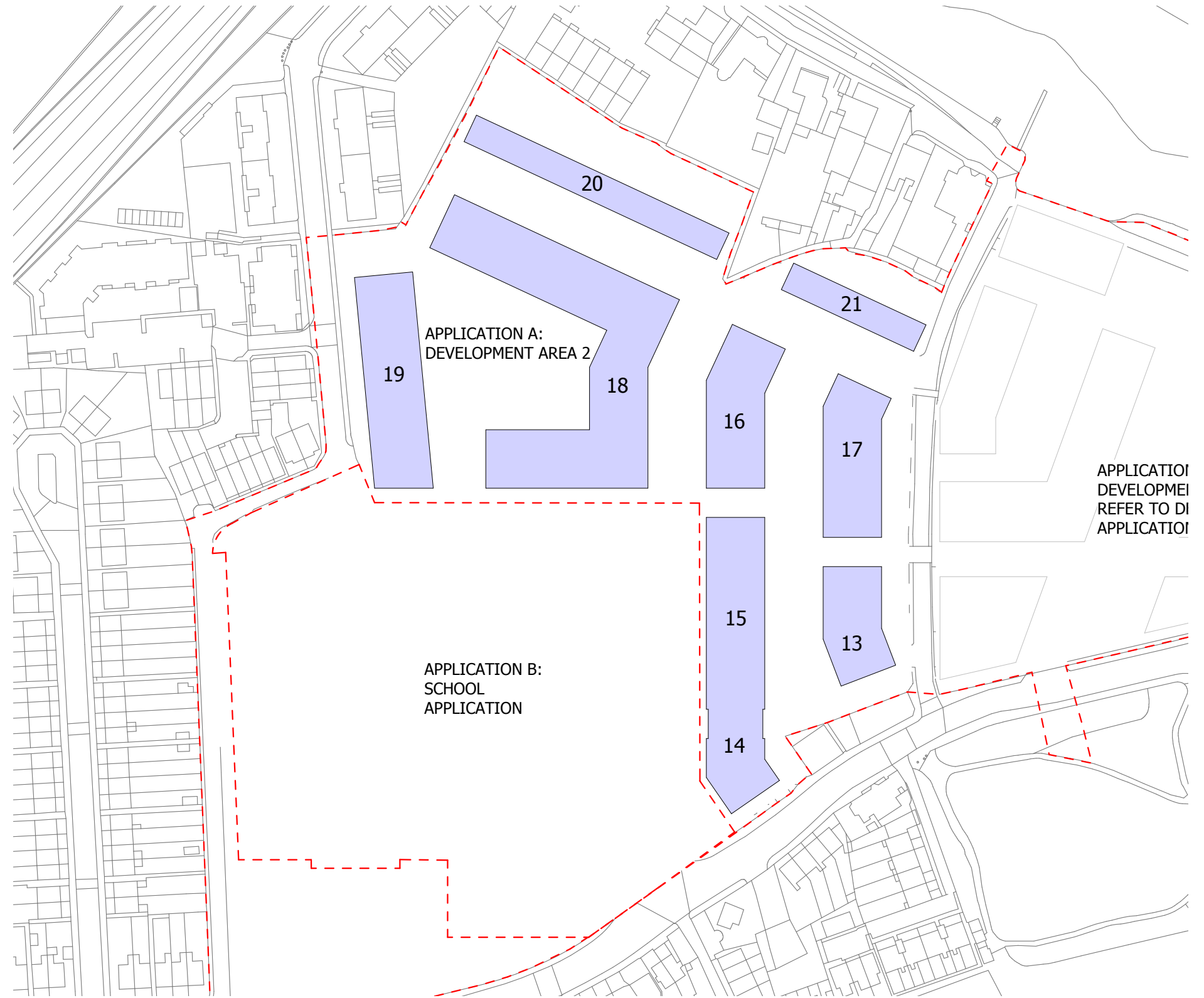
### 3.1.4 Land Use

Parameter Plans PR 008 and 009 show the proposed distribution of land uses across the proposal.

The proposed land use are Residential.

These proposed land uses serve to re-enforce the urban form of the elements of the masterplan on the site and respond to the distribution of uses within existing context.

LAND USE DISTRIBUTION  
RESIDENTIAL  
13-22 BLOCK NUMBER  
PLANNING APPLICATION BOUNDARY



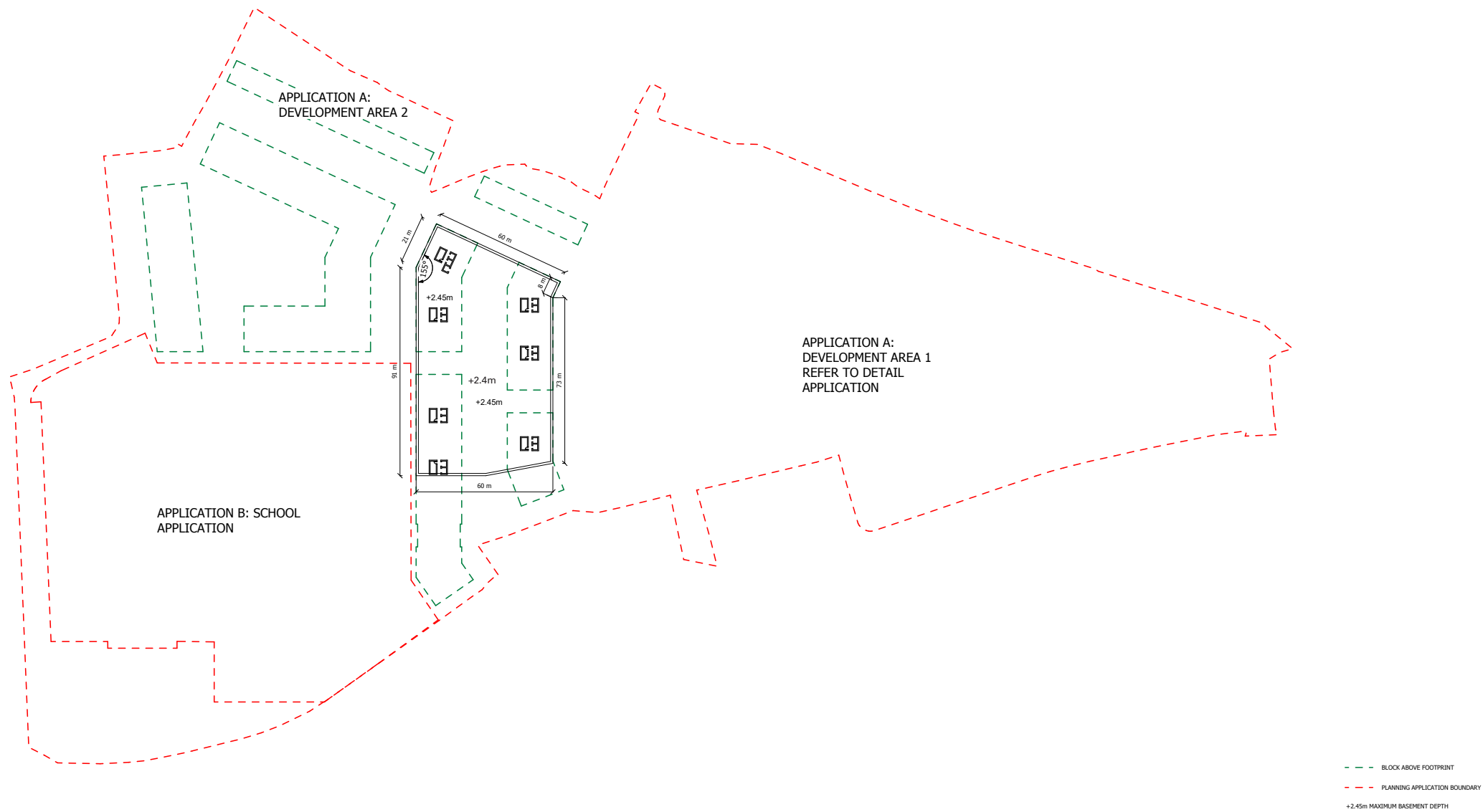
Parameter Plan 008 showing land use distribution at ground and upper levels



### 3.1.5 Basement

Parameter Plan PR 010 shows the depth and extent of the proposed basement relative to the proposed building footprints above. The proposed basement will be provided in order to accommodate a mixture of car parking, cycle parking and plant that will serve the above ground development. The maximum depth of 3.5m (including basement raft and blinding).

Car parking sizes to be 2.5m x 5m with a clear basement floor to ceiling height of 2.4m. This is to accommodate bicycle movements, larger cars and certain vans (although not all).



Parameter Plan 010 showing maximum depth and extent of basement