

**Job Name:** Stag Brewery, Mortlake

**Job No:** 38262/ 5504

**Note No:** TN036a

**Date:** February 2023

**Prepared by:** Olohije Akpengbe

**Reviewed by:** George Daugherty

**Subject:** **Outline Parking Management Plan (Permanent Film Studio Use)**

## Introduction

This Technical Note has been produced by Stantec to provide an Outline Parking Management Plan (PMP) to support the planning application for the permanent use of the existing buildings and land for a film production operations and ancillary activities at the former Stag Brewery site, Mortlake.

This technical note includes the following:

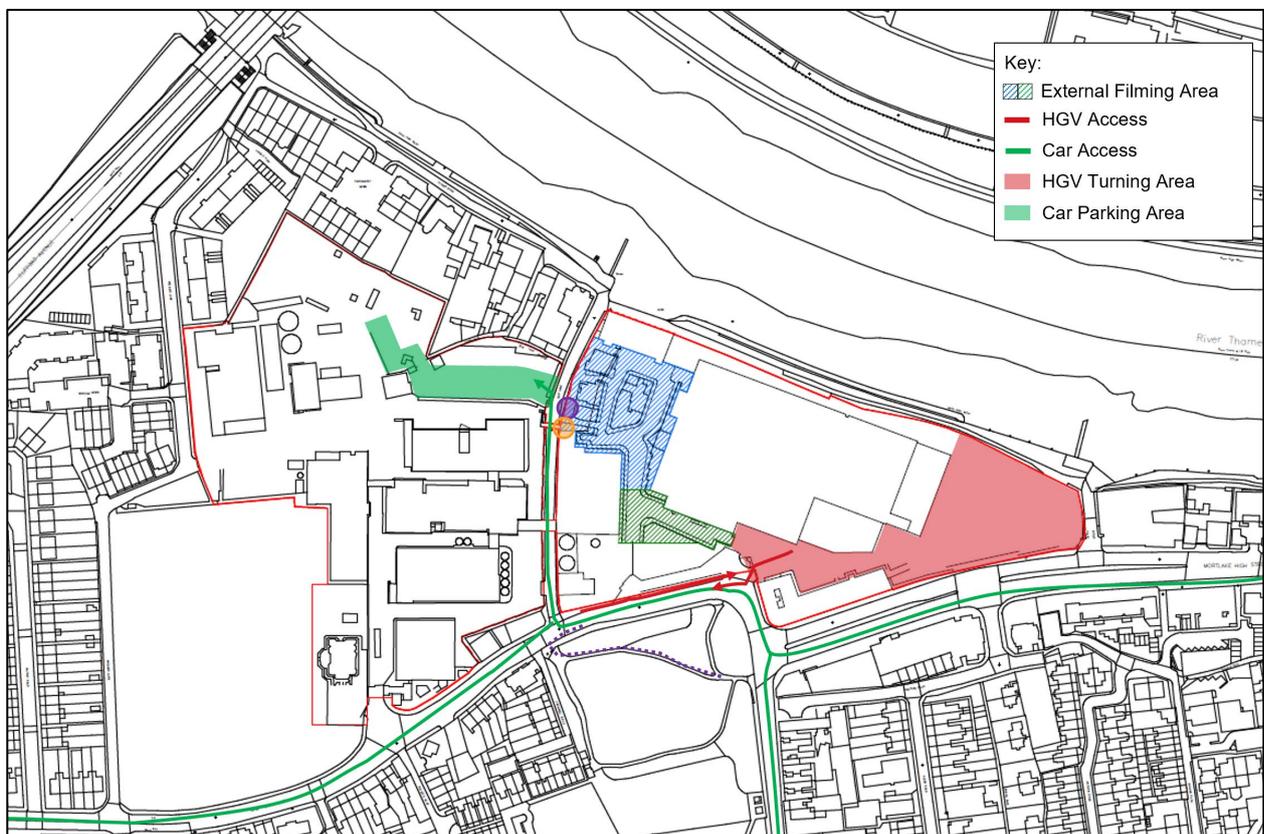
- Access
- Car Parking Proposals
- Lorry Parking & Turning Area Management

## Access

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.

The figure below illustrates the proposed location where vehicles will access the development.

Figure 1 – Vehicle Access Locations



## Parking

The existing Stag Brewery car park located via Ship Lane will be re-opened and used for the staff of the proposed film studios.

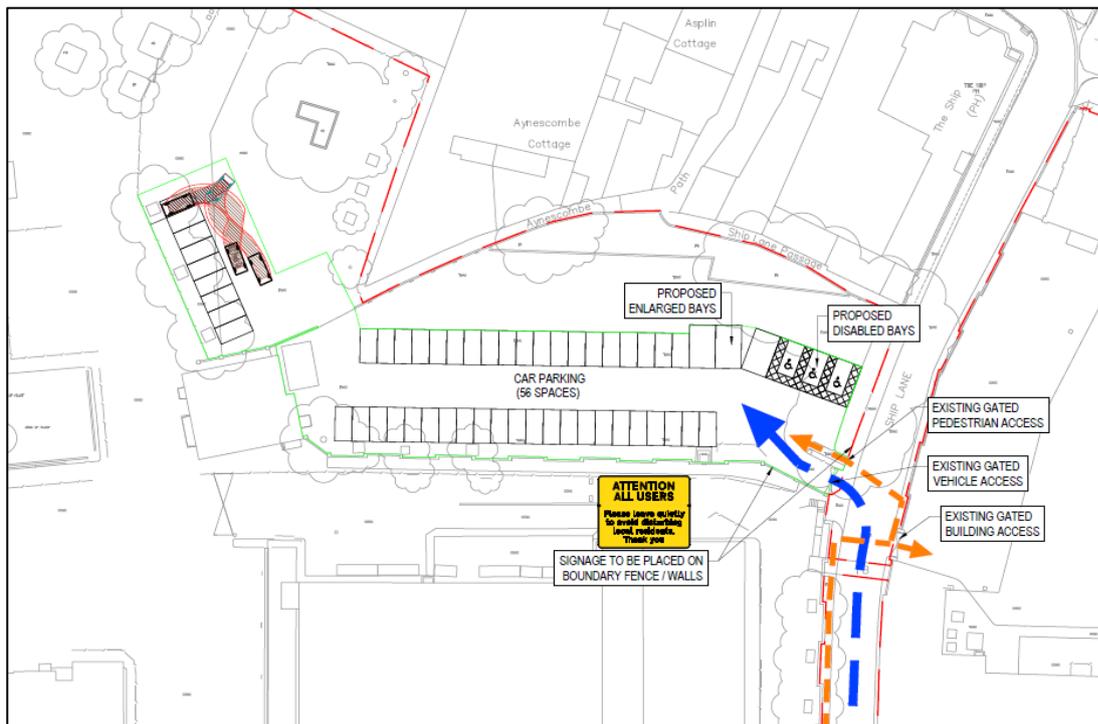
The existing number of car parking spaces on site is 130 and based on the predicted demand for film production staff, approximately 56 staff will drive a car and use the car park. This provides an opportunity to close off a section of the car park adjacent to the residential properties to the north on Thames Bank which will reduce the impact on local residents. A plan showing the car parking arrangements has been included in Appendix A.

It is anticipated that there could be up to 200 staff on site at any one time. The existing number of car parking spaces on site is 130 and based on the predicted mode share for film production staff of 28% as identified in the Transport Note, approximately 56 staff will drive a car and use the car park.

The site is located in a Public Transport Accessibility Level (PTAL) rating of 2, representing a poor level of access to public transport so some staff are likely to drive to the development. However, the Framework Travel Plan will encourage all employees to make informed decisions about how they travel and will encourage the rational and responsible use of private cars.

Three disabled parking spaces and 3 enlarged bays have been shown in Figure 2 below. These are located adjacent to the entrance of the car park. A plan of the car park has been included in Appendix A (Drawing Ref: 38262/5501/145/E). This shows the location of the car park and the section adjacent residential properties to the on Thames Bank that will be closed off to reduce the impact on local residents.

Figure 2 – Proposed Car Parking (Drawing Ref: 38262/5501/145/E)



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. It is proposed notice signs will be placed at either side of the gated entrance as well as by the entrance of the pedestrian bridge that state:

*“Attention all users. Please leave quietly to avoid disturbing local residents. Thank you”.*



Providing infrastructure for electric and ultra-low emission vehicles is not deemed to be feasible due to electrical capacity issues on the site. There are however, seven electric charging points within approximately 10 minutes walking distance from the site. Additionally, applications are pending for the wider masterplan development of the site which would deliver a number of much improved sustainable transport measures including improved cycle parking and pedestrian routes with 20% active and the remainder being passive electric vehicle charging points.

Car Sharing and car clubs are the easiest ways for this type of employment to reduce the number of cars and this will be encouraged amongst staff, with information on location of car clubs also provided. A specific car sharing scheme will be set up that helps to match workers with similar commuting locations. Incentives will then be provided for those who use the scheme, such as a monthly prize draw for those who regularly car share.

Within the first 6 months after occupation of the site, car park monitoring via the staff travel plan surveys will be completed. This will be in the form of a questionnaire sent to all staff. The travel plan will then be updated based on the results of this survey and submitted to the Local Planning Authority (LPA).

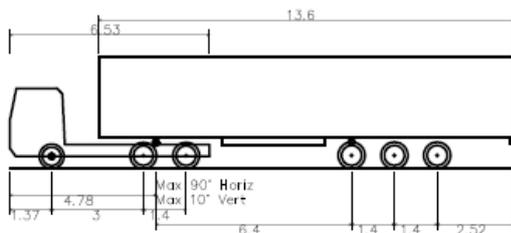
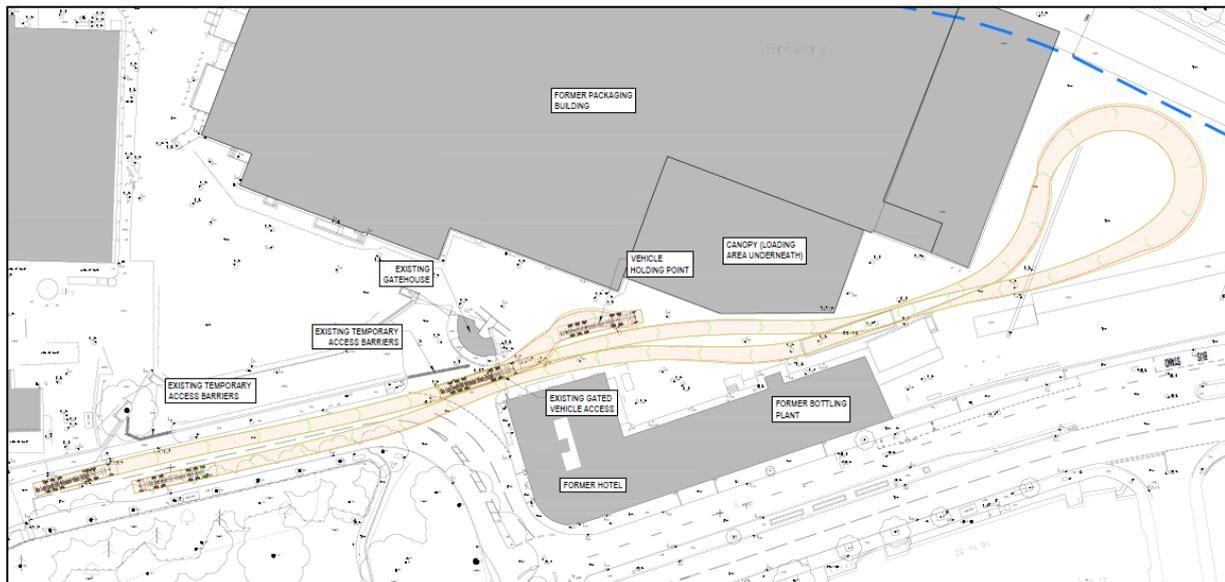
### **Lorry Parking & Turning Area Management**

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.

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.

As a contingency plan for the proposed delivery and servicing strategy, vehicles who are not able to attend their booked slots, vehicles can wait at the vehicle holding point shown below in Figure 3. Vehicles will be able to wait past the existing gates until a slot becomes available to allow other vehicles past. A plan has been included in Appendix B.

Figure 3 – Swept Path Analysis Plan



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

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.

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.

**Conclusion**

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.

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.

The existing Stag Brewery car park located via Ship Lane will be re-opened and used by the staff of the film studios. 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.

Refuse collection and delivery and servicing will operate within the site and there will be no loading / unloading activity on the surrounding highway network. In addition, delivery and servicing will be undertaken outside of peak hours.

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.

**DOCUMENT ISSUE RECORD**

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
38262/TN036a	A	Feb 2023	O. Akpengbe	G. Daugherty		

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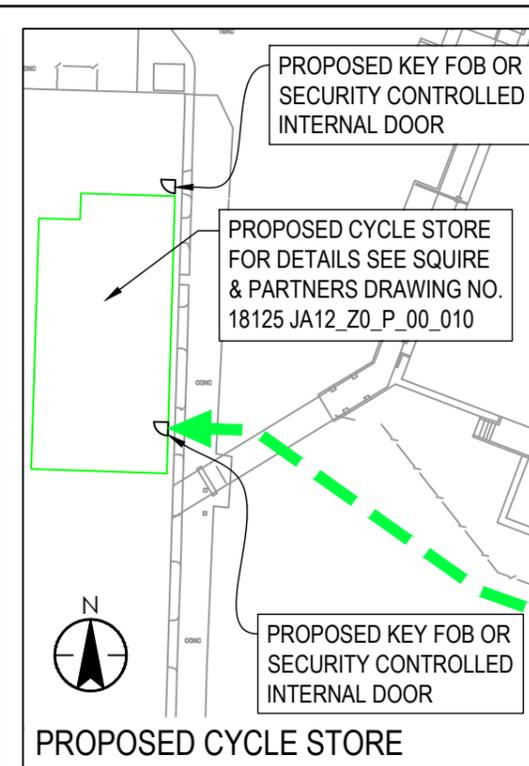
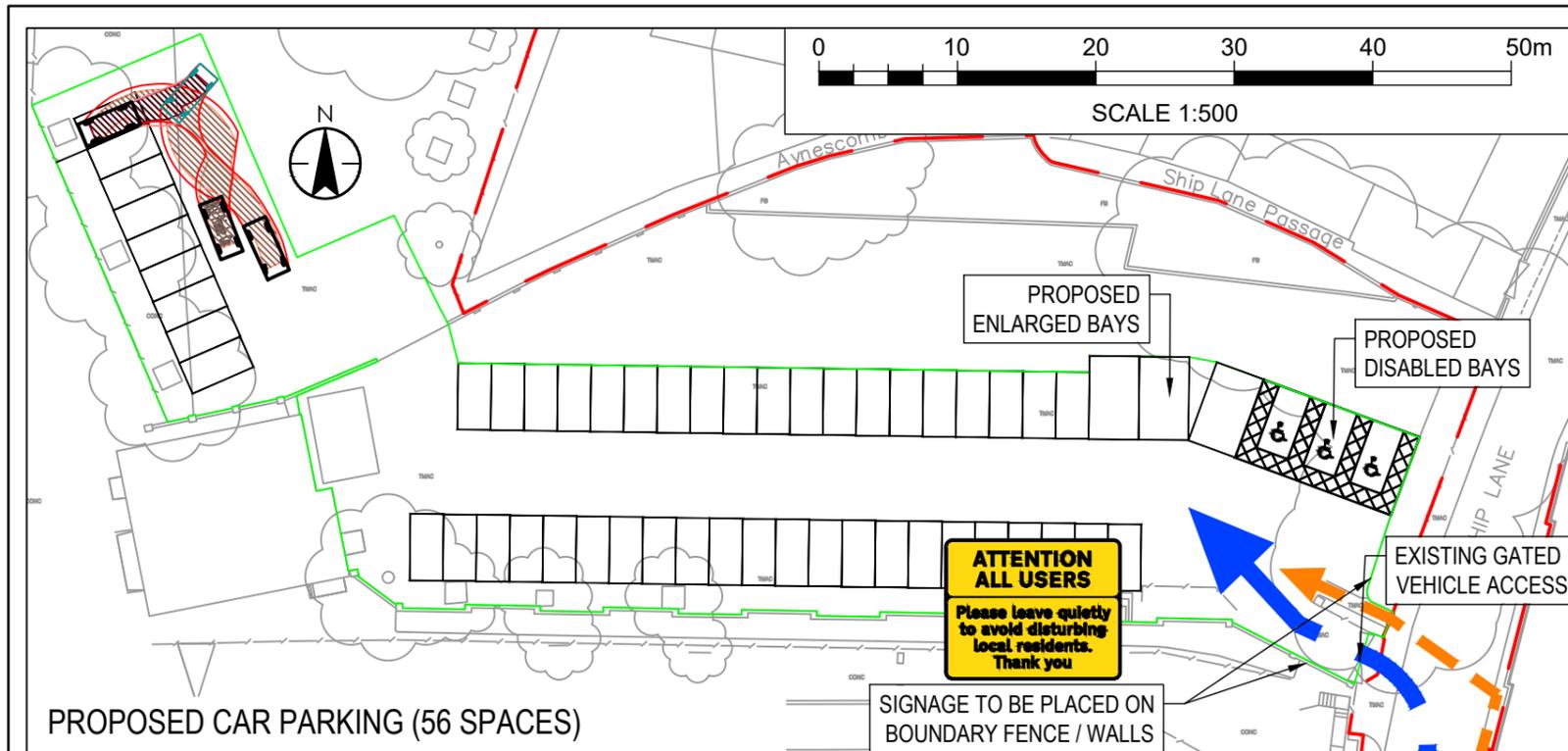
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## **Appendix A – Car Parking Layout**

### **Contents**

- Proposed Car Parking and Cycle Storage Locations - Drawing Number: 38262/5501/145/E
- Proposed Car Park – Drawing Number: 38262/5501/151



**KEY**

- Site Boundary
- 1. P.O.B
- 2. Brewhouse
- 3. Process Building
- 4. Chip Cellar
- 5. Finishing Cellar
- 6. Power House
- 7. Powder Store
- 8. Effluent Treatment
- 9. Maltings
- 10. Former Hotel
- 11. Former Bottling Hall
- 12. Packaging
- 13. Stable court
- 14. Sports Club
- 15. East Gatehouse
- 16. West Gatehouse
- 17. CO2 Block
- 18. Chimney Stack
- 19. River Wall
- 20. Railway Tracks, Granite
- ↔ Car park access route
- ↔ HGV access route
- ↔ Pedestrian routes
- ↔ Cycle routes to bike store



Mark	Revision	Date	Drawn	Chkd	Appd
E	SIGNAGE ADDED	19.10.22	REM	GC	GC
D	CAR PARK REVISED & WALKING ROUTES ADDED	14.10.22	REM	GC	GC
C	SCALE BARS ADDED	29.06.22	REM	PW	PW
B	BOUNDARIES AND LABELS REVISED	07.05.20	REM	PW	PW
A	DRAWING REVISED TO SHOW CAR PARK & MORE DETAIL	06.05.20	REM	PW	PW

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Drawing Issue Status **FOR INFORMATION**

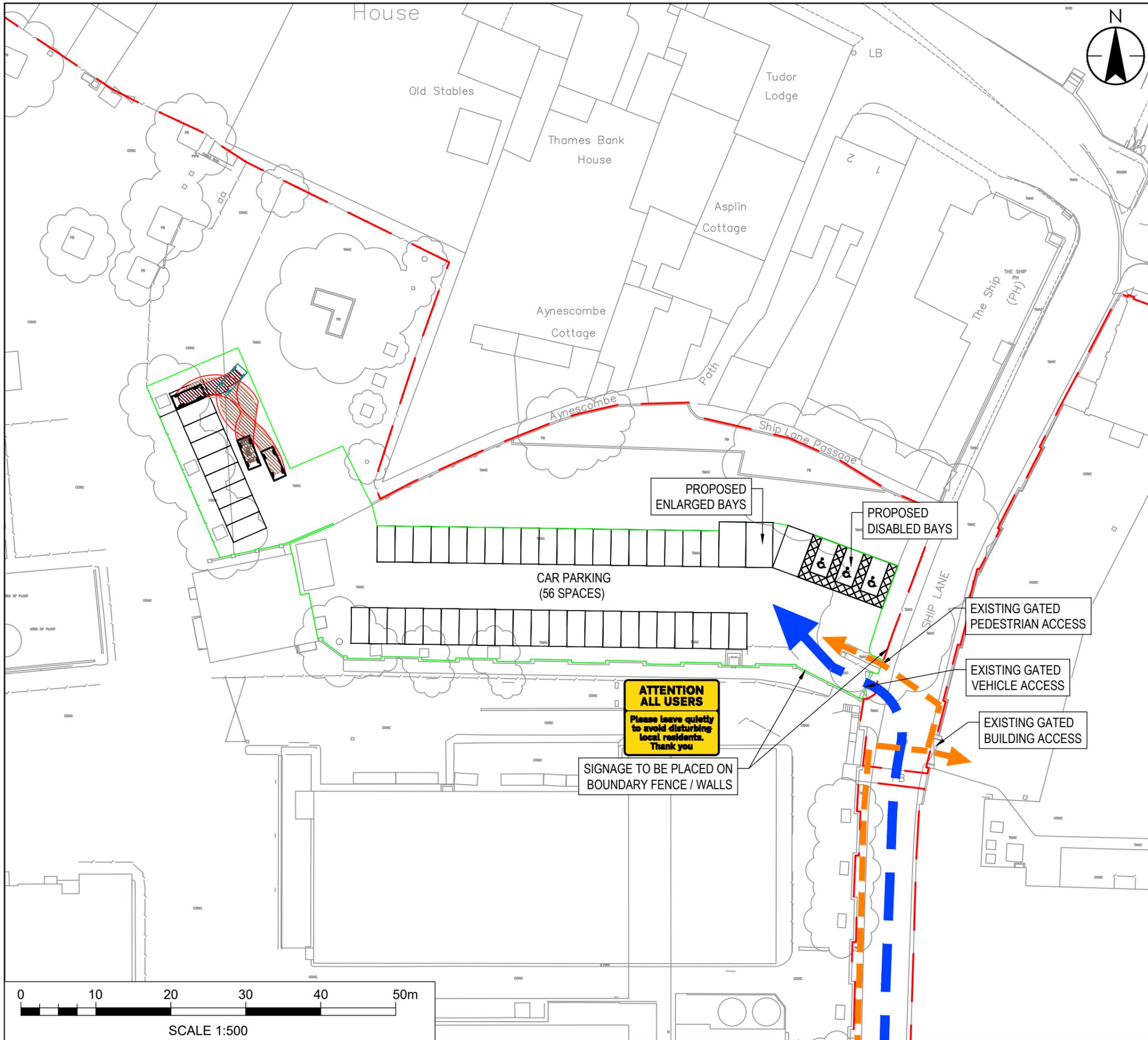
**STAG BREWERY, MORTLAKE  
PROPOSED CAR PARKING  
AND CYCLE STORAGE LOCATIONS**

Client  
**RESELTON  
PROPERTIES LTD**



Date of 1st Issue 03.04.2020	Designed -	Drawn JS
A3 Scale 1:2000 / 1:500	Checked PW	Approved PW
Drawing Number <b>38262/5501/145</b>	Revision <b>E</b>	

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**KEY**

- - - Site Boundary
- ← → Car park access route
- ← → Pedestrian routes

Mark	Revision	Date	Drawn	Chkd	Appd

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Drawing Issue Status **FOR INFORMATION**

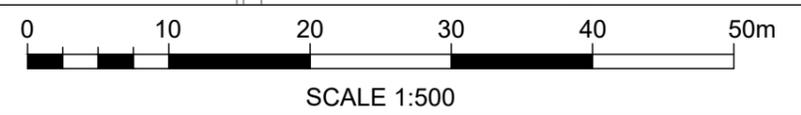
**STAG BREWERY, MORTLAKE  
PROPOSED CAR PARK**

Client  
**RESELTON  
PROPERTIES LTD**



Date of 1st Issue 19.10.2022	Designed -	Drawn REM
A3 Scale 1:2000 / 1:500	Checked OA	Approved GC
Drawing Number <b>38262/5501/151</b>	Revision -	

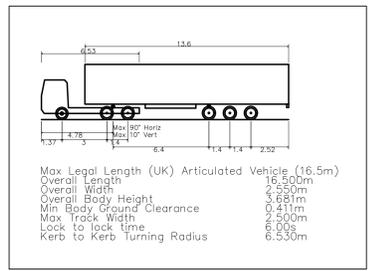
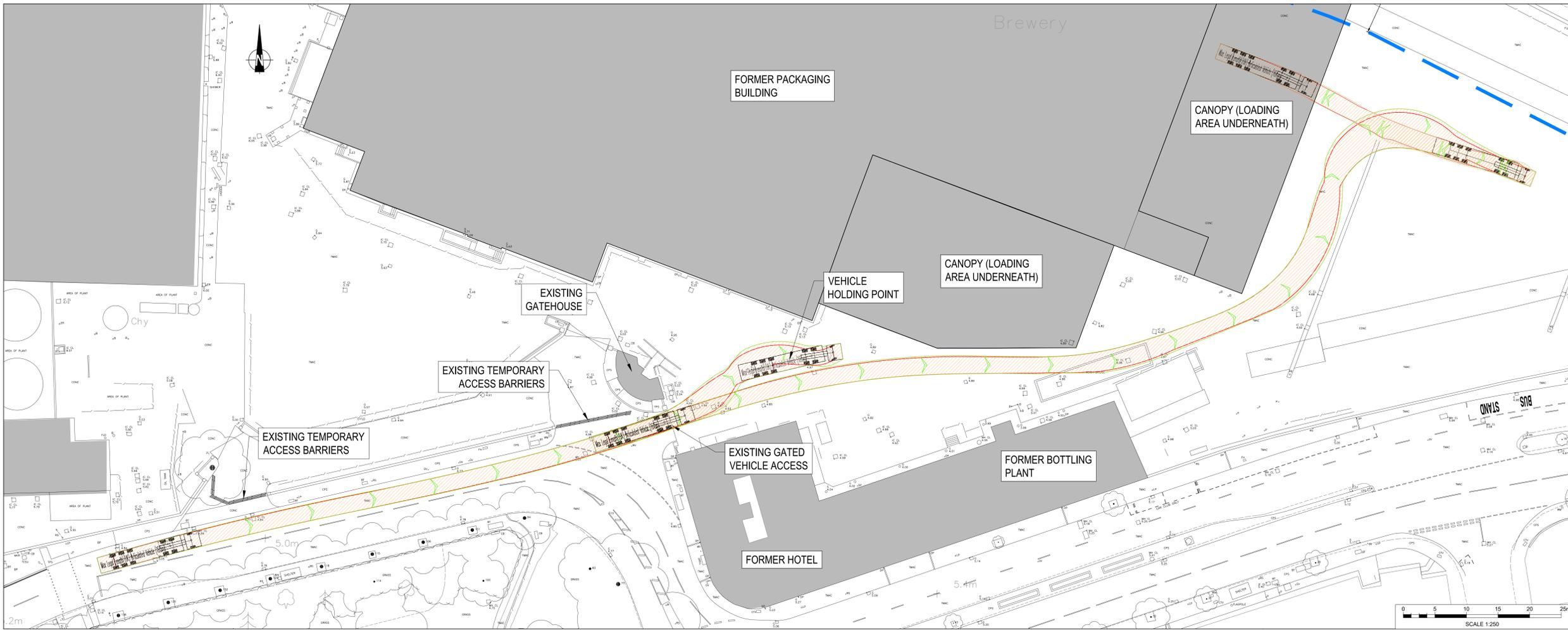
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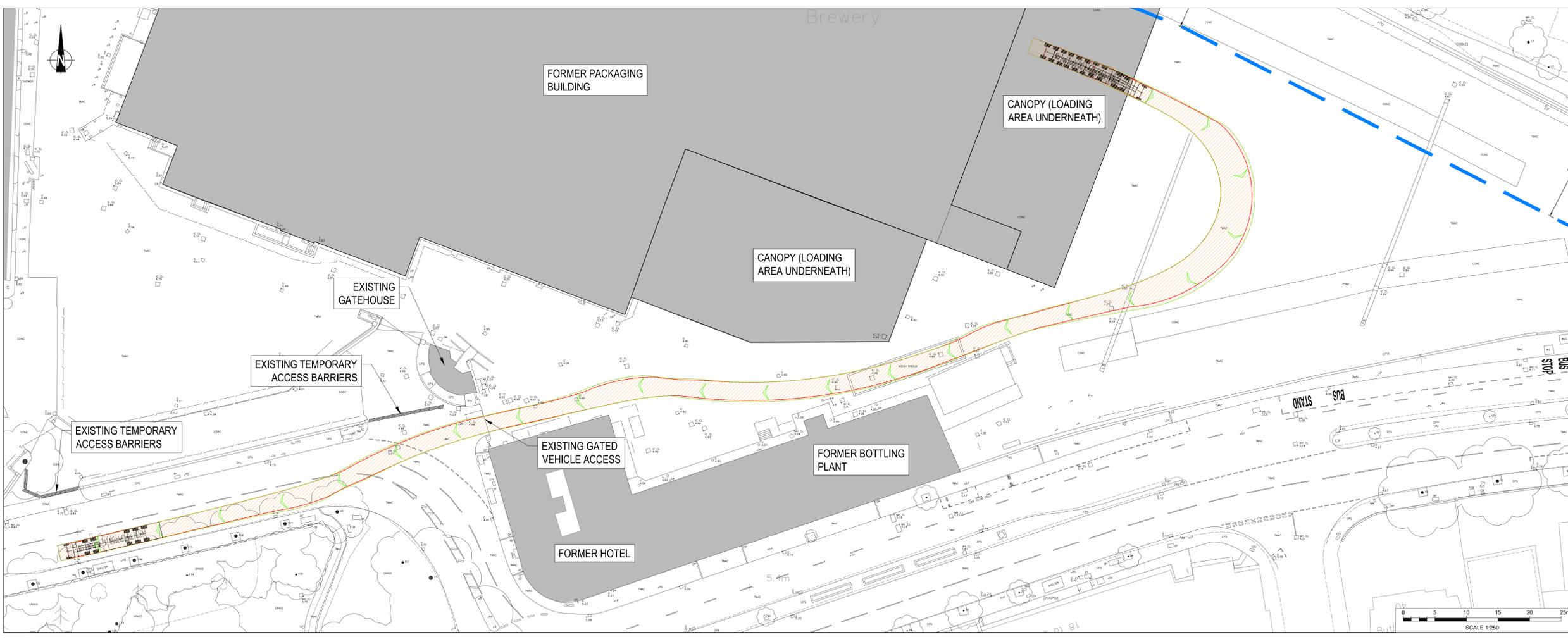
## **Appendix B – Swept Path Analysis**

### **Contents**

- Swept Path Analysis 16.5m Artic Vehicle - Drawing Number: 38262/5501/132C



--- FLOOD DEFENCE ZONE



C	TRACKING REVISED	19.10.22	REM	GC	GC
B	LABELS ADDED & TRACKING REVISED	17.10.22	REM	GC	GC
A	FLOOD DEFENCE ZONE ADDED	02.06.20	REM	PW	PW
Mark	Revision	Date	Drawn	Chkd	Appd

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Drawing Issue Status: **FOR PLANNING**

**STAG BREWERY, MORTLAKE  
SWEEP PATH ANALYSIS  
16.5m ARTIC VEHICLE**

Client  
**RESELTON  
PROPERTIES LTD**

Date of 1st Issue: 06.12.2019 | Designed: JS | Drawn: JS  
 A0 Scale: 1:250 | Checked: MB | Approved: PW

Drawing Number: **38262/5501/132** | Revision: **C**

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