



STAG BREWERY MORTLAKE
LANDSCAPE DESIGN - FIRE-LED PLANNING ADDENDUM

REV00 NOVEMBER

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STAG BREWERY LANDSCAPE - FIRE-LED ADDENDUM

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INTRODUCTION

On behalf of our client, Reselton Properties Limited, this document has been written to consider the affect arising from a series of amendments which are now being made in respect of the pending planning application ref: 22/0900/OUT ('Application A') at the Former Stag Brewery, Lower Richmond Road, Mortlake, London ('the Site'). For the avoidance of doubt, no physical changes are proposed to a linked application ref: 22/0902/FUL ('Application B').

Background

Two applications for planning permission were submitted to the London Borough of Richmond upon Thames ('LBRuT') on 11 March 2022 for the masterplan redevelopment of the Site and are currently pending determination. Consultation with statutory and public consultees has been ongoing throughout this period.

On 19 July 2023 both applications were heard at LBRuT's Planning Committee. The LBRuT's Planning Committee resolved to approve both applications, subject to the provisions set out in the Officer's Report.

On 24 July 2023 the Secretary of State made a statement confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres. This followed consultation on this matter where expert bodies advocated support for this threshold.

Matters for Substitution

Although no formal transition arrangements or legislation has been announced at this stage, the Applicant has taken the decision to make amendments to the scheme which will allow it to adhere to the forthcoming changes announced on the 24 July 2023 by the Secretary of State in relation to the Government's intention to mandate second staircases in new residential buildings above 18 metres.

In summary the proposed landscape changes to the scheme relate to Application A only and comprise:

- 01: Ramp amended as per changed substation entrance.
- 02: Steps added to make building entrances more accessible to the fire brigade.
- 03: Planting added.
- 04: Private garden extended.
- 05: Private garden and entrance amended.
- 06: Steps amended to make building entrance more accessible to the fire brigade. The play area moved to allow access to steps.

Conclusion

Having reviewed the changes summarised above and included in the substituted plans and documents, our clear view is that the amendments do not materially affect the conclusions of our original report 'Landscape Design and Access Statement March 2023' and the subsequent 'Planning Addendum - Play Calculations April 2023'.



PLAY CALCULATIONS

Due to the fire-led changes to Development Area 1 the child yield figures have changed. Play space requirements for 0-4 age group has increased by 15 Msq. 5-11 has increased by 11 Msq. However 12-17 has decreased by 110Msq. Regardless of these changes the actual playspace achieved exceeds the requirement both in terms of Development Area 1 and Site Wide.

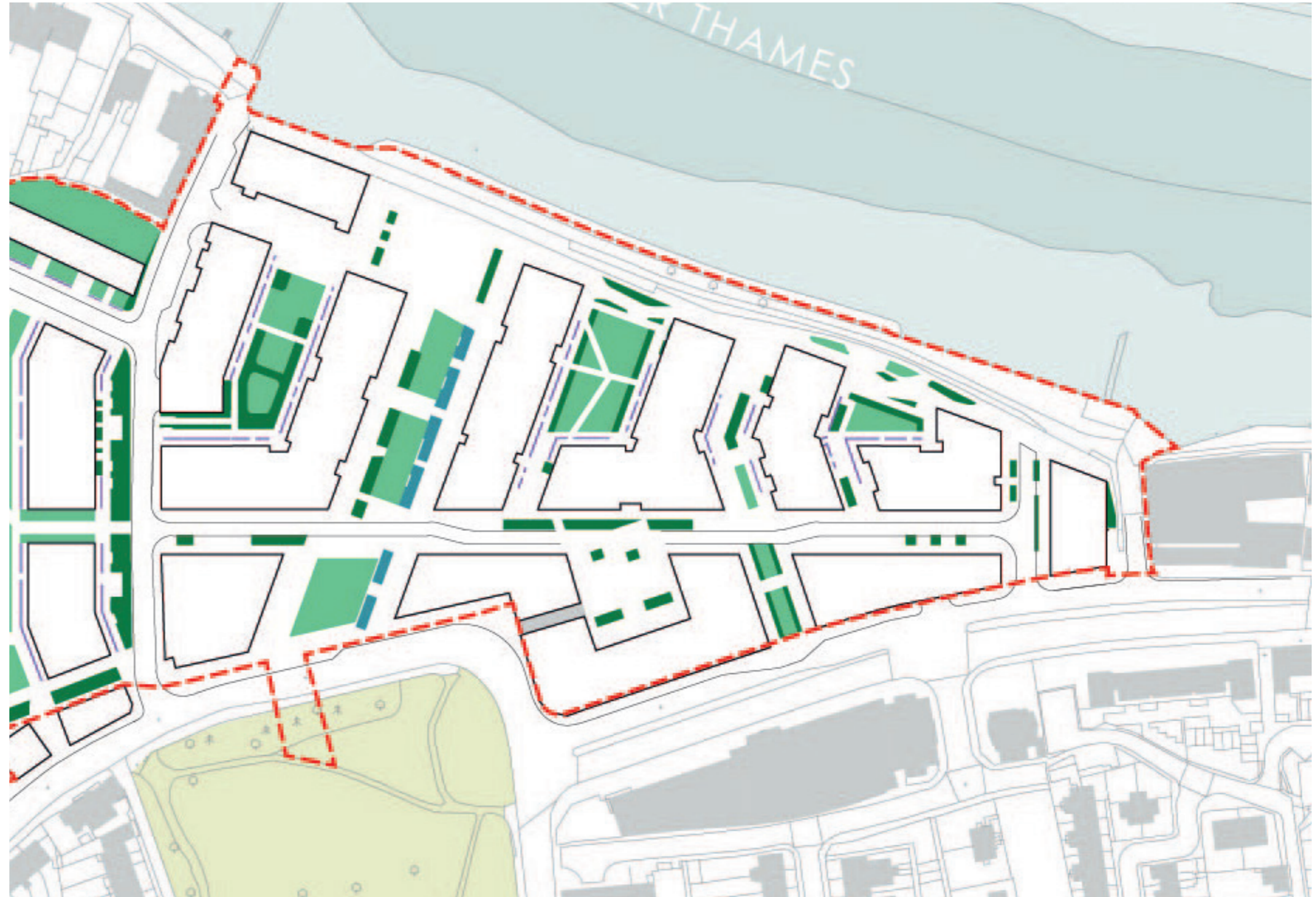


Amended calculation

SOFT LANDSCAPE

PLANTING

There has been some loss of planting due to the addition of the new steps and change of entrances. However there is a net gain in planting area of 9Msq of Perennial Rich Planting.



Legend

- Amenity grassland
- Flower rich perennials
- New Hedges
- Existing Hedges
- Meadow
- Rain Gardens
- Site Application Boundary

BIODIVERSE ROOFS

There has been a slight loss in Brown roofs (38 Msq) but an increase in Green roofs (150Msq). The area of Biodiverse roofs as a percentage of the available roof space has increased from 55% to 57.9%.



URBAN GREENING FACTOR - APPLICATION A

Application A and Development Area 1

Due to the fire-led changes to Development Area 1 there has been a change in areas of Green roofs (+150Msq), Brown Roofs (-38Msq), Flower Rich Perennials (+9Msq), and Amenity Grassland (+10Msq). This has resulted in an increase to the UGF score for Development Area 1 from 0.25302 to 0.25609. Taking these changes through to the Application A area has resulted in an increase to the UGF score from 0.3064 to 0.3078

Urban Greening Factor Calculator - Application A				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	8125	6500	Increased by 150 Msq
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	9519	7615.2	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	759	531.3	Decreased by 38 msq
Flower-rich perennial planting.	0.7	1812	1268.4	Increased by 9 Msq
Rain gardens and other vegetated sustainable drainage elements.	0.7	62	43.4	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	449	269.4	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	1998	1198.8	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	10743	4297.2	Increased by 10 msq
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2	58	11.6	
Permeable paving.	0.1	178	17.8	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	48665	0	
Total contribution			21753.1	
Total site area (m²)			70655	
Urban Greening Factor			0.307877716	

Urban Greening Factor Calculator - Detailed planning application (Development Area 1)				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	5166	4132.8	Increased by 150 Msq
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	2911	2328.8	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	390	273	Decreased by 38 msq
Flower-rich perennial planting.	0.7	334	233.8	Increased by 9 Msq
Rain gardens and other vegetated sustainable drainage elements.	0.7	62	43.4	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	1583	949.8	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	1673	669.2	Increased by 10 msq
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2	58	11.6	
Permeable paving.	0.1	178	17.8	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	26145	0	
Total contribution			8660.2	
Total site area (m²)			33817	
Urban Greening Factor			0.256090132	

