

3.2 Site Analysis

Positioning of building

A series of options were considered for the placement of the Stag Secondary School and site within the western parcel of the former Stag Brewery site. The diagrams opposite illustrate the possible options for its location. Options 1 and 2 were presented at two public exhibitions and a number of concerns regarding the school were raised as following:

- **Protection of open space**
- **Impact on existing traffic by school traffic**
- **Visual and acoustic disturbance from school on adjacent properties**
- **Re-provision of full sized football pitch with community access**
- **Aesthetic concerns**

The option that was selected provided the following:

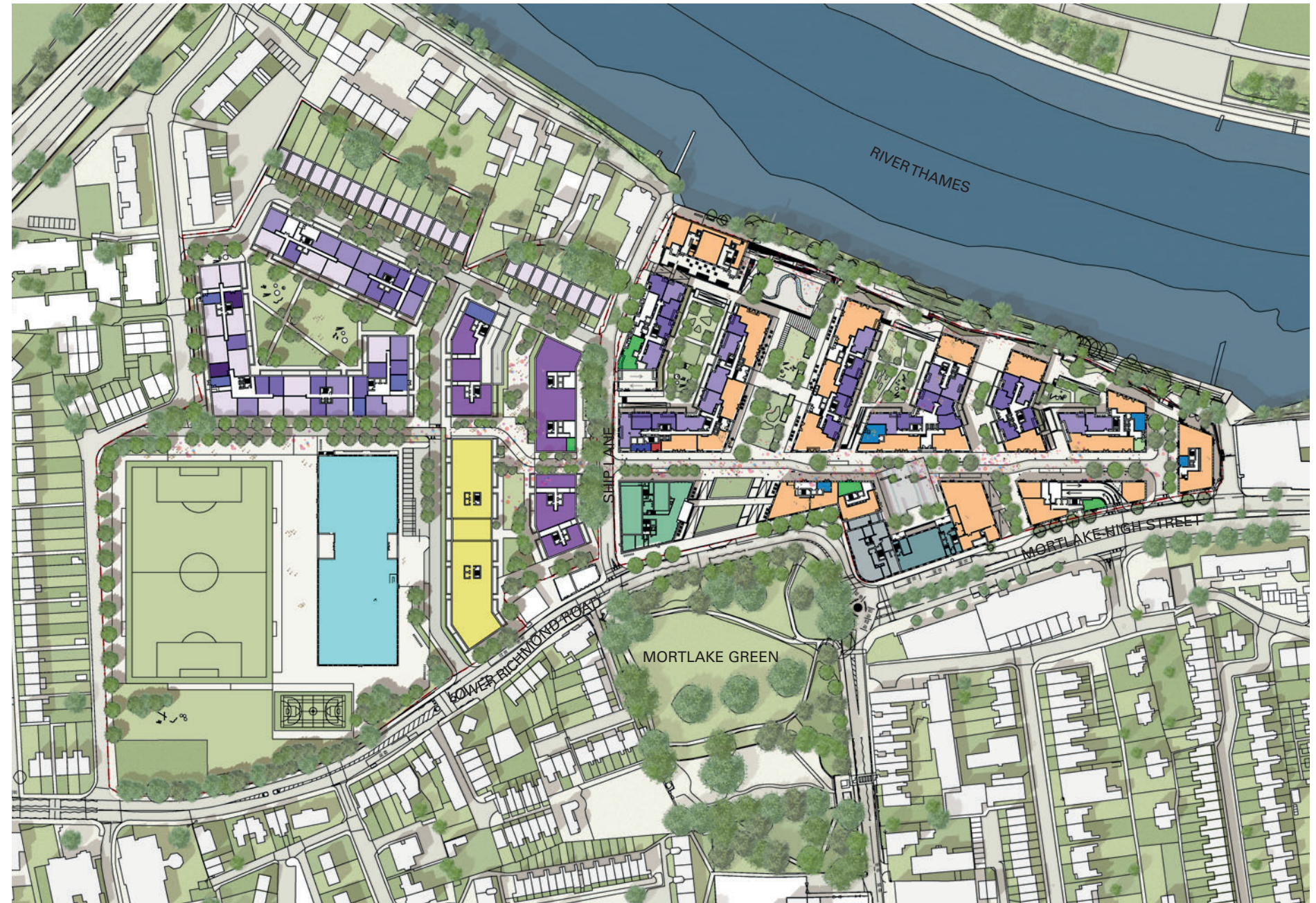
- **Optimised and protected open public space on Lower Richmond Road**
- **Single direction traffic along Williams Lane and at junction with Lower Richmond Road**
- **A floodlit full sized 3G artificially turfled football pitch**

The school is proposed to be positioned to the east of the existing playing field in a North/South direction with a new 3G football pitch, MUGA and playground to the West of the school. A new public park will sit to the south of the football pitch and serve as a buffer between the pitch and Lower Richmond Road.

The main entrance to the school will be situated in the east façade of the building and it is intended that pupils can approach the building via pavements that line a new road to the east of the building.

A consequence of the siting of the school is that it will be surrounded by emerging context to the north and east. This emerging context has been designed in accordance with the Stag Brewery Planning Brief and greater detail regarding height and layout of these buildings can be found in the associated hybrid Planning Application for the Stag Brewery Site. (Application A)

The proposed site area of the school is approximately 2.17 Ha.



OPTION 3 - Proposed school location - to East (in original Application)



OPTION 1 - Alternative school location - to North



OPTION 2 - Alternative school location - to West



Existing site plan showing open space of Stag Brewery playing fields

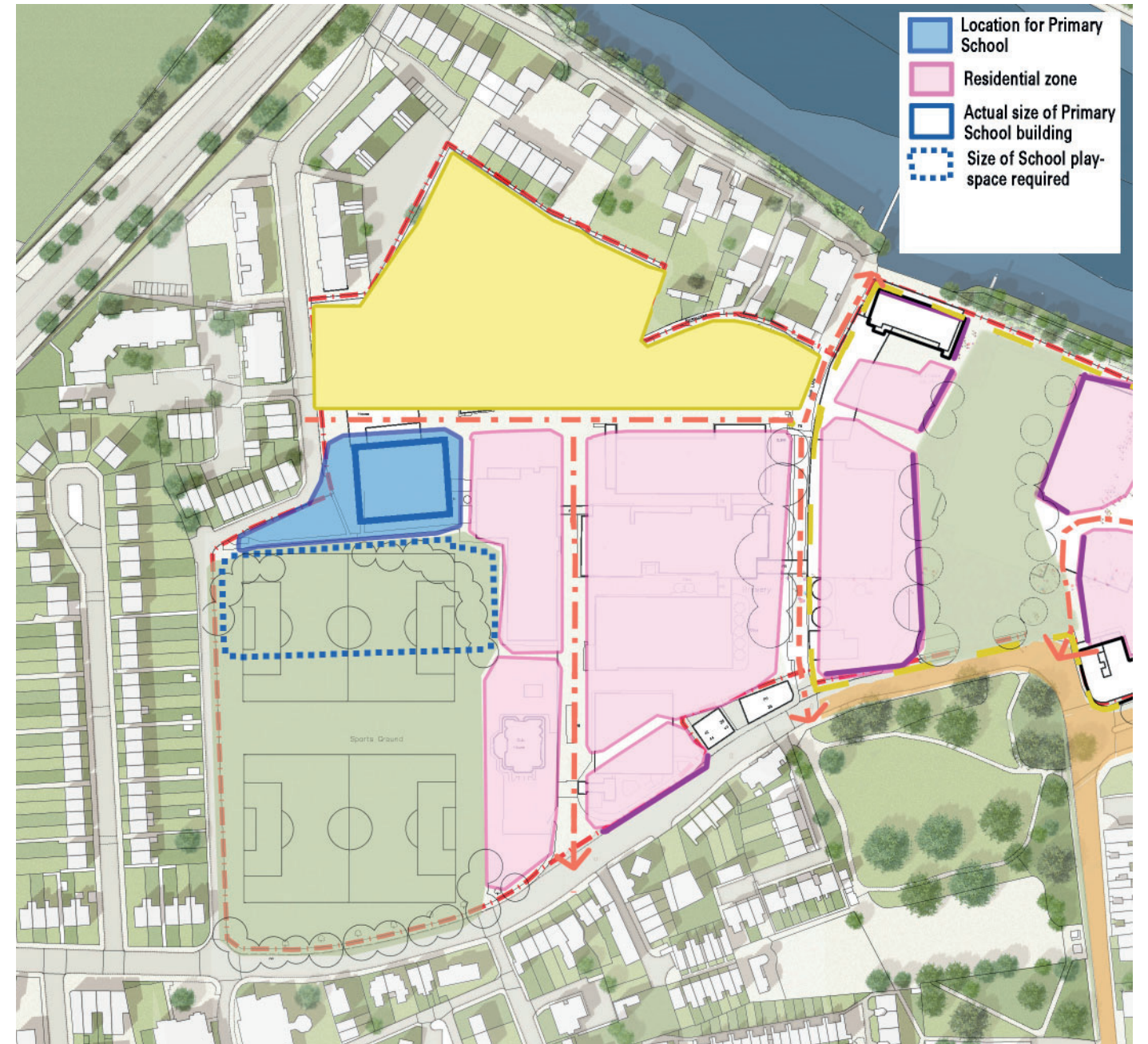
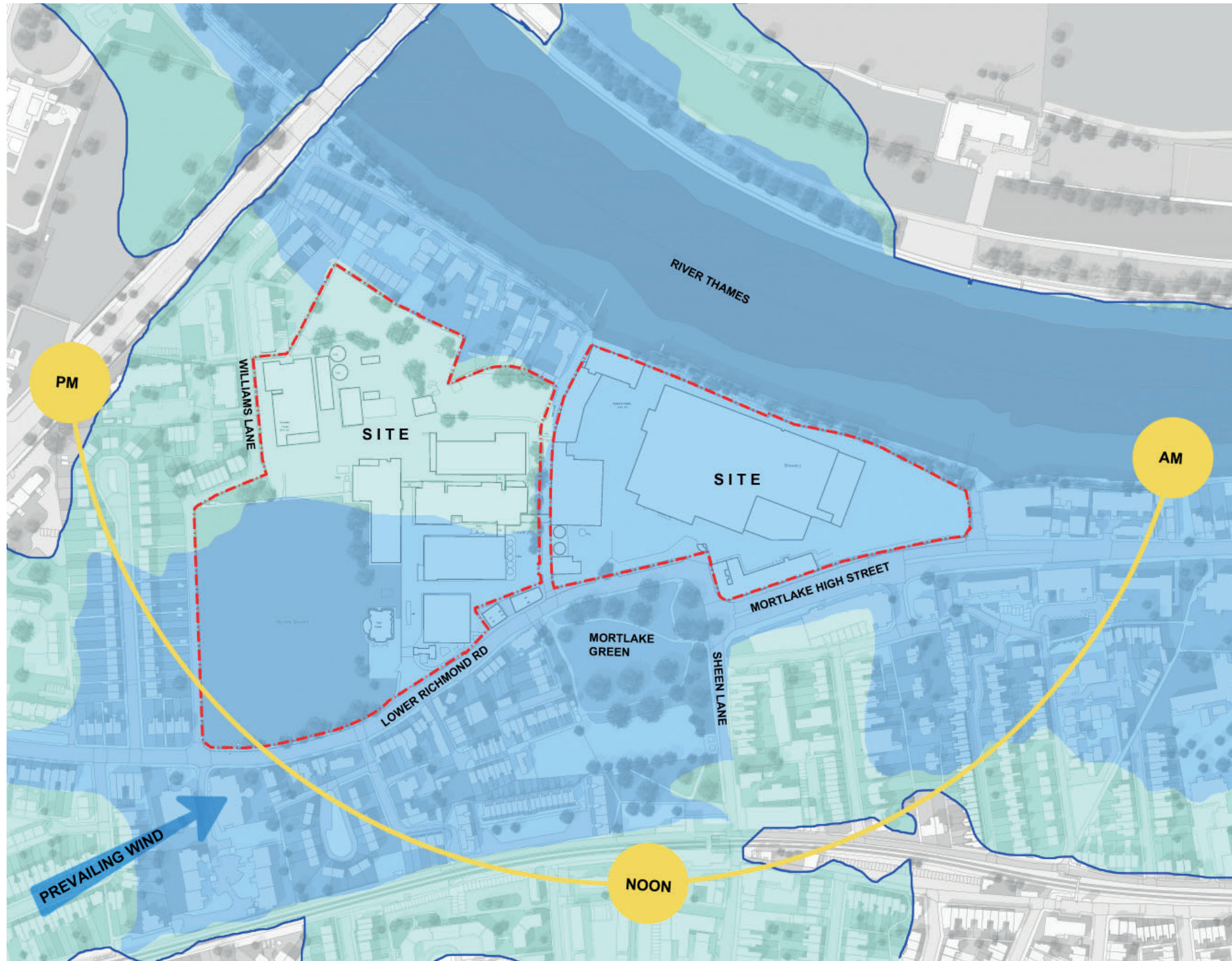


Diagram showing planning brief proposal for primary school and additional area required for secondary school



Environmental analysis diagram

Environmental Analysis

A full ground investigation has been carried out on the Stag Brewery site to establish ground conditions along with Explosive Ordnance Threat Assessment. An ecology and tree survey has also been carried out and has also informed the development of the design; both can be found within the Environmental Statement that appends the hybrid Planning Application for the wider Stag Brewery Site. In addition, a full Flood Risk Assessment has been carried out for the site and drainage proposals have been developed. A full Traffic Assessment and Travel Plan also accompany the applications (A, B + C).

An acoustic survey has been conducted to establish the impact on the design of noise coming from the London Heathrow flight path that passes directly over the site and to assess any potential noise impact on the neighbouring properties. In terms of acoustic disruption to existing adjacent properties, it is proposed that the area outside the Western boundary and the park to the South of the school site will be planted with a variety of trees and shrubs that should serve as an acoustic buffer to noise from the pitches.

The site is located at approximately 5.9m above ordnance datum (OD) and the site has a gradual fall towards the South of the site. OD levels vary from 5.35m A.O.D to 6.3m A.O.D.

A benefit of the placement of the school building to the East of the proposed football pitch and at significant (216.9m) distance from the properties on Watney Road is that there is no impact in terms of overshadowing of existing adjacent buildings.

Existing mature boundary trees will be maintained where appropriate as a valuable screening of the site, and where appropriate will be added to reinforce the sites boundary through a natural approach.

Oriented North-South and set between a generous proposed streetscape and open space, the site gets excellent sun throughout the day.

3.3 Views

The primary views of the Stag Secondary School site are from Lower Richmond Road which is to the south of the site. The extensive open spaces of the park and sports pitch that are proposed between the road and the school mean that views from adjacent buildings of the skyline are unlikely to be interrupted by the school building. The school site is intended to be surrounded by new buildings to the North and East and the view of the school from houses on Watney Road is likely to be interrupted by the existing brick wall that runs alongside Williams Lane.



View along Lower Richmond Road - from West



View along Lower Richmond Road - from East

3.4 History and Archaeology

The proposed Secondary School site sits within Mortlake – a sub-area of the LoBRuT. A description of the evolution of the site context is included within Section 2.6 of the Design and Access Statement that accompanies the Stag Brewery Application A and an archaeology report has been provided as an Appendix to that Application.

The history of the western parcel of the Stag Brewery site in which the Stag Secondary School site is proposed to be located is as following:

Pre-18th century

Records describe a 16th Century building called Cromwell House (named after its owner Thomas Cromwell) located west of Ship Lane and to the North West of the site.

19th century

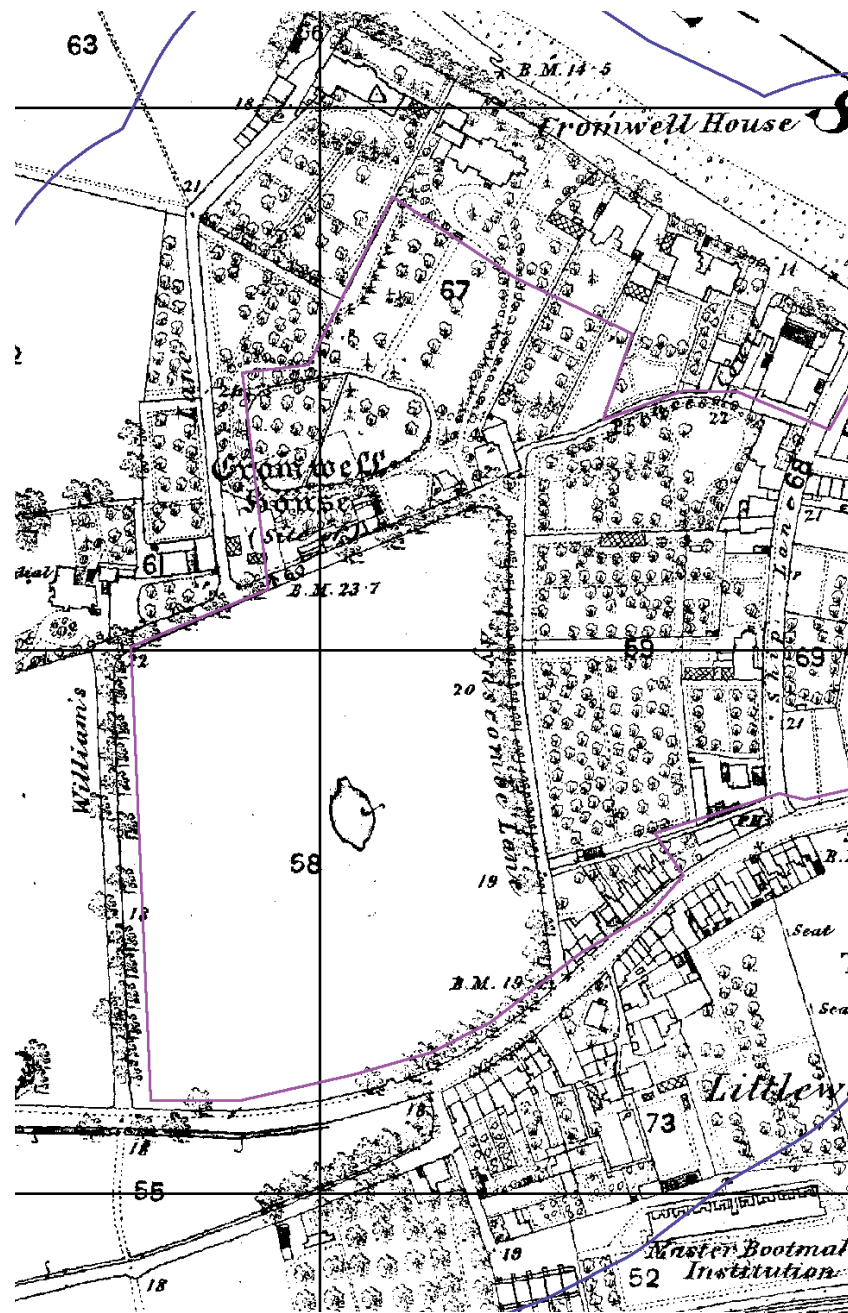
Cromwell House is recorded as being demolished in 1857. By this time the area to the East of Ship Lane has become largely occupied by brewery buildings. By this time a number of detached buildings with generous gardens had developed along Thameside and on the site.

20th century

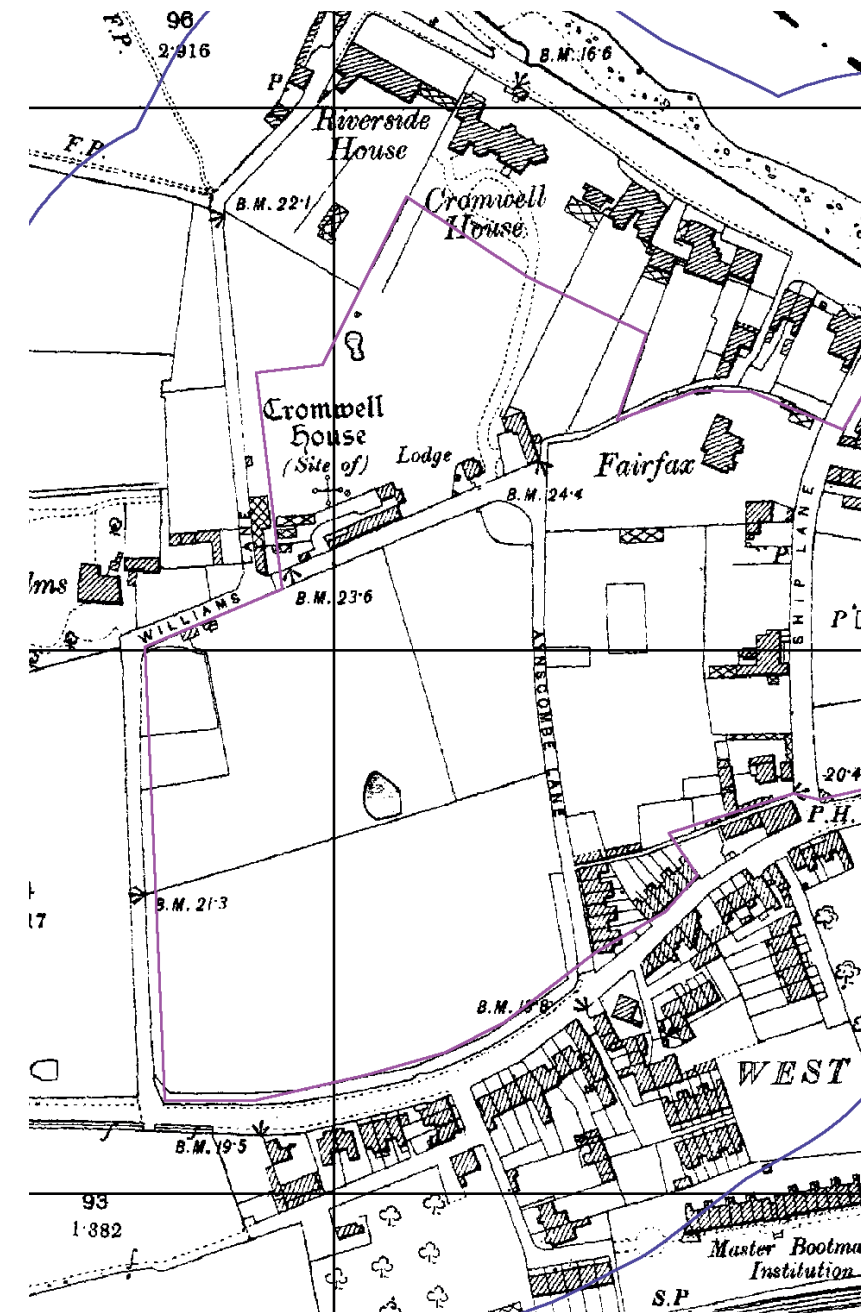
A sports ground was introduced to the brewery site in the early 20th century and a number of brewery buildings and a sports pavilion developed to the North and East of this open space.

21st century

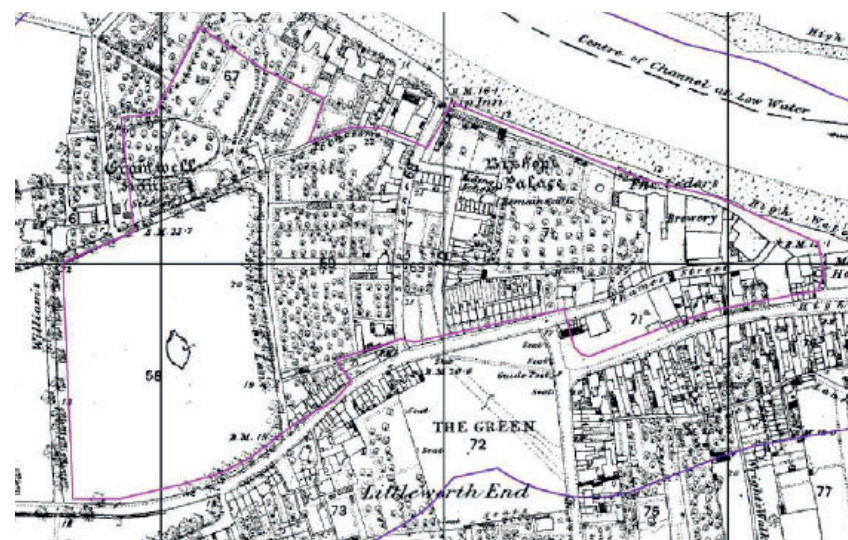
The Stag Brewery Planning Brief allocates the playing field as ‘Other Open Land of Townscape Importance’.



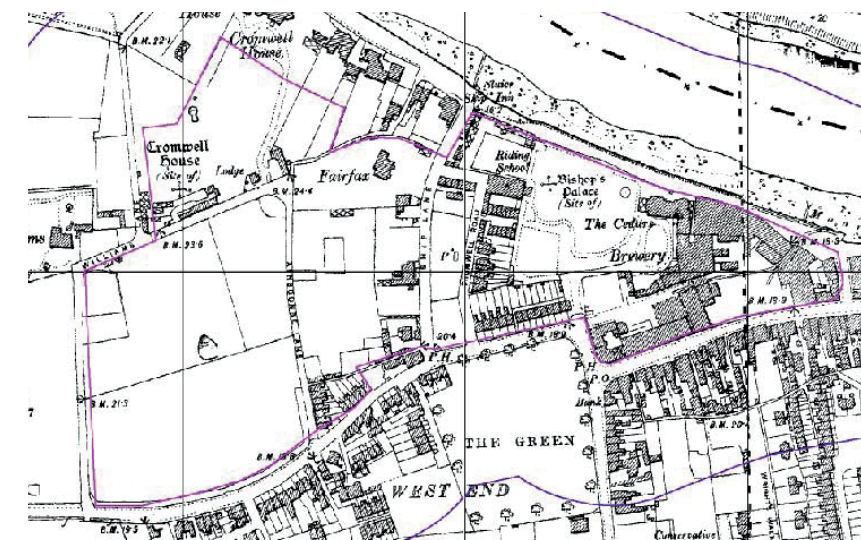
1868 Ordnance Survey Plan - School Site



1896 Ordnance Survey Plan - School Site



1868 Ordnance Survey Plan - Entire Masterplan Site

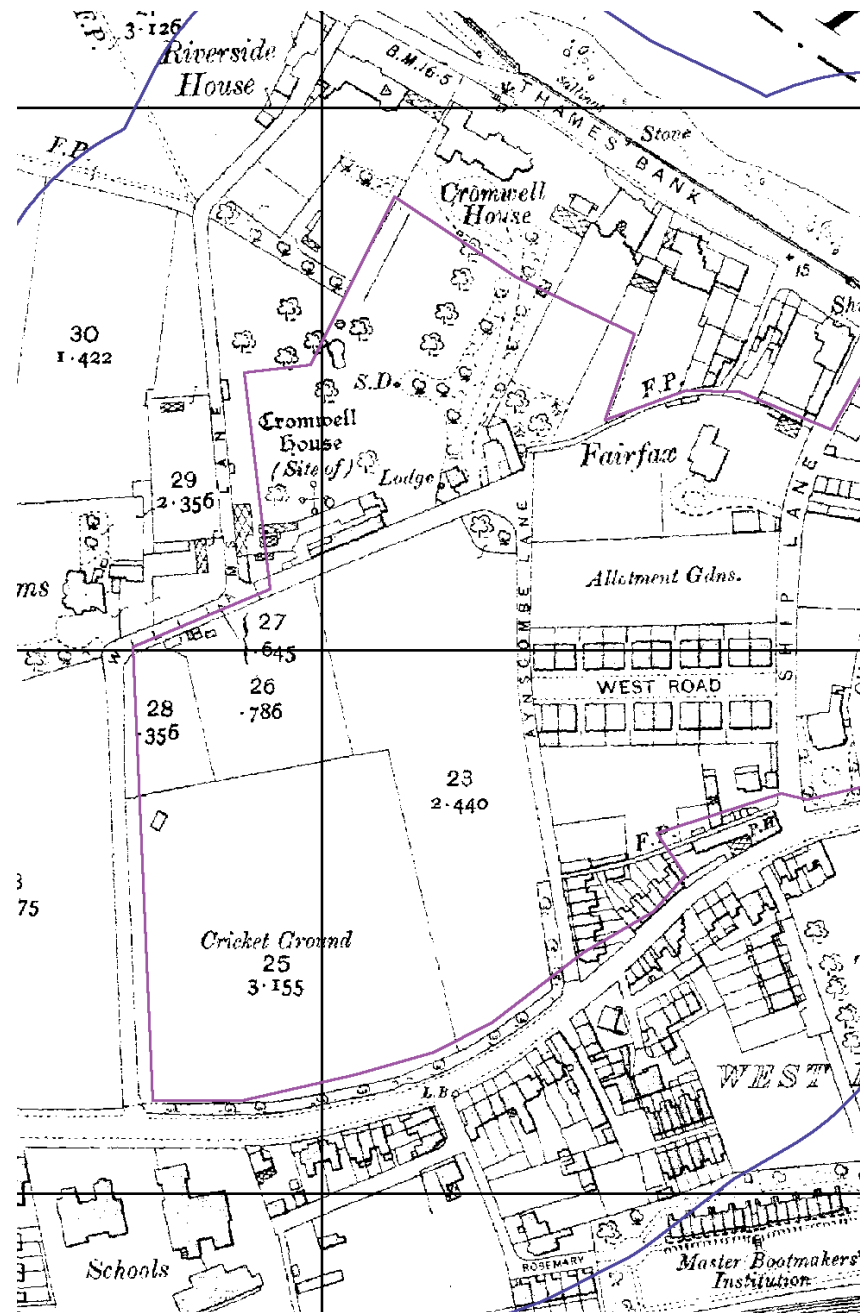


1896 Ordnance Survey Plan - Entire Masterplan Site

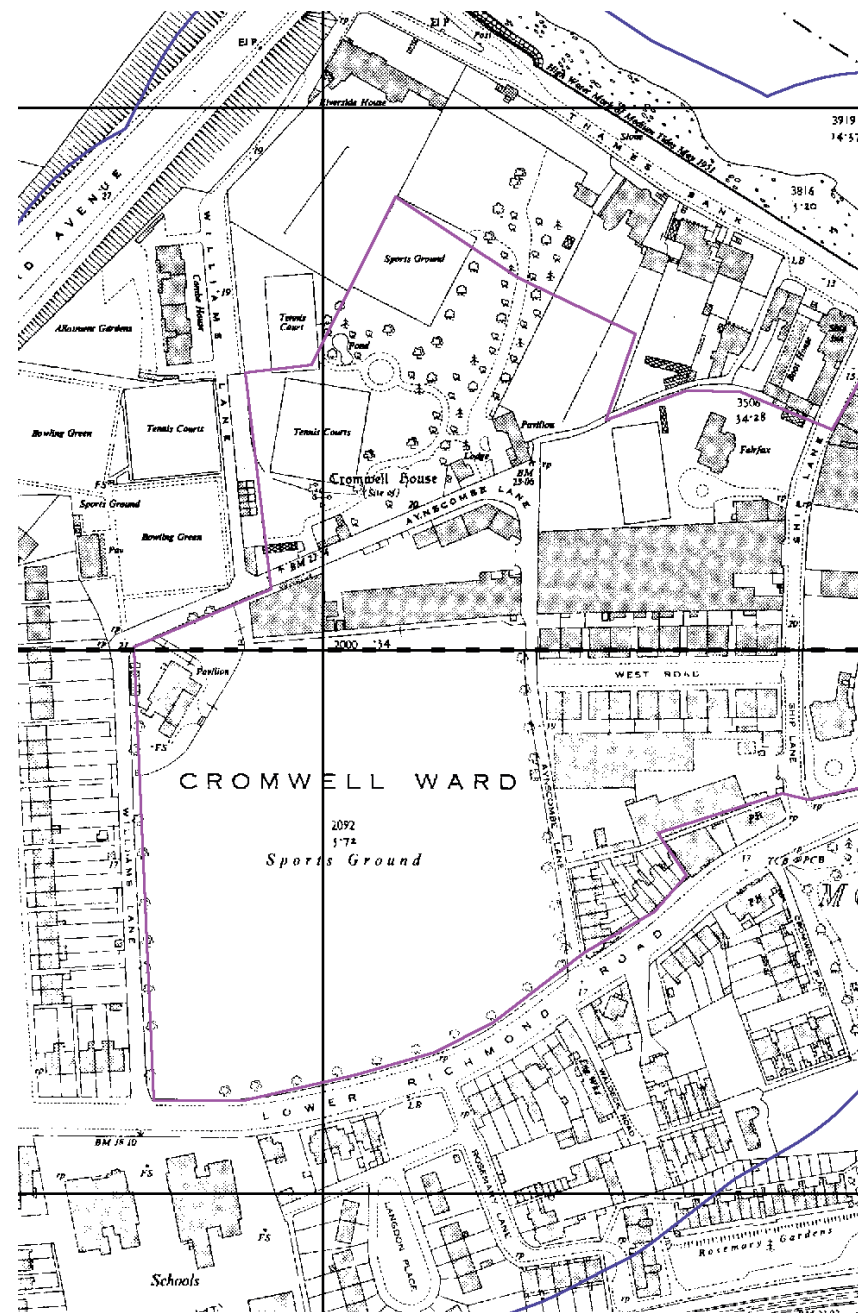
3.5 Unexploded Ordnance

An un-exploded ordnance survey is included within the Appendices to the hybrid Planning Application for the Stag Brewery Site (Application A).

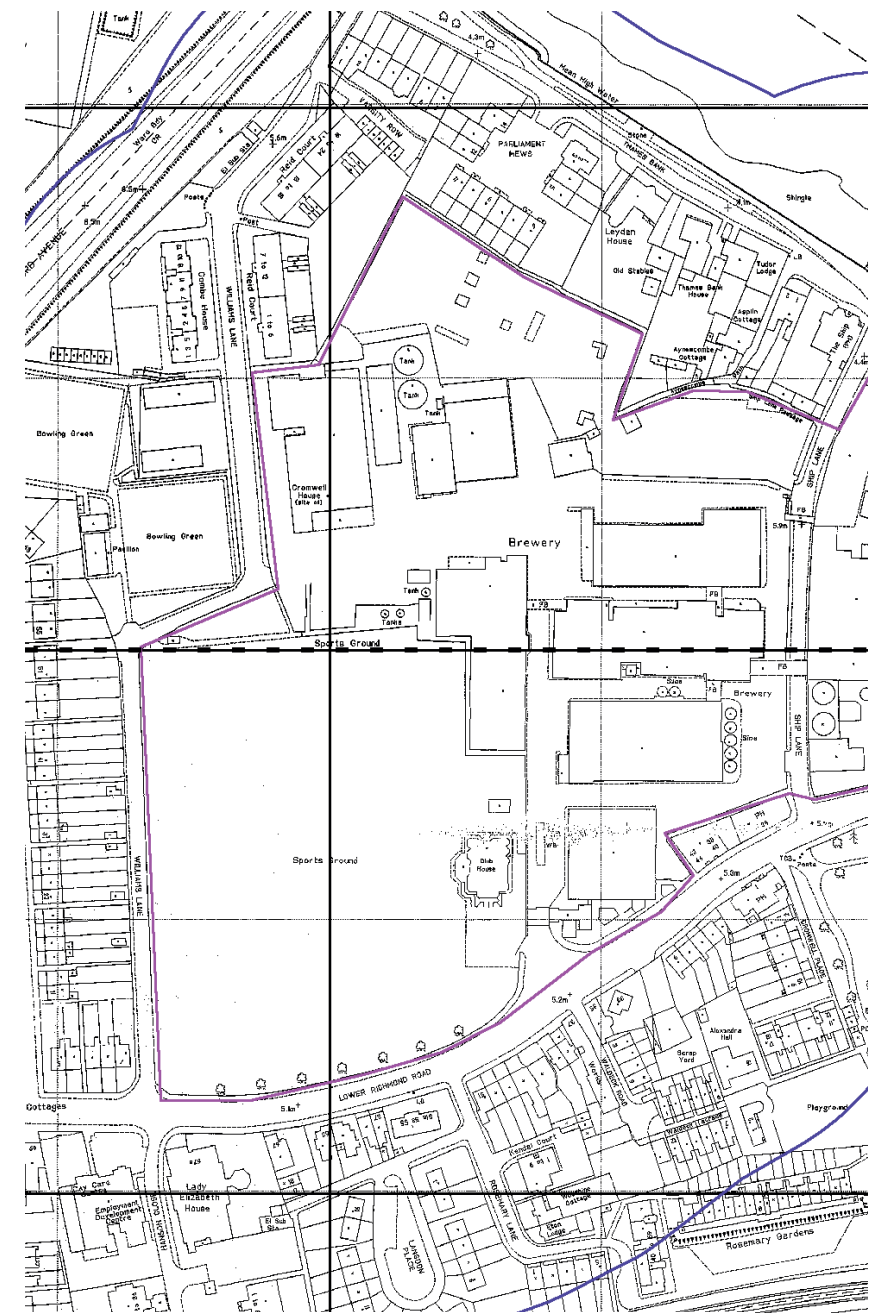
The Applicant instructed Watermans to conduct the study for the Stag Brewery site of which part will be used by Stag Brewery School. The study has identified that there are no known risks of underexploded ordnance in the site application area.



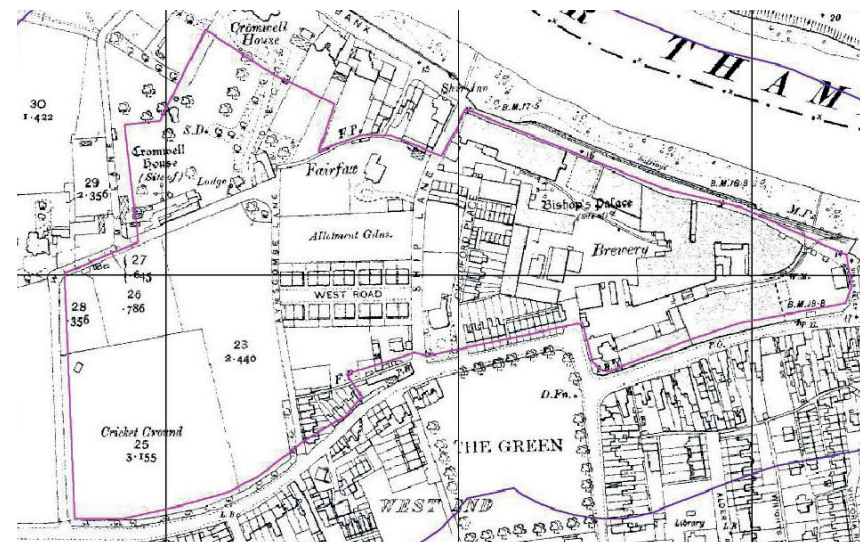
1913 Ordnance Survey Plan - School Site



1913 Ordnance Survey Plan - School Site



1992-1995 Ordnance Survey Plan - School Site



1913 Ordnance Survey Plan

4.0 Design Statement

4.1 Design Approach

The design team, led by Squire and Partners have based their proposal for the Stag Secondary School on the Building Bulletin 103 'Area guidelines for mainstream schools' published in 2014 by the Education and Skills Funding Agency (ESFA) and the Department for Education (DfE). The design evolved directly from the baseline 1,200 pupil superblock secondary school plan that was published by the ESFA (see plan opposite).

The baseline superblock design contained three storeys of accommodation and incorporated large main hall, separate dining hall, activity studio and sports hall spaces. However, a number of factors led the team to re-configure the standard layout to better suit the proposed site. These included the following:

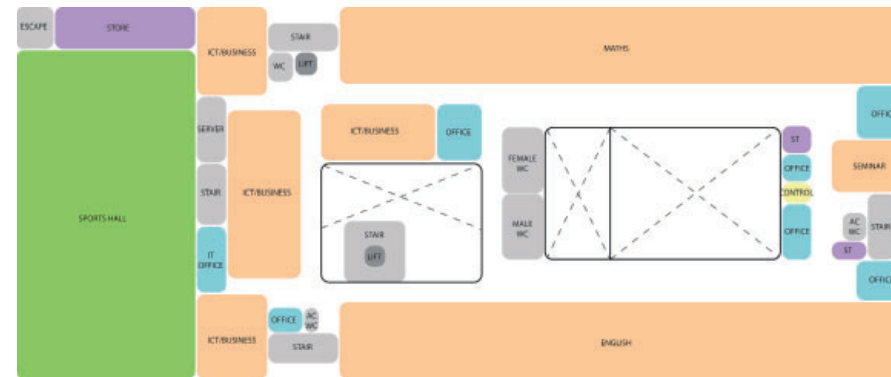
- Requirement for a 34.5 x 20 x 7.5m Sport England compliant sports hall
- Requirement for access from sports changing facilities to the proposed sports pitch
- Access and building orientation requirements specific to the site
- Requirements in relation to shared community use of sports facilities both inside and outside the school building

The re-configuration of the baseline superblock design began with a series of diagrams to aid the understanding of how internal spaces would relate to one another. The diagram was subsequently adapted to suit the various different options that were pursued for building location on the site.

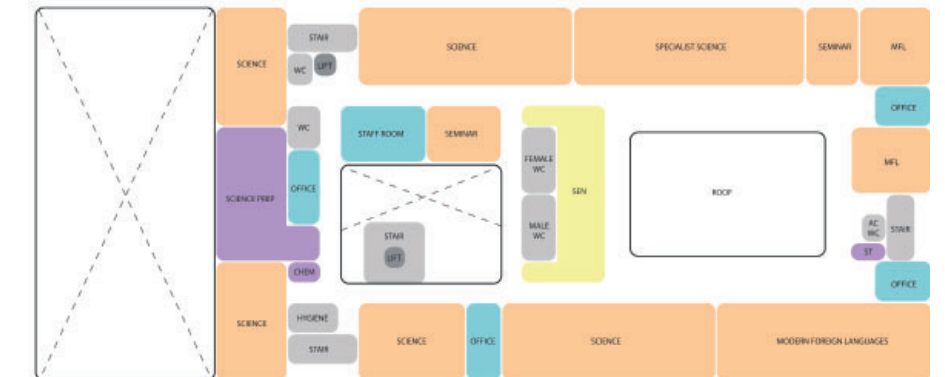
The design team consulted with the ESFA, Sport England, FA, planning department and members of the public throughout the design process.

The design aims at balancing the requirements of all of these various parties in terms of optimising educational environment, physical and social relationship to context and minimising impact of the school on the existing context.

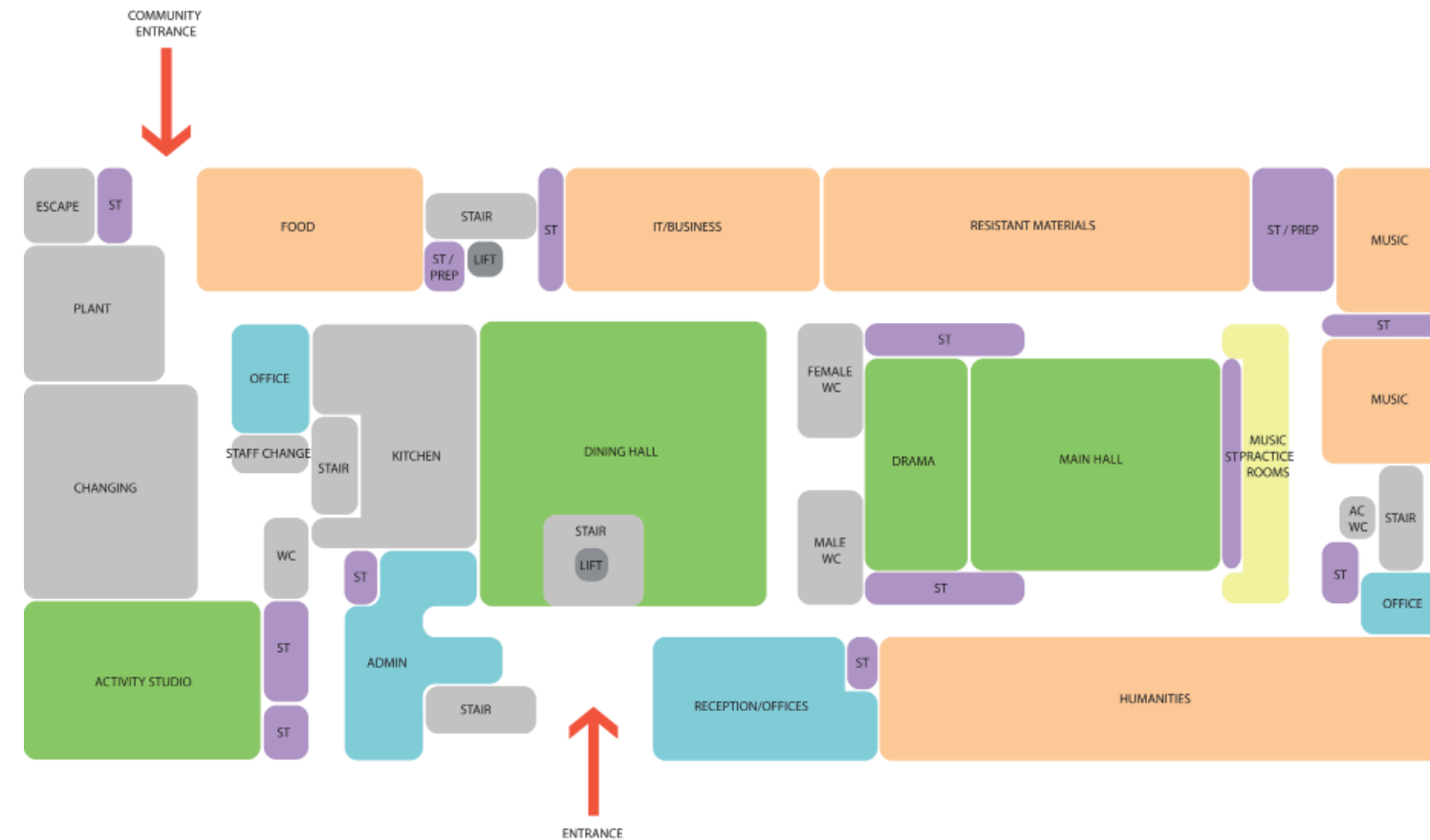
Budgetary constraints have been carefully considered as a counterpoint to the Local Authority's aesthetic ambitions as well as specific site constraints.



Initial diagram of internal spaces - first floor level



Initial diagram of internal spaces - second floor level



Initial diagram of internal spaces - ground floor level

4.2 Consultation

Various levels of consultation have been undertaken: authorities, school and community. A detailed Statement of Community Involvement is included as part of the Planning Application for the wider Stag Brewery Site (Application A).

Consultation with the authorities has consisted of a series of meetings with both the ESFA and LBRuT technical advisors, planning officers and highways officers.

Pre-application meetings with both Sport England and LBRuT Police Secure by Design Officer.

Consultation with the community has been undertaken in a variety of forms. During the original Application, the design developed through a series of Community Liaison Group meetings with key locals and Council members and two Public Exhibitions have been carried out. A detailed description of these meetings and exhibitions is provided in the Statement of Community Involvement. Consultation has also been carried out for the current Application specifically regarding the secondary school.



Photograph of Public Exhibition held at Stag Brewery in March 2017

4.3 Use and Amount

The Proposed Secondary School is proposed to accommodate approximately 1,200 pupils (11-16 year olds/ years 7 to 11). The building will also be accessible to the local community out of school hours, via a Community Use Agreement, offering indoor and outdoor sports facilities.

The schedule of accommodation generated a gross internal building area of 9314m² (GIA) for the 1200 students and the total site area is approximately 2.17 Ha.

4.4 Design Response

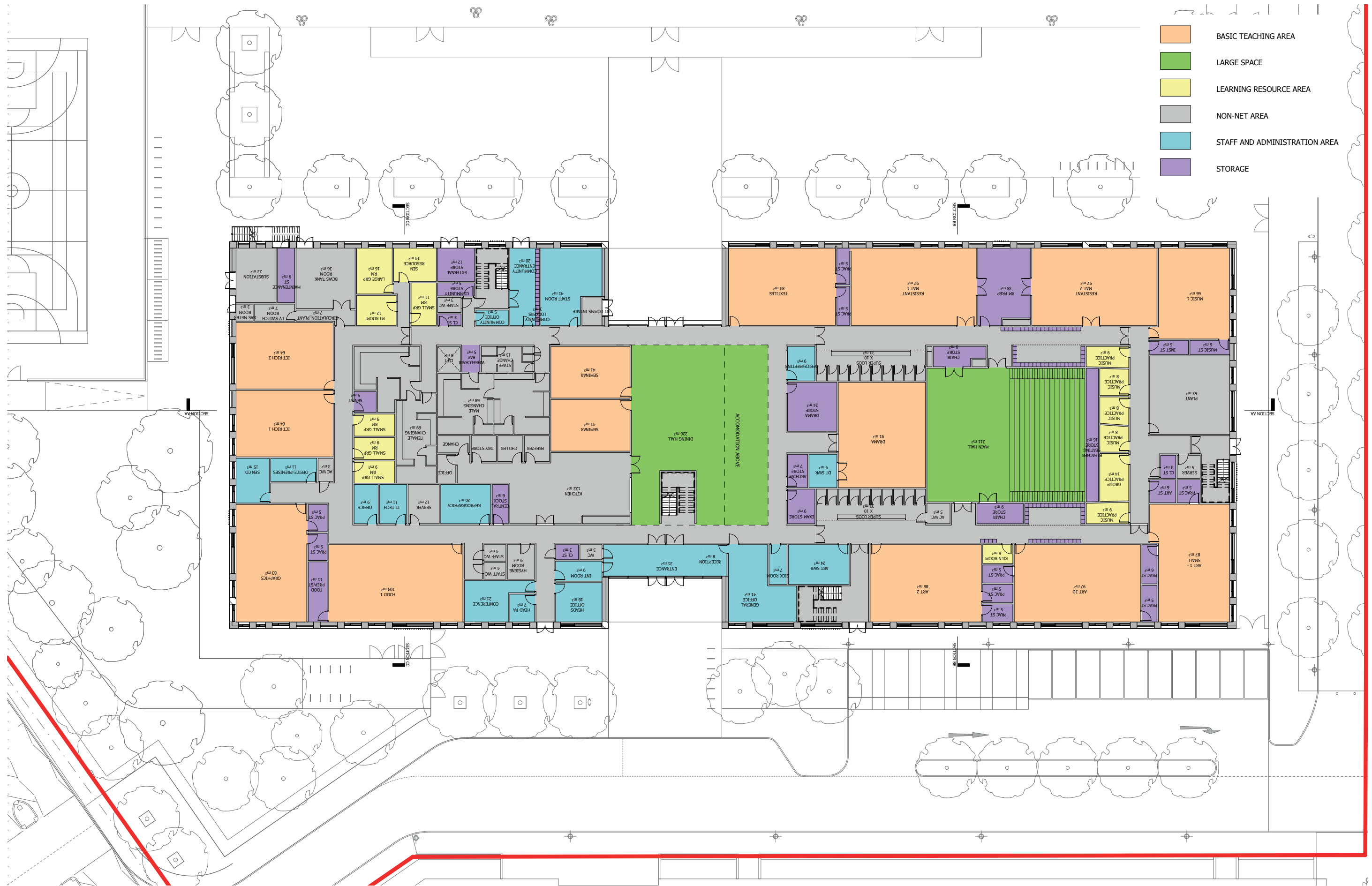
As explained in the earlier Site Analysis section of this DAS, the siting of the new building was key to the successful design of the new Stag Secondary School as well as the wider masterplan for the Stag Brewery site.

In addition to this contextual response in terms of site layout, a refined approach to the appearance and layout of the school building were also required.

Distribution of internal spaces have been designed to respond to education, environmental and circulation requirements that are also related to the wider context and site layout.

The sports hall has been situated to the West of the building in order to avoid overlooking of existing neighbouring properties.

The open plan dining hall has been placed at the centre of the plan in order to provide a clear access route through the building from both main entrance (North elevation) and entrance from the sports pitch (South elevation). Distribution of ancillary spaces relating to these functions have also been positioned accordingly. For example, the changing facilities have been located so that they are easily accessible and situated between the first floor level sports hall and activity studio and the exterior sports pitch and court.



Proposed ground floor plan

4.5 Site Masterplan

The development of the Stag Secondary School site masterplan has been directed by the requirements to provide the school with all associated facilities within the site, and to ensure a Sport England compliant full sized football pitch is retained on the site for shared school and community access.

The other components of the masterplan are the requirements for 10 car parking bays, 3 bus parking spaces plus 5 disabled parking spaces and a parent drop off/ pick up area. Facilities will also be provided for secure cycle storage.

The building location and siting of the football pitch and MUGA have been influenced by the existing context and public/ LBRuT's concern regarding protection of open space on Lower Richmond Road. The siting of the building to the East of the existing playing fields has been proposed to minimise encroachment of building footprint on the existing playing field and maximise open space visible from Lower Richmond Road. The main drop off area is proposed to be on a new road to the East of the school and a row of car parking and disabled parking will be provided adjacent to the main entrance on the East facade of the school.

Daily bus drop off and pick up will be provided in two bus parking spaces situated to the South of the main entrance.

Bus drop off and pick up for special events will be provided within a controlled access and hard landscaped (primarily pedestrianised) vehicle route to the North of the school. This route will be secured by bollards that can be dropped to provide access to buses that can line up in waiting positions alongside the school.

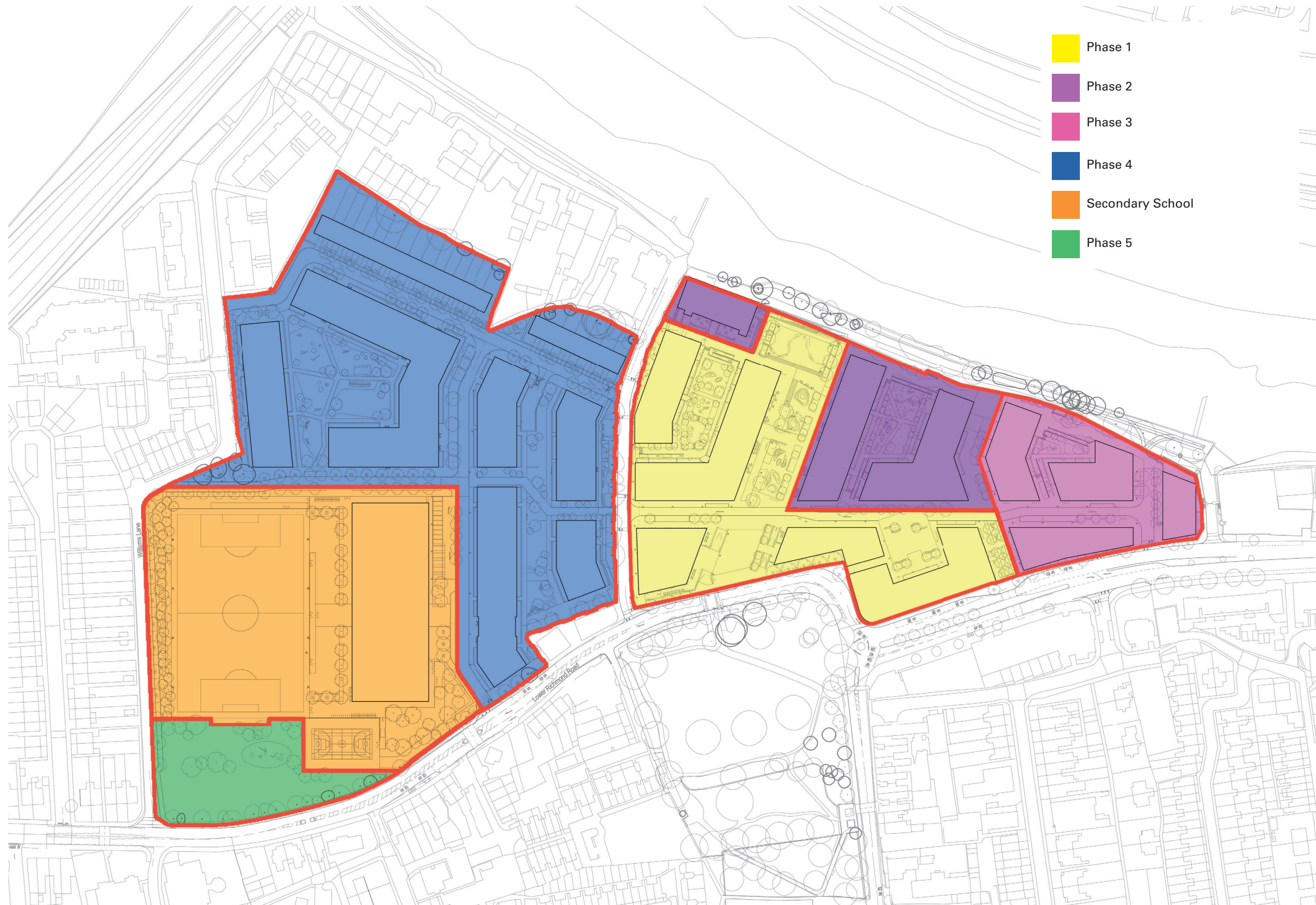
Secure cycle parking is proposed within the school perimeter to the East of the building.

Phasing

Since it is likely that the Stag Secondary School will be implemented in advance of the immediately surrounding hybrid Planning Application, a phasing plan has been provided to enable access to the building in the absence of the surrounding buildings and associated street network. It is proposed that the hard landscaped area to the North of the school and the road to the east of the school would be built simultaneously with the school in order to provide a route for vehicles to circulate in a single anti-clockwise direction around the school from and to Lower Richmond Road. This route will also need to remain functioning until the completion of the adjacent plots, after which the route to the North would become a controlled access route only.



Masterplan for Western parcel of Stag Brewery site including Secondary School (Application Site B)



Proposed phasing plan for wider masterplan