5.9 Mass planting: typical mixes

UNDERSTORY / GROUNDCOVERS

Cyperus Involucratus

Galium Odoratum

Zantedeschia Aethiopica

Francoa Sonchifolia

Dianella Tasmanica

Heuchera Cylindrica

Luzula Nivea

Arum Pictum

Crinum Asiaticum

Asarum Europaeum

Asplenium scolopendrium

Adiantum Aleuticum

5.10 Fencing

The school grounds include a full size all weather (3G) football pitch, a Multi-use Games Area (MUGA) and Habitat Area – as designated by Department for Education and Education Funding Agency's recommendations - as well as circulation areas and open space for children during breaks and outdoor activity periods. These facilities, along with the indoor gymnasium, will be accessible to the residents of the site development and the wider community of Mortlake under a Community Agreement (a draft has been submitted with this application). This is covered in more detail elsewhere in this submission.

Fencing Detail

Fencing to Sports Pitch and MUGA, as well as school grounds and Habitat Area is based on industry standards and is in accordance with ESFA requirements and Sport England recommendations.

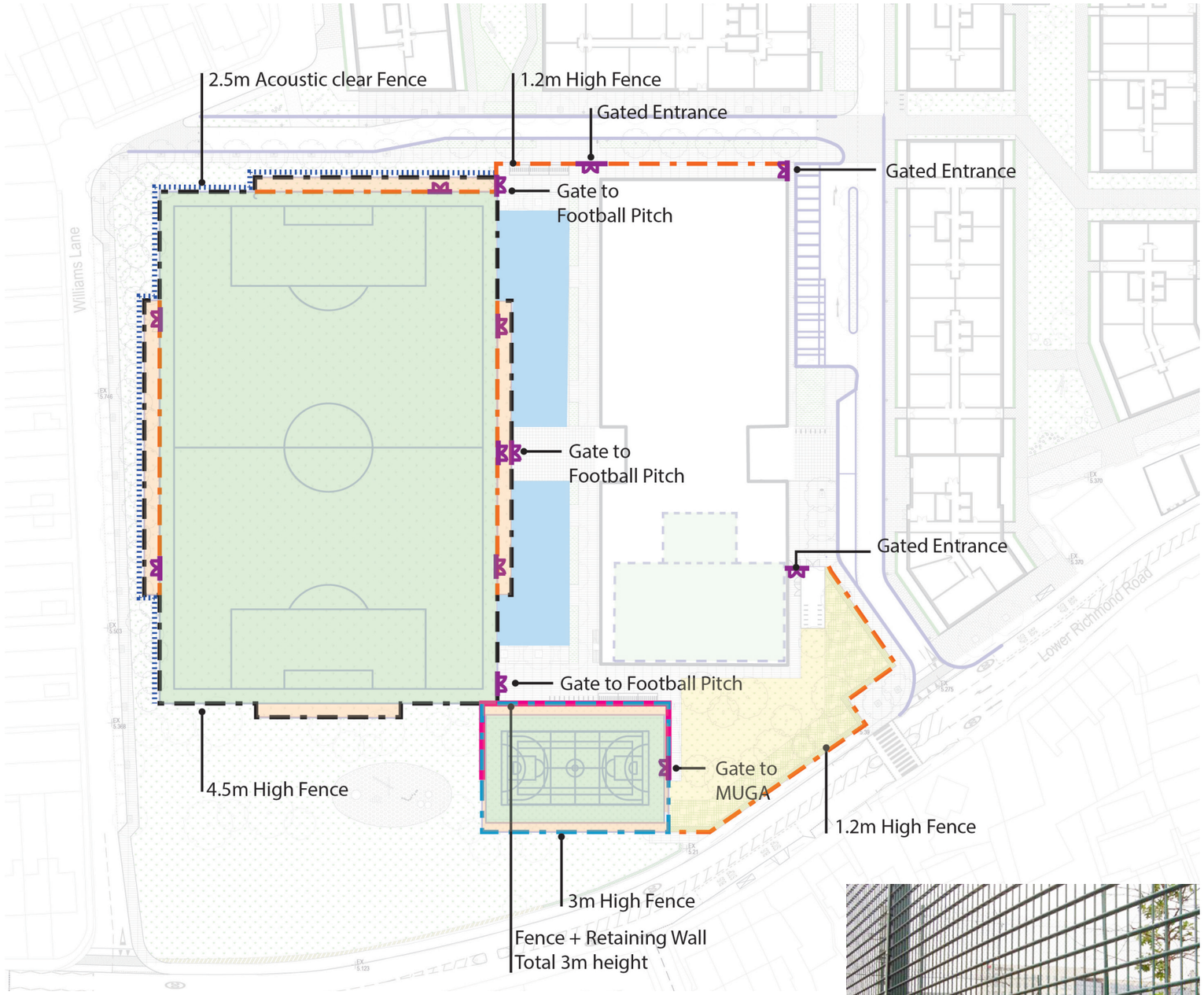
Lighting has been designed for the sports pitch to designated FA levels (Categories 2 & 3) – refer to Sports Pitch Lighting Assessment 547-(010)-RP-EX-LA-A.

Fencing heights of 4.5m, 3m and 1.2m are in accordance with height requirements under SAPCA (Sports and Play Construction Association) Code of Practice for the Construction and Maintenance of Fencing Systems

All fence types are twin bar super rebound and black in colour. Products from manufacturers such as ZAUN and Sports & Safety Surfaces or similar approved will be used.

Concerning noise, there are a number of design solutions that will be incorporated to reduce rattle and ball impact noise, including a weld mesh with EPDM rubber inserts and fixings. If required from subsequent detailed assessment, an acoustic grade timber fence with sufficient mass (15kg/m2) or barrier made from transparent/opaque plastic material will be incorporated. A maintenance scheme will be implemented to prevent deterioration in performance of the sports facilities that could result from damaged panels, loose brackets, worn AV bushing and squeaky gates.

Furthermore, residential building will be designed such that internal noise levels do not exceed 35 dB LAeq,16h during the daytime and 30 dB LAeq,8h & 45 dB LAmax at night from anonymous sources of noise such as road traffic. As noise levels from anonymous sources will be greater than those expected from the 3G Football Pitch and MUGA, the façade will be sufficient to reduce noise to an appropriate level.



1.2m high fence

3m high fence

Fence with retaining wall (3m)

4.5m high twin bar super rebound fence

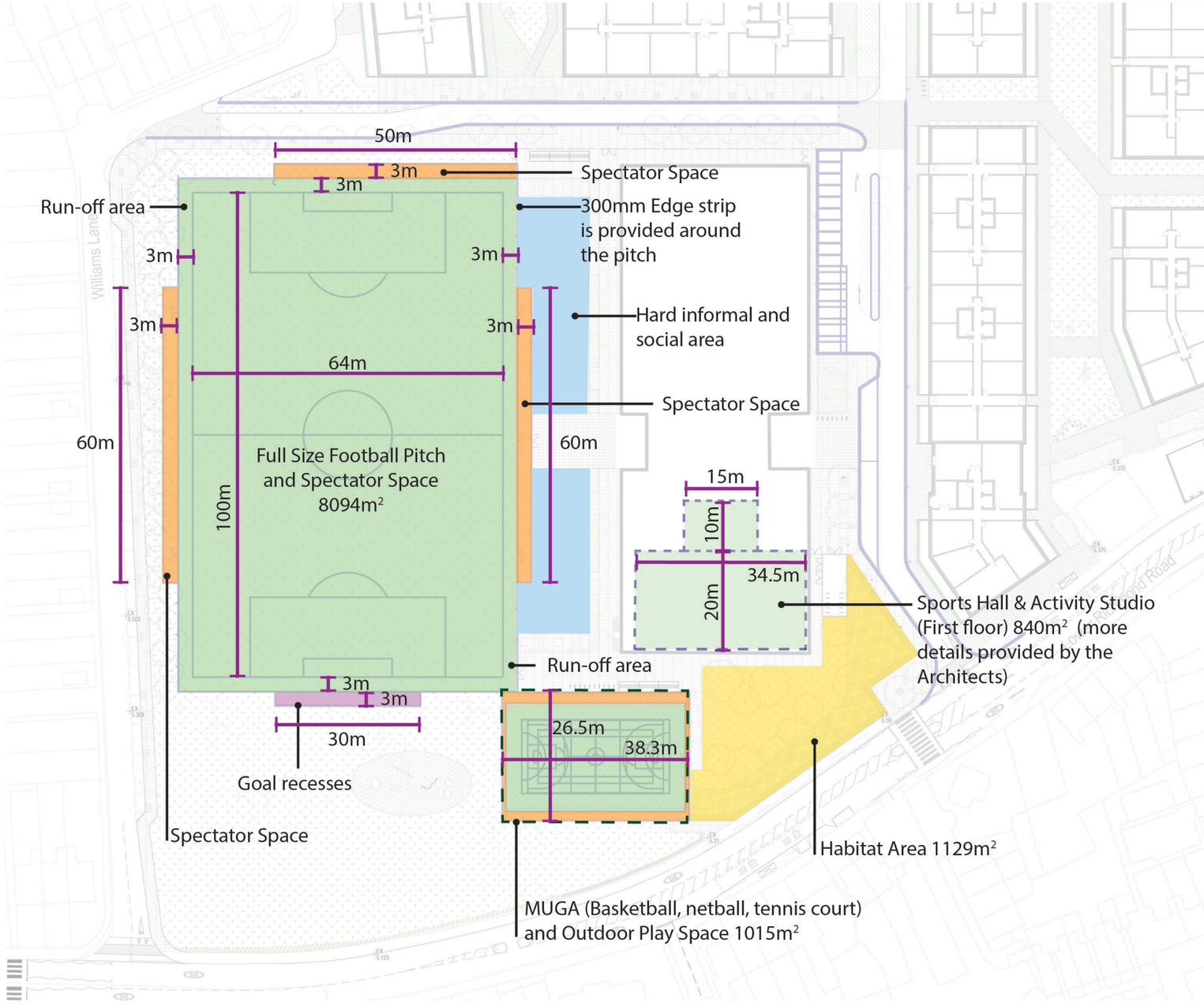
2.5m high clear acoustic fence

Precedent image from manufacturer ZAUN

5.11 Sports Provision

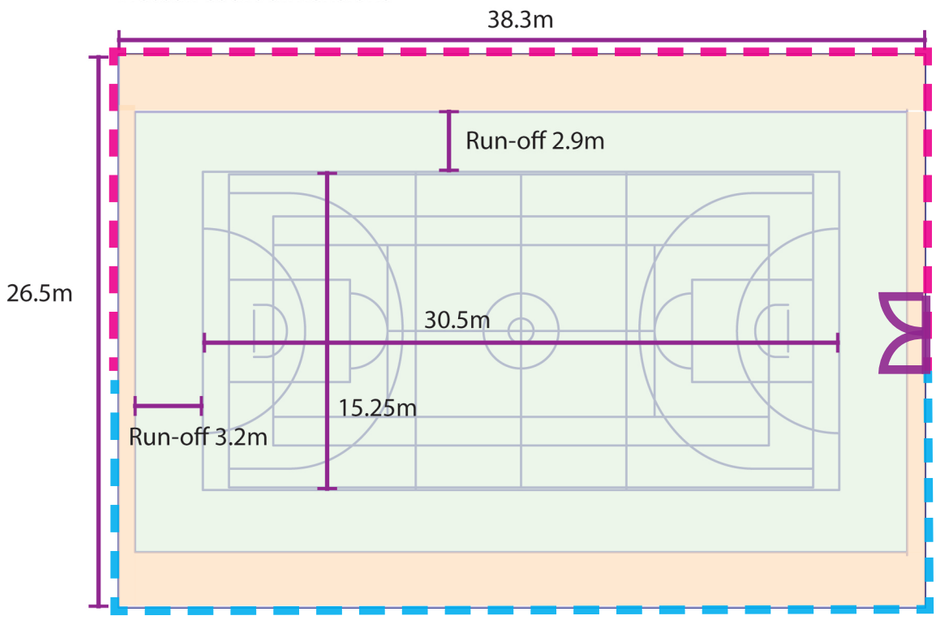
School Play facilities are proposed in the application and have been measured as part of the 5+yr and 12 yr + age group provisions required under LBRuT and GLA Play Space requirements. Full size football pitch with spectator space, MUGA area (Basketball, netball, tennis court) as well as indoor sports hall, activity studio and rooftop play area are provided, with a total of 10,977m2.

The football pitch and spectator space dimensions are using FA Guide for 3G Football Turf Pitches and designed for site specific condition.

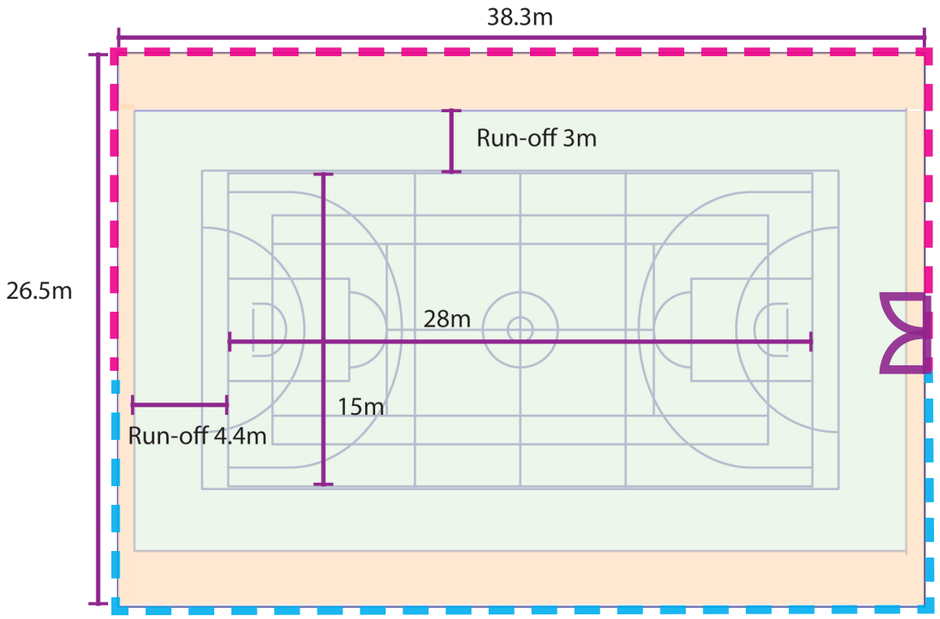


5.11 Outdoor MUGA Sports Court Dimensions

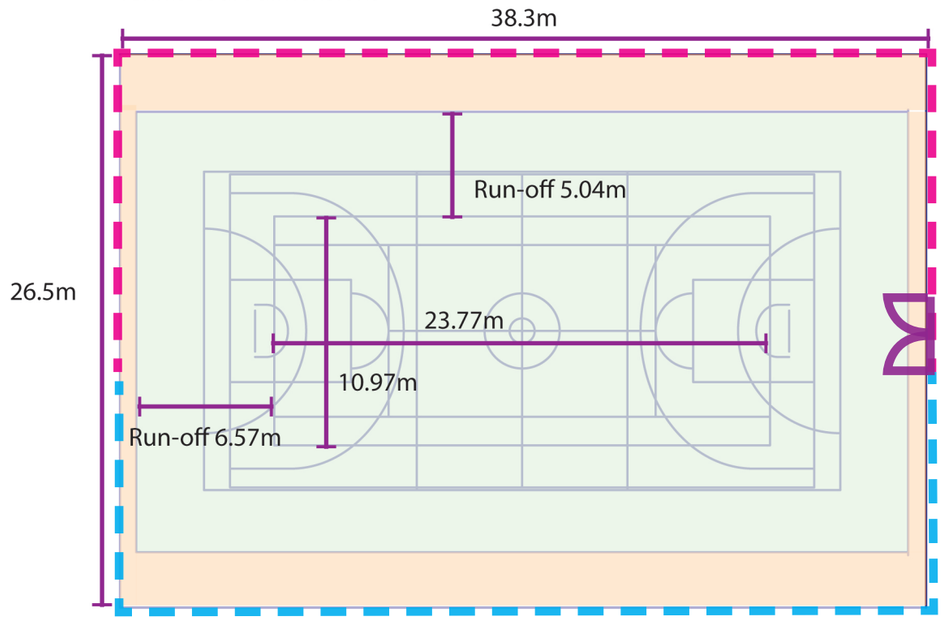
Netball court dimensions

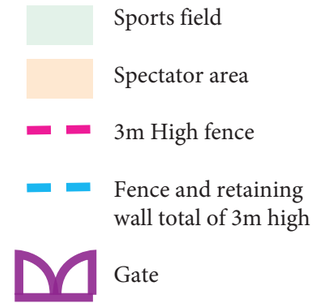


Basketball court dimensions



Tennis court dimensions





5.12 Play strategy

Policy S4 of the London Plan requires that new developments should increase opportunities for play and informal recreation and enable children and young people to be independently mobile

For the play strategy we consider that the school will be providing play spaces for the 5+ and 12+ years age groups only. The quantum of play space provided for each of these age groups came from the analysis of play needs of both Application A and B and from consulting the GLA Child Yield calculator.

A weighted approach was used to calculate the contribution of the school playspace facilities (indoor and outdoor) to the total playspace achieved sitewide. In line with the intention to arrange a community use agreement, we have calculated the contribution on the basis of intermittent use, outside school hours and possibly only during week nights and weekends. That means that only 2/7 of the actual school play space is added to 5⁺ yr and 12⁺ yr age groups 'achieved playspace' calculation, as per the below table.

Table 1: Total playspace required and achieved site wide including Detailed, Outline areas and School

Age	No. of children	Play Space re-quired GLA (Sqm)	Actual playspace achieved (Excluding school) of which in sun-lit/shaded# area			School Playspace contribution (as 2/7 of the actual space)	Actual playspace achieved (Including school)
			Total	Sunlit	Shaded		
0 - 4	251.9	2,519	3,156	2,115	1,041	0	3,156
5 - 11	184.7	1,847	3,441	1,986	1,455	898 + 55.4**	4,395
12 - 17	111.4	1,114	873*	859	14	1,765 + 185**	2,823
TOTAL	548	5,480	7,470			2,903	10,374

* Neighbourhood requirements provided off site including Schools play spaces

Area of play space calculated using GLA 2019 population yield calculator, further information relating to play provision of the Stag Brewery can be found the landscape DAS for Application A.

** Indoor sports hall and activity studio contribution

INDOOR SCHOOL SPORTS HALL / ACTIVITY STUDIO

Image Title (Crtl+Shift+Click to Edit)

5.13 Urban Greening Factor

The landscape strategy for the school proposes the planting of a more than 60 new trees and the retantion of mature existing trees where possible. Flower rich perennial planting is proposed along routes and around gathering spaces, and a medium sized area of semi-natural vegetation (UGF score 1) is proposed for the south east corner of the application boundary.

At the same time, the incorporation of a 3G football pitch and outdoor MUGA, which will be used both by the school and the local residents through a community agreement, reduces the area were more planting can be added. Sport England is a statutory consulty on the projects and it is under their recommendation that the pitch is specified as all-weather. A grass pitch would not provide the same level of benefit to the site as it would not be all-weather and would not be able to be used as much throughout the year/day. The 3G pitch and MUGA are counted as 'permeable surface' that still adds to the UGF score.

Two UGF scores are provided for the school under the below assumptions:

1. The UGF not including a green roof, as the inclusion of the green roof is subject to future detailed design which will be undertaken by the school developer
2. The UGF including the full extent of the potential green roof.

The school design incorporates a generous rooftop play area for students, next to the area of the potential biodiverse roof. The school roof design also provides skylights that bring natural light to the levels below.

Urban Greening Factor Calculator - Application B (school only)				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	417	417	
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		0	
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	3204	2563.2	
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		0	
Flower-rich perennial planting.	0.7	387	270.9	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	108	64.8	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
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	1705	682	
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		0	
Permeable paving.	0.1	8895	889.5	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	10296	0	
Total contribution			**4887.4**	
Total site area (m²)			21809	
Urban Greening Factor			**0.224100142**	

Application B UGF table - Intensive green roof

Urban Greening Factor Calculator - Application B (school only) - with green roof				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	417	417	
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	589	471.2	
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	3204	2563.2	
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		0	
Flower-rich perennial planting.	0.7	387	270.9	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	108	64.8	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
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	1705	682	
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		0	
Permeable paving.	0.1	8895	889.5	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	10296	0	
Total contribution			**5358.6**	
Total site area (m²)			21809	
Urban Greening Factor			**0.245705901**	

Application B UGF table - Intensive green roof

5.14 Summary of changes to Masterplan

Summary of changes

In respect of the Refused Scheme (scheme refused by the Mayor of London, August 2021) the following changes were made after the GLA called in Application B for determination. These amendments are retained in the proposals submitted under the new application.

1. Widening at the road junction between Lower Richmond road and Williams Lane
2. Improved clearance space at Lower Richmond road pedestrian crossing toward the school
3. Improved space for pedestrian around the school and bus drop off.
4. Improved widths to secondary road and pedestrian layout between the school and Block 18