



## **Stag Brewery, Mortlake**

Landscape Design and Access Statement

For Reselton Properties

RE12 July 2020

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P10736-00-001-701

# STAG BREWERY LANDSCAPE DESIGN AND ACCESS STATEMENT

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# INTRODUCTION

## LANDSCAPE MASTERPLAN SUMMARY OF CHANGES

### INTRODUCTION

This Design and Access Statement has been prepared by Gillespies LLP as a revised submission document to the P10736-00-001 Stag Brewery Landscape Design & Access Statement Application A submitted under Applications A (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant'). A summary of the Applications is set out below:

- » Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
  1. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
  2. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
- » Application B – detailed planning application for the school (on land to the west of Ship Lane).
- » Application C – detailed planning application for highways and landscape works at Chalkers Corner.

This document replaces the Landscape DAS Revision 03 (Application A) submitted to LBRuT in May 2019

The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT's Planning Committee with a recommendation for approval. This scheme is thereafter referred to as "the Original Scheme".

The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:

- » Conditions and informatives as set out in the officer's report, published addendum and agreed verbally at the meeting;
- » Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement which was delegated to the Assistant Director to conclude;
- » No adverse direction from the Greater London Authority ('GLA'); and
- » No call in by the Secretary of State for Housing, Communities and Local Government.

The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority.

The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the 'Revised Scheme'. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:

1. Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living / residential units) to up to 1,250 units;
2. Increase in affordable housing provision from up to 17% to up to 30%;
3. Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
4. Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
5. Reduction in the size of the western basement, resulting in a reduction in car parking spaces overall of 186, and introduction of an additional basement storey beneath Building 1 (the cinema);
6. Other amendments to the masterplan including amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
7. Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
8. Associated highways works may be carried out on adopted highways land.

The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.

Minor amendments have also been made to the road and pedestrian layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.

A detailed summary of the landscape changes included in this landscape DAS are described below and location illustrated overleaf;

1. Revised layout around Block 18 and 19 Public Realm and Courtyard (Application A),
2. Revised layout of block 16 and 17 to accommodate basement ramp design changes, and residential terraces around B17 (Application A),
3. Revised layout of Block 01 Public Realm area and levels (Application A),

4. Site wide revised ground floor layout for residential gates and entrances,
5. Sitewide cycle parking provision and arrangement,
6. Sitewide play spaces requirement and provision in particular;
  - Courtyard between Block 18 and 19 (Application A),
  - Courtyard between Block 07 and 08 (Application A), and
  - Green link between Block 05 and 10 (Application A).
7. Widening to the road layout and road bell mouth between B04 and Block 03 (Application A),
8. Widening at the road junction between Lower Richmond road and Williams Lane (Application B),
9. Improved clearance space at Lower Richmond road pedestrian crossing toward the school (Application B),
10. Improved space for pedestrian around the school and bus drop off (Application B),
11. Revised layout of the pedestrian crossing at Lower Richmond road toward Block 01 (Application A),
12. Improved widths to secondary road and pedestrian layout between the school and Block 18 (Application B),
13. Revised loading bay 1 and tree location along Thames Street (Application A), and
14. Revised tree layout and open green space around Block 20 and 21 (Application A).

These changes are being brought forward as substitutions to Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement).

It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent.

Accordingly, Application C remains 'live' within this substitution package.

Following the revision of the scheme, we have adjusted a number of elements of the design where necessary, including diagrams, text and supporting drawings.

In particular the following from Application A - Design and Access Statement have been revised;

- » 2.0 Site Analysis
- » 2.9 Proposed Tree Retention
- » 2.10 Additional Analysis
- » 3.0 Concept
- » 3.0 Vision / The Landscape Masterplan
- » Rendered Masterplan
- » 3.4 Character Areas
- » 3.6 Circulation & Access (Pedestrian)
- » 3.7 Circulation & Access (Cycle)
- » 3.8 Circulation & Access (Vehicle)
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  - » 4.7 Residential Streets
  - » 4.8 Lower Richmond Road
  - » 4.9 Ship Lane
  - » 4.10 Residential Courtyard
- » P10736-00-001-100-03 Masterplan
- » P10736-00-001-101-10 General Arrangement
- » P10736-00-001-105-03 Site Levels
- » P10736-00-001-200-05 Green Link
- » P10736-00-001-201-03 Entry Plaza
- » P10736-00-001-202-03 Thames Street
- » P10736-00-001-203-03 Residential Street
- » P10736-00-001-204-03 Lower Richmond Road

In addition, landscape drawings relating to the potential alternative highways works at Chalkers Corner have been incorporated into this landscape DAS rather than in a separate volume. The works as proposed under Application C are set out and described in the separate Gillespies' Landscape DAS for Application C

# INTRODUCTION

## LANDSCAPE MASTERPLAN SUMMARY OF CHANGES



# INTRODUCTION

## LANDSCAPE DESIGN

### A NEW HEART FOR MORTLAKE

This report outlines the vision, principles and concepts which have guided the design of the landscape and public realm for this mixed use residential project on the Stag Brewery site. Gillespies worked closely with the design team led by Squire and Partners Architects, Dartmouth Capital and the London Borough of Richmond upon Thames, to ensure an integrated and holistic approach to the development of this comprehensive urban infill. The landscape and public realm has developed in response to the site conditions, the unique history of the site and Mortlake itself, and to the various aims and functions embedded in the redevelopment project for this key site.

The landscape and public realm vision for this comprehensive mixed use development is founded on providing an accessible, sustainable and functional setting to complement the design of the built form, and to facilitate a vibrant mix of active ground floor retail, commercial and residential populations, including residents, workers and visitors to the precinct. A principal aim is to create a range of external spaces that contribute to the setting and use of the various buildings, and maximise the enjoyment of and connection to the wider context, by providing engaging, innovative and freely accessible public spaces with improved connectivity to the wider townscape and to the River Thames. The public and private spaces are developed to maximise the recreational and relaxation benefits for the resident population and to provide broader open space and recreational benefits to the wider community.

The design draws on the complex and evocative history of the local area, the river based industrial past and the prevailing residential character of Mortlake. Mortlake has a particular outer urban context and character with a long history of industrial and service uses focussed around the railway and river. The precinct has begun to transform over recent years and this project will help to transform the precinct into a vibrant residential based and diverse community.

The site development incorporates significant improvements in connectivity and permeability through the site to the river, with provision of an entrance plaza and central linear park, and provision of step-free pedestrian access and circulation within a shared use public realm. Managed access to this public realm and circulation of service and emergency vehicles, together with provision for cyclist access and parking, provides priority for pedestrians and cyclists within the entire complex, allowing public access throughout.

The landscape is developed to provide a sustainable and biodiverse softscape within the masterplan, creating a range of ecosystems and micro-climates amongst and surrounding the building complex. The plant palette has been carefully developed to include a range of native and adapted plants suitable to the location and the proposed environment.

Consideration has been made for the site population's uses and intentions

for external areas, as well as the micro-climatic effects of wind and shade resultant from an intensive urban development. Extensive use of roofscapes has been made, with a range of green and brown gardens, combined with plant and equipment related to the building functions.

This Landscape and Public Realm section of the report is divided into three main parts, the first describing the Design Approach and Contextual Analysis of the site, followed by the Illustrative Masterplan and detailed study of the various character areas within the public and private realm. The final part describes a series of strategies that demonstrate an integrated and holistic approach to public realm and open space. These strategies demonstrate that the Development has been designed to new constraints, opportunities, decisions and feedback from local consultation.

### FORM OF APPLICATION

The landscape and public realm elements of the Stag Brewery Redevelopment Planning Application, including public open space, amenity and play space, and landscape works, are submitted in three parts as outlined below:

Application A - a hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:

- i land to the east of Ship Lane applied for in Detail, and
- ii land to the west of Ship Lane (excluding the School) applied for in Outline;

The Landscape Design and Access Statement - Application A (this document) is a separate volume to be read in conjunction with the overall hybrid application document produced by the design team lead by Squire and Partners.

Application B - a detailed planning application for the secondary school and associated works (on land to west of Ship Lane). The Landscape Design for the Secondary School is a chapter within the DAS document produced by Squire and Partners.

Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.

The Hybrid Application (A) includes Parameter Plans illustrating the proposed development requirements and restrictions to the Outline Area of the site and outlining the key elements of the application in regard to access, movement, scale, use and layout. A series of Design Codes are also provided to establish standards to guide the development of the landscape and public

realm associated with the Outline Area of the site, in general accordance with the Design and Access Statement.

### PROPOSED DEVELOPMENT

The residential-led development will replace existing factories and industrial buildings with a mixed use development including commercial and retail, office, community, recreational and educational uses, together with a range of residential apartments and a secondary school. The aim of the development is to deliver a new village heart for Mortlake neighbourhood through regeneration of the site, retention of elements of history and heritage and active green and open spaces throughout.

### CONSULTATION:

Consultation with various authorities and community groups has been undertaken through a comprehensive program by the Consultant Team, an outline of which is provided elsewhere in this application (refer Community Consultation section).

Liaison with the London Borough of Richmond upon Thames Planning Department, Landscape and Parks management, as well as Tree Officers and Urban Design advisors has provided valuable understanding of the requirements of the council. Consideration of issues raised and adjustment of the design have been undertaken as a result of this process.

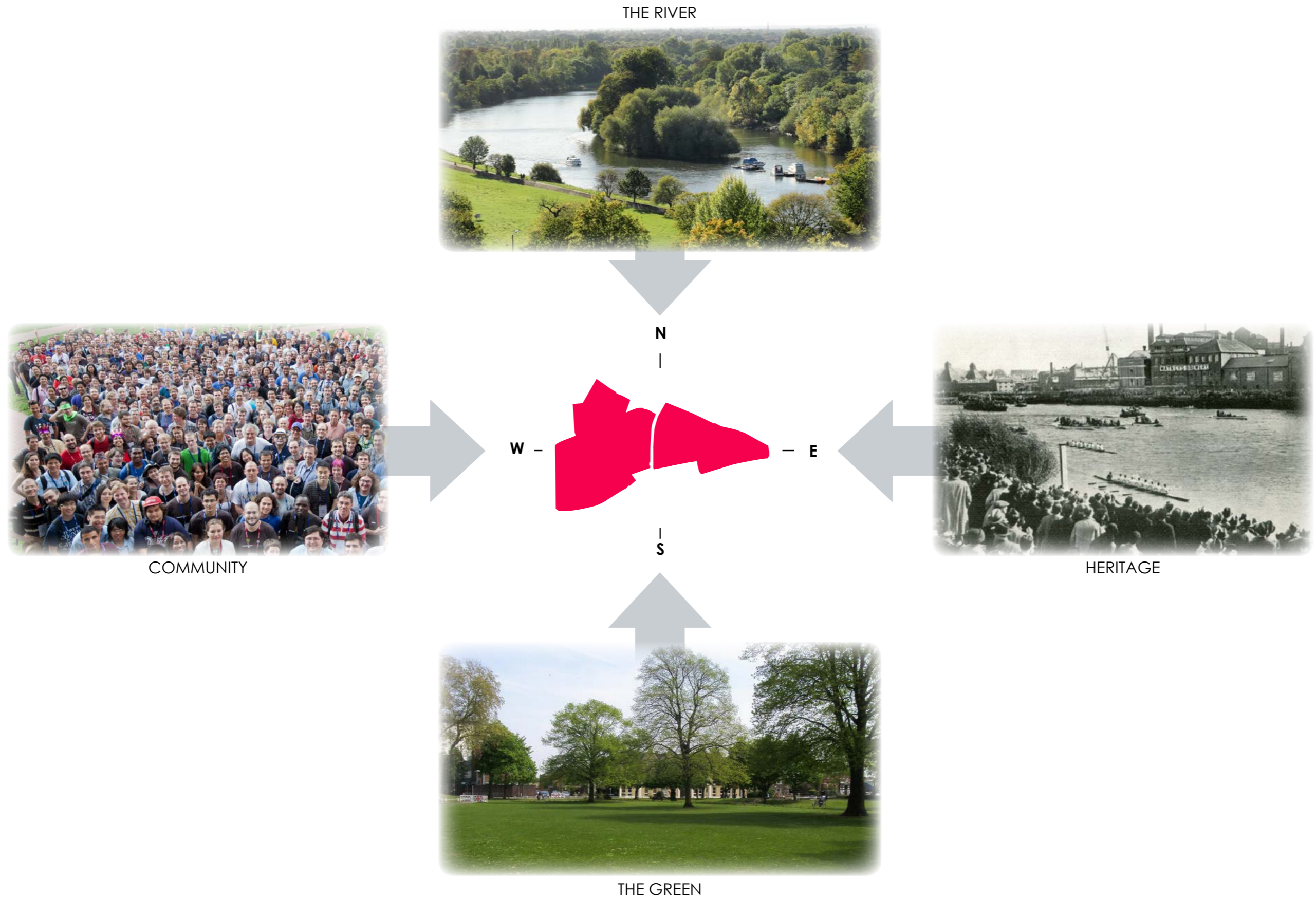
Consultation with statutory referral agencies has also been undertaken, including:

- » Environment Agency (EA)
- » Greater London Authority (GLA)
- » Port of London Authority (PLA)
- » Transport for London (TfL)
- » Sport England (SE)
- » Education and Skills Funding Agency (ESFA)

A number of representatives of local community groups and special interest groups were also invited to take part in a series of Community Liaison meetings, in addition to a number of Public Exhibitions of the project development through the course of design.

In particular, the Towpath Group were consulted directly and assisted in developing a strategic approach to proposed upgrade and development of the Towpath.

# A NEW HEART FOR MORTLAKE







# HERITAGE ASSETS

## HISTORICAL CONTEXT

The Stag Brewery forms a major part of the river frontage development in the centre of Mortlake, having served as a productive site for hundreds of years. The development area includes the site of Mortlake Manor House, the centre of the large estate, originally including thousands of acres, extending across to Richmond Park. A brewery has existed on this site since 1493 when brewer John Williams was granted half an acre by King John, with the Stag Brewery finally closing in 2015, prior to the site being purchased by Reselton Properties.

The site contained the original Mortlake Manor house, palace of the Archbishops of Canterbury and centre of a prosperous estate including some 8,000 acres (Domesday survey 1086). Numerous land holders have utilised the riverside land for residential and industrial purposes, including Thomas Cromwell, who was granted the land and Manor House by Henry VIII and who lived on the site at various times from 1536. Cromwell House on the western portion of the site and the original manor house, east of Ship Lane, formed a significant part of the early history and use of the site.

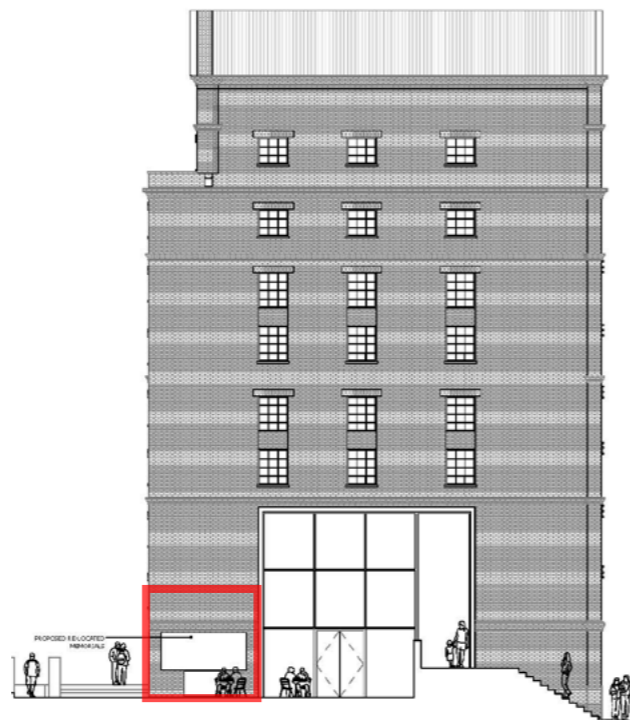
## HERITAGE

Heritage elements on the existing site include the Hotel and Bottling Plant building and Maltings Building and these are retained and re-purposed within the masterplan. Sections of the existing boundary brick wall are retained in the design of the perimeter treatment to Mortlake High Street frontage, Bull's Alley and the Towpath, and integrated into the hard landscape development. The brick wall on the Towpath / river frontage is reduced in height to relate to the proposed site levels and anticipated flood levels. The wall continues to form the flood protection for the site, with a series of stepped connections to the Towpath placed at intervals along this frontage, relating to the new connections through the site.

Plaques commemorating brewery workers who died in the two World Wars or in accidents on site are to be relocated to a suitable place within the new development, maintaining a link to the history of the site and its' past inhabitants. The proposed location for the two plaques is on the east wall of the Maltings building facing Maltings Plaza.



Location plan



MALTINGS BUILDING EAST ELEVATION

Memorial Plaques  
Proposed Location - on  
eastern wall of Maltings



EXISTING MEMORIAL PLAQUES - TO BE RELOCATED WITHIN NEW DEVELOPMENT

## HERITAGE ASSETS

The Brewery gates in Williams Lane, featuring the Watney's Brewery name, are proposed to be located flanking access route from end of Thames Street into western precinct and school. This reference to the previous owners and use of the site is seen as a positive link to the history of the site.

The original proposal to relocate one pair of gates at the Rowing Club courtyard no longer works due to changes for flood control and levels / layout. The Watneys' Brewery gates from Williams Lane entry (refer image attached – 5.65m wide) is proposed opposite the end of Thames Street to terminate this view.

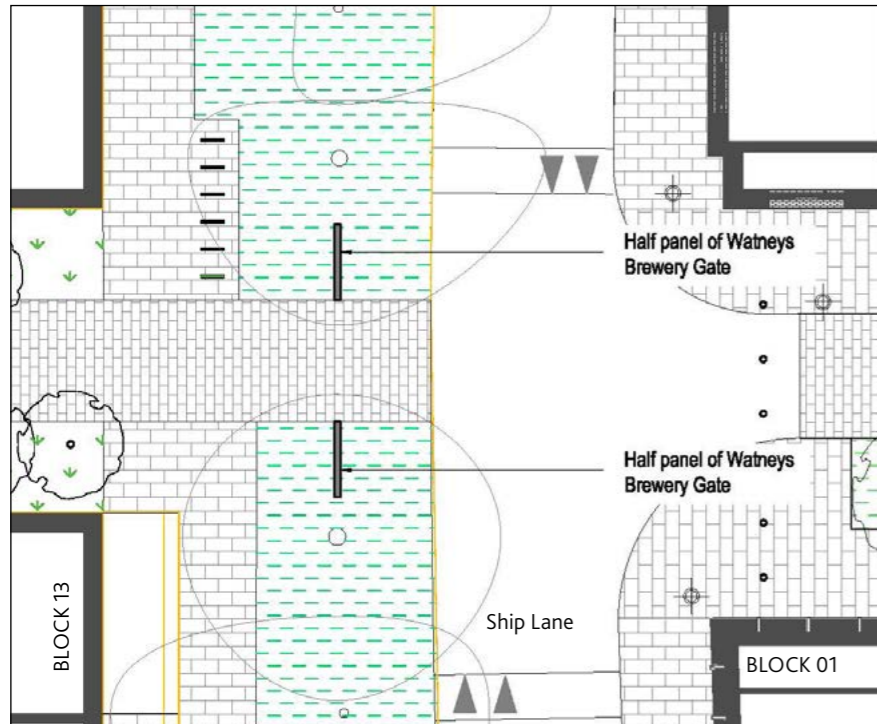
Stag Brewery Gate 1 is positioned on the edge of the site facing Mortlake High Street, adjacent to the pedestrian crossing and entry to the site between buildings 5 and 10.

Stage Brewery Gate 2 is proposed across the northern end of the Green Link, defining the separation between the soft landscape and hard paved Maltings Plaza.

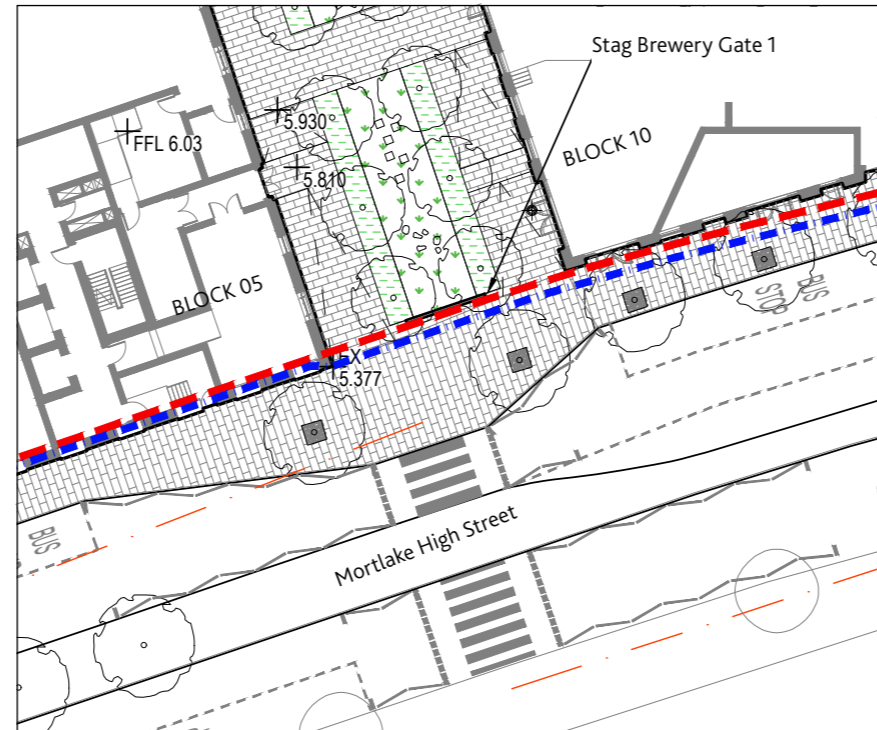


Location plan

# HERITAGE ASSETS



Watney's Brewery Gates Location on Plan



Stag Brewery Gate 1 Location on Plan



Stag Brewery Gate 2 Location on Plan



Watney's Brewery Gates - from Williams Lane

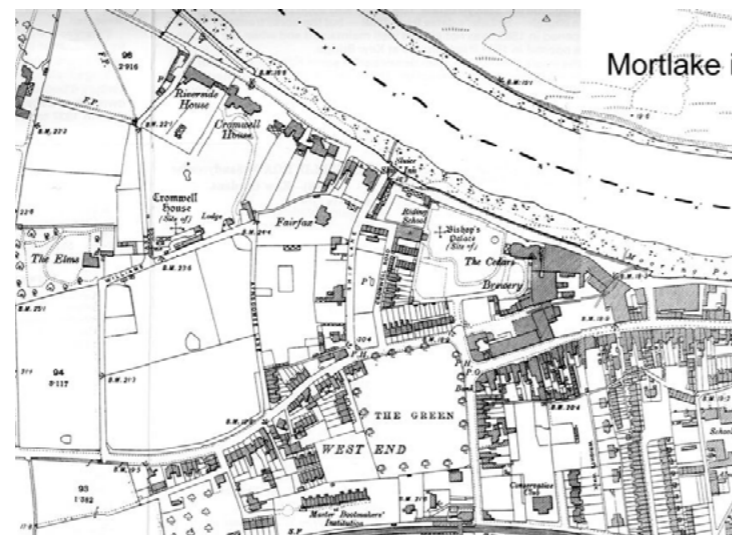
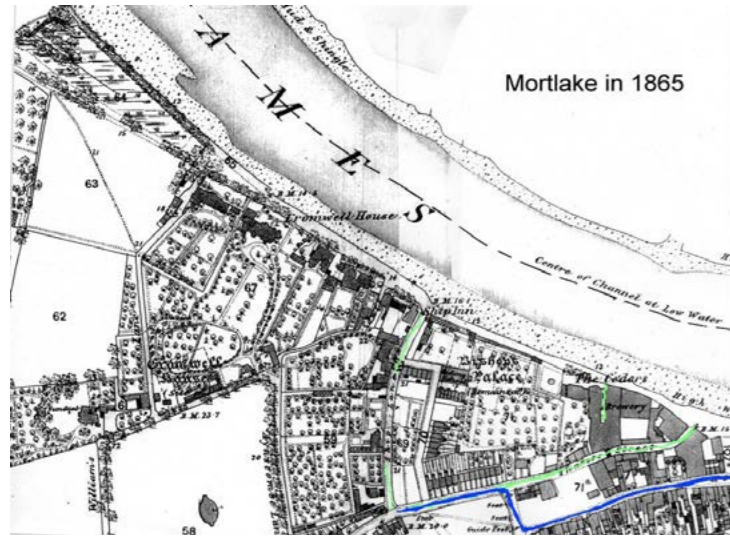


Stag Brewery Gate 1 - from one side of main entrance on Lower Richmond Road (5.0m wide)



Stag Brewery Gate 2 - main entry gates from Lower Richmond Road (7.0m wide)

# HISTORICAL MAPS AND IMAGES OF SITE AND SURROUNDS



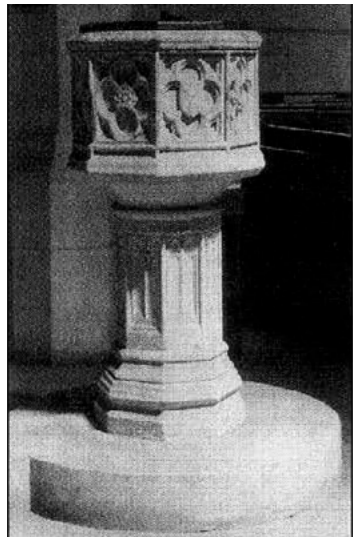
1865

1893

1907

THE SEAT OF WILLIAM MOFFAT ESQ AT MORTLAKE - J M W TURNER 1826

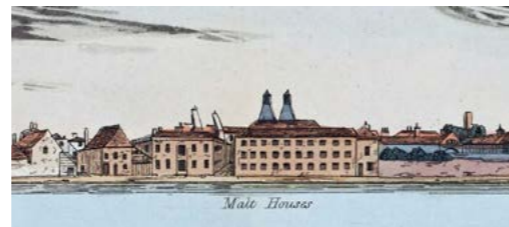
# HISTORY LINE OF SITE AND MORTLAKE



Old Cromwell House



New Cromwell House



Brewing



Tapestry

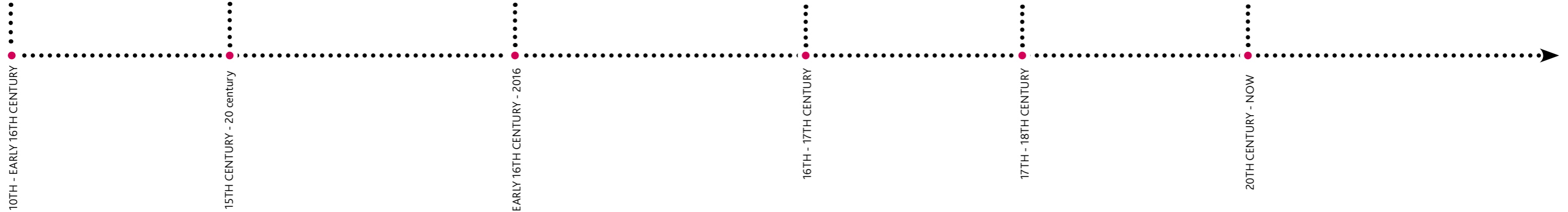


Pottery



Rowing

Mortlake Manor & Manor House



# WIDER URBAN CONTEXT

## URBAN CONTEXT

Located in the southwest London Borough of Richmond upon Thames, the former Stag Brewery site is adjacent to the River Thames to the north, in close proximity to Kew Gardens and walking / cycling distance to Richmond Park. Mortlake Railway Station is just a few minutes' walk south of the development with the current commercial activity centred on Sheen Lane and Upper Richmond Road. A number of buses serve the existing community around the site, along Lower Richmond Road; and the cycle network and Thames Path provide further connection and circulation for pedestrians and cyclists in the area.

The masterplan is designed to reflect and link to the current street network and draws references from the existing character and scale of the surrounding urban context. Improved permeability and linkages into and through the site from the surrounding streets will facilitate connections between Mortlake and the river, and link the new residential population as part of the community of Mortlake. Access to the river, especially from the areas around Mortlake Green and beyond the railway station will be significantly improved in comparison with historic use and containment of the brewery site.




The site is located in a relatively flat area with more obvious level changes close to the river, relating to the existing Towpath along the bank of the Thames River. Consideration of potential flooding has been made and following consultation with Environment Agency (EA), suitable site and building floor levels and flood prevention walls have been included into the design.



### Legend

#### Stations:

01 Mortlake 02 Barnes Bridge 03 North Sheen 04 Richmond 05 Kew Gardens 06 Chiswick 07 Barnes

- - - - National Cycle Route
- - - - Local Cycleway
-  Cycling Distance/Time
-  Town Centre
-  Accessible Green Space

# LOCAL CONTEXT

## EXISTING SITE

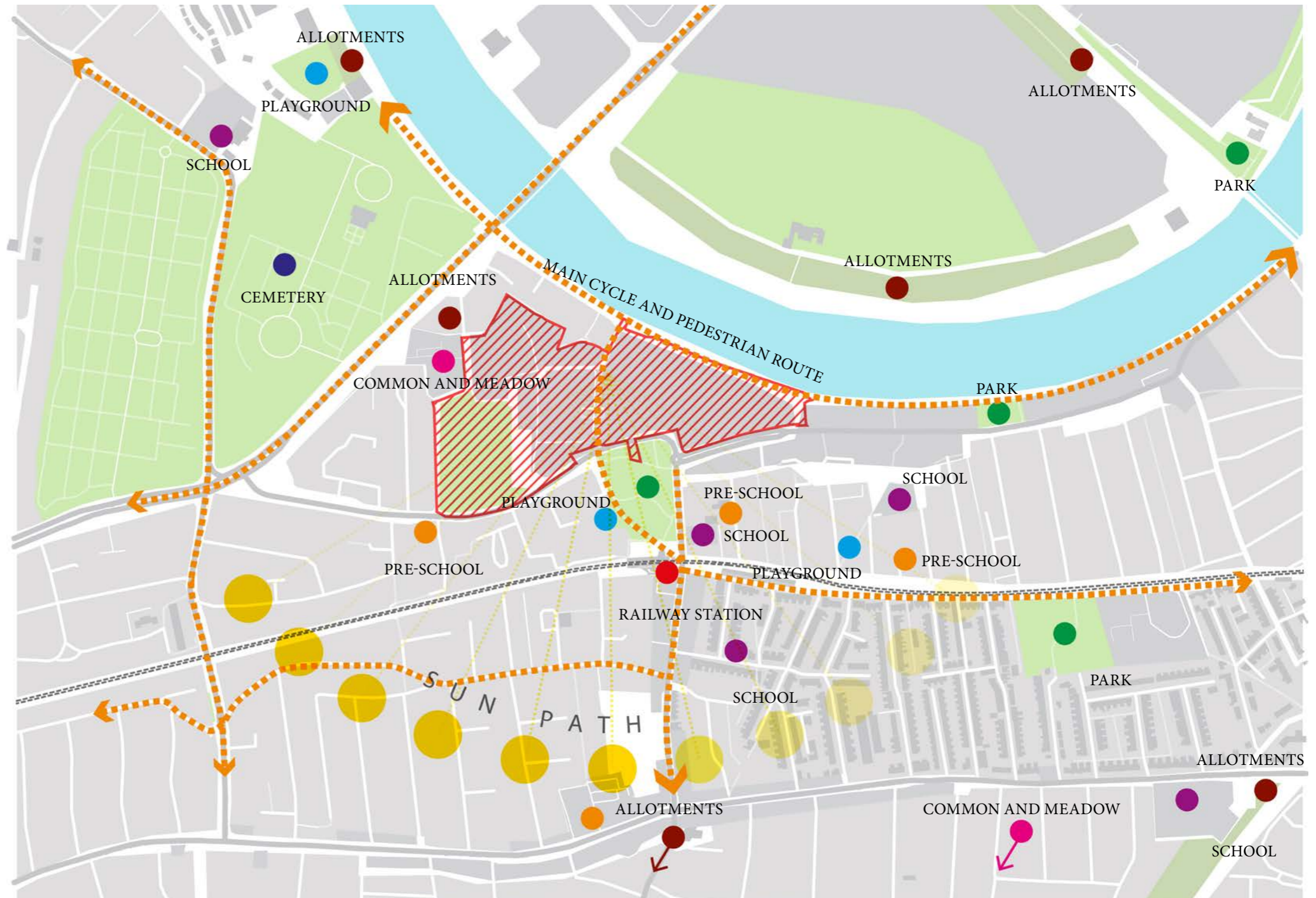
The existing site of the previous Stag Brewery extends from Bulls Alley in the east to Williams Lane in the west, and between the Thames River frontage to Lower Richmond Road and Mortlake High Street.

Three Buildings of Townscape merit, the former Hotel, former Bottling Building and Maltings building are retained and re-purposed on site, along with section of the perimeter brick wall.

The site is generally flat and falls gradually towards the southwest from the western side of Ship Lane. Ship Lane itself falls towards the northern (river) end.

A number of existing trees have been surveyed on the western half of the site and these have been assessed in the following Arboricultural report and retained where feasible. Measures have been taken in the layout of the site plan to ensure the majority of good quality trees are retained and integrated into the layout.

Treatment to the existing Towpath running along the river frontage of the site is included in this application and additional connections from within the site added to improve connectivity. Some upgrades of the Towpath and river edge are proposed and coordinated with further works being planned by the responsible agencies, as outlined in the following detailed section.



### Legend

- School
- Playground
- Allotments
- Common and Meadow
- Pre-school
- Park
- Cemetery
- Railway station
- ➔ Local Cycleway

PHOTO SURVEY



MORTLAKE GREEN PARK



MORTLAKE GREEN PARK



LOWER RICHMOND ROAD



JOLLY GARDENERS PUB (SITE SURROUND)



LOWER RICHMOND ROAD / SHEEN LANE ROUNDABOUT AND HOTEL



SHIP LANE MEETS TOWPATH (SITE SURROUND)



RIVER THAMES (VIEW FROM CHISWICK BRIDGE LOOKING EAST TO THE SITE)



SHIP LANE (SITE SURROUND)



TOWPATH (BEYOND SITE)

# EXISTING TREES

## ARBORICULTURAL SURVEY

A detailed survey of existing trees has been developed for the site and three areas beyond the site boundary, namely the wooded Towpath to the river edge, Mortlake Green and Chalkers Corner, where additional roadworks are proposed. This survey has enabled consideration of these site features in the layout of the Masterplan and related works and retention of a large proportion of existing trees.

(Refer Appendix for plan - Waterman Dwg No 15582-WIE-ZZ-XX-DR-L-7703 and 7704 and Waterman Arboricultural Survey Report and Impact Assessment referenced as WIE15582-100\_R\_2\_1\_3\_ASR&IA)

### BREWERY SITE

The main site includes a range of trees, concentrated on the western half of the site, and the species, size and condition of each has been documented. Following comparison with the proposed masterplan layout, and site inspection, a number of trees are proposed to be removed to allow for buildings or roads. The majority of existing trees however, are retained and integrated within the landscape masterplan, as indicated on the accompanying diagram.

The substantial group of mature Plane trees along Ship Lane are preserved and integrated into the new streetscape, following demolition of the existing brick walls. Detailed analysis of existing tree positions relative to proposed buildings, walls and pavements will be undertaken at the next detailed stage of development and further consideration of measures for retention and protection of existing trees will be completed at that time.

### MORTLAKE GREEN

The Tree Survey included Mortlake Green as the concept design provides for future connection from the site through this area for pedestrians and cyclists, as part of the overall integration of the site with the surrounding area. Some shrub planting will be removed as part of the new connection of the site into Mortlake and will be replaced as part of the overall pedestrian pathway. The implementation of these works will be coordinated with LBRuT Parks Department, but no trees in Mortlake Green are proposed to be affected. Pavements within Tree Protection Zones of existing trees in the park will be designed and detailed to avoid deep excavation and limit impact on existing root systems from construction works and future pedestrian traffic.

### Towpath

As part of proposed upgrade and integration of the perimeter of the development site and following consultation with the relevant authorities and community groups, the Towpath trees were surveyed to guide future development.

It is not proposed to remove any trees in this area, apart from some minor understorey removal of regrowth and suckers. The Design Team have liaised with Port of London, Environment Agency and LBRuT regarding the Towpath and understand various maintenance and upgrade works by responsible agencies are proposed to the Towpath in the foreseeable future.

## SCHEDULE OF SPECIES REMOVED

Reference	Species	Condition	Category	Reference	Species	Condition	Category
T1	False acacia ( <i>Robinia pseudoacacia</i> )	Poor	C2/3	T35	Unidentified species	Fair	C2/3
T2	Sycamore ( <i>Acer pseudoplatanus</i> )	Fair	C2/3	T36	Ash ( <i>Fraxinus excelsior</i> )	Fair/Poor	C3
T5	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T37	Sycamore ( <i>Acer pseudoplatanus</i> )	Fair/Good	C2/3
T6	Fastigate Hornbeam ( <i>Carpinus betulus</i> 'Fastigiata')	Fair/Good	B2	T45	Tree of Heaven ( <i>Alianthus altissima</i> )	Fair	B2
T7	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T46	Tree of Heaven ( <i>Alianthus altissima</i> )	Fair	B2
T8	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T59*	Fastigate Oak ( <i>Quercus robur</i> 'Fastigiata')	Fair/Good	C2
T9	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T60*	Norway Maple ( <i>Acer platanoides</i> )	Fair	C2
T10	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T62	Himalayan Birch ( <i>Betula utilis</i> )	Fair	C2
T11	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T63	Red Horse Chestnut ( <i>Aesculus x carnea</i> )	Fair	C2
T12	Sycamore ( <i>Acer pseudoplatanus</i> )	Fair	U	T64	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2
T13	Small-leaved Lime ( <i>Tilia cordata</i> )	Fair	C1	T65	Red Horse Chestnut ( <i>Aesculus x camea</i> )	Fair/Poor	C2
T14	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T66	Red Horse Chestnut ( <i>Aesculus x camea</i> )	Poor	C2
T15	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T87	Indian Bean Tree ( <i>Catalpa bignonioides</i> )	Fair/Good	C2
T16	Sycamore ( <i>Acer pseudoplatanus</i> )	Fair	C2	T88	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2
T17	Sycamore ( <i>Acer pseudoplatanus</i> )	Fair	C2	T89	Indian Bean Tree ( <i>Catalpa bignonioides</i> )	Fair	C2
T18	Small-leaved Lime ( <i>Tilia cordata</i> )	Fair	C1	T90	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2
T22	Whitebeam ( <i>Sorbus aria</i> )	Fair/Good	C2	T91	Indian Bean Tree ( <i>Catalpa bignonioides</i> )	Fair/Poor	C2
T23	Himalayan Birch ( <i>Betula utilis</i> )	Poor	C3	T92	Manna Ash ( <i>Fraxinus ornus</i> )	Fair	C2
T24	Wild Cherry ( <i>Prunus avium</i> )	Fair/Good	C2	T93	Indian Bean Tree ( <i>Catalpa bignonioides</i> )	Fair/Good	B2
T25	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T94	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2/3
T26	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T95	Manna Ash ( <i>Fraxinus ornus</i> )	Fair/Good	B2
T27	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2	T96	Manna Ash ( <i>Fraxinus ornus</i> )	Fair/Good	B2
T28	Ash ( <i>Fraxinus excelsior</i> )	Fair/Good	U	T97	Indian Bean Tree ( <i>Catalpa bignonioides</i> )	Fair/Good	B2
T29	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	A2	T98	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2
T30	Whitebeam ( <i>Sorbus aria</i> )	Fair	U	T99	Indian Bean Tree ( <i>Catalpa bignonioides</i> )	Fair/Good	B2
T31	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	C2	T100	Manna Ash ( <i>Fraxinus ornus</i> )	Fair/Good	B2
T32	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	C2	T107	Silver Leaved Lime ( <i>Tilia petiolaris</i> )	Fair	B2
T33	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	C2	G47	3No. Holly ( <i>Ilex aquifolium</i> ); one is removed	Fair/Poor to Fair/Good	C2
T34	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	C2	G147*	1No. Peay ( <i>Pyrus sp.</i> ), 1No. Norway Maple ( <i>Acer platanoides</i> )	-	C2
				G151	7No. Pear ( <i>Pyrus sp.</i> ), one tree to be removed	Fair	B2

### NOTES:

\* - TREES ARE OUTSIDE OF PLANNING BOUNDARY AND SUGGESTED TO BE REMOVED BY LANDSCAPE ARCHITECTS. IT IS SUBJECT TO CHANGE AS PART OF S278 WORKS POST PLANNING.

# EXISTING TREE SURVEY & ASSESSMENT

## TREE SURVEY

A Tree Survey was undertaken by Waterman Infrastructure and Environment in March 2016 and updated in April 2017 with some additional areas added to the original scope, including the Towpath and Mortlake Green. From this information, an Arboricultural Report was developed with assessment of the species, size, condition and relative merit of all trees surveyed and categorisation of tree quality based on BS5837:2012.









A Constraints Plan showing Tree Root Protection zones was also developed to guide revisions to ground levels or surface finishes adjacent to existing trees. This information was utilised to guide the retention and treatment of existing trees on the site.

A Tree Preservation Order (T0880 - 10 March 2016) was raised by LBRuT over all trees on the western half of the site and based on "...engagement with the proposed scheme, allowing for amendment following review of the trees on site."

Various engagement with LBRuT was subsequently undertaken during development of the masterplan, including with the Tree Officer and Landscape Architect, as well as the Planning Officer. With this information and consultation with council, a proposed Tree Retention / Removal Plan (see below) was developed to guide the masterplan and was presented to council at various stages.



### Legend

-  TREES, GROUPS OR HEDGES TO BE RETAINED  
 Subject to detailed design in outline application areas.
-  TREES, GROUPS OR HEDGES TO BE REMOVED
-  ROOT PROTECTION AREAS (RPA)
-  TREE PROTECTION FENCING or BOX  
 Refer to Detail.  
 Location of tree protection systems for retained trees subject to detailed design in outline application areas
-  CONSTRUCTION WORKING AREA (including Demolition)  
 Refer to notes for details.  
 Subject to detailed design in outline application areas
-  INDICATIVE EXTENT OF GROUPED FEATURE(S)
-  SITE BOUNDARY
-  TREES OUTSIDE OF SURVEY AREA

# PROPOSED TREE RETENTION





## TREE RETENTION / REMOVAL

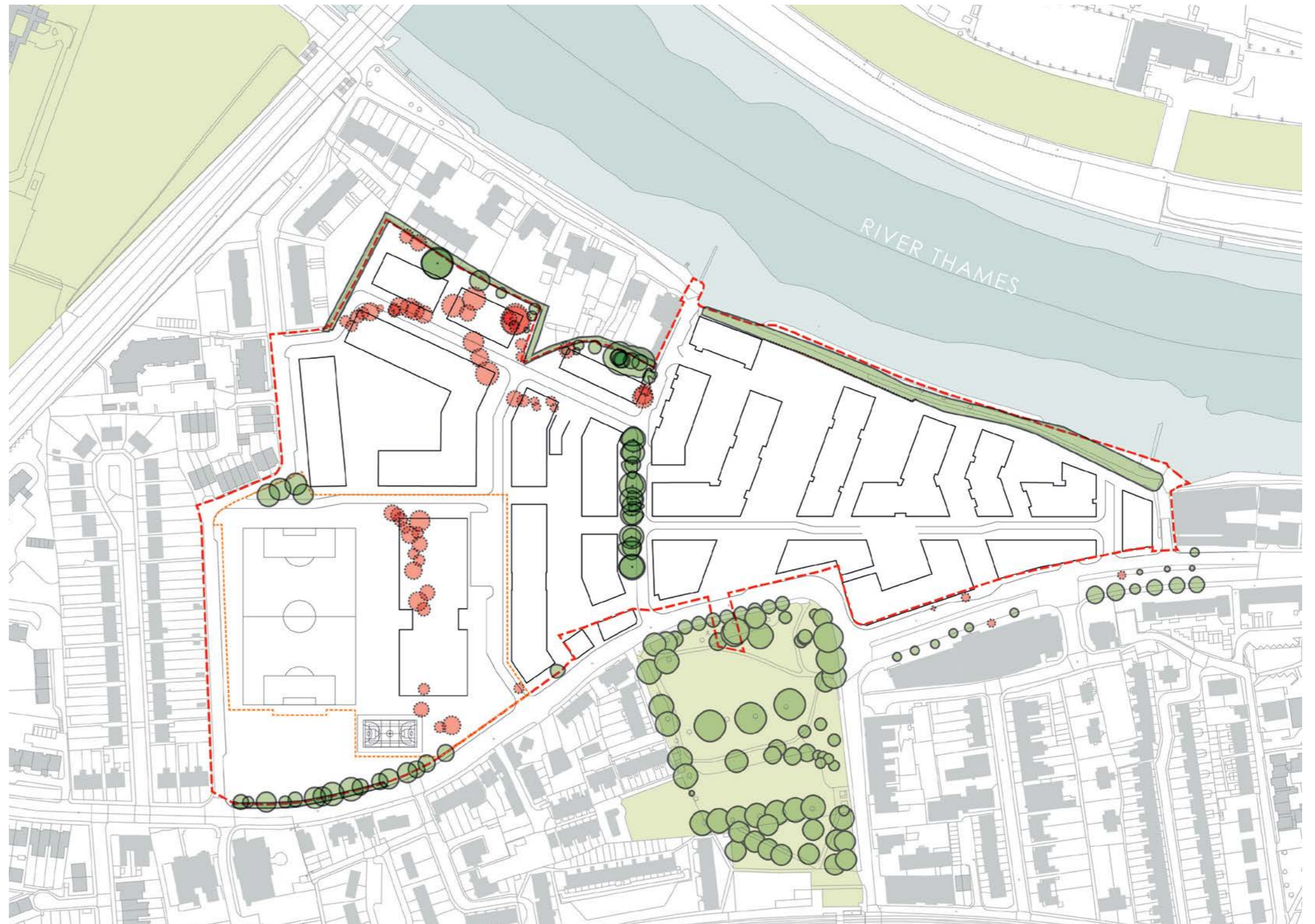
This diagram indicates existing trees from the Tree Survey which will be retained or removed as a result of the proposed masterplan development.

Qualitative assessment and allocated category of each tree has been taken into account in decisions to retain and or remove and where possible, adjustments to the masterplan have enabled the retention of the majority of Category A and B trees.

Allowance is made in the treatment adjacent to retained trees, for example on Ship Lane where demolition of existing brick walls and construction of new kerblines have been carefully adjusted to maximise the protection of these site assets. Pavement treatment of paths and paving adjacent to or within the Root Protection Zone has also been adjusted to avoid excessive excavation or disturbance of root zones or future compaction of this area.

### Legend

-  Remove
-  Retain
-  Site Application Boundary
-  School Application Boundary



# ADDITIONAL SITE ANALYSIS

## SURVEYS:

### a. Levels:

Levels - the existing site levels fall towards the east and the river. High points are at Mortlake Green and to the West, rising towards the crematorium.

### b. Walking times:

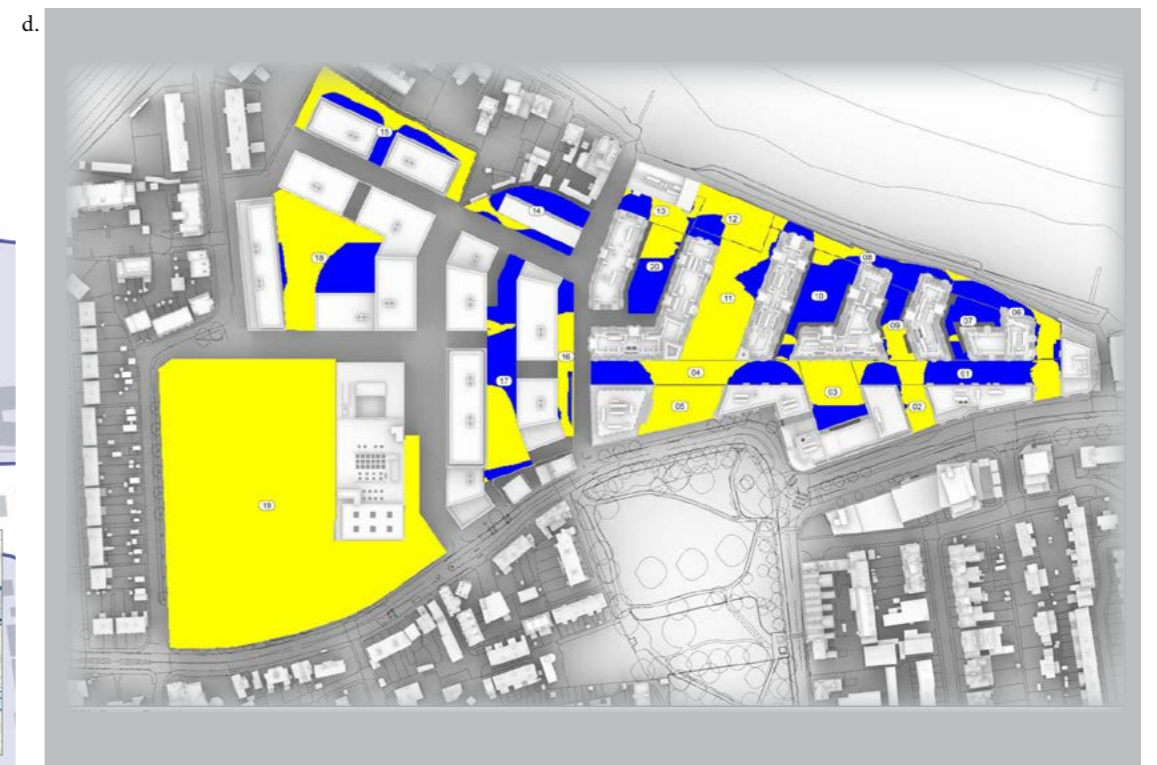
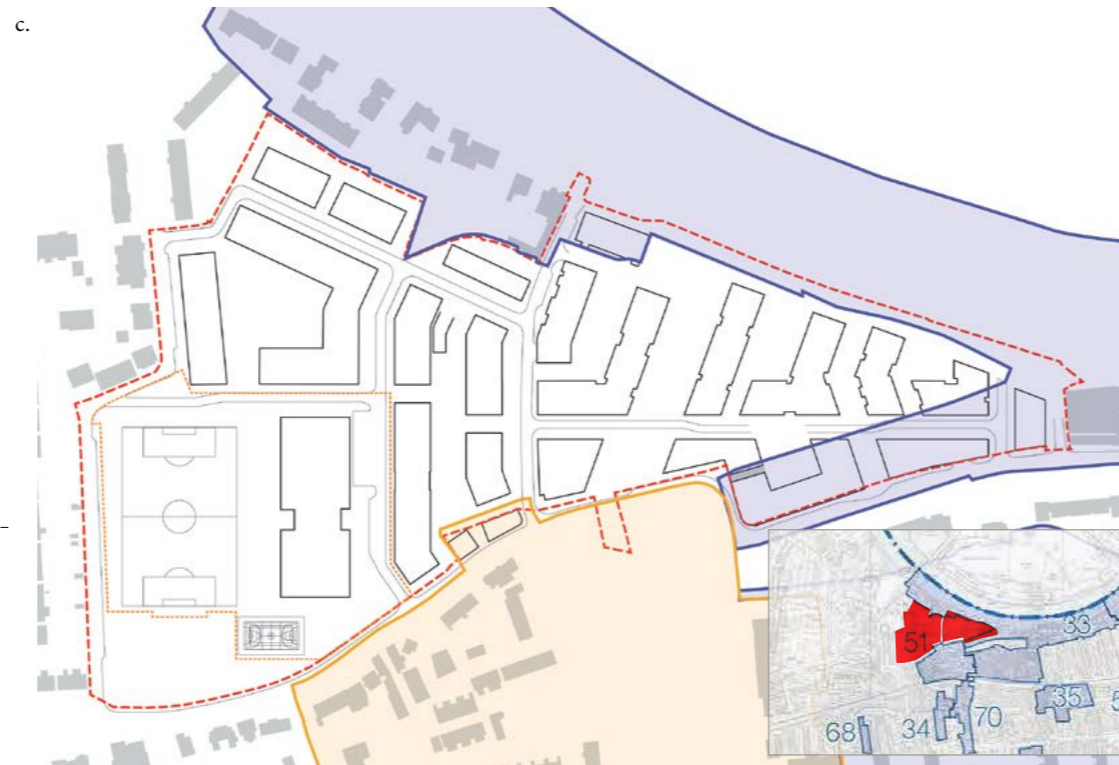
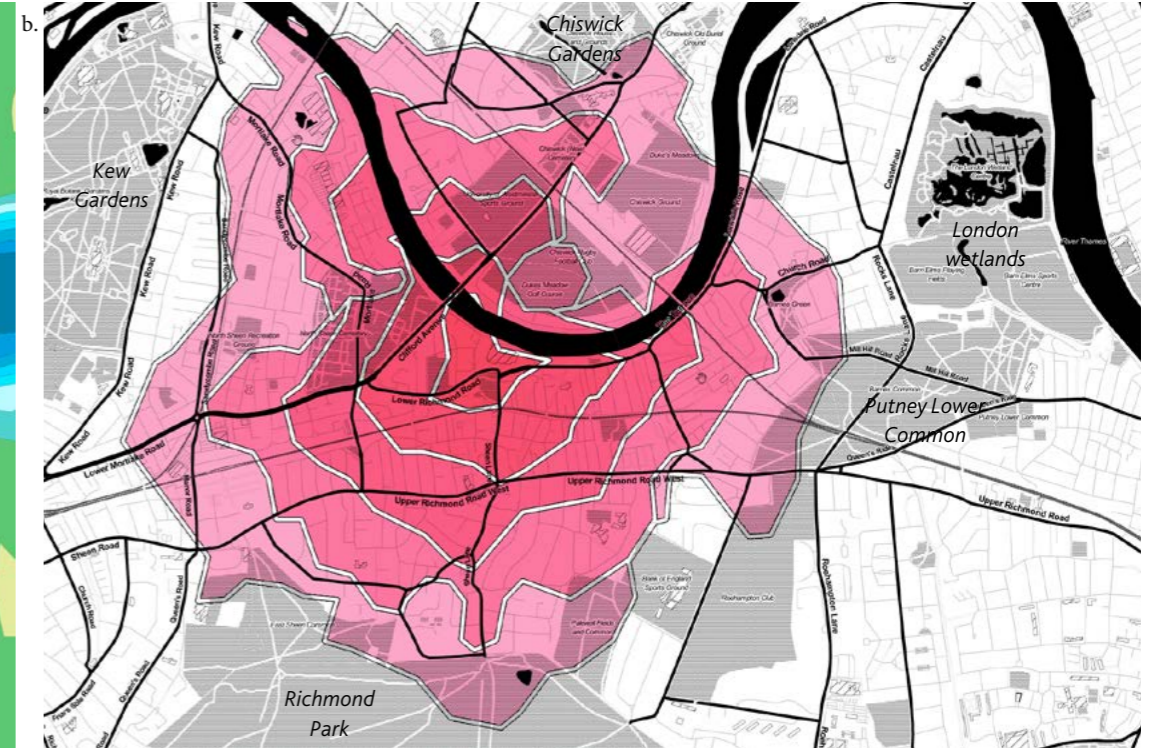
Walking times around the site are compromised across the river - good pedestrian linkages to the south offer conveniently walkable connections to the prime amenity of richmond park and its environs

### c. Conservation status:

Conservation area 33 bounds the site and encapsulates the maltings building and south eastern edge. Area 51, including the green is abutting the site immediately south

### d. Shade:

Shade analysis reveals pockets of shade where the buildings overlook the courtyards, and river front. Most open space areas are relatively light in their aspect.



### Legend

- |  |  |
|--|--|
| <p>a.</p> <p>High</p> <p>Low (1m intervals)</p>  | <p>b.</p> <p>5min walking</p> <p>25min walking</p>   |
| <p>c.</p> <ul style="list-style-type: none"> <li> Conservation Area 33</li> <li> Conservation Area 51</li> <li> Site Application Boundary</li> <li> School Application Boundary</li> </ul> | <p>d.</p> <ul style="list-style-type: none"> <li> Public space</li> <li> ≤2hr sun areas</li> </ul> |



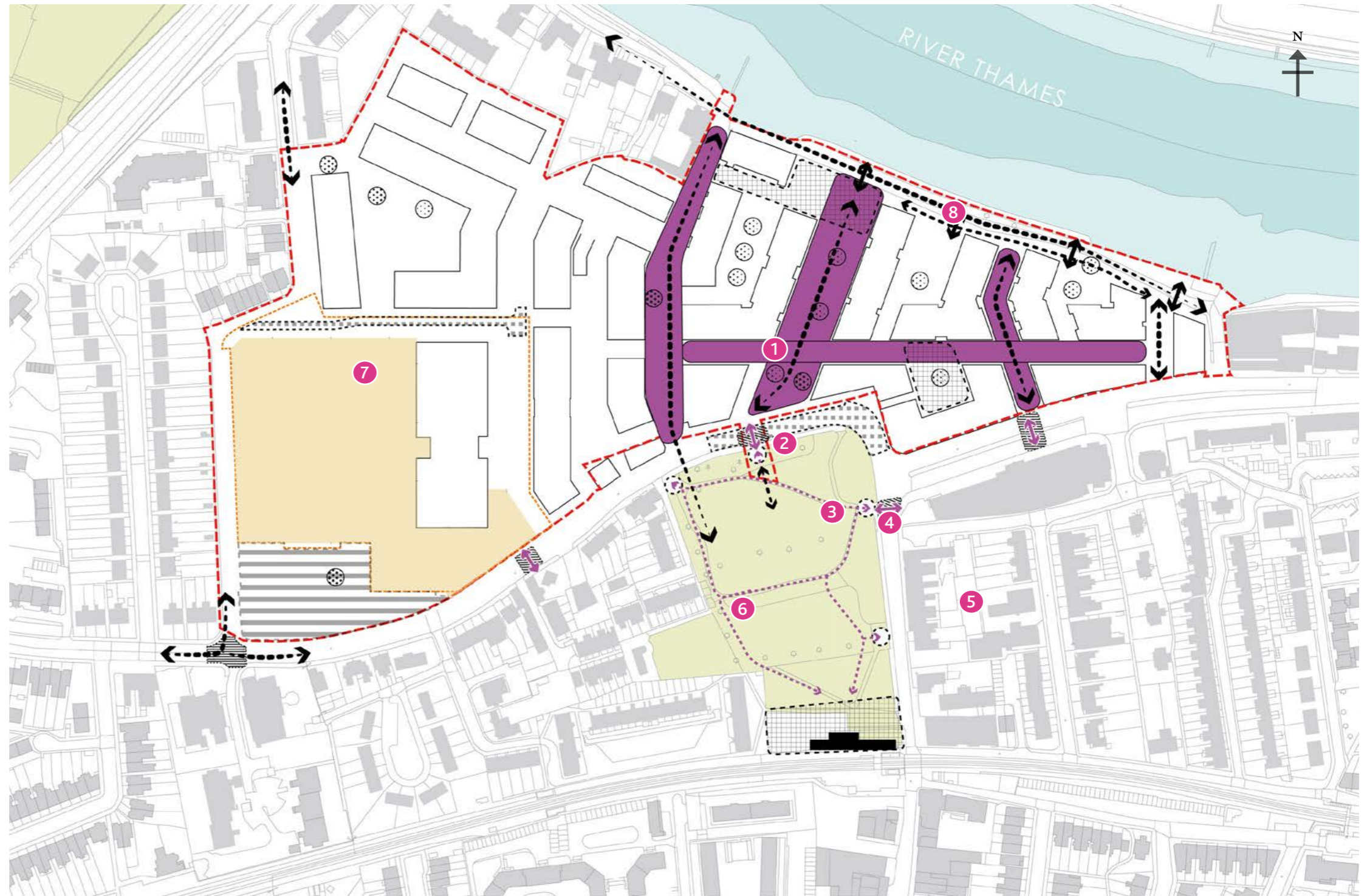


# PUBLIC REALM / LANDSCAPE APPROACH

## LEGEND

1. Maltings Plaza - Defined high quality public space
2. Green Link
3. Main St. & Ship Lane - Unit paving / Shared surface | Widen footways | Introduce street trees | Introduce street parking
4. Bottleworks Square - Defined high quality public space
5. High St. - Unit paving | Widen footways | Introduce street trees | Introduce street parking | Traffic calming zone | Raised tables at threshold
6. Mortlake Green - Upgrade entries and widen paths in parkland | Reinforce tree and shrub planting (proposal only: all works to Mortlake Green are shown indicatively in the application.)
7. Play Area - Coherent play strategy throughout the site.
8. Thames Path - upgrade

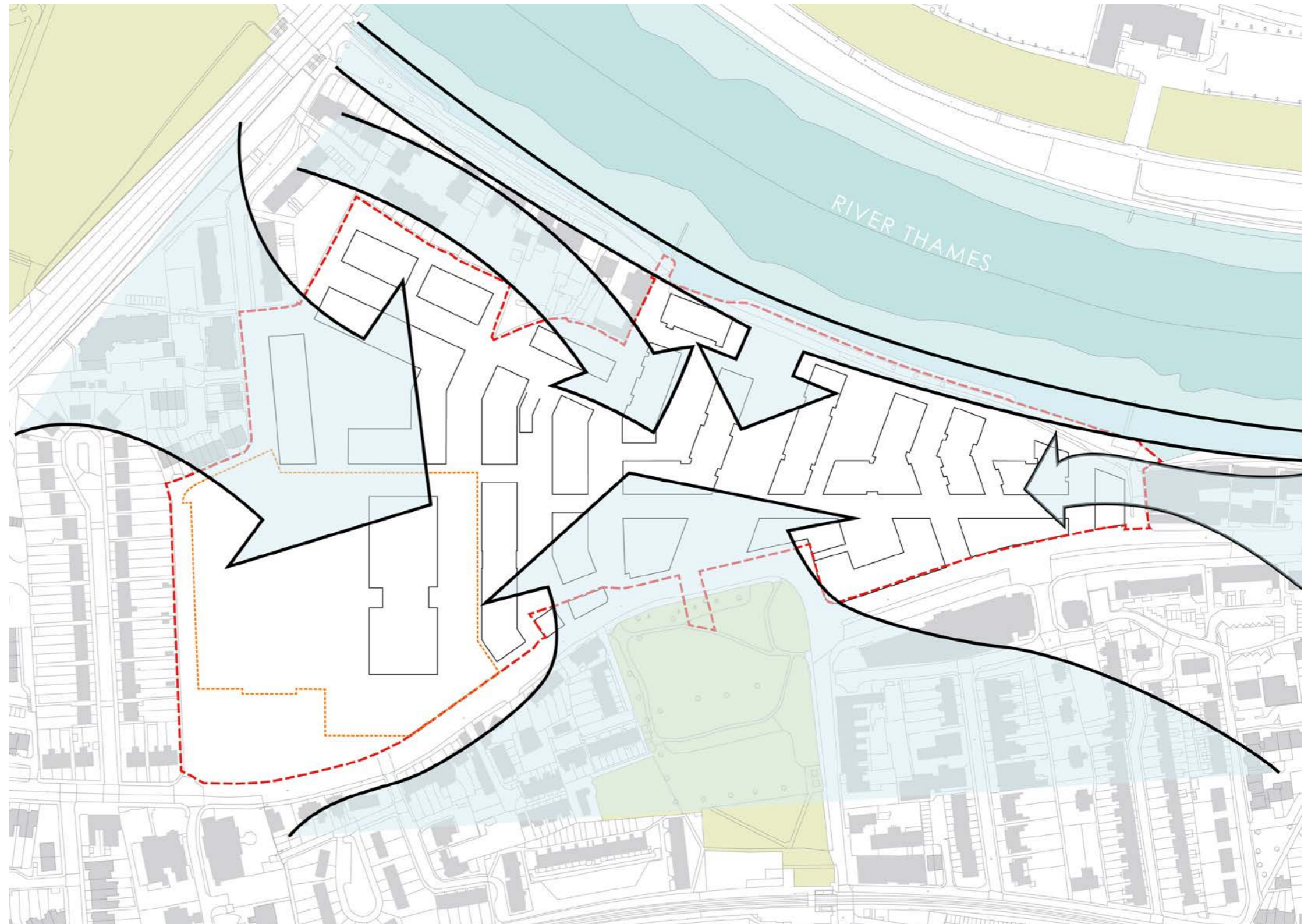
- Strategic Connections
- Access Points To Towpath From Riverfront
- New / Improved Paths
- New / Improved Crossing Points
- Plazas & Squares
- Feature Streets
- Traffic Calming Zone
- Raised Table
- Arrival Points
- Play
- Neighbourhood Parks
- School Open Space/Play Facilities
- Site Application Boundary
- School Application Boundary






# ENGAGING WITH MORTLAKE

## PUBLIC REALM AND LANDSCAPE APPROACH

The landscape and open space development of the former Stag Brewery site supports the principles outlined in the Masterplan Vision provided by LBRuT, drawing on the local context and key assets of the site to create a vibrant and sustainable new centre for Mortlake. The site contains a number of significant existing trees and benefits from proximity to Mortlake Green to the south and the River Thames along the northern frontage. The majority of existing trees have been retained and integrated into the landscape design. Using a series of surveys and contextual studies, including assessment of materiality and urban context, the relationship with the surrounding context of Mortlake has informed the design response. The resultant landscape features a predominance of hardscape and urban character areas, paving cobbles, stone and rendered walls, with ironwork fences and detailed cast elements and including limited but crucial elements of a varied range of planting, feature trees and green open space.



- Legend**
-  Engaging communities and visitors to site
  -  Site Application Boundary
  -  School Application Boundary

# VISION / THE LANDSCAPE MASTERPLAN

## MASTERPLAN DEVELOPMENT

The development of open spaces within the site is based on provision of a high quality landscape and public realm. The development includes a series of linked open spaces, paved access and circulation paths for pedestrians and cyclists, seating and play facilities distributed throughout the site, open grassed areas and planting and shade and feature trees. Pockets of planting and seating areas within the streetscape layout, a community park and various public squares and plazas are interspersed within the masterplan, accentuating activity zones and opportunities for gathering, outdoor recreation and public activities focussed on major community use areas and retained heritage buildings.

Each cluster of residential development centres on a large courtyard open space, providing recreational and visual amenity and additional permeability through the site to the river edge. A number of smaller open space areas, in the form of pocket parks or linear parks, are located throughout the masterplan, providing a range of open spaces for residents and visitors.

Provision of informal recreation facilities and more structured play facilities will be made, within residential courtyards and common open space areas across the site. Through provision of a network of green open spaces and street tree planting across the site, the masterplan contributes to the green infrastructure of the local area and creates new linkages and extensions of tree planting and open space facilities within the area.

The supporting diagrams indicate and quantify amenity and open space areas across the site. Amenity space of approximately 4.77 Ha (excluding Towpath) has been provided in the masterplan, including approximately 4.37 Ha of publically accessible open space.

The Outline Section of the masterplan is a more traditional layout of streets and building blocks wrapping around the school site, but retaining a priority of pedestrian and cycle access paths and routes as well as vehicular access.

## PUBLIC AMENITY SPACE

The masterplan is founded on a concept of clusters of built form interspersed with a range of open space amenity areas, configured in a traditional street and block alignment but with pedestrian priority as the focus of the public realm. Wide courtyards within building plots provide contrast to narrower 'street' spaces, and a broad linear green space through the centre of the plan links Mortlake Green to the river. Pedestrian access and circulation through a variety of routes builds on the traditional laneways and access ways found throughout Mortlake and in some cases, recreates lanes and streets formerly existing on the site.

## GREEN LINK

The central green linear park provides the main entrance to the eastern portion of the site (detailed area) from Mortlake Green and functions as the primary link between Mortlake, through the site to the river. This link functions as a recreational space as well as providing outdoor dining and commercial opportunities, servicing, and pedestrian and cycle circulation.

## MALTINGS PLAZA

At the river end of the Green Link, Maltings Plaza provides a major public open space with direct stepped and graded access to the river and Towpath. This mainly paved space acts as a forecourt to the re-purposed Maltings Building and the related public and commercial functions of this building and the adjacent commercial functions. The plaza includes a large paved multi-function activity area with a water feature, shade trees and seating areas with access provision for all users.

The water feature is proposed as a plan of the Thames River showing the Boat Race course and related bridges, etched into the pavement. A series of pop-jets along the course provide activation and child play opportunities and could potentially be linked to the Boat Race and celebrations.

## BOTTLEWORKS SQUARE

This smaller public square relates to the retained heritage Bottling Plant and Hotel, along with other buildings framing the space and opens from Thames Street circulation space. Feature tree planting and seating areas frame a multi-use activity area, suitable for a variety of functions, relaxation and activities related to the retail and commercial developments.

## RIVER TERRACE

The River Terrace runs along the frontage of the residential blocks and provides an alternative riverfront access route through the site at the higher level from the Towpath. The ground floor of each building along this space is proposed as commercial and outdoor space is provided to relate to these functions, as well as providing pedestrian circulation and space for maintenance and service and emergency vehicles.

## COURTYARD GARDENS

Each Building complex provides ground floor residences with private outdoor space, enclosed by fences, walls and / or hedges to maintain privacy. Access and amenity open space and play space for upper floor residents is also provided within each courtyard. Public access for all is facilitated with steps and graded walkways (max. 1:21 grade) from either side of each courtyard to allow free access through these spaces and to the river edge.

## PRIVATE GARDENS

Private gardens area provided to ground floor apartments as noted above and town houses in the Outline area of the development are proposed to have private fenced gardens at the rear.

## COMMUNITY PARK

A Community Park is included between the proposed School playing field and Lower Richmond Road, with open grassed recreation areas, shade and feature trees, seating and playground facilities. This park retains the existing trees along the frontage of the current open space and opens the area to public use as a benefit to the residents and the wider community.



**Legend**

- ① Green Link
- ② Bottleworks Square
- ③ Maltings Plaza
- ④ Riverside terrace
- ⑤ Courtyard garden
- ⑥ Towpath
- ⑦ School Entry Court
- ⑧ Private gardens
- ⑨ Residential street
- ⑩ School sports field
- ⑪ Pocket park
- ⑫ Community park
- ⑬ New pedestrian crossing
- ⑭ School Car park

- - Site Application Boundary
- - School Application Boundary  
(Refer to Application B)

# CHARACTER AREAS

## PROPOSED CHARACTER AREAS

The Development Area 1 has been divided into a series of character areas related to the functions and design intentions for these areas and related closely to the built form developments around them.

Each of these is described in more detail and the intended materiality and character illustrated through the use of material palettes and precedent imagery.



# CHARACTER AREAS



Green Link



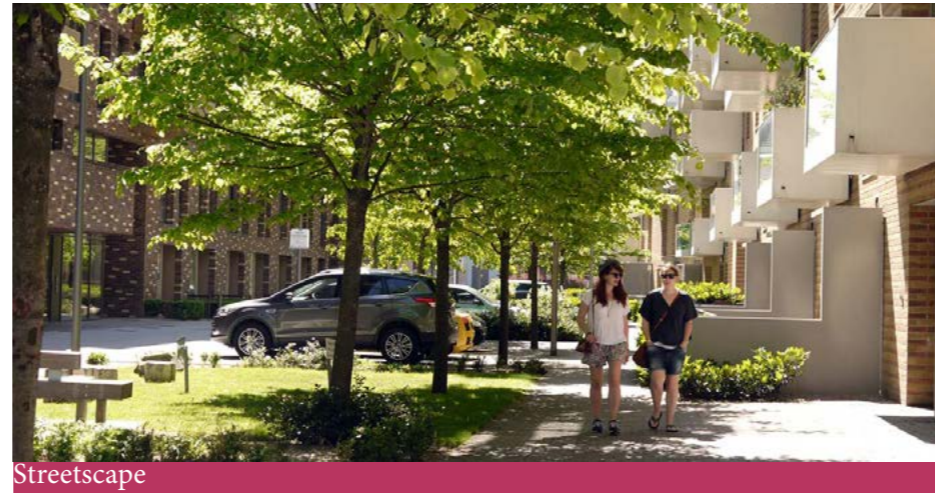
Green Link



River terrace



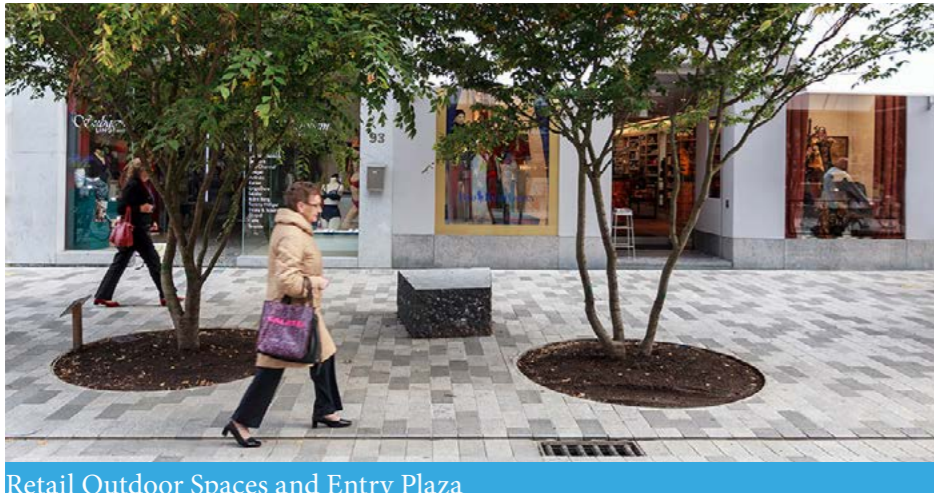
Residential Courtyards and Private Terraces



Streetscape



Retail Outdoor Spaces and Entry Plaza



Retail Outdoor Spaces and Entry Plaza








Bottleworks Square

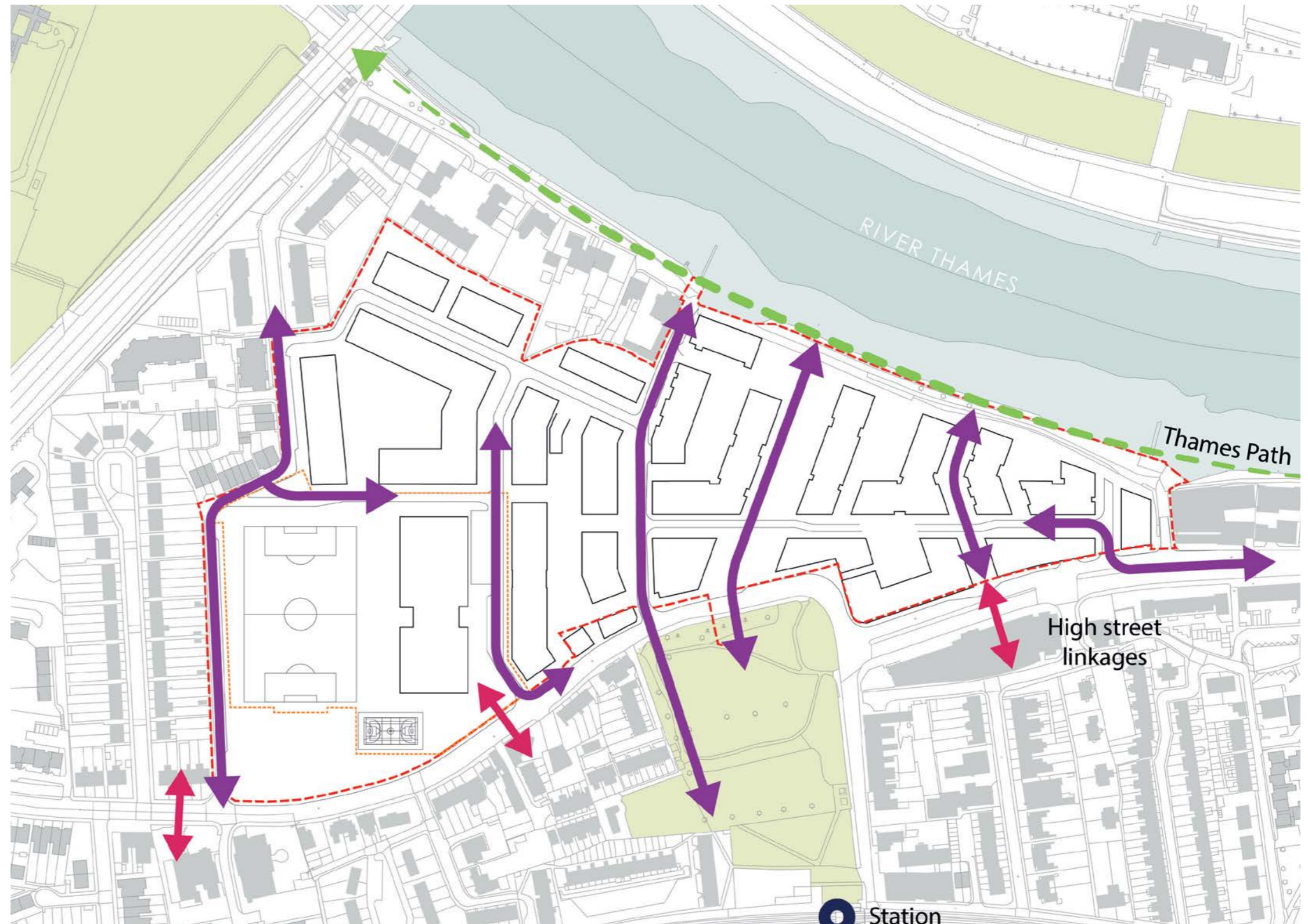


Raingarden

## LINKAGES AND PERMEABILITY

A fundamental element of the masterplan is to provide additional links into and through the site to access the river and Towpath. The new layout and built form integrates a number of 'street' links through the site from Lower Richmond Road and Mortlake High Street and public access is also provided through the building plots and residential courtyards between the buildings.

- Legend
-  Pedestrian Crossings
  -  High Street Linkages
  -  Thames Path
  -  Site Application Boundary
  -  School Application Boundary

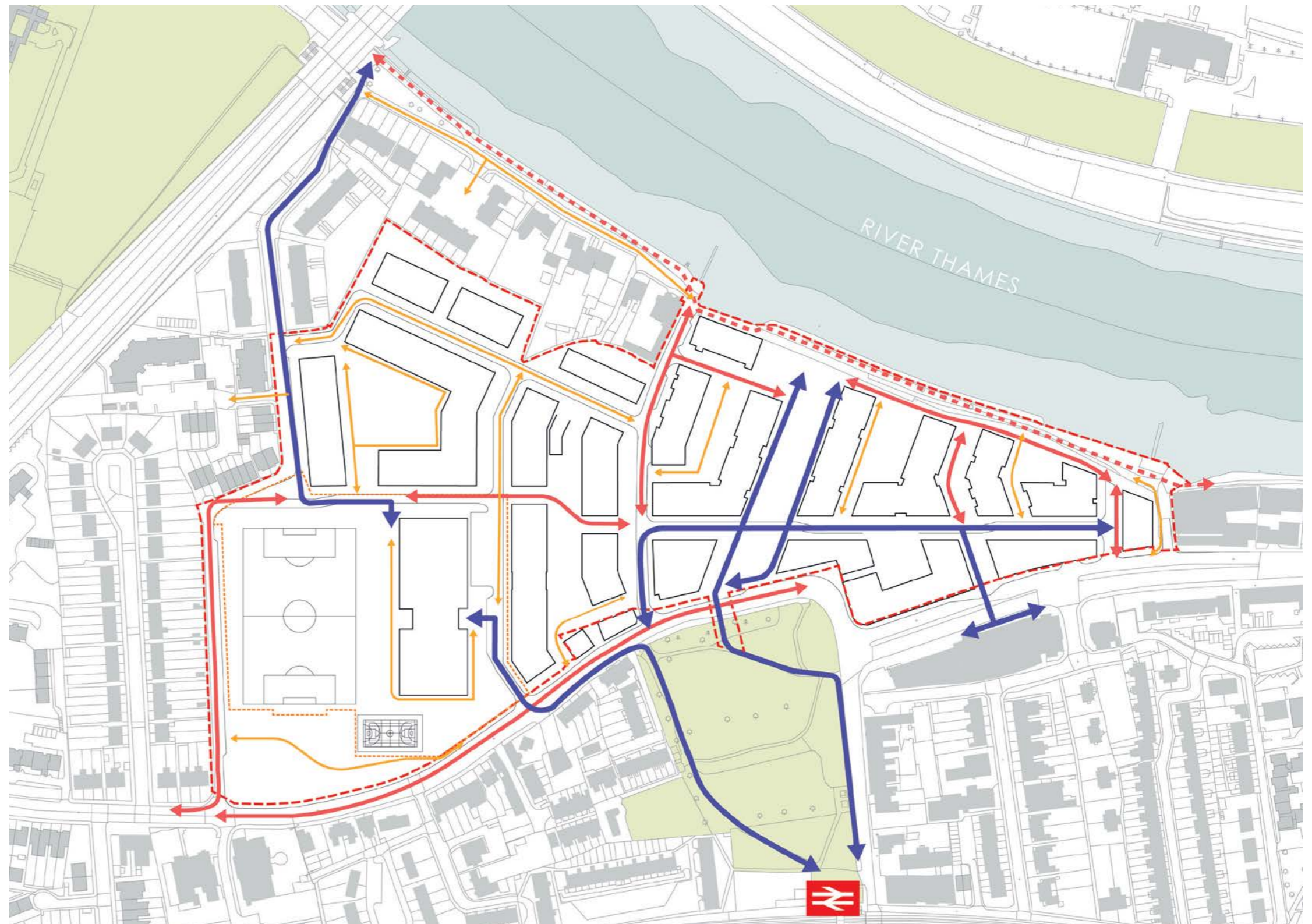


# CIRCULATION AND ACCESS







## PEDESTRIAN CIRCULATION

Following revisions to the architecture of the Site, amendments to the design and pedestrian circulation was required to the courtyard adjacent to Blocks 18 and 19. Consideration has been given to the principle of maximising pedestrian access and circulation within and beyond the site, affording residents and visitors the opportunity to move through this site and connect to the surroundings in a way that has not existing for hundreds of years. Connection with the existing street network, riverside path, open space and surrounding development has been paramount in the establishment of a new masterplan. Permeability through the site creates opportunities for creation of exciting and active spaces and provides connection to the Thames River - a major asset to any London site.

The Design Team was conscious of the need to enable access throughout the site and have carefully designed public accessible spaces within each building complex and central courtyard to allow public access for all users. This level of permeability adds to the more obviously public network of 'streets' and open space links to maximise the access and circulation options.



### Legend

-  Primary
-  Secondary
-  Tertiary
-  Towpath
-  Site Application Boundary
-  School Application Boundary

# CIRCULATION AND ACCESS

## CYCLE CIRCULATION

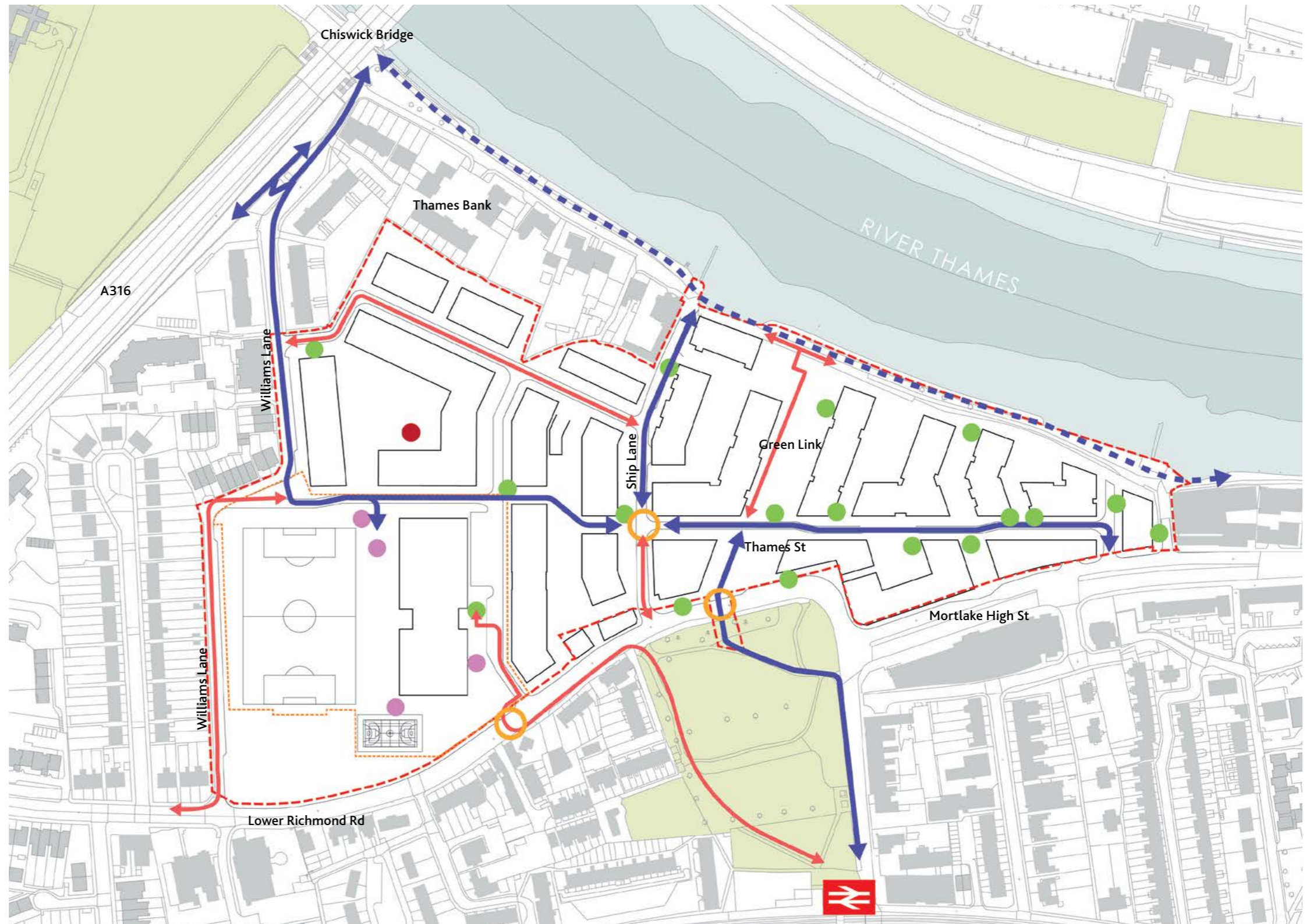
The site affords connectivity and circulation by cycles for residents, school children and visitors from the local area, with broad pavements and a series of connecting streets, paths and open spaces. The Cycle Strategy allows for cycle access throughout the site and connection to the wider network of streets and cycle paths at a number of points. This allows the site to provide a facility for safe quiet recreational cycling away from the busier roads. Following consultation with Cycle Access Group the design has been adjusted to enhance and define the cycle routes. These include amendments to the routes, signage landscape design.

The primary routes indicated connect the A316 and Chiswick Bridge along Williams Lane to the Secondary School and further into the Site along Thames Street, exiting onto Mortlake High Street between Blocks 5 and 10. Other primary routes link the River Thames to Mortlake Green via Ship Lane and Thames Street and the Green Link to the new crossing on Lower Richmond Road, with further planned improvements within Mortlake Green to further enhance this connection to the wider network as far as Richmond Park.










Secondary routes to the school are proposed from the A316 turning into Williams Lane and Lower Richmond Road. Other secondary routes include The Green Link to the River Thames, Ship Lane and the proposed streets and laneways within the Site designed to provide sufficient space to cater for cyclists as well as pedestrians.

Cycle racks for short term visitors are provided in a number of locations around the Site adjacent to facilities and function areas, as well as the required cycle parking for the school. Residents' cycle storage is provided within the basement, with direct link to lifts. A number of long stay secure cycle units are provided within Block 18 and 19 courtyard and adjacent streets.

The Towpath / Thames Path is wide enough to be shared with joggers and pedestrians and careful use of this facility will enable enjoyment by all.



### Legend

-  Primary (Quiet Route)
-  Secondary
-  Towpath
-  External Cycle Rack Location
-  Secured Long Stay Cycle Rack Locations for School
-  Secured Long Stay Cycle Rack Locations
-  Crossing Treatment
-  Site Application Boundary
-  School Application Boundary

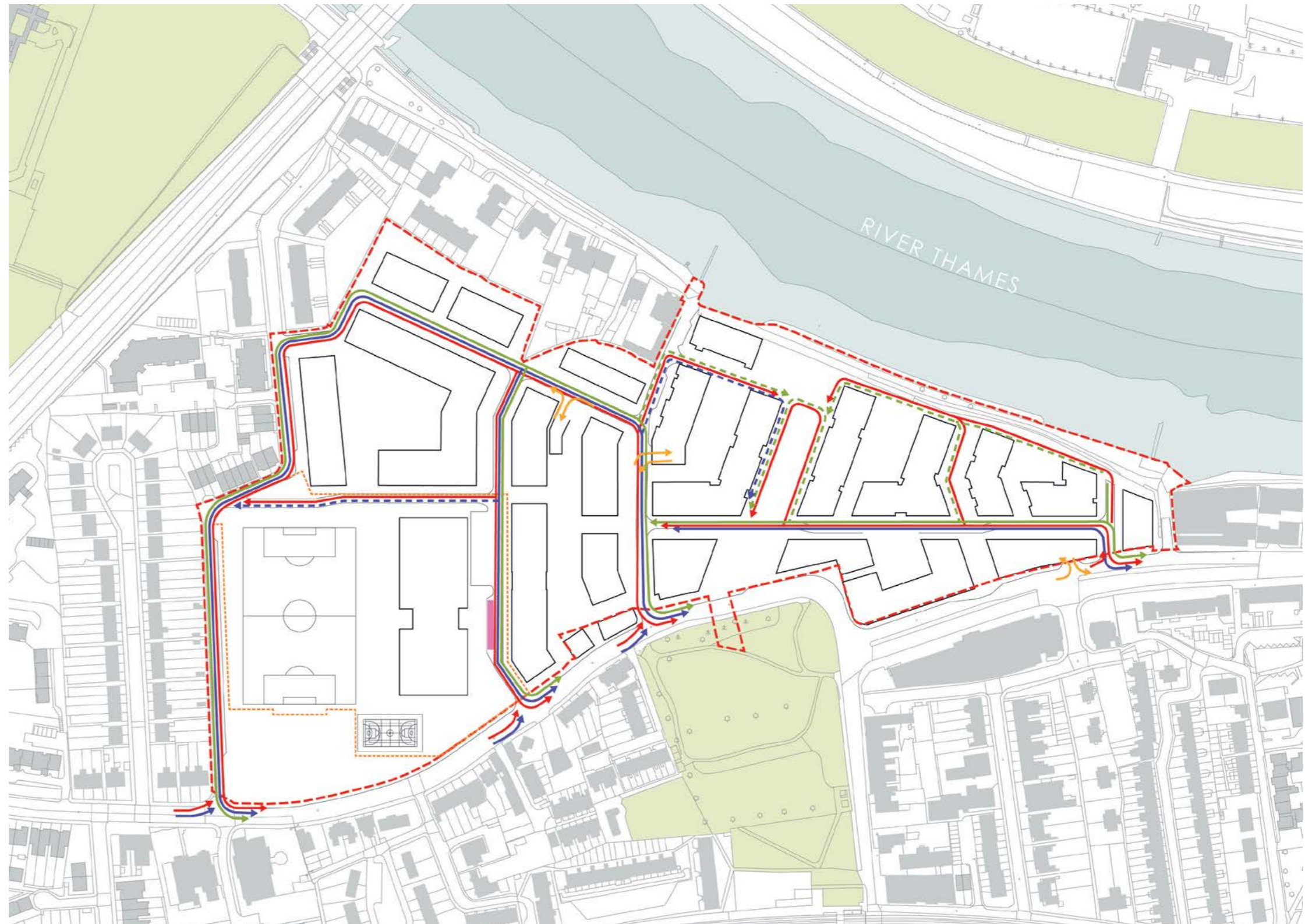
# CIRCULATION AND ACCESS

## VEHICLE CIRCULATION AND ACCESS










The Detailed area of the masterplan is largely car free, with a basement under almost the full extent of Development Area A, accessed at two points - in Ship Lane and Mortlake High Street. Beneath the outline area a reduced size basement is also proposed with access from the Northern Road. Smaller delivery van access (max 2.3m ht clearance) and commercial parking (Cinema etc) is also provided in the basement, with major deliveries, taxis, service and emergency vehicles provided access to the ground level via a bollard controlled access points to or from Ship Lane (Thames Street and adjacent to Maltings Building) and Mortlake High Street onto Thames Street from the west. All vehicular access to the basement or ground level will be managed by on-site Facilities Management and / or carpark management. On-street parking on Williams Lane will include 20 parking spaces. Five on-street parking spaces including three Car Club spaces will be provided on Ship Lane.

The Outline Area consists of a more traditional street configuration as shown and connections with existing streets are provided at Williams Lane, Ship Lane and Lower Richmond Road. This provides access and circulation for all vehicles.

The street north of the School is proposed to be a controlled shared zone for school access (pedestrians and cycles) and occasional school bus pick up / drop off. This one way route will be controlled with fixed and removable bollards and will be designed to an adoptable standard, with wide footpaths, street trees, seats and cycle stands. (refer School Application for additional details)



### Legend

-  Fire Tender
-  Waste Collection
-  Waste Collection intermittent access required
-  Delivery
-  Delivery intermittent access required
-  Passenger (Residential/Retail)
-  School Bus Stops
-  Site Application Boundary
-  School Application Boundary

# CIRCULATION AND ACCESS

## SERVICE / EMERGENCY VEHICLES

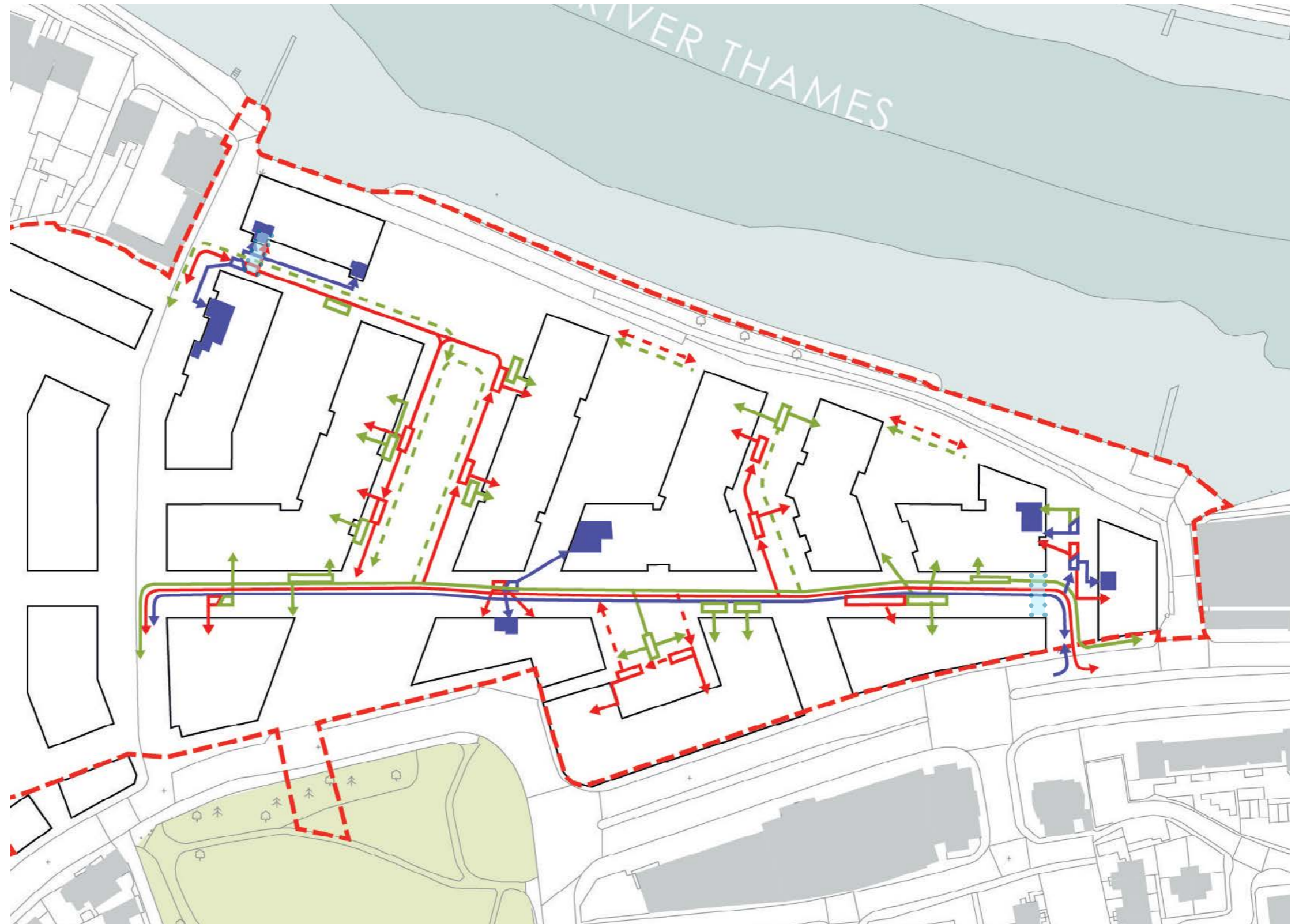
Service and delivery vehicles access into Development Area 1 is controlled, with removable / retractable bollards at each of three entry points, managed by the on-site Facilities Management team / Concierge. Entry points include from Mortlake High Street at the eastern end of the site, with a proposed one way (westbound) circulation of vehicles along Thames Street, exiting onto Ship Lane at the western end. A secondary entry point provides access to Maltings Plaza and via the Green Link back onto Thames Street and Ship Lane.

Vehicle circulation and shared or dedicated loading bays are indicated adjacent to commercial facilities and residential bin stores.

Fire Tender access is provided to all buildings and core locations containing dry risers.

Deliveries to residential and commercial properties will be provided via the basement (max. 2.3m headroom) or ground level access, subject to Facilities Management approval.

Service and emergency vehicles strategy for outline area will be provided in its detailed design stage. For further information relating to vehicular access for emergency services and deliveries please refer to Stantec drawings 38262/5514/005 and 38262-5501-136.



### Legend

- Fire Tender
- Waste Collection
- Deliveries
- Access
- Intermittent Access (4m clear)
- Shared Loading Bay
- Bollard Location
- Site Application Boundary
- School Application Boundary

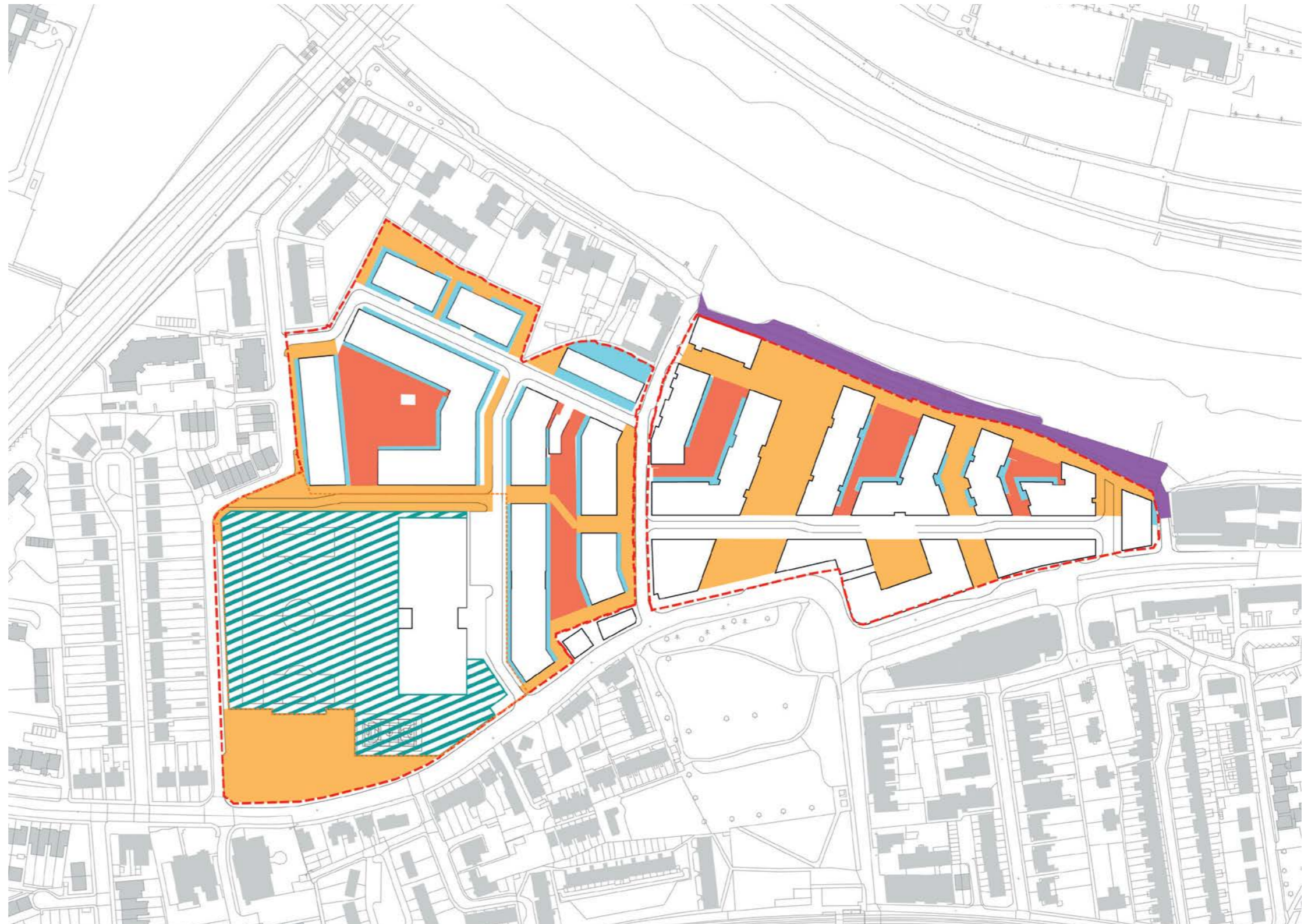
# OPEN SPACE STRATEGY

## AMENITY OPEN SPACE:

The changes to the amenity space calculations are a result of the changes to the architecture of Blocks 18, 19, 20 and 21.

The Landscape Masterplan has been developed to provide a suitable setting for the built form and circulation of vehicles and pedestrians, as well as creating a hierarchy of large and small open spaces for use by the residents of the site, visitors and the broader community of Mortlake.

The diagram opposite illustrates the provision of all public, semi-public and private open green space across the site, including the Outline Area and Secondary School, providing a total of 4.77 hectares of Amenity Space, including 4.37 hectares of publically accessible open space.



### Legend

- Public Space
- Courtyard Space
- Private Space
- School Open Space
- Towpath
- Site Application Boundary
- School Application Boundary

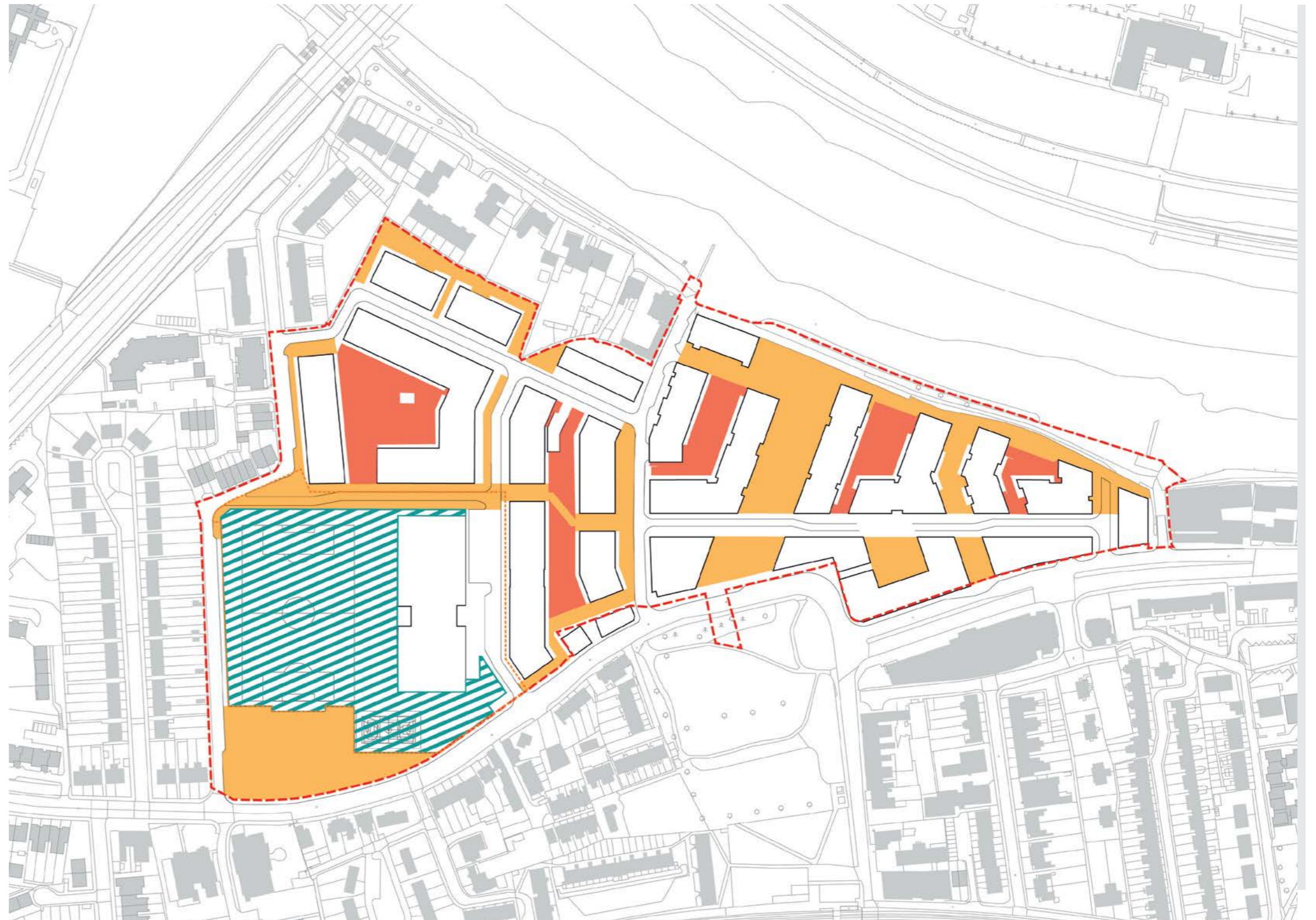
# OPEN SPACE STRATEGY

## PUBLICALLY ACCESSIBLE OPEN SPACE:

The following series of diagrams indicate proposed Green and Open Space areas, public and private open and green spaces across the site, including both Detail and Outline areas of the masterplan.

Distinction has been made between publically accessible open spaces and private open space associated with the town houses in the outline portion of the development. The majority of other open space areas are publically accessible, including semi-public courtyards within each residential building cluster. This is part of the overall strategy to ensure public access and permeability throughout the site masterplan.

The changes to publically accessible open space are primarily a result of the alterations to the architecture of Blocks 18, 19, 20 and 21 and the adjacent courtyard.



### Legend

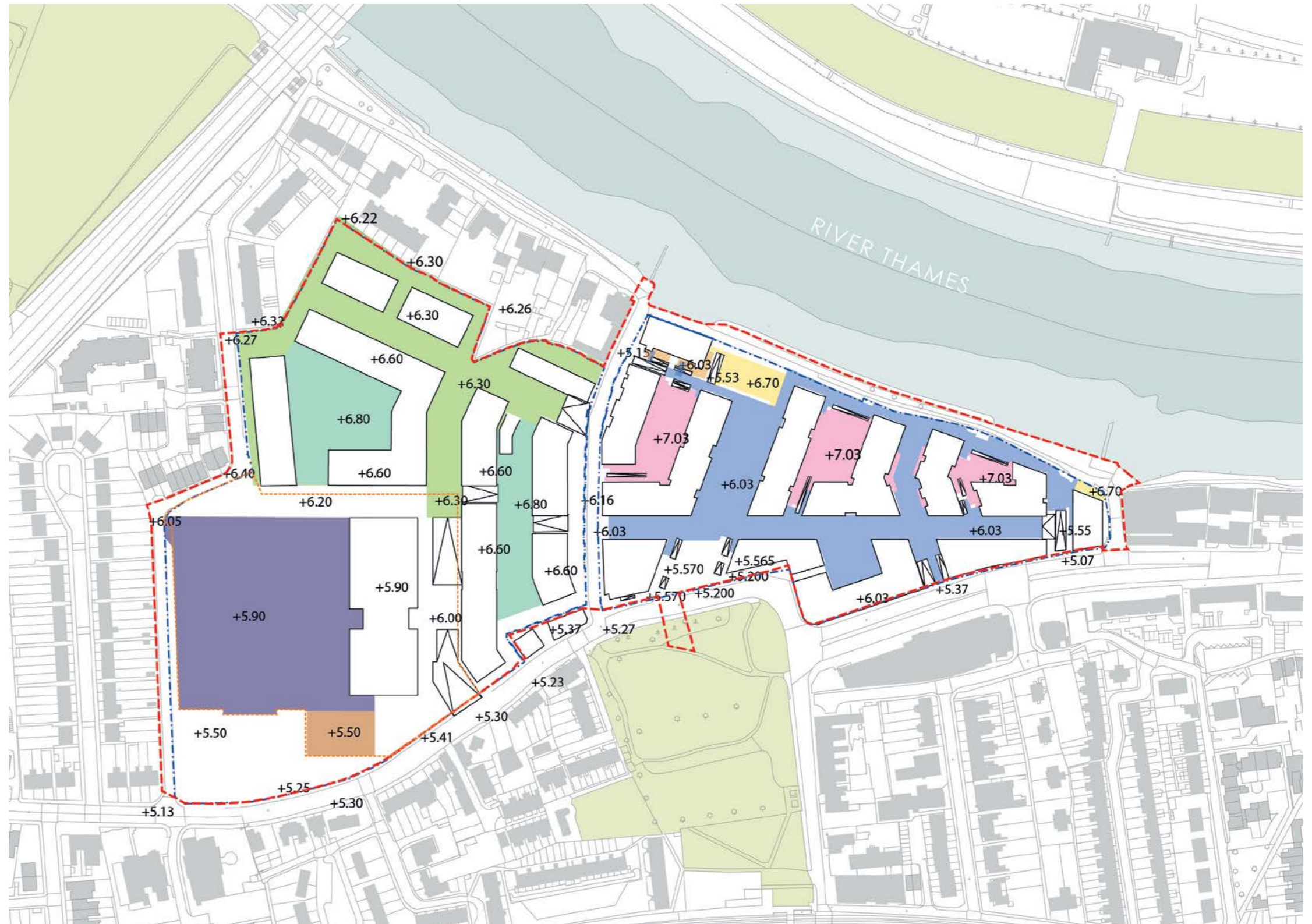
- Public Space
- Courtyard Space
- School Open Space
- Site Application Boundary
- School Application Boundary

# LEVELS PROPOSAL

## SITE LEVELS

Broad levels and grading across the site has been indicated to illustrate the relative level of the development to the surroundings and the variation between residential (flood immune) areas and other open spaces and commercial areas.

Requirements for flood protection along the river frontage have been satisfied through provision of a wall to 6.70 AOD along the frontage of the eastern portion of the site.



### Legend

- +7.03 AOD
- +6.80 AOD
- +6.70 AOD
- +6.30 AOD
- +6.03 AOD
- +5.90 AOD
- +5.53 AOD
- +5.50 AOD
- Grading
- Site Application Boundary
- School Application Boundary

# HARD LANDSCAPE STRATEGY

## PAVING STRATEGY:

The main aims of the hard landscape strategy are simplicity of design and layout, and overall quality, bearing in mind maintenance considerations, and cost limitations. The best of existing granite sett paving will be retained and reinstated wherever possible, in particular historic cobbles in Bull's Alley and along the Towpath.

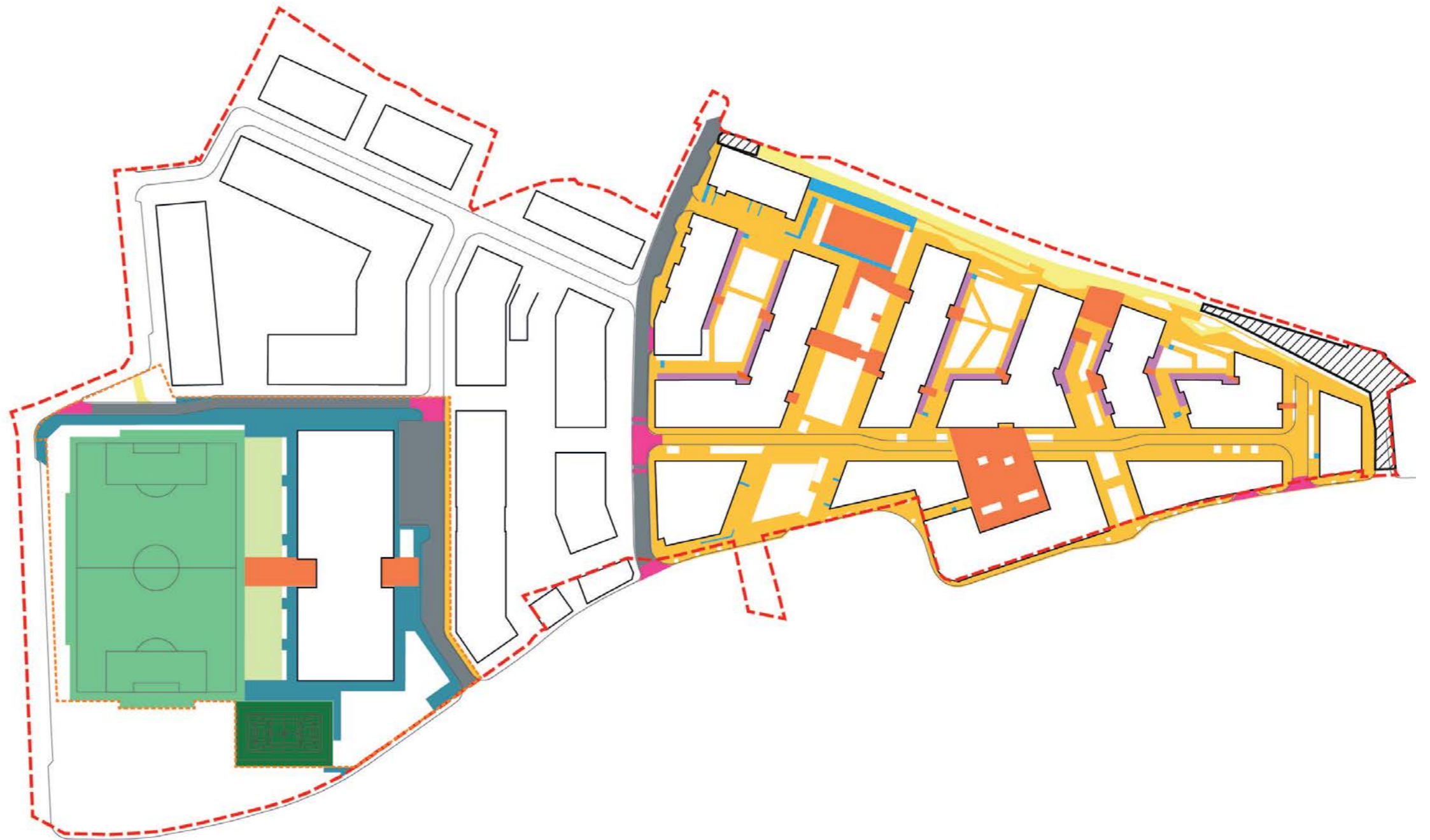
Colour, texture and unit size help to define the uses of various spaces, including using paving sizes and patterns in 'streets' to identify pedestrian priority, service vehicle routes and loading bays. The accessibility requirements of vision and mobility impaired users is a factor in the determination of surface and edge types to provide a legible and safe environment in accordance with current requirements.

It is proposed to use paved surfaces of different scale and grain to create a range of distinct characters within a unified warm palette of materials. Natural stone paving is proposed in areas of shared (vehicular and pedestrian) zones, with some integration of bound gravel in several of flexible open spaces created within the masterplan, to provide variety and definition while creating a more permeable surface for stormwater infiltration.

The courtyard areas will be finished with stone pavements and resin bound gravel, with softfall (rubberised) pavements in designated play spaces.

**LBRuT Guidance**  
 Consideration has been given to Public Realm Design Guidelines (2006) published by LBRuT and pavements in the public realm reflect the intent and broad material selections recommended by this guide.

- Asphalt
- Ceramic Tiles (Private terrace)
- Small Block Setts
- Pre-Cast Concrete Steps
- Artificial Stone Flag Paving
- 3G Pitch material
- Porous Macadam Surfacing (Dark green)
- Porous Macadam Surfacing (Light green)
- Resin Bound Aggregate Paving
- Stone Paving
- Feature Stone Paving
- Existing Granite Setts to Retain
- Site Application Boundary
- School Application Boundary

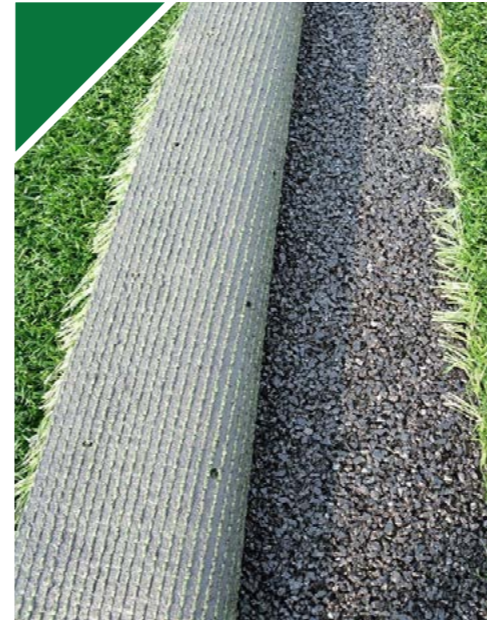




Small block setts



MUGA - Pitch Treatment



3G Pitch Treatment



Resin Bound Aggregate Paving



Artificial Stone Flag Paving



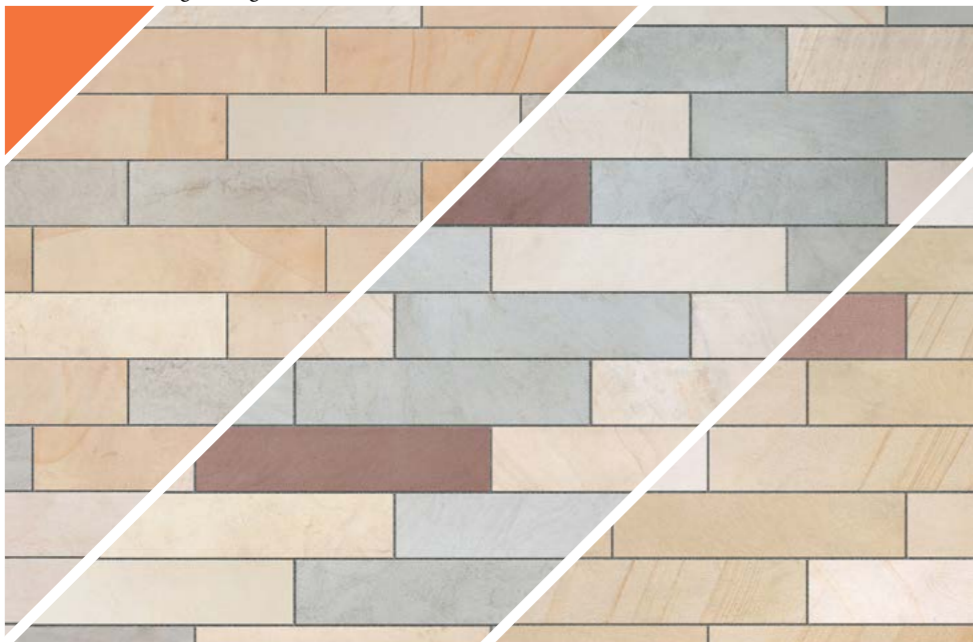
Ceramic Tiles



Hot Rolled Asphalt



High Quality Pre-Cast Concrete



Feature Mix Stone Paving



High Quality Stone Paving



High Quality Stone Paving

# FURNITURE STRATEGY

## MATERIALS AND SITE FURNITURE:

The redevelopment of the site is designed to integrate the site with the wider precinct and the community of Mortlake – improving permeability and access. The selection of materials and finishes reflects this approach and is intended to integrate this site into the broader context of Mortlake.

Subtle changes of materials and patterns will be used to differentiate use areas and functions between public and private, vehicle and pedestrian and to define different character to special areas. Materials are selected for durability and functionality as well as appearance. Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their lifecycle.

### PRINCIPLE LANDSCAPE MATERIALS:

- » Powder coated mild steel
- » Corten steel
- » Stainless steel (matte / brushed finish only)
- » Natural York Stone
- » Natural granite
- » Precast concrete paving slabs and furniture elements
- » Dutch / London brick – wall facings and paving
- » Fair-faced insitu concrete – for low walls and seating elements

### SITE FURNITURE:

- » Seating:
  - Low walls (concrete - in situ or pre-cast construction)
  - Pre-cast concrete seats
- » Bins
- » Bollards
- » Cycle Stands
- » Balustrades
- » Glass with anodised aluminium posts and frames
- » Fences – mild steel (powder coat finish)
- » Screen walls – private courts / defensible spaces

### LIGHTING:

A Lighting Strategy has been developed and is covered in detail in Michael Grubb's 547-(101)-DC-LS-G Lighting Strategy and 547-(010)-RP-EX-LA Sports Pitch Lighting Assessment for the School Application. The overall strategy has been developed in conjunction with the landscape and public realm to allow extended use of amenity spaces and safety and security throughout the site. Feature lighting (uplights, water features and function area lighting) has been provided, with careful management of light spill along the river edge to prevent conflict with ecological requirements (bats) and requirement to limit lighting onto the Towpath and the river.

Furniture Items	No. of items (inc. School)
Benches	25
Tree pits	54
Bins	18
Bollards	21
Cycle Stands	133
Two-tier cycle rack shelter	6 modules





Concrete benches



Call our Sales Team: 01625 879442  
 Email: sales@streetfurnituredirect.co.uk  
 Web: www.streetfurnituredirect.co.uk



Bins



Bollards

Manchester Cast Bollard / SFD560

**Product Description**

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

**Dimensions**

Length 1300mm.  
 Diameter 230mm.  
 Manufactured from Cast Iron, Finished in black gloss.  
 Root Fixed.



Resin bound gravel tree pit



Tree grilles



Cycle stand



Timber benches



# BIODIVERSITY STRATEGY

## BIRD AND BAT BOXES:

Bat boxes are integrated into the green and brown roofs on various buildings of the development (detailed component) with a total of ten boxes, tubes or bricks provided in association with soft landscape treatment on these roofs. Boxes are to be oriented between south-east and south-west to suit use.

Bird boxes (total 20 No.) are also provided on roofs closer to the River Thames, including five Schwegler Boxes for swifts and fifteen (15) additional boxes for other bird types. These are to be oriented east or west to suit use. Refer to Ecological report and Protected Species Report for more detail on location and types.

Plant species have been selected to suit a variety of habitats and micro-climatic conditions across the site.

These will include a range of plants suitable as food or habitat plants for a wide range of fauna, including bee attracting flowering plants.

For Development Area 2, the biodiversity strategy will utilise the same principles as above and will be provided in detail design stage.



### Legend

- Bird Boxes
- Bat Boxes
- Hibernaculums
- Green Roof Habitat
- Brown Roof Habitat
- - - Site Application Boundary
- - - School Application Boundary

# SOFT LANDSCAPE STRATEGY

## PLANTING STRATEGY

The soft landscape strategy of the Stag Brewery development includes several layers of planting typologies including streetscapes, plazas and squares, courtyards, riverside littoral planting and incorporation of existing trees.

The main structural planting of trees will comprise lines of feature trees defining one or both edges of the main access routes – Ship Lane, Green Link and Thames Street.

Street trees will also be installed along residential streets, as well as augmenting tree planting on Lower Richmond Road and Mortlake High Street. A mix of perennial shrub and groundcover planting will be provided throughout all softscape areas, with mass planting and screen planting to suit use of each area. Planting mature heights will take into account safety and secure by design parameters to ensure general safety and to maintain sightlines and passive surveillance opportunities.

Soft landscape strategy for plazas and squares in the development will provide for a range of functions and activities, as well as providing resting places, shade and seasonal celebration. Residential courtyards will provide green amenity open space for residents and visitors, as well as natural play opportunities for children.

Littoral plant species are used in the areas close to the river edge, responding to existing riverside vegetation. This plant selection emphasises the riverside location and integrates the river edge living environment into the development. A mix of native, locally adapted and exotic plants are proposed to provide increased biodiversity and a sustainable mix of plants with improved drought resistance and longevity.

Good quality existing trees around the site will add valuable character to the site, and together with the soft landscape strategy, will deliver a well-connected green network in and around Stag Brewery development.

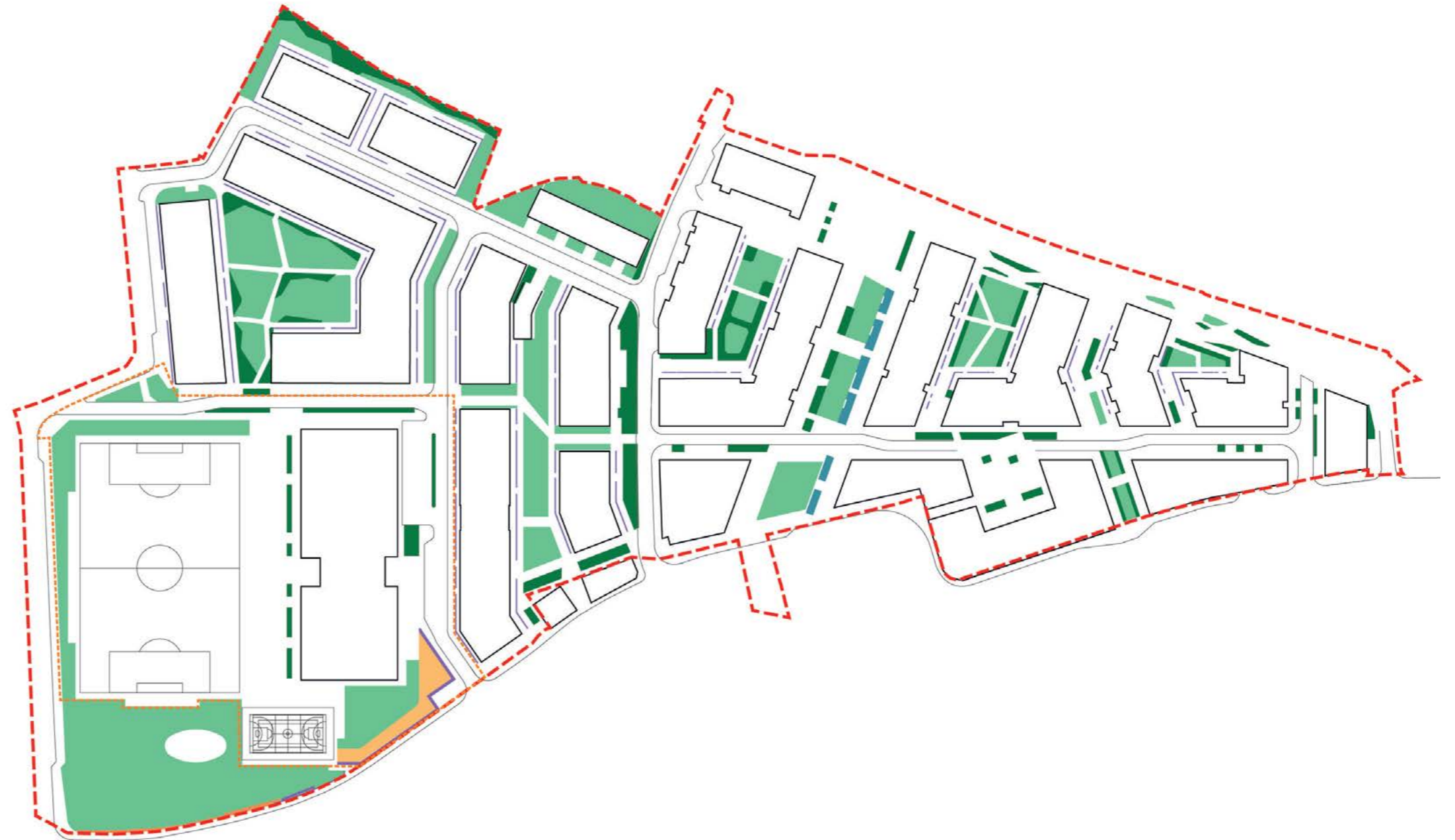
## PLANT PALETTE

### Legend

-  Lawn
-  Mass Plantings
-  New Hedges
-  Existing Hedges
-  Meadow
-  Rain Gardens

 Site Application Boundary

 School Application Boundary





Lawn



Lawn



Hedges



Rain Gardens



Rain Gardens



Mass Planting



Mass Planting

# MASS PLANTING: TYPICAL MIXES

## SHADE PLANTING



Aconitum spp.



Lunaria



Vinca difformis



Saxifraga umbrosa



Aster divaricatus



Helleborus niger



Tiarella spp.



Persicaria affinis



Digitalis



Blechnum orientale



Polypodium



Polystichum

## SUN PLANTING



Allium



Eremurus



Agastache



Osteospermum



Armeria maritima



Aster



Lupinus



Digitalis purpurea



Perovskia



Crocsmia



Helianthemum



Thymus vulgaris

RAIN GARDEN PLANTING



Myosotis Scorpioides



Iris Pseudacorus



Iris Versicolor



Mentha Aquatica



Angelica Purpurea



Silene flos-cuculi



Phalaris Arundinacea



Juncus Articulatus



Carex Rostrata



Wildflower Borders



Reed Borders



Wildflower Borders

UNDERSTOREY / 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

# TREE PLANTING

## STRATEGY:

The proposed tree strategy can be broken down into the following landscape types and will be defined by the tree species shown in the indicative planting list and the tree strategy plan:

1. Retained trees: on-going husbandry and canopy management of the existing trees, alongside a new augmented tree planting to emphasise and enhance the amenity impact of any blocks of planting.
2. Large feature trees underpin pedestrian avenues and squares, framing the urban sphere by creating a soft backdrop and creating a shaded threshold to any main spaces; Clusters of small feature trees are informally scattered in large green area to provide shade and define more intimate spaces within.
3. The Courtyards: mainly small trees will be chosen for their hardiness in these conditions, light weight and light dappled canopy to ensure their suitability for the conditions encountered.
4. Structural Street Tree Planting: along the streets, tree planting is to be predominantly species with columnar canopies, allowing the trees to be situated in close proximity to the building massing & thereby providing shade and shelter from wind and giving seasonal interest in leaves, bark and form. Interspersed softscape bays and corners are populated with clusters that unify the street scene and define their own character.
5. Augmented tree planting in softscape areas throughout the wider masterplan: these are predominantly of a smaller habit, native species and mixed forms with some multi-stem species that have good seasonal qualities, suited to the spaces and anticipated light levels.
6. Specimen trees: will be interspersed throughout the development in selected parts of pedestrianised areas and in locations which present a good opportunity to host and display trees of particular merit.
7. Native small trees will be located in a grove in the pocket park below the school, providing community access and educational opportunities for students.

The selection will conform to the Borough's Greenscape Guidance - being a varied palette of predominantly native trees, with a sourcing preference for UK stock with adaptability to climate change, and comments received in consultation with LBRuT officers and the arboriculturalists engaged for the submission taken into account. Further information can be found in the environmental statement, appendices and addendums.



\* GLOSSARY:  
 LIGHT STANDARD (LS)  
 STANDARD (S)  
 SELECT STANDARD (SS)  
 HEAVY STANDARD (HS)  
 EXTRA HEAVY STANDARD (EHS)  
 ADVANCED HEAVY STANDARD(AHS)  
 (SM)SEMI MATURE

TREE PLANTING STRATEGY DIAGRAM

# TREE PLANTING

## TREE PALETTE



EG: ACER X FREEMANII 'AUTUMN BLAZE'



EG: QUERCUS ROBUR



EG: MALUS SYLVESTRIS



EG: CORNUS SANGUINEA



EG: PRUNUS SERRULA (STANDARD & MULTI-STEM)



EG: BETULA UT LIS V. JACQUIMONTII (STANDARD & MULTI-STEM)



EG: CRATAEGUS MONOGYNA



EG: ROSA CANINA



EG: BETULA PENDULA



EG: VIBURNUM OPULUS

# TREE PLANTING

## TREE PALETTE



EG: TILIA CORDATA



EG: ACER PLATANOIDES 'COLUMNARE'



EG: BETULA UTILIS V. JACQUIMONTII (MUTI-STEM)



EG: CORNUS SANGUINEA



EG: CARPINUS BETULUS 'FRANS FONTAINE'



EG: ACER CAMPESTRE 'STREETWISE'



EG: ACER GRISEUM



EG: AMELANCHIER LAMARCKII

# PLAY STRATEGY

## REQUIREMENTS AND OBJECTIVES

Playful Landscapes:

Integration of play and playable landscapes is a major element in the development of the landscape and public realm for this site. The site is designed to limit and manage vehicular traffic, with access for service and emergency vehicles only at ground level. All residential, retail and visitor cars are located at basement level, providing a pedestrian dominated environment throughout Development Area 1, a similar approach will be adopted across Development Area 2 to create a pedestrian friendly environment.

Play space for all age groups is proposed across the Stag Brewery site and consideration of existing facilities in the area has influenced the approach to provision of play. The inclusion of a Secondary School within the site is also taken into account, with the intention of the developer to establish a community agreement for shared access to sporting and play facilities for the local community on site.

The calculated child yield (based on unit numbers and mix) has informed the quantum and distribution of space allocated for play and are calculated separately for Development Area 1 and Development Area 2. Residents will have access to play within the private and public amenity space of the masterplan, and in the wider context of the proposed community park, Mortlake Green and surrounding area.

The mix and unit number for Development Area 2 has not yet been fixed, therefore the playspace has been generated on an assumption in order to enable the scheme to be designed with sufficient capacity. It is worth noting that the Affordable mix isn't fixed and we have adopted a worst case approach in terms of calculating the maximum playspace required.

The play strategy accords to current best practice guidelines for play, including the London Supplementary Planning Guidance "Providing for Children and Young People's Play", Play England's "Design for Play: A guide to creating successful play spaces" and LBRuT Supplementary Planning Document "Residential Development Standards". London Play (GLA) aims for every child in London to have quality, accessible and inclusive play opportunities.

Objectives for Play:

The landscape masterplan objectives for play provision include:

The integration of play provision within an overall open space strategy, recognising that play can take place in a variety of settings which may or may not involve equipment;

The provision of opportunities for accessible play to occur within the whole environment that a child occupies;

Ensuring a well-defined and overlooked 'playable route' along key pedestrian connections;

The creation of locally accessible 'greenspace', including playable elements and seating opportunities;

Exploring opportunities to introduce natural elements of risk and challenge within play provision while considering safety and maintenance;

The concept of a 'Playable Route' or 'Play on the Way' within the 'homezone' where opportunities for informal play are woven into the proposed public spaces rather than providing stand alone fenced off play areas;

Improvements to the nearby play areas in the park to accommodate the extra demand.

Access to river based activities - rowing or canoeing

### Development Area 1

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	101	311	156	8
Social Units				

<b>Total Units</b>	<b>576</b>
--------------------	------------

Geographic Aggregation	Outer London
------------------------	--------------

PTAL	PTAL 0-2
------	----------

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
0-3	118.7	0.0	118.7
4-10	116.8	0.0	116.8
11-15	33.7	0.0	33.7
16-17	14.3	0.0	14.3
18-64	1035.1	0.0	1035.1
65+	24.6	0.0	24.6
<b>Total Yield</b>	<b>1343.2</b>	<b>0.0</b>	<b>1343.2</b>

Total Children	283.4
----------------	-------

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	2834.2

### Development Area 2

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	275	234	31	7
Social Units	8	49	64	6

<b>Total Units</b>	<b>674</b>
--------------------	------------

Geographic Aggregation	Outer London
------------------------	--------------

PTAL	PTAL 0-2
------	----------

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
0-3	86.7	55.6	142.3
4-10	83.5	59.7	143.2
11-15	17.2	37.0	54.2
16-17	7.3	15.6	22.9
18-64	895.0	240.0	1135.0
65+	21.3	5.6	26.9
<b>Total Yield</b>	<b>1111.1</b>	<b>413.5</b>	<b>1524.6</b>

Total Children	362.7
----------------	-------

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	3626.8

# PLAY STRATEGY

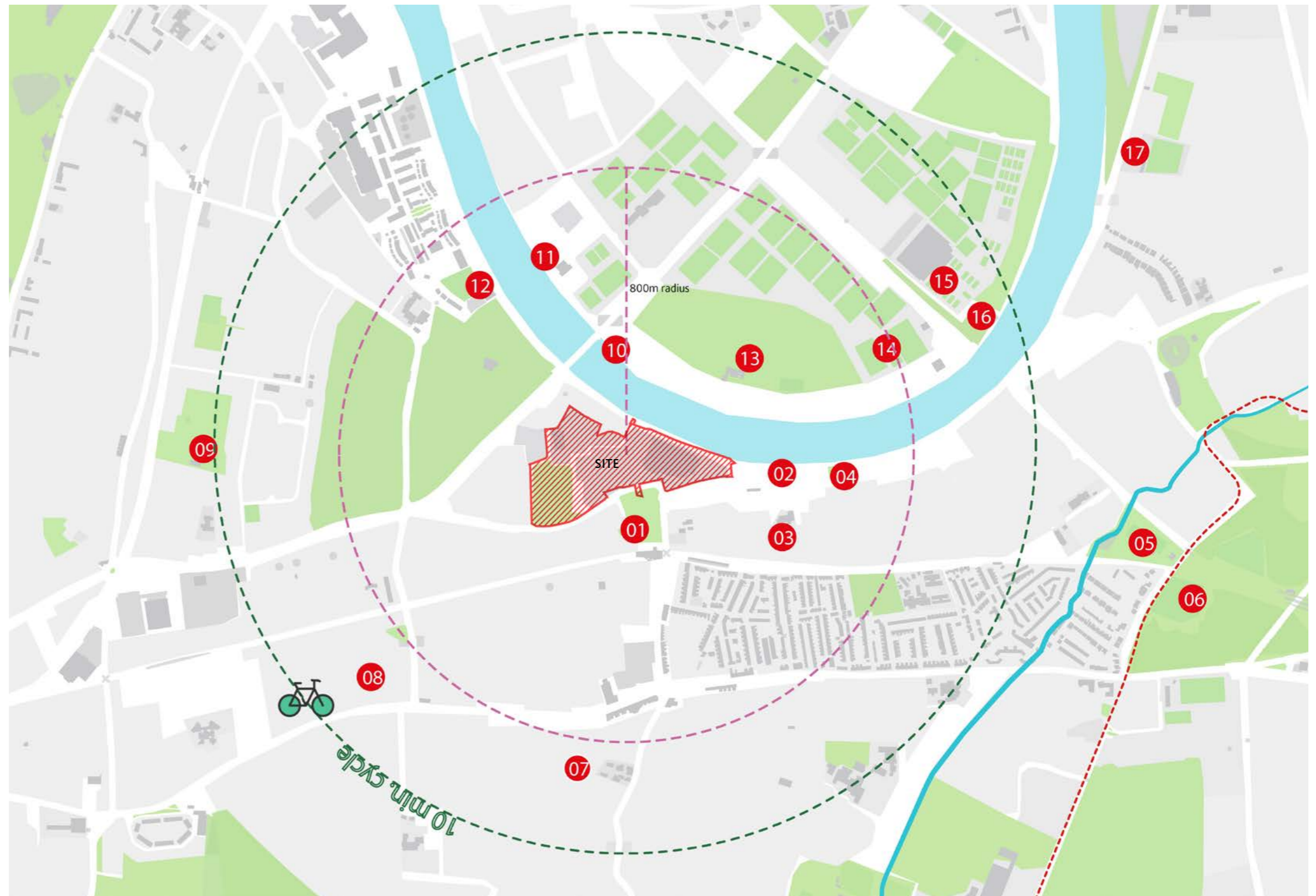
## EXISTING RECREATION FACILITIES

The site benefits from a number of existing surrounding open spaces and recreational facilities as shown. In particular, the long established open space of Mortlake Green provides a significant landscape setting and recreational asset to the site and the design maximises this connection.

Discussions with council indicate the majority of these, including children's playgrounds, are used to capacity. Planning of the development has therefore endeavoured to provide for all stipulated play requirements within the site. Facilities within the Secondary School have been considered, in part, as the Applicant's intention is to establish a Community Agreement for use of the recreational facilities outside school hours, to the benefit of the site population and the wider community.

### Legend

- 01 Mortlake Green
- 02 Tapestry Court
- 03 Mullins Path Open Space
- 04 Riverside Open Space
- 05 Vine Road Recreation Ground
- 06 Barnes Common Local Nature Reserve
- 07 Palewell Common & Field
- 08 Tangier Green
- 09 North Sheen Recreation Ground
- 10 Tideway Sculler School
- 11 Quintin Boat Club
- 12 Putney Town Rowing Club
- 13 Dukes Meadows Golf Club
- 14 Chiswick Rugby Club
- 15 Chiswick Riverside Health & Racquet Club
- 16 Barnes Bridge Ladies Rowing Club
- 17 Barnes Squash Club



EXISTING RECREATION FACILITIES

# PLAY STRATEGY

## PROPOSED PLAY DISTRIBUTION

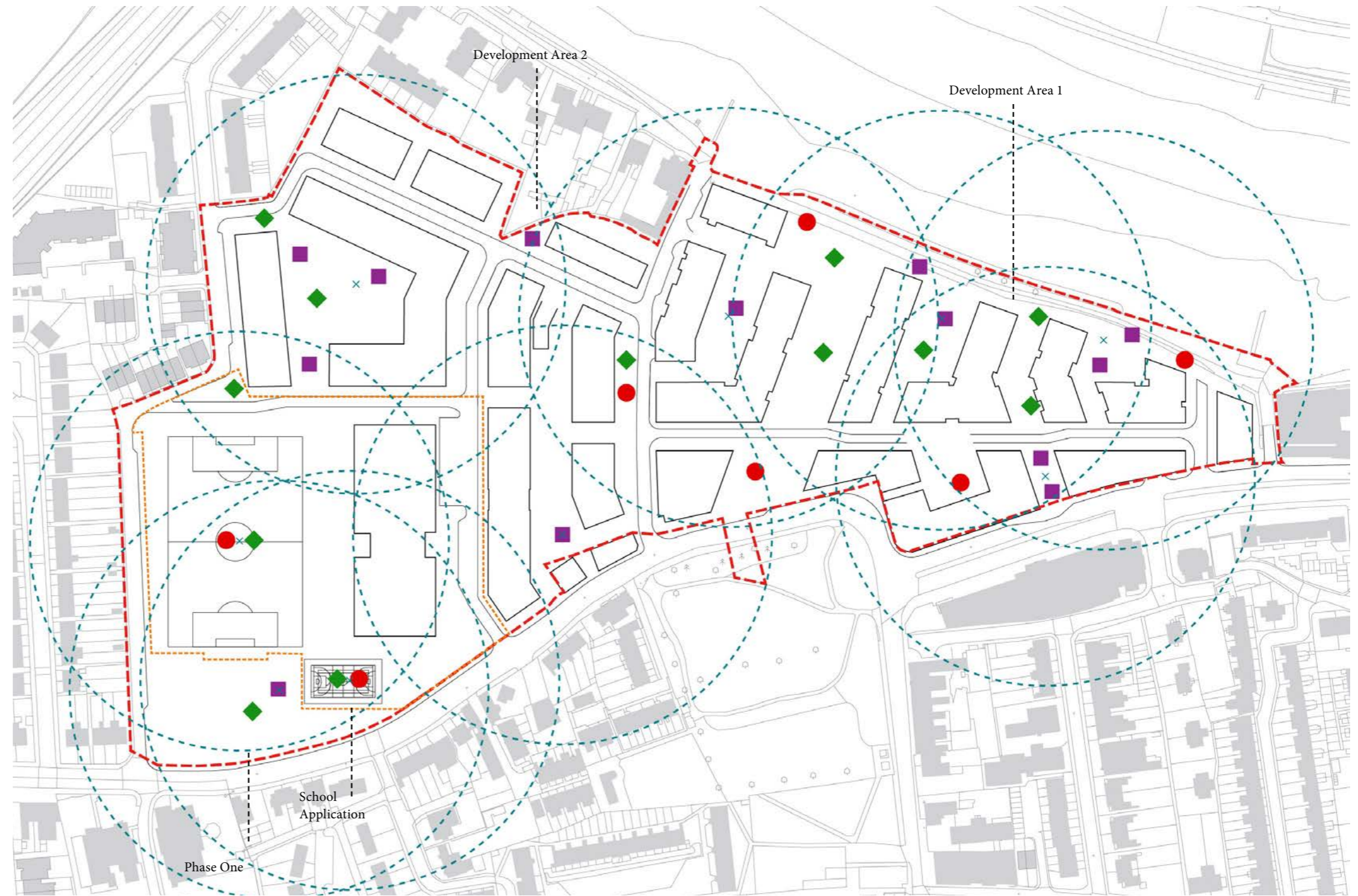
The provision and distribution of play facilities within the site has been developed within the overall Masterplan and aligns with recommendations of GLA (Play and Informal Recreation SPG 2012) and London Borough of Richmond upon Thames (Planning Obligations SPD 2014).

Play facilities for different age groups are positioned within residential courtyards, parks, plazas and open space areas around the site, to achieve the required areas of play and the distribution related to residential apartments, as set out below:

- » Doorstep Play (Under 3) within 100 metres of residential units
- » Local Playspace (4-10yrs) 400 metres
- » Neighbourhood Space (11+yrs) 800 metres.
- » Play on the way (All ages)

This diagram indicates proposed location of play facilities for each age group and 100m walking distances from each location. Play elements and facilities are provided in a range of forms within the public and private realms of the development, including designated and fenced playgrounds, unfenced but contained play spaces with a range of play elements and carer seating, topographic variation and play opportunities in the landscape (within planting areas) and 'play on the way' elements within circulation spaces and public realm areas. Proposed development of a rowing club facility in the base of Block 09 at the eastern end of the site with direct link to the tow path and Bulls Alley slipway will provide additional recreational functions for older children.

Refer to more detailed precedent studies in this report.



PLAY FACILITIES DISTRIBUTION (BY AGE GROUP)

### Legend

- Under 3 Years
- ◆ 4 - 10 Years
- 11 + Years
- ⋯ 100m radius
- - - Site Application Boundary
- - - School Application Boundary

# PLAY STRATEGY

## PROPOSED PLAY PROVISION

Following the design changes related to the revised scheme, the increase in number of affordable units and the definition of the housing mix (market / intermediate and social) the required areas of play space have been determined based on current GLA guidelines. The GLA Population Yield Calculator (2019) requirements stipulate a target of 6,461m<sup>2</sup> of dedicated amenity play space is required within the site as a whole (Development Areas 1 and 2), while LBRuT play standards require a target of 7,542 m<sup>2</sup>. The current masterplan allows to exceed GLA required play space without considering the school facilities for Development Area 1 and when considered holistically the total quantity of play achieved will exceed that required by LBRuT.

The proposed configuration of play space for different age groups has been developed as shown on this diagram.

Tables 1 and 2 illustrate the targets and achieved provision of play space for the different age groups. Table 1 contains the description of play requirements for Development Areas 1 and 2 only while Table 2 includes both of these areas and the School site in its calculations in addition to areas that may be subject to overshadowing.

For calculation of the school facilities (indoor and outdoor) a weighted contribution has been included in achieved play for 4 years and above in line with the intention to arrange a community use agreement with the residential community. We have calculated these facility areas on the basis of intermittent use outside school hours (during week nights and weekends) as 2/7 of the actual space.



SCHOOL INDOOR MUGA /ACTIVITIES HALL



SITE WIDE PLAY PROVISION

Table 1: Playspace required and achieved - for Development Areas 1 and 2

AGE	Play Space required GLA (Sqm) Development Area 1	Actual playspace achieved (Excluding school)	Play Space required GLA (Sqm) Development Area 2	Actual playspace achieved (Excluding school)
0 - 3	1,187	1,305	1,423	1,892
4 - 10	1,168	1,996	1,432	1,469
11 - 17	480	679	771	193
<b>TOTAL</b>	<b>2,835</b>	<b>3,980</b>	<b>3,626</b>	<b>3,554</b>

Table 2: Total playspace required and achieved - site wide including Detailed, Outline areas and School

Age	No. of children	Play Space required GLA (Sqm)	Actual playspace achieved (Excluding school) of which in sunlit/shaded* area			Actual playspace achieved (Including school)
			Total	Sunlit	Shaded	
0 - 3	260.9	2,609	3,183	2,135	1,048	3,183
4 - 10	260.0	2,600	3,465	1,998	1,467	4,603
11 - 17	125.2	1,252	872*	859	13	2,579
<b>TOTAL</b>	<b>646.1</b>	<b>6,461</b>	<b>7,520</b>			<b>10,365</b>

\* Neighbourhood requirements provided off site including Schools play spaces

\*Derived from eb7 document 2201\_R015\_SA01

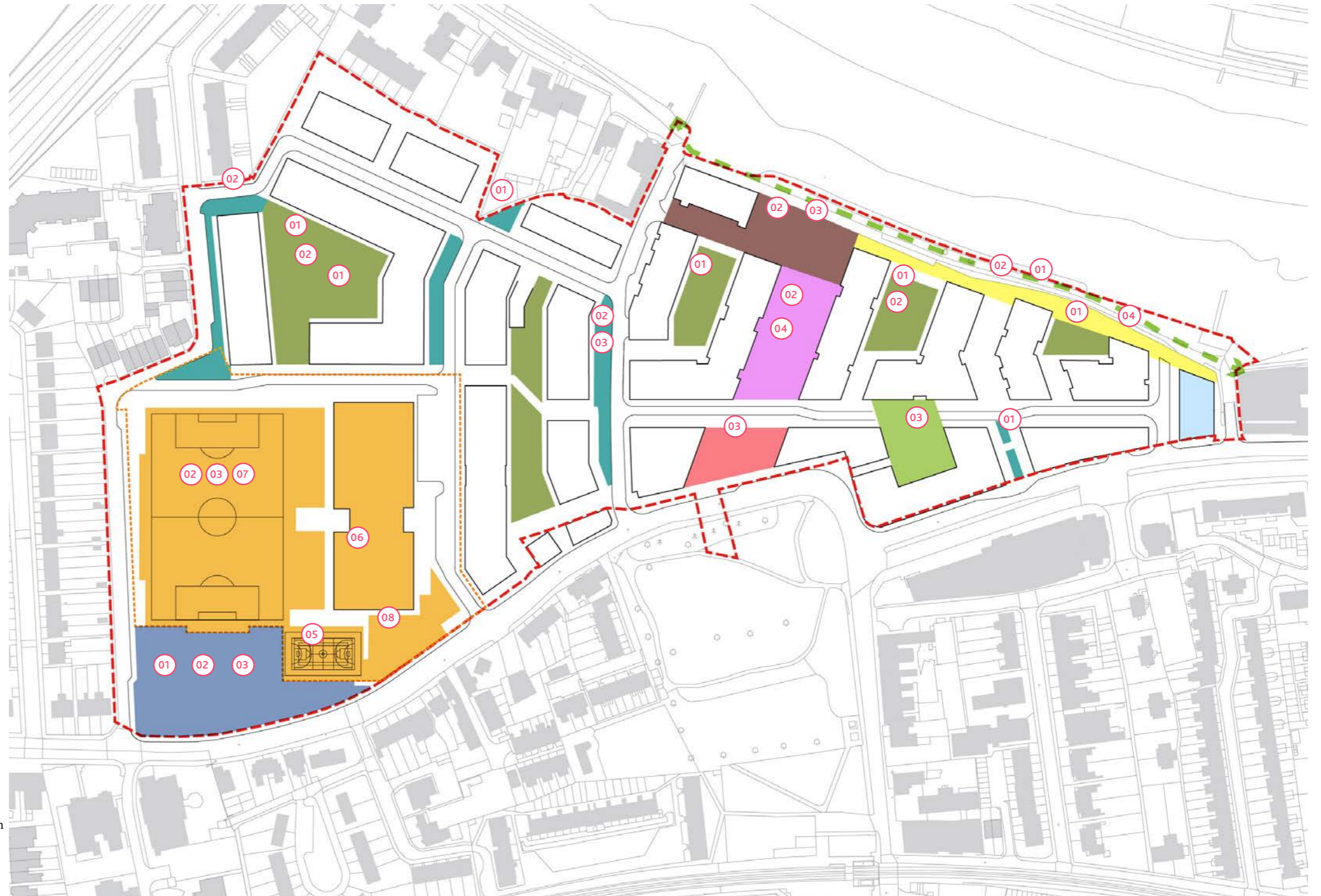
# PLAY STRATEGY - SITE-WIDE APPROACH

## BREAKDOWN OF SPACES:

In accordance with best practice and policy including Shaping Neighbourhoods: Play and Recreation (Mayor of London, 2012) and Site Layout Planning for Daylight and Sunlight (BRE Trust, 2nd edition) play spaces and equipment are, wherever possible, located within areas that receives sunlight throughout the year. Further information relating to the sunlight amenity assessment utilised in the allocation of play space was produced by Eb7. Not only does this improve the visual amenity of the play spaces and their setting it increases their usability year round across all age groups and encourages healthy tree and plant development where integral to play. Each courtyard and open space containing play facilities has been indicated, with the age groups referenced.

The facilities within the School development are proposed to be made available to the wider community outside school hours and under the auspices of a Community Agreement.

A Rowing Club is proposed for the block indicated as part of this application, however it is being brought forward under the flexible non-residential uses.



# PLAY STRATEGY

## TYPES OF PLAY ELEMENTS

The design concept for the public realm is to facilitate incidental playable space throughout the scheme with dedicated areas to cater for 0-18yrs through Doorstep and Local Playable Spaces as defined by the SPG.



SENSORY



CONSTRUCTION



CHALLENGE



TOPOLOGY



TOPOLOGY



SCULPTURAL



INCIDENTAL / SAFE ROUTES



FIXED PLAY EQUIPMENT



PLANTING



SEATING



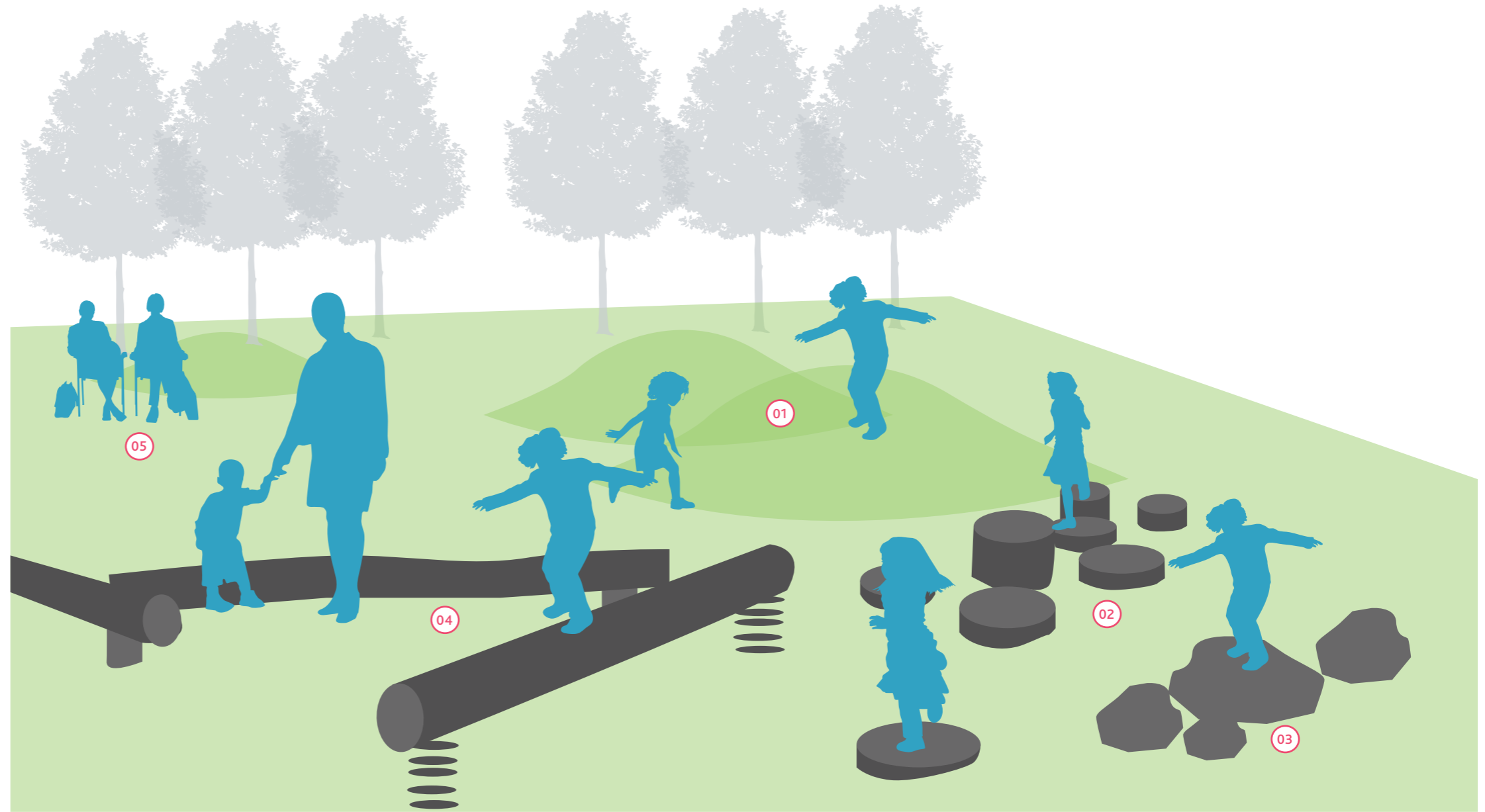
SPORTS EQUIPMENT

# PLAY STRATEGY

## DOORSTEP PLAY (0-3 YEARS)

Opportunities for informal play including lawn, mounds, and natural features. Play elements would include:

- » Within 100m of each residential apartment
- » Land forms including small hillocks and grassed mounds (1)
- » Climbing, stepping and jumping blocks set within grass areas (2)
- » Small scale play equipment with softfall surface material (3)
- » Stepping stones for balance and clambering (4)
- » Sensory play elements (5)
- » Seating in close proximity for parents and carers



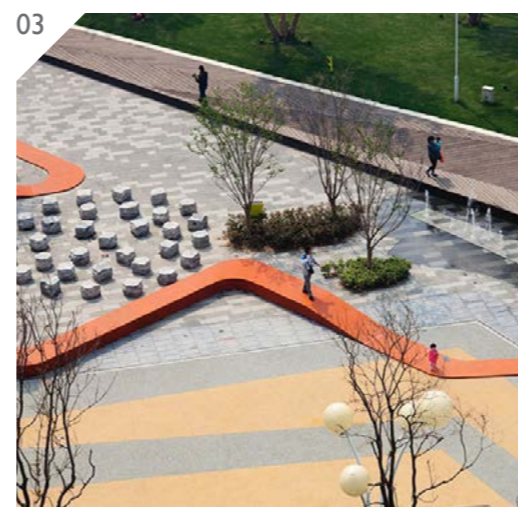
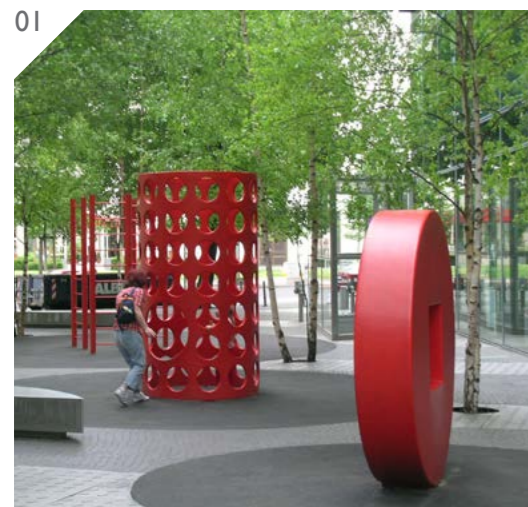
PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.

# PLAY STRATEGY

## LOCAL PLAYSPACE (4-10 YEARS)

Opportunities for informal playable landscape features as well as more formal play elements set within area(s) of soft play surface to cater for older children:

- » Within 300m of doorstep
- » Natural play features as for 0-5 years
- » Low walls, seats and stepping stones for balance and clambering (1)
- » Small climbing structures (2)
- » Landscaping to create natural feel, including changes in level (3)
- » Equipment that allow children to swing, slide and climb (4)
- » Sensory play elements (5)
- » Seating areas adjacent to equipment and play space
- » Water play (if possible)



PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.

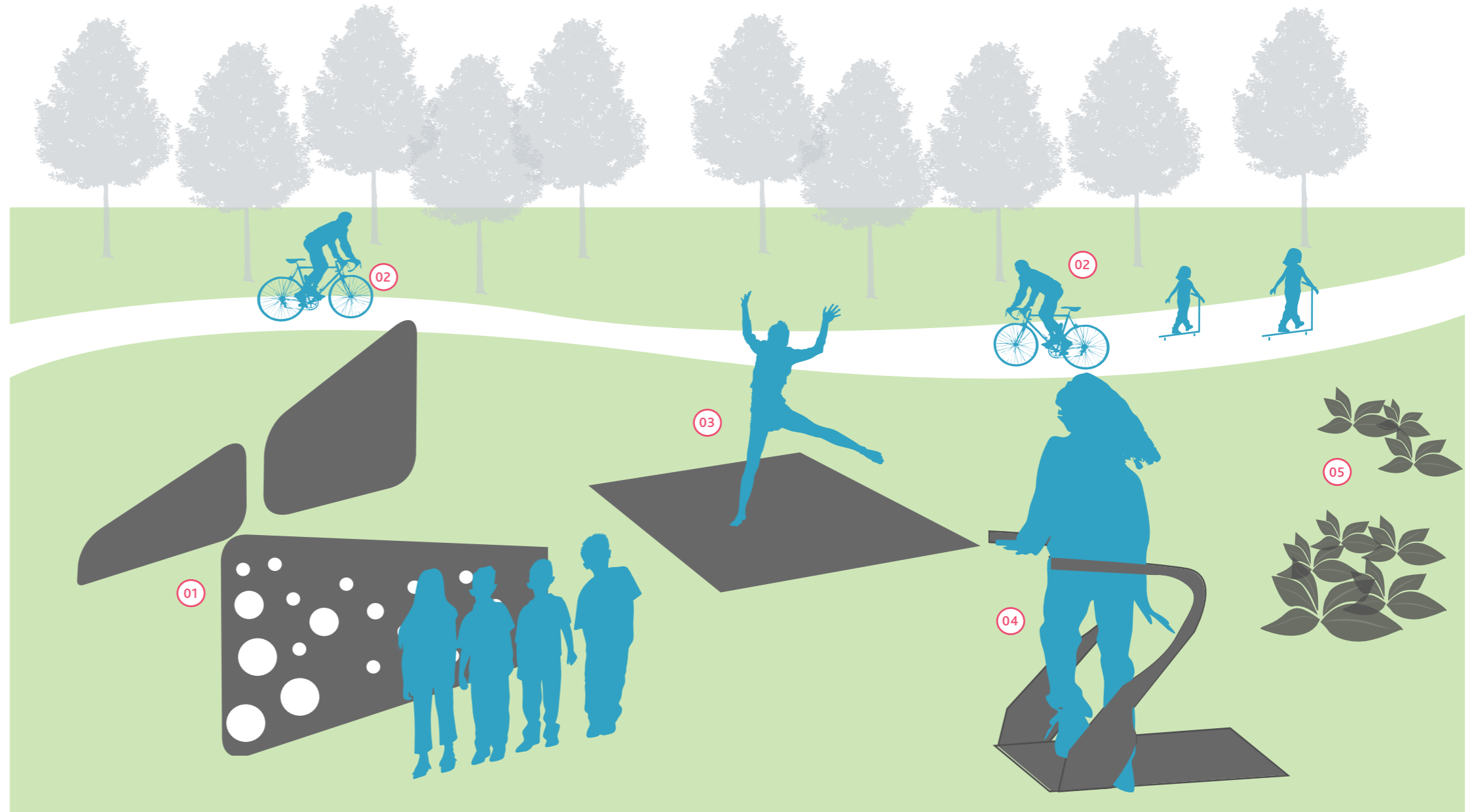
# PLAY STRATEGY

## 11+ YEARS

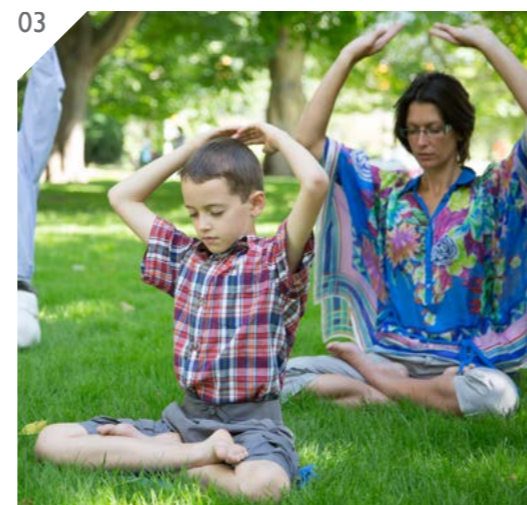
Opportunities for teenagers to play can be integrated into public realm landscapes of the site such as Malting Plaza, Entrance Plaza and Bottleworks Square.

These facilities can include:

- location preferred within 800m of doorstep
- Table tennis tables (1)
- Outdoor gym facilities / Jogging and cycling trails (2)
- Spaces and facilities for informal sport or recreation activity e.g. climbing walls or boulders, exercise trials, outdoor exercise equipment (3)
- Shared surfaces- suitable for skating, cycling or roller-blading (4)
- Multi-Use Games Area (MUGA) (5)
- Multi-use all weather sports pitch (School)
- Seating areas on the edge of the activity spaces
- Boules, piste and elderly/ family play
- Topographic variation within landscaped areas
- Rowing Club or other organised sporting facilities / groups



PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.



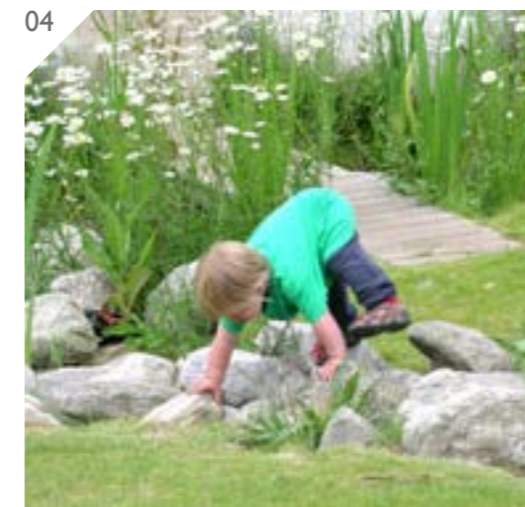
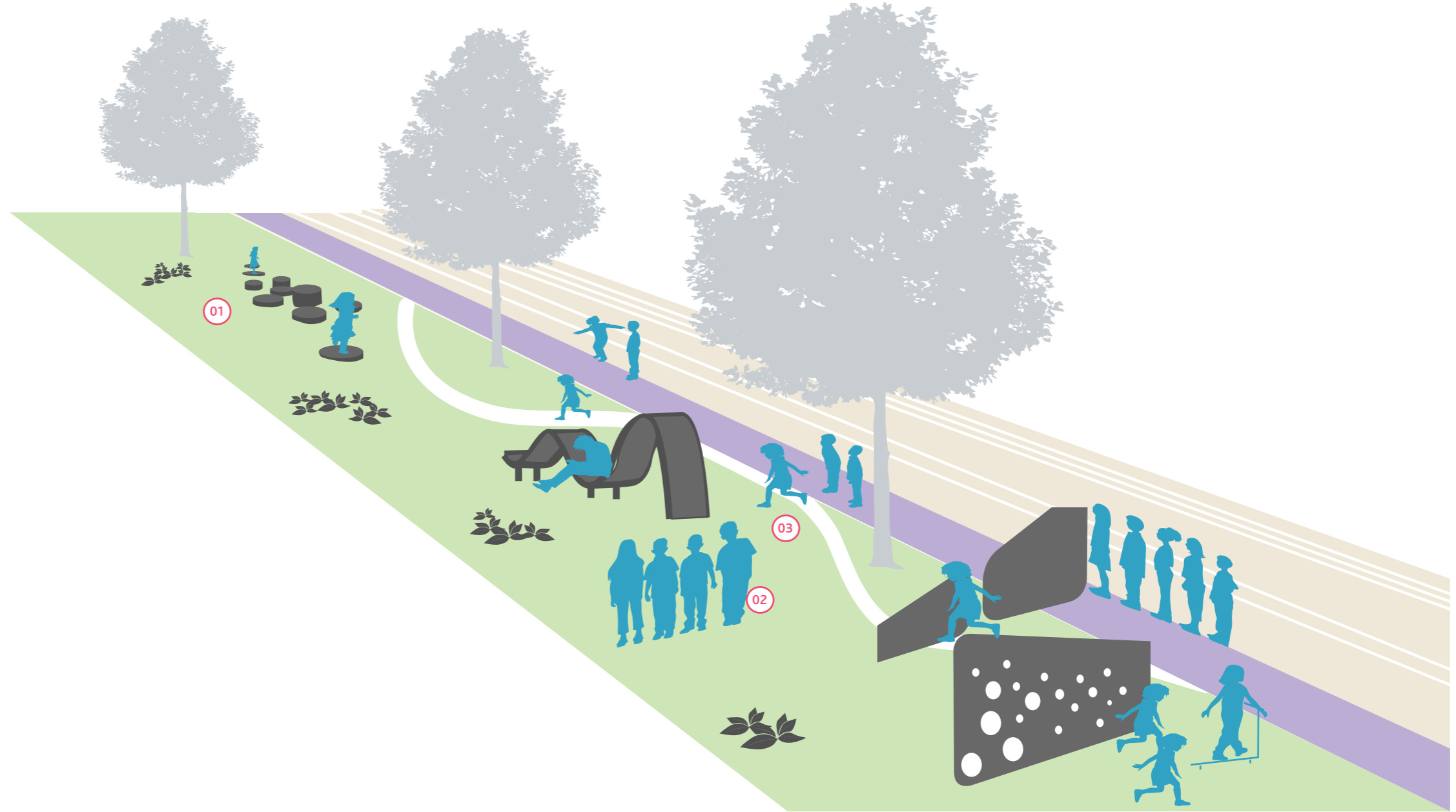
# PLAY STRATEGY

## PLAY ON THE WAY (ALL AGES)

Opportunities for children to play can be integrated into public realm landscapes of the site such as William's Lane and Aynescombe Lane.

These facilities can include:

- Equipment integrated into the landscape that allow children to jump, climb and explore (1)
- Small scale play equipment (2)
- Equipment e.g. climbing walls or boulders, exercise trials (3)
- Sculptural play equipment that provides opportunities for play as well as being aesthetically pleasing (4)



PRECEDENT IMAGES ABOVE SHOWING DESIGN INTENT.

# PLAY STRATEGY

## DOORSTEP PLAY FACILITIES FOR RESIDENTIAL COURTYARDS:



LOCATION PLAN

PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:



# PLAY STRATEGY

## 'PLAY ON THE WAY' ELEMENTS WITHIN GREEN LINK

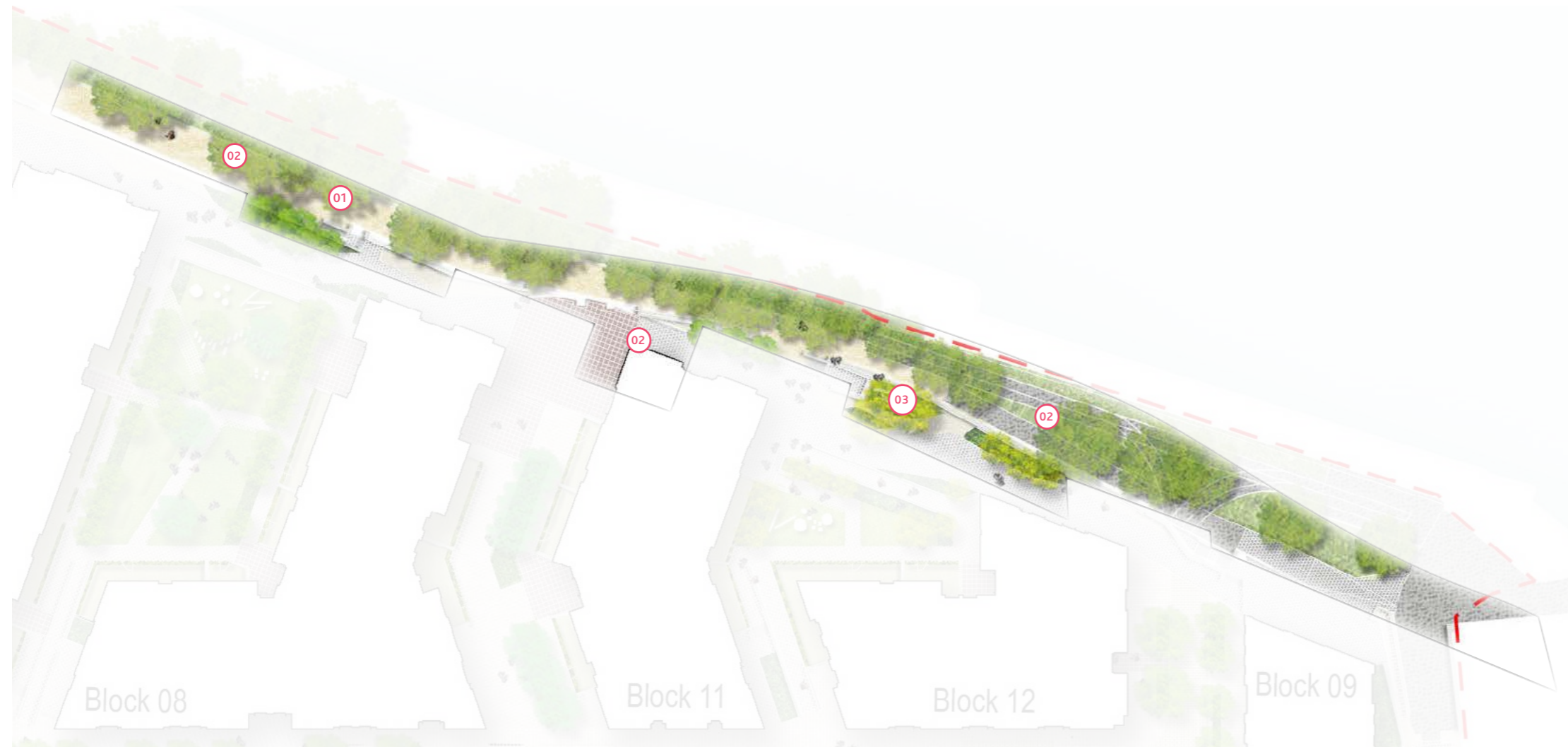


PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:

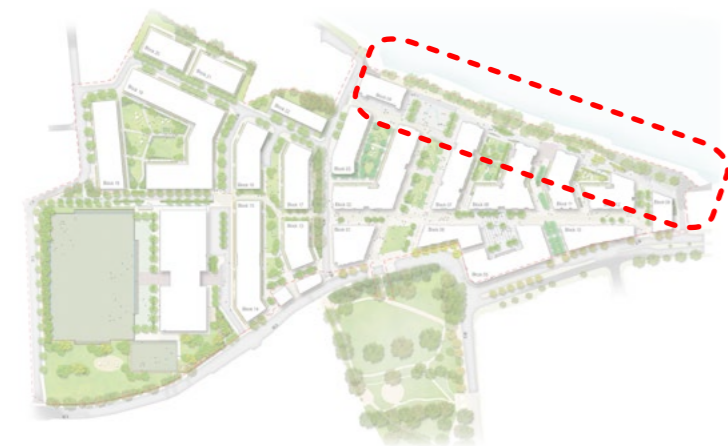


# PLAY STRATEGY

## 'PLAY ON THE WAY' ELEMENTS IN STREETScape/RIVER TERRACE



PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:



LOCATION PLAN



# PLAY STRATEGY

## WATER PLAY AND WATER JETS AT MALTINGS PLAZA



LOCATION PLAN

PRECEDENT IMAGES BELOW SHOWING DESIGN INTENT:



# HERITAGE AND PUBLIC ART STRATEGY

## STRATEGY:

Opportunities exist within the landscape and public realm of the masterplan to integrate public art that will provide reference to the long and intricate history of the site, the riverside location and add a layer of interest and animation to the user experience. The initial strategy is to identify potential positions for interventions along key routes and in locations that tie in with the site-wide art strategy, potentially including:

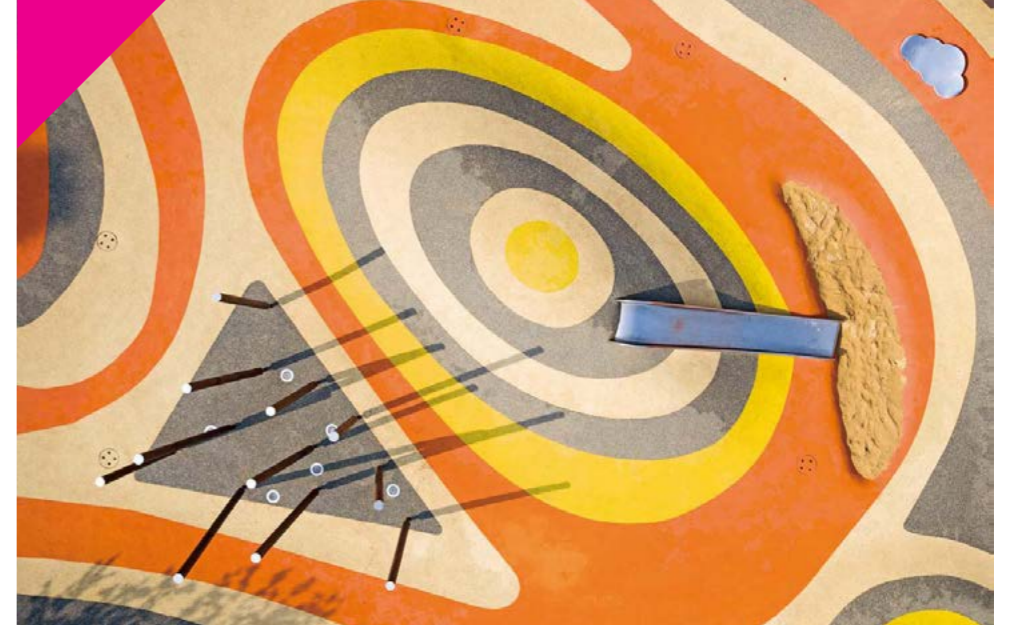
- Sculptures at major focal points
- Appropriate found objects from the brewery
- Artistic play installations
- A history trail – with cast or etched narrative panels
- Temporary happenings and installations related to the project,
- Paving art, light and sound pieces, elements within street furniture,
- Signage, graphics and branding

The proposal would be to work with a curatorial specialist in the next phase of the development to identify and commission artists to bring this vision to life.



### Legend

- ★ Locations of Potential Art Installations
- ★ Heritage Celebration Through Public Realm (incorporated in hardscape and street furniture design)
- ★ Potential Location for the War Plaques
- ▨ Riverside Art Trail
- Brewery Gates Relocated
- Section of Existing Riverwall Partially Retained
- - - Site Application Boundary
- - - School Application Boundary



# BIODIVERSITY ROOF

## BIODIVERSITY ROOF

### BIODIVERSE ROOFS (Total 2,524m<sup>2</sup>):

It is proposed to implement extensive green / brown roof systems on a number of the buildings with flat roofs, exploiting the ecological potential of these upper levels. A percentage of the roof space on new buildings in the development has been designed as extensive green or brown roofs, to provide biodiversity and energy benefits, as well as contributing to stormwater drainage and short term attenuation storage. While it is acknowledged that the LBRuT recommendation of 70% of roofs being allocated to green roofs is not achieved, we have provided over 50% of green or brown roofs and have endeavoured to maximise suitable biodiversity through the green and brown roof strategy, as well as significant planting areas and retained vegetation throughout the site. The roofscape is also utilised to provide PV cells, air conditioning and other mechanical plant and lift overrun structures, together with maintenance access. The calculated available roof space excludes areas unsuitable for the inclusion of biodiverse roofs such as pitched roof structures, lift over-runs and areas allocated for building plant or services.

Green and brown roofs provide beneficial insulation to buildings and a degree of infiltration and storage of rainwater, while adding to the biodiversity of the site with a range of plant types, habitats for various insects and invertebrates and potentially birds and bats. A number of bat and bird boxes will be integrated into the roofscape and informal habitats created with rocks and gravel surfaces to brown roof sections.

Green roofs include a wildflower and native grasses mix and are designed as a sustainable, biodiverse roofscape and a pleasant visual outlook for surrounding higher buildings. This light weight roof system will assist in absorbing rainwater as well as increasing the biodiversity of the site by providing additional foraging and habitat for insects and birds.

Brown roofs are accessible for maintenance purposes and will incorporate PV cells in some areas, as indicated in Architectural and MEP drawings. Each brown roof will be seeded with plant species collected from the site or nearby, to boost local endemic habitat and foraging for local species. Certain features will be introduced to maximise potential for biodiversity and habitat for target species. These will include log piles, slabs or tree branches gathered from the local area, combined with bird and bat boxes noted below. Where possible, the substrate depth will be varied to provide opportunities for small pools of water to collect on the roof.

For Development Area 2, biodiverse roofs will be incorporated using same principles as above and additional details will be provided in detail design stage.



Biodiverse roof allocation - Development Area 1

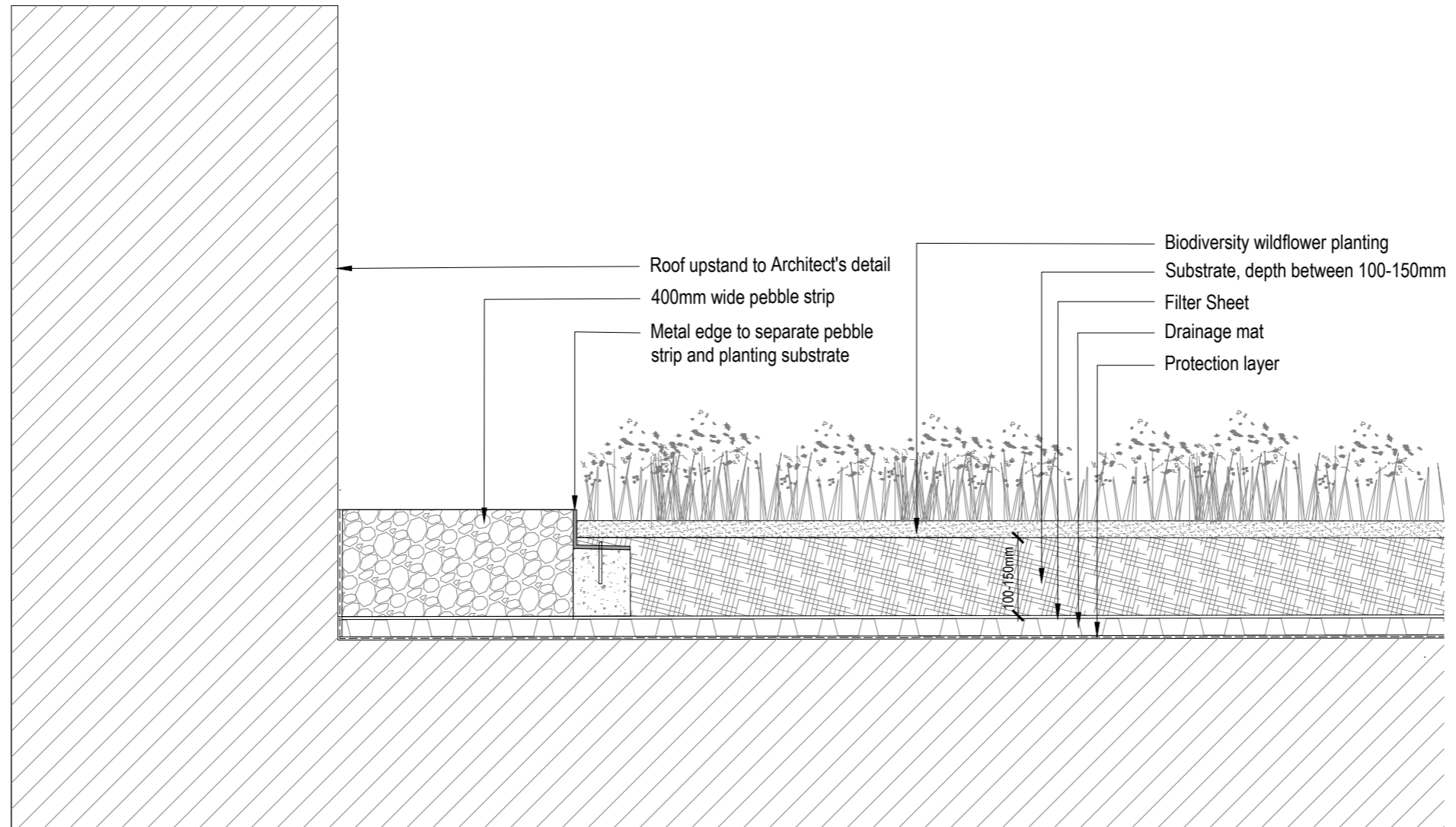
	Area (square metres)	Area as percentage
Available roof space	4,475	N/A
Green roof allocation	2,164	48%
Brown roof allocation	360	8%
Total allocated	2,524	56%

#### Legend

- Green Roof (total 2,164m<sup>2</sup>)
- Brown Roof (total 360m<sup>2</sup>)
- - - Site Application Boundary
- - - School Application Boundary

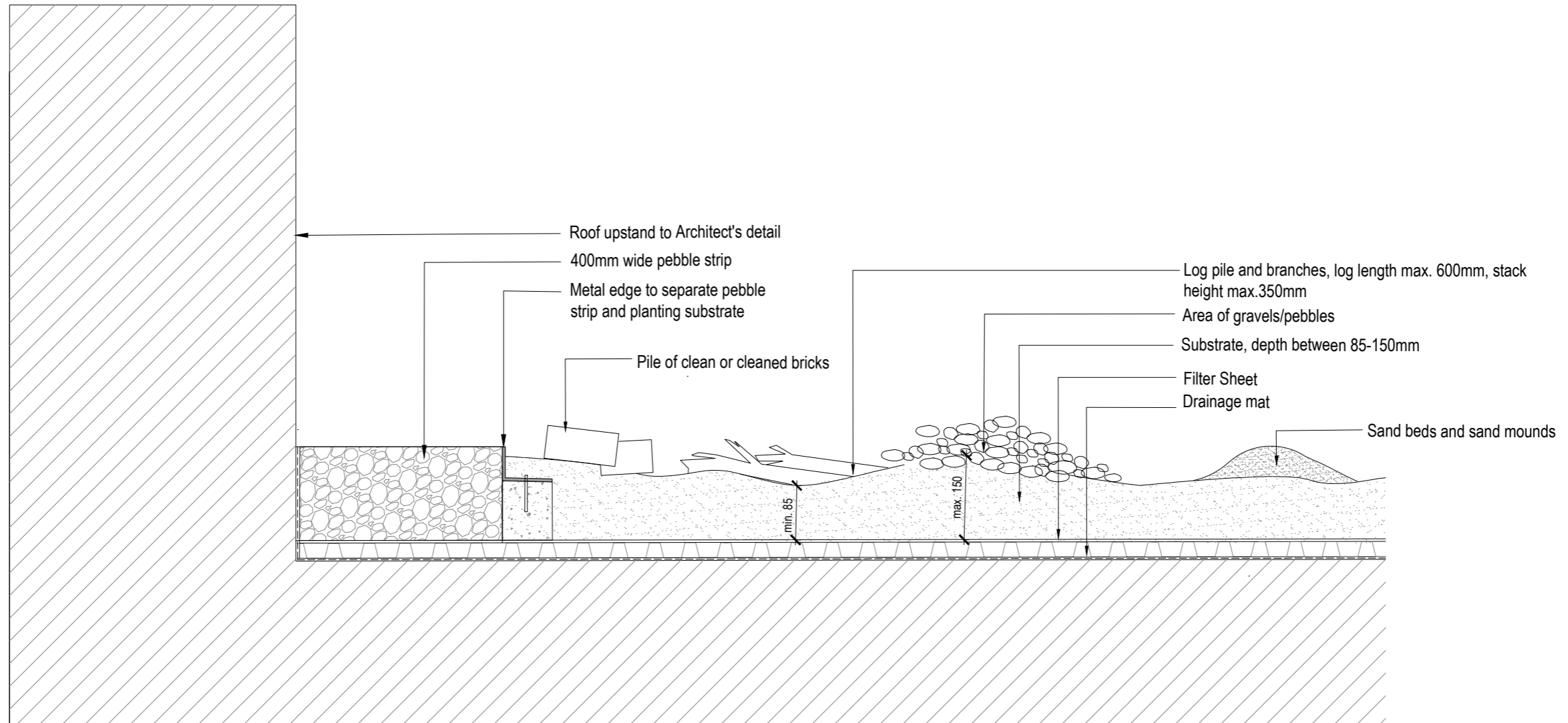
# BIODIVERSITY ROOF

## GREEN ROOF TYPICAL DETAIL



# BIODIVERSITY ROOF

## BROWN ROOF TYPICAL DETAIL



# BIODIVERSITY ROOF

## GREEN ROOF PLANTING DETAIL

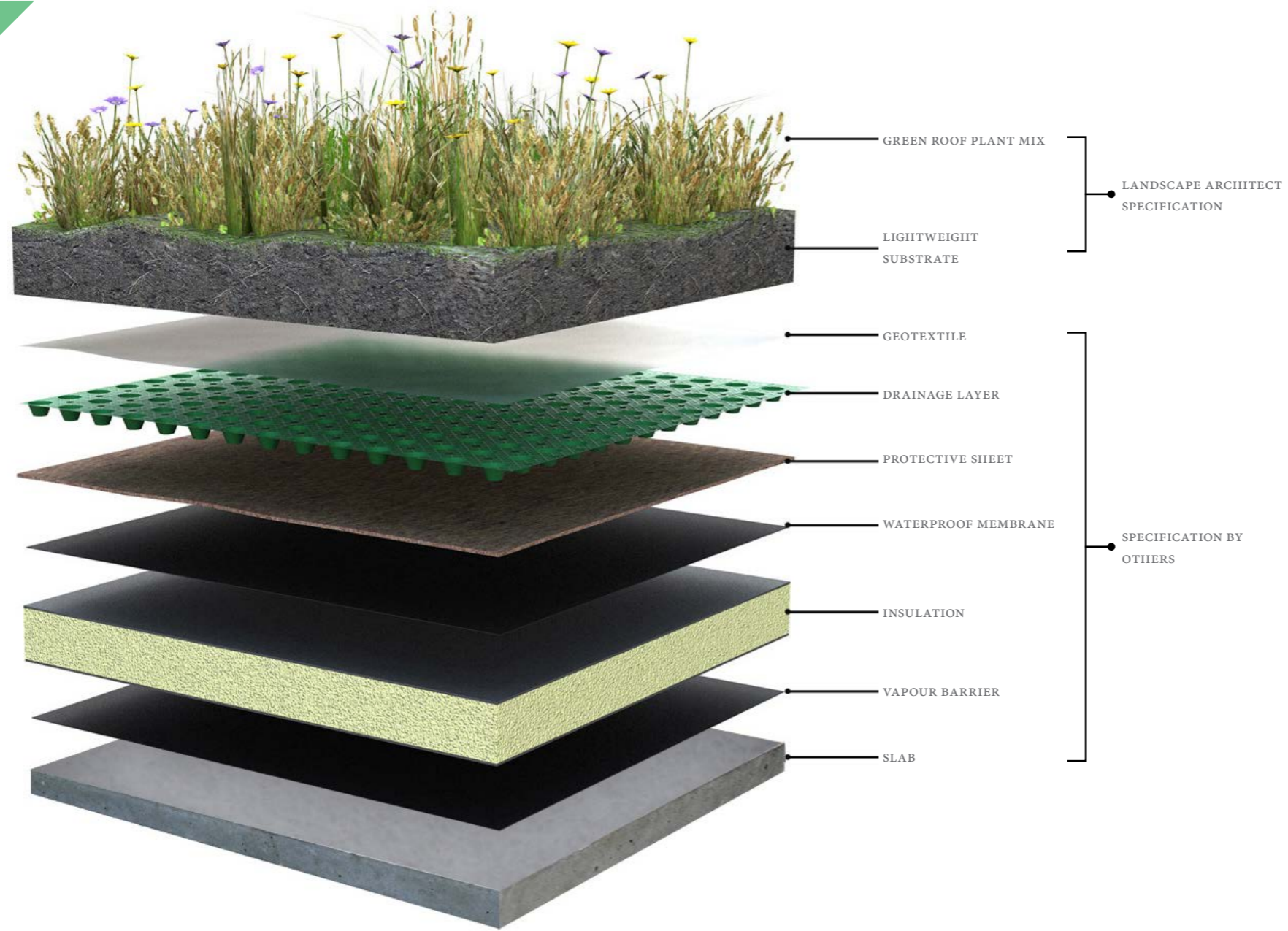
Green roofs include a wildflower (90%) and native grasses (10%) mix and are designed as a sustainable, biodiverse roofscape and a pleasant visual outlook for surrounding higher buildings. An indicative species palette is included on this page.



### XFI 18 WILDFLOWER INDICATIVE SPECIES LIST

Botanical Name	Height	Blossom	Flowering Season
<i>Achillea millefolium</i>	8-40 cm	White	June-August
<i>Armeria maritima</i>	5-20 cm	Pink	April-October
<i>Bellis perennis</i>	3-12c m	White / Yellow	March-October
<i>Campanula glomerata</i>	3-30 cm	Blue	June-October
<i>Campanula rotundifolia</i>	15 cm	Blue	July-September
<i>Centaurea cyanus</i>	20-50 cm	Blue	June-August
<i>Centaureum erythraea</i>	10-40 cm	Pink	July-August
<i>Dianthus deltoides</i>	15-30 cm	Pink	April-October
<i>Echium vulgare</i>	30-60 cm	Blue	June-September
<i>Galium verum</i>	15-60 cm	Yellow	July-August
<i>Geum rivale</i>	20-40 cm	Pink	April-August
<i>Linaria vulgaris</i>	20-40 cm	Yellow	July-September
<i>Lotus corniculatus</i>	10-20 cm	Yellow	June-September
<i>Lychnis flos-cu-culi</i>	50-60 cm	Pink	May-August
<i>Papaver rhoes</i>	20-60 cm	Red	June-August
<i>Pilosella aurantiaca</i>	20-60 cm	Orange	July-October
<i>Prunella vulgaris</i>	5-20 cm	Purple	June-October
<i>Rhianthos minor</i>	30-50 cm	Yellow	May-August
<i>Saponaria officinalis</i>	20-40 cm	Light Pink	July-September
<i>Scabiosa columbaria</i>	15-50 cm	Blue	July-October
<i>Sedum acre</i>	5-10 cm	White / Yellow	July-August
<i>Silene uniflora</i>	8-25cm	White	June-August
<i>Silene vulgaris</i>	25-50 cm	White	June-August
<i>Thymus polytricus</i>	4-10 cm	Mauve	May-August





Precedent Image of Green Roof Detail



**GREEN ROOF WILDFLOWER SPECIES**



Alliaria petiolate



Echium vulgare



Papaver rhoeas



Galium verum



Daucus carota



Prunella vulgaris



Silene vulgaris



Rhianthos minor

## ECOLOGY

Living roofs are designed, with a combination of green and brown roofs to provide a range of plants and habitats, as well as contributing to the biodiversity of the site.

Insect attracting plants and structures to form shelters and habitats will be included in green and brown roof details.

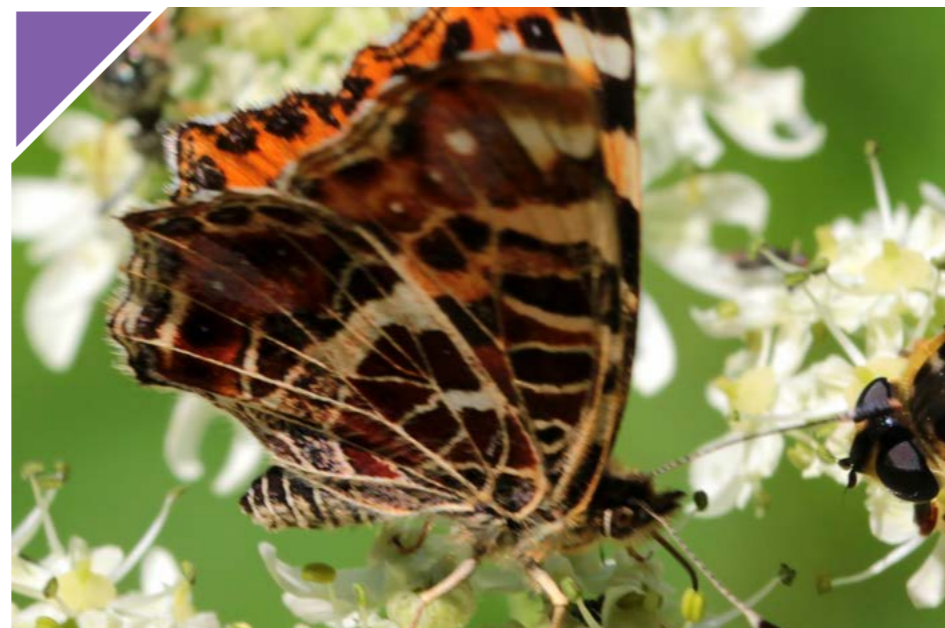
A number of ecological enhancements will be incorporated in the proposed landscape and a minimum of ten bat boxes are to be provided in suitable location within the Detailed Application Boundary Area.



Bird boxes



Bat box



Bees at work



Bat box



Wood log piles

# SUSTAINABLE URBAN DRAINAGE

## SUSTAINABLE URBAN DRAINAGE STRATEGY:

### RAIN GARDENS

Rain gardens form a significant landscape feature within the central Green Link, draining one side of the pavement directly into a planted storage 'trench' which ultimately connects to the stormwater attenuation system. This feature provides an effective sustainable drainage system while creating an obvious ecological feature in the public realm, accentuating the visibility of sustainable measures taken in the development. This feature provides a link to the master planning strategy for ecological development and sustainable drainage and allows surface water to be collected in mass planting areas along the Green Link.

### BIODIVERSE ROOFS

Green and brown roofs on the majority of buildings across the site provide biodiversity and also contribute to the rainwater attenuation. Surface treatments in the public and private realm are proposed as predominantly permeable, with soft landscape, turf and grasses, together with permeable pavements of gravel (self-binding or bonded) contrasting with hard paving surfaces and assisting drainage of stormwater.

### IRRIGATION

An irrigation system will be provided to all soft landscape areas (planting and lawn) excluding green or brown roofs. This will include soil moisture monitors and a programmable control system to ensure efficiencies in operation and water management.

The irrigation plant room and central controls will be positioned in the basement plant room and link to mains water supply.

### PERMEABLE SURFACES

Paved areas will be designed where feasible to drain into tree pits and planting areas, providing natural watering and assisting infiltration and storage of stormwater.

For Development Area 2, the sustainable urban drainage strategy will be developed in accordance with the above and provided in detail design stage.



#### Legend

- Rain Garden
- Planter
- Permeable Paving
- Site Application Boundary
- School Application Boundary



Rain garden



Planter



Rain garden detail



Rain garden detail



Permeable paving



# URBAN GREENING FACTOR

The objective of urban greening is the inclusion of measures within new developments that result in an increase in green cover within the development area, and should be integral to planning the layout and design of new buildings and developments. This objective has been considered from the inception of the design process for the Stag Brewery.

Urban greening covers a wide range of interventions including, but not limited to, street trees, green roofs, green walls, and rain gardens. It can provide a range of benefits including amenity space (especially where traditional green space may be limited), enhanced biodiversity, addressing the urban heat island effect and sustainable drainage.

Policy G5 Urban Greening of the Draft New London Plan sets a urban greening factor model to assist in determining the appropriate provision of urban greening for new developments in London. The Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

The Urban Greening Factor for a proposed development is calculated in the following way:

$(\text{Factor A} \times \text{Area}) + (\text{Factor B} \times \text{Area}) + (\text{Factor C} \times \text{Area}) \text{ etc.}$   
divided by Total Site Area.

The table opposite summaries the urban greening factor for the Stag Brewery development.

P10736-00-003-GIL-190806 Urban Greening Summary  
Rev 02

**GILLESPIES**

Surface cover type	Factor	Area (m2)	Value
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1	396	396
Wetland or open water (semi-natural; not chlorinated) created on site.	1	0	0
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm	0.8	2164	1731.2
Standard trees planted in natural soils or in connected tree pits with a soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	4956	3964.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)	0.7	360	252
Flower-rich perennial planting	0.7	0	0
Rain gardens and other vegetated sustainable drainage elements	0.7	213	149.1
Hedges	0.6	774	464.4
Standard trees planted in pits with soil volume less than two thirds of the projected canopy area of the mature tree	0.6	148	88.8
Green wall –modular system or climbers rooted in soil	0.6	0	0
Groundcover planting	0.5	2455	1227.5
Amenity grassland (species-poor regularly mown lawn).	0.4	11022	4408.8
Extensive green roof of sedum mat without substrate	0.3	0	0
Water features (chlorinated) or unplanted detention basins.	0.2	58	11.6
Permeable paving	0.1	9220	922
Sealed surfaces	0	60823	0
Total site area (m2)		92589	
Urban Greening Factor			0.15





# GREEN LINK

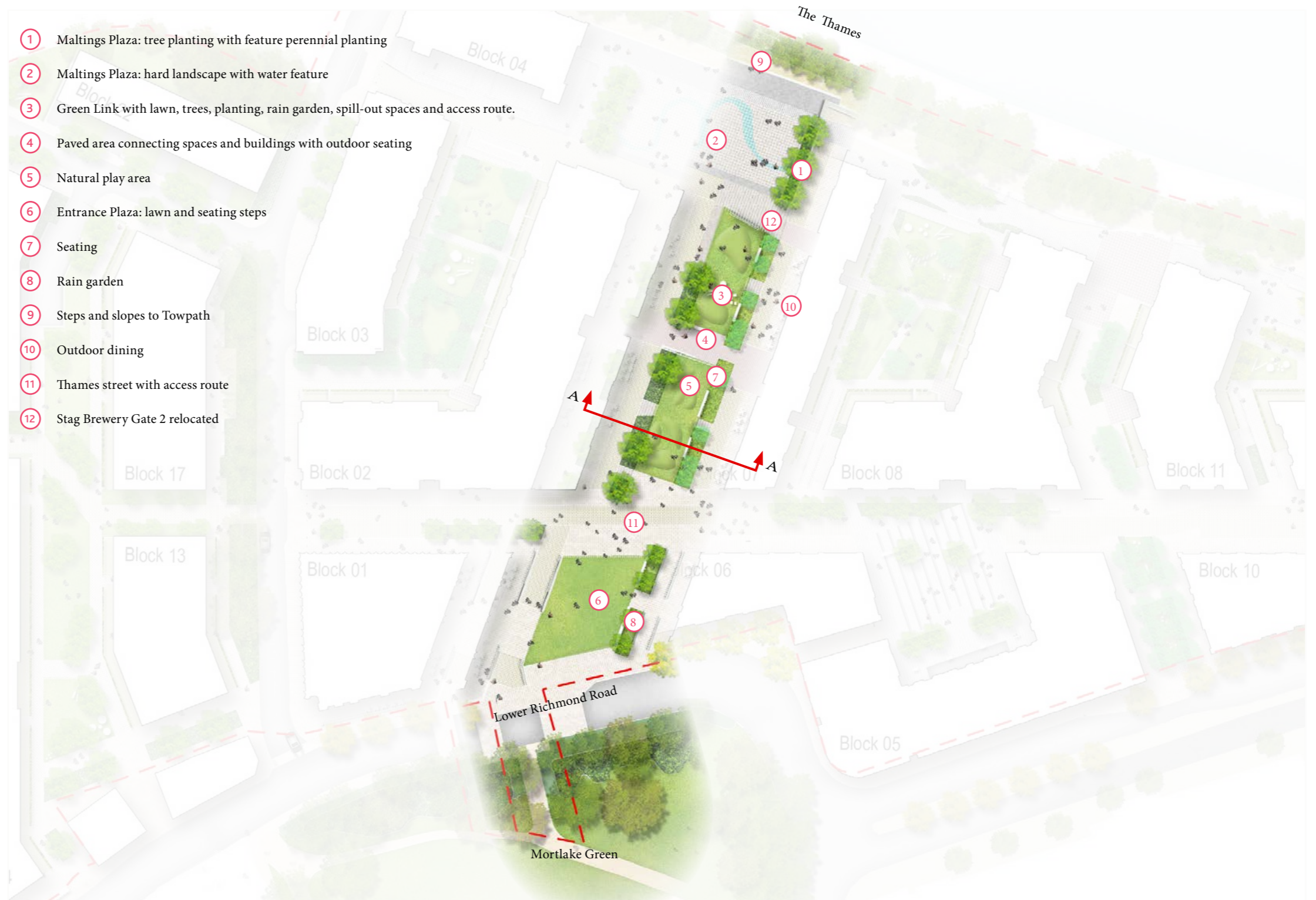
## GREEN LINK

The Green Link runs through the centre of the site and is flanked on both sides with retail and commercial activation at the ground floor level. The Link incorporates wide paved zones for circulation as well as outdoor activities, dining and display of merchandise. The centre of the Link includes a range of open grassed, mounded play and informal recreation spaces, seating areas and pathways.

The Green Link has been developed to support the surrounding land uses, providing broad paved circulation space for pedestrians, cyclists, service and emergency vehicles while catering for outdoor dining, exhibition or display uses by retail and commercial uses adjoining the Link. The centre of this space is predominantly soft landscape for relaxation, seating and gathering, with a linear rain garden capturing pavement runoff. A variety of sustainable planting aid biodiversity within the urban setting of the development while a canopy of feature trees define the route. Play features and facilities are interspersed through the landscape with associated seating areas for parents and carers in close proximity.

The Green Link connects the open space of Mortlake Green and the wider area of Mortlake including the railway station and Mortlake High Street through to the river, providing a defined entrance to the site and a clear connection between the main public spaces of the new Entry Plaza, Bottleworks Square and Maltings Plaza and down to the river's edge.

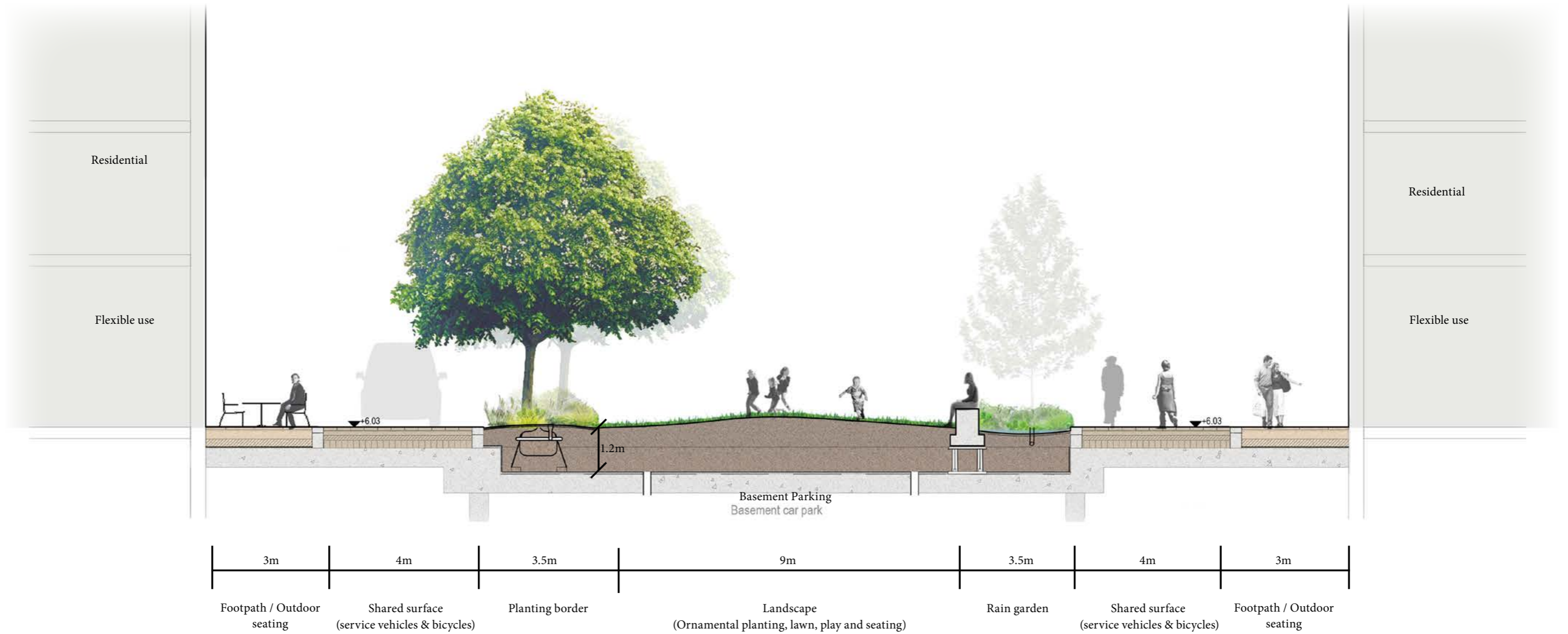
Stag Brewery Gate 2 is proposed across the northern end of the Green Link, defining the separation between the soft landscape and hard paved Maltings Plaza.



Location plan

# GREEN LINK

Section AA  
30m



GREEN LINK PRECEDENT IMAGES



GREEN LINK PRECEDENT IMAGES



GREEN LINK - ILLUSTRATIVE VIEW



GREEN LINK - ILLUSTRATIVE VIEW



# GREEN LINK - ENTRY PLAZA

## ENTRY PLAZA

The main entrance from Mortlake Green into the Stag Brewery site is via the Entry Plaza on Lower Richmond Road. A new raised pedestrian / cycle crossing will be provided from Mortlake Green, created by removing a small number of understorey plants from the screening shrubbery along Lower Richmond Road and constructing a new pathway through this zone and across the road. New low planting will be installed either side of the path to assist in the integration of the new connection into the setting of Mortlake Green.

Contrasting pavement surfacing is proposed to replace the existing road surface. This surface will extend the width of the Green Link to further highlight this entry point into the site and to assist in traffic calming for this new crossing point.

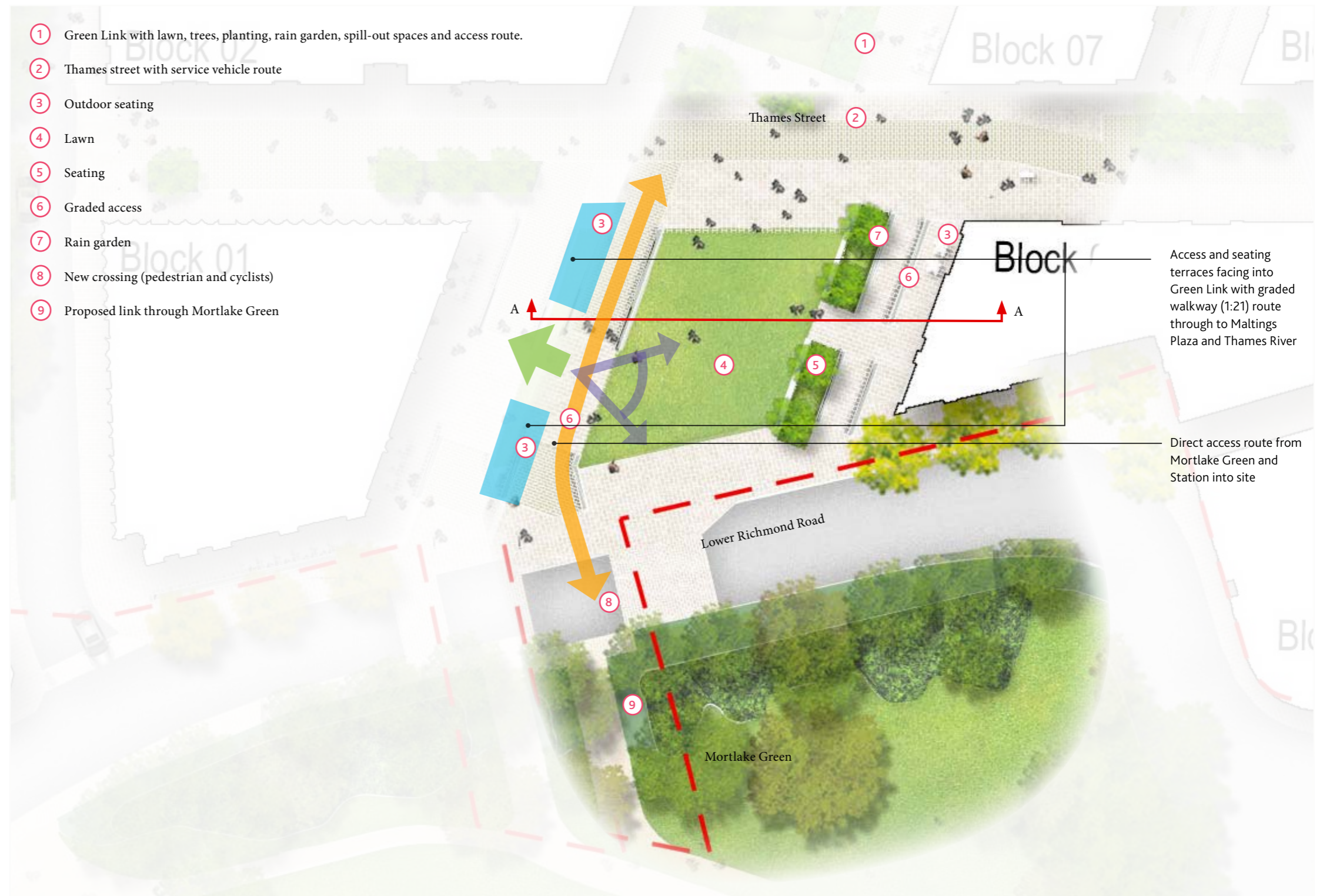
The Entry Plaza consists of pathways along both sides of an open grassed space, with seating terraces outside the commercial units on either side of the space. A rain garden encloses one side of the space capturing surface runoff as part of the drainage and sustainability strategy for the site.

Low concrete walls contain the changes of level within this space and the increase in level from the street into the site is managed with a combination of steps and graded walkways to allow access for all users.

The proposed street trees to Lower Richmond Road are kept clear of this space to allow a visual link into the site and clear connection to Maltings Plaza and the River Thames.

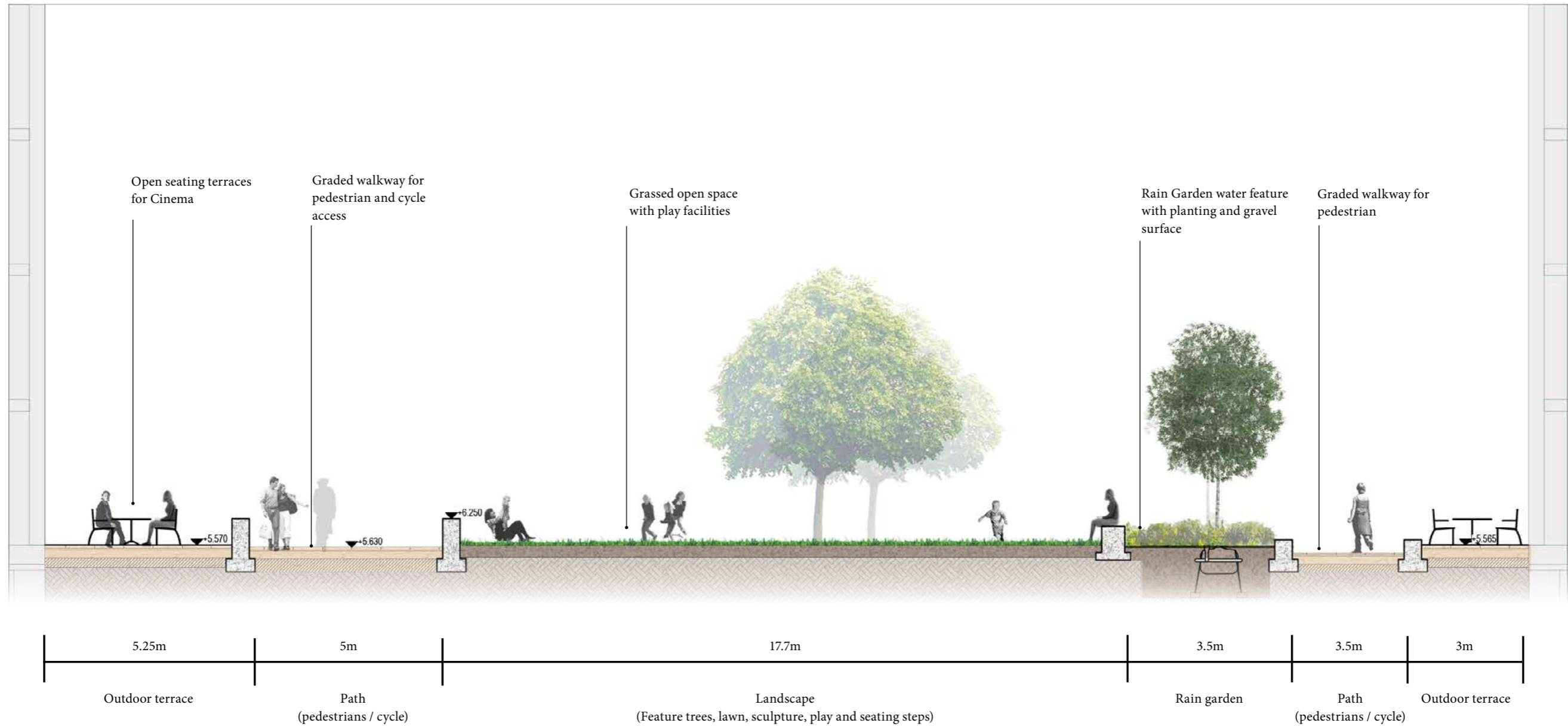


Location plan



# ENTRY PLAZA

Section AA  
38m



# THAMES STREET

## THAMES STREET

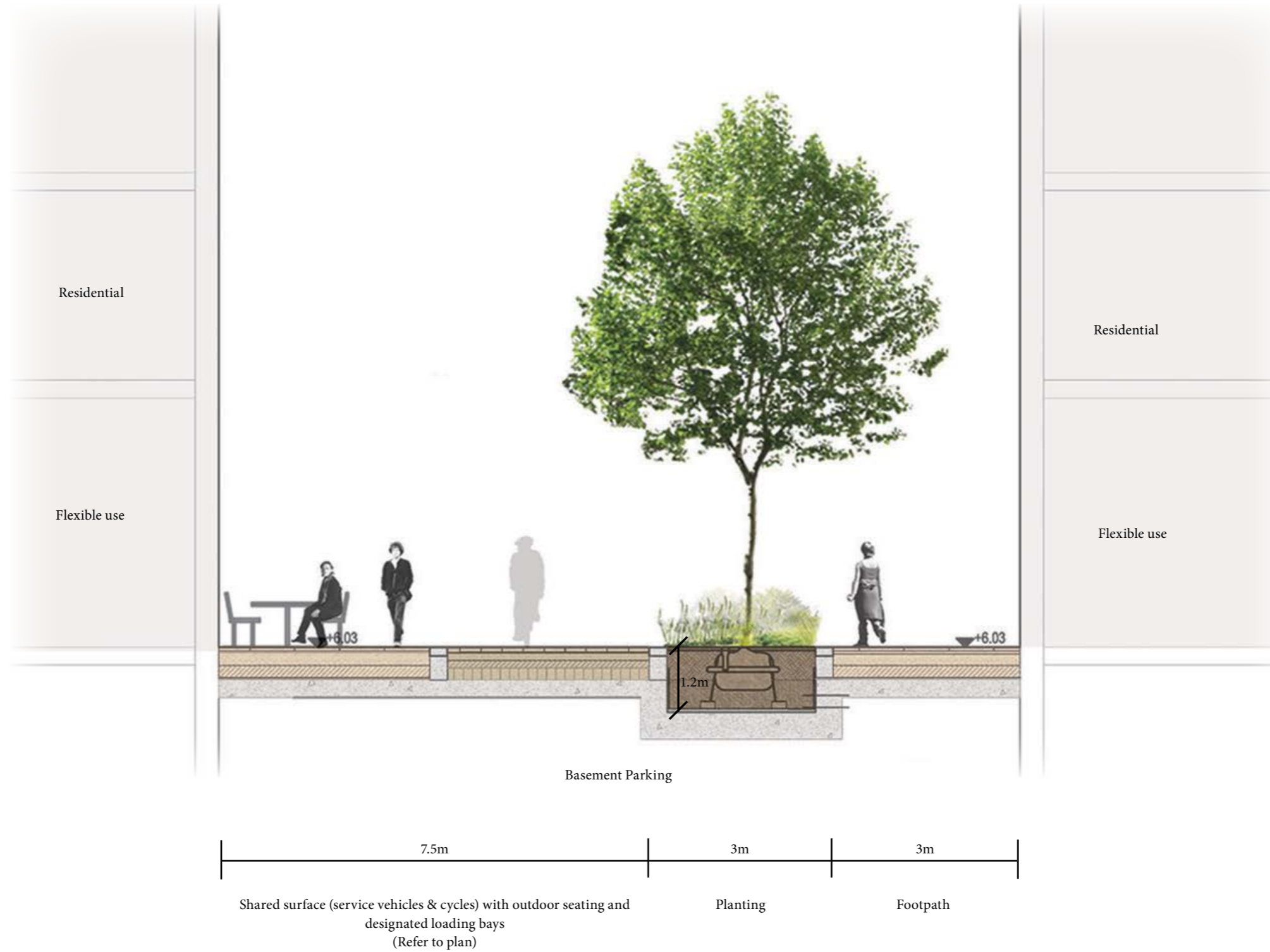
As the main commercial street in the development, Thames Street is designed to facilitate pedestrian and cycle movement as well as service and emergency vehicles. Street trees, lighting and planting frame the shared corridor and subtle pavement treatments and low kerbs define vehicle circulation and loading bays.

- ① Access route
- ② Avenue tree planting
- ③ Cycle racks
- ④ Seating
- ⑤ Entrance to courtyard garden



# THAMES STREET

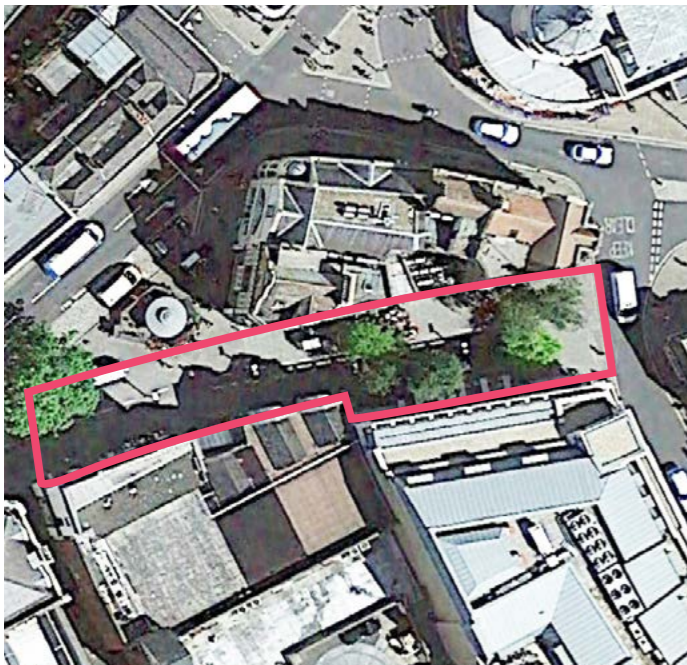
Section AA  
13.5m



# THAMES STREET - PRECEDENT IMAGES



Precedents | Shopping streets - perch points and treatment



Scale comparison | George Street in Richmond



THAMES STREET LOOKING WEST - ILLUSTRATIVE VIEW



# BOTTLEWORKS SQUARE

## BOTTLEWORKS SQUARE

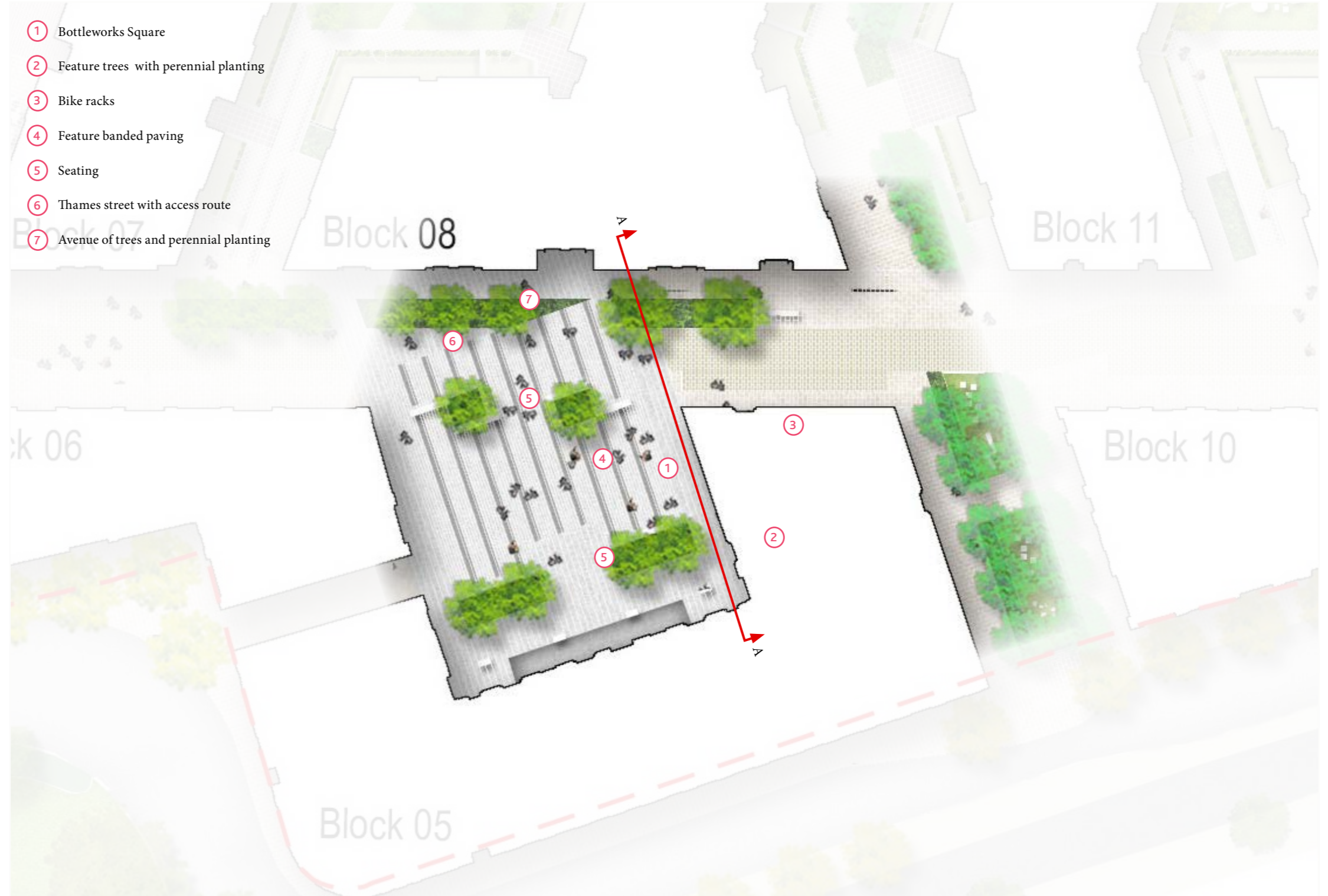
A secondary open space is proposed adjacent to the retained Bottling Hall, contained by this retained building are the Hotel and a proposed flexible commercial space.

The square extends from Thames Street, the central retail street running east west through the site, and provides space for community activities, markets and displays as well as circulation for service vehicles accessing the surrounding retail and commercial buildings.

This space is predominantly hard paved to facilitate a range of functions and features regular specimen trees providing scale, shelter, seasonal colour and greenery to frame the space. Seats and cycle parks are also provided to allow casual use of the space in quieter periods, with lighting to provide safe and secure night-time use of the space as well as the ability to highlight activities within the square or light features and special events.

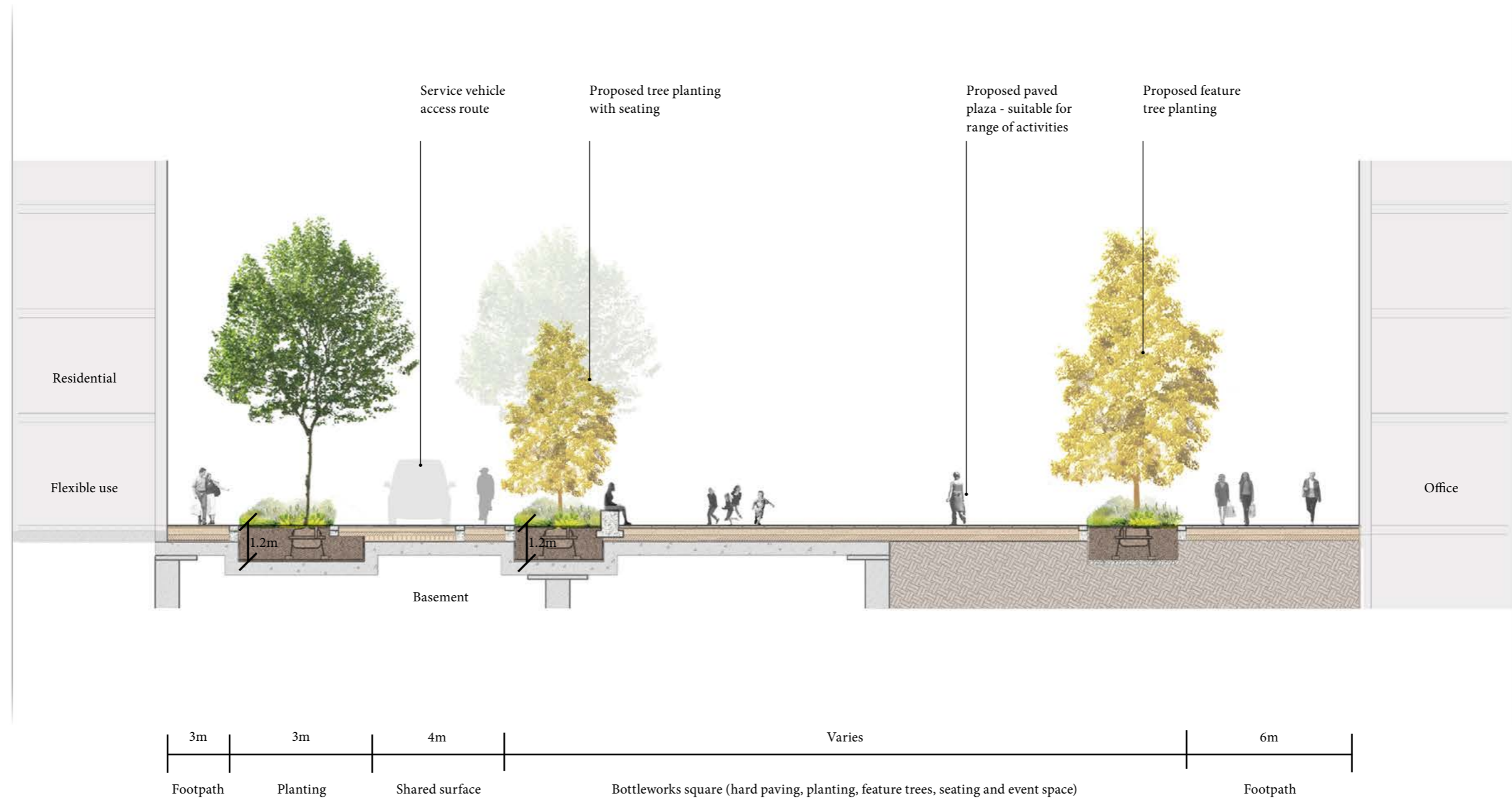


Location plan



# BOTTLEWORKS SQUARE

Section AA  
40m



BOTTLEWORKS SQUARE LOOKING SOUTH - ILLUSTRATIVE VIEW



# MALTINGS PLAZA

## MALTINGS PLAZA

This more formal space forms the main public open space adjacent to the River Thames. Maltings Plaza supports a variety of community-based and retail activities as well as recreational functions. The plaza is primarily hard paved to cater for a range of functions at various times of the year with a water feature proposed within the space. The proposed water feature consists of a series of pop-jet fountains along a stone etched segment of the River Thames, relating to the famous boat race between the University's of Cambridge and Oxford which finishes adjacent to the site. This feature will assist in activating the space and provide a desirable attraction for children and adults alike, with the potential to create a range of effects day and night. Alternatively, the feature can be closed down, allowing a full range of other activities to occur in the paved plaza.

Views to the historic Boat Race finish line, adjacent to this end of the site can be facilitated within the new Maltings Plaza with temporary seating, together with other seasonal community activities and regular markets or displays.

A number of level changes are facilitated within the design of the square, providing separation of various function areas and accessible connection to the Towpath and river edge with a combined stepped and graded access. Connection to the Maltings Building and various function areas and access points have also been incorporated.



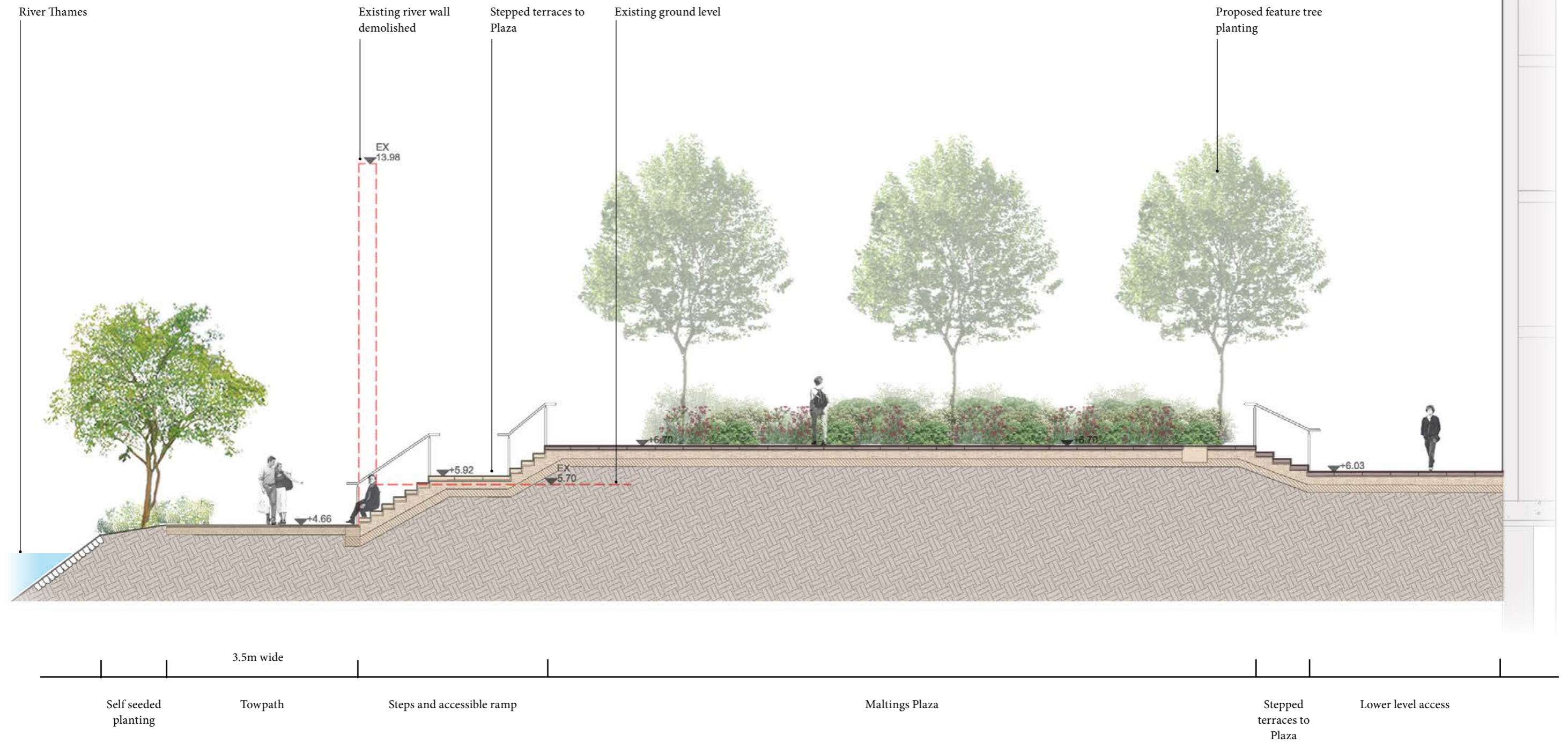
Location plan



- ① Maltings building
- ② Lower plaza to heritage building
- ③ Graded shared surface (max 1:21)
- ④ Water Feature - Boat Race pop jets
- ⑤ Maltings Plaza: paved function / play space and formal tree planting
- ⑥ Broad steps (informal seating)
- ⑦ Steps and graded access to Towpath
- ⑧ Towpath
- ⑨ Green Link with lawn, trees, planting, rain garden, spill-out spaces and access route.
- ⑩ Outdoor dining
- ⑪ Residential courtyard garden
- ⑫ Cycle racks
- ⑬ Shared surface

# MALTINGS PLAZA

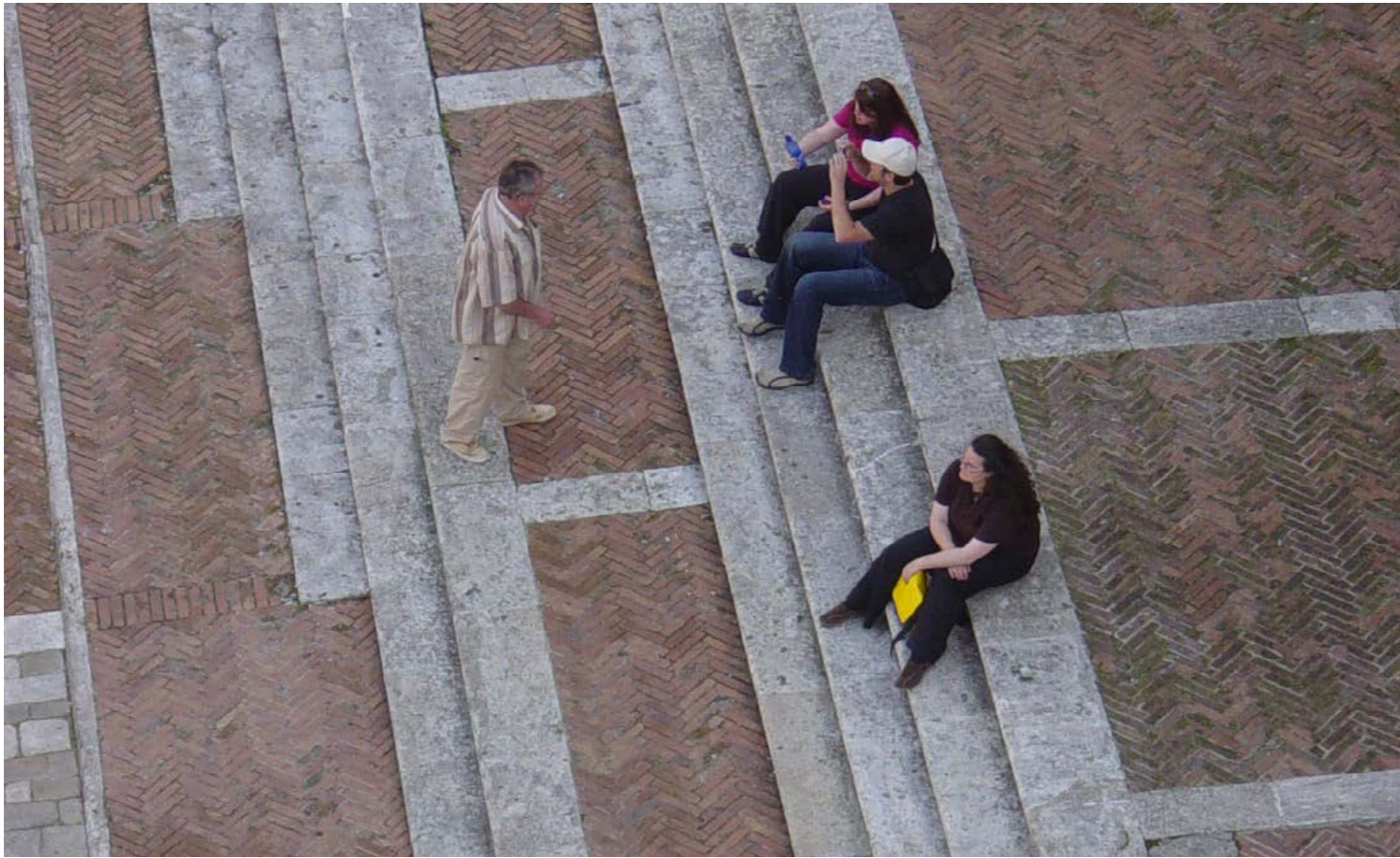
Section AA



MALTINGS PLAZA LOOKING SOUTH - ILLUSTRATIVE VIEW



MALTINGS PLAZA - PRECEDENT IMAGES



# RIVERSIDE TERRACE

## RIVERSIDE TERRACE

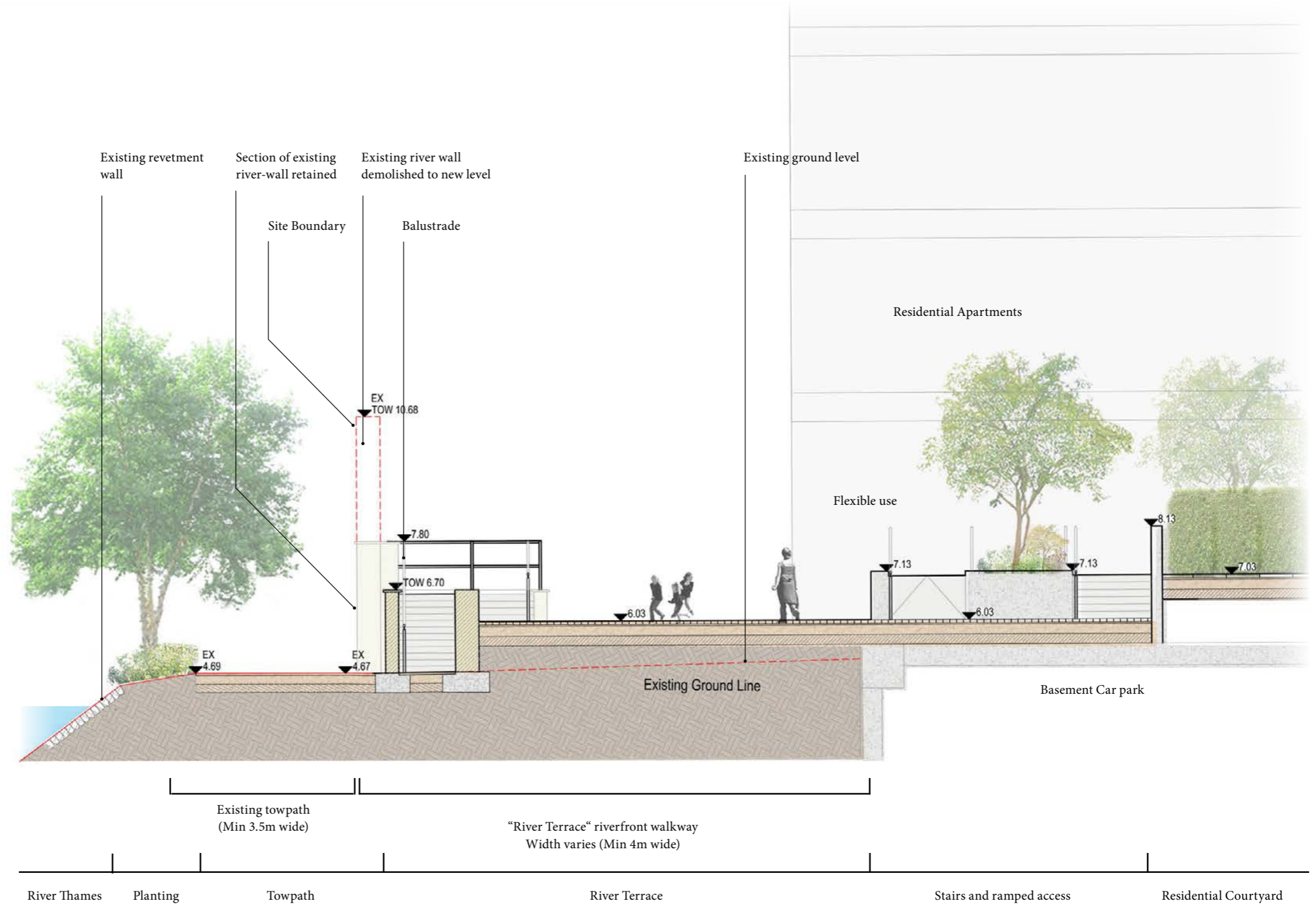
This public open space along the riverfront forms a connective link along the site frontage at the higher site level, creating an alternative access parallel with the Towpath.

- ① River terrace walk with feature paving band
- ② Riparian planting
- ③ Towpath resin bound gravel footpath
- ④ Steps to Towpath
- ⑤ Existing granite setts retained
- ⑥ Seating
- ⑦ Pruning of understorey vegetation to open key views
- ⑧ Life-saving equipment - locate as directed
- ⑨ Rediscovered railway track - express within new pavement
- ⑩ Courtyard garden
- ⑪ Existing Public Draw Dock
- ⑫ Maltings Plaza
- ⑬ Steps and slopes to Towpath
- ⑭ Retaining part of boundary wall with historical value
- ⑮ Existing slipway
- - - Site application boundary



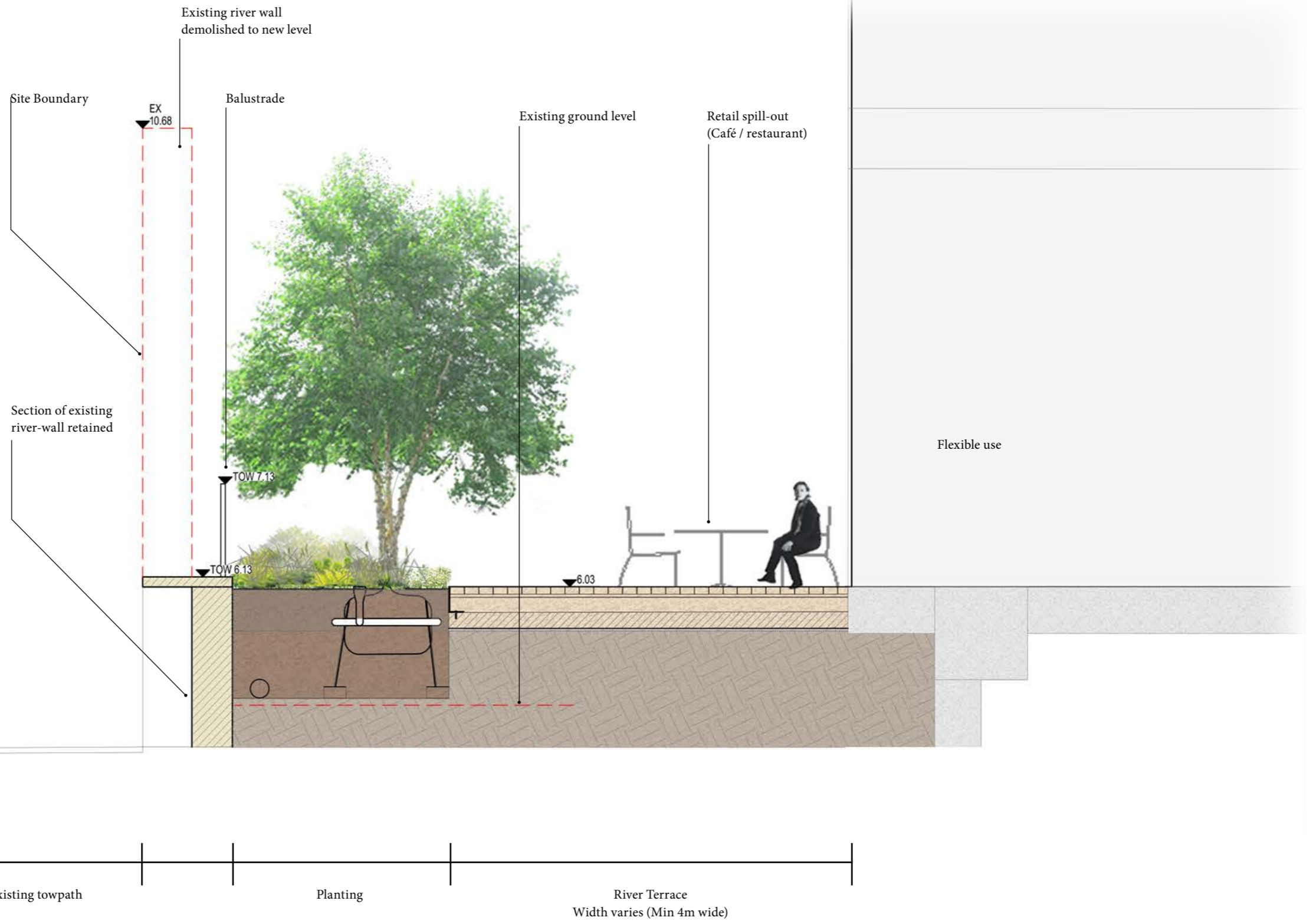
# RIVERSIDE TERRACE

Section AA



# RIVERSIDE TERRACE

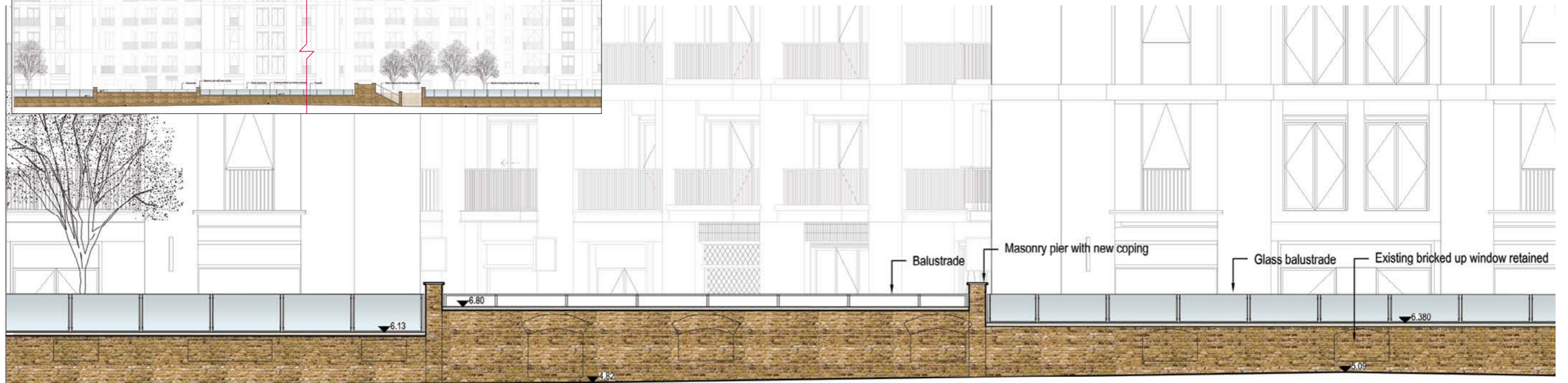
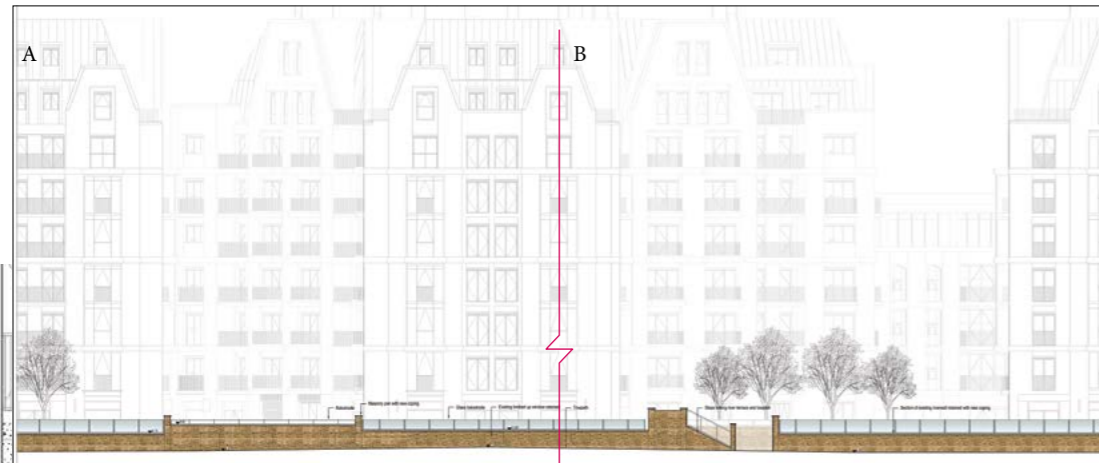
Section BB



# RIVERSIDE TERRACE - EXISTING WALL RETAINED ELEVATION VIEW FROM TOWPATH A-A



Location plan



A

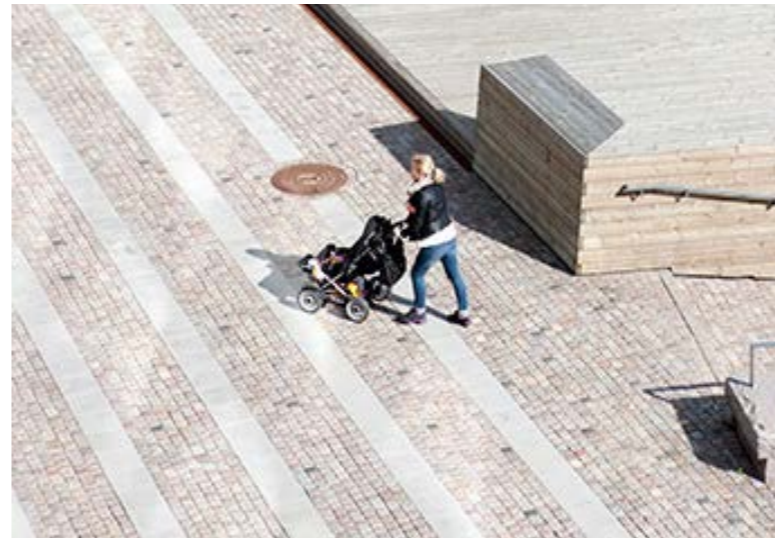
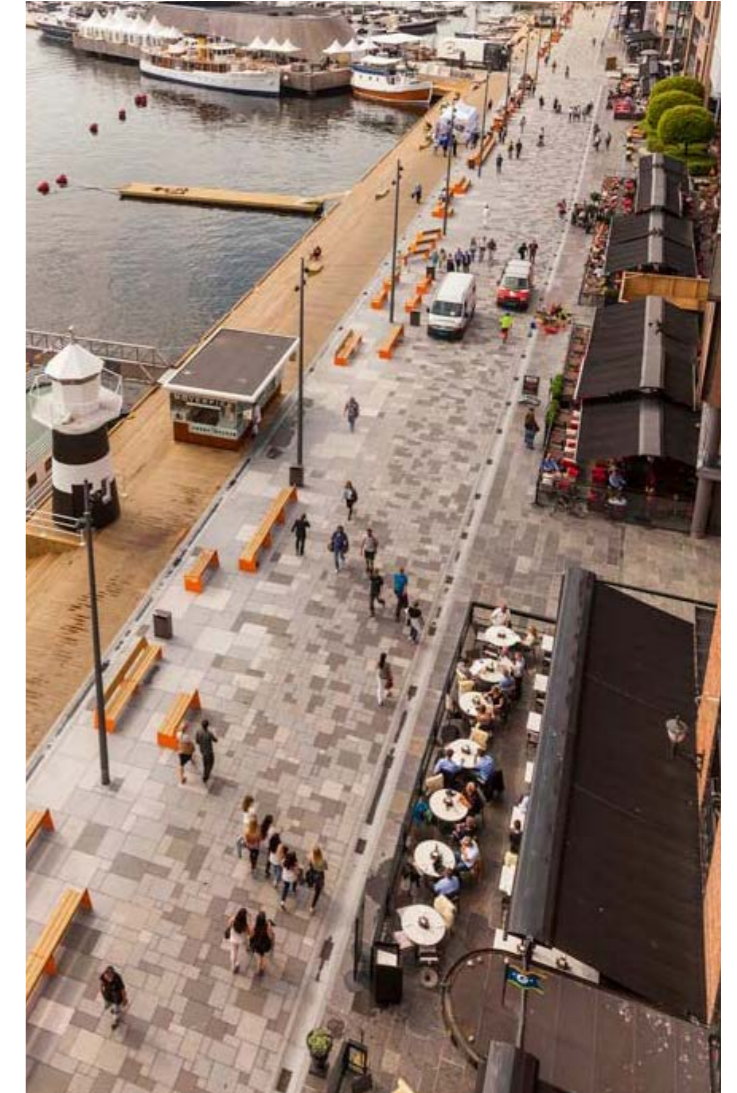


B

RIVERSIDE TERRACE - ILLUSTRATIVE VIEW



RIVERSIDE TERRACE PRECEDENT IMAGES

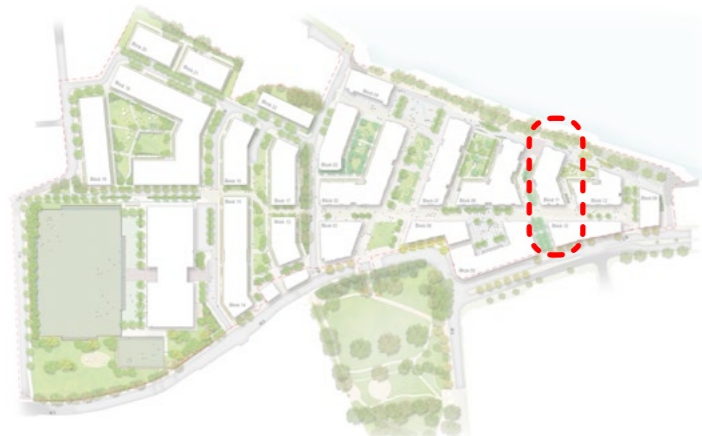
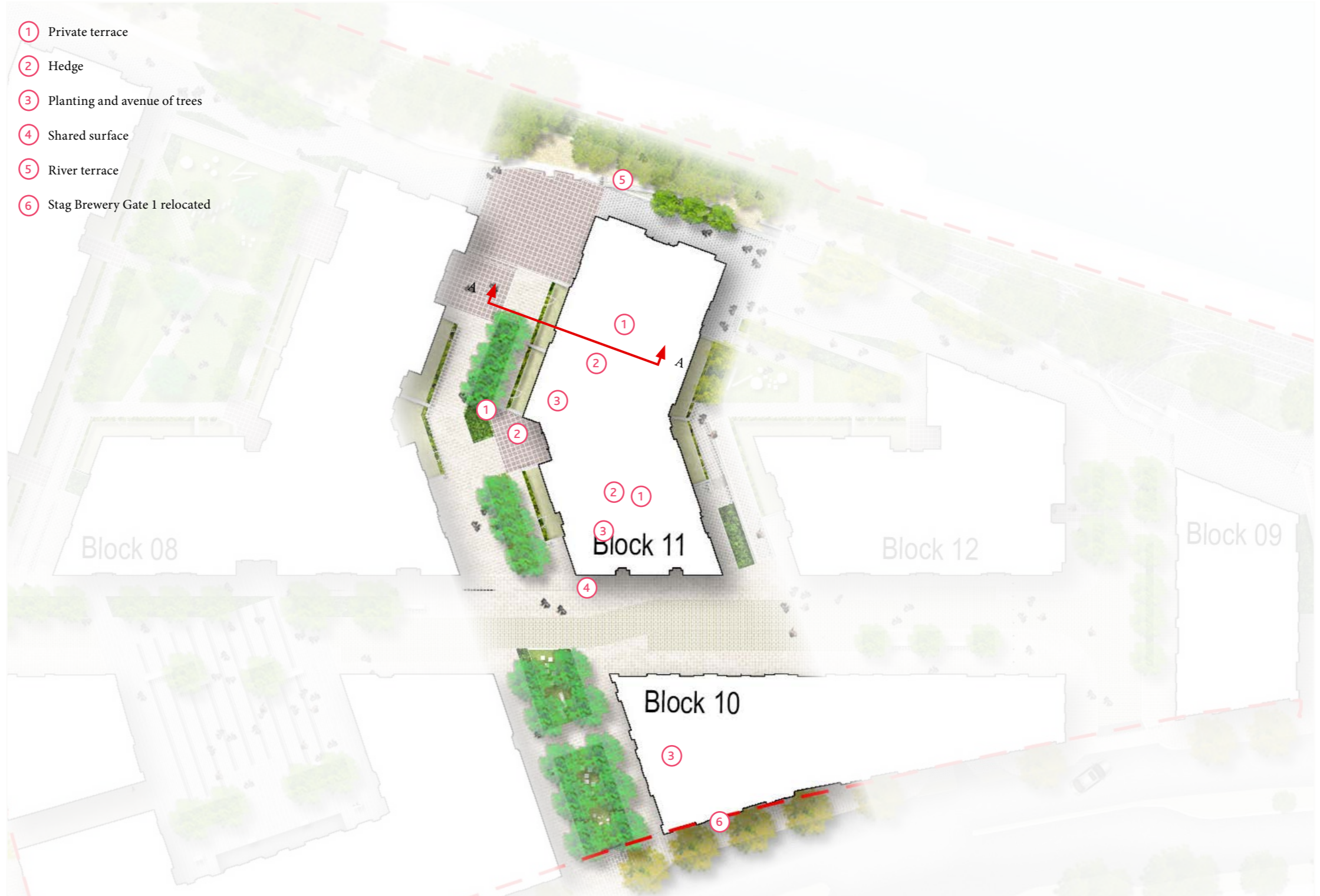


# RESIDENTIAL STREETS

## RESIDENTIAL STREETS

The more traditional spaces between buildings offer public open space, planting and seating opportunities as well as catering for access, and circulation of service and emergency vehicles, pedestrians and cyclists.

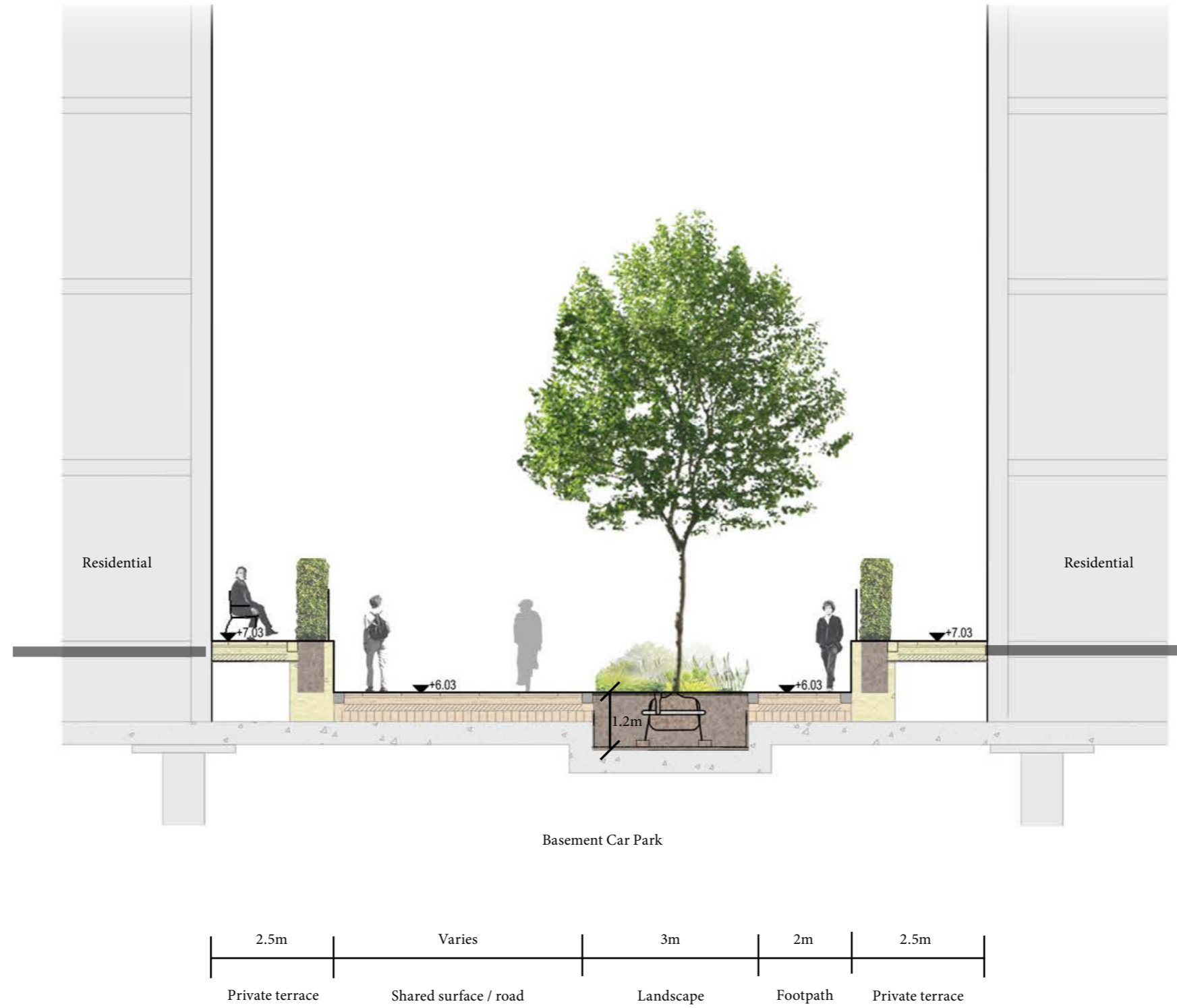
The streets allow for visual links through the site to the river and feature trees and understorey planting provide softening, seasonal colour and interest within the streetscape.



Location plan - Residential Street Example

# RESIDENTIAL STREETS

Section AA



# LOWER RICHMOND ROAD

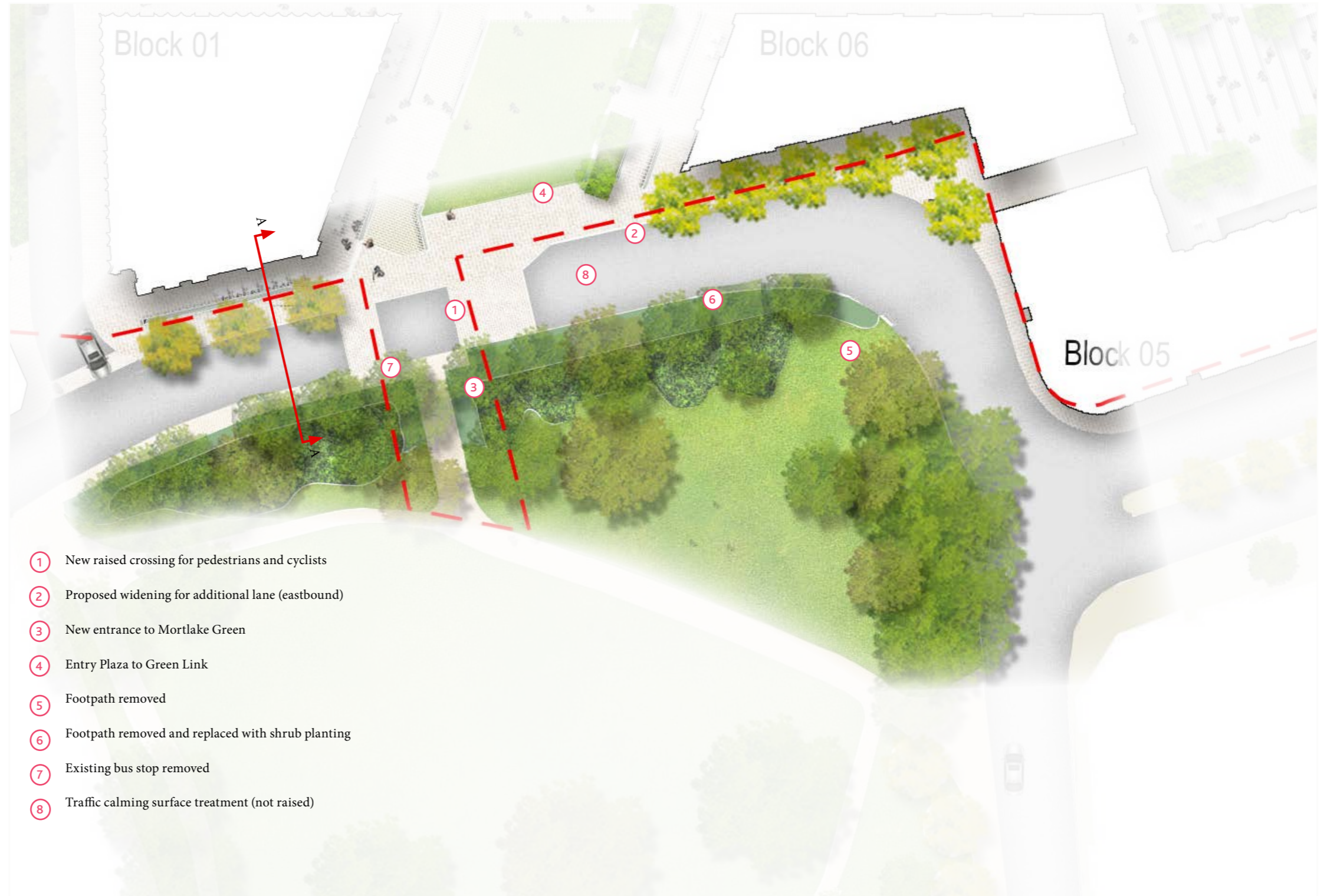
## CONNECTION TO MORTLAKE GREEN

The major pedestrian connection from Mortlake to the site occurs at the Green Link entrance across from Mortlake Green. A raised pedestrian / cycle crossing is proposed, aligning with the western pedestrian pathway within the Green Link and entrance to the proposed Cinema complex.

The proposed connection across Lower Richmond Road into the park will connect with the existing pathway network. Some selective removal of shrubs and pruning will be necessary, although no existing trees will be affected in these works. Special pavement treatment will be specified for the pathway within the Root Protection Zone of the existing trees and this will be constructed in resin bound gravel or similar material to restrict excavation for the new pavement.

Additional understorey planting either side of the new path will be provided to integrate the path with the existing parkland. New planting is also proposed to replace the existing pathway along the edge of Lower Richmond Road towards the roundabout, to dissuade pedestrians attempting to cross at locations away from the safe crossing point.

Future works in Mortlake Green to extend and upgrade this pathway in order to enable the safe sharing of the space with cyclists has been discussed in detail with LBRuT and it is envisaged council will integrate these works in their planned general upgrade of the park.



- ① New raised crossing for pedestrians and cyclists
- ② Proposed widening for additional lane (eastbound)
- ③ New entrance to Mortlake Green
- ④ Entry Plaza to Green Link
- ⑤ Footpath removed
- ⑥ Footpath removed and replaced with shrub planting
- ⑦ Existing bus stop removed
- ⑧ Traffic calming surface treatment (not raised)

# LOWER RICHMOND ROAD

Section AA



# SHIP LANE UPGRADE

## SHIP LANE WORKS

Landscape works include removal of the existing brick walls along the western side of the street and retention of all existing trees. A new paved footpath is proposed along the eastern side adjacent to the detailed part of the site development and an interim gravel path provided around the western side of the group of existing trees. Following development on the western part of the site, this footpath will be installed with a permanent finish where outside the Root Protection Zone of existing trees.

Provision of a raised pedestrian and cycle crossing at the end of Thames Street will be included in the works associated with the first stage of development and will cater for extension of the cycle connection when the outline area is developed.

- ① Temporary planting
- ② Existing London Plane trees retained
- ③ On-street parking & Footway enhancements
- ④ New crossing for cycles
- ⑤ Thames Street
- ⑥ Existing Towpath
- ⑦ Pedestrian entrance to residential courtyard
- ⑧ Access to Maltings Plaza
- ⑨ Temporary gravel footpath
- ⑩ Public amenity space integrated with play elements and seating
- ⑪ Natural stone footpath



ZOOM PLAN - SHIP LANE (INTERIM)



ZOOM PLAN - SHIP LANE (FINAL)

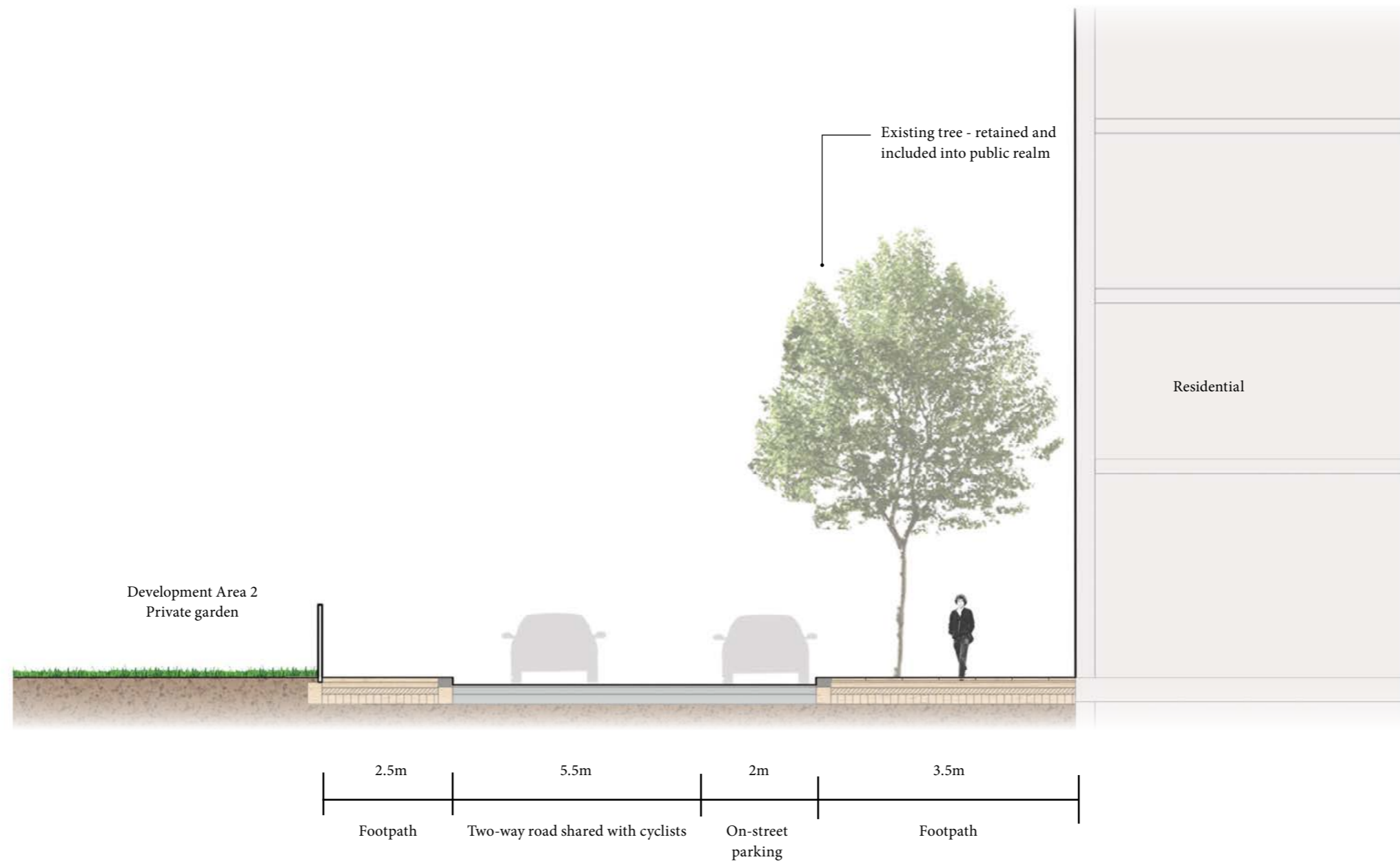
# SHIP LANE UPGRADE

Section AA - 20m



# SHIP LANE UPGRADE

## SECTION BB - 14M



# RESIDENTIAL COURTYARDS

## RESIDENTIAL COURTYARDS

Courtyards spaces will be designed to accommodate both private terraces as well as publically accessible communal gardens for residents and visitors. Screening will be achieved by walls, fences and hedge planting, with some changes of level creating improved separation. Graded walkways (generally no steeper than 1:20.5) and steps from different entry points are provided to facilitate access for all user groups.

Playgrounds for different age groups will be located in the courtyards in the development, primarily 'Doorstep' Play for 0-5yrs age group - refer Play Strategy.

Small multi-stem tree planting, perennial, ground cover and Lawn areas will be used to provide formal and informal green space for the users.

Technical requirements have been considered to ensure successful design of courtyards built on podium level with basement underneath. Courtyard levels are typically 1.2m above structural basement slab to provide suitable space for drainage and growing medium.

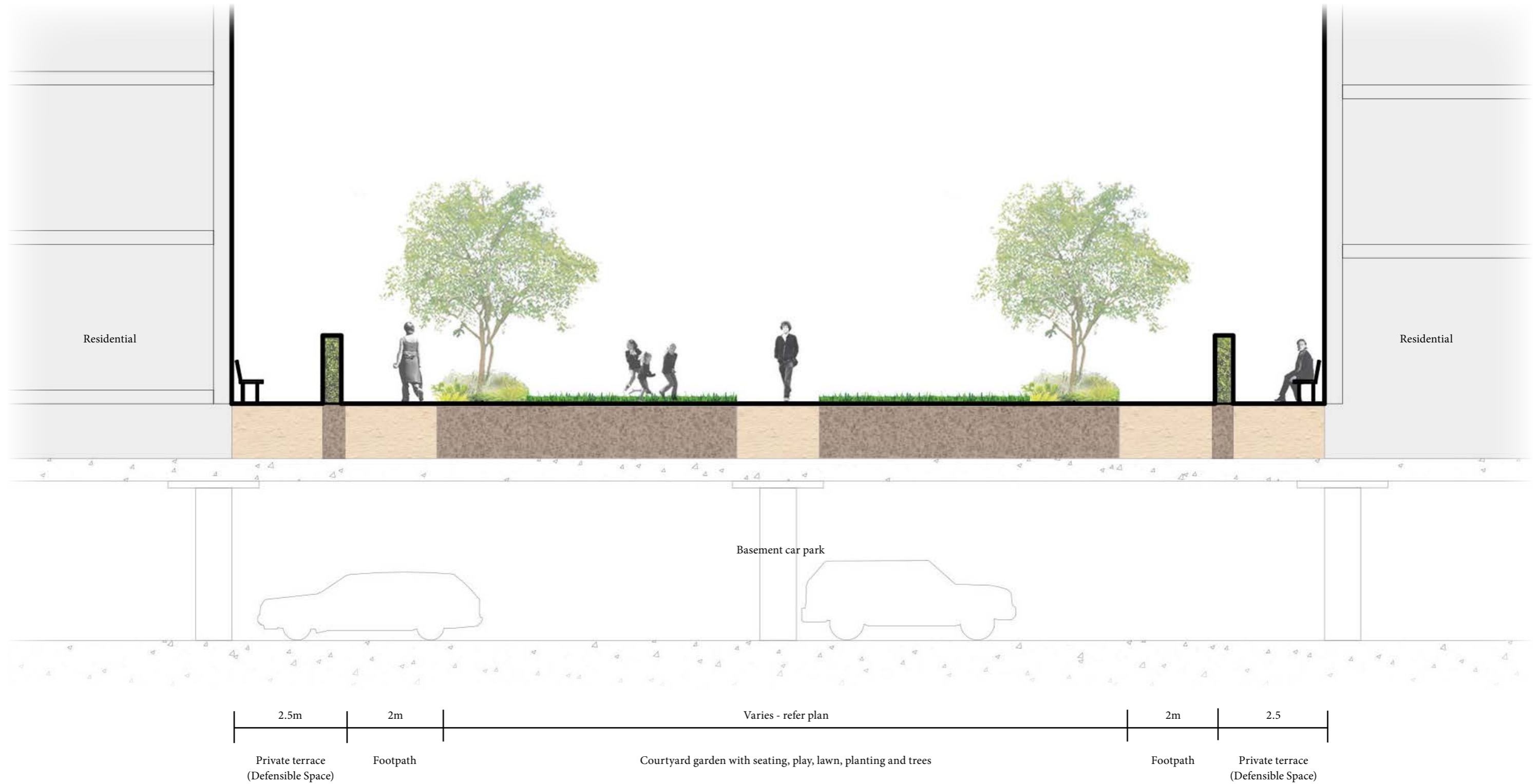
- ① Natural play
- ② Doorstep play
- ③ Grass lawn
- ④ Small trees with perennial planting
- ⑤ Feature entrance paving
- ⑥ Hedge
- ⑦ Private terrace
- ⑧ Slopes to courtyard
- ⑨ Steps



SKETCH PLAN 1:500

# RESIDENTIAL COURTYARDS

Section AA







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# EXISTING TOWPATH



# TOWPATH

## SITE PHOTOS



01



02



03



04



05



06



07



08



# PROPOSED TOWPATH

The existing river wall has historical value and as part of heritage approach to the site, where feasible, sections of the existing river wall are retained and integrated into the new flood protection wall for the site.

The Maltings building provides a landmark for the site and the locale, along with the public draw dock area and with upgrade works associated with the site development, will become focal points for people to relax and gather.



# PROPOSED TOWPATH

The proposals for the Stag Brewery site provides multiple access routes to and from the River Thames. Three stepped access points linking the Towpath and river terrace will be provided. Maltings Plaza will have grand steps and a graded access connecting the plaza to the Towpath.

## CONNECTIVITY



# PROPOSED TOWPATH

The Towpath and adjacent river terrace present many opportunities for incidental and play on the way associated with the activated ground floor frontages of the new riverside buildings.

With careful management of the vegetation along Towpath, existing regrowth will be improved and strengthened where appropriate, and strategic views of the River Thames will be opened up for more people to enjoy.

## OPPORTUNITIES



# PROPOSED TOWPATH

## SCHEMATIC LAYOUT



Strategic upgrading of the existing facilities will be carried out to improve the quality of the Towpath and additional upgrade works to the path and revetment wall are planned by relevant authorities.

Existing granite setts will be cleaned, and retained with new granite setts to match at the eastern end of the Towpath. Benches will be provided at key locations.

Pruning of vegetation at some areas will open up the views to the river Thames.

Life saving equipment and signage will also be located as directed by Port of London Authority to comply with health and safety requirements on the Towpath.

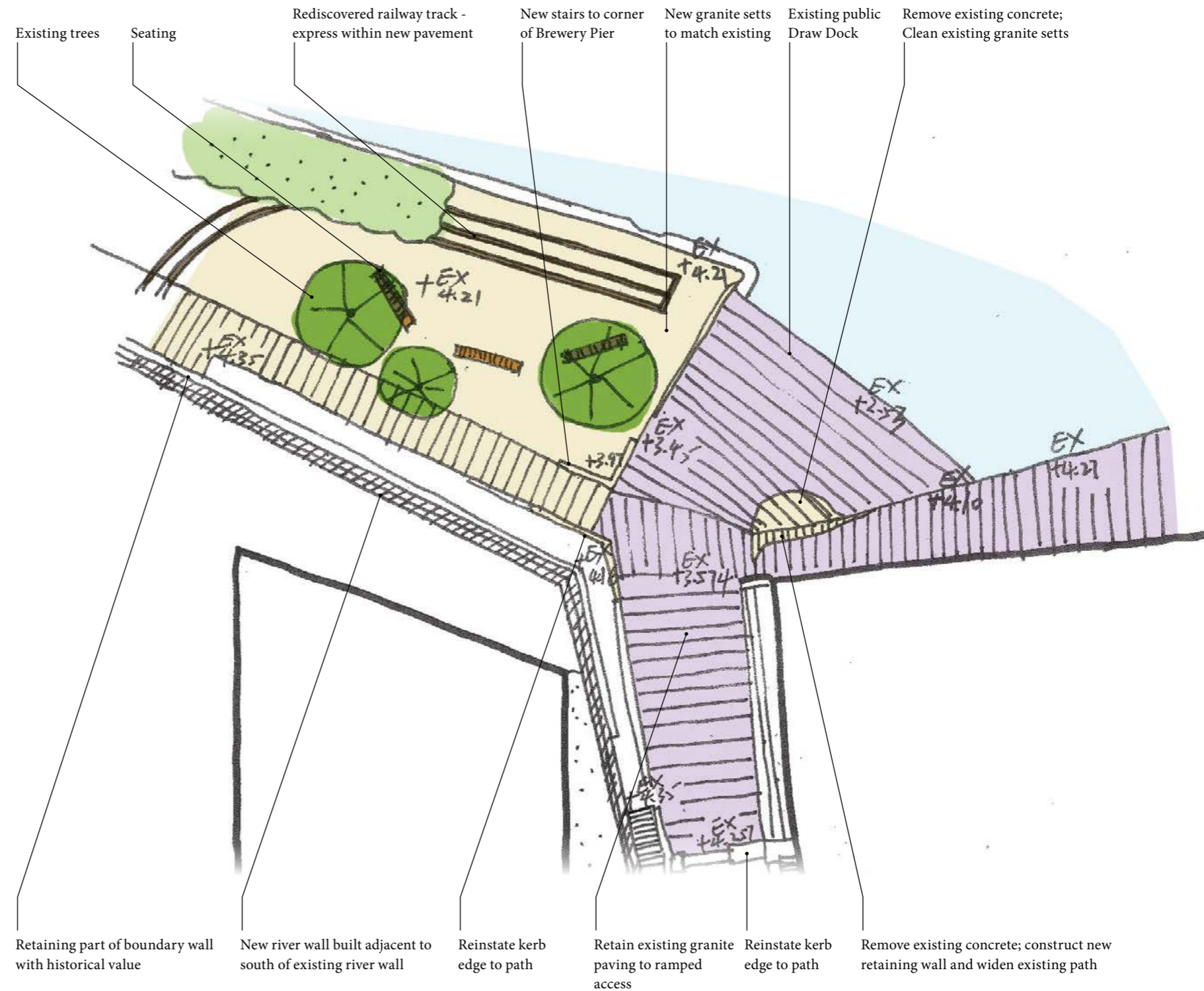
# PROPOSED TOWPATH

## PUBLIC DRAW DOCK

The public draw dock at Bulls Alley is a key part of the retained heritage of the site and wider area. The granite setts, railway / crane tracks and remnant stone quayside elements will be retained and where feasible, reinstated to reflect the working dock.

Additional seating and interpretative signage is proposed to be included in the new paved dock area to create a more formal and engaging location on the Towpath.

Some amendments to existing kerbs and paving will be required to integrate with proposed works and access into the Rowing Club storage area.

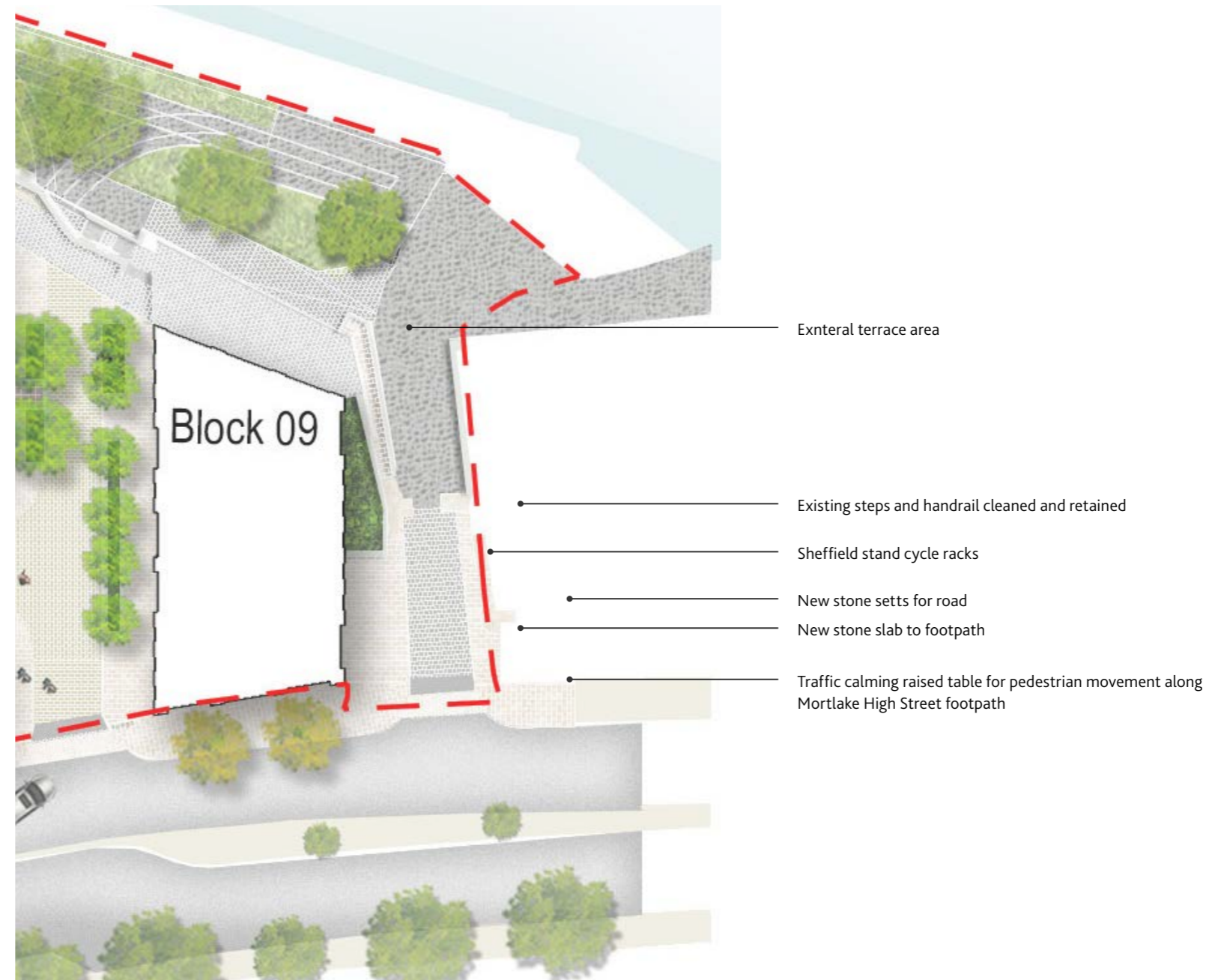


## BULLS ALLEY

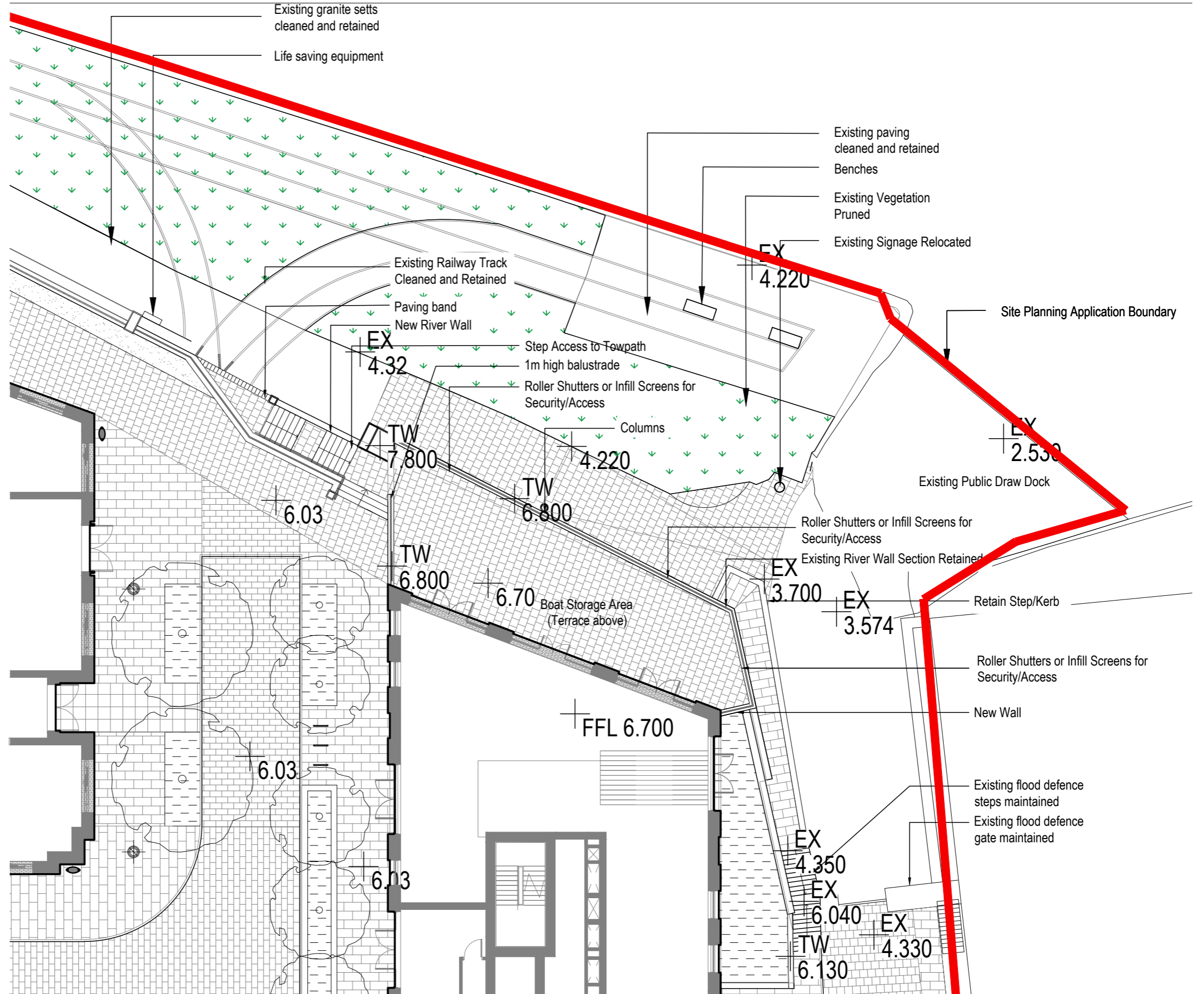
While the Flood Barrier is retained in situ, a number of amendments to this section of the site and Building 9 are proposed following discussions with Environment Agency regarding flood protection. This has resulted in changes to the Rowing Clubhouse and access and storage for boats.

A number of improvements had been proposed to the Tow Path including upgrading pavement and historic interpretation related to the existing setts and rail tracks from the Brewery crane and remnants of the wharf in this location. These are illustrated in the drawings on the following pages.

To the south of the flood gates an upgrade to the pavement is proposed to define vehicle access and pedestrian priority along Mortlake High Street through the introduction of a raised table, additional cycle parking stands will also be included in this area. The existing brewery wall will be cut back and re-aligned to follow the proposed Block 9 configuration.



# BLOCK 9 TOWPATH LEVEL REDESIGN



TOWPATH PRECEDENT IMAGES



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# PROPOSED HIGHWAY OPTIONS

## LANDSCAPE WORKS

### CHALKERS CORNER LANDSCAPE WORKS

The Original Scheme included works at Chertsey Court and along the northern alignment of Lower Richmond Road. Following resolution to refuse at LBRuT Committee the proposals for Chalkers Corner have been reconsidered. A number of scenarios are being proposed with all works proposed to the public highway, no works would take place within Chertsey Court.

### PROPOSED HIGHWAYS OPTIONS

#### Chalkers Corner Landscape Works

The Original Scheme included works at Chertsey Court and along the northern alignment of Lower Richmond Road (Application C). Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL. The works as proposed under Application C are set out and described in the separate Gillespies' Landscape DAS for Application C.

#### Alternative Proposed Highways Options

This section sets out the four alternative highways options that are subject to ongoing discussions and testing with TfL. In summary the options are:

1. Do nothing plus financial contribution for highways (as per the LBRuT Planning Committee Resolution)
2. Introduce an additional left hand turning lane on the south side of Lower Richmond Road ('Chalkers Corner light');
3. Introduce a bus lane along Mortlake High Street
4. Do both Option 2 and 3.

The proposed physical works delivered under Options 2-4 would be potentially delivered via Section 278 agreement. Further details of these proposed illustrative works are shown in the submitted Further Transport Assessment Addendum, prepared by Stantec. Importantly, the proposals for the development as proposed under Applications A and B would not prejudice the delivery of any of these alternative highways mitigation options.

In order to present a full explanation of the proposed highways works, we have considered the potential landscape implications of each of the above options. Options 2 and 4 would necessitate the removal of a tree (Category B) from Clifford Avenue but no loss of existing trees or vegetation from Lower Richmond Road. To compensate for the loss of this tree, two new trees are proposed to be planted to the north of the stop sign on the pavement to the west of the junction. The details of this are shown in the drawings below.

Options 1 and 3 would not require any landscape works and therefore none are proposed. Option 4 would require the same works as Option 2.

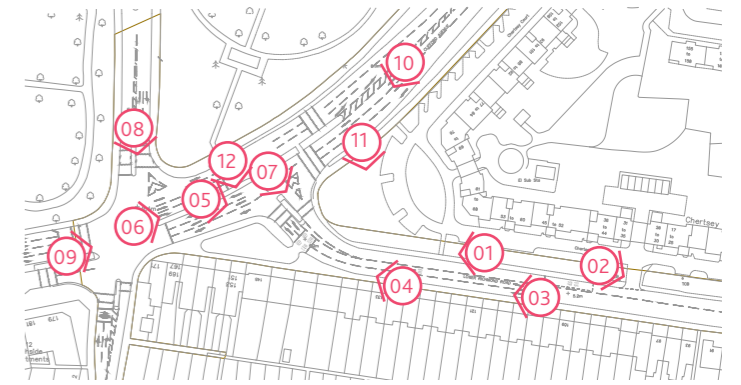


AERIAL VIEW OF EXISTING CHALKERS CORNER

--- Site Boundary

# EXISTING CONDITION

## PHOTO SURVEY



01. Approaching junction from Lower Richmond Road - footpath



04. View from Lower Richmond Road



07. Lower Richmond Road from Clifford Av



10. Approaching junction from Clifford Av



02. Lower Richmond Road - tree line



05. Clifford Av / Lower Richmond Road junction



08. Approaching Junction From S Circular Road



11. Clifford Av. Footpath



03. Approaching junction from Lower Richmond Road



06. Clifford Av / Lower Richmond Road junction



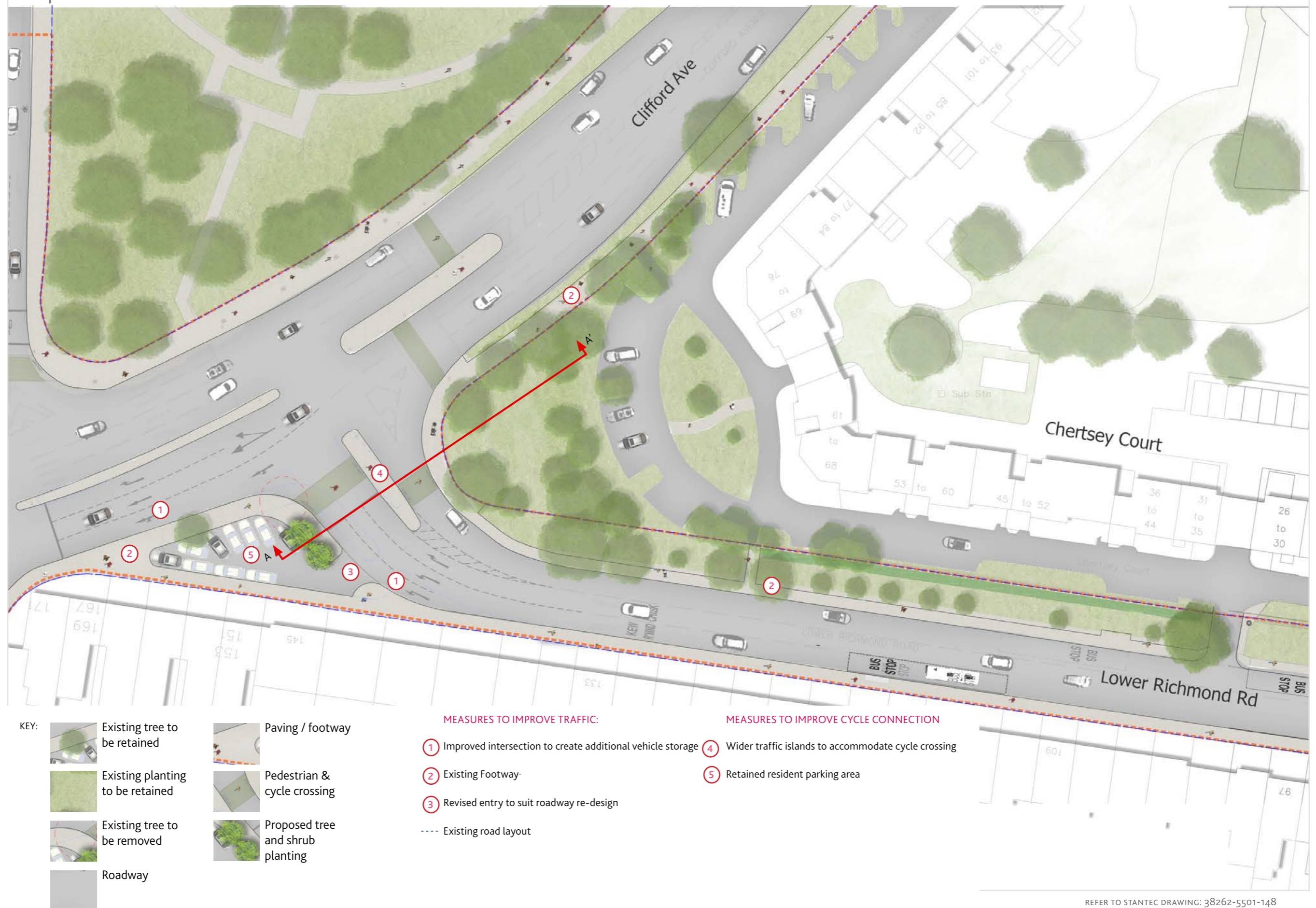
09. Approaching junction from Lower Richmond Road










12. Residents parking area from Lower Richmond Road

# PROPOSED LANDSCAPE

## OPTIONS 2 AND 4 MASTERPLAN



**KEY:**

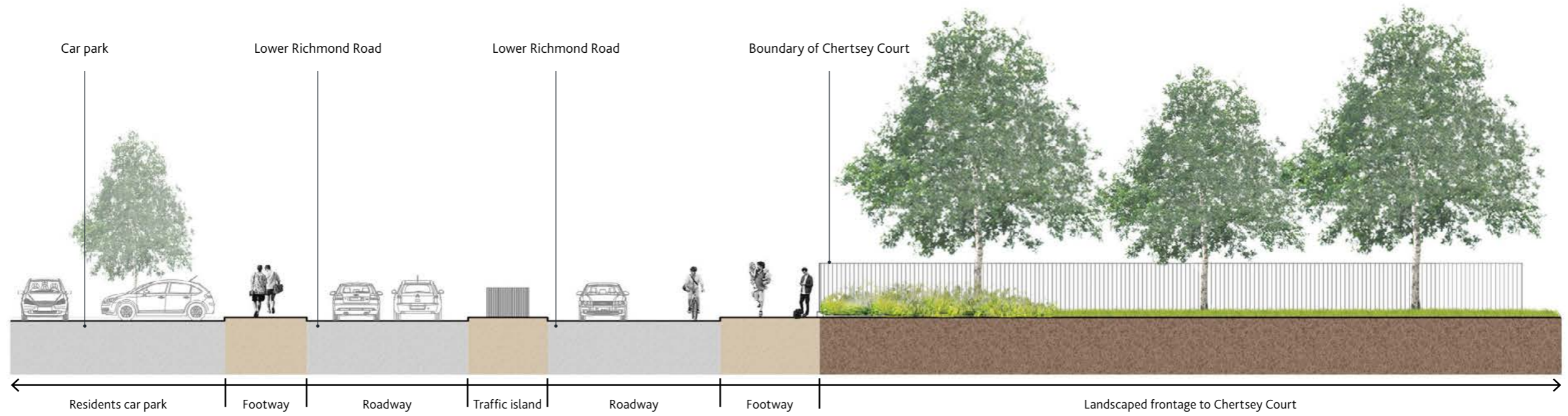
	Existing tree to be retained		Paving / footway
	Existing planting to be retained		Pedestrian & cycle crossing
	Existing tree to be removed		Proposed tree and shrub planting
	Roadway		

- MEASURES TO IMPROVE TRAFFIC:**
- ① Improved intersection to create additional vehicle storage
  - ② Existing Footway
  - ③ Revised entry to suit roadway re-design
- Existing road layout
- MEASURES TO IMPROVE CYCLE CONNECTION**
- ④ Wider traffic islands to accommodate cycle crossing
  - ⑤ Retained resident parking area

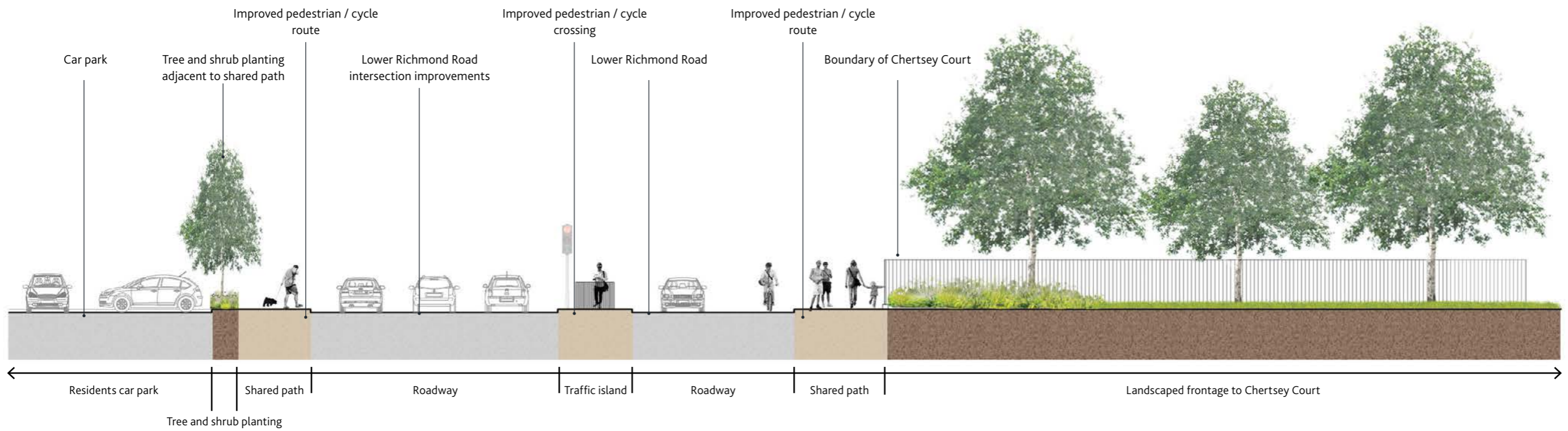
REFER TO STANTEC DRAWING: 38262-5501-148

# OPTIONS 2 AND 4 SECTIONS

Existing Section A-A'



Proposed Section A-A'



# ARBORICULTURAL SURVEY

## EXISTING TREE PLAN: RETAIN / REMOVE

**LEGEND**

-  TREES, GROUPS OR HEDGES TO BE RETAINED  
Subject to detailed design in outline application areas.
-  TREES, GROUPS OR HEDGES TO BE REMOVED
-  ROOT PROTECTION AREAS (RPA)
-  TREE PROTECTION FENCING or BOX  
Refer to Detail.  
Location of tree protection systems for retained trees subject to detailed design in outline application areas
-  CONSTRUCTION WORKING AREA (Including Demolition)  
Refer to notes for details.  
Subject to detailed design in outline application areas
-  INDICATIVE EXTENT OF GROUPED FEATURE(S)
-  SITE BOUNDARY
-  TREES OUTSIDE OF SURVEY AREA
-  Tags for trees removed\*

Trees removed: 1  
Trees retained: 49



\* There would be no loss of trees if options 1 or 3 were implemented.

# TREE SURVEY SUMMARY

## SURVEY

A survey was undertaken of trees within the road reserve and within the property boundary of Chertsey Court. A summary of this survey is adjacent, full information from the arboriculturalist is contained in the appendix.

Options 2 and 4 of the scheme will require the removal of a single tree from Clifford Avenue but no loss of existing trees or vegetation from Lower Richmond Road or Chertsey Court. There would be no loss of trees if options 1 or 3 were implemented.

## TREE REMOVED

Ref. #	Species	Condition	Category
T107	Silver Leaved Lime ( <i>Tilia petiolaris</i> )	Fair	B2

## TREES RETAINED

Ref. #	Species	Condition	Category
T106	Lime ( <i>Tilia</i> sp.)	Fair/Good	B2
T108	Himalayan Birch ( <i>Betula utilis</i> )	Fair	C2
T110	Silver Birch ( <i>Betula pendula</i> )	Fair	C2
T111	London Plane ( <i>Platanus x hispanica</i> )	Fair/Good	B2
T113	Holm Oak ( <i>Quercus ilex</i> )	Good	C2
T114	Holm Oak ( <i>Quercus ilex</i> )	Fair/Good	C2
T116	Cherry ( <i>Prunus</i> sp.)	Good	B2
T118	Holm Oak ( <i>Quercus ilex</i> )	Good	B2
T119	Cherry ( <i>Prunus</i> sp.)	Dead	U
T120	Red Norway Maple ( <i>Acer platanoides</i> 'Crimson King')	Fair/Good	C2
T121	Cherry ( <i>Prunus</i> sp.)	Fair	B2
T122	Cider Gum ( <i>Eucalyptus gunnii</i> )	Fair	B2

T123	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	Good	B2
T124	False Acacia ( <i>Robina pseudoacacia</i> )	Fair	C2
T125	Red Norway Maple ( <i>Acer platanoides</i> 'Crimson King')	Fair	C2
T126	Norway Maple ( <i>Acer platanoides</i> )	Fair	C2
T127	Yew ( <i>Taxus baccata</i> )	Fair	C2
T128	Silver Birch ( <i>Betula pendula</i> )	Fair	C2
T129	Atlas Cedar ( <i>Cedrus atlantica</i> )	Fair	B2
T130	Ash ( <i>Fraxinus excelsior</i> )	Fair	C2
T133	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	Fair/Good	B2
T134	Italian Alder ( <i>Alnus cordata</i> )	Fair	B2
T135	Italian Alder ( <i>Alnus cordata</i> )	Poor	U
T136	Red Horse Chestnut ( <i>Aesculus x carnea briotii</i> )	Fair	B2
T137	Italian Alder ( <i>Alnus cordata</i> )	Fair	B2
G112	4No. Norway Maple ( <i>Acer platanoides</i> )	Good	C2
G115	5No. Norway Maple ( <i>Acer platanoides</i> )	Fair/Good	C2
G117	2No. Cider Gum ( <i>Eucalyptus gunnii</i> )	Fair/Good	B2
G131	3No. Cherry ( <i>Prunus</i> sp.)	Fair/Good	B2
G132	Plum ( <i>Prunus</i> sp.) Norway Maple ( <i>Acer platanoides</i> ) Cherry Laurel ( <i>Prunus laurocerasus</i> ) Japanese Laurel ( <i>Aucuba japonica</i> )	Fair/Good	C2
G138	5No. Italian Alder ( <i>Alnus cordata</i> )	Fair	U
G139	4No. Italian Alder ( <i>Alnus cordata</i> )	Poor/ Dead	U

# PROPOSED PLANTING

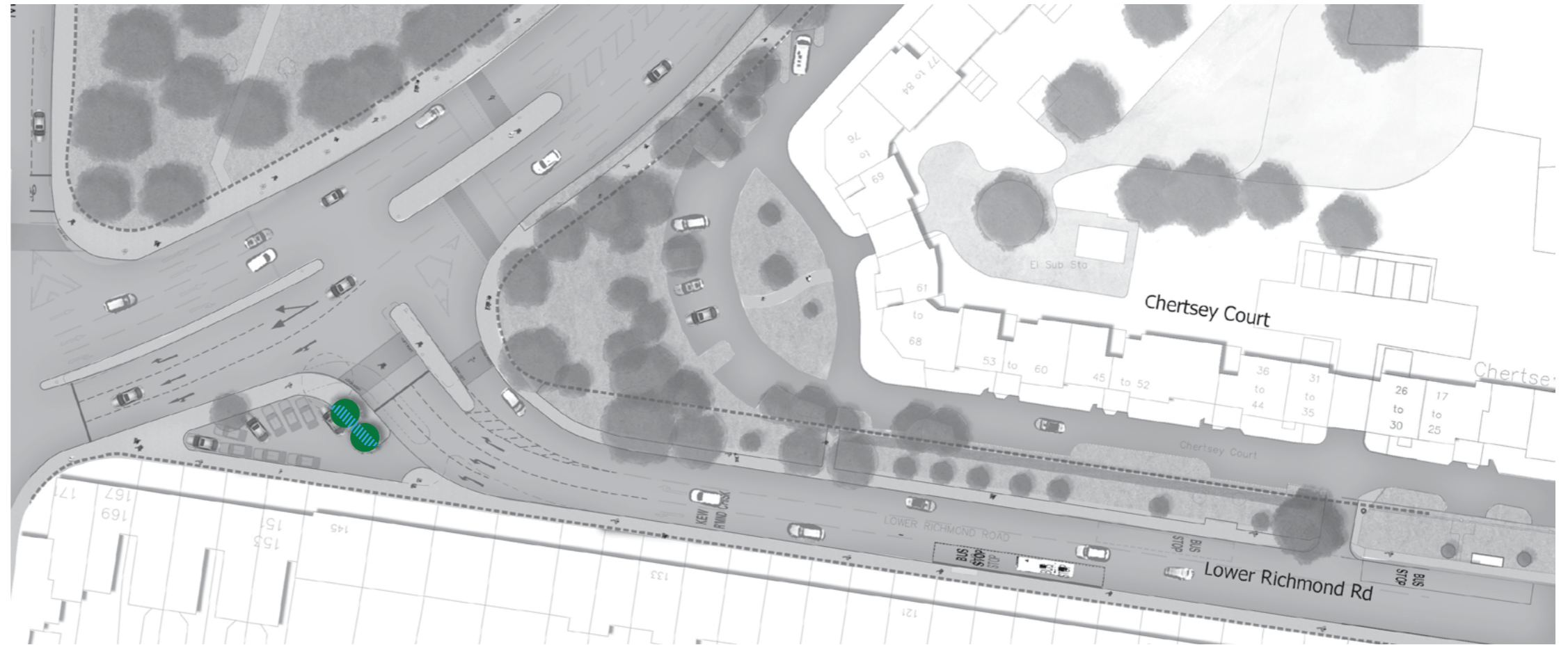
## OPTIONS 2 AND 4

### LANDSCAPE STRATEGY

The planting strategy for options 2 and 4 at Chalkers Corner have a number of aims, the compensation of a single tree removed by junction re-alignment and improvements, maintaining streetscape character and visual amenity for users and residents.

It is proposed to compensate for the removal of this tree by planting two trees under planted with low growing shrub and ground cover species as close as technically feasible to the original. Locating the proposed trees close to the original will also be beneficial in the continuation of the character and amenity experienced at Chalkers Corner.

To maintain to greatest extents possible, the character and visual amenity currently experienced at Chalkers Corner the habit, form and texture of the proposed trees will be closely aligned with the removed tree. The selection of under planting species beneath the proposed trees will introduce evergreen and season interest through foliage, flower and form. Additionally, this modest corner of planting will assist in positively disrupting a streetscape that otherwise may be viewed as only functional.



TREES REMOVED: 1  
 TREES PLANTED: 2  
 INCREASE IN TREES: 1

#### PROPOSED TREE SPECIES



**TILIA PETIOLARIS**  
 SIZE: SEMI-MATURE. GIRTH: 50-60CM  
 OVERALL HEIGHT: 7-9M  
 ESTIMATED HEIGHT IN 2027: 10-12M  
 CLEAR STEM: MIN 2M  
 MAXIMUM HEIGHT: 25M +

#### PROPOSED SHRUB /GROUND COVER SPECIES



*Sarcococca confusa*



*Libertia grandiflora*



*Carex divulsa*



*Helleborus niger*



*Iris foetidissima*



*Blechnum spicant*

# CHALKERS CORNER DESIGN

## OPTIONS 2 AND 4 SUMMARY

- ① Extension of intersection queuing capacity
- ② Creation of improved pedestrian / cycle crossing
- ③ Creation of additional left turn lane
- ④ Existing trees retained
- ⑤ Tree and ground cover planting to compensate for the removal of a single tree



PROPOSED LANDSCAPE WORKS DIAGRAM







**LEGEND**

- TREES, GROUPS OR HEDGES TO BE RETAINED  
Subject to detailed design in outline application areas.
- TREES, GROUPS OR HEDGES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION FENCING or BOX  
Refer to Detail  
Location of tree protection systems for retained trees subject to detailed design in outline application areas
- CONSTRUCTION WORKING AREA (including Demolition)  
Refer to notes for details.  
Subject to detailed design in outline application areas
- INDICATIVE EXTENT OF GROUPED FEATURE(S)
- SITE BOUNDARY
- TREES OUTSIDE OF SURVEY AREA

**NOTES:**

**ROOT PROTECTION AREA**  
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

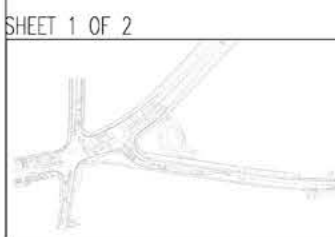
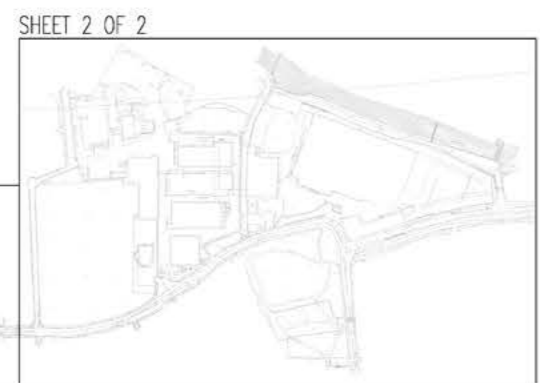
THIS DRAWING IS INDICATIVE AND SUBJECT TO CONFIRMATION OF S276 HIGHWAYS WORKS. PLEASE REFER TO THE WATERMAN ARBORICULTURAL SURVEY REPORT AND IMPACT ASSESSMENT FOR FURTHER DETAIL.

Rev	Date	Description	By
P01	04/04/20	PRELIMINARY ISSUE	DC

Project	STAG BREWERY
Title	TREE REMOVAL AND PROTECTION PLAN (SHEET 1 OF 2)
Client	Reselton Properties Limited



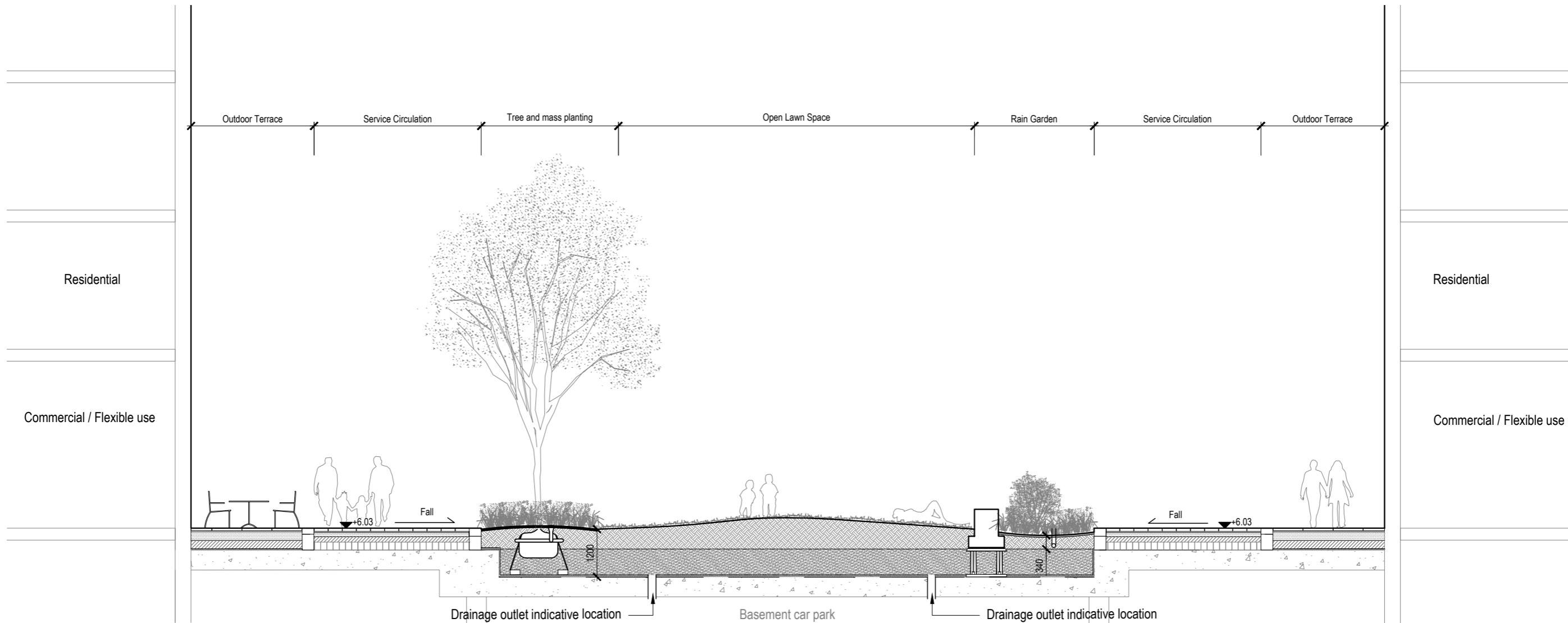
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Designed by	RA	Checked by	RH	Project No
Drawn by	DC	Date	APRIL 2020	WE15582
Scale @ A1	1:500	Work Over No	100	
Work to square dimensions only				
Publiser	Zone	Category	Number	Revision
WE	ZZ	XX	7703	P01



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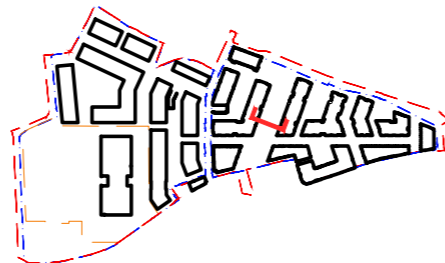
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D00	Issued for Planning	CC	03.11.2017
D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RJ	13.02.2018
D04	Issued for Planning	CL	28.10.2018
D05	Issued for Planning	RM	24.04.2020

### Notes

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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## STAG BREWERY

Drawing  
Green Link Section

Drawing number  
P10736-00-001-200  
Revision  
D05  
drawing status

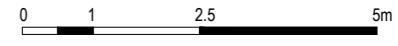
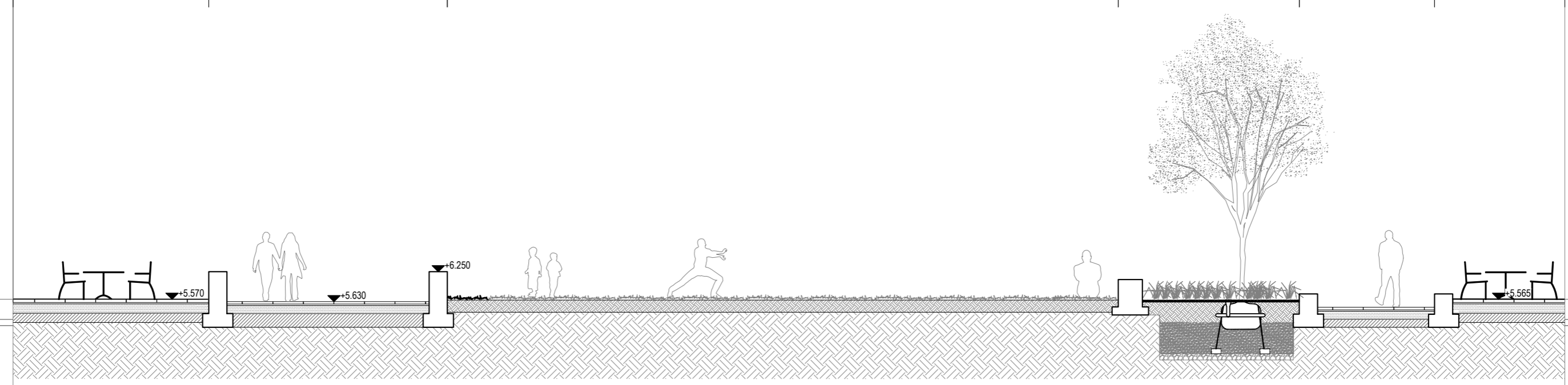
DESIGN  
Date  
24.04.2020  
Scale  
1:100 @ A3  
Drawn  
RM  
Checked  
CL

Client  
DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
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P 0207 2532929 E design.london@gillespies.co.uk

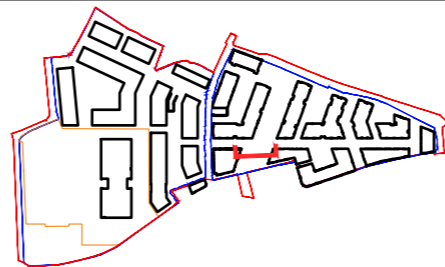
Outdoor Terrace to Cinema      Graded Walkway - Entry to Site      Sloping Open Lawn Area      Rain Garden      Graded Walkway - Entry to Site      Outdoor Terrace



rev	details	by	date
D00	Issued for Planning	CC	03.11.2017
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**Notes**

- 1.0 All dimensions in millimeters.
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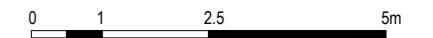
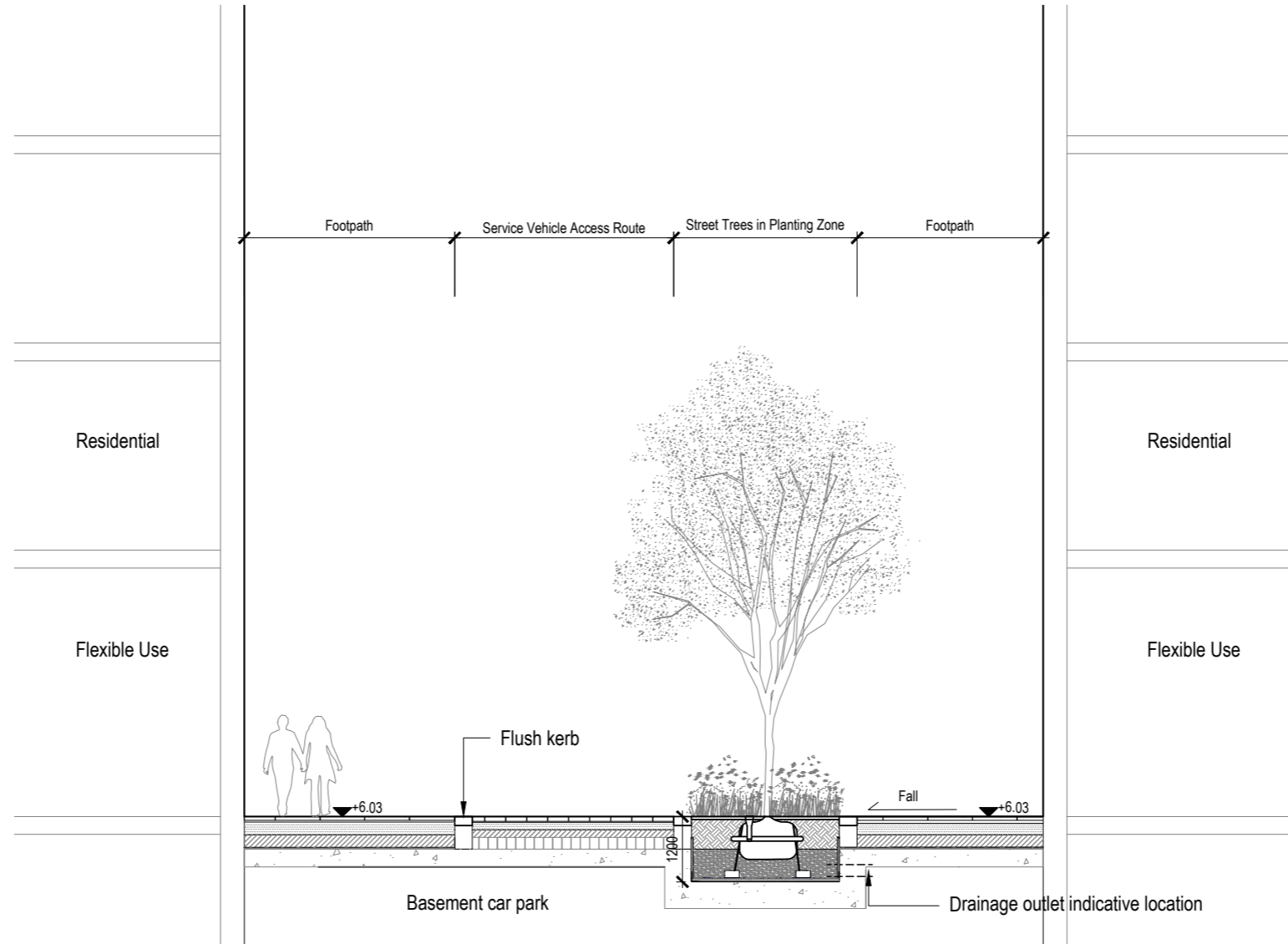
**STAG BREWERY**

Drawing  
**Entry Plaza Section**

Drawing number P10736-00-001-201	
Revision D03	
drawing status <b>DESIGN</b>	
Date 24.04.2020	Scale 1:100 @ A3
Drawn RM	Checked CL

Client  
**DARTMOUTH CAPITAL**  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239

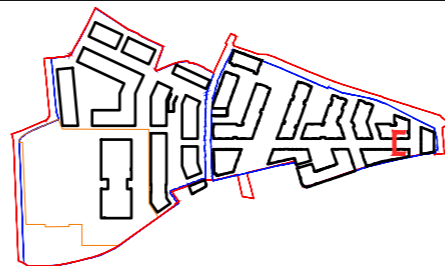
**GILLESPIES**  
1 St John's Square, London EC1M 4DH  
P 0207 2532929 E design.london@gillespies.co.uk



rev	details	by	date
D00	Issued for Planning	CC	03.11.2017
D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RM	24.04.2020

### Notes

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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## STAG BREWERY

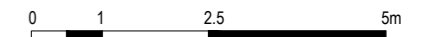
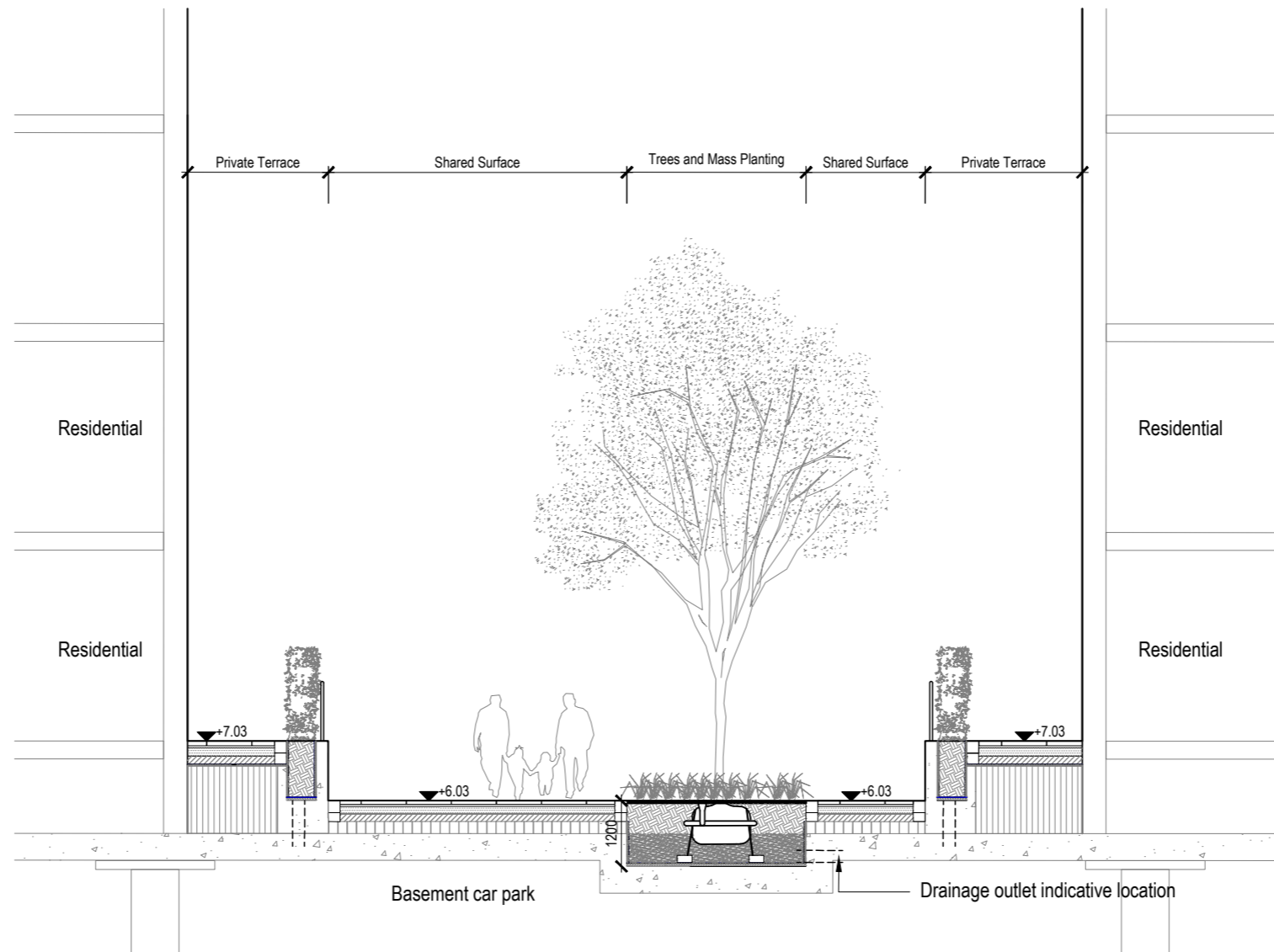
### Thames Street Section

Drawing number P10736-00-001-202	
Revision D03	
drawing status DESIGN	
Date 24.04.2020	Scale 1:100 @ A3
Drawn RM	Checked CL

Client  
DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
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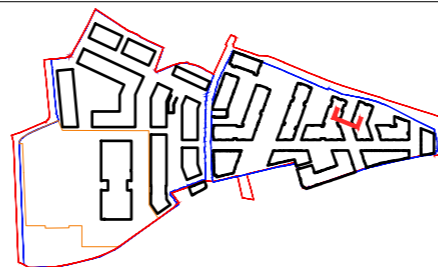
1 St John's Square, London EC1M 4DH  
P 0207 2532929 E design.london@gillespies.co.uk



rev	details	by	date
D00	Issued for Planning	CC	03.11.2017
D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RM	24.04.2020

### Notes

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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## STAG BREWERY

Residential Street Section

Drawing number

P10736-00-001-203

Revision

D03

drawing status

DESIGN

Date

24.04.2020

Scale

1:100 @ A3

Drawn

RM

Checked

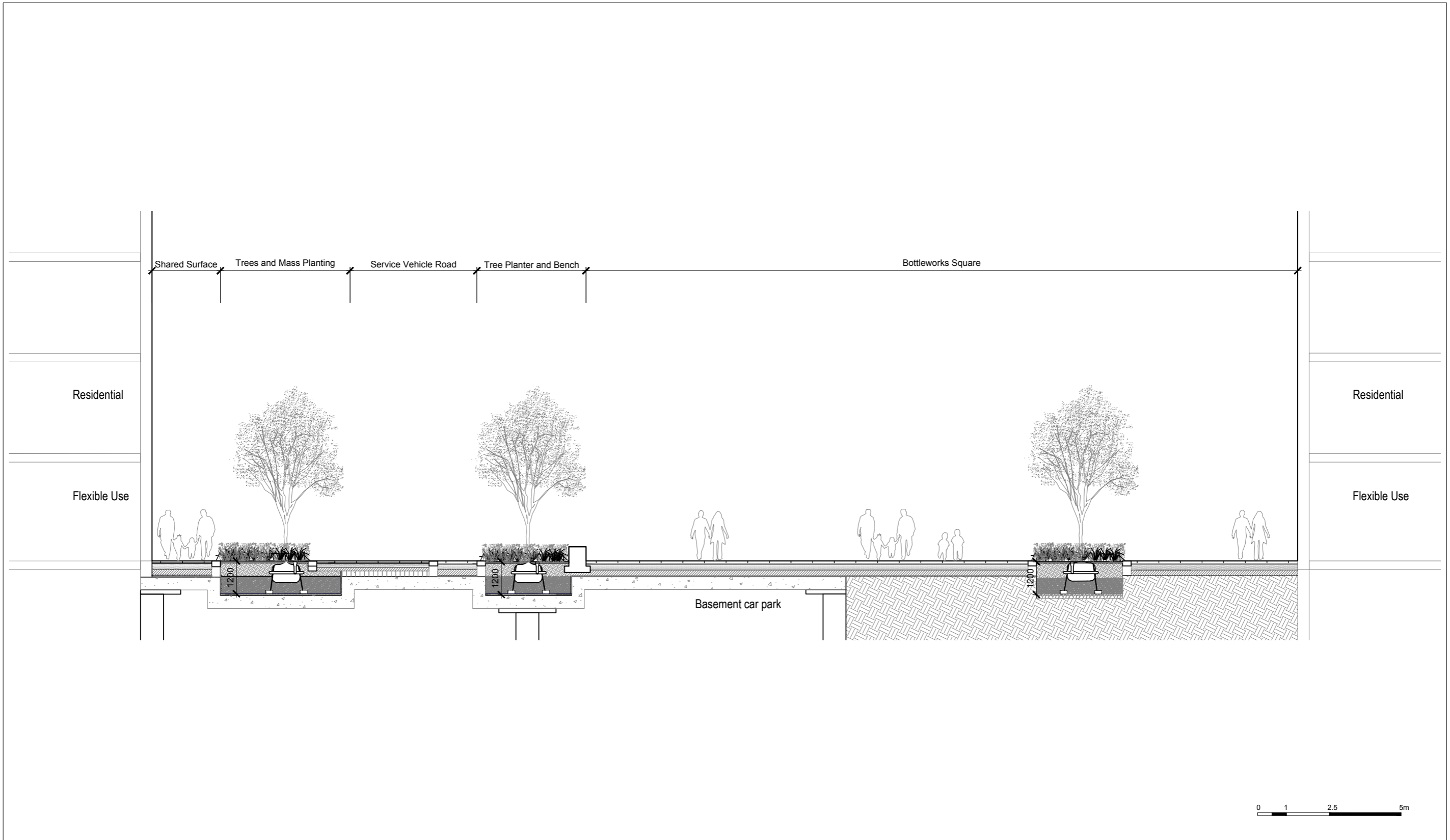
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Client

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Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239

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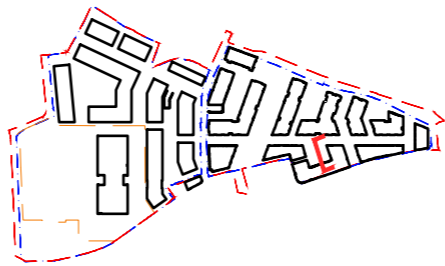
1 St John's Square, London EC1M 4DH  
P 0207 2532929 E design.london@gillespies.co.uk



rev	details	by	date
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D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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**STAG BREWERY**

**Proposed Bottleworks Square Section**

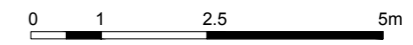
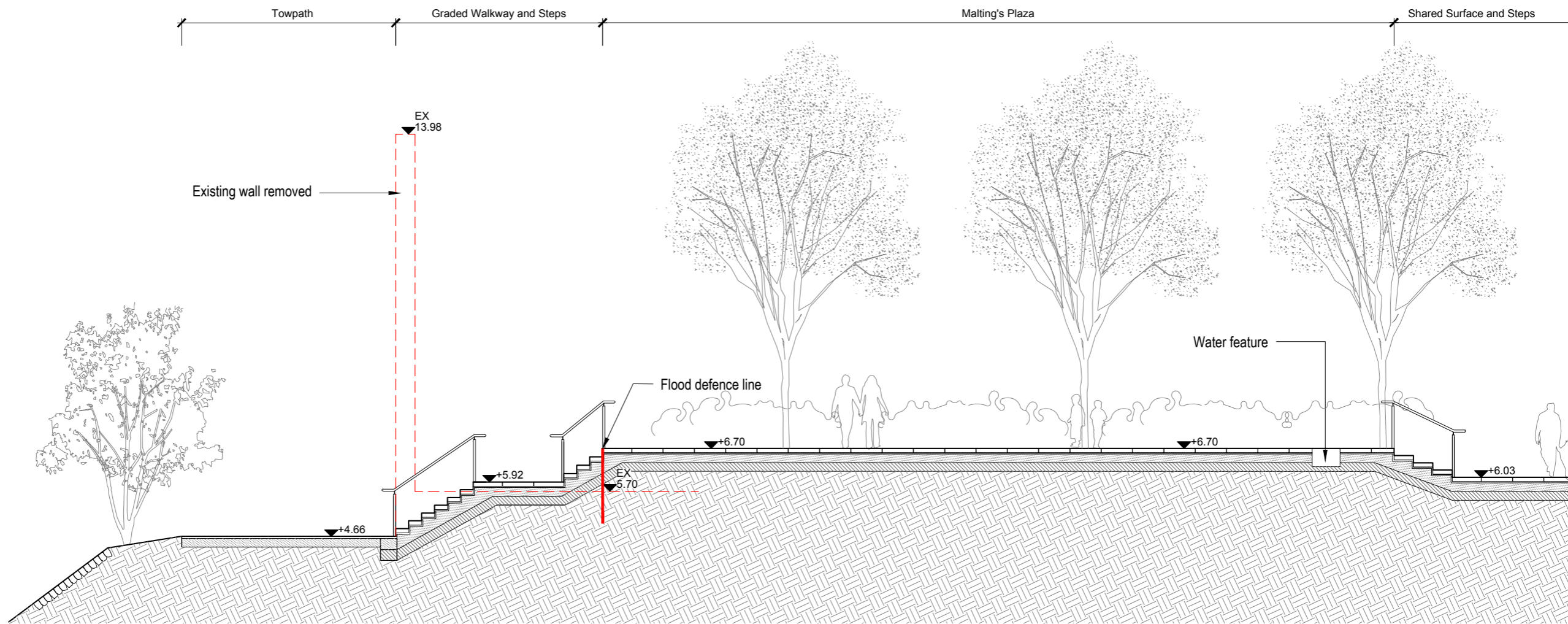
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Date	24.04.2020	1:125 @ A3	
Drawn	RM	Checked	CL

Client

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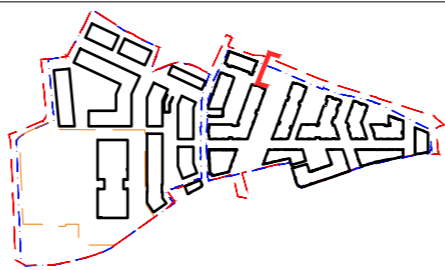
1 St John's Square, London EC1M 4DH  
P 0207 2532929 F 0207 2533900 E design.london@gillespies.co.uk



rev	details	by	date
D00	Issued for Planning	CC	03.11.2017
D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RJ	08.06.2018
D04	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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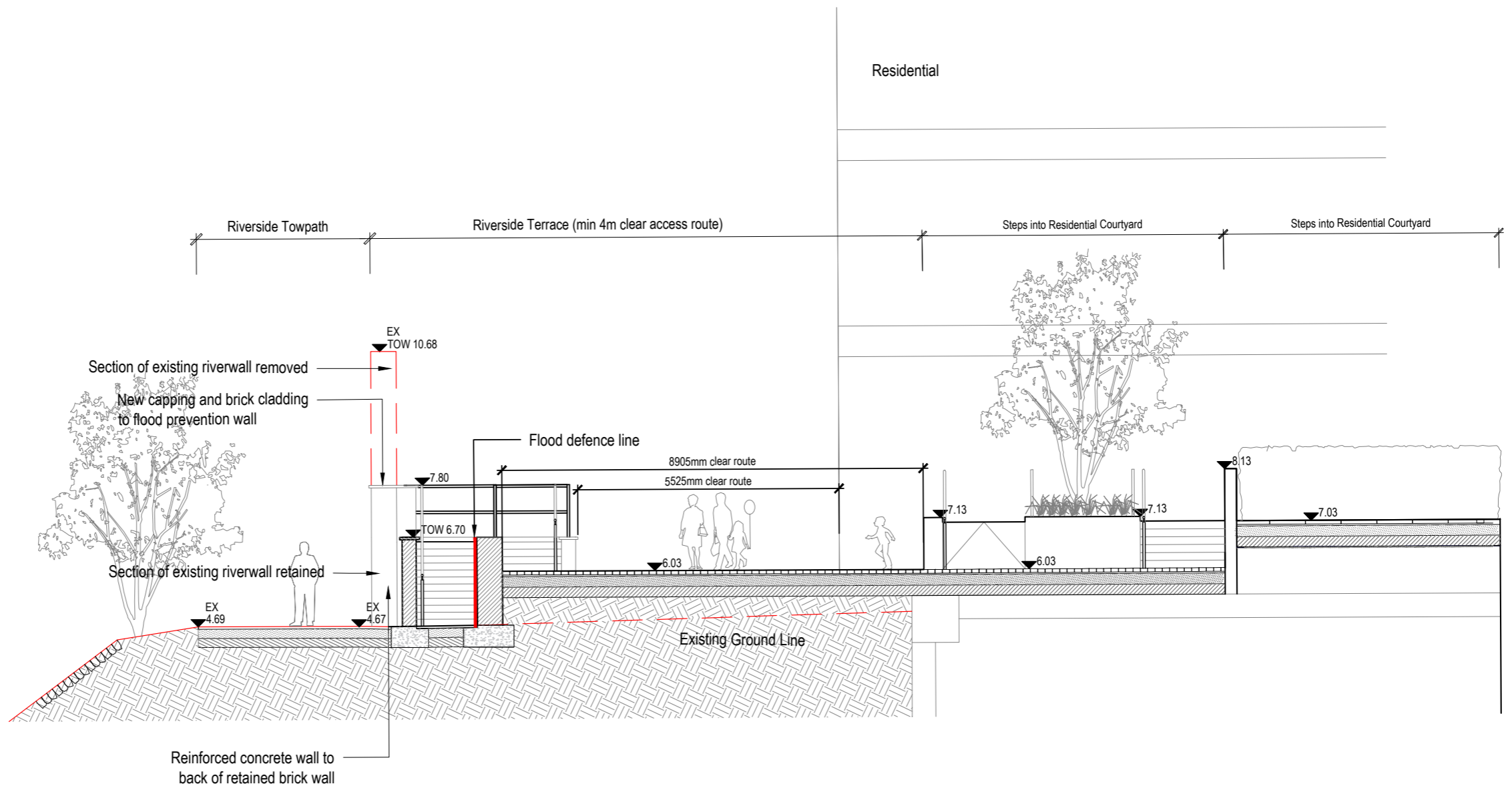
**STAG BREWERY**

Proposed Maltings Plaza Section

Drawing number P10736-00-001-205	
Revision D04	
drawing status DESIGN	
Date 24.04.2020	Scale 1:100 @ A3
Drawn RM	Checked CL

Client  
DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239  
F: xxxxx xxx xxx

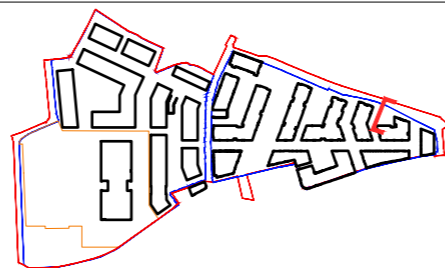
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P 0207 2532929 E design.london@gillespies.co.uk



rev	details	by	date
D00	Issued for Information	RJ	03.11.2017
D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Flood defence update	RJ	05.06.2018
D04	Issued for Planning	RM	24.04.2020

### Notes

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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## STAG BREWERY

Drawing  
Proposed River Terrace  
Section 1

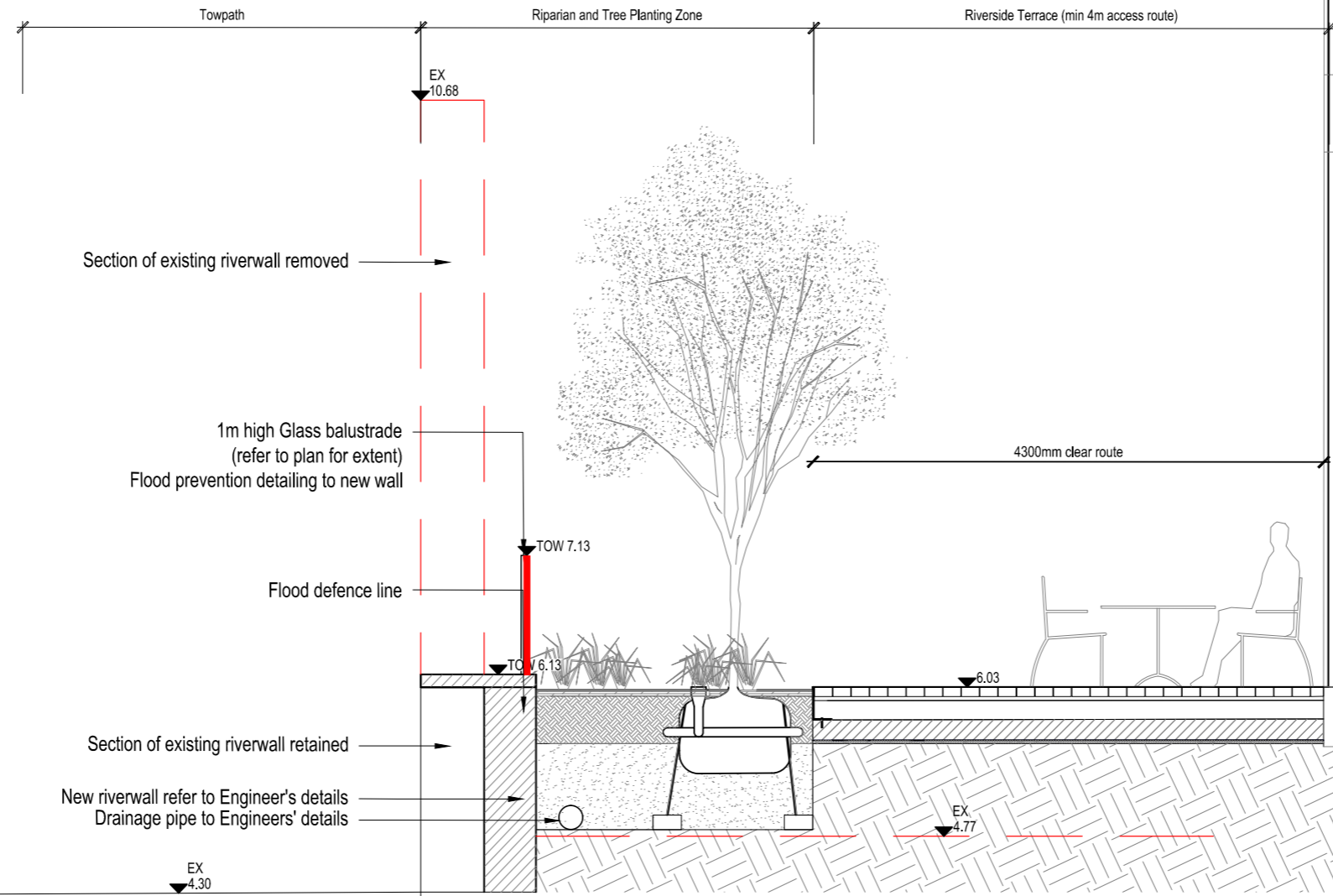
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Revision <b>D04</b>	
drawing status <b>DESIGN</b>	
Date 24.04.2020	Scale 1:100 @ A3
Drawn RM	Checked CL

Client

DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239  
F: xxxxx xxx xxx

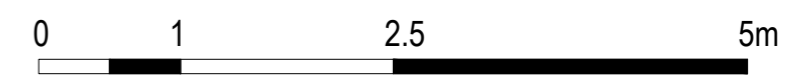
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Residential

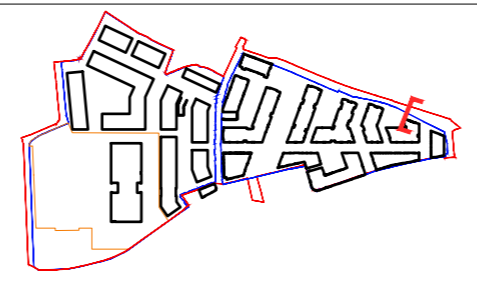
Flexible Use



rev	details	by	date
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D01	Issued for planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Flood Defence Update	RJ	05.06.2018
D04	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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**STAG BREWERY**

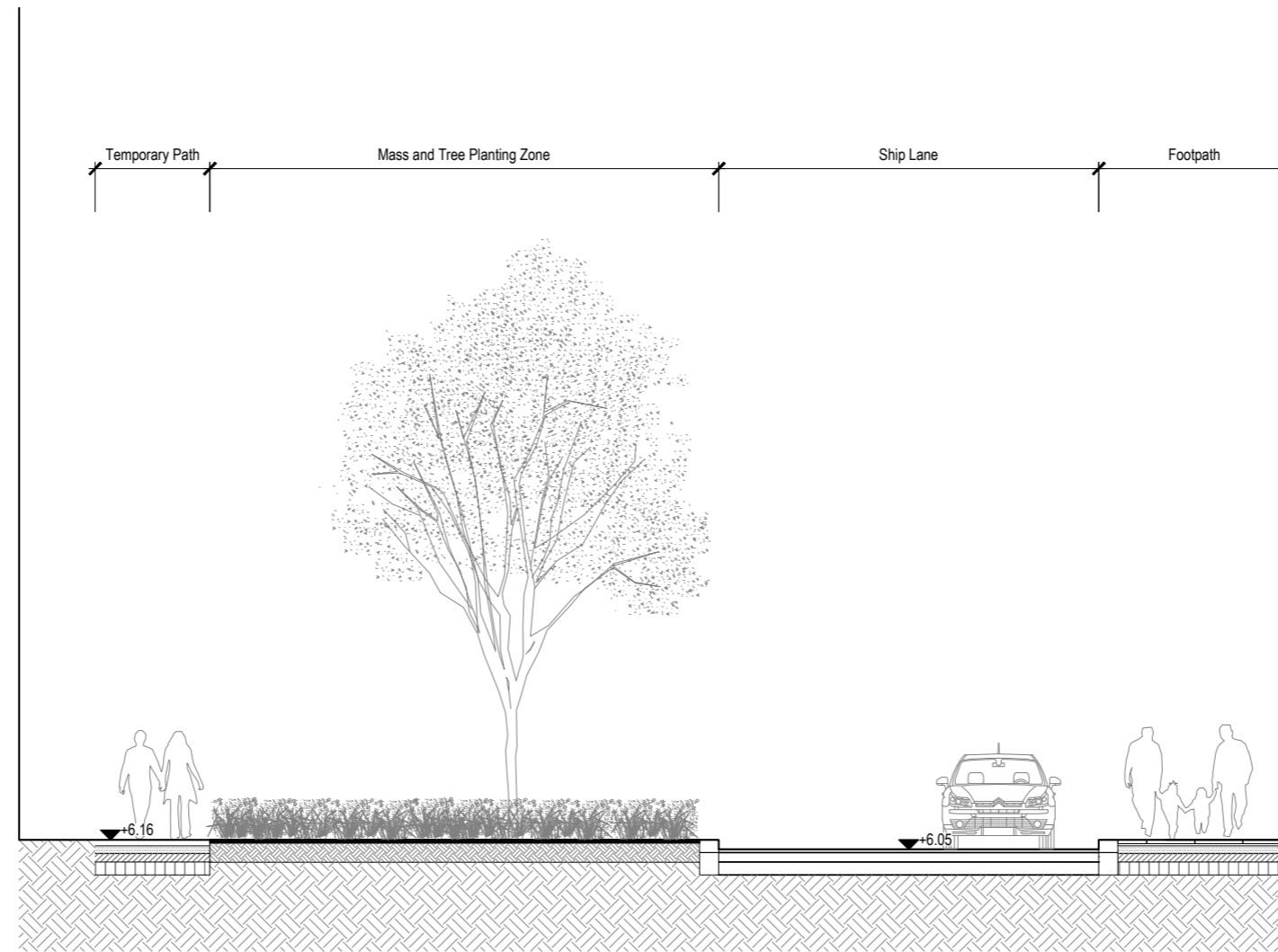
Drawing  
Proposed River Terrace  
Section 2

Drawing number	P10736-00-001-207
Revision	D04
drawing status	DESIGN
Date	24.04.2020
Scale	1:50 @ A3
Drawn	RM
Checked	CL

Client  
DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239  
F: xxxxx xxx xxx

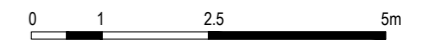
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Development Area 2 Building



Residential

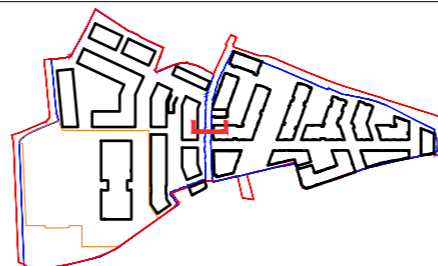
Residential



rev	details	by	date
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D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RJ	13.02.2018
D04	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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**STAG BREWERY**

Drawing  
Proposed Ship Lane  
Section 1

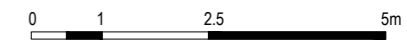
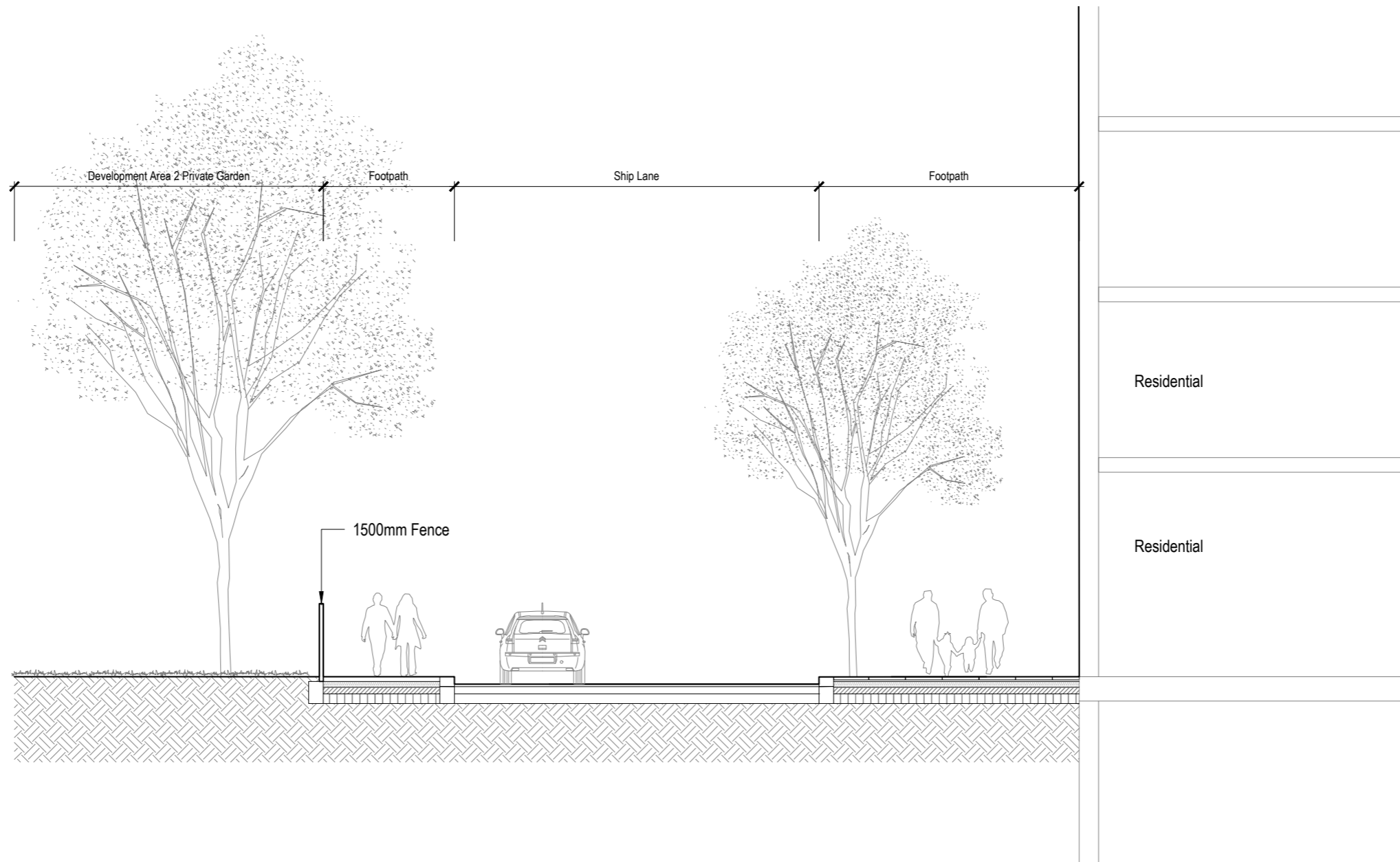
Drawing number P10736-00-001-208	
Revision <b>D04</b>	
drawing status <b>DESIGN</b>	
Date 24.04.2020	Scale 1:100 @ A3
Drawn RM	Checked CL

Client

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Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239  
F: xxxxx xxx xxx

**GILLESPIES**

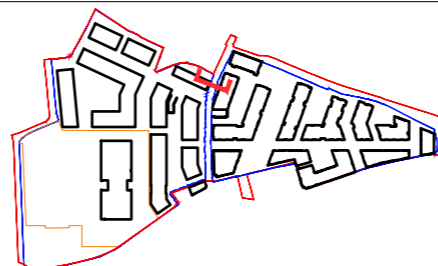
1 St John's Square, London EC1M 4DH  
P 0207 2532929 E design.london@gillespies.co.uk



rev	details	by	date
D00	Issued for Planning	CC	03.11.2017
D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RJ	13.02.2018
D04	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
- 1.2 Use only dimensions shown.



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**STAG BREWERY**

Drawing  
Proposed Ship Lane  
Section 2

Drawing number  
P10736-00-001-209

Revision  
D04

drawing status

DESIGN

Date  
24.04.2020

Scale  
1:100 @ A3

Drawn  
RM

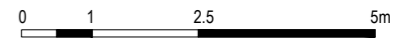
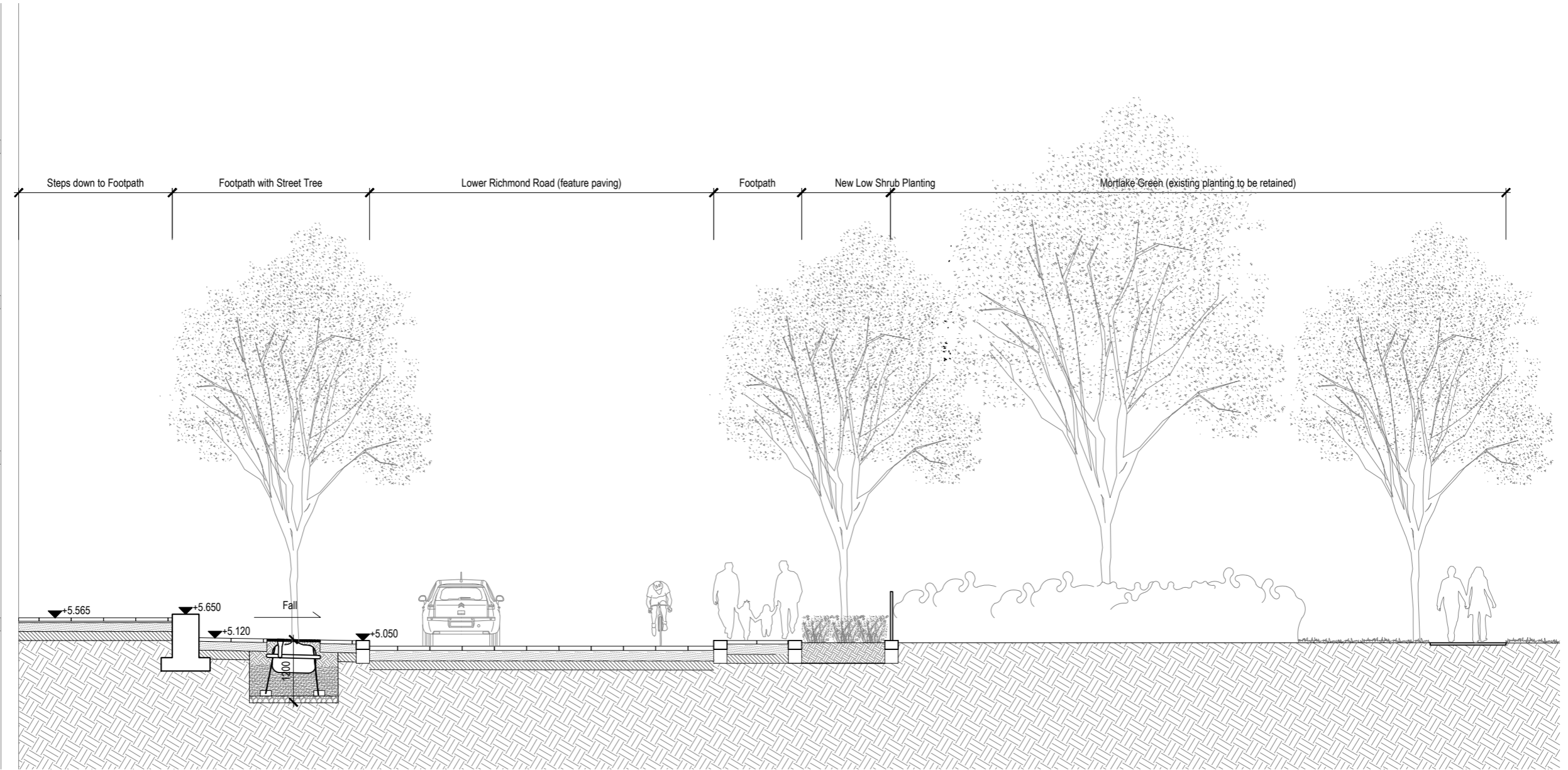
Checked  
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Client

DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239  
F: xxxxx xxx xxx

**GILLESPIES**

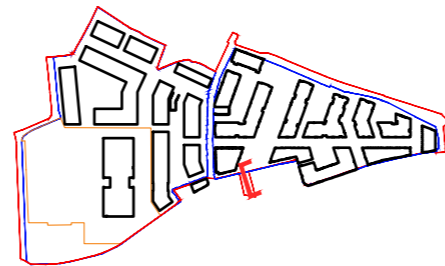
1 St John's Square, London EC1M 4DH  
P 0207 2532929 E design.london@gillespies.co.uk



rev	details	by	date
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D01	Issued for Planning	RJ	01.02.2018
D02	Issued for Planning	RJ	09.02.2018
D03	Issued for Planning	RJ	14.02.2018
D04	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
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**STAG BREWERY**

Lower Richmond Road Section

Drawing number  
P10736-00-001-210

Revision  
D04

drawing status

DESIGN

Date  
24.04.2020

Scale  
1:100 @ A3

Drawn  
RM

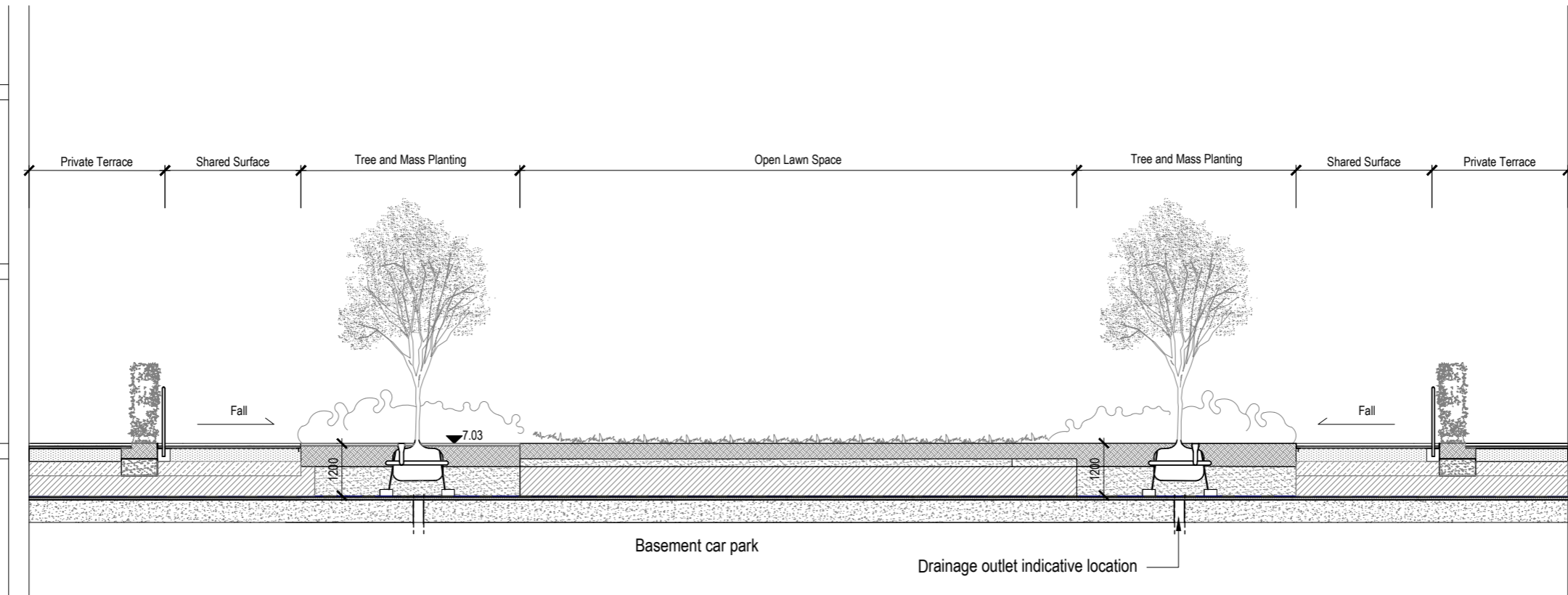
Checked  
CL

Client

DARTMOUTH CAPITAL  
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P: 0207 629 0239

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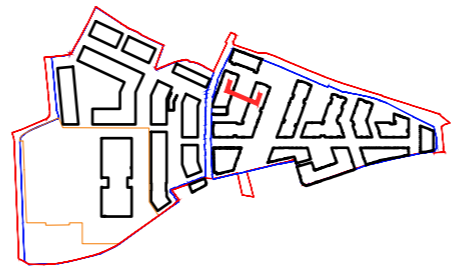
Residential

Residential

rev	details	by	date
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D02	Issued for Planning	CC	03.11.2017
D03	Issued for Planning	RJ	02.02.2018
D04	Issued for Planning	RJ	09.02.2018
D05	Issued for Planning	RM	24.04.2020

**Notes**

- 1.0 All dimensions in millimeters.
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**STAG BREWERY**

Proposed Detailed Application Typical  
Courtyard Section

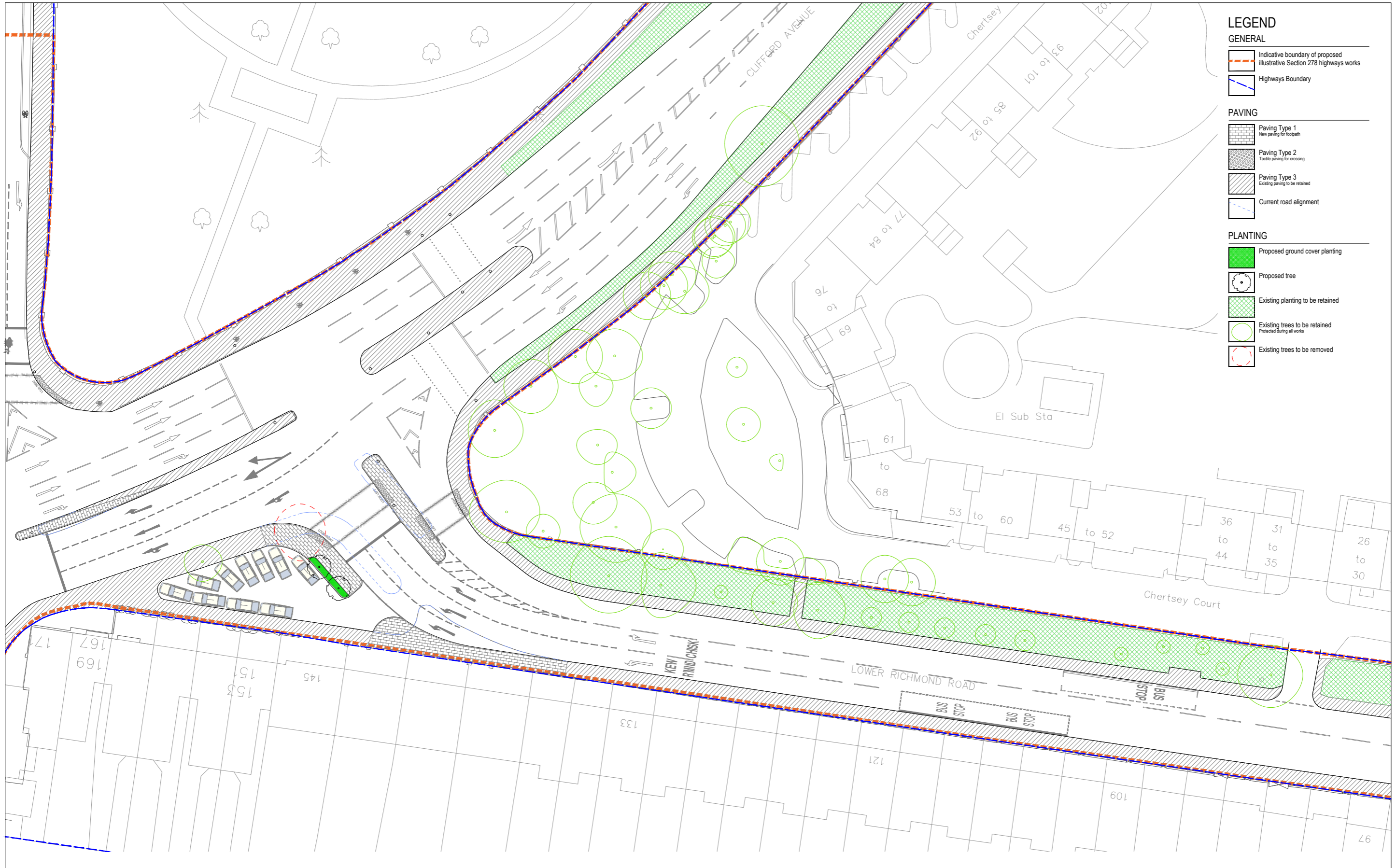
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Revision D05	
drawing status DESIGN	
Date 24.04.2020	Scale 1:100 @ A3
Drawn RM	Checked CL

Client

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Alameda House, 90-100 Sydney Street, London SW3 6NJ  
P: 0207 629 0239  
F: xxxxxx xxx xxx

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### LEGEND

**GENERAL**

- Indicative boundary of proposed illustrative Section 278 highways works
- Highways Boundary

**PAVING**

- Paving Type 1: New paving for footpath
- Paving Type 2: Tactile paving for crossing
- Paving Type 3: Existing paving to be retained
- Current road alignment

**PLANTING**

- Proposed ground cover planting
- Proposed tree
- Existing planting to be retained
- Existing trees to be retained (Protected during all works)
- Existing trees to be removed

rev	details	by	date
00	First Issue	RM	07.04.2020
01	Update to redline	RM	20.04.2020
02	Tree planting incorporated	RM	20.05.2020
03	Highway boundary incorporated	RM	10.07.2020

**Notes**

- Do not scale from drawing, use figured dimensions only
- All dimensions to be checked onsite
- This drawing to be read in conjunction with all other Gillespies drawings and specifications



Project title  
**STAG BREWERY**

Drawing title  
Chalkers Corner Illustrative General Arrangement

Drawing number	P10736-00-003-GIL-0111		
Drawing Status	Revision	03	
Date	Scale	Drawn	Checked
10.07.2020	1:250 @ A1	RM	CL

Client  
DARTMOUTH CAPITAL  
Alameda House, 90-100 Sydney Street, London E10 6NU  
P: 0201 629 0229

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1 St John's Square, London EC1M 6EH  
P: 020 7220 2029 E: design.team@gillespies.co.uk

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\\on-svr\projectdata\P10736-00-003 Stag Brewery Enlarged Scheme\Drawings\01 Design\CAD\100 Series\P10736-00-003-GIL-0111 [Chalkers GA].dwg



