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# THE STAG BREWERY AGENDA

- 1 Introductions
- 2 CLG housekeeping: Terms of reference, CLG programme and future agendas
- 3 Summary of feedback from public consultation
- 4 Brief overview of the masterplan, including changes since March Public Exhibition
- 5 Detailed review of the proposed position and location of the school and playing fields
- 6 Question and answer session
- 7 Any other business

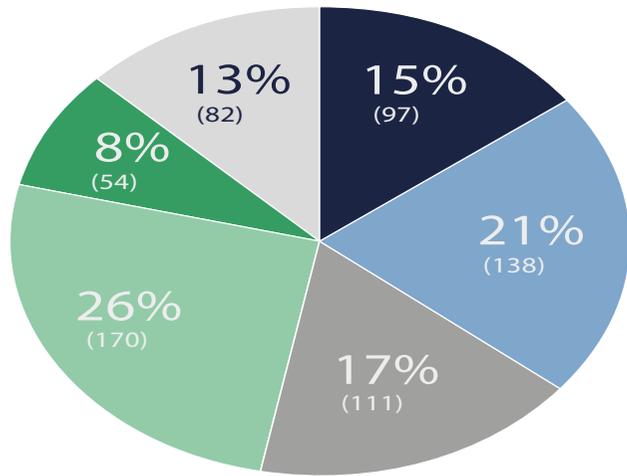
1450  
PEOPLE ATTENDED

330  
EMAILS RECEIVED

650  
FORMS RECEIVED  
45% RETURN RATE

# THE STAG BREWERY OVERALL OPINION

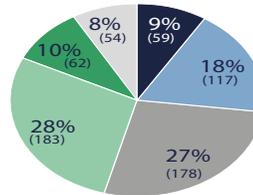
OVERALL OPINION  
652 responses received



KEY

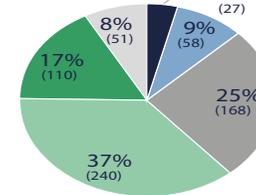
- REALLY LIKE
- DISLIKE
- LIKE
- REALLY DISLIKE
- NEUTRAL
- NO RESPONSE

NEW HOMES



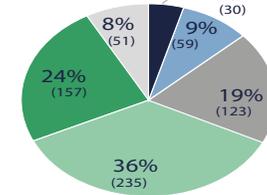
653 responses received

RETAIL



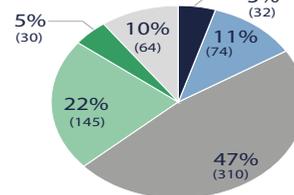
654 responses received

LEISURE



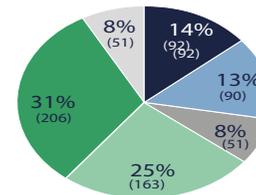
655 responses received

OFFICE



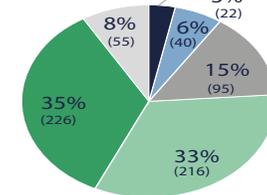
655 responses received

PUBLIC SPACE



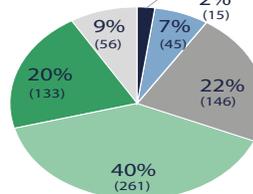
653 responses received

RIVERSIDE



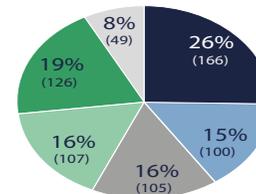
654 responses received

RESTAURANTS



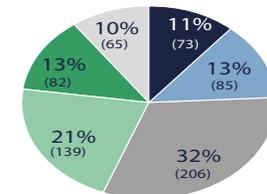
654 responses received

SCHOOL



653 responses received

CPZ



650 responses received

LIKE

%

Proposal of a secondary school	4.7
Provisions of green/open space	3.0
Riverside improvements/tow-path/river walkway	2.4
Welcome the regeneration to improve the area	2.4
Retained buildings and heritage	2.1
The overall consultation	1.7
Mixed-use development	1.6
Permeability to the river/access to river/opening up the river	1.5
River frontage/development/more attractive riverside	1.3
New housing	1.1

DISLIKE

%

Density of development	6.1
14 storey building	4.9
Traffic impact	4.5
Loss of playing fields/green space	4.3
Building heights	3.9
School	3.8
That no traffic solution has been proposed	2.8
Not enough green space	2.2
School's compromise of playing field	1.7
Number of homes	1.4

573 Comments received

Location	%	Design	%
Don't like the removal of the playing fields	9.9	Find the school too dense or large / site is too small	12.0
Should be somewhere else	6.6	Doesn't have enough green outdoor space / sports fields for kids to be active	3.5
Why not in Barnes Elms?	2.3	Don't like the aesthetic	1.4
Why not somewhere else on the site?	1.7	Find the school too high	0.5
Worry about pollution near school	1.7	Like the aesthetic	0.5
Traffic	%	Overall	%
Worry about the traffic created to and from the school	4.2	Like that a secondary school is proposed	22.1
Worry about not enough parking	1.9	Dislike that there is a secondary school proposed	12.1
Worry about compatibility main road / traffic	1.0	Do we need a secondary school that size?	3.8
Worry about sufficient public transport	0.5	We need a primary school	3.1



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# SQUIRE & PARTNERS

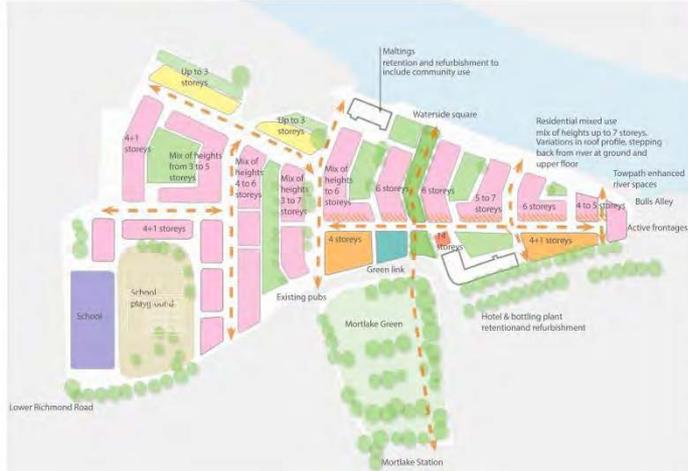
## Stag Brewery

Presentation to Community Liaison Group

25 April 2017

PROPOSED LAYOUT

06



Proposed zonal masterplan layout

The illustration above shows the proposed layout of the masterplan being currently under development.

The layout above shows the proposed location of the school, residential units, High Street, retail space, offices, and open space.

Among the key features are:

- The provision of a mixed-use residential-led scheme.
- A new green link between the Station and the Riverside.
- A new village heart and retail area.
- Open space throughout the site.
- Retention and refurbishment of important historical buildings.

KEY

## FEEDBACK FROM PUBLIC EXHIBITION

### POSITIVE COMMENTS

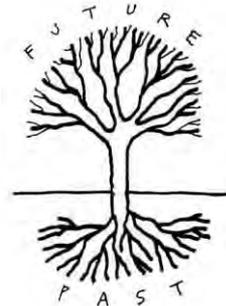
- Secondary school welcomed by parents
- Towpath improvements supported
- Commercial uses generally supported

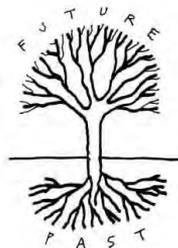
### NEGATIVE COMMENTS

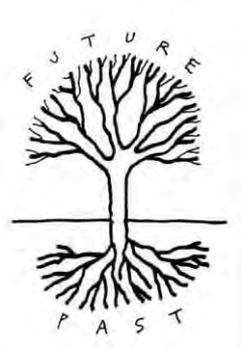
- Concern at position and type of school building
- Concern at loss of open space and football pitch
- Concern regarding height of marker building.
- Concerns at impact on traffic and parking

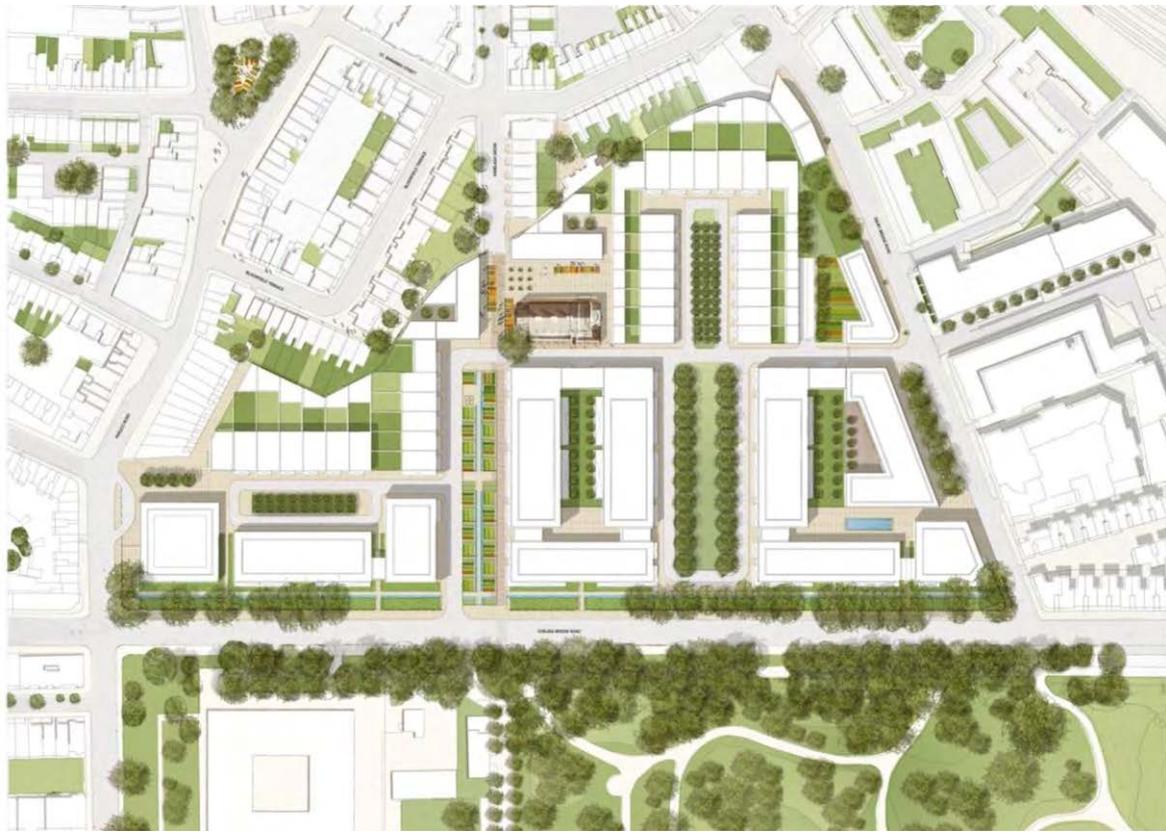
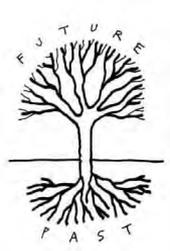


Current Masterplan











River Mansion Blocks



Initial bay study



View along Green Link



View of Maltings Square



View from the River



View from river front garden



Views along Ship Lane

## CLG 1 School, Open Space & Commercial Uses

- Re-position school
- Retain football pitch
- Reduce height of 'marker building'
- Reconsider hotel provision to reduce car parking
- Improve functioning of Sheen Lane roundabout



Areas to amend

School

Supplementary  
Planning Document  
**Stag Brewery,  
Mortlake, SW14**  
Planning Brief

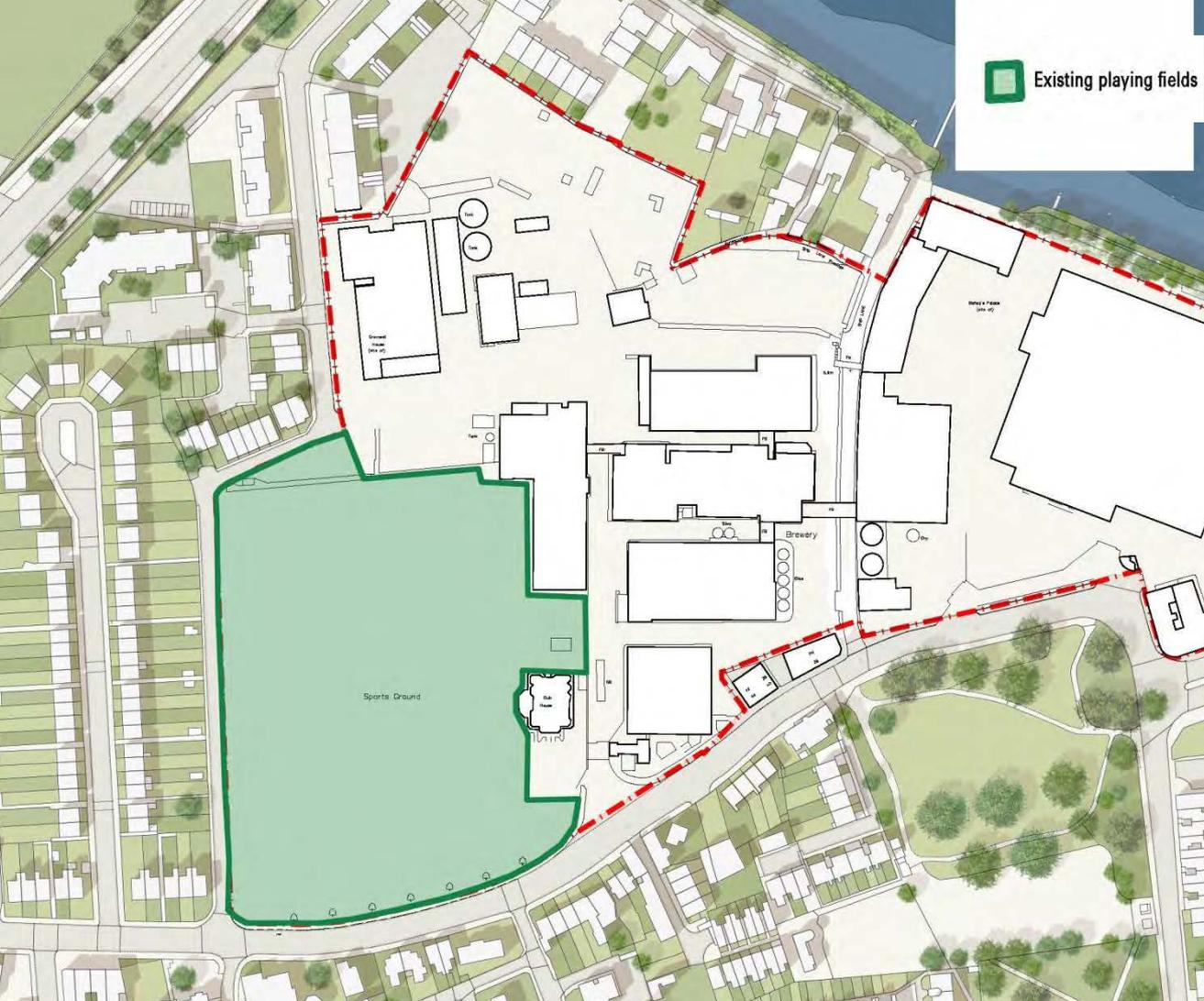
Adopted July 2011



## Key Points from Council's Planning Brief

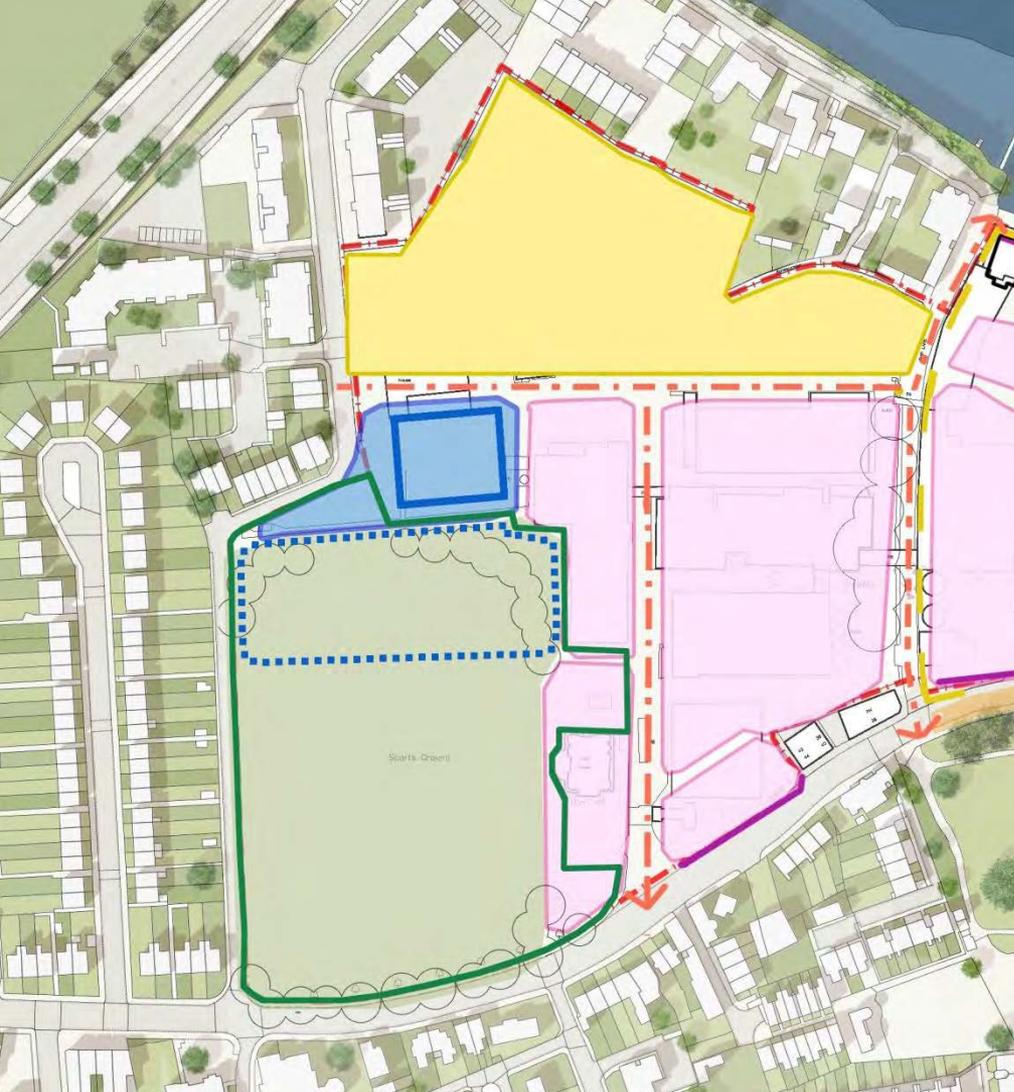
- High quality open public realm - New 'green space'
- Creation of a 'new village heart'
- Viable reuse of heritage assets
- Regard for existing urban grain and scale
- Vibrant links between the River and the town
- Inclusion of mix of uses: employment  
community  
leisure  
retail  
residential  
primary school
- Mix of building heights across the site – 3-7 storeys
- Addressing transport issues –PTAL rating of 2





Existing playing fields

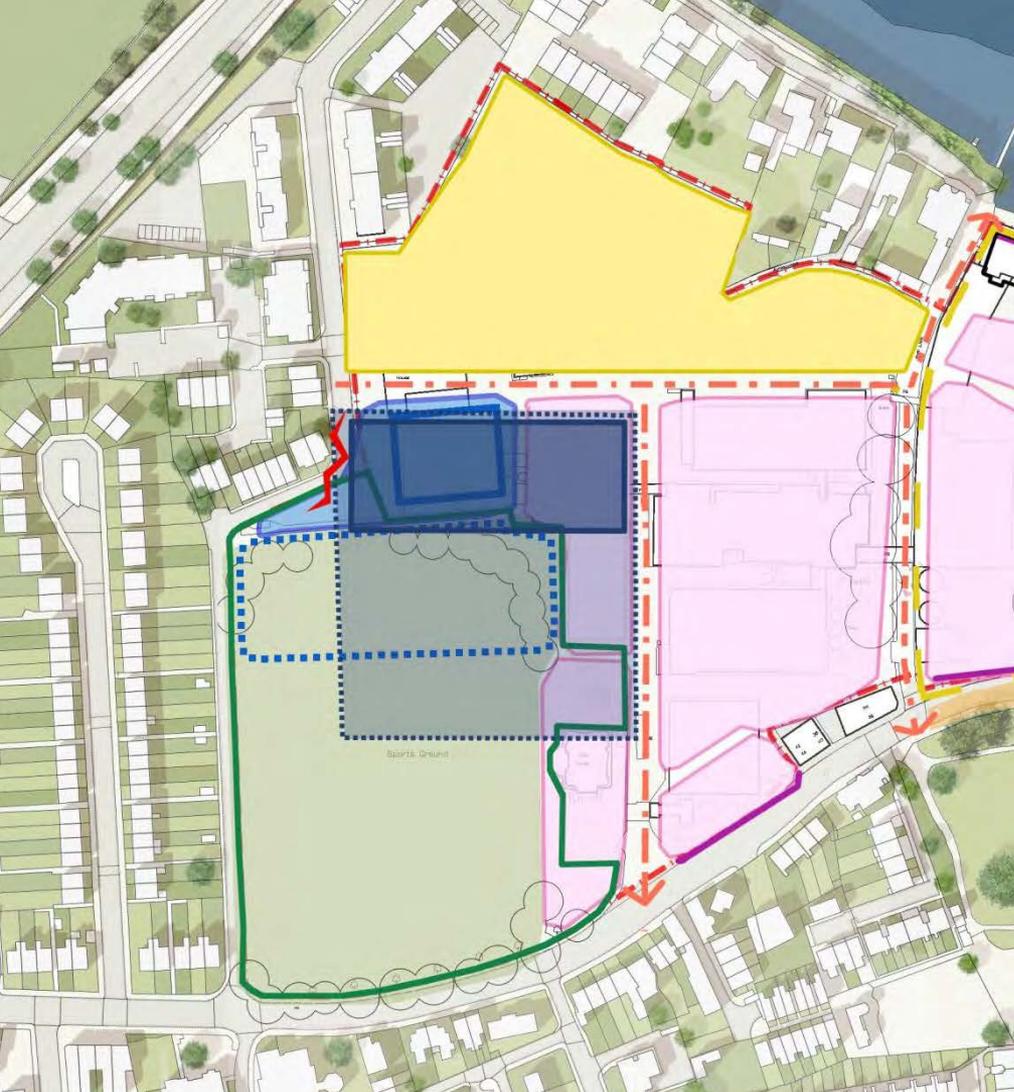
Existing Site



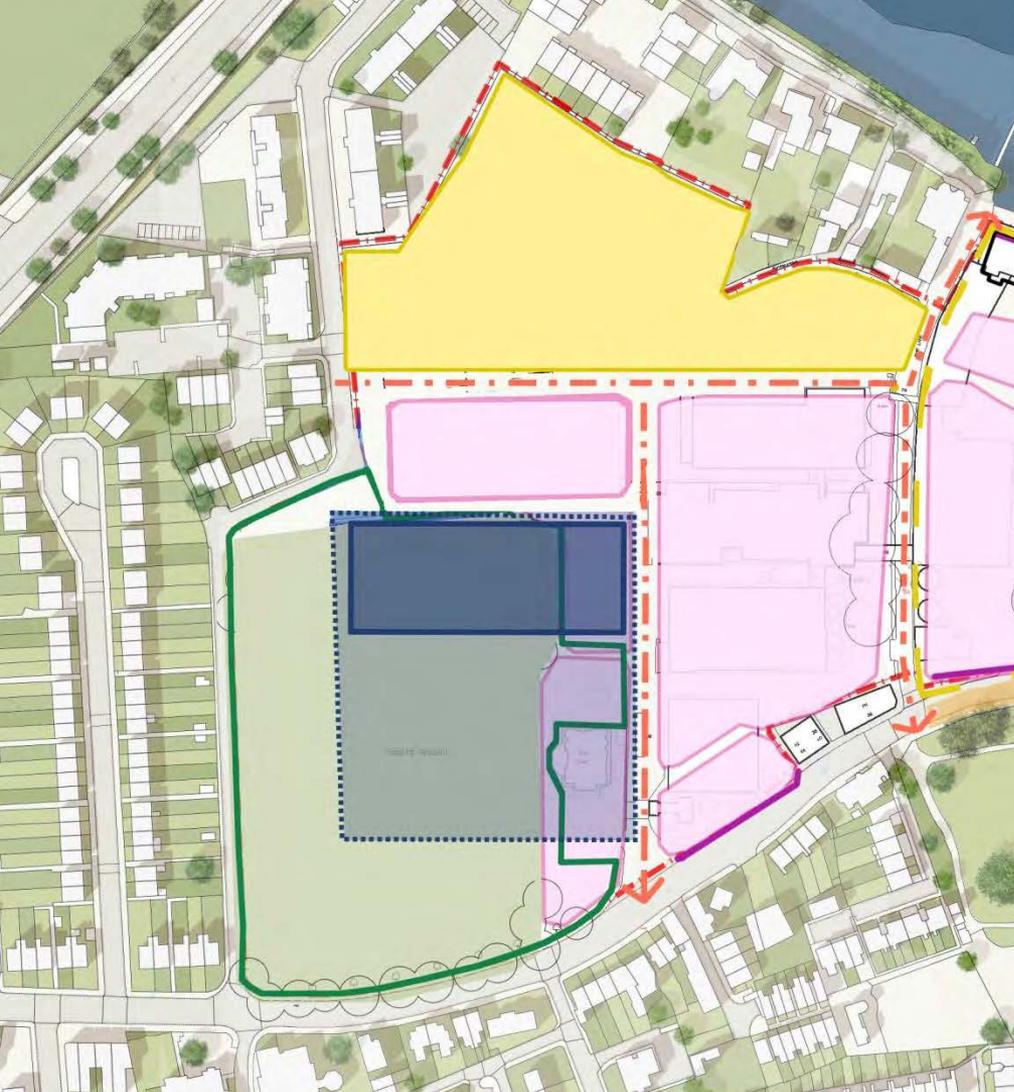
- Location for Primary School
- Residential zone
- Actual size of Primary School building
- Size of School play-space required



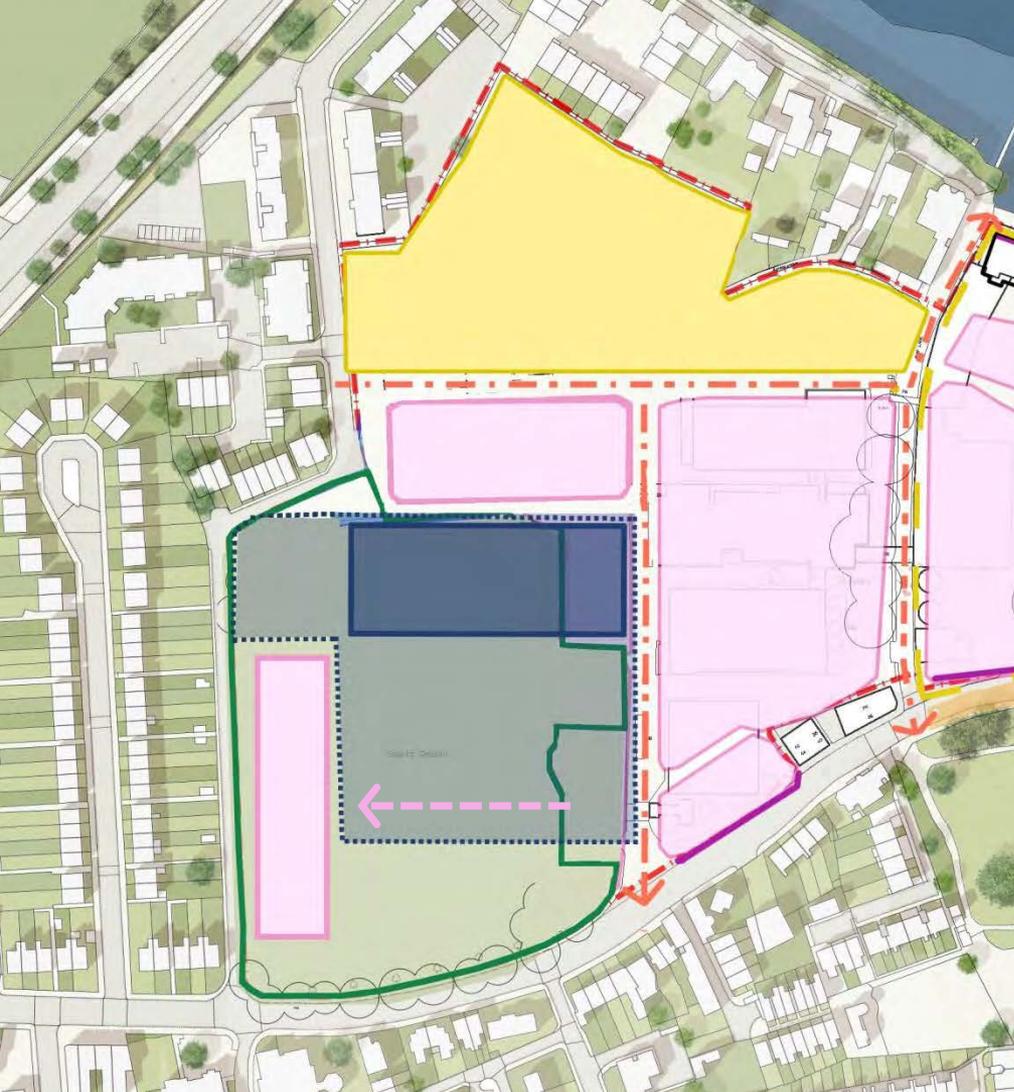
Planning brief with primary school



Secondary school too close to residential



School moved

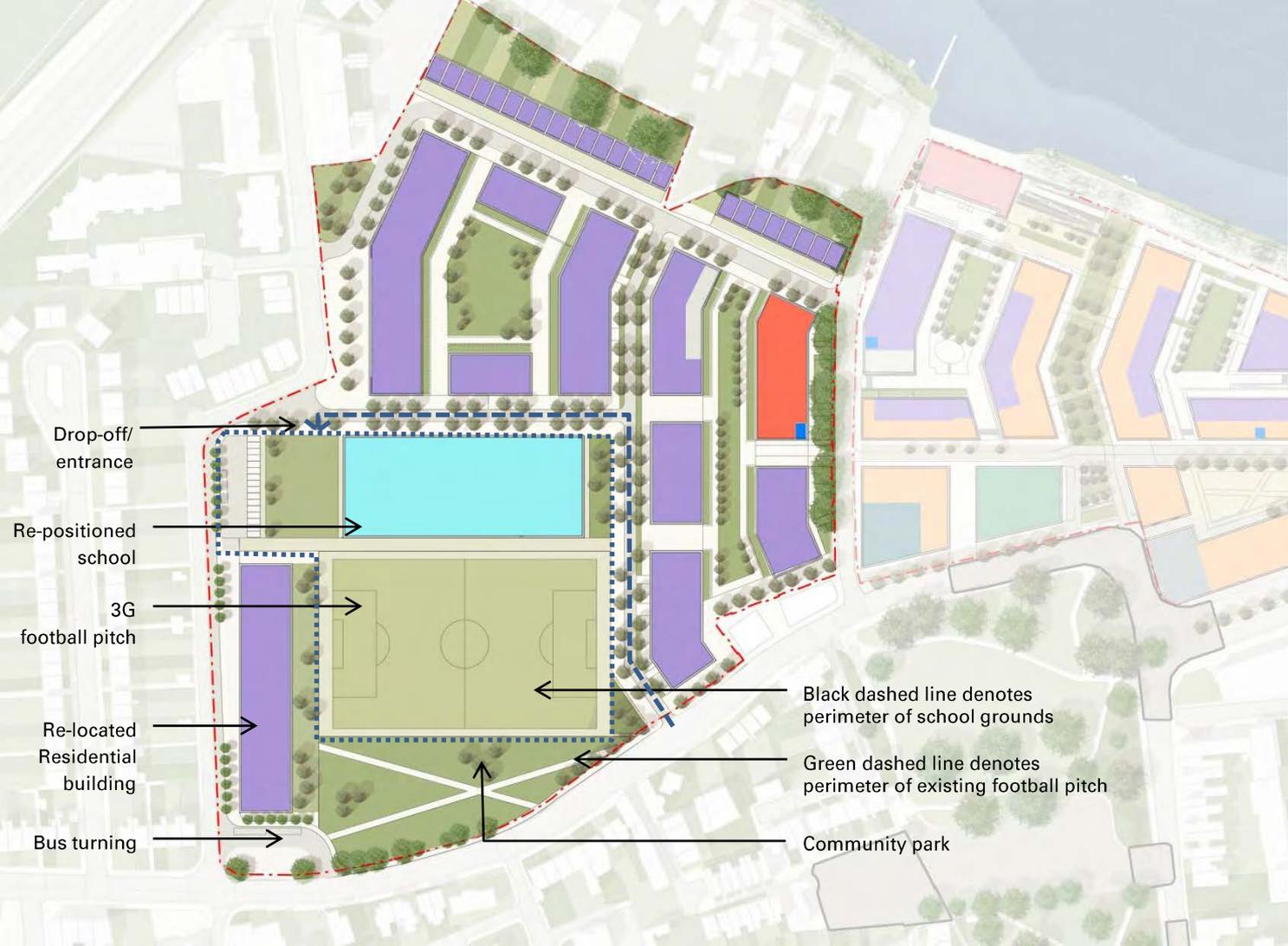


Residential moved



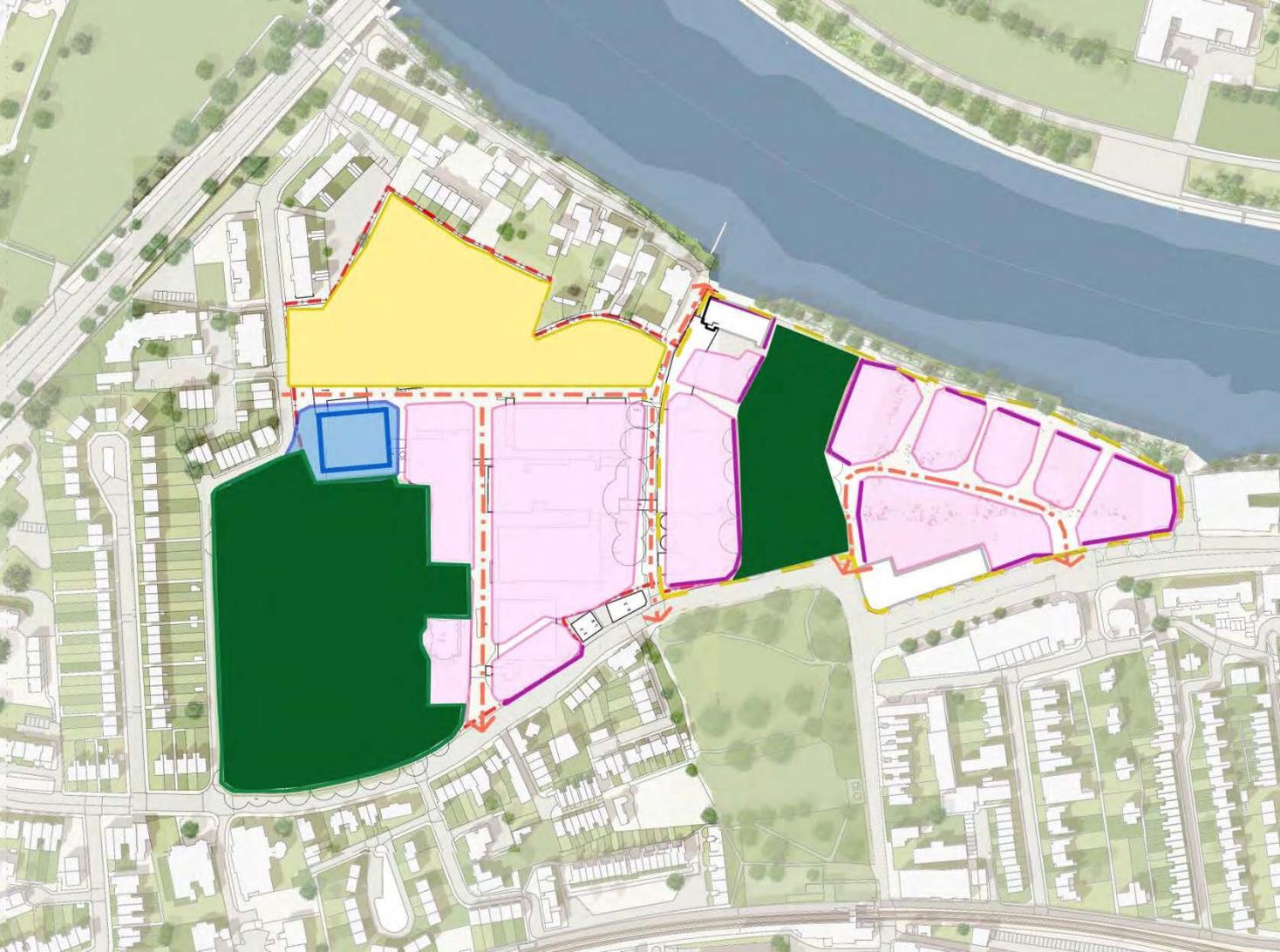
Kensington Primary Academy, Warwick Road

Proposed school location



3G pitch at Coram Fields

Alternative school location



Green Space:  
2.6 Ha approx.

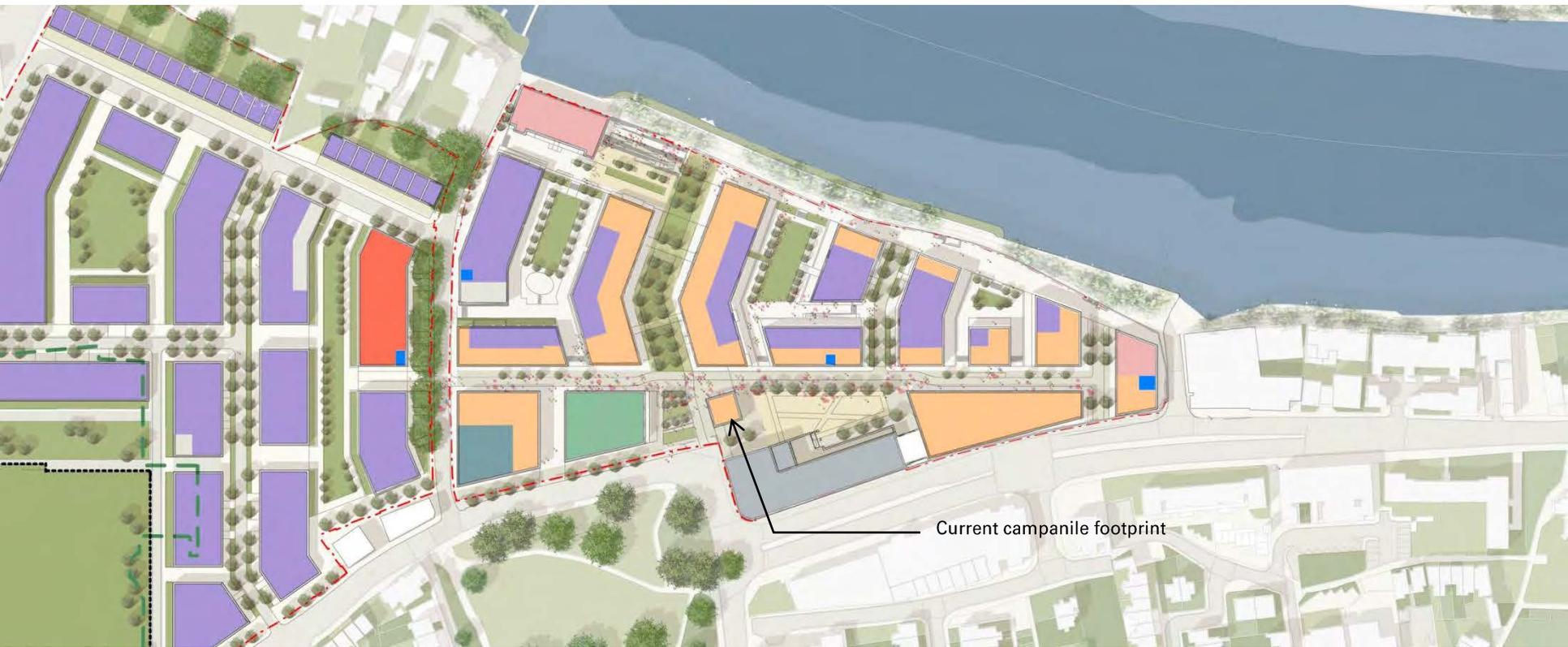
Planning Brief Green Space



Green Space:  
2.8 Ha approx.

Proposed Green Space

Campanile



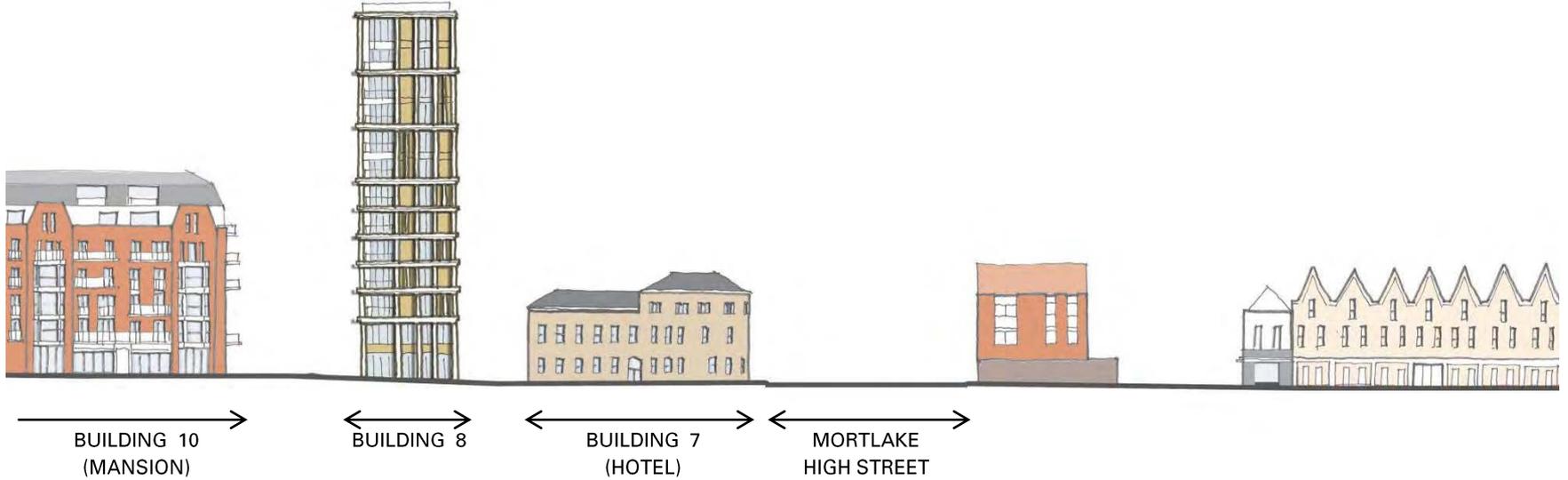
Current campanile footprint

Current proposal

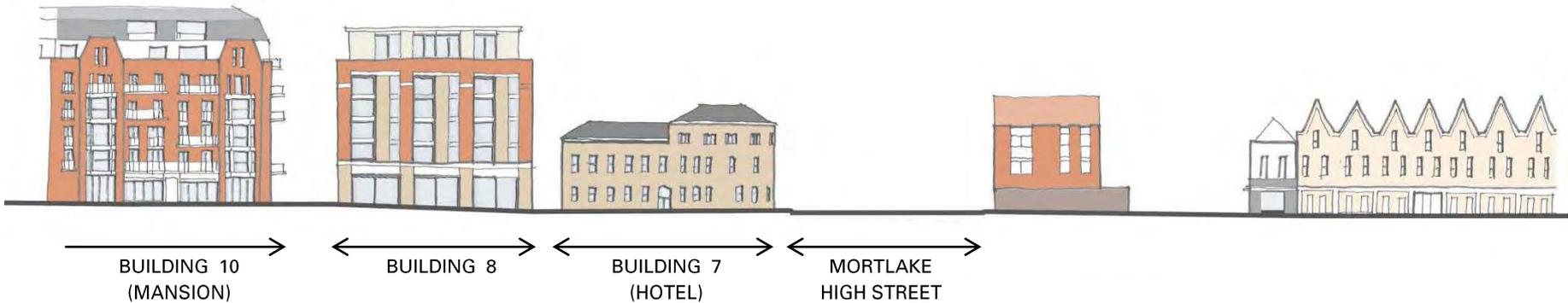


Decreased height to 6 storeys  
Increased footprint of residential building

Alternative proposal



Current campanile proposal



Alternative Proposal

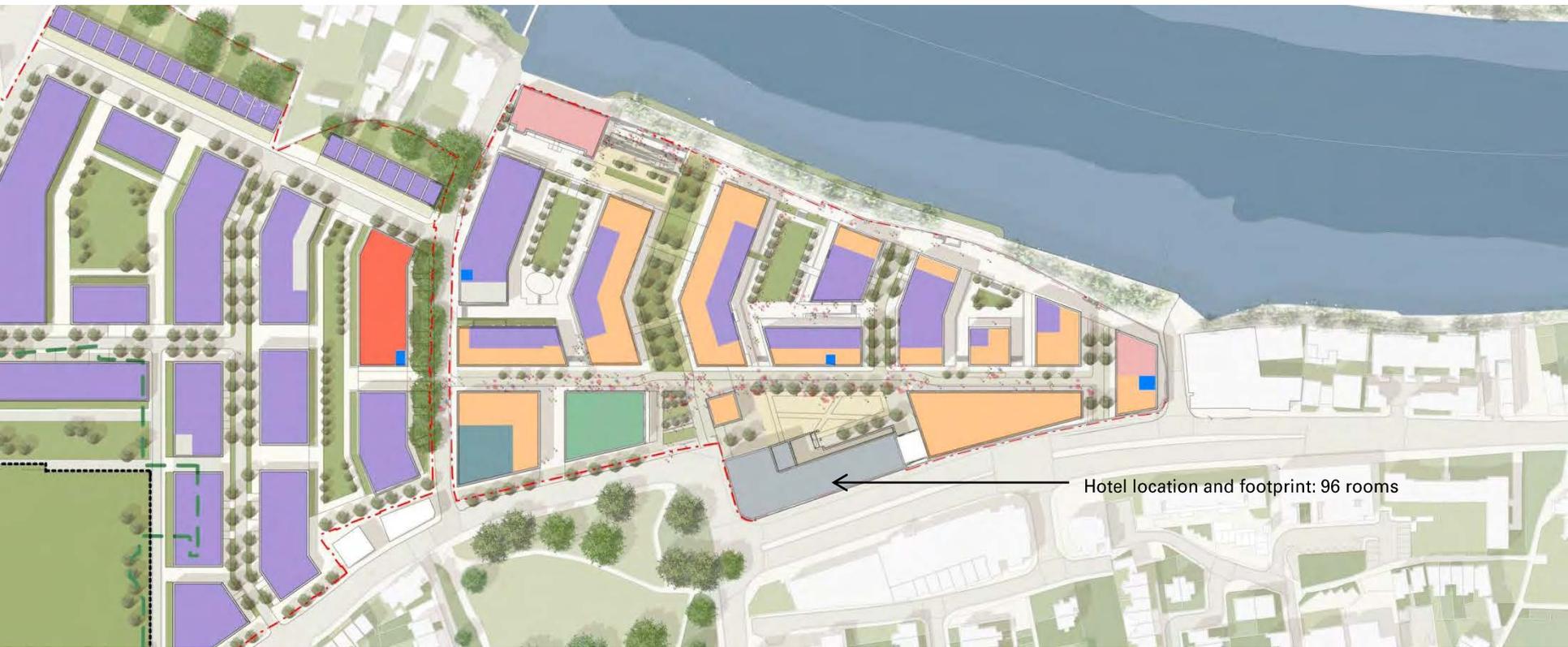


Current campanile proposal



Alternative proposal

# Hotel and Commercial Proposals



Hotel location and footprint: 96 rooms



Reduced area  
of hotel: 15 rooms

New  
Residential component



View along Green Link

# SQUIRE & PARTNERS

## Stag Brewery

Presentation to Community Liaison Group

25 April 2017