

❑ WELCOME TO THE EXHIBITION ❑

Welcome to the second public exhibition on the proposals for the future of the Stag Brewery site. We are very excited to share with you our latest masterplan, which has been updated since our last public exhibition in March.

Working with a number of important stakeholders and the local community a number of changes have been made to the proposals which are being shown here today.

Please leave your feedback at the end of today's exhibition.

WHAT YOU WILL SEE HERE TODAY

In this exhibition you will see the latest masterplan, more details about the building uses and public space, the latest transport proposals, as well as the proposed architecture and urban design, as in the images below.



View from Mortlake Green towards the green link



View from Dukes Meadow



DESIGN CHANGES MADE

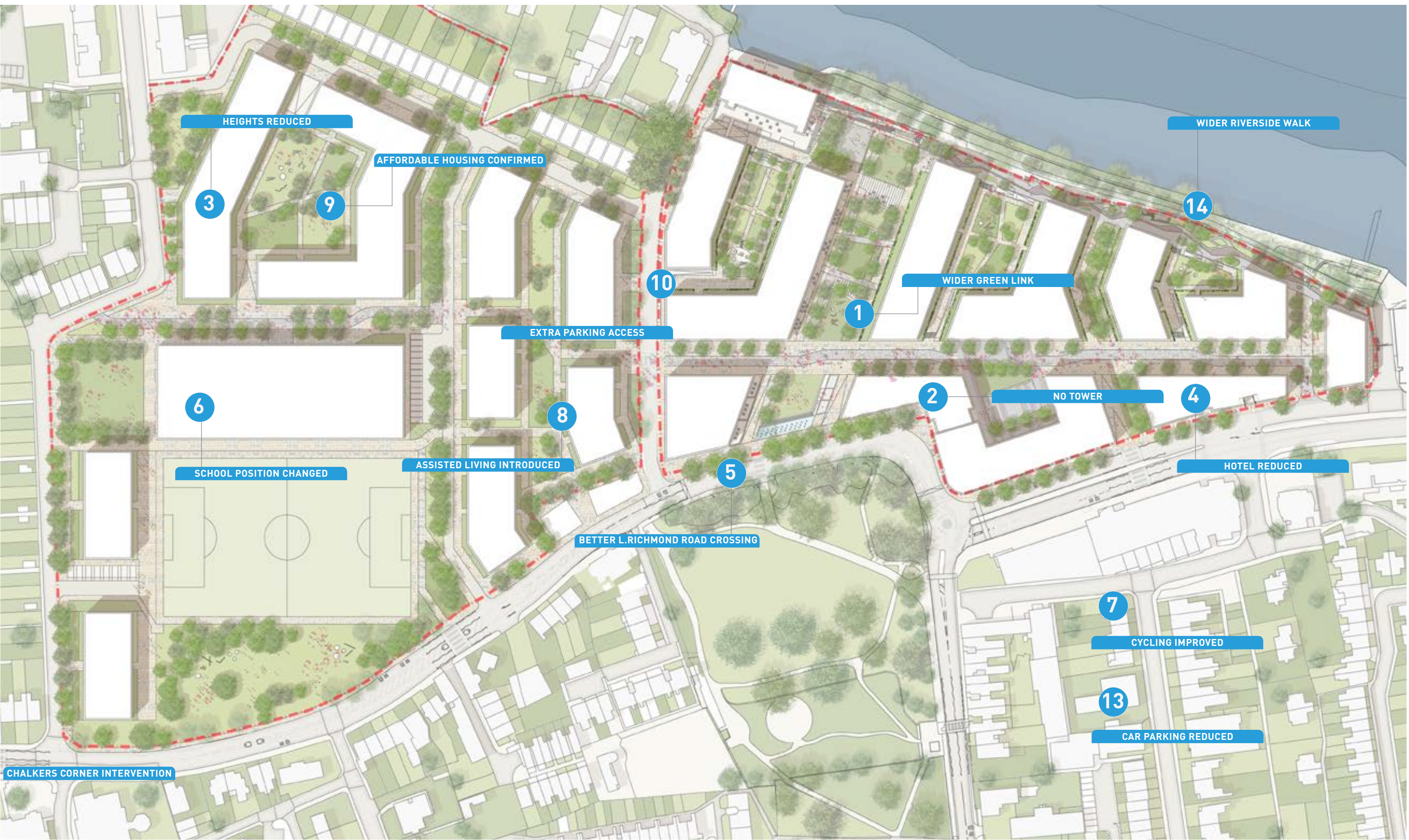
This board shows the updated masterplan and indicates the key changes to the scheme since the proposals shown in March.

A number of changes made to the scheme are a direct result of received public feedback, including a larger green link connecting Mortlake Green to the river, reduction in the size of the hotel, relocation of the school and reduced heights.

We are keen to hear your views on these changes.

CURRENT MASTERPLAN PROPOSAL

You can see the latest masterplan proposal below - Plan A shows the public realm and design changes, and Plan B shows the groundfloor uses of each building. You can compare the masterplan with the previous version on the left.



Plan A: The current masterplan proposal with the design changes enumerated and elaborated on the right



Plan B: The current masterplan proposal with groundfloor uses and building heights

DESIGN CHANGES MADE SINCE THE MARCH EXHIBITION

- 1

WIDER GREEN LINK

The green connection from the station to the river has been increased from 22m to 30-38m in width. The revised plans also include a large public square at the beginning of the green link.
- 2

NO TOWER BUILDING

The 'marker' tower has been removed.
- 3

HEIGHTS REDUCED

All the buildings along Williams Lane have been reduced to a maximum of 3 storeys.
- 4

HOTEL REDUCED

The previous proposal contained a 200 bed hotel. A boutique hotel with approximately 20 rooms is now proposed.
- 5

BETTER L.RICHMOND ROAD CROSSING

A new safe pedestrian/cycle crossing of Lower Richmond Road from Mortlake Green towards the river. The crossing allows room for a new public square at the principle entrance to the scheme. No Mortlake Green trees will be lost.
- 6

SCHOOL POSITION CHANGED

The school position has changed to and will maintain a youth-sized football pitch, and includes provision of a public park fronting Lower Richmond Road.
- 7

CYCLING IMPROVED

A comprehensive cycling scheme is proposed through the site, with access between the river and Mortlake Green, and to the school prioritised. Chalkers Corner proposals include cycle lanes between Lower Richmond Road and TfL's A306 corridor cycle 'Quiet Way'.
- 8

CARE VILLAGE

A 'care village' consisting of 126 assisted living units, in addition to a nursing home with dementia care facilities is proposed.
- 9

AFFORDABLE HOUSING CONFIRMED

With the current proposals the scheme could deliver up to 200 affordable homes.
- 10

EXTRA PARKING ACCESS

An extra access has been provided to the main eastern car park on to Mortlake High Street. This will reduce the need for development traffic to travel through the Sheen Lane mini roundabout.
- 11

CHALKERS CORNER INTERVENTION

The Chalkers Corner scheme was reviewed; the new design gives priority to pedestrian and cycle access as well as improving highway capacity. The impact of changes to residents on L.Richmond Road is mitigated through improved planting and reduced road widening.
- 12

MORE PEDESTRIAN FRIENDLY

Pedestrian routes within and around the scheme have been improved and the scheme is accessible for people with mobility issues.
- 13

CAR PARKING REDUCED

For residential use an average of 0.75 spaces per dwelling is proposed. For other uses parking is provided at the standard suggested by LBRuT for areas within a controlled parking zone. Overall car parking spaces are 70 fewer than previously proposed.
- 14

WIDER RIVERSIDE WALK

The buildings towards the river Thames have been set back to provide a more spacious public river walkway.

MASTERPLAN PROPOSED IN MARCH 2017



The previous masterplan proposal showed at the March exhibition.

CHANGES SINCE MARCH EXHIBITION	
BEFORE	NOW
790   Residential units	730   Residential units
190   Extra care units	126   Assisted living units and a new nursing home
840   Parking places on site	770   Parking places on site



□ KEY BENEFITS □

A brewery has existed on this site for the last 600 years, the current Stag Brewery site covers 22 acres. The scheme aims to open up the currently enclosed site. The proposed scheme is for a comprehensive regeneration of the Stag Brewery site that will form a key part of Mortlake's future.

The design has developed with input from the adopted Development Brief, along with local opinion, Richmond Council, GLA and National planning policy guidance.

This board outlines all the key elements of the scheme.



NEW HOMES

Approximately 730 new homes, including up to 200 affordable homes. Details on the following board.



GREEN SPACE

6.9 acres of green space, including a new public park. The scheme has more green and open space than proposed in the SPD.



OFFICE SPACE

3,300sqm of office space is proposed which could be home to new local small businesses and bring activity to the area.



SHOPS, BARS & RESTAURANTS

A new High Street introducing commercial and retail space for 40 units, providing flexibility to respond to local needs and demands.



COMMUNITY AND LEISURE

New leisure facilities for the entire community including a cinema, gym and rowing club. Other community spaces will be proposed.



GREEN LINK

A 30m-38m wide green link connecting Mortlake Green with the River Thames, brought to life with cafes and restaurants along an open boulevard from Mortlake Green.



NEW SECONDARY SCHOOL

A new secondary school for 1,200 pupils will be built, including a full-sized youth football pitch (also available for community use), as well as additional play and sport spaces.



BETTER RIVER CONNECTION

Better connections to the river from the entire site, an upgraded towpath, additional riverside walk and a riverside plaza in front of the Maltings building.



CYCLING & WALKING

A comprehensive pedestrian and cycling network; encouraging the use of sustainable transport mitigating congestion and pollution.



PLAYGROUNDS

Play areas will be provided throughout the site for children of all ages near every new home and available for Mortlake residents.



HEALTH

Ground floor space of 10,000sqft is reserved for health facilities. While the details are yet to be worked out, this space could include a GP surgery and an additional add-on service.



CARE VILLAGE

There will be a care village containing 126 assisted living units, and a nursing home with dementia care facilities.



NEW HOMES

730 homes are proposed to be built across the site. These are a mix of 1, 2, 3 and 4 bed homes, private and affordable. The scheme also proposes a care village, containing 126 assisted living units and an additional nursing home with dementia care.

All residential buildings will have underground parking.

HOUSING MIX

HOUSING MIX	
1 BEDROOM	176
2 BEDROOM	351
3 BEDROOM	194
4 BEDROOM	9
TOTAL	730

WITH THE CURRENT PROPOSAL, OUT OF THE 730 RESIDENTIAL UNITS, UP TO 200 WILL BE AFFORDABLE UNITS.

THE CARE VILLAGE ON SITE WILL INCLUDE 126 ASSISTED LIVING UNITS, AND A NURSING HOME WITH DEMENTIA CARE.



Proposed masterplan with distribution of housing typologies across site

- 1 bedroom (flat)
- 2 bedroom (flat)
- 3 bedroom (flat)
- 3 bedroom (house)
- 4 bedroom (flat)
- 4 bedroom (house)
- Commercial use
- Cinema
- Healthcare
- Hotel building
- Gym
- School
- Community use
- Care village



View from across the river



Views on Mortlake High Street

VIEWS TOWARDS THE DEVELOPMENT FROM ACCROSS THE RIVER

With the latest changes in the proposals, a wide view across the green link towards Mortlake Green opens from across the river.



BEFORE

NOW

PARKING

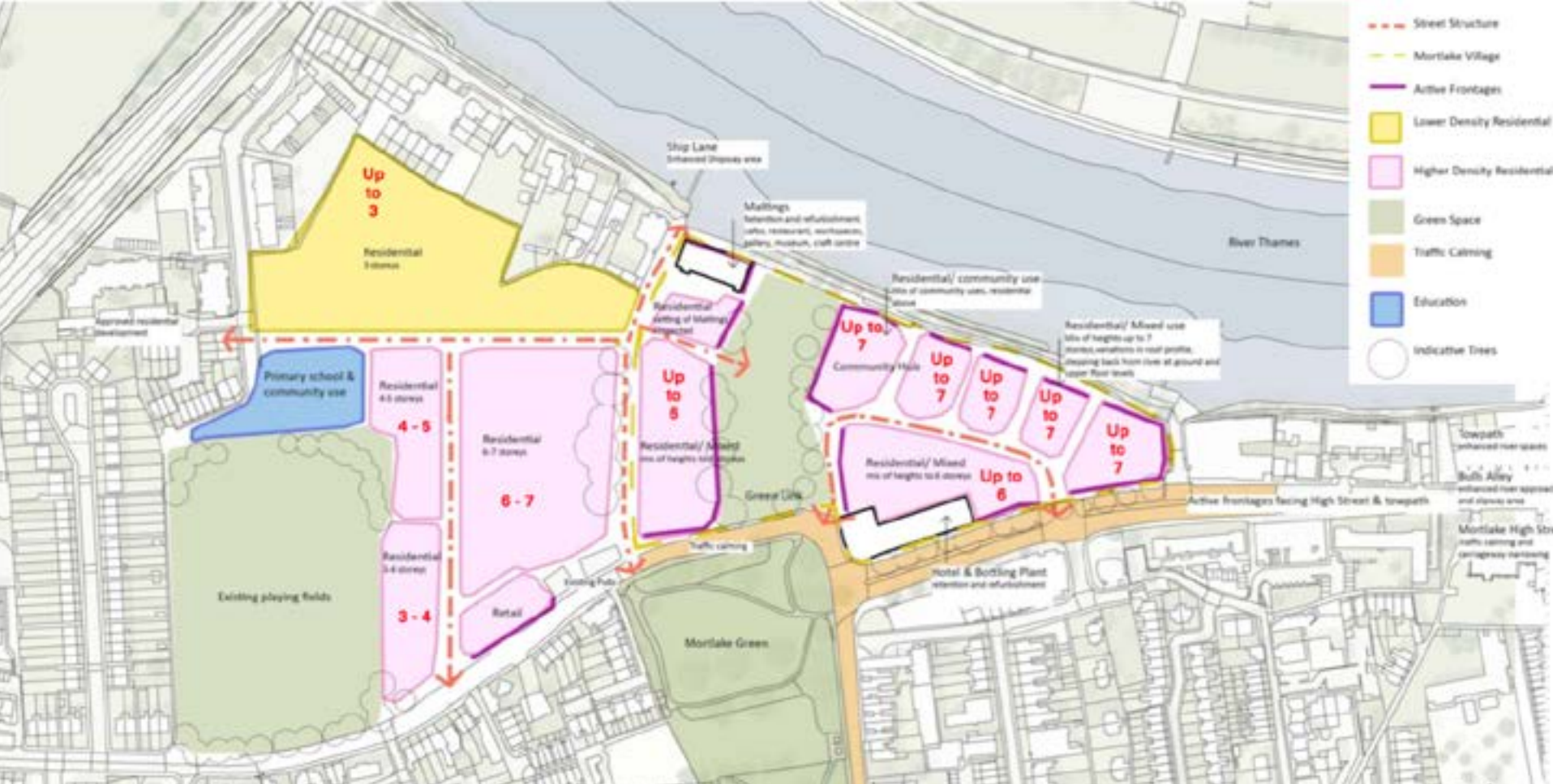
Car parking proposed on site aims to reduce parking numbers, and off site measures will be taken to mitigate any impact on existing residential parking along roads.

This table shows the number of parking spaces proposed by usage across the site.

LAND USE	LBRUT PARKING STANDARD		PARKING SPACES BASED ON STANDARDS		PROPOSED PARKING
	IN CPZ	OUTSIDE CPZ	IN CPZ	OUTSIDE CPZ	
RESIDENTIAL 1/2 BED	1 SPACE PER UNIT	1 SPACE PER UNIT	523	523	544
RESIDENTIAL 3/4 BED	1.5 SPACE PER UNIT	1.5 SPACE PER UNIT	303	303	
RETIREMENT HOMES	0.5 SPACE PER UNIT	0.5 SPACE PER UNIT	65	65	
NURSING HOME	0.2 PER UNIT +1 FOR STAFF	0.2 PER UNIT +1 FOR STAFF	25	25	
HEALTH CARE	1 PER ROOM	4 PER ROOM	4	16	95 (45 RETIREMENT AND 30 FOR NURSING HOME AND HEALTHCARE)
EDUCATION	0.5 PER STAFF	0.5 PER STAFF	60	60	
OFFICE	1 PER 300SQM	1 PER 200SQM	11	17	110 FOR ALL LEISURE USES (11 BLUE BADGE PARKING BAYS)
CINEMA	1 PER 10 SEATS	1 PER 5 SEATS	37	74	
RESTAURANT	1 PER 16SQM DINING AREA	1 PER 8SQM DINING AREA	76	152	
RETAIL	1PER 50SQM	1 PER 50SQM	13	13	
GYM	1 PER 50SQM	1 PER 25SQM	15	30	
BOUTIQUE HOTEL	1 PER 5 ROOMS	1 PER ROOM	3	16	764
TOTAL			1141	1375	

DENSITY

The density of the development is according to the SPD masterplan and is within policy, as elaborated below.



Masterplan vision diagram, according to the Richmond Council SPD for the Stag Brewery site

The Planning Brief and Richmond's emerging Local Plan do not provide advice or guidance on numbers of units, however, the Planning Brief vision would generate in the order of 900 residential units. The London Plan identifies the appropriate density range for this site as 45-170 units per hectare. The masterplan proposes a residential density of 135 units per hectare. The development will also provide planning policy compliant open space, amenity space, meet residential design standards, deliver quality public realm and deliver a range and mix of land uses as required by the Planning Brief.

WHAT YOU SAID ABOUT HOUSING

YOU SAID

WE ARE PROPOSING

267 THOUGHT THE DENSITY IS TOO HIGH

DENSITY HAS REDUCED. HOWEVER, HIGHER DENSITY IS NEEDED TO PROVIDE AFFORDABLE HOUSING AND A GENEROUS PUBLIC REALM SCHEME.

161 DIDN'T LIKE THE TOWER

THE TOWER HAS BEEN REMOVED

135 THOUGHT BUILDINGS ARE TOO TALL

SOME BUILDINGS HAVE BEEN REDUCED IN HEIGHT, PARTICULARLY ALONG WILLIAMS LANE, WHERE NO BUILDING EXCEEDS 3 STOREYS.

32 WANTED AFFORDABLE HOUSING

UP TO 200 AFFORDABLE HOMES WILL BE PROVIDED

29 THOUGHT THE DESIGN SHOULD BE MORE CREATIVE/MORE VARIETY

A VARIETY OF ARCHITECTURE IS PROPOSED, INCLUDING MANSION TYPE AND WAREHOUSE TYPE BUILDINGS.

17 WANTED MORE DETAILS ON HOMES

DETAILS ON THE HOUSING MIX ARE SHOWN HERE TODAY

16 LIKED THE 'CARE VILLAGE'

PLANS FOR A 'CARE VILLAGE' ARE INCLUDED



□ A NEW PART OF MORTLAKE □

The redevelopment of the Stag Brewery site will create a new part of Mortlake with a number of facilities and activities for local residents to participate in.

A range of new services, activities and connections will enrich the daily life of the Mortlake local community.

A comprehensive pedestrian and cycling plan will ease movement around the area.

1 SHOPS, BARS, RESTAURANTS, CINEMA

A mix of uses creating a traditionally commercial High Street feel. 'Flexible use' is planned for the majority of the units so that the High Street can respond better to local needs and demands. There will also be a cinema, gym, bars, restaurants among many others.



View of the cinema and Mortlake Green from Lower Richmond Road

4 SECONDARY SCHOOL

As required by LBRuT, and in line with EFA requirements, a new secondary school for 1,200 pupils will be built.

The school has been moved north allowing more open space for a football pitch, and a new community park.



View of the secondary school

5 PLAY AREAS

Diverse and engaging playgrounds are planned throughout the site, including a new park, with easy access from every home.



BENEFITS FOR THE LOCAL COMMUNITY

You can see where some of the new spaces and amenities will be located throughout the site on the map below.



2 HEALTH SERVICES

Groundfloor space of 10,000sqft is reserved for health facilities. While the details are yet to be worked out, this space could include a GP and additional add-on health service. The project team is working closely with NHS and Richmond CCG on the proposals.

3 MALTINGS BUILDING SQUARE

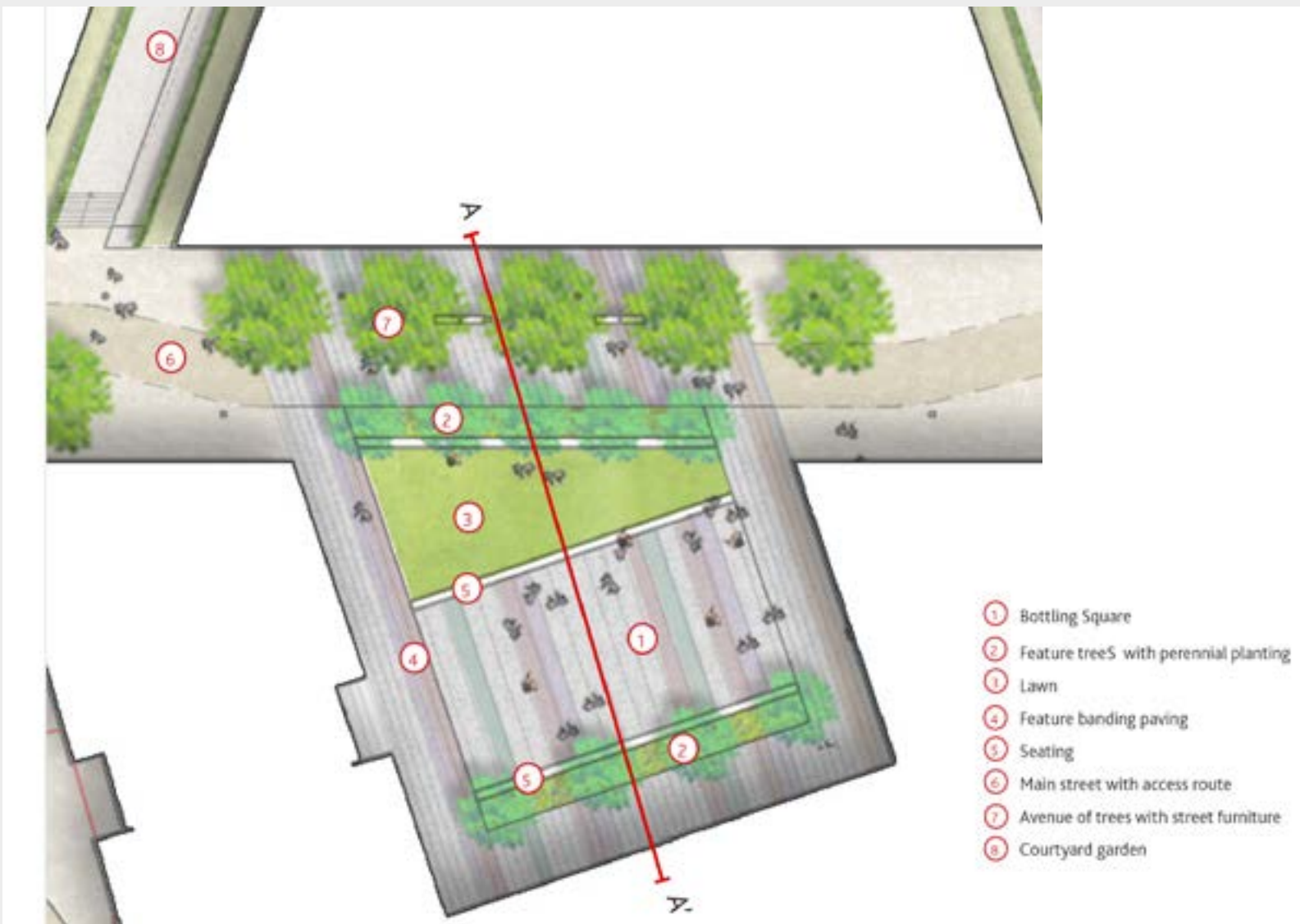
The value of this recognisable local landmark will be enhanced by a public square and ground floor community activities.



- 01. Lower level Maltings "landing" space
- 02. Glazed balustrade to top level walkway
- 03. Feathered steps to:
- 04. Sloped accessible route
- 05. Flexible-use plaza with feature lighting & framed views to the river
- 06. Feature seating edges to terraces with "sleeper" step access
- 07. Framing feature-tree planting around plaza
- 08. Green link terminus - sloped green space at eastern edge of space

6 BOTTLEWORKS SQUARE

The space around the Bottling building becomes a new public square, and a focal point of the daytime, office life in the area.

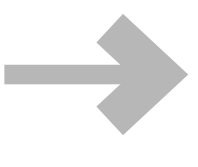


WHAT YOU SAID ABOUT NEW AMENITIES

YOU SAID

WE ARE PROPOSING

34 WERE CONCERNED ABOUT OFFICE AND RETAIL REMAINING EMPTY / 19 ABOUT EXISTENT RETAIL BEING KILLED



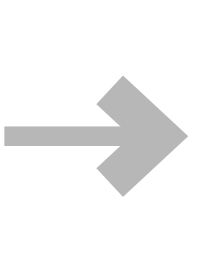
'FLEXIBLE USE' POLICY WILL ENSURE TO RESPOND TO LOCAL NEEDS AND DEMANDS, AND THAT NO SPACE IS LEFT EMPTY

25 SAID THERE ISN'T ENOUGH HEALTHCARE



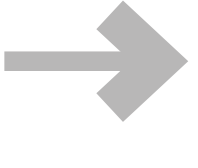
10,000SQM ARE RESERVED FOR HEALTHCARE, AND CONVERSATIONS WITH NHS ARE ADVANCING TO ENSURE IT ALLOCATED PROPERLY

123 LIKED THAT THE SECONDARY SCHOOL, 69 DISLIKED THE SCHOOL, 40 WOULD PREFER A PRIMARY SCHOOL, 57 DON'T LIKE THE COMPROMISE OF FIELDS



THE SCHOOL SIZE AND TYPE IS ACCORDING TO LBRUT REQUIREMENTS, AND ITS POSITION WAS CHANGED TO ALLOW MORE FIELD SPACE

35 WANTED TO SEE THE HERITAGE OF THE SITE RESPECTED AND INTEGRATED



PUBLIC SPACES ARE PROPOSED AROUND MALTINGS BUILDING AND BOTTLING BUILDING



PUBLIC PARKS & OPEN SPACES

The protection, preservation and enhancement of public green spaces is very important to the local Mortlake community.

The proposed development will open up a site that has sat behind brick walls for the last 100 years. The new scheme will have a number of new and vibrant routes to the river.

The scheme has more green and open space than the SPD proposes. Almost 7 acres of the total site will be green space.

1 MORTLAKE GREEN PROTECTED

The new Lower Richmond Road crossing will ensure safe connection from the station to the river.

A previous proposal for a corner crossing was dismissed on road safety grounds and the resulting loss of mature trees from Mortlake Green.



Current Lower Richmond Road crossing proposal

2 GREEN RESIDENTIAL COURTYARDS

Each residential building block has a green courtyard accessible for the community.



View of a residential courtyard



Residential courtyard including a tennis court for scale comparison (23.77m x 10.97m)



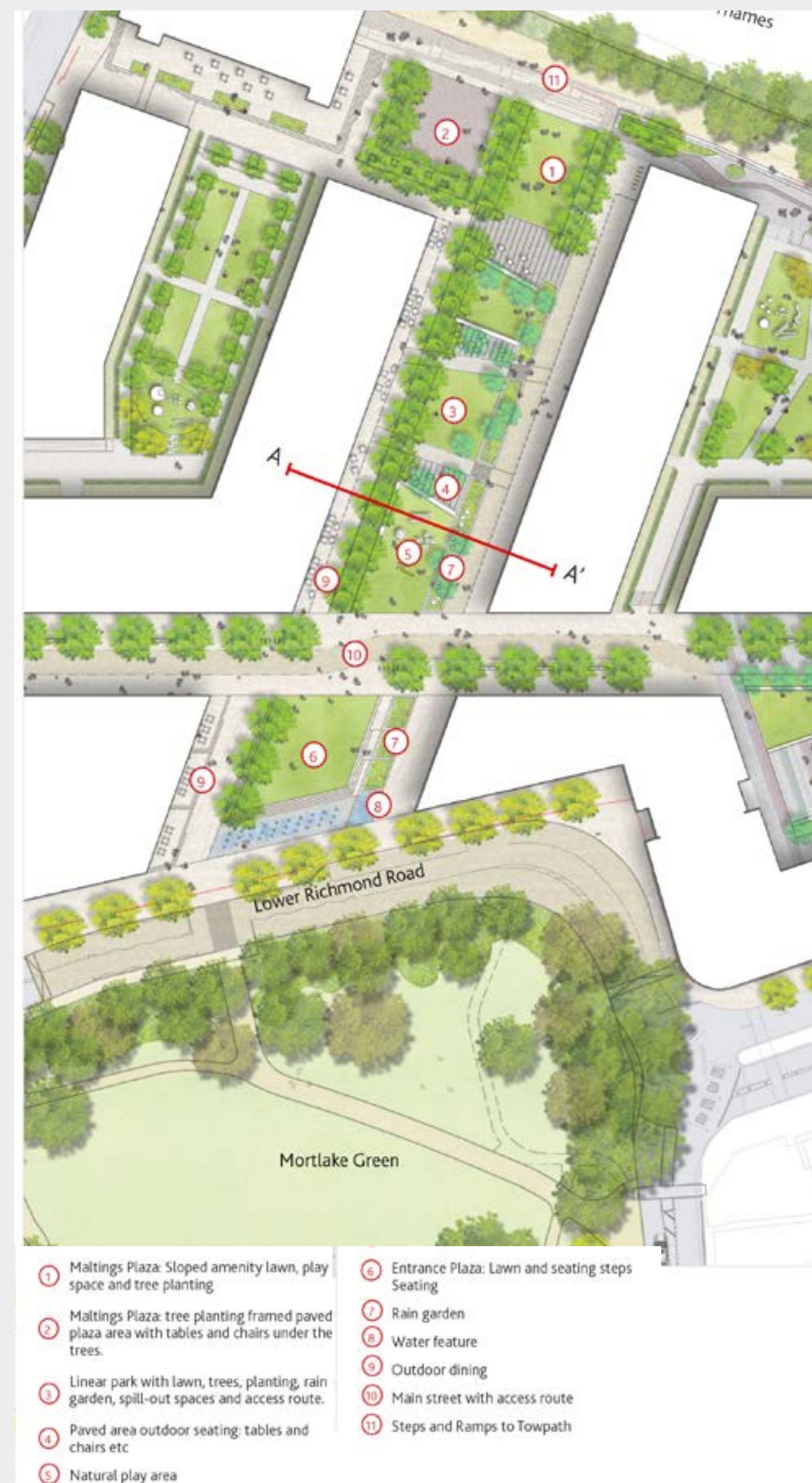
Section through Lower Richmond Road and Mortlake Green



View from Mortlake Green towards the Lower Richmond Road crossing and the green link

3 GREEN LINK AND PUBLIC SQUARE

The green link varies between 30m and 38m wide, and will be the focal point of the scheme, with cafes, restaurants, rest and play areas, a shared cycle/pedestrian path and views towards the river. At the South end of the link a wide public square will mark the principle entrance to the scheme.



Green link and public square, plan and section A-A



View of the green link towards the river

TOTAL GREEN SPACE

The masterplan strategy is to distribute the green space, of varying areas across the site rather than concentrated in a single spot, for greater accessibility and broader benefits. 400 new trees are also proposed.



Map of green and open public spaces in the proposal

TOTAL GREEN SPACE PROPOSED NOW	27,923sqm
GREEN SPACE IN MARCH 2017	23,508sqm
NEWLY PLANTED TREES	app.400

4 SPORT FIELD

A big part of the existing sport field will be retained as a full-sized youth football pitch on astroturf (so that it can be used throughout the year). All sport areas, including a multi-use game area, tennis, hockey and football will be open for community use outside of school working hours.

WHAT YOU SAID ABOUT GREEN SPACES

YOU SAID	WE ARE PROPOSING
46 LIKED THE GREEN SPACE OFFER	THE SITE PROVIDES OVER 28,000 SQM OF GREEN SPACE, 5,000SQM MORE THAN THE MARCH PROPOSAL
60 FEARED THE LOSS OF GREEN SPACES / 59 WOULD LIKE MORE GREEN SPACES	
20 WORRIED THERE'S NOT ENOUGH GREEN OUTDOOR SPACE FOR CHILDREN	APART FROM THE YOUTH FOOTBALL PITCH, AND ADDITIONAL SPORT FIELD WITHIN THE SCHOOL, THERE ARE PLAY AREAS THROUGHOUT THE SITE.
18 WOULD LIKE MORE ACTIVE SPACE FOR CHILDREN	
16 THOUGHT THE SPACES BETWEEN BUILDINGS SHOULD BE WIDER	A NUMBER OF SPACES BETWEEN BUILDINGS HAVE BEEN INCREASED. THE GREEN LINK HAS ALSO BEEN WIDENED.
39 LIKED THE GREEN LINK, BUT 29 THOUGHT IT ISN'T WIDE ENOUGH	THE GREEN LINK HAS BEEN WIDENED TO 30-38M FROM 22M



GREEN ROUTES

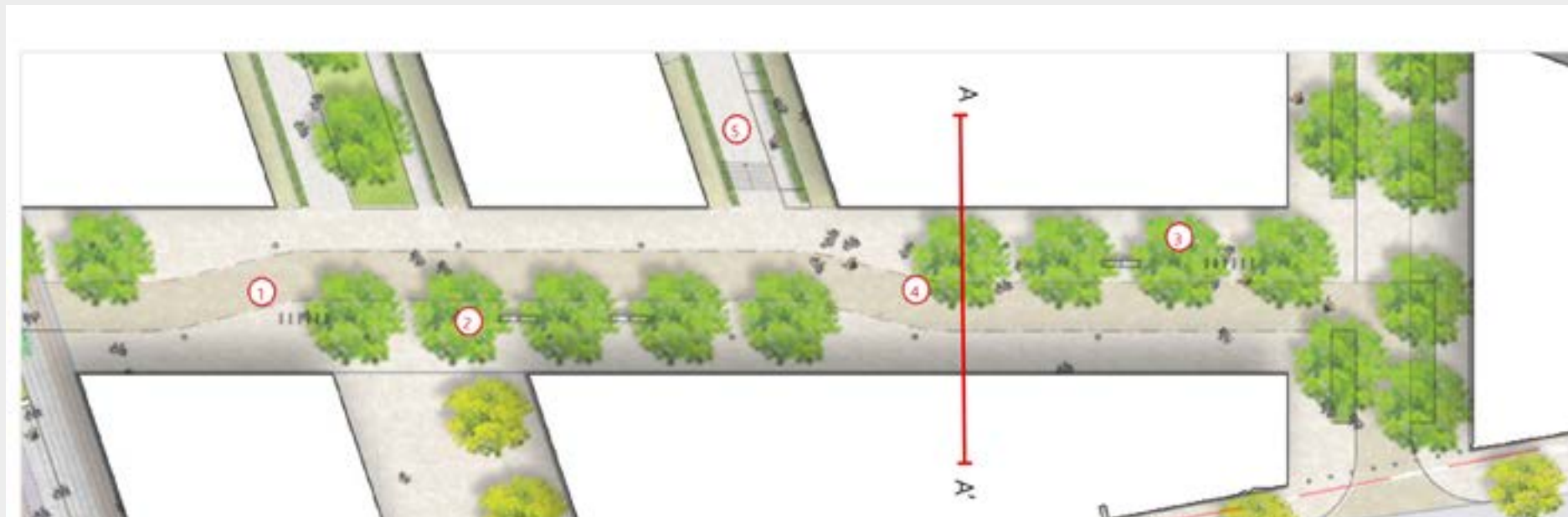
The project team set out with the aim to create an open site with a number of new routes through to the river for pedestrians and cyclists.

The pedestrian and cycling network proposed will connect Mortlake and encourage the use of sustainable transport means, mitigating congestion and pollution.

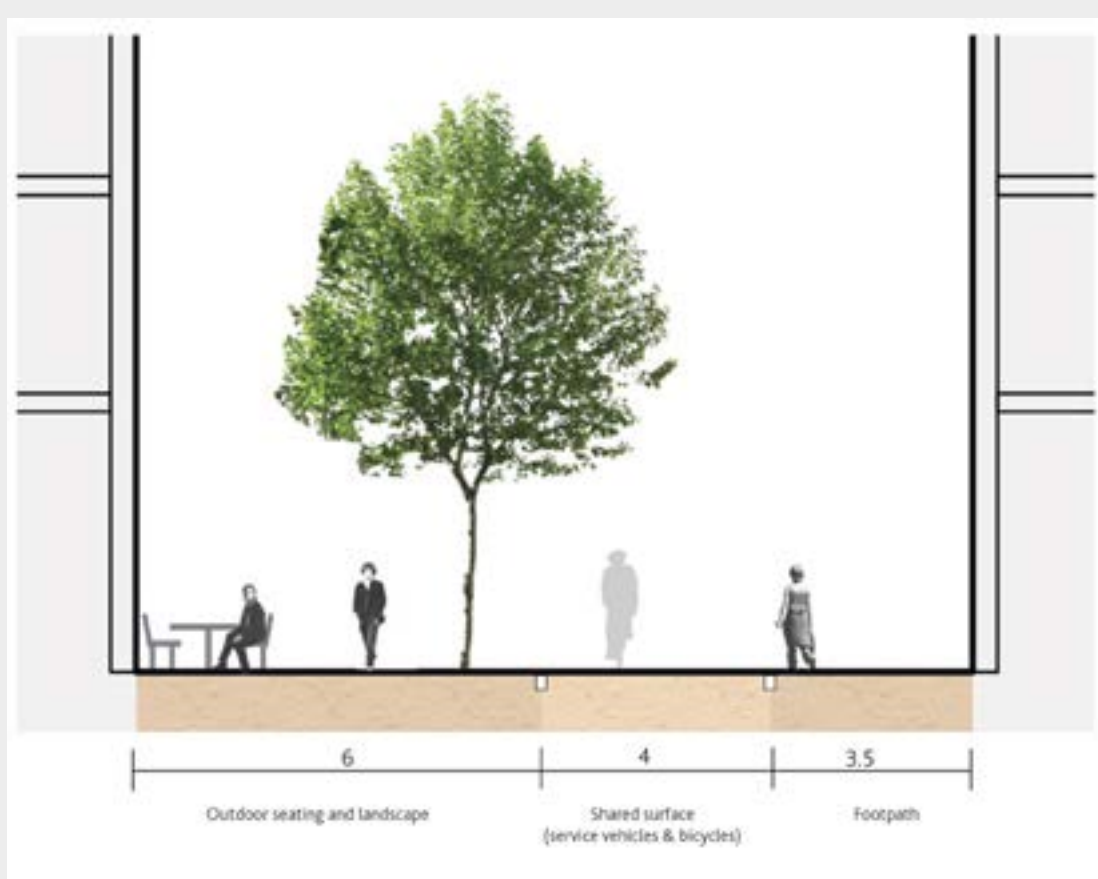
The towpath will be improved and upgraded making it more accessible from the rest of Mortlake.

PEDESTRIAN/CYCLE FRIENDLY STREETS

- Pedestrian/cycle movement will be prioritised
- There will be generous cycle parking provision
- Safeguarding potential for TfL (or local) cycle hire scheme
- Comprehensive wayfinding strategy



Main street, plan with details

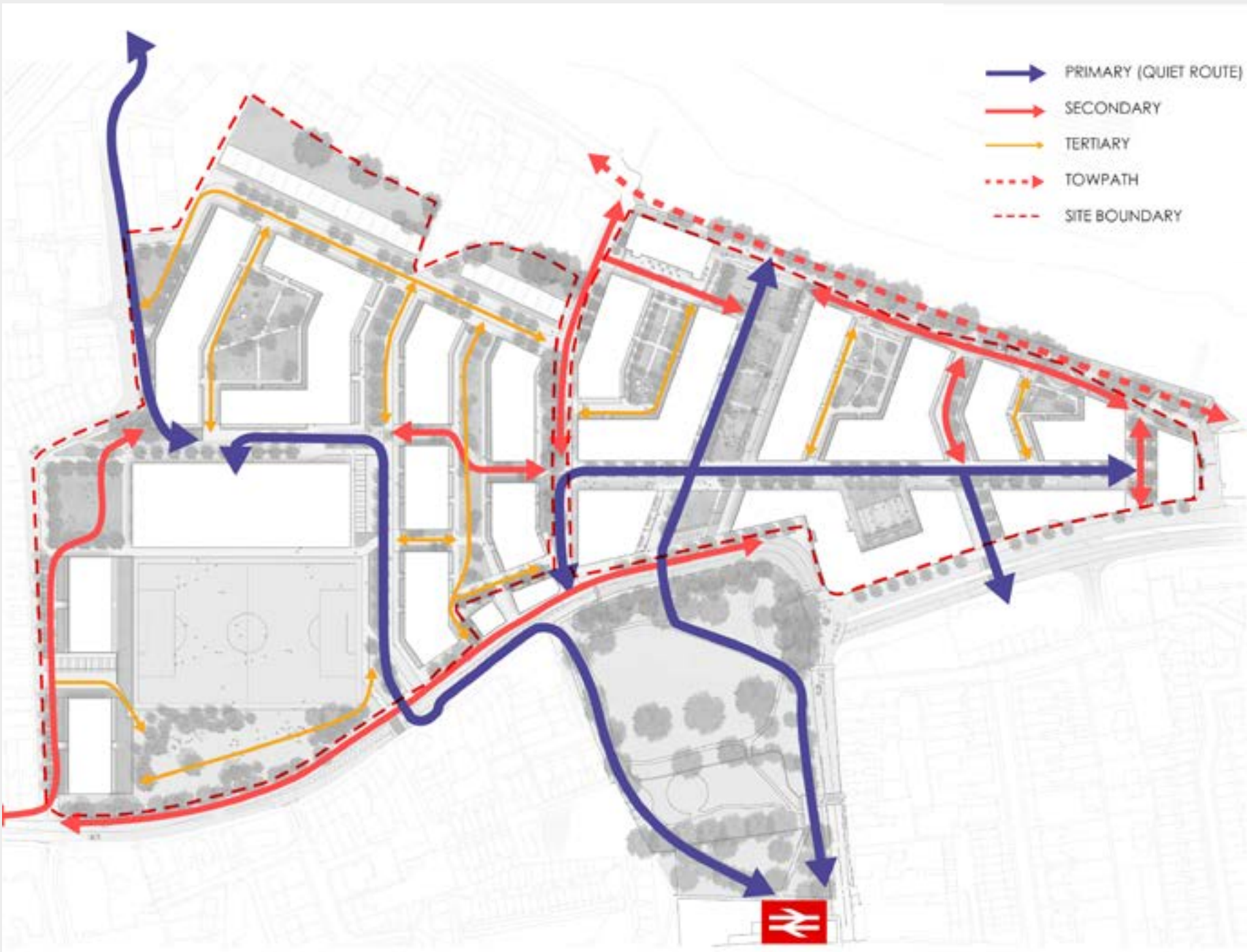


Section through the main street A-A'

- Access route
- Avenue tree planting
- Cycle racks
- Seating
- Entrance to courtyard garden

PEDESTRIAN ROUTES

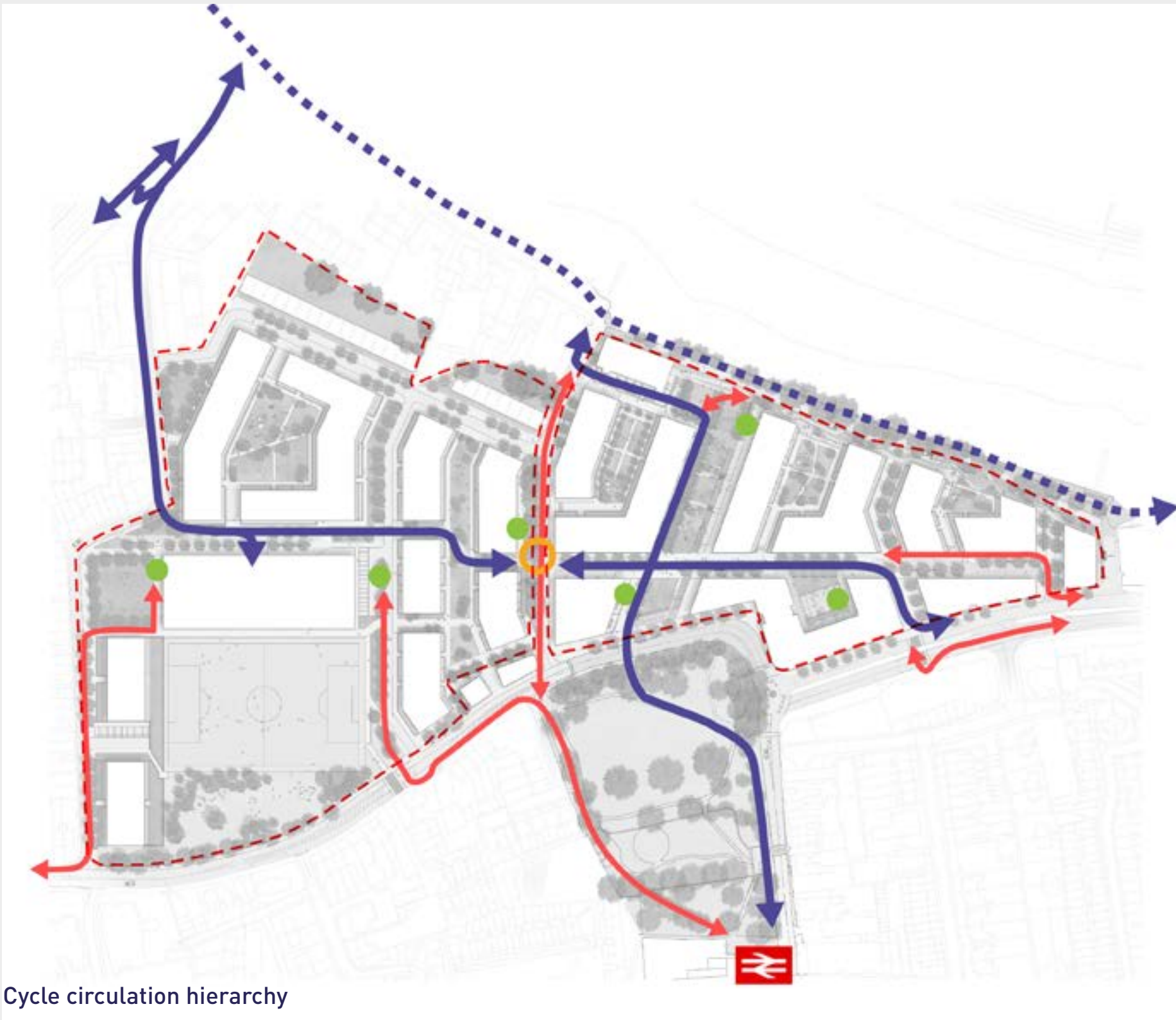
The entire site is pedestrian friendly, and accessible for people with mobility issues.



Pedestrian circulation hierarchy

CYCLE ROUTES

The site very permeable, with designated cycle routes provided via quiet low speed streets and wide shared use paths, and dedicated crossing facilities on the roads. Sheltered cycle parking for visitors and secure underground parking for residents and employees will be provided. There will be provision for cyclists on Chalkers corner as well.



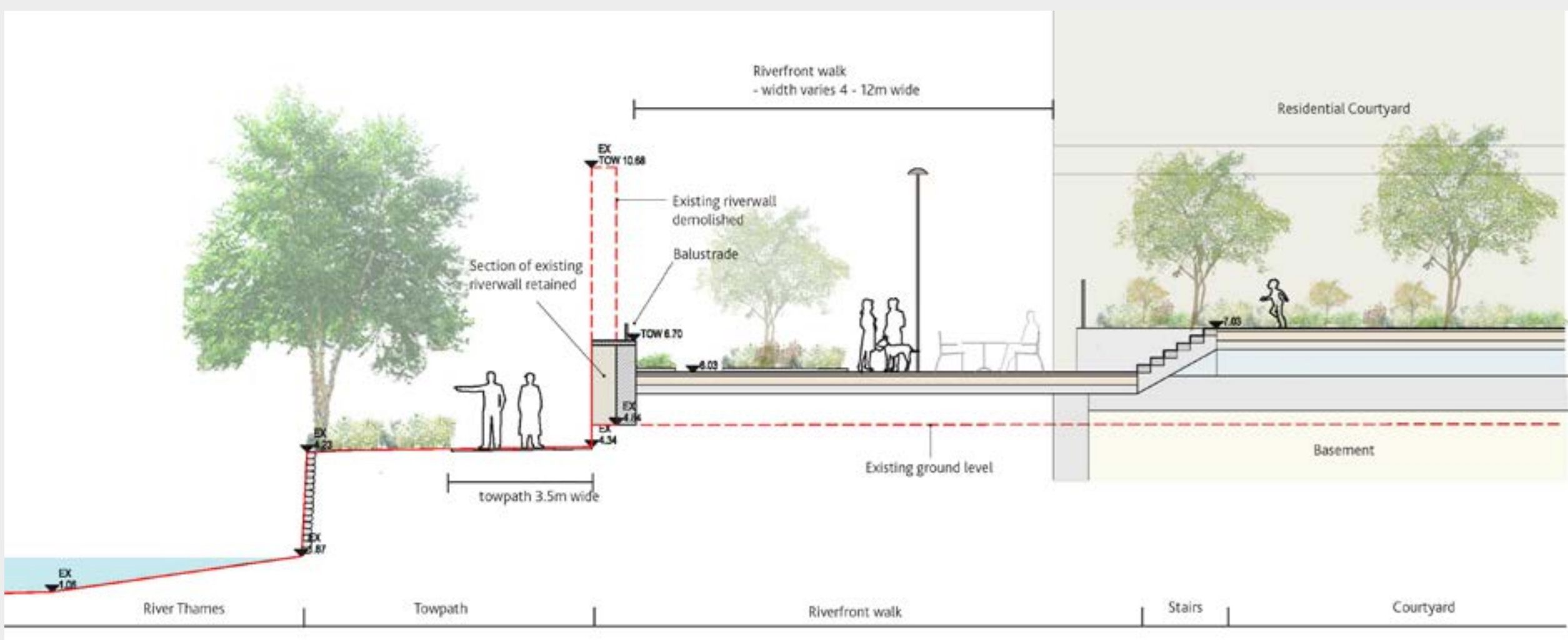
Cycle circulation hierarchy

THE RIVER AND THE TOWPATH

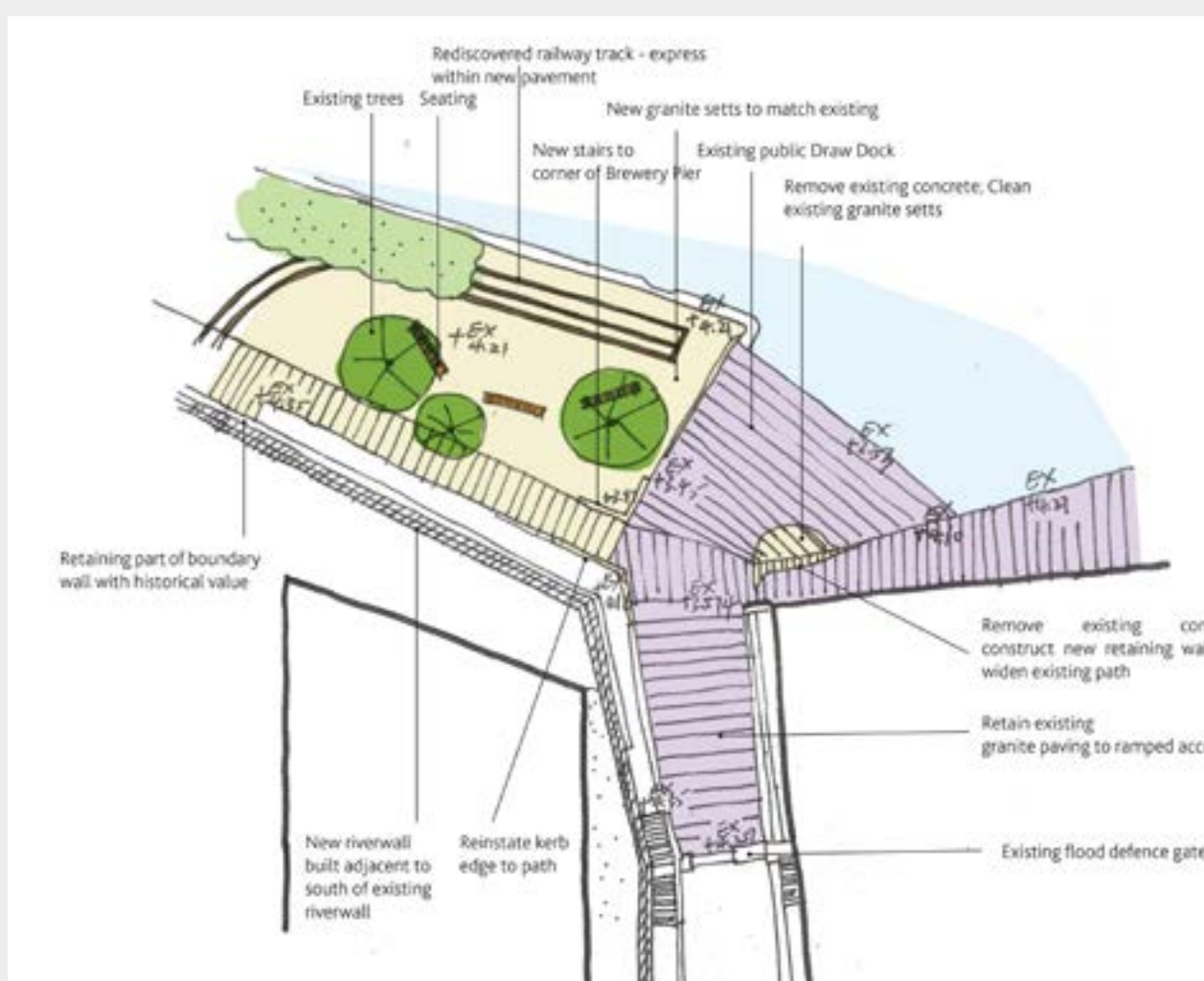
The development provides a number of new access points to the Towpath and the River, with improvements and heritage elements added to the Towpath and a new River Terrace accessible walkway and open space provided along the river frontage of the site, with cafes, seating areas, play facilities and planting at the upper (flood free) level.



The towpath proposal plan



Section A-A' through the towpath and the riverfront walk



Bulls Alley Proposal

WHAT YOU SAID ABOUT GREEN ROUTES

YOU SAID

WE ARE PROPOSING

64 WERE CONCERNED ABOUT TRAFFIC POLLUTION / 5 WANTED MORE CYCLING



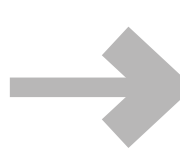
THE TRANSPORT PROPOSAL DISCOURAGES CARS, AND KEEPS ON-SITE CAR MOVEMENT AND PARKING MOSTLY UNDERGROUND

39 LIKED THE LINKS TO RIVER / 20 WANTED MORE OPENINGS TO RIVER



THE GREEN LINK TOWARDS THE RIVER WAS MADE WIDER. THERE ARE ALSO 6 RIVER ACCESS POINTS FROM RESIDENTIAL AREAS

14 LIKED THE RIVERSIDE WALKWAY / 13 THOUGHT THE RIVERSIDE LANDSCAPE SHOULD BE PROTECTED



THE RIVERSIDE WALK ALONG THE TOWPATH WILL BE MADE WIDER, THE TOWPATH PRESERVED AND IMPROVED

7 THOUGHT THERE HASN'T BEEN ENOUGH USE OF THE RIVER



IN ADDITION TO A NEW PATH, CAFES, RESTAURANTS, AND A RIVERSIDE SQUARE, A ROWING CLUB IS PROPOSED AT THE EASTERN END OF THE SCHEME



TRANSPORT & TRAFFIC

One of the main concerns of Mortlake residents is the traffic impact, particularly the existing queues, level crossing area and pollution. Transport interventions were planned with this in mind.

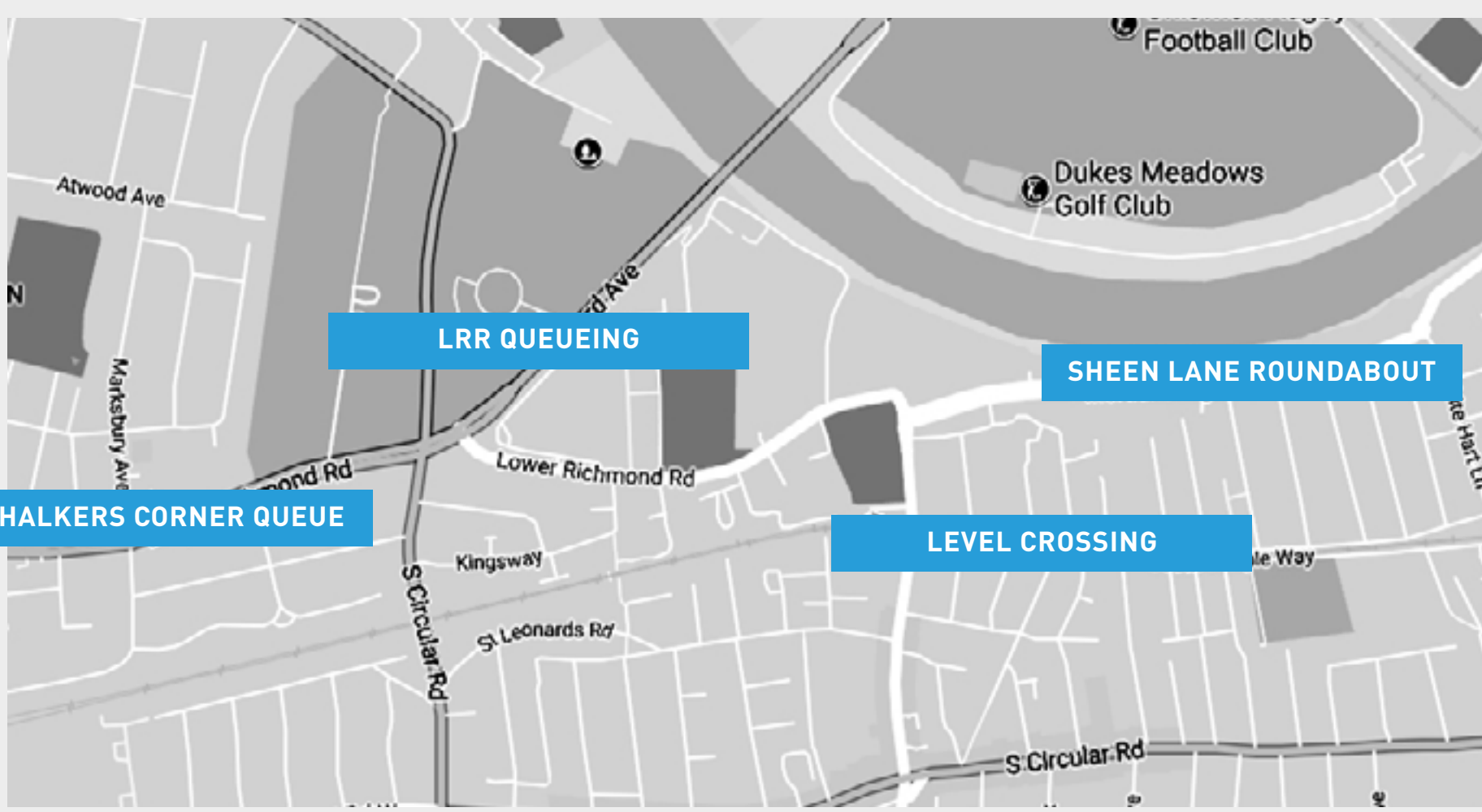
Traffic modelling has indicated that with the highway improvements proposed, the development will not increase traffic delays or queues at either Chalkers Corner or Sheen Lane roundabout. Further strategic modelling under TfL guidance is being undertaken to confirm this.

All proposals developed by the transport consultants PBA are being peer reviewed by a second transport consultancy.

TRANSPORT STRATEGY: KEY LOCAL PROBLEMS

Comprehensive surveys and modelling with TfL and LBRuT were conducted to identify the current transport issues and not only mitigate the impact of development, but improve the conditions for local residents.

Traffic congestion, long delays, poor air quality and an unattractive walking and cycling environment were identified at the locations in the map below.



Key current traffic problems in Mortlake area

The above map has helped identify where interventions are required: Chalkers Corner, Mortlake High Street and Sheen Lane roundabout, Lower Richmond Road and the overall pedestrian/cycle network.

BUSES

There are continuing discussions with TfL and LBRuT regarding alternative options, namely:

- Extension of 209 to new bus turnaround at Williams Lane
- Alternative extension of 209 to Kew Gardens
- Upgrade of 419 (Hammersmith to Richmond)
- Upgrade of 190 (West Brompton to Richmond)

TRAINS

The rail network is out of the project team's jurisdiction, the following proposals are put forward by Network Rail:

- Introducing 10 car trains (up from 8) along the Windsor Line to increase capacity to Waterloo by Dec 2018
- Plans to increase to 12 car trains after 2024

DEMAND MANAGEMENT

A number of demand management processes will be used to help to reduce the vehicles using the highway network:

- Implementation of Car Club spaces
- Travel Plans - for all land uses, particularly school
- Measures to encourage cycling on-site
- Support for provision of a new Controlled Parking Zone

ENVIRONMENTAL IMPACT ASSESSMENT

An EIA is being undertaken in respect of the proposals to identify the likely significant environmental effects of the development proposals.

As part of this process, where necessary, mitigation measure swill be formulated to minimise, reduce and off-set any significant adverse environmental effects.

The broad topic areas to be considered in the EIA include: socio-economics, transrpot and access, noise and vibration, air quality, ground conditions and contamination, surface water drainage and flood risk, ecology, archeaology, built heritage, townscape and visual effects, wind microclimate, daylight, sunlight and overshadowing.

The full results of the EIA process will be reported in an Environmental Statement which will be submitted to support the planing applications and made publicly available at the time.

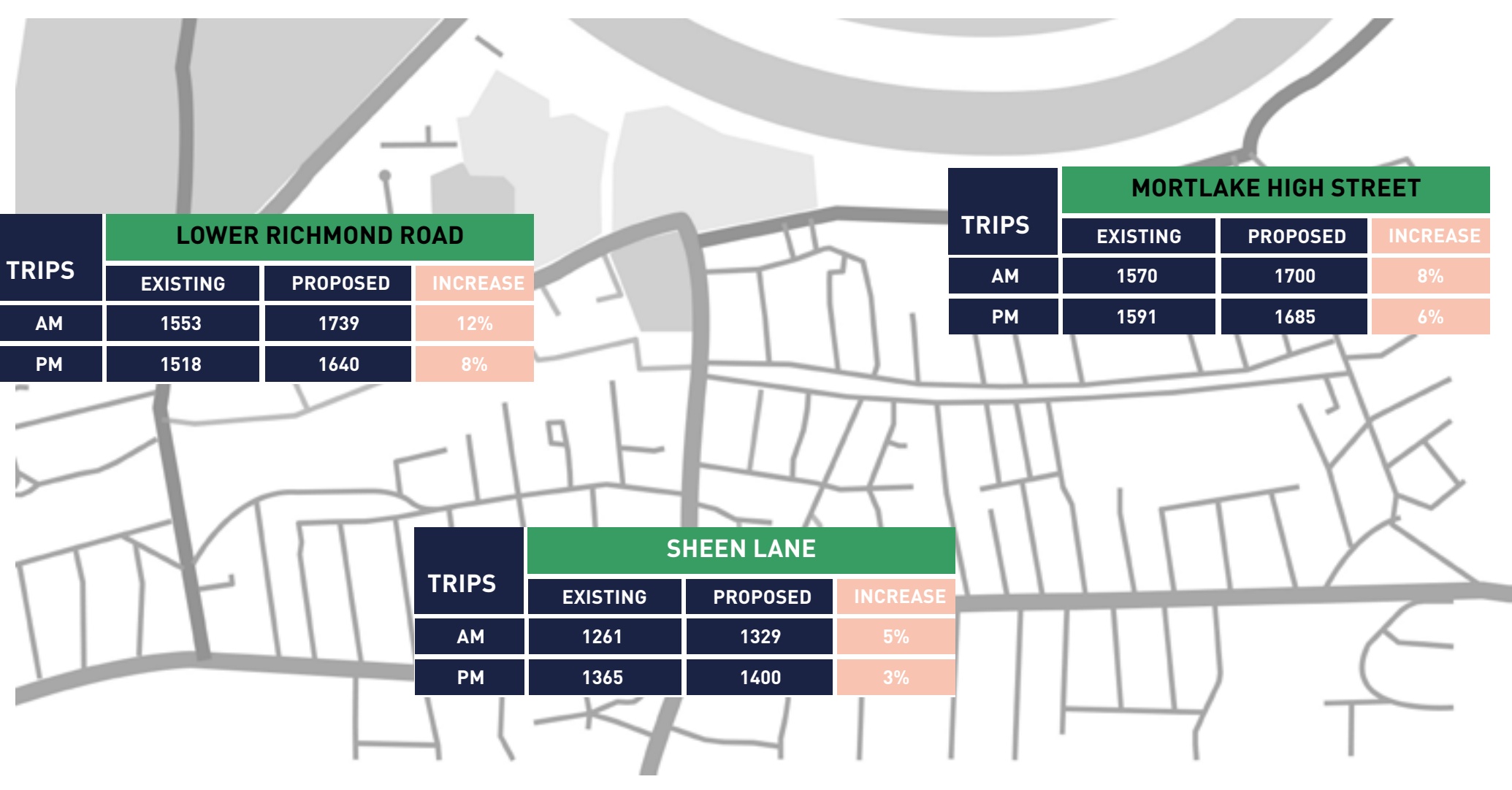
TRANSPORT INTERVENTIONS

The transport strategy is generated to tackle the identified issues currently, and anticipated number of journeys.

Based on trip rates agreed with TfL and LBRuT it is anticipated that the development would generate just less than 400 vehicle trips during morning peak, and 250 during PM peak hour. Half of the AM trips are related to the school. Detailed trip estimations are shown on the map on the right.

Other considerations include the fact that:

- the brewery generated over 500 daily, including a high proportion of HGV
- the inclusion of local facilities in the Stag development, including school, local jobs, retail and leisure, will reduce the need to travel outside the area.



WHAT YOU SAID ABOUT TRANSPORT & TRAFFIC

YOU SAID	WE ARE PROPOSING
207 WERE CONCERNED ABOUT TRAFFIC GENERATED FROM THE DEVELOPMENT/168 THOUGHT THE MEASURES WERE NOT ENOUGH	THE TRANSPORT STRATEGY IS BASED ON COMPREHENSIVE SURVEYS, MODELLING, RESEARCH. SINCE LAST EXHIBITION ADDITIONAL MODELLING WAS CONDUCTED WITH TfL, TAKING FUTURE DEVELOPMENTS INTO CALCULATIONS, AND THE CURRENT STRATEGY WAS CONFIRMED TO MITIGATE THE IMPACT OF THE DEVELOPEMENT BY 2031.
53 THOUGHT THAT THE TRANSPORT SOLUTIONS WON'T ABSORB FUTURE DEVELOPMENTS	
26 WERE CONCERNED ABOUT LOSS OF TREES/IMPACT ON CHERTSY CORNER	A 2M HIGH SOUND-PROOF WALL, ALONG WITH SEMI-MATURE TREES IS SUGGESTED TO MITIGATE THE IMPACT.
20 PEOPLE WERE CONCERNED ABOUT LOSING THEIR PARKING	WHILE SOME PARKING PLACES WILL BE RELOCATED, NO CURRENT RESIDENT WILL LOSE A PARKING SPOT. ADDITIONALLY, CPZ WILL BE FOR CURRENT RESIDENTS ONLY.



TRANSPORT INTERVENTIONS

Based on the trip generation numbers, conducted modelling and surveys and the aim to improve the Stag Brewery site and surrounding area for pedestrians and cyclists, the following transport interventions are proposed.

CHALKERS CORNER

The interventions proposed in the March exhibition were revised and softened, following community feedback. Current proposal still mitigates any additional impact generated by the development, but it also increases provision for pedestrian/cyclists, and takes measures to prevent thorough traffic being



Chalkers Corner plan with proposed interventions



Section through Chalkers Corner with proposed interventions

MEASURES TO IMPROVE TRAFFIC

- 1 Moved intersection to create additional vehicle storage
- 2 Improved sliplane for left turn into Lower Richmond Road
- 3 Additional left turn lane onto A316

MEASURES TO IMPROVE CYCLE CONNECTION AND LANDSCAPE

- 4 Wider islands to accommodate cycle crossing
- 5 Improved provision for cycle connection between existing cycleway (A316) and Lower Richmond Road
- 6 Retained existing carpark
- 7 Creation of new open space and advanced tree planting to intersection
- 8 New tree planting of semi-mature trees (min 6m high) on Chertsey Court to compensate for lost trees
- 9 New 2m high acoustic wall on Chertsey Court corner (marked with ..... )

LOWER RICHMOND ROAD, MORTLAKE HIGH STREET AND SHEEN LANE ROUNDABOUT

The current proposal mitigates any additional impact generated by the development, increases provision for pedestrian/cyclists, and takes measures to prevent thorough traffic being attracted.



Lower Richmond Road, Mortlake High Street and Sheen Lane roundabout with proposed interventions



Section through Lower Richmond Road with proposed interventions



Sheen Lane level crossing improvements  
Conceptual design produced by Hamilton Baillie Associates for Thomson House School.

MEASURES TO IMPROVE TRAFFIC

- 1 Raised table from roundabout to Ship Lane
- 2 New pedestrian crossing with raised table by the school
- 3 New pedestrian crossing with raised table on Mortlake High Street
- 4 Revised pedestrian crossing to include cycle crossing on Sheen Lane
- 5 Shared pedestrian/cycle path through Mortlake Green and down Sheen Lane
- 6 Proposed improvements to Rail Crossing (see image on left)
- 7 Relocated pedestrian and cycle crossing to create direct link between Mortlake Green and green link
- 8 Proposed 20MPH zone from White Hart Lane to Chalkers Corner and including Sheen Lane



CURRENT MASTERPLAN PROPOSAL

VIEW FROM THE OTHER SIDE OF RIVER THAMES



VIEW OF THE SCHOOL FROM LOWER RICHMOND ROAD



VIEW TOWARDS THE RIVER FROM THE GREEN LINK



VIEW FROM DUKES MEADOW



VIEW FROM THE RIVER FRONT



VIEW OF MALTINGS FROM RESIDENTIAL COURTYARD



Current masterplan proposal with public realm and building heights shown



CURRENT MASTERPLAN PROPOSAL

VIEW OF THE DEVELOPMENT FROM THE OTHER SIDE OF THE RIVER THAMES



Current masterplan proposal with building uses

THE DEVELOPMENT FROM LOWER RICHMOND ROAD



MALTING BUILDING SQUARE



VIEW ALONG MORTLAKE HIGH STREET



VIEW OF THE CINEMA FROM L.RICHMOND ROAD



- Residential housing
- School
- Hotel building
- Office
- Commercial use
- Cinema
- Healthcare
- Community use
- Care village



## WORKING WITH THE COMMUNITY

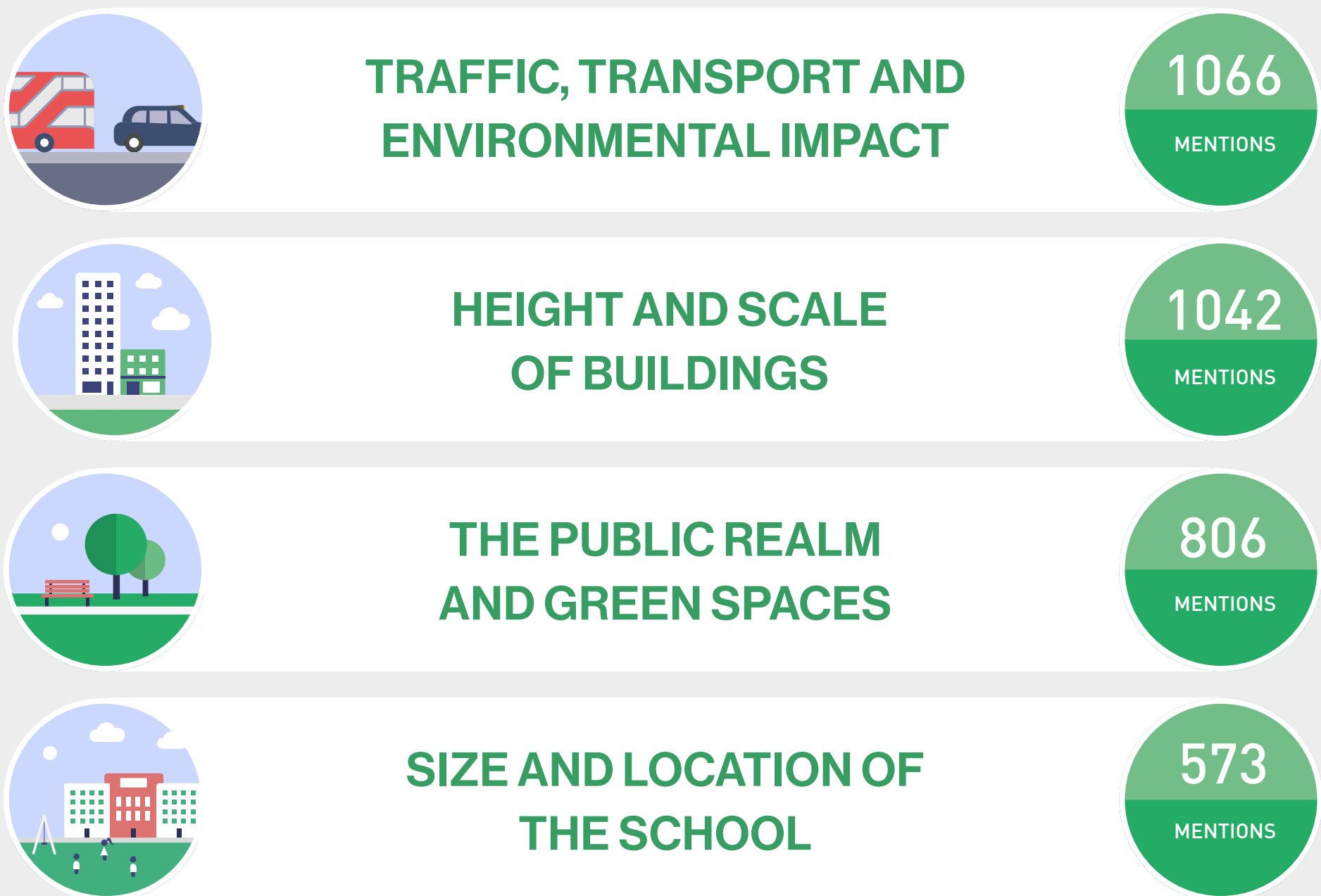
12

The project team started the community consultation process in June 2016. Since then a series of meetings and events have been held.

On this board you can see part of the results from the community feedback received after the public exhibition in March 2017 that was used to develop the current proposals.

### YOUR PRIORITIES

The comments were categorised and the emerging priorities identified as:



These topics became the focus of the project team, each were discussed in depth with community representatives.

## WE WANT TO HEAR WHAT YOU THINK

The project team is here and we would love to talk to you. Discuss the project with us, ask any questions and leave your feedback.

### YOU CAN LEAVE YOUR FEEDBACK:



Filling in a paper feedback form here



Scanning it back to us



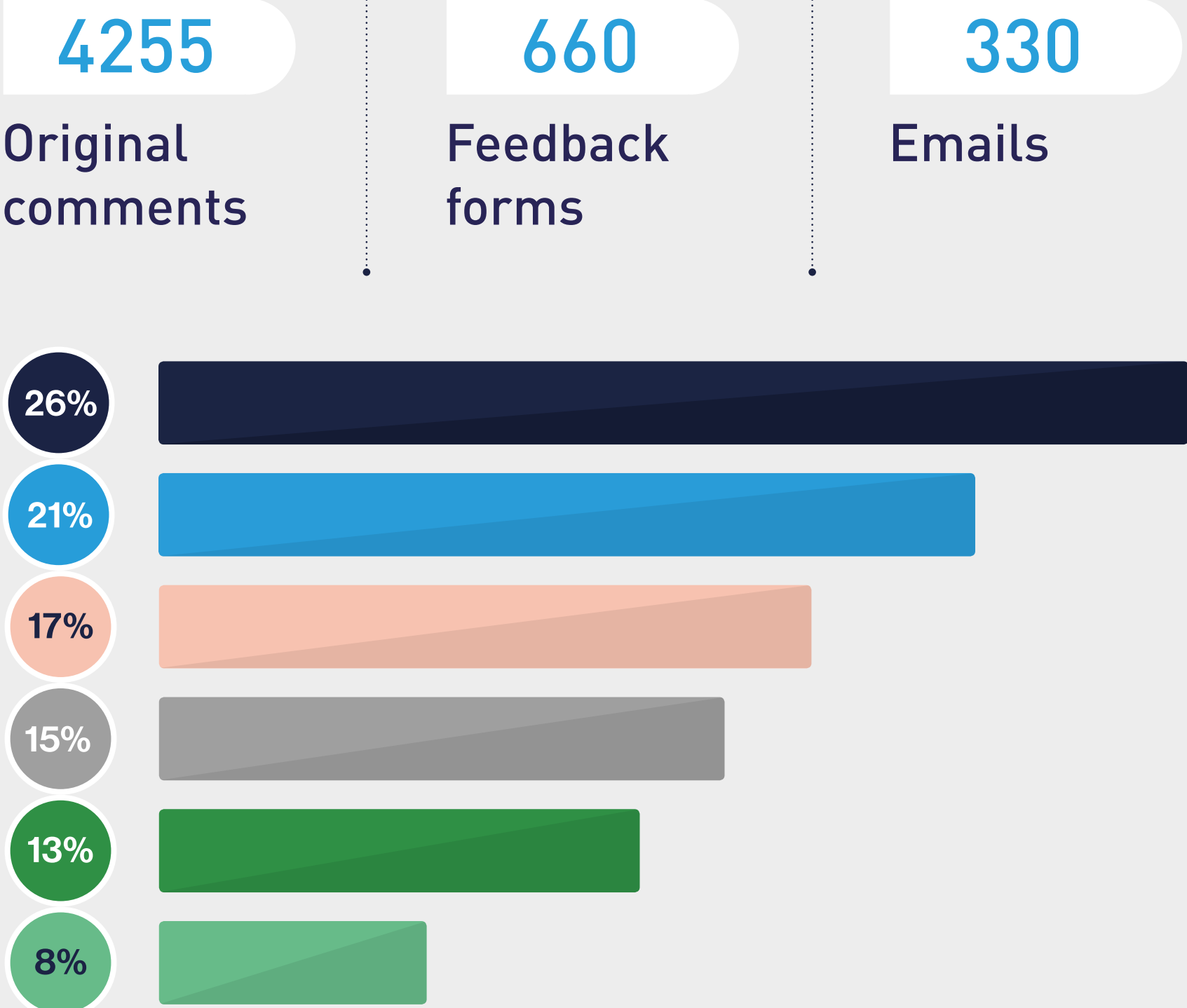
On one of our ipads here



Online on [stag-brewery.co.uk](http://stag-brewery.co.uk)

### YOUR FEEDBACK

After the public exhibition in March 2017, that 1450 people attended, we received:



#### KEY

REALLY LIKE 54 PP   LIKE 170 PP   NEUTRAL 111 PP   DISLIKE 138 PP   REALLY DISLIKE 97 PP   NO ANSWER 82 PP

### CONSULTATION TIMELINE

#### ESTABLISHING ASPIRATIONS

JUNE 2016 - OCTOBER 2016

CANVASS CARDS

1:1 MEETINGS

#### DRAFT DESIGN PROPOSALS

NOVEMBER 2016 - JULY 2017

2 PUBLIC EXHIBITIONS

CLG MEETINGS

#### DEVELOPED MASTERPLAN SHARED

NOVEMBER 2016 - SEPTEMBER 2017

PUBLIC EXHIBITION

PLANNING APPLICATION SUBMISSION  
ANTICIPATED AUTUMN 2017