

SQUIRE & PARTNERS

Stag Brewery

Presentation to Community Liaison Group

16 May 2017



Current Masterplan



Current Masterplan





MBCG Proposal



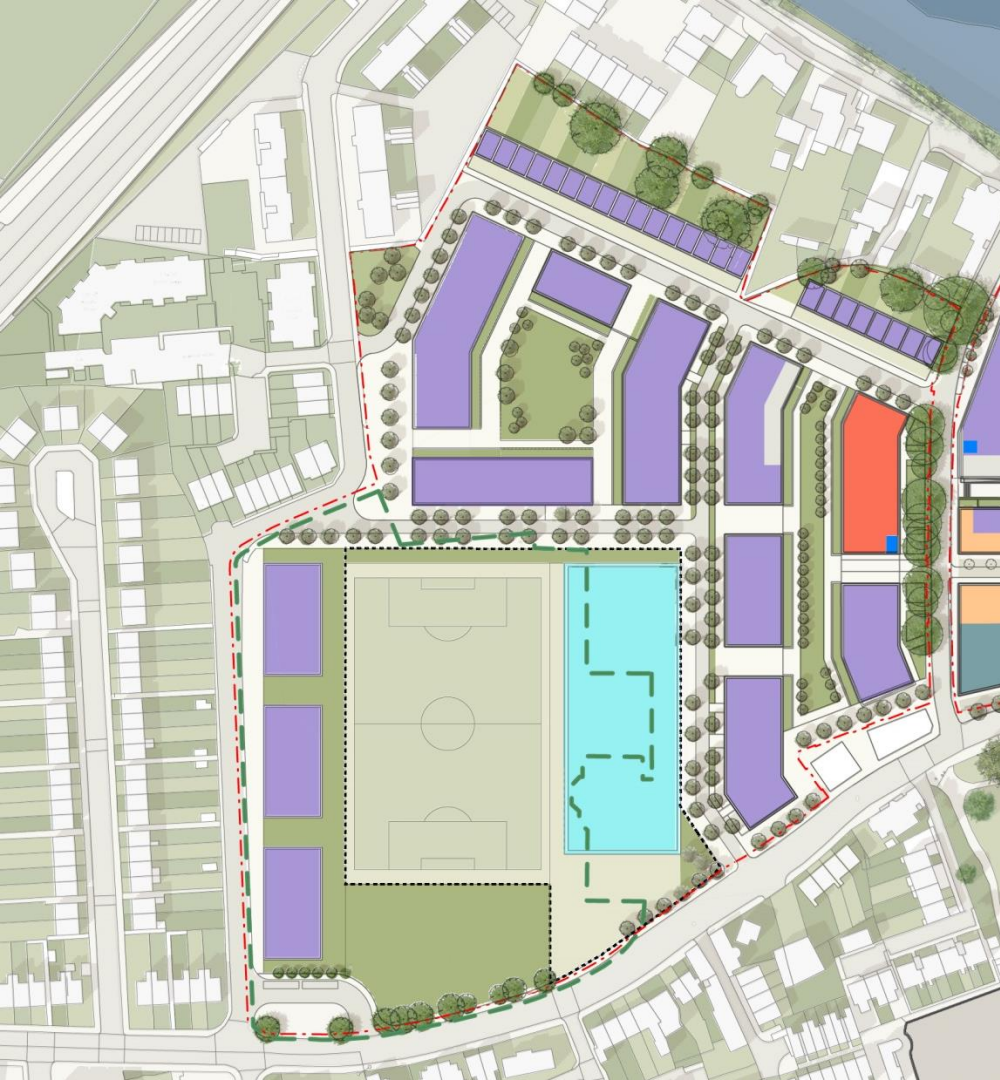




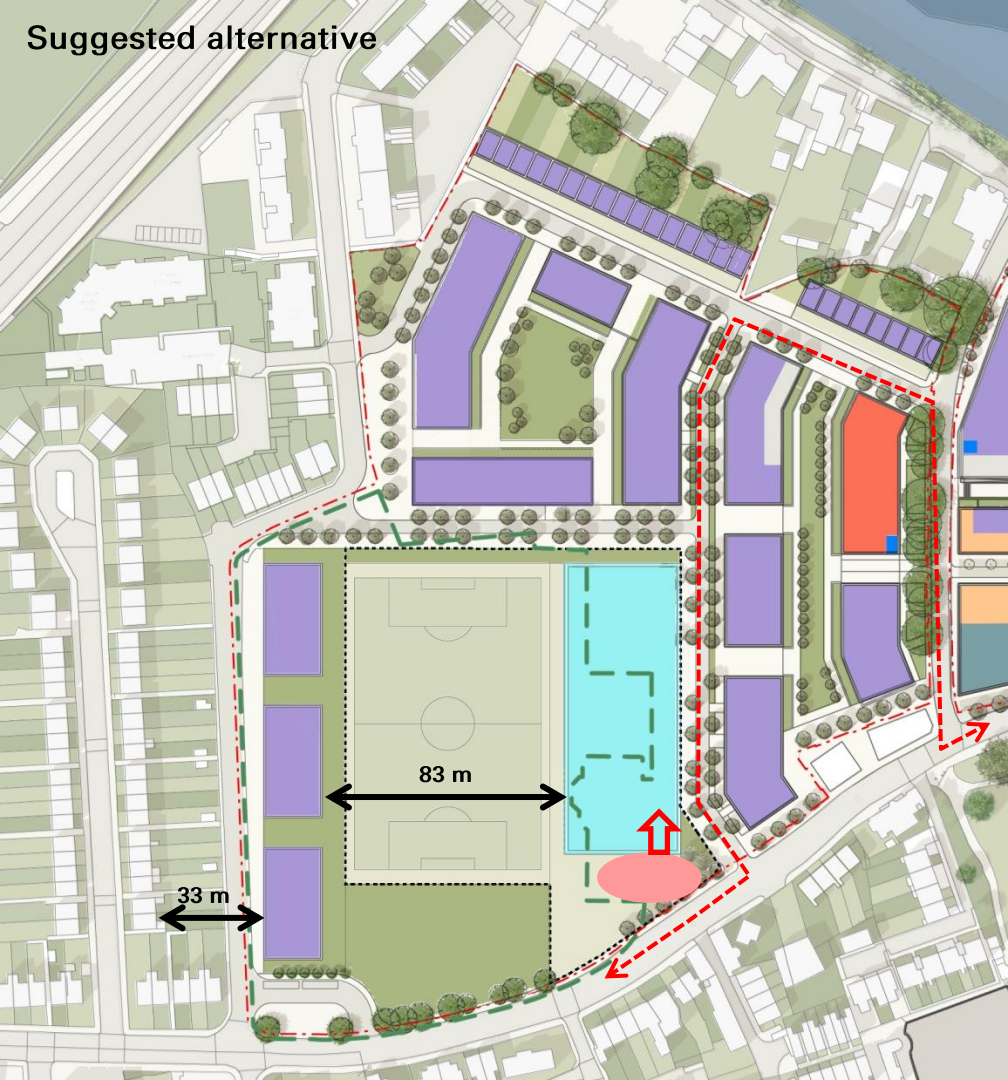
Squire and Partners Proposal



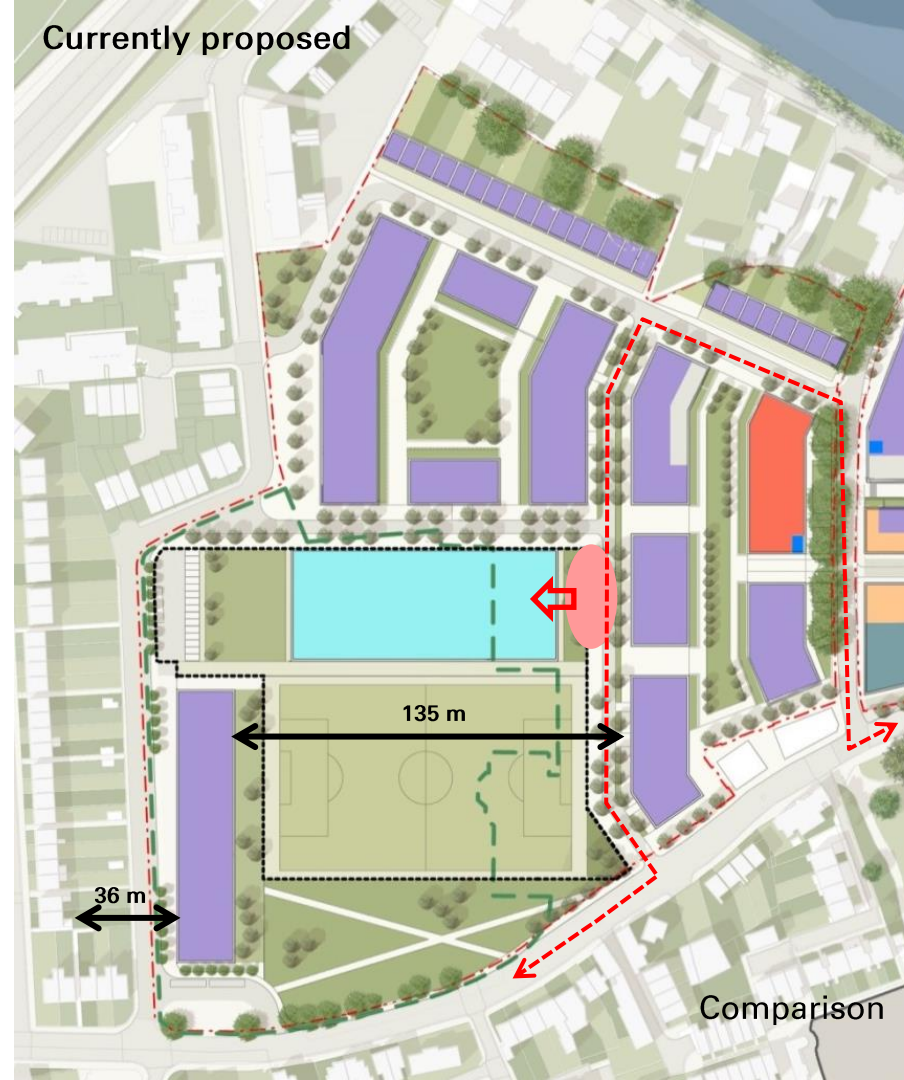
Squire and Partners Proposal



Suggested alternative



Currently proposed

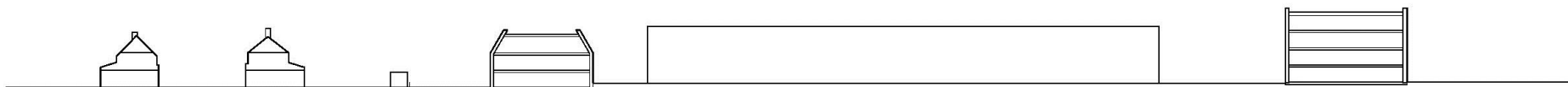


Comparison

Suggested alternative

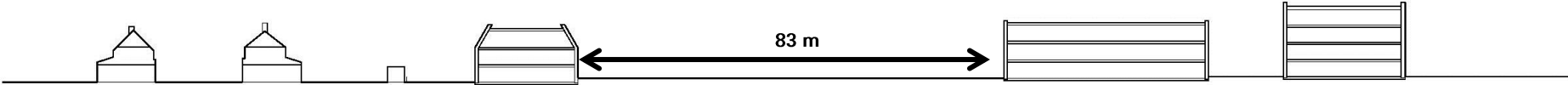


Currently proposed

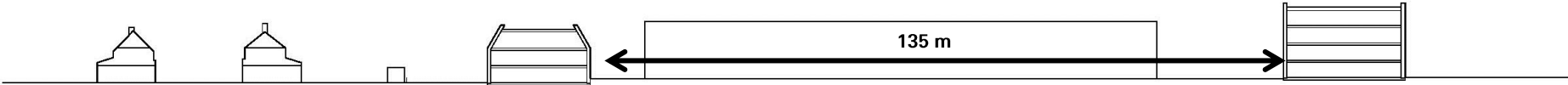


Comparison sections

Suggested alternative



Currently proposed



Comparison sections – Width of green space



3G Football Pitch at Coram Fields



Rolling up carpet – limiting damage during process



Rolled carpet ready for removal



Automatic carpet lifting and rolling operation

Re-use of pitch surface



Maneouvring rolled-up carpet 'one at a time'



Stacked carpets awaiting reuse



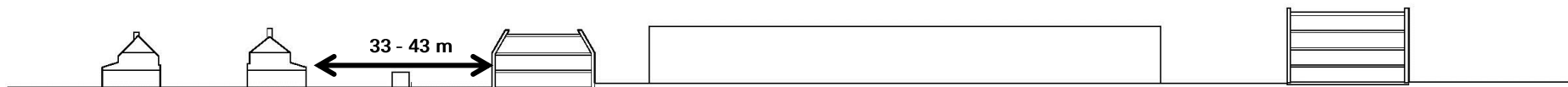
Recycled carpet installed on macadam base to tennis court

Re-use of pitch surface

Suggested alternative



Currently proposed

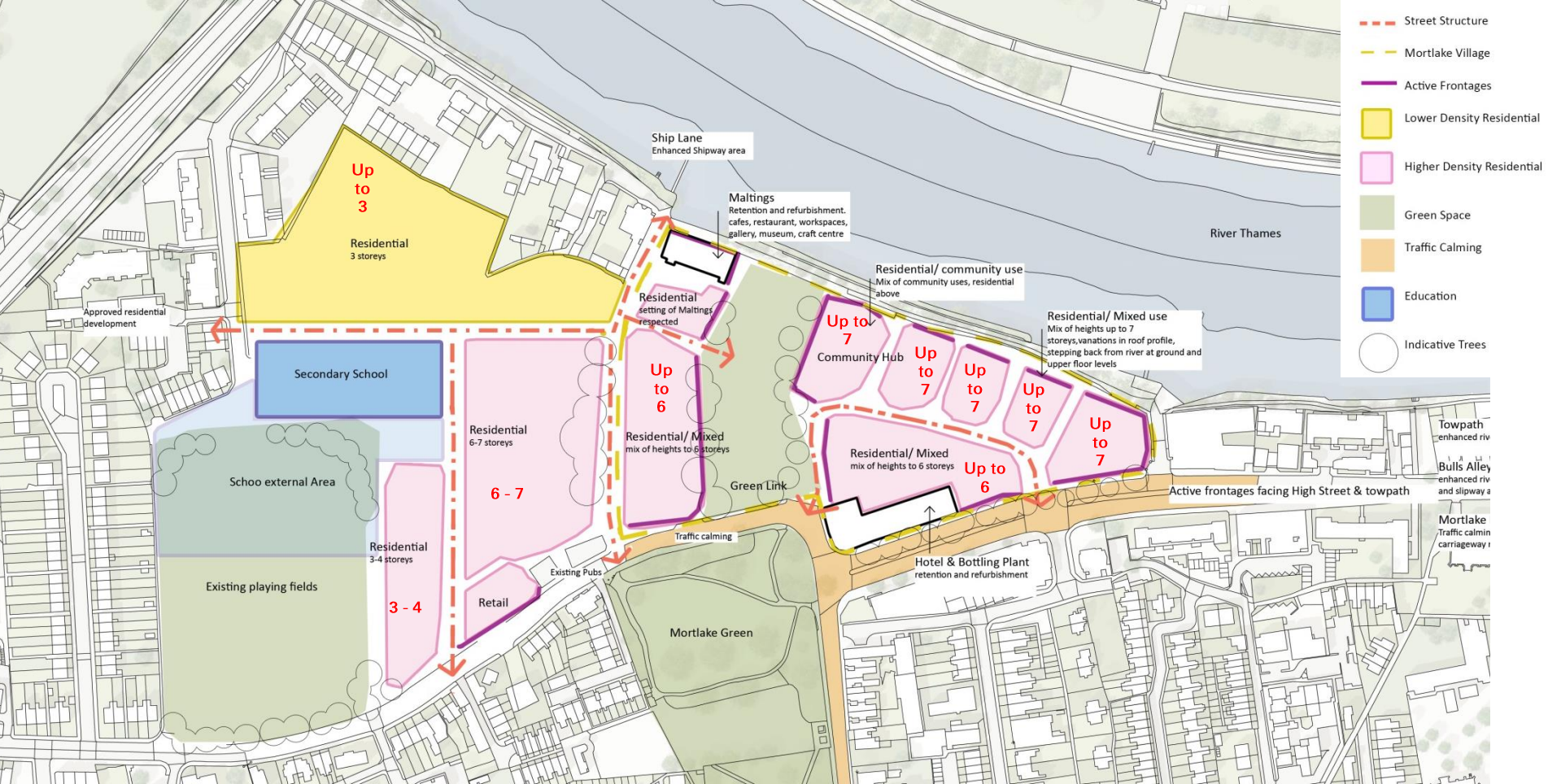


Comparison sections – Distance from Williams Lane houses

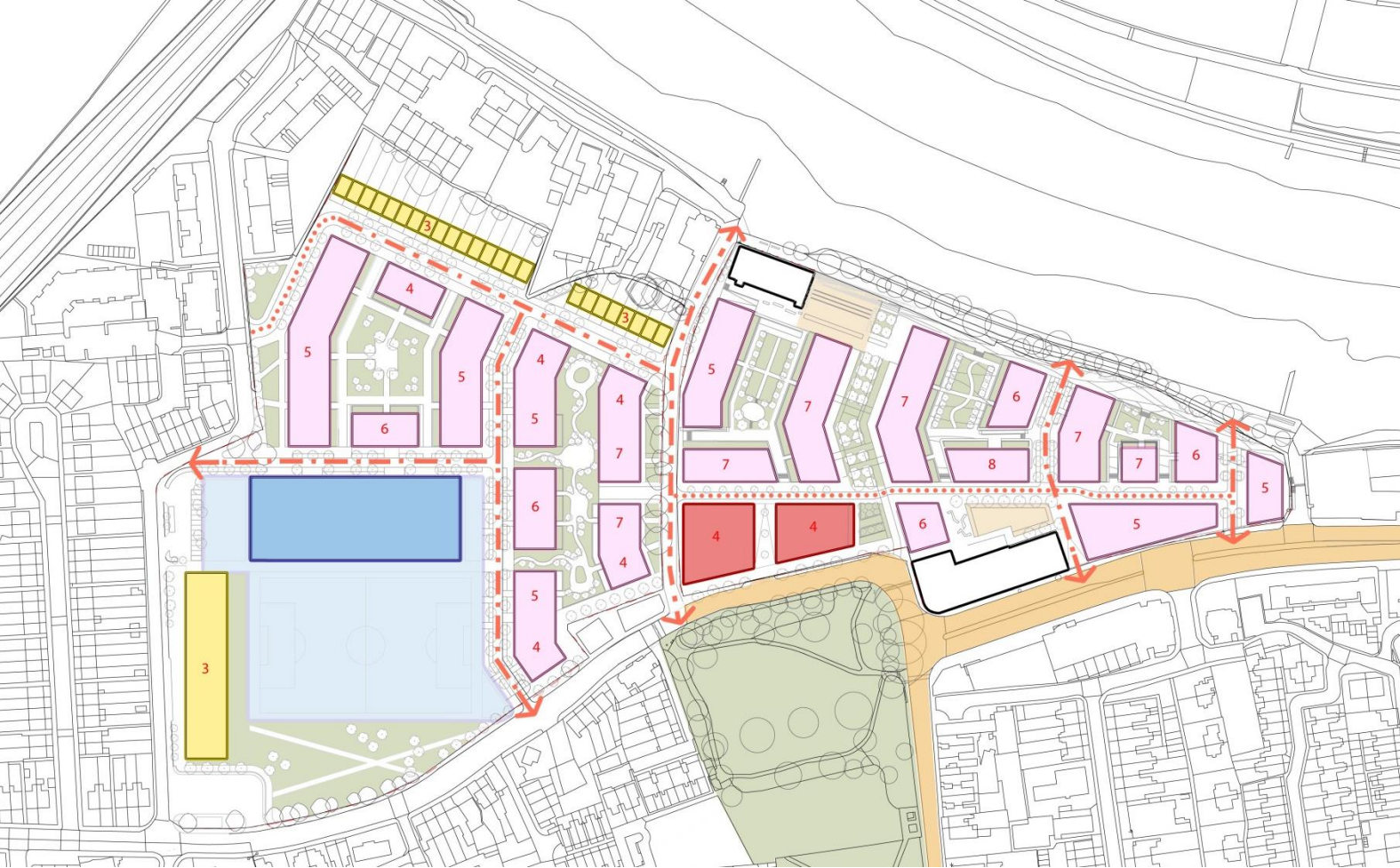


Centre court at Wimbledon – grass dimension = 22 x 41m

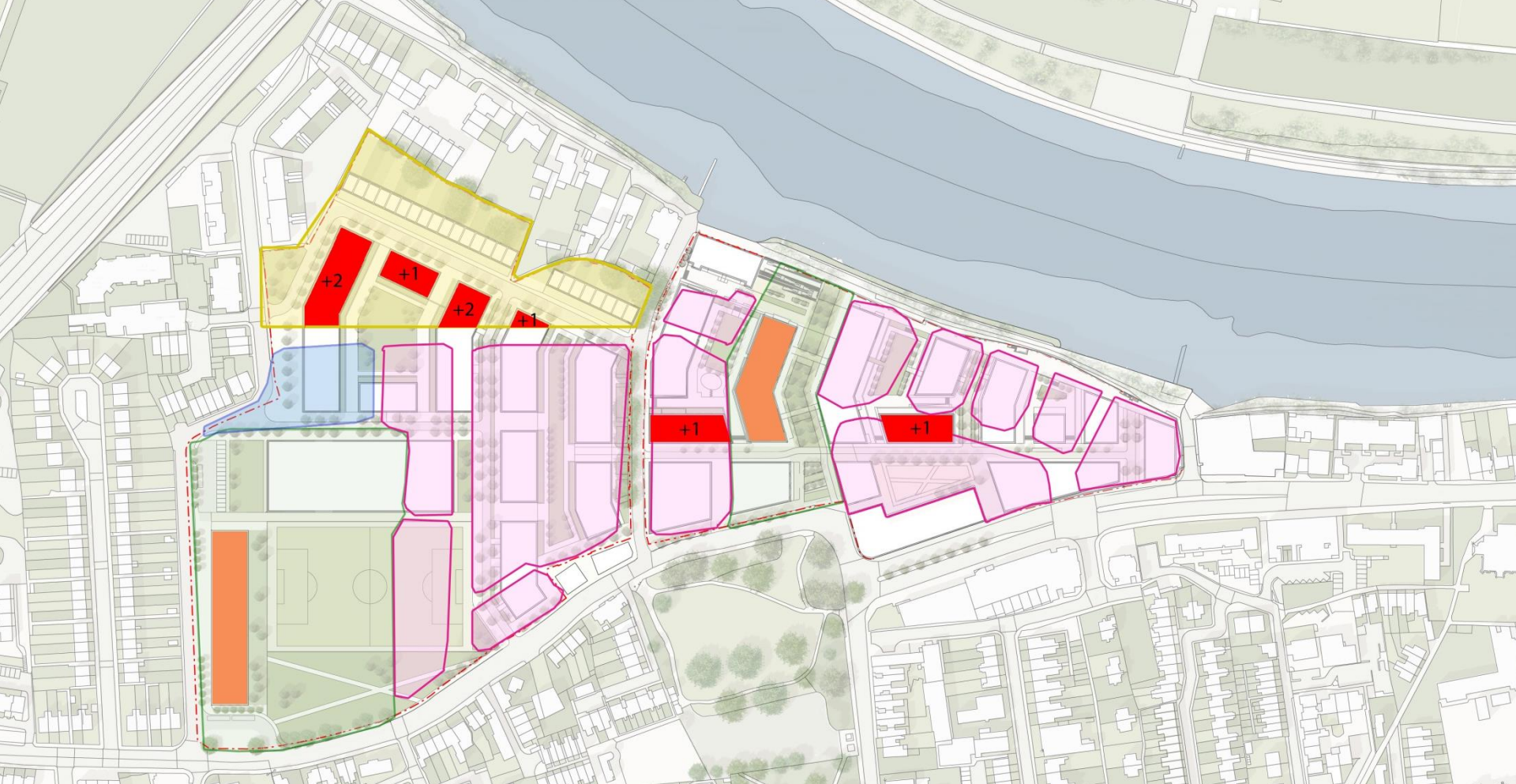




Planning Brief with secondary school included



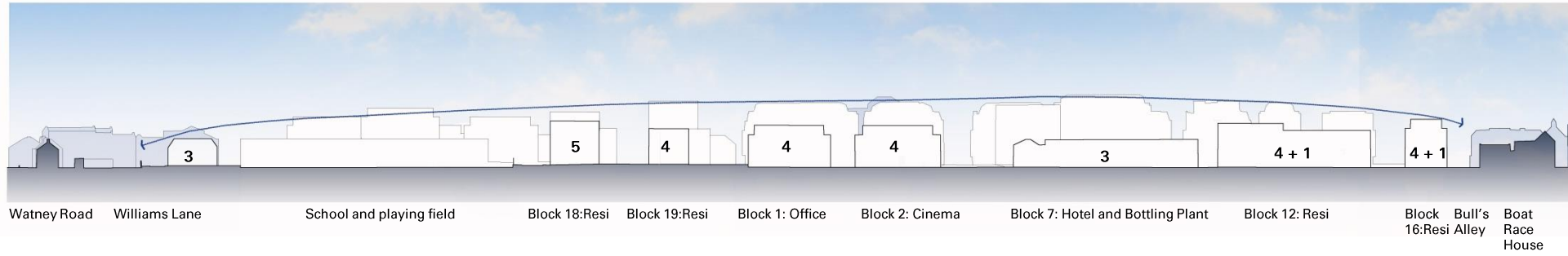
Current Masterplan



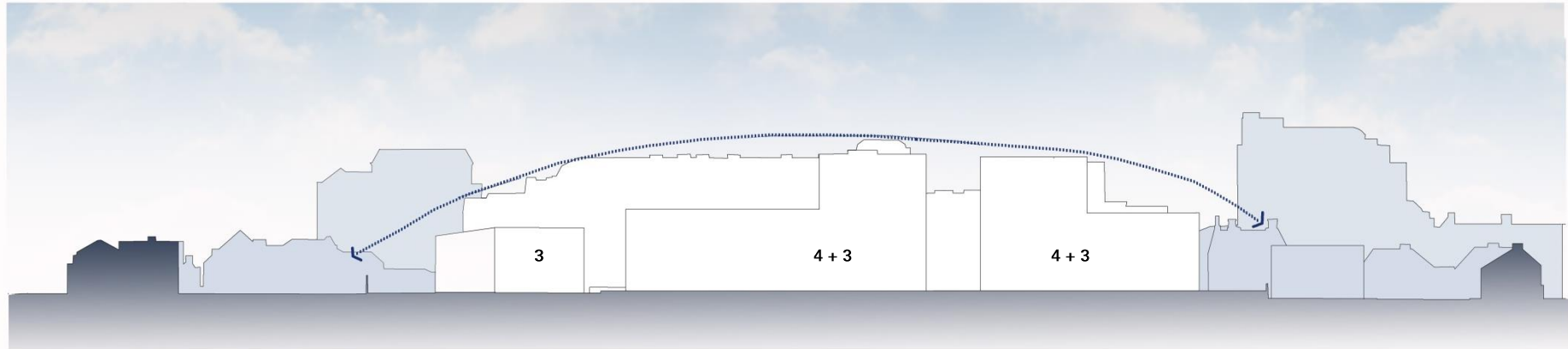
Proposed heights in comparison to the Planning Brief



Proposed masterplan heights

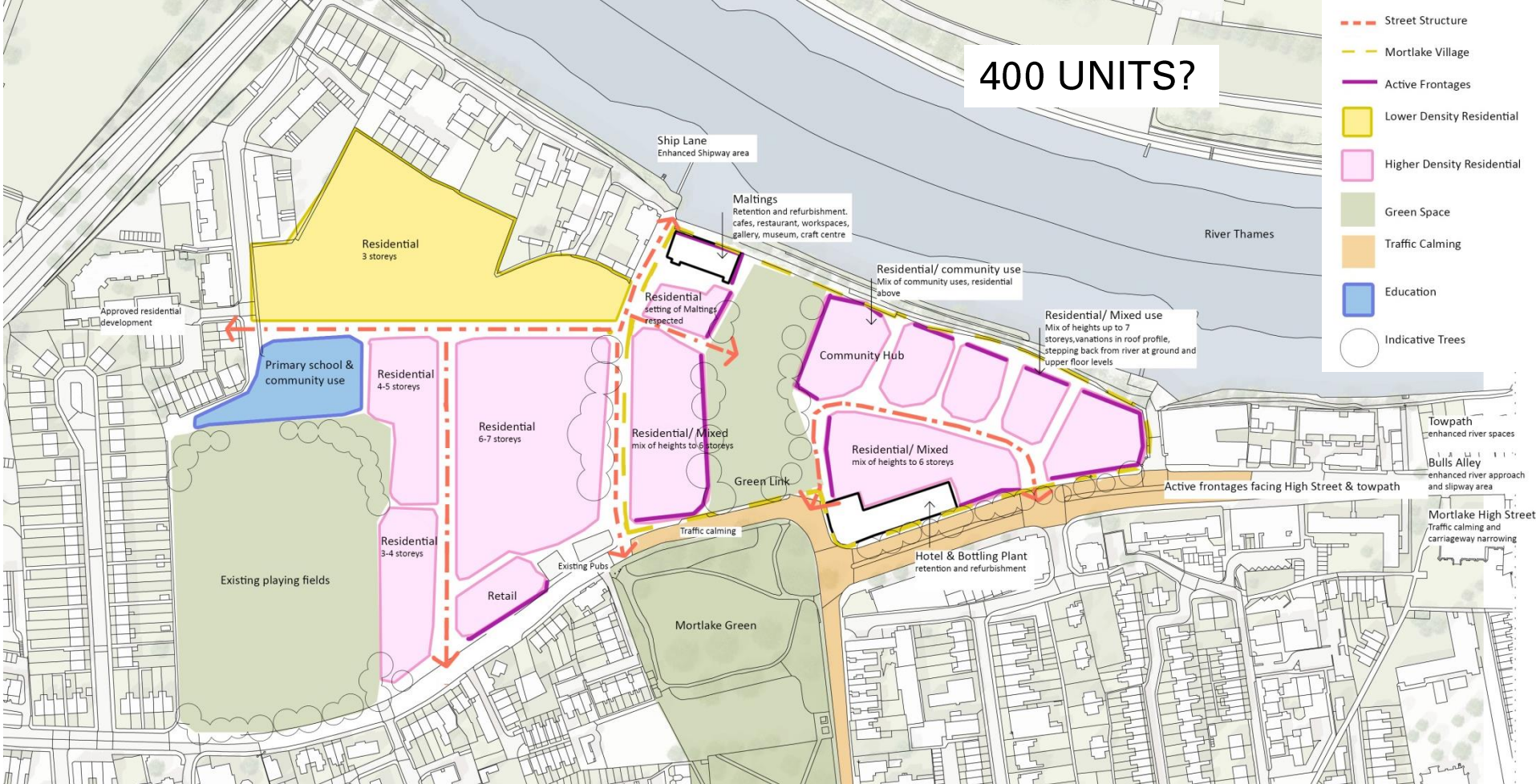


Proposed heights – arc dropping at perimeter



Proposed heights – arc dropping at perimeter

400 UNITS?



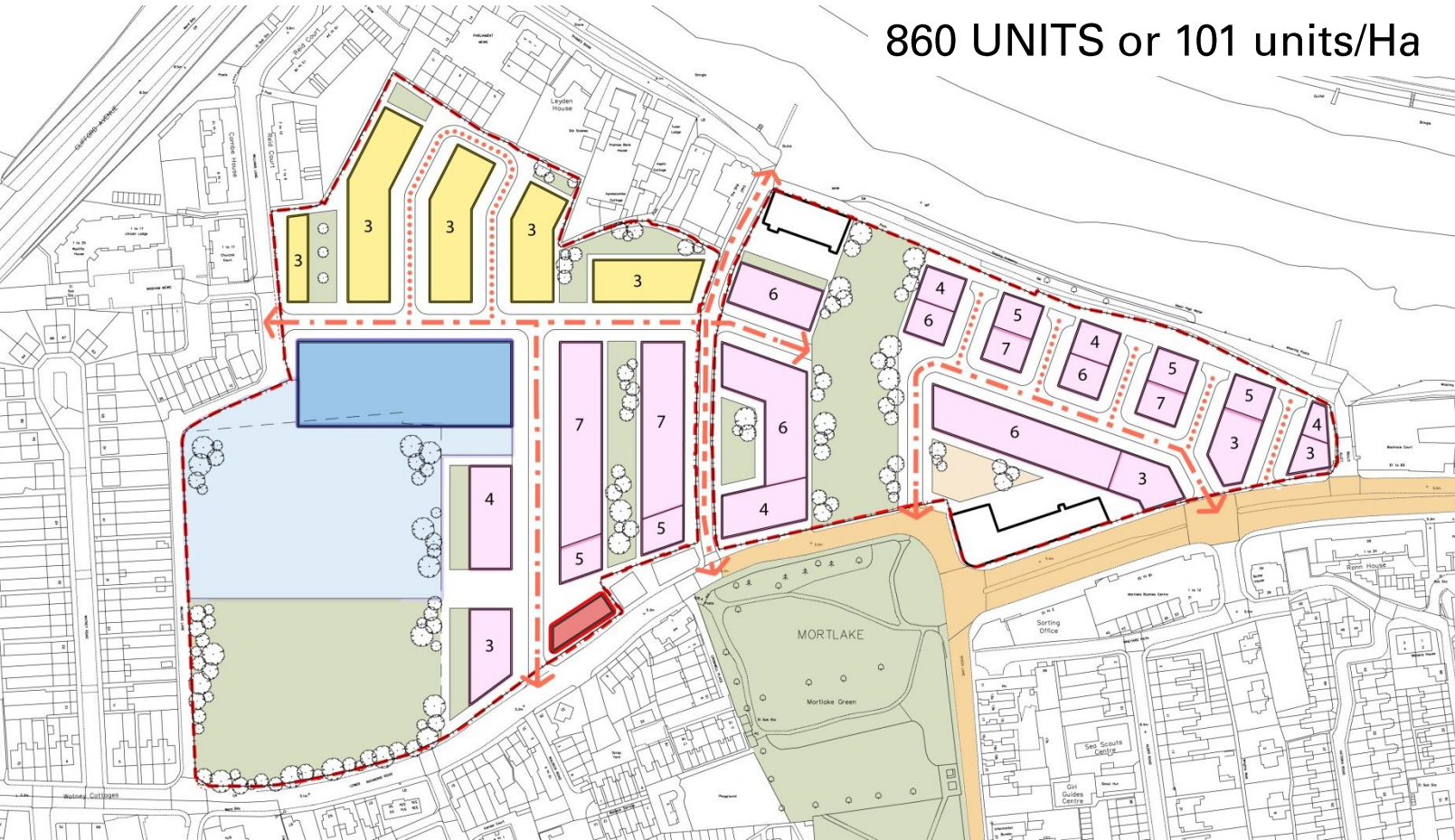
Planning Brief indicative masterplan

903 UNITS or 106 units/Ha



Planning Brief compliant potential masterplan with Primary School

860 UNITS or 101 units/Ha



- Retail
- Lower Density Residential
- Higher Density Residential
- Secondary School
- School External Area
- Green Space
- Traffic Calming
- Street Structure

Total : 860 units

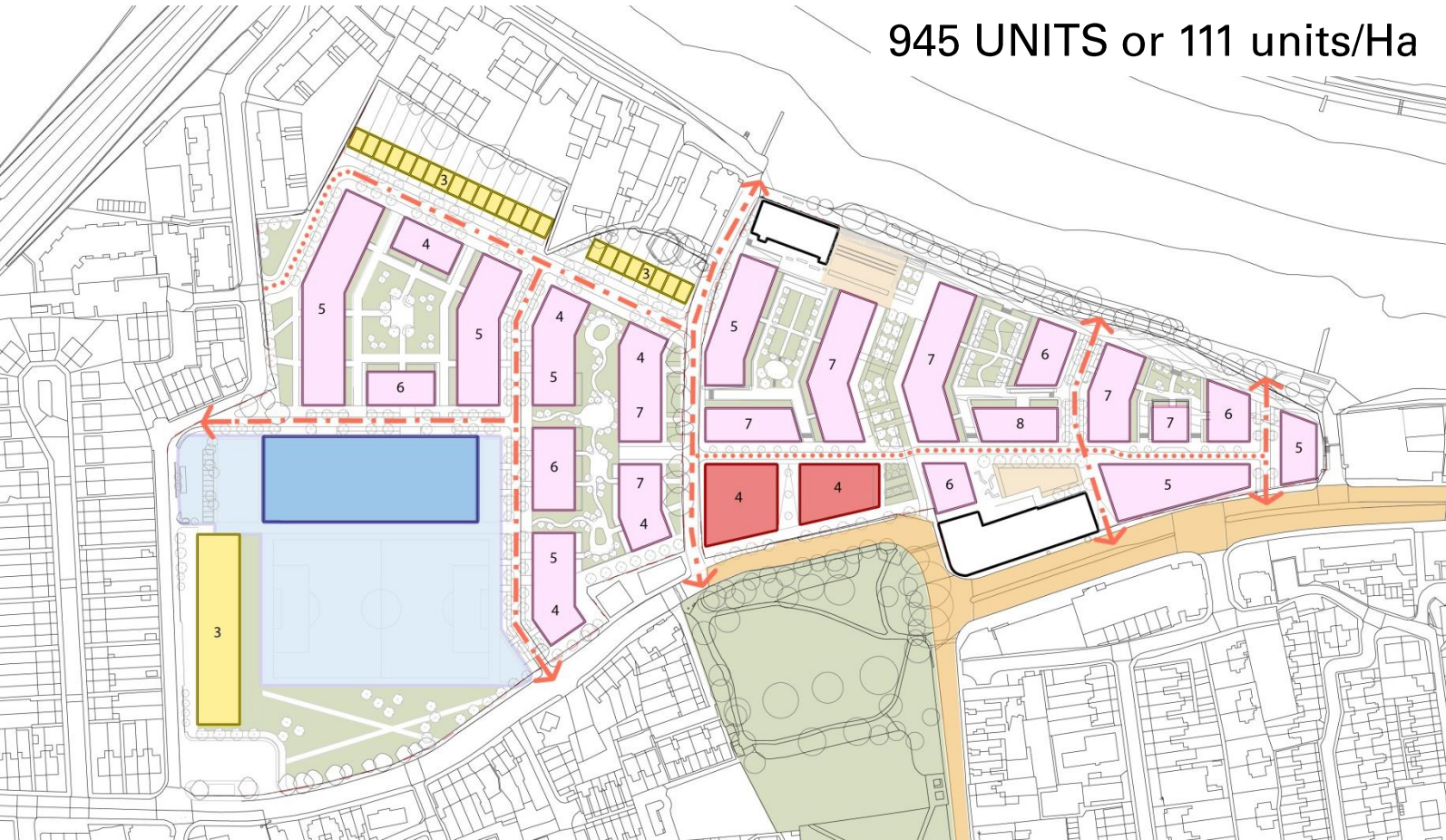
Based on average unit size of 107m² and 5.5% non-residential use at ground level

1200 place Secondary School

With 10,457m² external space based on 15.6% of recommended currently provided for Secondary School

Planning Brief compliant potential masterplan with Secondary School

945 UNITS or 111 units/Ha



- Retail
- Lower Density Residential
- Higher Density Residential
- Secondary School
- School External Area
- Green Space
- Traffic Calming
- Street Structure

Total : 945 units

Based on average unit size of 107m² and 5.5% non-residential use at ground level

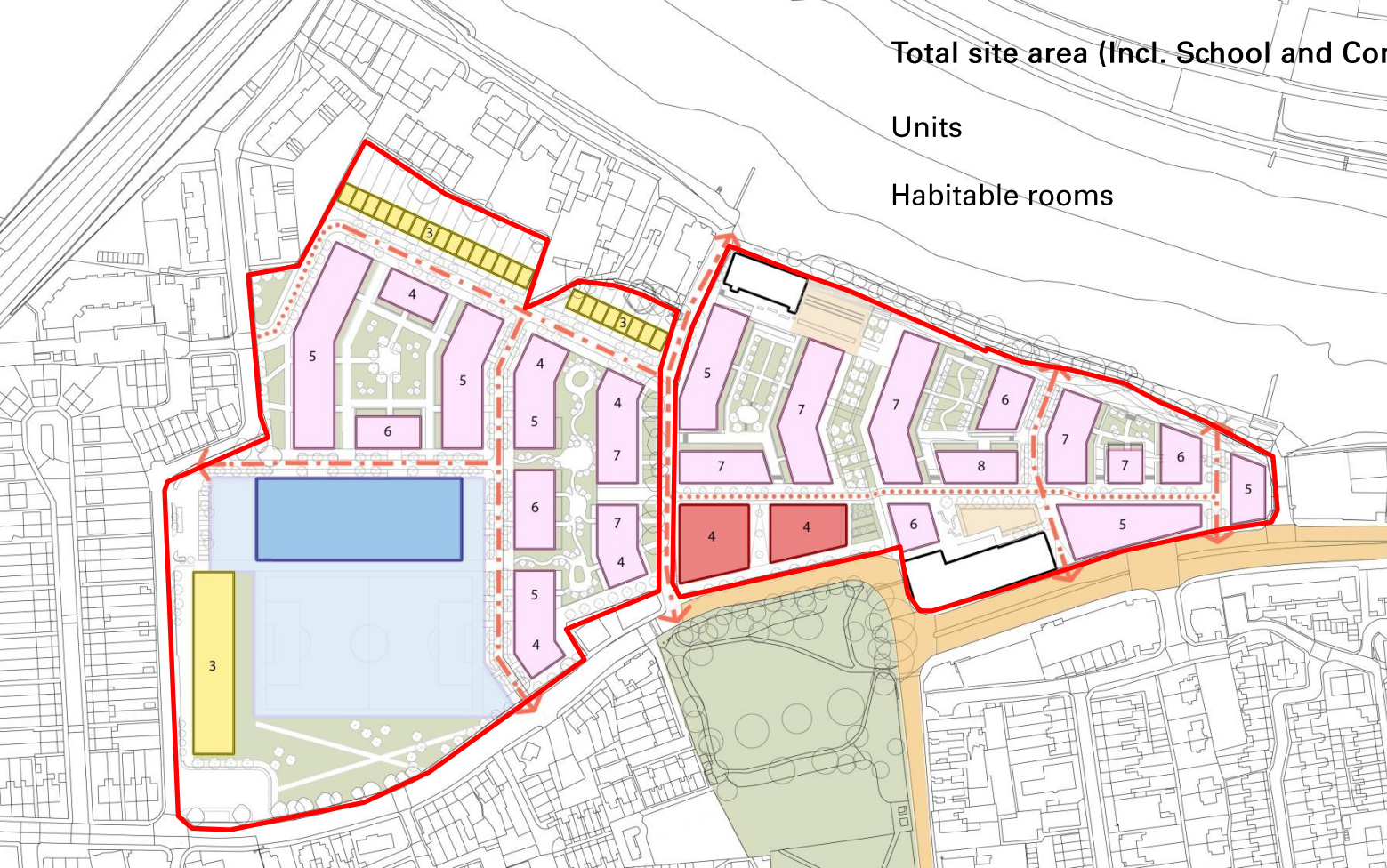
1200 place Secondary School

With 10,457m² external space based on 15.6% of recommended currently provided for Secondary School

Current Masterplan

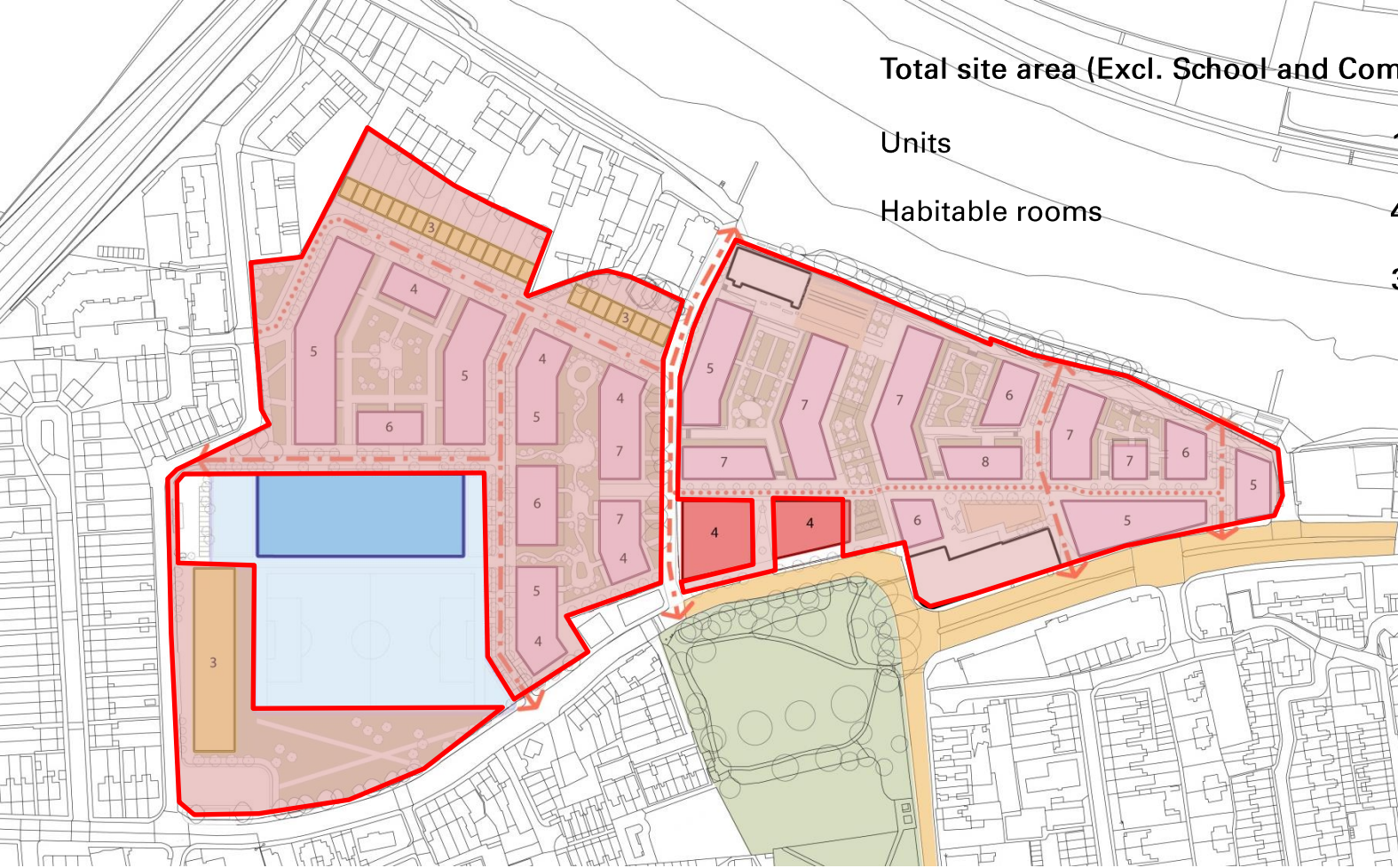
Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150 - 200 hr/ha	150 - 250 hr/ha	200 - 350 hr/ha
3.8 - 4.6 hr/unit	35 - 55 u/ha	35 - 65 u/h	45 - 90 u/ha
3.1 - 3.7 hr/unit	40 - 65 u/ha	40 - 80 u/ha	55 - 115 u/ha
2.7 - 3.0 hr/unit	50 - 75 u/ha	50 - 95 u/ha	70 - 130 u/ha
Urban	150 - 250 hr/ha	200 - 450 hr/ha	200 - 700 hr/ha
3.8 - 4.6 hr/unit	35 - 65 u/ha	45 - 120 u/h	45 - 185 u/ha
3.1 - 3.7 hr/unit	40 - 80 u/ha	55 - 145 u/ha	55 - 225 u/ha
2.7 - 3.0 hr/unit	50 - 95 u/ha	70 - 170 u/ha	70 - 260 u/ha
Central	150 - 300 hr/ha	300 - 650 hr/ha	650 - 1100 hr/ha
3.8 - 4.6 hr/unit	35 - 80 u/ha	65 - 170 u/h	40 - 290 u/ha
3.1 - 3.7 hr/unit	40 - 100 u/ha	80 - 210 u/ha	175 - 355 u/ha
2.7 - 3.0 hr/unit	50 - 110 u/ha	100 - 240 u/ha	215 - 405 u/ha

3.1 Hab. Rms/ Unit



Current Masterplan

Setting	Public Transport Accessibility Level (PTAL)		
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3.8 - 4.6 hr/unit	35 - 55 u/ha	35 - 65 u/h	45 - 90 u/ha
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Total site area (Excl. School and Commercial) 6.92 Ha.

Units 137 Units / Ha

Habitable rooms 424 Hab. Rms. / Ha

3.1 Hab. Rms/ Unit

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Riverside Gardens, Barnes

Approximate No. of dwellings = 178

Approximate area (including roads, gardens etc) = 1.2 Ha

Density = 142 units / ha

528 Habitable rooms / Ha

Comparison with established riverside location



Current Masterplan – street and square dimensions





PICTURE HOUSE

26m



View along Green Link



View along Green Link



View from river front garden



View from river front garden



View of Maltings Square



View of Maltings Square



Views along Ship Lane



Views along Ship Lane



Revised proposal



Proposed view from 'Town Square'



Proposed view from 'Town Square'

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