

SQUIRE & PARTNERS

Stag Brewery

Presentation to Community Liaison Group

12 February 2018

Recent Amendments

- Resolution of Masterplan layout with new position of Secondary School
- Revision of roof heights
- Development of building design, material and detail



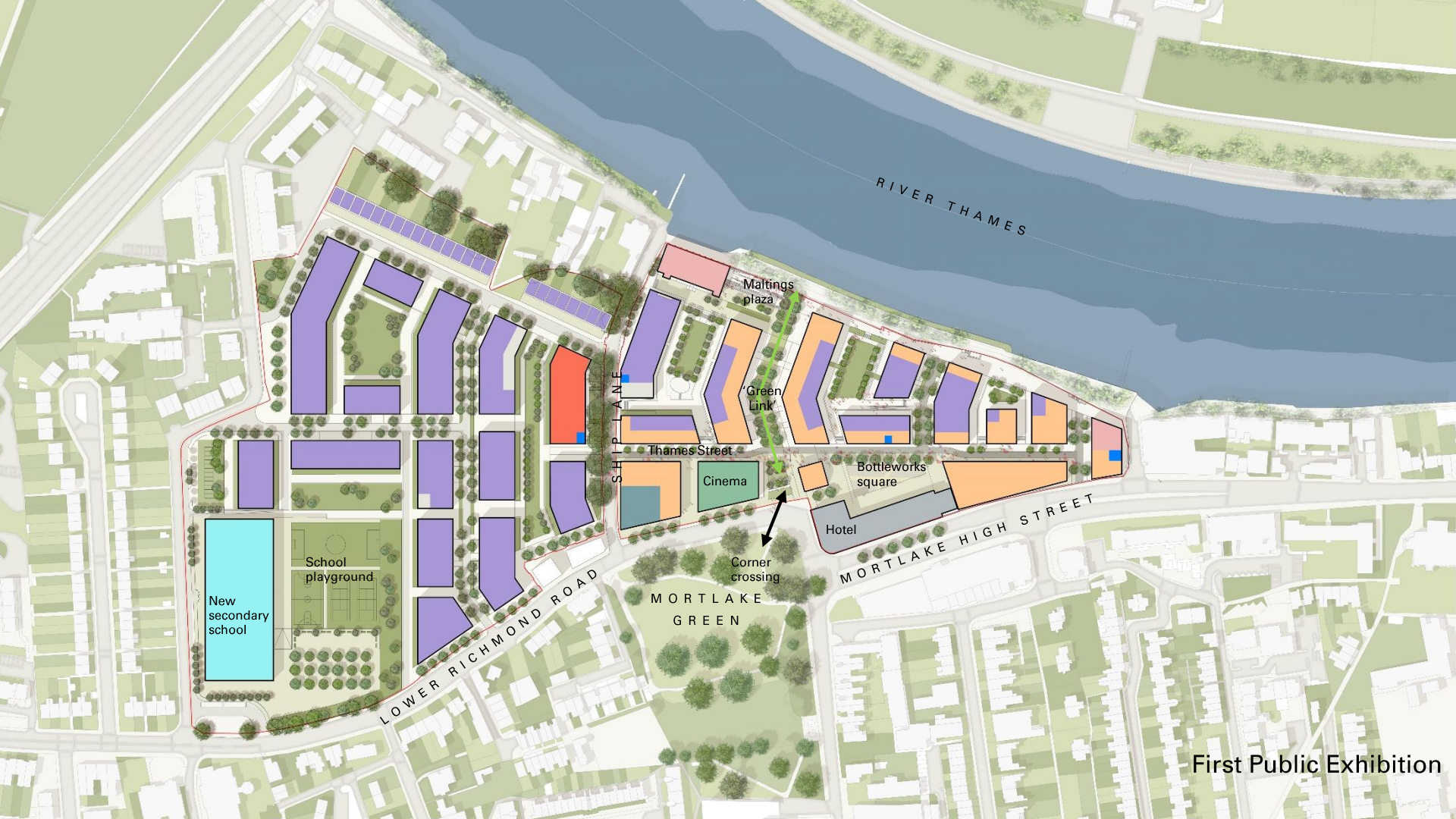
Chiswick Bridge

Barnes Bridge Station

Mortlake Station



Indicative site plan – Application Areas



Key Concerns from First Public Exhibition and LBRuT Planners

1. Green link not wide enough
2. Widen Thames street to mitigate overlooking issues
3. Taper height to perimeter of site
4. Disagree with marker building
5. Density & height reductions
6. Refine mansion typology – double mansard not acceptable
7. School location – loss of football pitch / open space
8. Step down towards river
9. Traffic impact of car parking



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LOWER RICHMOND ROAD

MORTLAKE HIGH STREET

MORTLAKE GREEN

Second Public Exhibition

Masterplan layout and position of Secondary School



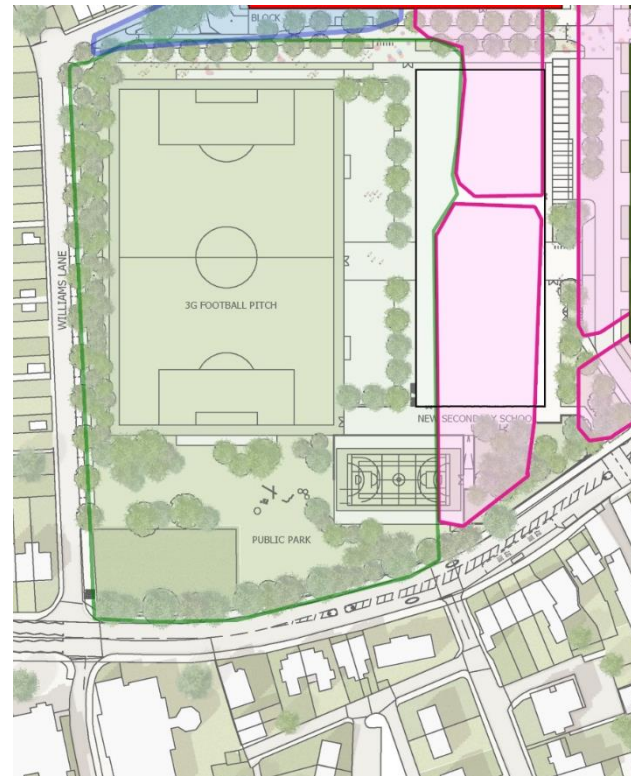
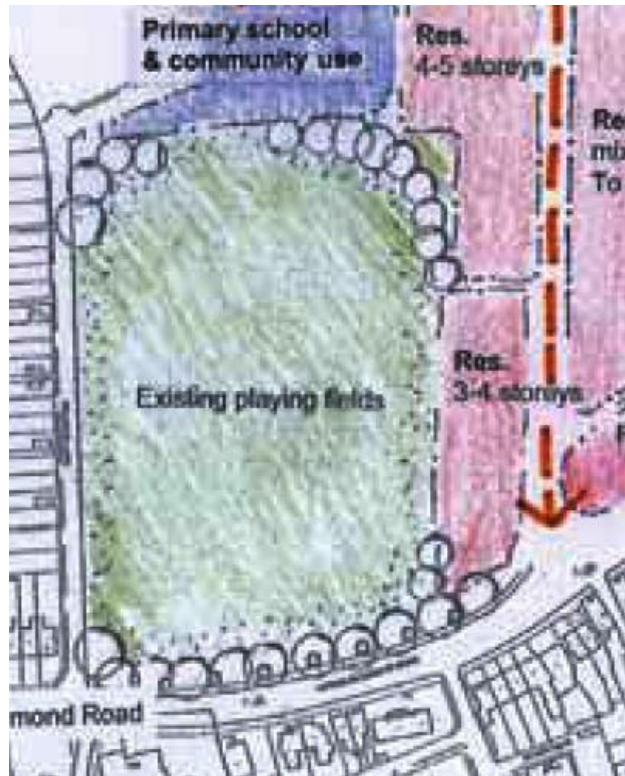


STAG SITE - MORTLAKE
MBCG - SCHOOL SITING PROPOSAL

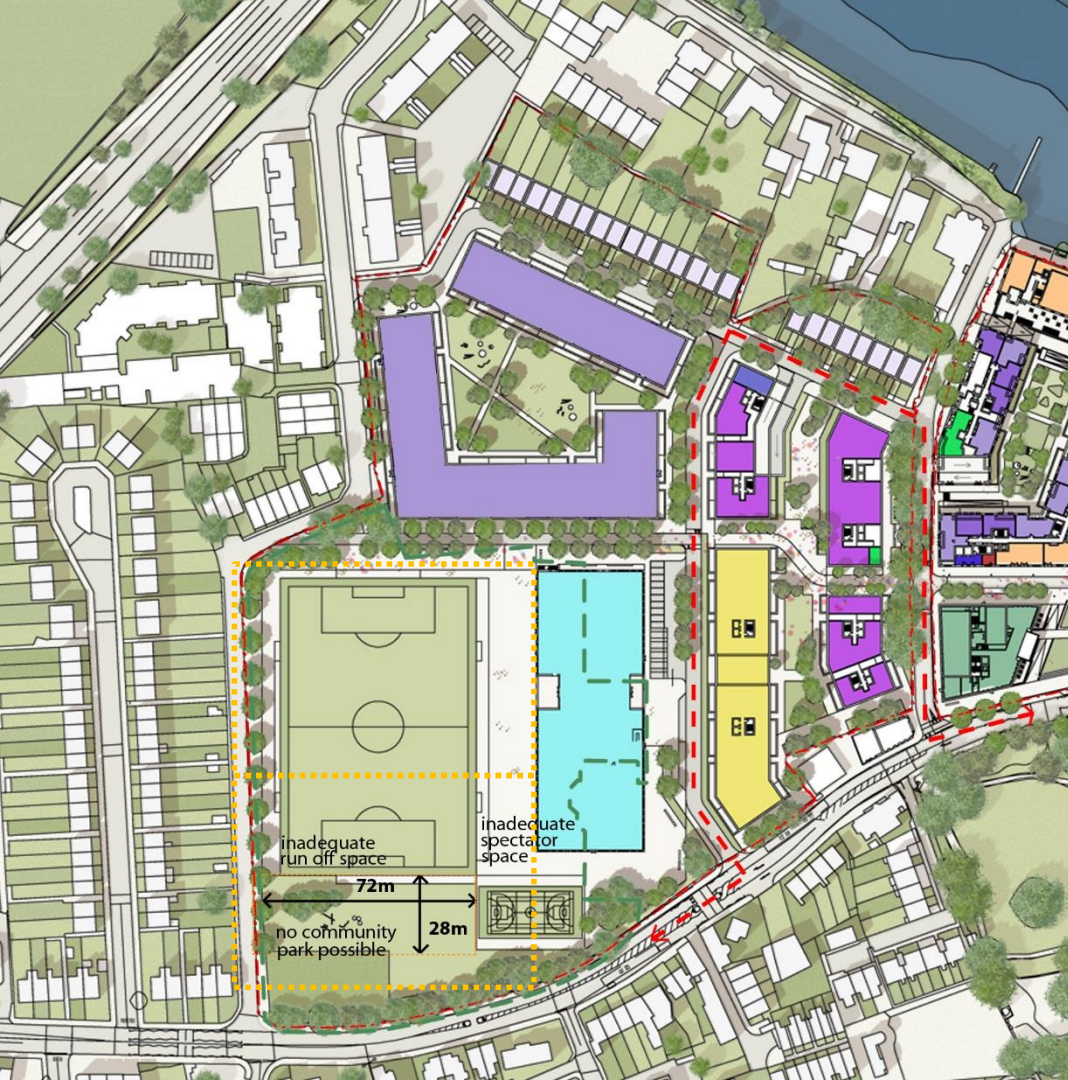


- | | |
|-----------------|-------------------|
| 1 BED | CAR PARK ENTRANCE |
| 1 BED (L) | CARE HOME |
| 1 BED (S) | CINEMA |
| 2 BED | FLEXIBLE USE |
| 2 BED (L) | GAS METER ROOM |
| 2 BED (M) | HOTEL |
| 3 BED | KIOSK |
| 3 BED (H) | OFFICE |
| 4 BED | REFUSE |
| 4 BED (H) | REFUSE STORE |
| ASSISTED LIVING | RESTAURANT/BAR |
| BIKE ST | SCHOOL |

Proposed Masterplan
at ground floor

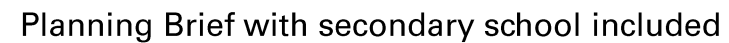


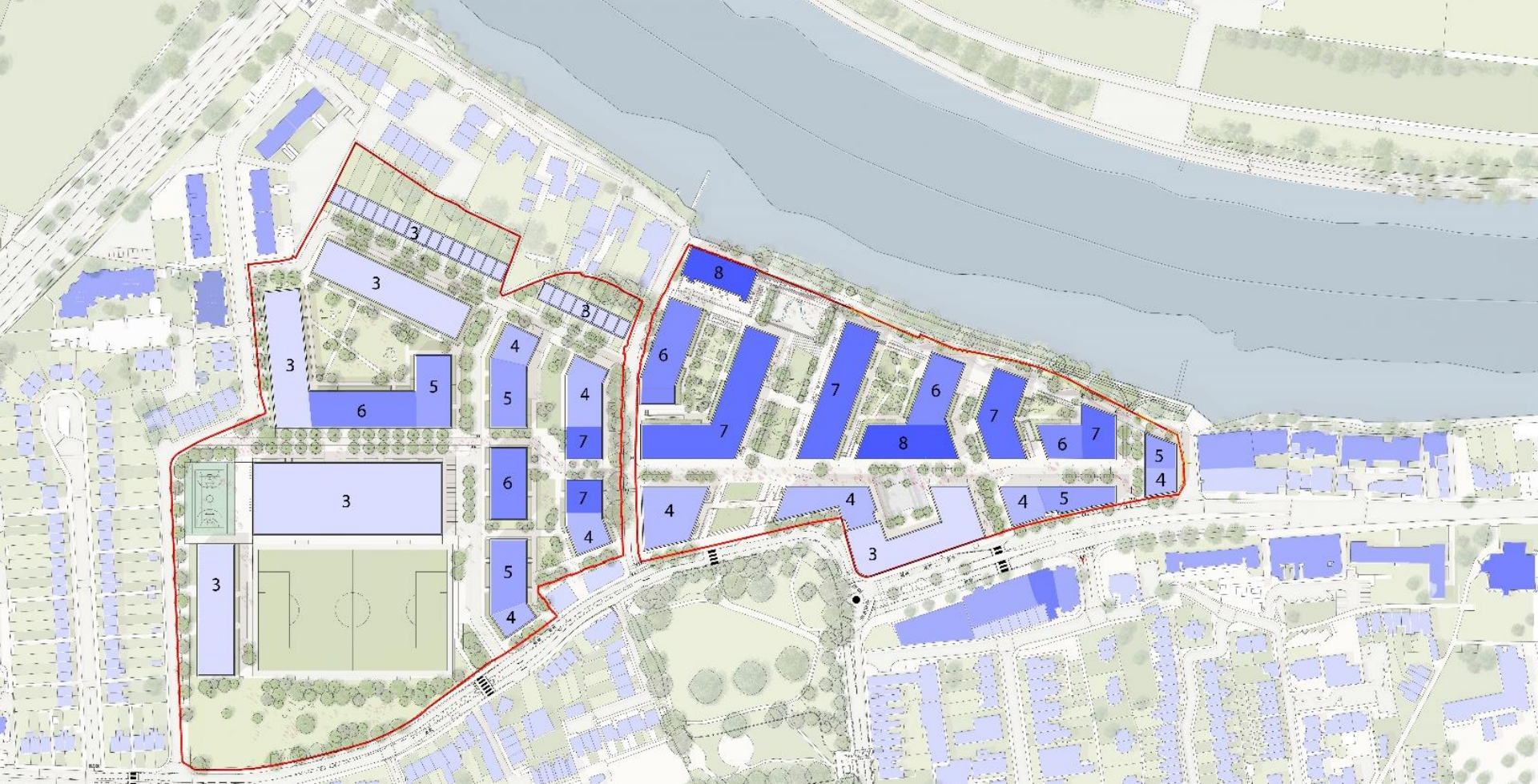
Proposed School position



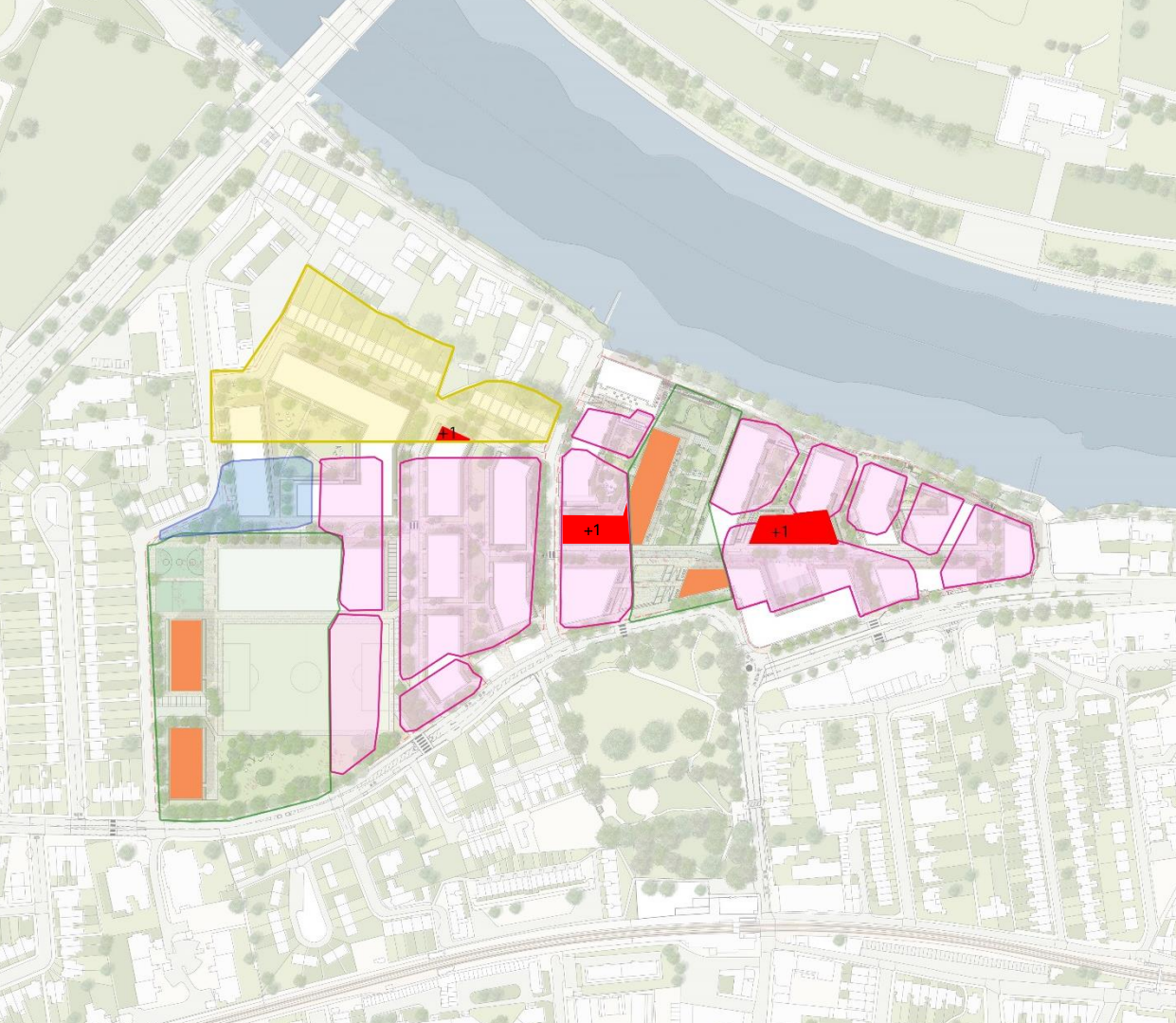
2 playing fields not possible or desirable

Height and Massing





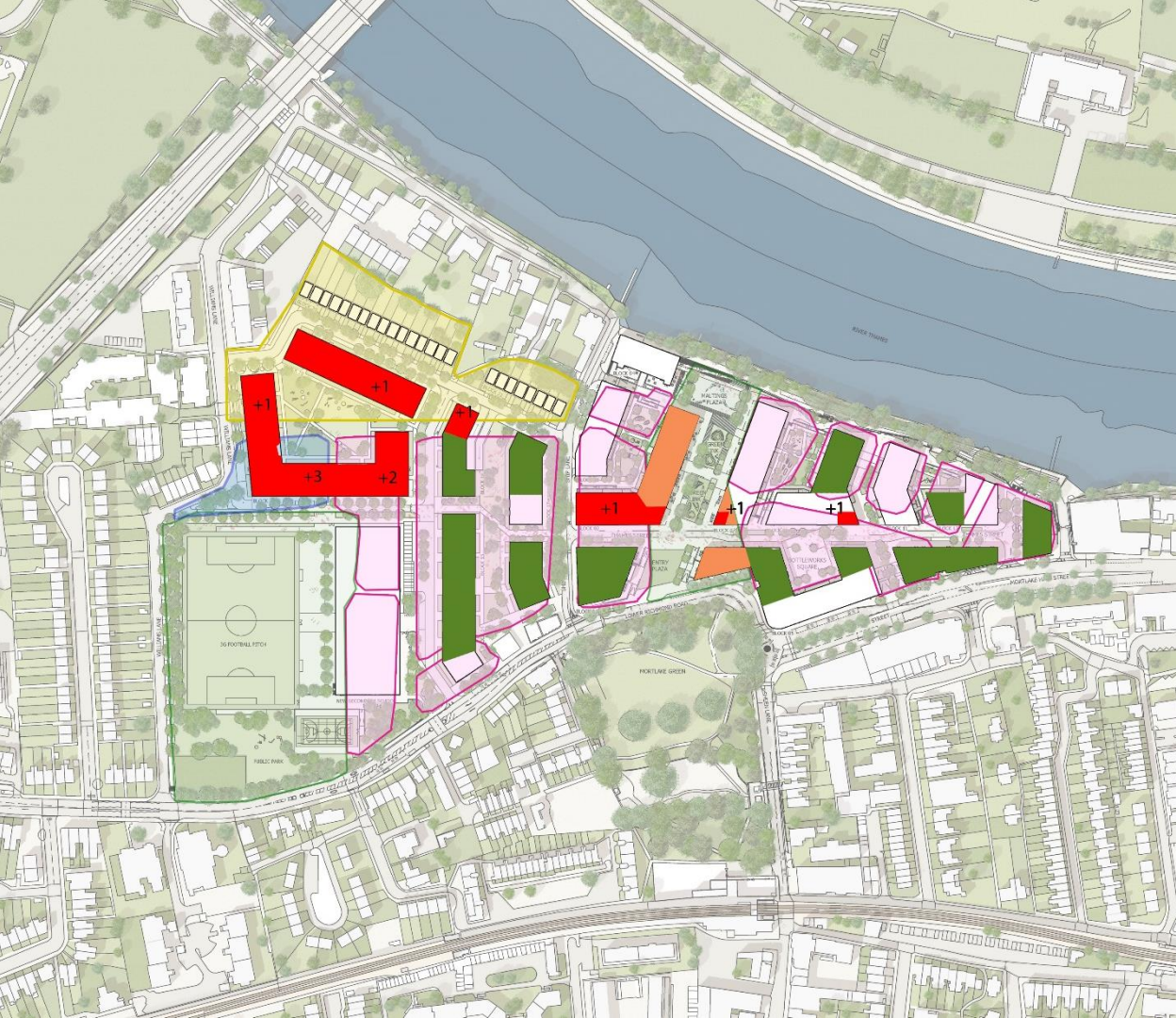
Previous Heights



Previous heights in comparison to the
Planning Brief



Proposed heights



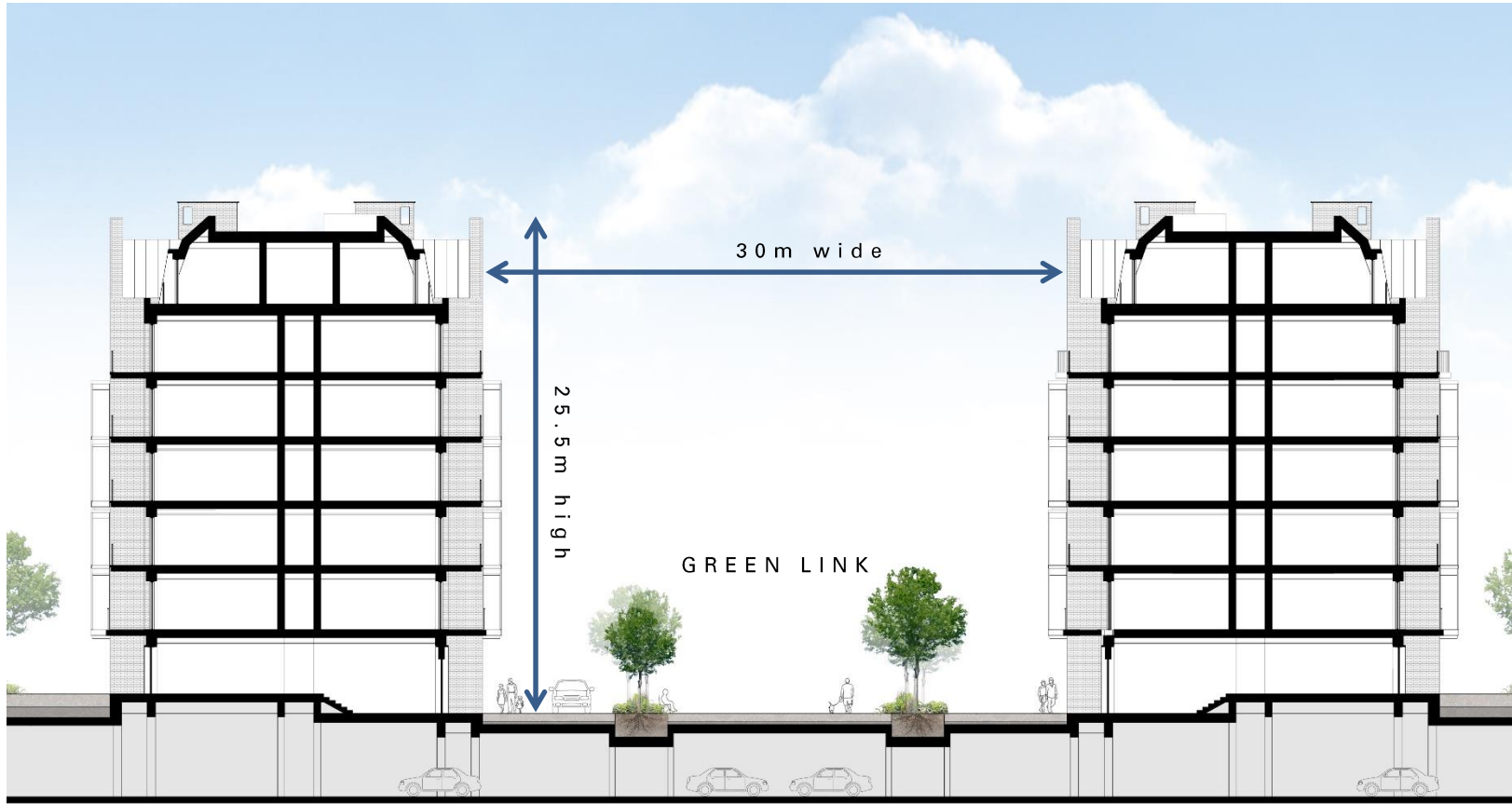
Revised heights in comparison to the
Planning Brief



Mansion corner and copper precedents



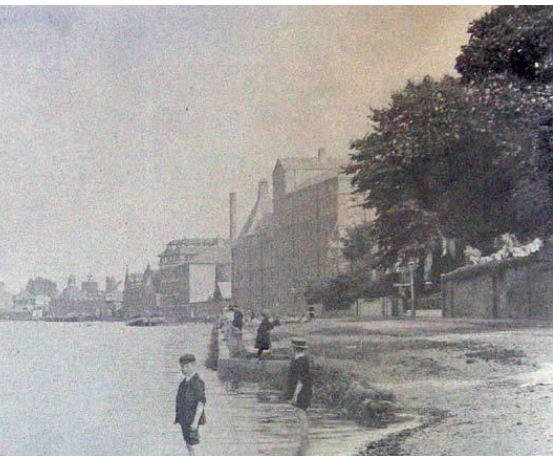
Potential Focal Points



BUILDING 2

BUILDING 7

Green Link cross section



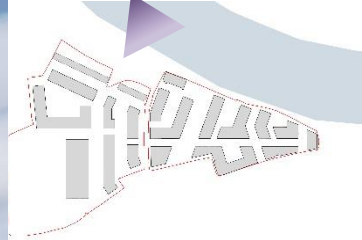
1904



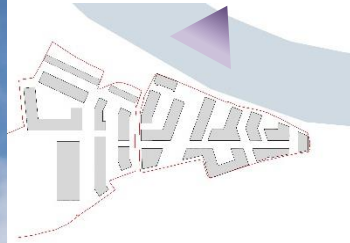
1930s



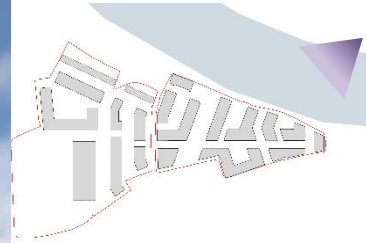
1960



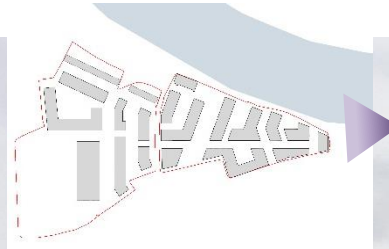
View from Chiswick Bridge



View from opposite bank of Thames

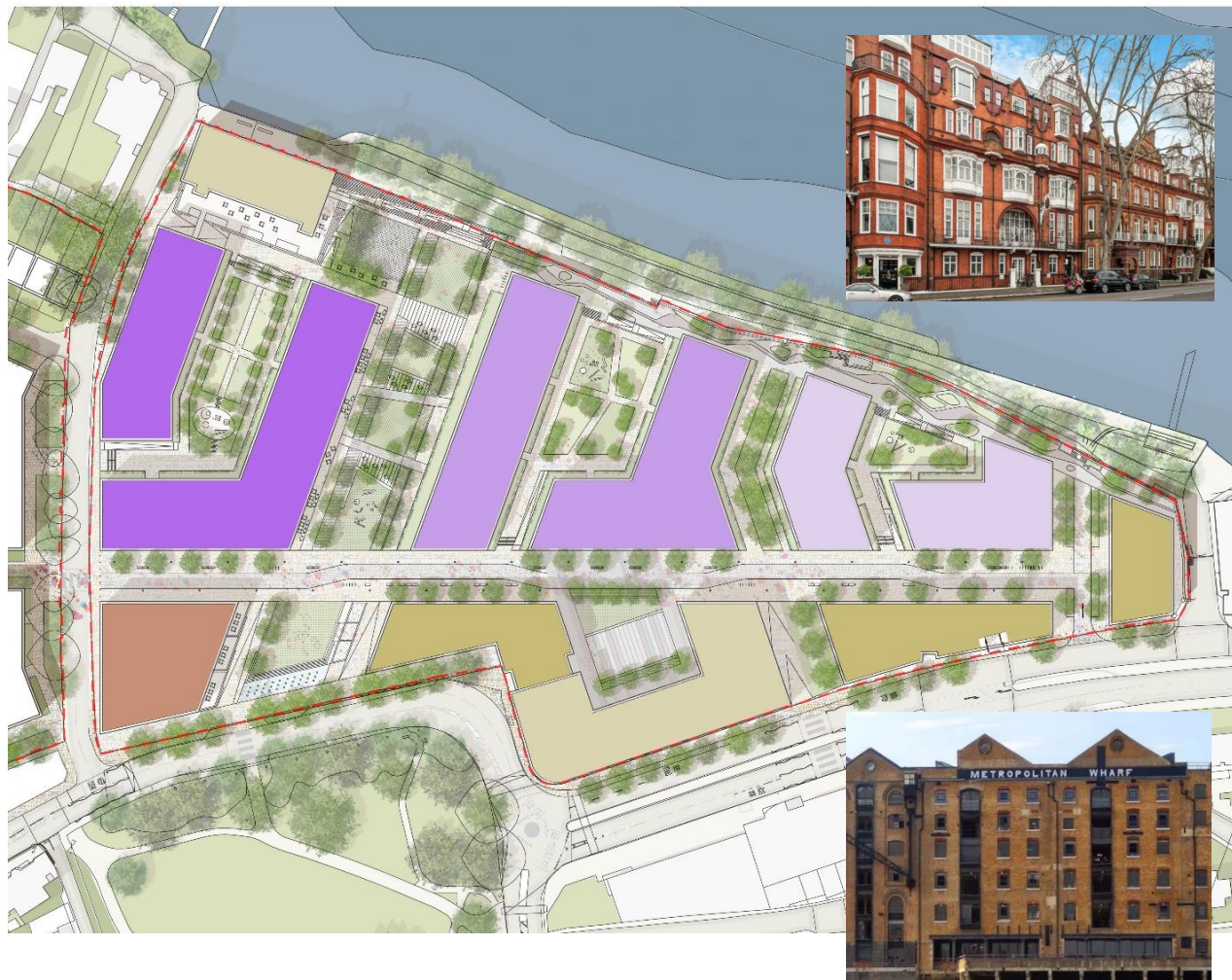


View from North East



View from East





- Mansion Typology A
- Mansion Typology B
- Mansion Typology C
- Warehouse Typology D
- Stand alone building type
- Existing industrial buildings

Detailed Application Building Typology



1. The White Hart



2. Digby Mansions, Hammermith



3. Riverview Gardens, Barnes



4. Hurlingham Court, Fulham



5. Ruvigny Mansions, Putney







Brickwork 'dogtooth' detailing



Gables have become more dominant than the roof form

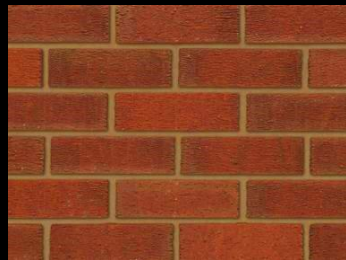
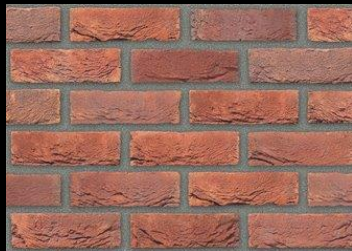
Chimneys set back with roof profile

Single storey mansard roof throughout

Alternating flat topped 'bays' and profiled 'gables' separated by balcony areas

Emphasis of first floor level balcony to clearly define retail from residential above

Current Mansion Bay Study



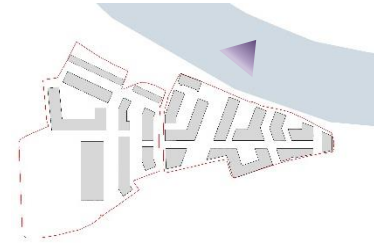
Draft Bay Study Renders – Mansion Typology



Draft Bay Study Renders – Warehouse Typology



Green Link

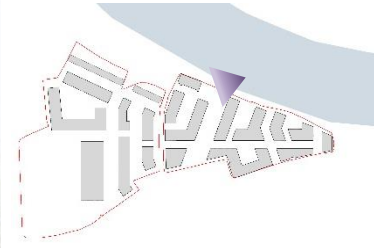


Proposed riverfront view

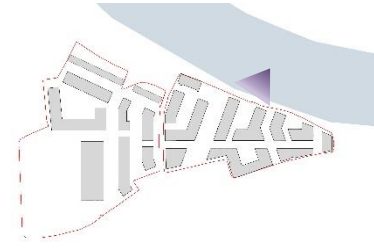
PUBLIC REALM TYPOLOGIES

GREEN LINK - ILLUSTRATIVE VIEW





Maltings square

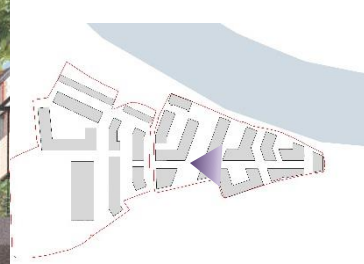


Buildings 7 & 8 Courtyard

PUBLIC REALM TYPOLOGIES

GREEN LINK - ILLUSTRATIVE VIEW



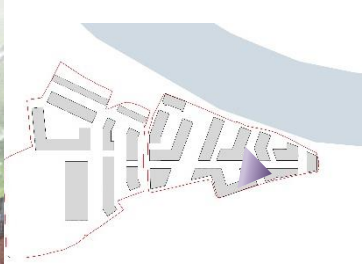


Thames Street

PUBLIC REALM TYPOLOGIES

THAMES STREET – ILLUSTRATIVE VIEW





Bottle Works Square

PUBLIC REALM TYPOLOGIES

BOTTLEWORKS SQUARE - ILLUSTRATIVE VIEW





View from Mortlake
High Street



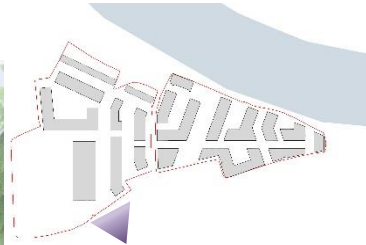
View from Lower Richmond Road



View from Lower
Richmond Road



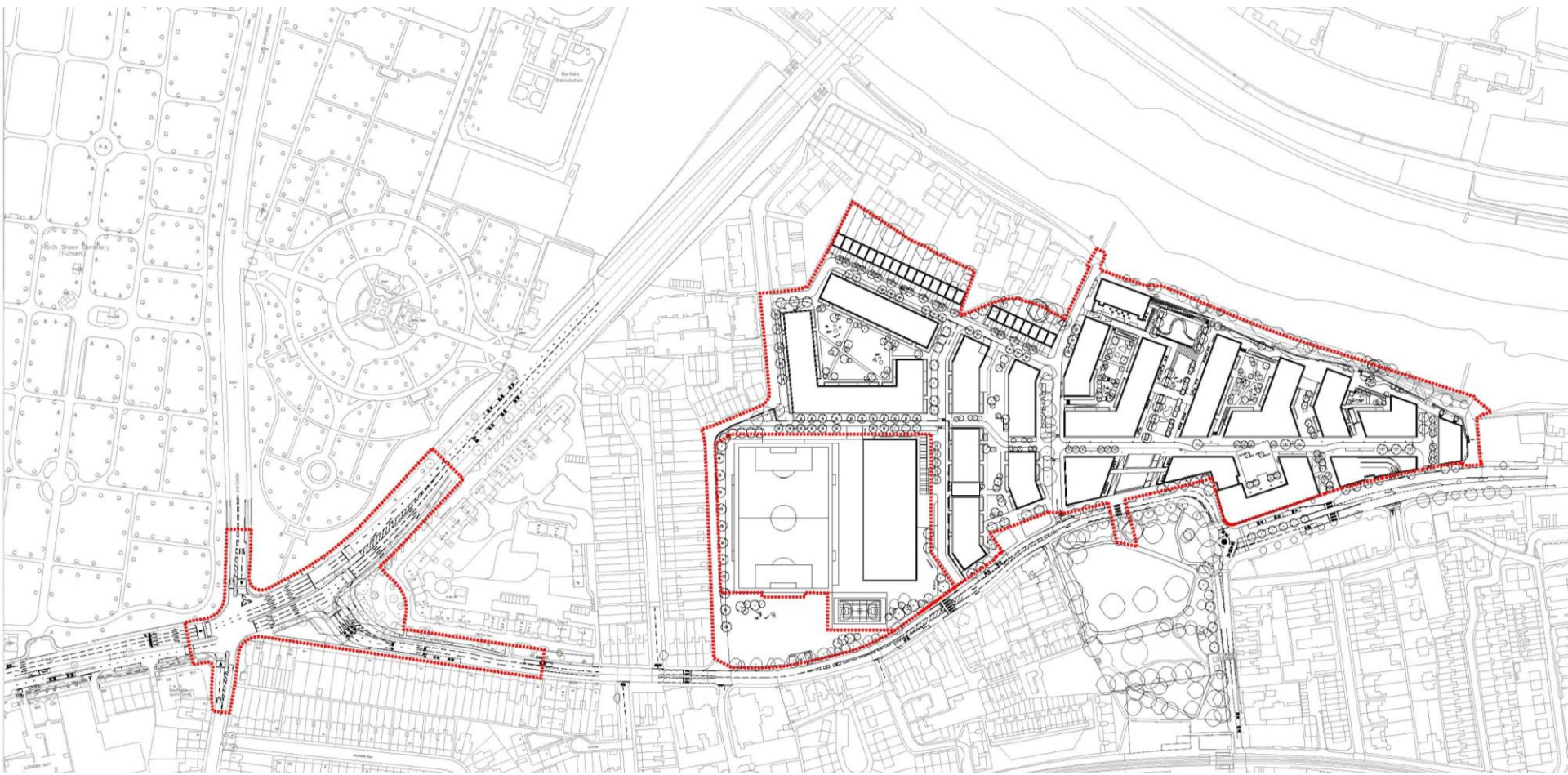
Proposed view along ship lane



View of the Secondary School from Lower Richmond Road



View of the Secondary School from William's Lane



Indicative site plan – Chalkers Corner
application area

Current GEA Areas and Residential Mix

A1/A3 –Flexible use
(retail, restaurant, business, community use) 5,308 sq m

B1 – Office 2,661 sq m

C1 – Hotel 1,858 sq m

C2/C3 – Extra Care 16,246 sq m (up to 150 homes)

C2 – Care Home 10,293 sq m (80 beds)

C3 – Residential Dwelling 84,640 sq m (667 homes)

D2 – Cinema/Gym 3,477 sq m

Private

1 bed	14%
2 bed (regular)	19%
2 bed (family)	31%
3 bed	32%
4 bed	4%

Affordable

1 bed	15%
2 bed (family)	41%
3 bed	39%
4 bed	5%

Social rented (80% of total affordable)
Shared ownership (20% of total affordable)



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STAG BREWERY REDEVELOPMENT AND CHALKERS CORNER



STAG BREWERY

OOLTI: WATNEY'S SPORTS GROUND (20,620M2)



SITE ANALYSIS

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 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.



STAG BREWERY

TREE SURVEY & ASSESSMENT

TREE SURVEY

A Tree Survey was undertaken by Watermans Infrastructure and Environment in March 2016 and updated in April 2017 with some additional areas added to the original scope, including the Tow Path 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.

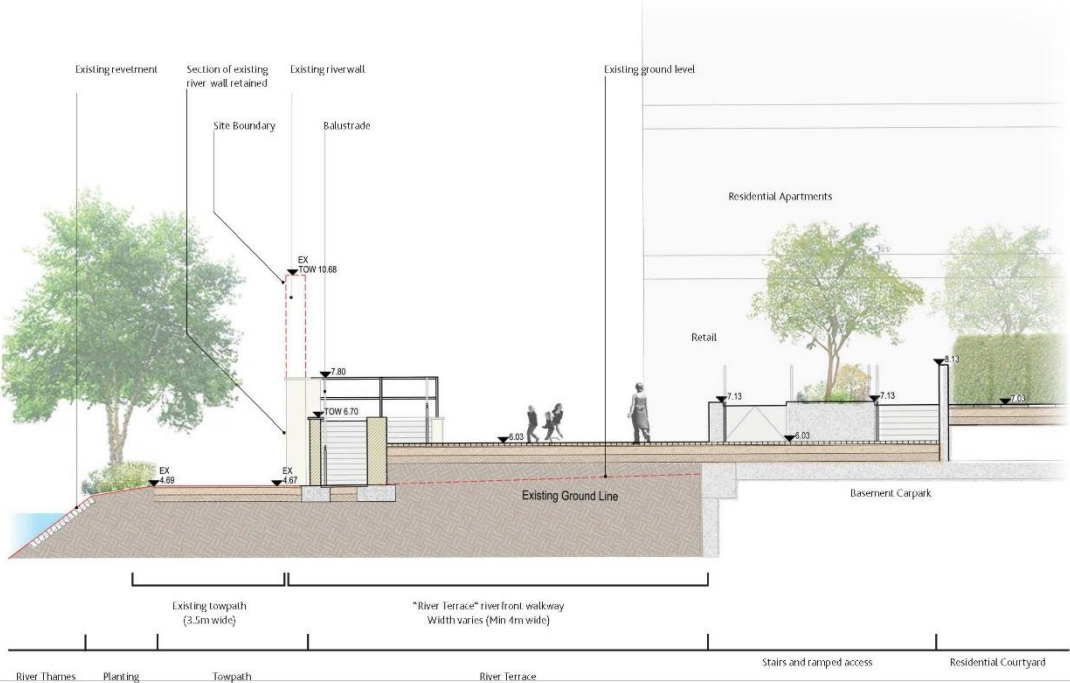
A Tree Preservation Order (T0880 - 10 March 2016) was raised by LB&UT over all trees on the western half of the site and based on "...engagement with the proposed scheme, allowing for amendment following review of the trees on site."

Various engagement with LB&UT 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.



STAG BREWERY
RIVERSIDE TERRACE

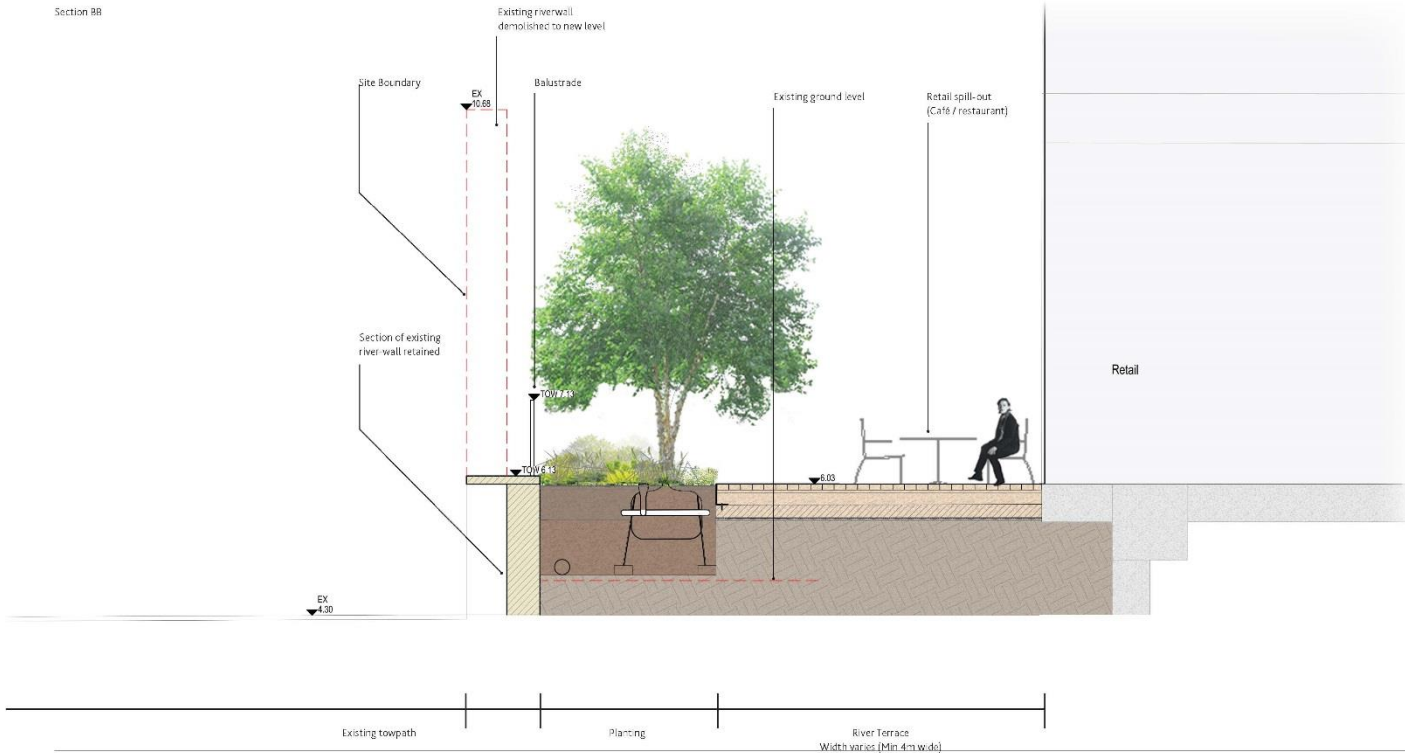
Section AA



STAG BREWERY

RIVERSIDE TERRACE

Section BB



CHALKERS CORNER

SCOPE OF WORKS

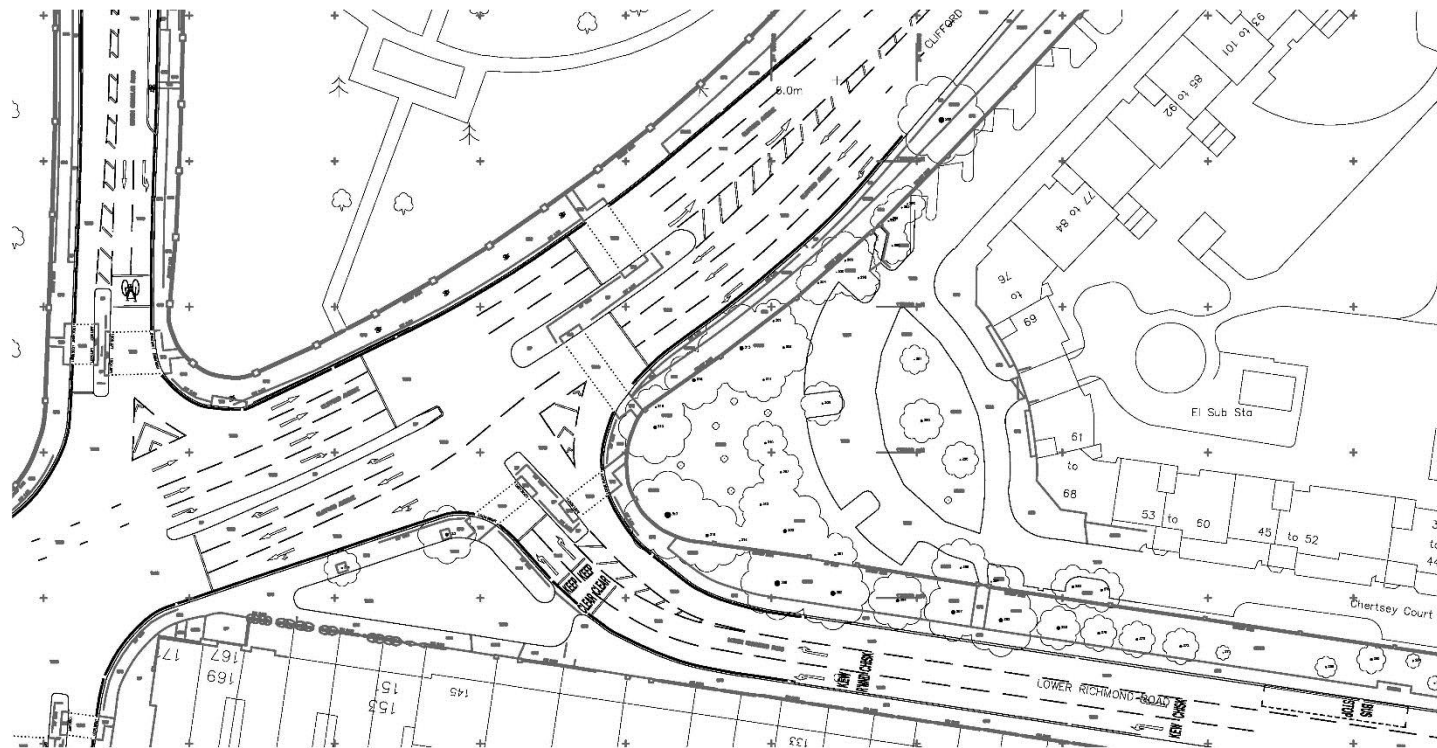


--- Site Boundary

CAPTION

CHALKERS CORNER

EXISTING SITUATION IN PLAN

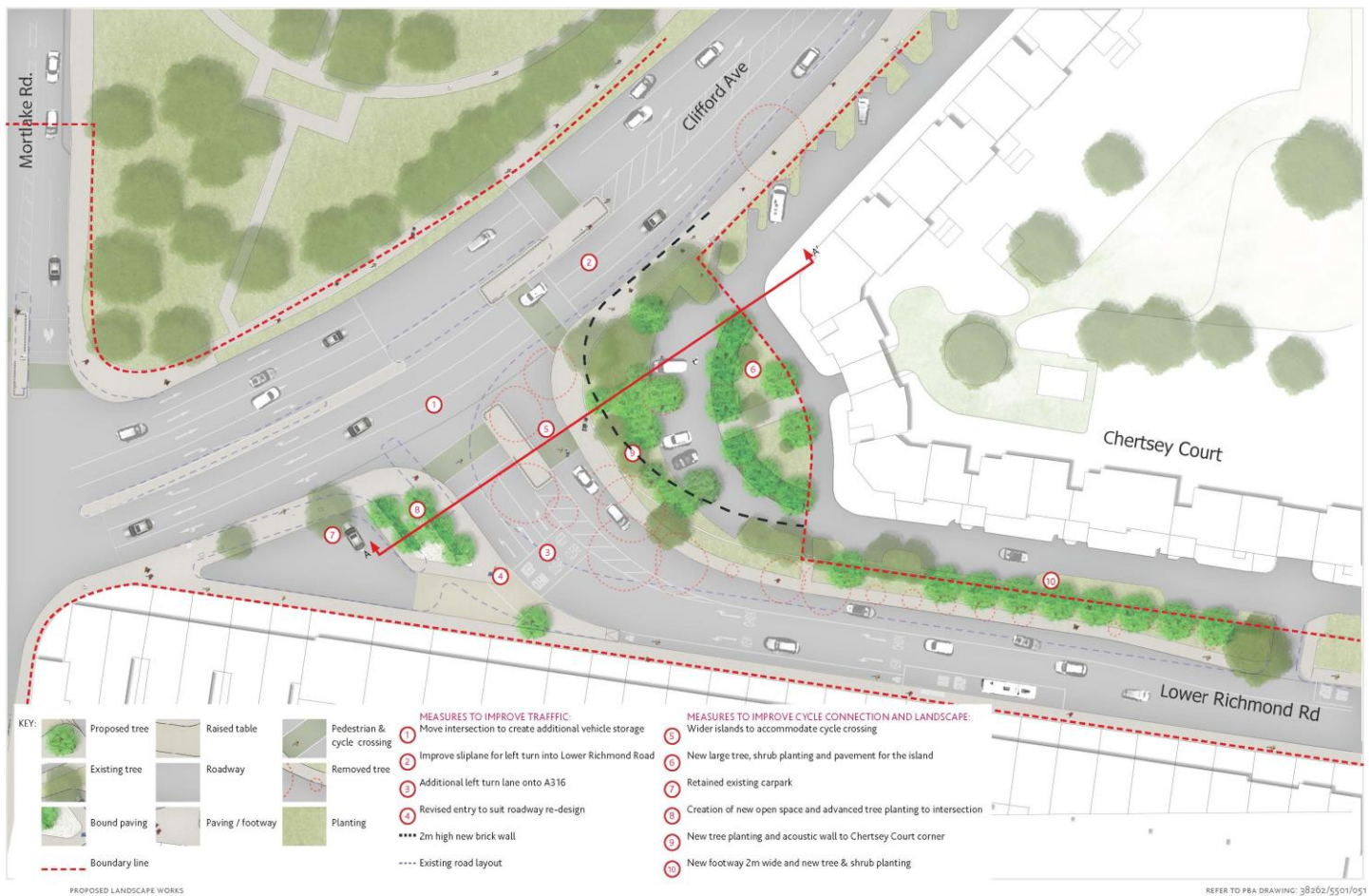


CHALKERS CORNER

CHALKERS CORNER UPGRADE

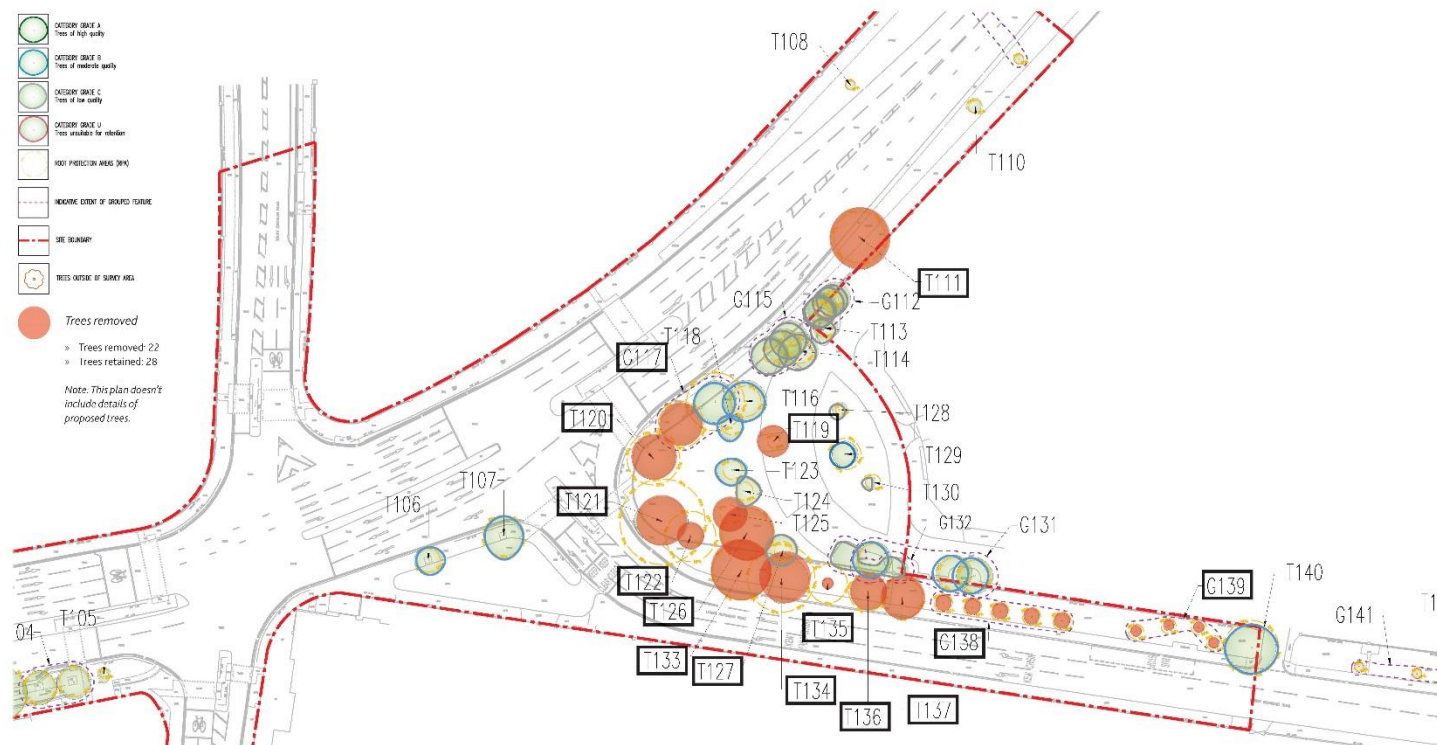
- 1 Extension of intersection queueing capacity
- 2 Enhancement to TfL Quietway Cycle route
- 3 Creation of improved pedestrian / cycle crossing
- 4 Creation of additional left turn lane
- 5 Definition to parking area and feature paving
- 6 Creation of pocket park with new semi-mature trees, understorey planting, seating and cycle access
- 7 Realignment of intersection to improve capacity and efficiency (existing trees affected are removed, 22 removed in total)
- 8 Creation of new cycle lane linking to existing cycle route on A316
- 9 Allocated bus stop (Amended on street parking)
- 10 Additional semi-mature trees to augment existing planting and replace removed trees
- 11 New 2m brick wall to screen property from intersection
- 12 Creation of new turning lane to Lower Richmond Road
- 13 Existing trees retained





CHALKERS CORNER

EXISTING TREE PLAN: RETAIN/REMOVE



CHALKERS CORNER

PROPOSED PLANTING

PROPOSED TREES & SHRUBS

A number of semi-mature trees are proposed within the Chertsey Court site to augment existing trees and visually screen the building with greenery.

These proposed trees will include a mix of deciduous and evergreen species which assist in pollution absorption. The trees will be supplied at 6m height (4+ yrs old) to maximize immediate impact of the proposed landscape. A small pocket park with additional trees is also proposed on the opposite side of Lower Richmond Road intersection.

TREES REMOVED: 22
TREES PLANTED: 33
INCREASE IN TREES: 11



THUJA CORDATA
SIZE: SEMI-MATURE (4+ YEARS)
GIRTH: 50-55CM
OVERALL HEIGHT: MIN 6M
CLEAR STEM: MIN 2M
MAXIMUM HEIGHT: 20M +



ACER PLATANOIDES
SIZE: SEMI-MATURE (4+ YEARS)
GIRTH: 60-70CM
OVERALL HEIGHT: MIN 6M
CLEAR STEM: MIN 2M
MAXIMUM HEIGHT: 20M +



QUERCUS ILEX
SIZE: SEMI-MATURE (4+ YEARS)
GIRTH: 50-60CM
OVERALL HEIGHT: MIN 6M
CLEAR STEM: MIN 2M (Image Indicative)
MAXIMUM HEIGHT: 25M +



ARBUTUS UNEDO
SIZE: SEMI-MATURE (4+ YEARS)
GIRTH: 40-50CM
OVERALL HEIGHT: MIN 4M
CLEAR STEM: MIN 2M
MAXIMUM HEIGHT: 10M +



PELINUS LUSITANICA ANGUSTIFOLIA
OVERALL HEIGHT: 1.2M



SARCOCOCCA CONFUSA



LIBERTIA GRANDIFLORA



CAREX DIVISA



HELLEBORUS NIGER



IRIS FOETIDISSIMA



BLECHNUM SPICATUM

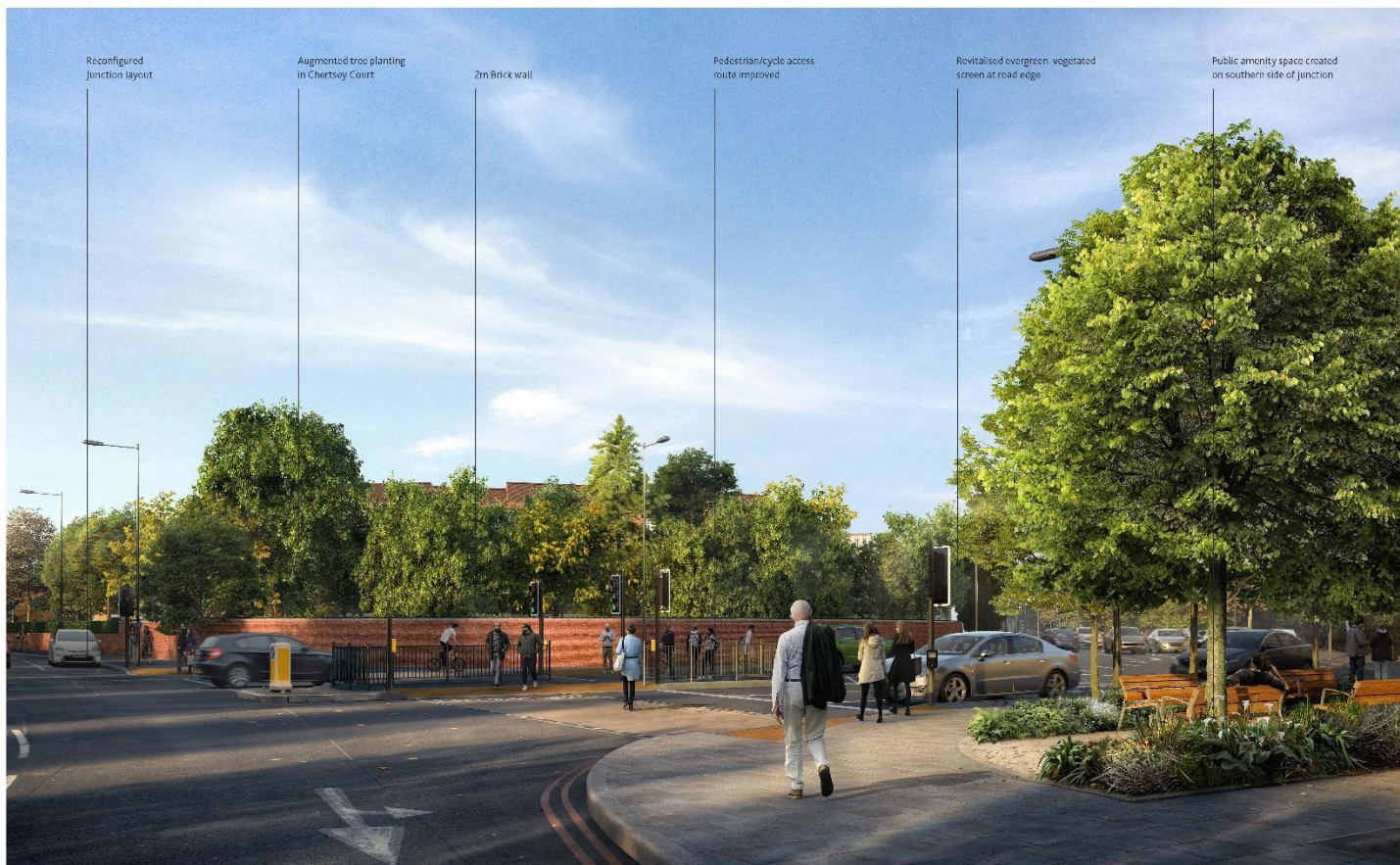
CHALKERS CORNER

EXISTING VIEW



CHALKERS CORNER

ILLUSTRATIVE VIEW OF PROPOSED JUNCTION



CHALKERS CORNER

OOLTI ADJUSTMENT: PROPOSED OOLTI AREA (1524M²)

NET ADJUSTMENT (186M²)

- Chalkers Corner OOLTI to remain (1276m²)
- Chalkers Corner OOLTI loss (434m²)
- New Open Space (248m²)
- Boundary Line



- Computer modelling has been undertaken to assess the impact of the Development on local air quality (from transport emissions and emissions from the proposed energy centre).
- The Air Quality Assessment work has been completed and incorporated within the Environmental Statement. The assessment process was updated to reflect conversations with the Council's AQ officer.
- The results show with the Development in place (main development, the school and Chalkers Corner), the effects to existing sensitive receptors would be insignificant.
- The Development includes various air quality mitigation measures such as electric vehicle charging points; Environmental Management Plans, low NOx technology, cycle routes and pedestrian ways; extensive landscaping, new car club spaces.

CHALKERS CORNER

AIR QUALITY

- With no development, (main masterplan, school and highway works), air quality at Chalkers Corner in 2027 would be worse than the existing situation.
- With the development in place, before mitigation measures are taken account of, the air quality impacts would be improved at properties at Lower Richmond Road, but would worsen at properties at Chertsey Court.
- The overall 'balanced out' position, taking account of mitigation measures, would result in insignificant air quality effects at Chalkers Corner.
- Proposed mitigation measures in this location include landscaping and tree planting, 2m high wall, 'stop idling / switch engine off' signage and a traffic congestion / air quality information board. The Chalkers Corner reconfiguration works themselves also act as mitigation from the impact of the Development on air quality (improving traffic flows, providing additional capacity, enhancing cycle routes).

The map shows the Mortlake area in London, with the River Thames flowing through it. A red circle highlights the Mortlake area, which is marked with a red dot. The map includes labels for various locations and roads, such as Brentford, Kew, North Sheen, East Sheen, and Barnes. The red circle is centered on the Mortlake area, which is located between the River Thames and the A316 road. The map also shows the A316 road running north-south, and the A315 road running east-west. The Mortlake area is located between the A316 and A315 roads, and is bounded by the River Thames to the east and the A316 road to the west. The map includes labels for various roads, including A315, A316, A300, A306, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835, A836, A837, A838, A839, A840, A841, A842, A843, A844, A845, A846, A847, A848, A849, A850, A851, A852, A853, A854, A855, A856, A857, A858, A859, A860, A861, A862, A863, A864, A865, A866, A867, A868, A869, A870, A871, A872, A873, A874, A875, A876, A877, A878, A879, A880, A881, A882, A883, A884, A885, A886, A887, A888, A889, A890, A891, A892, A893, A894, A895, A896, A897, A898, A899, A900, A901, A902, A903, A904, A905, A906, A907, A908, A909, A910, A911, A912, A913, A914, A915, A916, A917, A918, A919, A920, A921, A922, A923, A924, A925, A926, A927, A928, A929, A930, A931, A932, A933, A934, A935, A936, A937, A938, A939, A940, A941, A942, A943, A944, A945, A946, A947, A948, A949, A950, A951, A952, A953, A954, A955, A956, A957, A958, A959, A960, A961, A962, A963, A964, A965, A966, A967, A968, A969, A970, A971, A972, A973, A974, A975, A976, A977, A978, A979, A980, A981, A982, A983, A984, A985, A986, A987, A988, A989, A990, A991, A992, A993, A994, A995, A996, A997, A998, A999, A1000, A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1009, A1010, A1011, A1012, A1013, A1014, A1015, A1016, A1017, A1018, A1019, A1020, A1021, A1022, A1023, A1024, A1025, A1026, A1027, A1028, A1029, A1030, A1031, A1032, A1033, A1034, A1035, A1036, A1037, A1038, A1039, A1040, A1041, A1042, A1043, A1044, A1045, A1046, A1047, A1048, A1049, A1050, A1051, A1052, A1053, A1054, A1055, A1056, A1057, A1058, A1059, A1060, A1061, A1062, A1063, A

	Degree of Saturation (%)		
	PM Peak Hour		
	Existing	Future with no development	Future with development and improvement scheme
Clifford Avenue SB	100.85	124.9	95.7
Lower Richmond Road	87.6	128	62.5
South Circular NB	83.8	123.8	90.2
Clifford Avenue NB	91.2	113.9	82.9
Mortlake Road SB	94.6	104.35	82.05
LRR two way flows	1410	1534	1578

SQUIRE & PARTNERS

Stag Brewery

Presentation to Community Liaison Group

12 February 2018