

STAG BREWERY

GILLESPIES

10

SKETCHBOOK

CLG: PUBLIC REALM OVERVIEW

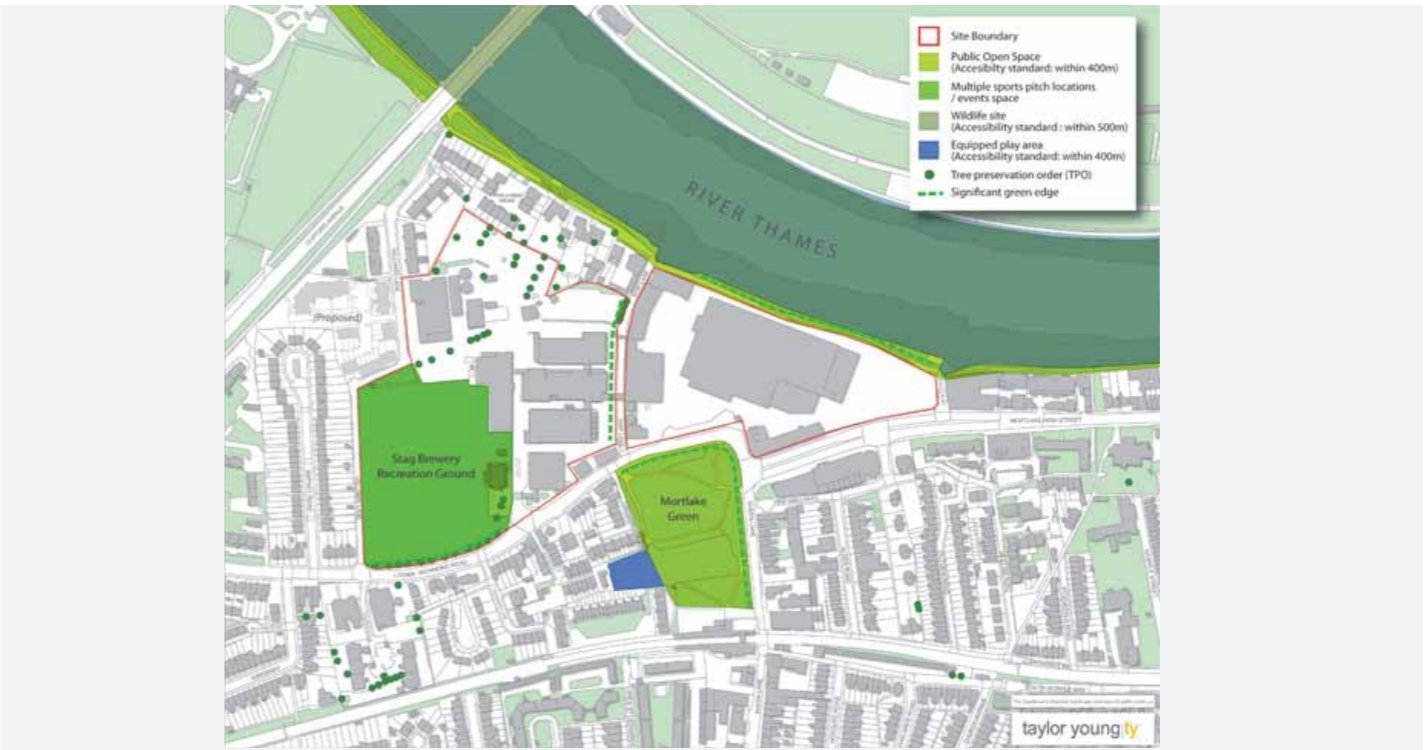
May 2017

PUBLIC REALM OVERVIEW

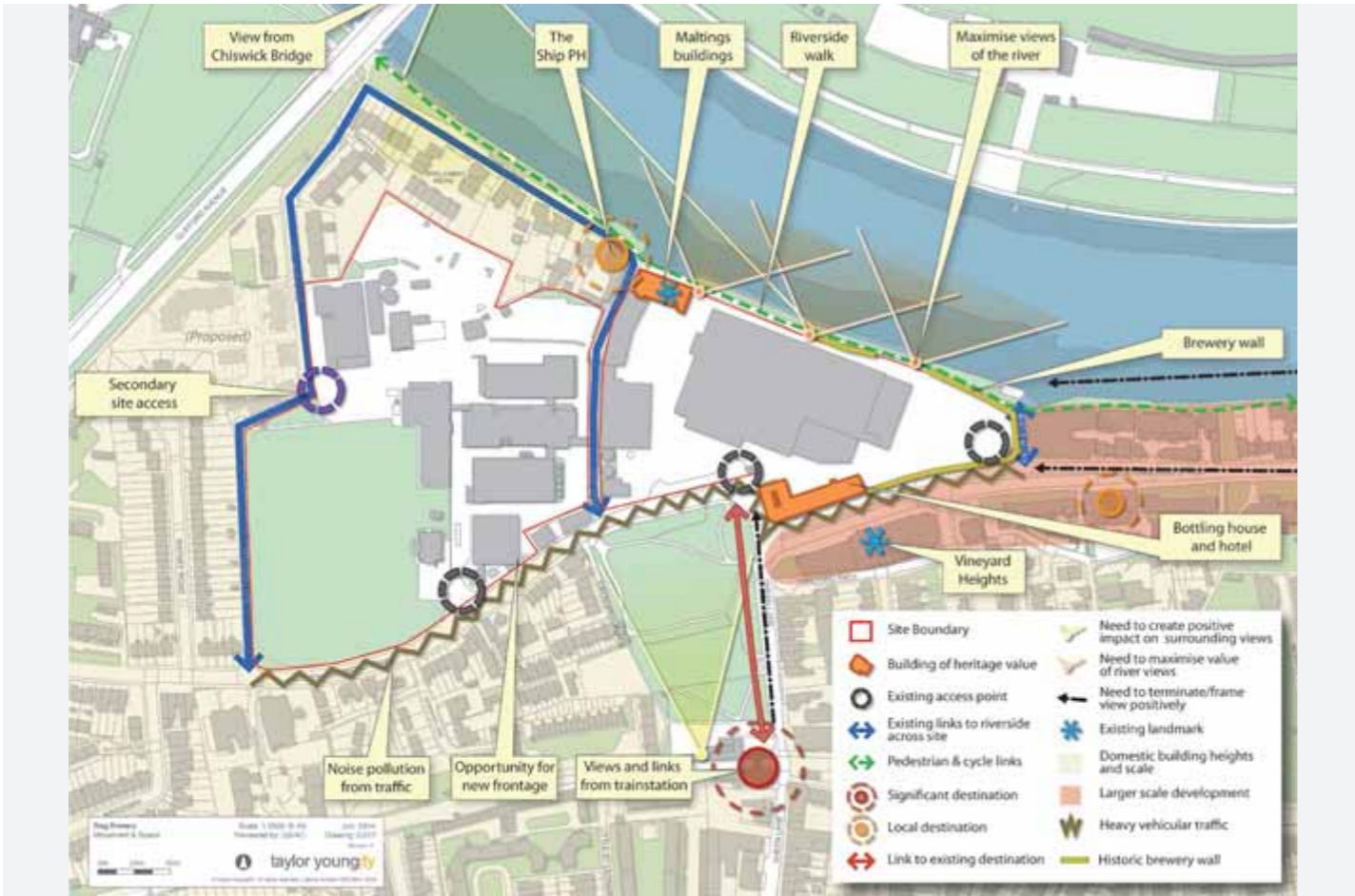
Council Brief



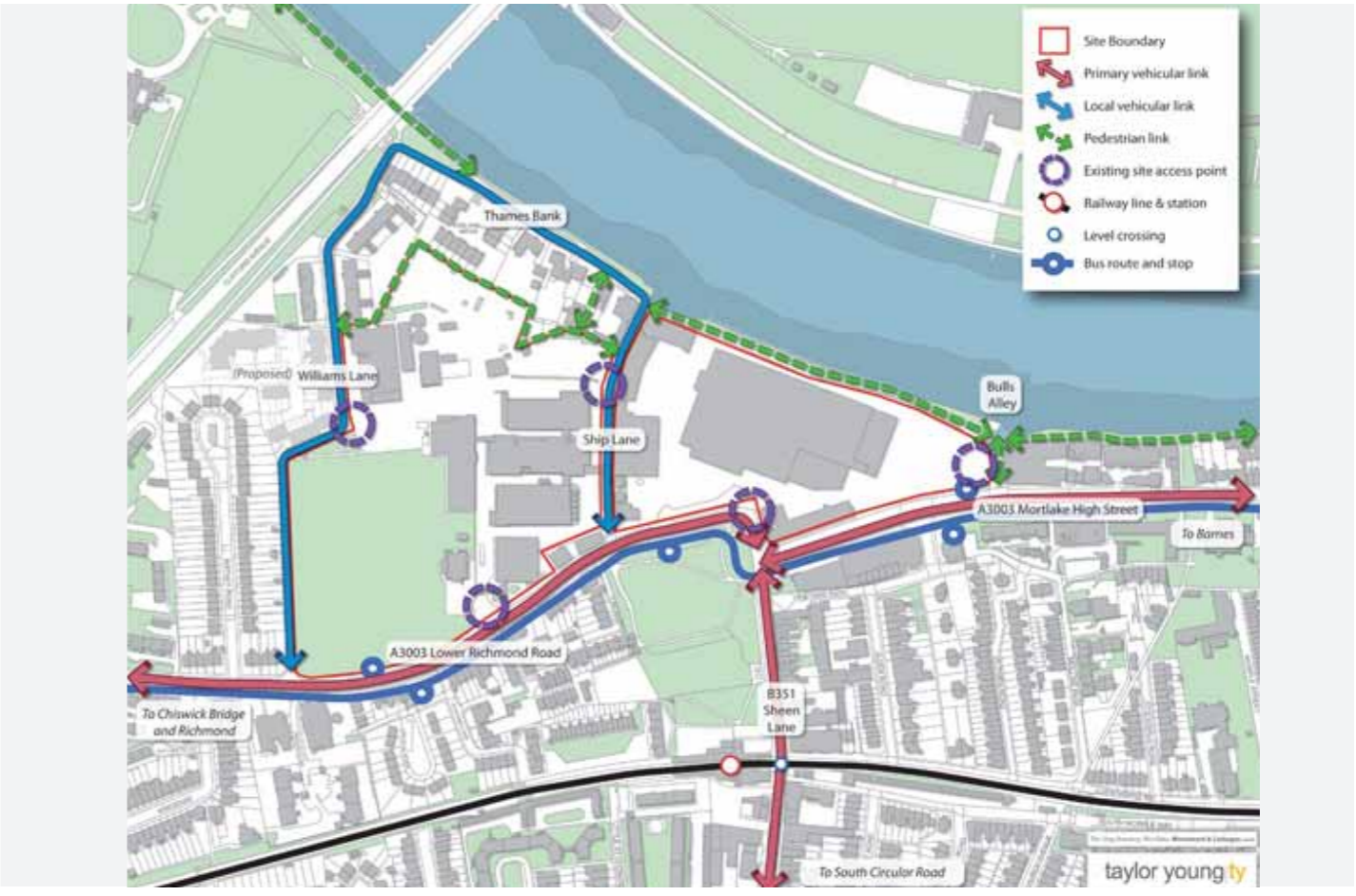
Council Vision



Landscape And Open Space



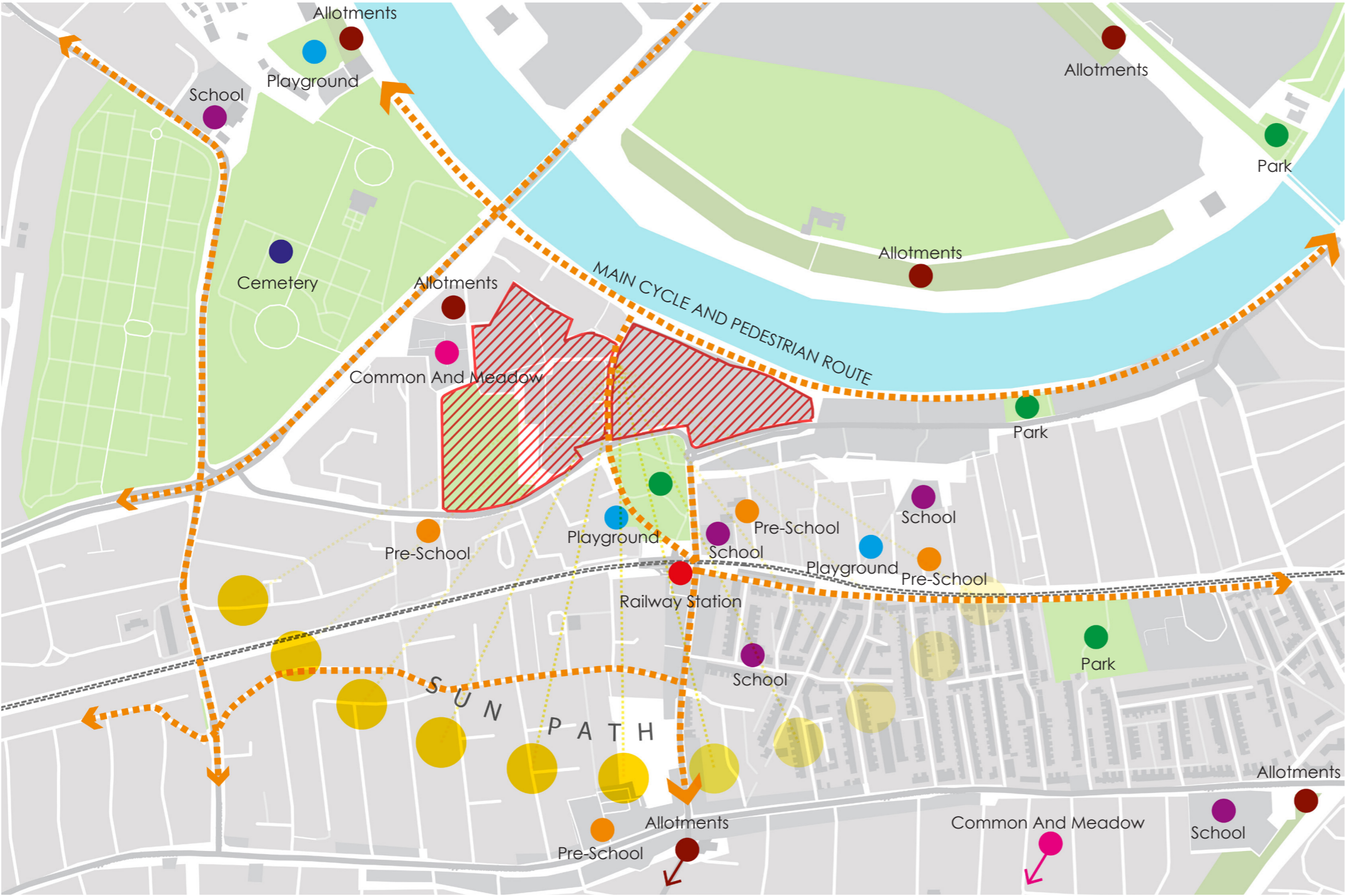
Opportunity And Constraints



Movements And Linkages

PUBLIC REALM OVERVIEW

Local Context

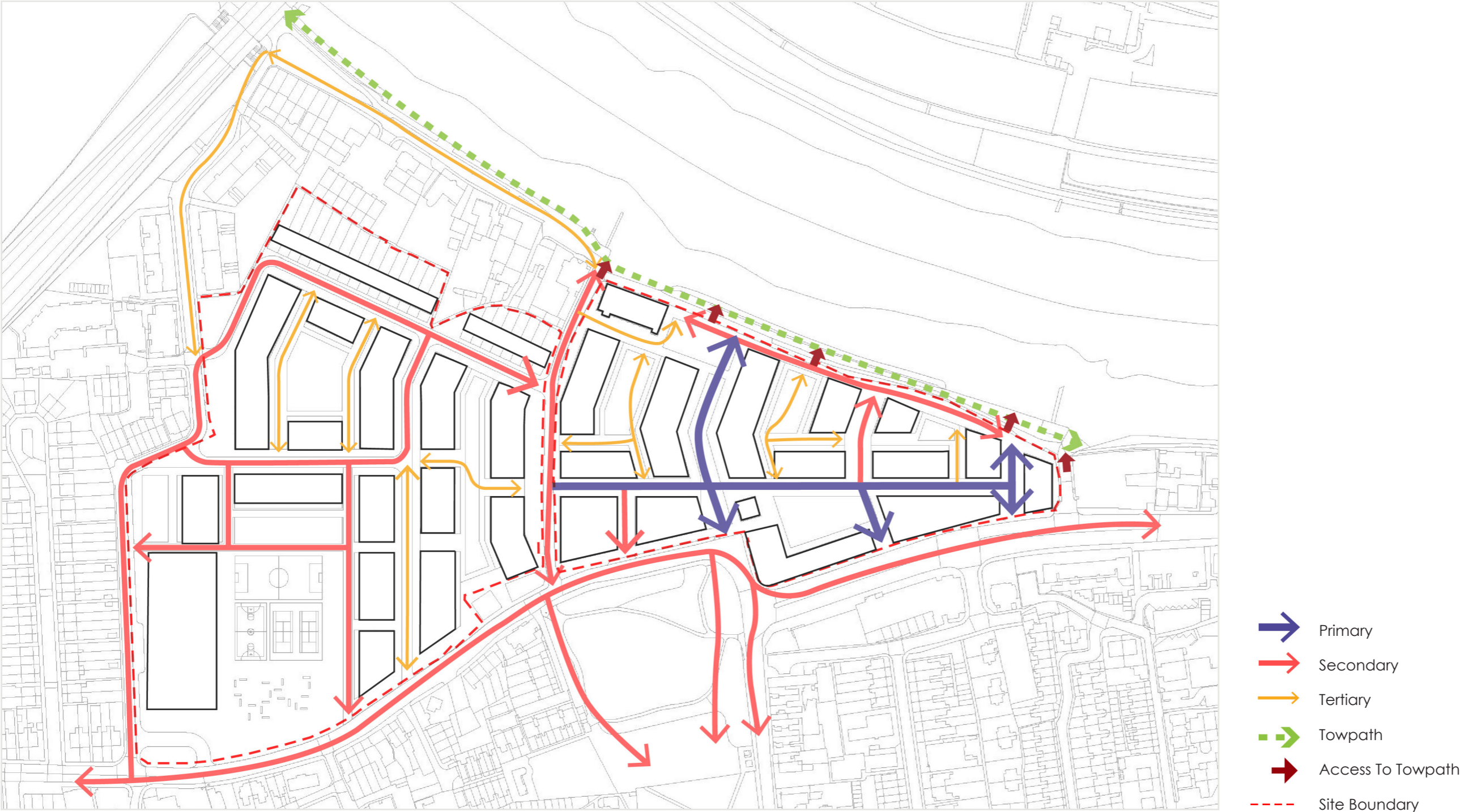


Site Context

Local Cycleway

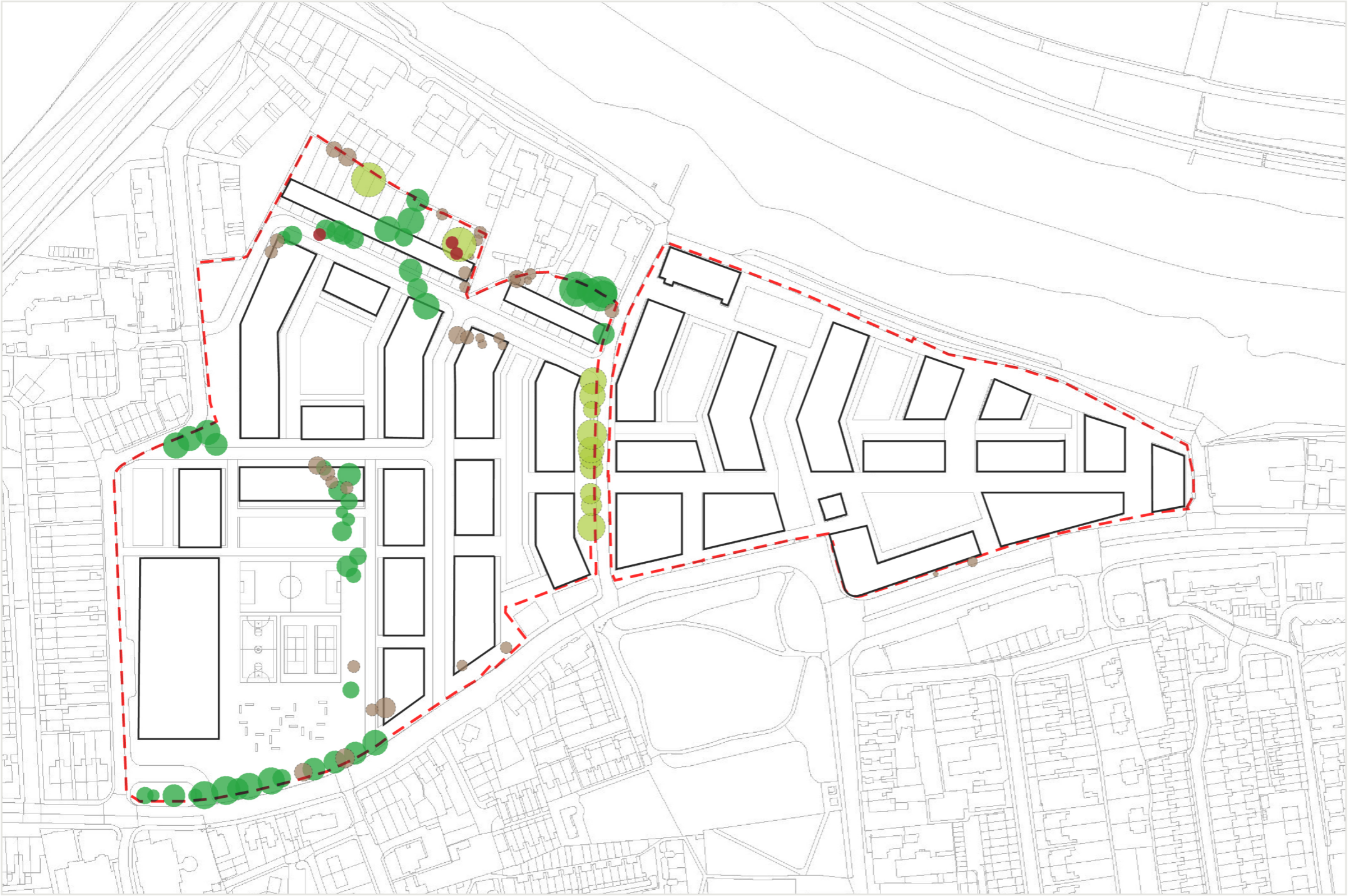
PUBLIC REALM OVERVIEW

Pedestrian Circulation Hierarchy



PUBLIC REALM OVERVIEW

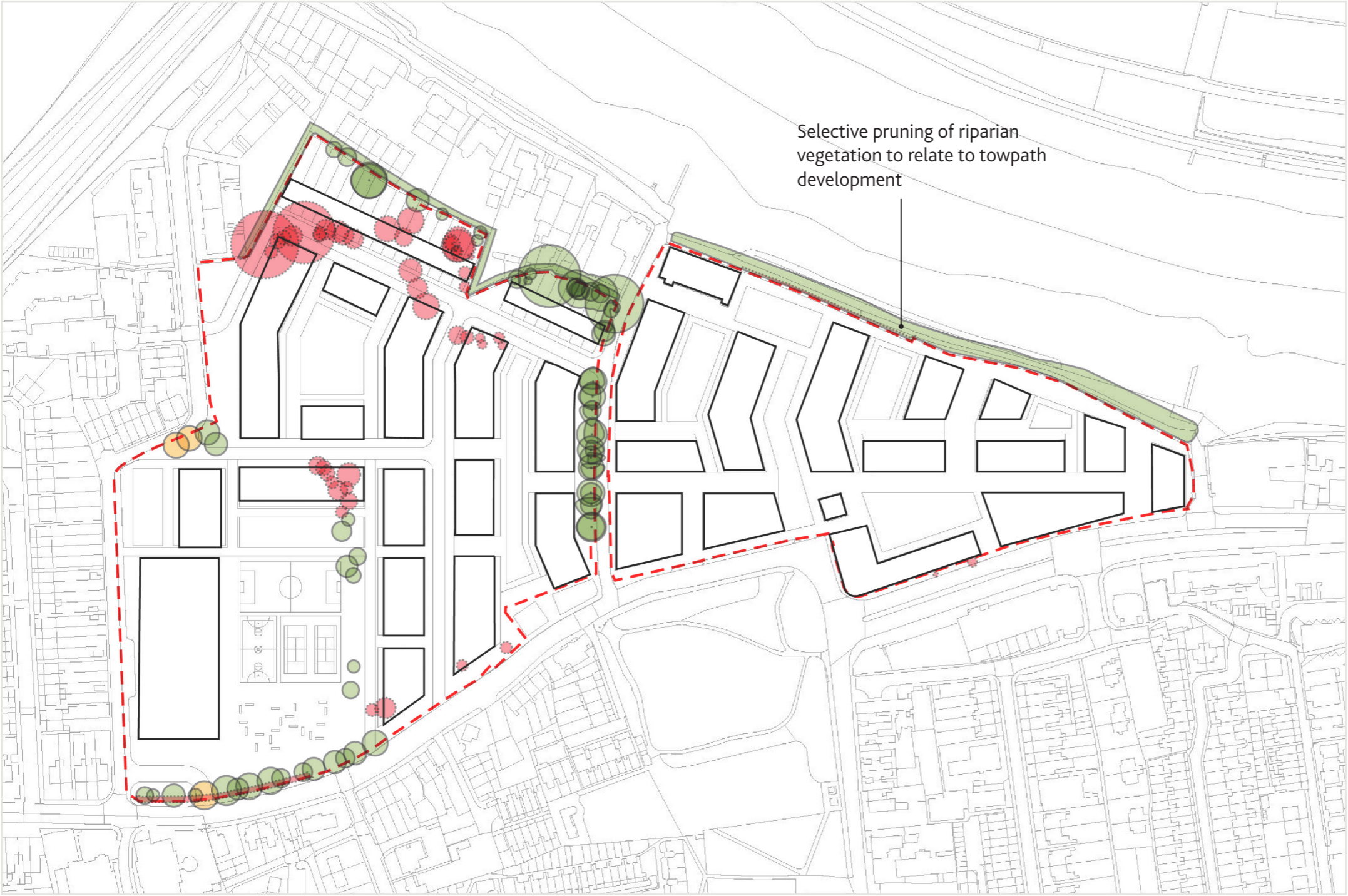
Tree Survey



- Category Grade A
Trees of high quality
- Category Grade B
Trees of moderate quality
- Category Grade C
Trees of low quality
- Category Grade U
Trees unsuitable for retention

PUBLIC REALM OVERVIEW

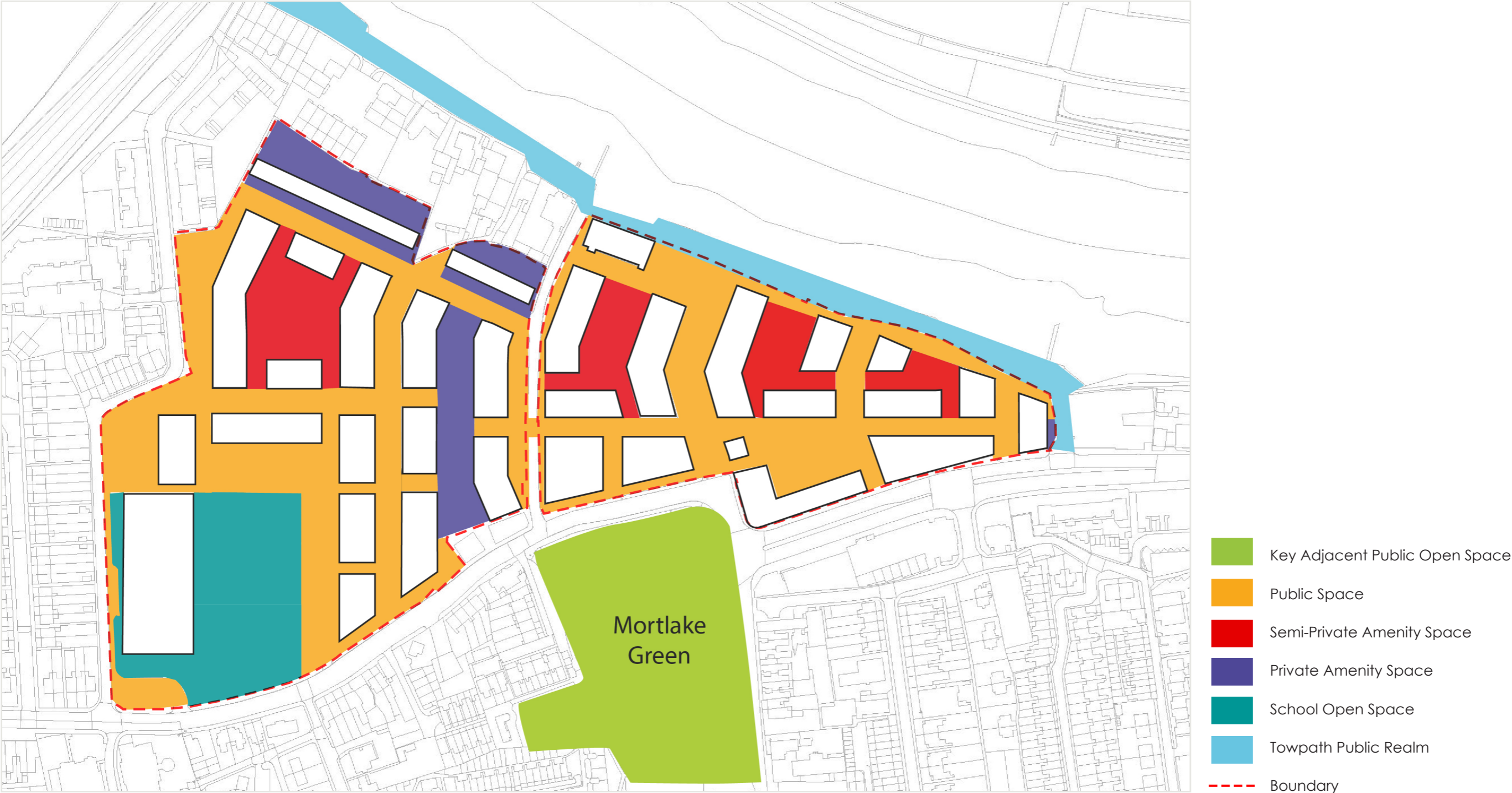
Proposed Tree Retention



- Remove
- Retain
- Trees in question (recommended to retain if road can be reconfigured)

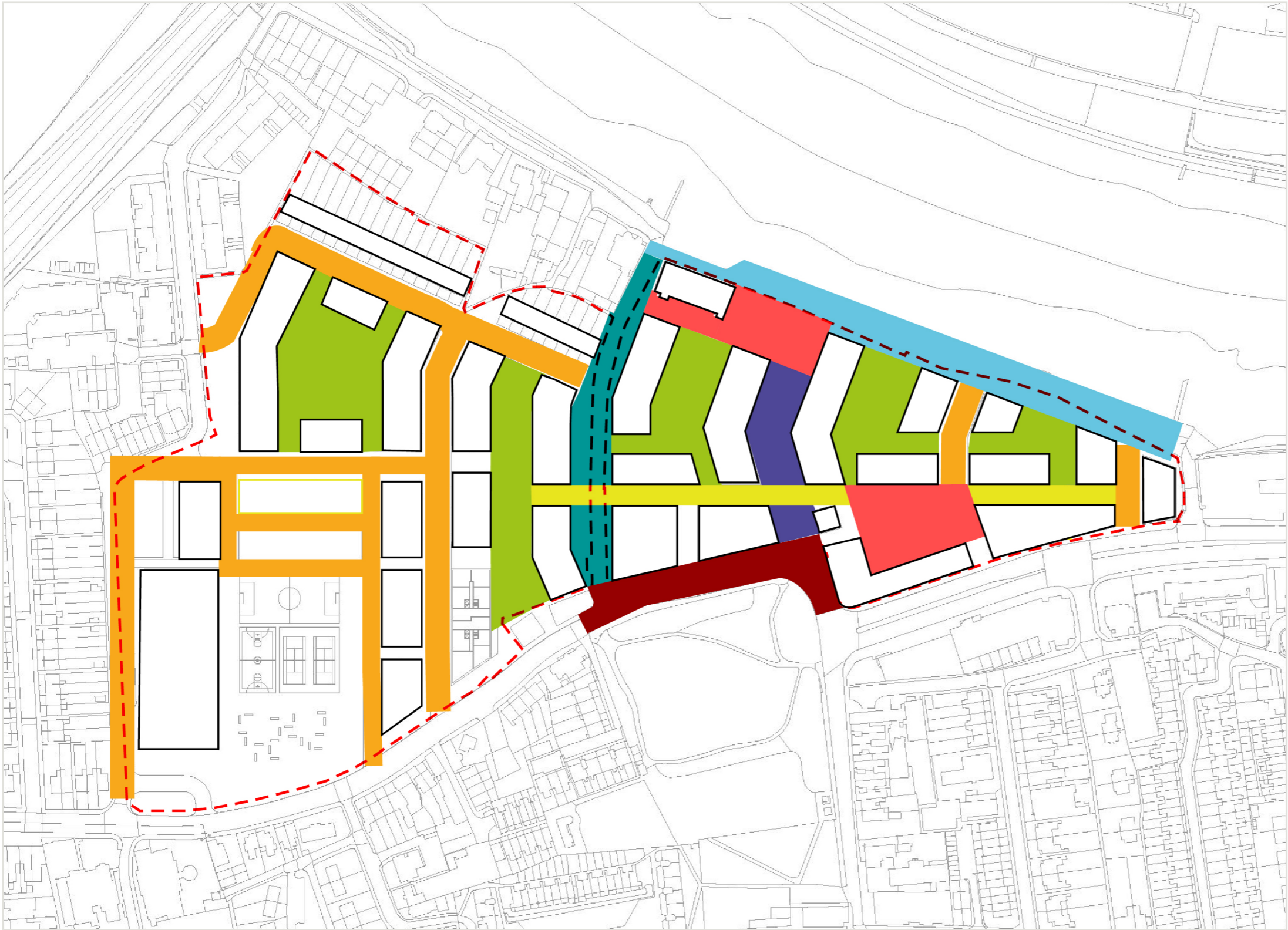
PUBLIC REALM OVERVIEW

Amenity Space



PUBLIC REALM OVERVIEW

Character Areas



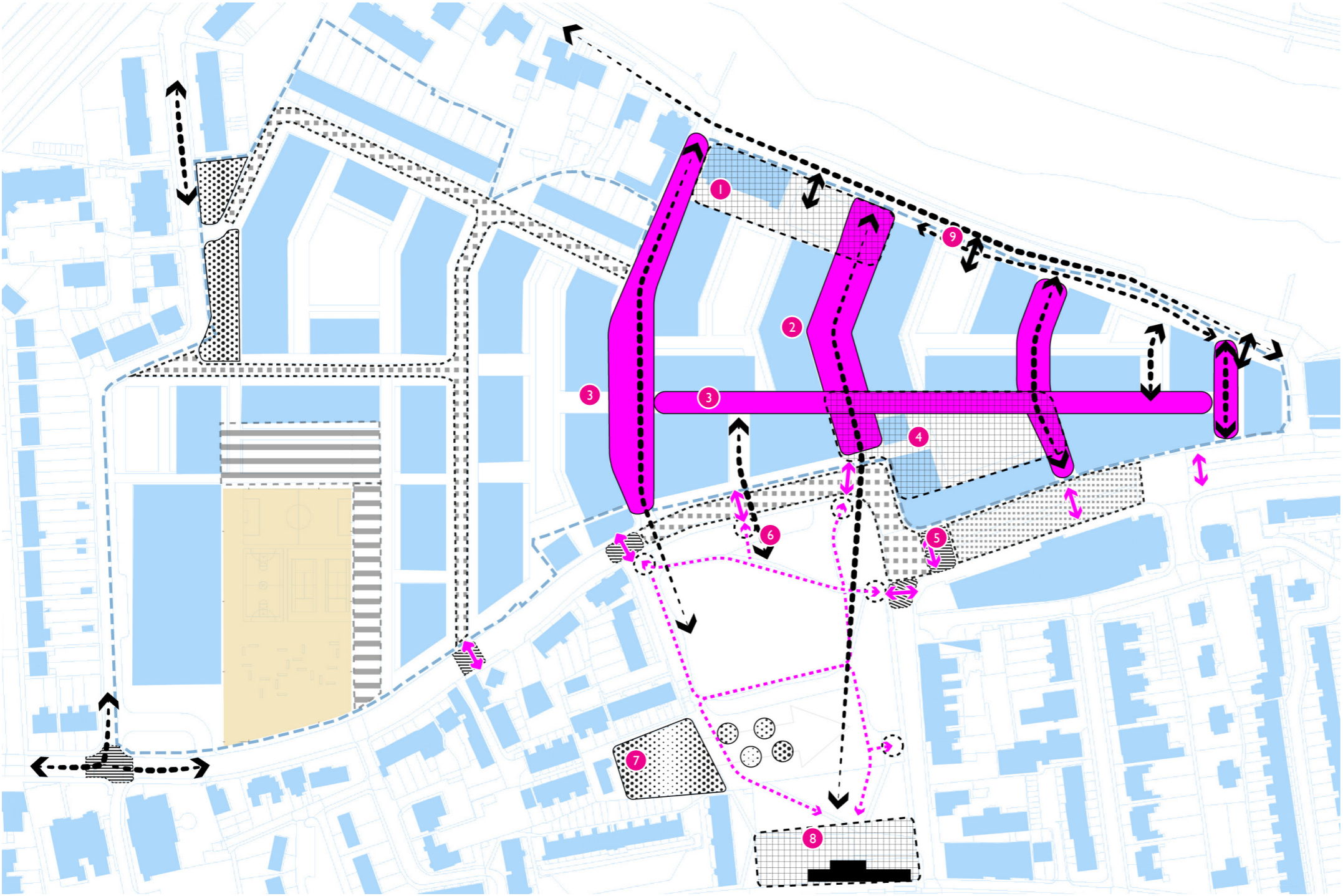
- Boulevard
- Piazzas
- Courtyards
- Riverside Walk
- Ship Street
- Streetscene
- Shared Roadway
- Main Street

EMERGING MASTERPLAN

PUBLIC REALM OVERVIEW

PUBLIC REALM OVERVIEW

Public Realm / Landscape Approach



- 1. Maltings Plaza - Defined high quality public space
- 2. Thames Boulevard
- 3. Main St. & Ship Lane - Unit paving / resin bound surface | Widen footways | Introduce street trees | Reduce carriageway | Introduce street parking
- 4. Town Square - Defined high quality public space
- 5. High St. - Unit paving / resin bound surface | Widen footways | Introduce street trees | Reduce carriageway | Introduce street parking | Traffic calming zone | Raised tables at threshold
- 6. Mortlake Green - Upgrade entries and widen paths in parkland | Reinforce tree planting
- 7. Play area - Upgrade playground & recreational facilities
- 8. Mortlake Station - Remove Timber Yard & develop station plaza, a high quality public space & entry to the green
- 9. 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

PUBLIC REALM OVERVIEW

Emerging Architectural Masterplan



PUBLIC REALM OVERVIEW

Emerging Masterplan



PUBLIC REALM OVERVIEW

The Green Link



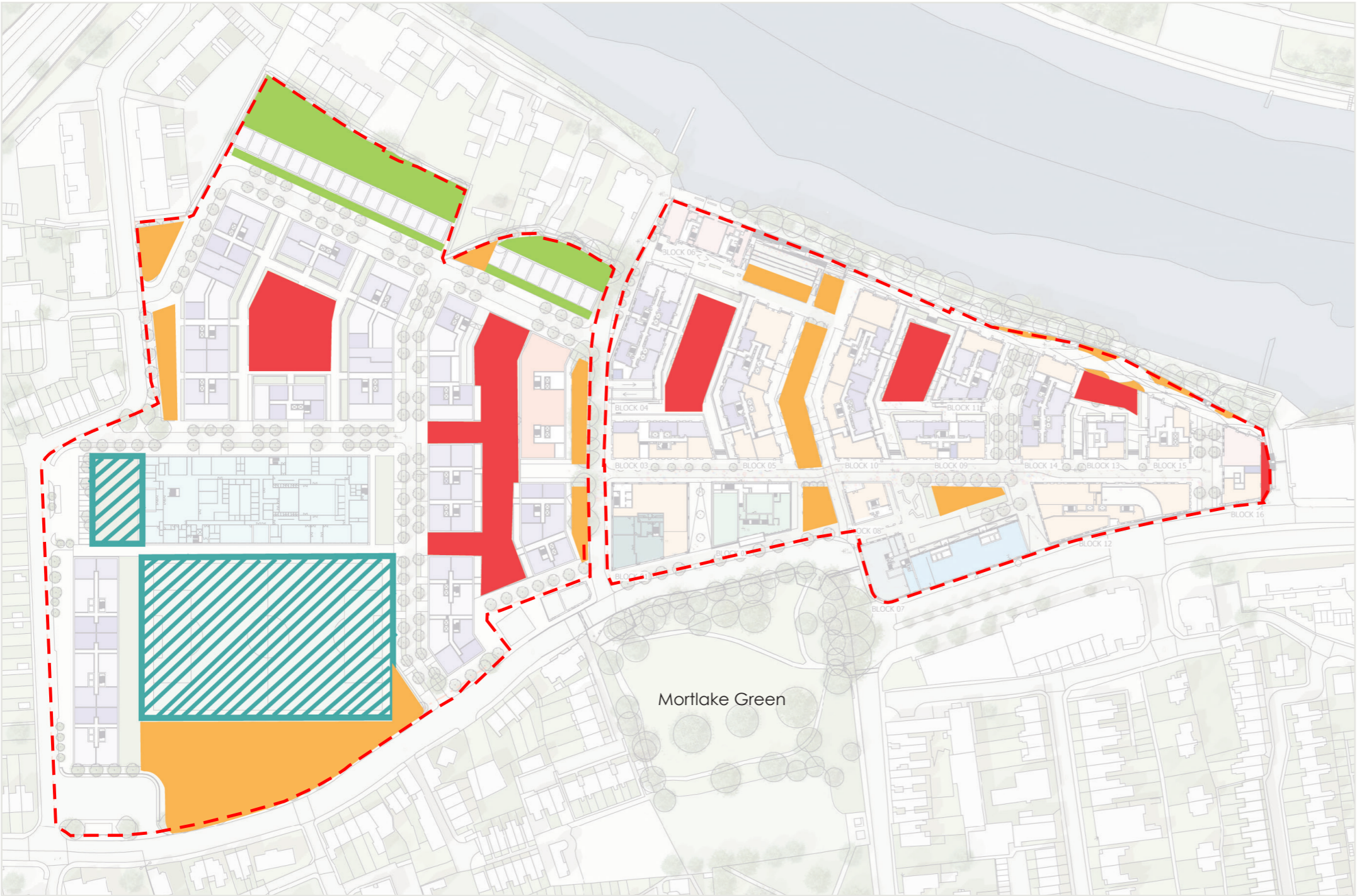
OPEN SPACE

PUBLIC REALM OVERVIEW

CONCEPTS

Overall Green Space (23,359M²)

The Green Space Is Including Paths And Intimate Spaces For Sitting And Playing.



CONCEPTS

Amenity Space: Overall Amenity Open Space (36,109M²)



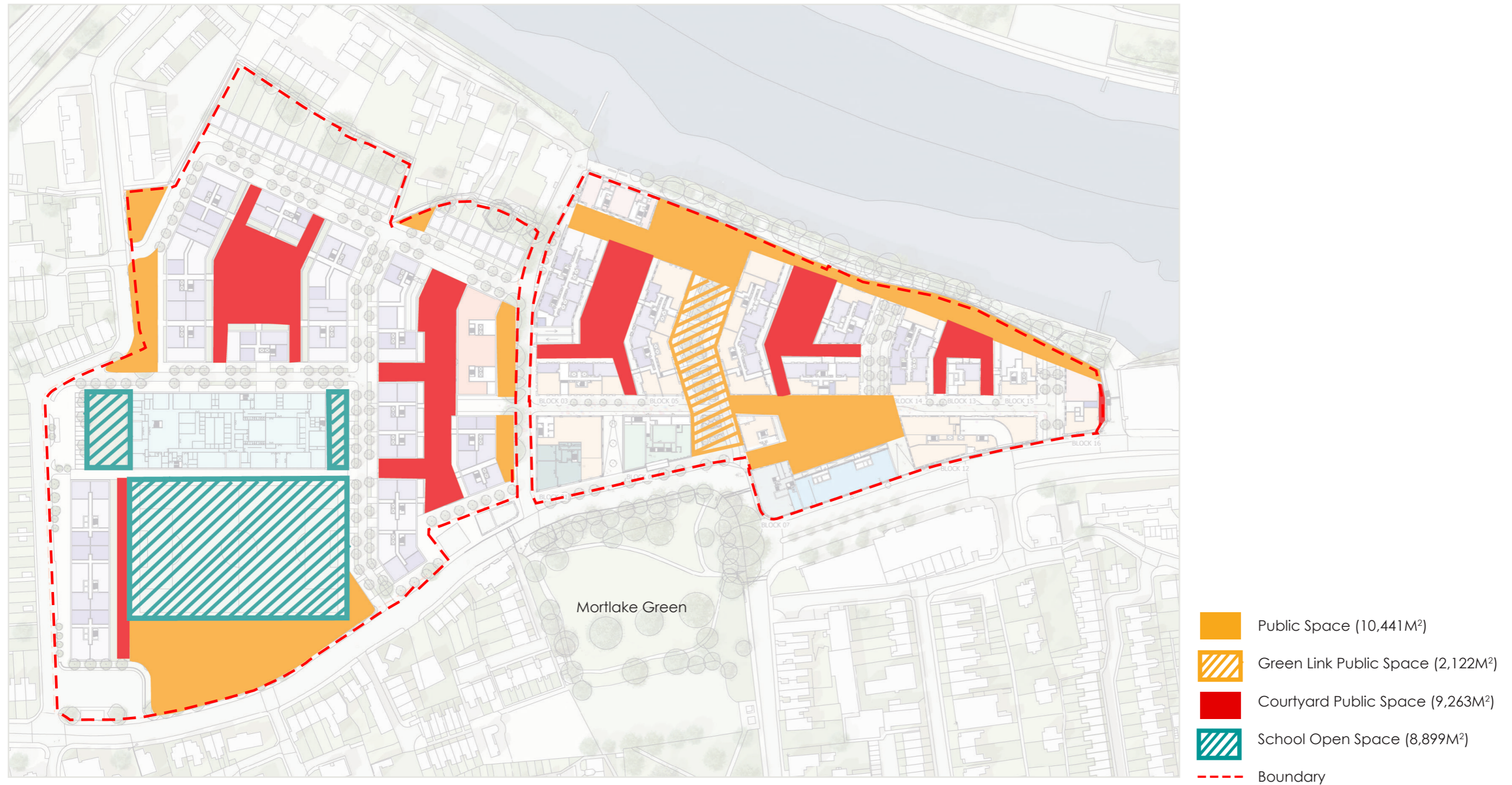
CONCEPTS

Amenity Space: Overall Amenity Open Space Including Towpath (38,974M²)



CONCEPTS

Amenity Space: Public Space, Courtyard Public Space And School Open Space (Community Use) (30,725M²)



CONCEPTS
SPACE CALCULATIONS

GREEN SPACE CALCULATIONS

Total Green Space = 23,359M²

Public Green Space = 6,277M²

Courtyard Public Green Space = 5,710M²

School Open Green Space =8,428M²

Private Green Space = 2,944M²

AMENITY SPACE CALCULATIONS

Total Amenity Space = 36,109M²

Public Space = 10,441M²

Green Link Public Space = 2,122M²

Courtyard Public Space = 9,263M²

School Open Space = 8,889M²

Private Space = 5,384M²

Total Amenity Space Including Towpath = 38,974M²

Towpath = 2,865M²

WATNEY'S SPORTS GROUND CALCULATIONS

Watney's Sports Ground = 20,700M²

SCALE

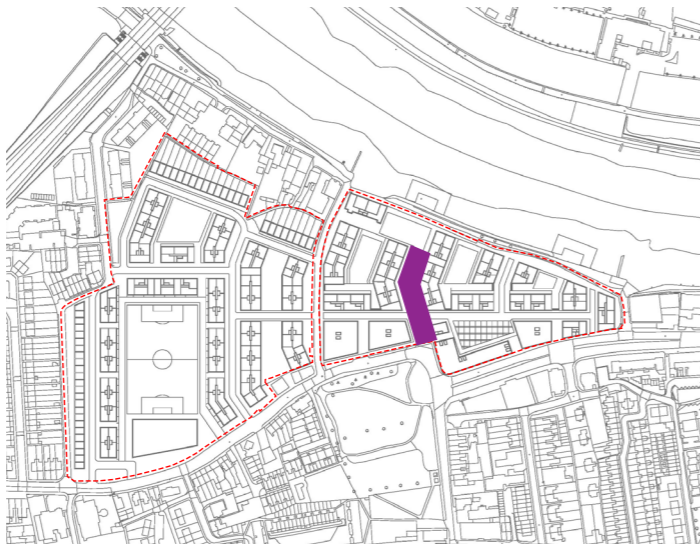
PUBLIC REALM OVERVIEW

STREET TYPOLOGY

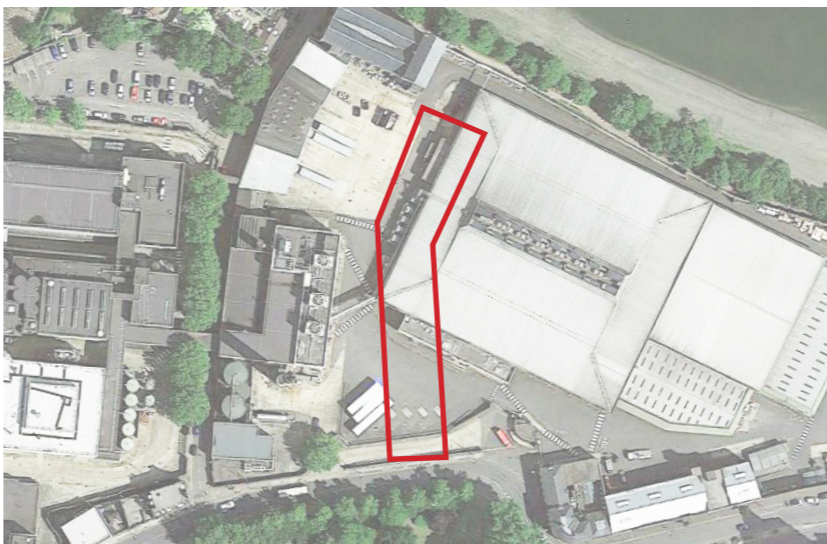
Boulevard 20-28M

The boulevard will provide a main connection route for pedestrians between Mortlake Green and the river front. It is envisaged to be a 'green corridor' with avenues of tree planting and perennial planting underneath tree canopies. Street furnitures and outdoor dining areas providing resting and socializing opportunities will be strategically placed to avoid clutter.

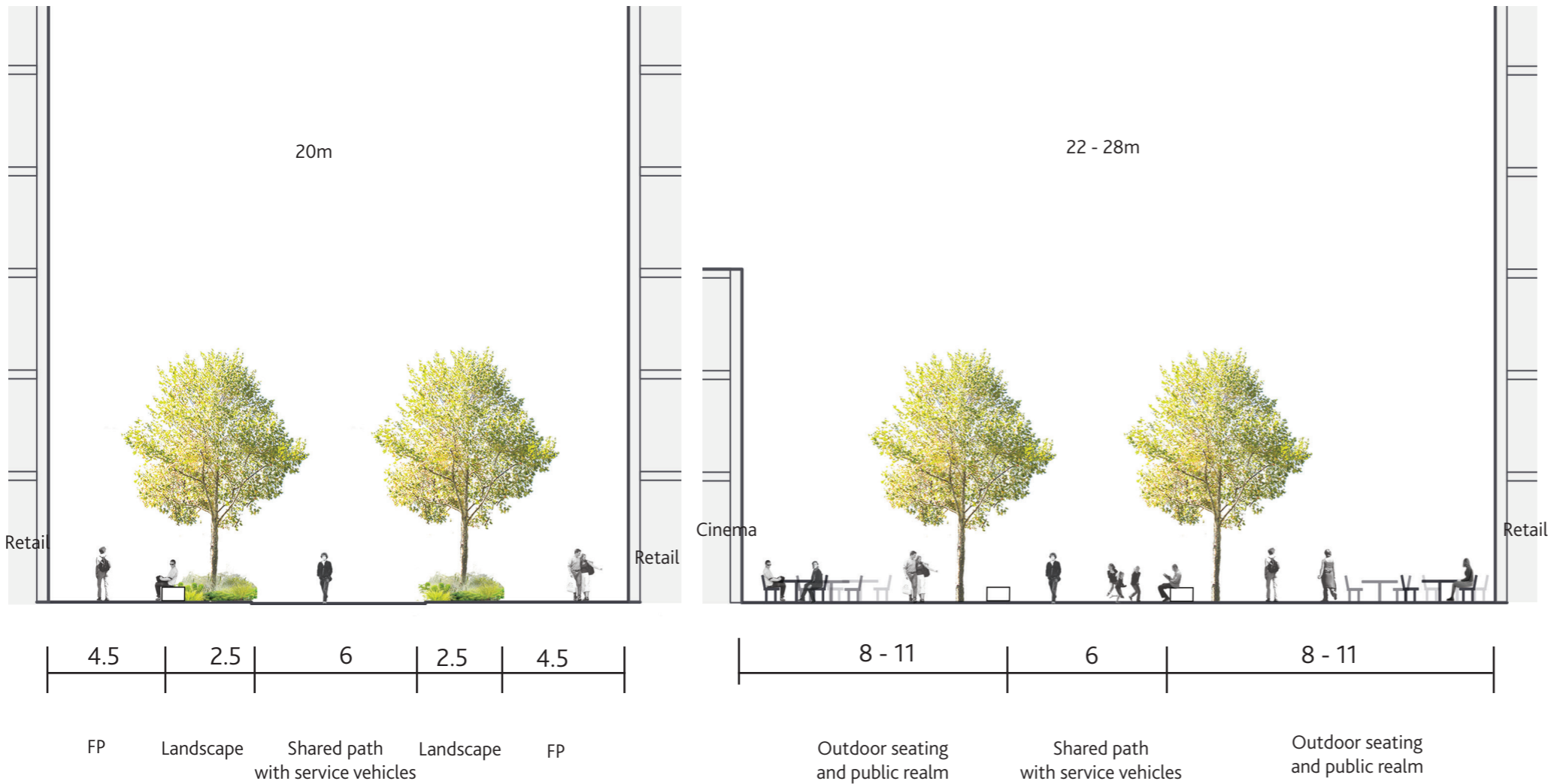
A pedestrian and cycle priority zone will be achieved by using smaller paving units for shared surface and low kerb with bigger paving units for footpath. Shared surface should be designed to be able to bear service and emergency vehicles.



Location plan

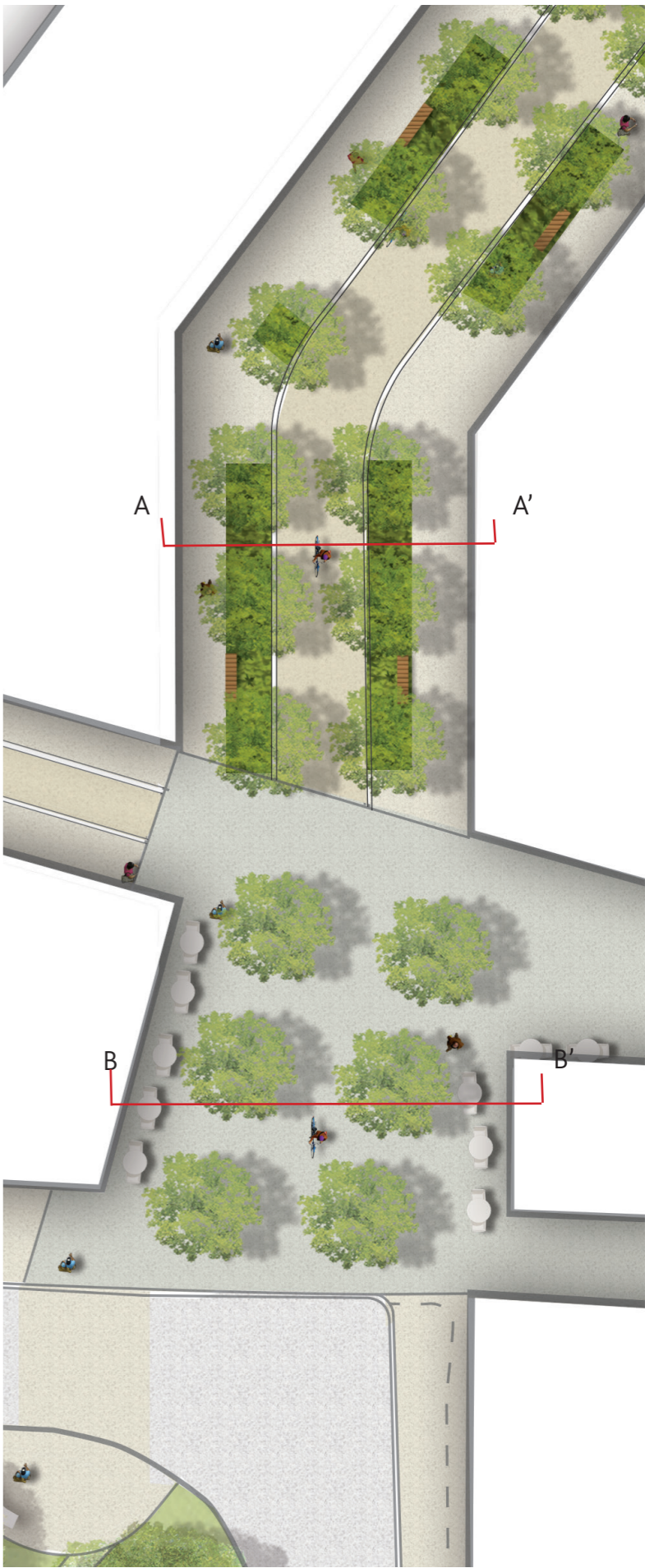


Existing street view



A-A' Section 1:250

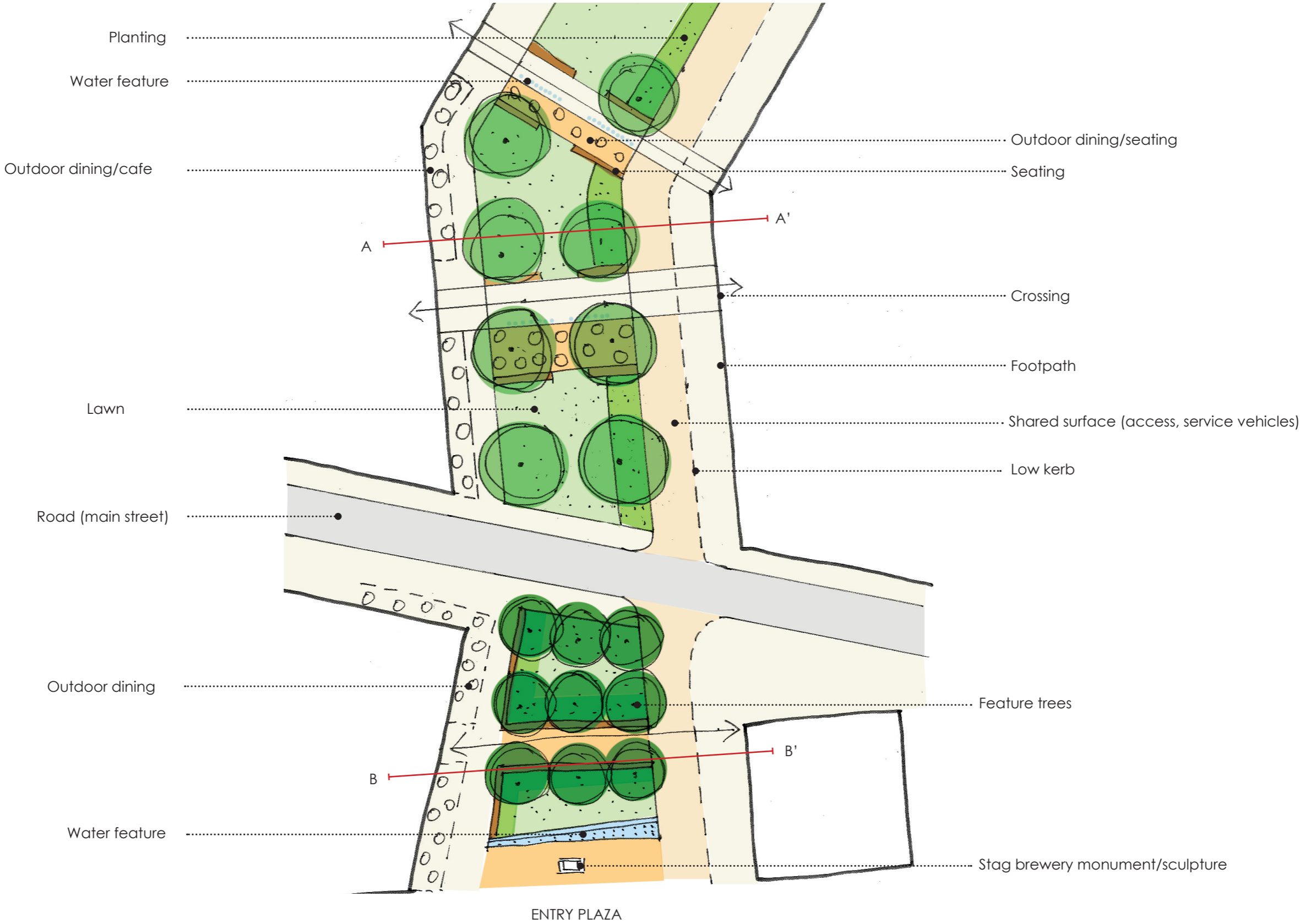
B-B' Section 1:250



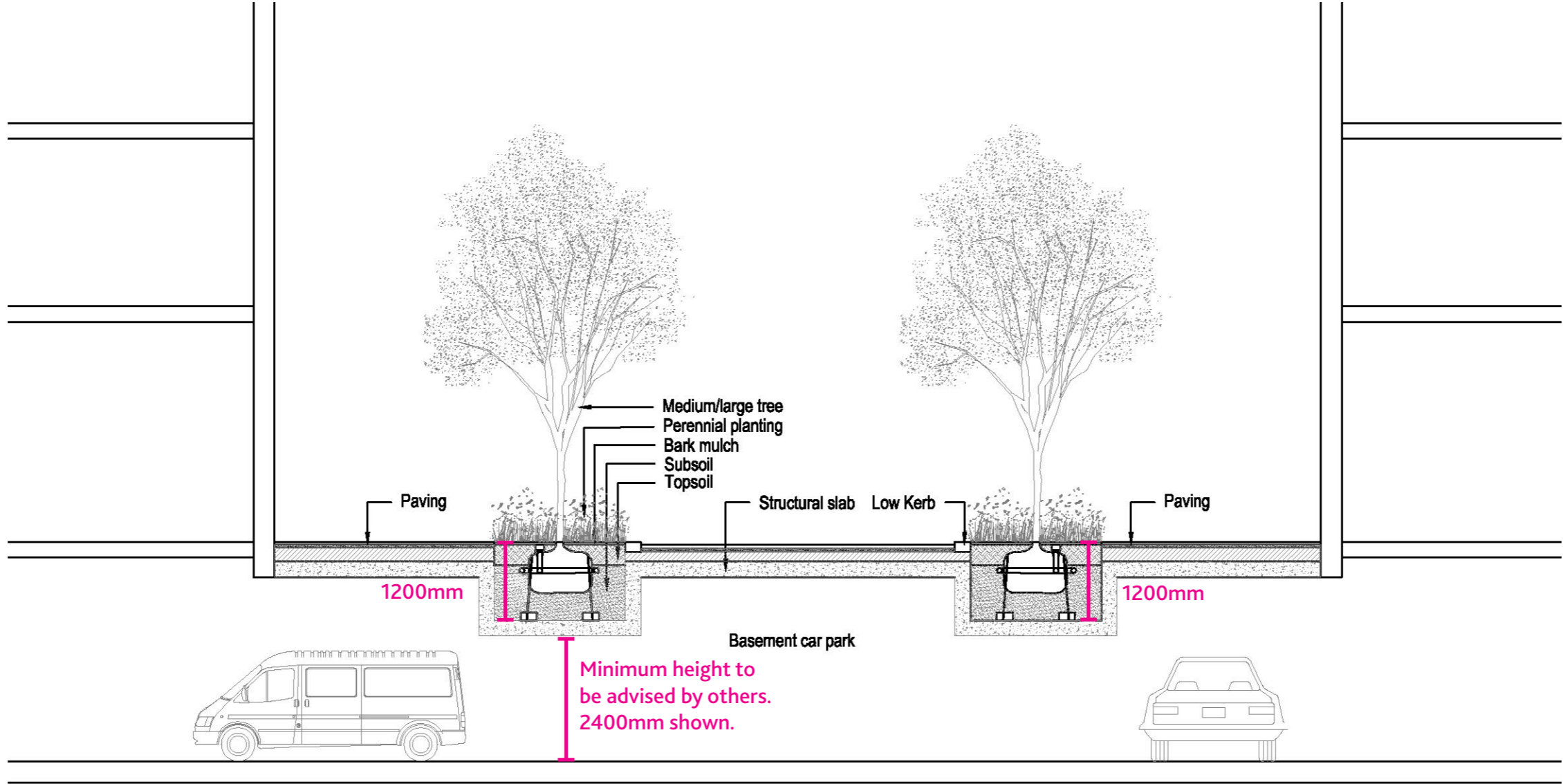
Sketch plan 1:500

STREET TYPOLOGY

Green Link - option 2: shared surface on one side



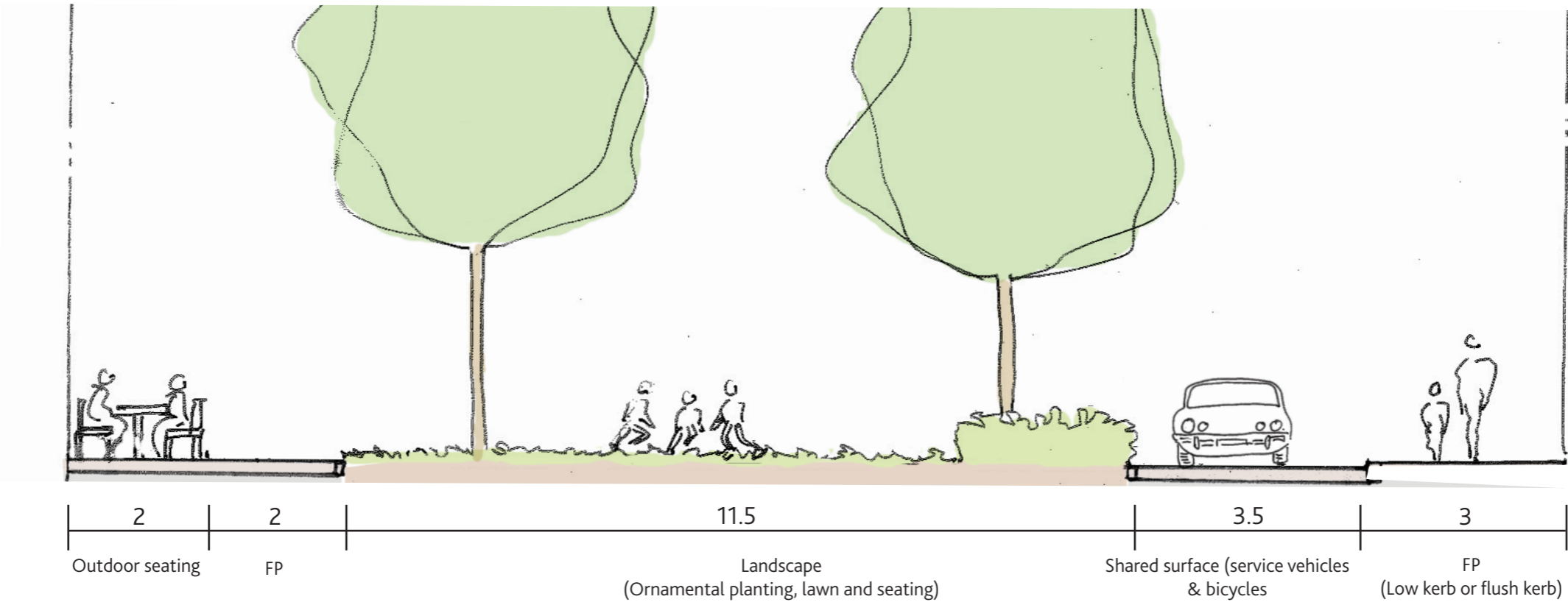
STREET TYPOLOGY
Boulevard 20-28M Section



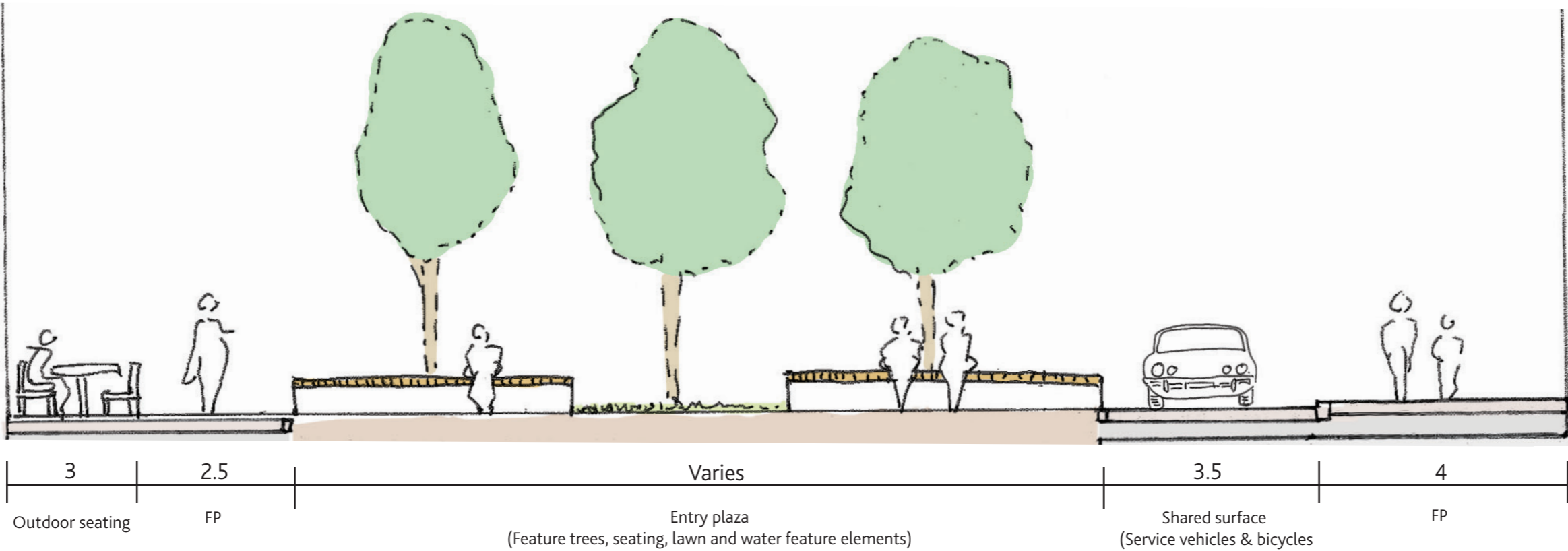
STREET TYPOLOGY

Green Link - option 2: sections

A-A' Section
22m



B-B' Section
22-28m



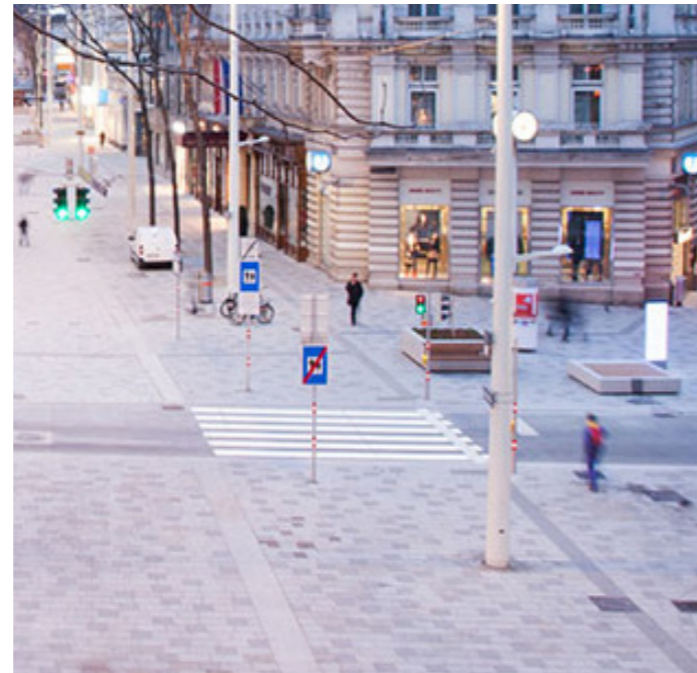
STREET TYPOLOGY

Green Link - option 1: precedent images



STREET TYPOLOGY

Green Link - option 2: precedent images

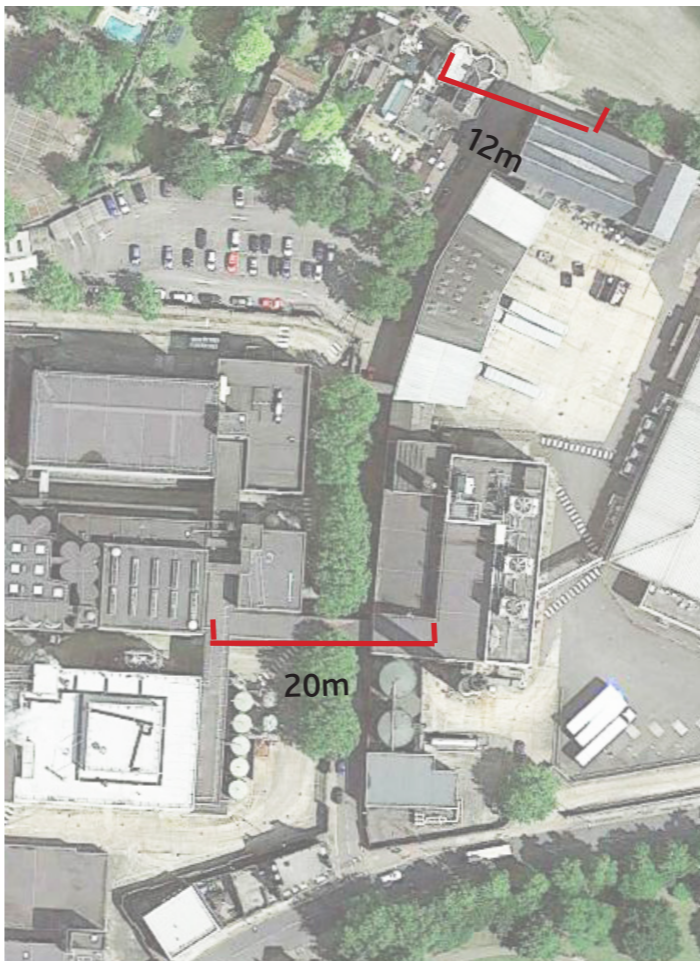


STREET TYPOLOGY
SHIP LANE 10 - 20M

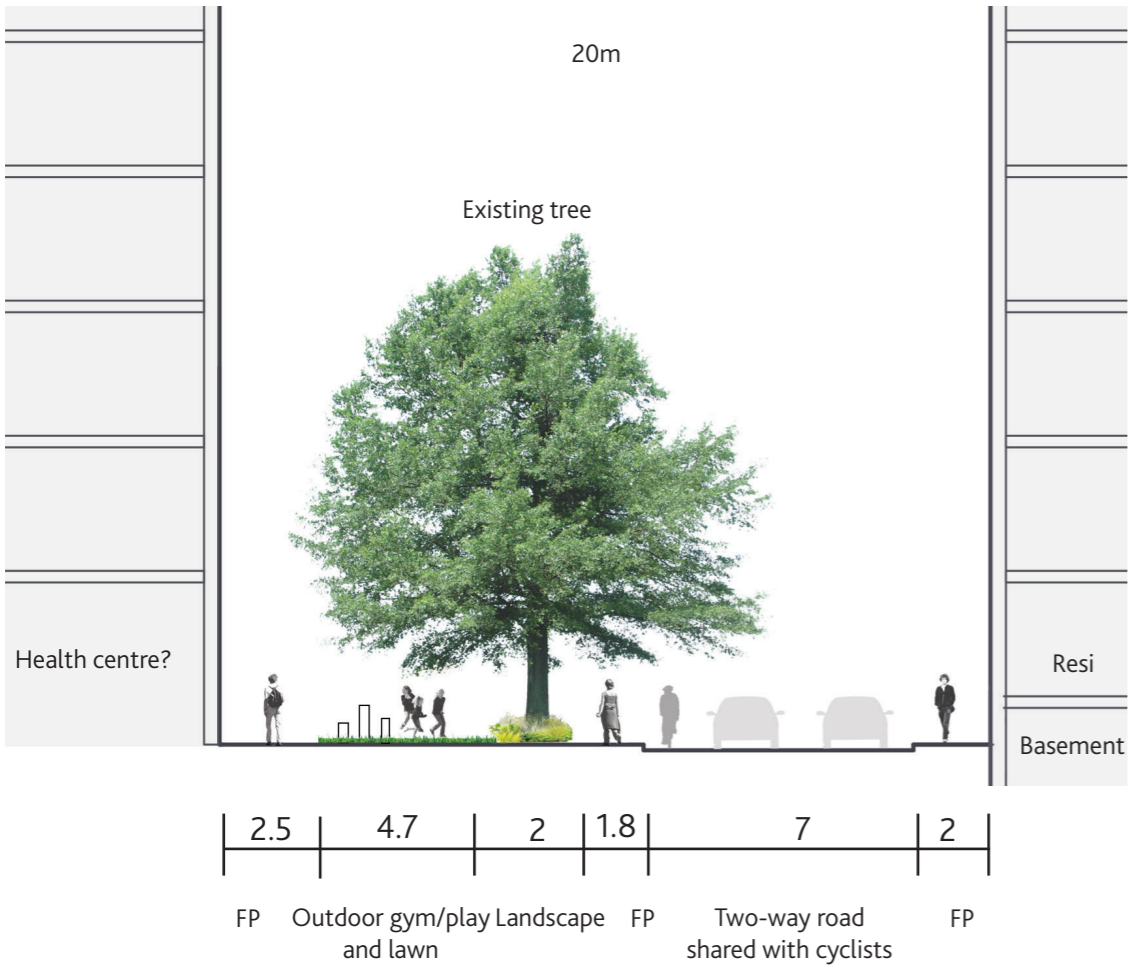
Ship lane will be one of the main road corridors with two-lane traffic serving the residents in Stag Brewery development and surrounding communities. There are numerous grade A and grade B existing trees along Ship lane which will add to the quality of the street and along with perennial planting and lawn area, a linear green pocket park is proposed in front of the future health centre. Subtle outdoor exercise equipments and play opportunities will be provided in the pocket park for the community to use. On street parking will be provided.



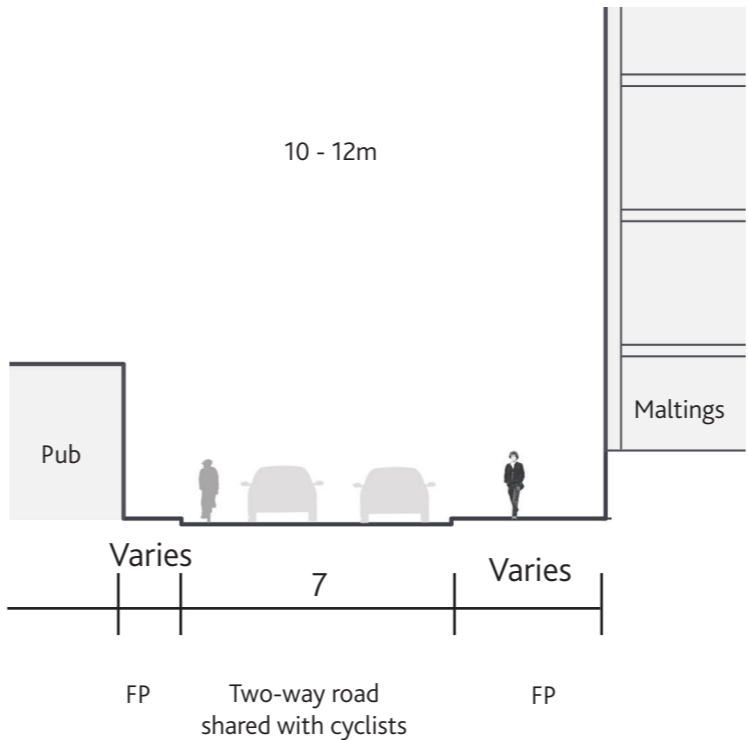
Location plan



Existing street view



A-A' Section 1:250



B-B' Section 1:250

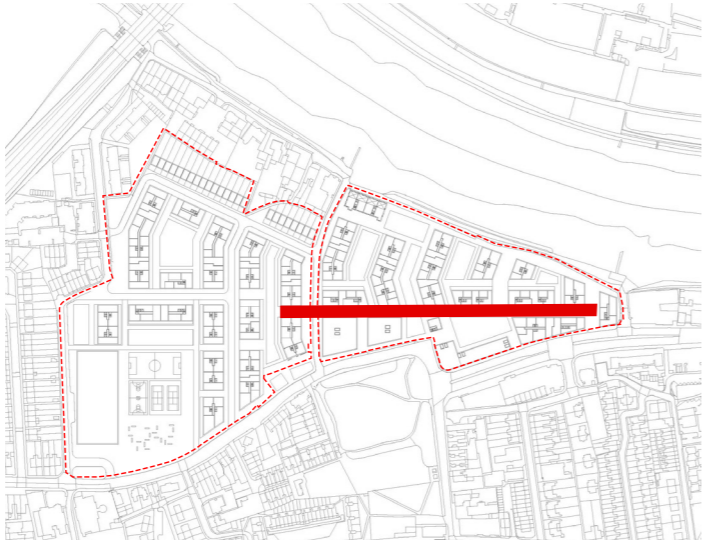


Sketch plan 1:500

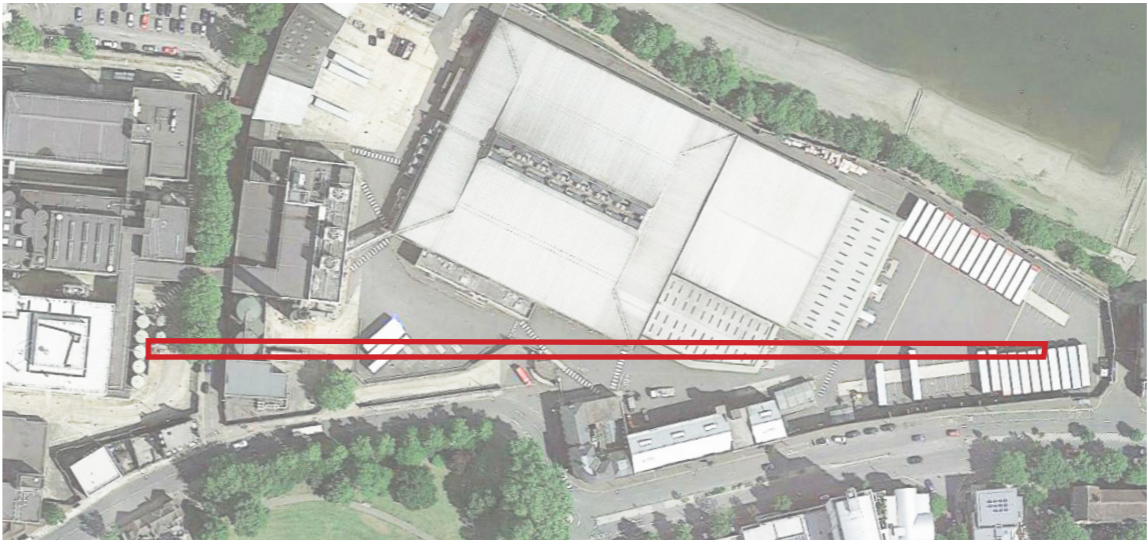
STREET TYPOLOGY

Main Street - 10M

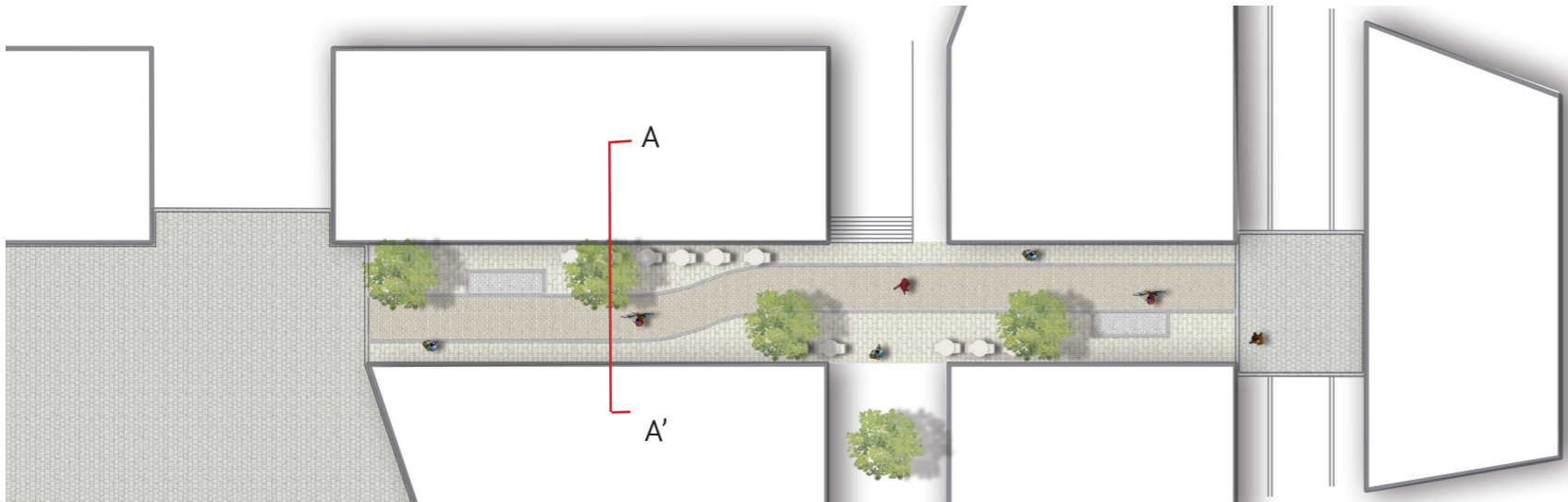
Main street is the major commercial street in the development and also a pedestrian priority zone. A safe environment will be achieved by shared surface principles and traffic calming measures. Similar to the boulevard, smaller paving units for the occasional traffic area and low kerb/bigger paving units will be used for footpaths. Service loading bay and disabled parking will be provided and differentiated by a contrasting colour in paving to rest of the street. Meandering street will slow down occasional vehicles. Widened footpath area will have opportunity to introduce narrow form of tree planting and outdoor seating.



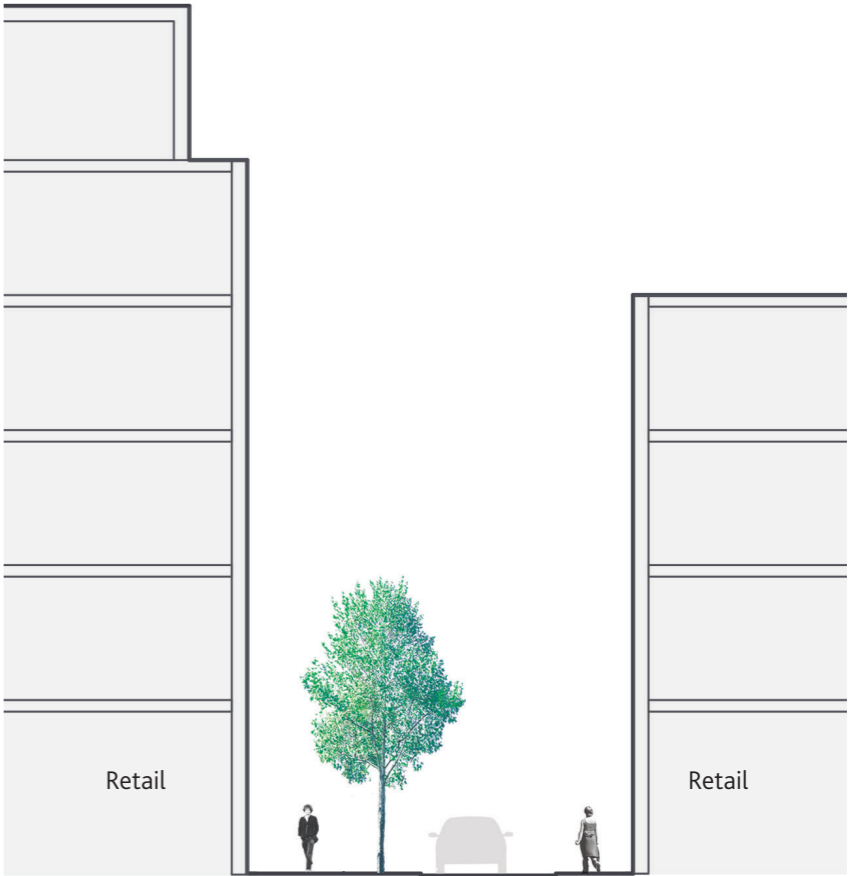
Location plan



Existing street view



Sketch plan 1:500



2.5 | 2 | 3.5 | 2 |
FP Landscape One - way road FP

A-A' Section 1:250

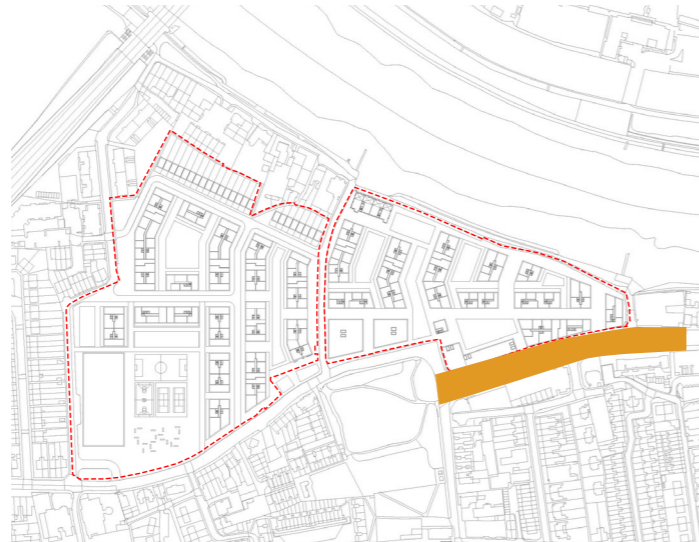
STREET TYPOLOGY

High Street 23-28M

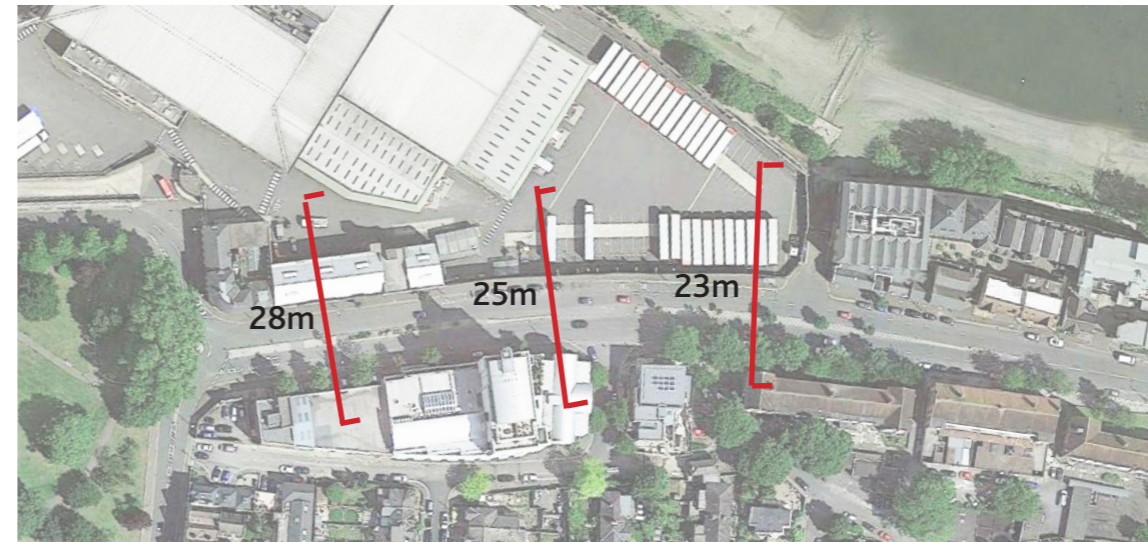
The new high street will provide three to four lanes to meet the traffic needs around Stag Brewery development. On street parking and bus lanes are provided. Raised T junctions using a different material and colour to the road corridor are designed to be the main traffic calming measure for high street.

A two-way cycle path separated from the road corridor is introduced to provide safe and direct route to the development and the river front by connecting to the boulevard.

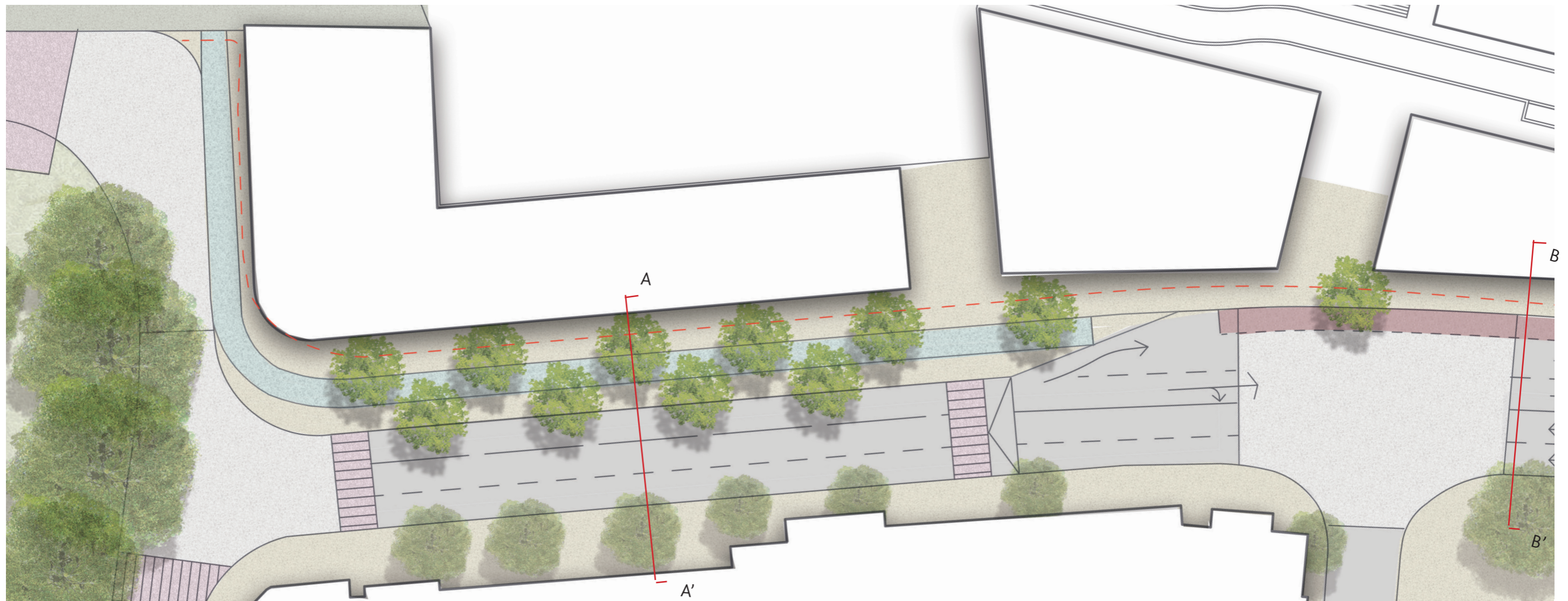
New street trees are proposed to soften the rather wide road corridor and provide shade for pedestrian sand cyclists.



Location plan



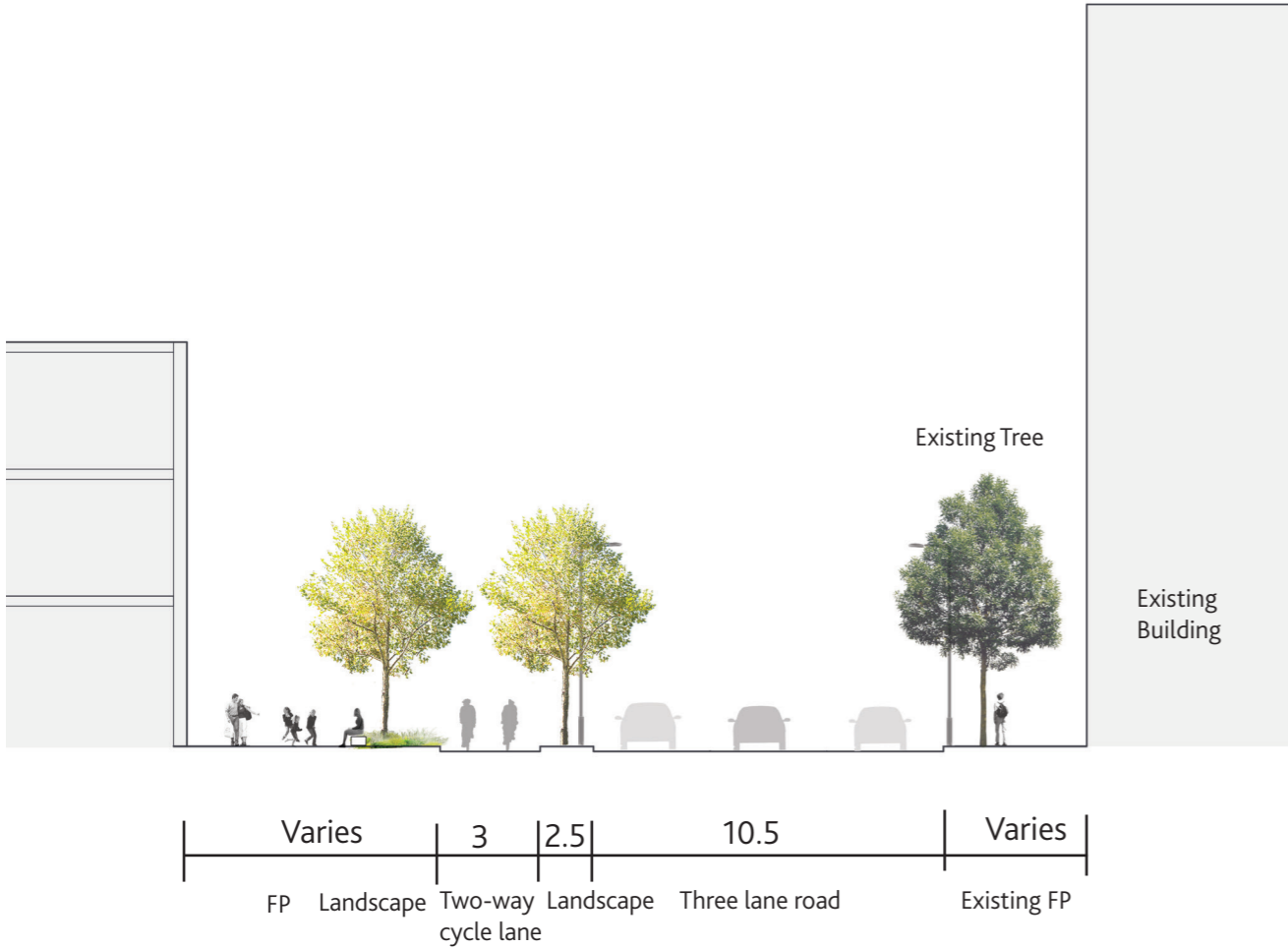
Existing street view and road corridor width



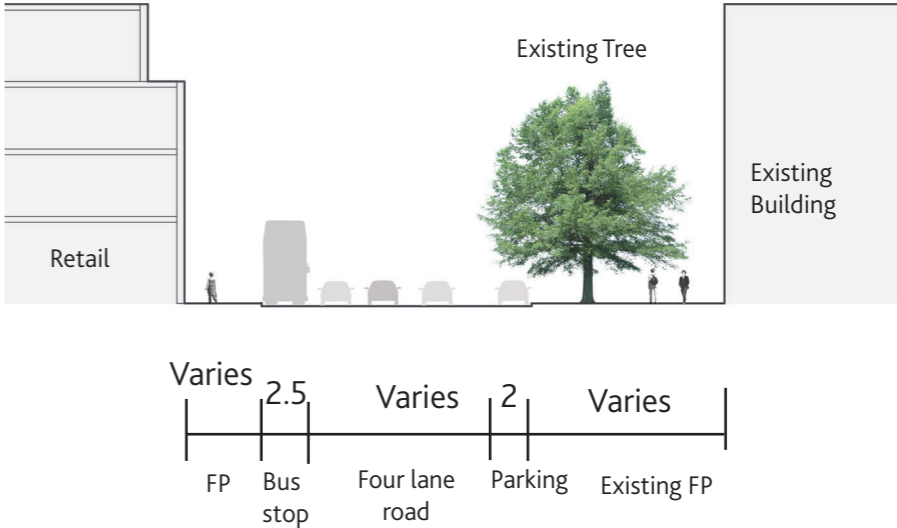
Sketch plan 1:500

STREET TYPOLOGY

High Street 23-28M



A-A' Section 1:250



B-B' Section 1:250

PUBLIC REALM OVERVIEW

Lower Richmond Road Proposal - Sections



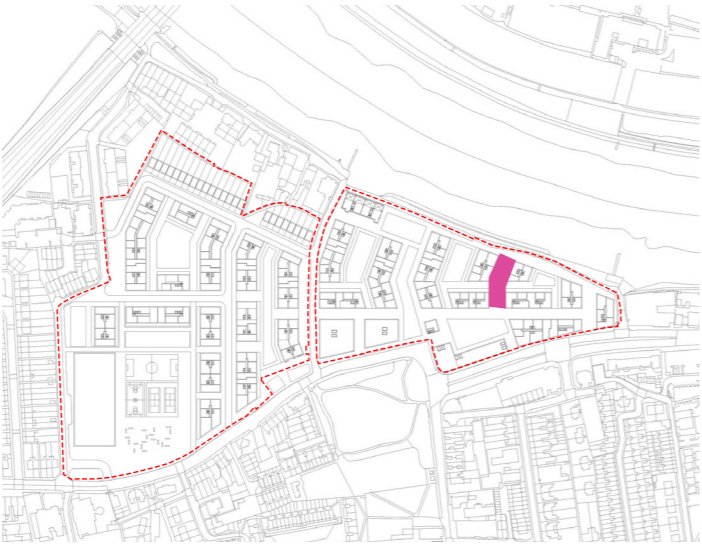
A-A' Section 1:250

STREET TYPOLOGY

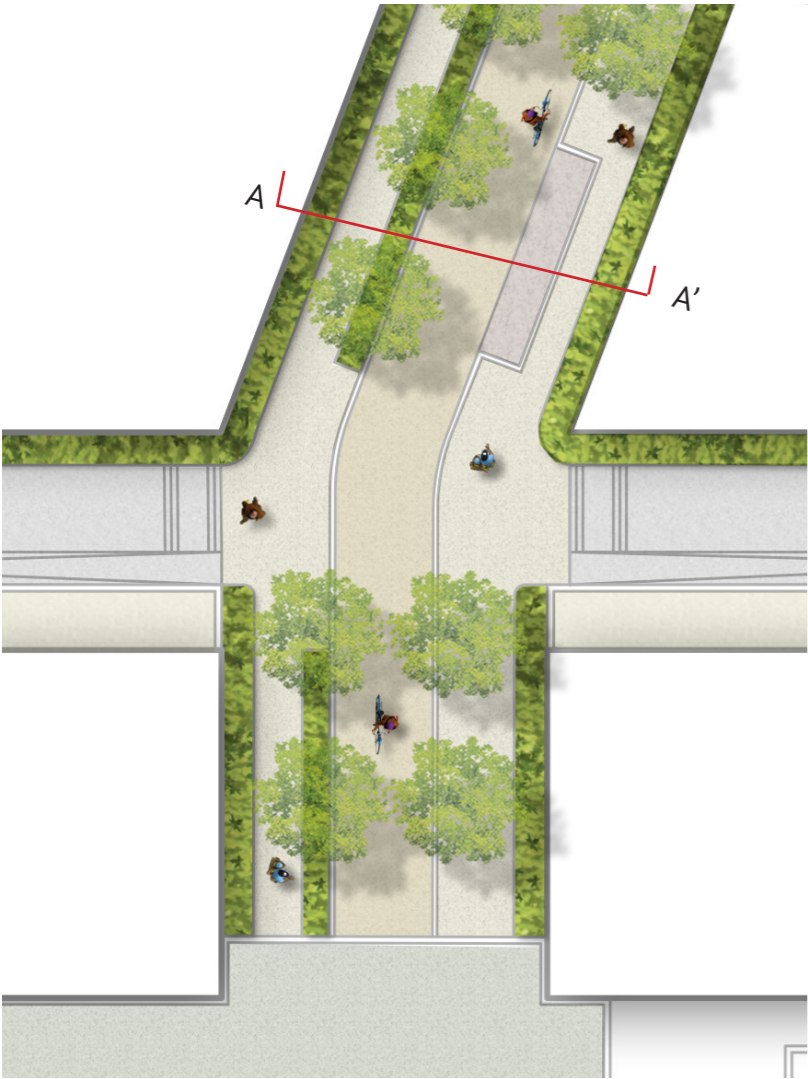
Residential Street 15M

Residential street for Stag Brewery development will provide safe streets for all type of users. Home zone principles will be used to give more priority for pedestrian and cyclists. Meanwhile, traffic speed will be controlled by 4.5m narrow two-way lane. On street parking with contracting paving colour will be provided for disabled people and visitors.

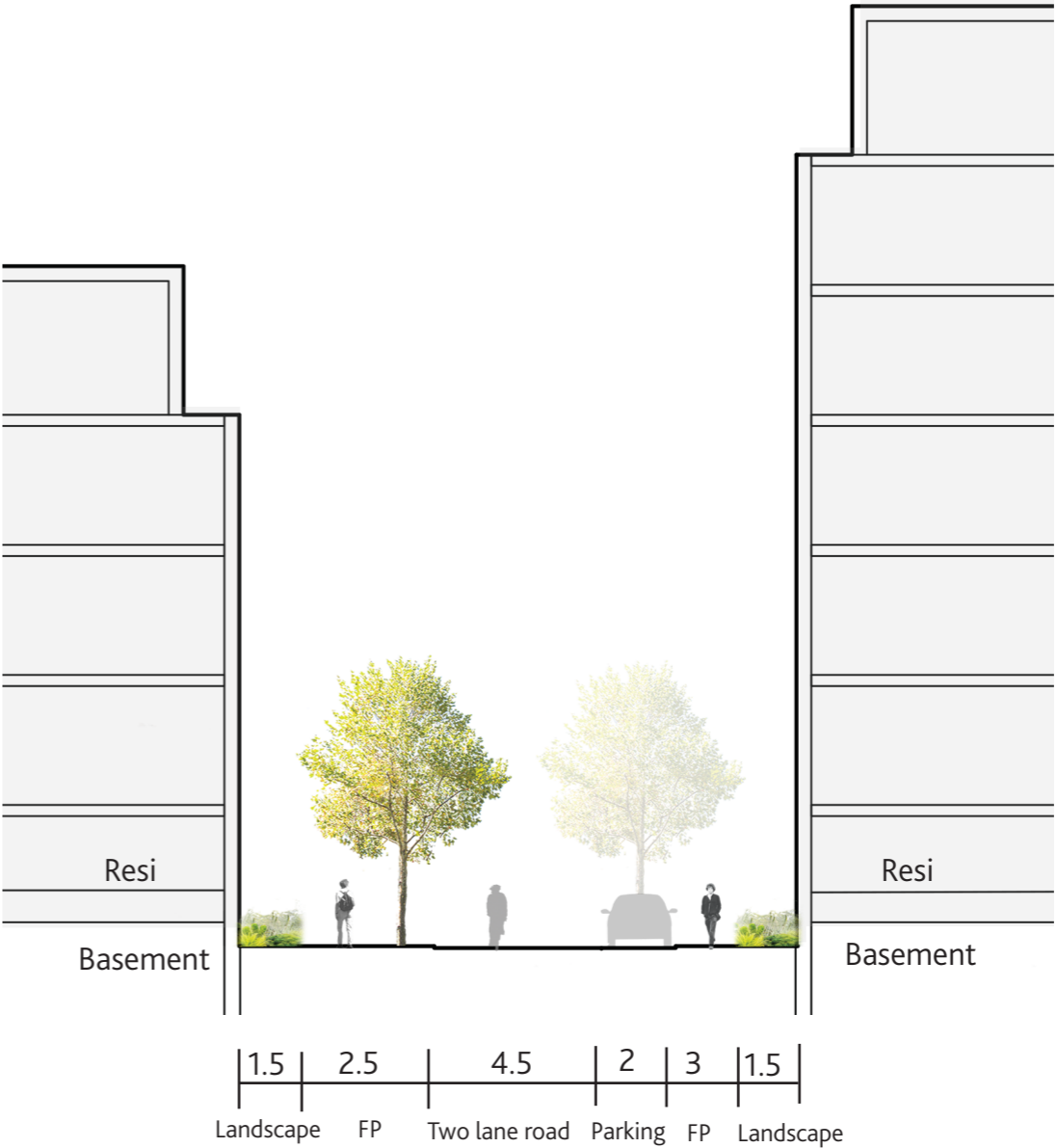
Greenery will be emphasized by street tree planting and underneath perennial planting, as well as shrub and ground cover planting adjacent to residential buildings.



Location plan



Sketch plan 1:500



A-A' Section 1:250

COURTYARD TYPOLOGY

Courtyard 30M Wide

Courtyards spaces will be designed to accommodate both private terraces as well as semi-private community gardens to local residents and visitors. Screening will be achieved by retaining wall and hedge planting. Ramps and steps from different entry points will be provided to facilitate all user groups. Playgrounds for different age groups will be located in the courtyards in the development. 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 requirement will be met to ensure successful design of courtyards built on podium level with basement underneath.



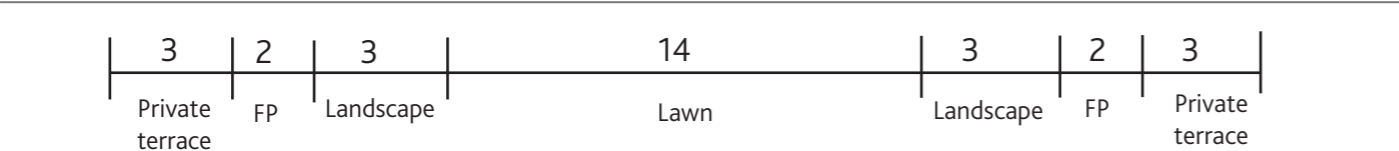
Location plan



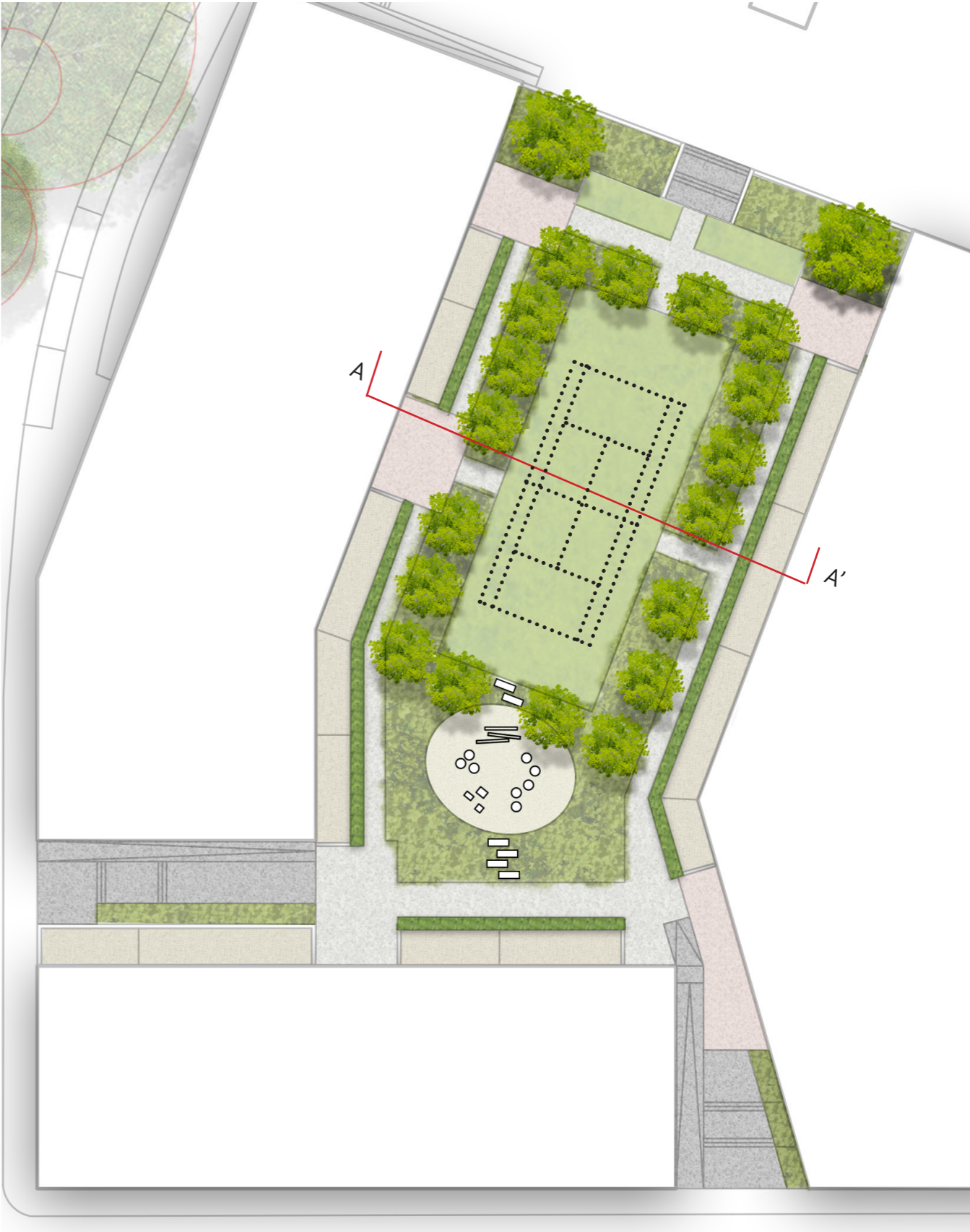
Precedent: section showing podium level community courtyard on basement



Basement



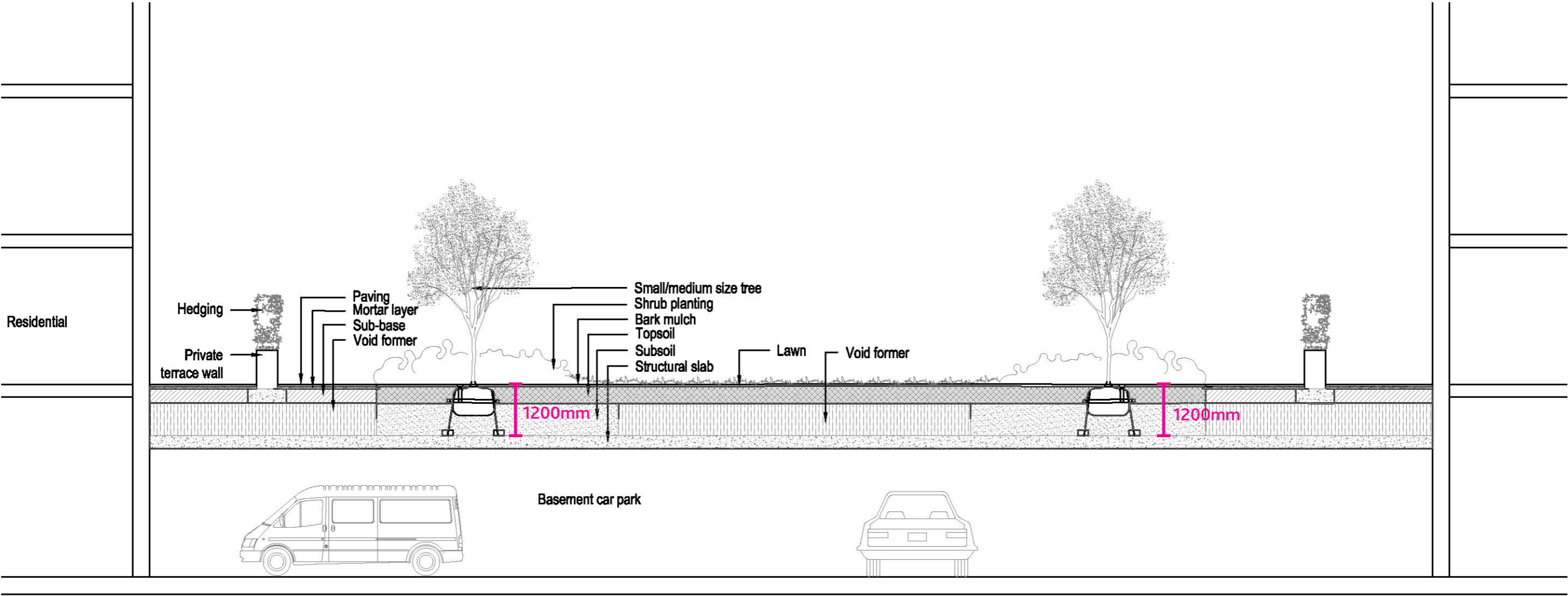
A-A' Section 1:250



Sketch plan 1:500 including a basic tennis court for scale comparison (23.77m x 10.97m)

COURTYARD TYPOLOGY

Courtyard Typical Section

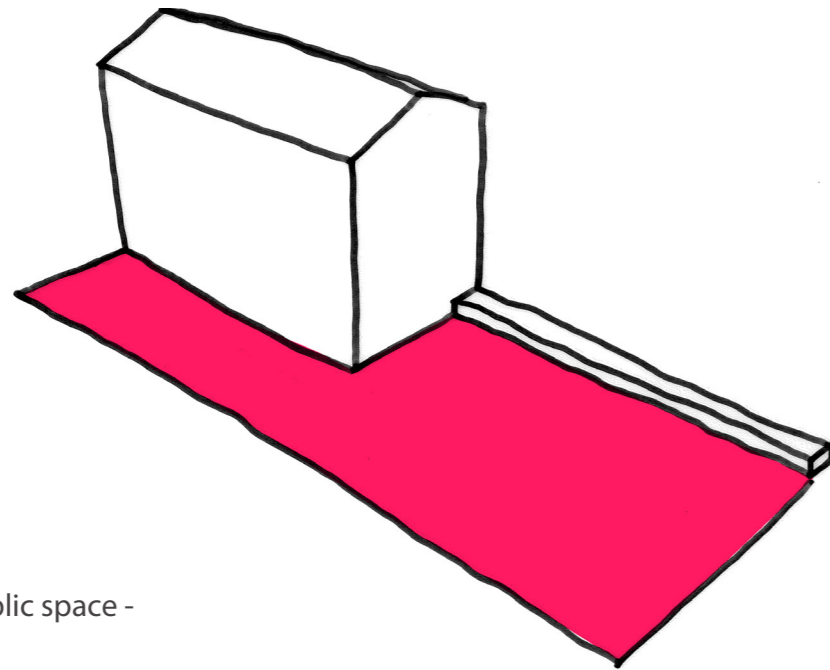


MALTINGS

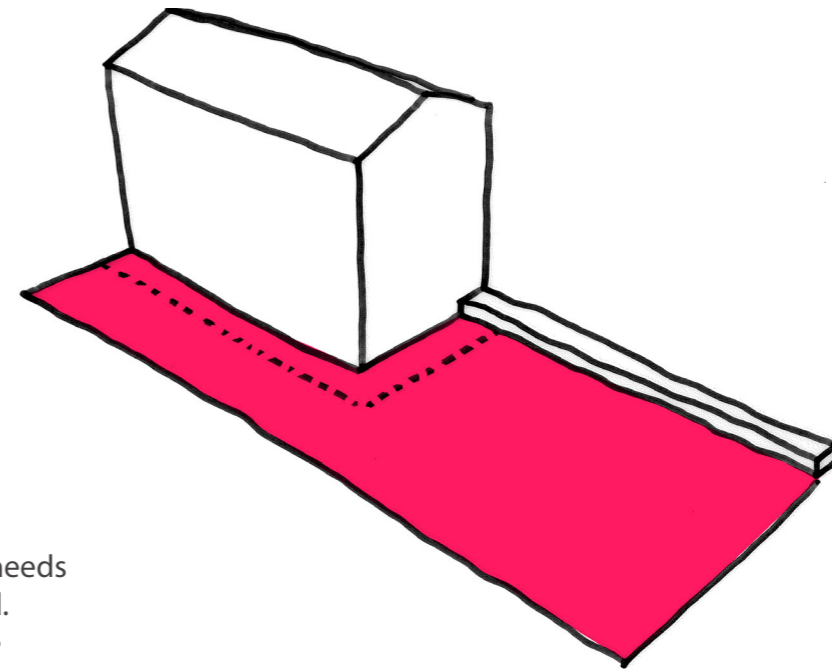
PUBLIC REALM OVERVIEW

MALTINGS BUILDING LEVELS PROPOSAL

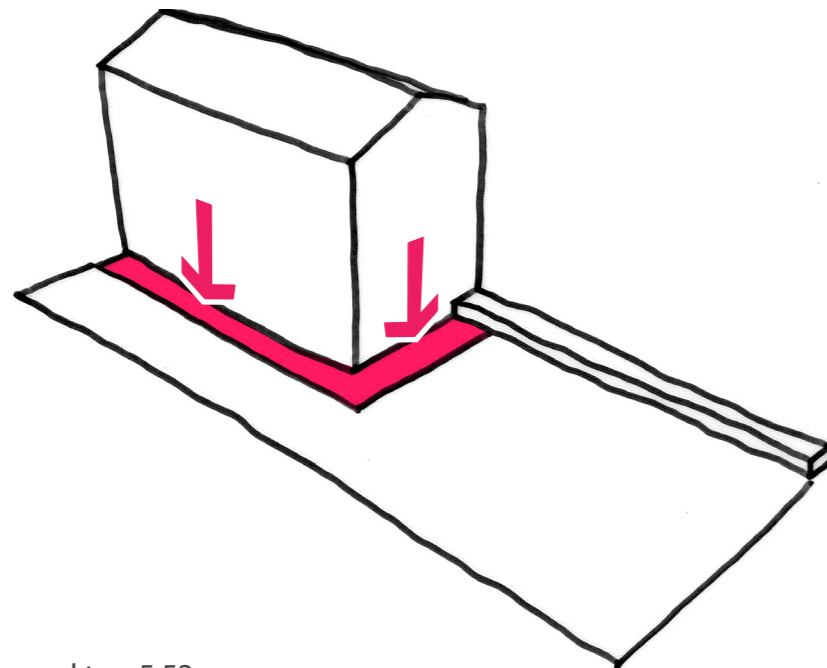
Solving The Levels



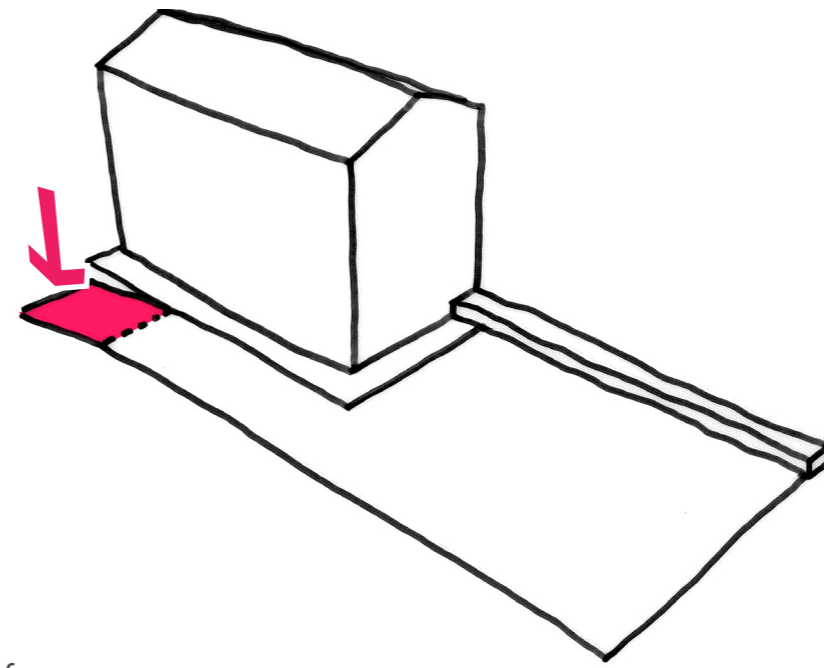
- Maltings building public space - level set at +6.03 aod



- Maltings building needs access at +5.53 aod.
- Landing / Curtilage identified



- Landing / Curtilage dropped to +5.53 aod.

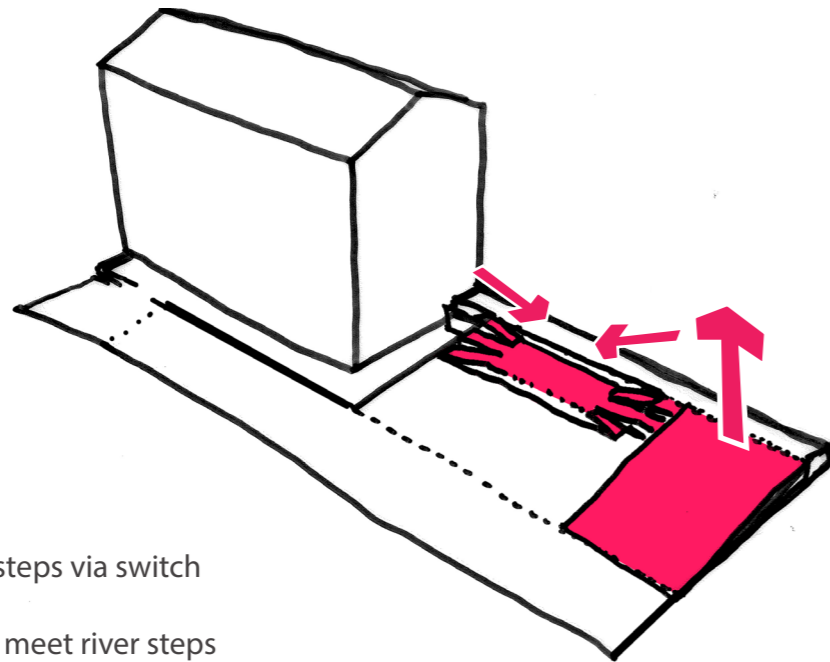


- Slope to allow step free access to / from Ship lane

MALTINGS BUILDING LEVELS PROPOSAL

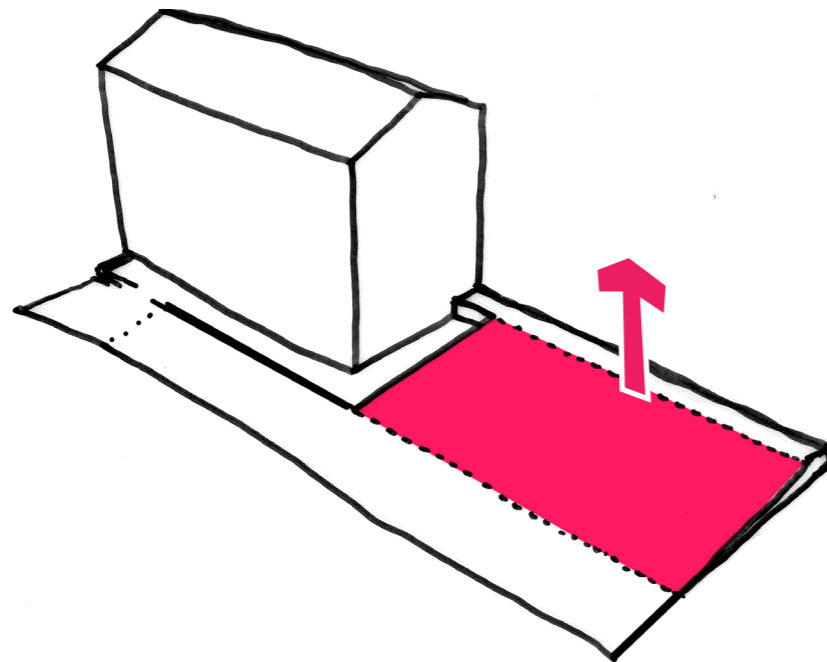
Solving The Levels | Options

Option 01 | Terrace:

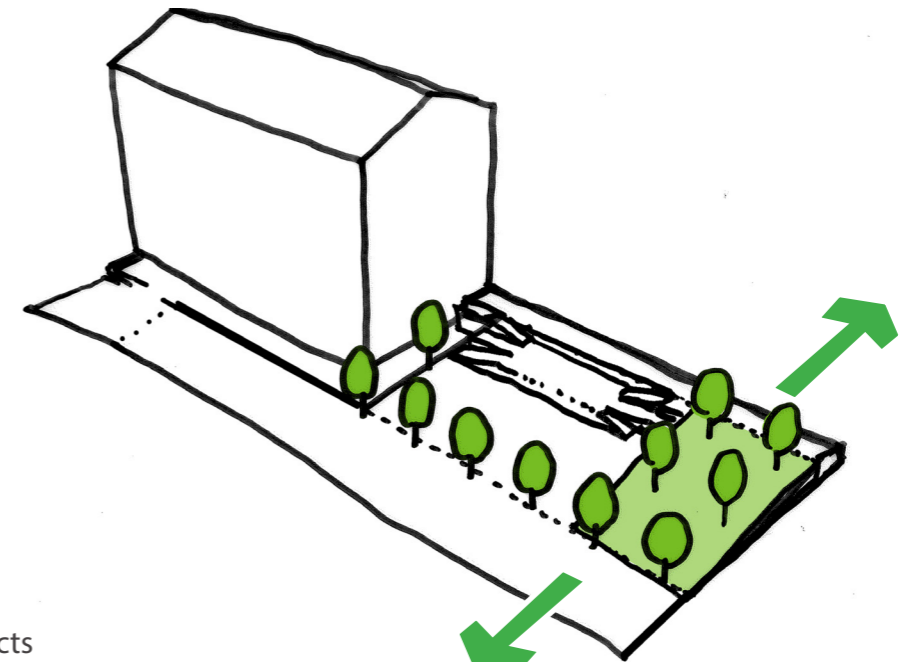


- Access to top of river steps via switch ramps on terrace
- Pocket park sloped to meet river steps

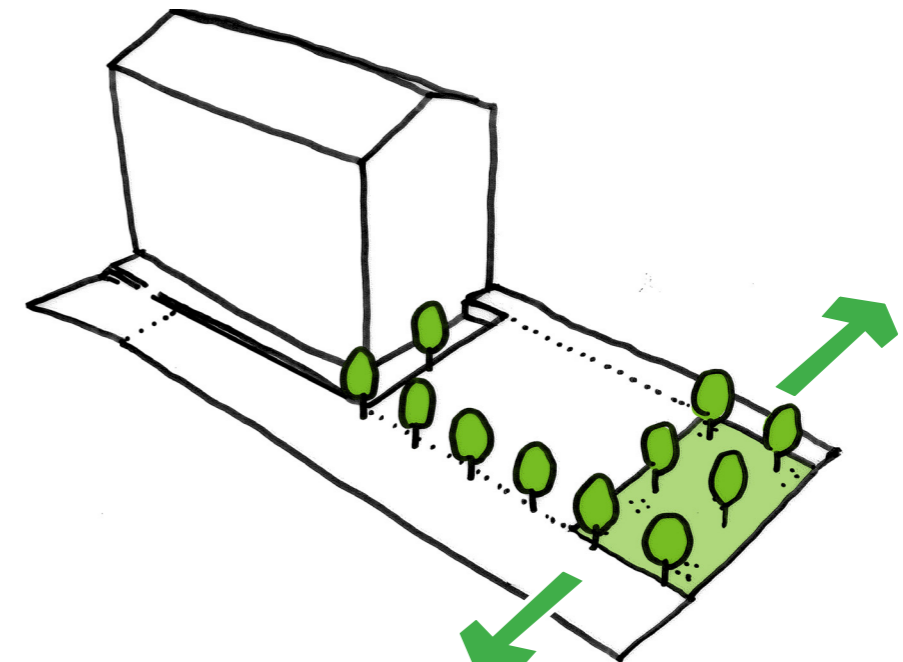
Option 02 | Slope:



- Access to top of river steps via connected sloped surface



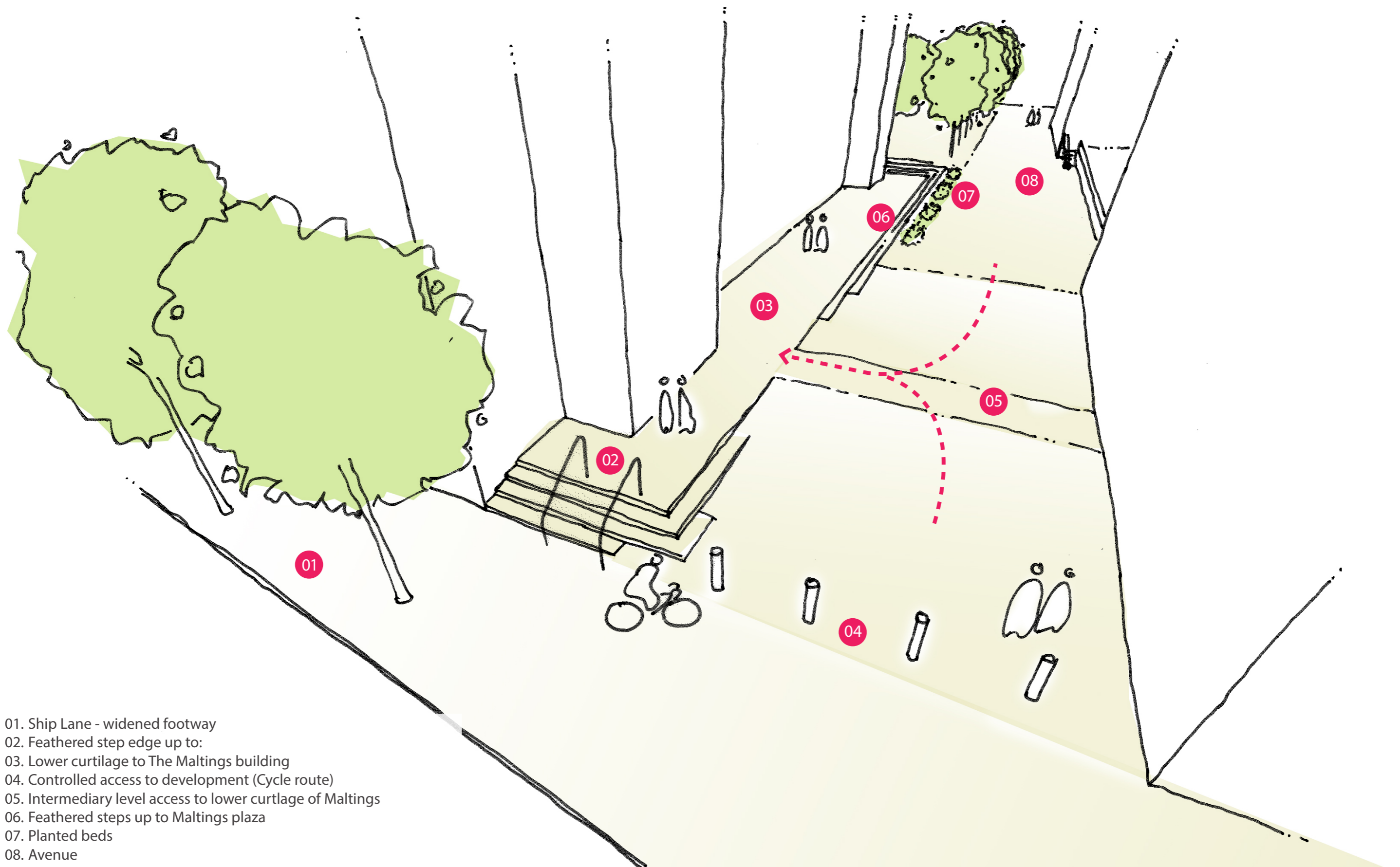
- Trees define plaza
- Pocket park connects green route to river side



- Trees define plaza
- Pocket park connects green route to river side

MALTINGS BUILDING LEVELS PROPOSAL

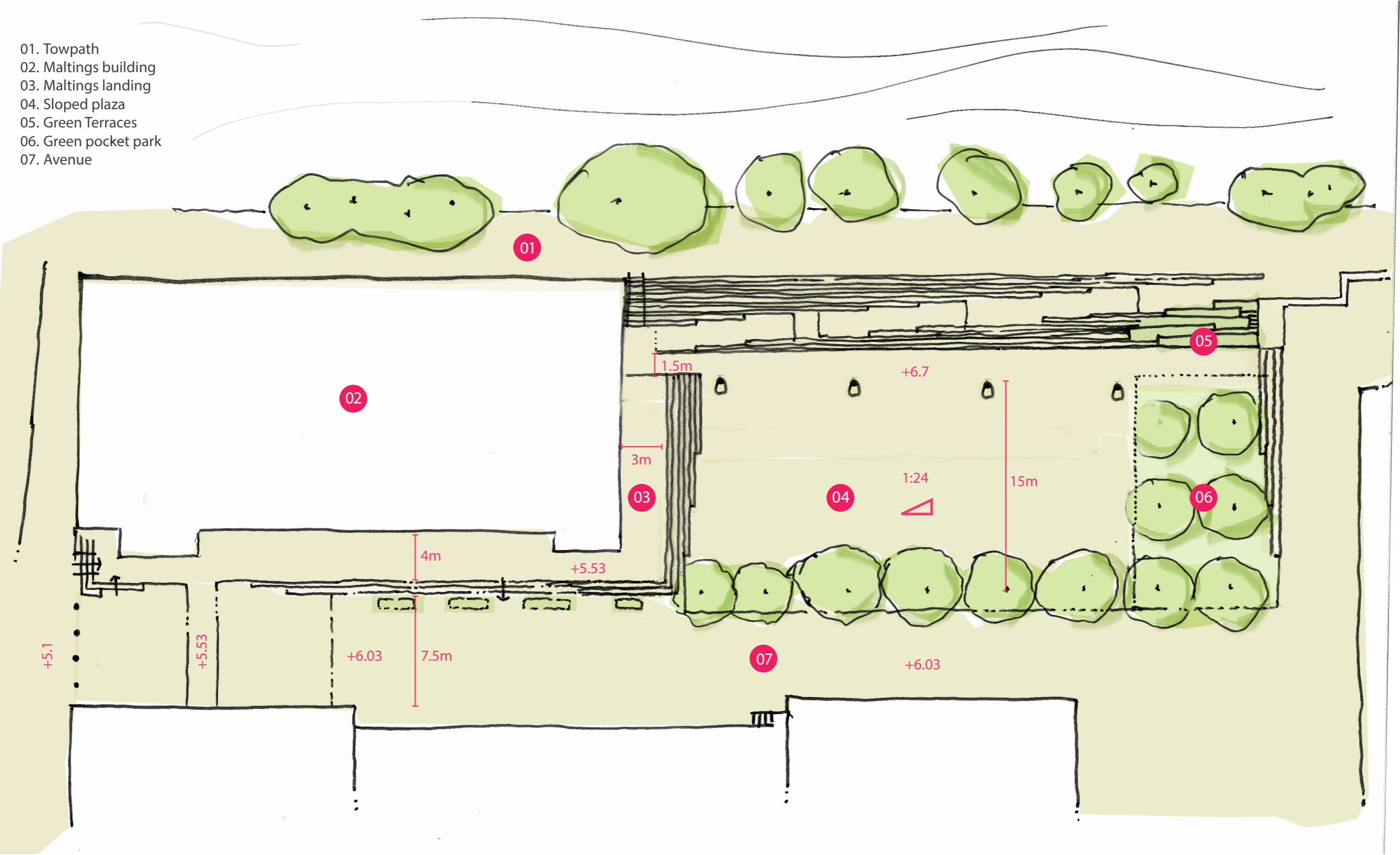
Ramp And Steps Street Access



MALTINGS BUILDING LEVELS PROPOSAL

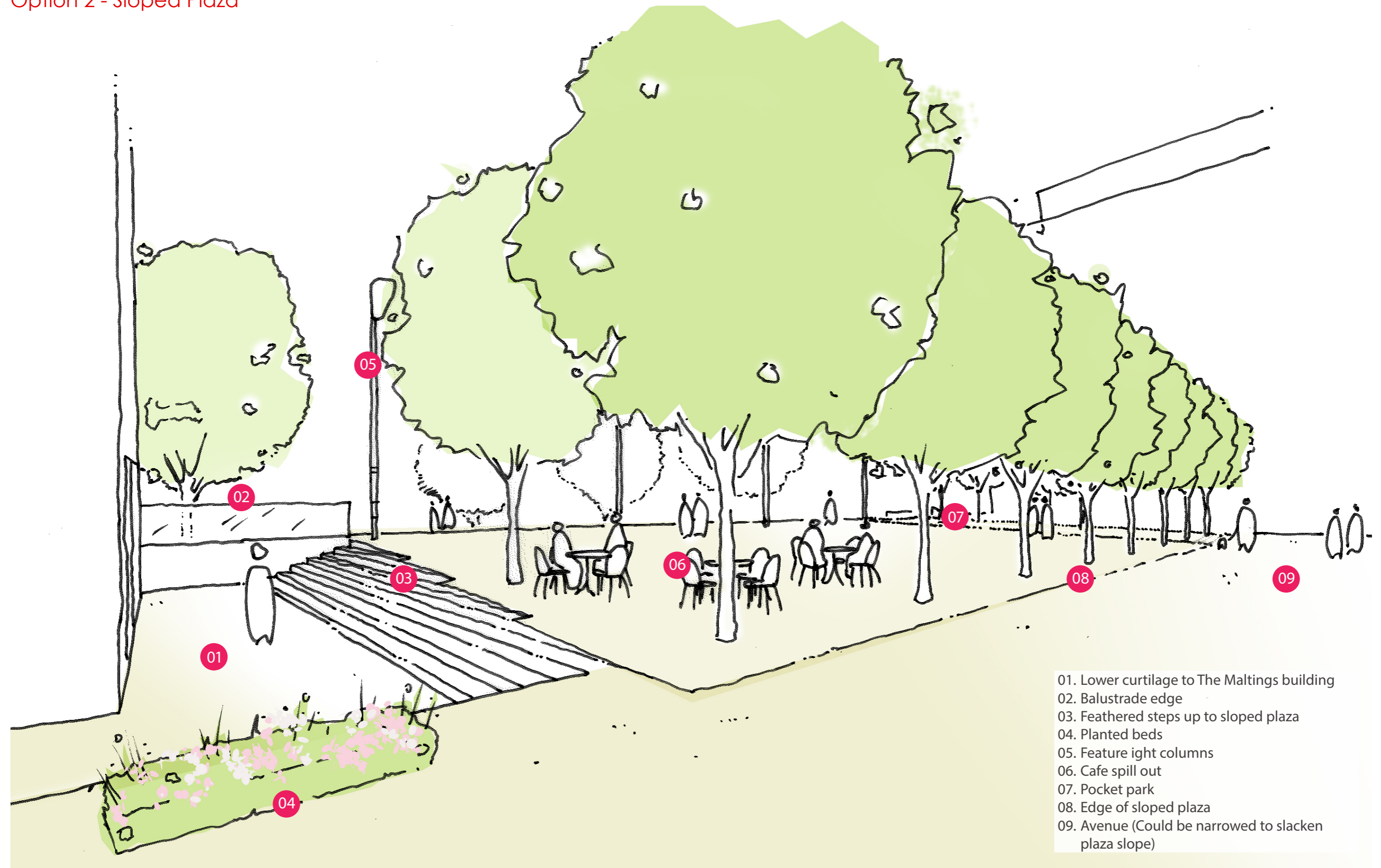
Option 2 - Sloped Plaza

- 01. Towpath
- 02. Maltings building
- 03. Maltings landing
- 04. Sloped plaza
- 05. Green Terraces
- 06. Green pocket park
- 07. Avenue



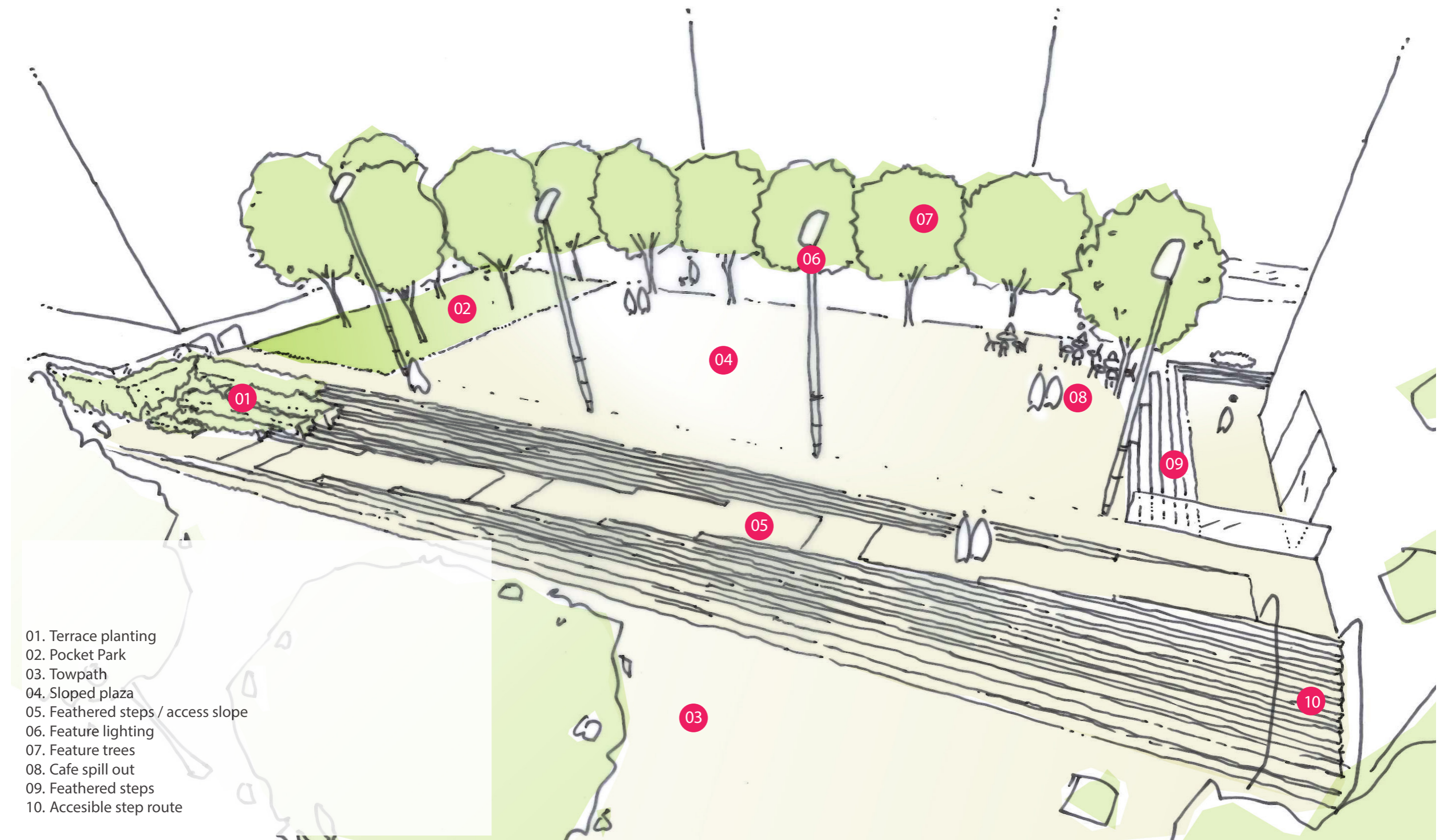
MALTINGS BUILDING LEVELS PROPOSAL

Option 2 - Sloped Plaza



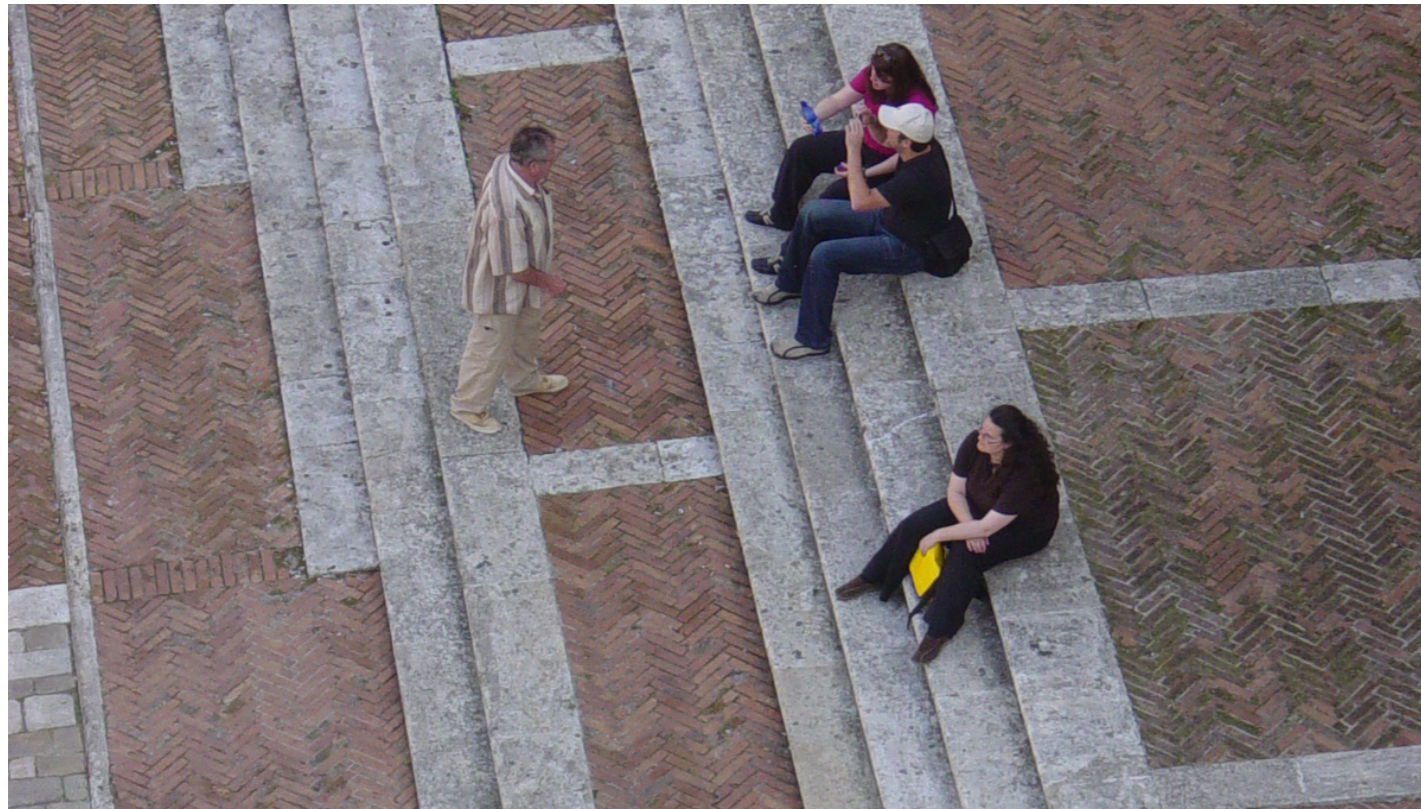
MALTINGS BUILDING LEVELS PROPOSAL

Option 2 - Sloped Plaza



MALTINGS BUILDING LEVELS PROPOSAL

Precedents

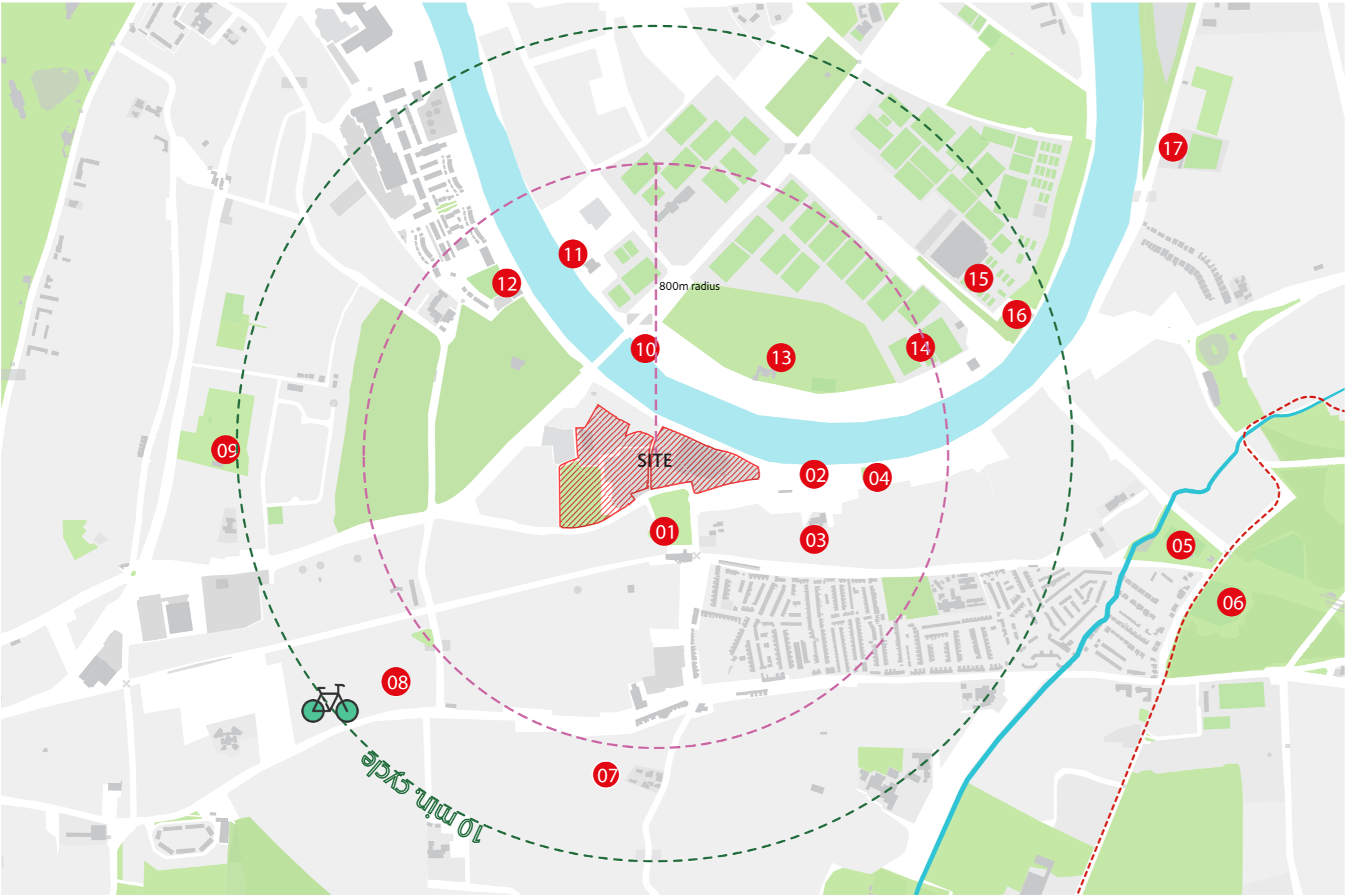


PLAY

PUBLIC REALM OVERVIEW

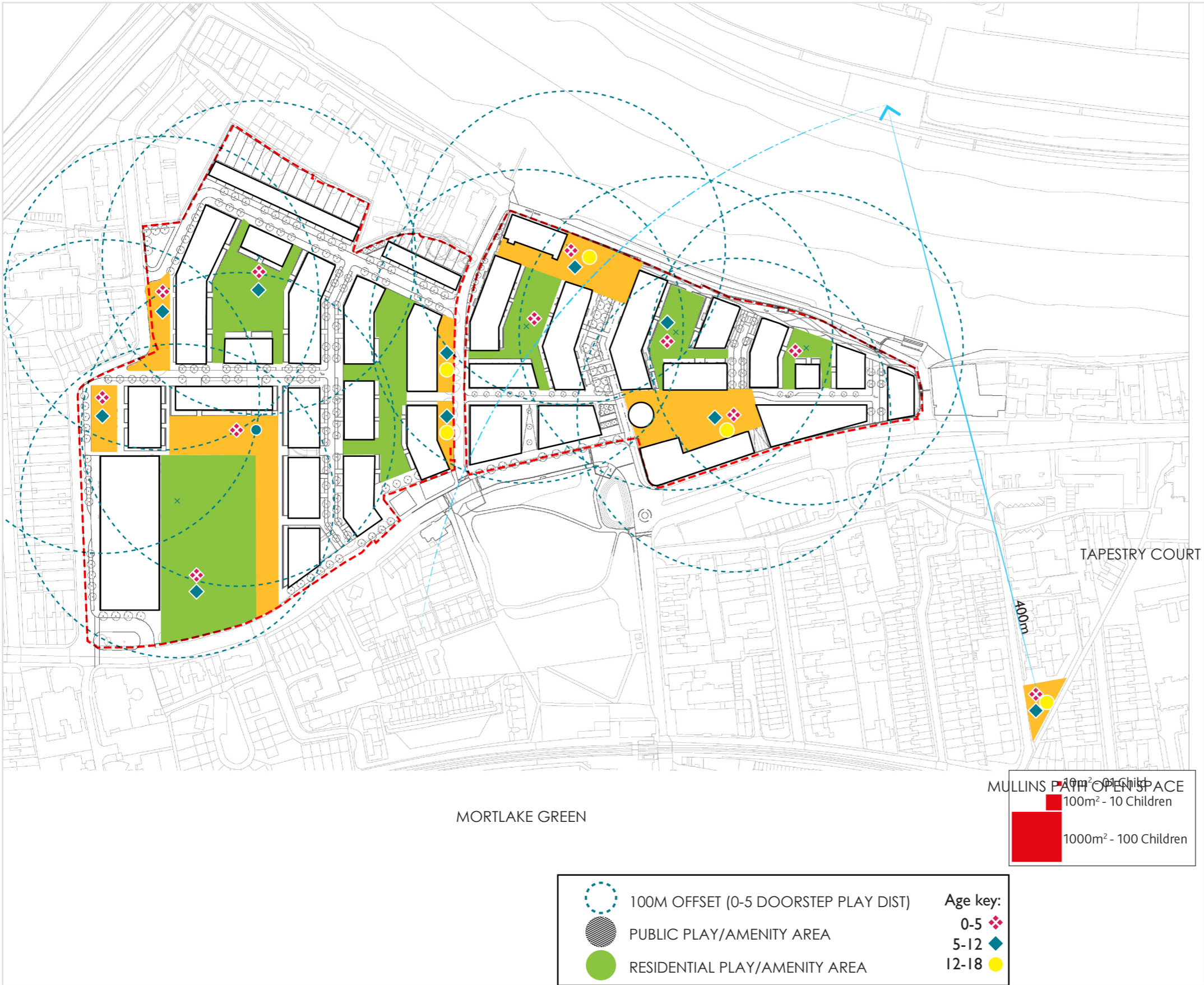
PLAY STRATEGY

Existing Recreation Map In Wider Neighbourhood



- 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

PLAY STRATEGY
SPG Requirements



The guidance set out in the 2012 Play and Informal Recreation SPG has been considered with respect to access to play space.

Doorstep Playspace for children under five should be within 100 metres of residential units, Local Playspace for children five to eleven should be within 400 metres, and Neighbourhood Space should be within 800 metres for children over twelve years.

The scheme will comply with these recommendations, and seek to provide additional facilities where possible.

Overall there will be dedicated amenity play space within the site, in residential courtyards and intermittent amenity spaces across the site, including the main public spaces - Maltings Plaza and Town Square. Doorstep play space is generally provided within residential courtyards for children under five living within each group of residences.

Playspace demands for older children are met within the site as nominated and in the existing play spaces of Mortlake Green, which features formal play equipment and sports facilities amongst the expansive parkland, directly adjacent to the development. The development facilitates direct pedestrian and cycle links to this park. The potential to upgrade public play facilities in this playground are also being explored with the Borough.

Additional play facilities, parks and open spaces are also indicated on this plan with estimated travel distances from the site.

Child yield calculations from the SPG, and new GLA yield calculator are used to ensure that the allocation of play provision within the site suits demand.

The distribution of play in relation to the plots is shown on the adjacent diagrams.

PLAY STRATEGY

SPG Requirements



Existing | Brewery wall



Existing | Brewery wall



Existing | Brewery wall

Playful Landscapes:
 Play space for all age groups is proposed within the redeveloped site. The expected child yield from the site has informed the quantum of space allocated for play. Residents will have access to play within the private and public amenity space of the masterplan, and in the wider context of the Mortlake Green and surrounding area.

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’ and Play England’s “Design for Play: A guide to creating successful play spaces”. 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.



Precedent | Brewery wall



Precedent | Brewery wall



Precedent | Brewery wall

TOWPATH

PUBLIC REALM OVERVIEW

RIVERSIDE WALK AND TOWPATH EXISTING CONDITION

Site Analysis



RIVERSIDE WALK AND TOWPATH EXISTING CONDITION

Site Photos



1



2



3



4



5



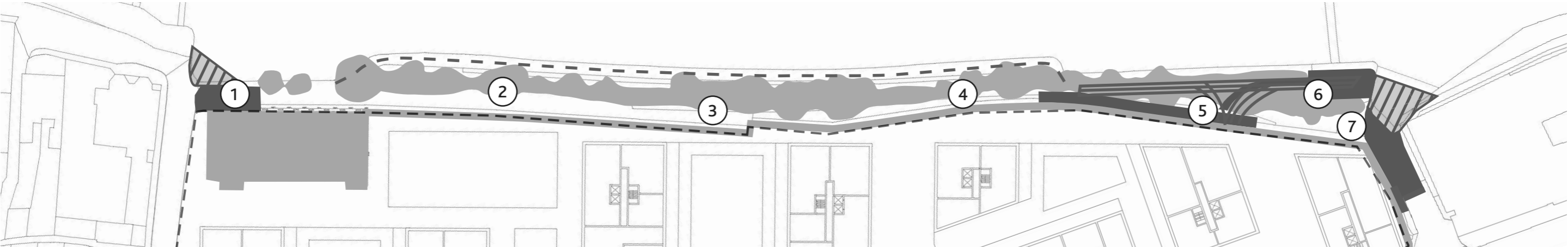
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7





RIVERSIDE & TOWPATH OPPORTUNITIES


Celebrating Heritage

LEGEND

 Celebrating Heritage Focal Points

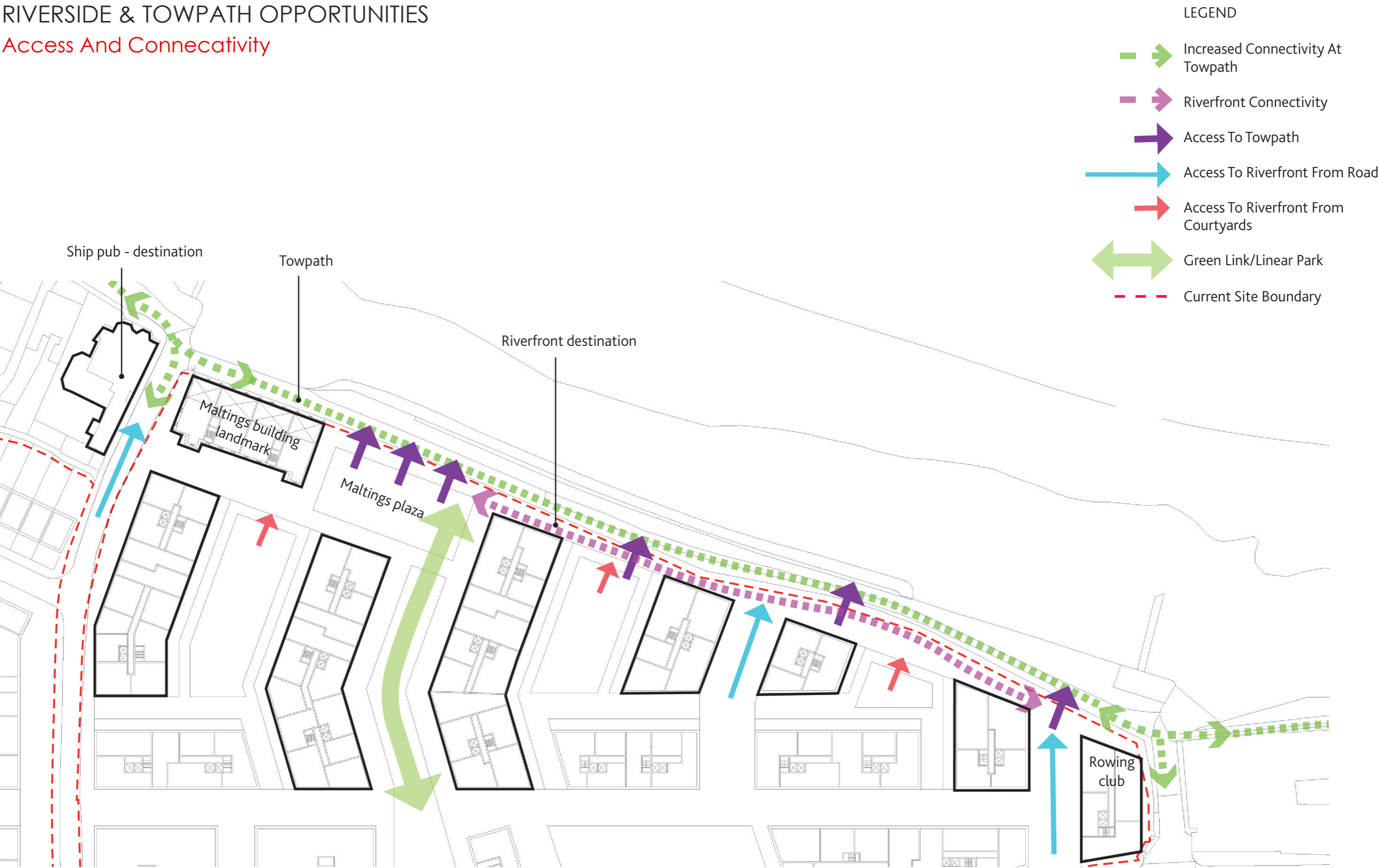
 Community Building

 Existing Riverwall

 Current Site Boundary



RIVERSIDE & TOWPATH OPPORTUNITIES
Access And Connecativity

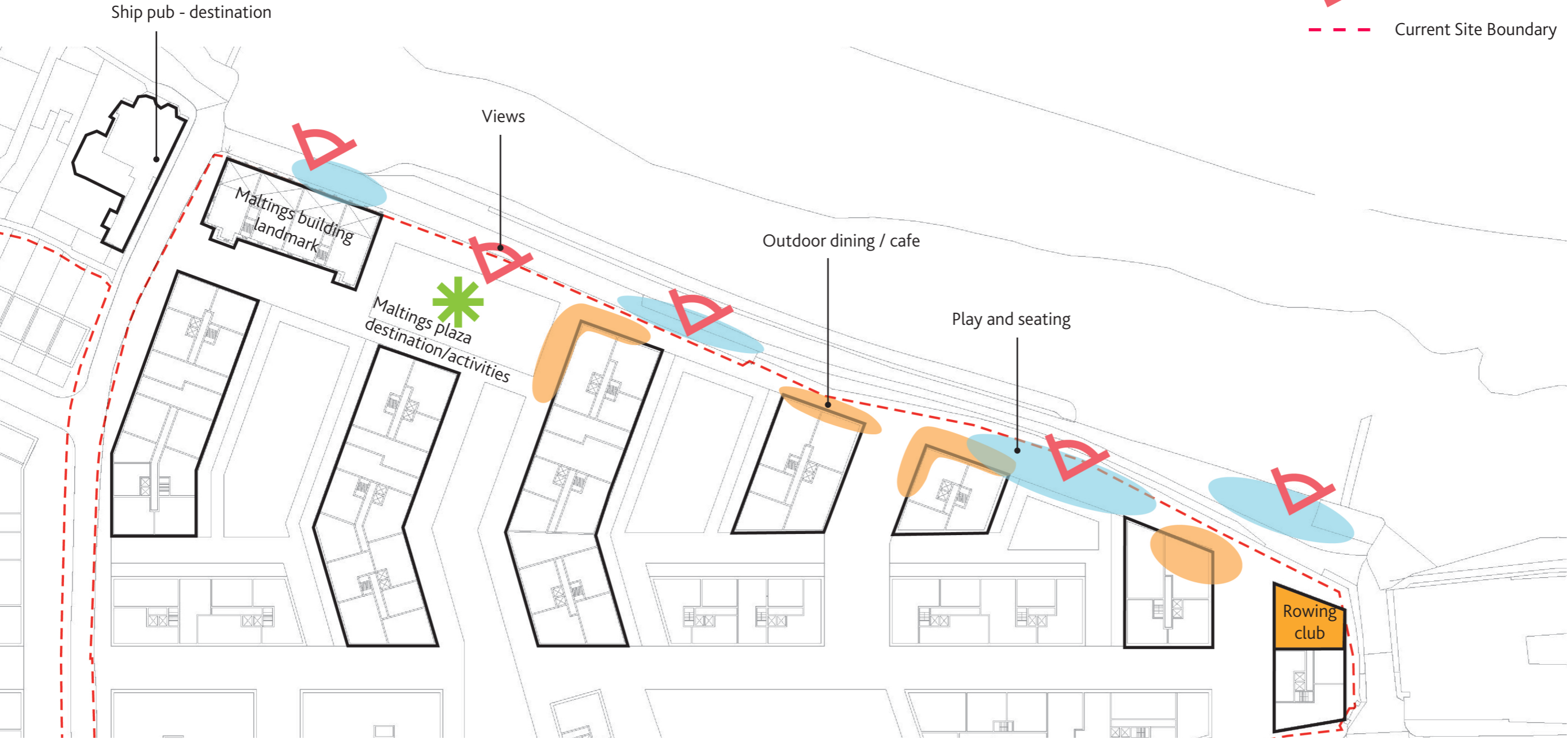


RIVERSIDE & TOWPATH OPPORTUNITIES

Activities And Views

LEGEND

- Community Building
- Play/Seating Opportunities
- Outdoor Dining/Cafe
- Maltings Plaza Destination/Activities
- Views
- Current Site Boundary

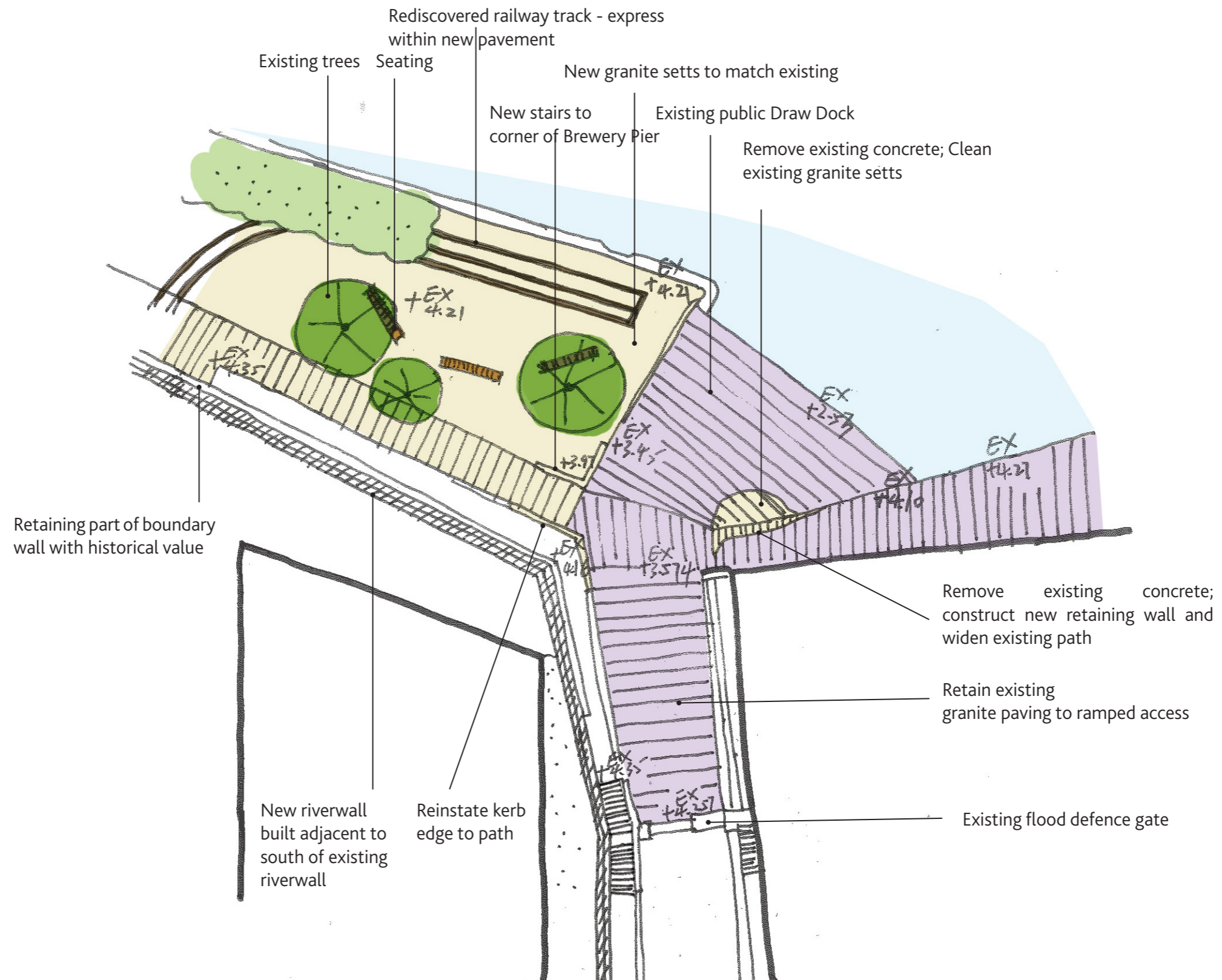


CONCEPT
Riverside & Towpath Proposal

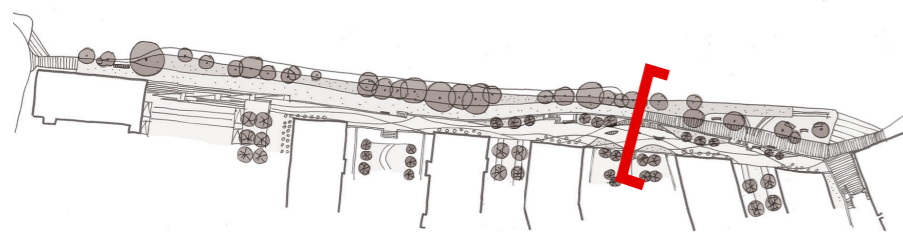


CONCEPT

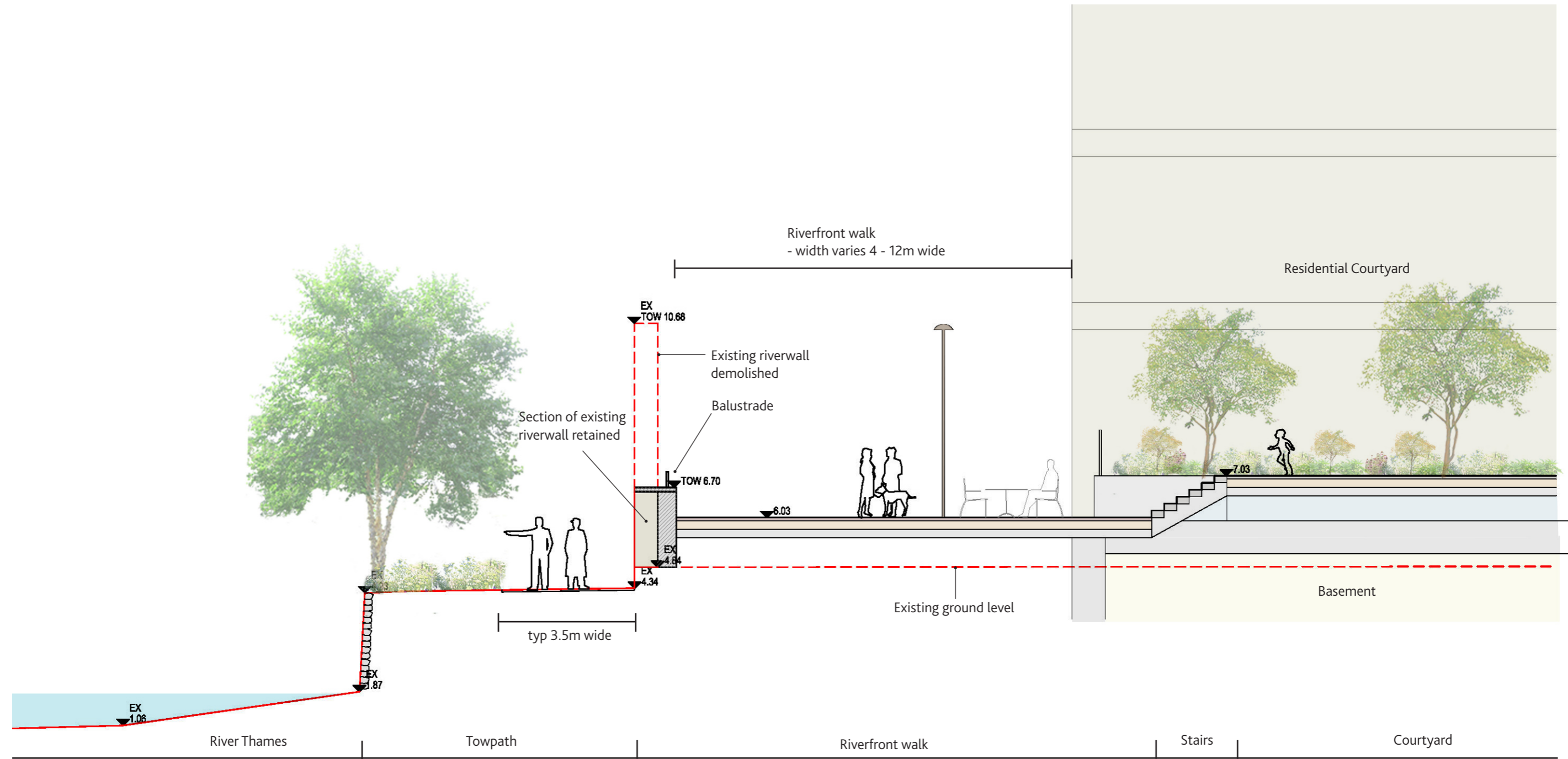
Bulls Alley Proposal



CONCEPT
Sections: Riverfront Walk

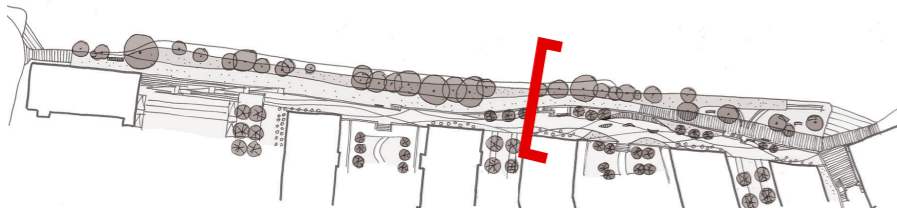


Section Location Plan

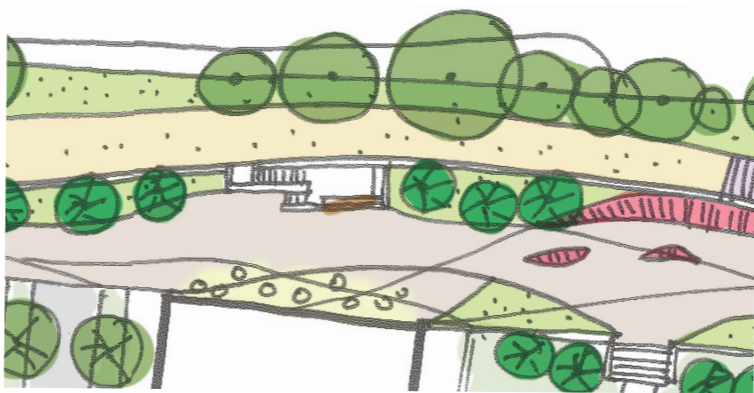


CONCEPT

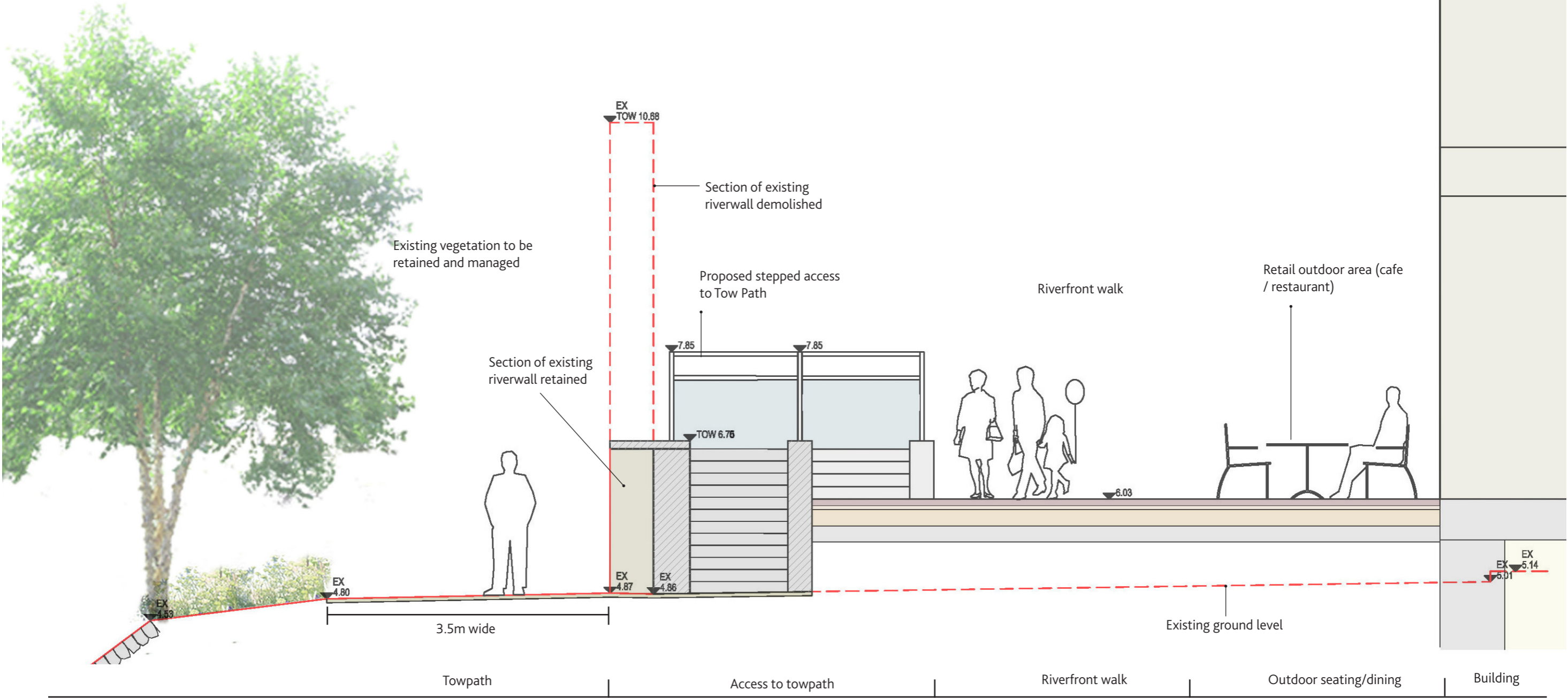
Sections: Riverwall Steps To Towpath



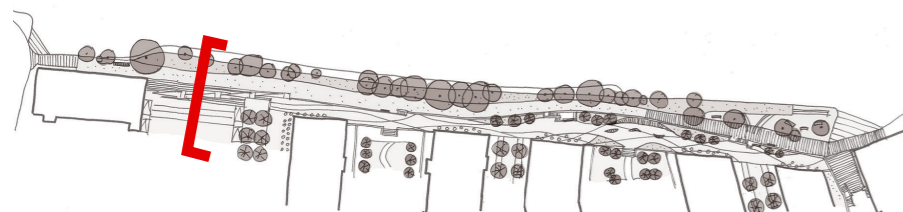
Section Location Plan



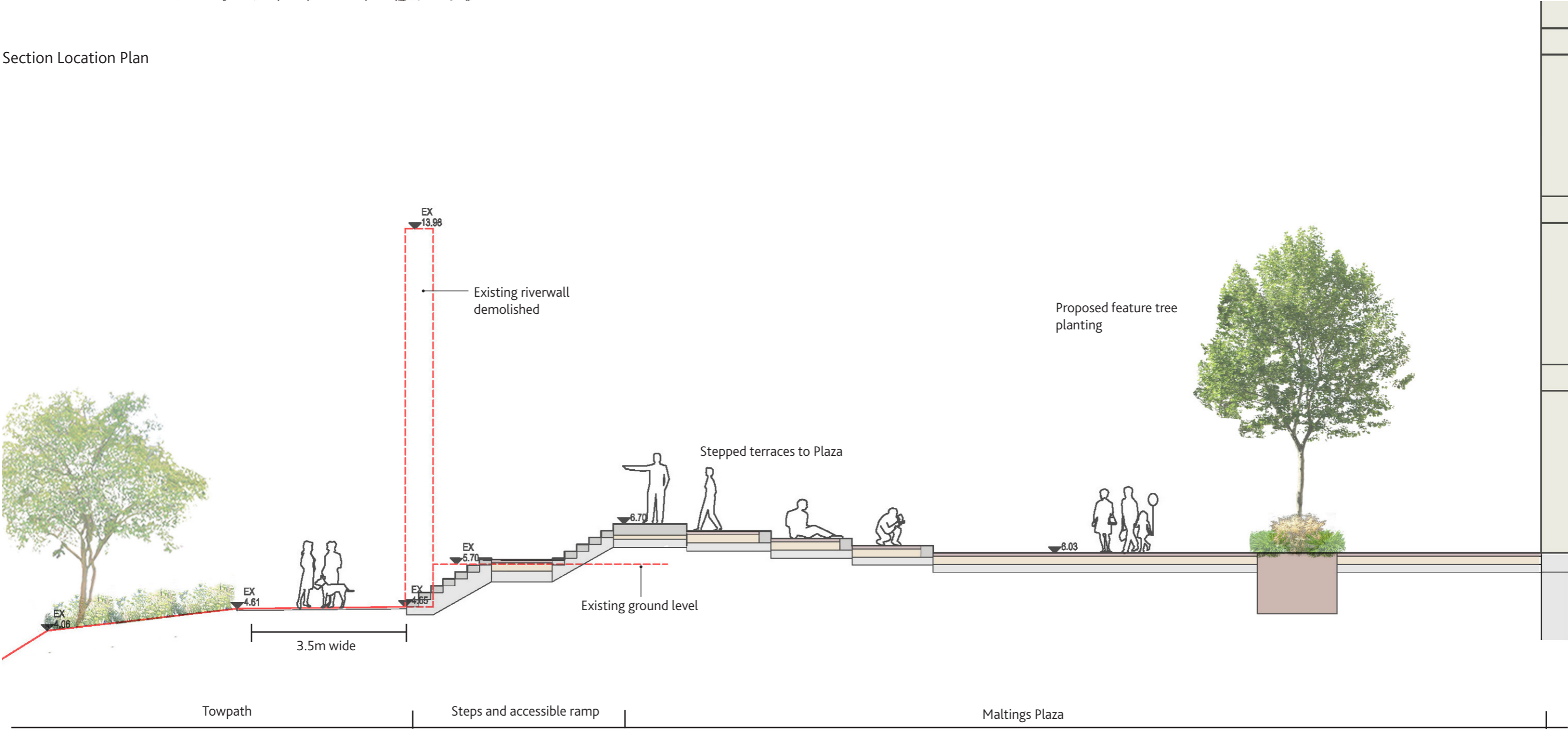
Detail Plan



CONCEPT
Sections: Maltings Plaza



Section Location Plan



OPPORTUNITIES
Towpath Precedents



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