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THE STAG BREWERY

WEBINAR 2 – Main Application and School

Thursday 27 January 2022

6:30pm – 7:45 pm



T | [020 7729 1705](tel:02077291705)

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W | <https://stag-brewery.co.uk/>

- 1 Agenda
- 2 Team Introduction
- 3 Engagement and Planning Timeline
- 4 Amended Scheme
- 5 Community and General Benefits
- 6 Q&A Session
- 7 Next Steps and Close



TEAM INTRODUCTIONS

Steve McAdam, Soundings

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- David Ashcroft, Dartmouth Capital Advisors
- Guy Duckworth, Dartmouth Capital Advisors
- Anna Gargan, Gerald Eve
- Neil Henderson, Gerald Eve
- Barnaby Johnston, Squire and Partners
- Peter Wadey, Stantec
- Emma Jolly, Hoare Lea
- Stephen Brindle, Waterman Group
- Andy Fowler, Waterman Group
- Steve McAdam, Soundings
- Noah Powers, Soundings
- Dan Beagle, Soundings

ENGAGEMENT AND PLANNING TIMELINE

Steve McAdam, Soundings
Neil Henderson, Gerald Eve

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Where we left off

- London Borough of Richmond upon Thames (LBRuT) Planning Committee resolved to approve the scheme for the former Stag Brewery in January 2020.
- The London Mayor called-in the proposals for the Former Stag Brewery site in May 2020.
- A new scheme was subsequently developed under the guidance of Greater London Authority officers, but the Mayor rejected the proposals in a July 2021 Public Hearing.
- An alternative scheme has now been prepared and is described in more detail on the updated Stag Brewery website (<https://stag-brewery.co.uk/>), and will be presented later in this presentation.

Engagement to date

Initial community engagement was carried out between 2016 and 2018, with 1223 pieces of feedback collected. In general, support and concern was expressed for the following:

SUPPORT	CONCERN
Provision of publicly accessible green and open spaces	High quantity of parking provision, with a desire for a more sustainable development
Better access to natural assets such as the River	Aspirations for increased numbers of social housing in the scheme
Preservation and enhancement of historic brewery building	Some respondents sought decreased density of the development

You can view the previous Statement of Community Involvement, submitted with the applications in February 2018, on the Stag Brewery website (<https://stag-brewery.co.uk/>). This document provides details of the consultation process and all feedback received throughout the initial engagement period.

AMENDED SCHEME

Barnaby Johnston, Squire and Partners

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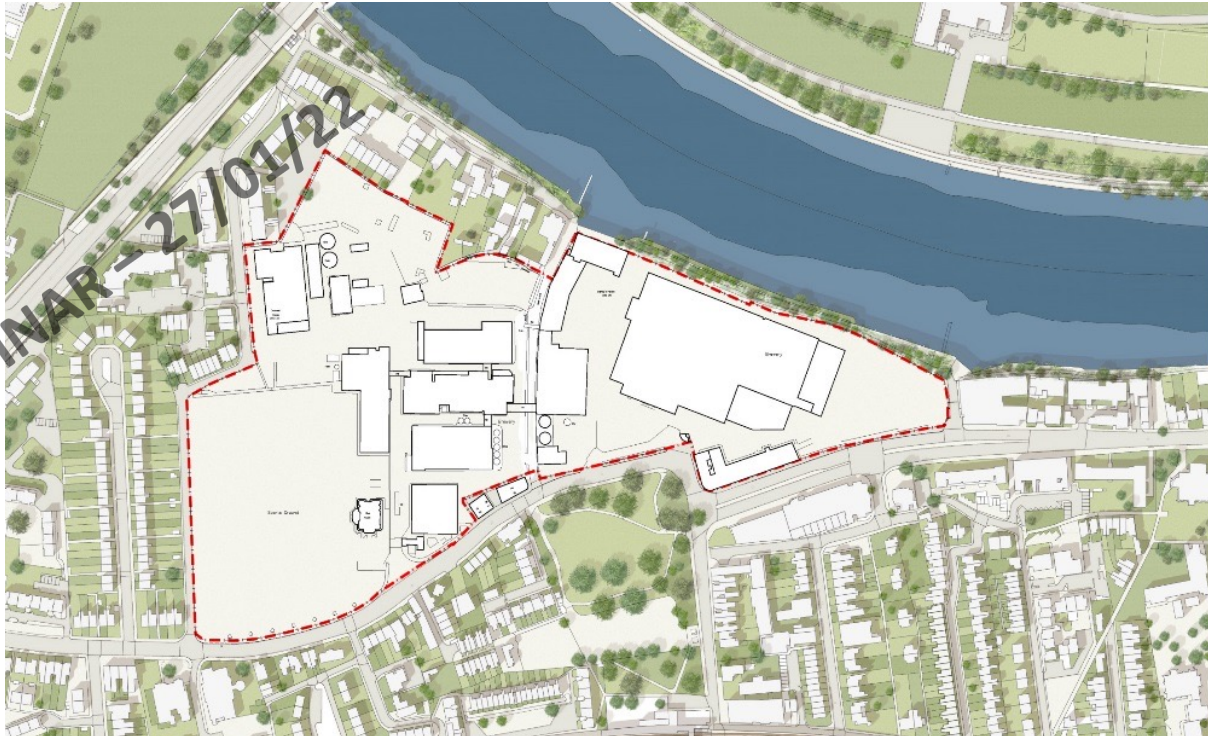
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1. A development that puts the heart back into Mortlake
2. Safe and Sustainable solutions to reduce traffic and improve quality of life
3. Development Density we can all live with
4. Protect and enhance Mortlake's green spaces for all to enjoy
5. Community facilities and services for all

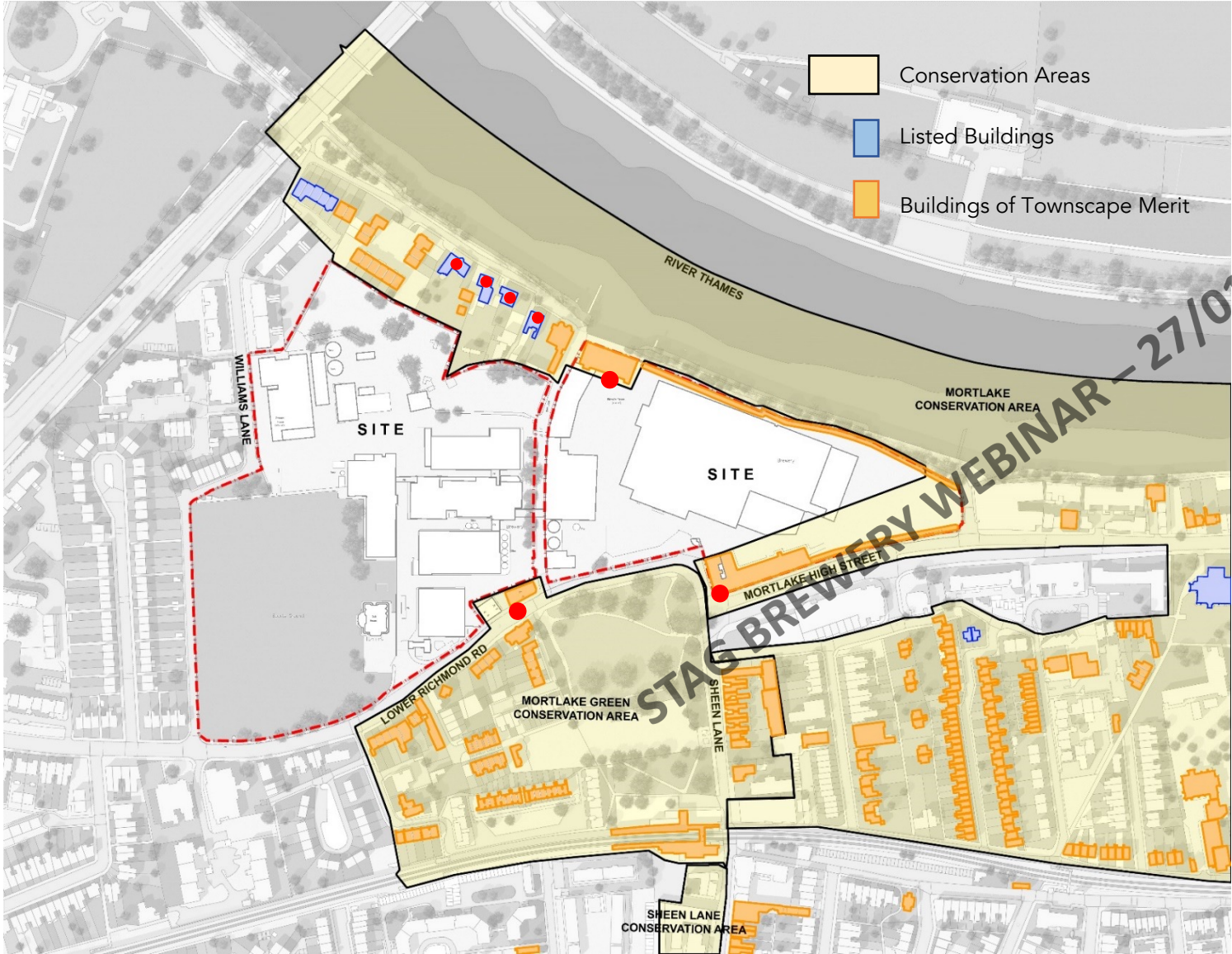
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Site location

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Listed Buildings



Maltings

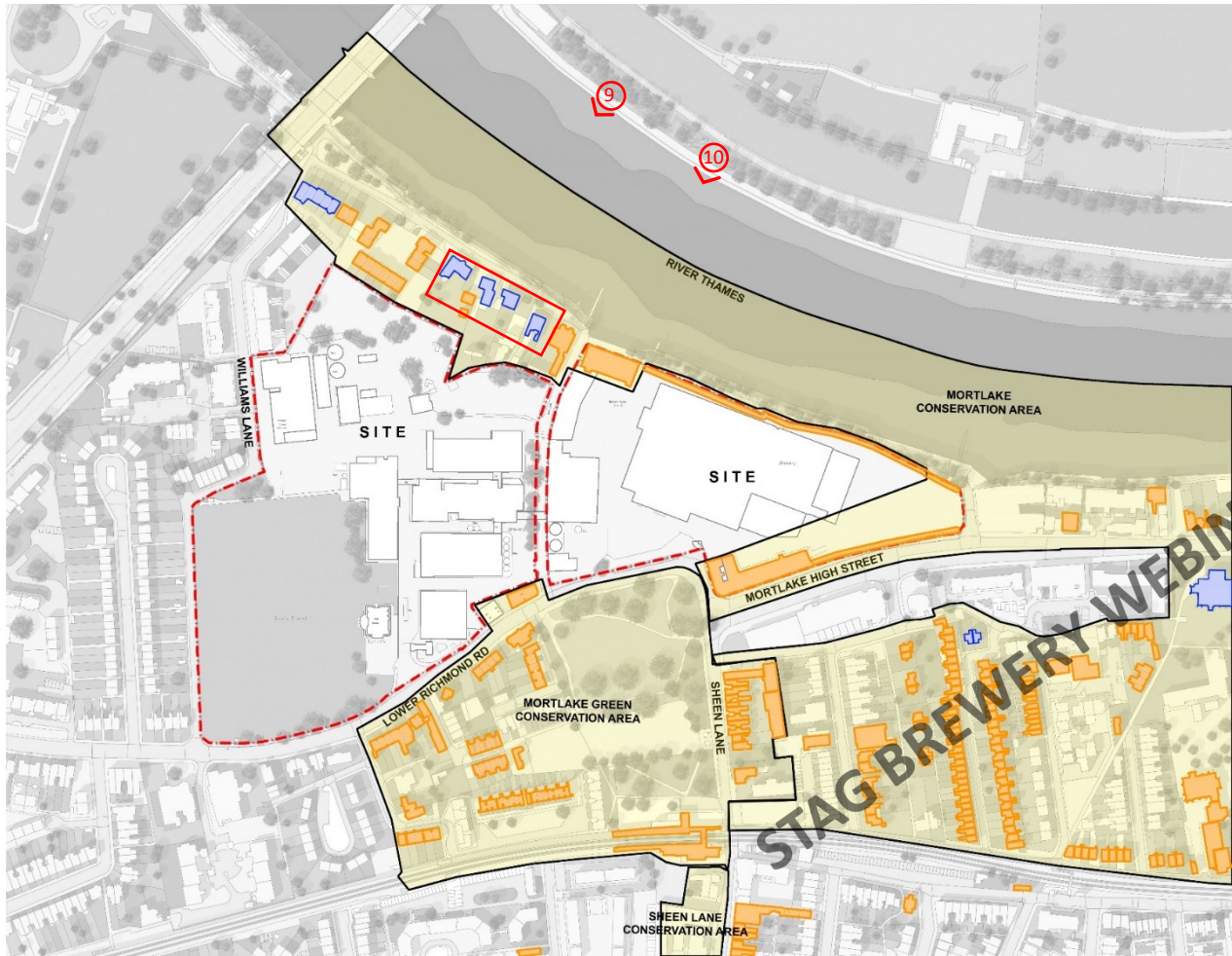


Jolly Gardener's pub



Bottling buildings

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Site Photograph 9: View south from Dukes Meadow towards Thames Path Listed Buildings



Site Photograph 10: View south towards the Maltings building (Building of Merit)

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1904



1931



1937



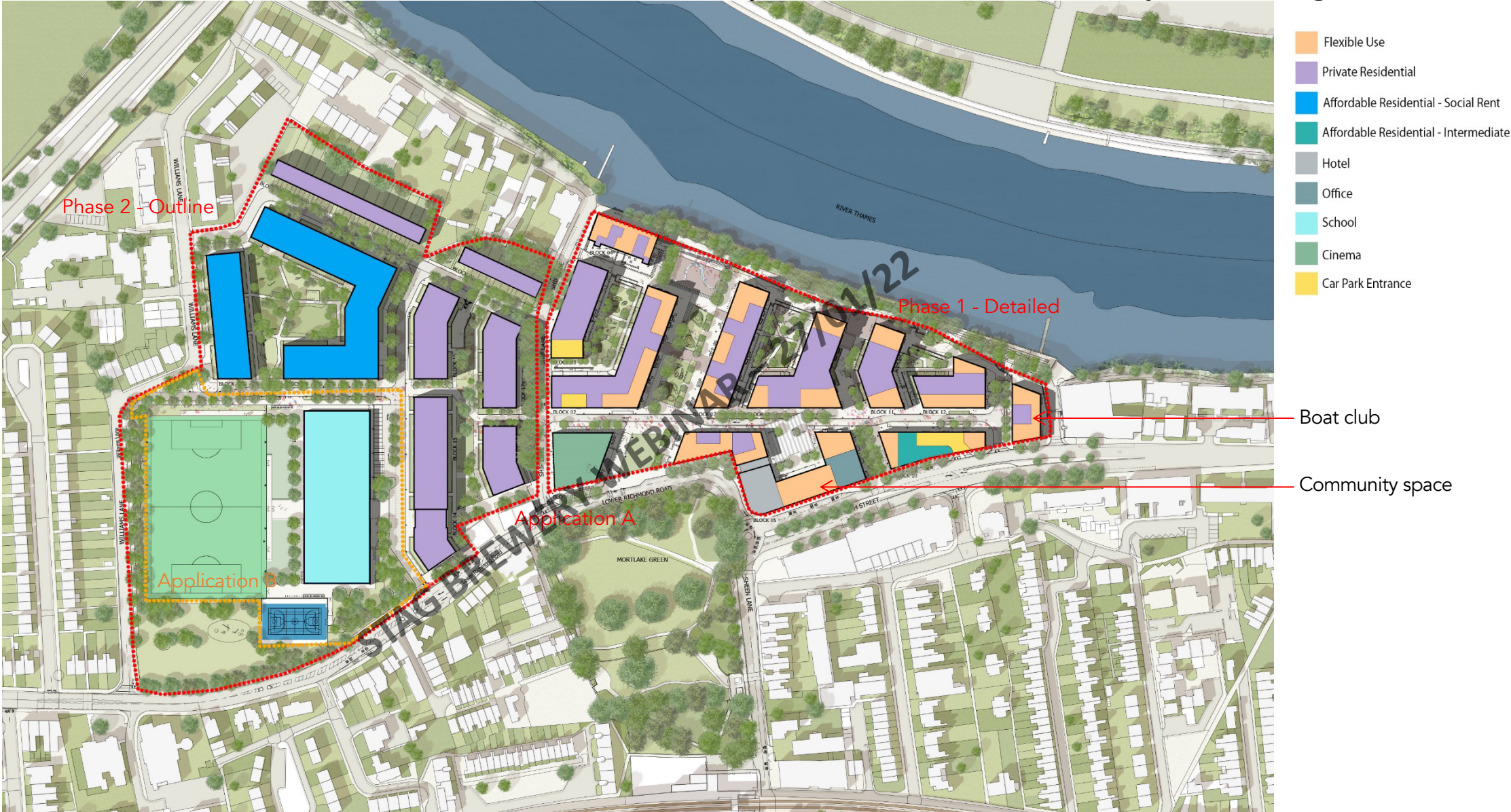
1960



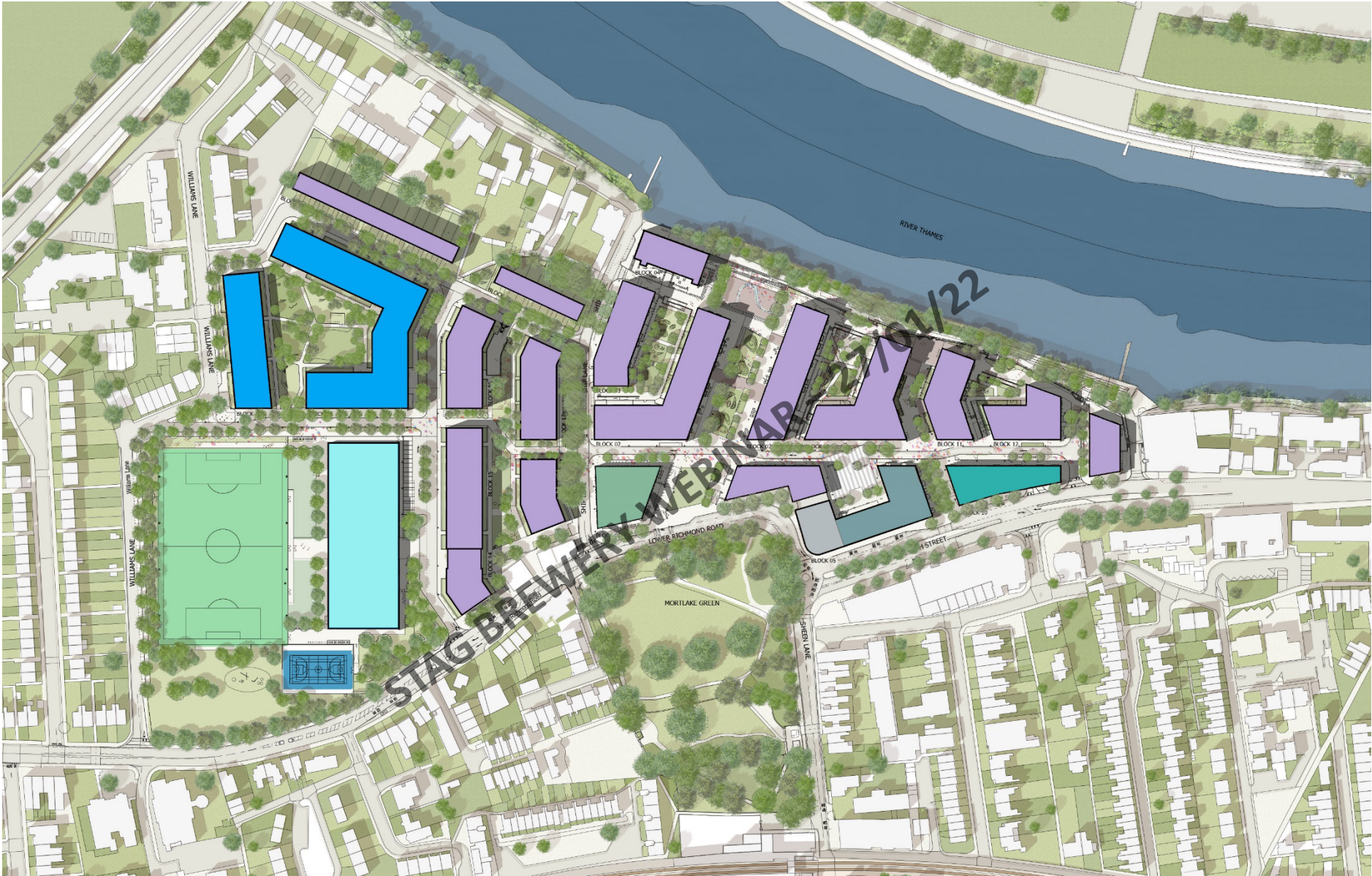
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1. A development that puts the heart back into Mortlake

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A mixed-use and inclusive development of residential, retail, flexible commercial and community facilities



- Flexible Use
- Private Residential
- Affordable Residential - Social Rent
- Affordable Residential - Intermediate
- Hotel
- Office
- School
- Cinema
- Car Park Entrance

A plan that provides genuinely affordable housing, integrated within all phases



Thames Street

Hybrid Scheme

A plan that supports commercial opportunities in Mortlake both within the development and the existing community and that likewise re-vitalises the existing Mortlake High Street

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Hybrid Scheme

An imaginative design enhancing the area's 'village' feel, preserving and respecting Mortlake's history, listed buildings, conservation areas and other locally listed heritage assets



Bottleworks Square



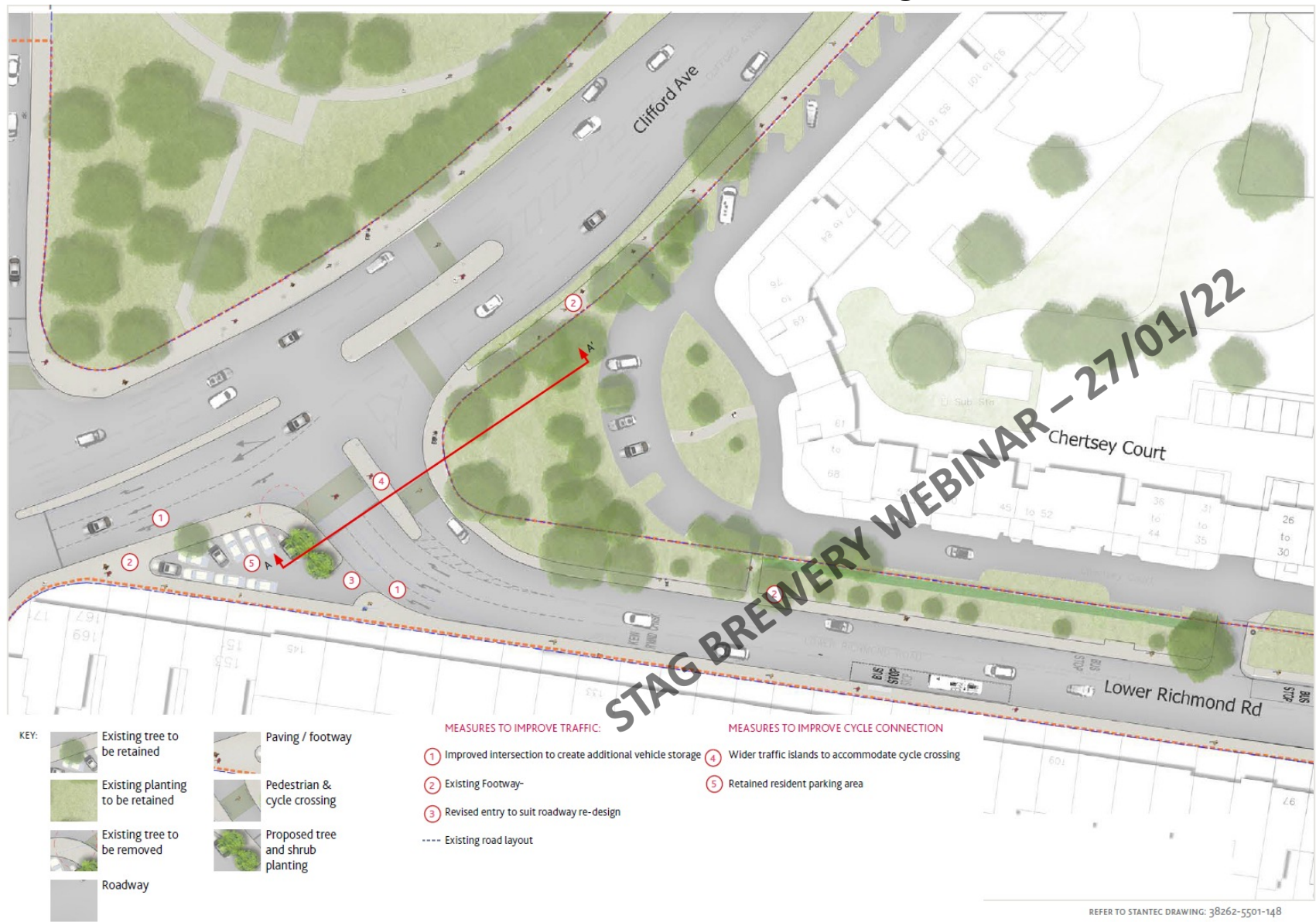
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2. Safe and Sustainable solutions to reduce traffic and improve quality of life

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Improvement works to Chalker's Corner

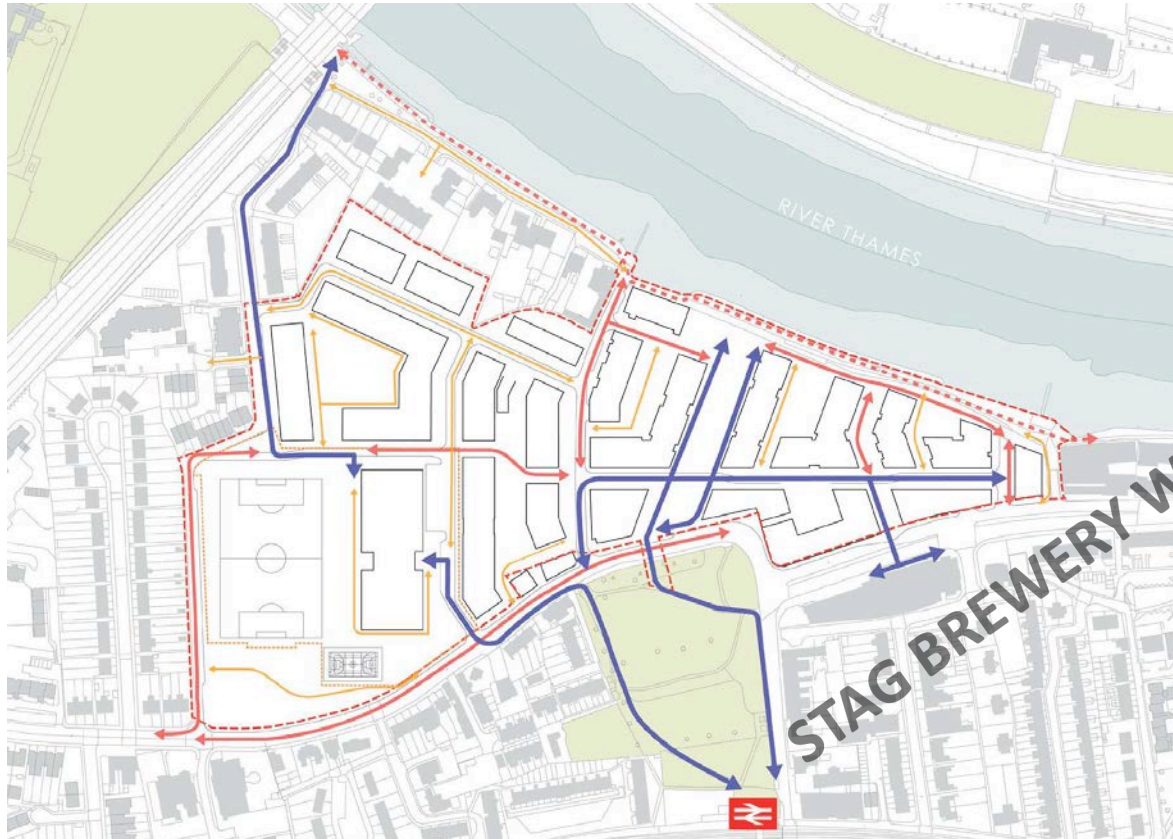
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- More efficient / safer junction
- Reduced delays on Lower Richmond Road
- Pedestrian & Cycling Improvements
- Additional Tree planted
- Proposal mitigates impact of the scheme
- Amendments agreed with TFL and LBRuT

Avoiding adverse affects on Chertsey Court

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Level Crossing

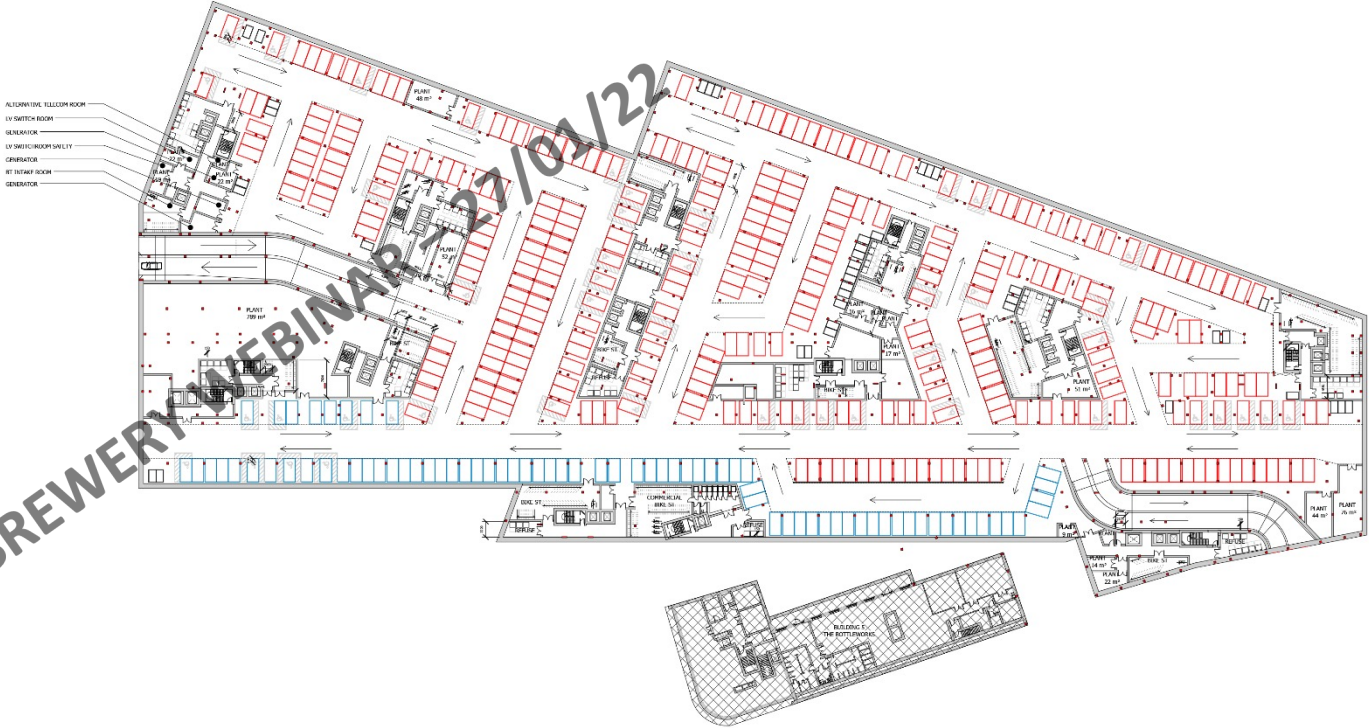
- Consultation with Network Rail
- Proposed Improvements:
 - Raised Zebra Crossing
 - Advanced Stop Lines
 - Improved Signage
 - Improvements to Pedestrian Bridge
 - Relocate Bollards
 - Increase Pedestrian Wait Areas
- Network Rail approved scheme

Create new pedestrian and cycle routes to/from the riverside, improving public permeability





Phase 2



Phase 1

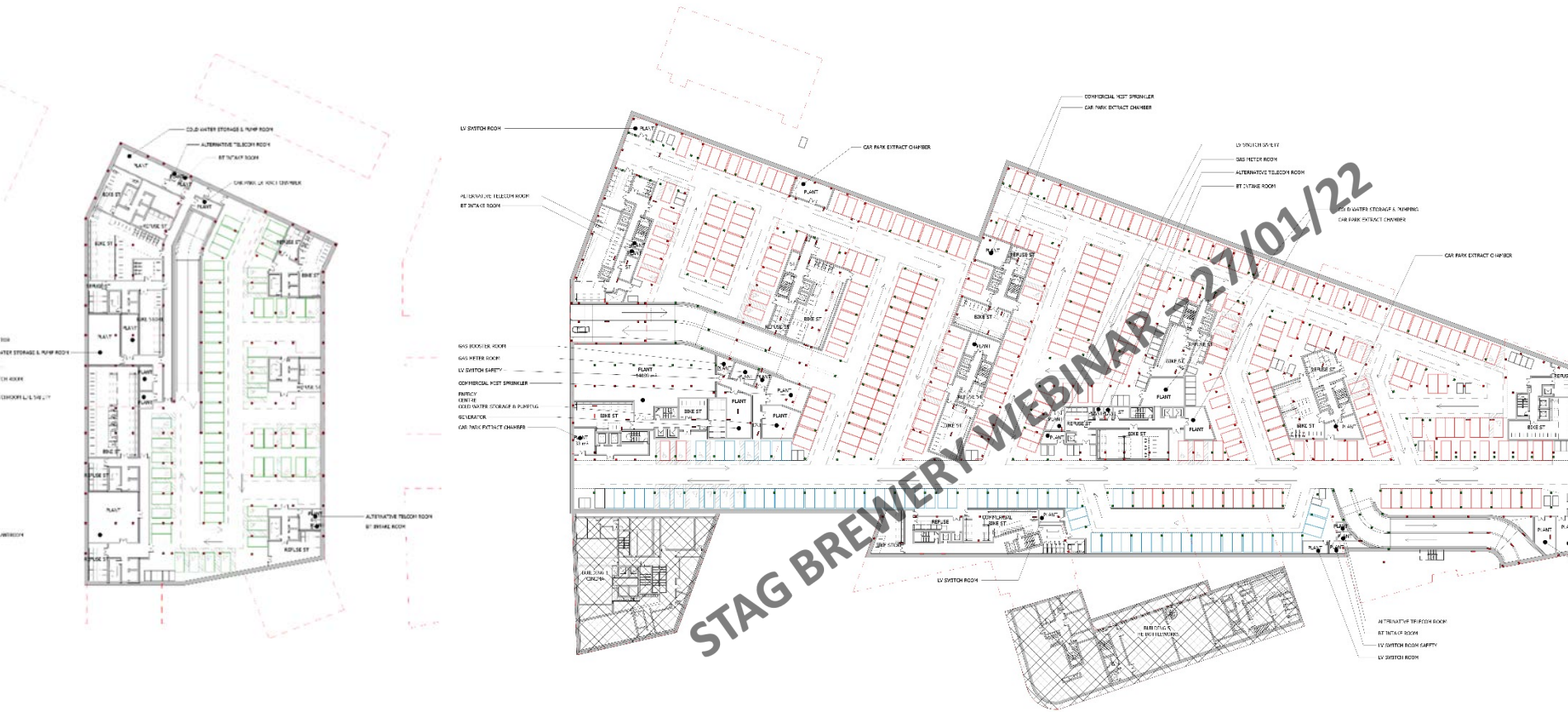
A plan that minimises car parking and traffic movement and avoids any further degradation of already damaging air quality levels

Basement Plans – Hybrid Scheme

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478 car parking spaces

Decrease in GIA : 64,230 sqft / 5,970 sqm
Decrease in parking spaces: 186



Secure long stay cycle parking (2,454 spaces total) is provided within the basement level

Short stay cycle spaces (284 total) are provided at ground level to give ease of access

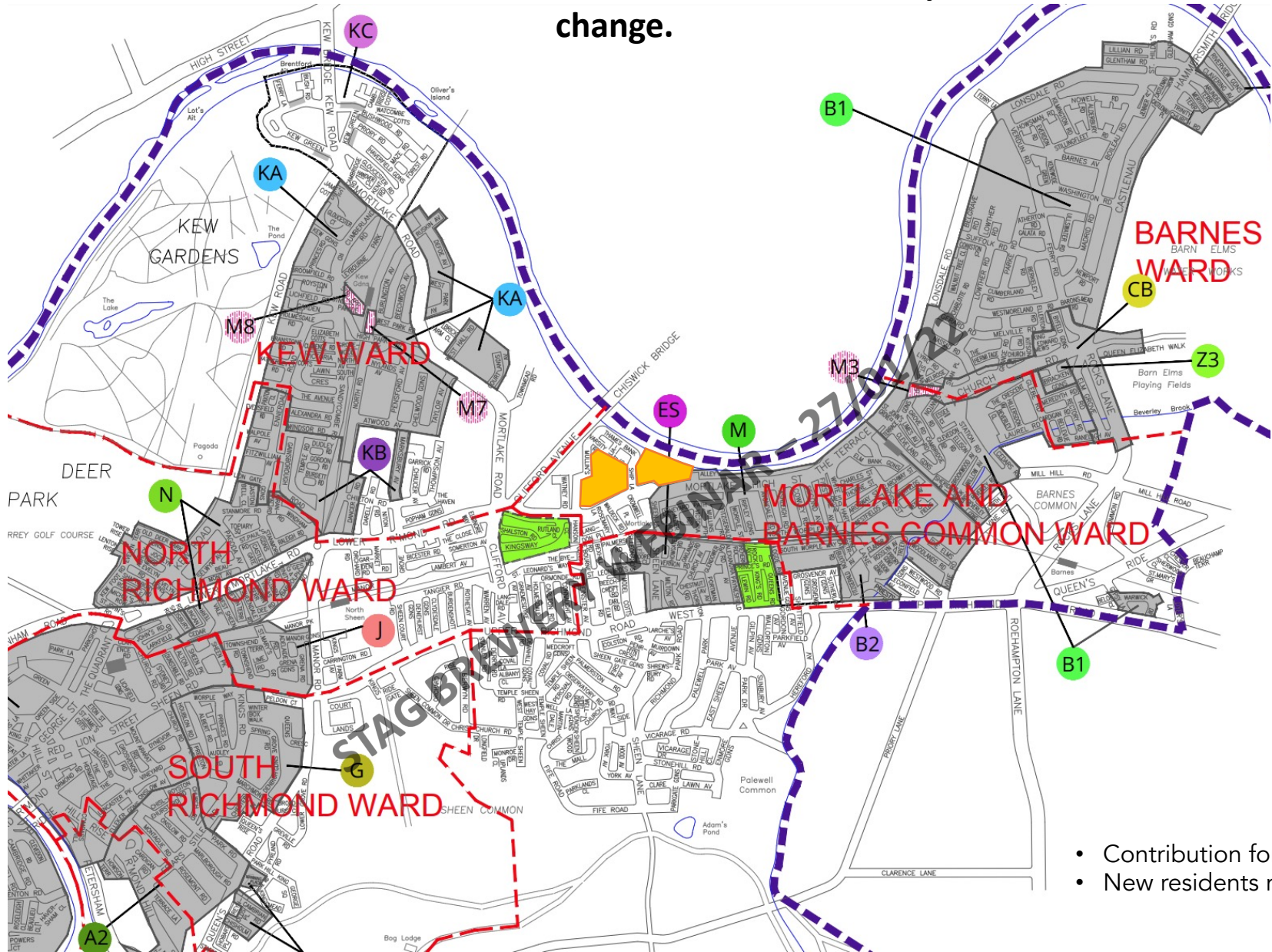
Support for electrical vehicles with a minimum provision of 20% of parking spaces

Provision of three car club parking spaces on Ship Lane

Phase 2

Phase 1

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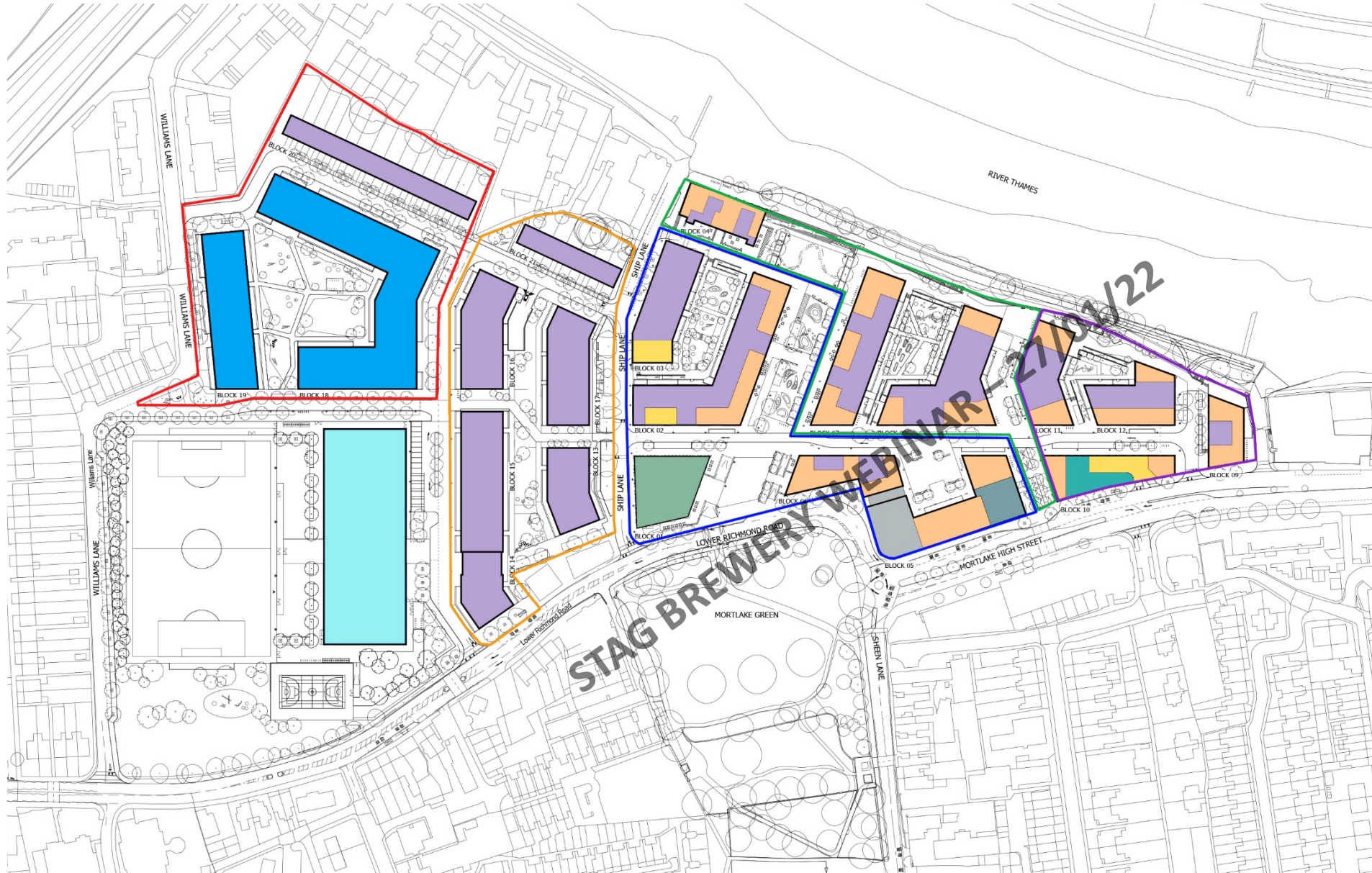
- Contribution for CPZ
- New residents not permitted parking permits



- Improved bus stop
- Bus turnaround provision
- Improved Crossing

A 20mph zone along Lower Richmond Road/Mortlake High Street/Sheen Lane to improve the pedestrian and cycling environment

Disclaimer: Information presented is not final and subject to change.



- Demolition will take 18 months
- Each phase will take around 2 years to build
- Each phase will have a specific CMP
- Overall construction period 7yrs
- All deliveries to site will be managed through an electronic system and given a specific time slot. There will be no waiting on street for access to the site
- Where practical, vehicle movements/deliveries will be reduced during weekday highway peak hours 8am-9.30am and 4.30pm-6pm
- There will be no on-site parking provided for operatives working on Stag Brewery

An environmentally sustainable plan during demolition and construction through to phased completion and occupation

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School travel plan

- 5-year monitoring programme to reduce travel by car
- Introduce 20mph zone
- Additional Crossing points on Lower Richmond Road
- Signalised crossing adjacent to school
- East -west cycle lane through development linking with school
- Dedicated special bus services for school
- Travel Information Packs to students and staff
- Secure cycle provision within school grounds
- Educational programme for use of level crossing

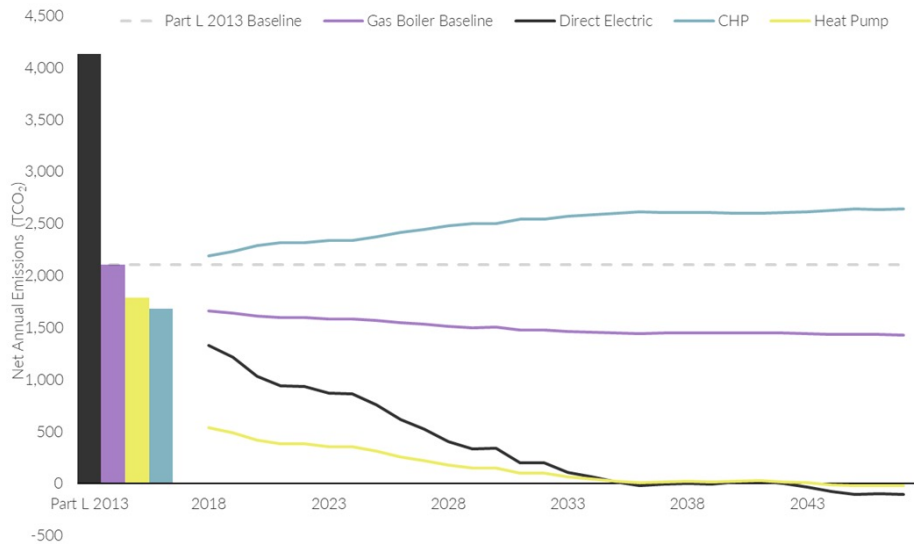
Target -5% travelling by car after 5 years.

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The scheme is targeting a (BREEAM) 'Excellent' rating, placing it within the top 10% of UK BREEAM-assessed projects.

- Installation of water efficient devices
- Green roofs and underground attenuation tanks
- The façade of The Maltings Building, the former Hotel, and the Bottling Building, will be re-used
- New materials will be sustainably sourced, recycled or re-used, where possible
- Up to 400 new trees to be planted across the site.
- Secure cycle storage facilities will be provided to encourage the use of bicycles
- A net biodiversity gain approach including ecological enhancements
- Use of solar panels to generate electricity on site
- Use of air source and ground source heating pumps to generate carbon-free heating and cooling

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Looking ahead at projected emissions, with the approach developed for Stag Brewery, it is anticipated that operational emissions will continue to decrease over the lifetime of the development - eventually becoming zero carbon.

Substantial sustainability goals and targets across both applications including achieving:

- An 'Excellent' BREEAM rating
- Previous scheme proposed onsite CHP – gas combustion solution
- The proposed strategy utilises an all-electric approach – ASHP for space heating and central electric boiler for hot water demand.
- It's anticipated that a reduction of ~46% in regulated emissions compared to the Part L (SAP10) baseline could be achieved.

Proposed strategy's regulated emissions approx. 50% lower emissions than the previous consented scheme.

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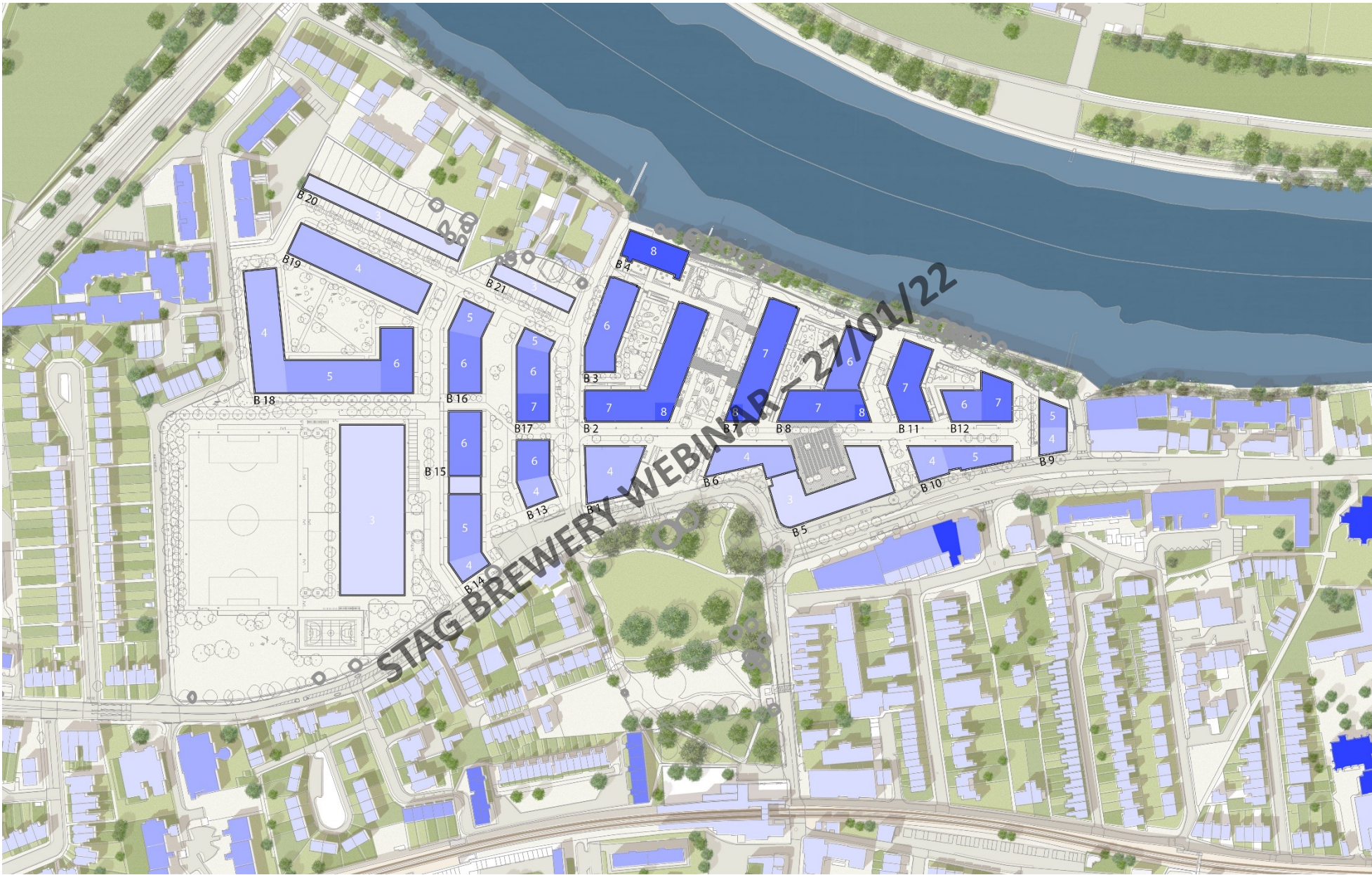
3. Development Density we can all live with

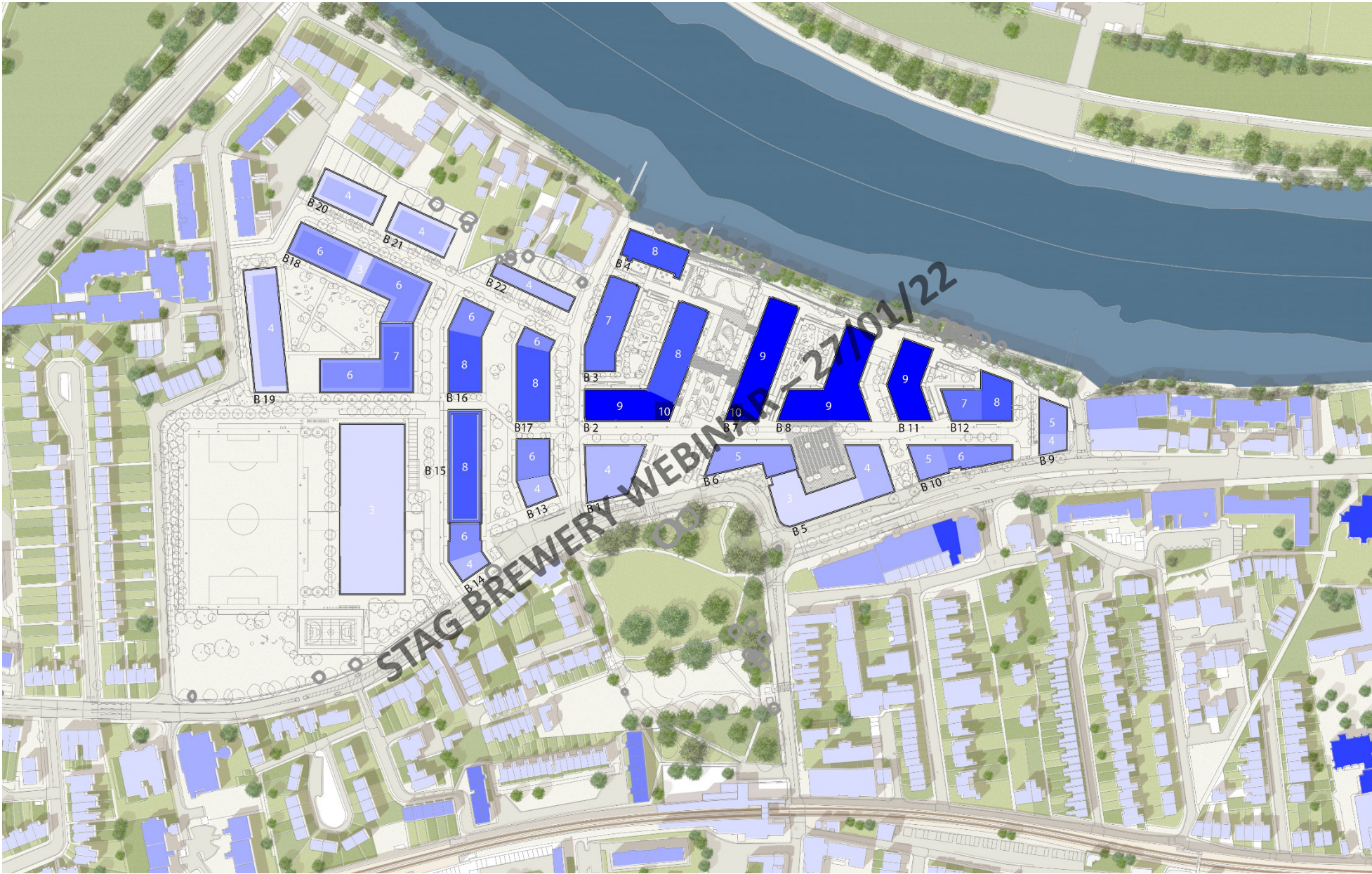
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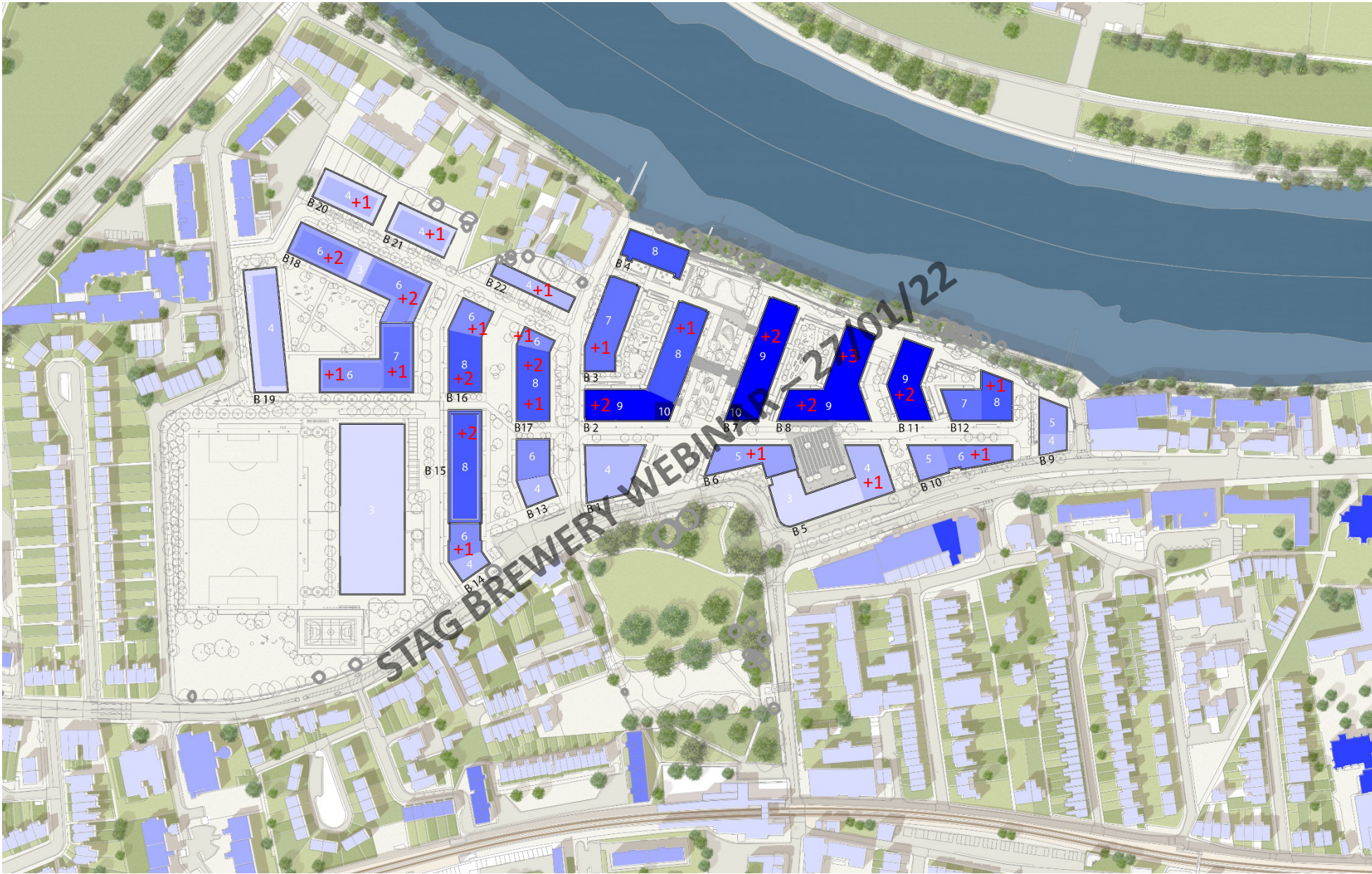
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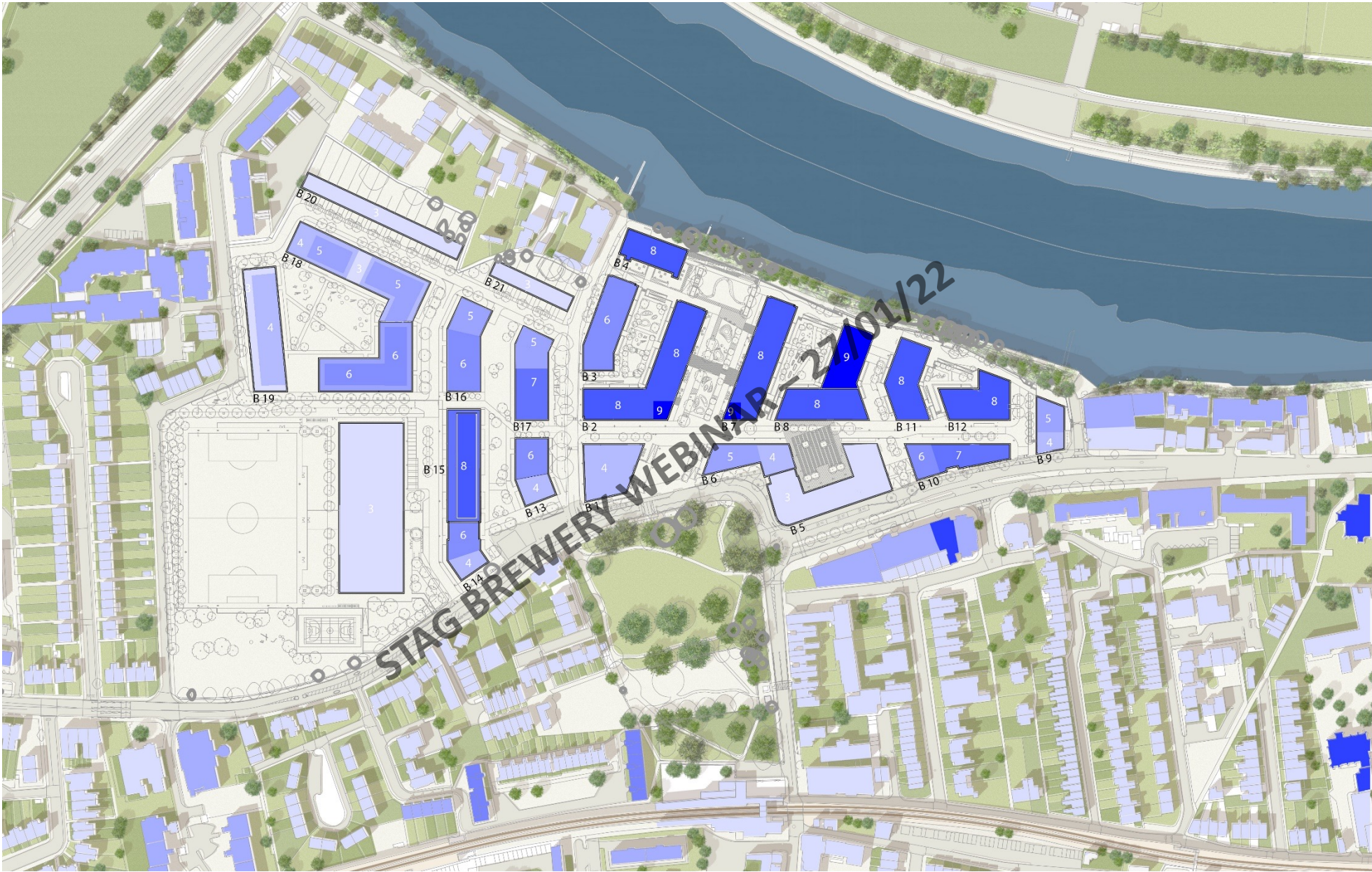


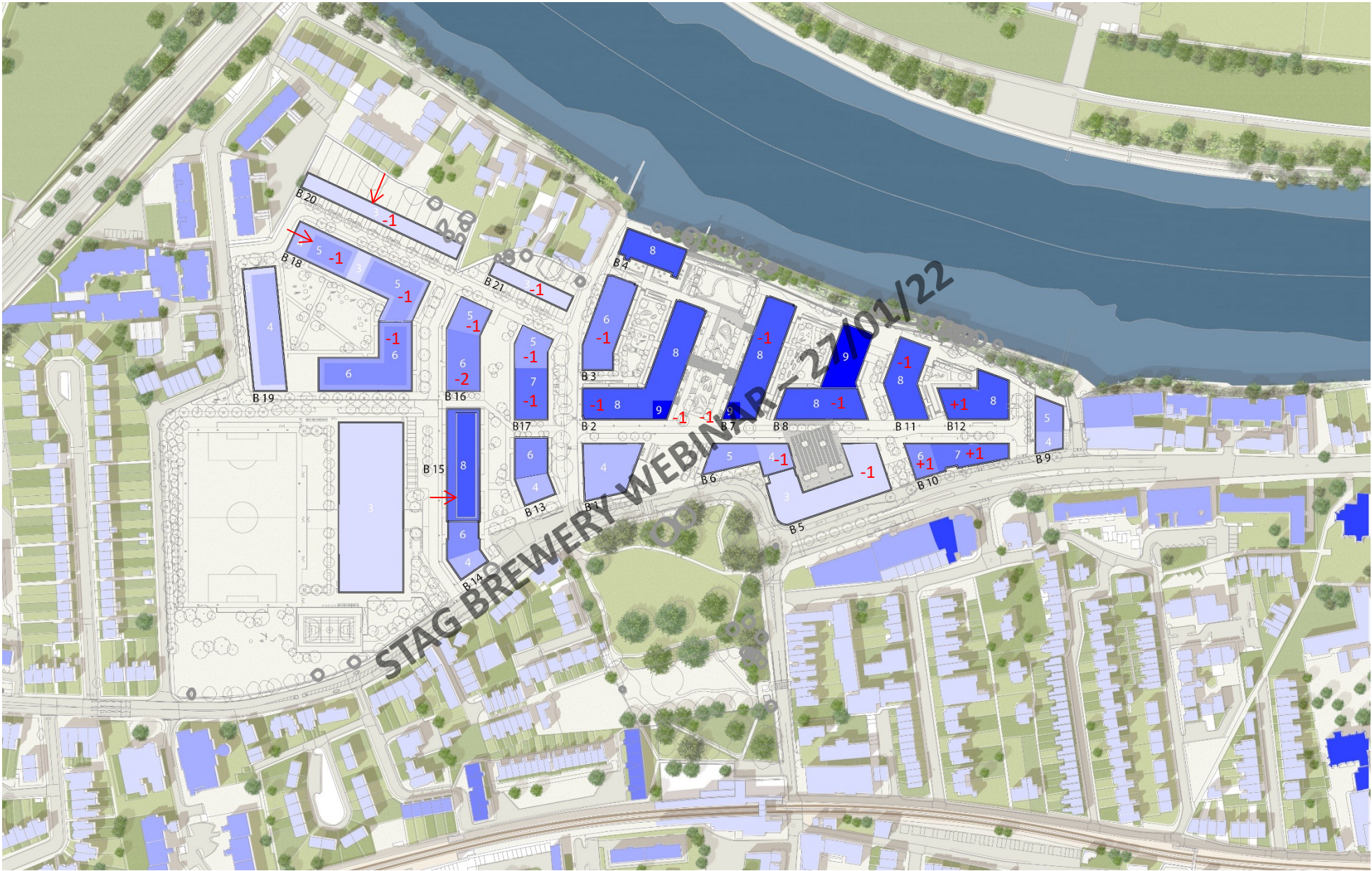
An optimised, cumulative density appropriate to the context













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Existing View

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Richmond Scheme

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Hybrid Scheme



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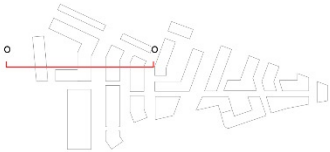
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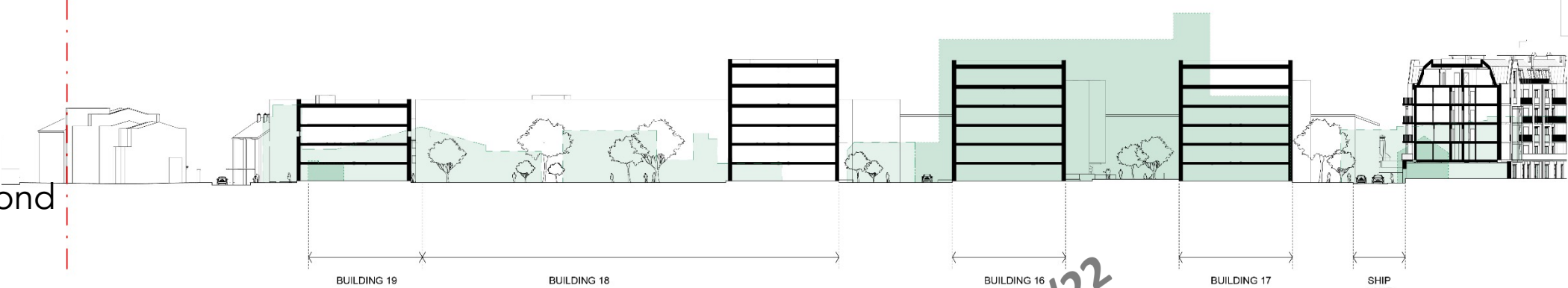
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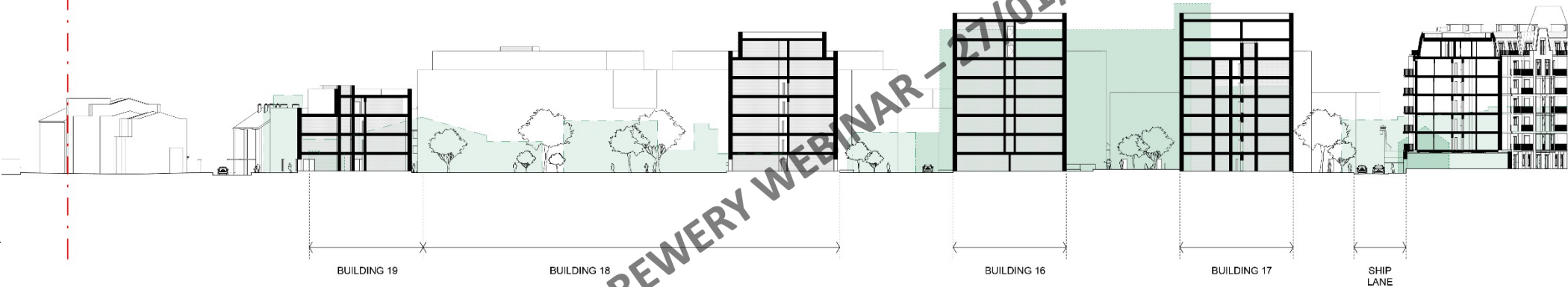
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Richmond

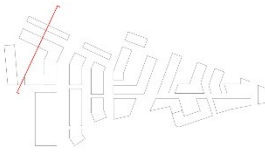


GLA

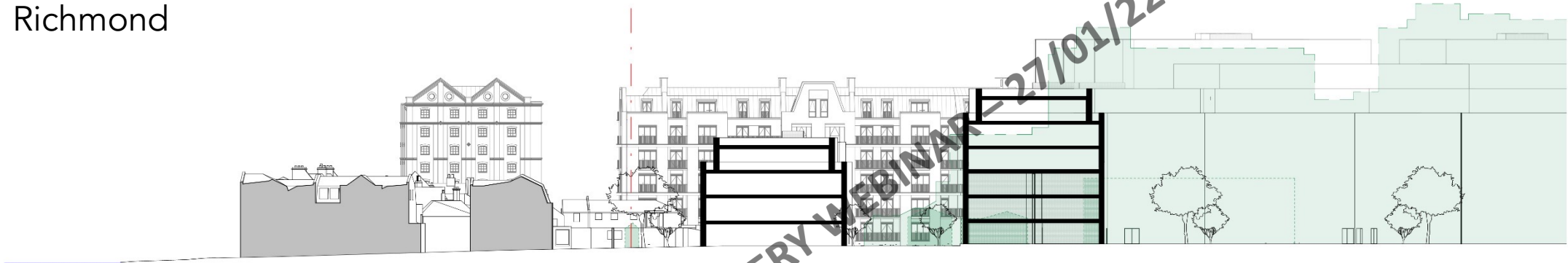


Hybrid





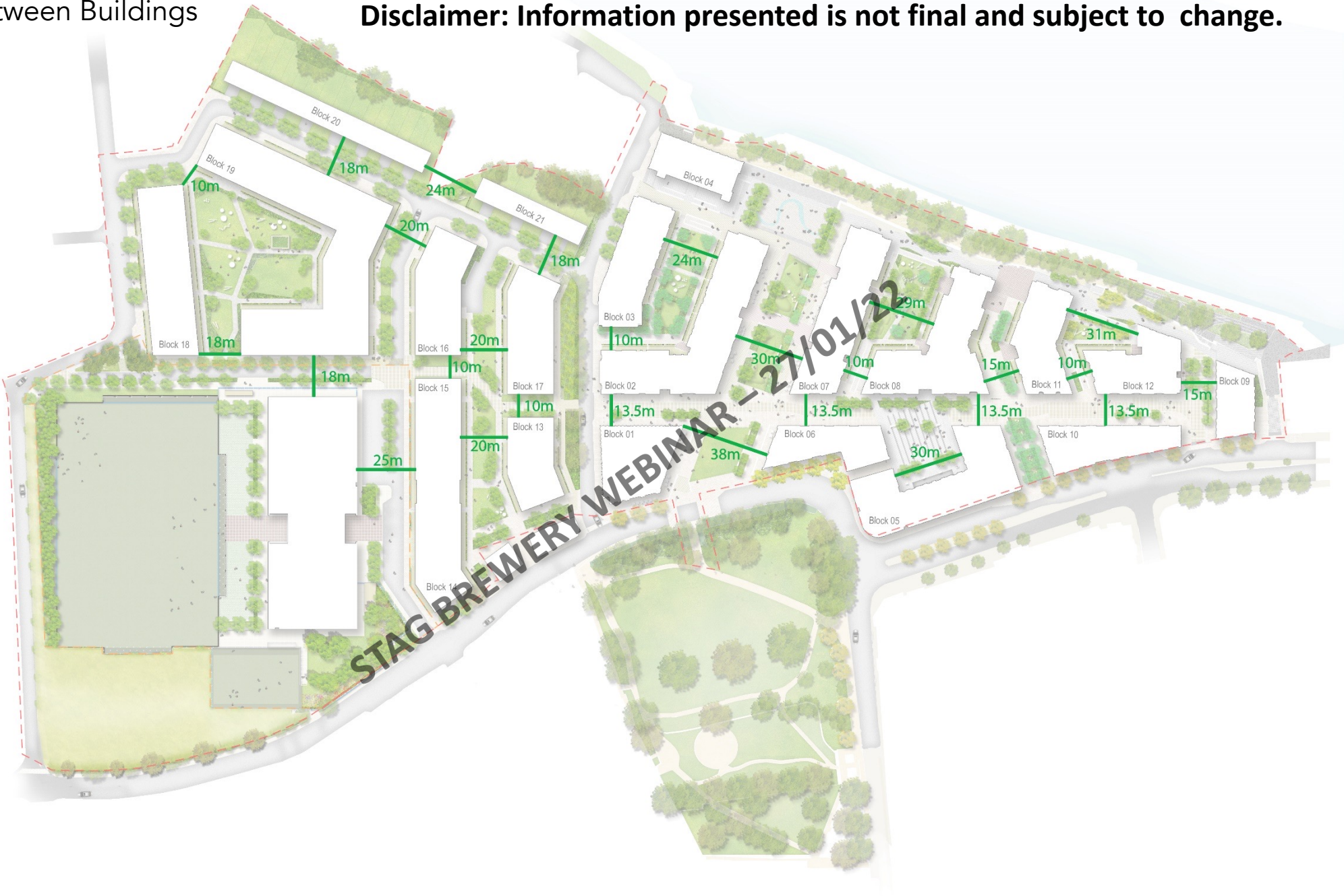
Richmond



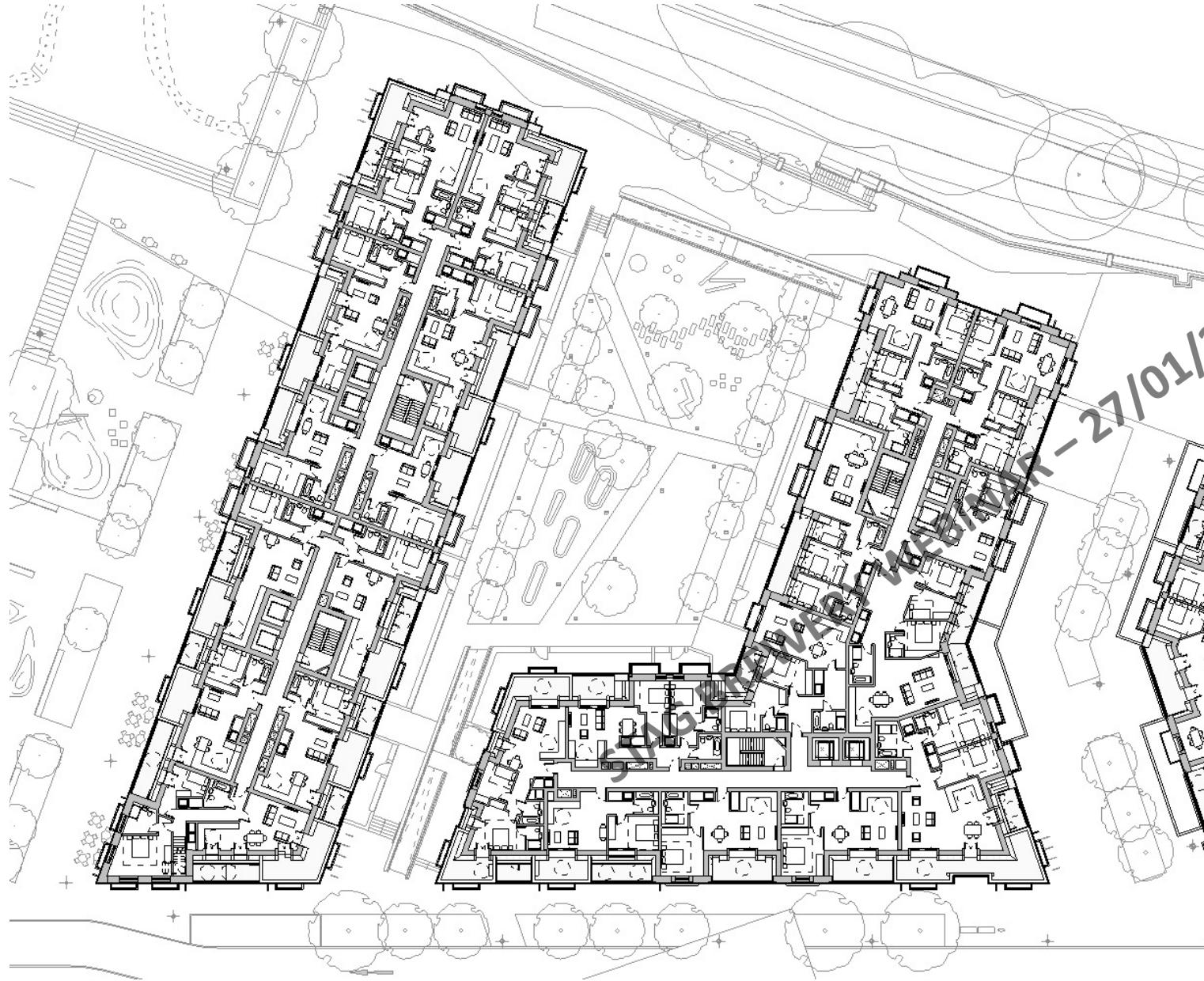
GLA



Hybrid



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- Ground floor level units windows to all rooms are at outer face to avoid overshadowing of windows
- Living/ kitchen windows at outer face of buildings (at all levels) to avoid overshadowing of balconies
- Play space where possible is located in areas that receive greater amounts of light.





1. The White Hart



2. Digby Mansions, Hammermith



3. Riverview Gardens, Barnes



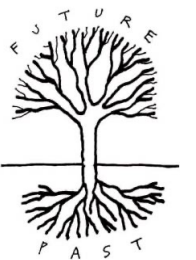
5. Ruvigny Mansions, Putney



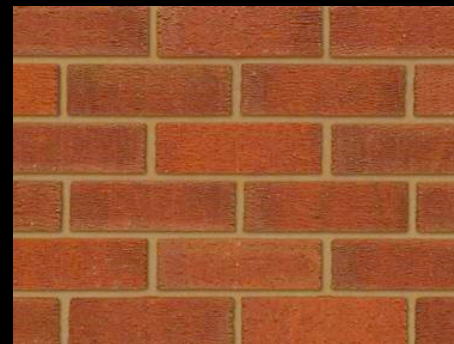
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-  Mansion Typology A
-  Mansion Typology B
-  Mansion Typology C
-  Warehouse Typology D
-  Stand alone building type
-  Existing industrial buildings



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Richmond Scheme



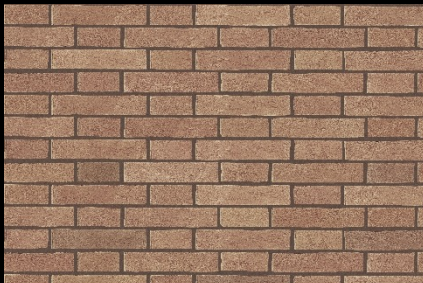
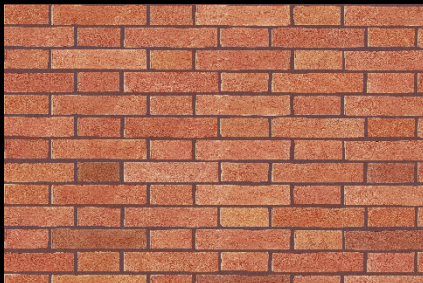
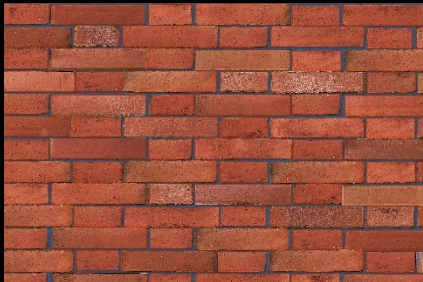
GLA Scheme



Hybrid Scheme

Mansion Typology Brick Colours

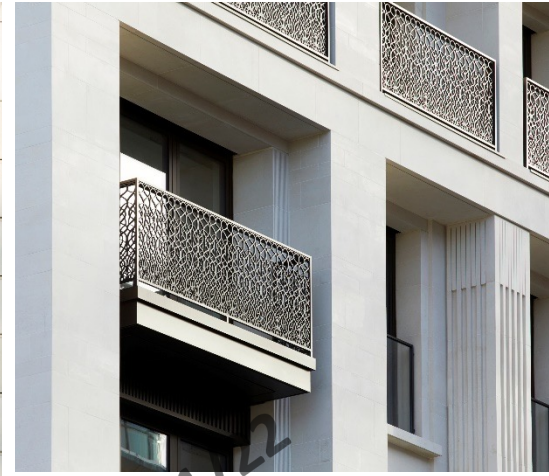
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4. Protect and enhance Mortlake's green spaces for all to enjoy

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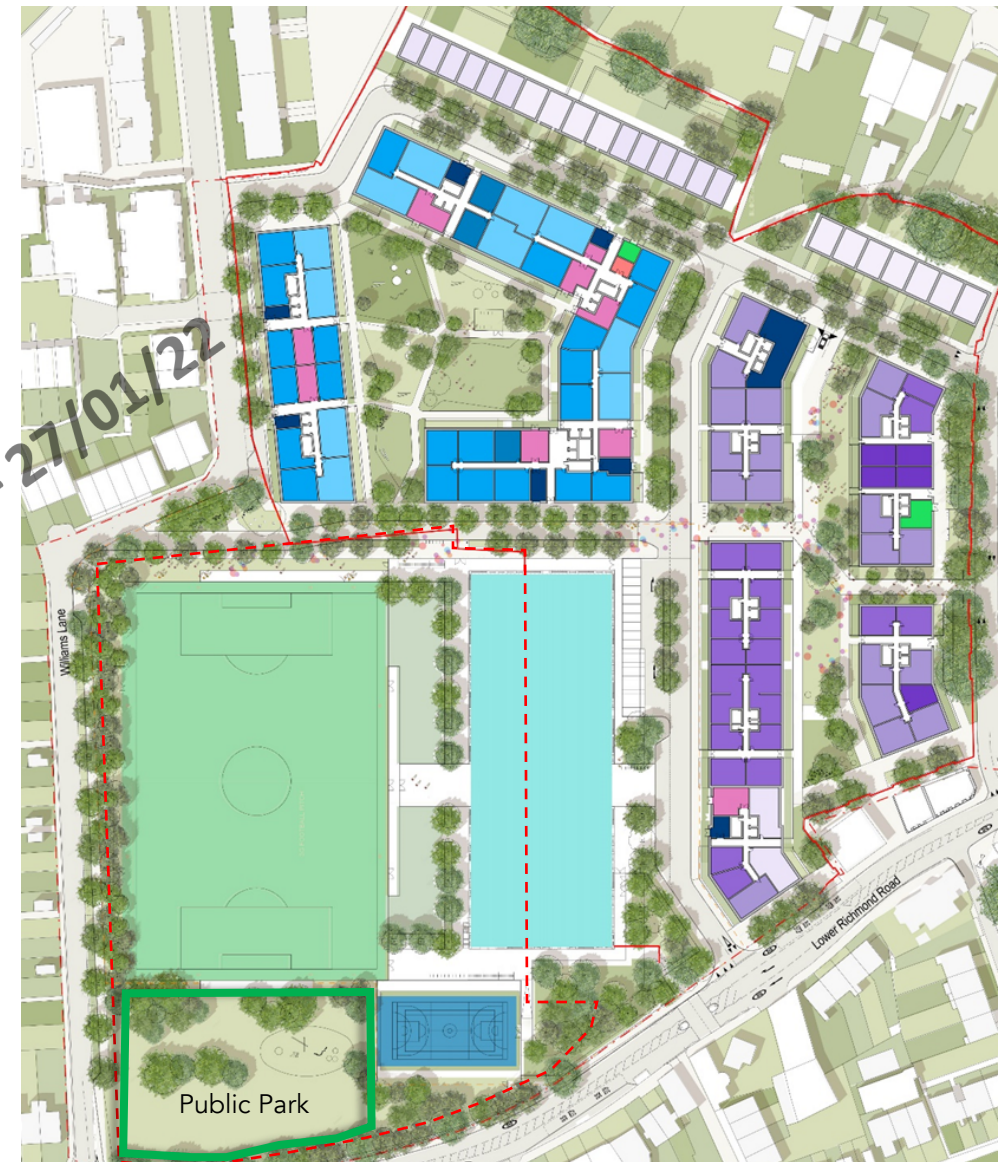
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- Increase in OOLTI (other open land of townscape importance) from 2ha to 3.3ha
- Overall amenity space (green space, OOLTI, public plazas, public realm and towpath), 4.83ha, 51% of the overall site area

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- Provision of more flexible sports facilities supported by Sports England
- Generous, flexible, open recreation space for broader community use



Retain and enhance the existing protected sports fields



Respect and enhance the towpath and Bull's Alley, and safeguard Mortlake Green



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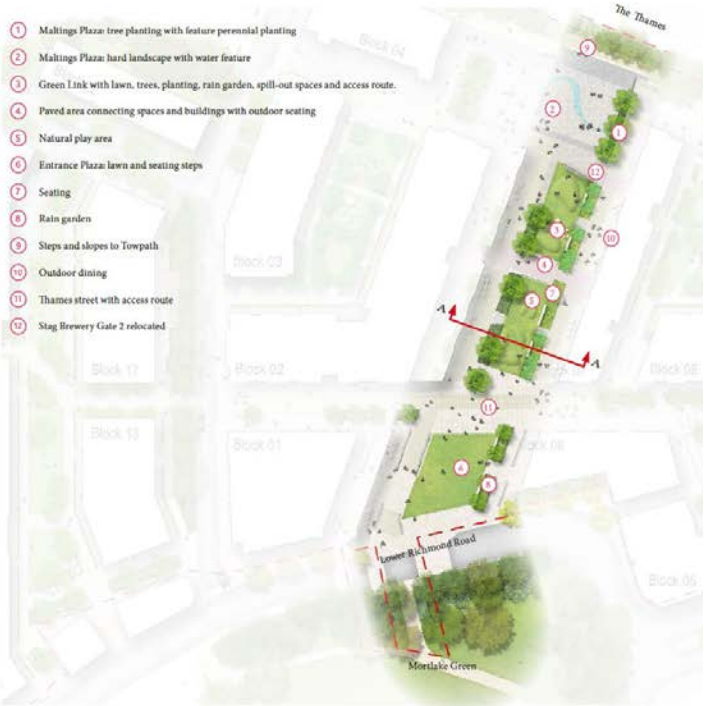
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Create a new green link from Mortlake Station to the River to form a focal area for the wider community

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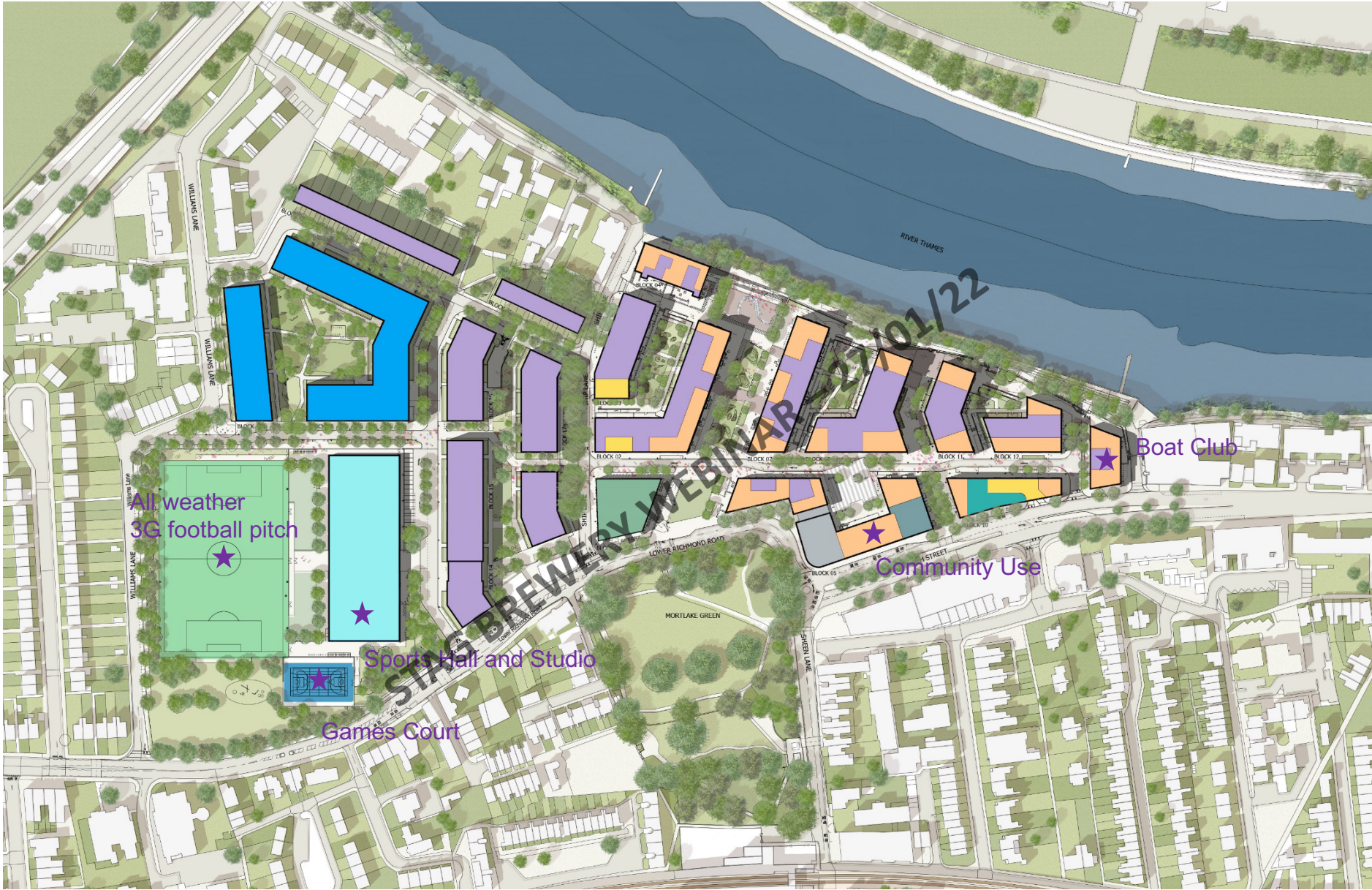



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5. School and Community Facilities

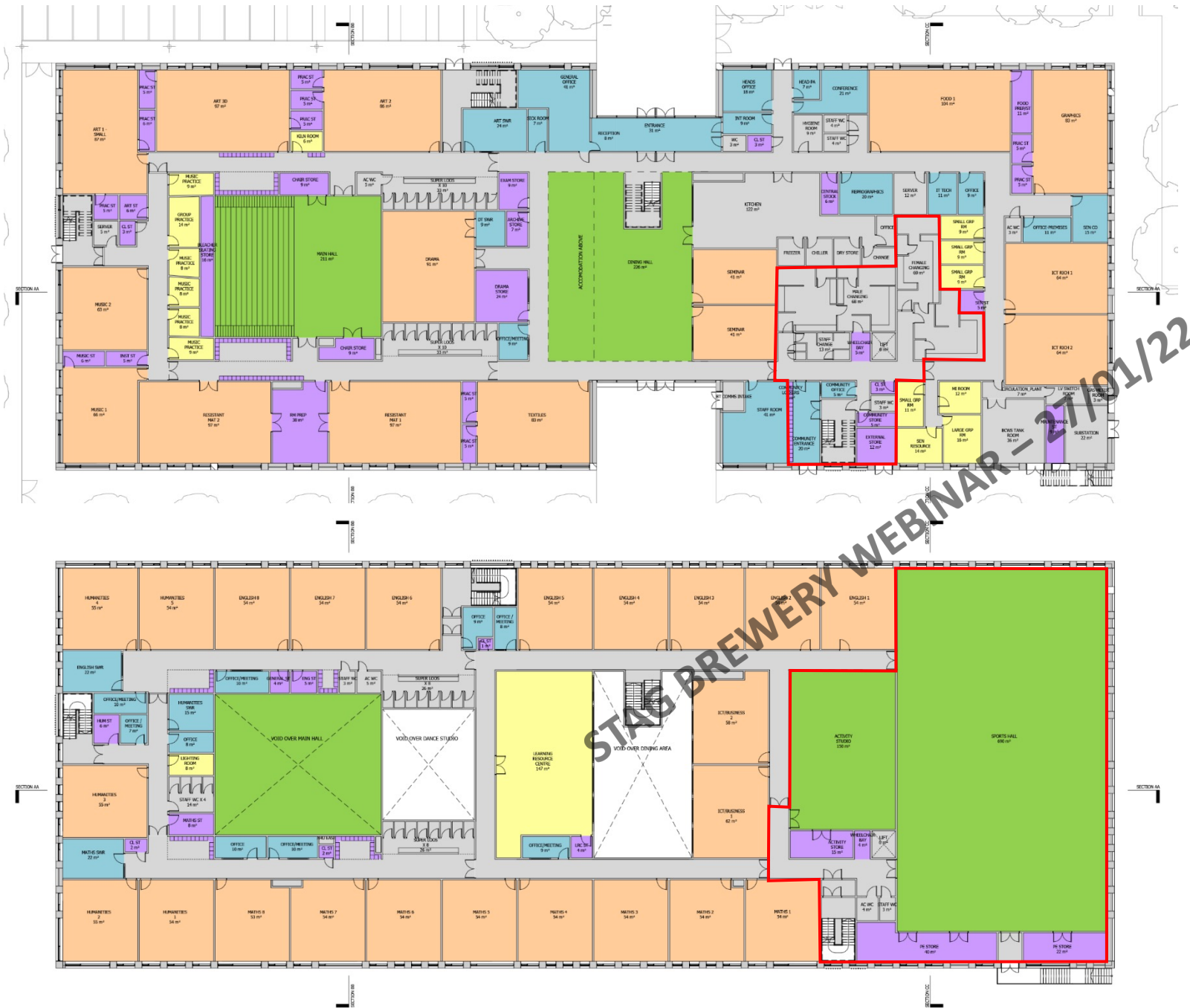
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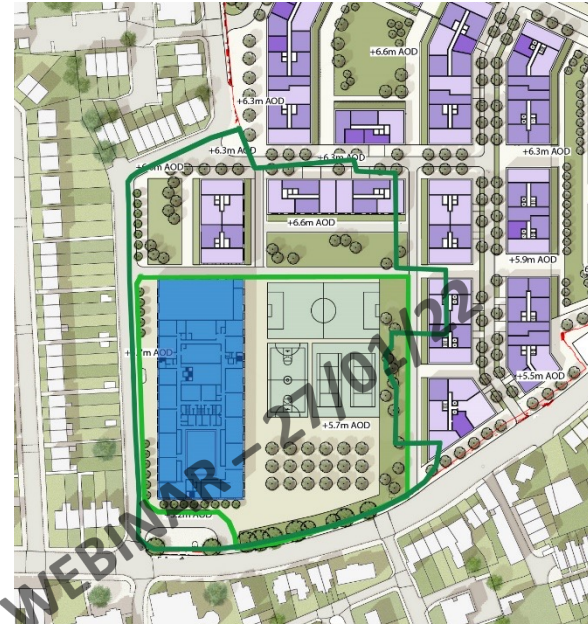
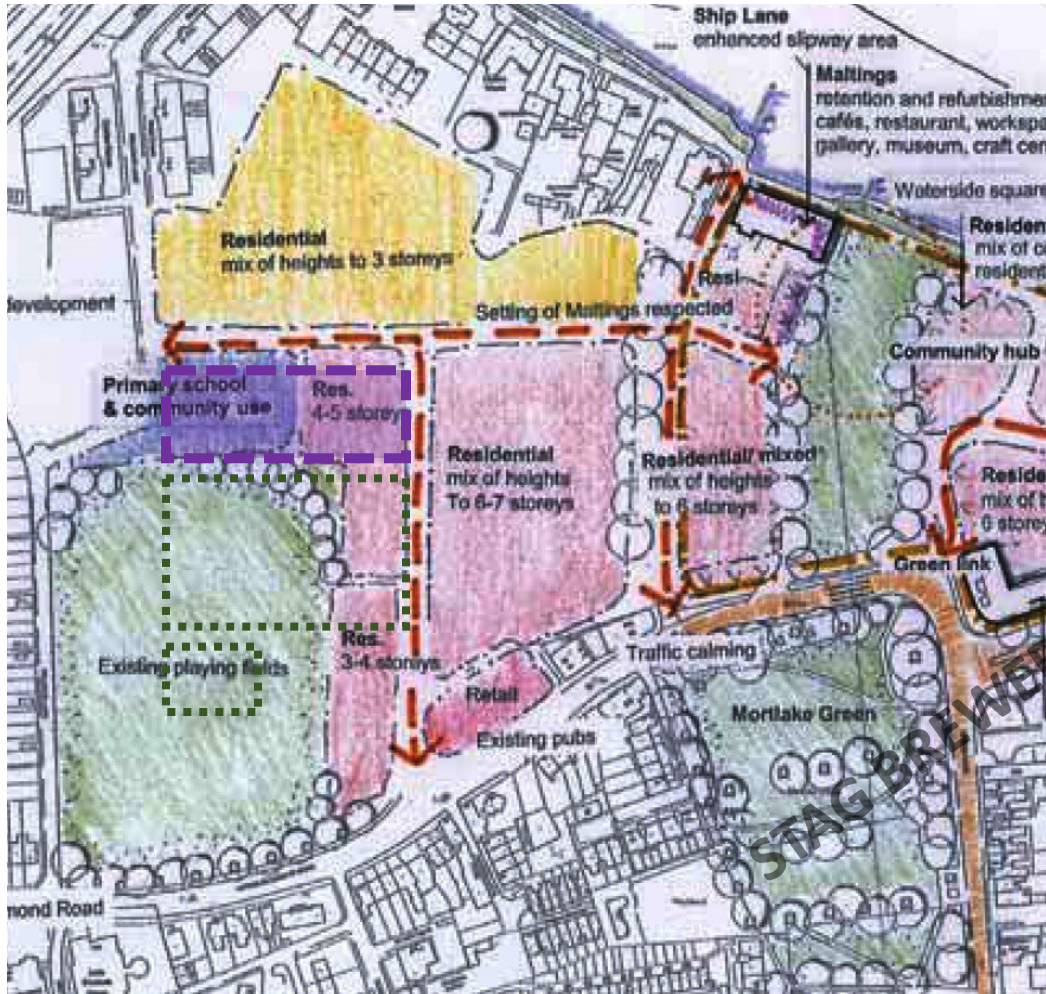


 Community access

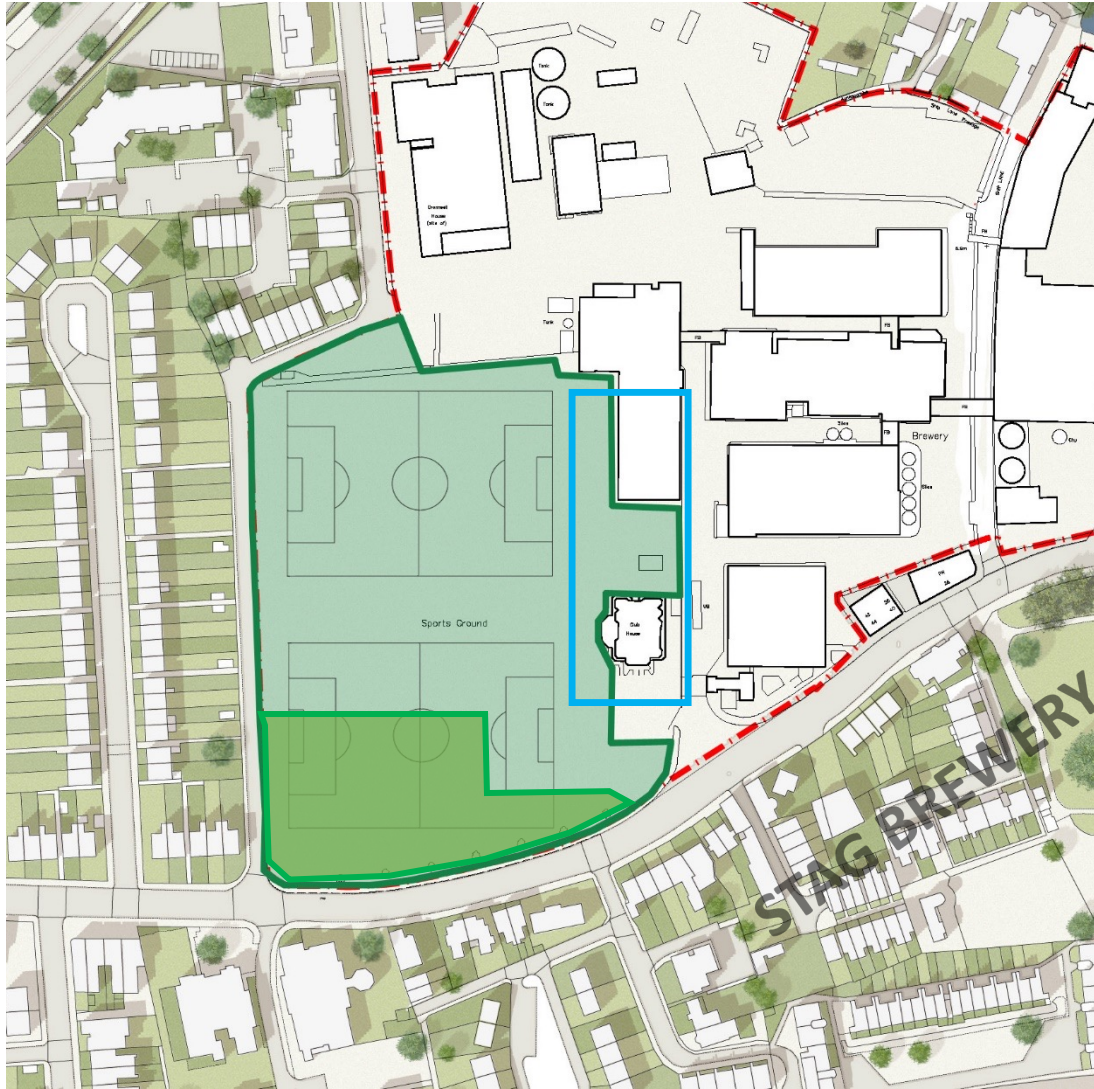
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Secondary School Proposed Position

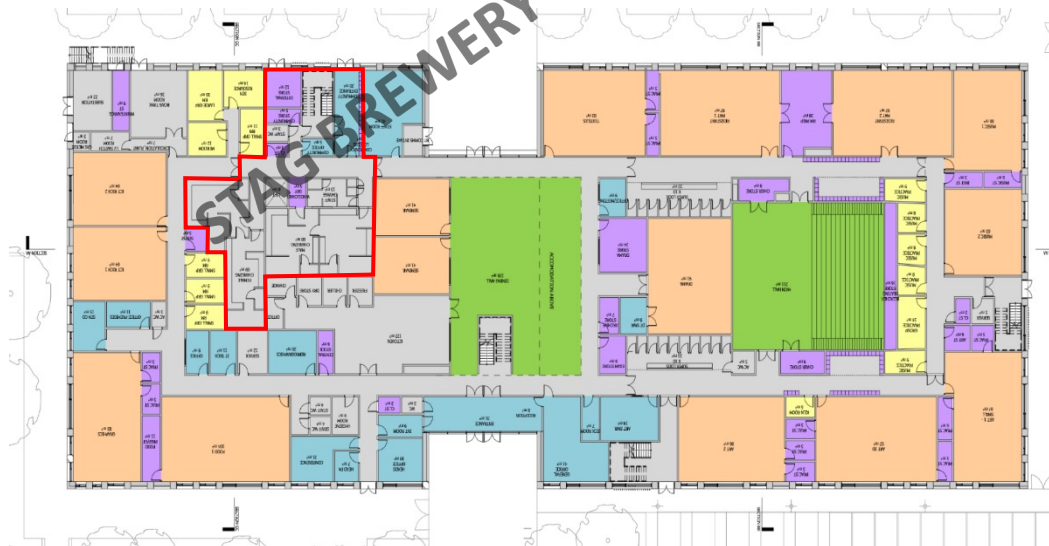
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Education Funding Agency
EFA Baseline School Designs

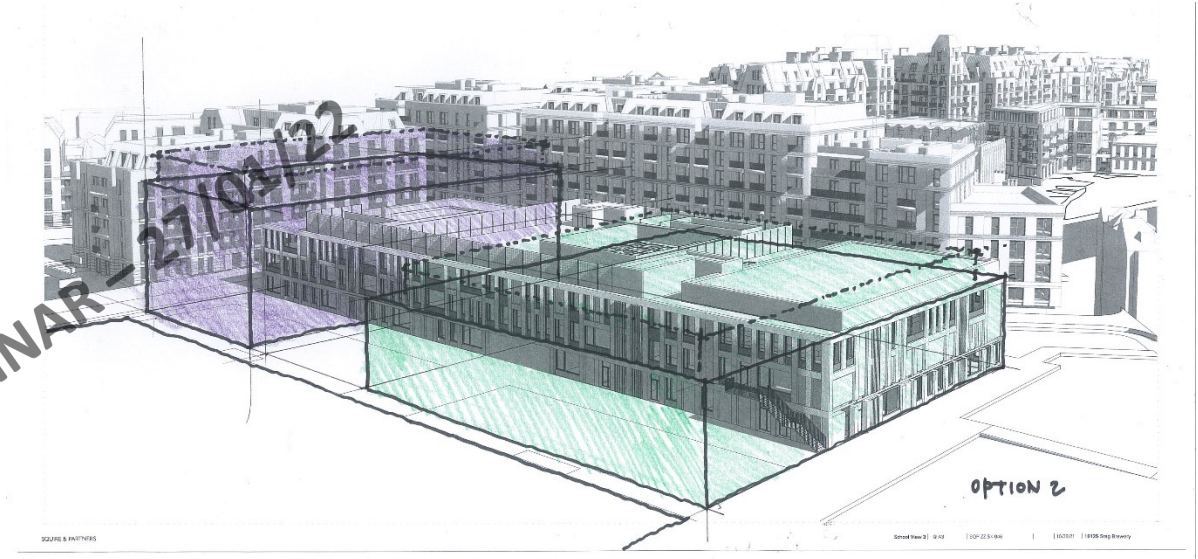
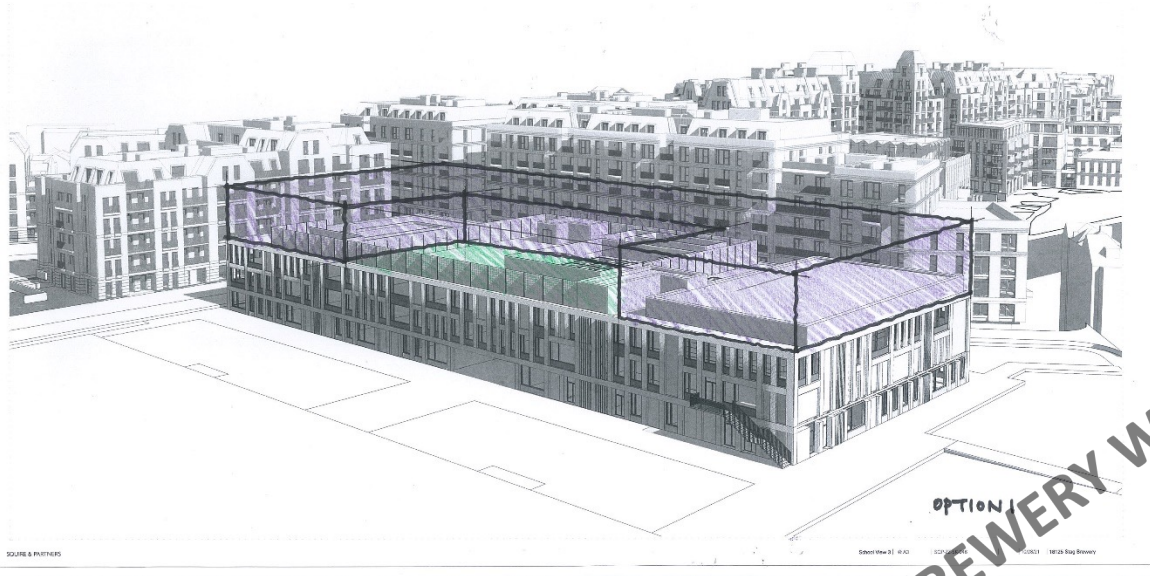
Secondary Type 2 1200 Ground Floor
11-16 Typical Curriculum

Scale: 1:200 at A1
Dwg. No.: 2.01.001



Secondary School Required Plan

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View of Secondary School

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- Return of the buildings behind the listed houses to 3 storey terraced houses
- Would like to see reductions of height around Maltings
- Supportive of additional height to buildings in the centre of the site and along Mortlake High Street
- Design principles for the public realm and open spaces
- 'Play on the way' principles along the River Thames frontage
- Support for the proposed water play proposal for Maltings Plaza, this public space has the potential to animate the riverfront and celebrate the connection to the annual Boat Race
- Supportive of the mansion block and warehouse typologies
- Supportive of underlying principles of masterplan proposals

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	LBRuT Scheme	GLA Scheme	Hybrid Scheme
Total GIA (Incl. Carpark)	152,024 m ² (1,636,390 sqft)	171,768 m ² (1,848,916 sqft)	159,982 m ² (1,722,052 sqft)
Residential GIA	99,289 m ² (1,068,747 sqft) (Private, Assisted Living & Care Home)	123,538 m ² (1,329,761 sqft)	112,200 m ² (1,207,719 sqft)
Total Units	893 (663 Private, 150 Assisted Living, 80 Care Home)	1,250	1,114

221 additional units compared to approved scheme

136 units less than the GLA scheme

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COMMUNITY AND GENERAL BENEFITS

Guy Duckworth, Dartmouth Capital Advisors

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The Stag Brewery Main Application includes a variety of community and general benefits including:

- New publicly accessible, local facilities such as:
 - Cinema
 - Hotel
 - Community facilities, including a boat house
 - Shops and restaurants
 - Additional leisure facilities including a new water sports centre New public squares and plazas to encourage community interaction
- Secondary School and multi-generational investment for 1,200 pupils
- New pedestrian and cycle routes
- Access to the Thames River for the first time in two hundred years and a new towpath that will be available to the public 24/7
- High-quality landscaping and public realm
- Just under 4 hectares of public amenity space (3.93 Ha) excluding the towpath
- Just over 7,500 metres squared of children's play space (7,534 m²)
- The preservation and retention of heritage buildings across the site with the buildings and historic assets brought back into active use

Q&A Session

Steve McAdam, Soundings

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NEXT STEPS AND CLOSE

Steve McAdam, Soundings

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- You can view and comment on the proposals by visiting the new Stag Brewery website (stag-brewery.co.uk)
- The new Stag Brewery website also includes:
 - History and further description of the site
 - More key views from within and around the site showing how the scheme has changed over the course of the three schemes
 - Details on new planning applications (Applications A and B)
 - More information on Sustainability and Transport
 - Previous consultation activities and reports, including the Statement of Community Involvement
- Two applications will be submitted in early February: **Application A – Main Scheme** and **Application B – Secondary School**
- It is anticipated that it will take the LBRuT two to three weeks to validate and register them, and once they have been registered we will update the website with information on how to access and formally comment on the full applications.

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Thank You for Attending.

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