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THE STAG BREWERY AGENDA

- 1 Introductions
- 2 CLG housekeeping: Terms of reference, CLG programme and future agendas
- 3 Summary of feedback from public consultation
- 4 Brief overview of the masterplan, including changes since March Public Exhibition
- 5 Detailed review of the proposed position and location of the school and playing fields
- 6 Question and answer session
- 7 Any other business

THE STAG BREWERY CLG PROGRAMME

	Date	Theme
CLG 1	Tuesday 25 April	Masterplan overview & school
CLG 2	Tuesday 16 May	Height, scale, and public realm
CLG 3	Tuesday 6 June	Traffic & transport, environmental impact
CLG 4	Tuesday 13 June	Exhibition preview

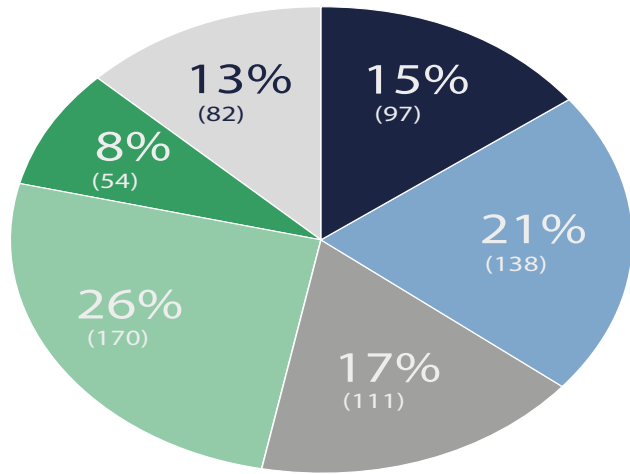
1450
PEOPLE ATTENDED

330
EMAILS RECEIVED

650
FORMS RECEIVED
45% RETURN RATE

THE STAG BREWERY OVERALL OPINION

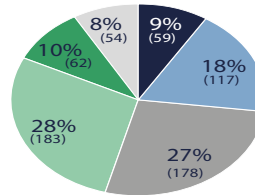
OVERALL OPINION
652 responses received



KEY

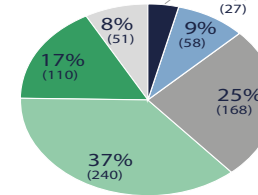
- REALLY LIKE
- DISLIKE
- LIKE
- REALLY DISLIKE
- NEUTRAL
- NO RESPONSE

NEW HOMES



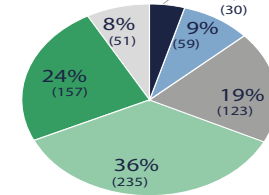
653 responses received

RETAIL



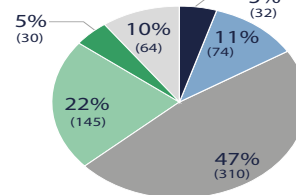
654 responses received

LEISURE



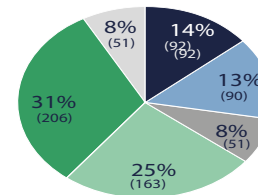
655 responses received

OFFICE



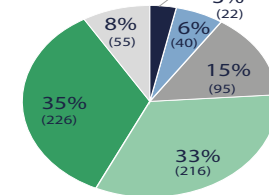
655 responses received

PUBLIC SPACE



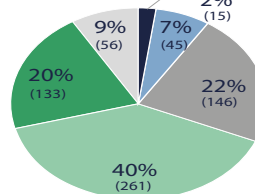
653 responses received

RIVERSIDE



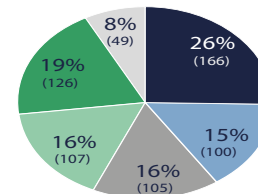
654 responses received

RESTAURANTS



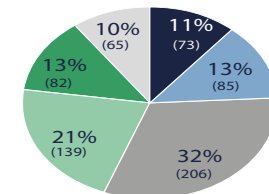
654 responses received

SCHOOL



653 responses received

CPZ



650 responses received

LIKE

%

Proposal of a secondary school	4.7
Provisions of green/open space	3.0
Riverside improvements/tow-path/river walkway	2.4
Welcome the regeneration to improve the area	2.4
Retained buildings and heritage	2.1
The overall consultation	1.7
Mixed-use development	1.6
Permeability to the river/access to river/opening up the river	1.5
River frontage/development/more attractive riverside	1.3
New housing	1.1

DISLIKE

%

Density of development	6.1
14 storey building	4.9
Traffic impact	4.5
Loss of playing fields/green space	4.3
Building heights	3.9
School	3.8
That no traffic solution has been proposed	2.8
Not enough green space	2.2
School's compromise of playing field	1.7
Number of homes	1.4

573 Comments received

Location	%	Design	%
Don't like the removal of the playing fields	9.9	Find the school too dense or large / site is too small	12.0
Should be somewhere else	6.6	Doesn't have enough green outdoor space / sports fields for kids to be active	3.5
Why not in Barnes Elms?	2.3	Don't like the aesthetic	1.4
Why not somewhere else on the site?	1.7	Find the school too high	0.5
Worry about pollution near school	1.7	Like the aesthetic	0.5
Traffic	%	Overall	%
Worry about the traffic created to and from the school	4.2	Like that a secondary school is proposed	22.1
Worry about not enough parking	1.9	Dislike that there is a secondary school proposed	12.1
Worry about compatibility main road / traffic	1.0	Do we need a secondary school that size?	3.8
Worry about sufficient public transport	0.5	We need a primary school	3.1



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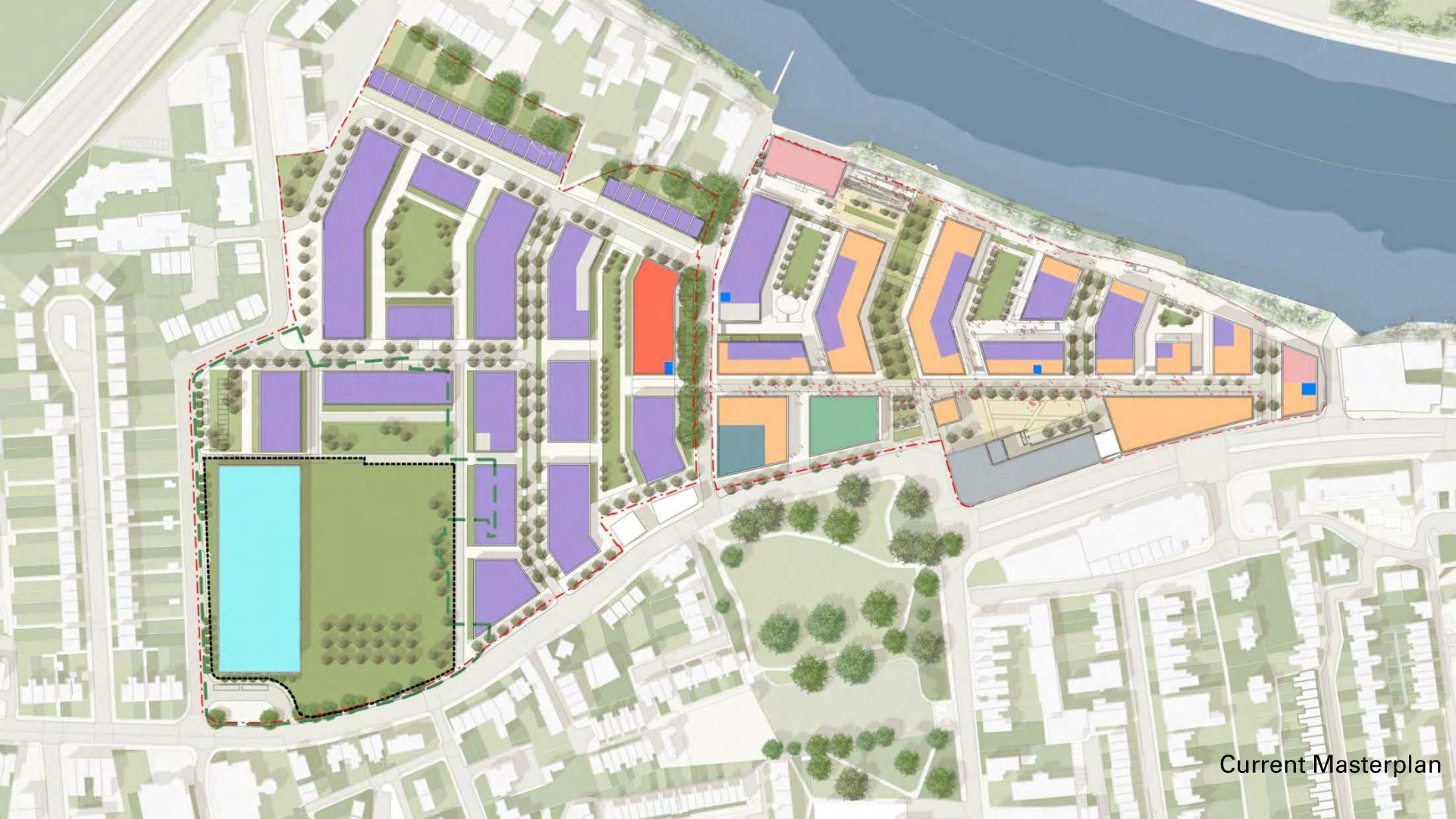
Stag Brewery

Presentation to Community Liaison Group

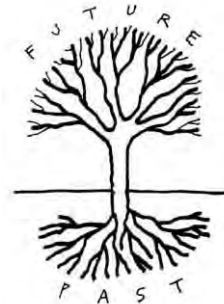
25 April 2017

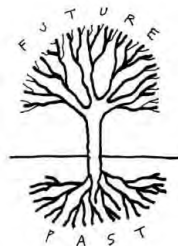
PROPOSED COMMUNITY LIAISON GROUP MEETINGS:

CLG 1:	School, Open Space & Commercial Uses	25 April
CLG 2:	Layout, density, landscaping & architecture	16 May
CLG 3:	Transport, traffic and parking	6 June
CLG 4:	Summary session	13 June

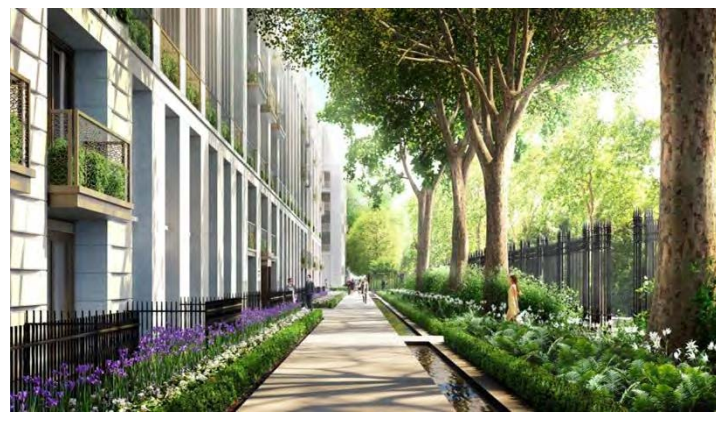
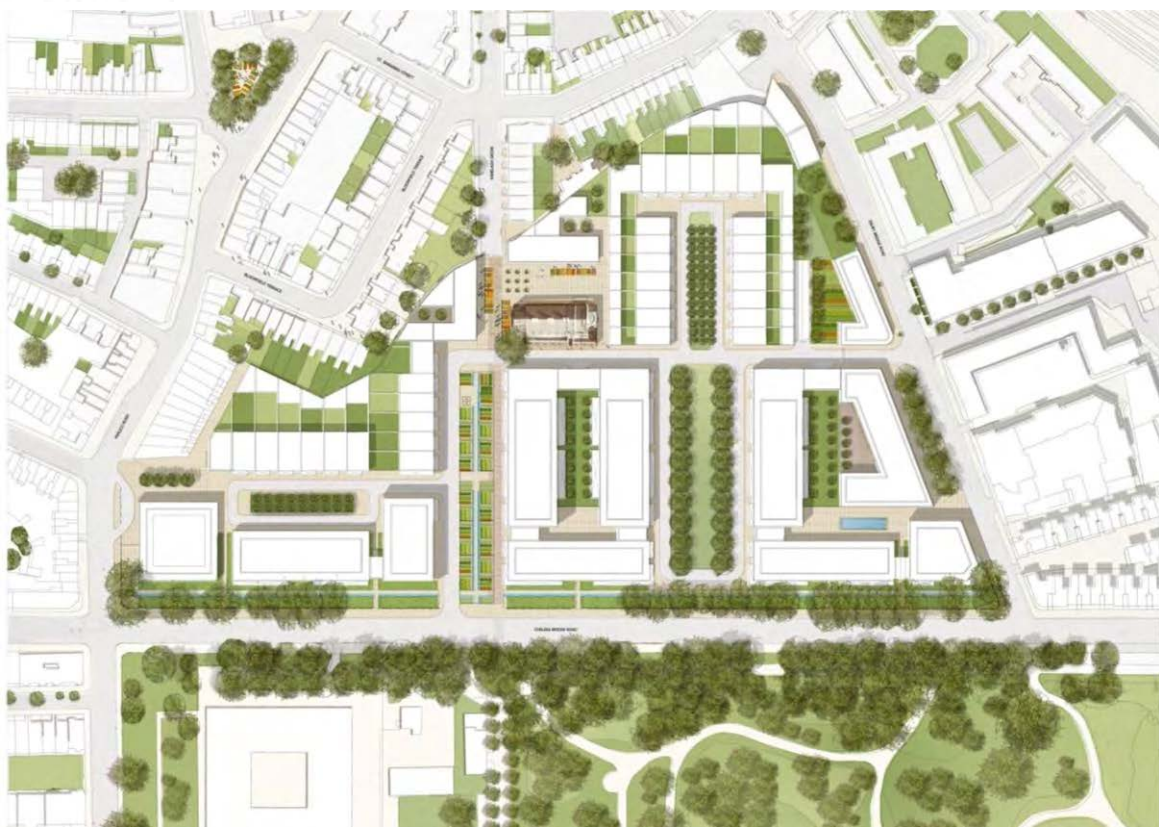
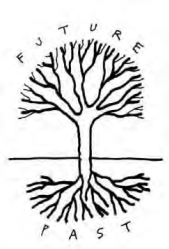


Current Masterplan











River Mansion Blocks



Initial bay study



View along Green Link



View of Maltings Square



View from the River



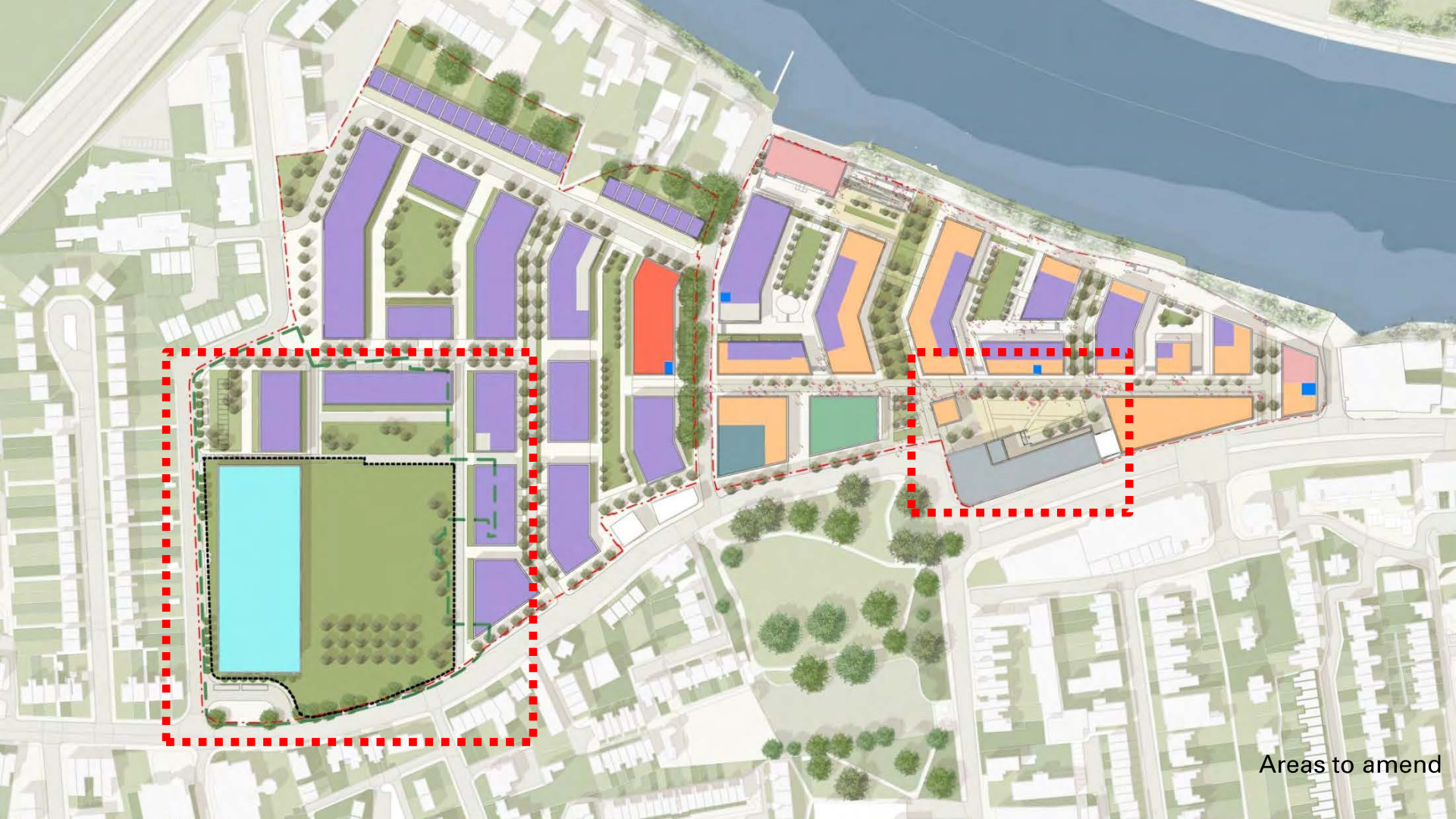
View from river front garden



Views along Ship Lane

CLG 1 School, Open Space & Commercial Uses

- Re-position school
- Retain football pitch
- Reduce height of 'marker building'
- Reconsider hotel provision to reduce car parking
- Improve functioning of Sheen Lane roundabout



Areas to amend

School

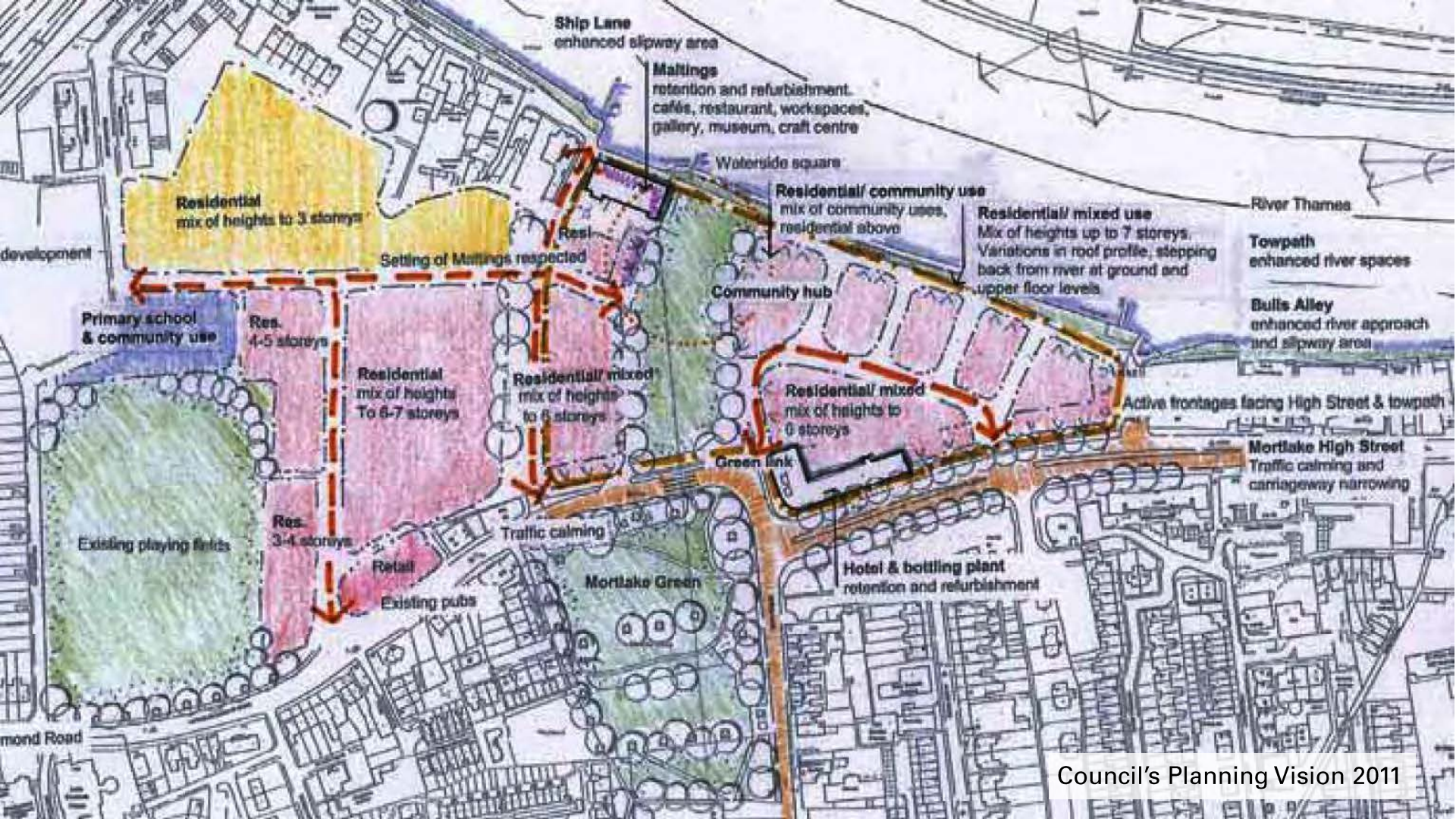
Supplementary
Planning Document
**Stag Brewery,
Mortlake, SW14**
Planning Brief

Adopted July 2011

1869
MORTLAKE BREW

Key Points from Council's Planning Brief

- High quality open public realm - New 'green space'
- Creation of a 'new village heart'
- Viable reuse of heritage assets
- Regard for existing urban grain and scale
- Vibrant links between the River and the town
- Inclusion of mix of uses:
 - employment
 - community
 - leisure
 - retail
 - residential
 - primary school
- Mix of building heights across the site – 3-7 storeys
- Addressing transport issues –PTAL rating of 2



Ship Lane
enhanced slipway area

Maltings
retention and refurbishment.
cafés, restaurant, workspaces,
gallery, museum, craft centre

Waterside square

River Thames

Residential
mix of heights to 3 storeys

Residential/ community use
mix of community uses,
residential above

Residential/ mixed use
Mix of heights up to 7 storeys.
Variations in roof profile, stepping
back from river at ground and
upper floor levels

Towpath
enhanced river spaces

Bulls Alley
enhanced river approach
and slipway area

Setting of Maltings respected

Community hub

Residential/ mixed
mix of heights to
6 storeys

Primary school
& community use

Res.
4-5 storeys

Residential
mix of heights
To 6-7 storeys

Residential/ mixed
mix of heights
to 6 storeys

Active frontages facing High Street & towpath

Mortlake High Street
Traffic calming and
carriageway narrowing

Green link

Existing playing fields

Res.
3-4 storeys

Retail

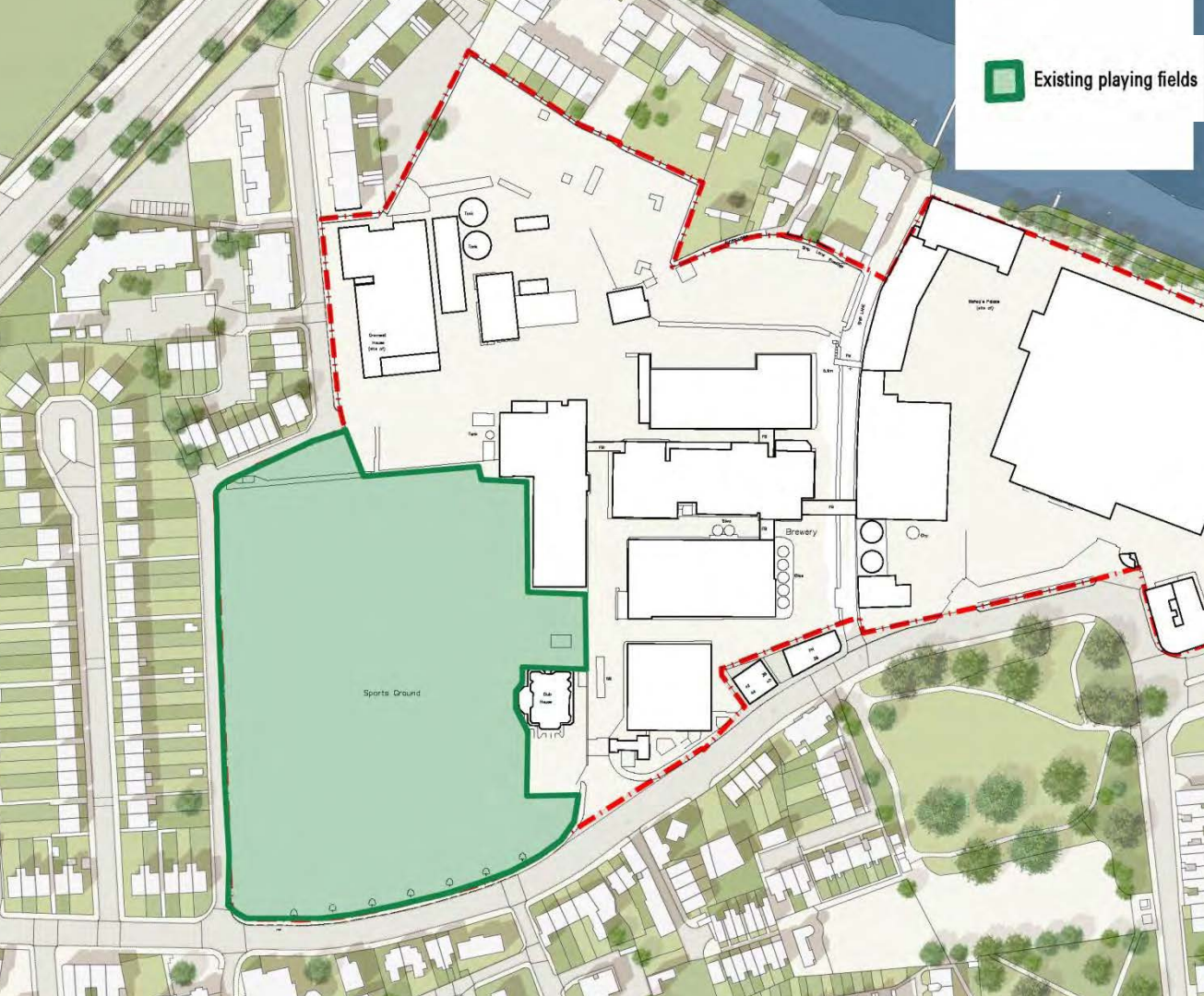
Existing pubs

Traffic calming

Mortlake Green

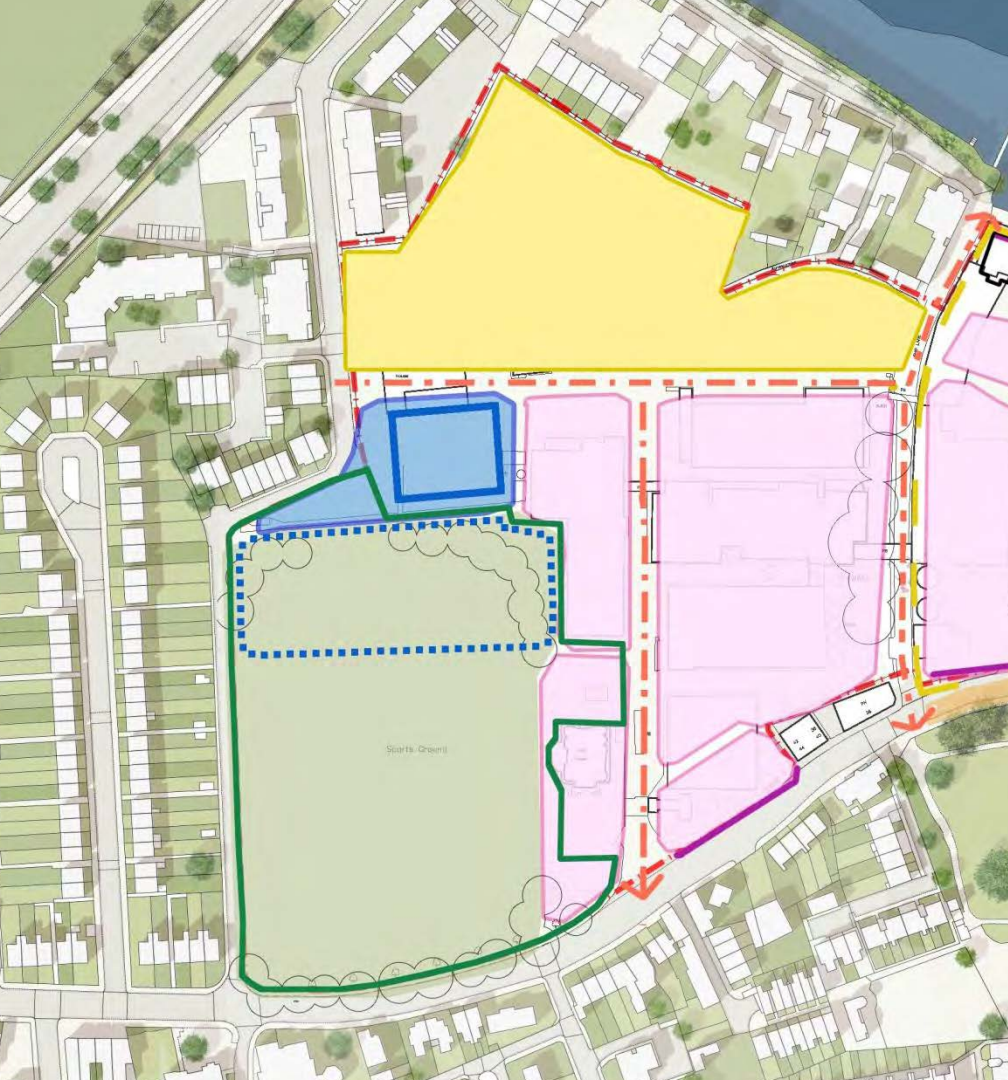
Hotel & bottling plant
retention and refurbishment

Diamond Road



Existing playing fields

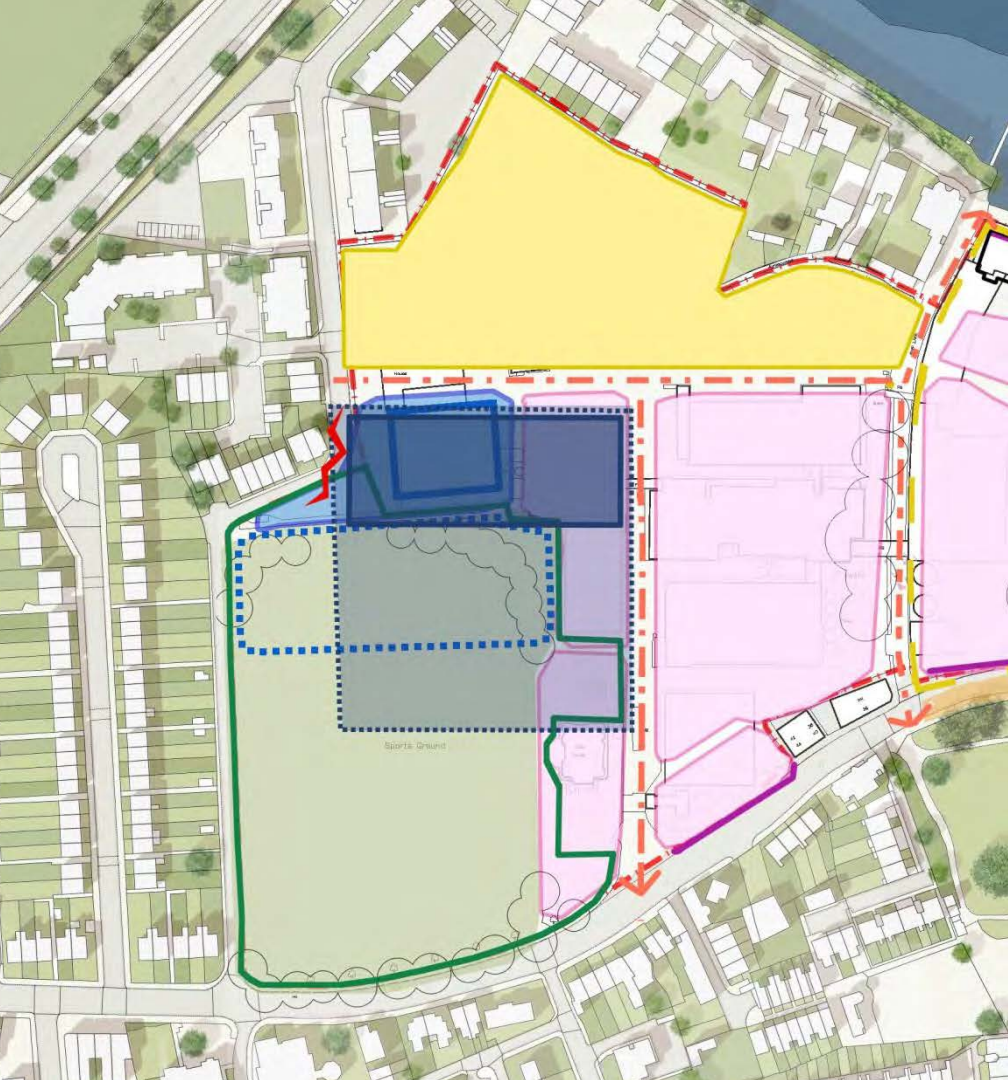
Existing Site



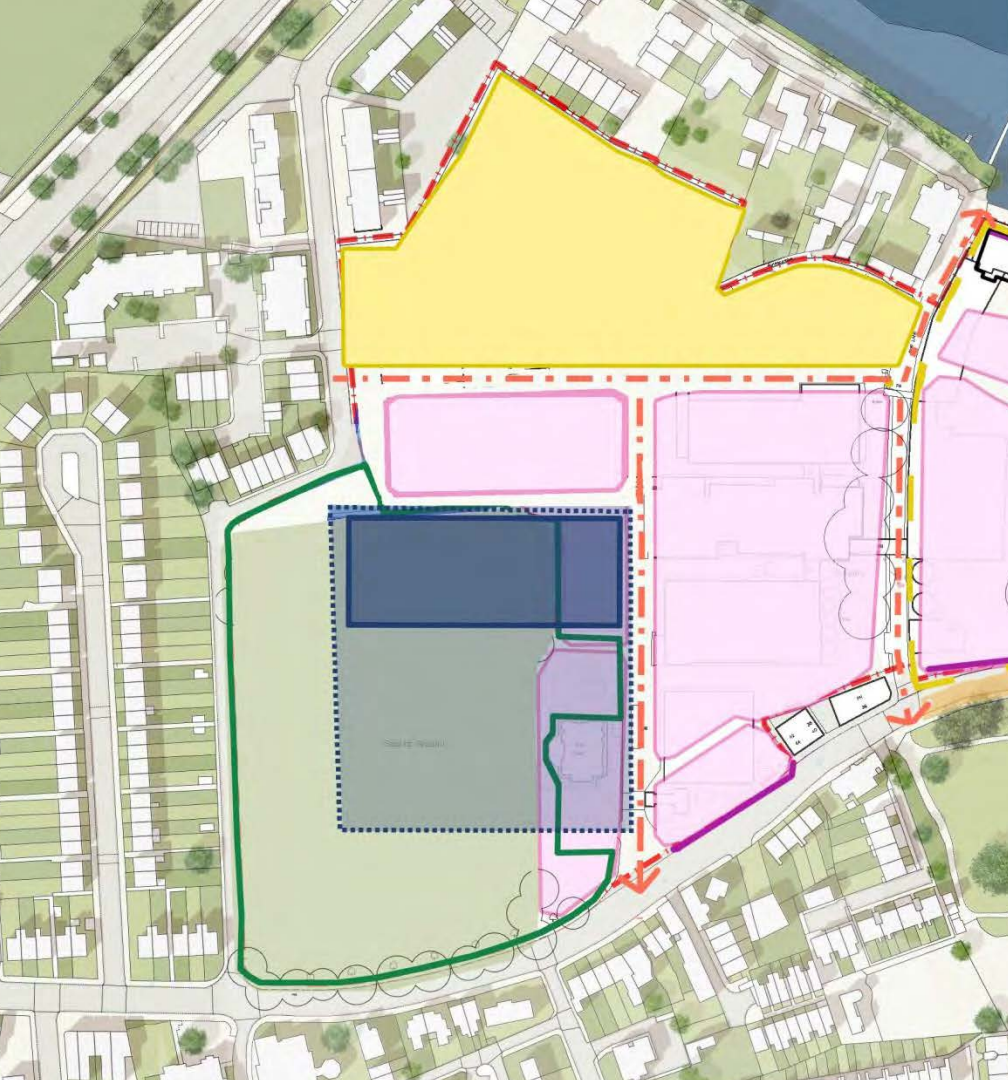
- Location for Primary School
- Residential zone
- Actual size of Primary School building
- Size of School play-space required



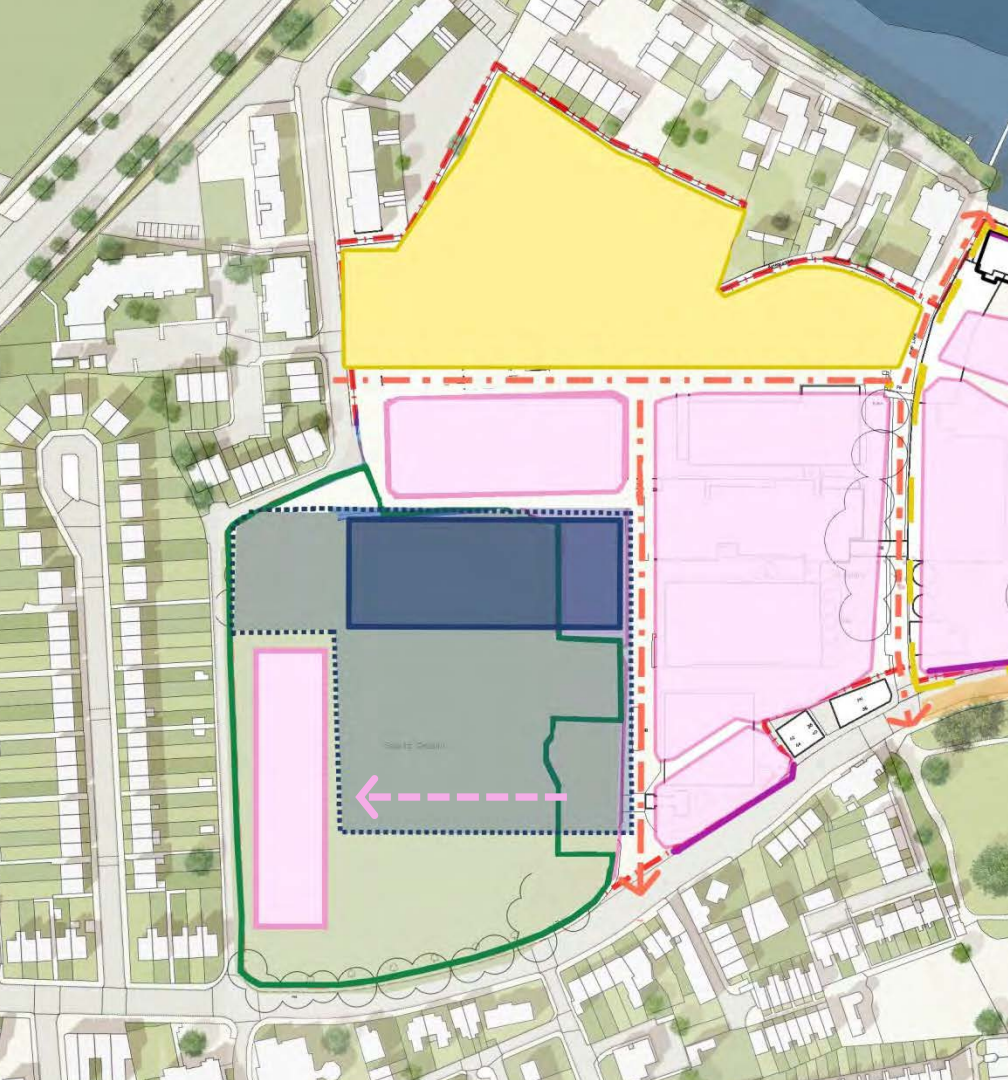
Planning brief with primary school



Secondary school too close to residential



School moved

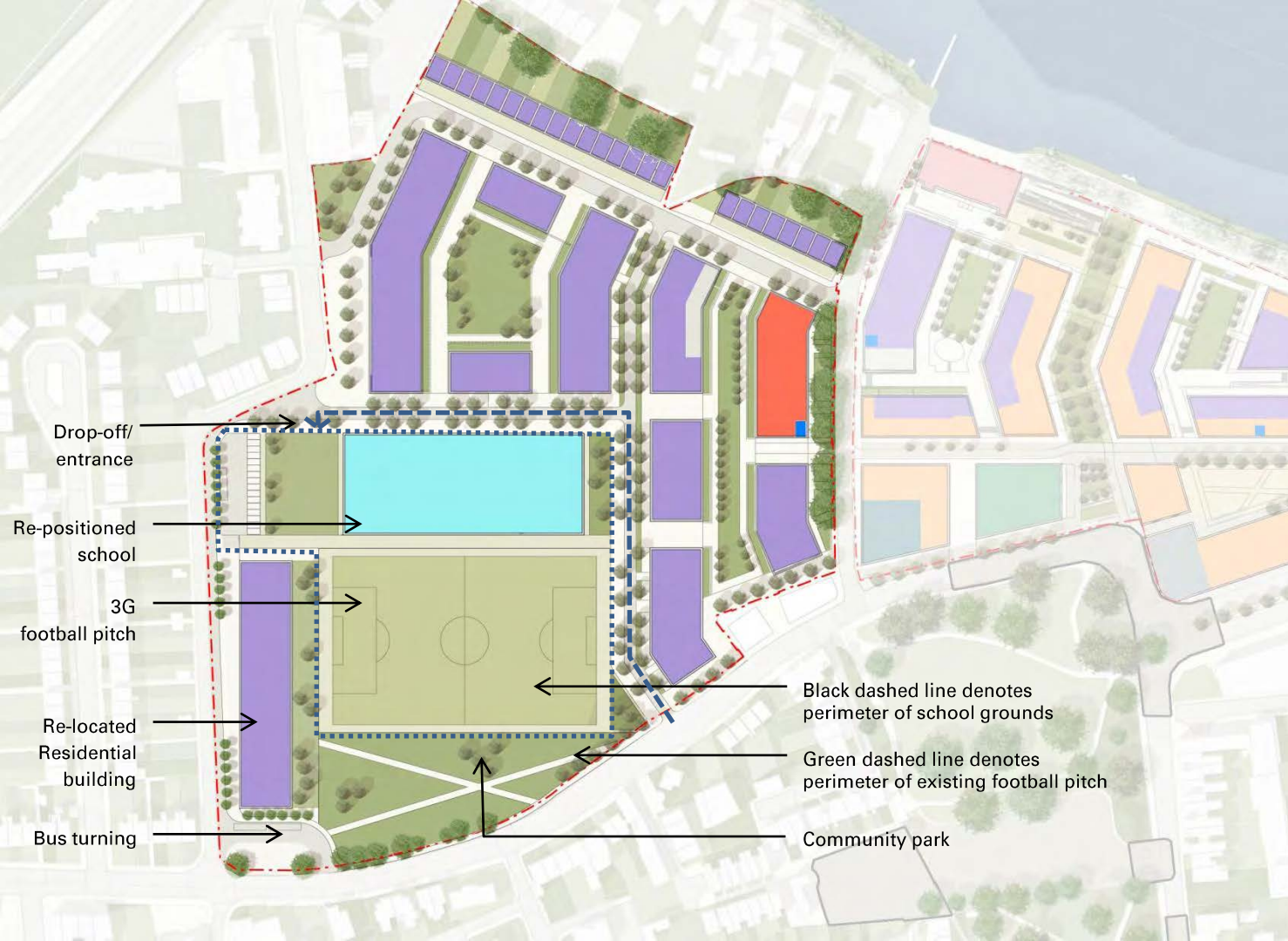


Residential moved



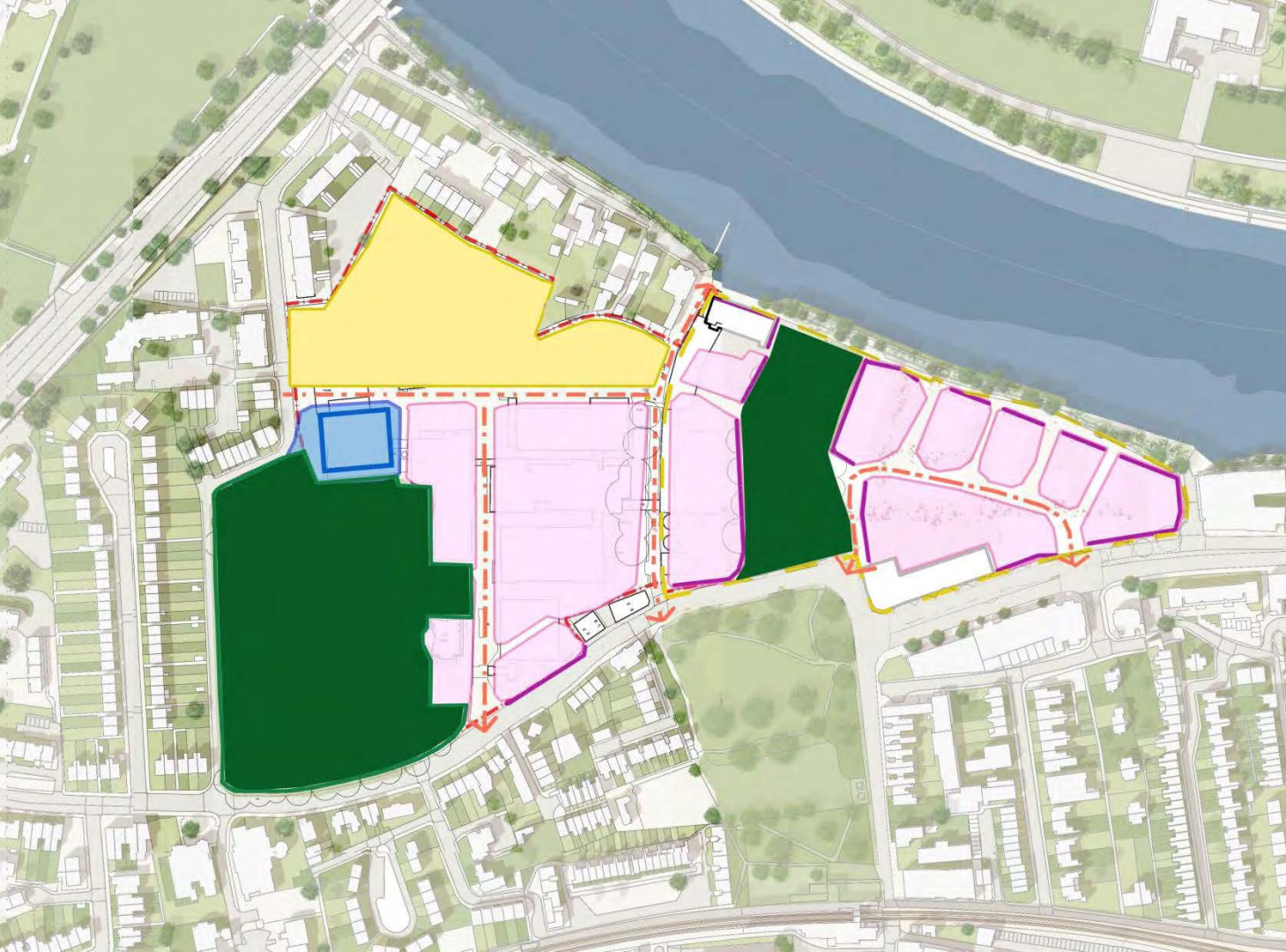
Kensington Primary Academy, Warwick Road

Proposed school location



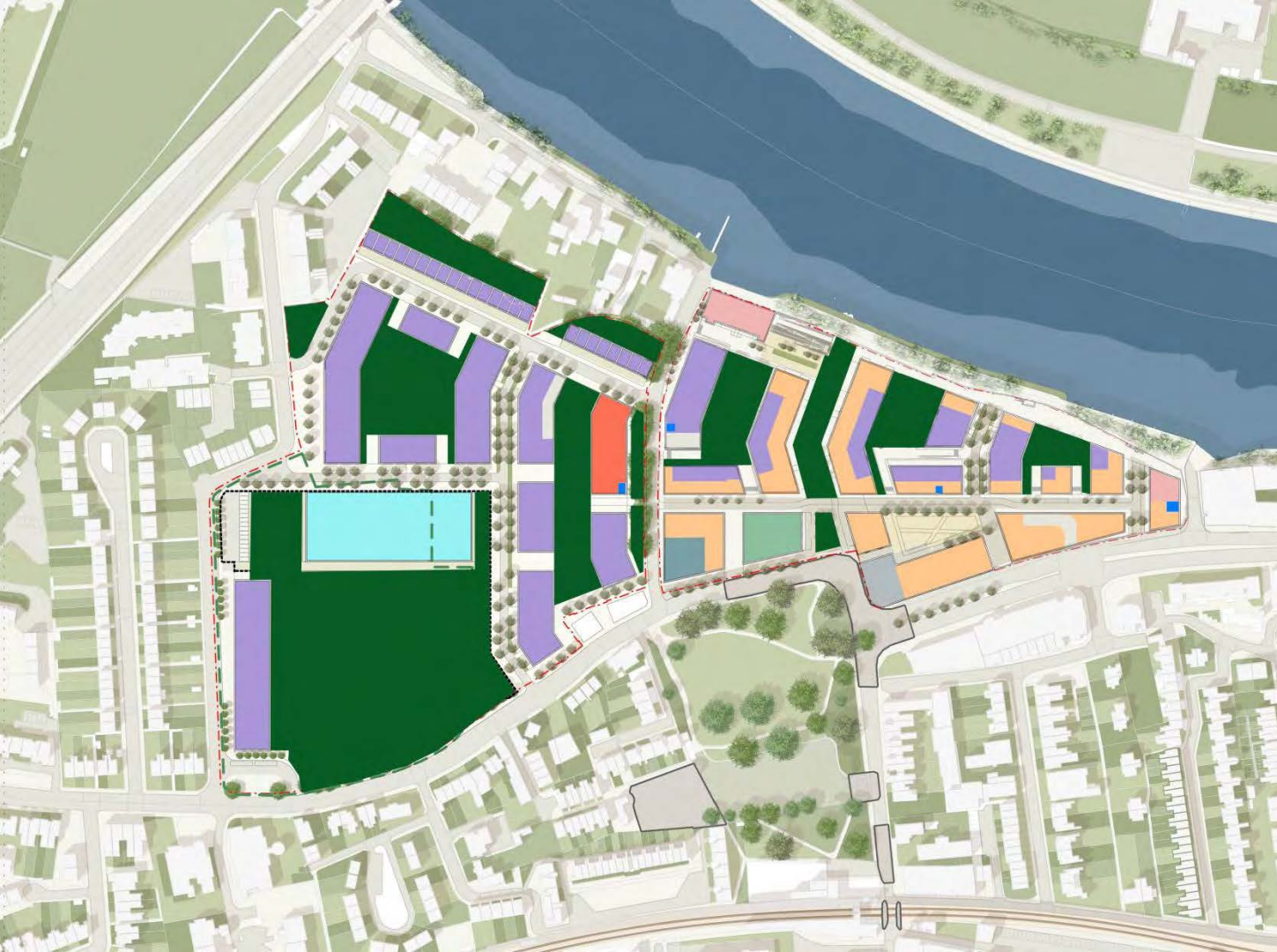
3G pitch at Coram Fields

Alternative school location



Green Space:
2.6 Ha approx.

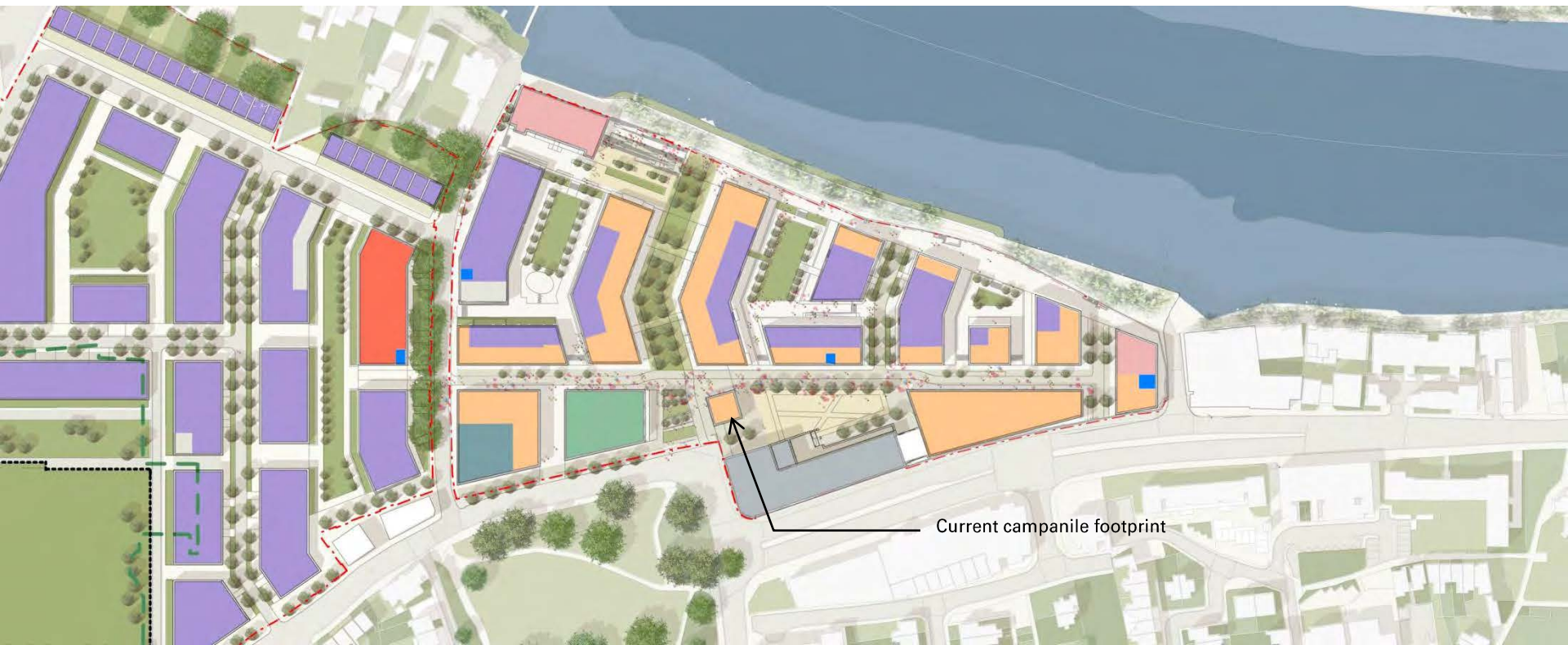
Planning Brief Green Space



Green Space:
2.8 Ha approx.

Proposed Green Space

Campanile



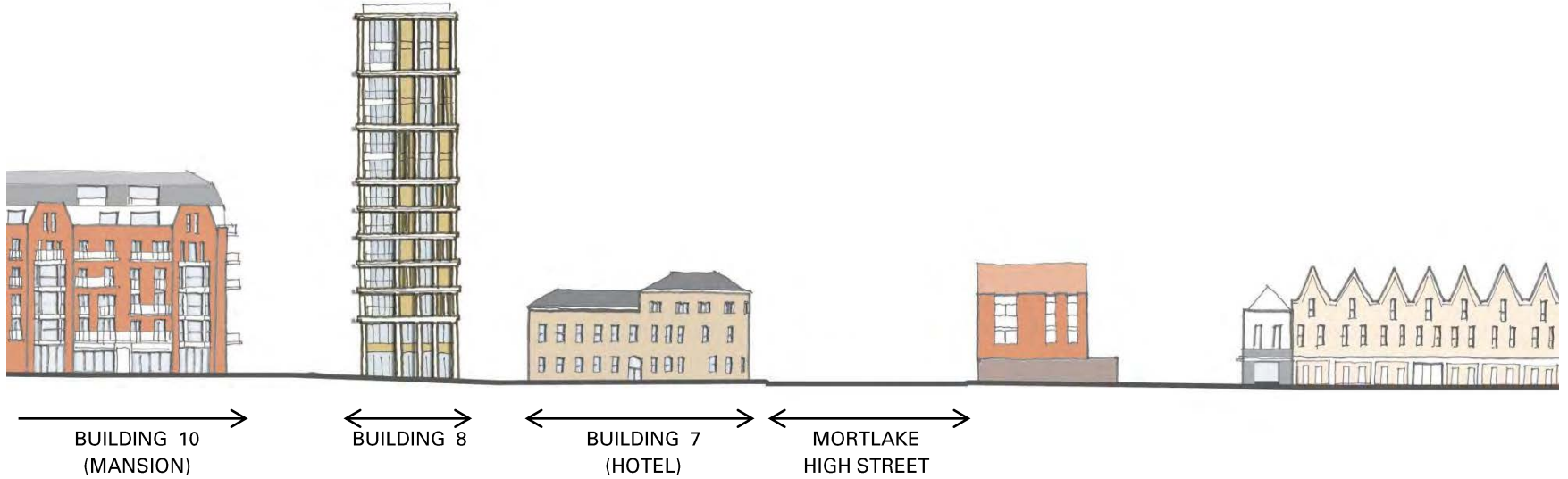
Current campanile footprint

Current proposal

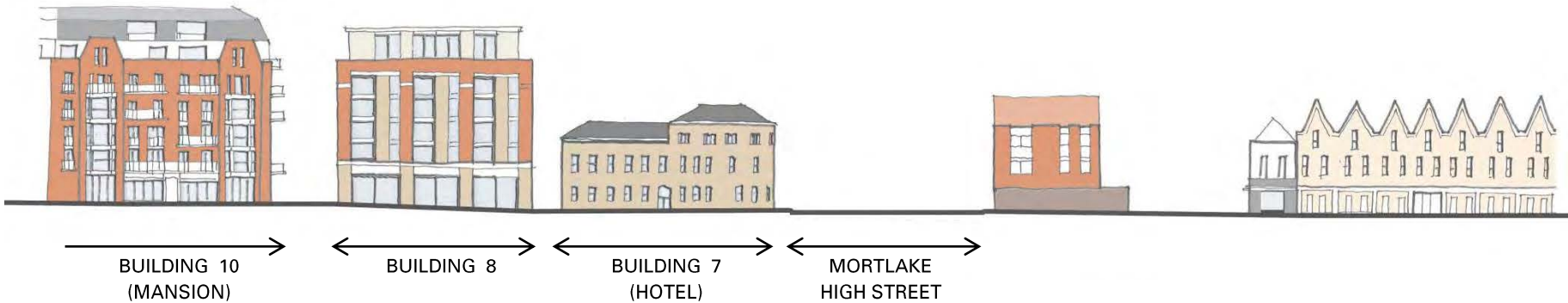


Decreased height to 6 storeys
Increased footprint of residential
building

Alternative proposal



Current campanile proposal



Alternative Proposal

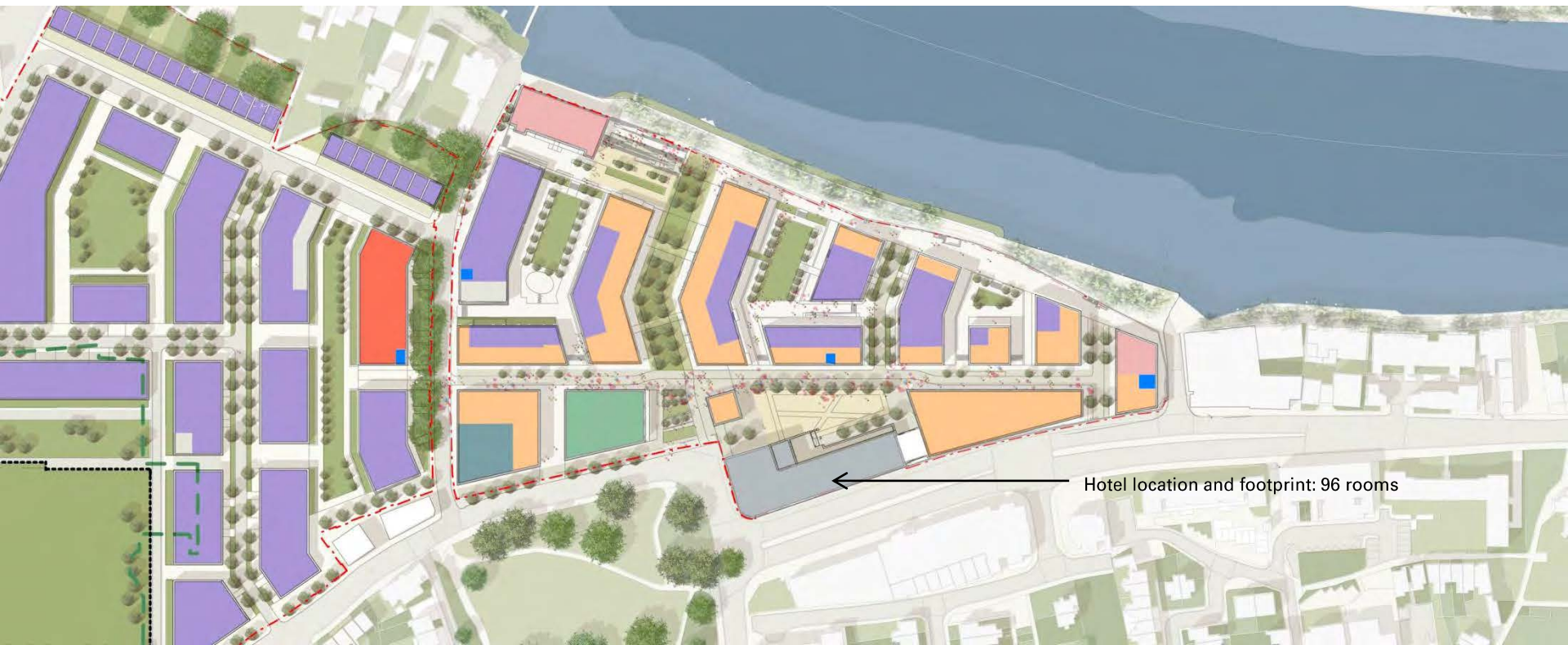


Current campanile proposal



Alternative proposal

Hotel and Commercial Proposals



Hotel location and footprint: 96 rooms



Reduced area
of hotel: 15 rooms

New
Residential component

Current proposal



View along Green Link

SQUIRE & PARTNERS

Stag Brewery

Presentation to Community Liaison Group

25 April 2017