

## THE STAG BREWERY

CLG 2: Height, scale and public realm

Tuesday 16 May



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# THE STAG BREWERY

## AGENDA

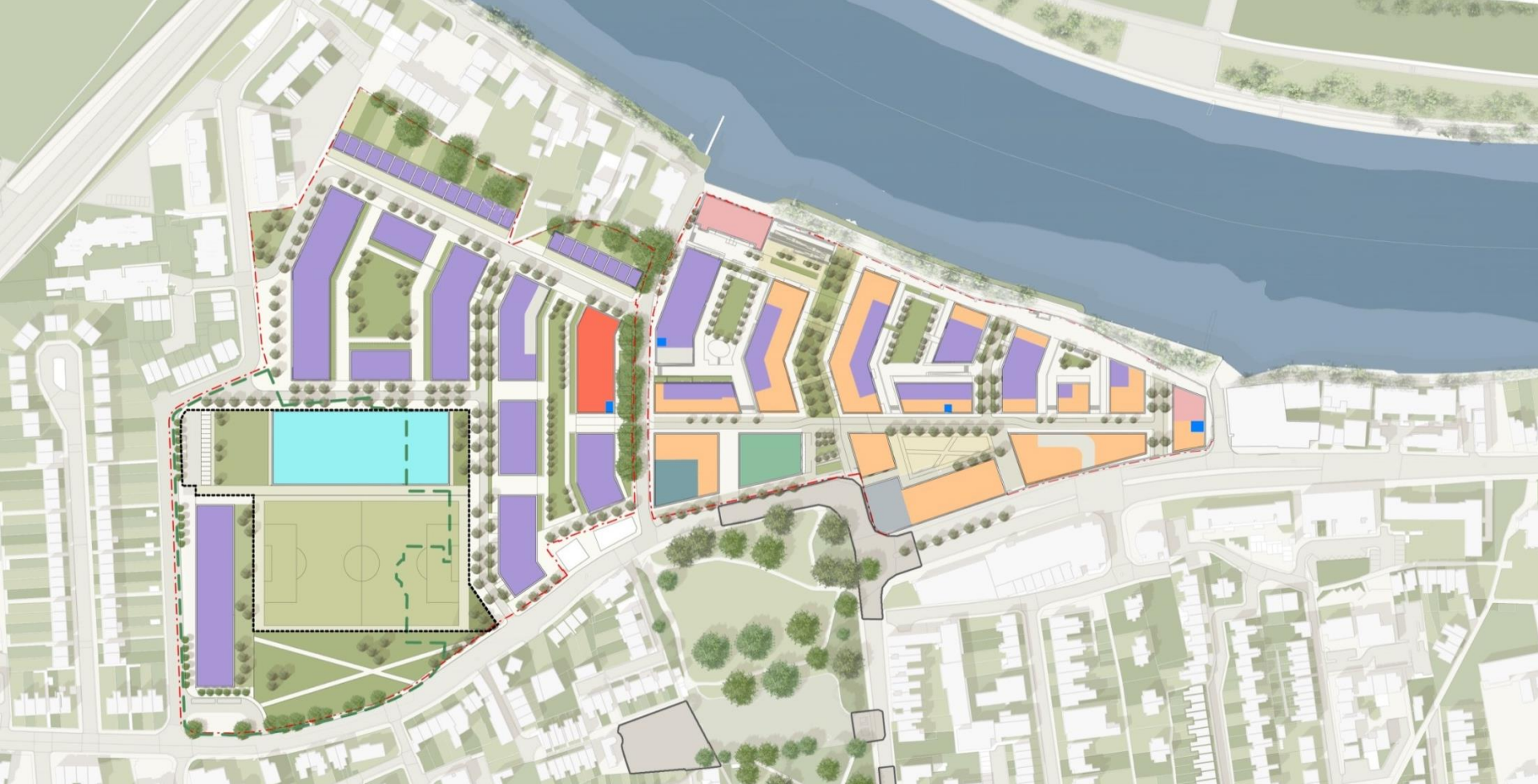
- 1 Introductions
- 2 Agenda, CLG Housekeeping
- 3 Review minutes from the previous CLG meeting
- 4 Overview of the masterplan
- 5 Question and answer session
- 6 Detailed review of the landscape strategy and public open space
- 4 Question and answer session
- 5 Any other business

# SQUIRE & PARTNERS

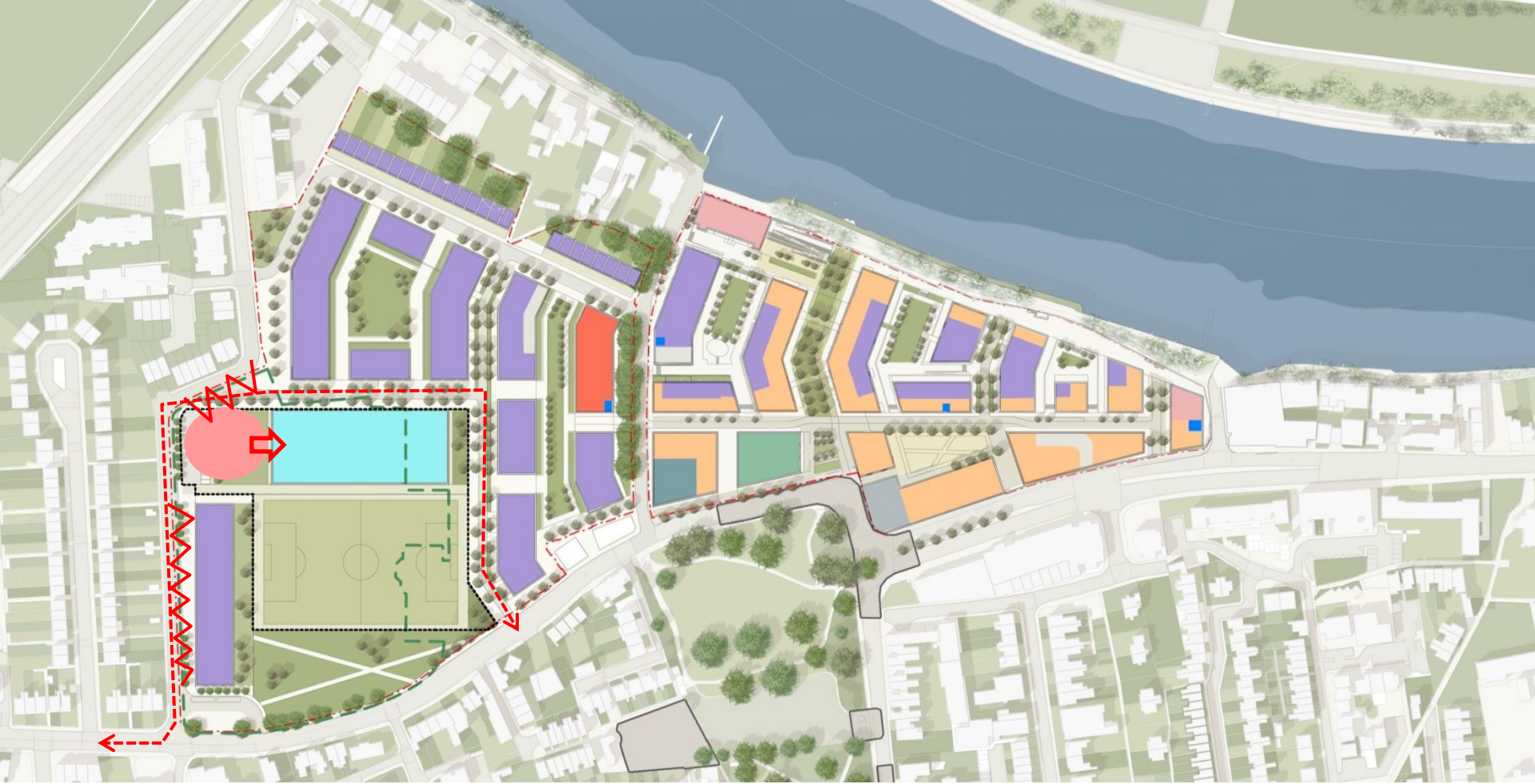
## Stag Brewery

Presentation to Community Liaison Group

16 May 2017



Current Masterplan



Current Masterplan





MBCG Proposal



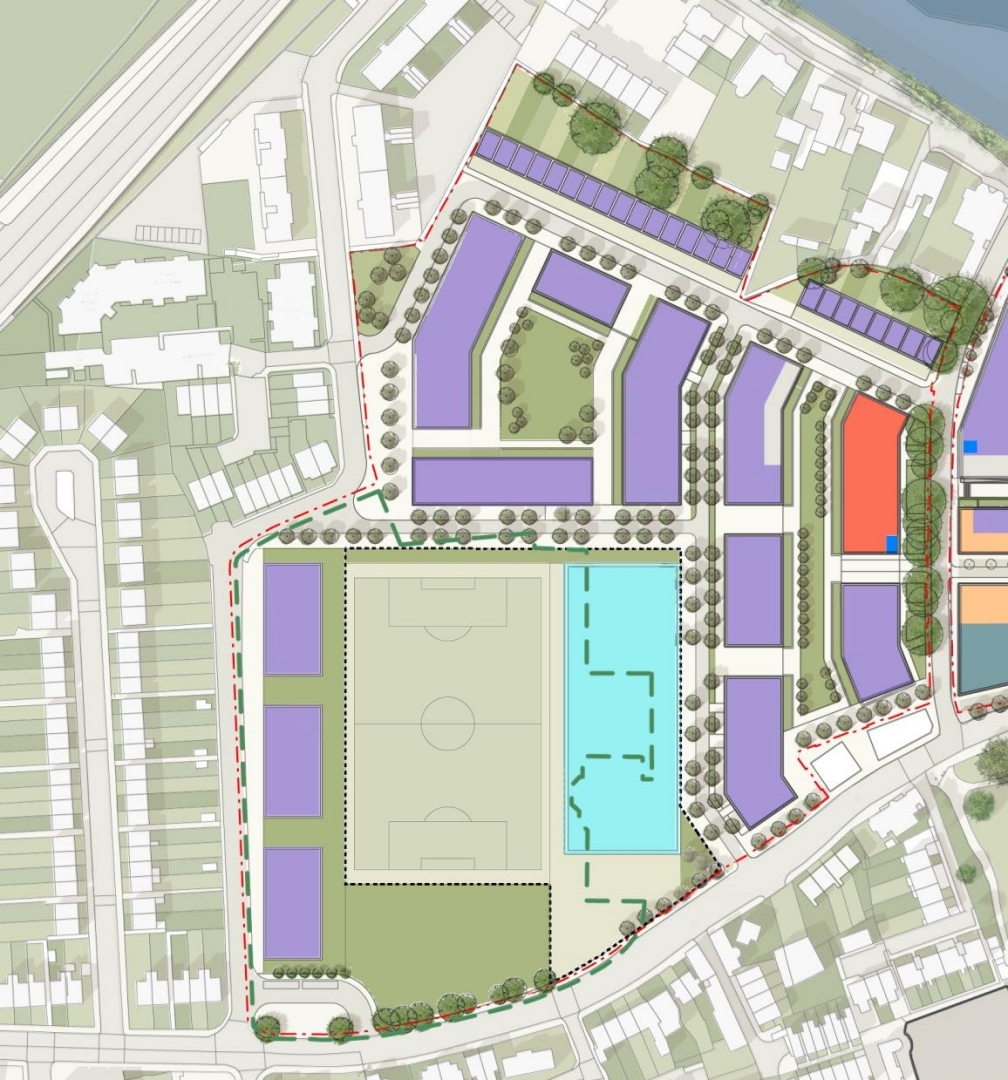




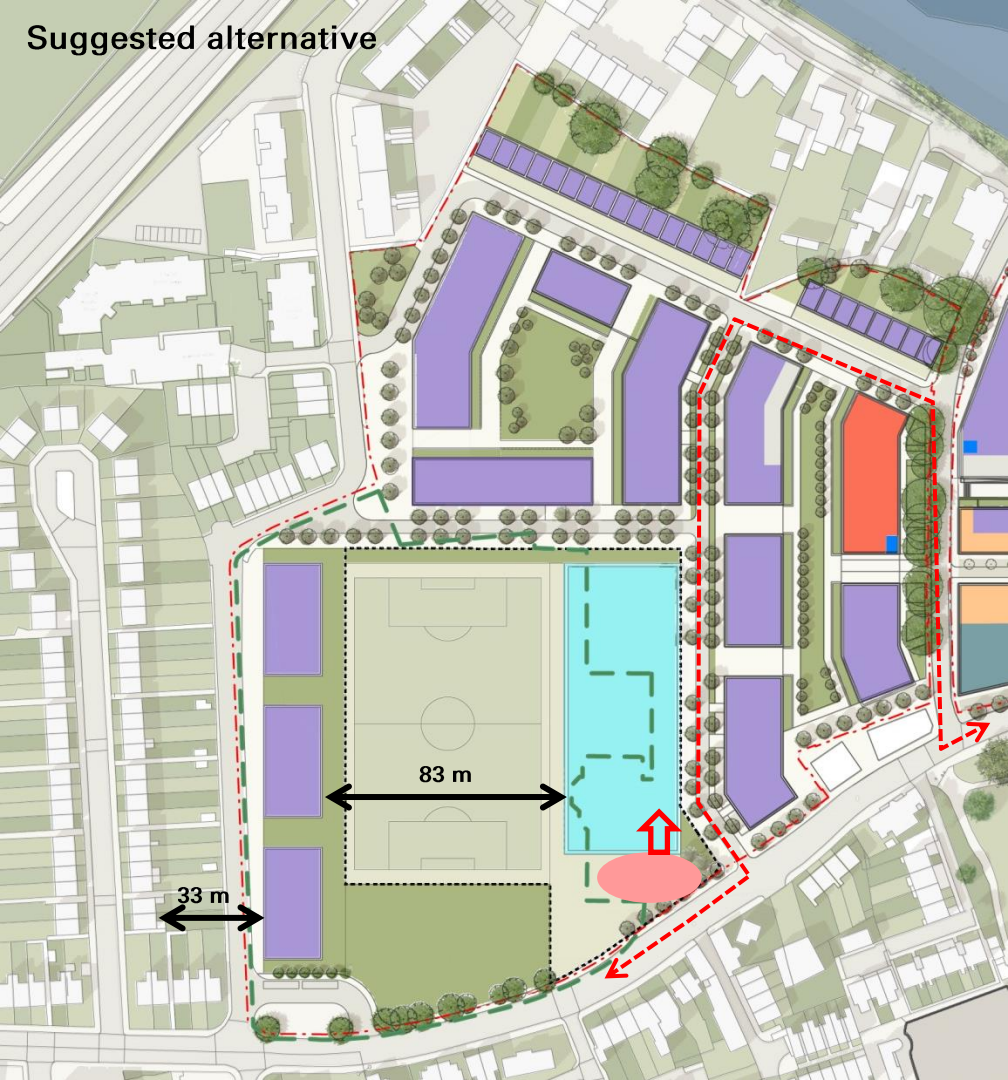
Squire and Partners Proposal



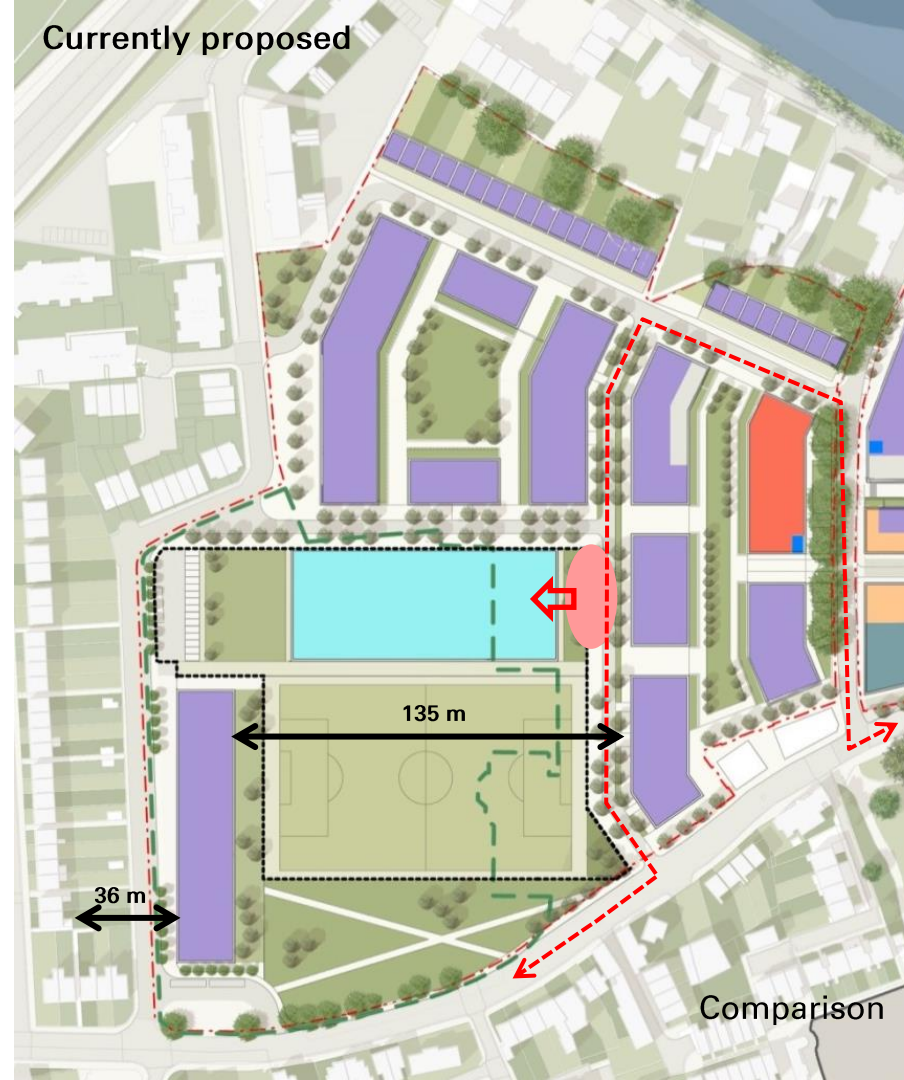
Squire and Partners Proposal



Suggested alternative

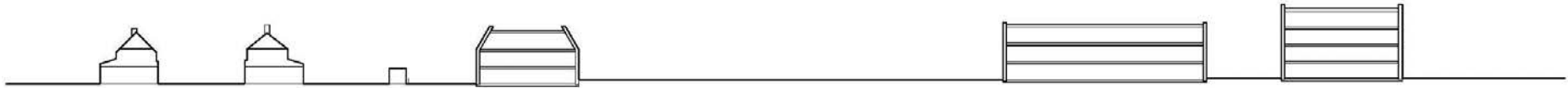


Currently proposed



Comparison

**Suggested alternative**

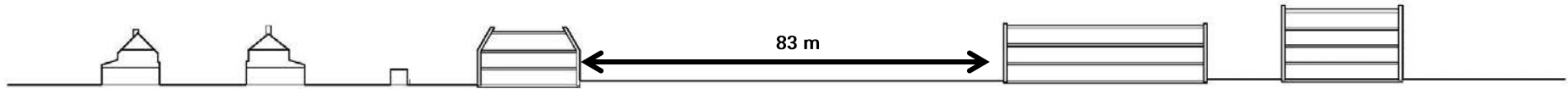


**Currently proposed**

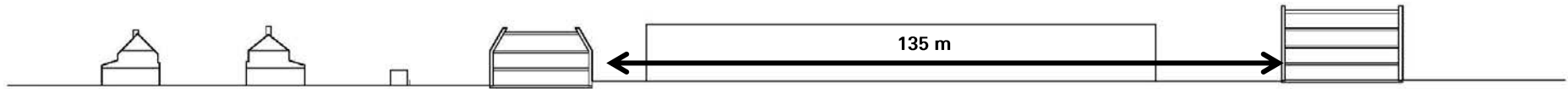


Comparison sections

## Suggested alternative



## Currently proposed





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



Maneuvering rolled-up carpet 'one at a time'



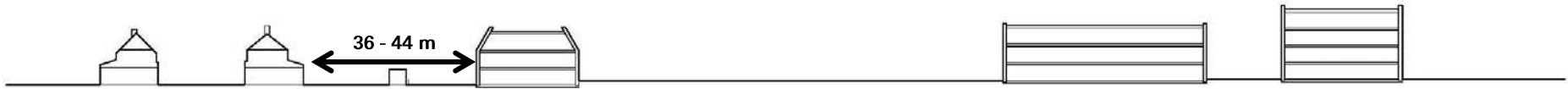
Stacked carpets awaiting reuse



Recycled carpet installed on macadam base to tennis court

Re-use of pitch surface

## Suggested alternative



## Currently proposed

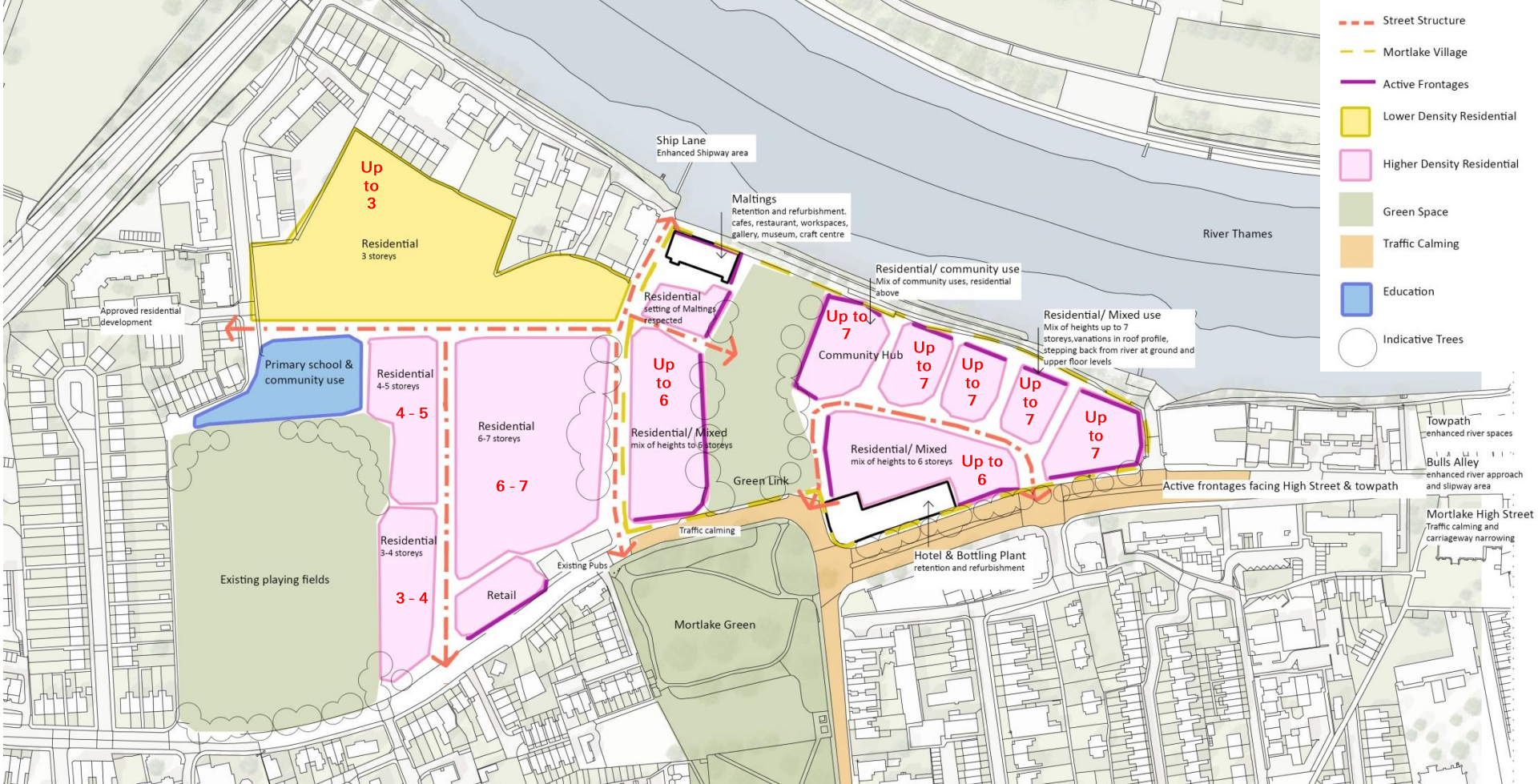


Comparison sections – Distance from Williams Lane houses

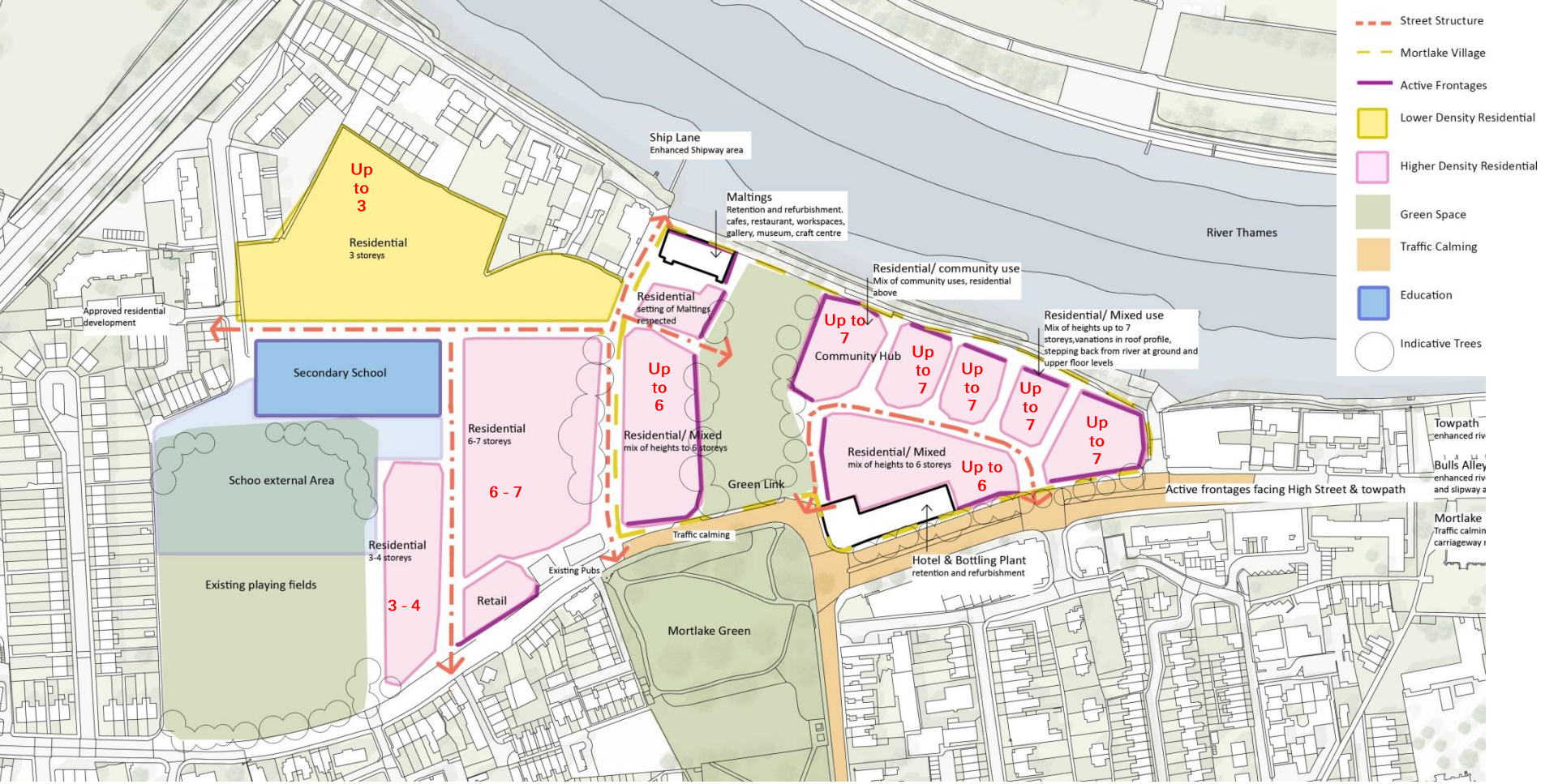


Centre court at Wimbledon – grass dimension = 22 x 41m

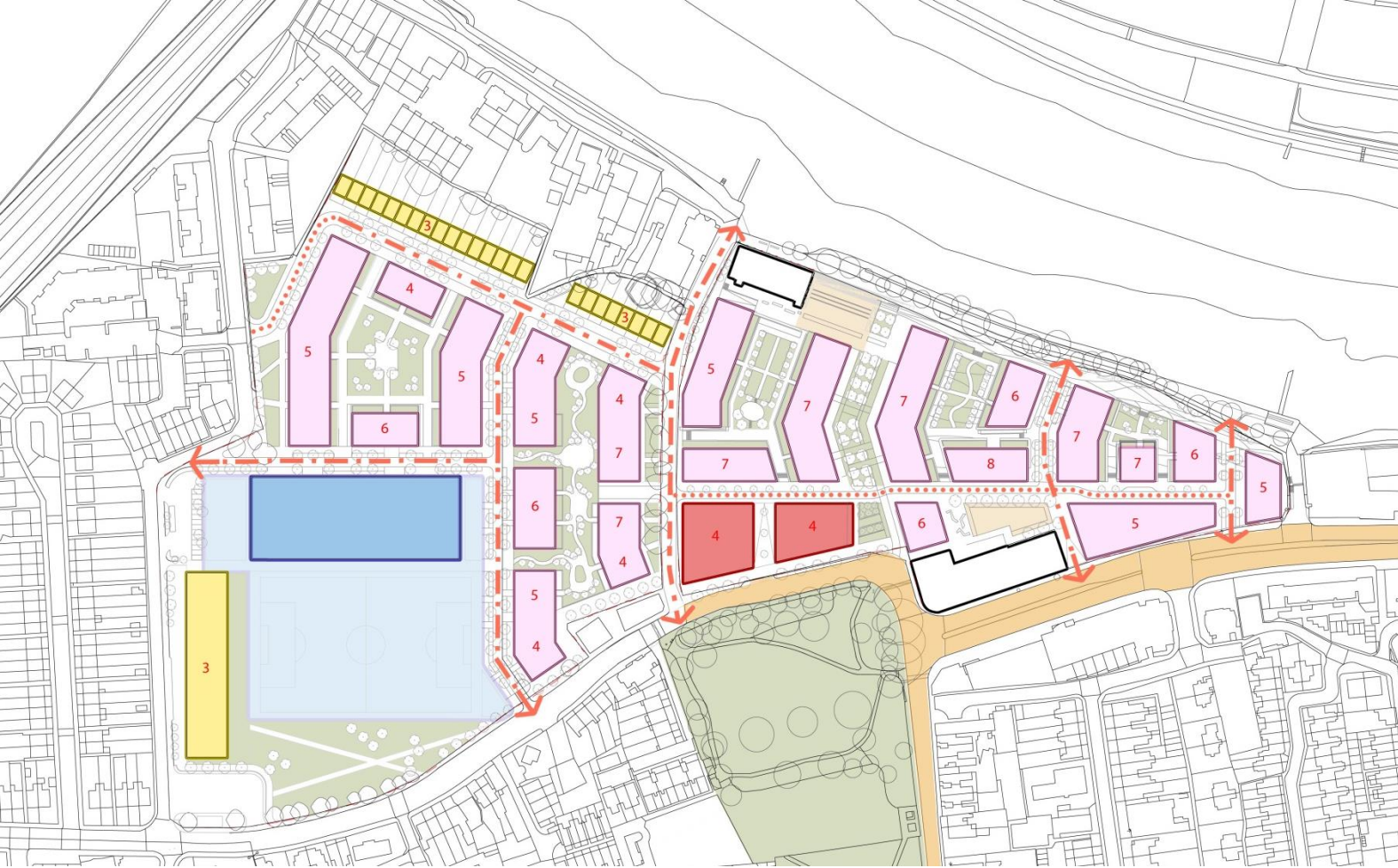




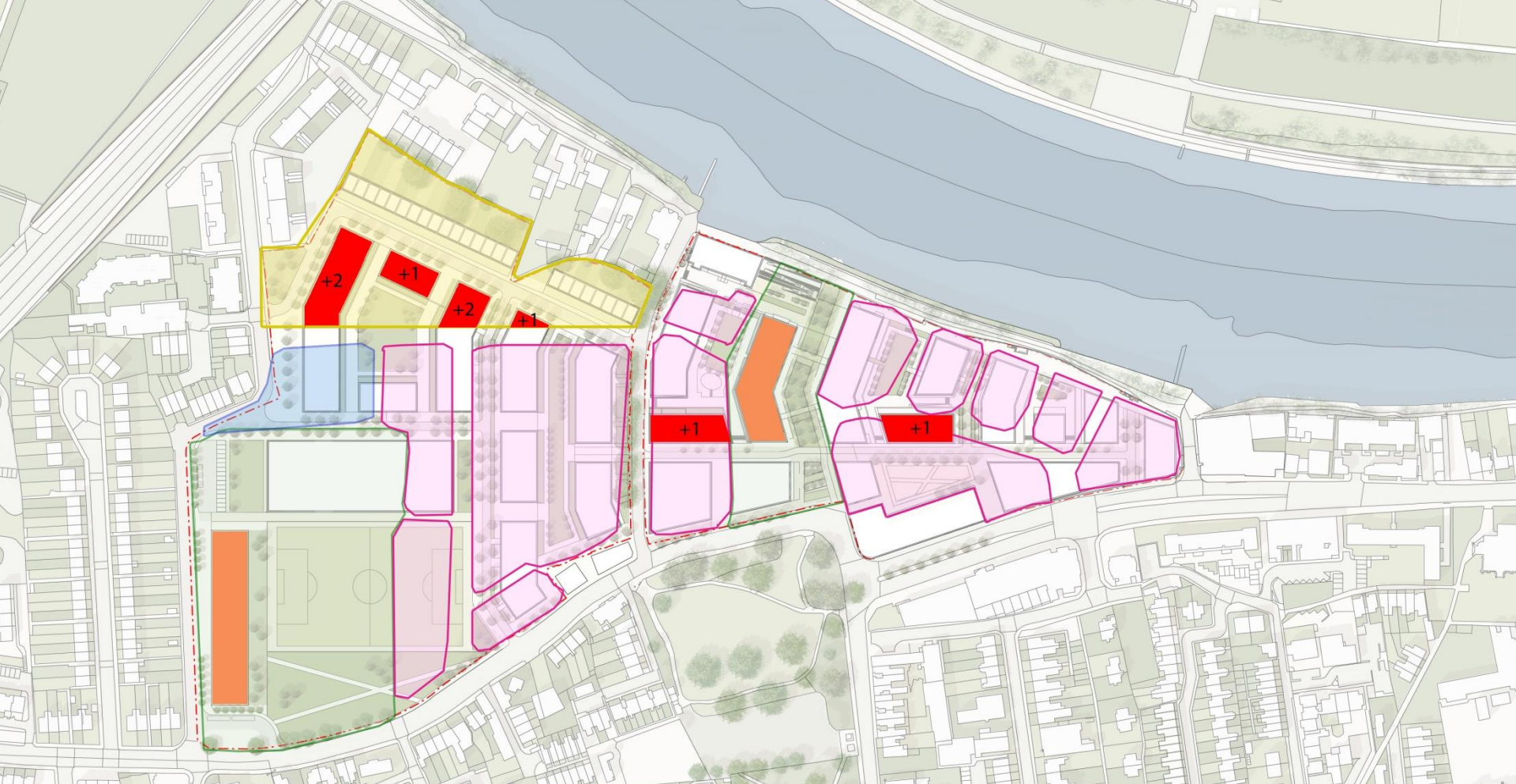
Planning Brief indicative masterplan



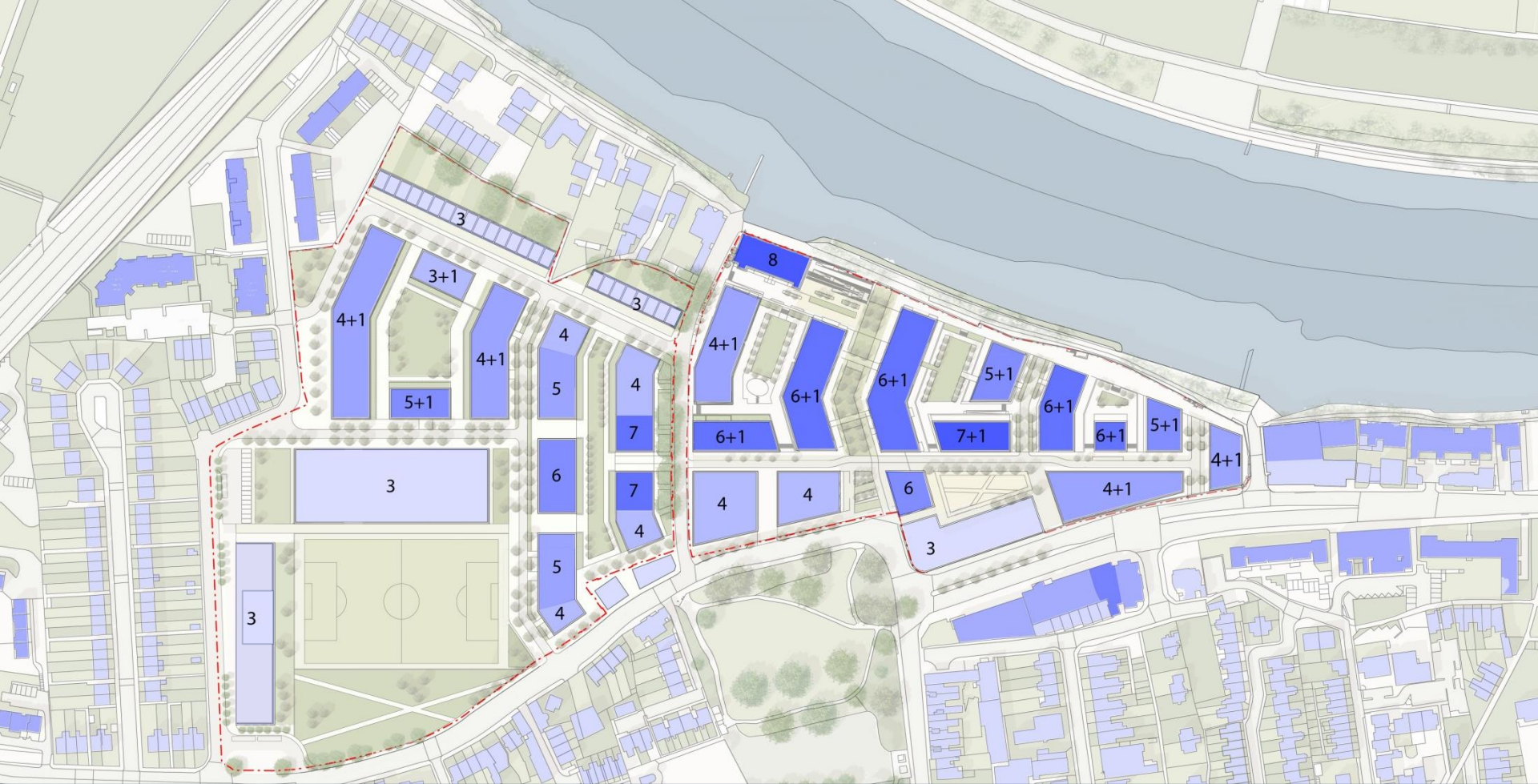
Planning Brief with secondary school included



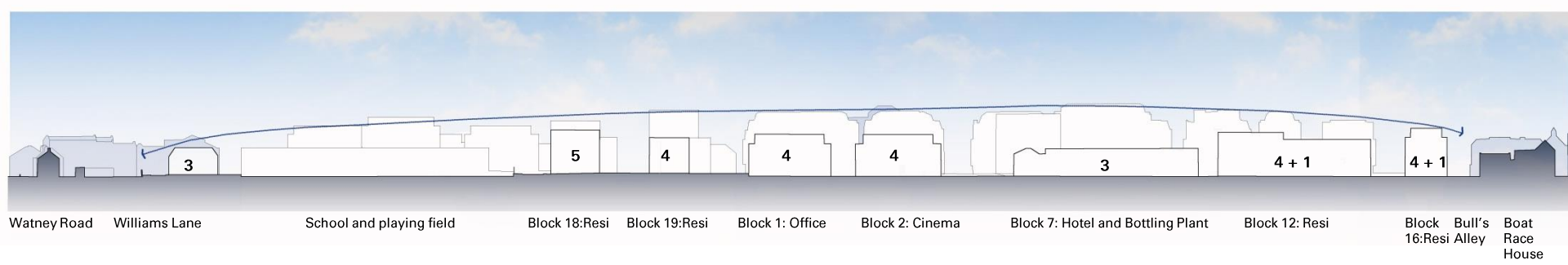
Current Masterplan



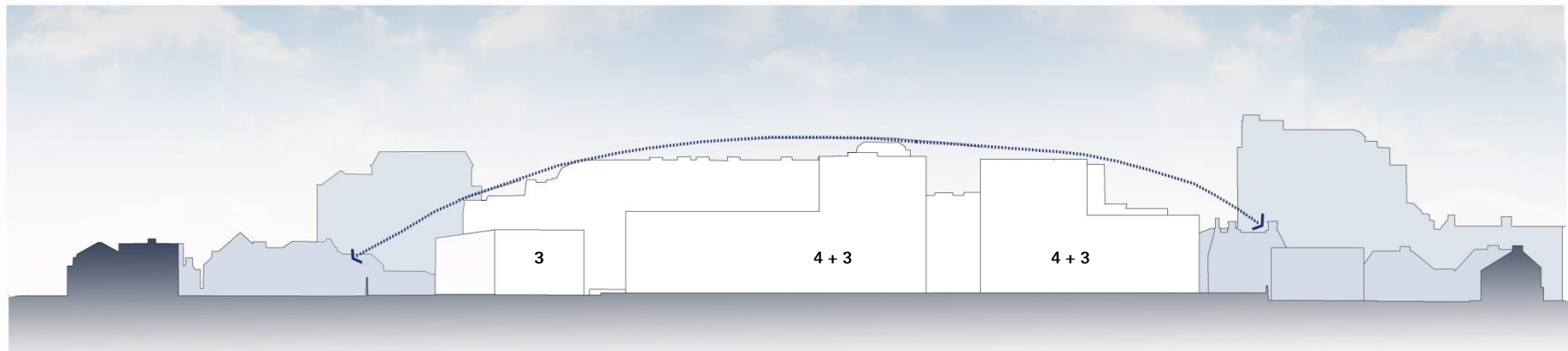
Proposed heights in comparison to the Planning Brief



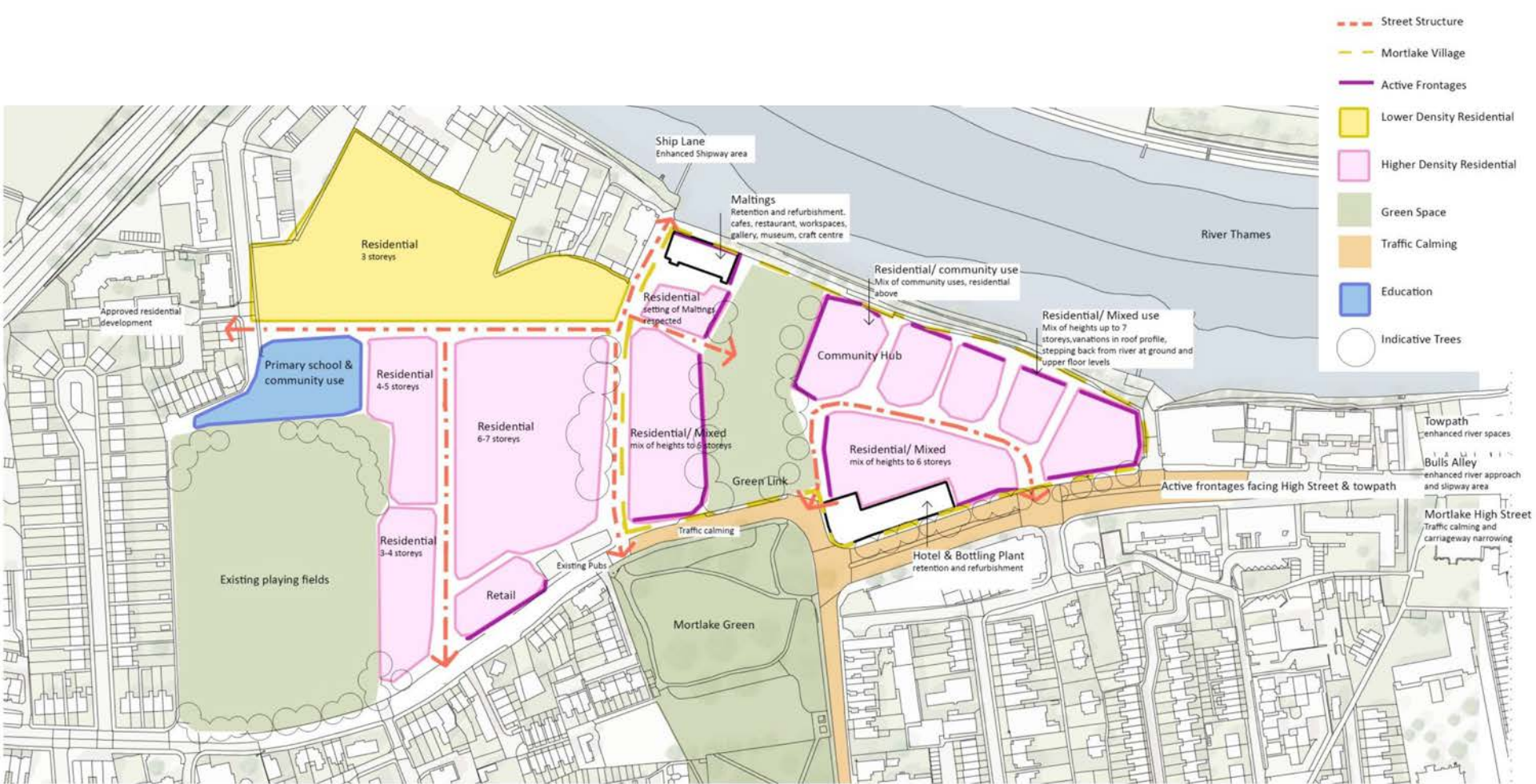
Proposed masterplan heights



Proposed heights – arc dropping at perimeter

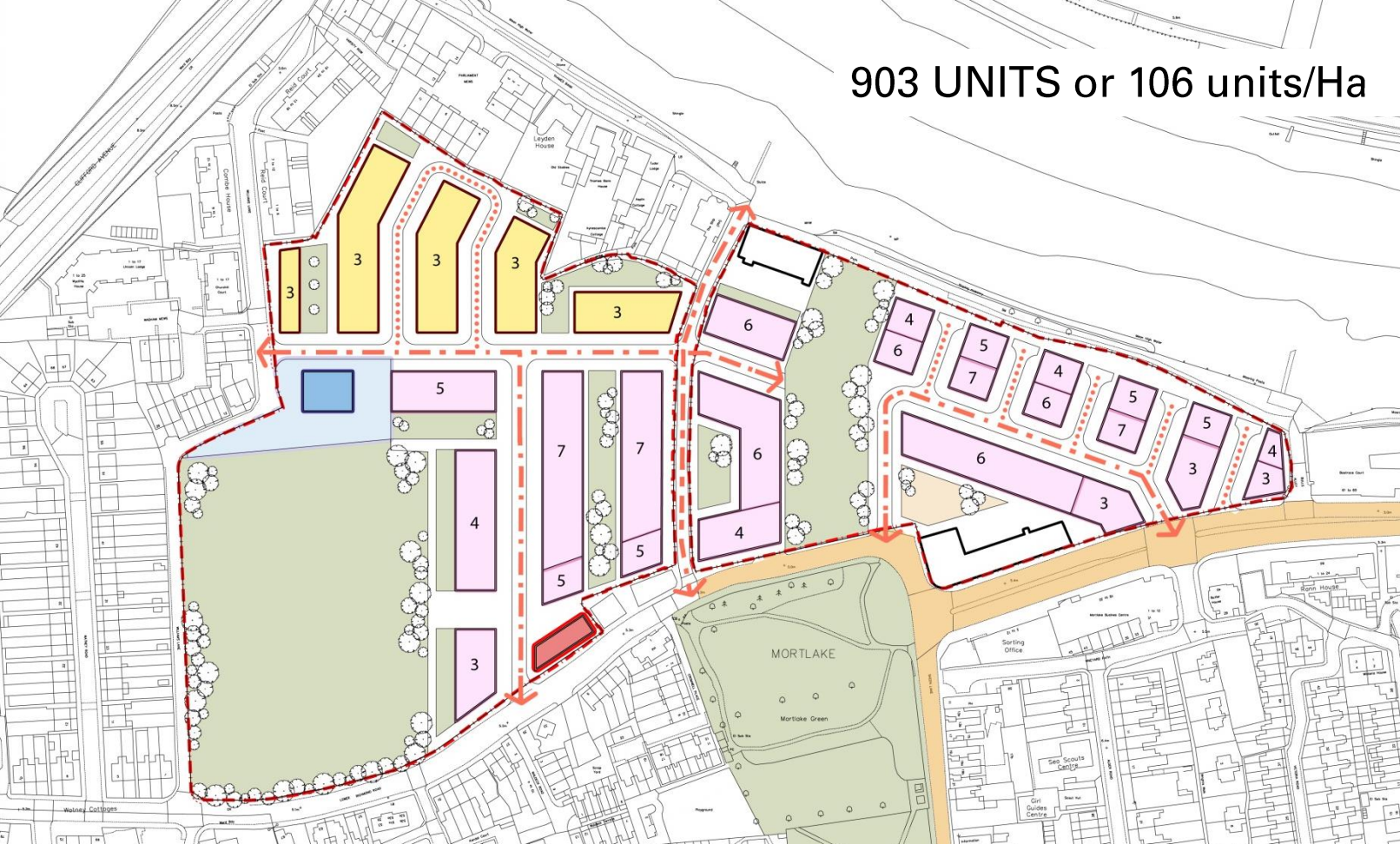


Proposed heights – arc dropping at perimeter



Planning Brief indicative masterplan

# 903 UNITS or 106 units/Ha



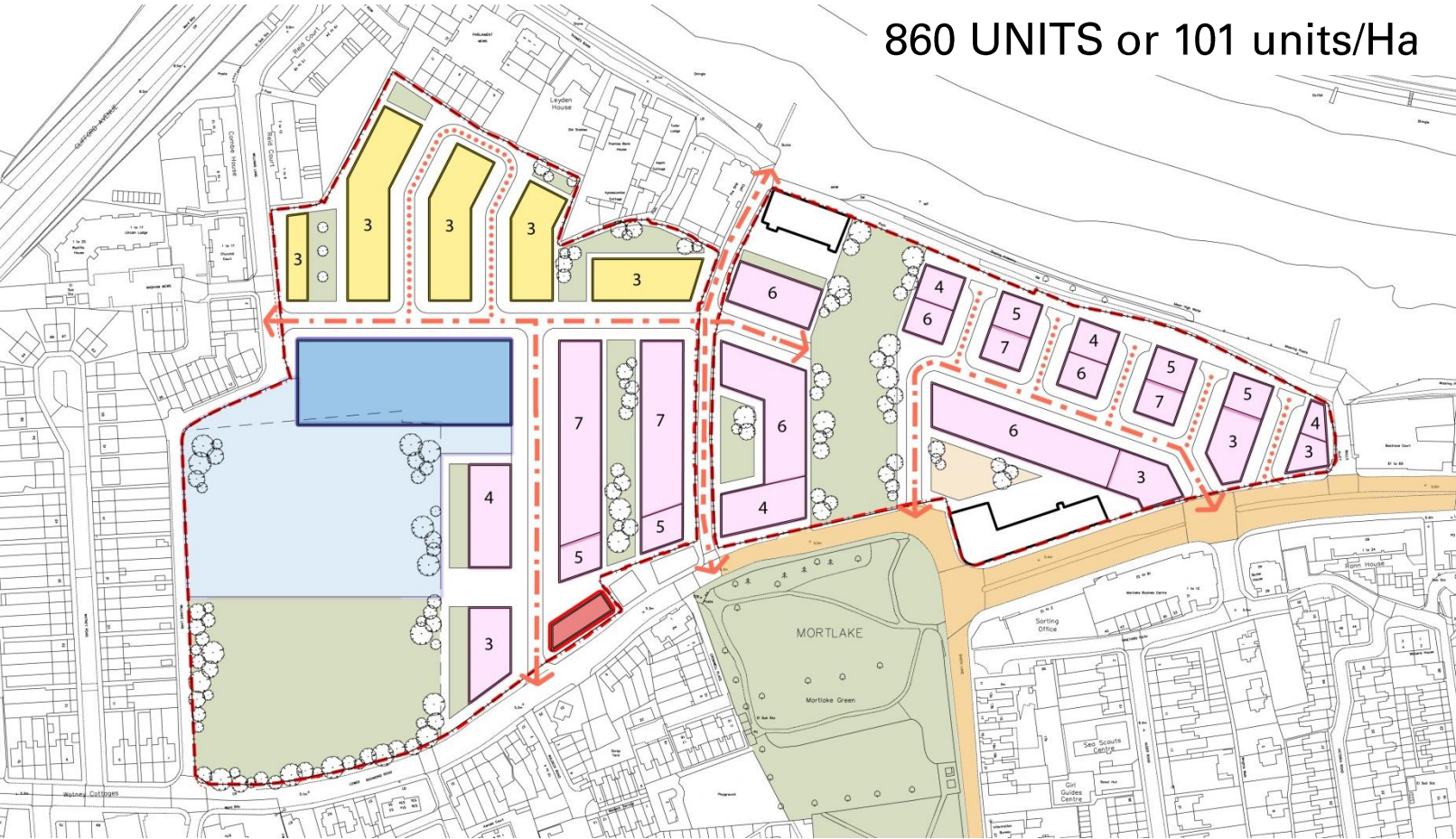
- Retail
- Lower Density Residential
- Higher Density Residential
- Primary School
- School External Area
- Green Space
- Traffic Calming
- - - - - Street Structure

**Total : 903 units**

Based on average unit size of 107m<sup>2</sup> and 5.5% non-residential use at ground level

## 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**

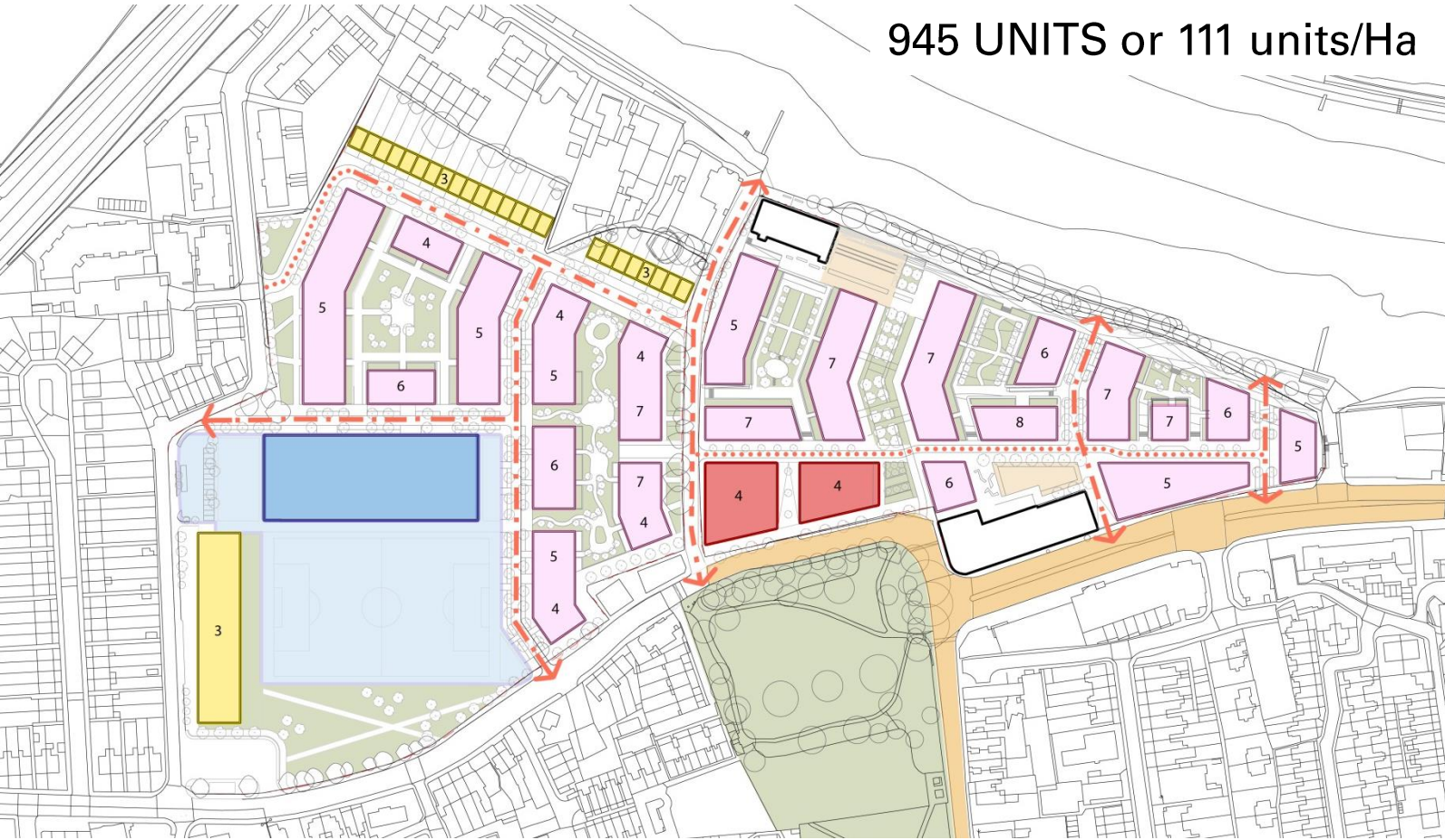
Based on average unit size of 107m<sup>2</sup> and 5.5% non-residential use at ground level

**1200 place Secondary School**

With 10,457m<sup>2</sup> 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 107m<sup>2</sup> and 5.5% non-residential use at ground level

**1200 place Secondary School**

With 10,457m<sup>2</sup> external space based on 15.6% of recommended currently provided for Secondary School

**Current Masterplan**

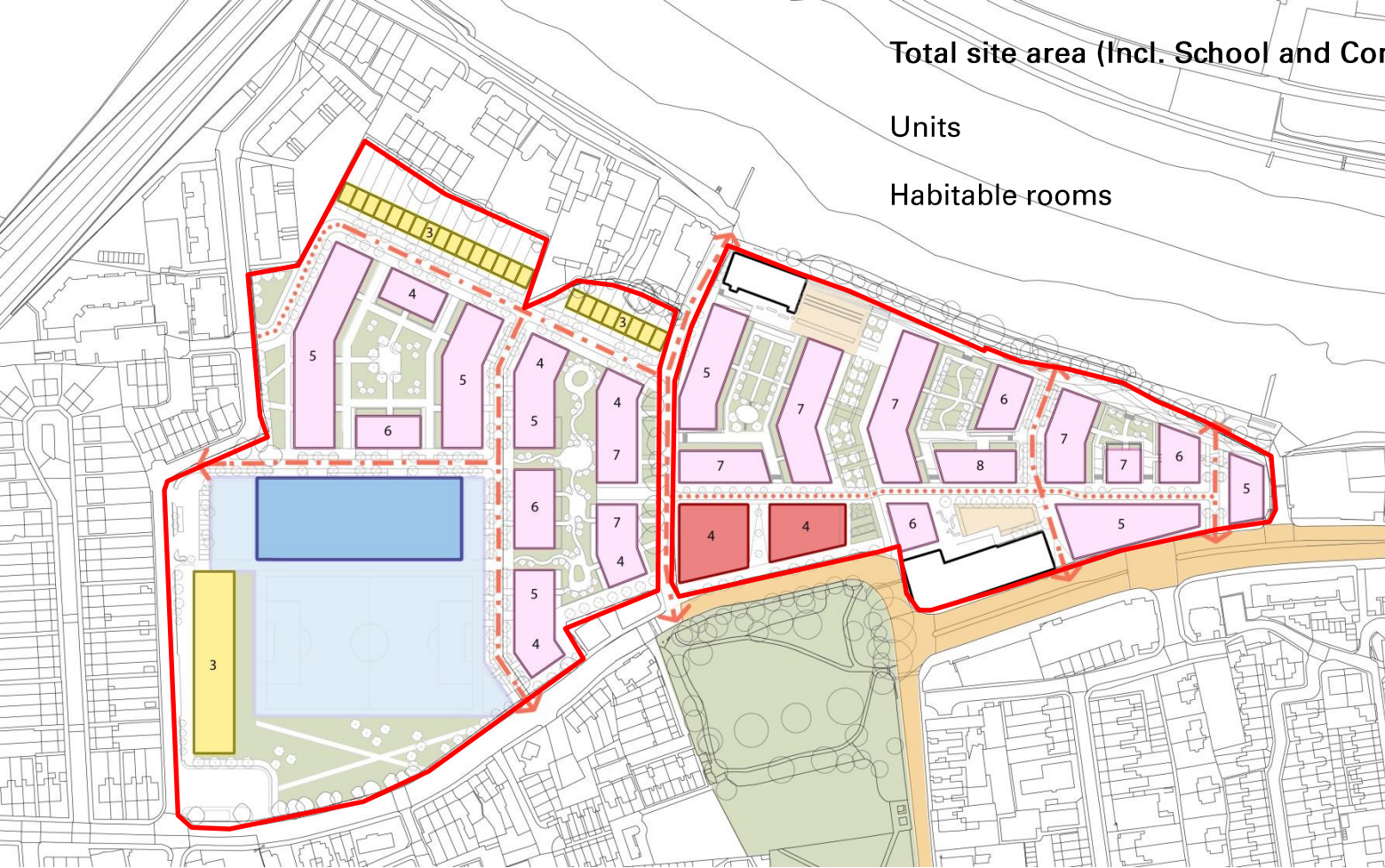
Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150 - 200 hr/ha	150 - 250 hr/ha	200 - 350 hr/ha
3.8 - 4.6 hr/unit	35 - 55 u/ha	35 - 65 u/h	45 - 90 u/ha
3.1 - 3.7 hr/unit	40 - 65 u/ha	40 - 80 u/ha	55 - 115 u/ha
2.7 - 3.0 hr/unit	50 - 75 u/ha	50 - 95 u/ha	70 - 130 u/ha
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

**Total site area (Incl. School and Commercial) 8.52 Ha.**

**Units 111 Units / Ha**

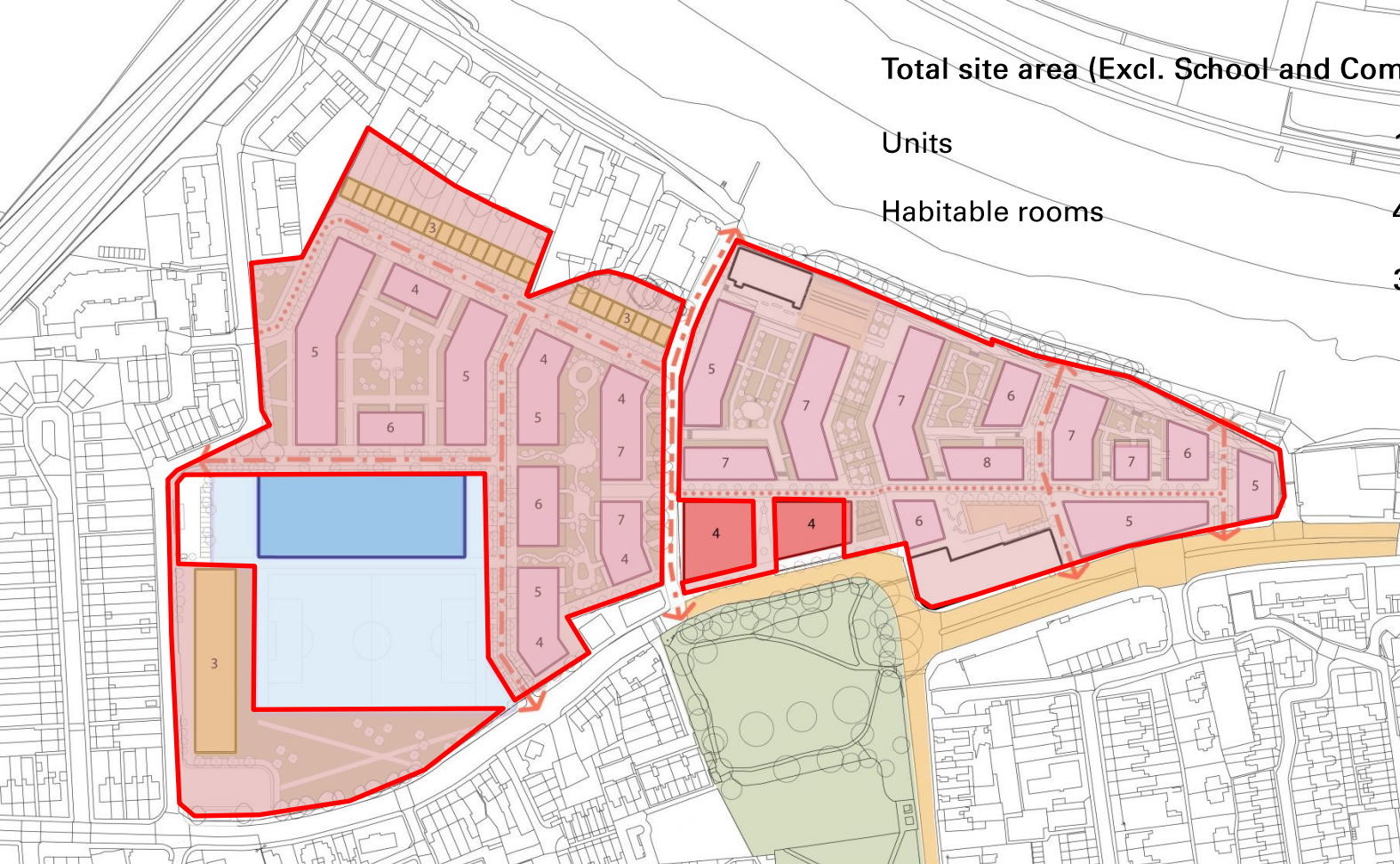
**Habitable rooms 345 Hab. Rms. / Ha**

**3.1 Hab. Rms/ Unit**



**Current Masterplan**

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
<b>Suburban</b>	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
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2.7 - 3.0 hr/unit	50 - 75 u/ha	50 - 95 u/ha	70 - 130 u/ha
<b>Urban</b>	150 - 250 hr/ha	200 - 450 hr/ha	200 - 700 hr/ha
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2.7 - 3.0 hr/unit	50 - 110 u/ha	100 - 240 u/ha	215 - 405 u/ha



**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**

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
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Riverside Gardens, Barnes

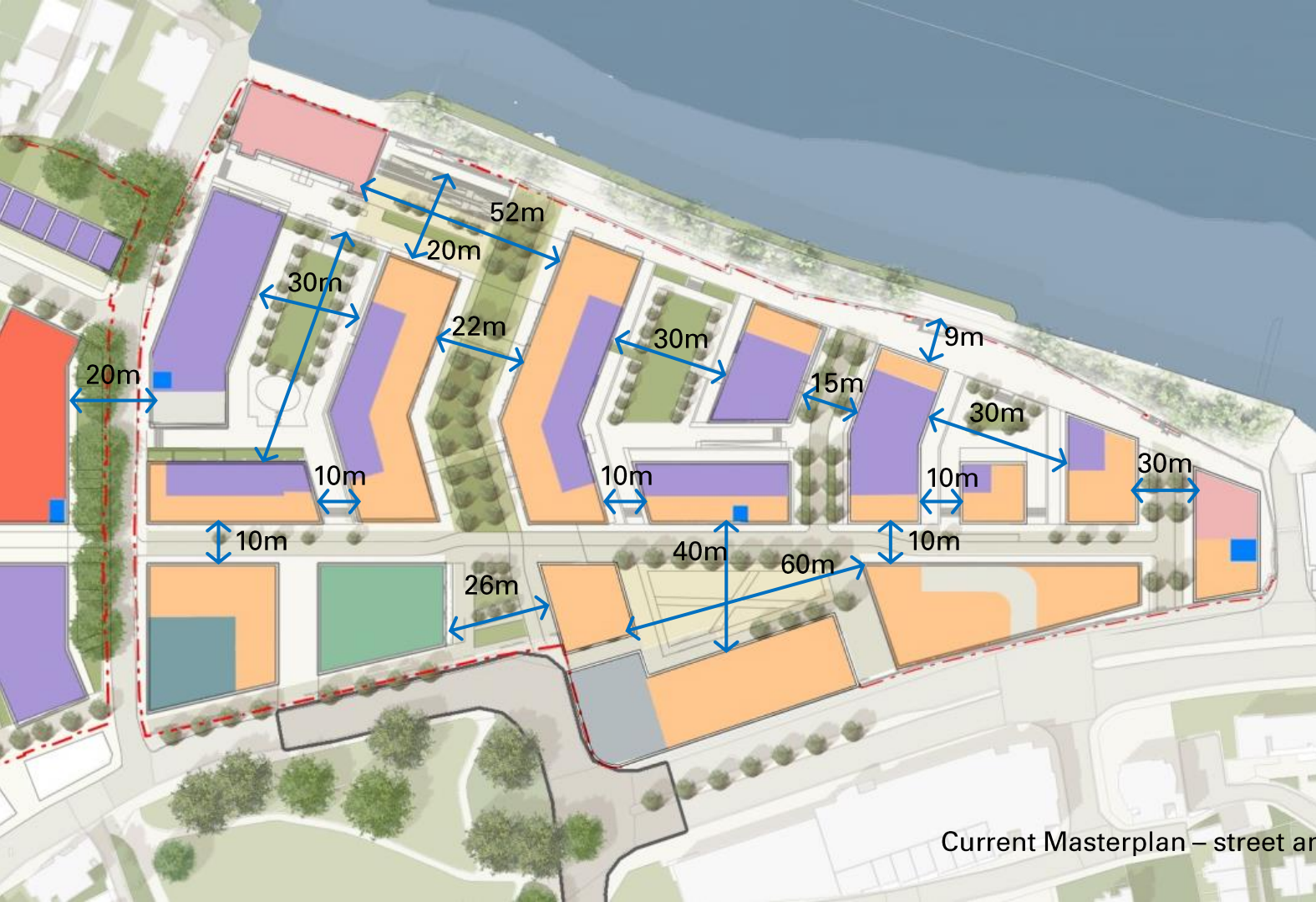
Approximate No. of dwellings = 178

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



30m

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'

# SQUIRE & PARTNERS

## Stag Brewery

Presentation to Community Liaison Group

16 May 2017

# STAG BREWERY

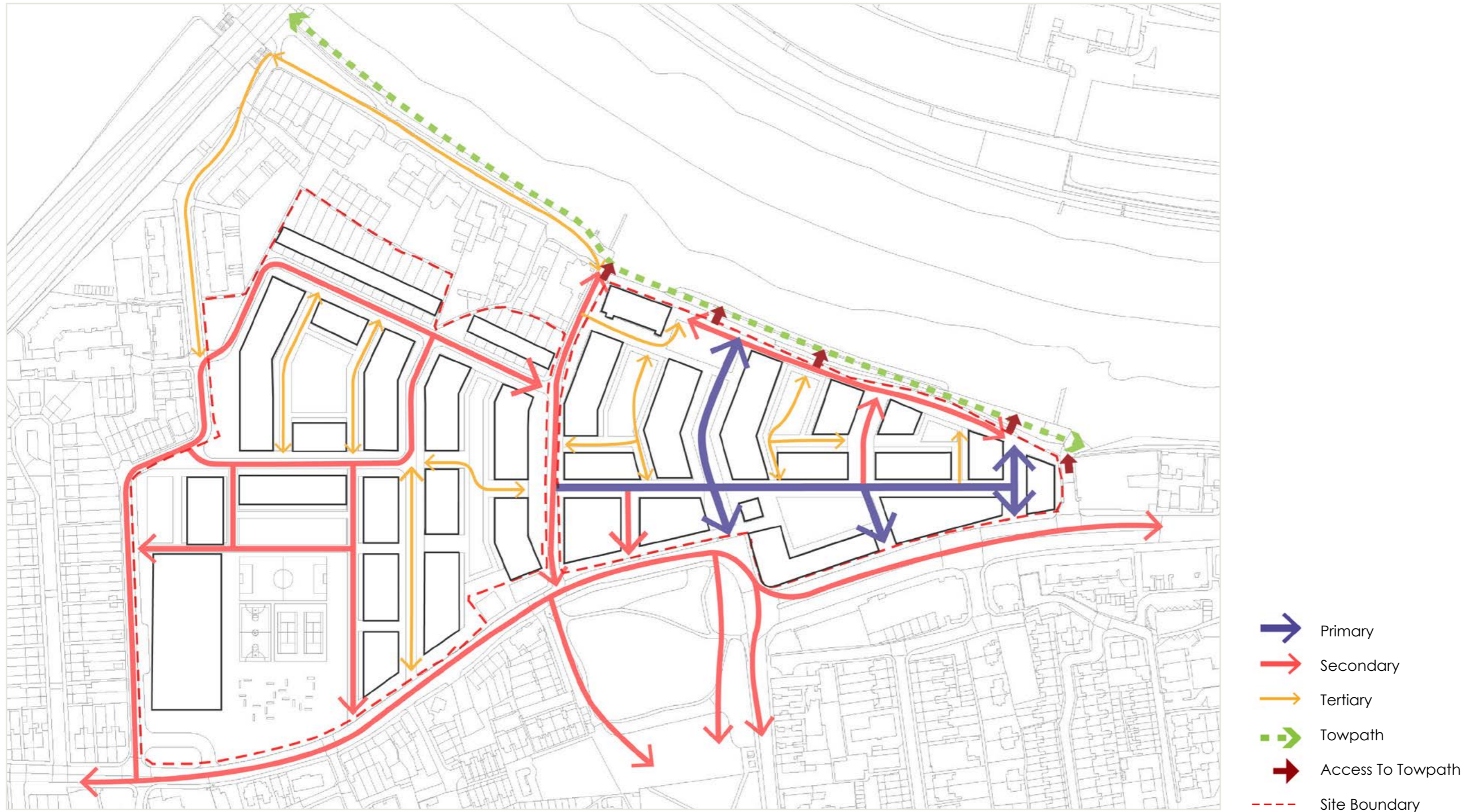
GILLESPIES

10 | SKETCHBOOK

CLG: PUBLIC REALM OVERVIEW

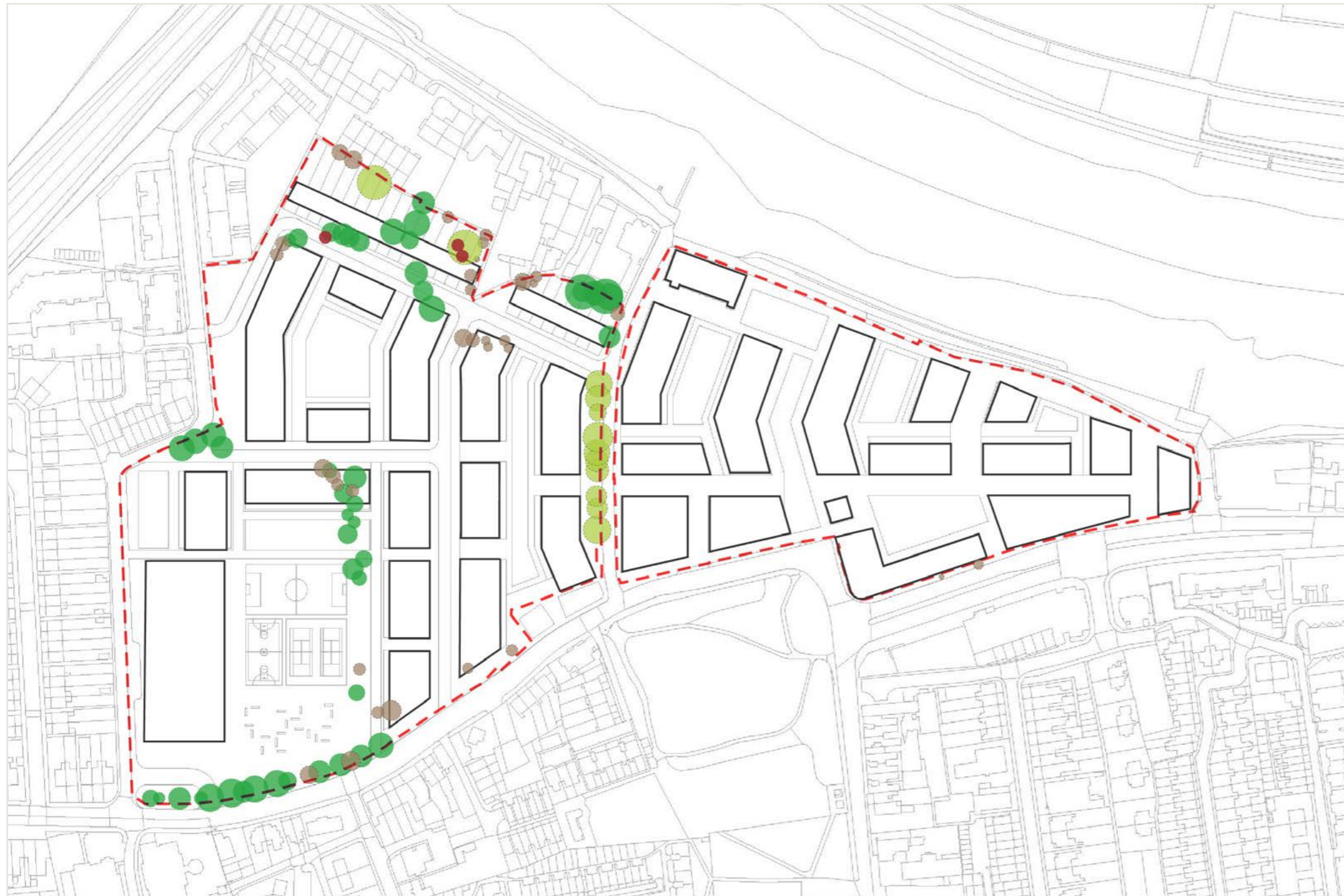


PUBLIC REALM OVERVIEW  
Pedestrian Circulation Hierarchy



# PUBLIC REALM OVERVIEW

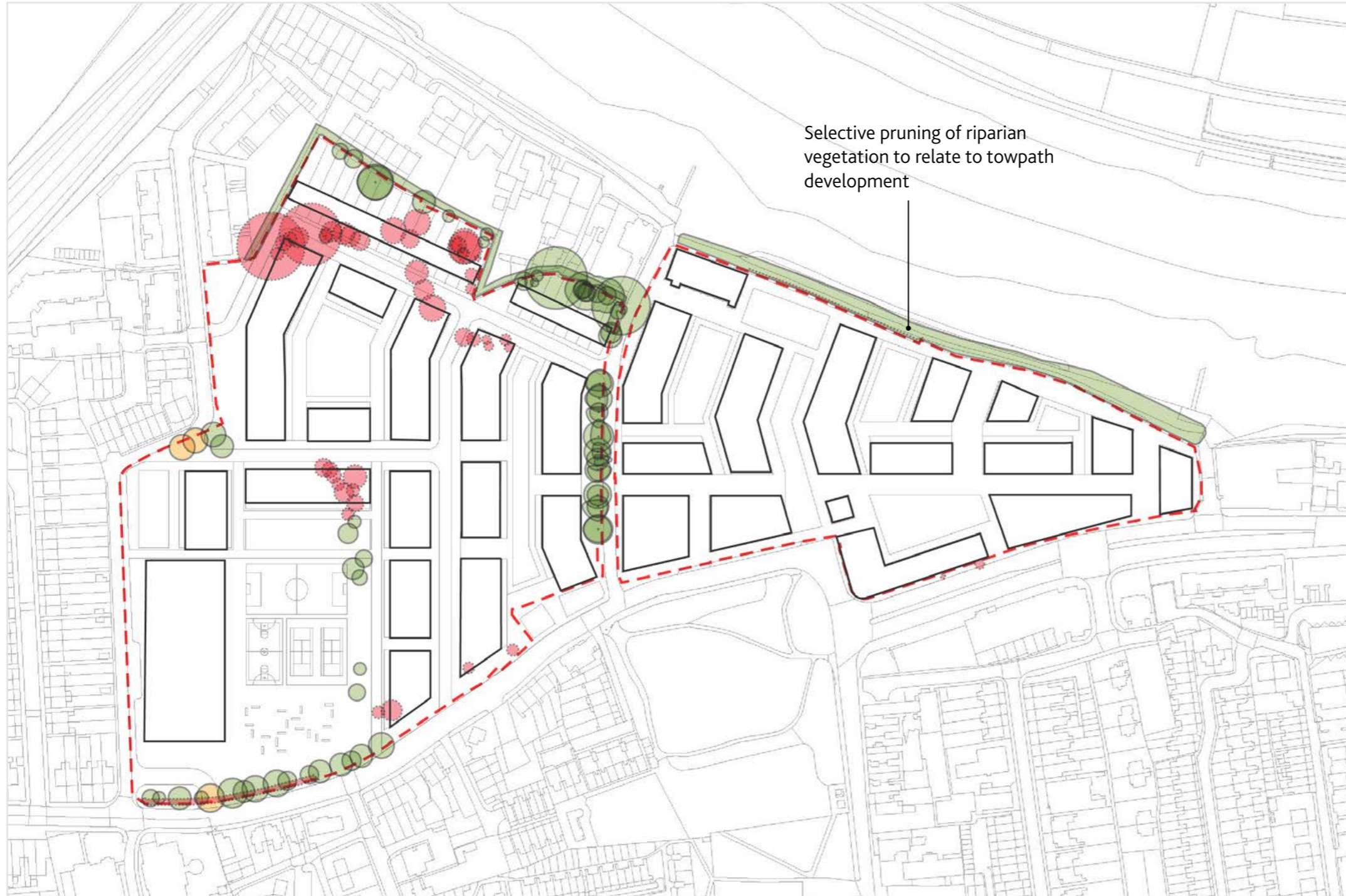
## Tree Survey






-  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



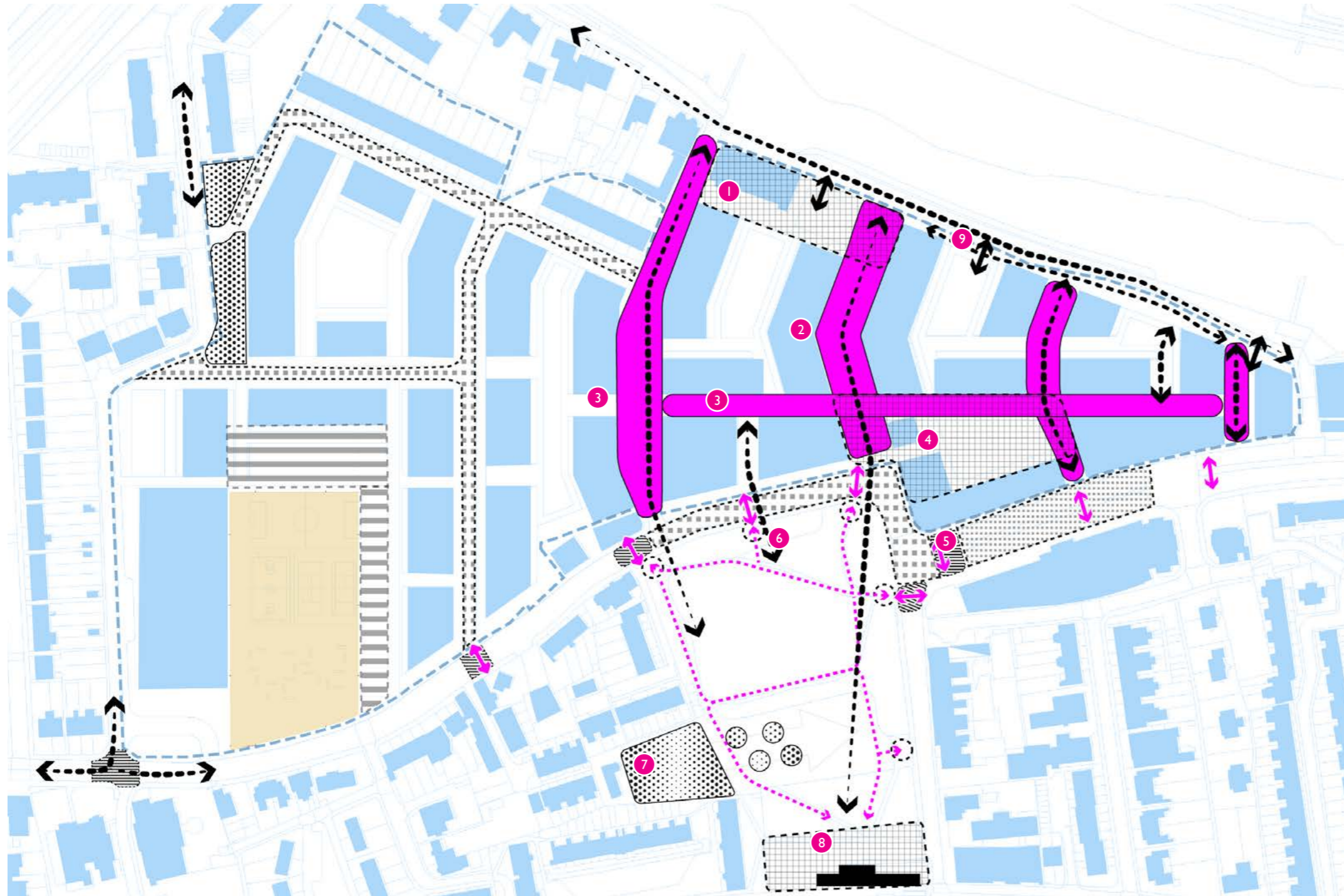
- Key Adjacent Public Open Space
- Public Space
- Semi-Private Amenity Space
- Private Amenity Space
- School Open Space
- Towpath Public Realm
- Boundary

# EMERGING MASTERPLAN

PUBLIC REALM OVERVIEW

# PUBLIC REALM OVERVIEW

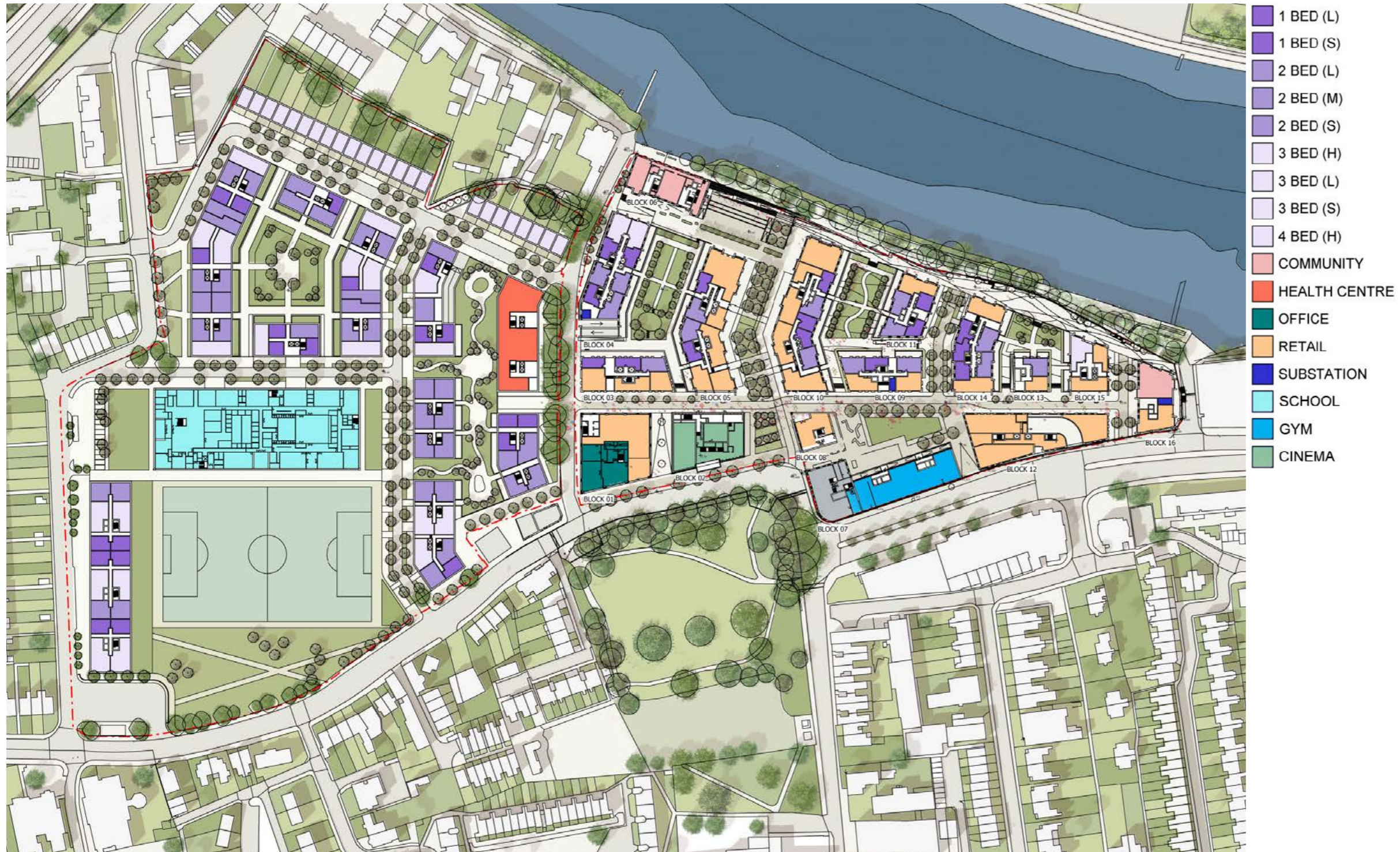
## Public Realm / Landscape Approach



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

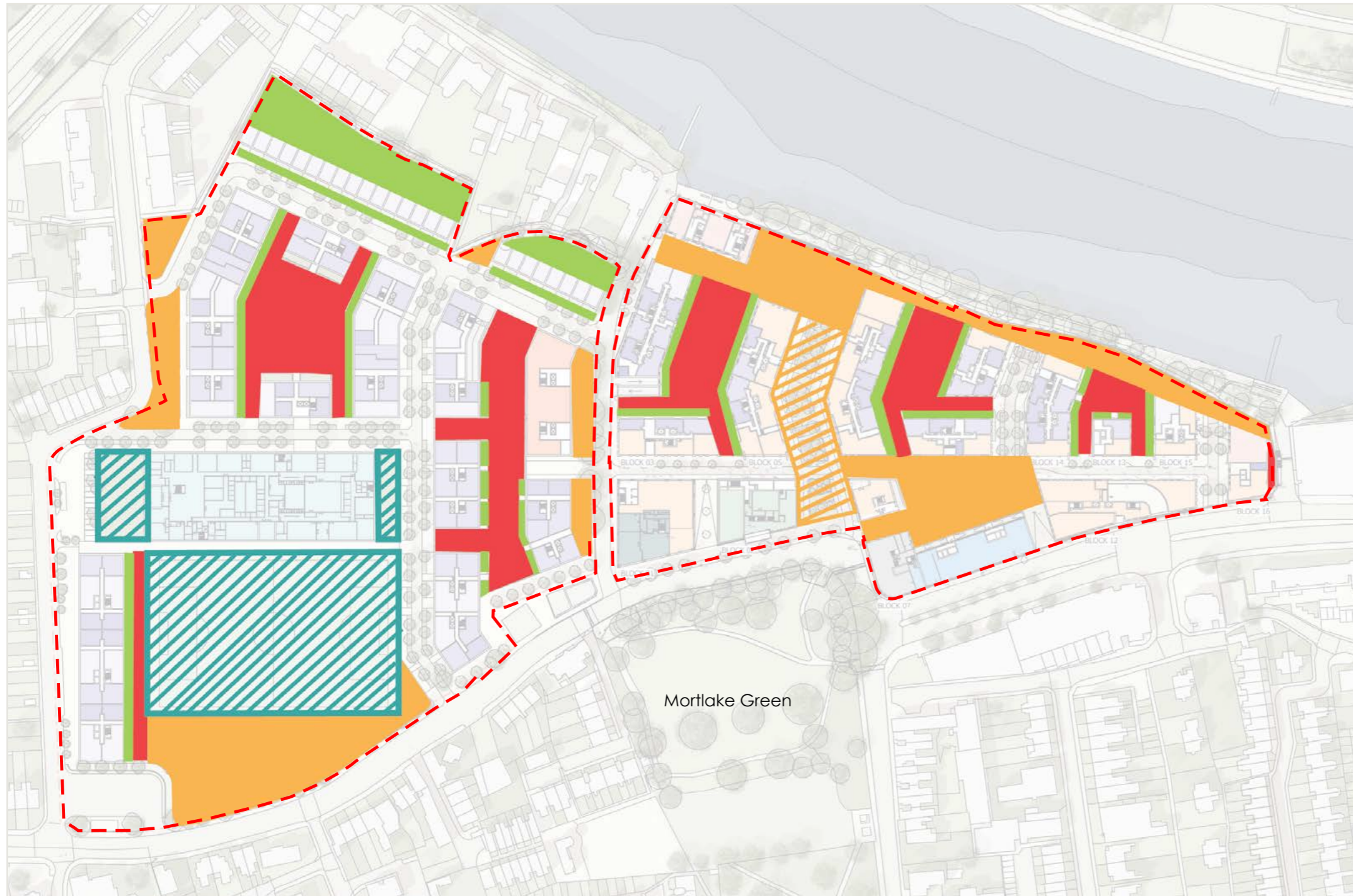


# OPEN SPACE

PUBLIC REALM OVERVIEW

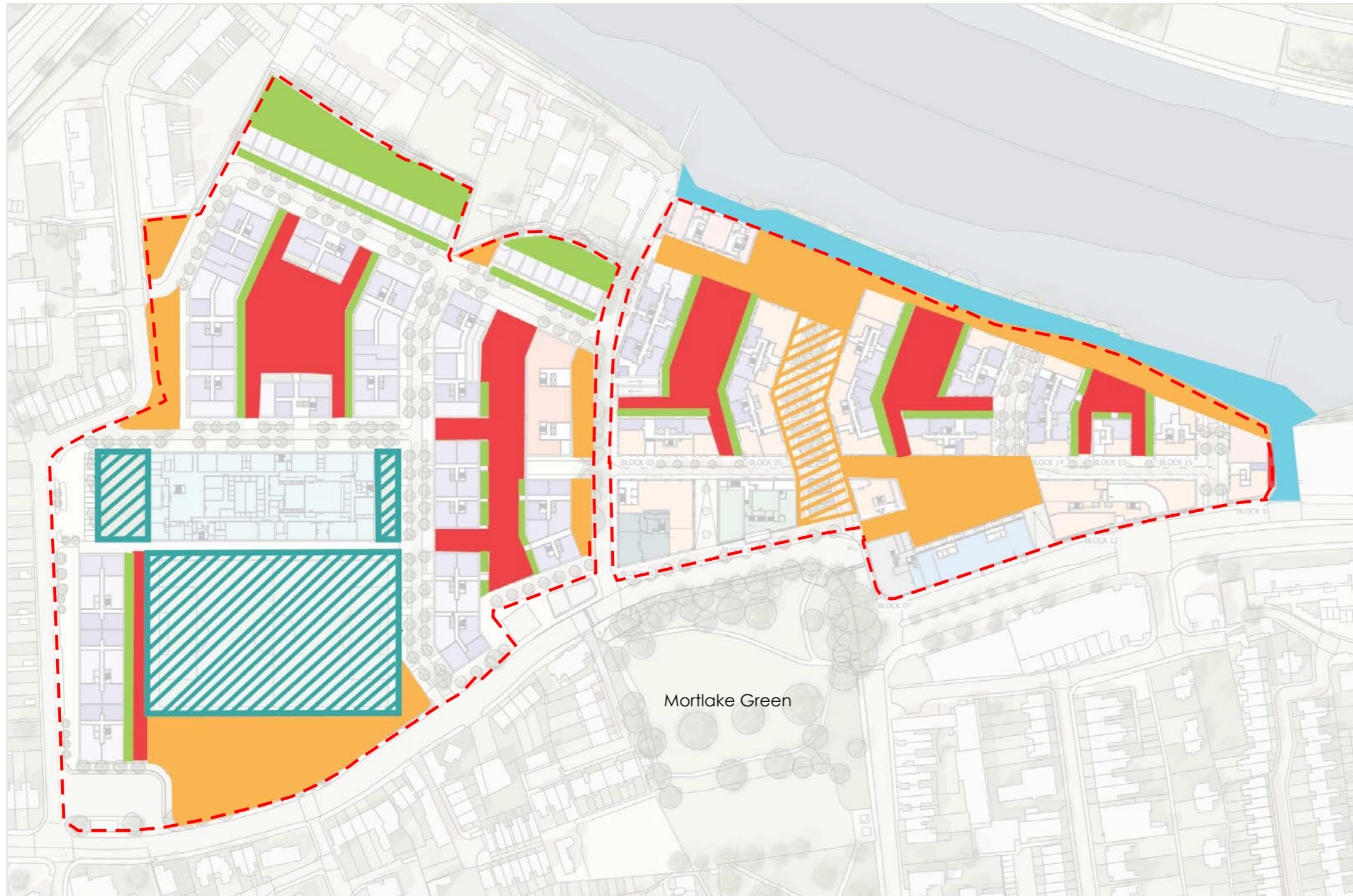
# CONCEPTS

Amenity Space: Overall Amenity Open Space (36,109M<sup>2</sup>)



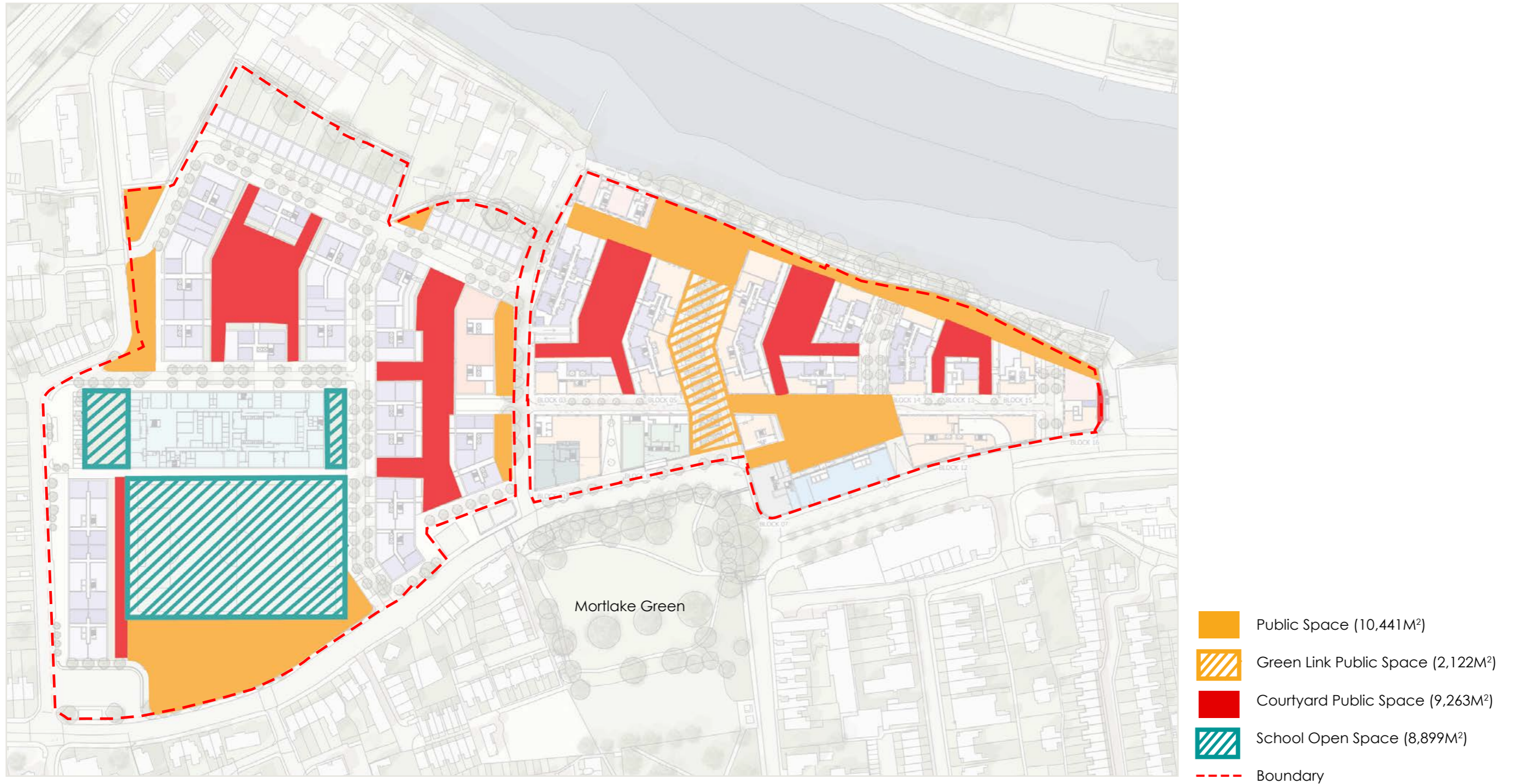
# CONCEPTS

Amenity Space: Overall Amenity Open Space Including Towpath (38,974M<sup>2</sup>)



# CONCEPTS

Amenity Space: Public Space, Courtyard Public Space And School Open Space (Community Use) (30,725M<sup>2</sup>)



# STREET TYPOLOGIES

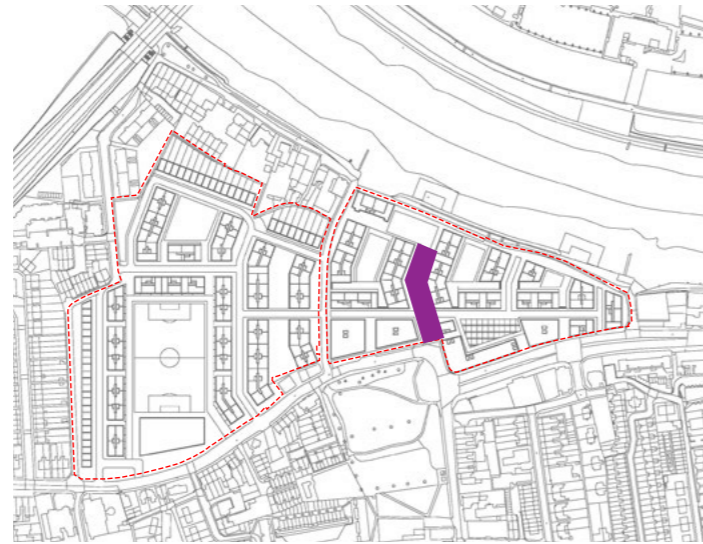
PUBLIC REALM OVERVIEW

# STREET TYPOLOGY

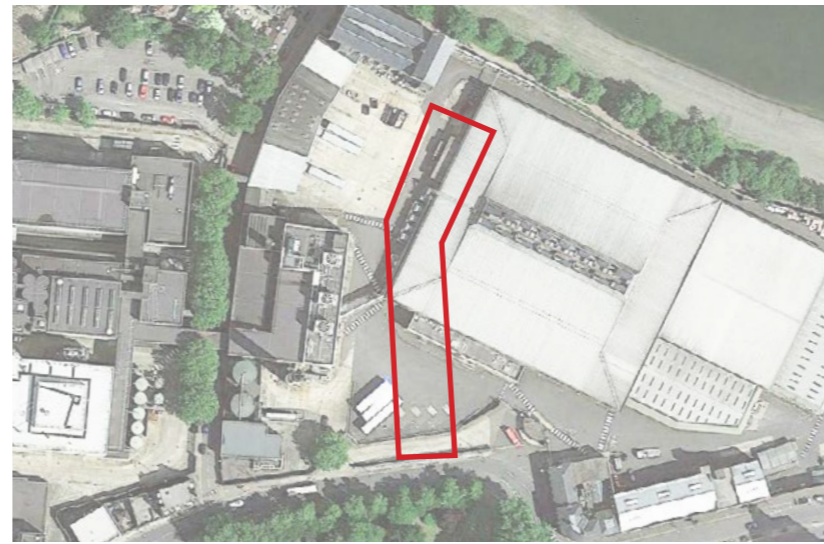
## Boulevard 20-28M

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.

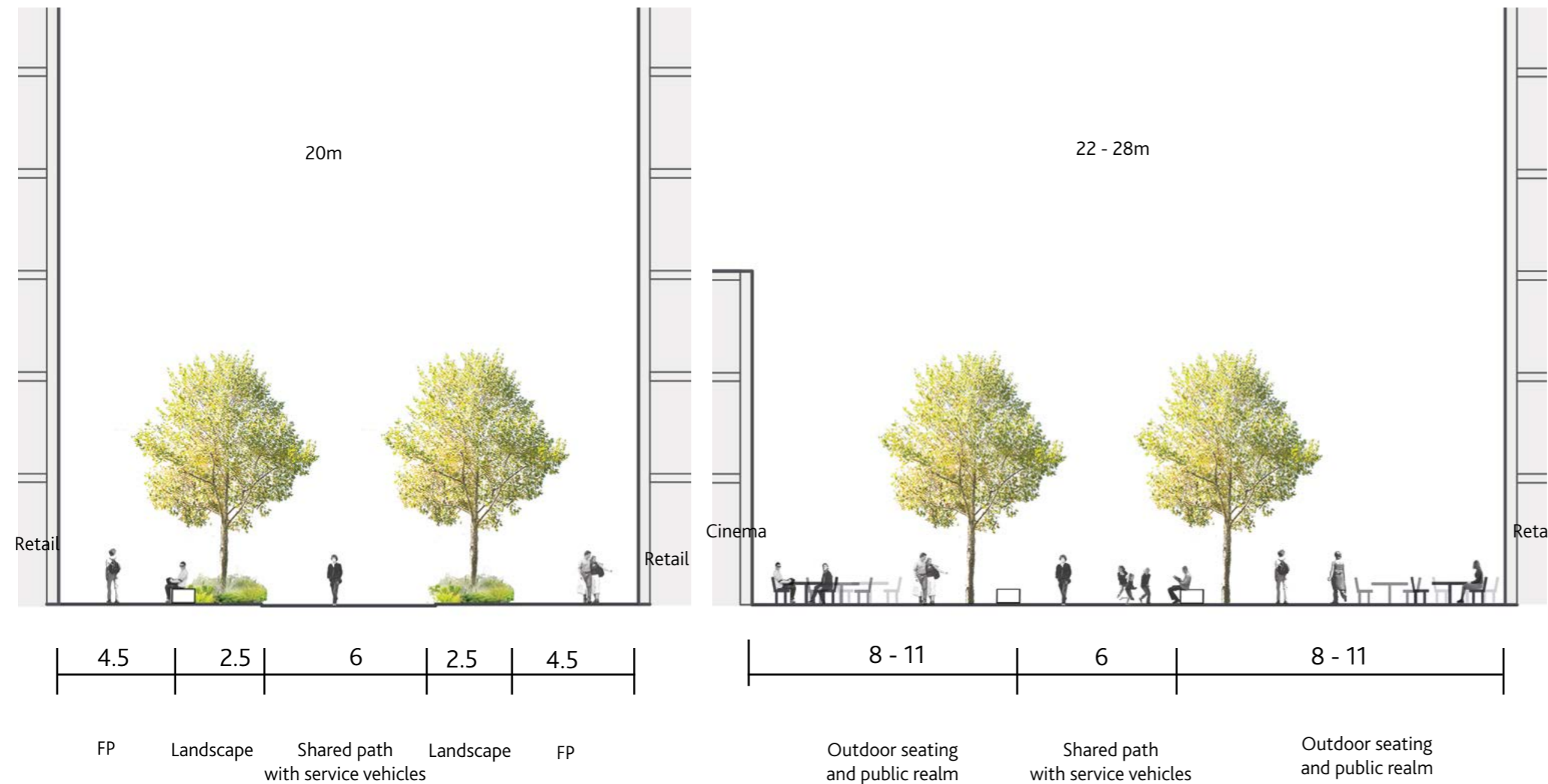
A pedestrian and cycle priority zone will be achieved by using smaller paving units for shared surface and low kerb with bigger paving units for footpath. Shared surface should be designed to be able to bear service and emergency vehicles.



Location plan

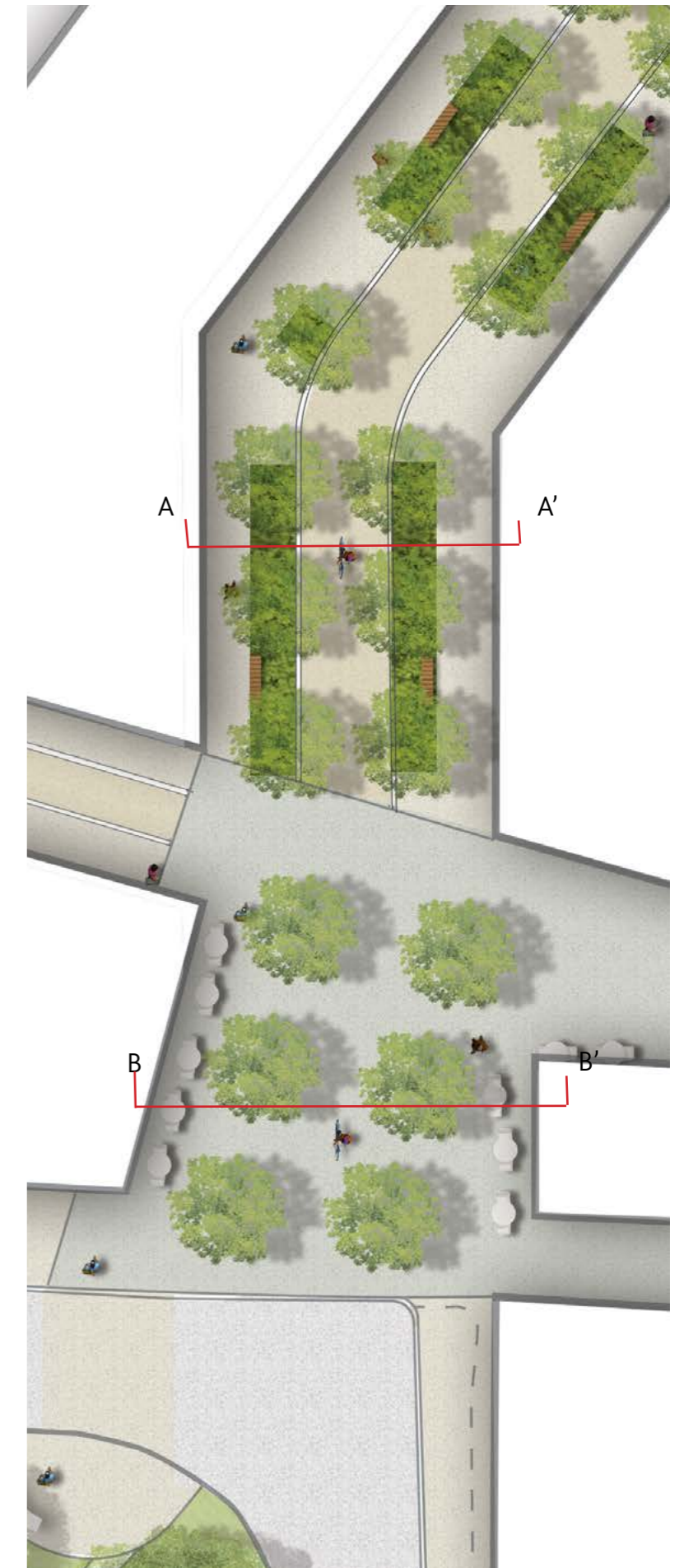


Existing street view



A-A' Section 1:250

B-B' Section 1:250

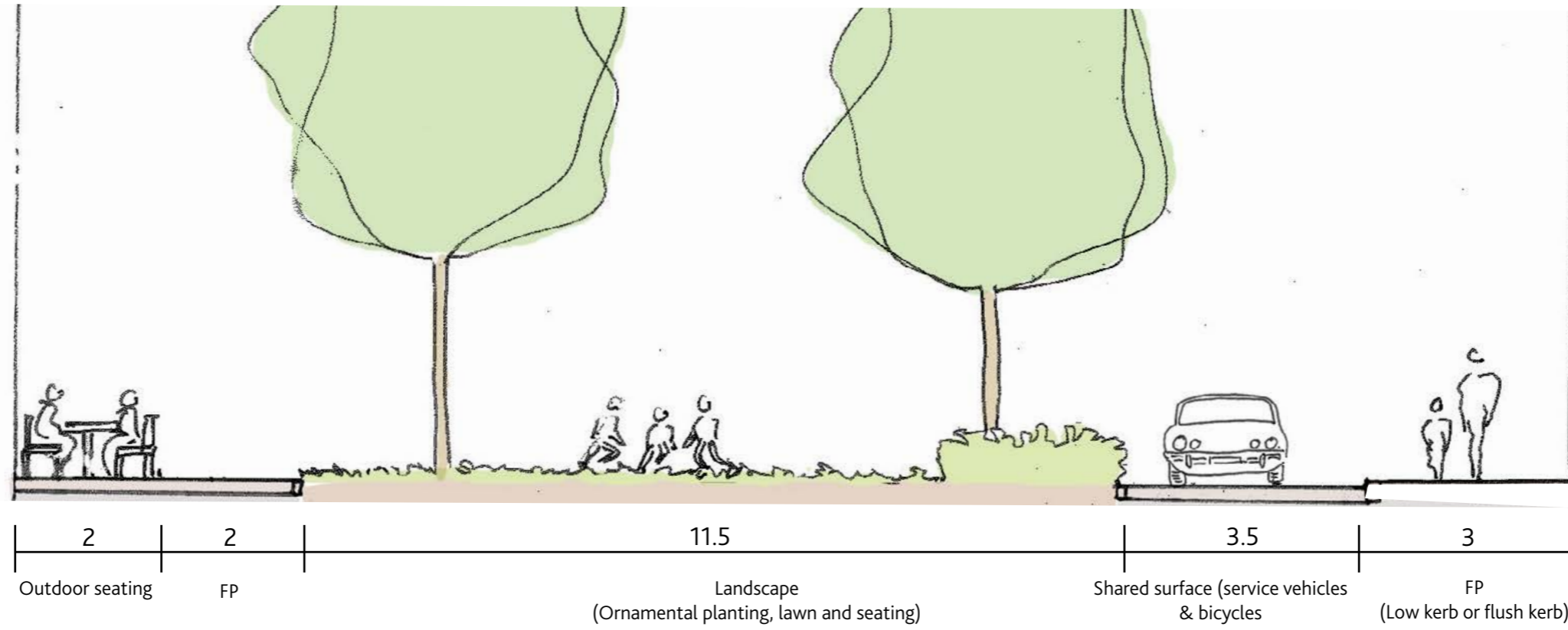


Sketch plan 1:500

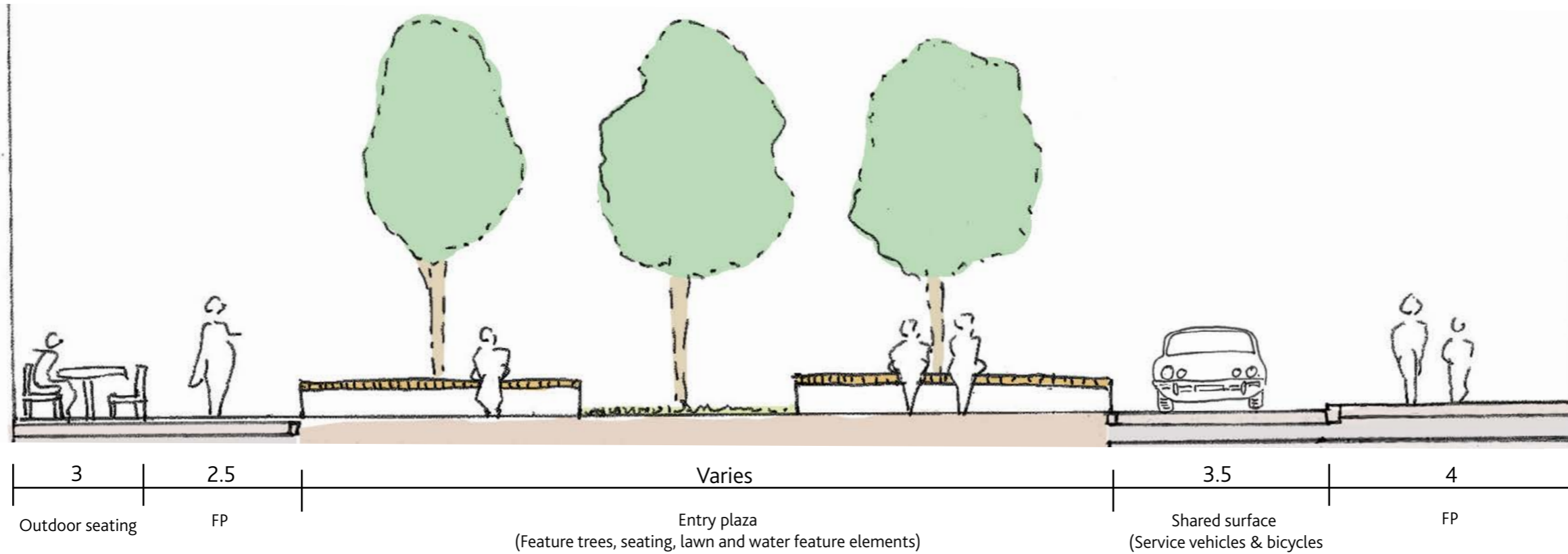
# STREET TYPOLOGY

## Green Link - option 2: sections

A-A' Section  
22m



B-B' Section  
22-28m



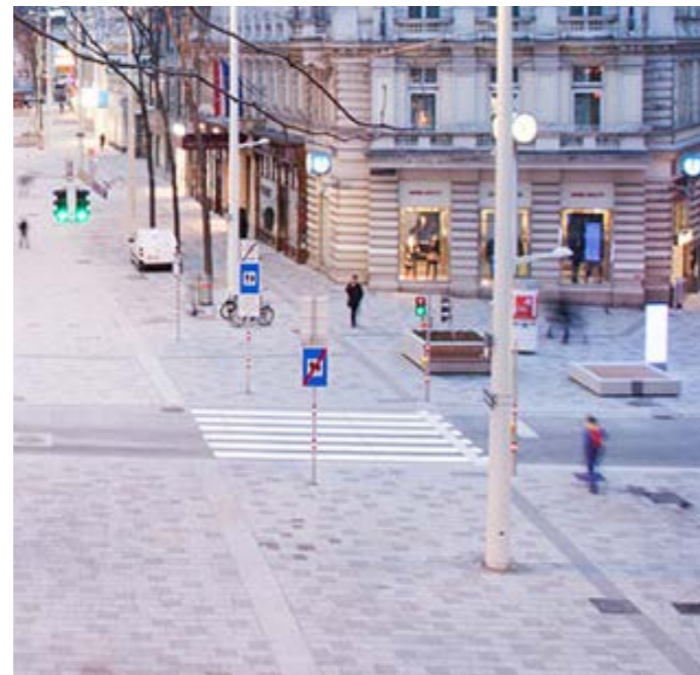
# STREET TYPOLOGY

## Green Link - option 1: precedent images



# STREET TYPOLOGY

## Green Link - option 2: precedent images



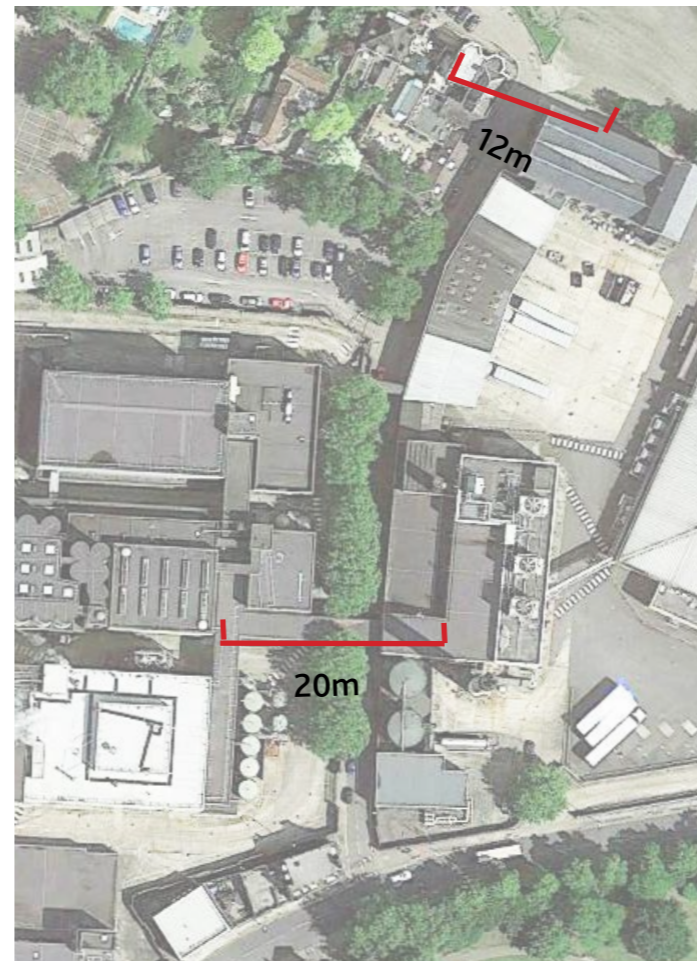
# STREET TYPOLOGY

## SHIP LANE 10 - 20M

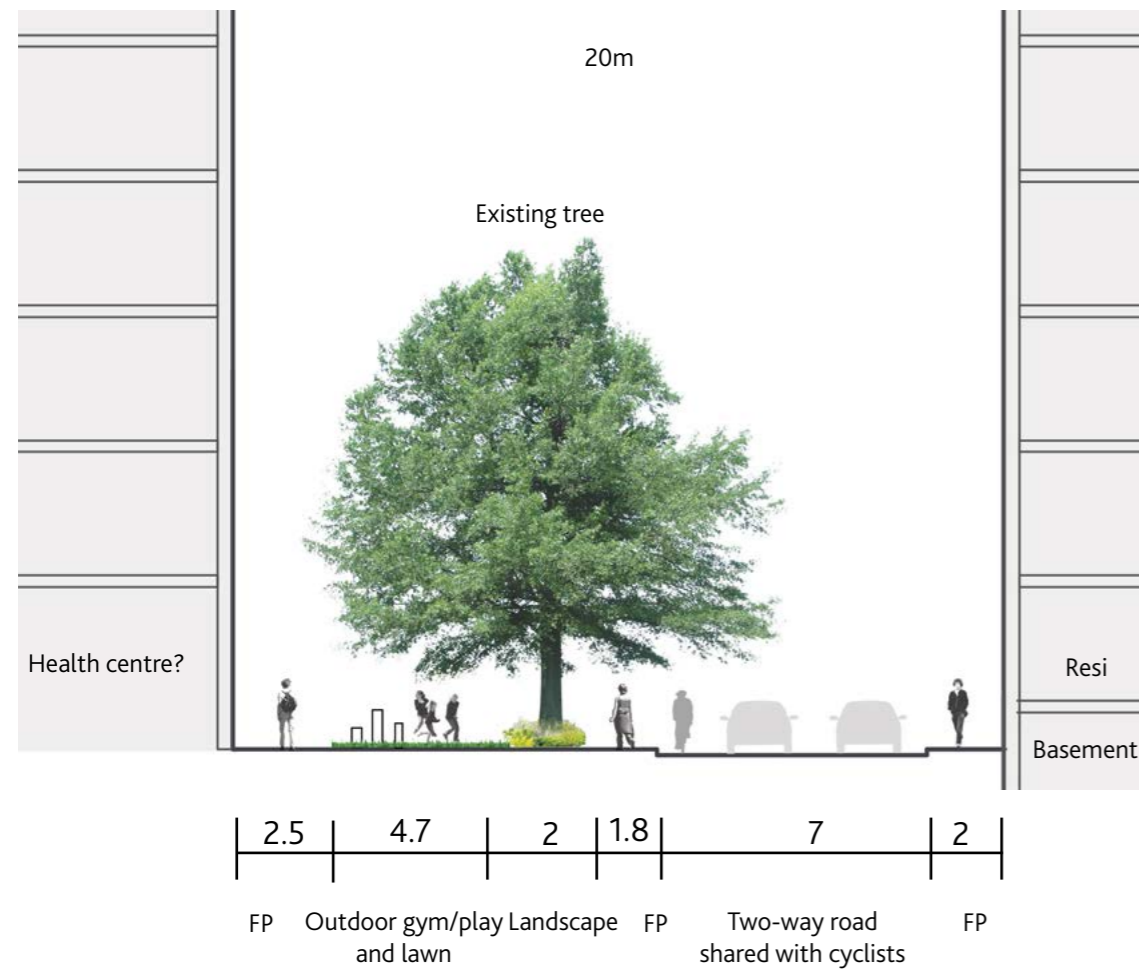
Ship lane will be one of the main road corridors with two-lane traffic serving the residents in Stag Brewery development and surrounding communities. There are numerous grade A and grade B existing trees along Ship lane which will add to the quality of the street and along with perennial planting and 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.



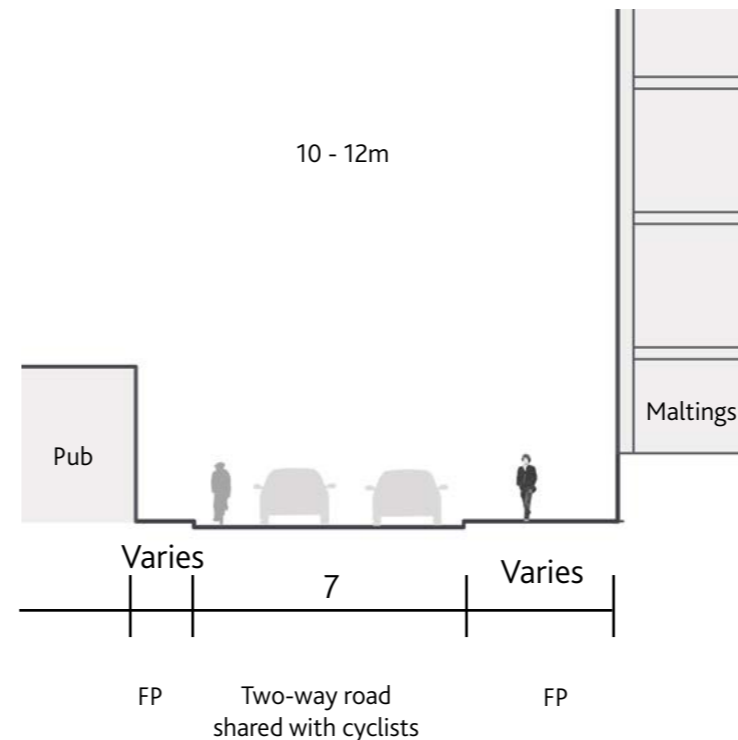
Location plan



Existing street view



A-A' Section 1:250



B-B' Section 1:250

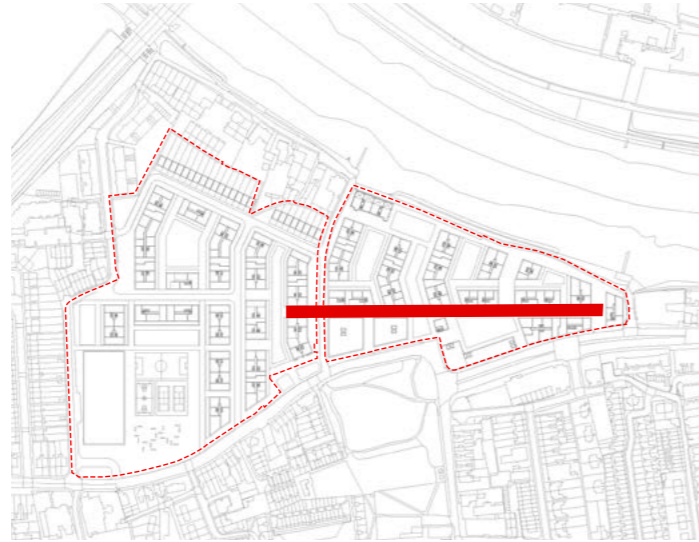


Sketch plan 1:500

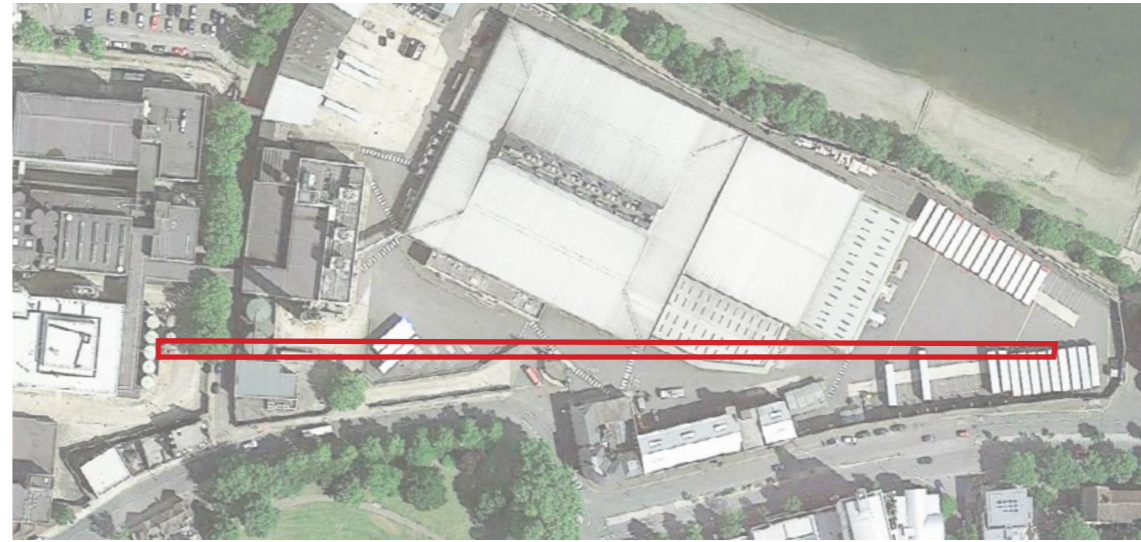
# STREET TYPOLOGY

## Main Street - 10M

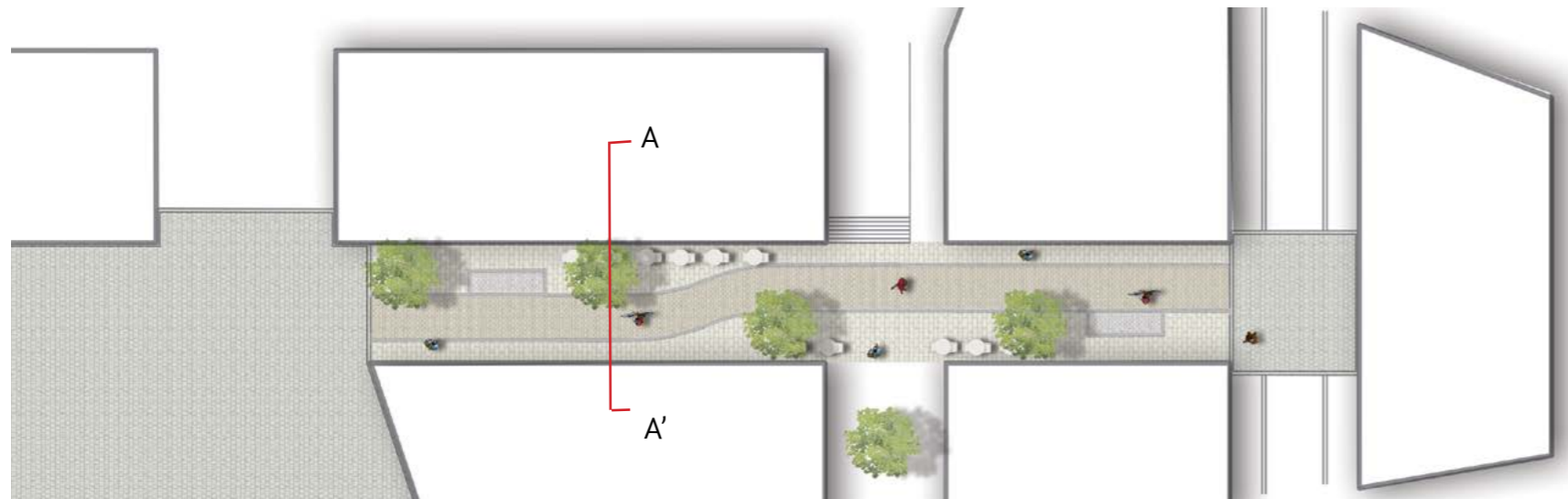
Main street is the major commercial street in the development and also a pedestrian priority zone. A safe environment will be achieved by shared surface principles and traffic calming measures. Similar to the boulevard, smaller paving units for the occasional traffic area and low kerb/bigger paving units 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.



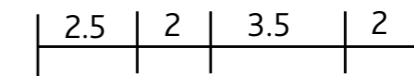
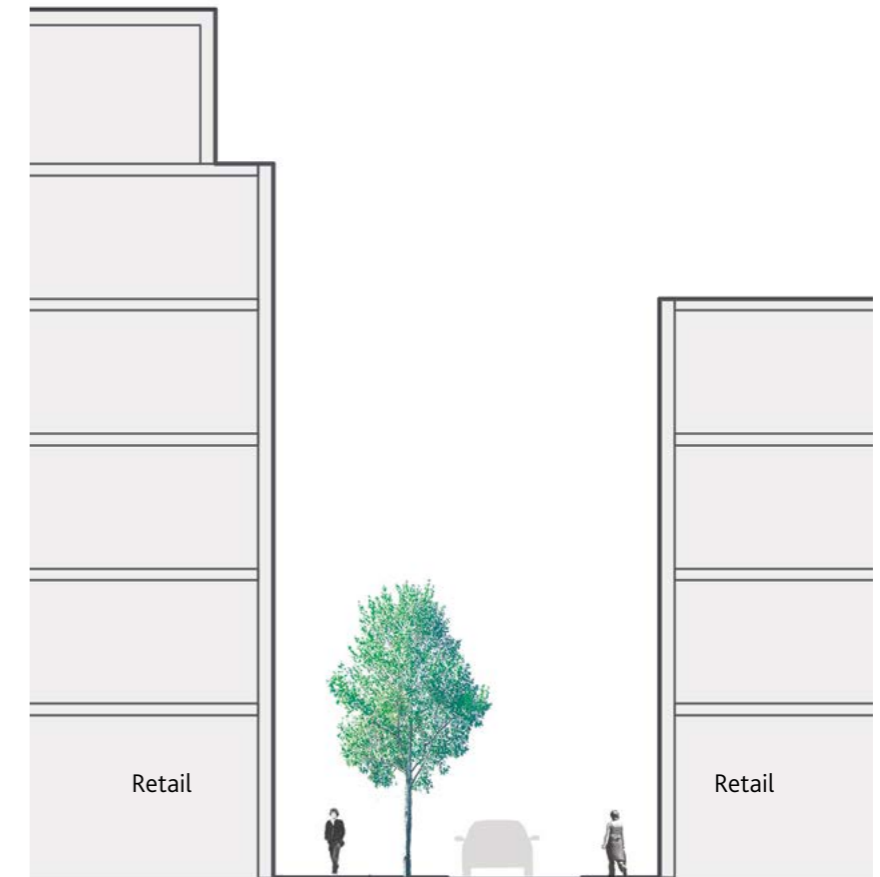
Location plan



Existing street view



Sketch plan 1:500



FP Landscape One - way road FP

A-A' Section 1:250

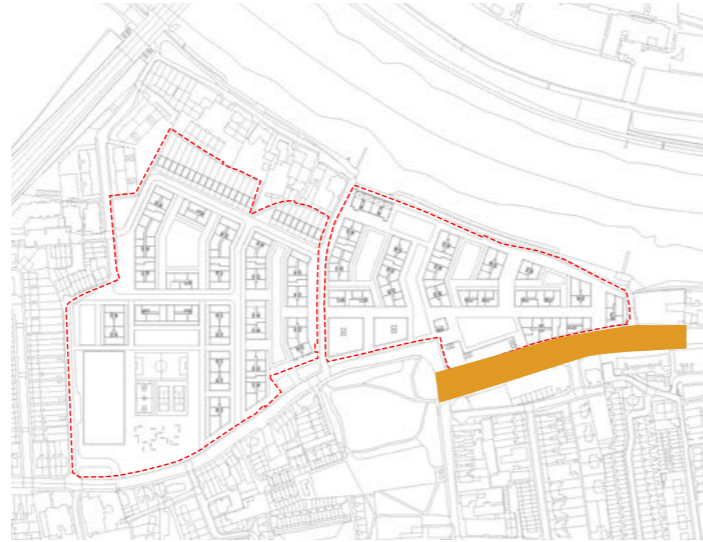
# STREET TYPOLOGY

## High Street 23-28M

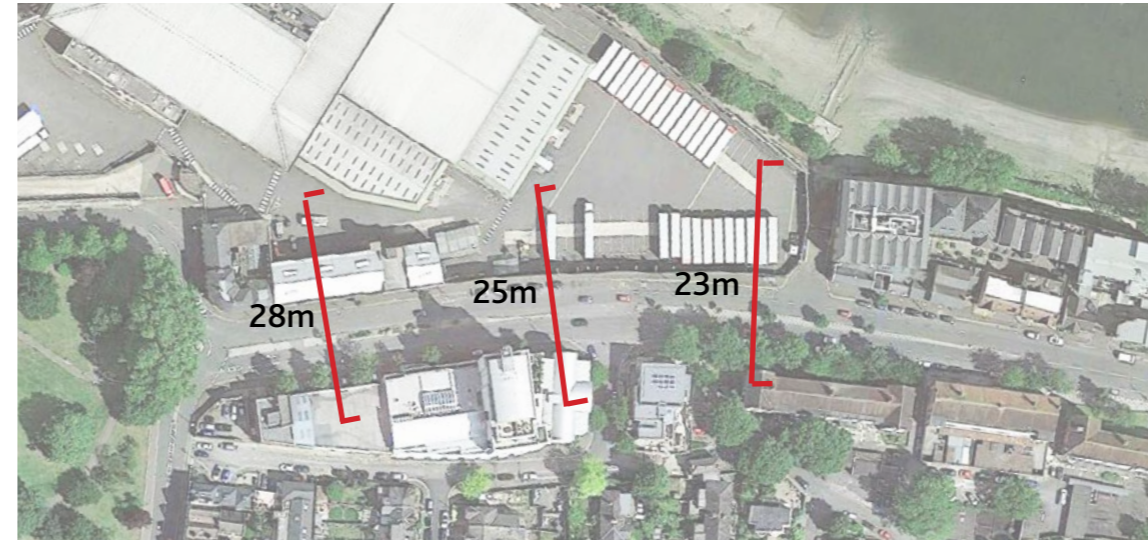
The new high street will provide three to four lanes to meet the traffic needs around Stag Brewery development. On street parking and bus lanes are provided. Raised T junctions using a different material and colour to the road corridor are designed to be the main traffic calming measure for high street.

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.

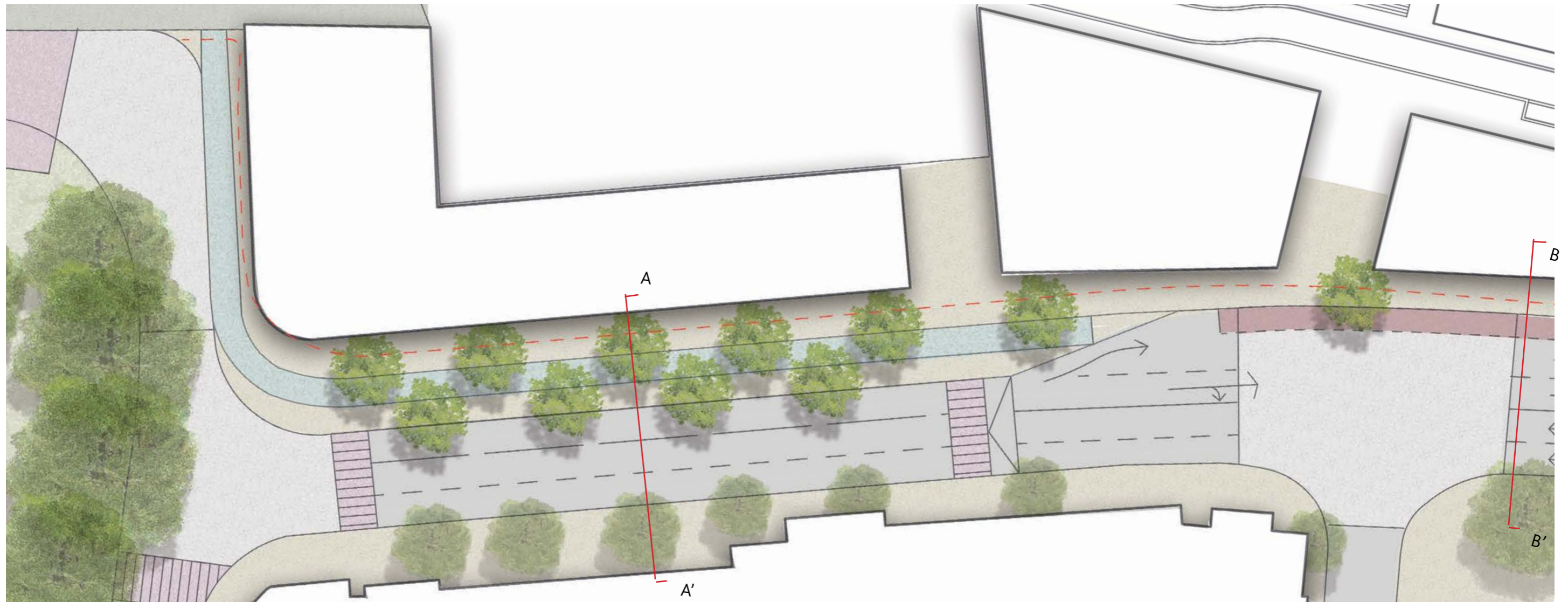
New street trees are proposed to soften the rather wide road corridor and provide shade for pedestrian and cyclists.



Location plan



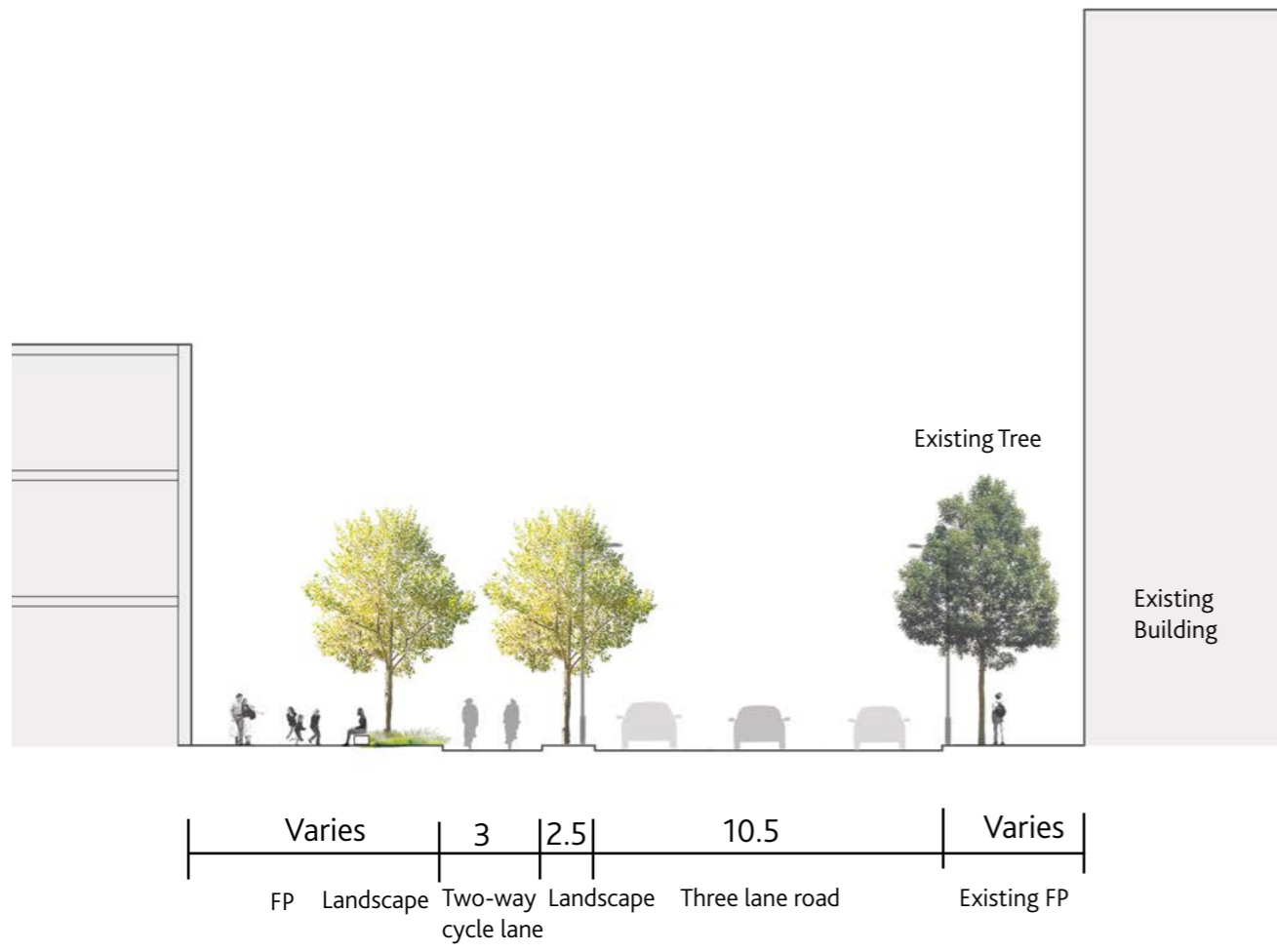
Existing street view and road corridor width



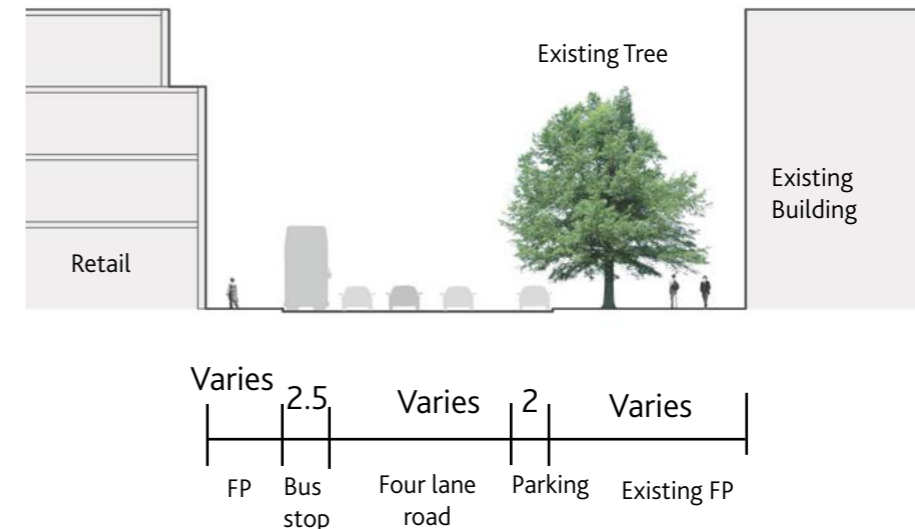
Sketch plan 1:500

# STREET TYPOLOGY

## High Street 23-28M



A-A' Section 1:250



B-B' Section 1:250

# PUBLIC REALM OVERVIEW

## Lower Richmond Road Proposal - Sections



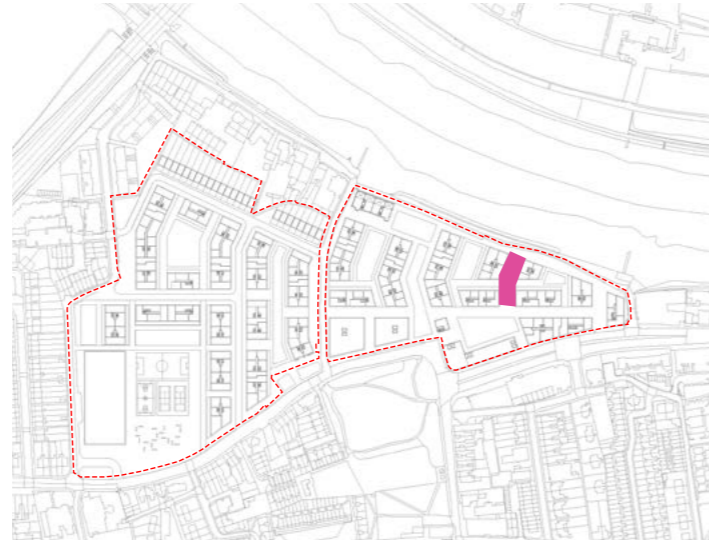
A-A' Section 1:250

# STREET TYPOLOGY

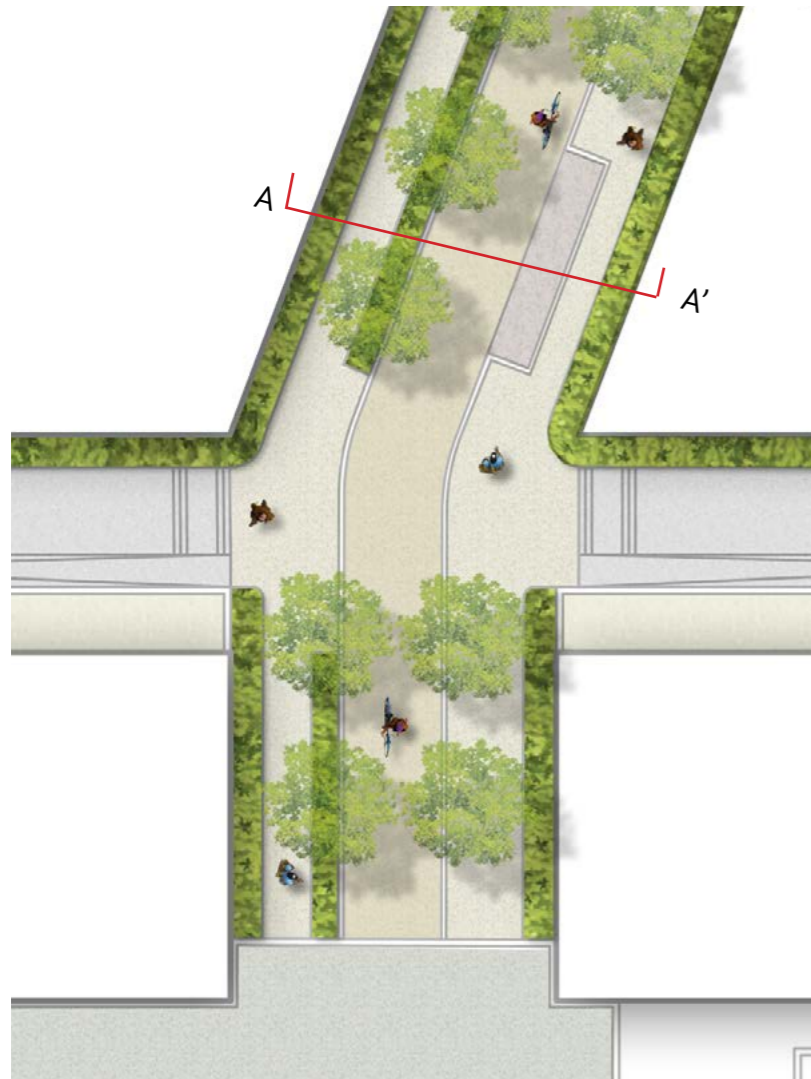
## Residential Street 15M

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.

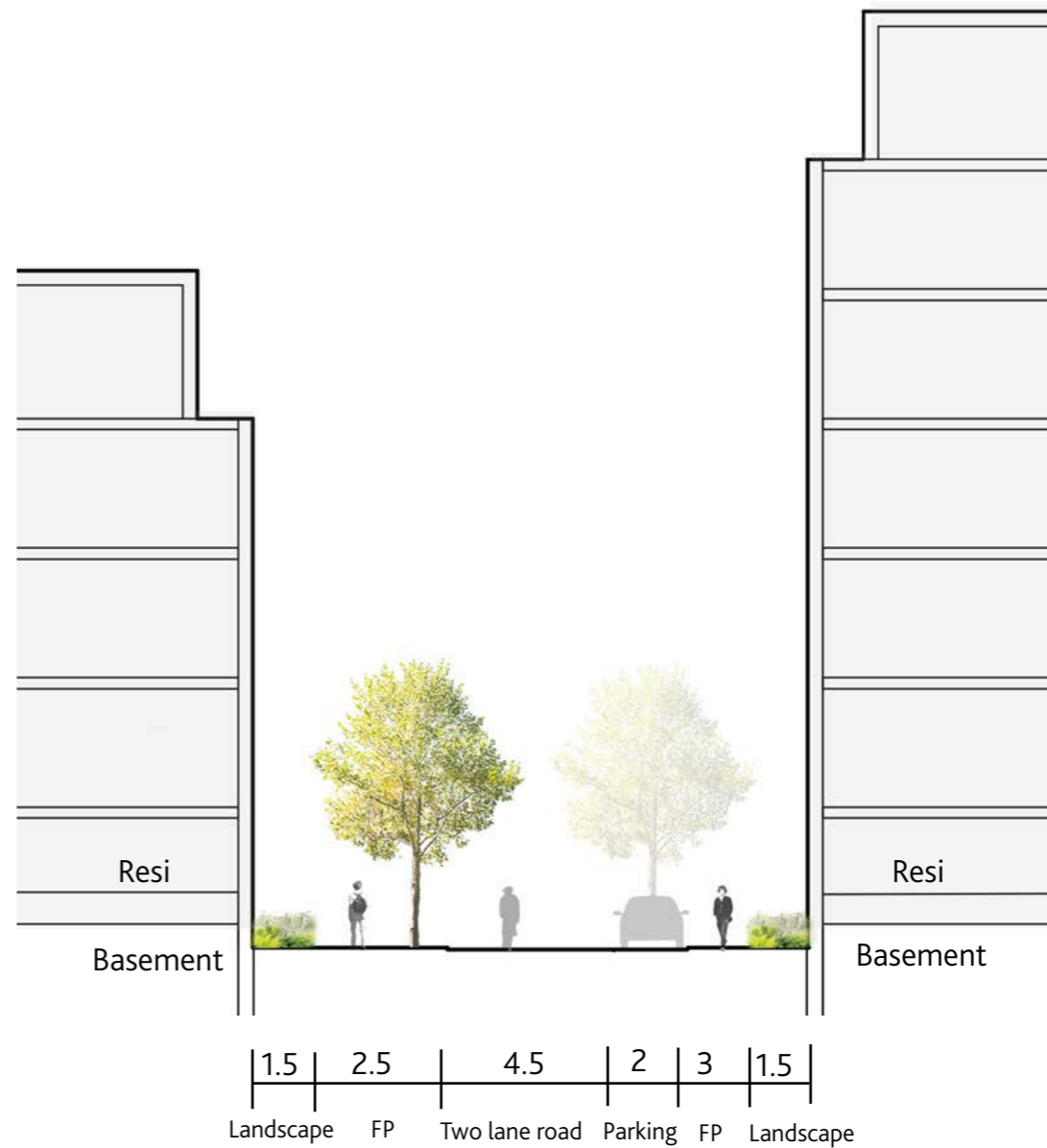
Greenery will be emphasized by street tree planting and underneath perennial planting, as well as shrub and ground cover planting adjacent to residential buildings.



Location plan



Sketch plan 1:500



A-A' Section 1:250

# COURTYARD TYPOLOGY

## Courtyard 30M Wide

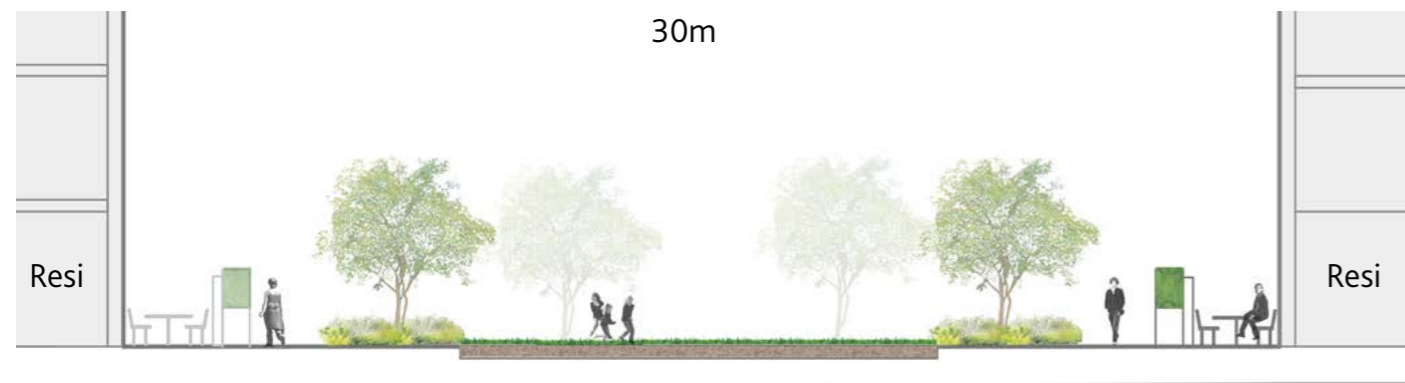
Courtyards spaces will be designed to accommodate both private terraces as well as semi-private community gardens to local residents and visitors. Screening will be achieved by retaining wall and hedge planting. Ramps and steps from different entry points will be provided to facilitate all user groups. 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

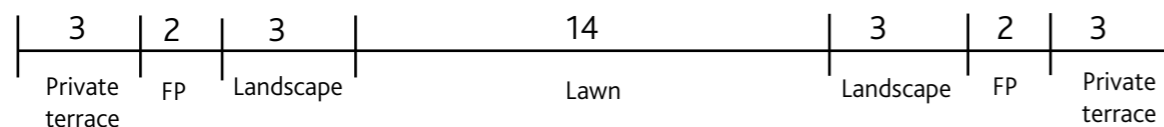


30m

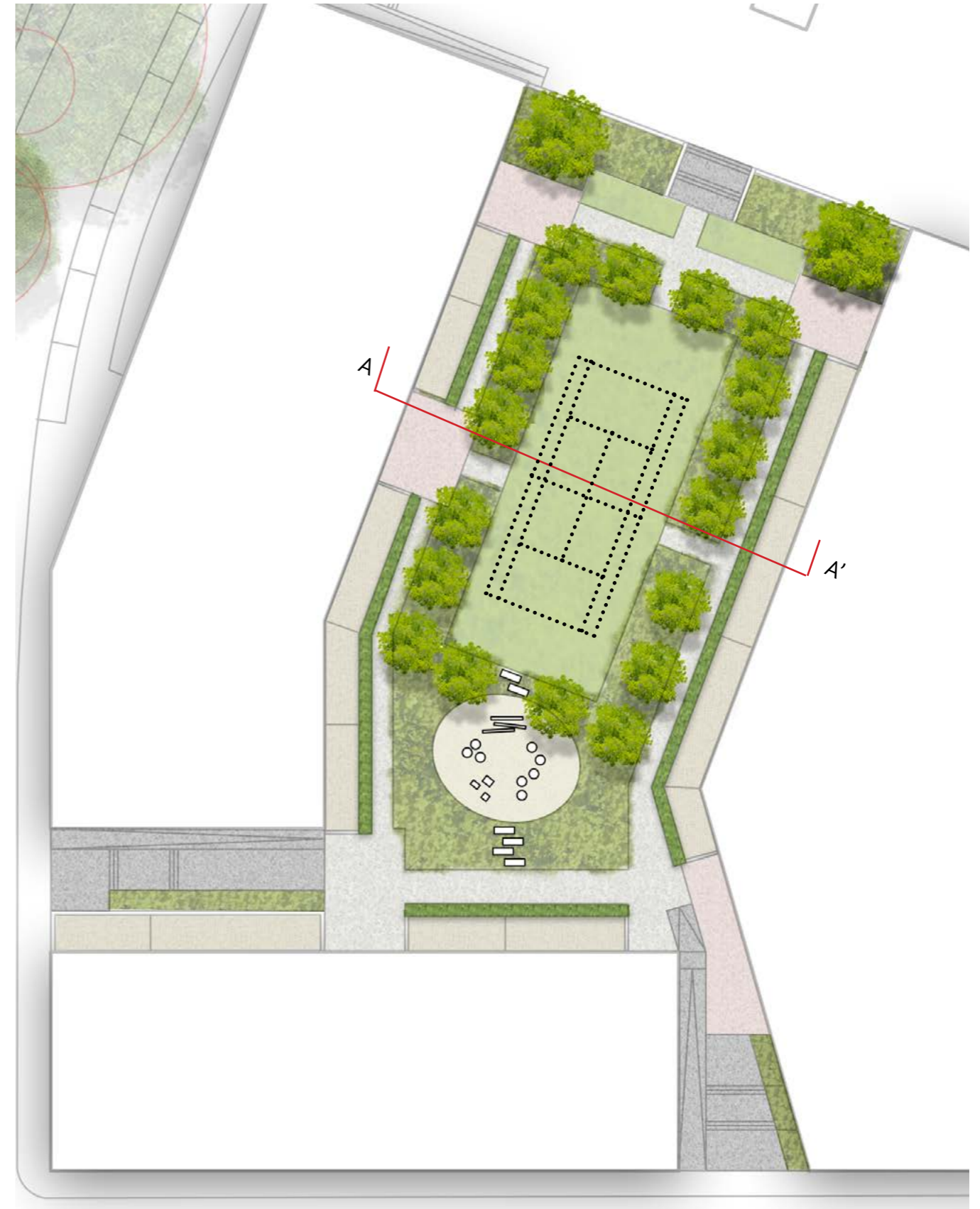
Resi

Resi

Basement



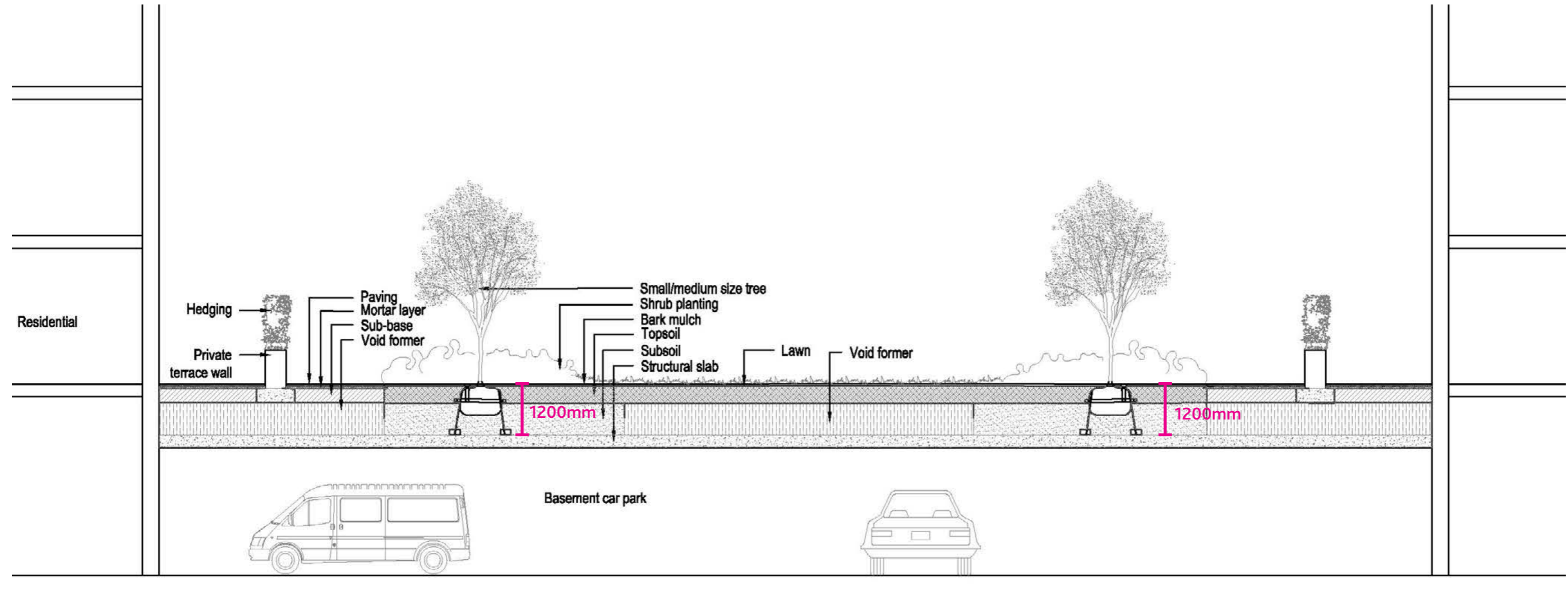
A-A' Section 1:250



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

# COURTYARD TYPOLOGY

## Courtyard Typical Section



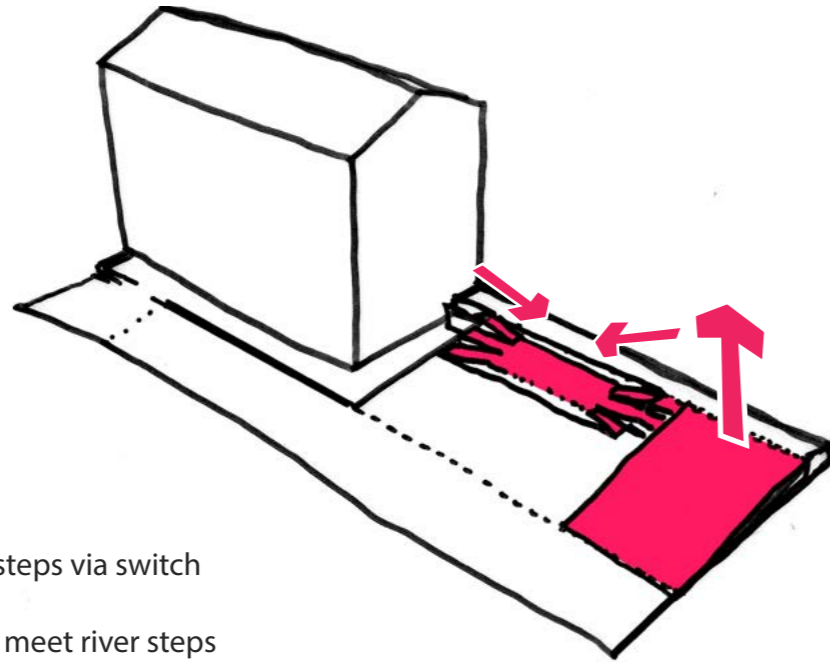
# MALTINGS PLAZA

PUBLIC REALM OVERVIEW

# MALTINGS BUILDING LEVELS PROPOSAL

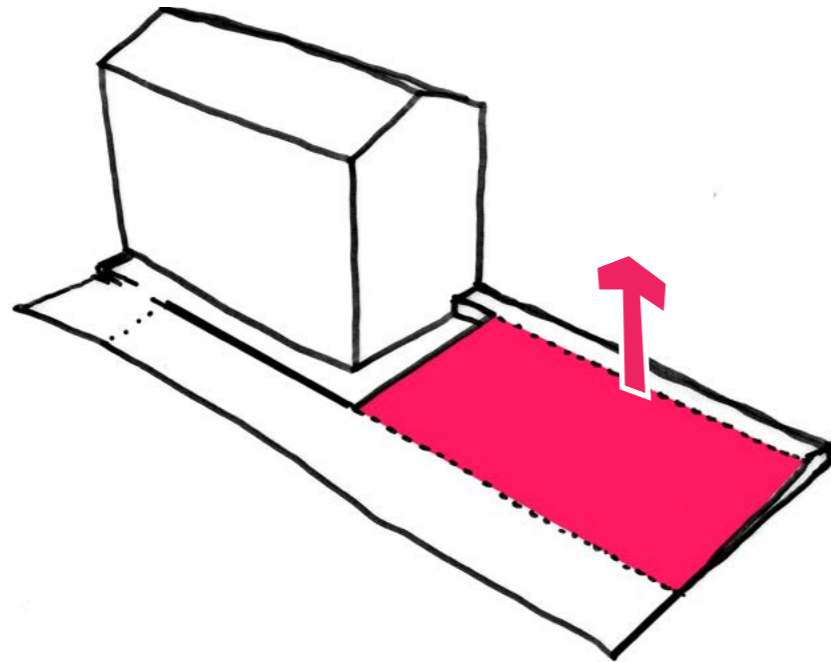
## Solving The Levels | Options

Option 01 | Terrace:

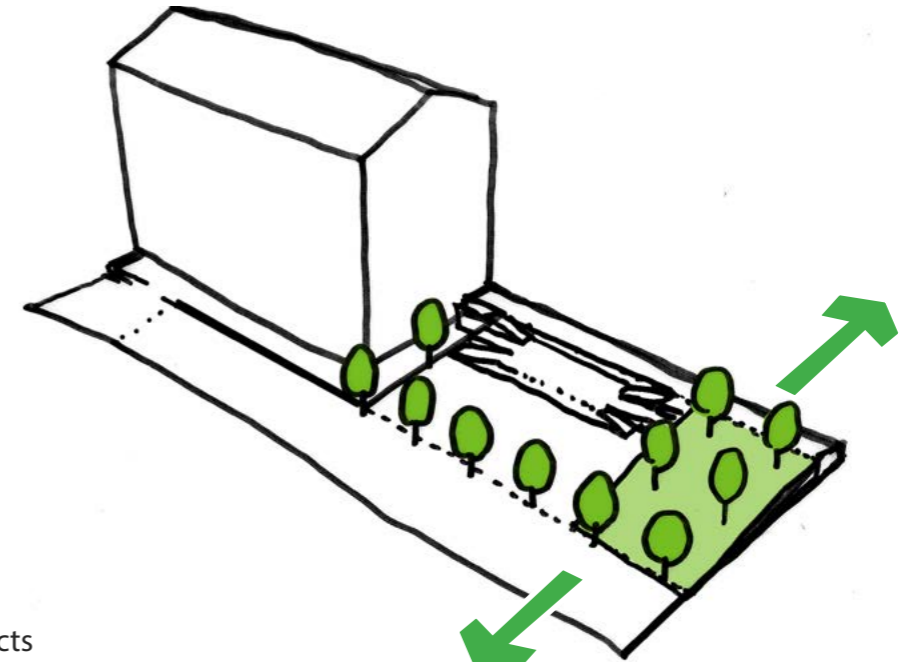


- Access to top of river steps via switch ramps on terrace
- Pocket park sloped to meet river steps

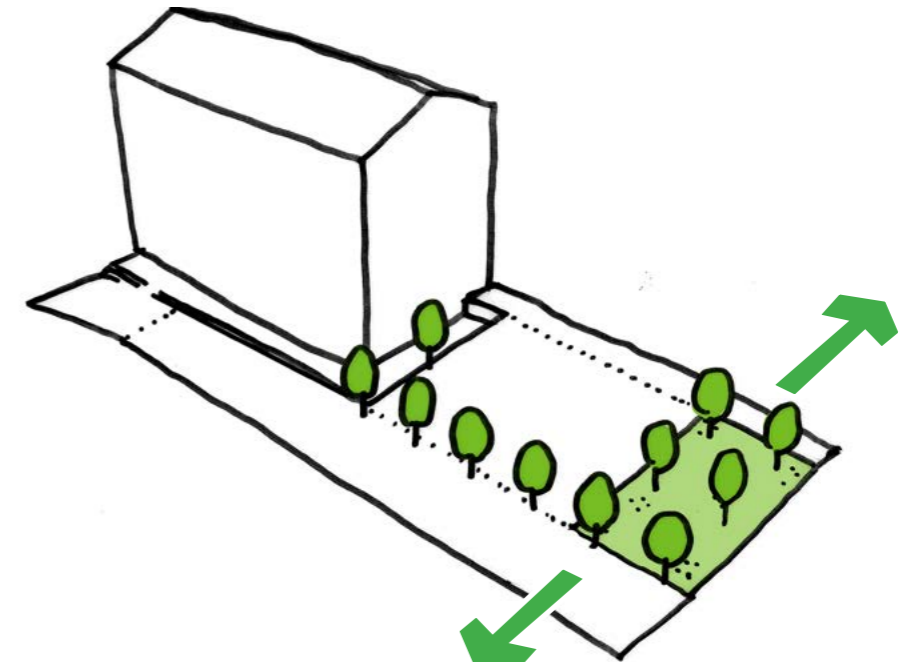
Option 02 | Slope:



- Access to top of river steps via connected sloped surface



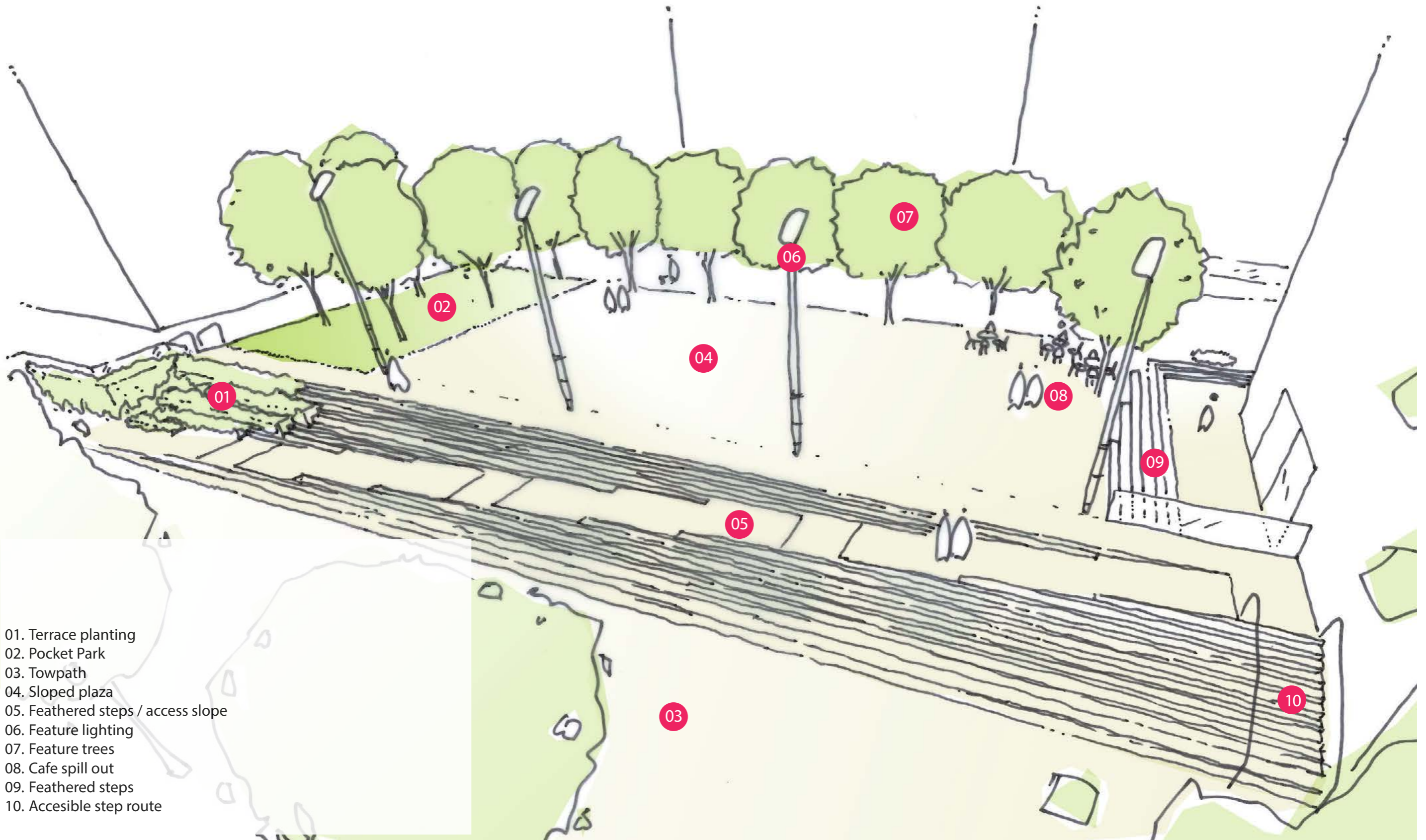
- Trees define plaza
- Pocket park connects green route to river side



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

# MALTINGS BUILDING LEVELS PROPOSAL

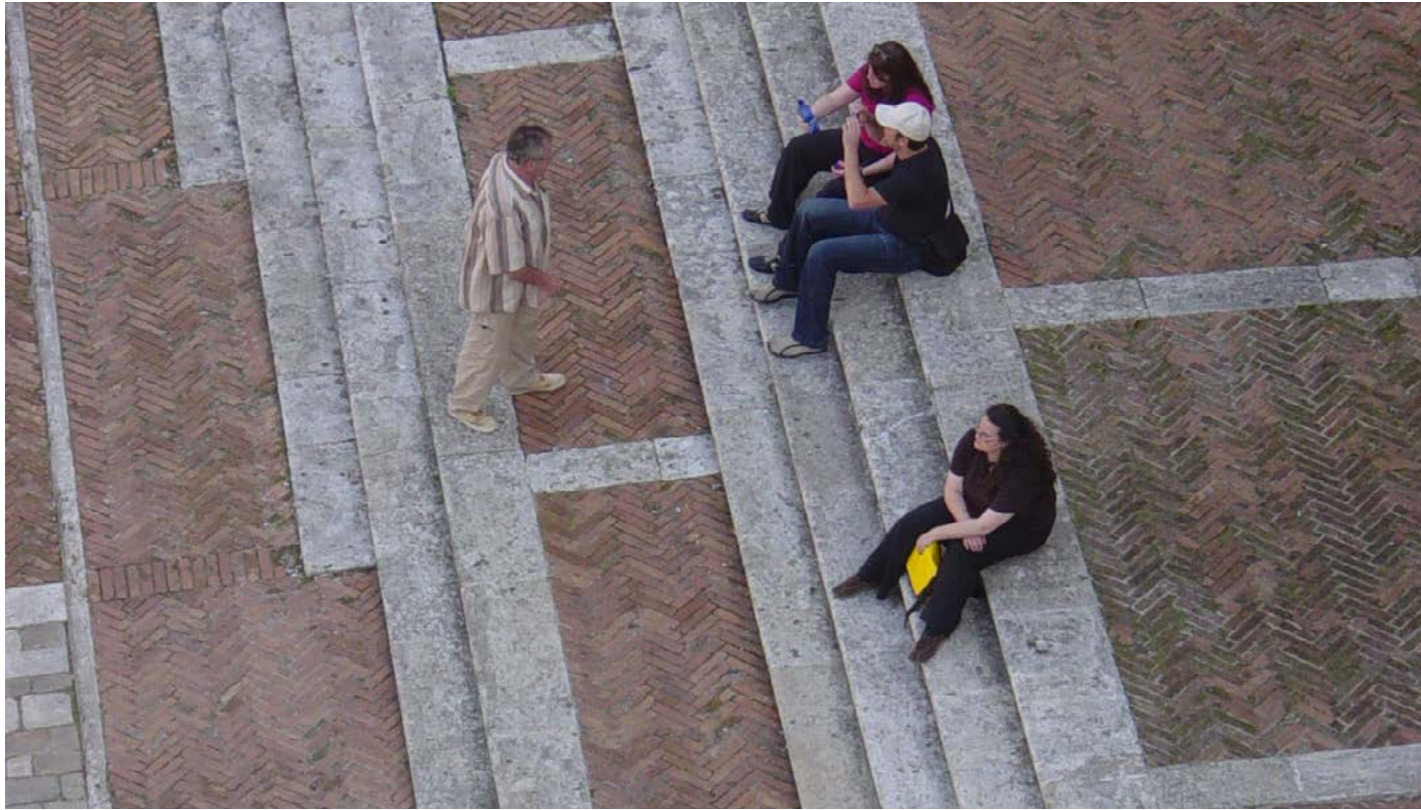
## Option 2 - Sloped Plaza



- 01. Terrace planting
- 02. Pocket Park
- 03. Towpath
- 04. Sloped plaza
- 05. Feathered steps / access slope
- 06. Feature lighting
- 07. Feature trees
- 08. Cafe spill out
- 09. Feathered steps
- 10. Accesible step route

# MALTINGS BUILDING LEVELS PROPOSAL

## Precedents

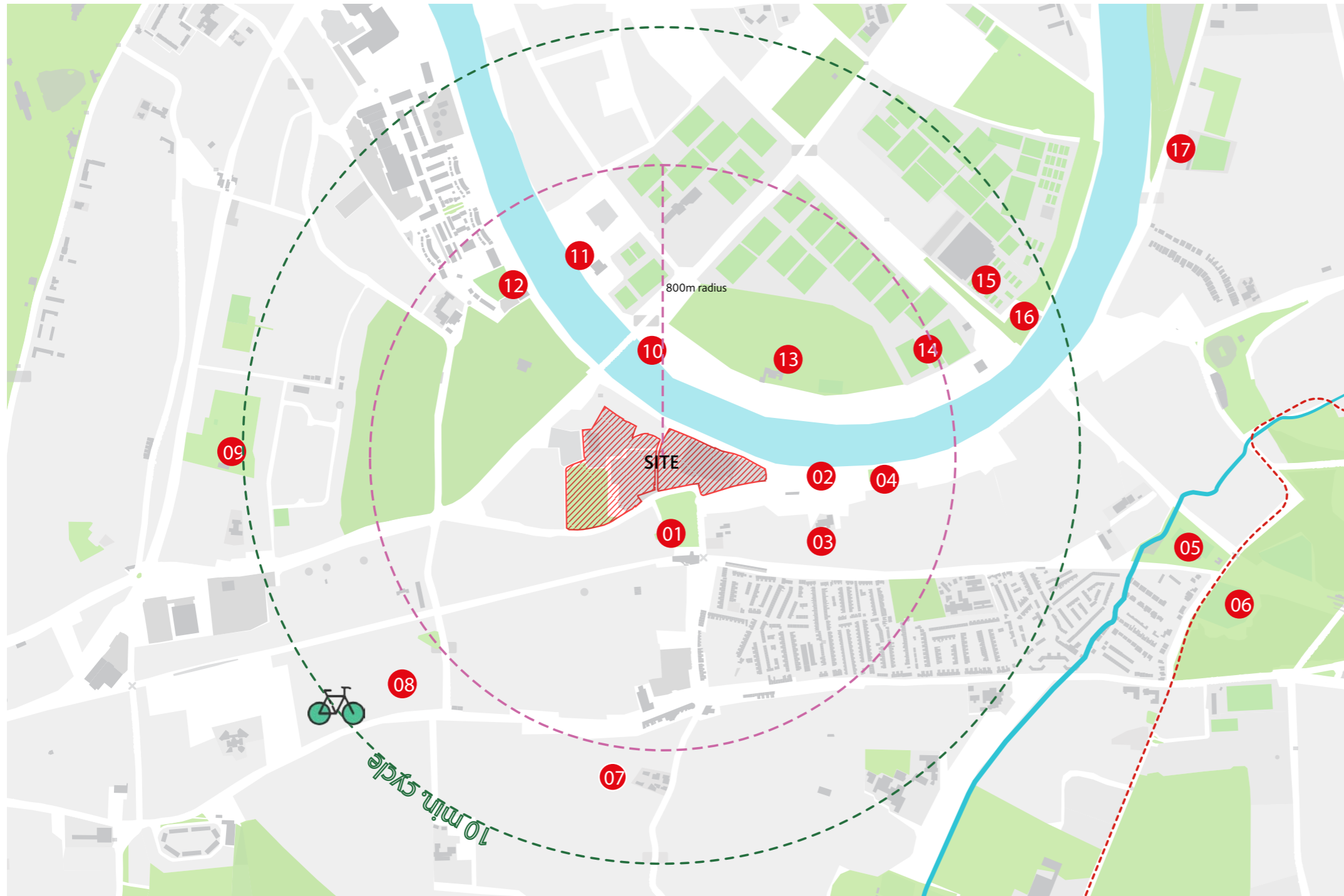


PLAY

PUBLIC REALM OVERVIEW

# PLAY STRATEGY

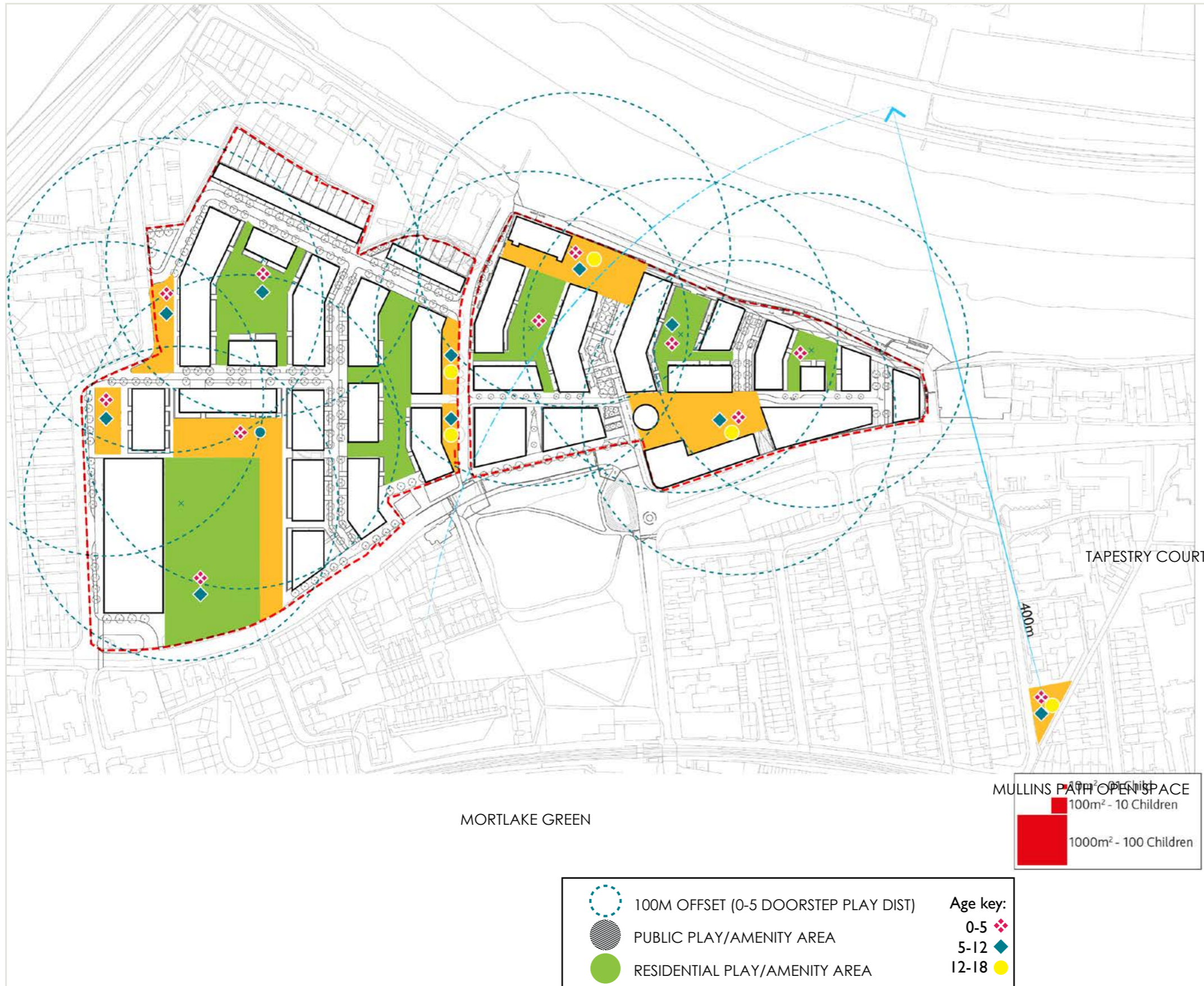
## Existing Recreation Map In Wider Neighbourhood



- 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



Precedent | Brewery wall



Precedent | Brewery wall



Precedent | 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.

# TOWPATH

PUBLIC REALM OVERVIEW

# RIVERSIDE & TOWPATH OPPORTUNITIES

## Access And Connecativity

### LEGEND

- Increased Connectivity At Towpath
- Riverfront Connectivity
- Access To Towpath
- Access To Riverfront From Road
- Access To Riverfront From Courtyards
- Green Link/Linear Park
- Current Site Boundary

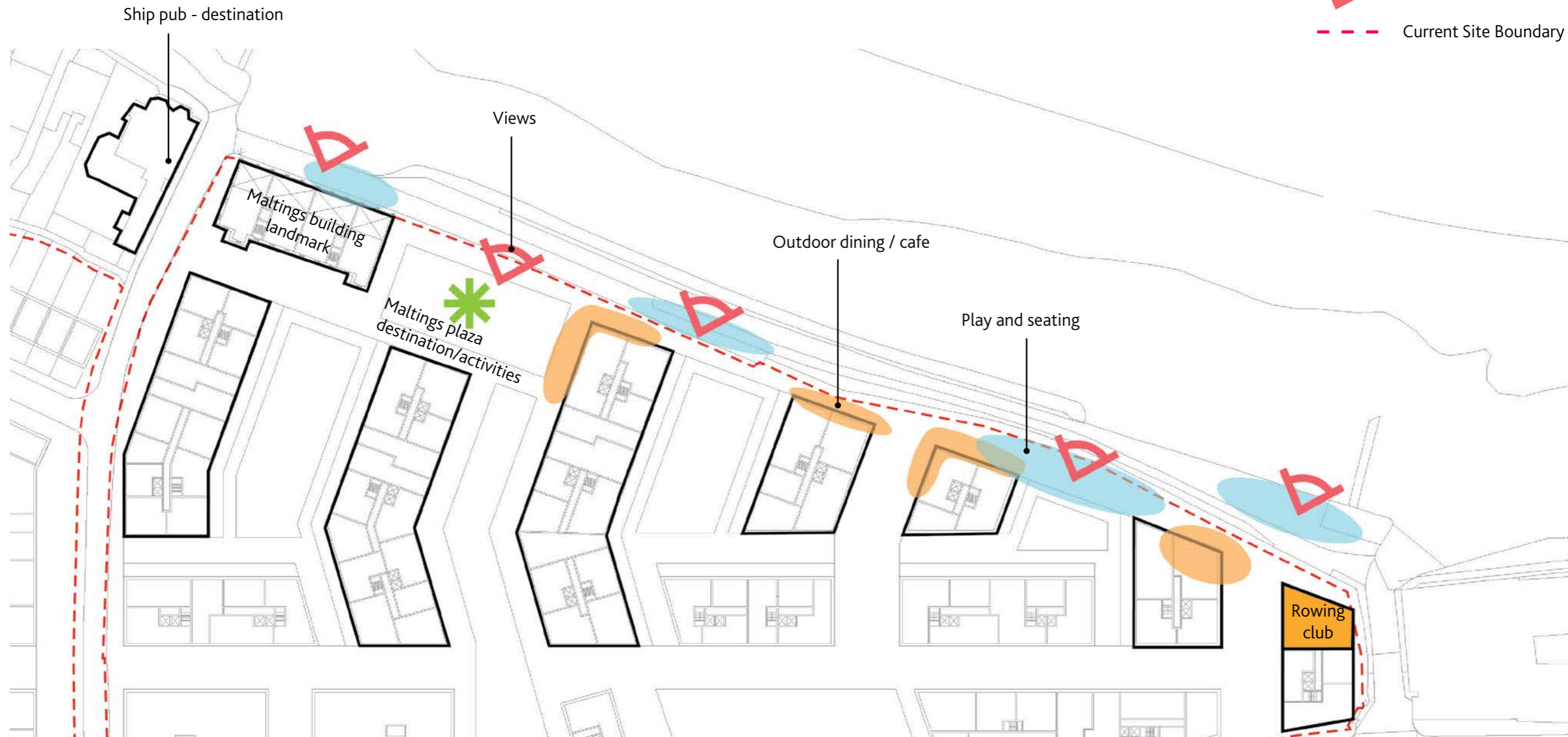


# RIVERSIDE & TOWPATH OPPORTUNITIES

## Activities And Views

### LEGEND

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



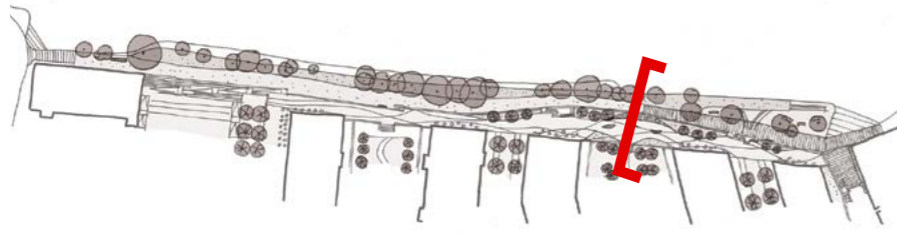
# CONCEPT

## Riverside & Towpath Proposal

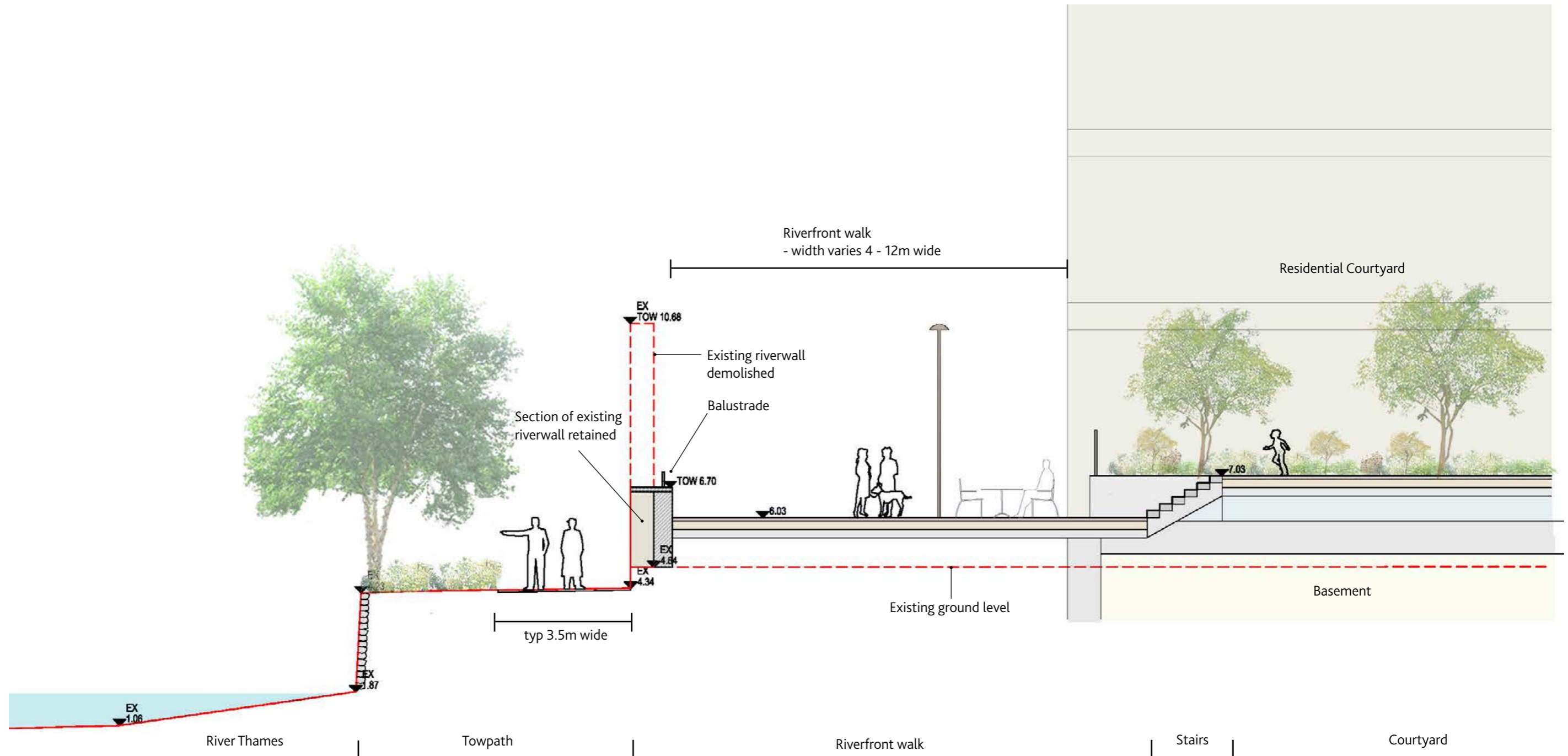


# CONCEPT

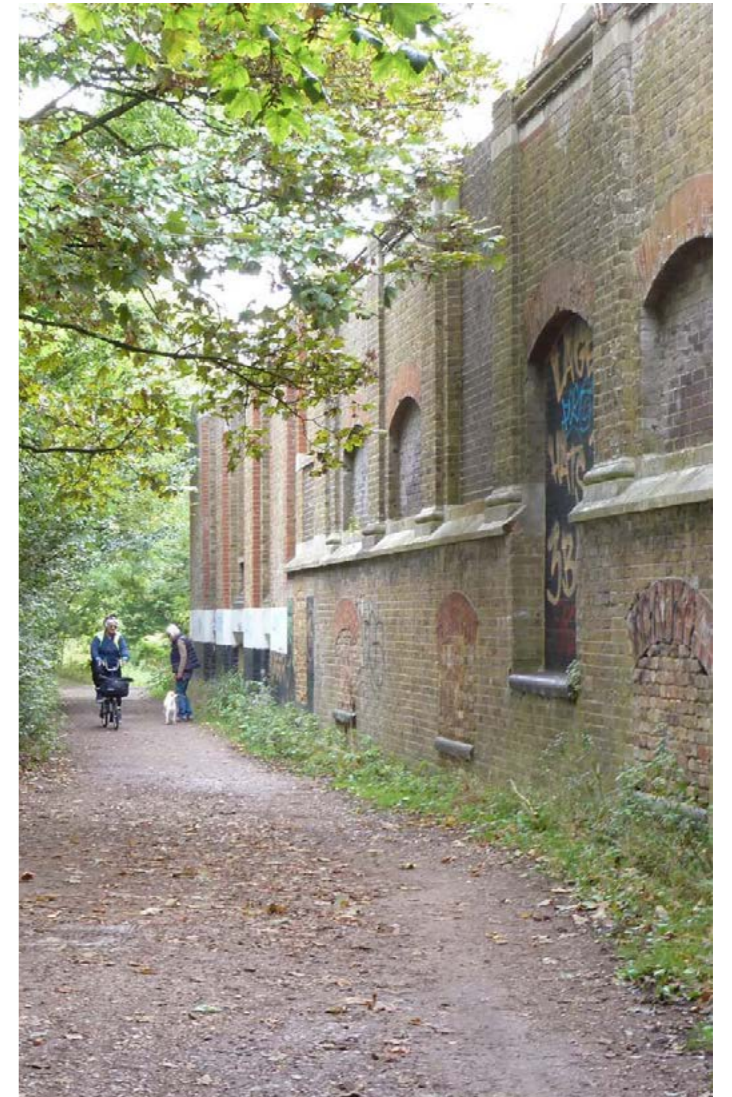
## Sections: Riverfront Walk



Section Location Plan



OPPORTUNITIES  
Towpath Precedents



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**GILLESPIES**