

Mortlake Brewery Community Group

Thursday 20 April 2017

Agenda

- | | |
|---|------------------------------------|
| 1. Welcome | Robert Orr Ewing |
| 2. Planning Brief and Initial Design | Tim Catchpole |
| 3. Areas of Concern and Proposed Groups | Robert Orr Ewing and others |
| 4. Discussion on Emerging Issues | Peter Eaton and Tim Catchpole |
| 5. Secondary School – process steps | Cllr Paul Hodgins and Matthew Paul |
| 6. Any Other Business | |
| 7. Date of Next Meeting | |

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Planning Brief 2011



- New community hub in eastern part
- Housing of 3 to 7 storeys (in max 560 units)
- Primary school distant from main road
- Playing fields retained
- Mortlake Green extended to river

Planning Brief 2011



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- Primary school distant from main road
- Playing fields retained
- Mortlake Green extended to river

Initial Design March 2017



- New community hub in eastern part
- Housing of 3 to 7 storeys in 980 units
- Primary school replaced by larger secondary school
- Playing fields replaced by school & all-weather surface
- Narrower extension to river but O/S more distributed

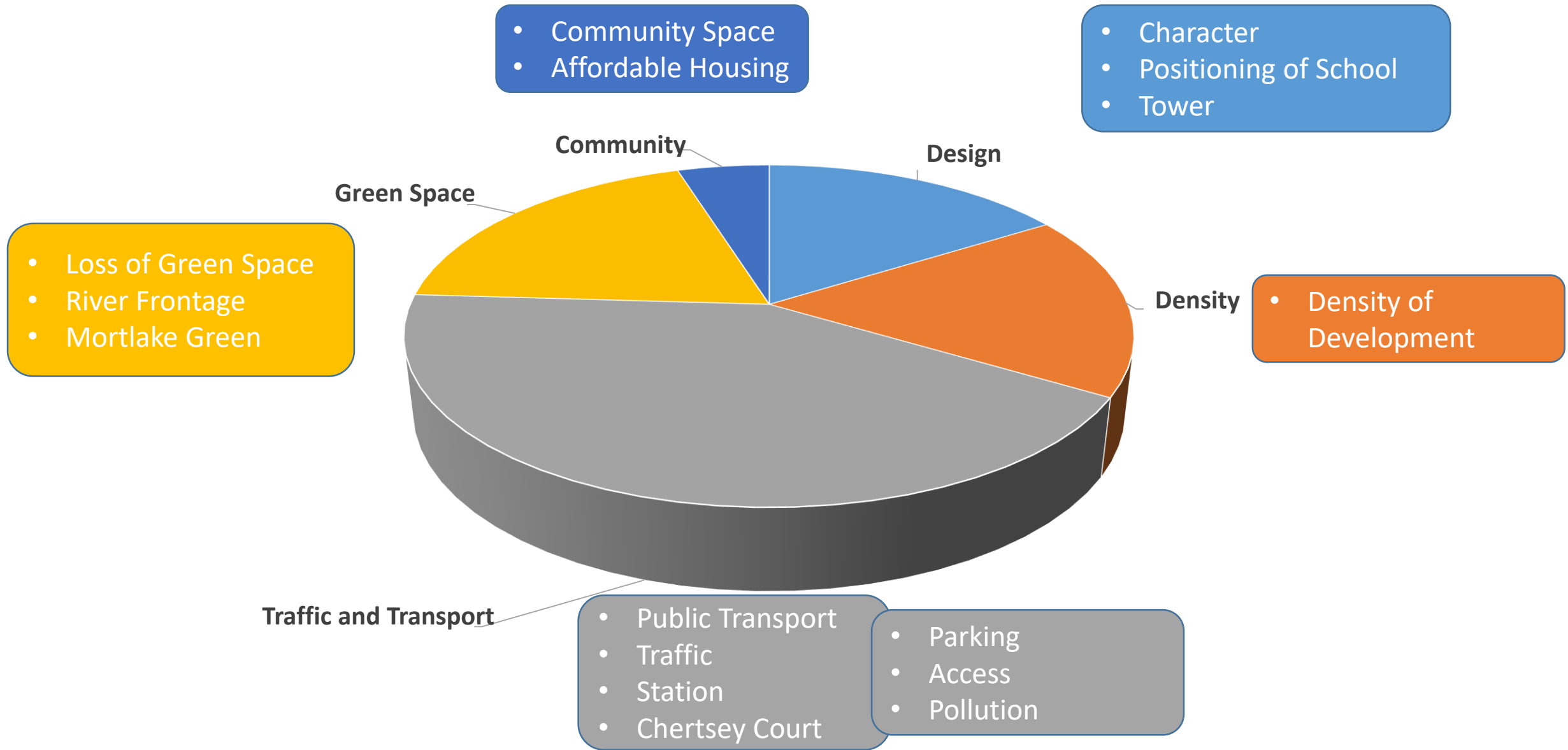
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Areas of Concern Identified by Residents

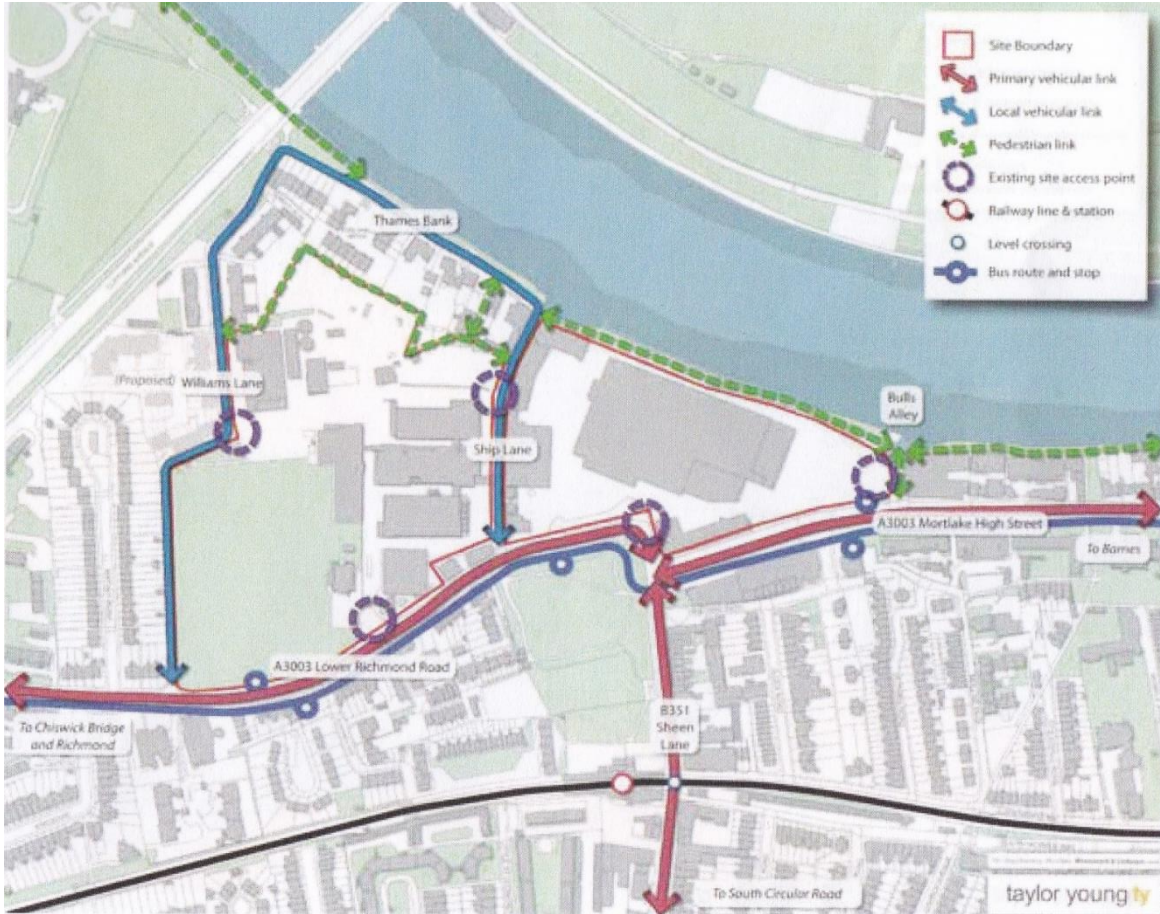


Proposed Groups

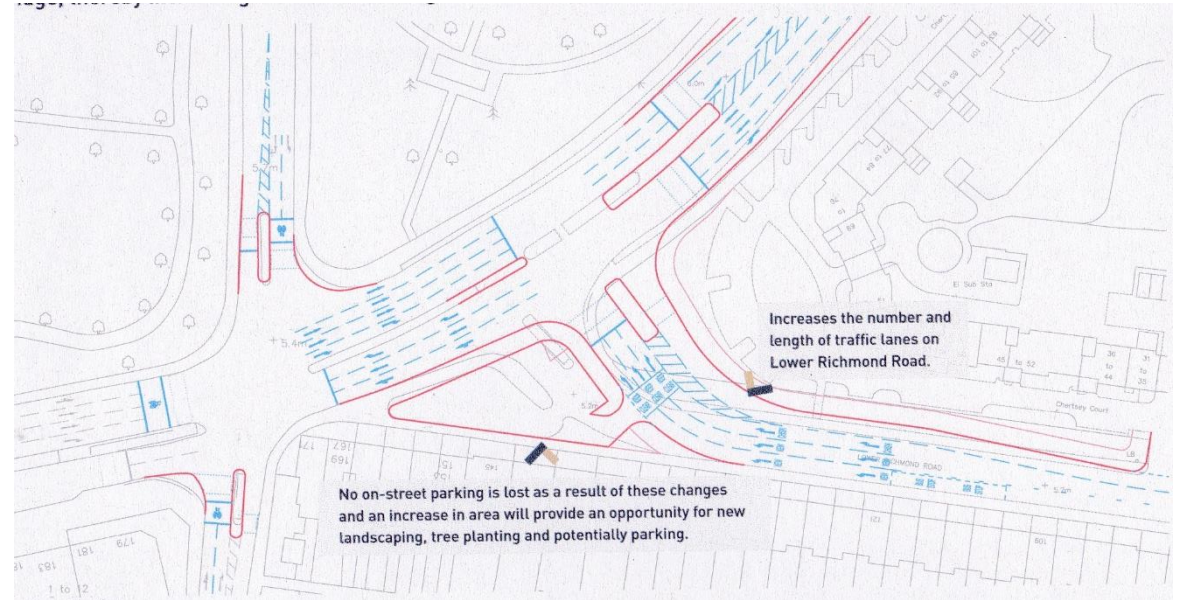
Based on the feedback and the need to respond to design proposals, we are suggesting the following groups be established:

Group	Proposed Lead	
Traffic and Transport (Access)	Howard Potter	Based on areas of concern identified
Protecting Green Space	Saime Tanzi	
Design and Density	Peter Eaton & Tim Catchpole	
Community Use	Kate Woodhouse	
Environment	Tim Catchpole & Ann Hewitt	To co-ordinate a response to the Environment and Health Impact Assessments
Preserving the Heritage	Helen Deaton	
Health Facilities	Una O'Brien	Enabling and supporting activities
Comms and Community Engagement	Francine Bates	
Fund Raising	tbc	

Traffic and Transport – Howard Potter



Movement and Linkages – from the Planning Brief, 2011

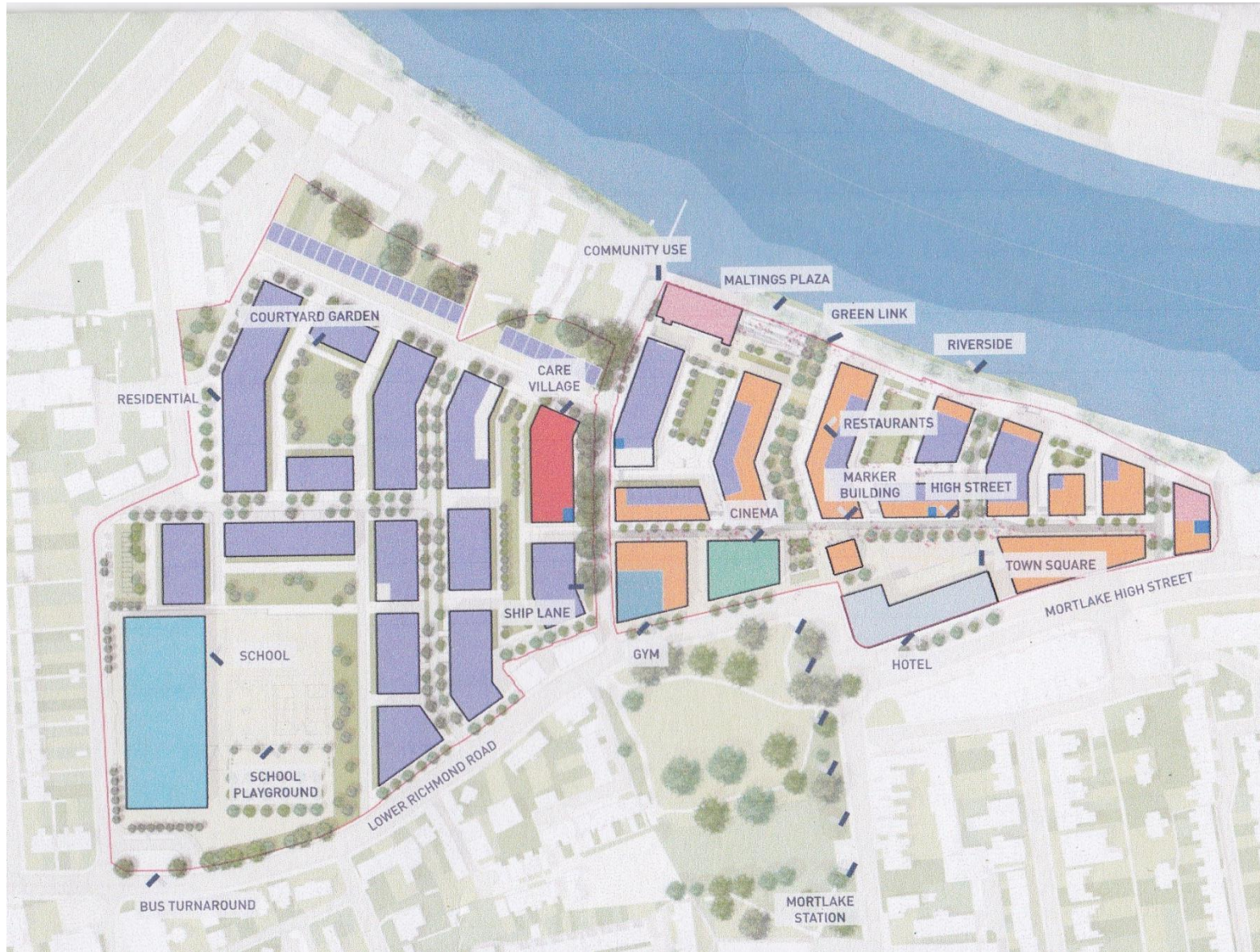


Initial Design for Chalkers Corner, 2017

Protecting the Green Space – Saime Tanzi



Community Use – Kate Woodhouse



Initial Design 2017

- Green linear park through site connecting station to river
- Commercial and retail space for 40 units
- New restaurants, a cinema and gym
- 25% of area to be green space
- New 96-room hotel
- 2,900 sqm of new office space
- New secondary school (with joint use of facilities)

Environment – Tim Catchpole and Ann Hewitt

Environment Impact Assessment Scoping –

Developer has identified following key issues to be addressed and Council has requested comments from consultees by 4 May:

Socio-economics

Transport and access

Noise and vibration

Air quality

Ground conditions and contamination

Surface water drainage and flood risk

Ecology

Archaeology (buried heritage) during construction

Above ground built heritage

Townscape and visual effects

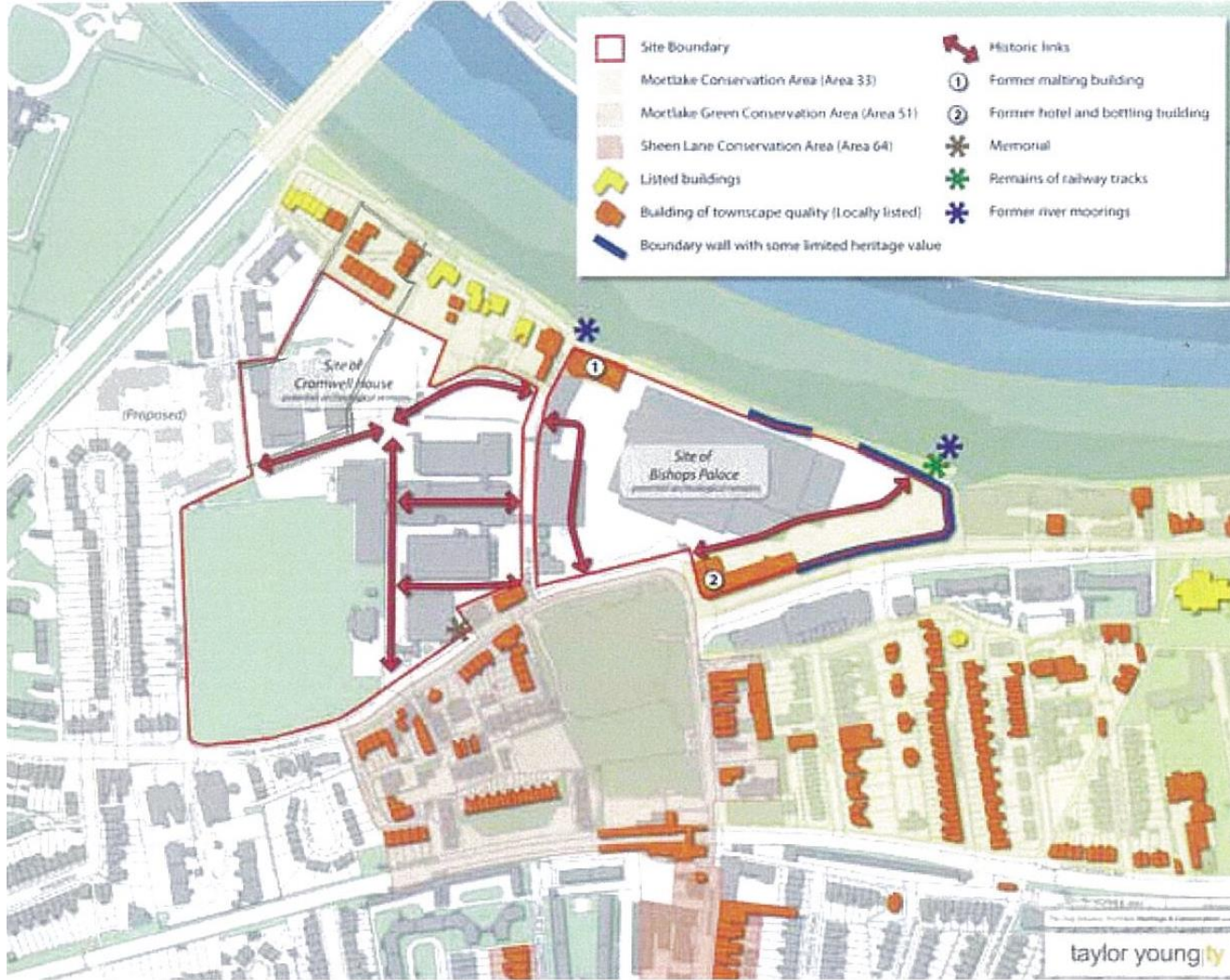
Wind microclimate

Daylight, sunlight, overshadowing and light pollution

Cumulative effects

Is there expertise in our audience on any of such issues?

Heritage – Helen Deaton



Plan 5: Heritage and Conservation

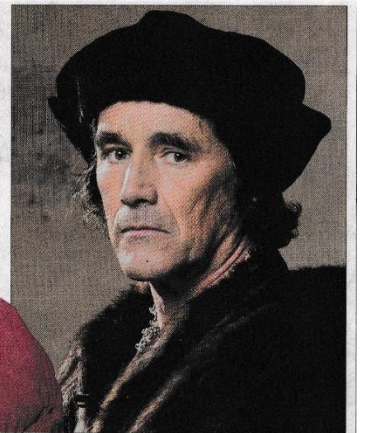


Residents blast plan to concrete over manor of Thomas Cromwell

Jonathan Prynn
Consumer Business Editor

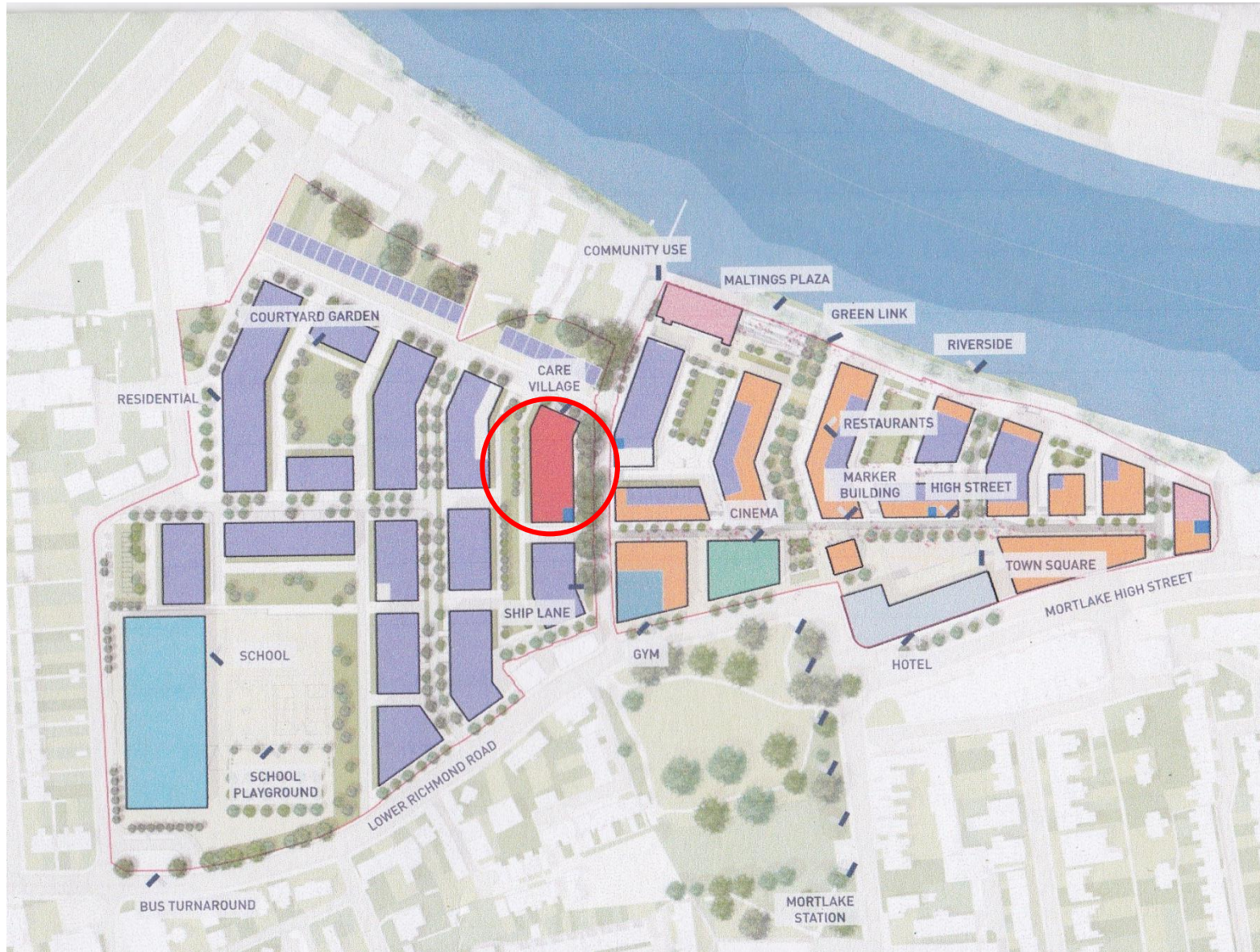
RESIDENTS in west London say they are "shocked" by plans to concrete over playing fields once part of the estate of Tudor statesman Thomas Cromwell. The open land in Mortlake has been earmarked for a new secondary school under a £1 billion plan to redevelop the closed Stag Brewery. However, the proposals, revealed in detail last week at a first round of public consultation, have angered locals who say the playing fields are a vital local facility.

Local historians say the land has not been built on since the Middle Ages and



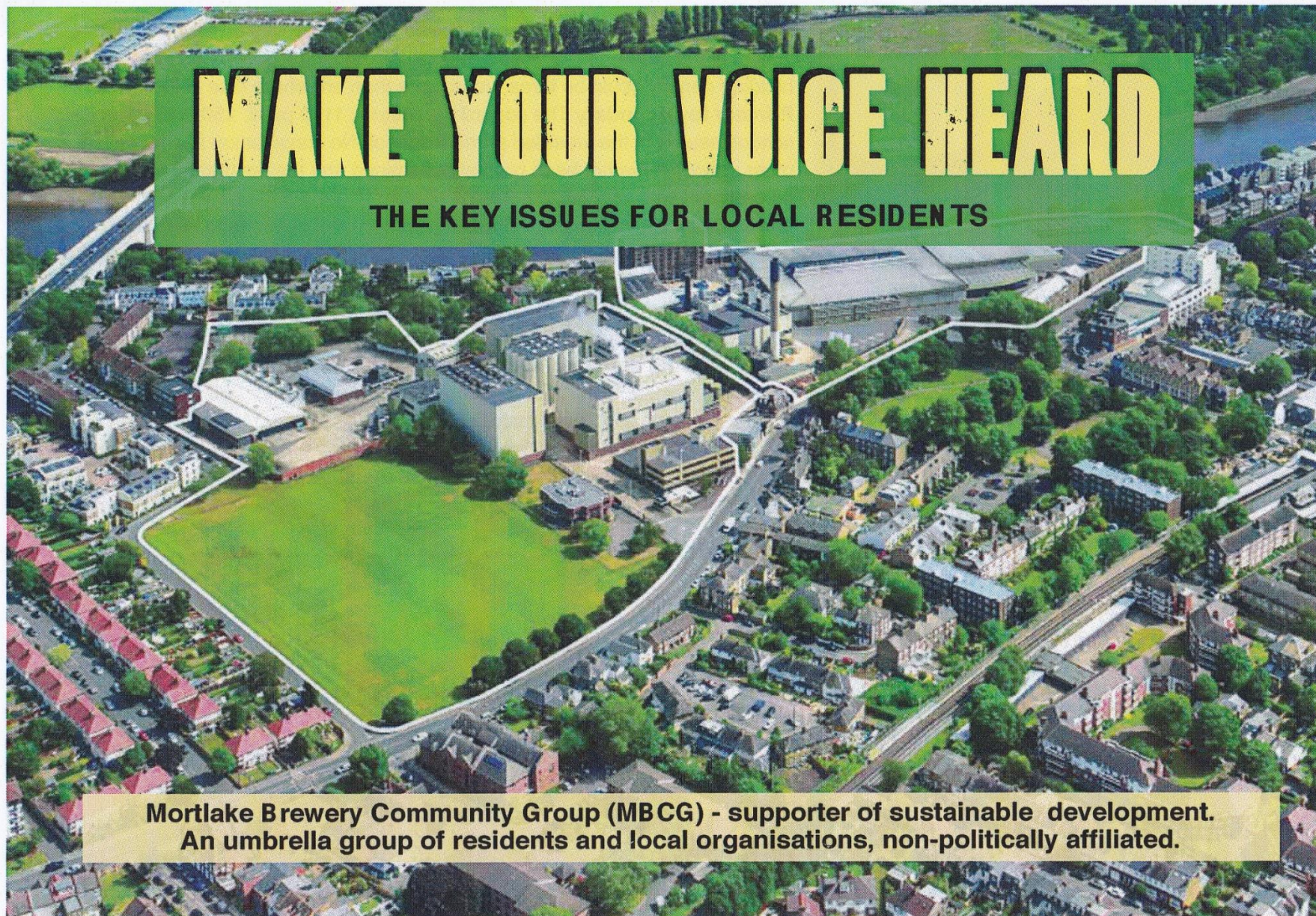
School plan: the Stag Brewery at Mortlake. Wolf Hall author Hilary Mantel and Mark Rylance as Thomas Cromwell in the TV drama

Health Facilities – Una O’Brien



Initial Design 2017

- Care Village comprising 190 'Extra Care' units
- And surgery?



MAKE YOUR VOICE HEARD

THE KEY ISSUES FOR LOCAL RESIDENTS

**Mortlake Brewery Community Group (MBCG) - supporter of sustainable development.
An umbrella group of residents and local organisations, non-politically affiliated.**

Fund raising - tbc

Mortlake Brewery Community Group

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Design and Density of Development – Peter Eaton and Tim Catchpole



- MIX OF USES
- LAYOUT ORIENTATION
- RETAINED EXISTING BUILDINGS
- PERMEABILITY - PUBLIC ACCESS TO RIVERSIDE
- ROOFSCAPE + HEIGHTS

Design and Density of Development – Peter Eaton and Tim Catchpole



- VILLAGE HEART
- EXTENT OF GF ACTIVE USES
- SPACE BETWEEN BUILDINGS
- SCHOOL LOCATION
- LOSS OF SPORTS FIELDS
- MAIN GREEN LINK TO MORTLAKE GREEN
- LANDSCAPE - PUBLIC / PRIVATE

CONCERNS
STAG SITE - EXHIBITION PROPOSALS

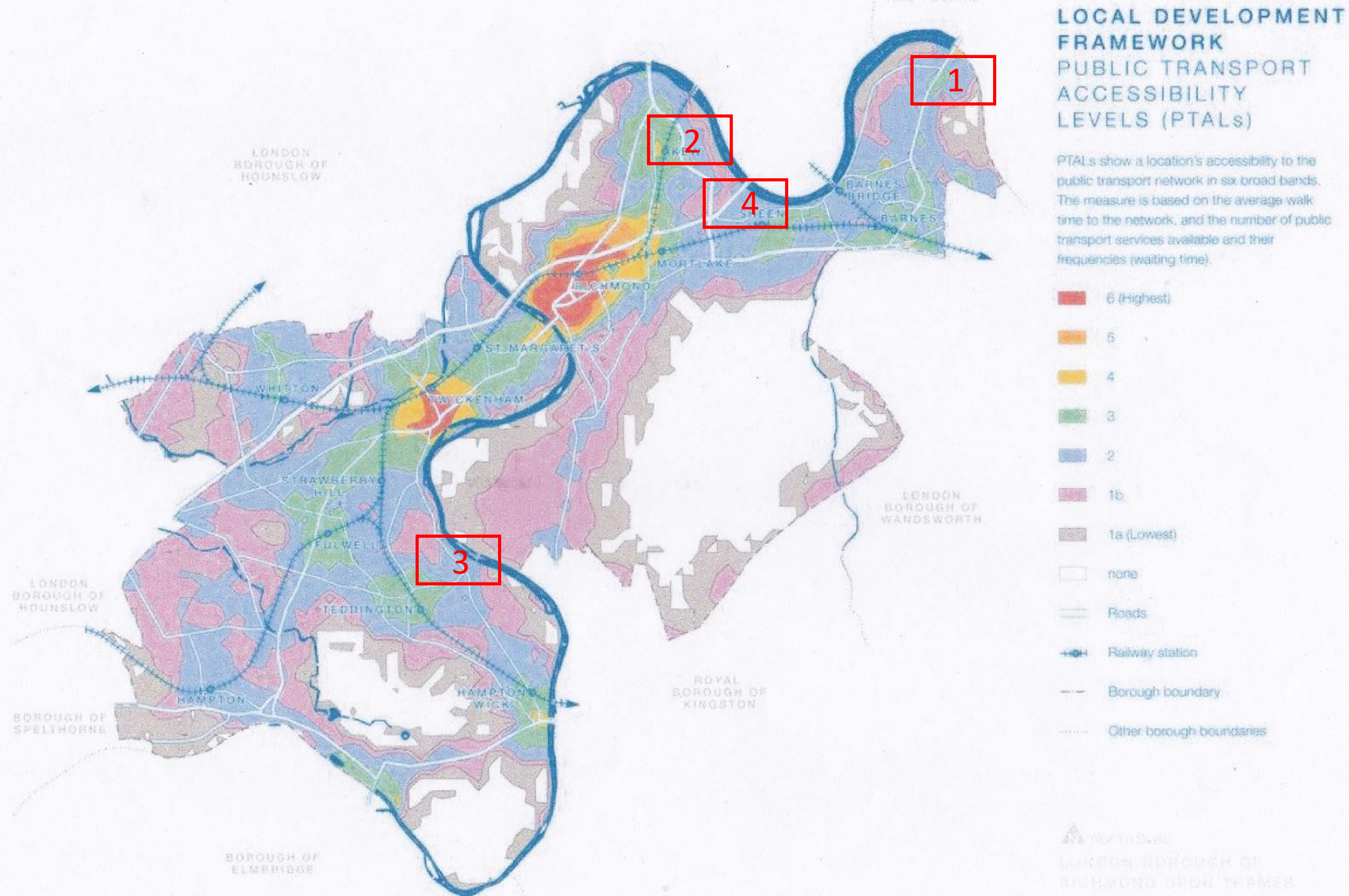
Design and Density of Development – Peter Eaton and Tim Catchpole



- LAYOUT - SPACE BETWEEN BUILDINGS
- MASSING + SCALE
- TALL BUILDING
- SCHOOL MASSING
- BUILDING HEIGHTS @ BULLS ALLEY

CONCERNS
STAG SITE - EXHIBITION PROPOSALS

Design and Density of Development – Peter Eaton and Tim Catchpole



Comparison of Mortlake Brewery site with other major riverside development sites in Richmond PTAL2 zones

1. Barnes Riverside*
2. Kew Riverside*
3. Teddington Studios
4. Mortlake Brewery

*Small parts in PTAL 1B

Design and Density of Development – Peter Eaton and Tim Catchpole

Table 2: Comparison with other Riverside Sites							
Site			Units	Hab rms	Ha	Units/ha	Hr/ha
Harrods Depository			260		3.5	74	
Barnes Reservoir			340		15.5	22	
Total Barnes Riverside			600		19	32	
Kew Riverside			536		10.4	52	
Teddington Studios			219	760	1.8	122	422
Mortlake Brewery whole site			980	3,382	8.6	114	393
Mortlake Brewery less secondary school			980	3,382	6.5	151	520
Mortlake Brewery less all non-res.			980	3,382	5.5	178	615
Top end of GLA density range							450
Top end applied			717		5.5	130	450

Currently way above top end of GLA density range.

Emerging issues – where best to locate the school?

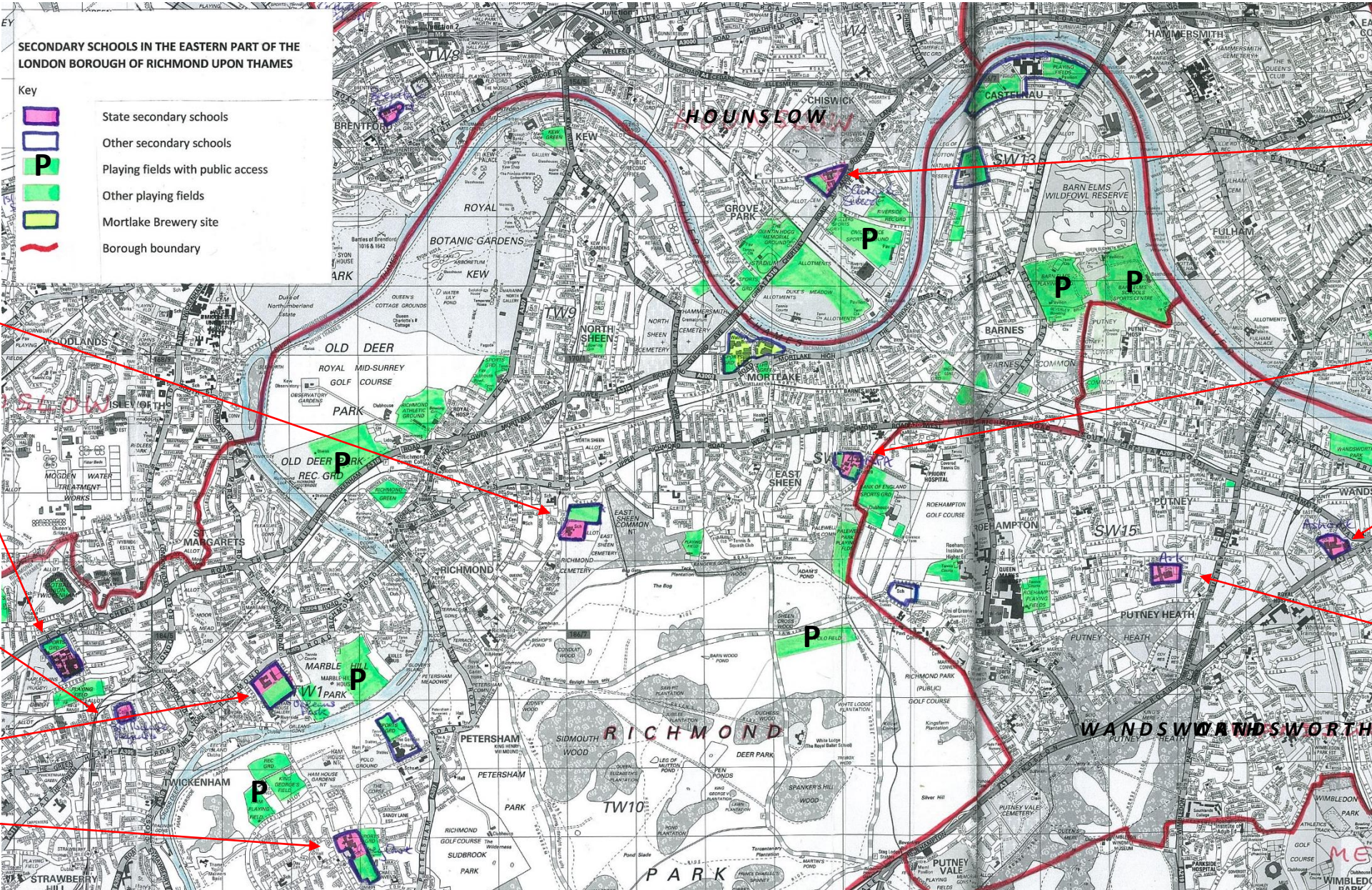
The secondary school site – currently playing fields, an open area of townscape importance



Much concern at public exhibition about loss of playing fields to secondary school and all-weather surface which is (a) small and (b) floodlit. This gave rise to the following options:

1. Further review capacity at existing schools
2. New secondary school at Barn Elms
3. New secondary school at Brewery site but in different location.

1. Further review capacity at existing schools. Problem is that playing fields at Christ's and Grey Court Schools are designated Metropolitan Open Land.



Christ's School
150

Richmond College Sch
150

Richard Reynolds Sch
150

Orleans Park School
200

Grey Court School
210

Chiswick School
210

Richmond Park Academy
180

Ashcroft School
210

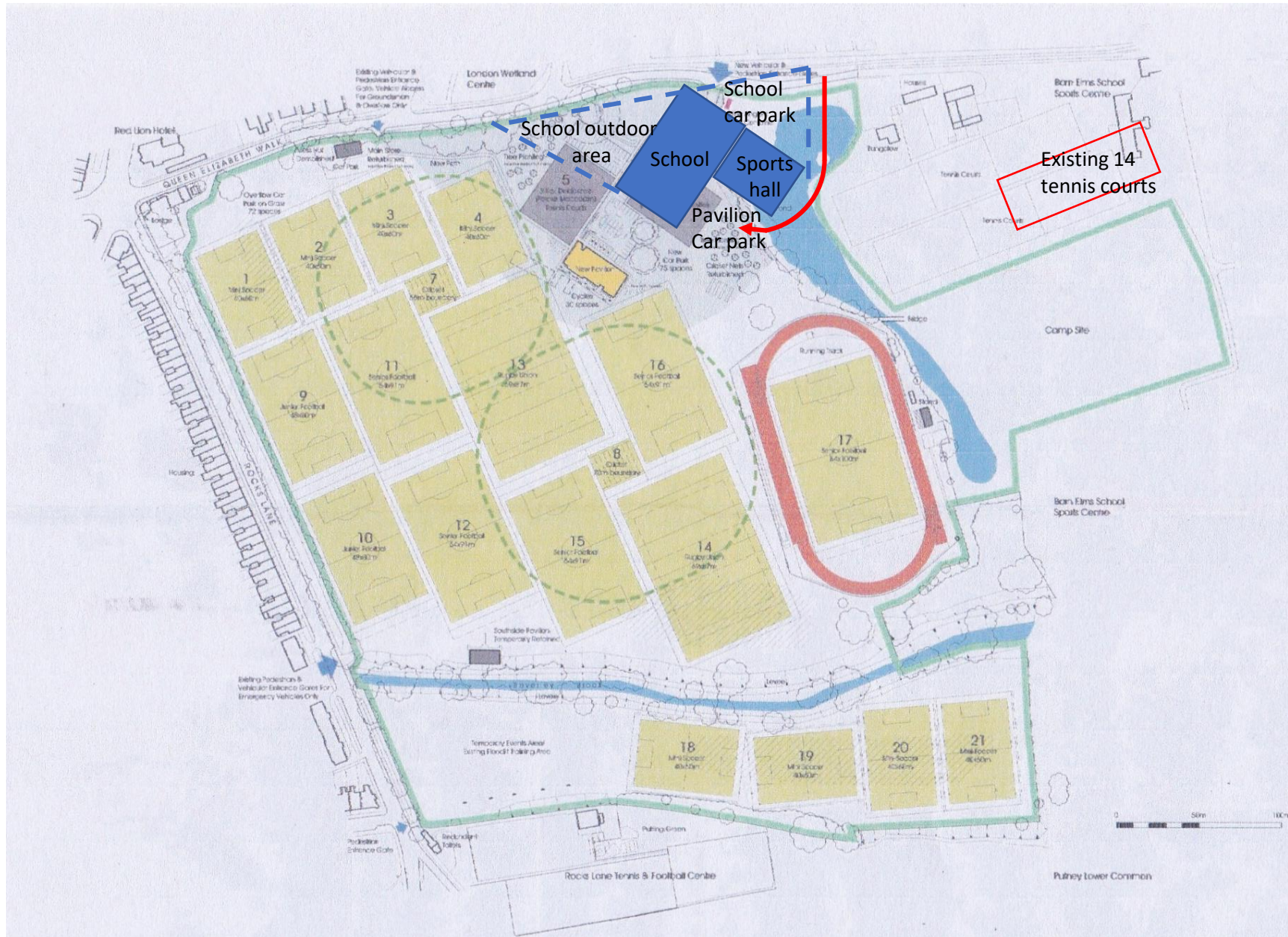
Ark Putney Academy
?

2. New secondary school at Barn Elms located on tennis courts

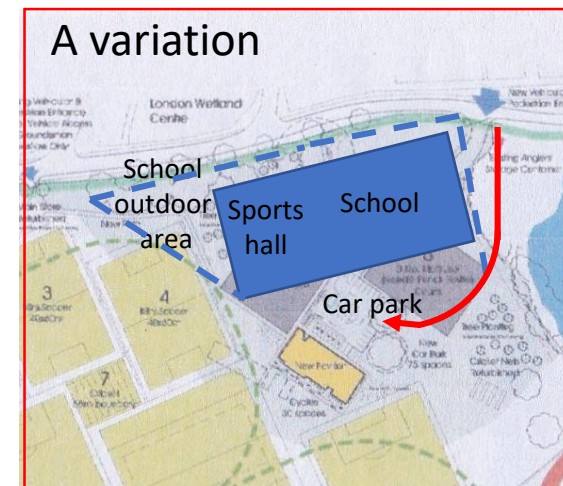


From Barnes Village Plan -
Richmond side of Barn Elms is Public Open Space and MOL,
Wandsworth side is MOL,
but tennis courts on Richmond side appear to be neither.

2. New secondary school at Barn Elms located on tennis courts



Problem is proximity to MOL and various legal complexities.



3. New secondary school at Brewery site but in different location on east side of retained playing fields



Footprint same as on exhibition panel. EFA will have to purchase site off developer. Number of housing units will decrease.

3. New secondary school at Brewery site but in different location on east side of retained playing fields



STAG SITE – MORTLAKE
MBCG – SCHOOL SITING PROPOSAL

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The rationale for a secondary school at the Stag Brewery, Mortlake

Matthew Paul,
Associate Director, School Place Planning

20 April 2017



**achieving
for children**

The Council's school place planning role

- Statutory duty – Education Act 1996, Section 14
- State-funded school places can be provided *either* by opening schools *or* by expanding existing ones
- Places **cannot be reserved** for in-borough children
– Greenwich Judgement, 1989

New schools and expansions

- New state-funded secular schools must be free schools, i.e. the Council **cannot** open schools
- Close working relationship with high-quality education providers and the Education & Skills Funding Agency (ESFA) to ensure free schools are opened where they are needed
- ESFA allocations of 'Basic Need' funding used to expand existing schools (e.g. Christ's in 2013)

Free schools in Richmond Borough

- Primary (4): Deer Park, St Mary's (Hampton), **Thomson House** and Twickenham Primary Academy
- Secondary (2): The Richmond upon Thames School and Turing House
- One special approved last week
- More needed: primary, secondary and special

When, and why, did the need for a school at the Stag Brewery change to a secondary?

Report to Richmond Council's Cabinet, 15 October 2015, which outlined:

- The increased popularity of the three schools in the east of the borough, and how the current slim spare capacity was forecast to be filled
- The increasing numbers of children being educated within local primary schools

Primary places added since 2000 – starting-point 54.5FE, thus 62% increase

	Expansions		Free schools		Other new schools		Totals	
	FE	Places	FE	Places	FE	Places	FE	Places
2000–2010	6	1,260	0	0	3	630	9	1,890
2010–2016	16.5	3,269	7	1,624	1	210	24.5	5,103
Total	22.5	4,529	7	1,624	4	840	33.5	6,993

Secondary places added since 2000 – starting-point 53FE, thus 32% increase

	Expansions		Free schools		Other new schools		Totals	
	FE	Places	FE	Places	FE	Places	FE	Places
2000–2010	0	0	0	0	0	0	0	0
2010–2017	2	300	10	1,500	5	750	17	2,550
Total	2	300	10	1,500	5	750	17	2,550

Christ's, Grey Court and Richmond Park Academy – Year 7 applications & starters

	2011	2012	2013	2014	2015	2016	2017
First preferences	316	350	402	523	531	579	602
Total preferences	1,448	1,439	1,543	1,921	2,357	2,453	2,567
Year 7 starters	435	467	462	542	529	554	570

Capacity = 570 (Christ's 150, Grey Court 240, RPA 180)

Richmond Park Academy – feeder primary schools' total roll numbers

	2011	2012	2013	2014	2015	2016
Barnes	407	409	446	447	442	444
Darell	224	246	268	279	291	310
East Sheen	417	444	438	469	493	537
Holy Trinity	308	354	398	407	431	446
Kew Riverside	196	195	201	198	202	196
Lowther	250	287	316	339	363	349
Marshgate	429	451	469	466	475	476
Sheen Mount	404	430	438	470	503	533
Thomson House			48	99	157	208
Total	2,635	2,816	3,022	3,174	3,357	3,499

Increase since 2011 = 33%

Richmond Park Academy – feeder primary maximum Year 6 numbers

	2017	2018	2019	2020	2021	2022	2023
Barnes	60	60	60	90	60	60	60
Darell	43	43	60	60	60	60	60
East Sheen	60	60	90	60	90	90	90
Holy Trinity	60	90	60	60	60	60	60
Kew Riverside	30	30	30	30	30	30	30
Lowther	60	60	60	60	60	60	60
Marshgate	90	60	60	90	60	60	90
Sheen Mount	60	60	90	60	90	90	90
Thomson House				48	52	52	52
Total	463	463	510	558	562	592	622

Increase from 2017 to 2023 = 35%

Spare capacity elsewhere

- Some places at Hampton High and Twickenham Academy, but forecast to be filled in coming years
- Nearest Wandsworth school (Ark Putney Academy) currently has some spare capacity in Year 7, but it will be full in September 2017
- Nearest school in Hounslow (Chiswick) is full; very few Richmond parents apply for it
- Expansion of Richmond Park Academy also likely to be needed

Proposed new school at the Stag Brewery

- Free school application to be submitted, by the Stamp Education Trust, this summer
- Outcome likely to be known end 2017 / early 2018
- If approved, enters the 'pre-opening' stage, which includes design/build and Ofsted visit, before final approval to open
- ESFA responsible for design and build, in conjunction with owners

Travel data at Orleans Park School

- Staff:

	Walking	Bus	Cycle	Car/m'bike	Rail	Mixed	Total
Number	22	15	24	79	25	3	168
%	13	9	14	47	15	2	

- Pupils:

	Walking	Bus	Cycle	Car	Rail	Total
Number	701	232	63	41	13	1,050
%	67	22	6	4	1	



achieving for children

Champions for children and families

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7. **Date of Next Meeting – Monday 12 June, 7.30pm at St Mary's**