

Presentation to the Mortlake Brewery Community Group (MBCG) 18.07.2016

NB. This summary, and the presentation given on 18 July 2016, represent the project at that time and that the design will further develop.

- MBCG, invited the Stag Brewery Regeneration project team to one of their regular meetings on July 18th 2016.
- Mortlake Brewery Community Group has been in consultation with the project team since the launch of the consultation process for the Stag Brewery Regeneration in June 2016.
- This meeting provided an opportunity to share early stage plans with local people, prior to consulting with further stakeholder groups and the wider public in September.

Attendance

Project Team: Guy Duckworth (Dartmouth Capital), Michael Squire (Squire and Partners), Barnaby Johnston (Squire and Partners), Rowan Cole (Soundings)

MBCG Committee: Robert Orr Ewing (Chair), Kate Woodhouse, Tim Catchpole and Howard Potter.

A further twenty people, primarily members of MBCG were also in attendance, and a representative of the Barnes Community

Summary

Introduction

Guy Duckworth gave a short introduction to Dartmouth Capital and projects that they have previously completed in the area. Following this, Michael Squire gave a presentation on the emerging masterplan for the site.

Architectural Presentation

Michael described the design thinking and processes that underlie all architectural projects Squire and Partners engage with. Key to their philosophy is an appreciation of the historical context and formation of a contemporary response that acknowledges it. Specific to Stag Brewery this will include a response to the existing brewery buildings, a historically mapped road, connection to the riverside, character and style of surrounding buildings.

Following an explanation of these specifics, a breakdown of the architectural brief and its programmatic response applied to the site was expanded upon. The plans shown were

limited to programmatic and massing outlines, reflecting the early stages of the design process. Through these broad terms; the creation of a high street, improving connections to the Thames Path, the insertion of new green spaces, 900 new residences, plus 130 assisted living units, and school were presented.

Four key aspects of the masterplan were expanded upon; the proposed High Street, river connections, cinema and school.

- **The High Street**

The scheme proposes a high street designed to serve the new residential area and existing community. This street would run through the east half of the site and provide a more pedestrian friendly connection from Mortlake High Street to the Lower Richmond Road.

The creation of a landmark highlighting the presence of this street and its connection to the Thames Path is considered important.

- **River connections**

Ship lane shall be maintained to form a wide tree-lined boulevard through the site. Other routes to the Thames Path shall be created through the site, some will pass through newly created green spaces.

- **Cinema**

A small local or boutique styled cinema features in the masterplan, on the Lower Richmond Road. The cinema makes a two-fold contribution to the social atmosphere of the site, whilst also enhancing the signification and connection to the new high street.

- **School**

Further details concerning the school's location on site were disclosed as the architects have identified a number of issues such as; access, transport, traffic, impact on existing green space and local residents.

NB – It should be noted that this presentation and subsequent discussion represent the thinking at that time and that the design will further develop.

Community Engagement

Rowan Cole from Soundings delivered a short presentation on the community engagement strategy to be adopted up to the planning application in January 2017.

This strategy employs a number of tools that will address the specifics of the development in a highly focused manner within a Community Liaison Group (CLG) and broader engagement approach with the local public. An initial consultation boundary has been proposed, residents and businesses within this area will be kept up to date on the Stag Brewery Regeneration through the delivery of a newsletter and regular website updates.



Two public exhibitions shall also be held in September and January, where people shall be encouraged to give feedback upon proposals.

Within this area, key stakeholder groups shall also be approached so that a representative group may be formed to act as the community liaison group. Through a series of themed meetings, this group will contribute important local information and opinions to inform the developing plans.

Summary of open discussion

A question and answer session was then chaired by Robert Orr Ewing, MBCG. Questions falling into three broad themes were asked, these included; consultation (3), traffic and parking (3), and housing (1).

Consultation

What is the consultation process timeline?

- We have a programme through to the end of the year and we will be contacting local residents directly to advise on events.

How will feedback impact the design/development of the program?

- Information from the consultation process is reviewed at monthly design team meetings.

Is there scope for using this group as the community liaison group?

- A wide range of stakeholders and community groups should be represented within the CLG.

Traffic, transport and parking

What is the expected impact of the development on existing traffic problems?

- Traffic as a general London issue was acknowledged and specific local factors noted; the four level crossings, staggered junction at A316.
- Traffic surveys are being carried out, these will be performed at a representative range of times and dates – not just the summer period.
- The project team will work alongside the local community on this matter.

Concern of parking undersupply expressed

- Oversupply of residential parking is typical for this kind of development.
- Concern primarily with parking serving the commercial functions.

Does the stretch of dual carriageway on Mortlake High Street serve any purpose?

- May cause speeding,
- May also prevent gridlock at other down-traffic/up-traffic junctions,

Housing

What is the proposed housing mix?

- It is far too early in the process to determine housing mix

Additional to the general concerns about traffic impact that the development will have, a spotlight was put on the contribution that a secondary school could make to traffic on the Lower Richmond Road.