



MORTLAKE BREWERY REDEVELOPMENT

INTRODUCTION

The Stag Brewery site in Mortlake is the largest redevelopment area in the borough. The Council does not own the site but has been aware for a number of years that the site was to be sold, by the previous owners Anheuser-Busch InBev.

To prepare for this, in 2010 the Council committed to working with local people to find out what they wanted from the site and use our influence to get the best result possible from a new development.

The consultation included drop-in sessions and surveys. As a result, a Statutory Planning Brief was created. This is a document that provides guidelines on future uses, layout and design for the redevelopment of the site. This Brief was consulted on and signed off in 2011.

In 2015, the site was acquired by Reselton Properties Limited who are developing plans for a mixed development consisting of residential, community, recreational and commercial uses.

The Council understands that we must all do our utmost to get the future use of Mortlake Brewery right. Clearly it's important for local people that they have a well-thought-out site. And, we know that issues such as traffic, parking, green space and links to the river are important to the community.

As the plans for the future Brewery site emerge, the Council, through the Planning process, will ensure that all views from the community are heard. And, when opportunities for public consultation arise – we will encourage you to have your say.

THE CURRENT REDEVELOPMENT

Over the next few months, Reselton represented by Dartmouth Capital, will be developing plans for a mixed development consisting of residential, community, recreational and commercial uses at the Stag Brewery site, north Mortlake. Reselton Limited has appointed architectural practice Squire and Partners to develop the design proposals against the guidelines of the Statutory Planning Brief.

Where can I find out more information about the plans for the site?

Reselton Properties Ltd will be holding public drop-in exhibition on their plans for the site, in advance of submitting a Planning Application, on the below dates at the Stag Brewery Sports Club, Lower Richmond Road, London, SW14 7ET:

Wednesday	8 March:	4pm-8pm
Thursday	9 March:	4pm-8pm
Saturday	11 March:	9.30am-2pm
Friday	17 March:	12noon-5pm
Saturday	18 March:	10am- 3pm

They have also launched a website:
<http://stag-brewery.co.uk/consultation/>

You can also contact the developer directly on:
info@stag-brewery.co.uk



COUNCIL PLANNING BRIEF

The Statutory Planning Brief sets out a vision based on the desire to provide a new village heart for Mortlake. This is based upon buildings and open public realm of the highest quality, that will radically transform Mortlake whilst respecting the character and history of the area. The site should provide a new recreational and living quarter with a mix of uses, creating vibrant links between the River and the town. It should enliven the Riverside frontage and Mortlake High Street, fully realising this unique opportunity for the Mortlake community. Part of the brief is the need for a school on the site.

To see the Planning Brief go here:

www.richmond.gov.uk/stag_brewery_2010-2.pdf

A NEW SCHOOL FOR THE AREA

Why do we need a secondary school on the site?

Originally, the Planning Brief stated that a primary school was needed as part of a redevelopment. However, in October 2015, this was changed to a secondary. There are two key reasons for this. Since the Planning Brief was agreed in 2009, the Council has enabled an additional 195 reception class places in the east of the borough. This includes expanding the Ofsted-rated 'outstanding' East Sheen Primary and Sheen Mount Primary, and the establishment of Thomson House, the Ofsted-rated outstanding free school on Sheen Lane. At the same time, the need for secondary school places has increased. A new school will ensure that many local children will not have to travel out of the area to go to school. This March, 85 children from this part of the borough have either been offered secondary school places in the western half of the borough or haven't yet been offered places at any school. Whilst we are confident, based on previous years'



experience, that in the next few months those children will be offered places from the waiting-lists at schools closer to home, we know that in future years the numbers of children due to transfer from primary to secondary school will substantially increase. The capacity in the current three secondaries in the east of the borough will not be enough.

How will a secondary school benefit Mortlake?

This is an exciting opportunity to create a new, outstanding high quality secondary school to complement the outstanding local primary schools. It will be a school with strong roots in the local area – providing opportunities for the whole community to benefit.

What type of school is being proposed as part of the overall development?

A six-form entry secondary school, which would grow year-group by year-group over seven years. There would be 900 pupils in total across Years 7-11, with an eventual sixth form of 250.

Who would run the proposed school and when would it open?

The Council has worked closely with the local provider the Stamp Education Trust, who run the Ofsted-rated 'outstanding' Thomson House School in Sheen Lane. They intend to submit a free school application to the Department for Education this summer. If the application is approved, it is likely that the school would open in 2020 at the earliest.

Who would be responsible for funding and building the proposed school?

As the school would have to be a free school, it would be the responsibility of the Government's Education Funding Agency to acquire sufficient space, assist the proposer with the planning application, and to fund and commission the building.

Is this site the only one that would provide appropriate space for the school in the area?

Yes, the Council firmly believe that there is no other viable site in this part of the borough. Identifying a suitable site for a secondary school is never easy. A number of sites have been suggested by the community. However, none are considered appropriate and deliverable. Some of the sites suggested do not have a clear Planning designation in support of built development, most include sites classed as Metropolitan Open Land. In addition, none is as well-situated as the Stag Brewery site to meet the forecast demand from Kew/Mortlake/East Sheen/Barnes and to maximise the number of places at the proposed school for in-borough children.

For more information, go to:
www.richmond.gov.uk/stag_brewery