

RAM BREWERY

REGENERATING WANDSWORTH TOWN CENTRE

Welcome

Welcome to our exhibition on the redevelopment of the historic Ram Brewery site. This exhibition displays our latest proposals to redevelop the site.

Following the previous exhibition and feedback from residents it was clear to us that regenerating Wandsworth Town Centre was regarded as a major benefit of redeveloping this historic brewery site.

At the same time, we understand that we need to respond to issues of sensitive design, preserving the brewery heritage, creating a pedestrian friendly environment and transport. We have considered these issues and responded to them in bringing forward our latest proposals.

The site

The main brewery site lies at the heart of Wandsworth Town Centre, with Wandsworth High Street to the south, Armoury Way to the north, Ram street to the east and the River Wandle to the west. In addition, Minerva purchased the Capital Studios site which lies to the west of the River Wandle, fronting on to Wandsworth Plain and Armoury Way; together the two sites form the Ram Brewery redevelopment.



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What you told us:

Over 300 people attended the previous exhibition in the summer and 154 residents completed our questionnaire. We have used the information to inform the next stage of our proposals.

97.6%

of respondents rated the regeneration of Wandsworth Town Centre as important or very important, making it the greatest potential benefit of the scheme

84.6%

of respondents said that redevelopment of the Ram Brewery site would make a positive contribution to the area

63.8%

of respondents supported our proposals based upon the information available in June/July 2011

You told us that the most important benefits are:

97.6%

of respondents rated the **regeneration of Wandsworth Town Centre** as important or very important to them

89.1%

of respondents rated **providing access to the River Wandle and a route through to the Thames** as important or very important to them

88.4%

of respondents rated **attracting high quality shops and restaurants to complement Wandsworth Town Centre** as important or very important to them

You told us to think carefully about the following:

93.9%

of respondents said that **providing improvements to the environment for pedestrians** was important or very important to them

93.6%

of respondents said that the **design of the proposed scheme** was important or very important to them

92.5%

of respondents said that **improving the one way system** was important or very important to them

Quotes from local residents:

“ It will create a new space in an otherwise run-down and waste of an area in Wandsworth centre. I cannot wait for it to be completed! ”

“ I feel it is vitally important to stress the historical importance of both the Ram Brewery site and of Wandsworth town centre and its connection with the Wandle and Thames. ”

“ The majority of the plan looks fantastic; however I still have concerns over the height of the tower and would like to see more detailed drawings and models before supporting the scheme. ”

“ Please do not let this site become the Arndale Centre mark 2. It must be attractive to spend time in so it must not be too cramped. ”

“ An opportunity to give Wandsworth a real attractive centre and destination area. ”

“ Job creation in new shops and restaurants is also important. ”

“ If well designed - which means sustainably designed - including in such a way as to encourage people to arrive via 'active travel' modes (i.e. walking and cycling) the scheme has the potential to re-create the town centre that was effectively destroyed in the 1960's by the current gyratory scheme. Let's not repeat the error! ”

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Consult

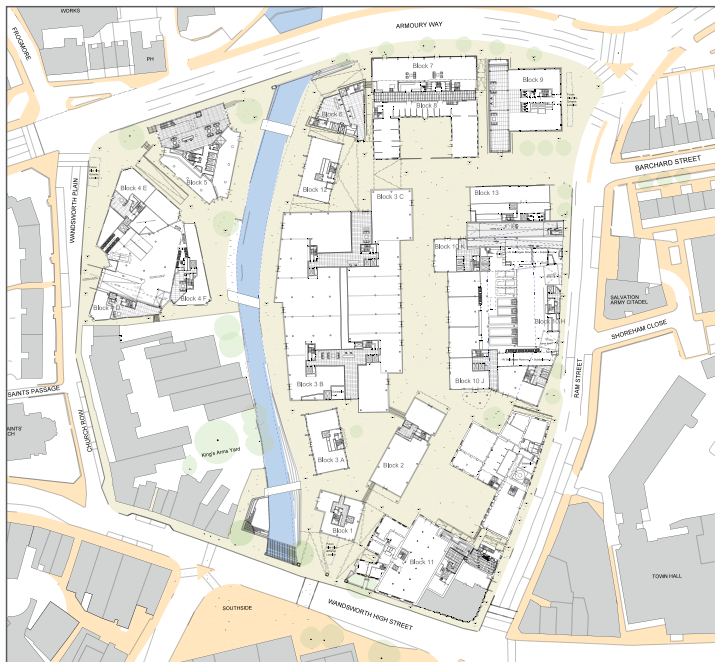
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Our proposals

Our proposals are for:

- 452 residential apartments
- Office space (5,151 sq m) located predominantly in the buildings adjacent to the stable block on Armoury Way
- Heritage buildings (5,334 sq m)
- Shops, cafes, bars and restaurants (5,367 sq m)
- Showroom (575 sq m)
- Leisure uses such as a pool, spa, gym (1,161 sq m)



Top: Ground floor plan

Bottom: Artist's sketch of an aerial view of the proposed scheme

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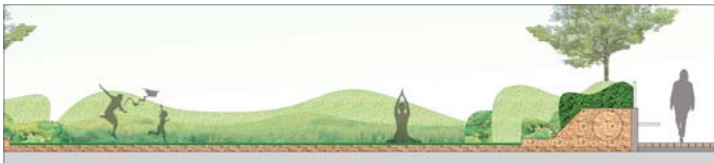


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Landscaping



Above: Cross-section of a residential courtyard

Enhancing the River Wandle:

- Planting areas of reeds and other water plants to provide a diverse wildlife habitat
- New terraced areas set back from the existing river wall
- New bridges and footpath links to improve access to the river and new public spaces

A sense of place:

- New public squares with space for a market and cafes
- Attractive and interesting details such as a water feature, sculptures and artwork
- Distinctly paved areas to give each space an identity
- New mature trees

Roof Gardens and Green Roofs:

- Areas of green space for residents
- Equipped play area for children
- Mixture of native and ornamental planting to attract wildlife



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DESIGN

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Transport

A detailed Transport Assessment is being produced in support of the planning application to consider the impact that occupiers and users of the scheme will have on existing infrastructure.

Public Transport

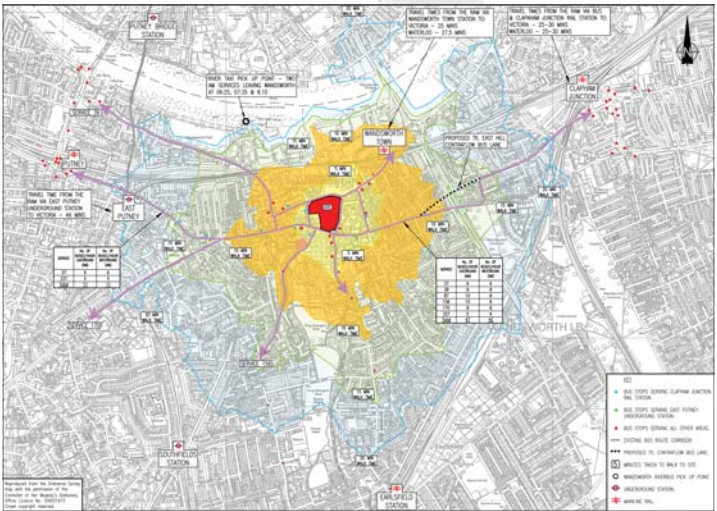
- The site has a PTAL of 5; i.e. it is very well served by public transport
- There are 119 buses per hour available within the vicinity of the site and the bus network has capacity to cater for demand from the development
- As with the previous scheme, we are seeking to facilitate improvements to the station and also encourage our residents to make use of all public transport methods. For example, there are

47 buses per hour serving Clapham Junction from Wandsworth Town Centre (approx one every 1.5 minutes) with an average journey time of 6 minutes between 8-9am

- Wandsworth Town train station is within a six minute walk from the site
- East Putney tube station is the closest station offering access to the London Underground network via the District Line

"I further conclude that the public transport system would be able to cope with the extra demand placed on it by the proposed development. The development would therefore have no harmful impact on the local highway network and public transport system."

Inspectors' Report 2010



Above: Plan showing public transport and site accessibility

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Transport

In order to meet our aspirations for a pedestrianised environment, all servicing will be off-street and all car parking will be located in the basement.

Cycling

- As with the previous scheme cyclists will be able to cycle alongside the Wandle through the site, linking the High Street with Armoury Way
- The Barclays Cycle Superhighway in Ram Street will be maintained
- Residents and staff cycle parking will be provided within the two basements and cycle parking for visitors will be provided at a number of locations on site

Pedestrian accessibility

- The scheme has been designed to be as accessible as possible on foot, with numerous links created into the site from Armoury Way, Ram Street, Wandsworth High Street and Wandsworth Plain
- Two footbridges and one combined foot/cycle bridge will be provided across the River Wandle linking the two parts of the site together
- A new signal controlled pedestrian crossing will be provided across Wandsworth High Street linking the

scheme to the existing town centre and the Southside centre

Car parking

- There are likely to be approximately 230 car parking spaces on site
- As with the previous scheme no shopper car parking will be provided
- Provision for electric car charging points will be made

Car Club

- Car club spaces will be provided within the scheme for use by residents and the general public

Servicing

- All deliveries will take place off-street in two separate ground level service yards, one accessed from Ram Street and one accessed from Wandsworth Plain
- Refuse collection will also take place from these service yards

"The proposal would only provide limited car parking as the existing provision in the area is adequate, when considered in conjunction with the availability of other transport modes."

Inspector's Report 2010



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The Team



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Minerva

Minerva is a property and development company which has over the years brought together development opportunities through site assembly and the achievement of planning permission. Minerva Limited is committed to working with the local community throughout the planning process and construction phase.

Minerva's recent and current projects include:

- Lancaster Gate, Bayswater – high quality residential scheme involving the retention of a Grade II façade.
- Odeon Cinema, High Street Kensington – high quality residential-led mixed use scheme in a Conservation Area
- St Botolphs, City of London – large scale office development
- Walbrook, City of London – large scale office development



EPR Architects

Founded in 1947, EPR Architects Ltd has completed many outstanding and distinctive buildings across London and throughout the UK. Their work encompasses urban design, masterplanning and architecture for major mixed use, office, residential, retail, leisure and hotel projects.

Based in London, their design work includes new building and the refurbishment and restoration of existing buildings. EPR is known for their modern approach to architecture, incorporating the latest sustainable and environmental design ideas, to create high quality places to live, work and relax.

Below left: Minerva's project at Lancaster Gate
Below: National Opera Studios, Wandsworth, by EPR



The rest of the team

Montagu Evans
Planning advisers

Hoare Lea
Energy advisers

WSP
Transport consultants

Cascade Communications
Community engagement



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Benefits

Regenerating Wandsworth Town Centre

- **Open up 6.5 acres of land** in the heart of Wandsworth
- Create a **vibrant and creative new area** to live, work, shop and relax in
- A new **'destination' shopping quarter** with 5,367 sq m of shops, cafes, bars and restaurants

Job Creation

- Create around **1,000 jobs** in the completed site, including shop managers and retail assistants, security guards and office workers, working in a micro-brewery and running a crèche
- Create around **350 full time equivalent construction and demolition jobs**

Transport:

- **Sizeable contribution to LB Wandsworth's fund for infrastructure projects** which we hope will be spent on improving the one way system
- A more cycle friendly environment, with around **900 cycle parking spaces for residents** and around **140 cycle parking spaces for employees and visitors**
- Space reserved within the scheme for the future provision of Boris bikes
- A **new signal controlled pedestrian crossing** across Wandsworth High Street linking the scheme to the existing Town Centre

Preserve the heritage of the Ram Brewery

- Retaining and restoring the stable block
- **Restoring the listed brewery buildings** at the southern end of the site
- A **Micro Brewery** within one of the listed buildings
- Establishing a **brewing museum**

New Homes

- **452 new homes**, in a range of sizes to meet housing needs and demand

New Public Spaces

- **6 new public spaces**, including three new squares with space for a market
- Transform the river to **create a river walk and riverside terrace**
- Improve pedestrian access with over **11 pedestrian routes into the scheme**

Sustainability

- **Increase biodiversity** through the provision of soft landscaping and extensive river terracing creating inter-tidal habitats along the River Wandle
- **Efficient built form and fabric** to meet the latest building regulations relating to energy
- **Generate renewable energy**, proposals include the use of solar power and a ground source heat pump
- **Efficient energy usage** through a Combined Heat and Power (CHP) or Trigenation plant
- Residential apartments would seek to meet a **Code for Sustainable Homes rating of 4**



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Programme and next steps

Thank you for visiting the exhibition today. Minerva remain committed to consultation with local residents and the wider community; it is therefore important for us to understand your opinions and we appreciate you taking the time to visit this exhibition and sharing your views on the proposed development.

We are aiming to submit a planning application before the end of the year. If this is successful, we intend to start construction work in 2012/13, with completion some time in 2017.

To ensure that we understand the views of the local community, we would be grateful if you could

take a few moments to fill in a questionnaire giving us your views.

The exhibition boards are available on our website www.therambrewery.com and we also have an online version of our questionnaire available.

If you have any further questions, you can contact us in writing:
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Above: Photos taken during the summer exhibition

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