

EAGLE BREWERY WHARF

DESIGN & ACCESS STATEMENT

February 2024



**FARRER
HUXLEY**

INTRODUCTION

LIST OF CONTENTS

01.	INTRODUCTION	4	06.	LANDSCAPE STRATEGY	34-50	08.	PLACEMAKING	61-73
				Introduction	35		Introduction	62-63
02.	EXISTING SITE	5-12		Sustainability	36		Planters	64
	Site Location	6		Materiality	37		Signage	65-66
	Local emerging plan - Your Vision Our Future	7		Hard Landscape	38		Riverfront Seating Pods	67
	Wider surroundings - Key Projects	8		Planting Strategy	39		Timber Platform	68
	Key characteristics	9-10		Planting Palette	40		Green Edge	69
	Tree survey	11		Trees	41		Swift Tower	70-72
	Ecology & Biodiversity	12		Seasonal Calendar	42		Wayfinding Signage	73
03.	LANDSCAPE CONCEPT	13-19		Ecology & Biodiversity	43			
	Considerations & Opportunities	14		SuDS Strategy	44			
	History & Heritage	15		UGF Comparison	45			
	Key Moves	16		Lighting	46			
	Aims & Aspirations	17		Boundaries	47-48			
	Design Introduction	18		Furniture Summary	49			
	Design Development	19		ASB & Inclusivity	50			
04.	ENGAGEMENT SUMMARY	20-26	07.	DESIGN DETAILS	51-60			
	Introduction	21		Seating Types	52			
	Summary	22		Riverfront Seating Pods	53			
	Design Response 01	23-24		Green Edge	54			
	Design Response 02	25-26		Accessible Play	55			
05.	ILLUSTRATIVE MASTERPLAN	27-33		Flexible Area	56			
	Design Response Summary	28		Timber Platform	57			
	Illustrative Masterplan	29		Railings	58-59			
	Views	30-32		Signage	60			
	Quantitative Comparison	33						

01.

INTRODUCTION

01. INTRODUCTION

This Design & Access Statement has been prepared by Farrer Huxley on behalf of Kingston Council and Kingston First. The design for Eagle Brewery Wharf has been developed in collaboration with the local community, client and the design team, which included council service teams, a civil engineer, an arboriculturalist, and an ecologist.

The proposals for the site align with the emerging Local Plan and the developing plan for the Kingston town centre area: *Your Vision Our Future*. The process included a series of workshops with officers from Royal Borough of Kingston (RBK) to ensure the delivery of a robust, sustainable, inclusive, and thriving landscape that will serve the community for years to come.

PLANNING DESCRIPTION

Public realm improvements including ground resurfacing, installation of a swift tower, extended green space with new planting beds and trees, provision of play space including a play trail, installation of public seating including central raised seating island, and new metal railings along river frontage.













This report should be read in conjunction with:

- Statement of Community Involvement by Farrer Huxley; (827-FH Eagle Brewery Wharf Statement of Community Involvement February 2024);
- Arboricultural reports by PCJ (AIA & AMS);
- Flood Risk Assessment (FRA) by Graphic Structures, and;
- Ecology Design Comment by Surrey Wildlife Trust.

STAGE 1

- Winter 2020 - 2021  Initial stakeholder and public consultation (businesses, community groups and residents)
- Spring 2021  **Design proposals developed by Davies White Ltd**
- January 2022  Agreement on project funding and next steps

STAGE 2 & 3

- February 2023**  **Farrer Huxley selected to develop the design**
- May 2023  Key stakeholder engagement (businesses, community groups and residents)
- 20th May 2023**  **Public Engagement Event 1**
- June & July 2023  Engagement workshops focusing on design detail; input from young people and key stakeholders (schools and community groups)
- August - September 2023  Design development and costing work
- October - November 2023  Design development, incorporating feedback from the public and stakeholder engagement (businesses, community groups and residents)
- 25th November 2023**  **Public Engagement Event 2 (including online engagement until 10th December)**
- December 2023 - February 2024  Design development for the planning submission, incorporating final feedback from the public and stakeholders (businesses, community groups and residents)
- February 2024 - April 2024  Planning submission
- March 2024 - May 2024  Development of technical drawings for construction
- October 2024  Target start date for construction
- Spring 2025**  **Target completion date**

02.

EXISTING SITE

02. EXISTING SITE

SITE LOCATION

Eagle Brewery Wharf is a key open space on the River Thames. It sits between the historic core of Kingston upon Thames and the Riverside Walk to the north, and Queen's Promenade to the south.

The site is one of few council-owned public spaces along the riverside. It provides access from the High Street, south of the Ancient Market Place, to the Riverside Walk.

The site lies within Kingston Old Town Conservation Area and a Tier 1 Archaeological Priority Area.

It is a key public open space that offers views to the Thames and Kingston Bridge, as well as Kingston's historic core and the Guildhall.



02. EXISTING SITE

LOCAL EMERGING PLAN - YOUR VISION OUR FUTURE

The emerging plan for the Kingston town centre area (*Your Vision Our Future*) seeks to create a cohesive town centre that is greener, cleaner and safer, with high-quality and accessible improvements that reinforce Kingston's distinctiveness.

The document describes the strategic direction for the transformation of Kingston town centre over the next 15 years.

Kingston town centre is identified as a Metropolitan Centre in the *Mayor of London's London Plan*. This is because it serves a wide catchment area, has good accessibility, and has significant employment, services and leisure functions.

As well as being a great place to visit, Kingston's location, amenities and character also make it a great place to live. Kingston was ranked the number one London borough in which to live and work in the *2023 London Vitality Index*.

The town centre has a legacy of exemplary public spaces and places, where people can come together and enjoy spending their time.

Important green spaces include Fairfield Recreation Ground, Canbury Gardens, Eagle Brewery Wharf, and Memorial Gardens. Important cultural assets include the Rose Theatre, the Rotunda Centre, Pryzm, and the Grade II listed Carnegie-funded library and museum.

The Local Plan includes 3 core ambitions for Kingston town centre and the surrounding area:

1. A thriving riverside and cultural destination
2. London's leading metropolitan centre
3. Greener, sustainable and better connected

1



A thriving riverside and cultural destination

- Showcase and celebrate Kingston's unique heritage and rich culture to increase visitor numbers and instil pride in our communities.
- Enhance and cherish Kingston's superb Thameside location, including its natural and heritage aspects.

2



London's leading metropolitan centre

- Promote new uses ensuring they are inclusive and deliver new infrastructure to support existing and new communities.
- Creating an excellent environment for businesses and new enterprise to grow and transition to a green economy while retaining and attracting talent.

3



Greener, sustainable and better connected

- Be at the forefront of responding to the climate emergency by investing in net zero carbon initiatives and infrastructure, climate adaptation measures and low carbon travel.
- Create friendlier and greener streets and spaces that improve biodiversity and well-being.
- Improve connectivity with our neighbours and wider networks - both physically and digitally.

02. EXISTING SITE

WIDER SURROUNDINGS - KEY PROJECTS

Eagle Brewery Wharf is one of several key spaces being developed in the town centre, all at various stages of design and delivery.

Some of these projects are being delivered through a partnership between Kingston Council and Kingston First (the local Business Improvement District).



Eagle Brewery Wharf

Initial design proposals were carried out in 2020 and 2021. Farrer Huxley were appointed to develop proposals in Spring 2023.

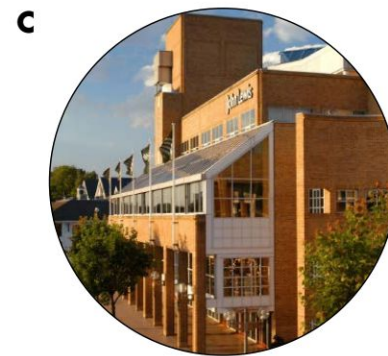
To be completed on site in Autumn 2024 / Winter 2025.



Memorial Gardens

Initial design proposals were carried out in 2020 and 2021. Davies White Landscape Architects were appointed in 2023 to take the works forward.

To be completed on site in Summer 2024.



Riverside

Improvements will be made to the public realm between John Lewis and the riverside, complementing the new community use (FUSEbox) and affordable workspace. First phase completed in 2023.

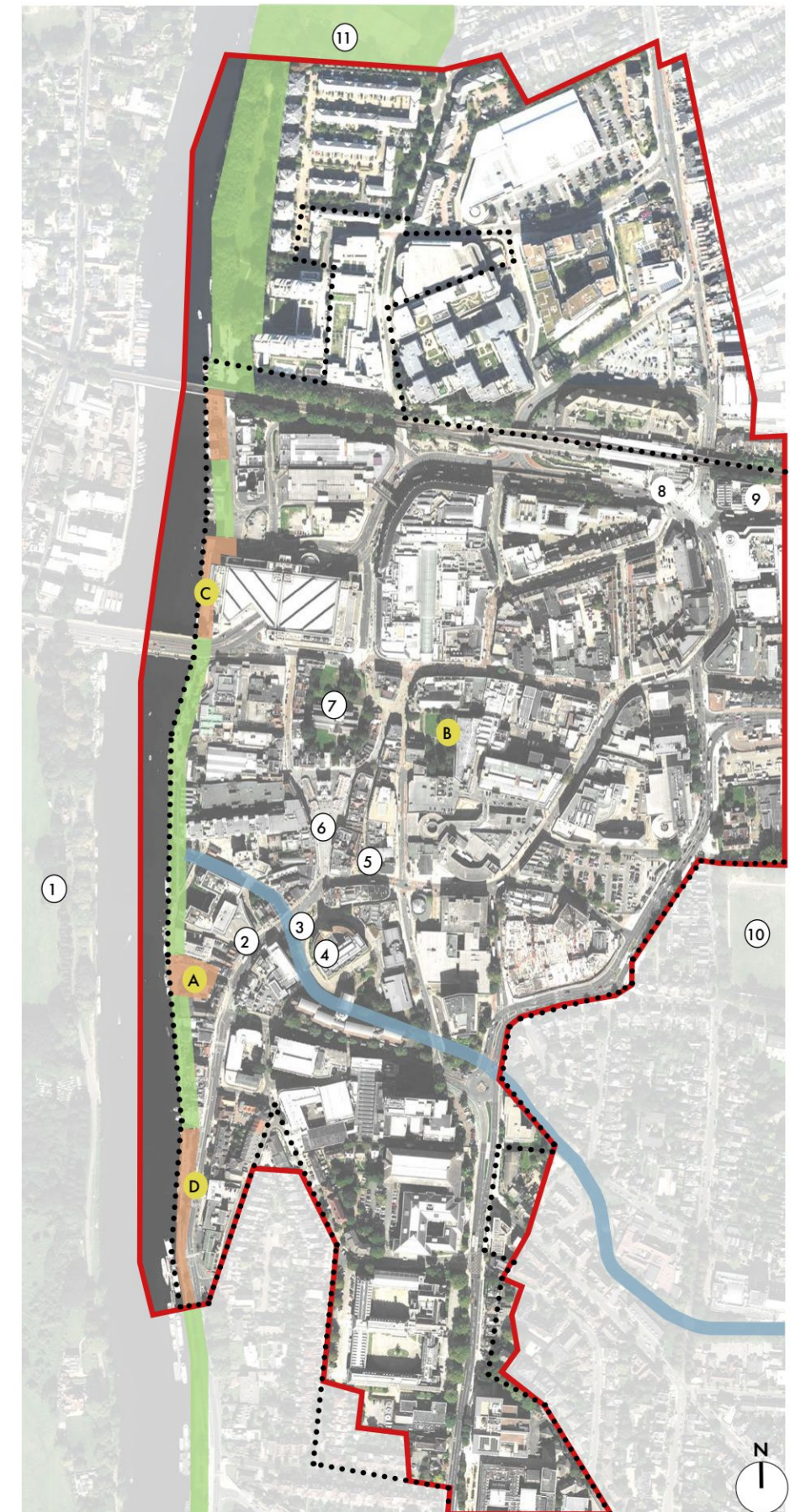


Queen's Promenade

Public realm improvements and a new 1.6km two-way cycle track along the riverfront.

Completed in Spring 2017.

1. Home Park
 2. Rose Theatre
 3. Coronation Stone
 4. Guildhall
 5. Apple Market
 6. Ancient Market Place
 7. All Saints Church
 8. Kingston Train Station
 9. Cromwell Road Bus Station
 10. Fairfield Recreation Ground
 11. Canbury Gardens
- Thames Riverside Walk
 - Key Riverfront Spaces
 - Key Public Realm Projects
 - Hogsmill River
 - Kingston BID
 - Kingston Metropolitan Town Centre Boundary



02. EXISTING SITE

KEY CHARACTERISTICS

The existing site consists of a large amount of hard landscape and a series of playful timber benches.

When designed in 2010, a key focus was to ensure there was flexibility and space for larger events and performances.

To the south, a grove of Birch trees under planted with lawn provides shade and much needed greenery.

There are a few different surface treatments within the space, the main one being asphalt with exposed aggregate in two different colours. The vehicular access and car parking area to the east is laid with concrete brick pavers in a warm tone. There is also a small area of concrete flag paving next to the Ram pub garden.

A couple of retractable bollards have been installed to limit vehicular access into the site from the High Street, but these are yet to be operational.

A low wall borders the river and provides an informal place to sit. As this is the only seating close to the river, it can become busy and results in lots of people facing into the site. This creates slightly unwelcoming edge to the riverfront walk.

A couple of heritage plaques reference the site's previous occupation by the Eagle Brewery. These will be retained as part of the proposals, but will be relocated as appropriate.

There are three existing moorings adjacent to the site, with two in current use. These bring character and interest to the riverfront and will be retained as part of proposals. The impact of the design on these moorings has been carefully considered.

The two nearby pubs, The Ram and Woody's, have had an agreement with Kingston Council for the past few years, which allows them to use the main part of the site for outdoor seating during the spring and summer seasons. This has helped to create a sense of ownership over the site, reducing the Anti-Social Behaviour (ASB) that had been happening during the pandemic.



- | | | |
|----------------------------------|--|-----------------------------|
| 1. Green edge | 6. Moorings | 11. Access from High Street |
| 2. Licensed area of use for pubs | 7. Retractable bollards | 12. Heritage plaque |
| 3. Riverfront walk | 8. Raised planter with signage | 13. Well signage |
| 4. Raised river wall | 9. Car parking area - private | |
| 5. The Ram pub garden | 10. Car parking bays to commercial units | — Site Boundary |

0m 5m 10m 20m

02. EXISTING SITE

KEY CHARACTERISTICS



Existing raised river wall



Birch trees and lawn area



Timber seating and hard landscape at the core of the site



The Ram Pub garden along the northern boundary



Car parking along the eastern boundary



Moorings

02. EXISTING SITE

TREE SURVEY

A total of 10 trees and 1 shrub group were surveyed. There are no tree preservation orders (TPOs) within the site, nor in the immediate surroundings.

The site is within a conservation area. The trees are therefore protected and any removals are subject to approval, undertaken through a review of the impact on the character of the area.

Summary of trees on site:

Category B: 4
Category C: 6
 (6 trees and 1 shrub group)

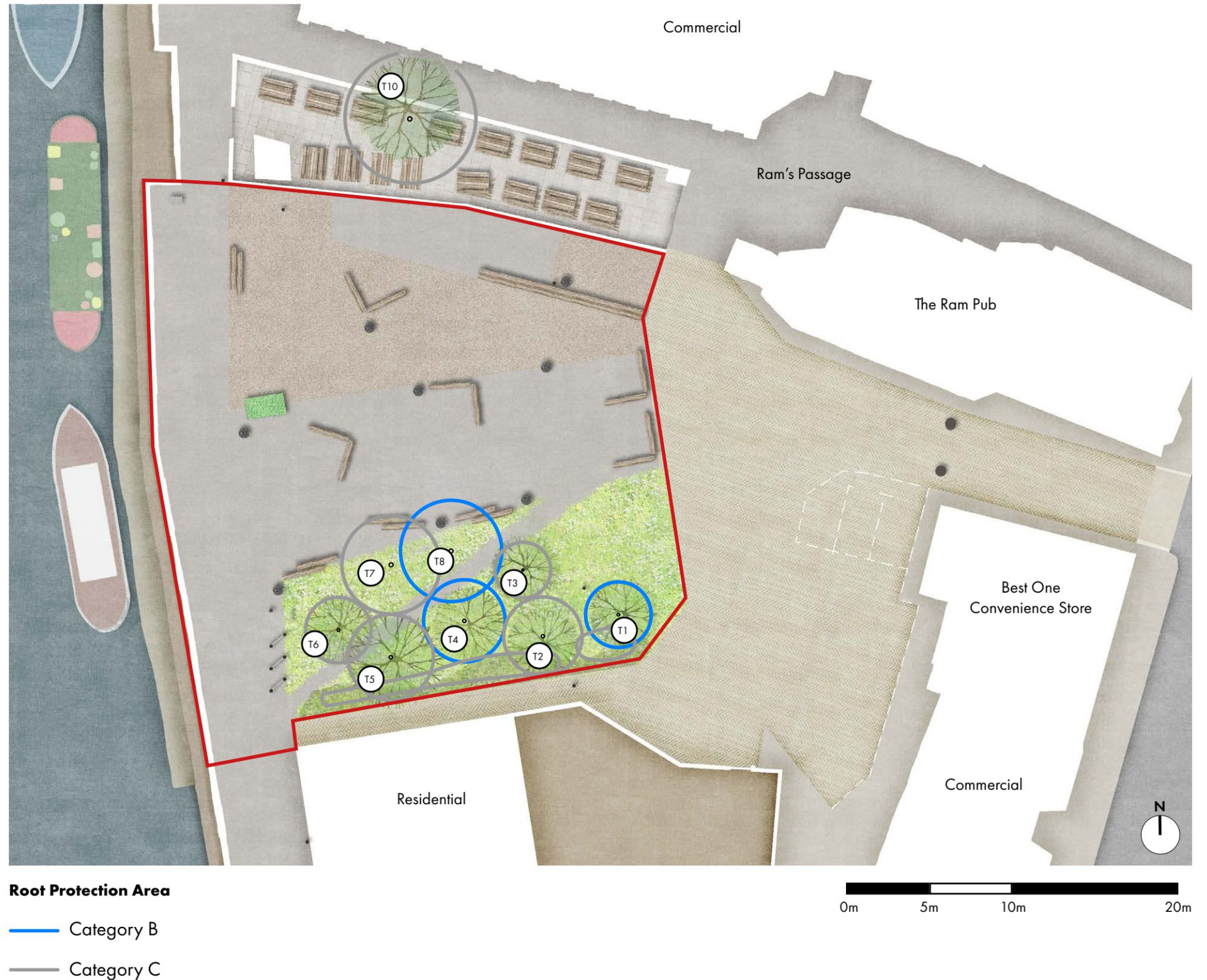
Total: 10

The proposals will look to retain as many of the existing trees as possible, but will include the removal of two trees, both category C. The loss of these trees will be mitigated by additional tree planting across the space.

Refer to the Arboricultural reports by PJC for further details:

Arboricultural Survey (April 2023)
Arboricultural Impact Assessment (February 2024)
Arboricultural Method Statement (February 2024)

- T1.** Silver birch (*Betula pendula*)
Good condition (Category B)
- T2.** Silver birch (*Betula pendula*)
Good condition (Category C)
- T3.** Silver birch (*Betula pendula*)
Good condition (Category C)
- T4.** Silver birch (*Betula pendula*)
Good condition (Category B)
- T5.** Silver birch (*Betula pendula*)
Fair condition (Category C)
- T6.** Silver birch (*Betula pendula*)
Good condition (Category C)
- T7.** Silver birch (*Betula pendula*)
Fair condition (Category C)
- T8.** Silver birch (*Betula pendula*)
Good condition (Category B)
- HP-PA.** Mixed Shrubs
Good condition (Category C)
- T10.** Whitebeam (*Sorbus*)
Fair condition (Category C)



02. EXISTING SITE

ECOLOGY SURVEY

An Ecology Report has been carried out by Surrey Wildlife Trust (September 2023).

The report identifies 4 main habitat areas within the site:

- Developed land, sealed surface.
- Modified grassland with scattered trees.
- Other hedgerow.
- Built up areas and garden, flower bed, introduced shrub.

WILDLIFE SUPPORT

The habitats on site are suitable to support invertebrates and bird species such as house sparrow and wood pigeon. No bats or habitats for roosting bats are present, nor was any other wildlife recorded on site. The site may support mammals such as hedgehogs and foxes, but there was no evidence of such on site.

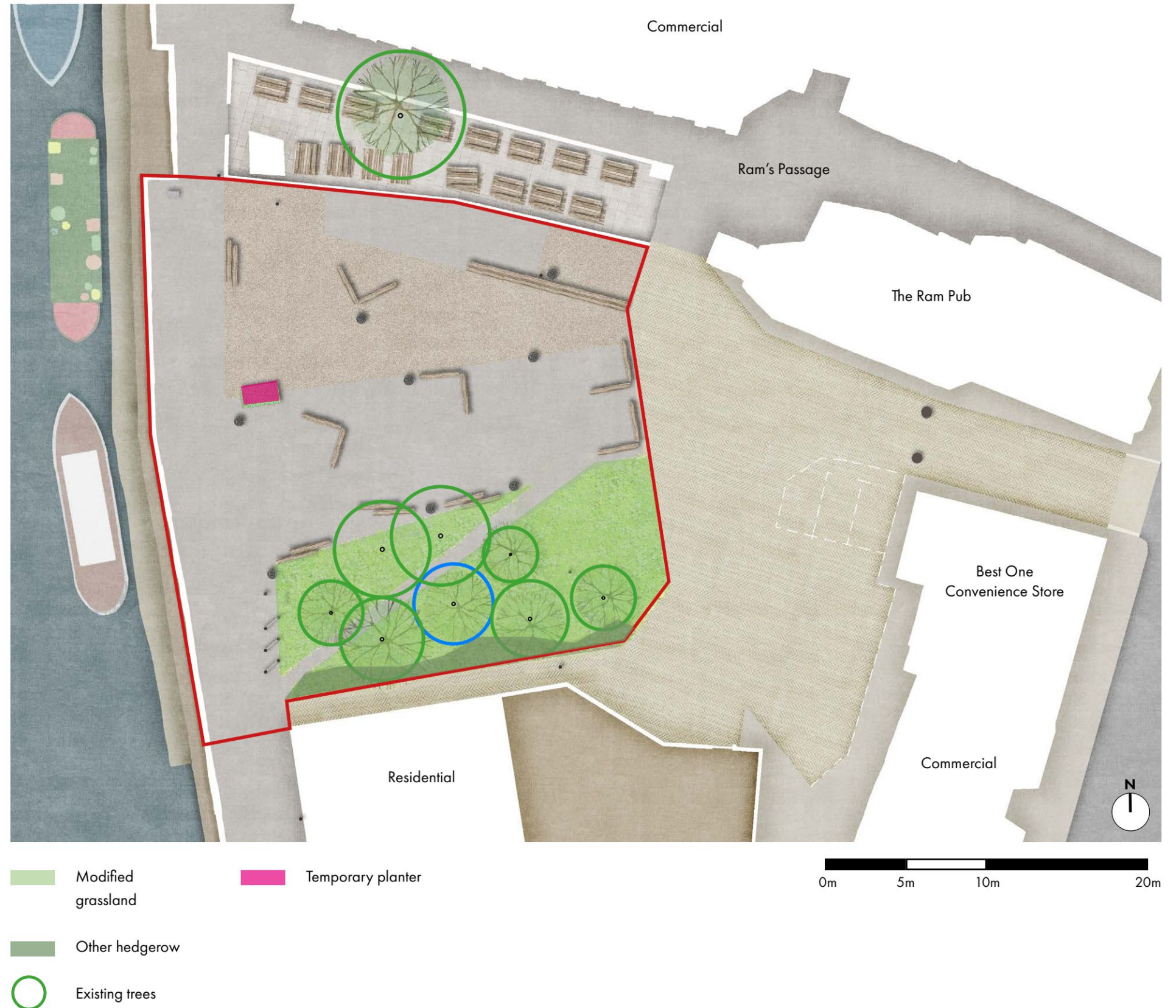
No further surveys for the site are necessary.

PLANTING SPECIES

No rare species or invasive species were recorded within the site.

POTENTIAL MITIGATION MEASURES

- Lighting plans should be developed in consultation with a suitably experienced ecologist.
- Create a variety of habitat enhancements across the site, including bee hotels, and habitat piles using material from the survey area wherever possible.
- Plant additional UK native flowering species known to benefit pollinators.
- Incorporate bird boxes into the design of the site where possible.
- Avoid the use of artificial lawns, and aim to restrict non-permeable surfaces wherever possible.
- Incorporate semi-natural habitat into the design, including areas of taller grassland.
- Any new trees planted should be native and of local provenance, however consideration should also be given the planting of tree species with known resilience to drought and/or flooding.
- Keep wildlife permeability in mind – include measures for mammals such as hedgehogs to pass through the survey area e.g. through inclusion of mammal gates or gaps in boundary structures.



02.
LANDSCAPE
CONCEPT

03. LANDSCAPE CONCEPT

CONSIDERATIONS & OPPORTUNITIES

4 key opportunities for improvement have been identified:

1. Seating facing away from the Thames

The river wall is used for informal seating, resulting in a row of people facing away from the river. This bank of onlookers creates an uninviting context for people walking along the riverside.

2. Sparse planting

The soft landscape on the site offers little in its current condition. It is sparse, lacking in biodiversity, and is not particularly attractive.

3. Lack of opportunity for activity

The site offers little in the way of activities and amenities. Seating is provided by aged, timber benches, which are spread sporadically across the space.

4. Little reference to heritage of site

There is little connection to the history and heritage of the site across the space.

A cover in the ground indicates the historic location of the well. However, in recent years, it has been concealed the majority of the time by planters and pub tables. The proposals will ensure the cover is made visible again, with the possibility of interpretative signage.

To the east of the site is the car park where ASB activities tend to take place, creating an unfriendly atmosphere at certain times of day. The retractable bollards at the entrance should help to reduce ASB in this location (this is being dealt with outside of this application).

CONSIDERATION



Seating facing away from Thames



Sparse planting



Lack of opportunity for different activities and lacking variety of seating

OPPORTUNITY



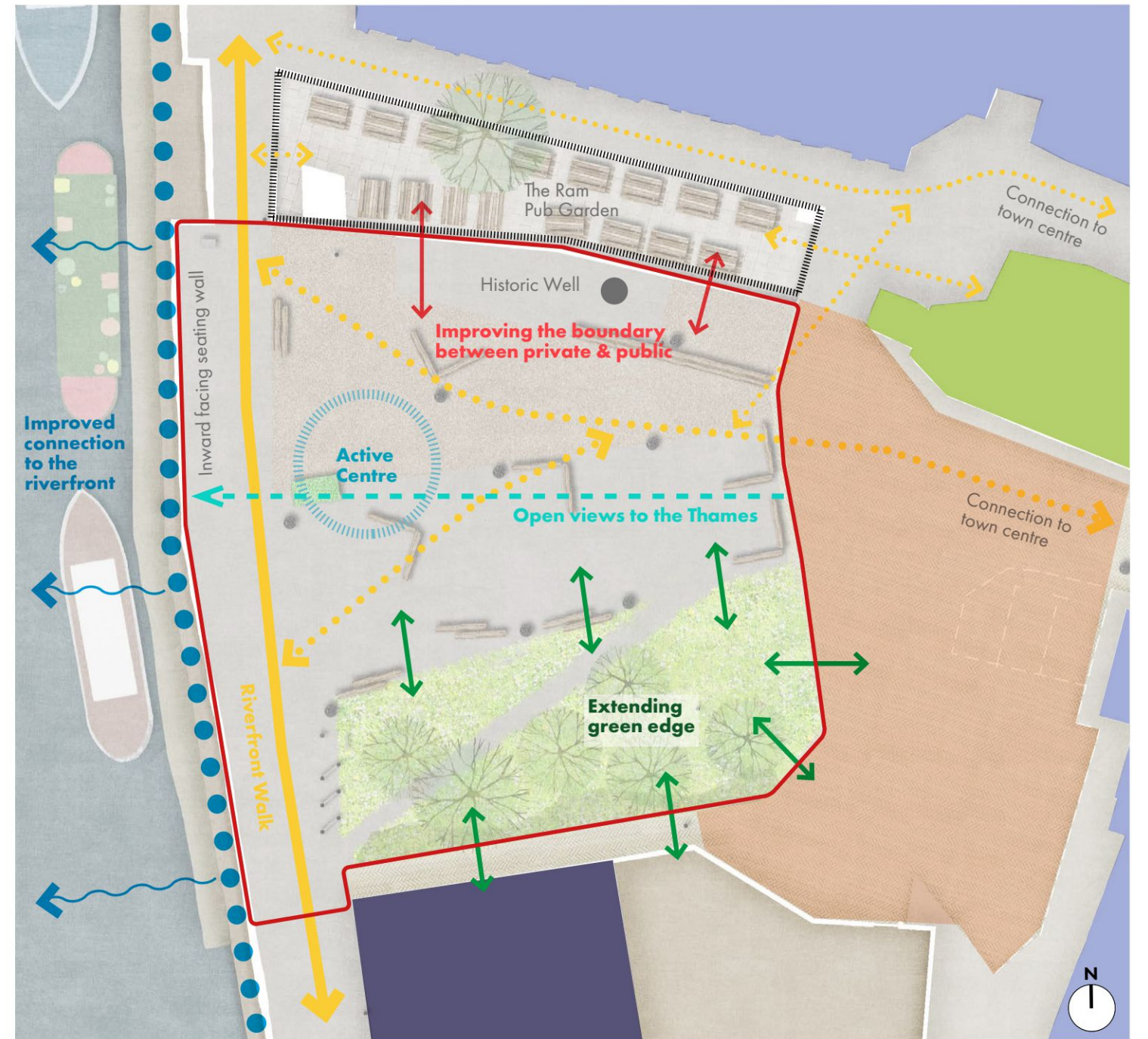
Seating facing towards Thames



Enhanced greenery and play



Offer a wider range of activities for all ages and abilities



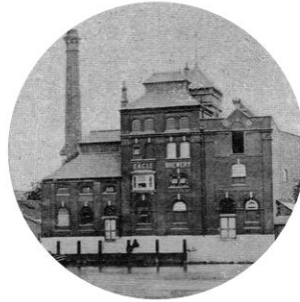
03. LANDSCAPE CONCEPT

HISTORY AND HERITAGE

The Eagle Brewery was founded by Thomas Fricker, remaining a brewery until 1914 when it was repurposed as a coal wharf. In 1970, it was bought by the council and demolished, temporarily accommodating council offices before becoming a public open space in 1988. In 2010, improvements were made to the space, resulting in the site that exists today.

In order to create a distinct place, the proposals explore how the site's history can be celebrated through landscape details. The design also takes inspiration from the riverside location, maximising views and connection to the water.

Timeline



1870 - 1923

Fricker's Eagle Brewery



1923 - 1970

Coal Wharf



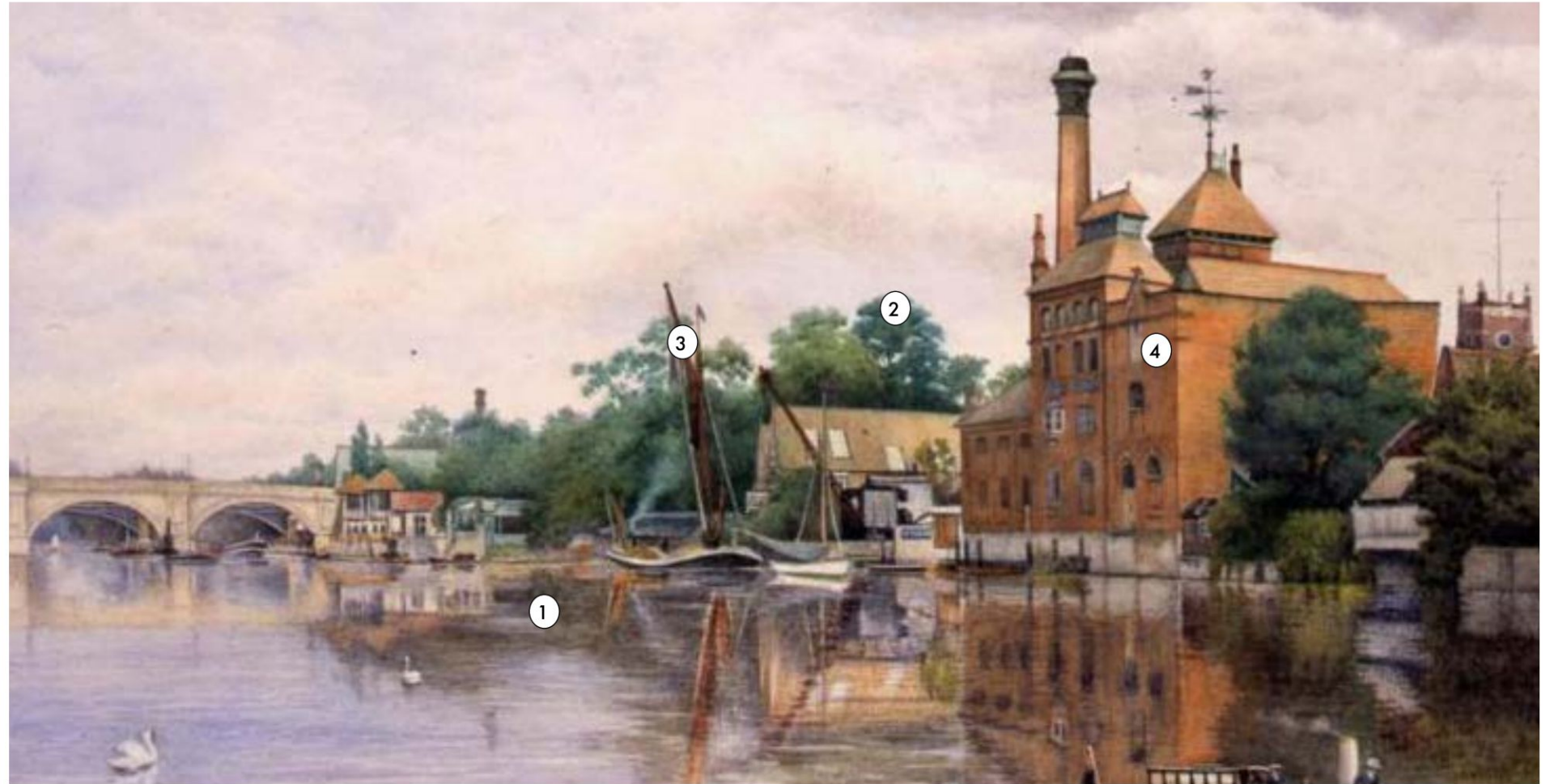
1970 - 2024

Public Open Space

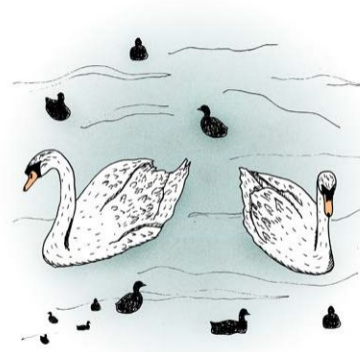


2024 +

EAGLE BREWERY WHARF



Painting of Eagle Brewery Wharf by CA Brindley 1910



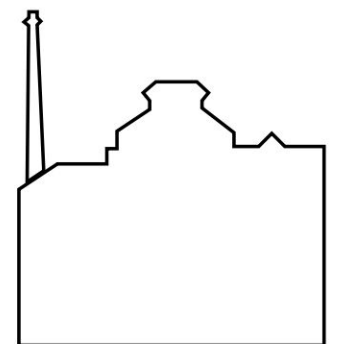
① Connection to the water



② Pockets of green



③ Working riverfront



④ Industrial building

03. LANDSCAPE CONCEPT

KEY MOVES

The proposals retain the main circulation route along the riverfront, which connects to the High Street. The route purposefully crosses the active centre, welcoming people into the site and opening up space along the river front.

The boundary with the pub garden to the north is softened with trees and planting.

An enhanced and more generous green border is proposed along the site's residential edge with informal play opportunities.

An active centre connects all of the key character areas, whilst enhanced seating fronts the river.



Seating maximises river views



Space for small day time activities



Playful green edge



Permeable & inviting routes



- Main Circulation Routes
- Green Edge
- Flexible Area
- River Connection
- Active Centre

03. LANDSCAPE CONCEPT

AIMS & ASPIRATIONS

1. A truly public space

- A space where everyone feels welcome.
- An inclusive and equitable landscape, with access for all and without barriers and borders,



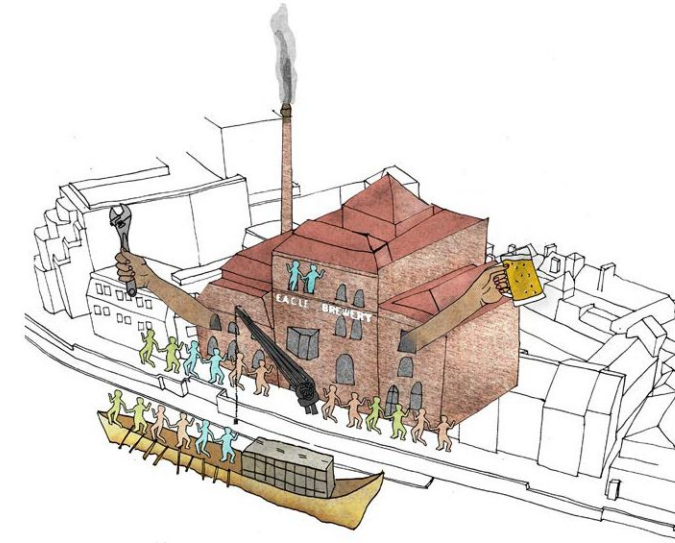
2. Offering a range of activities

- A range of activities can be accommodated within the site, offering something to do for the whole community.



3. Celebrating the history and heritage of the site and its surroundings

- Connecting the site to its name - adding details that link the site with its history to create a distinct and engaging place to be proud of.



4. Connecting Eagle Brewery Wharf to the river

- Improving views and connecting the site to the river.
- Bringing visitors and the local community closer to the water, and introducing qualities of the river into the space.



5. A place for nature to thrive

- Maximising greenery and biodiversity - softening the site and creating links with surrounding green open space.



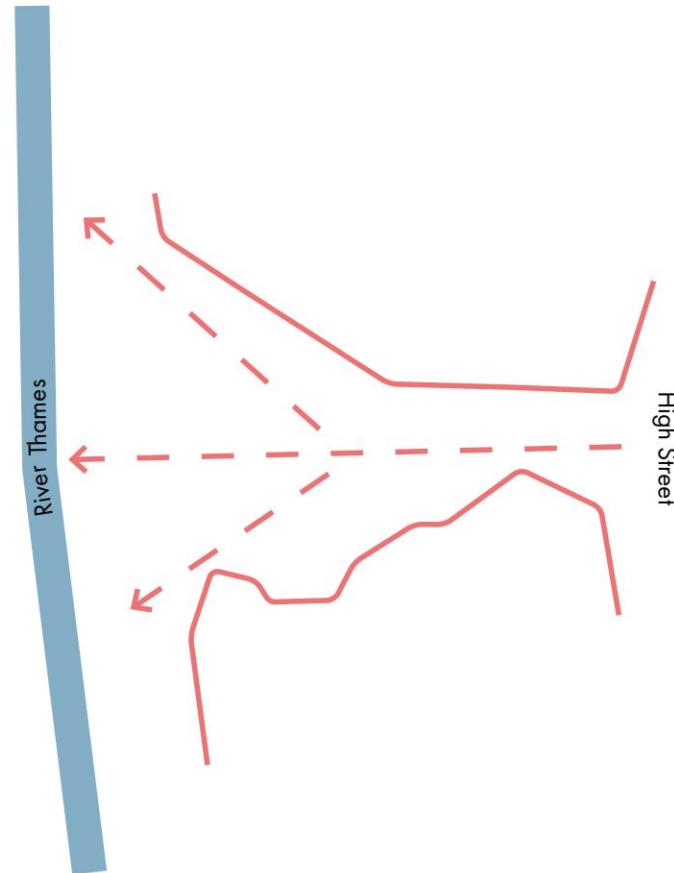
03. LANDSCAPE CONCEPT

DESIGN INTRODUCTION

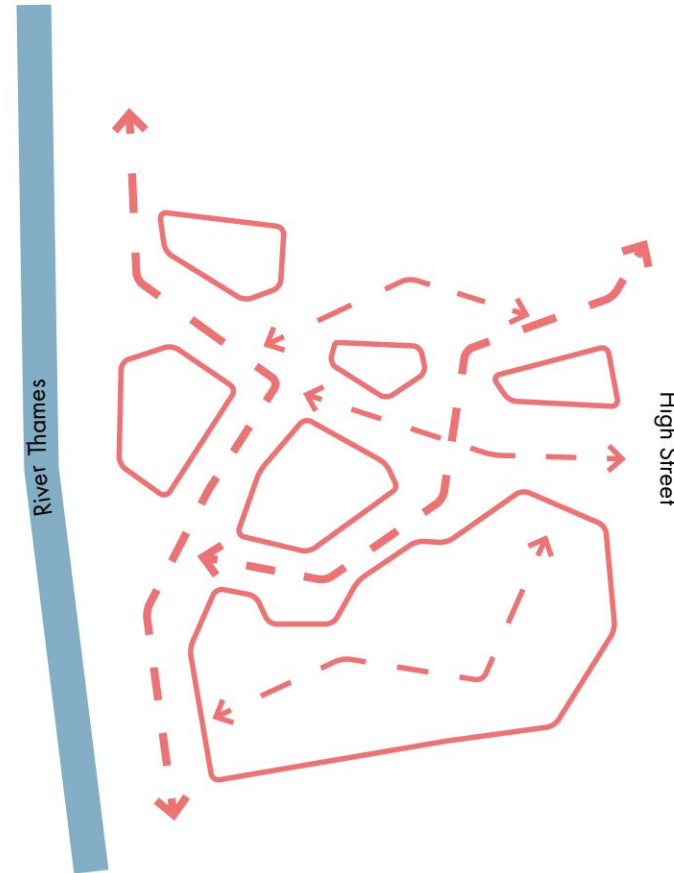
The design responds to the site considerations and opportunities through a series of design principles, which focus on creating a quality place embedded in the setting:

- **Creating strong views to the river**
Green edges frame and enhance views to the river, whilst creating clear boundaries with properties to the north and south.
- **Meandering pathways through playful forms**
A playful and meandering design complements the character of the river, and signposts the space as destination from both the river and land.
- **Active centre**
A series of uses radiate from an active centre. In order to create a balanced and sympathetic public realm, the locations for different activities have been carefully considered in relation to the surrounding context.

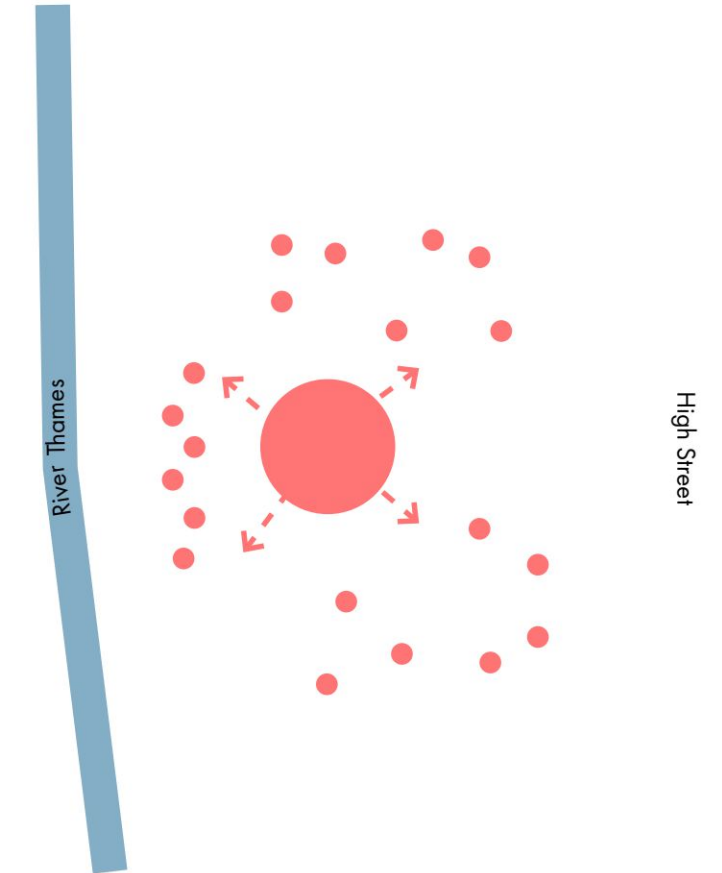
CREATING STRONG VIEWS TO THE RIVER



MEANDERING PATHWAYS THROUGH PLAYFUL FORMS



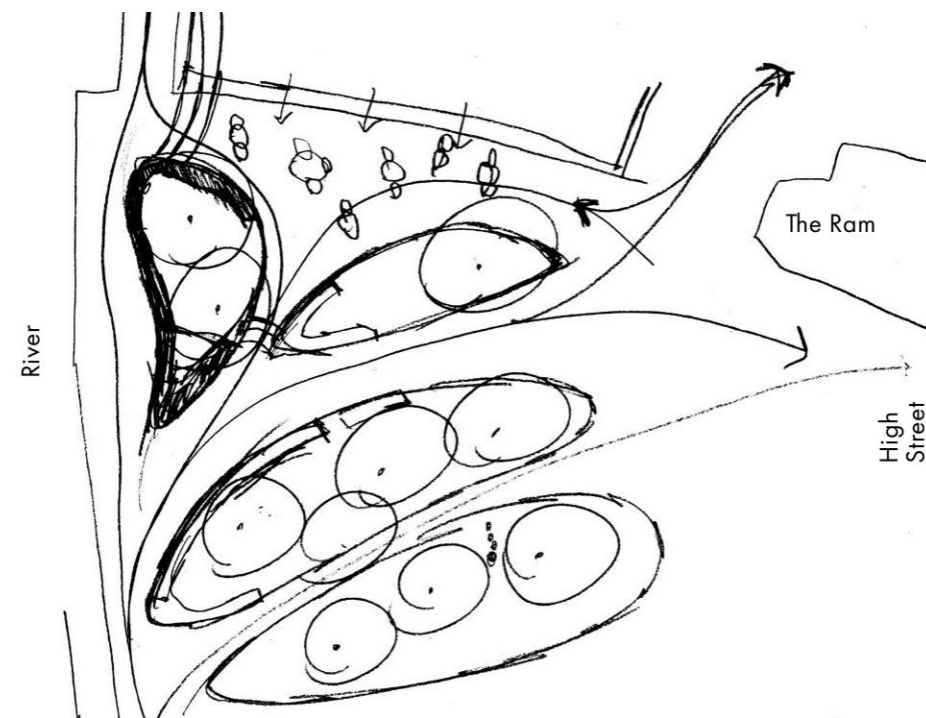
ACTIVE CENTRE



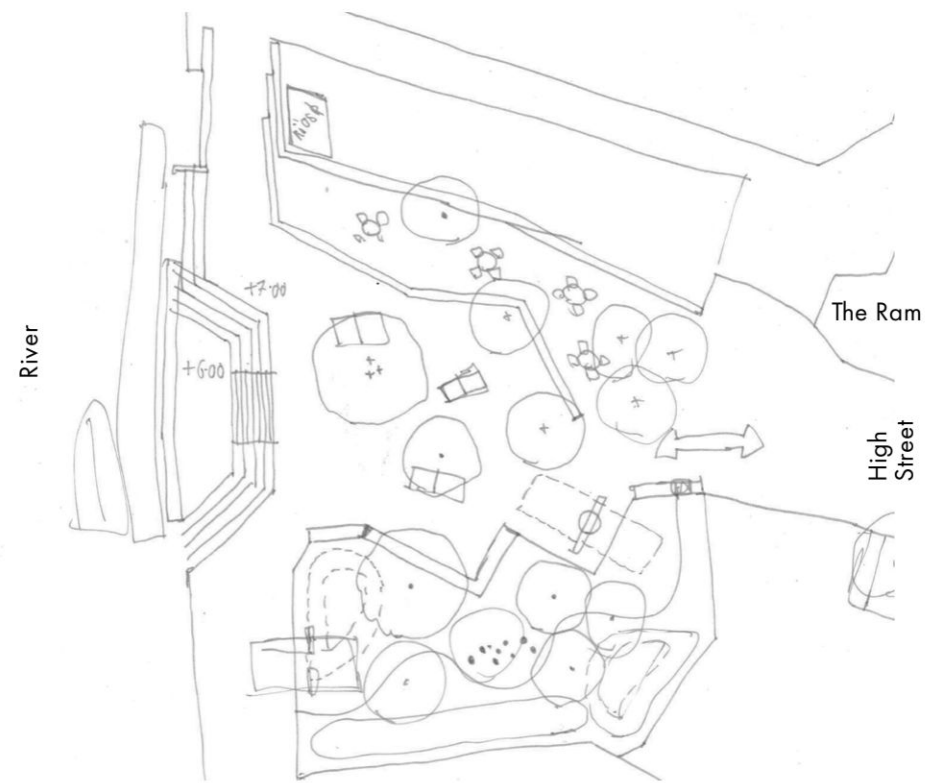
03. LANDSCAPE CONCEPT

DESIGN DEVELOPMENT - EARLY SKETCH OPTIONS

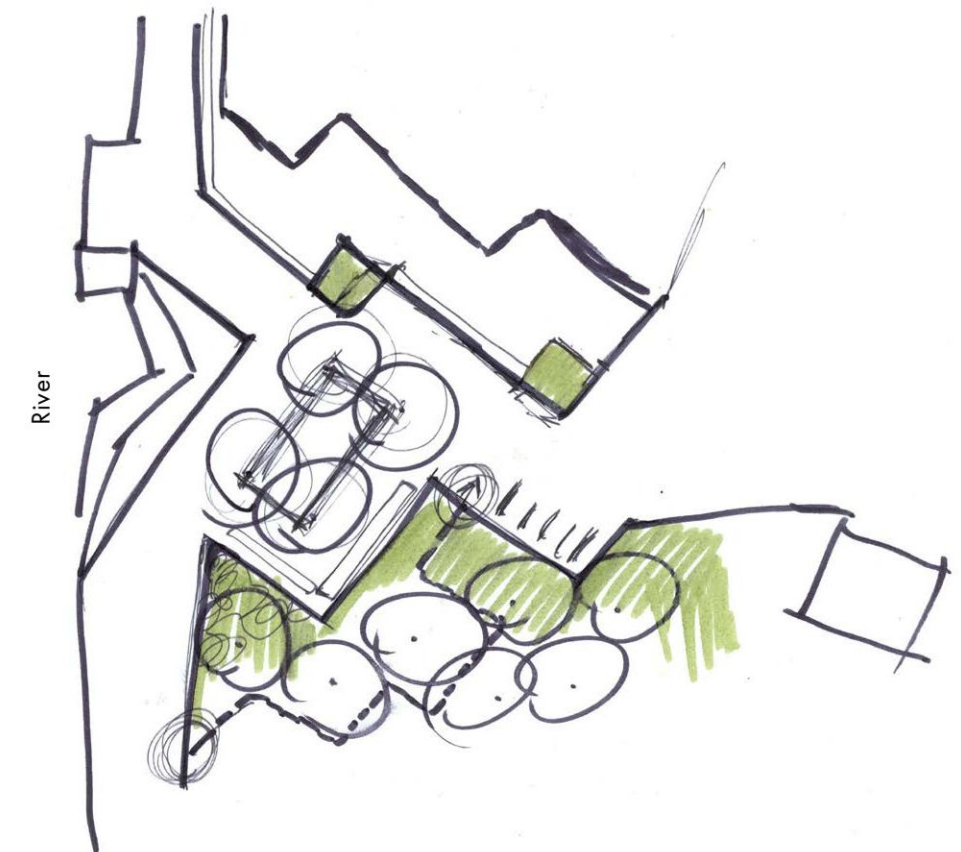
All initial sketch designs looked to retain key desire lines, existing trees and greenery to the south, whilst introducing opportunity for a wider range of activity at Eagle Brewery Wharf.



- Taking inspiration from river islands, areas of trees and planting with long communal benches afford opportunities for sitting and enjoying the views.
- Large organic forms soften and punctuate the site whilst retaining key desire lines and the alignment of the riverfront walk.



- More angular forms maximise areas of greenery.
- Sunken seating at the river's edge is introduced.
- Clear activity zones invite use, mitigating potential anti-social behaviour and promoting ownership and care.
- An active core is bordered by play elements to the south and licensed areas for use by the adjacent pubs to the north.



- A blend of the two design approaches creates a more balanced and dynamic space.
- Simple sunken steps are carved into the river wall - a reminder of the natural meandering of water through the landscape.
- Further soft landscape indicates different activity zones.

04. ENGAGEMENT SUMMARY

0.4 ENGAGEMENT

INTRODUCTION

Engagement has formed an integral part of the design process for Eagle Brewery Wharf. It is the intention that the consultation process will continue post-planning, through continued collaboration with RBK working group, and possible engagement with Kingston University. This will ensure the delivery of a robust, thriving and long-lasting piece of public realm.

SUMMARY OF ENGAGEMENT

Stakeholder Groups

Dedicated meetings with local residents and businesses, with opportunity for discussion and feedback.

Local Primary Schools

Workshops with St John's Primary School and Forest School, which included collaging and model making.

Local Youth Groups

Youth outreach was undertaken on site, online and through engagement with regular youth clubs, ensuring that young people had a range of opportunities to input into the design.

RBK Working Group

Dedicated meetings with the relevant council officers have taken place at key points in the design development. These include Parks, Highways, Community Safety, Waste Management, Biodiversity, Trees, Culture, Urban Design and Neighbourhood Rangers.

Community and Charity Groups

Kingston has many active community groups and charities, who provide key services and help to maintain some public open spaces. Community Brain, Queen's Promenade Friends Group, and MIND provided feedback and knowledge that has informed the development of proposals.

Strategic Organisations

In addition to the above, the project has also benefited from the input of Thames Landscape Strategy and the Environment Agency (EA).

Public Engagement on Site

Two public engagement events were held on site and open to the local community, visitors and stakeholders to view proposals and leave feedback.

Engagement activities have included questionnaires, interactive engagement boards, collaging, model making, making bird feeders, and a visual art installation. All of the information presented at the two public engagement events was made available online together with an opportunity to provide feedback.



1st public engagement on site



Model making with students from a local primary school



Collage produced during a public engagement event on site

0.4 ENGAGEMENT

PUBLIC ENGAGEMENT 1 - SUMMARY



The first public engagement event was held on site on 20th May 2023. The event offered a range of activities to celebrate Eagle Brewery Wharf and explore the possibilities for its future. The public were invited to view the latest public realm improvement proposals and share their feedback.

A series of engagement boards introduced the site history, considerations and opportunities, as well as sketch proposals. A visual response/ mood board encouraged people to imagine the future possibilities for Eagle Brewery Wharf and asked for specific feedback in relation to the quality and amenity, including activities & amenities, types of seating, and play for all.

The event was well attended with around 55 questionnaires completed and many people interacting with the boards and leaving general feedback.

The diagram here indicates the main preferences and feedback collated (please refer the *Statement of Community Involvement (February 2024)* for further details).

ACTIVITIES & AMENITIES

- Kiosk
- Small day time events
- Pop-up exhibition space
- Quiet seating

Other comments also showed an interest in more events, performances and arts.

TYPES OF SEATING

- To be next to the river
- Seating with backrests and armrests
- Relaxing / Lounging

PLAY FOR ALL

- Natural play
- Active play
- Informal games

Other popular answers related to wayfinding, connection to high street and events as per below.

WAYFINDING & CONNECTION TO HIGH STREET

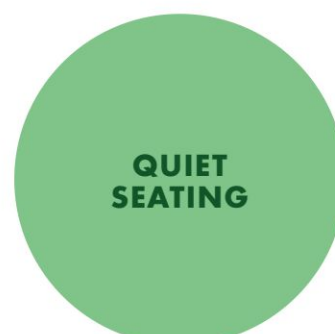
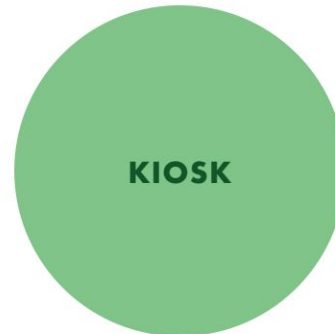
- Improved identity / placemaking
- Improved entrances
- Improved signage to the site

EVENTS AND PROGRAMME

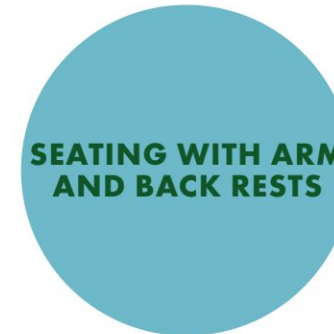
- Small scale events and performances
- Pop up exhibitions
- Community gardening

Further additional comments received are summarised to the right on this page.

ACTIVITIES & AMENITIES



TYPES OF SEATING



PLAY FOR ALL



ADDITIONAL COMMENTS



0.4 ENGAGEMENT

PUBLIC ENGAGEMENT 1 - WAY FORWARD



This page summarises how the engagement has informed the development of the design, from the outset of Farrer Huxley's involvement until July 2023.

The feedback from the public engagement and youth outreach was focused on quality and the amenity at Eagle Brewery Wharf such as making sure there is a good range of seating and activities for all ages to enjoy.

Discussion with/ comments from Kingston Council Working Group and key stakeholders were more practical in nature such as maintenance and management and reduction of anti social behaviour.

Both are equally important and was further considered in the development of the design.

The main comments from all engagement undertaken have been collated into themes, with design responses set out to summarise development.

FEEDBACK THEME



DESIGN RESPONSE

- Reached out to community groups to explore interest in using the space for small day time events such as workshops, classes, small events, arts etc.
- Continued to develop the design in close coordination with key stakeholders and local residents to establish ownership of the site.



- Ensured the public realm provides opportunity for a range of activities for all ages.
- Diversified the use of the space to improve anti-social behaviour.

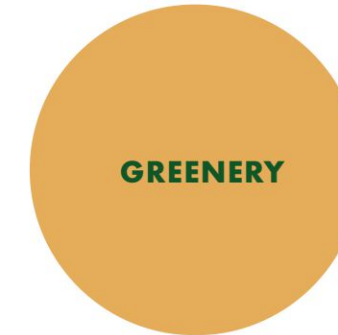


- Provided comfortable seating opportunities close to the river.
- Maintained and promoted views through the space.
- Considered width of riverfront walk in relation to proposed seating.



- Explored relationships with community groups to help to manage the space.
- Reviewed the potential inclusion of a kiosk / coffee cart to provide additional income towards maintenance costs.

FEEDBACK THEME



DESIGN RESPONSE

- Increased and enhanced greenery across the site.
- Explored a biodiverse, robust and low-maintenance planting palette suitable to its location.



- Improved legibility across the site through potential new signage, consistent materials palette, and natural wayfinding.
- Explored details and ways to highlight and reference the history and heritage of the site.



- Provided opportunity for play for all ages within the space.
- Natural play within the green edge to the south.
- Informal games and active recreation along the northern edge.
- Informal space in the middle for free play.



- Considered principles of inclusive and equitable design as per guidance and recommendations from the Mayor of London.
- To welcome and provide a safe landscape for all to use.

0.4 ENGAGEMENT

PUBLIC ENGAGEMENT 2 - SUMMARY



The second public engagement event was held on site on 25th November 2023. The public were invited to view the latest public realm improvement proposals and share their feedback.

The event was well attended, with around 50 questionnaires completed and many people interacting with the boards and leaving general feedback. (45 questionnaires were completed on site during the event and 5 online).

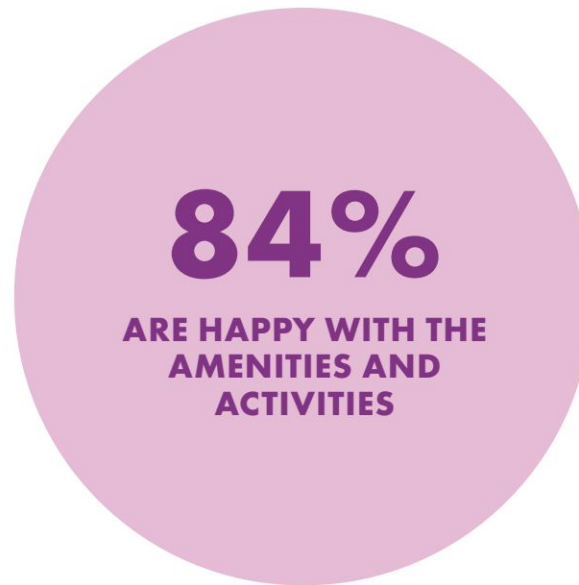
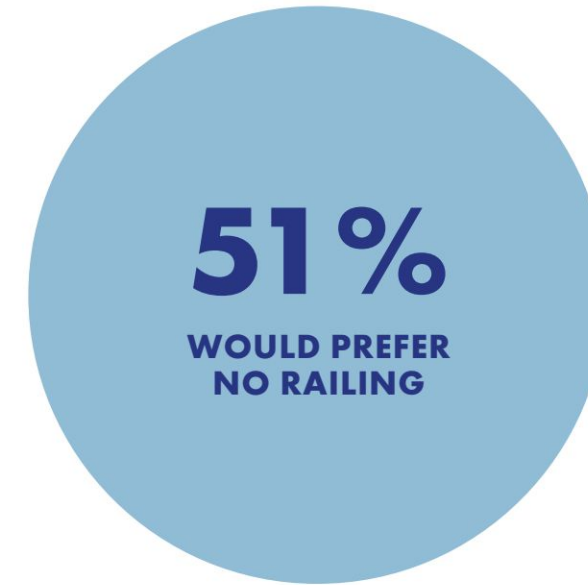
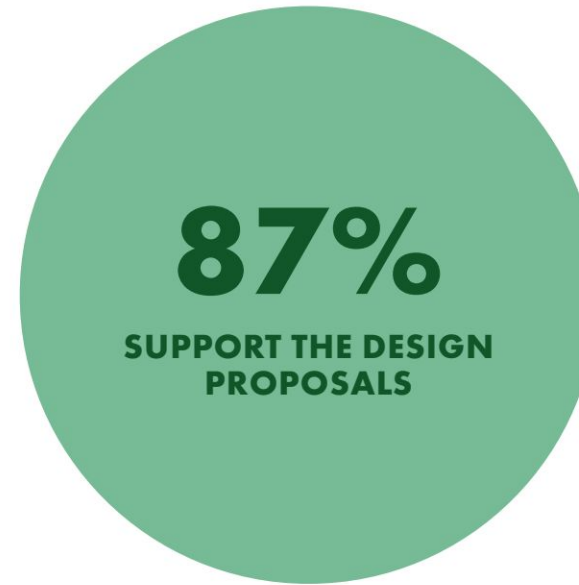
The aim of the questionnaire was to gather final feedback on the proposals, following on from the previous engagement event.

The main goal was to determine if people supported the design proposals for Eagle Brewery Wharf. Further questions were asked on the treatment of the river's edge, and on people's satisfaction with the proposed amenities, activities and placemaking details.

The final aim was to understand local appetite for the establishment of a gardening group(s) for the site to help to look after the planting.

Overall, the results showed support for the design proposals.

However, the responses online were less supportive of the proposals than those received in person at the event.



0.4 ENGAGEMENT

PUBLIC ENGAGEMENT 2 - SUMMARY



The diagram here indicates the main preferences and feedback collated.

RIVERFRONT SEATING & WALKWAY

- Concern over obstructing riverfront walkway.
- Spacing of seating pods to ensure sufficient room to access riverfront in between each.
- Enabling use of the river wall as seating as well as the pods.

RAILING & WALL

- Very strong commentary with preference for no railing.
- There was an alternative strong preference to leave the existing raised wall as it is, stating no issue with the current situation.
- Those who settled for a railing also expressed importance about its transparency and obstruction of views.

ACTIVITIES & AMENITIES

- Multi-generational interaction.
- Using the site for Kingston-wide events.
- Timber platform size and orientation to ensure good views and relationship with green edge.

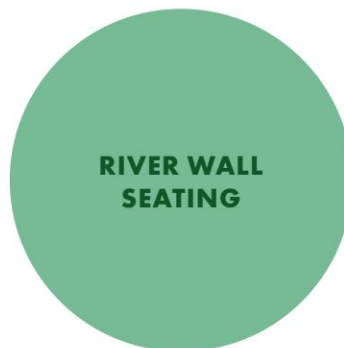
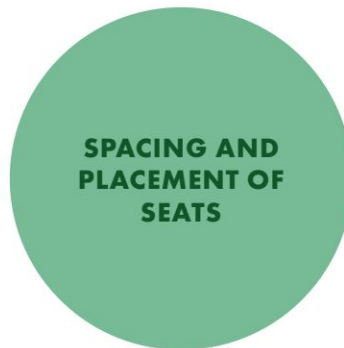
PLACEMAKING & HERITAGE

- Clear majority in favour of proposals.
- Inclusion of QR codes to link to more information.
- Preference for integrated design, but make sure this can be understood/ is clearly linked with the site history.

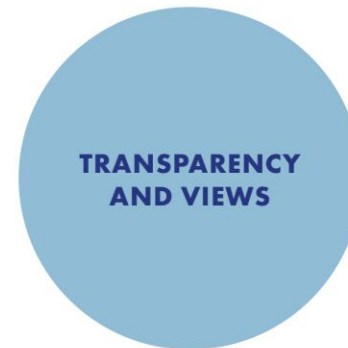
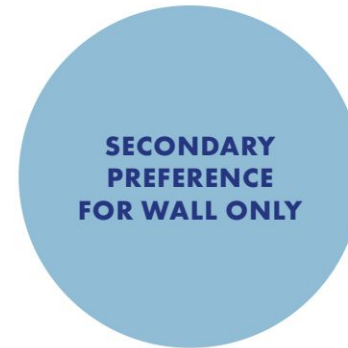
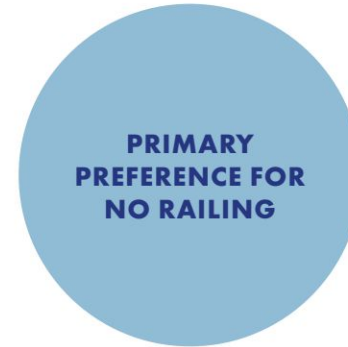
MAINTENANCE & MANAGEMENT

- Concern over planting failure.
- Management of refuse and litter,
- Safety with provision of CCTV and lighting.

RIVERFRONT SEATING & WALKWAY



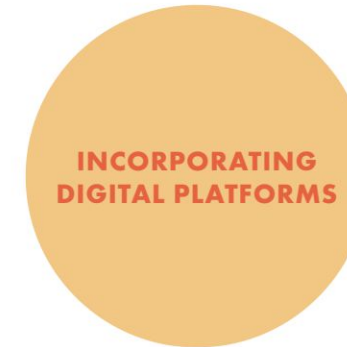
RAILING & WALL



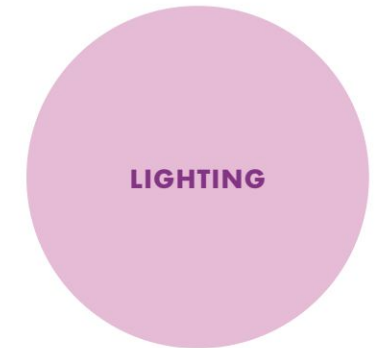
ACTIVITIES & AMENITIES



PLACEMAKING & HERITAGE



MAINTENANCE & MANAGEMENT



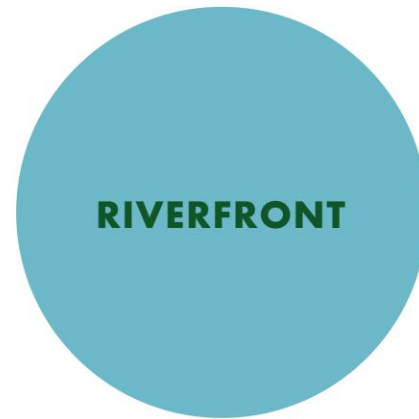
0.4 ENGAGEMENT

PUBLIC ENGAGEMENT 2 - WAY FORWARD

87% of people who completed the questionnaire during the second engagement event supported the design proposals.

The diagram illustrates the main themes that emerged from the commentary at the 2nd engagement event and how these have informed the development of the design up to the planning submission.

FEEDBACK THEME



DESIGN RESPONSE

- Explored the scale and spacing of the river front seating pods.
- Ensured enough space for a public thoroughfare behind seats.
- Results from Open Water Assessment in relation to the riverfront edge will be reviewed when available, to determine final proposals.



- Tested different angles and shape of the platform to ensure good riverfront views.
- Reviewed location of the platform in relation to the green edge to ensure generous space for seating and circulation.



- Continued to research and design interpretive heritage elements throughout the design.
- Communicated with Kingston Council Heritage team to further integrate Kingston wide heritage opportunities.

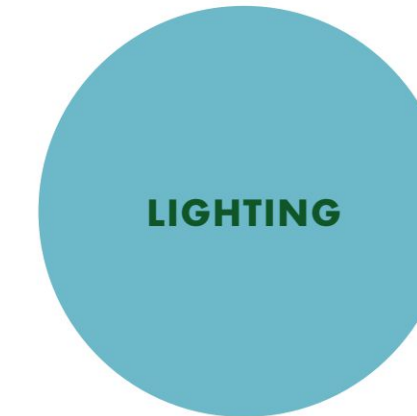


FEEDBACK THEME



DESIGN RESPONSE

- Planting schedules and material specifications forwarded to Kingston Council's maintenance team for further review and comment.
- Material specification reviewed in relation to sustainability.
- Continued to explore stewardship and ownership of the site through a potential gardening or friends group.



- Reviewed options for lighting in coordination with Kingston Council Engineers.

05.

ILLUSTRATIVE MASTERPLAN

05. ILLUSTRATIVE MASTERPLAN

DESIGN RESPONSE SUMMARY

This page summarises the development of the design in accordance with feedback from the public and stakeholder engagement, RBK and Kingston First.

A: ENGAGEMENT 1

- Testing two options.
 - Option 1: Two stepped timber platforms (shown in plan A).
 - Option 2: Cut steps into the riverfront walk.
- Although Option 2 proved popular in public engagement, restraints due to budget, safety, and construction prohibited this design being taken forward.
- The timber platforms were appreciated, but their placement, height and location were questioned.
- The comments reflected a desire for more riverfront views, less intimidating riverfront walk atmosphere, and more seating facing the river.

B: DESIGN RESPONSE 1

- Stepped timber platform was removed.
- Single platform to act as playful focal point was proposed.
- Seating facing river was tested in multiple forms from simple to more complex geometries. Angled linear benches proposed (shown in plan B).
- Linear benches were accompanied with three wayfinding trees.
- After consideration, it was decided that the linear benches didn't allow for a range of seating, a key requirement from the engagement feedback where people wanted different atmospheres and types of seating across the site.

C: ENGAGEMENT 2

- Final engagement on the design presented three riverfront seating pods accompanied by three wayfinding trees.
- Single central playful timber platform.
- Graphically interesting paving patterns.
- A range of activities and amenities proposed such as market stalls, table tennis and chess tables.
- More unique and developed play trail proposed in green edge.

D: DESIGN RESPONSE 2

- Engagement, 1:1 site testing, and general project development led to amendments to the proposed plan.
- These included reassessing the size and locations of the riverfront seating pods to allow more space for the riverfront walk.
- Paving pattern has been considered and simplified.
- Play trail has been developed with greater usability and identity.
- Informal play area to the north to be considered as a more flexible area with informal and temporary installations as part of future development.



- A**
- Two playful timber platforms, placed centrally with the riverfront walk to the west.
 - Licensed area for the pubs retained along the northern boundary with an open perimeter.



- B**
- Linear riverfront seating benches.
 - One central playful timber platform.
 - Smaller licensed area.
 - A greener boundary introduced to the Ram pub garden to the north.



- C**
- Riverfront seating pods to allow for a variety of seating opportunities.
 - Central playful timber platform.
 - Fully planted perimeter to the Ram Pub Garden.
 - Licensed area replaced with an intergenerational flexible area with opportunities for games.



- D**
- Smaller riverfront seating pods adjusted to provide a wider riverfront walk.
 - Central playful timber platform.
 - Fully planted perimeter to the Ram Pub Garden.
 - Flexible area to the north to allow space for informal classes and quieter seating.

05. ILLUSTRATIVE MASTERPLAN

MASTERPLAN

The proposed plan has taken into consideration the feedback from multiple community, resident and stakeholder engagement sessions, as well as 1:1 site testing on site.

The design carefully considers the existing river wall and its inward facing nature, the footfall along the riverfront walk and the space given to this, the lack of activities across the existing site, and the need to increase biodiversity (as well as an idea to create what one stakeholder called a 'green oasis' in the heart of Kingston).

The riverfront seating pods accommodate multiple people of different ages and abilities. Arm and back rests are provided and there is space to lounge and stretch. Those using wheelchairs can comfortably sit alongside/ within the seating pods and enjoy views to the river.

There is ample space behind the seating pods for the riverfront walk. This pathway, which is designed to draw people into the site, meanders into and activates the space as well as providing riverfront views.

Trees provide much needed natural shade and cooling, and become important wayfinding and placemaking elements across the scheme. The 3 riverfront trees act as north-south wayfinders along the riverfront walk. The group of 3 trees within the hard landscape create a singular sculptural object, whilst the solitary specimen tree set within the timber platform is a focal point and anchor within the scheme.

The proposed space can accommodate a range of activities and the timber platform can be used as an informal stage. Power sockets and a water outlet have been strategically placed, affording maximum flexibility and usage of the space in the future.

The whole site provides elements of 'play' that invite both cognitive to motor skills. The green edge provides a natural play trail set within flowering lawn and swales. This has been designed as a meandering route through the green space, affording informal nature-based play and exploration. Accessible play is also incorporated in the wider landscape, including sensory elements such as playground telephones.

The new Eagle Brewery Wharf is a destination that invites play, imagination and the engagement of the senses, creating an appealing place for a wide range of ages and abilities.

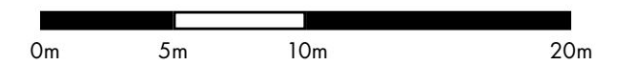
A flexible area to the north can accommodate pop-ups or installations, such as markets, exhibitions or exercise classes set away from the main circulation of the site.

Placemaking is integral to the design, with a variety of interesting details that celebrate the site's history.

A Swift tower is proposed, located where the chimney of the old brewery once stood, creating a unique landmark for Eagle Brewery Wharf.



- | | | | | |
|---------------------------------------|--|---|----------------------------|-----------------|
| 1. Playful seating island | 4. Flexible area with opportunity for markets, exhibitions and informal exercise classes | 7. Water and power point for activities | 10. River edge | 12. Swift tower |
| 2. Bespoke seating pods | 5. Riverfront walk | 8. Existing moorings | 11. Refuse collection area | — Site Boundary |
| 3. Green edge with natural play trail | 6. The Ram pub garden (as existing) | 9. Retractable bollards (as existing) | | |



05. ILLUSTRATIVE MASTERPLAN

VIEWS - HIGH STREET



Welcoming access from High Street. Clear views of the river framed by trees.

05. ILLUSTRATIVE MASTERPLAN

VIEWS - SITE



Trees frame the view from the High Street to the river and beyond. Trees with clear stems are used at the centre of the site to ensure lines of sight are retained.



Seating along the riverfront maximises views and enjoyment of the river.



Seating along the riverfront complements the wider landscape.



Pockets of seating provide opportunity for sheltered, shaded and quiet relaxation.

05. ILLUSTRATIVE MASTERPLAN

VIEWS - RIVER VIEW



A playful and meandering arrangement invites people into the site to explore and relax.

05. ILLUSTRATIVE MASTERPLAN

QUANTITATIVE COMPARISON

The proposals for Eagle Brewery Wharf significantly increase the quantum of soft landscape and opportunities for seating. The number of trees will more than double, creating the feeling of an 'urban forest' and providing important biodiversity value.

Play is included, both as a dedicated element with the play trail, and informally through placemaking, sensory planting, meandering forms, and dynamic shapes. The whole site is a space for children to explore and enjoy.

The space also affords a wide range of activities, supported by power and water outlets, and the central timber platform that can accommodate small day time activities and exhibitions.

ITEM	EXISTING SITE		PROPOSED	
Site area	890m ²		890m ²	
Soft Landscape	95m ²	11%	317m ²	36%
	Amenity Lawn	95m ²	11%	
	Flowering Lawn		155m ²	17%
	Biodiverse Hedgerow		84m ²	10%
	Nectar Rich Pollinating Planting		78m ²	9%
Trees	8		19 proposed 6 retained	
Seating Back and arm rests	10m (informal back rest only)		33m	
Seating Without back and arm rests	25m		34m	
Informal seating	21 m (raised river wall)		34m ² (timber platform)	
Activities & amenities	Seating, playful seating elements.		Range of seating opportunities, play trail, interpretation and heritage signage, provision of power and water for activities, and a stage for exhibitions and informal exercise classes.	
Play	0m ²		155m ² (within green edge)	