



Stag Brewery, Mortlake

Design and Access Statement : Volume 1 Masterplan Proposals

For Reselton Properties

February 2018

Document History

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Volume 1: Masterplan Proposals

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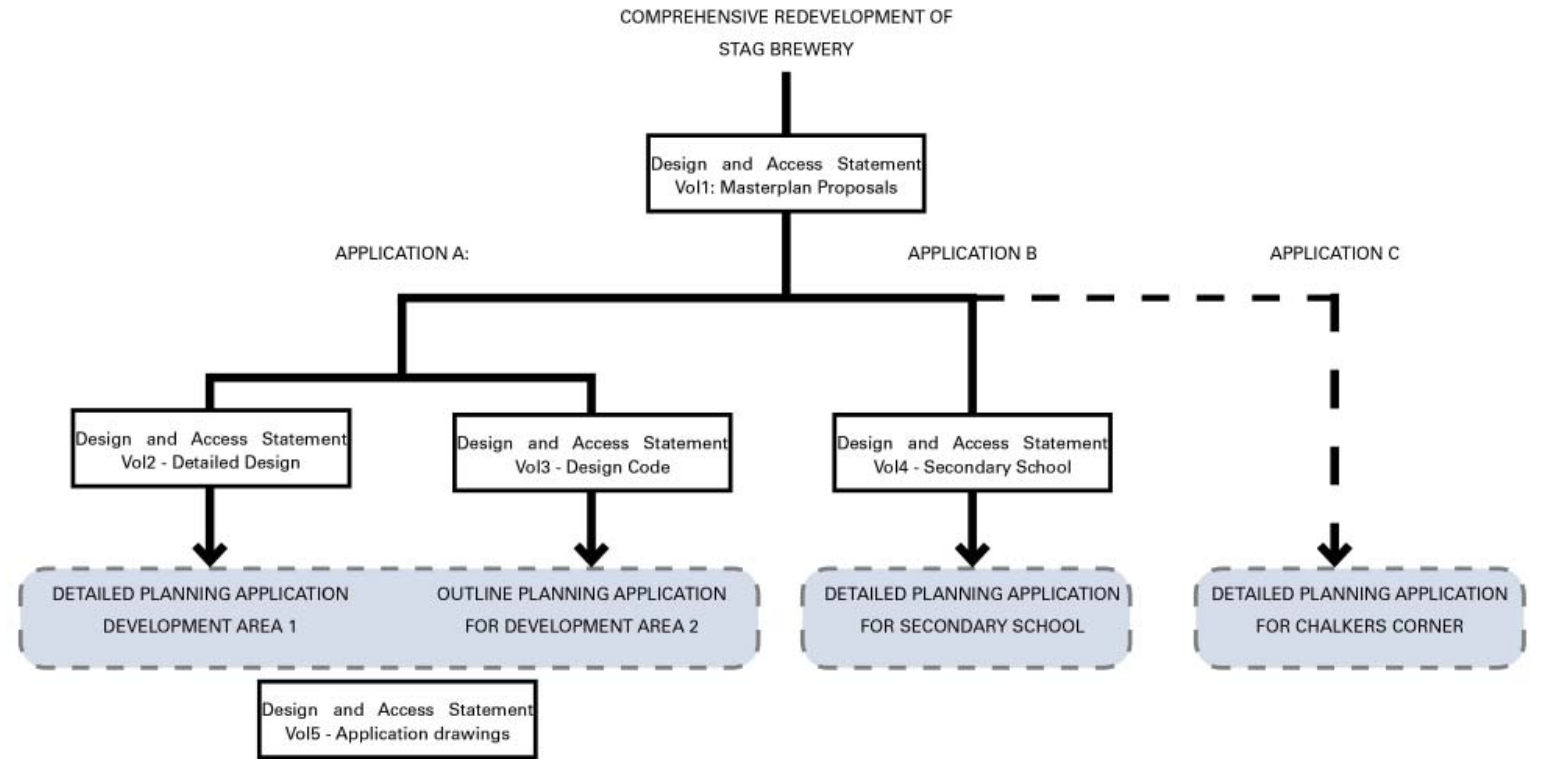
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Planning Application Structure Diagram

1.0 Introduction

1.1 Executive Summary

The Stag Brewery Site is one of the largest and most important sites to be developed within the London Borough of Richmond upon Thames. It has a key position on the River Thames and at the heart of Mortlake, as well as a rich history exemplified by the remaining heritage buildings. In 2011, the site was the subject of an extensive consultation by the London Borough of Richmond upon Thames (LBRuT) on its future and following this a Planning Brief was adopted that set out the expectations of the Borough and the community.

The proposals brought forward by Reselton Properties in these Applications will create a vibrant village heart for Mortlake, with a wide variety of facilities and services creating a location for living, working and relaxing. The masterplan for the site has been developed by Squire and Partners, in collaboration with an extensive project team, and consists of a hybrid application including a detailed element of the application for the first phase of the site, an outline element of the application for the later phases of the masterplan and separately a detailed application for the new Secondary School in the masterplan. In addition there is a separate application for the alterations to highways and landscaping around Chalkers Corner.

An important part of the development of the masterplan has been a full consultation process with not only with the local authority and statutory consultees but also members of the public and local amenity groups in a series of meetings, exhibitions and presentations over the last 20 months. The consultation has been a key factor influencing the evolution of the masterplan and the finalising of the proposals.

1.2 Content of this Submission

1.2.1 Reselton Properties Ltd (The Applicant) is submitting the Planning Applications for the redevelopment of the Stag Brewery site in Mortlake, London Borough of Richmond on Thames.

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
 - i. Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
 - ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as ‘Development Area 2’ throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

Full details and scope of all three planning applications are described in the submitted Planning Statement, prepared by Gerald Eve LLP.

The reason for submitting a hybrid application with a detailed planning application for Development Area 1, is that this is envisaged to be the first phase of development. This area will include the key elements of the masterplan, which create the new vibrant heart of Mortlake that the adopted planning brief aspires to. It is the part of the site which includes the existing Buildings of Townscape Merit and facilitates the main links from the wider area, including Mortlake Green, through the site and down to the river.

1.2.2 Description of Development

Application A: Mixed Use

Hybrid application to include the demolition of existing buildings to allow for the comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- a) Demolition of existing buildings (except The Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks;
- b) Alterations and extensions to existing buildings and erection of 12 buildings varying in height from 3 to 8 storeys plus a single storey basement
- c) 443 residential apartments
- d) Flexible use floorspace for:
 - i. Retail, financial and professional services, café/ restaurant and drinking establishment uses
 - ii. Offices
 - iii. Non-residential institutions and community use
 - iv. Boathouse
- e) Hotel / public house with accommodation
- f) Cinema
- g) Gym
- h) Offices
- i) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- j) Provision of on-site cycle, vehicle and service parking at surface and basement level:
- k) Provision of public open space, amenity and play space and landscaping.
- l) Flood defence and towpath works
- m) Installation of plant and energy centres

Planning permission is sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- a) The erection of a single storey basement and buildings varying in height from 3 to 7 storeys
- b) Residential development of up to 224 units
- c) Nursing and care home (up to 80 ensuite rooms) with associated communal and staff facilities
- d) Up to 150 units of flexible use living accommodation for either assisted living or residential use
- e) Provision of on-site cycle, vehicle and service parking
- f) Provision of public open space, amenity and play space and landscaping.
- g) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works

Application B: School

- a) the erection of a three storey building to provide a new secondary school with sixth form;
- b) sports pitch with floodlighting, external MUGA and play space; and
- c) associated external works including, landscaping, car and cycle parking, new access routes and associated works.

Application C: Chalkers Corner

Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.

1.2.3 The principles of the masterplan encompass and structure the various elements of the proposals described above.

1.3 Overview of Documents

- 1.3.1 This Design and Access Statement (DAS) supports each of these applications, providing the overview and masterplan principles, concepts and strategies which have been applied and which connect the separate elements.
- 1.3.2 This DAS has been prepared having regard to Government guidance entitled ‘Guidance on Information Requirements and Validation’ (2010) and guidance published by the Commission for Architecture and the Built Environment (CABE) entitled ‘Design and Access Statements - How to Write, Read and Use Them’ (2006). It has been prepared having regard to updated policy and guidance, including the consolidated London Plan 2016, LBRuT Local Plan and the ‘National Planning Practice Guidance’.
- 1.3.3 This DAS is presented in separate volumes which addresses specific elements of the proposals:
 Volume 1: Masterplan Proposals (this document)
 Volume 2: Detailed Design and Access Statement for Buildings 1 to 12, which make up the detailed element of the hybrid planning application.
 Volume 3: The Design Code for Buildings 13 to 22, which make up the outline element of the hybrid planning application
 Volume 4: The Detailed Design and Access Statement for the Secondary School and its surrounding external play space and landscaping.
 Volume 5: Application A Drawings, including all application drawings for both the detailed and outline areas of the Hybrid Application.
- 1.3.4 Structure of Volume 1 Document

 Section 2.0 of this document outlines the Site extents, Site evaluation, historical development of the Site and contextual analysis. Section 3.0 summarises pre-application consultations and community engagement.

Section 4.0 takes the analysis and investigation and overlays the client brief, strategic aims and influences in order to arrive at a preferred development concept. This section also describes the statutory consultations regarding the proposals and their evolution towards the current scheme.

Section 5.0 discusses layout, amount, appearance and scale of the Masterplan Proposals and is accompanied by an overview of issues such as open space strategy, landscaping, servicing and pedestrian movement.

Section 6.0 contains the Access Statement and the Crime Impact Assessment. The selected drawings, illustrative material, area and accommodation schedules are included in section 7.0. Section 8.0 contains the access and inclusively statement, as well as outlining the approach on safety and security. A list of Appendices is included in Section 9.0.

Please note that all illustrations contained within this report do not constitute part of the Planning Application, and are intended as visual representations for illustration only. The Planning Drawings noted in the Appendix and accompanying this report provides a full description of the proposals.

1.4 Client and Professional Team

The application for planning permission has been prepared and coordinated by the Applicant’s masterplanner and architect, Squire and Partners, with input from a comprehensive team of advisors. The core project team and their roles included:

Applicant	Reselton Properties Limited
Development Manager	Dartmouth Capital
Architect and Masterplanners	Squire and Partners
Planning Consultants	Gerald Eve
Landscape Consultants	Gillespies
Transport Consultant	Peter Brett Associates
Community Consultation	Soundings
Services and Environmental	Hoare Lea
Structures and Drainage	Watermans
Environmental Statement	Watermans



1.5 Previous Experience of Team

The Applicant and professional team have extensive experience of both masterplans of this scale and complexity and developments of this quality.

Squire and Partners

Squire and Partners is an architecture and design practice with experience spanning four decades, earning it an international reputation for architecture informed by the history and culture of where it is placed. Their award winning portfolio, for some of the world's leading developers, includes masterplans, private and affordable residential, workspace, retail, education and public buildings. Squire and Partners' approach responds to the unique heritage and context of each site, considering established street patterns, scale and proportions, to create timeless architecture rooted in its location.

Gillespies

Gillespies have been international leaders in the creation of public realm design for many years and have first-hand experience of the transformative effect good design has on the fabric of our cities. They make places for people and understand that if design is to be successful it needs to enrich the experience of city living for all its inhabitants. Gillespies have a wide range of experience in delivering residential-led mixed-use developments across London, including Neo Bankside, Riverlight and the Ram Brewery .

Gerald Eve

Gerald Eve LLP is the third largest partnership of chartered surveyors and property consultants in the United Kingdom. Our town planning and development consultancy team represents one of the largest and most respected integrated consultancies in London and has extensive experience advising on complex, masterplan-scale, London developments.

We are the only firm of property consultants in our sector to have won the London Planning Awards for "Best Private Sector Planning Organisation", awarded jointly by the Mayor of London, The Royal Town Planning Institute and London First, representing London Government, the Profession and the Private Sector.

Reselton Properties

Reselton Properties Limited is a wholly-owned subsidiary company of City Developments Limited (CDL), a Singapore-listed international real estate operating company.

Established in 1963, CDL is one of Singapore's largest companies by market capitalization and a premier property brand. It is a majority shareholder of the London-listed Millennium & Copthorne Hotels plc (M&C) group.

Over the past 50 years, CDL has developed over 36,000 iconic residences, and has a strong track record in developing large scale regeneration projects of mixed use in Singapore and China.

The CDL Group is building a significant portfolio of development projects in Greater London, including the Teddington Riverside at the former Teddington Studios site. It looks forward to leverage its expertise in sustainable development and creating transformative spaces to live, work and play here.

Dartmouth Capital Advisors Limited is a private advisor that is exclusively retained by CDL.



Aerial photograph showing the Site in the wider context of the River Thames



Teddington Riverside by Reselton Properties Limited



Aerial photograph showing site location and context

2.0 Site and Context Appraisal

2.1 Site Location

2.1.1 The site is located within the London Borough of Richmond upon Thames (LBRuT) between Lower Richmond Road and the river Thames. The site is immediately adjacent to Williams Lane to the West, Lower Richmond Road and Mortlake High Street to the South, the River Thames to the North and Bulls Alley to the East.

2.1.2 The site lies within the Mortlake area of London Borough of Richmond upon Thames. The site has been used as industrial land and served as a brewery.

2.1.3 The site ownership boundary is bisected into two parcels of land that are separated by Ship Lane, which runs between the parcels in a North-South axis.

2.1.4 The existing site incorporates a private turfed playing field. An associated sports pavilion sits alongside and both served as a means of recreation for brewery employees. The playing field is protected under Local Plan policy as 'Other Open Land of Townscape Importance' but is not designated as 'Public Open Space'.

2.1.5 A Planning Brief was prepared by the Borough in 2011 to provide guidelines on future uses, layout and design for the redevelopment of the Site

2.1.6 Small parts of the site fall within the Mortlake Conservation Area. The parts that are included within the Conservation Area contain existing Buildings of Townscape Merit (BTMs).

2.1.6 The site is currently composed of a series of industrial buildings associated with the brewery use. Two of these existing buildings are of historic importance. The former Maltings building that sits on the waterfront, the former Hotel building and the former bottling building on Mortlake High Street are Buildings of Townscape Merit ('Locally Listed'). There are also statutory Listed Buildings and other BTMs adjacent to the site.

2.1.7 The existing context consists of a mixture of buildings of varied use, including commercial, retail and primarily residential use. Small elements of commercial and retail use are currently distributed along Lower Richmond Road and Mortlake High Street.

2.2 Site Description

2.2.1 The site is roughly triangular in shape with its perimeter following the path of the Thames to the North, Lower Richmond Road and Mortlake High Street bounding the Site to the South, Bull's Alley forming the eastern boundary and William's Lane forming the western boundary. The site measures 9.24 Ha.

2.2.2 Existing points of gated entrance to the site exist off Lower Richmond Road (at Sheen Lane junction and opposite Walbeck Road) and William's Lane as well as from Ship Lane. There are currently no Public Rights of Way across the site.

2.2.3 The site slopes gently downwards away from the river Thames by a maximum of 1450mm and varies by a maximum of 700mm in an East – West direction.

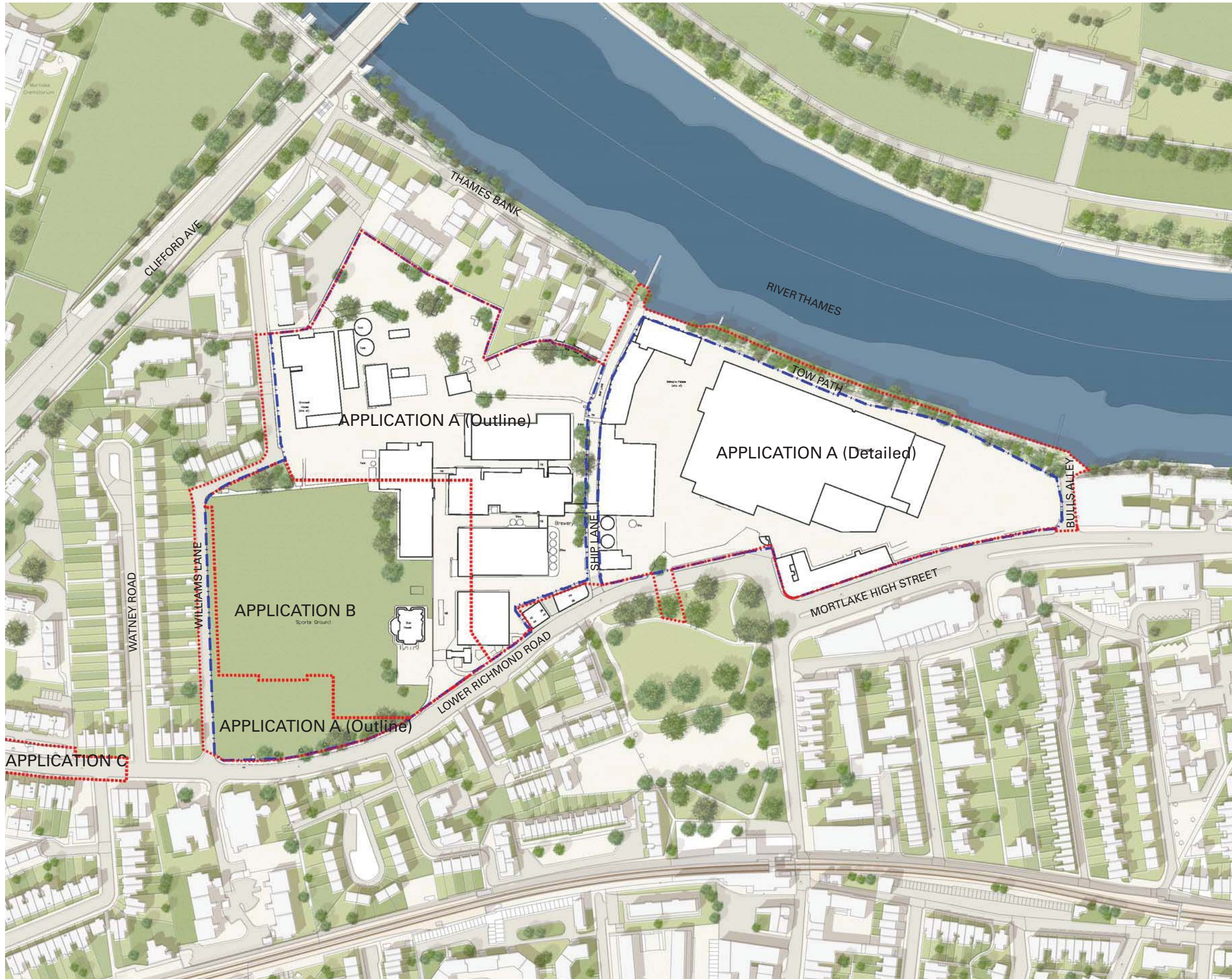
2.2.4 A flood defence wall exists along the northern perimeter of the site and is formed by a combination of building walls as well as site boundary walls. Any proposed alterations/ disruptions to the wall must comply with Environment Agency requirements which are:

- Location and Site Boundary
- Topography and Landscape
- Environmental Issues
- Heritage and Conservation Issues

2.2.5 The Application boundary for Masterplan includes the site ownership but also Bull's Alley to the east, Williams Lane to the west, the tow path to the north and a crossing over Lower Richmond Road to the south.



Aerial photograph of existing site



- Application Boundary
- Site Ownership Boundary

Existing site plan

2.3 Site Photographs

2.3.1 The character of the existing buildings on the Stag Brewery Site is mixed and includes buildings from various different eras - the most significant of which are the former Maltings building and the former Hotel and Bottling building, which are both Buildings of Townscape Merit. The majority of the remainder were built in the 20th century and are considered to be structures of no heritage significance. They are however extensive in terms of footprint and massing.

2.3.2 The footprints of the buildings, combined with secure fencing and gates currently limit access to the rivers edge to occupants of the site only. A large area of the site that is not occupied by the buildings is currently hard- standing. It is not accessible to the public.

2.3.3 In summary, only the former Maltings and Hotel/ Bottling buildings are considered to contribute to the visual amenity of the area as demonstrated within the relevant townscape chapter of the Environment Statement. The other buildings are either neutral or detrimental to the visual amenity of the context and especially the setting of the Listed Buildings on Thames Bank, as noted in the townscape assessment of the Environmental Statement accompanying this application.



Existing view from opposite side of River Thames



Aerial view of existing Development Area 1



Aerial photograph of entire existing site

2.4 Existing Buildings

2.4.1 There is approximately 393,000 sq ft Gross Internal Area of existing accommodation on the Stag Brewery Site. This accommodation consists largely of industrial and administrative office buildings associated with the brewing process that was previously undertaken on the site.

2.4.2 The site has been used by various organisations as a brewery from as early as the 15th century up until brewing ceased in late 2015.

2.4.3 The character of the existing buildings on the Site is mixed and includes buildings from various different eras ranging from the second half of the 19th Century to the late 20th Century.

2.4.4 The oldest of these buildings is the former bottling building which is located on Mortlake High Street. Considered a Building of Townscape Merit, this building was built c1869 and adjoins a later built, former hotel building which is also a BTM. These two existing buildings were built to serve different purposes at different stages in the history of the site.

2.4.5 The three storey former bottling building was built using fair faced London stock brick laid in English bond and has a pitched roof hidden behind a parapet. It contained three open plan floorplates that contained machinery associated with the bottling process. The façades of the building incorporated a hierarchy of arched window openings. Two circular stone plaques are incorporated at high level and feature the letters P and W – standing for Phillips and Wigan, brewers at the time of construction. A date stone is also incorporated, with an inscription of '1869 MORTLAKE BREWERY'. The rear of this building is of much poorer quality, with blocked windows and none of the detailing or features of the front

2.4.6 The late 19th century hotel building, located at the junction of Sheen Lane and Mortlake High Street, followed the curve of the road and contained four storeys of accommodation (including a basement level). It was constructed using fair faced London stock brick laid in Flemish bond with fenestration in the form of double hung timber sliding sash windows. The pitched roofs are finished in artificial slates and are configured around an external light well. Originally built to serve as a Victorian era inn, the building has more recently served as an office and canteen to the brewery.



Interior of former bottling building



Existing North elevation of former hotel building



Existing former hotel and bottling building



Decorative element on South elevation of existing former bottling building



Date stone on existing South elevation of former bottling building



Existing North elevation of former bottling and hotel building.

2.4.7 The former Maltings building which sits to the Northernmost part of the site overlooking the River Thames is also designated as a Building of Townscape Merit. This building was built circa 1902 as a place to malt barley for the ultimate purpose of brewing beer. The brick building originally contained nine floor levels that were used to malt barley. The floor to floor height was very shallow - approximately 2.4m – in order to avoid floors being overloaded with heavy piles of malting barley. The building fell into disrepair after the brewery ceased preparing their own malted barley and the shell is currently being supported structurally by the existing steel structure with the addition of scaffolding which is contained inside the building. There are only two remaining floors within the building at ground and basement level of the building. The brick façade incorporates a series of regularly spaced arched head window openings.



Existing office block



Existing power/ boiler house

2.4.8 The remainder of the buildings on the Site are of little historic or visual importance since they were built using utilitarian materials and to inappropriate scales for an industrial purpose that no longer exists. The LBRuT Conservation Area Statement comments that these buildings are ‘not considered to contribute to the significance of the adjacent Conservation Areas’. These buildings include the following:

- Reception and Office Block
- Club House
- Brew House
- Chop Cellar
- Workshop
- Stable Court
- Power/Boiler House
- Bottling Halls

The heights of these buildings varies, from single storey reception buildings to the Brewhouse which is approximately 29m high. The Powerhouse has an adjacent chimney which is visible from a considerable distance due to its height.

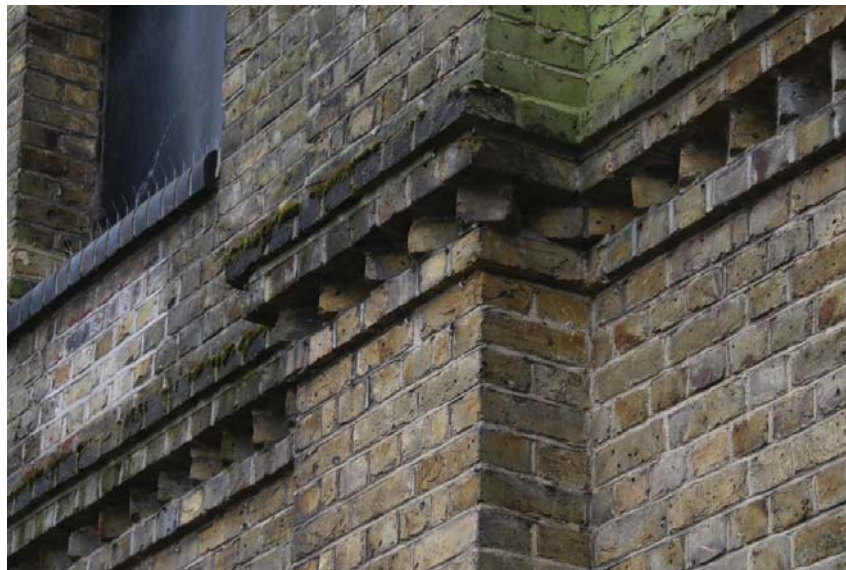
Sections of historic brick walls, formerly forming parts of the elevations of buildings which are now lost, fronting the High Street and the towpath are also located within the Mortlake Conservation Area.



Existing former maltings building



Sports club



Dog tooth brick detail to Maltings facade



Scaffolding inside former maltings building



1. P.O.B
2. Brewhouse
3. Process Building
4. Chip cellar
5. Finishing Cellar
6. Power House
7. Powder Store
8. Effluent Treatment
9. Maltings
10. Former Hotel
11. Former Bottling Hall
12. Packaging
13. Stable Court
14. Sports Club
15. East Gatehouse
16. West Gatehouse

Existing site and buildings

2.4.9 More detailed descriptions of these building are included within the Heritage Statement and Townscape Assessment which accompany this Planning Application in the Environmental Statement. The three Buildings of Townscape Merit are considered to be Heritage Assets and are considered to 'contribute in varying degrees to the significance of the Conservation Area'.

2.4.10 Several other elements exist on the site that are of historic significance and are proposed to be re-used or incorporated within the proposal. The comprise of the following:

Memorials

There are currently two memorial plaques on the site. One is commemorating members of the Mortlake Engineers Department who died rescuing a colleague in the former brewery. The other is for Brewery employees who lost their lives in the First and Second World Wars. These memorials must be re-instated within any new proposal for the site.

Stag Brewery Gates

A pair of early 20th century metal gates with the letters 'Watney's Brewery' integrated into the top section currently exist on the Western boundary wall. These are of historic interest relevant to the former use of the site as a brewery and could be incorporated as an interesting feature within future proposals.

Stag Brewery Sign

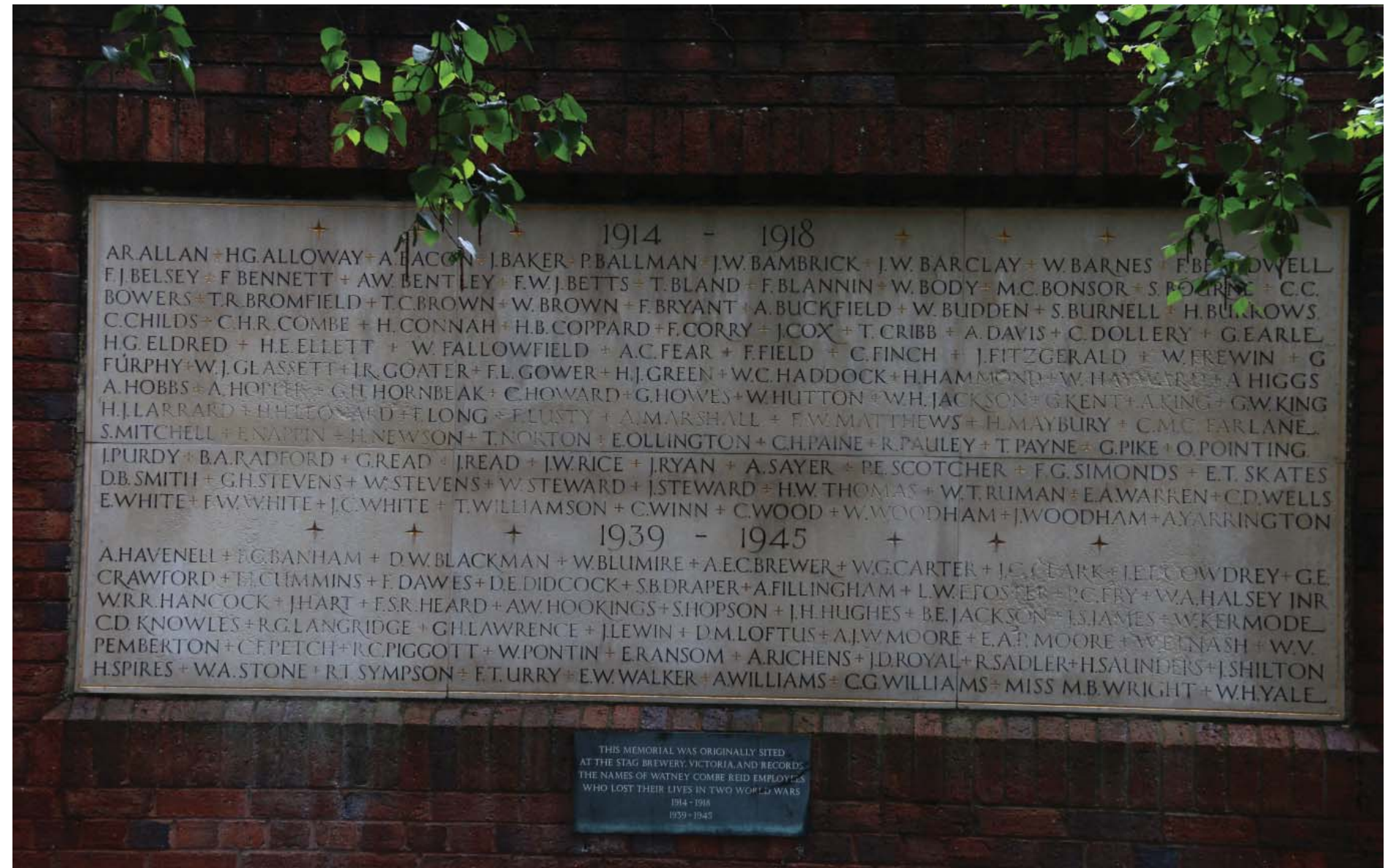
A cast concrete sign is incorporated close to the site entrance at the junction of Lower Richmond Road and Sheen Lane. The sign features a stag with an art deco decorative relief behind. This could be utilised as an interesting memory of the site's brewing history.



Stag Brewery Sign



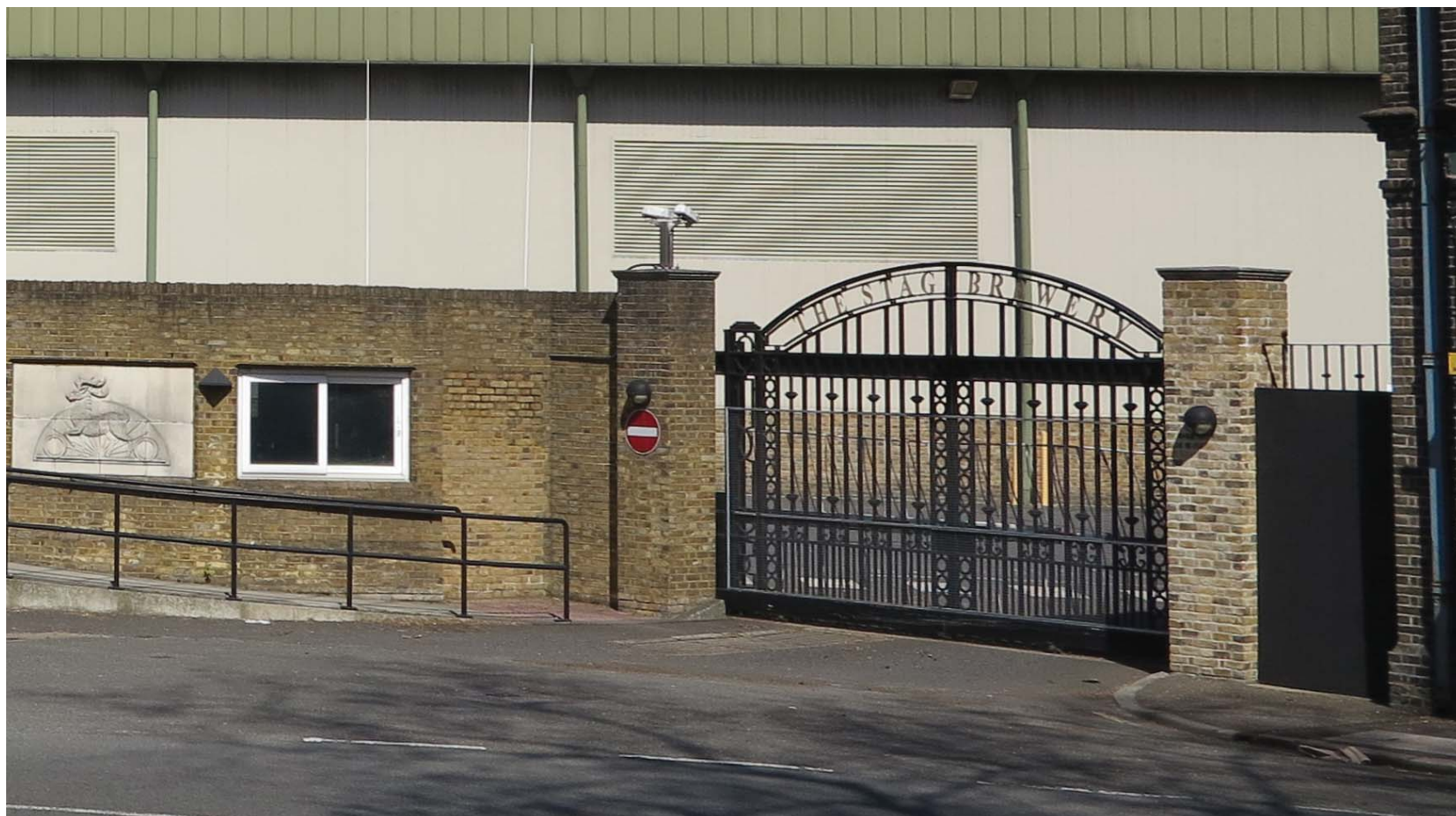
Memorial to former brewery employees



Memorial to former brewery employees



Early 20th century Watneys Brewery gates



20th century Stag Brewery Gates and Stag Brewery sign

2.5 Site Constraints

2.5.1 The Planning Brief that was prepared by the LBRuT and adopted in 2011, had an overall vision based on the desire to provide a new village heart for Mortlake, with the site providing recreational and living quarters and creating vibrant links between the River and the town. It identifies a number of 'Site Opportunities and Constraints' as following:

2.5.2 Land Use

The existing site use which is associated with the brewery is not considered to be viable in the long-term. Bearing this in mind, the planning brief advises that proposals should balance demand for new residential and other uses with desire to maintain employment use within the site.

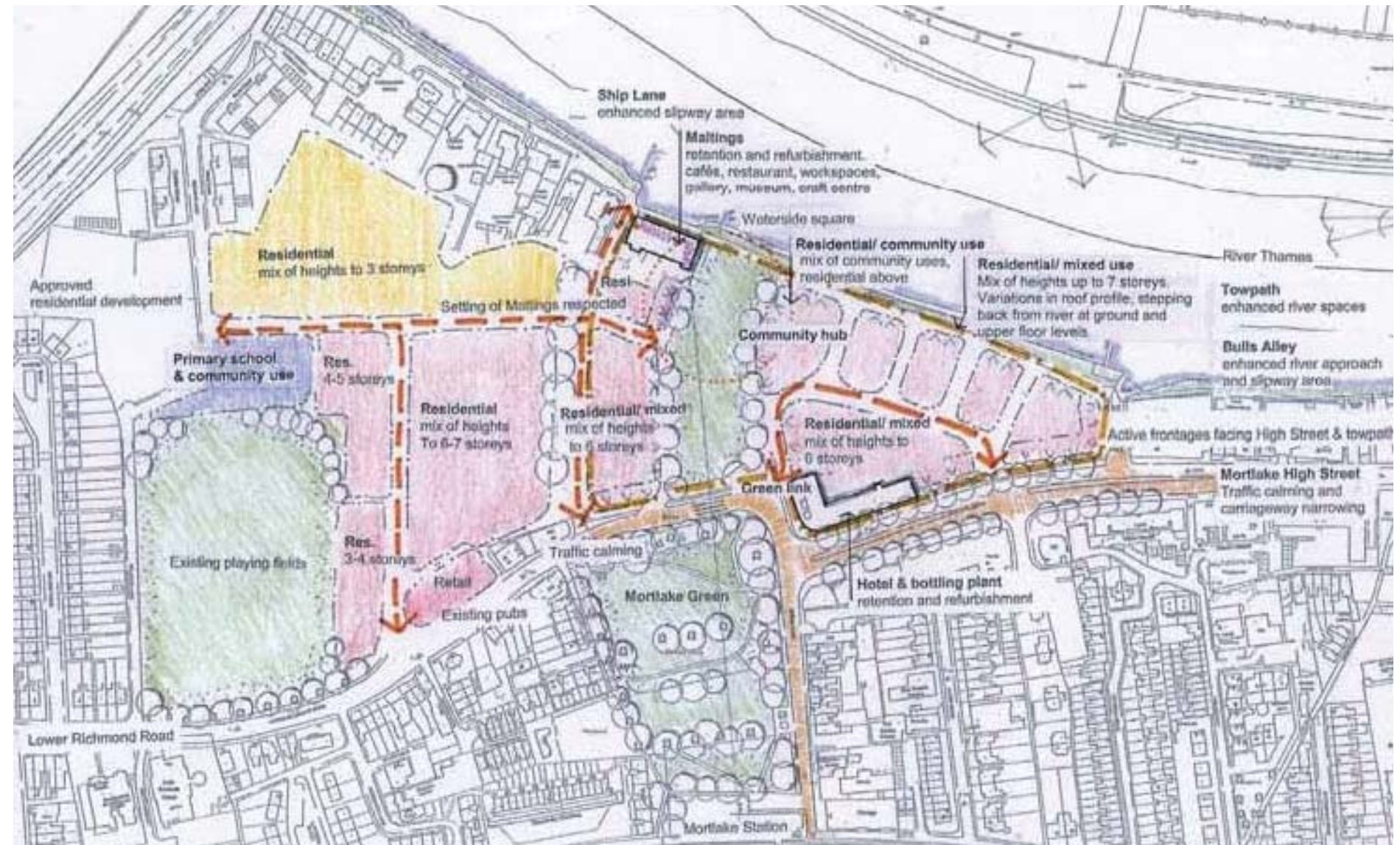
2.5.2 Heritage and conservation

The Planning Brief advises that applications should not harm the setting of Designated Heritage Assets within the Mortlake and Mortlake Green Conservation Areas. The three existing buildings of Townscape Merit as well as boundary walls should be carefully considered both in terms of allowing access and views from the site to the Thames path and High Street and in terms of maintaining flood defence.

2.5.4 Urban Design

Key issues identified by the Planning Brief include the following:

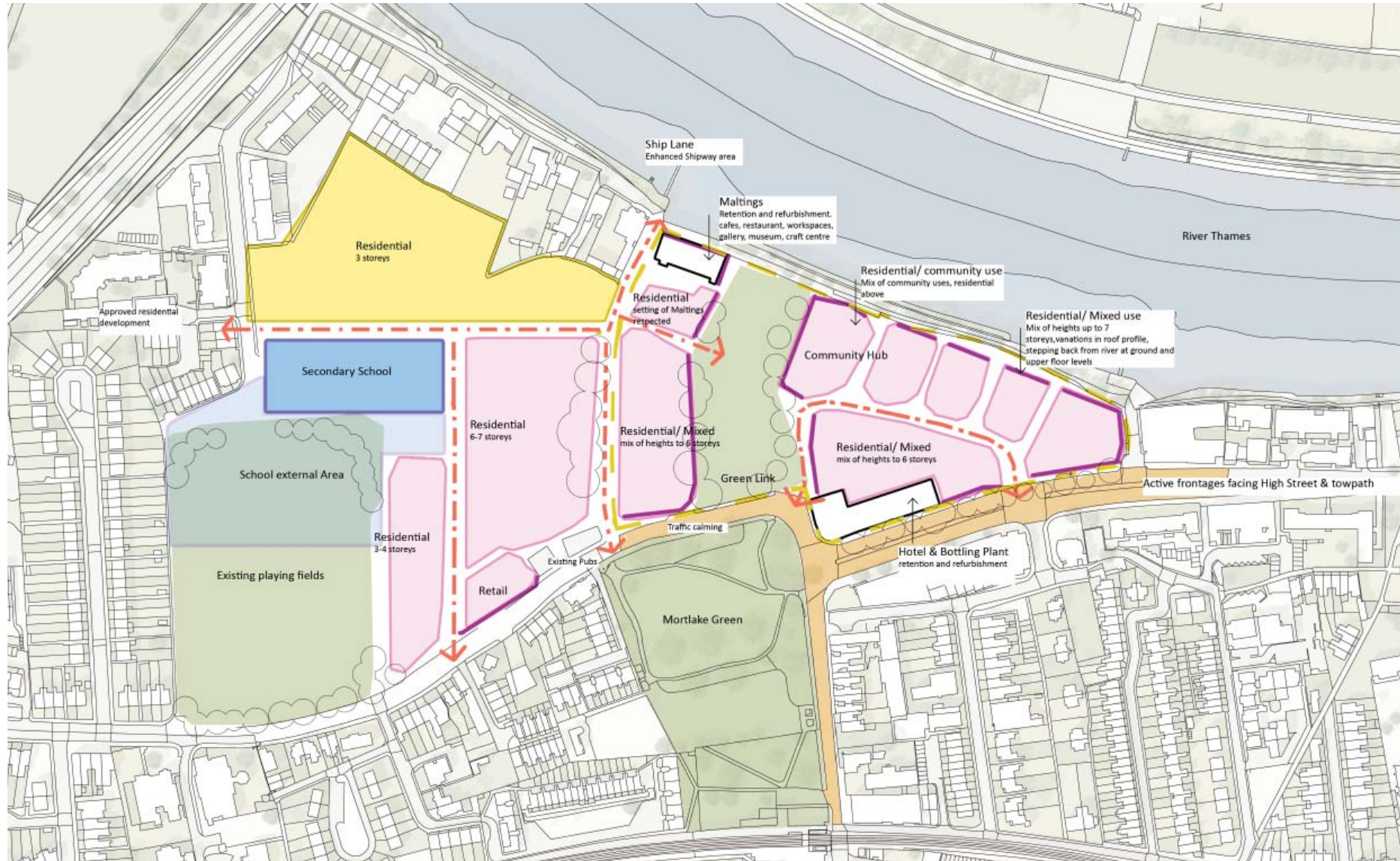
- The visual relationship of the site to the surrounding area, including views up and down stream and across the River Thames, together with key views towards and into the site;
- The existing urban grain and scale;
- The opportunity to significantly enhance the character and appearance of the area through high quality development;
- Permeability and specifically, the opportunity to visually and functionally link the site with surrounding areas and with the substantial riverside frontage;
- The incorporation of the principles of sustainable design and construction.



Stag Brewery Planning Brief - Appendix I



Illustration from LBRuT Planning Brief showing desired vibrant activity



Squire and Partners interpretation of Stag Brewery Planning Brief (including secondary school rather than primary)



Existing view of site from Chiswick Bridge

2.5.4 Transport

The Planning Brief identifies the following transport issues:

- Impact of proposal on existing traffic congestion issues
- Relationship and proximity of the site to the railway
- Opportunity for integration of the site with the existing and potential improvements to the bus network
- Opportunities to link with existing or possible future transport routes and leisure uses
- Opportunity for enhanced pedestrian and cyclist permeability

2.5.5 Open Space

The private playing field within the Site is designated as 'Other Open Land of Townscape Importance'. The Council seeks to protect and enhance this open space within its existing location and make it more accessible for public use.

In addition to the playing field, the council seeks to improve access to the River from Mortlake green through the creation of a new open space link. In addition to these amenities informal and formal open recreation space including for children's play should be provided for.

2.5.6 Access/Linkages

The Planning Brief recognises that there are constraints presented by the existing site layout that prevent both permeability and linkages through the site that could enable public enjoyment of the River Thames and its riverside.

2.5.7 Amenity

Impact on amenity of surrounding residents must be considered particularly where the site adjoins existing residential properties.

2.5.8 Flood Risk

The majority of the Site sits within the defended Flood Zone 3 and areas outside the flood defence, on the tow path to the north, flood regularly. The north western section of the Site is located within Flood Zone 2 and as a consequence a site level Flood Risk Assessment has been provided as an appendix to this application and the Environment Agency have been consulted.

2.6 Historical Development of the Site

2.6.1 Early History

Mentioned in the 1083 Domesday Book, Mortlake began as a Surrey village owned by the Archbishops of Canterbury. The area evolved to incorporate a series of small industries including carpet manufacturing, pottery works, a sugar refinery and a brewery that was recorded as being located on the Application Site in 1487. A manor house used by the landowning Archbishop of Canterbury existed on the western part of the site until around 1700.

2.6.2 The 19th Century

By the mid-nineteenth century, a number of buildings associated with the brewery had been built near the junction of Thames Street and Mortlake High Street. These buildings subsequently spread to the West to include various buildings including the former Bottling building and former Hotel buildings. Until 1859 Mortlake Green existed as an open space that was used for parking brewery wagons. In 1859 this space was gifted to the public for recreational purposes.

2.6.3 The 20th Century

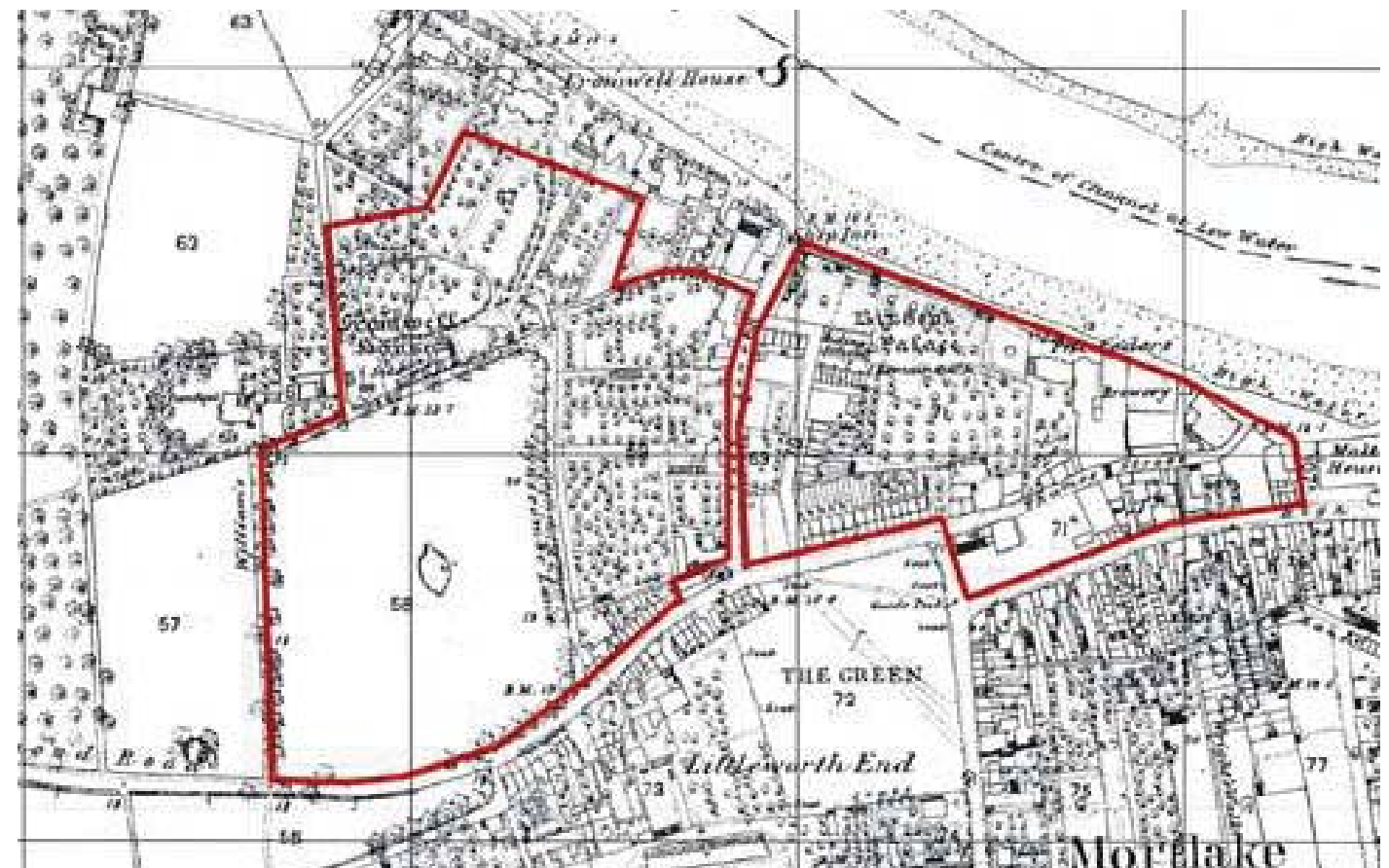
In the early 20th century brewery buildings spread along the river Thames to create a continuous wall of three to nine storey buildings that included the former Maltings building.

By the middle of the 20th century a cricket ground had been incorporated to the west of the site for the benefit employees. In addition to this, some built semi-detached worker housing had been provided along Watney Road to the west of the site.

In the late 20th century a number of substantial new brewing and office buildings were introduced across the site and a new sports club building was introduced adjacent to the cricket ground which latterly became two football pitches. In the interim period approximately during the 1960s two buildings encroached in to the playing field area. During this period, a number of alterations were also made to the existing hotel and bottling buildings to adapt the use of these buildings. A large new building was also introduced to the riverside elevation in the 1950s. This building replaced the former silo building that was attached to the Maltings building. Its elevation exceeded the height of the former maltings building.



1902 painting of site by John Varley



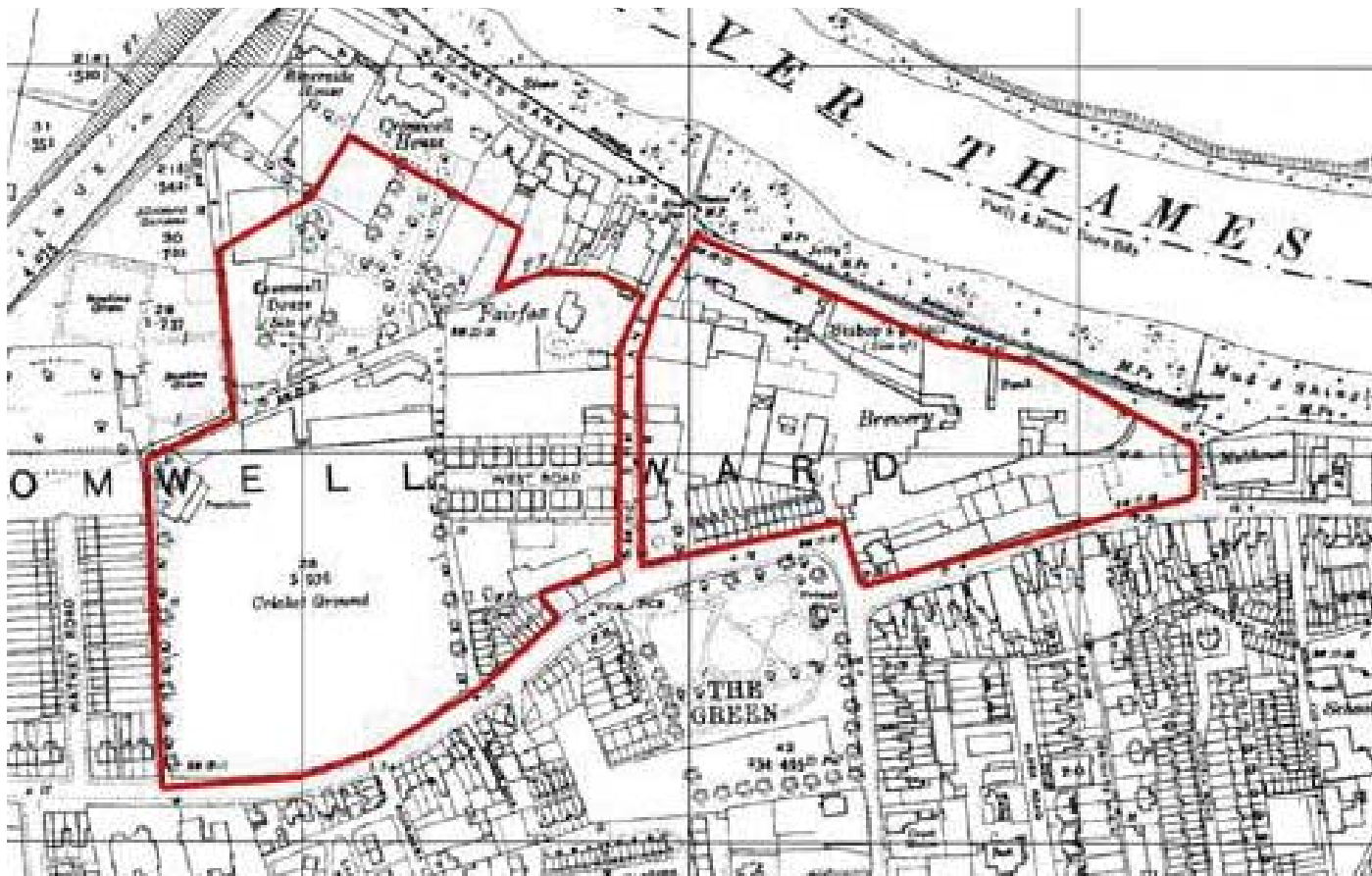
1868 OS Map



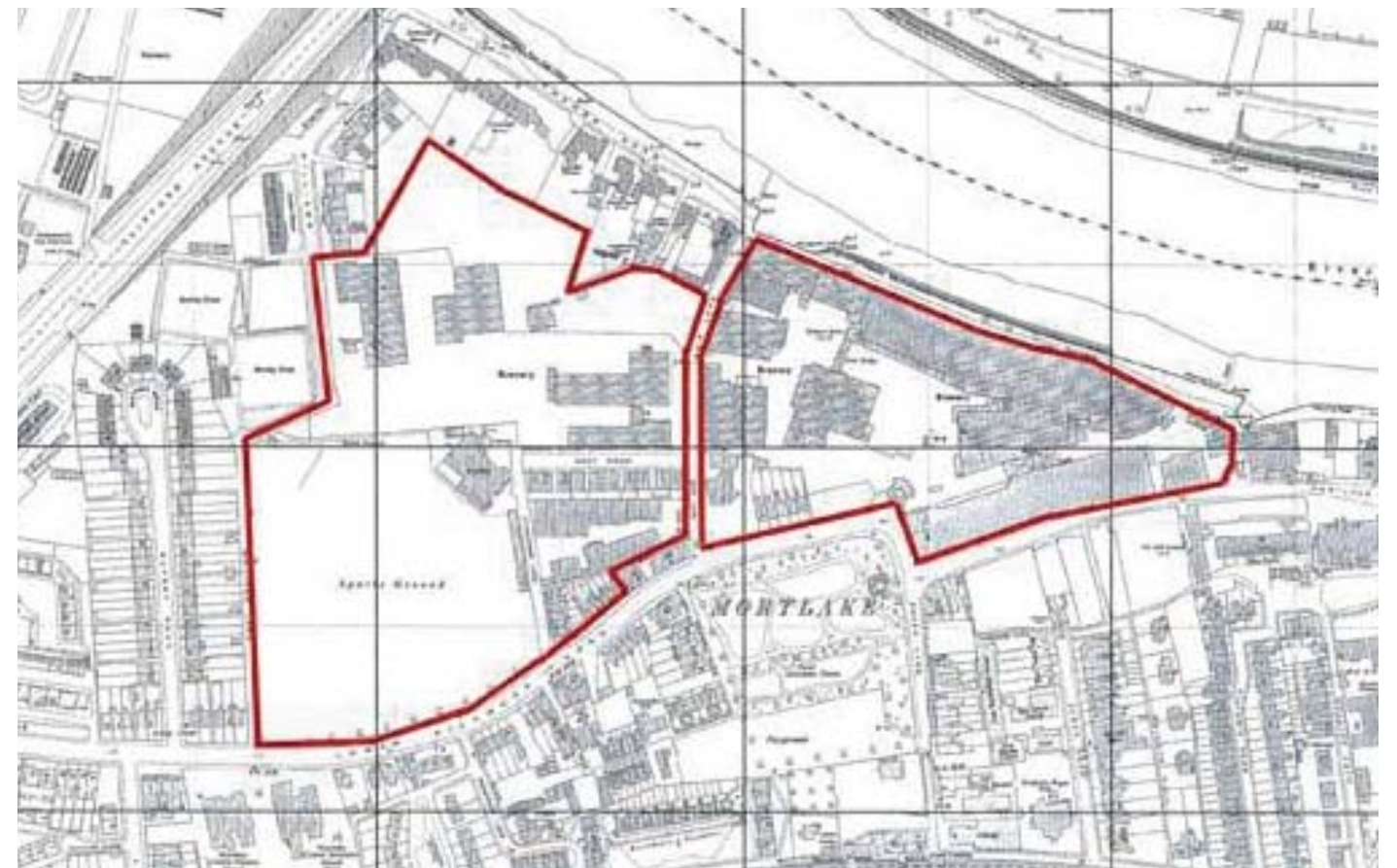
Early 1900s from the North West of the site



1962 aerial view showing structures built on playing field



1935 OS Map



1960 - 68 OS Map showing structure built on playing field

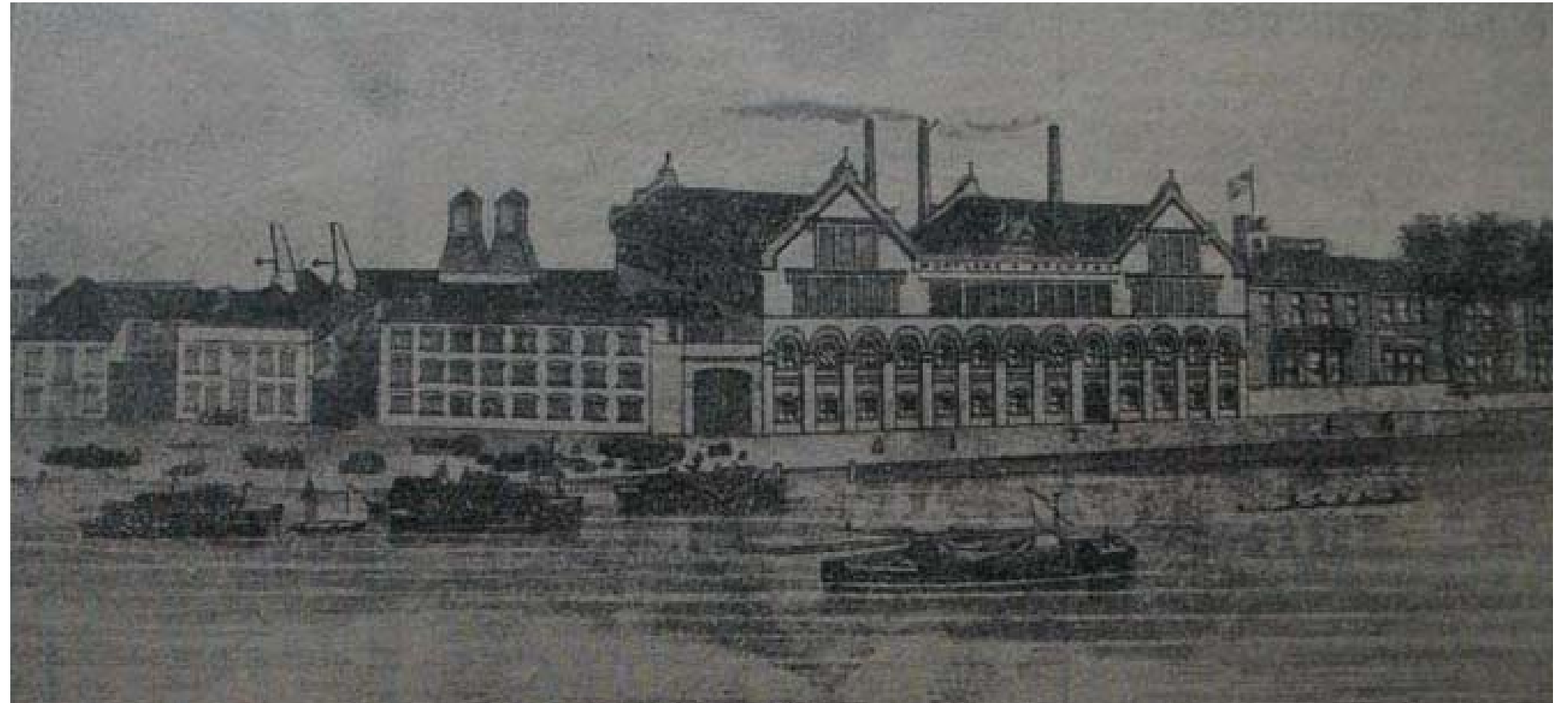
2.6.4 Evolution of Northern boundary wall

The photographs and drawings opposite provide a timeline of the history of the Northern riverfront elevation of the site.

From these images it is clear that historically, the development of this edge of the site consisted of a series of attached buildings that clung to the site boundary to the River without any set back and forming almost completely continuous development along the waterfront.

The building heights along the river's edge varied from 4 to 7 storeys and were of a similar massing, or in one case taller than the Maltings building.

The buildings evolved in this abrupt manner in order to optimise the site area and to utilise the river as a means of transport. For example, a jetty used to exist to the North of the Maltings building and this was used as a means of loading and unloading goods such as barley and beer from cargo boats on the river.



1870 illustration of Brewery from the North



1931 view of site