

## **APPENDIX 16.1**

### **TOWNSCAPE AND VISUAL CONSULTATION CORRESPONDENCE**

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**From:** Lucy Thatcher [<mailto:L.Thatcher@richmond.gov.uk>]  
**Sent:** 22 September 2016 12:17  
**To:** Kevin Watson  
**Subject:** FW: Stag Brewery - Viewpoint locations

FYI

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**From:** Lucy Thatcher  
**Sent:** 22 September 2016 12:16  
**To:** 'Suzanne Robson'  
**Subject:** RE: Stag Brewery - Viewpoint locations

As before. We agreed the views at the latest EIA meeting. Please note I made further comments at this meeting regarding the inaccurate commentary at the end of the document:

Rationale for viewpoint locations

1. Need to include reference to the BTM pub
- 2 and 3. Are these in the wrong order?

Kevin, could you please ensure that all information is passed on from meetings to prevent duplicate work.

Thanks

**Regards**

**Lucy Thatcher**  
**Assistant Development Control Manager**

This e-mail contains my opinion only that I give without prejudice to any consideration that the Local Planning Authority may give to an application on this site in the future.

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London Borough of Richmond upon Thames  
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**From:** Suzanne Robson [<mailto:SRobson@geraldeve.com>]  
**Sent:** 09 September 2016 09:58  
**To:** Lucy Thatcher  
**Cc:** Kevin Watson  
**Subject:** RE: Stag Brewery - Viewpoint locations

Dear Lucy,

Thank you for your email. I recall that the viewpoints were briefly discussed at the EIA scoping meeting but I am unsure if these were ever fully agreed? As you will recall, you provided comments on the views following our site visit with Watermans. Watermans then provided a response to your

comments raised (set out below, email dated 1 August) and I would be grateful if you could please confirm that the views can now be agreed for Watermans to progress with their analysis?

Kind regards

Suzanne

**Suzanne Robson**

Senior Planning Consultant

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**From:** Lucy Thatcher [<mailto:L.Thatcher@richmond.gov.uk>]

**Sent:** 05 September 2016 11:55

**To:** Suzanne Robson

**Cc:** Kevin Watson

**Subject:** RE: Stag Brewery - Viewpoint locations

I provided comments on this at the last EIA scoping meeting. Please speak to Kevin about.

**Regards**

**Lucy Thatcher**

**Assistant Development Control Manager**

This e-mail contains my opinion only that I give without prejudice to any consideration that the Local Planning Authority may give to an application on this site in the future.

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**From:** Suzanne Robson [<mailto:SRobson@geraldeve.com>]  
**Sent:** 02 September 2016 17:15  
**To:** Lucy Thatcher  
**Cc:** Kevin Watson  
**Subject:** FW: Stag Brewery - Viewpoint locations

Dear Lucy,

Further to our EA meeting last week, I would be grateful if you could please review my email below setting out Watermans' responses to your comments raised on the proposed views?

Thank you

Suzanne

**Suzanne Robson**  
Senior Planning Consultant

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**From:** Suzanne Robson  
**Sent:** 01 August 2016 13:38  
**To:** 'Lucy Thatcher'  
**Cc:** 'Marc Wolfe-Cowen'; Kevin Watson  
**Subject:** RE: Stag Brewery - Viewpoint locations

Dear Lucy,

We have now heard back from Watermans on your comments on the draft views for the EIA and I set out their responses below:

1. **Viewpoint 1** – refer to attached. We have now shown this view in two halves due to the very wide angle required in order to incorporate playing fields and Jolly Gardeners pub/BTM in context.
2. **Viewpoint 8 (now “Viewpoint 9”)**– We will ensure the final photography is taken from a location in front of the road sign. A few metres ahead of the previous location, adjacent to the zebra crossing and park entrance, should offer views towards both the hotel building and stack.
3. **Barnes Bridge** – Agreed, Barnes Bridge view does not necessarily assist the TVIA beyond those views already selected.
4. **Chiswick Bridge (now “Viewpoint 3”)** – Additional viewpoint to be taken from southern end of Chiswick Bridge within protected view. Viewpoint 3 illustrated by an internet screen-grab on the attached - the location on the Richmond GIS map appears to be at the top of the steps. We will use this location in the final photography.
5. **Viewpoint 6 (now “Viewpoint 7”)** – refer to attached. Alternative location now shown, slightly to the east of previous, within protected view.
6. **Views from Terrace** – We have looked at views from The Terrace and felt that the protected view from the vicinity of the White Hart pub (viewpoint 7 in the attached) is more useful for the assessment. From The Terrace buildings and vegetation tend to limit views, and further east on The Terrace the bend in the river and the intervening structure of Barnes Bridge diminish visibility of the site.

Please let me know if you have any further queries, or if these views can now be agreed and finalised?

Kind regards

Suzanne

**Suzanne Robson**  
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**From:** Lucy Thatcher [<mailto:L.Thatcher@richmond.gov.uk>]

**Sent:** 27 July 2016 10:50

**To:** Suzanne Robson

**Cc:** Marc Wolfe-Cowen; Kevin Watson

**Subject:** FW: Stag Brewery - Viewpoint locations

Dear Suzanne

Thank you for your email.

I have reviewed your document and have a couple of comments.

View point 1

- Was a photograph taken also looking towards the playing fields from this viewpoint? This area is likely to have significant change and therefore should be included.
- We were hoping to include any impact on the Jolly Gardeners PH BTM- it seems to be a bit side-lined in the view as shown. The building is something of a distinctive landmark

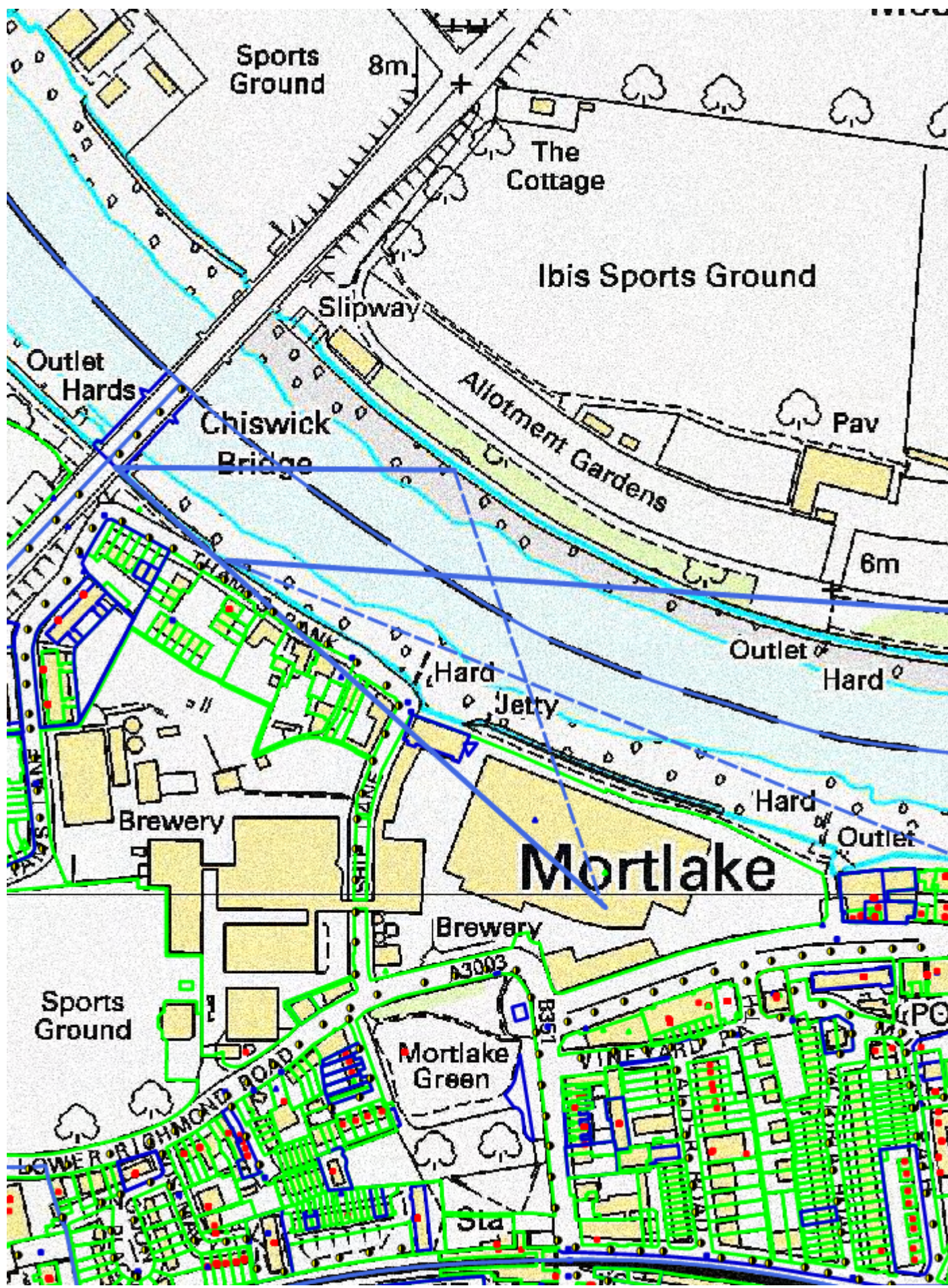
Viewpoint 8 - do you have a photograph in front of the road sign, which seems to be dominating the view?!

I did go back to Barnes Bridge, and noted that the views were not prominent from this location, given the river bend and also the footpath being on the east side of the bridge (see attached).

Finally, I did refer back to the Council's GIs system, and noted the following protected views (linear blue lines).

- I note Viewpoint 2 is covered by your document,
- For sake of completeness, could you please include one from the south side of Chickwick Bridge (I am sure you took a photograph from this location).
- I note that view 6 is just outside the protected view - could you also cover this view?
- I also did note that when I visited Barnes Bridge, the view from the terrace may be more prominent given the increased level. (however, areas may be framed by trees so may not add to what is seen somewhat closer at the White Hart PH)







**Regards**

**Lucy Thatcher**  
**Assistant Development Control Manager**

This e-mail contains my opinion only that I give without prejudice to any consideration that the Local Planning Authority may give to an application on this site in the future.

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**From:** Suzanne Robson [<mailto:SRobson@geraldeve.com>]  
**Sent:** 26 July 2016 16:09  
**To:** Lucy Thatcher; Marc Wolfe-Cowen  
**Cc:** Kevin Watson  
**Subject:** RE: Stag Brewery - Viewpoint locations

Dear Lucy

I hope that you are well. Have you been able to consider whether a view from Barnes Bridge will be required, and whether the other views proposed are now agreed?

Kind regards

Suzanne

**Suzanne Robson**

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**From:** Lucy Thatcher [<mailto:L.Thatcher@richmond.gov.uk>]

**Sent:** 13 July 2016 10:17

**To:** Suzanne Robson; Marc Wolfe-Cowen

**Cc:** Kevin Watson

**Subject:** RE: Stag Brewery - Viewpoint locations

Thanks for these. I will be going through them this week. In hindsight I am wondering whether we should have gone on Barnes Bridge, so will head up there this week to have a look and let you know.

Lucy

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**From:** Suzanne Robson [<mailto:SRobson@geraldeve.com>]

**Sent:** 12 July 2016 16:17

**To:** Lucy Thatcher; Marc Wolfe-Cowen

**Cc:** Kevin Watson

**Subject:** Stag Brewery - Viewpoint locations

Lucy/Marc,

Further to our meeting on site last Monday, I attach a note prepared by Watermans setting out the agreed viewpoint locations, images and rationale. I would be grateful if you could please confirm that these views can now be confirmed for the purposes of carrying out the views assessment.



Kind regards

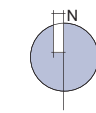
Suzanne

**Suzanne Robson**

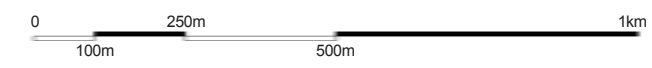
Senior Planning Consultant



-  Site Boundary
-  Viewpoint Location



Project Details	WIE10667-101
Figure Title	Figure A: Viewpoint Locations
Figure Ref	WIE10667-101-GR-LVIA-AA
Date	July 2016
File Location	\\nt-incs\WIEL\Projects\WIE10667\10117_CAD\74_Landscape

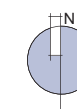
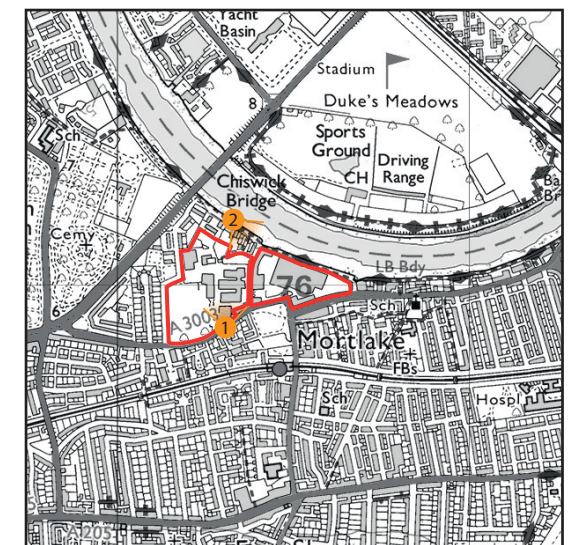




Viewpoint 1: View from Lower Richmond Road A3003 adjacent to main site access, looking north.



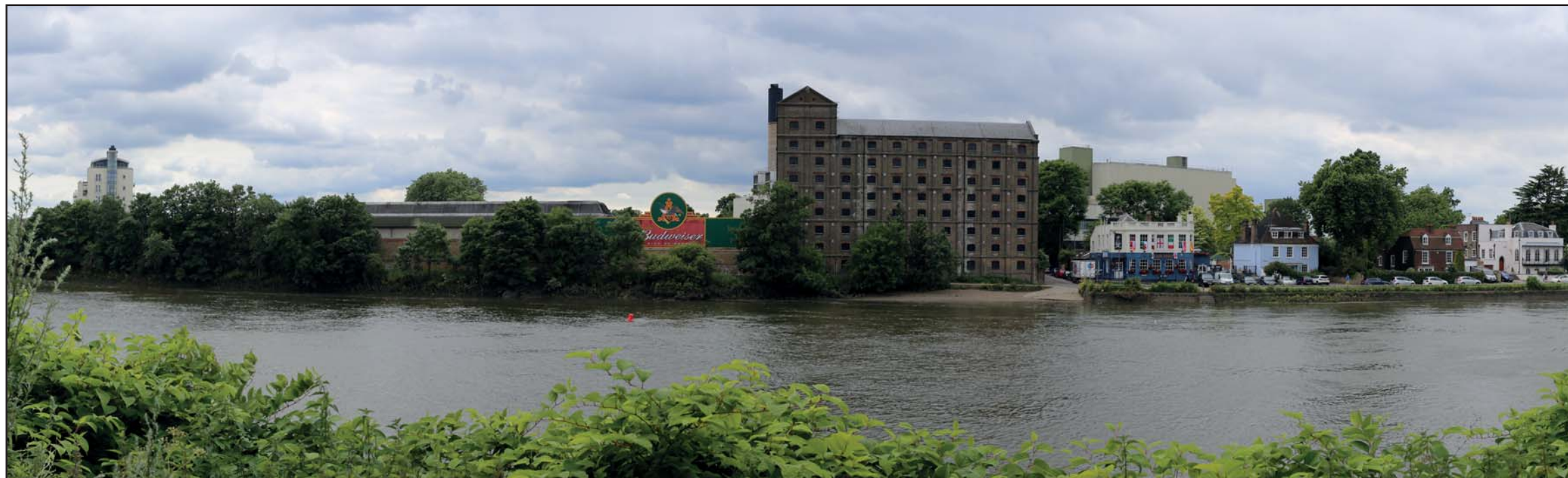
Viewpoint 2: View from Thames Bank adjacent to the University Boat Race (UBR) marker, looking south east.



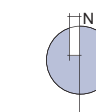
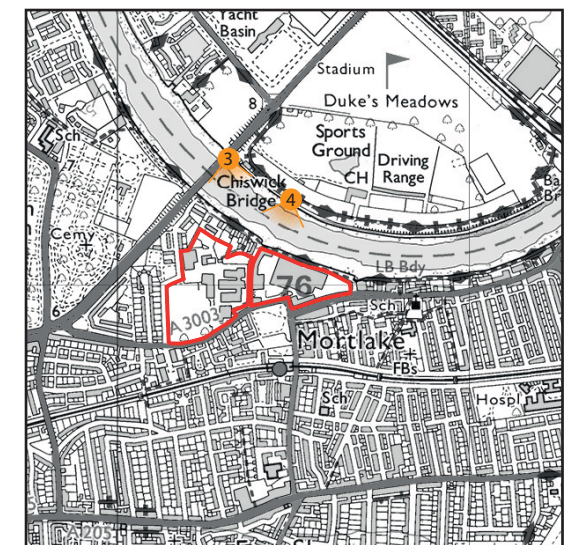
Project Details	WIE10667-101
Figure Title	Figure B: Viewpoint Photographs 1 and 2
Figure Ref	WIE10667-101-GR-LVIA-B
Date	July 2016
File Location	\\nt-incs\WIEL\Projects\WIE10667\10117_CAD\74_Landscape
	<a href="http://www.watermangroup.com">www.watermangroup.com</a>



Viewpoint 3: View from Chiswick Bridge, looking south.



Viewpoint 4: View from Thames Path adjacent to Dan Mason Drive, looking south.



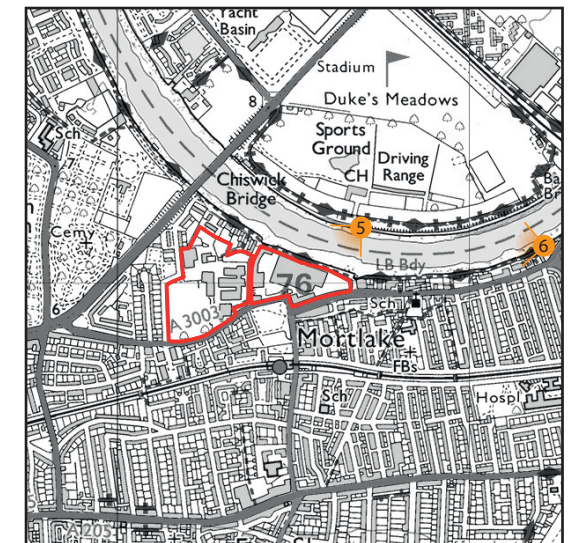
<b>Project Details</b>	WIE10667-101
<b>Figure Title</b>	Figure C: Viewpoint Photographs 3 and 4
<b>Figure Ref</b>	WIE10667-101-GR-LVIA-C
<b>Date</b>	July 2016
<b>File Location</b>	\\nt-incs\WIEL\Projects\WIE10667\10117_CAD\174_Landscape
	<a href="http://www.watermangroup.com">www.watermangroup.com</a>



Viewpoint 5: View from Thames Path adjacent to car parking area on Dan Mason Drive, looking south west.



Viewpoint 6: View from Thames Path and seating area outside The White Hart public house, looking west.



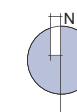
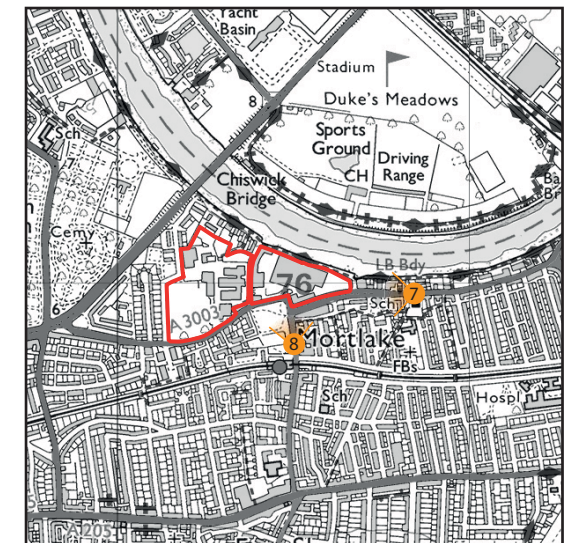
Project Details	WIE10667-101
Figure Title	Figure D: Viewpoint Photographs 5 and 6
Figure Ref	WIE10667-101-GR-LVIA-D
Date	July 2016
File Location	\\nt-incs\WIEL\Projects\WIE10667\10117_CAD\74_Landscape
	<a href="http://www.watermangroup.com">www.watermangroup.com</a>



Viewpoint 7: View from Mortlake High Street A3003 adjacent to St. Mary The Virgin church, looking west.



Viewpoint 8: View from Sheen Lane B351 in close proximity to Mortlake Station, looking north.



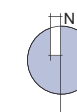
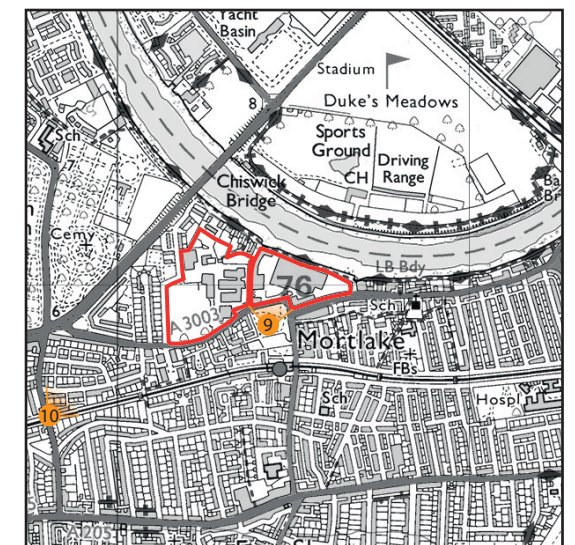
Project Details	WIE10667-101
Figure Title	Figure E: Viewpoint Photographs 7 and 8
Figure Ref	WIE10667-101-GR-LVIA-E
Date	July 2016
File Location	\\nt-incs\WIEL\Projects\WIE10667\10117_CAD\74_Landscape
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Viewpoint 9: View from Mortlake Green, looking north.



Viewpoint 10: View from road bridge over railway, South Circular Road, looking north east.



<b>Project Details</b>	WIE10667-101
<b>Figure Title</b>	Figure F: Viewpoint Photographs 9 and 10
<b>Figure Ref</b>	WIE10667-101-GR-LVIA-F
<b>Date</b>	July 2016
<b>File Location</b>	\\nt-incs\WIEL\Projects\WIE10667\101\7_CAD\74_Landscape
	<a href="http://www.watermangroup.com">www.watermangroup.com</a>



Stag Brewery, Mortlake

Rationale of Viewpoint Locations  
(Revision A)

Viewpoint number	Rationale for viewpoint location	Approximate distance and direction from the closest edge of site boundary
1	View from residential / commercial area and from major local road (Lower Richmond Road A3003). The view represents the views of residents, commercial users and road users and incorporates the site's main access at very close proximity.	8m south
2	View from Thames Bank / Thames Path. The view represents the views of residents, road users and recreational users on a promoted footpath. The view also incorporates Grade II listed properties immediately east of the site and the main characteristics of the riverfront within the Mortlake Conservation Area (Area 1).	55m north
3	View from Chiswick Bridge. Representative of the views of road users on the Grade II listed bridge who gain a locally elevated and clear view along the Thames towards the site. Includes the backdrop to the University Boat Race finish line. Important and protected Vista along Thames.	200m north
4	View from Thames Path / Dan Mason Drive, across the river. Representative of the views of road users and recreational users of the promoted footpath, in relatively close proximity to the north of the site. Clearly shows the existing modern brewery buildings which lie behind the Mortlake Conservation Area.	155m north
5	View from Thames Path / car parking area on Dan Mason Drive opposite the entrance to Dukes Meadows Golf Club. Representative of the views of road users and recreational users of the promoted footpath, in relatively close proximity to the north of the site. Clearly shows the existing modern brewery buildings which lie behind the Mortlake Conservation Area, and the eastern end of the site with its connection to the High Street.	160m north east
6	View from Thames Path / seating area outside The White Hart public house. Representative of the views of users of the promoted footpath and pub customers using an area delegated for recreational use. Important and protected Vista along Thames.	570m east
7	View from busy residential / commercial area and from major local road (Mortlake High Street A3003). The view is adjacent to the Grade II* listed church and represents the views of residents, commercial users and road users. Backdrop to High Street scene.	180m east
8	View from residential / commercial area and from local road (Sheen Lane B351). Representative of the views of residents, commercial users and road users in close proximity to the south of the site. Includes view of the former hotel building facing Mortlake Green.	135m south
9	View from Mortlake Green, representative of the views of users of the park in very close proximity to the site. Includes view of the former hotel building facing Mortlake Green.	65m south
10	View from road bridge over railway, South Circular Road. Representative of the views of pedestrian and vehicle road users to the south west of the site. The view shows the site within the context of dense residential development to the south.	400m south west