



Stag Brewery, Mortlake

Environmental Statement Volume 2: Figures

For Reselton Properties

March 2022



Client Name: Reselton Properties Limited
Document Reference: Environmental Statement Volume 2: Figures
Project Number: WIE18671

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
01	March 2022	Ellen Smith Principal Consultant	Steve Brindle Associate Director	Steve Brindle Associate Director 



Disclaimer

This report has been prepared by Waterman Infrastructure & Environment Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

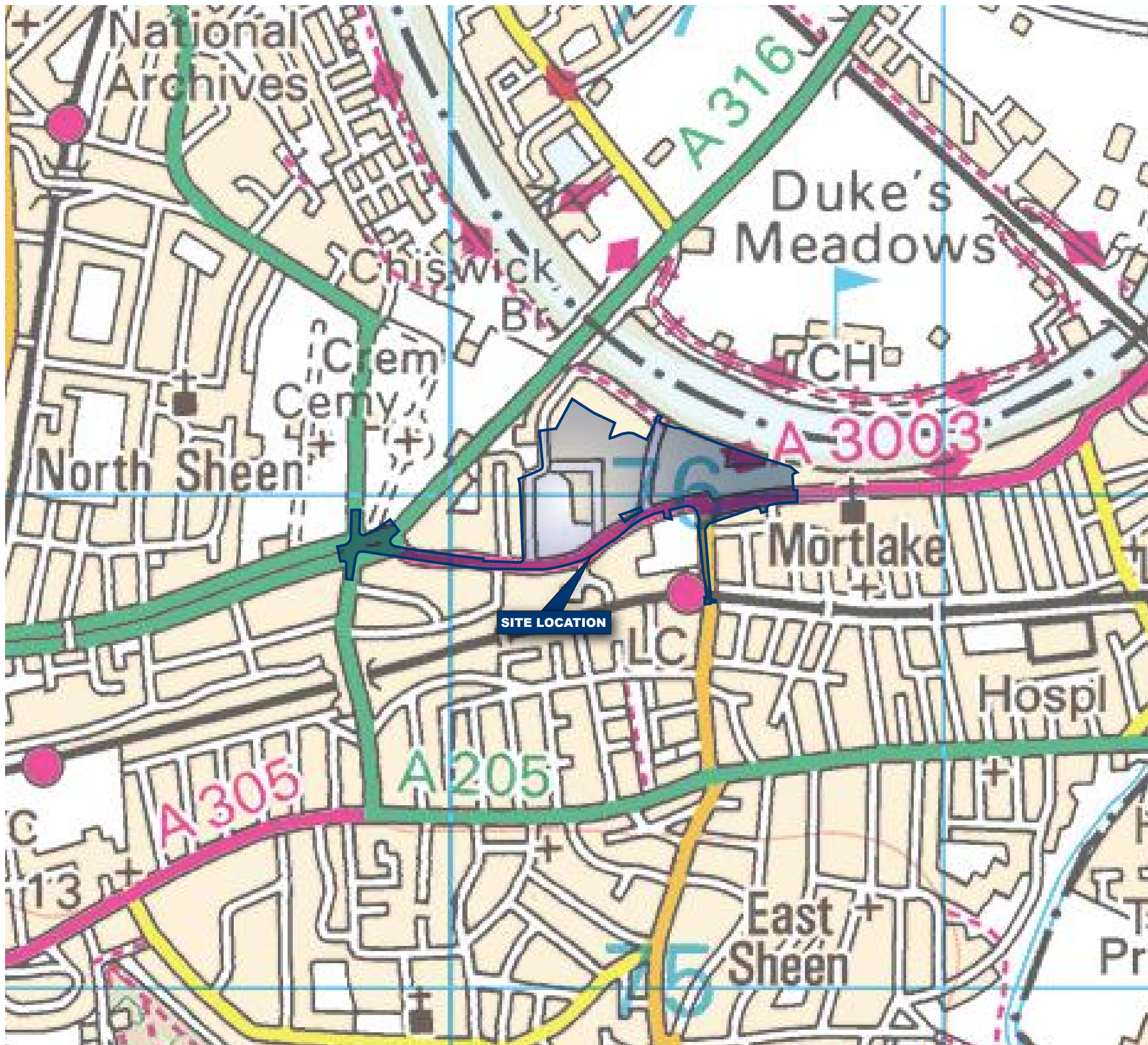
Contents

ES Volume 2: Figures

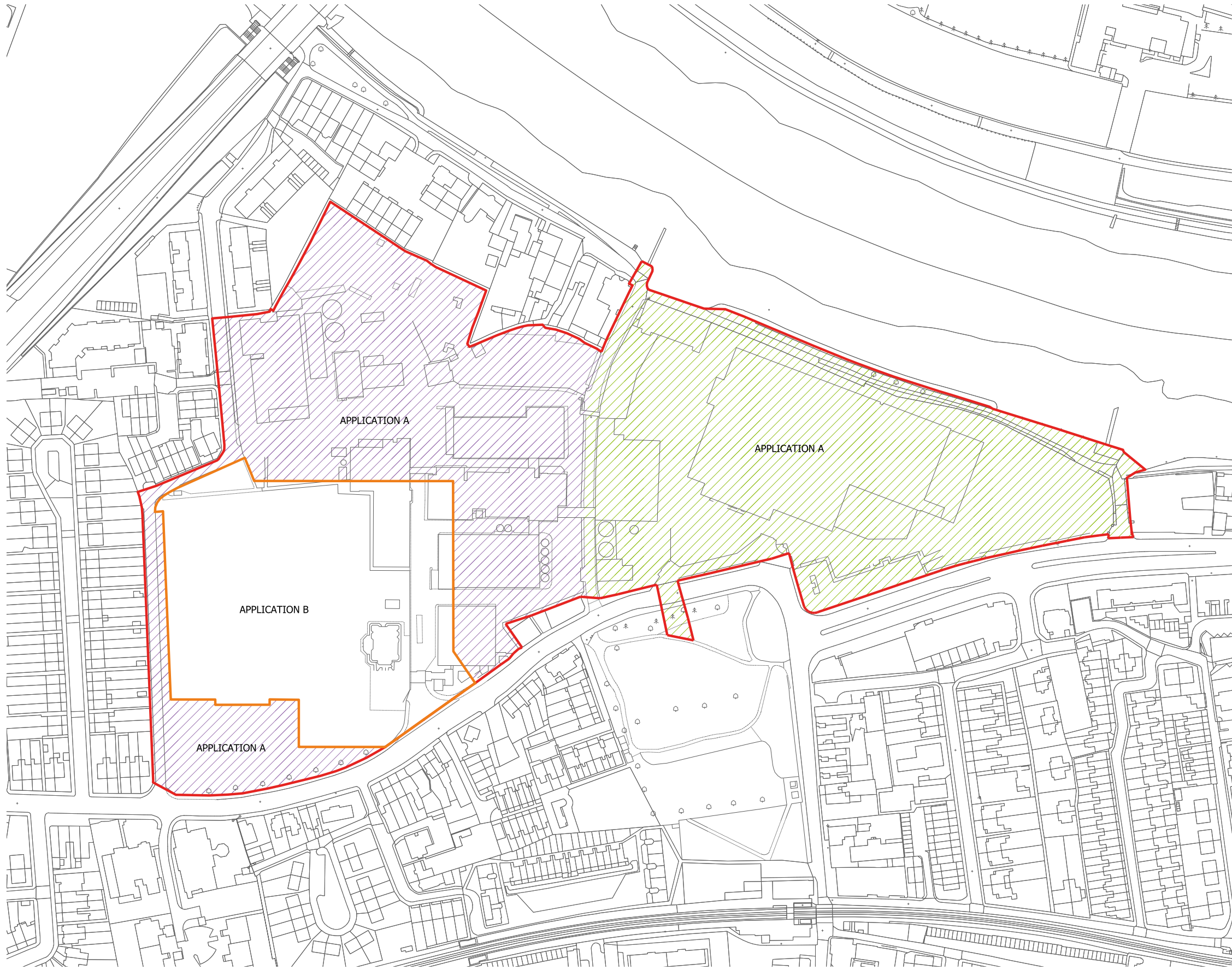
Figure 1.1	Site Location Plan
Figure 1.2	Planning Application Boundaries (Applications A and B)
Figure 1.3	Extent of Section 278 Works
Figure 1.4	Project Boundary
Figure 3.1	Existing Buildings and Structures on the Site
Figure 3.2	Existing On and Off-Site Predominant Land Uses
Figure 3.3	Selection of Photographs of the Existing Site
Figure 3.4	Selection of Photographs of the Existing Area Surrounding the Site
Figure 4.1	March 2017 Public Consultation Masterplan
Figure 4.2	July 2017 Public Consultation Masterplan
Figure 4.3	Illustrative Riverfront Elevation Circa March 2017
Figure 4.4	Illustrative Riverfront Elevation Circa July 2017
Figure 4.5	Ground Floor Layout of 2018 Planning Applications (as amended by the May 2019 Amendments)
Figure 4.6	Ground Floor Layout of July 2020 Amendments of 2018 Planning Applications
Figure 4.7	March 2017 Chalkers Corner Option
Figure 4.8	July 2017 Chalkers Corner Option
Figure 4.9	Option 1: No Change ('Do Minimum')
Figure 4.10	Option 2: Chalkers Corner 'Light' Scheme (new left-hand lane westbound on Lower Richmond Road)
Figure 4.11	Option 3: Option 1 but with a dedicated bus lane westbound on Lower Richmond Road
Figure 4.12	Option 4: Option 2 but with a dedicated bus lane westbound on Lower Richmond Road
Figure 5.1	Location of Proposed Buildings within the Site
Figure 6.1	Construction Programme
Figure 6.2	Overall Phasing Plan
Figure 7.1	'Areas' for the Purpose of the Socio-economic Assessment
Figure 8.1	Local Cycle Facilities
Figure 9.1	Noise Monitoring and Sensitive Receptor Locations
Figure 10.1	Air Quality Sensitive Receptor Locations
Figure 13.1	Habitat Features Plan
Figure 13.2	Northern Boundary Wall Feature Locations

Figure 13.3	Evening Emergence Bat Surveyor Locations
Figure 13.4	Bat Activity Survey Transect & Static Detector Locations
Figure 13.5	Evening Bat Activity Survey Results (October 2021)
Figure 15.1	Built Heritage Assets
Figure 15.2	Conservation Areas
Figure 16.1	Terrain Analysis of the Site and Surrounds
Figure 16.2	Designations and Access within the Site and Surrounds
Figure 16.3	Townscape Character Areas as Defined by the Mortlake Village Planning Guidance Draft SPD
Figure 16.4	Viewpoint Locations agreed with the London Borough of Richmond Upon Thames
Figure 16.5	Tree Preservation Orders within the Site and Surrounding Area
Figure 16.6	Viewpoint 1a Existing and Proposed View looking North West across Lower Richmond Road
Figure 16.7	Viewpoint 1b Existing and Proposed View looking North East across Lower Richmond Road
Figure 16.8	Viewpoint 2 Existing and Proposed View from Thames Bank looking South East
Figure 16.9	Viewpoint 3 Existing and Proposed View from the Southern End of Chiswick Bridge
Figure 16.10	Viewpoint 4 Existing and Proposed View from the Northern End of Chiswick Bridge
Figure 16.11	Viewpoint 5 Existing and Proposed View from Dan Mason Drive
Figure 16.12	Viewpoint 6 Existing and Proposed View from the Thames Path (north) looking South West across the River Thames
Figure 16.13	Viewpoint 7 Existing and Proposed View from Thames Path (south) looking West
Figure 16.14	Viewpoint 8 Existing and Proposed View from Mortlake High Street looking West
Figure 16.15	Viewpoint 9 Existing and Proposed View from Sheen Lane
Figure 16.16	Viewpoint 10 Existing and Proposed View looking North across Mortlake Green
Figure 16.17	Viewpoint 11 Existing and Proposed View from the Road Bridge on the South Circular Road
Figure 16.18	Viewpoint 12 Existing and Proposed View from Lower Richmond Road adjacent to Mortlake Green
Figure 17.1	View of the Development (Configuration 2) from the South in the wind tunnel
Figure 17.2	Seasonal Wind Roses for London Combined (in Beaufort Force)
Figure 17.3	Configuration 1 – Existing Site with existing surrounding buildings (Ground Floor, Windiest Season)
Figure 17.4	Configuration 1 – Existing Site with existing surrounding buildings (Ground Floor, Summer Season)
Figure 17.5	Configuration 2 – The Development with existing surrounding buildings (Ground Floor, Windiest Season)
Figure 17.6	Configuration 2 – The Development with existing surrounding buildings (Elevated Levels, Windiest Season)
Figure 17.7	Configuration 2 – The Development with existing surrounding buildings (Ground Floor, Summer Season)
Figure 17.8	Configuration 2 – The Development with existing surrounding buildings (Elevated Levels, Summer Season)
Figure 17.9	Configuration 3 – The Development with existing surrounding buildings and proposed landscaping (Ground Floor, Windiest Season)

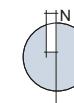
Figure 17.10	Configuration 3 – The Development with existing surrounding buildings and proposed landscaping (Elevated Levels, Windiest Season)
Figure 17.11	Configuration 3 – The Development with existing surrounding buildings and proposed landscaping (Ground Floor, Summer Season)
Figure 17.12	Configuration 3 – The Development with existing surrounding buildings and proposed landscaping (Elevated Levels, Summer Season)
Figure 18.1	Existing Sensitive Receptors for Daylight, Sunlight and Overshadowing
Figure 19.1	Change in GHG Emissions from the Development (Opening Year 2029)
Selection of Planning Application Drawings	



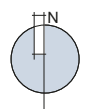
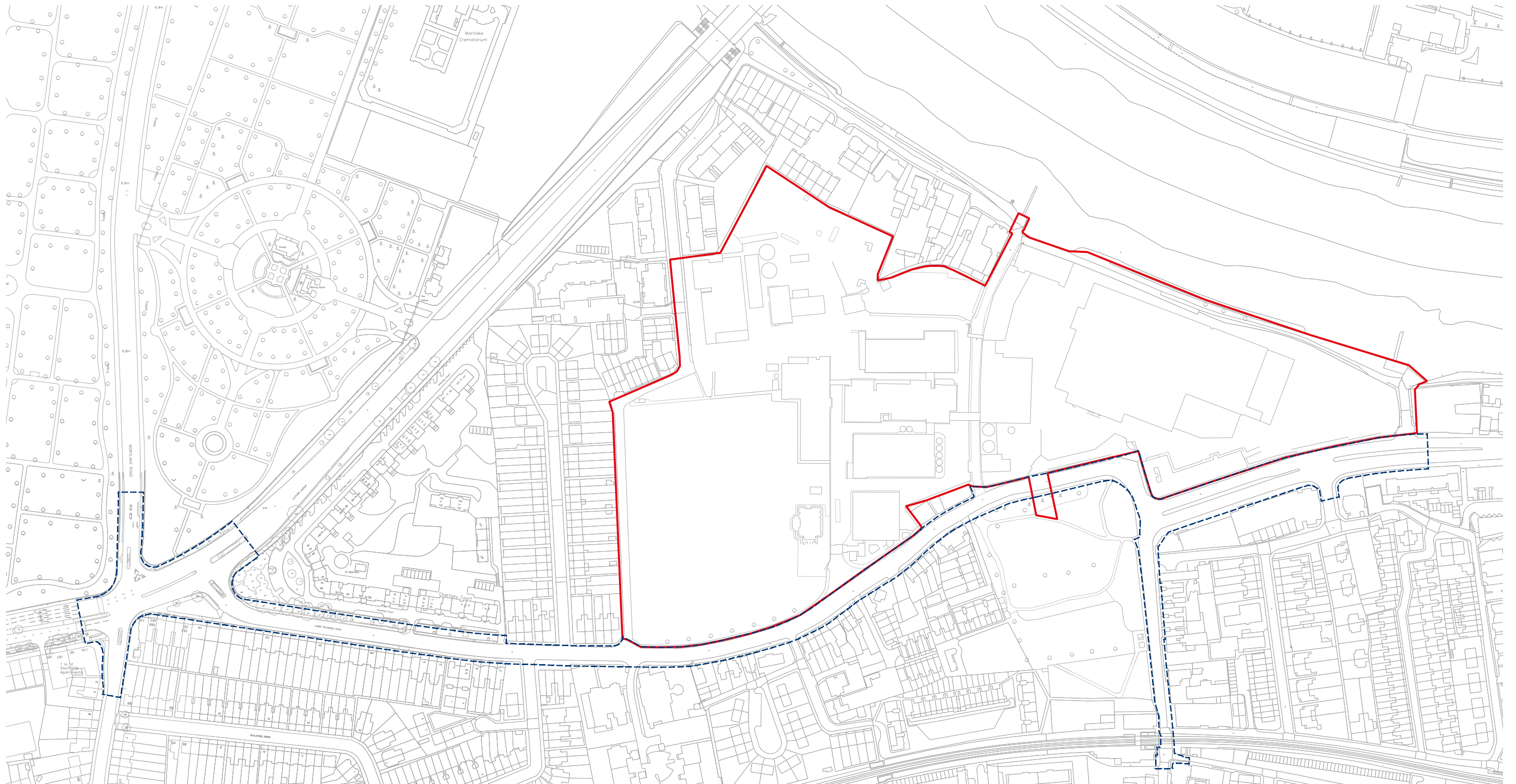
Project Details	WIE18761-101: Stag Brewery, Mortlake
Figure Title	Figure 1.1: Site Location Plan
Figure Ref	WIE18761-101_GR_ES_1.1A
Date	2022
File Location	\\s-Incs\wiel\projects\wie18761\100\graphics\es\issued figures





-  Application A Boundary
-  Application B Boundary
-  Development Area 1
-  Development Area 2

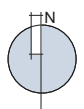
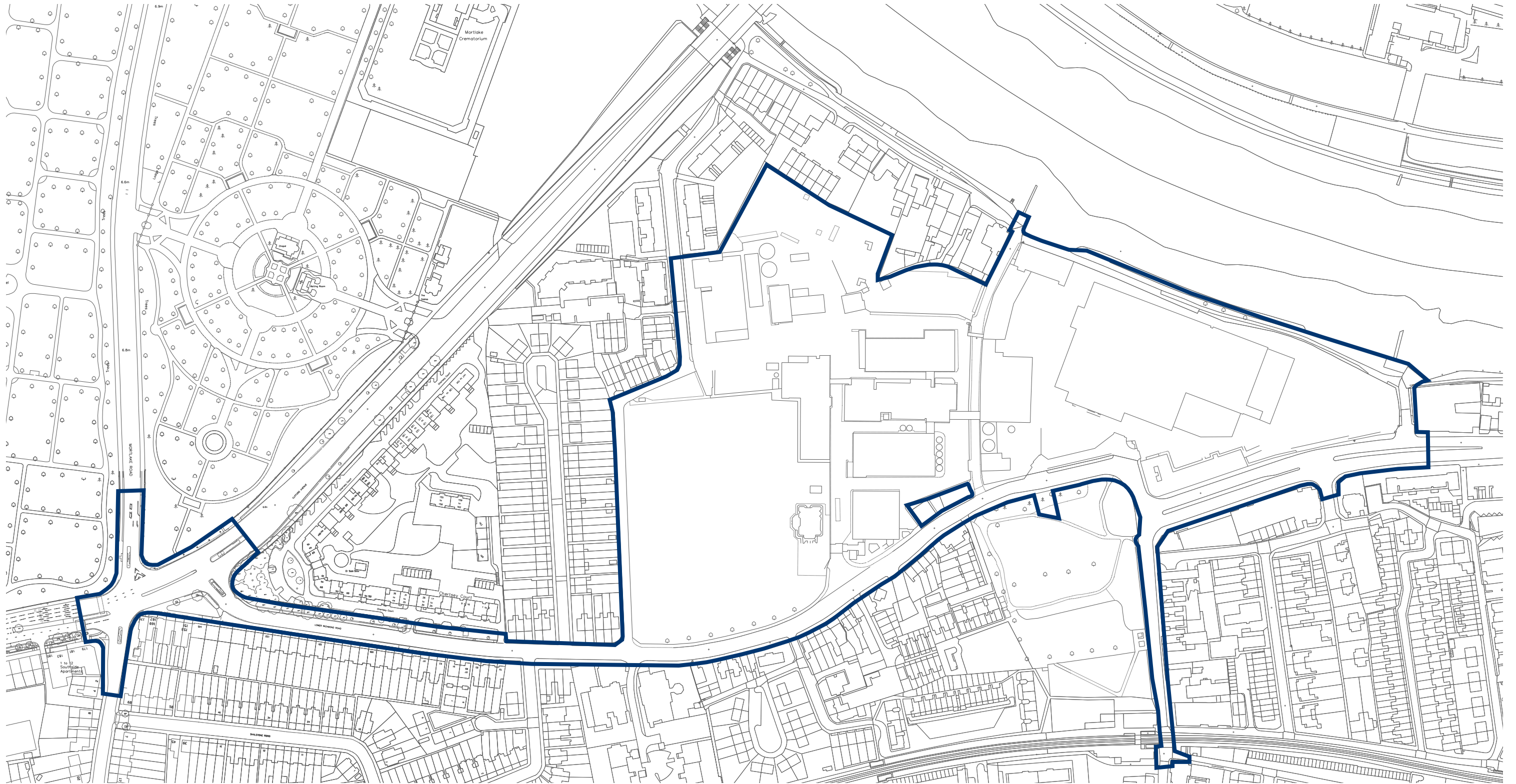


Project Details	WIE18671-100: Stag Brewery, Mortlake
Figure Title	Figure 1.2: Planning Application Boundaries (Applications A and B)
Figure Ref	WIE18671-100_GR_ES_1.2A
Date	2022
File Location	\\h-incs\wiel\projects\wie18671\100\graphics\es\issued figures



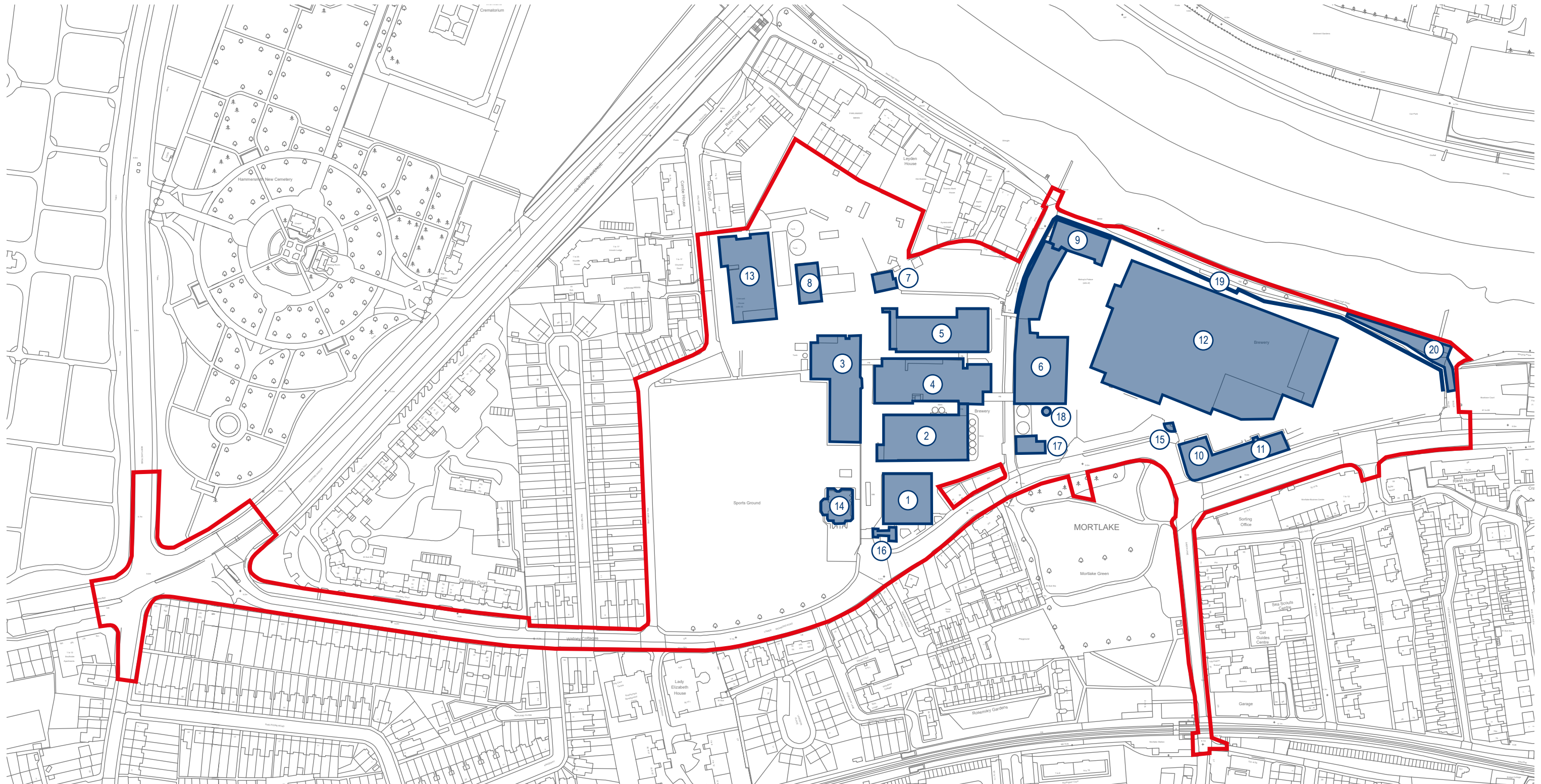
-  Site Boundary
-  Section 278 Works

Project Details	WIE18671-100: Stag Brewery, Mortlake
Figure Title	Figure 1.3: Extent of Section 278 Works
Figure Ref	WIE18671-100_GR_ES_1.3A
Date	2022
File Location	\\h-incs\wiel\projects\wie18671\100\graphics\es\issued figures

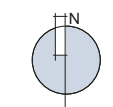


 Project Boundary

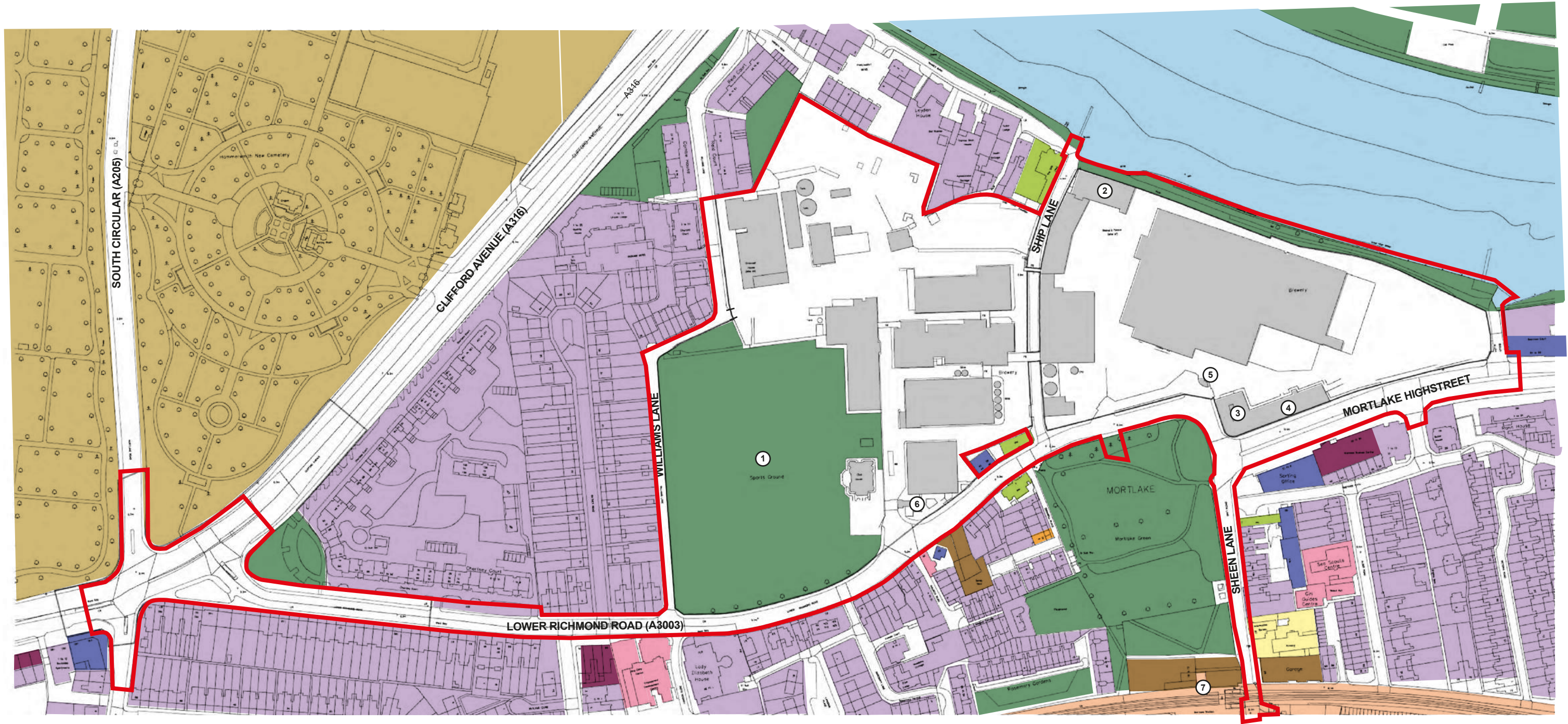
Project Details	WIE18671-100: Stag Brewery, Mortlake
Figure Title	Figure 1.4: Project Boundary
Figure Ref	WIE18671-100_GR_ES_1.4A
Date	2022
File Location	\\h-incs\wiel\projects\wie18671\100\graphics\es\issued figures



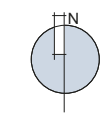
- The Site
- 1 P.O.B
- 2 Brewhouse
- 3 Process Building
- 4 Chip Cellar
- 5 Finishing Cellar
- 6 Power House
- 7 Powder Store
- 8 Effluent Treatment
- 9 Maltings
- 10 Former Hotel
- 11 Former Bottling Hall
- 12 Packaging
- 13 Stable Court
- 14 Sports Club
- 15 East Gatehouse
- 16 West Gatehouse
- 17 CO2 Block
- 18 Chimney Stack
- 19 River Wall
- 20 Railway Tracks, Granite Paving and River Moorings



<p>Project Details</p> <p>Figure Title</p> <p>Figure Ref</p> <p>Date</p> <p>File Location</p>	<p>WIE18761-100: Stag Brewery, Mortlake</p> <p>Figure 3.1: Existing Buildings and Structures on the Site</p> <p>WIE18761-100_GR_ES_3.1A</p> <p>2022</p> <p>\\s-inc\wiel\projects\wie18761\100\graphics\es\issued figures</p>
---	--



- | | | | | |
|---|--|----------------------------------|------------------------|-----------------------|
| The Site | Office | Brewery Buildings and Structures | Watney's Sports Ground | West Entrance |
| Residential | Education | River / Watercourse | Maltings | Mortlake Rail Station |
| Open Space / Amenity Space | Light Industrial | Cemetery | Former Hotel | |
| Railway Infrastructure (Including Stations) | Retail / Food and Drink | Hotel | Former Bottling Hall | |
| Community | Retail / Office with Residential above | | East Entrance | |



Project Details	WIE18671-100: Stag Brewery, Mortlake
Figure Title	Figure 3.2: Existing On and Off-Site Predominant Land Uses
Figure Ref	WIE18671-100_GR_ES_3.2A
Date	2022
File Location	\\s-inc\wiel\projects\wie18671\100\graphics\es\issued figures



Photo 1 The southern facade of the Maltings



Photo 2 Northern facade of the Maltings from the tow path



Photo 3 View of Former Hotel and Former Bottling Hall from Mortlake High Street



Photo 4 Former Hotel and Former Bottling Hall



Photo 5 View of the Site from the south westerly point, looking north east over Watney's Sports Ground towards Brewery Buildings



Photo 6 Brewery Buildings to the west of Ship Lane from south



Photo 7 Packaging building to the east of Ship Lane



Photo 8 The perimeter wall with the eastern facade of the Maltings at the end



Photo 9 View from Ship Lane looking north



Photo 10: View of Chalkers Corner looking West

Project Details	WIE18671-100: Stag Brewery, Mortlake
Figure Title	Figure 3.3: Selection of Photographs of the Existing Site
Figure Ref	WIE18671-100_GR_ES_3.3A
Date	2022
File Location	\\s-inc\wiel\projects\wie18671\100\graphics\es\issued figures



Photo 1 View east from Chiswick Bridge. Visible are the Maltings, the Ship Inn and residential properties along the Thames Bank



Photo 2 View from Thames tow path to Bulls Alley and Site perimeter wall to the right



Photo 3 The Site perimeter wall from the tow path



Photo 4 The River Thames tow path to the north of the Ship Inn



Photo 5 Housing development to the north west of the Site, fronting the River Thames



Photo 6 Residential properties along Williams Lane, bordering the Site to the West



Photo 7 The Jolly Gardeners Pub

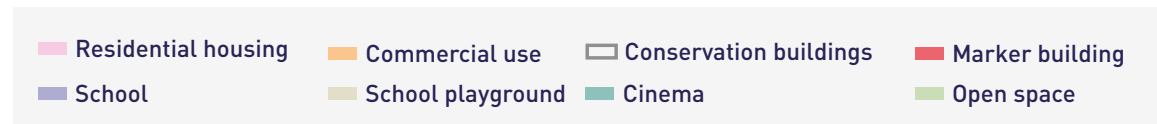


Photo 8 The Ship Inn



Photo 9 View north across Mortlake Green to the Site

Project Details	WIE18671-100: Stag Brewery, Mortlake
Figure Title	Figure 3.4: Selection of Photographs of the Existing Area Surrounding the Site
Figure Ref	WIE18671-100_GR_ES_3.4A
Date	2022
File Location	\\s-Incs\wiel\projects\wie18671\100\graphics\es\issued figures



Project Details	WIE18761-100: Stag Brewery, Mortlake
Figure Title	Figure 4.1: March 2017 Public Consultation Masterplan
Figure Ref	WIE18761-100_GR_ES_4.1A
Date	2022
File Location	\\s-incs\wiel\projects\wie18761\100\graphics\es\issued figures



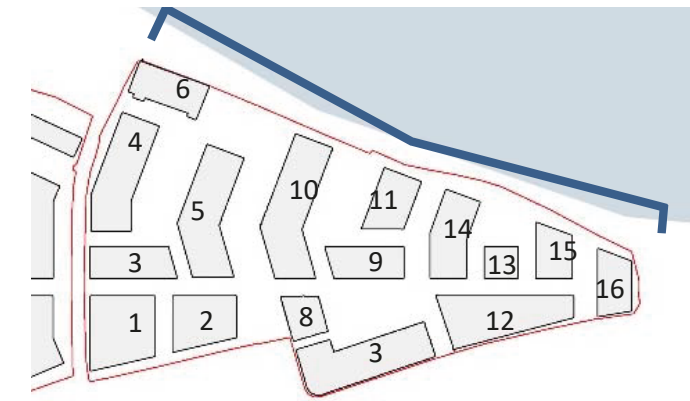
- Residential
- School
- Care village
- Healthcare
- Commercial use
- Cinema
- Hotel building
- Community use
- Gym

Project Details	WIE18761-100: Stag Brewery, Mortlake
Figure Title	Figure 4.2: July 2017 Public Consultation Masterplan
Figure Ref	WIE18761-100_GR_ES_4.2A
Date	2022
File Location	\\s-incs\wie\projects\wie18761\100\graphics\es\issued figures

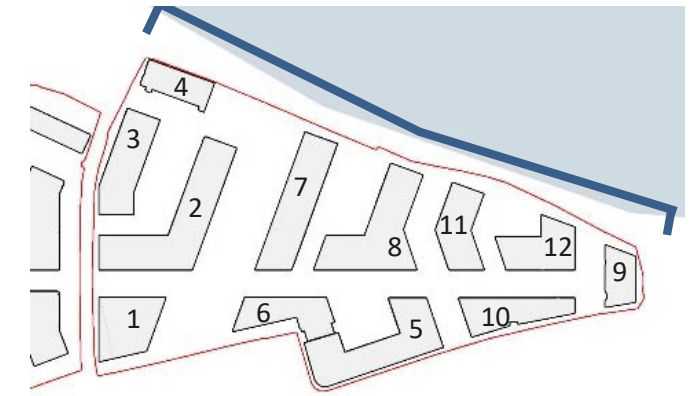
Source: Squire and Partners

© WATERMAN INFRASTRUCTURE & ENVIRONMENT

Reproduced from the Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office, © Crown copyright, Waterman Infrastructure & Environment, Pickfords Wharf, Clink Street, London SE1 9DG. Licence number LAN1000628.



Project Details	WIE18761-100: Stag Brewery, Mortlake
Figure Title	Figure 4.3: Illustrative Riverfront Elevation Circa March 2017
Figure Ref	WIE18761-100_GR_ES_4.3A
Date	2022
File Location	\\s-Incs\wie\projects\wie18761\100\graphics\es\issued figures
	www.watermangroup.com



← BUILDING 9 →

← BUILDING 12 →

← BUILDING 11 →

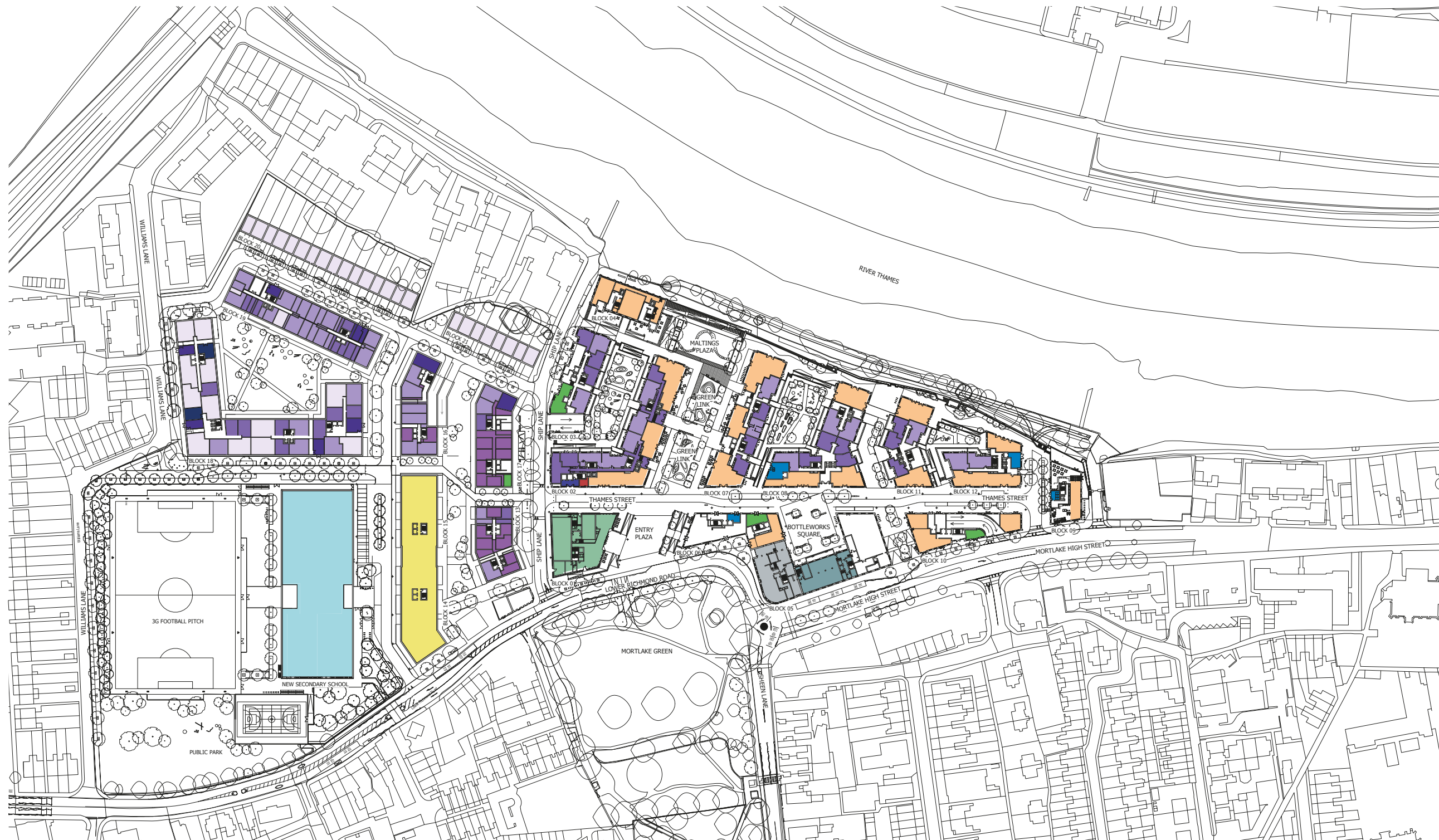
← BUILDING 8 →

← BUILDING 7 →

← BUILDING 2 →

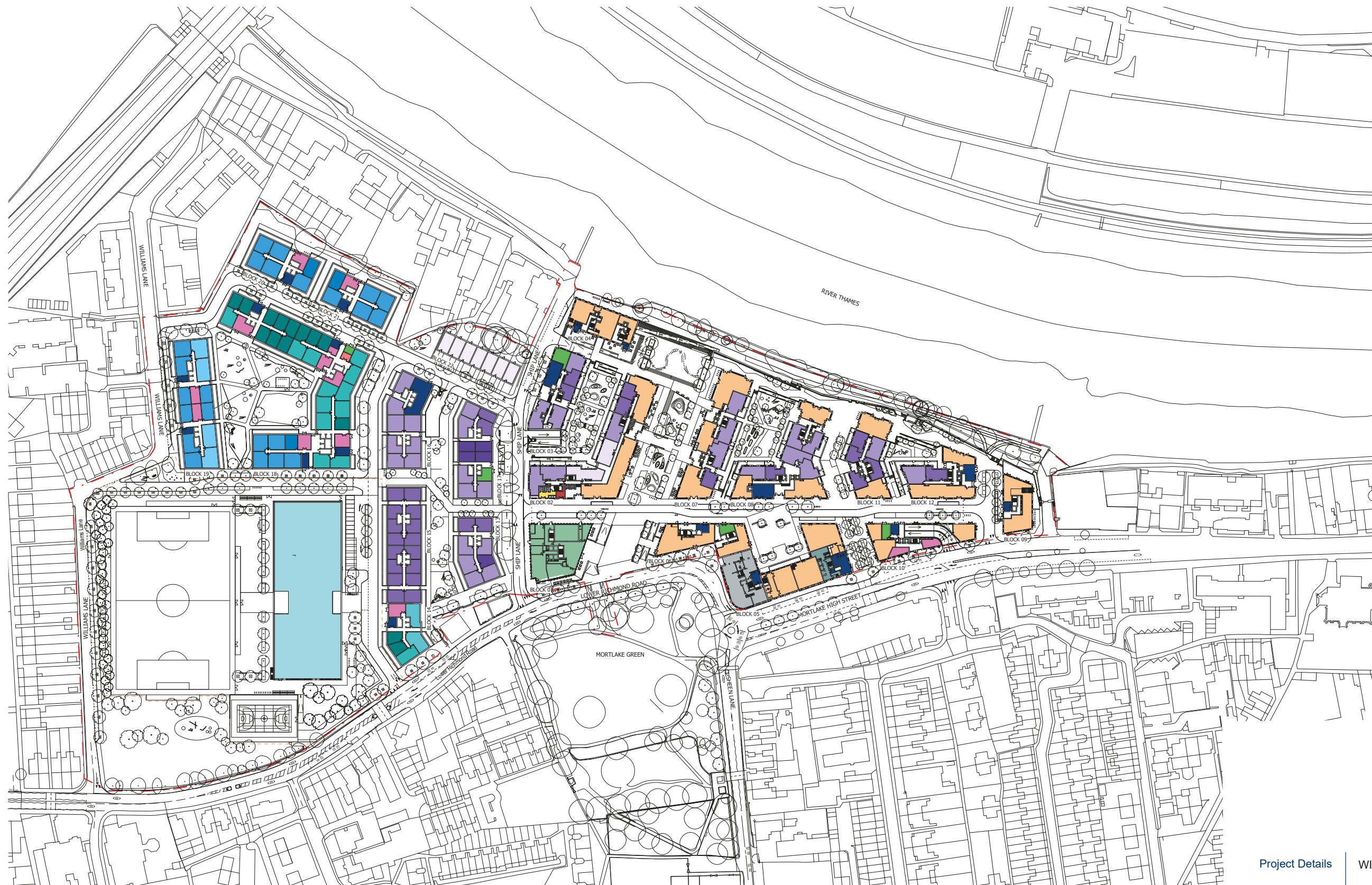
↔
WIDENED
GREEN
LINK

Project Details	WIE18761-100: Stag Brewery, Mortlake
Figure Title	Figure 4.4: Illustrative Riverfront Elevation Circa July 2017
Figure Ref	WIE18761-100_GR_ES_4.4A
Date	2022
File Location	\\s-incs\wie\projects\wie18761\100\graphics\es\issued figures



- 1 BED
- 1 BED (L)
- 1 BED (S)
- 2 BED
- 2 BED (L)
- 2 BED (M)
- 2 BED (S)
- 3 BED
- 3 BED (H)
- 4 BED
- 4 BED (H)
- ASSISTED LIVING
- BIKE ST
- CAR PARK ENTRANCE
- CARE HOME
- CINEMA
- CORE
- FLEXIBLE USE
- GAS METER ROOM
- HOTEL
- OFFICE
- PLANT
- REFUSE
- REFUSE STORE
- RESTAURANT/BAR
- SCHOOL

<p>Project Details</p> <p>Figure Title</p> <p>Figure Ref</p> <p>Date</p> <p>File Location</p>	<p>WIE18761-100: Stag Brewery, Mortlake</p> <p>Figure 4.5: Ground Floor Layout of 2018 Planning Applications (as amended by the May 2019 Amendments)</p> <p>WIE18761-100_GR_ES_4.5A</p> <p>2022</p> <p>\\s-incs\wie\projects\wie18761\100\graphics\es\issued figures</p>
--	--



- Studio
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- 4B8P
- 1B2P INT
- 2B3P INT
- 2B4P INT
- 3B5P INT
- 1B2P SR
- 2B3P SR
- 2B4P SR
- 3B5P SR
- BIKE STORE
- CAR PARK ENTRANCE
- CINEMA
- FLEXIBLE USE
- GAS METER ROOM
- HOTEL
- LV SWITCHROOM
- OFFICE
- REFUSE STORE
- SCHOOL
- SUBSTATION

<p>Project Details</p> <p>Figure Title</p> <p>Figure Ref</p> <p>Date</p> <p>File Location</p>	<p>WIE18761-100: Stag Brewery, Mortlake</p> <p>Figure 4.6: Ground Floor Layout of July 2020 Amendments of 2018 Planning Applications</p> <p>WIE18761-100_GR_ES_4.6A</p> <p>2022</p> <p>\\s-incs\wiel\projects\wie18761\100\graphics\es\issued figures</p>
--	---