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

GLA SUBMISSION	27/04/20	B3	C
DRAFT GLA SUBMISSION	24/02/20	KH	B
FINAL DRAFT PLANNING APPLICATION	22/10/19	KH	A
LEGAL REVIEW	13/09/19	KH	-
Revision description	Date	Check	Rev

SQUIRE & PARTNERS

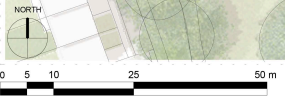
The Department Store
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 www.squireandpartners.com

Project
Stag Brewery
 Richmond

Drawing
PROPOSED DEVELOPMENT AREA 01
GROUND LEVEL PLAN

Drawn	Date	Scale	© A1
KHO	18/01/18	1:1000	© A3
Job Number	Drawing number	Revision	
18125	C645_Z1_P_00_001	C	



Appendix B: Original Applications' Decision Notices

GREATER LONDON AUTHORITY

Good Growth

GLA ref: GLA/4172/06

LBRuT application ref: 18/0547/FUL

Date: 17 August 2021

Neil Henderson

Gerald Eve
72 Welbeck Street
London W1G 0AY

Dear Mr Henderson

Town & Country Planning Act 1990 (as amended); Town and Country Planning (General Development Management Procedure) (England) (Order) 2015; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Former Stag Brewery site, Lower Richmond Road, Mortlake SW14 7ET

Applicant: Reselton Properties Ltd

REFUSAL OF PLANNING PERMISSION

The Mayor of London, acting as the Local Planning Authority, hereby refuses planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted listed in Annex 1 to this decision):

Description of Development (Application A):

A hybrid application including:

1. The demolition of existing buildings and structures (except 'The Maltings' and the facade of the Bottling Plant and former Hotel). Site clearance and groundworks to allow for the comprehensive phased redevelopment of the site.
2. Detailed application for works to the east side of Ship Lane, which comprise:
 - a. Demolition of existing buildings (except The Maltings and the facade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks.

- b. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 10 storeys plus a basement of one and two storeys below ground.
 - c. Residential apartments.
 - d. Flexible use floorspace for:
 - i. Retail, financial and professional services, cafe/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. Offices
 - h. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
 - i. Provision of on-site cycle, vehicle and service parking at surface and basement level
 - j. Provision of public open space, amenity and play space and landscaping
 - k. Flood defence and towpath works
 - l. Installation of plant and energy centres
3. Outline application, 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 8 storeys
 - b. Residential development
 - c. Provision of on-site cycle, vehicle and service parking
 - d. Provision of public open space, amenity and play space and landscaping
 - e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works

For the following reasons:

Height, massing and visual impact

- 1) The proposal, by reason of its height, scale, bulk and massing, would result in an unduly obtrusive and discordant form of development in this arcadian setting which would be harmful to the townscape, character and appearance of the surrounding area. The proposal would therefore be contrary to London Plan (2021) Policies D3 and D9; Richmond Local Plan (2018 & 2020) Policies LP1, LP2, LP5 and SA24 and the Stag Brewery Planning Brief SPD (2011).

Heritage impact

- 2) The proposal, by reason of its height, scale, bulk and massing would result in less than substantial harm to the significance of several listed buildings and conservation areas in the vicinity. The less than substantial harm is not clearly and convincingly outweighed by the public benefits, including Affordable Housing, that the proposal would deliver. The proposal would therefore be contrary to the London Plan (2021) Policies HC1 and D9, Richmond Local Plan (2018 & 2020) Policies LP3, LP4 and SA24 and the Stag Brewery Planning Brief SPD (2011).

Neighbouring amenity impact

- 3) The proposal, by reason of the excessive bulk, scale and siting of Buildings 20 and 21 in close proximity to the rear of neighbouring residential properties in Parliament Mews and the rear gardens of properties on Thames Bank, would result in an unacceptable overbearing and unneighbourly impact, including direct overlooking of private amenity spaces. The measures set out in the Design Code would not sufficiently mitigate these impacts. The development would be contrary to the London Plan (2021) Policies D3 and D9, Richmond Local Plan (2018 & 2020) Policy LP 8, the Stag Brewery Planning Brief SPD (2011) and Richmond Residential Development Standards SPD (2010).

Overall absence of a legal agreement

- 4) The proposal, in the absence of a S106 agreement, would fail to deliver a range of environmental improvements, community benefits and infrastructure to adequately mitigate the other harmful impacts of the development. The proposal would be contrary to the London Plan (2021) Policies T9 and DF1; Richmond Local Plan (2018 & 2020) Policies LP28, LP29, LP30, LP31, LP36, LP44 and SA24, the Stag Brewery Planning Brief SPD (2011) and Richmond Planning Obligations SPD (2020).

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy. The Mayor has decided to refuse planning permission against the recommendation within GLA Representation Hearing report GLA/4172/4172a/03. The Mayor has worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework. Notwithstanding this, the proposal is not considered to be a sustainable form of development and so in the opinion of the Mayor does not comply with the provisions of the National Planning Policy Framework.



Lucinda Turner
Assistant Director, Planning

ANNEX 1

This decision has been made based on the following submitted drawings and documents:

Demolition Plan – Entire Site JAZ12_Z0_P_00_002
Demolition Plan – Development Area 1 JAZ12_Z1_P_00_001
Demolition Plan – Development Area 2 JAZ12_Z2_P_00_001
Red Line Site Location Plan – Applications A, B and C JAZ12_Z0_P_00_003
Red Line Site Location and Applicant Ownership Plan JAZ12_Z0_P_00_004
Application A – Red Line Site Location Plan JAZ12_Z0_P_00_005
Development Area 1 and Development Area 2 Boundaries JAZ12_Z0_P_00_008
Site Application Boundaries: Applications A, B and C C645_Z0_P_00_001
Application A Block Plan C645_Z0_P_00_002
Proposed Masterplan Ground Floor Level C645_MP_P_00_001
Proposed Masterplan Typical Floor Level C645_MP_P_TY_001
Proposed Development Area 1 Ground Floor Level Plan C645_Z1_P_00_001
Proposed Development Area 1 Typical Floor Level Plan C645_Z1_P_TY_001
Proposed Development Area 2 Typical Floor Level Plan C645_Z2_P_00_002
Proposed Development Area 2 Ground Floor Level Plan C645_Z2_P_00_001
Proposed Development Area 2 Typical Floor Level Plan C645_Z2_P_TY_002
Proposed Development Area 2 – Typical Level Plan C645_Z2_P_TY_001
Proposed Development Area 1 Basement Plan
Proposed Development Area 2 Basement Plan
Proposed Development Area 01 Basement Section AA
Proposed Development Area 01 Basement Section BB
Proposed Development Area 02 Basement Section CC
Proposed Development Area 02 Basement Section DD
Building 1 - Proposed Ground Floor Plan
Building 1 - Proposed First Floor Plan
Building 1 - Proposed Second Floor Plan
Building 1 - Proposed Third Floor Plan
Building 1 - Proposed Basement Plan 1
Building 1 - Proposed Basement Plan 2
Building 1 - Proposed Roof Plan
Building 2 - Proposed Ground Floor Plan
Building 2 - Proposed Typical Floor 1 (Second to Fifth Levels)
Building 2 - Proposed Typical Floor 2 (First and Sixth Levels)
Building 2 - Proposed Seventh Floor Plan

Building 2 - Proposed Eighth Floor Plan
Building 2 - Proposed Ninth Floor Plan
Building 2 - Proposed Roof Plan
Building 3 - Proposed Ground Floor Plan
Building 3 - Proposed Typical Floor 1 (First to Fourth Levels)
Building 3 - Proposed Fifth Floor Plan
Building 3 - Proposed Sixth Floor Plan
Building 3 - Proposed Roof Plan
Building 4 - Proposed Ground Floor Plan
Building 4 - Proposed First Floor Plan
Building 4 - Proposed Second Floor Plan
Building 4 - Proposed Third Floor Plan
Building 4 - Proposed Fourth Floor Plan
Building 4 - Proposed Fifth Floor Plan
Building 4 - Proposed Sixth Floor Plan
Building 4 - Proposed Seventh Floor Plan
Building 4 - Proposed Roof Plan
Building 5 - Proposed Lower Ground Floor Plan
Building 5 - Proposed Ground Floor Plan
Building 5 - Proposed First Floor Plan
Building 5 - Proposed Second Floor Plan
Building 5 - Proposed Third Floor Plan
Building 5 - Proposed Roof Plan
Building 6 - Proposed Ground Floor Plan
Building 6 - Proposed Typical Floor Plan
Building 6 - Proposed First Floor Plan
Building 6 - Proposed Second Floor Plan
Building 6 - Proposed Third Floor Plan
Building 6 - Proposed Fourth Floor Plan
Building 6 - Proposed Roof Plan
Building 7 - Proposed Ground Floor Plan
Building 7 - Proposed Typical Floor 1 (Second to Fifth Levels)
Building 7 - Proposed Typical Floor Plan 2 (First and Sixth Levels)
Building 7 - Proposed Fifth Floor Plan
Building 7 - Proposed Sixth Floor Plan
Building 7 - Proposed Seventh Floor Plan
Building 7 - Proposed Eighth Floor Plan

Building 7 - Proposed Ninth Floor Plan
Building 7 - Proposed Roof Plan
Building 8 - Proposed Ground Floor Plan
Building 8 - Proposed Typical Floor Plan (Second to Fifth Levels)
Building 8 - Proposed Typical Floor Plan 2 (First and Sixth Levels)
Building 8 - Proposed Fifth Floor Plan
Building 8 - Proposed Sixth Floor Plan
Building 8 - Proposed Seventh Floor Plan
Building 8 - Proposed Eighth Floor Plan
Building 8 - Proposed Roof Plan
Building 9 - Proposed Ground Floor Plan
Building 9 - Proposed Typical Floor Plan
Building 9 - Proposed Fourth Floor Plan
Building 9 - Proposed Roof Plan
Building 10 - Proposed Ground Floor Plan
Building 10 - Proposed Typical Floor Plan
Building 10 - Proposed Fourth Floor Plan
Building 10 - Proposed Fifth Floor Plan
Building 10 - Proposed Roof Plan
Building 11 - Proposed Ground Floor Plan
Building 11 - Proposed Typical Floor 1 (Second to Fifth Levels)
Building 11 - Proposed Typical Floor 2 (First and Sixth Levels)
Building 11 - Proposed Fifth Floor Plan
Building 11 - Proposed Sixth Floor Plan
Building 11 - Proposed Seventh Floor Plan
Building 11 - Proposed Eighth Floor Plan
Building 11 - Proposed Roof Plan
Building 12 - Proposed Ground Floor Plan
Building 12 - Proposed Typical Floor Plan (First to Fourth Levels)
Building 12 - Proposed Fifth Floor Plan
Building 12 - Proposed Sixth Floor Plan
Building 12 - Proposed Seventh Floor Plan
Building 12 - Proposed Roof Floor Plan
Building 2 - Accessible Unit Apartment 2.G.2
Building 2 - Accessible Unit Apartment 2.G.3
Building 2 - Accessible Unit Apartment 2.G.4
Building 2 - Accessible Unit Apartment 2.G.6

Building 2 - Accessible Unit Apartment 2.G.7
Building 2 - Accessible Unit Apartment 2.5.3
Building 2 - Accessible Unit Apartment 2.5.11
Building 2 - Accessible Unit Apartment 2.5.15
Building 2 - Accessible Unit Apartment 2.6.6
Building 2 - Accessible Unit Apartment 2.TY1.3
Building 2 - Accessible Unit Apartment 2.TY1.17
Building 3 - Accessible Unit Apartment 3.G.1
Building 3 - Accessible Unit Apartment 3.G.3
Building 3 - Accessible Unit Apartment 3.5.4
Building 3 - Accessible Unit Apartment 3.TY.4
Building 4 - Accessible Unit Apartment 4.1.2
Building 4 - Accessible Unit Apartment 4.1.3
Building 4 - Accessible Unit Apartment 4.2.2
Building 4 - Accessible Unit Apartment 4.2.3
Building 4 - Accessible Unit Apartment 4.5.2
Building 4 - Accessible Unit Apartment 4.5.3
Building 6 - Accessible Unit Apartment 6.TY.5
Building 7 - Accessible Unit Apartment 7.G.1
Building 7 - Accessible Unit Apartment 7.G.2
Building 7 - Accessible Unit Apartment 7.G.4
Building 8 - Accessible Unit Apartment 8.G.3
Building 8 - Accessible Unit Apartment 8.G.5
Building 8 - Accessible Unit Apartment 8.5.8
Building 8 - Accessible Unit Apartment 8.TY1.4
Building 8 - Accessible Unit Apartment 8.TY1.5
Building 9 - Accessible Unit Apartment 9.TY.1
Building 10 - Accessible Unit Apartment 10.TY.7
Building 11 - Accessible Unit Apartment 11.G.1
Building 11 - Accessible Unit Apartment 11.G.2
Building 11 - Accessible Unit Apartment 11.5.1
Building 12 - Accessible Unit Apartment 12.G.1
Building 12 - Accessible Unit Apartment 12.G.2
Building 12 - Accessible Unit Apartment 12.6.2
Building 3 - Ground Floor Level Refuse Store Plan
Building 4 - Ground Floor Level Refuse Store Plan
Building 6 - Ground Floor Level Refuse Store Plan

Building 8 - Ground Floor Level Refuse Store Plan
Building 9 - Ground Floor Level Refuse Store Plan
Building 10 - Ground Floor Level Refuse Store Plan
Building 12 - Ground Floor Level Refuse Store Plan
Building 1 - Proposed East Elevation
Building 1 - Proposed North Elevation
Building 1 - Proposed South Elevation
Building 1 - Proposed West Elevation
Building 2 - Proposed East Elevation
Building 2 - Proposed North Elevation 1
Building 2 - Proposed North Elevation 2
Building 2 - Proposed South Elevation
Building 2 - Proposed West Elevation 1
Building 2 - Proposed West Elevation 2
Building 3 - Proposed East Elevation
Building 3 - Proposed North Elevation
Building 3 - Proposed South Elevation
Building 3 - Proposed West Elevation
Building 4 - Proposed East Elevation
Building 4 - Proposed North Elevation
Building 4 - Proposed South Elevation
Building 4 - Proposed West Elevation
Building 5 - Proposed Hotel Elevations
Building 5 - Proposed South Elevation
Building 5 - Proposed East & North Elevations
Building 5 - Proposed North & West Elevations
Building 6 - Proposed East Elevation
Building 6 - Proposed North Elevation
Building 6 - Proposed South Elevation 1
Building 6 - Proposed South Elevation 2
Building 6 - Proposed West Elevation
Building 7 - Proposed East Elevation
Building 7 - Proposed North Elevation
Building 7 - Proposed South Elevation
Building 7 - Proposed West Elevation
Building 8 - Proposed East Elevation
Building 8 - Proposed North Elevation

Building 8 - Proposed South Elevation
Building 8 - Proposed West Elevation 1
Building 8 - Proposed West Elevation 2
Building 9 - Proposed East Elevation
Building 9 - Proposed North Elevation
Building 9 - Proposed South Elevation
Building 9 - Proposed West Elevation
Building 4 - Proposed East Elevation
Building 4 - Proposed North Elevation
Building 4 - Proposed South Elevation
Building 4 - Proposed West Elevation
Building 5 - Proposed Hotel Elevations
Building 5 - Proposed South Elevation
Building 5 - Proposed East & North Elevations
Building 5 - Proposed North & West Elevations
Building 6 - Proposed East Elevation
Building 6 - Proposed North Elevation
Building 6 - Proposed South Elevation 1
Building 6 - Proposed South Elevation 2
Building 6 - Proposed West Elevation
Building 7 - Proposed East Elevation
Building 7 - Proposed North Elevation
Building 7 - Proposed South Elevation
Building 7 - Proposed West Elevation
Building 8 - Proposed East Elevation
Building 8 - Proposed North Elevation
Building 8 - Proposed South Elevation
Building 8 - Proposed West Elevation 1
Building 8 - Proposed West Elevation 2
Building 9 - Proposed East Elevation
Building 9 - Proposed North Elevation
Building 9 - Proposed South Elevation
Building 9 - Proposed West Elevation
Mansion Typology Bay Study Elevation - Double Gable
Mansion Typology Bay Study Elevation - Single Bay
Mansion Typology Bay Study Elevation - Single Gable
Mansion Typology Bay Study Elevation - Retail Frontage

Bottling and Hotel Building Bay Study Elevation - Existing Façade Office
Bottling and Hotel Building Bay Study Elevation - New Façade Office
Bottling and Hotel Building Bay Study Elevation - Existing Façade Hotel
Cinema Bay Study Elevation
Warehouse Typology Bay Study Elevation
Proposed Site Elevation AA
Proposed Site Elevation BB
Proposed Site Elevation CC
Proposed Site Elevation DD
Proposed Site Elevation EE
Proposed Site Elevation FF
Proposed Site Elevation GG
Proposed Site Elevation HH
Proposed Site Elevation II
Proposed Site Elevation JJ
Proposed Site Elevation KK
Proposed Site Elevation LL
Proposed Site Elevation MM
Proposed Site Elevation NN
Proposed Site Elevation OO
Proposed Site Elevation PP
Proposed Site Elevation QQ
Proposed Site Elevation RR
Proposed Site Section AA
Proposed Site Section BB
Proposed Site Section CC
Proposed Site Section DD
Proposed Site Section EE
Proposed Site Section FF
Block Footprint and Horizontal Lines of Deviation One to Three Storeys
Block Footprint and Horizontal Lines of Deviation Four Storeys
Block Footprint and Horizontal Lines of Deviation Five Storeys
Block Footprint and Horizontal Lines of Deviation Six Storeys
Block Footprint and Horizontal Lines of Deviation Seven Storeys
Block Heights and Vertical Lines of Deviation
Proposed Building Levels - Ground Floor
Land Use Distribution Ground and Upper Floors

Land Use Distribution Basement
Basement Maximum Depth and Extent
Demolition and Retention Plan
Proposed Active Frontages - Ground Floor
Block Footprint and Horizontal Lines of Deviation Eight Storeys
Location of Elevations with Elevational Restrictions
Proposed Site Section DD_ Heights and Levels
Proposed Site Section FF_ Heights and Levels
Proposed Site Section LL_ Heights and Levels
Proposed Site Section JJ_ Heights and Levels
Proposed Site Section KK Heights and Levels
Proposed Site Section OO_Heights and Levels
Proposed Site Section QQ_Heights and Levels
Conditions Plot Plan
Conditions Plot Plan (Basement Works Only)
Proposed Masterplan Ground Floor Level - Obscured Glazing
Proposed Masterplan First Floor Level - Obscured Glazing
Proposed Masterplan Second Floor Level - Obscured Glazing
Proposed Masterplan Third Floor Level - Obscured Glazing
Proposed Masterplan Fourth Floor Level - Obscured Glazing
Proposed Masterplan Fifth Floor Level - Obscured Glazing
Proposed Masterplan Sixth Floor Level - Obscured Glazing
Proposed Masterplan Seventh Floor Level - Obscured Glazing
Proposed Masterplan Eighth Floor Level - Obscured Glazing
Proposed Masterplan Ninth Floor Level - Obscured Glazing
Alternative Phase 1 masterplan
Proposed Site Wide Landscape Rendered Masterplan
Proposed Site Wide Landscape GA Plan
Development Area 1 Landscape Rendered Masterplan
Development Area 1 Landscape GA Plan
Proposed Development Area 1 Seating Plan
Proposed Site Wide Landscape Level Plan
Proposed River Terrace Boundary Wall Treatment Plan
Proposed Site Wide Circulation Plan - Vehicular
Proposed Site Wide Circulation Plan - Cycle
Proposed Site Wide Circulation Plan - Pedestrian
Development Area 1 Flood Defence Plan

Proposed Site Wide Hard Landscape Plan
Existing Site Wide Hard Landscape Plan
Proposed Outline Application Hard Landscape and Soft Landscape Areas
Proposed Outline Application Open Space Plan
Proposed Outline Application Landscape Principles Plan
Proposed Outline Application Open Space with Play Space Location
Proposed Outline Application Circulation Plan - Vehicular
Proposed Outline Application Circulation Plan - Cycle
Proposed Outline Application Circulation Plan - Pedestrian
Proposed Green Link Section
Proposed Entry Plaza Section
Proposed Thames Street Section
Proposed Residential Street Section
Proposed Bottleworks Square Section
Proposed Maltings Plaza Section
Proposed River Terrace Section 1
Proposed River Terrace Section 2
Proposed Ship Lane Section 1
Proposed Ship Lane Section 2
Proposed Lower Richmond Road Section
Proposed Detailed Application Typical Courtyard Section
Typical Extensive Green Roof Detail
Typical Extensive Brown Roof Detail
Typical Extensive Brown Roof Detail
Typical Extensive Green Roof Detail
Development Area 1 Riverwall Elevation from Towpath
Rain Garden Typical Detail 1
Rain Garden Typical Detail 2
Typical Podium Tree Planting Detail
Typical Ground Tree Planting Detail
Indicative Proposed Watersports Centre
Boat House Access to Existing Public Draw Dock Plan
School Rendered Masterplan (Interim)
School Rendered Masterplan (Final)
School Landscape GA Plan (Interim)
School Landscape GA Plan (Final)
Internal Site Roads

Possible Highway Layout
Possible Sheen Lane and Level Crossing Improvements
Temporary Access Road and Towpath Works
Clifford Avenue / Lower Richmond Road - Proposed Highway Layout
Lower Richmond Road / Mortlake High Street - Proposed Highway Layout
Accommodation Schedule - GIA
Accommodation Schedule - GEA
Accommodation Schedule - NSA
Accommodation Schedule - Unit Mix Summary
Affordable Housing Statement
Air Quality EIA Report
Arboricultural Report
Archaeology EIA Report
Assisted Living Demand Assessment
Assisted Living Overview and Characteristics
Built Heritage EIA Report
CIL Form and CIL Form Notes (Appendices 1 and 2)
Cover Letter
Re-consultation cover letter
Community Uses and Cultural Strategy
Daylight, Sunlight, Overshadowing and Light Pollution EIA Report
Design and Access Statement: Volume 1 Masterplan Proposals
Design and Access Statement Volume 2: Detailed Design Statement
Design and Access Statement Volume 3: Design Code
DAS Addendum
Drainage Strategy
Ecology EIA Report
Employment Assessment
Energy Strategy
Energy Strategy Addendum
Circular Economy Statement
Whole Life Carbon Reporting Tool
Environmental Statement Volume 1: Main Text
Environmental Statement Volume 2: Figures
Environmental Statement Volume 3: Technical Appendices
Environmental Statement Addendum
ES Non-Technical Summary

Financial Viability Assessment
Fire Statement
Foul Sewage and Utilities Assessment
Framework Construction Management Statement
Framework Delivery and Servicing Management Plan
Framework Estate Management Strategy
Ground Conditions and Contamination EIA Report
Health Impact Assessment
Hotel Need Assessment
Internal Daylight and Sunlight Assessment
Landscape Design and Access Statement
Lighting Masterplan
Noise and Vibration EIA Report
Noise Impact Assessment
Odour Assessment Report
Operational Waste Management Strategy
Open Space and Playing Pitches Assessment
Outline Car Management Plan
Retail and Leisure Statement
Site Waste Management Plan
Socio-Economics EIA Report
Sports Pitch Lighting Assessment
Statement of Community Involvement
Structural Impact Assessment
Sustainability Statement
Town Planning Statement
Transport and Access EIA Report
Transport Assessment
Travel Plan: Framework
Travel Plan: Residential
Water Resources and Flood Risk EIA Report

ANNEX 2

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of the local planning authority to refuse planning permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990
- If you want to appeal against the local planning authority's decision then you may do so within 6 months of the date of this notice
- Appeals may be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development having regard to the statutory requirements, to the provisions of any development order and any directions given under a development order
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State

GREATER LONDON AUTHORITY

Good Growth

GLA ref: GLA/4172a/07
LBRuT application ref: 18/0548/FUL
Date: 17 August 2021

Neil Henderson
Gerald Eve
72 Welbeck Street
London W1G 0AY

Dear Mr Henderson

Town & Country Planning Act 1990 (as amended); Town and Country Planning (General Development Management Procedure) (England) (Order) 2015; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Former Stag Brewery Site, Lower Richmond Road, Mortlake SW14 7ET

Applicant: Reselton Properties Ltd

REFUSAL OF PLANNING PERMISSION

The Mayor of London, acting as the Local Planning Authority, hereby refuses planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted listed in Annex 1 to this decision):

Description of Development (Application B):

Detailed planning permission for the erection of a three storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and associated works

Reason for refusal:

Open space, transport mitigation, comprehensiveness and place-making

- 1) The proposal is intrinsically linked to the development proposed within Application A, particularly in terms of the re-provision of designated Other Open Land of Townscape Importance (OOLTI), transport mitigation, safe and convenient access, comprehensive development and overall place-making. Application B in isolation would not constitute sustainable development and would be contrary to the London Plan (2021) Policies D1, D3, D4, D8, D11, G4, T1, T2 and T4; Richmond Local Plan (2018 & 2020) Policies LP1, LP14, LP44 and SA24 and the Stag Brewery Planning Brief SPD (2011).

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy. The Mayor has decided to refuse planning permission against the recommendation within GLA Representation Hearing report GLA/4172/4172a/03. The Mayor has worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework. Notwithstanding this, the proposal is not considered to be a sustainable form of development and so in the opinion of the Mayor does not comply with the provisions of the National Planning Policy Framework.



Lucinda Turner
Assistant Director Planning

ANNEX 1

This decision has been made based on the following submitted drawings and documents:

Application B - Red Line Site Location Plan

Application B Block Plan

Z3 School - Proposed Site Plan

Z3 School - Proposed Ground Floor Plan

Z3 School - Proposed First Floor Plan

Z3 School - Proposed Second Floor Plan

Z3 School - Proposed Roof Plan

Z3 School - Proposed Elevations

Z3 School - Proposed Sections

Z3 School - Proposed Bay Study Elevation

School Rendered Masterplan (Interim)

School Rendered Masterplan (Final)

School Landscape GA Plan (Interim)

School Landscape GA Plan (Final)

Design and Access Statement Volume 4: Secondary School Design

Landscape DAS

School Travel Plan

ANNEX 2

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of the local planning authority to refuse planning permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990
- If you want to appeal against the local planning authority's decision then you may do so within 6 months of the date of this notice
- Appeals may be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development having regard to the statutory requirements, to the provisions of any development order and any directions given under a development order
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State

Appendix C: Planning History



Planning History: Former Stag Brewery Site (Applications A and B)

Reference No.	Type of Application	Description	Decision	Decision Date
18/0547/FUL	Full	Hybrid Planning Application for masterplan redevelopment of the Site – full detail for part, outline with all matters reserved for remainder.	Refused	18 Aug 2021
18/0548/FUL	Full	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.	Refused	18 Aug 2021
18/0549/FUL	Full	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.	Withdrawn	25 November 2020
19/3870/FUL	Full	Full planning application for the temporary use of the existing buildings and land for a period of 2 years for film production operations (B1 use) and ancillary activities and the associated use of the existing on-site parking spaces with access from Lower Richmond Road and Ship Lane.	Granted	12 June 2020
06/4226/FUL	Full	Proposed new modular office building to west site.	Withdrawn	20 Mar 2007
05/2889/FUL	Full	Erection of extension to rear of existing gatehouse between existing gates with internal renovations and alterations to front elevation including new ramped access.	Granted	15 Nov 2005
05/2666/FUL	Full	Creation of new vehicular access from car park onto Ship Lane.	Refused	2 Nov 2005
04/0134/FUL	Full	Extension and alteration to roof and rear of the existing administration block with associated works including bridge link between proposed extension and brewhouse.	Granted	15 Apr 2004
03/0166/FUL	Full	Renewal of planning permission 98/0455/FUL for an extension to the existing	Granted	4 Mar 2003

		process block.		
01/0511	Full	Replacement of existing cooling towers to upper most roof of existing energy centre to east site due to upgrading of equipment.	Granted	15 May 2001
01/0149/1/FP	Full	Refurbishment of interior club house	Granted	10 May 2001
01/00129/EN	Enforcement	Unauthorised building works (gates)	Closed	15 May 2001
99/2637	Full	Replacement cooling tower to uppermost roof of existing energy centre to east site due to upgrading of equipment.	Granted	03 Dec 1999
99/0786	Full	Development comprising the relocation of an existing tank for the storage of sodium hydroxide used in the operations of the brewery. Extension of bounded area.	Granted	26 May 1999
98/0108/FP	Full	Removal of existing tanks (no. 2) to brewhouse and replace with No 3 vertical tanks through first floor to ground floor.	Granted	23 Mar 1998
98/1657/FUL	Full	Amendment to planning permission ref: 95/1625/FUL for redevelopment of part of the existing brewery site to provide a bottling hall, storage and administrative building and associated works (in two phases), all ancillary to the main operation.	Granted	5 Oct 1998
98/1619/FP	Full	Extension to form warehouse and conversion of existing warehouse to form bottling facility	Deemed approval	24 May 1999
98/0693	Full	Amendment to planning permission 95/1625/FUL (for redevelopment of part of the existing brewery site to provide a bottling hall, storage and administrative building and associated works (in two phases) all ancillary to the main brewery operation	Granted	6 Oct 1998
98/1797/FP	Full	Formation Opening	Granted	24 Nov 1998
98/0455	Full	Extension to existing process block.	Granted	13 Jul 1998
97/1517	Full	Re-cladding of existing vessel building.	Granted	18 Sep 1997
97/0734/FP	Full	Extension to existing dry powder store	Refused	24 Jun 1997
96/4135/DD01	AOD	Details pursuant to Bd11u (external finishes) and Nso2u (colour) of advertisement consent 96/4135/adv dated 10/4/97	Granted	24 Jul 1997
96/3252/FUL	Full	Erection of open sided store to rear of existing bright beer building	Granted	16 Dec 1996
95/1625/DD09	AOD	Details pursuant to condition Pk06 (cycle parking) of planning permission	Granted	19 Sep 1996

		95/1625/ful dated 20/7/95		
95/1625/DD08	AOD	Details pursuant to condition Bd12 (materials) planning permissions 95/1625/ful	Granted	19 Sep 1996
96/2546/FUL	Full	Erection of hydrochloric acid storage tank used in the cleaning and treatment of water	Granted	28 Aug 1996
96/2466/FUL	Full	Provision of new access slip road to east gate, to include new wall with railings, crossover and emergency exit gate	Granted	08 Jan 1997
96/1735/FUL	Full	Provision of access panel to brewhouse building	Granted	14 Aug 1996
96/1132/FUL	Full	Extension to existing process block including new stair tower.	Granted	27 Aug 1996
95/1625/DD0A	AOD	Details pursuant to condition Dv18 (refuse arrangements) of planning permission 95/1625/ful dated 20 July 1995	Granted	27 Aug 1996
96/0999/FUL	Full	Cladding and recladding of existing vessel buildings with associated works comprising new plant room at first and second floor levels over service road	Granted	22 Aug 1996
96/0998/FUL	Full	External alterations to north and east face of Block L and P (facing into site) comprising new plant room at first and second floor levels over service road	Granted	20 Aug 1996
96/0868/FP	Full	Conversion of an existing loading canopy into a powder storage area and conversion of an open area into a mixing room		22 July 1996
96/0715/FP	Full	Single storey office enclosure within existing building	Granted	05 Jun 1996
96/0561/FUL	Full	External alterations and extensions to existing gatehouse comprising new WC, windows, doors and access ramps	Granted	04 Apr 1996
96/0169/1/FP	Full	Extensions and alterations to west site gatehouse	Granted	01 Apr 1996
95/1625/DD07	AOD	Details pursuant to condition Ns02 (sound insulation) of planning permission of 95/1625/ful	Granted	04 Apr 1996
95/1088/3/FP	Full	New bottling hall and administration building		01 Apr 1996
95/2837/FUL	Full	Erection of new section of 4m high wall fronting the river and erection of a replacement 3.2m high gate in existing opening on Mortlake High Street.	Granted	18 Jan 1996
95/1625/DD06	AOD	Details pursuant to Condition Ns02 (sound insulation & soundproofing). Attached to Planning consent 95/1625/ful dated 20/7/95.	Granted	24 Oct 1995
95/1625/DD03	AOD	Details pursuant to Condition Bd12 (materials) of planning permission 95/1625/ful dated 20/7/95.	Granted	27 Oct 1995

95/1625/DD05	AOD	Details Pursuant to Condition Bd04 (specified scale – riverside walk) of planning permission 95/1625/ful dated 20/7/95.	Granted	20 Oct 1995
95/1625/DD04	AOD	Details Pursuant to Condition Bd12 (materials) in Part of Planning Permission 95/1625/full dated 20/7/95.	Granted	20 Oct 1995
95/1625/DD02	AOD	Details Pursuant to Condition Ns01 (in part-windows) of Planning Permission 95/1625/full dated 20/7/95.	Granted	20 Oct 1995
95/1625/DD01	AOD	Details Pursuant to Condition Lb12 Archaeology of planning permission 95/1625/ful dated 20/7/95.		
95/2837/FUL	Full	Erection of new section of 4m high wall fronting the river and erection of a replacement 3.2m high gate in existing opening on Mortlake High Street	Granted	18 Jan 1995
95/2133/FUL	Full	Erection of new gatehouse and gates	Granted	28 Sep 1995
95/1625/FUL	Full	Erection of a bottling hall, storage and administrative building and a 6.2m high wall (in part) adjacent to the towpath	Granted	20 Jul 1995
95/0723/CAC	CAC	Partial demolition of buildings fronting Mortlake High Street	Granted	17 May 1995
95/0621/FUL	Full	Provision of light controlled vehicle crossing including demolition of existing wall, erection of 3.3m high wall and 2 no. Gates and repositioning and reconfiguration of existing staircase	Granted	15 Nov 1995
95/0262/FUL	Full	Extension to filtration block and compensating alteration to sports ground by removal of lorry park, and incorporation into land of townscape importance	Withdrawn	13 Apr 1995
94/3216/FUL	Full	Erection of new bottling plant	Granted	16 Mar 1995
94/0987/FUL	Full	Demolition of existing brick wall approximately 20m long x 2m high and erection of a metal railing fence approximately 2.5m o/a height	Granted	27 May 1994
93/0123/BN		Remedial works at the old silo		5 Feb 1993
92/1290/FUL	Full	Change of use of boat house/store to art gallery.	Withdrawn	19 Oct 1992
91/1260/1/FP	Full	Internal alterations to reception area	BCO	21 Jan 1992
87/06176/FULL	Full	Reconstruction at fourth floor and above and construction of a new 6th floor for office use	Refuse	17 May 1988
88/0532	Full	Retention of plant safety barrier faced in acoustic panels.	Granted	21 Jun 1988
87/0242	Full	Improvements to the existing Effluent treatment plant.	Granted	27 May 1987
85/1292	Full	Extension to beer conditioning building for production and distribution of beer.	Granted	11 Mar 1986

		(Amended Plan No. 100/374/6 received on 15.11.85; and additional plan 866/1A received 30.12.85).		
84/0451	LBC	The Tow Path wall of E Block to be reduced to a height of 22ft 0ins above the Tow Path level. The wall to be made good to match adjoining wall of conservation area.	Granted	28 Jun 1984
79/1207	Full	Provision of frame and cladding for housing a balloon which collects C.O.2	Granted	11 Oct 1979
79/0215	Full	Extension for housing compressors, yeast tanks and small office, provision of frame and cladding for housing balloon.	Granted	02 May 1979
78/53/1	Full	Use for the storage, assembly and upholstery of office furniture	Permission not required.	12 Jun 1978
78/0165	Full	Use of premises for precision sheet metal engineering.	Refused	18 Apr 1978
77/0459	Full	Demolition of the existing sports pavilion and the erection of new building for the conditioning/storage and distribution of beer; erection of new sports pavilion incorporating flat.	Granted	17 Oct 1977

Appendix D: Scheme Comparison Table

Appendix D - Applications Comparison Schedule

Topic	LBRuT Resolved to Approved Scheme (January 2020)				GLA Refused Scheme (August 2021)				Proposed Development (March 2022)																																																																																																																											
	Detailed		Outline		Detailed		Outline		Detailed		Outline																																																																																																																									
Floor Areas (excluding residential floorspace)	Flex use: 4,686sqm Hotel/pub: 1,668sqm Gym: 740sqm Cinema: 2,120sqm Office: 2,417sqm Basement car park: 25,065 sqm		Basement car park: up to 6,689 sqm		Flex use: 5,023 sqm Hotel/pub: 1,765 sqm Office: 5,523 sqm Cinema: 1,606 sqm Basement car park: 19,454 sqm		Basement Car Park: up to 5,532 sqm		Flex use: 4,839 sqm Hotel/pub: 1,765 sqm Office: 4,547 sqm Cinema: 1,606 sqm Basement Car Park: 19,474 sqm		Basement Car Park: up to 5,532 sqm																																																																																																																									
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Residential Units	439		374		576		674		558		527																																																																																																																									
Mix/Tenure Split Private and Affordable products	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Housing Tenure</th> </tr> <tr> <th>Unit Size</th> <th>London Affordable Rent</th> <th>London Shared Ownership</th> <th>Private Market</th> <th>Flexible/ Assisted Living Units</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1 bed</td> <td>6</td> <td>5%</td> <td>17</td> <td>60%</td> </tr> <tr> <td>2 bed</td> <td>45</td> <td>40%</td> <td>11</td> <td>40%</td> </tr> <tr> <td>3 bed</td> <td>55</td> <td>50%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>4 bed</td> <td>6</td> <td>5%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Total</td> <td>112</td> <td></td> <td>28</td> <td></td> </tr> </tbody> </table>				Housing Tenure					Unit Size	London Affordable Rent	London Shared Ownership	Private Market	Flexible/ Assisted Living Units	Studio	0	0	0	0	1 bed	6	5%	17	60%	2 bed	45	40%	11	40%	3 bed	55	50%	0	0%	4 bed	6	5%	0	0%	Total	112		28		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Housing Tenure</th> </tr> <tr> <th>Unit Size</th> <th>London Affordable Rent</th> <th>London Shared Ownership</th> <th>Private Market</th> <th>Intermediate Rent- London Living Rent/ Discount Market Rent</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1 bed</td> <td>8</td> <td>6%</td> <td>67</td> <td>45%</td> </tr> <tr> <td>2 bed</td> <td>49</td> <td>39%</td> <td>81</td> <td>55%</td> </tr> <tr> <td>3 bed</td> <td>64</td> <td>50%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>4 bed</td> <td>6</td> <td>5%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Total</td> <td>127</td> <td></td> <td>148</td> <td></td> </tr> </tbody> </table>				Housing Tenure					Unit Size	London Affordable Rent	London Shared Ownership	Private Market	Intermediate Rent- London Living Rent/ Discount Market Rent	Studio	0	0	0	0	1 bed	8	6%	67	45%	2 bed	49	39%	81	55%	3 bed	64	50%	0	0%	4 bed	6	5%	0	0%	Total	127		148		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Housing Tenure</th> </tr> <tr> <th>Unit Size</th> <th>Potential London Affordable Rent</th> <th>Potential London Shared Ownership</th> <th colspan="2">Private Market</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1 bed</td> <td>12</td> <td>7%</td> <td>27</td> <td>56%</td> </tr> <tr> <td>2 bed</td> <td>63</td> <td>38%</td> <td>21</td> <td>44%</td> </tr> <tr> <td>3 bed</td> <td>84</td> <td>51%</td> <td>0</td> <td>0</td> </tr> <tr> <td>4 bed</td> <td>6</td> <td>4%</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>165</td> <td></td> <td>48</td> <td></td> </tr> </tbody> </table> <p>*some % figures rounded up</p>				Housing Tenure					Unit Size	Potential London Affordable Rent	Potential London Shared Ownership	Private Market		Studio	0	0	0	0	1 bed	12	7%	27	56%	2 bed	63	38%	21	44%	3 bed	84	51%	0	0	4 bed	6	4%	0	0	Total	165		48	
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Tenure Split (%)	80% London Affordable Rent / 20% Intermediate (London Shared Ownership)				36% London Affordable Rent / 64% Intermediate (including Shared Ownership/London Living Rent/Discount Market Rent)				(ES tested) - 23% intermediate 77% social rent (based on unit numbers) FVA demonstrates maximum mix equates to: 20% social rent 80% intermediate																																																																																																																											
Compliance with Building Reg M4(2) and M4(3)	Yes (secured by condition)		Yes (secured by condition)		Yes		Yes		Yes		Yes																																																																																																																									
Affordable Housing %	n/a		Minimum of 12% maximum of 17% by habitable room		30% affordable by habitable room				Up to 22% based on habitable rooms, tested for the purposes of ES. FVA demonstrates maximum reasonable amount equates to 15% by units (17% by habitable rooms).																																																																																																																											
Where are the affordable units?	n/a		18, 19		Block 10		14, 18, 19, 20, 21		Block 10		Blocks 18 and 19																																																																																																																									
Transport																																																																																																																																				
EVC points	Minimum 20% active provision, 100% passive provision				20% of all car parking spaces will include active electric charging facilities with passive provision for all remaining spaces				20% of all car parking spaces will include active electric charging facilities with passive provision for all remaining spaces																																																																																																																											
Cycle parking spaces	1,068		677		2,582 long-stay cycle parking spaces 251 short-stay spaces				<u>Application A</u> 2,248 long-stay 270 short-stay <u>App B</u> 165 Long stay																																																																																																																											

Topic	LBRuT Resolved to Approved Scheme (January 2020)		GLA Refused Scheme (August 2021)		Proposed Development (March 2022)	
	Detailed	Outline	Detailed	Outline	Detailed	Outline
					14 short-stay	
Car parking spaces (total)	703 (inc 15 for school)		493 (inc. 15 for school)		516 (inc. 15 for school and 23 for townhouses)	
Car parking ratio to housing	0.74		0.33		0.39	
No. of above ground car parking spaces	23		22 (15 for school, 7 for townhouses)		38 (15 for school, 23 for townhouses)	
Williams Lane car parking	Reprovision of spaces along Williams Lane (and 5 surface level spaces on Ship Lane)		Reprovision of spaces along Williams Lane with electric charging infrastructure		Reprovision of spaces along Williams Lane with electric charging infrastructure	
Application C alternative	Application C refused		Option 2 – Chalkers Corner Light		Chalkers Corner Light	
Sheen Lane Crossing	Mitigation measures as shown on plan ref: 38262/5501/095 E		Mitigation measures as shown on plan ref: 38262/5501/095 F		Mitigation measures shown on plan reference: 38262/5501/095 F	
Open Space / Play space						
Quantum of publicly accessible open space	38,943sqm		43,687sqm		39,424 sqm	
Quantum of publicly accessible green space	8,499sqm		28,120sqm		27,278 sqm	
Private amenity space (total)	5,912sqm		4,000sqm		5,967 sqm	
Courtyard Space	7,325sqm		7,650		7,693 sqm	
Courtyard Green space	4,948sqm		4,979		5,059 sqm	
Child Yield	272		646.1		2,166 sqm	
Quantum of playspace	4,084 sqm (without School) 6,907sqm (with School)		3,980		3,982 sqm	
				3,554		3,314.6 sqm
						3,488 sqm

Appendix E: Meeting Schedule

Former Stag Brewery - Meeting Schedule

Date	Meeting Topic	Statutory Body
September 2021		
30 Sept	Design Review Panel 1	LBRuT (Design Review Panel)
November 2021		
24 Nov	Planning Update	LBRuT
December 2021		
03 Dec	LBRuT Highway Matters	LBRuT
06 Dec	Mortlake Stag Brewery Development	LBRuT
16 Dec	Initial Energy Discussion	LBRuT
16 Dec	Viability Introduction Meeting	LBRuT
January 2022		
11 Jan	Planning Update	LBRuT
12 Jan	Energy Meeting	LBRuT
18 Jan	Design Update	LBRuT
21 Jan	Heads of Terms	LBRuT
February 2022		
01 Feb	LBRuT Weekly Meeting	LBRuT
02 Feb	Design Review Panel 2	LBRuT (Design Review Panel)
08 Feb	Planning Update	LBRuT
11 Feb	Viability Meeting	LBRuT
22 Feb	Planning Update	LBRuT
March 2022		
08 Mar	Viability Meeting	LBRuT
11 Mar	Energy Meeting	LBRuT