



Open Space Assessment and Public Open Space Assessment

Introduction

1. On behalf of our client, Reselton Properties Limited, we have submitted an application for planning permission in respect of land at the former Stag Brewery site in Mortlake ('the Site') which is within the London Borough of Richmond Upon Thames ('LBRuT'). Specifically, planning permission is sought for the following:

"Temporary use of the existing buildings and land including erection of temporary external film sets for a period of 5 years for film production operations and ancillary activities."

The Site

2. The Site comprises the former Stag Brewery site in Mortlake. The Site currently comprises a number of large buildings which were associated with the Site's previous use as a brewery.
3. The building within the south-east corner of the Site (the sports pavilion, Building 14) is located immediately adjacent to existing playing fields. The land which this building is located on, and the playing fields are designated as 'Other Open Land of Townscape Importance' ('OOLTI') within LBRuT's adopted Policies Map.
4. The Site is within close proximity to Mortlake Green, a publicly accessible area of green open space. Mortlake Green is also designated OOLTI land.
5. The River Thames, and the river towpath, which are located directly to the north of the Site are designated as Metropolitan Open Land ('MOL').

Relevant Planning Policy and Guidance

6. In respect of OOLTI land, Policy LP 14 of LBRuT's Local Plan (July 2018) states:
"When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account."
7. In respect of MOL, Policy 13 of the Local Plan states:
"When considering developments on sites outside Green Belt or Metropolitan Open Land, any possible visual impacts on the character and openness of the Green Belt or Metropolitan Open Land will be taken into account."
8. LBRuT's Validation Checklist (April 2021) requires an Open Space Assessment for development affecting designated MOL and OOLTI land. This states that for proposals affecting MOL and OOLTI land, applications should be accompanied with an assessment and calculations in order to enable direct comparison of the footprint and floorspace of the existing structures and buildings and the footprint and floorspace of the proposed development.
9. LBRuT's Validation Checklist also requires a Public Open Space Assessment for all major applications,

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to include an analysis of existing open space provision. This refers to Policy LP 31 of LBRuT's Local Plan which states that **"applicants should provide an analysis of existing open space provision"**.

Open Space Assessment

Proposed Works – Impact on OOLTI

10. The application does not propose any physical works to the designated OOLTI land and would not affect the function of the OOLTI. The only works proposed within the OOLTI land is the change of use of Building 14 for film production purposes. Mortlake Green is not within the red line site boundary, and no works are proposed to this space. Therefore, it is not considered necessary to provide calculations of the footprint and floorspace of existing/proposed structures as no works are proposed to the OOLTI land.
11. The application does propose the installation of external temporary film sets within a discreet location outside of the Maltings Building and Bottling Plant Building, as shown on the submitted plan, prepared by Squire and Partners ref. JA12_Z0_P_00_008 Rev C and appended to this document. At this stage, the exact set designs have not been finalised as they have not yet been commissioned. However, high level parameters have been suggested which would comprise:
 - a. A maximum height of 12m for the sets to the north of the Site within the blue hatched area;
 - b. A maximum height of 11m for the sets to the south of the Site within the green hatched area; and
 - c. Any ancillary structures/activities to be contained within any external sets and screened from view.
12. It should also be noted that the film sets would be temporary only and would be completely reversible.
13. Waterman have considered whether the temporary external film sets would be visible from sections of the playing fields. They conclude that **"it is unlikely that the film set at its maximum extent will be visible at any location"** from the playing fields. A note prepared by Waterman (ref. WIE18671_BN_220815) explains this in greater detail and has been appended to this report. Therefore, it can be concluded that the development would be unlikely to have any possible visual impact on the character and openness of the designated OOLTI land at the playing fields.
14. In respect of the designated OOLTI land at Mortlake Green, Waterman's note has also considered the visibility impacts from the temporary external film sets on Mortlake Green. They note the temporary film sets would be visible from the OOLTI land however, it is concluded that it would not affect the character and openness of Mortlake Green.

Proposed Works – Impact on MOL

15. The application does not propose any physical works to the designated MOL land and would not affect the function of the MOL. Therefore, it is not considered necessary to provide calculations of the footprint and floorspace of existing/proposed structures as no works are proposed to the MOL land.
16. In respect of considering impacts on the character and openness of the MOL, Waterman have



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considered this. It is noted in the appended note that **“Whilst the Development is visible within the MOL, the visibility is very limited and therefore does not affect the openness and character of the MOL.”**

Public Open Space Assessment

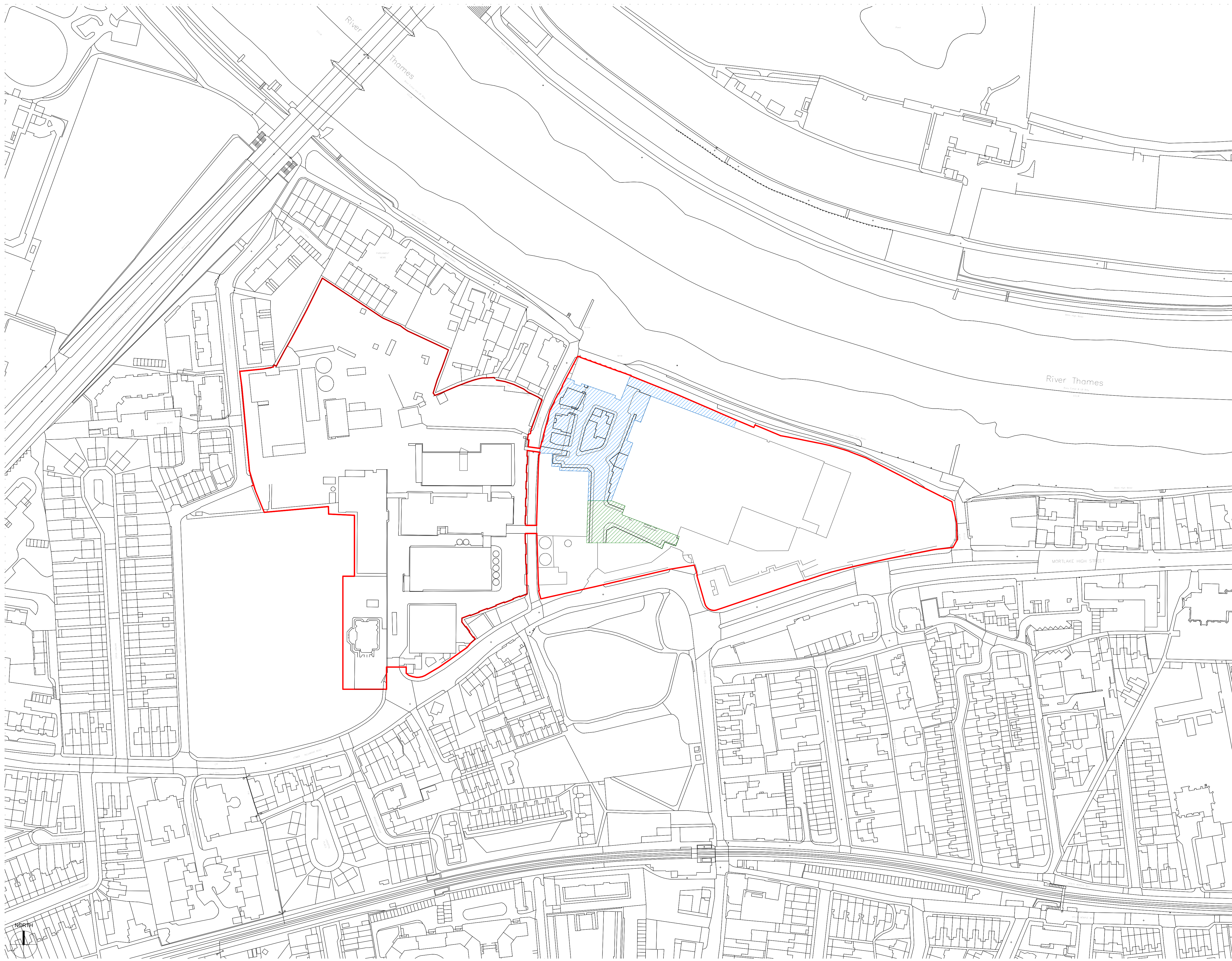
17. The proposed development would not affect the open space provided at Mortlake Green or the designated OOLTI land, nor would it affect the River Thames or the towpath.
18. The proposed development would also be unlikely to lead to an additional burden and pressure on the capacity of the existing open space provision due to the nature of the temporary use proposed. The development would provide a temporary employment use only, which would be focused within the boundaries of the Site only.



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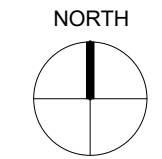
Stag Brewery

Appendix 1 – External Film Sets Location Plan, prepared by Squires (ref. JA12_ZO_P_00_008 Rev C)



NOTES:
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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- KEY:-
- APPLICATION BOUNDARY
 - ▨ AREA WHERE TEMPORARY EXTERNAL FILM SETS TO BE ERECTED UP TO A MAXIMUM HEIGHT OF 12m
 - ▨ AREA WHERE TEMPORARY EXTERNAL FILM SETS TO BE ERECTED UP TO A MAXIMUM HEIGHT OF 11m

FOR INFORMATION	25/08/22	RKB	C
FOR INFORMATION	05/08/22	RKB	B
FOR INFORMATION	27/06/22	RKB	A
FOR INFORMATION	21/06/22	RKB	-
Revision description	Date	Check	Rev

SQUIRE & PARTNERS

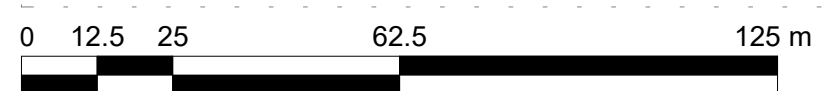
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Project
Stag Brewery
Richmond

Drawing
Temporary Use Application -
Proposed Use Plan

Drawn	Date	Scale
RKB	17/05/22	1:1250 @ A1 1:2500 @ A3
Job Number	Drawing number	Revision
18125	JA12_ZO_P_00_008	C





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Appendix 2 – OOLTI Viewpoint note, prepared by Waterman (ref. WIE18671-113-TN.12.2.2-Visual Assessment, dated 13 September 2022)

Stag Brewery Temporary Application

Visual Assessment

Date: 13th September 2022
Client Name: Resilton Properties
Document Reference: WIE18671-113-TN.12.2.2-Visual Assessment

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 EN ISO 45001:2018)

Issue	Prepared by	Checked & Approved by
	Tom Hurlstone Associate Director	Stephen Brindle Associate Director
		

1. Visual Assessment on MOL and OOLTI

- 1.1. During discussions with the officers at London Borough of Richmond upon Thames (LBRuT) with respect to the scope of the visual assessment of impacts on 'Metropolitan Open Land' (MOL) and 'Other Open Land of Townscape Importance' (OOLTI), it was suggested that the visual impact of the proposed Development, limited to the maximum extent of the temporary film set, on the MOL and Mortlake Green (OOLTI) should be considered.
- 1.2. It was identified that the assessment should "*consider the visual impact on OOLTI and MOL, when taking into account the maximum of heights of sets against the surrounding boundary treatment*".
- 1.3. A ZTV has been produced using an accurate 3d model of the maximum film set extent, set (referenced to OSGB36) in to a 3d model of the Site and its context generated from Environment Agency 50cm resolution LiDAR DSM data (this captures the built form and to some degree vegetation). Visibility of the proposals is tested by ray tracing (using VRay) from the maximum volume of the film set – where a ray cast from the proposals hits the context DSM the pixel is coloured blue, and if no ray hits the context DSM there is no change. This builds a visibility map, blue areas are where the maximum extent of the film set are potentially visible, other (non coloured) areas show that the Site would not be visible.
- 1.4. The ZTV is included as **Figure 1** of this note. It shows that there is likely to be visibility of the Development from the MOL and Mortlake Green.
- 1.5. A series of Accurate Visual Representations (AVRs) showing the proposed development have been produced at viewpoints with the MOL and Mortlake Green. These are shown in **Figures 2-9**.
- 1.6. Whilst the Development is visible within the MOL, the visibility is very limited and therefore does not affect the openness and character of the MOL.

- 1.7. **Figure 9** shows the view of the proposed Development from Mortlake Green. The Development can be seen within the view. The Development does not protrude above the existing skyline and sits within the heights of the existing buildings. The Development is screened to some extent by the vegetation which forms the boundary to Mortlake Green. The Development matches the scale, character and industrial appearance of the existing brewery buildings. Although the Development is visible from Mortlake Green, this does not affect the character and openness of Mortlake Green.

Figure 1: Zone of Theoretical Visibility for the maximum extent of filming set

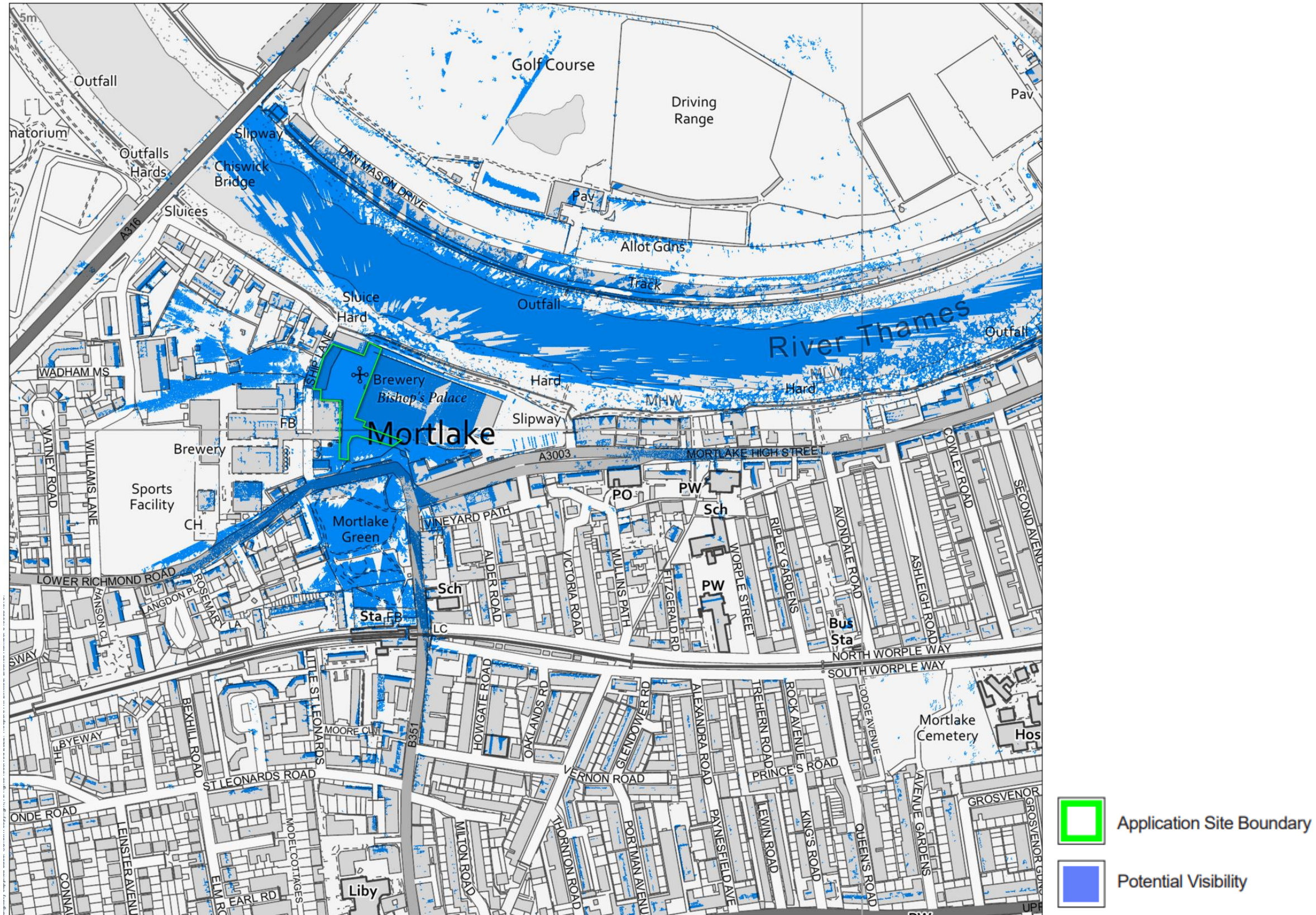


Figure 2: View towards the maltings building from Chiswick Bridge. Existing view to south-east



Figure 3: Photomontage of the proposed development viewed from Chiswick Bridge. Proposed view to south-east



Figure 4: View towards the maltings building from Duke's Meadows. Existing view to south



Figure 5: Photomontage of the proposed development viewed from Duke's Meadows. Proposed view to south



Figure 6: View towards the site from the Thames Path at the western end of Mortlake Conservation Area. Existing view to west



Figure 7: Photomontage of the proposed development viewed from the Thames Path at the western end of Mortlake Conservation Area. Proposed view to west



Figure 8: View towards the maltings building and former hotel from Mortlake Green. Existing view to north



Figure 9: Photomontage of the proposed development viewed from Mortlake Green. Proposed view to north

