



Stag Brewery

Design and Access Statement

Introduction

1. On behalf of our client, Reselton Properties Limited, we are submitting 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:

"Use of the existing buildings and land including erection of external film sets for film production operations and ancillary activities."

2. This Design and Access Statement has been prepared by Gerald Eve LLP.

Design and Access Statement

3. The application proposes the permanent use of existing buildings for film production operations and ancillary activities. No works are proposed to the existing buildings and no construction works are proposed to the existing buildings.
4. The only physical external work proposed is the installation of external film sets within a discreet location outside of the Maltings Building and the Bottling Plant building (as shown on the submitted plan, prepared by Squire and Partners, ref. JA12_ZO_P_00_012 Rev -. At this stage, the exact set designs have not been finalised as they have not yet been commissioned. However, the Applicant acknowledges that some parameters must be established in order for the impacts of the proposal to be assessed in planning terms. Therefore, the application submission includes high-level views which have been prepared on the basis of maximum parameters of the external sets. These parameters are shown on plan ref. JA12_ZO_P_00_012 Rev - and in summary, 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 blue hatched area; and
 - c. Any ancillary structures/activities to be contained within any external sets and screened from view.
5. Any ancillary activities associated with the external filming (e.g. hair and make up stations, set preparation areas) would usually be housed within existing buildings on Site. Should any of these need to be located externally, these would be located within the area outside of the Maltings Building, as hatched in blue and green on plan ref. JA12_ZO_P_00_012 Rev -.
6. There will be a requirement for some minimal lighting of the external film sets, as well as minimal lighting for safety purposes for vehicular and pedestrian routes. At present, the exact specification and details of the set lighting (including exact location and heights) are unknown. However, at this stage, it can be committed that:
 - a. Any lighting would be directional on to the sets only, and would avoid upwards light spill ;



Stag Brewery

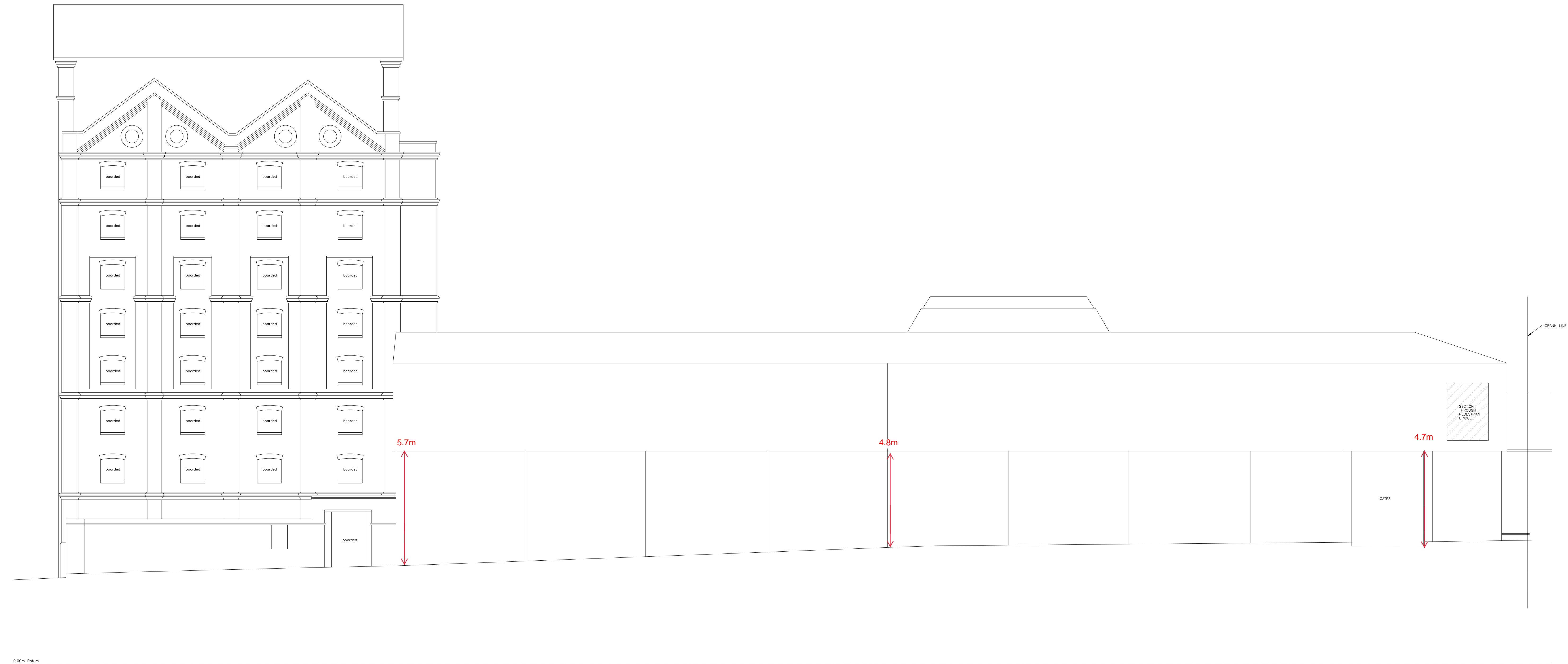
- b. No lighting rigs would be used;
 - c. There would be no lighting of semi-natural habitats such as trees; and
7. No lighting of the sets would occur other than within the hours of operation of the Site (i.e. 6am-9pm Monday to Friday and 8am-4pm Saturday and Sunday), unless otherwise agreed in writing with the local planning authority.
 8. This application envisages that any storage required would be minimal and related to the external sets only, and therefore would be confined to the area as shown blue hatched on the submitted plan ref. JA12_Z0_P_00_012 Rev -. There would be no requirement for open storage in the area of the Site next to Bulls Alley, as was the case with the 2019 permission (ref. 19/3870/FUL).
 9. We enclose at Appendix 1 measured survey plans showing the height of the boundary walls, both on Ship Lane and along the towpath.
 10. We have included details of how the use of the site is intended to operate through an Operational Management Plan which has been included within this application for consideration. At the initial stages, it is anticipated that the use will only take place in Buildings 11, 12, 14 and 15 and full details required to enable the immediate use of these buildings have been submitted under this application for approval, thereby removing the requirement for pre-commencement conditions to be applied to any planning permission approved pursuant to this application. The building numbers are as shown on the submitted plan prepared by Waterman, ref. WIE18671-113_GR_EnvR_2B.
 11. It is expected that the use may wish to be extended throughout any part of the whole site for filming and ancillary office purposes. As such, the applicant wishes to have the flexibility to use the whole Site for film production operations. Therefore, it is suggested that any planning conditions attached to the planning permission should allow for further operational details to be submitted by future tenants / for other buildings on Site for approval by LBRuT.
 12. At this stage, the change of use only applies to buildings 11, 12, 14 and 15 in the following manner. This may expand and evolve over the course of the permission:

Building No	Use
11	Ancillary Production Offices
12	Set build up/ Filming / catering / welfare
14	Filming
15	Security office and access

13. The use of the site for filming and ancillary office accommodation, is proposed to be in line with the previous planning permission for the Site, unless otherwise agreed in writing with LBRuT.
14. The proposal would not affect access to the site.



Appendix 1 – Measured Survey Plans



NOTES

All dimensions are to be checked on site by the contractor before any work is commenced.
 In the case of apparent discrepancy refer immediately to Twickenham Surveys.
 The accuracy and completeness of this survey is dependent on the original survey brief including the scale intended.
 The type and extent of information and the survey accuracy will have been matched to the client's original requirements.
 Twickenham Surveys accepts no responsibility or liability to later users without prior consent.
 Surveyed boundary features may not represent the extent of legal ownership.
 The detail of this survey was established for a brief requiring a 1:1000 plan. It is therefore suitable for plotting or planning/designing at scales of 1:1000 or smaller.

SURVEY CONTROL NOTES

The vertical control of this survey is based on Ordnance Survey Datum translated from GPS levels using the OSGB36(02) transformation as supplied by Ordnance Survey. These levels may differ from existing Ordnance Survey Benchmarks in the area as these can no longer be relied upon to accurately define ODN as Ordnance Survey have not maintained them for 30 years.

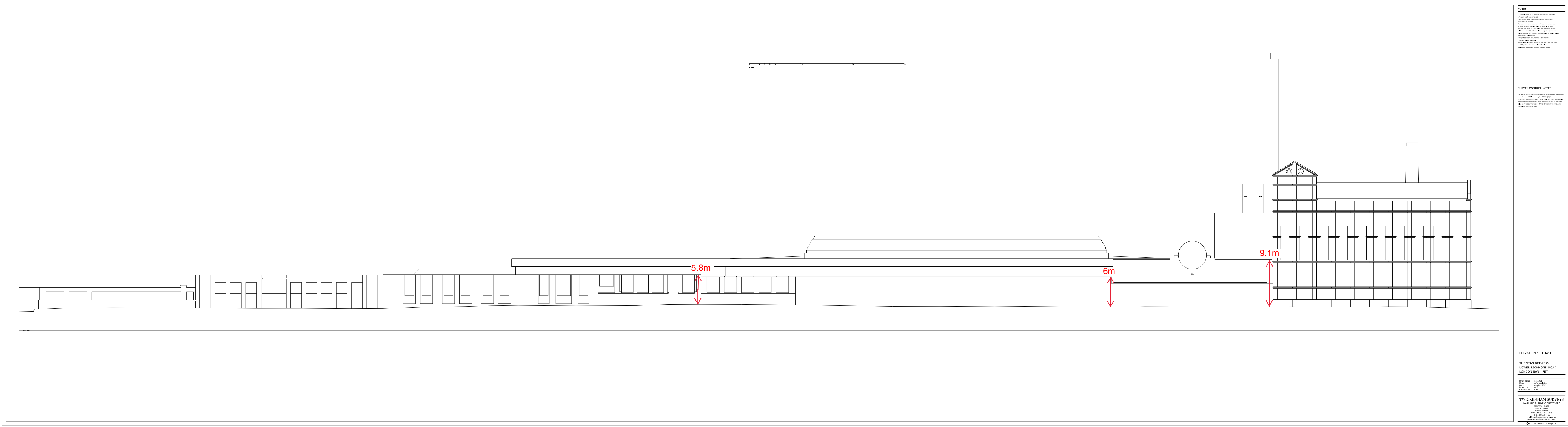
ELEVATION BLUE 4 LEFT

**THE STAG BREWERY
 LOWER RICHMOND ROAD
 LONDON SW14 7ET**

Drawing No. : 17114B4L
 Scale : refer scale bar
 Date : October 2017
 Drawn by : ACF
 Checked by : NHS

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NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

2. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.

3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE.

5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.

7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE WORK.

8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESTRUCTION OF THE WORK.

9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE REPAIR OF THE WORK.

10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE REPLACEMENT OF THE WORK.

SURVEY CONTROL NOTES

1. ALL SURVEYING IS TO BE IN ACCORDANCE WITH THE CURRENT SURVEYING REGULATIONS.

2. THE SURVEYING IS TO BE CONDUCTED BY A REGISTERED SURVEYOR.

3. THE SURVEYING IS TO BE CONDUCTED AT THE TIME OF THE SURVEY.

4. THE SURVEYING IS TO BE CONDUCTED AT THE LOCATION OF THE WORK.

5. THE SURVEYING IS TO BE CONDUCTED AT THE TIME OF THE SURVEY.

6. THE SURVEYING IS TO BE CONDUCTED AT THE LOCATION OF THE WORK.

ELEVATION WALL 1

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