

Gerald Eve  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

+44 1202 654 600

30 January 2023

Dear Sirs

**Application for Planning Permission for Permanent Use at the former Stag Brewery, Lower Richmond Road, Mortlake, London**

This letter has been prepared to support a planning application at the Stag Brewery for “permanent use of the existing buildings for film production and ancillary activities”.

Attached to this letter is correspondence received from Thames Water which confirms that the existing foul sewerage infrastructure serving the site has sufficient capacity to serve the mixed-use redevelopment proposals in the future. It should be noted that the drainage requirements of the redevelopment proposals will far exceed the requirements of the alternative uses proposed.

Whilst it is acknowledged that this correspondence does not directly refer to the use scenario but given the statement above that the requirements of the redevelopment proposals are greater it can be concluded that there will be adequate capacity to serve the alternative use requirements.

It is also confirmed that there will be no requirement to amend the existing electricity, gas and water utilities and there is sufficient capacity within the existing infrastructure to meet the requirements of the proposed use. Existing infrastructure drawings are included with this letter for reference.

Yours faithfully



**Richard Evans**

Director  
richardevans@hoarelea.com

Ref: aaLET-09961-XX-RE-20230130-Permanent Film Studio Use planning application.docx

Enc. Thames Water drainage letter and asset searches (gas, water, electricity, drainage)



Miss Nora Balboni  
Pickfords Wharf  
Clink Street  
SE1 9DG



**Our ref:** DS6041473



**0800 009 3921**

Monday to Friday, 8am to 5pm

13 May 2018

## Pre-planning enquiry: Confirmation of sufficient capacity

Dear Miss Balboni

Thank you for providing information on your development **Stag Brewery, Mortlake, SW14 7QR, OS grid ref. 520380, 176003.**

**Redevelopment of the former Stag Brewery site to provide mix use development (Flats: 687, Primary School for 1200 pupils, Cinema: 475 seats, Sports Hall: 189 people, Hotel: 20 rooms, Car Home: 220 beds, Offices: 2424m<sup>2</sup>, Warehouse: 5113m<sup>2</sup>). Foul Water discharging by gravity into multiple outfalls. Surface Water to be attenuated and discharged by gravity and pump into multiple outfalls (50% betterment anticipated from existing sw run-off). Surface Water from the north-eastern part of the site discharging into the River Thames.**

If your proposals progress in line with the details you've provided (drawings ref: WIE SA 92 0004 Rev A05, WIE SA 92 0005 Rev A05, WIE SA 92 0006 Rev A05, WIE SA 92 0007 Rev A05) we're pleased to confirm that there will be sufficient sewerage capacity to serve your development.

However, Thames Water has concerns with capacity to the West of the development based on the proposed flows and connection points. We request that the developer updates Thames Water in advance of building phases as they come forwards in order to ensure that any investigative or upgrade works can be carried out before development commences.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

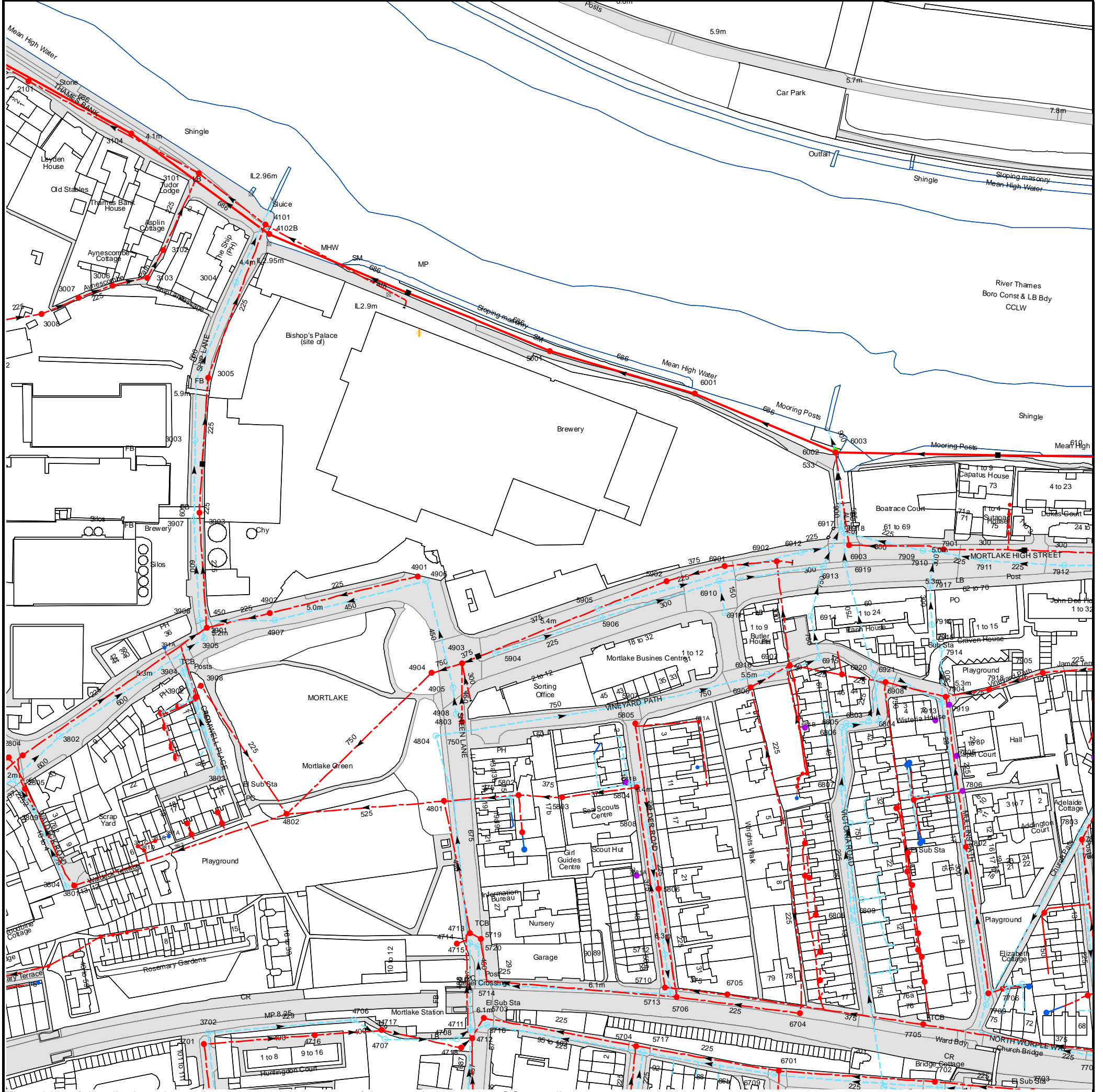
**Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient sewerage capacity.**

### What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0203 577 8082.

**Asset Location Search Sewer Map - ALS/ALS Standard/2017 3494020**



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 520535,175978

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

- Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
- Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
- Trunk Surface Water
- Trunk Foul
- Storm Relief
- Trunk Combined
- Vent Pipe
- Bio-solids (Sludge)
- Proposed Thames Surface Water Sewer
- Proposed Thames Water Foul Sewer
- Gallery
- Foul Rising Main
- Surface Water Rising Main
- Combined Rising Main
- Sludge Rising Main
- Proposed Thames Water Rising Main
- Vacuum

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Dam Chase
- Fitting
- Meter
- Vent Column

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Control Valve
- Drop Pipe
- Ancillary
- Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Outfall
- Undefined End
- Inlet

## Other Symbols

Symbols used on maps which do not fall under other general categories

- Public/Private Pumping Station
- Change of characteristic indicator (C.O.C.I.)
- Invert Level
- Summit

## Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Operational Site
- Chamber
- Tunnel
- Conduit Bridge

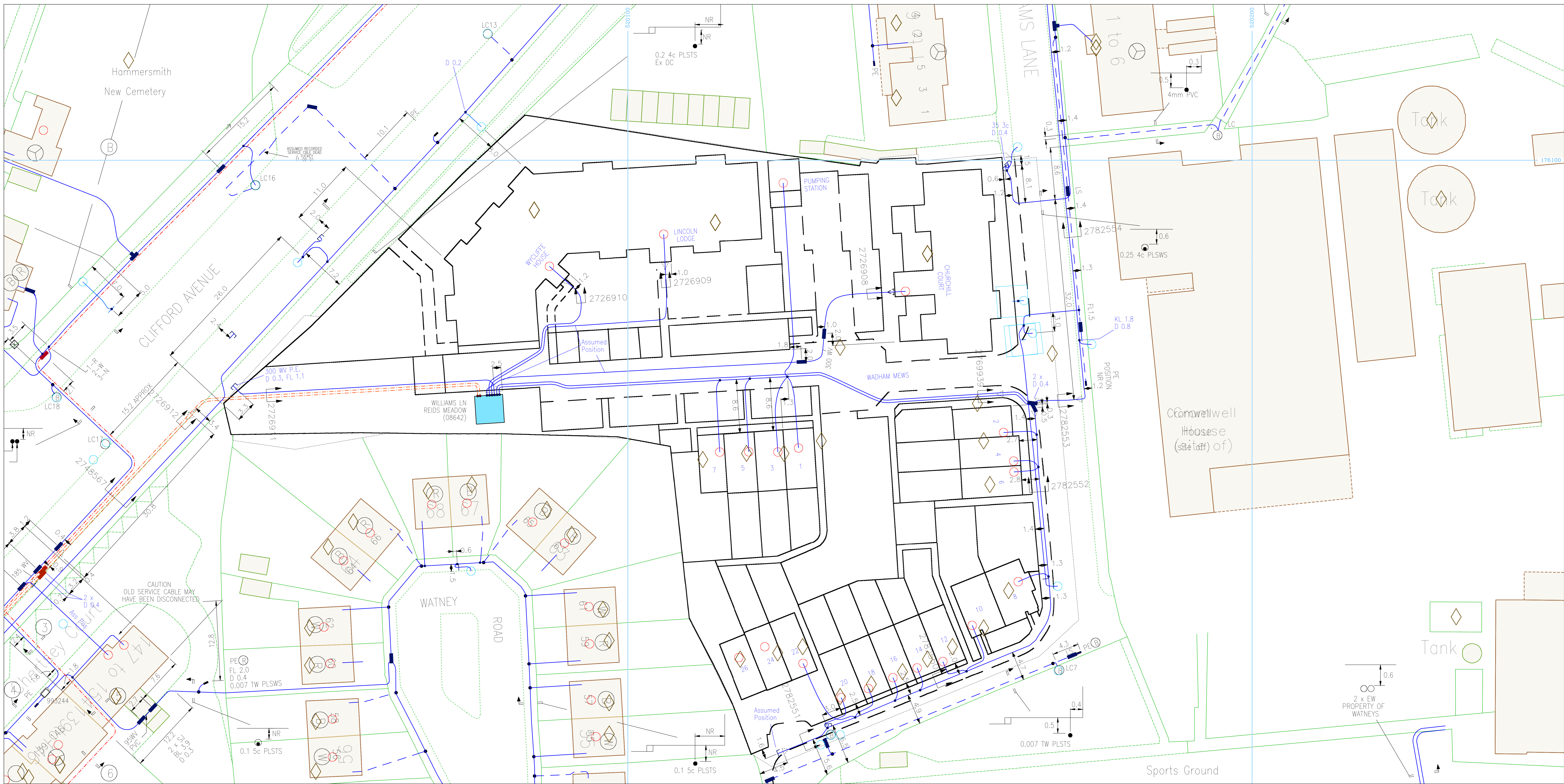
## Other Sewer Types (Not Operated or Maintained by Thames Water)

- Foul Sewer
- Surface Water Sewer
- Combined Sewer
- Gully
- Culverted Watercourse
- Proposed
- Abandoned Sewer

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



Plotted On : 24/01/2017

Plotted By : Kav Singh

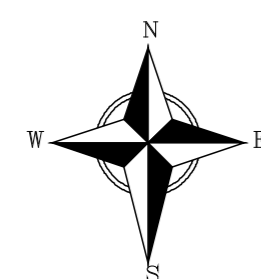
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For details of the symbology please refer to  
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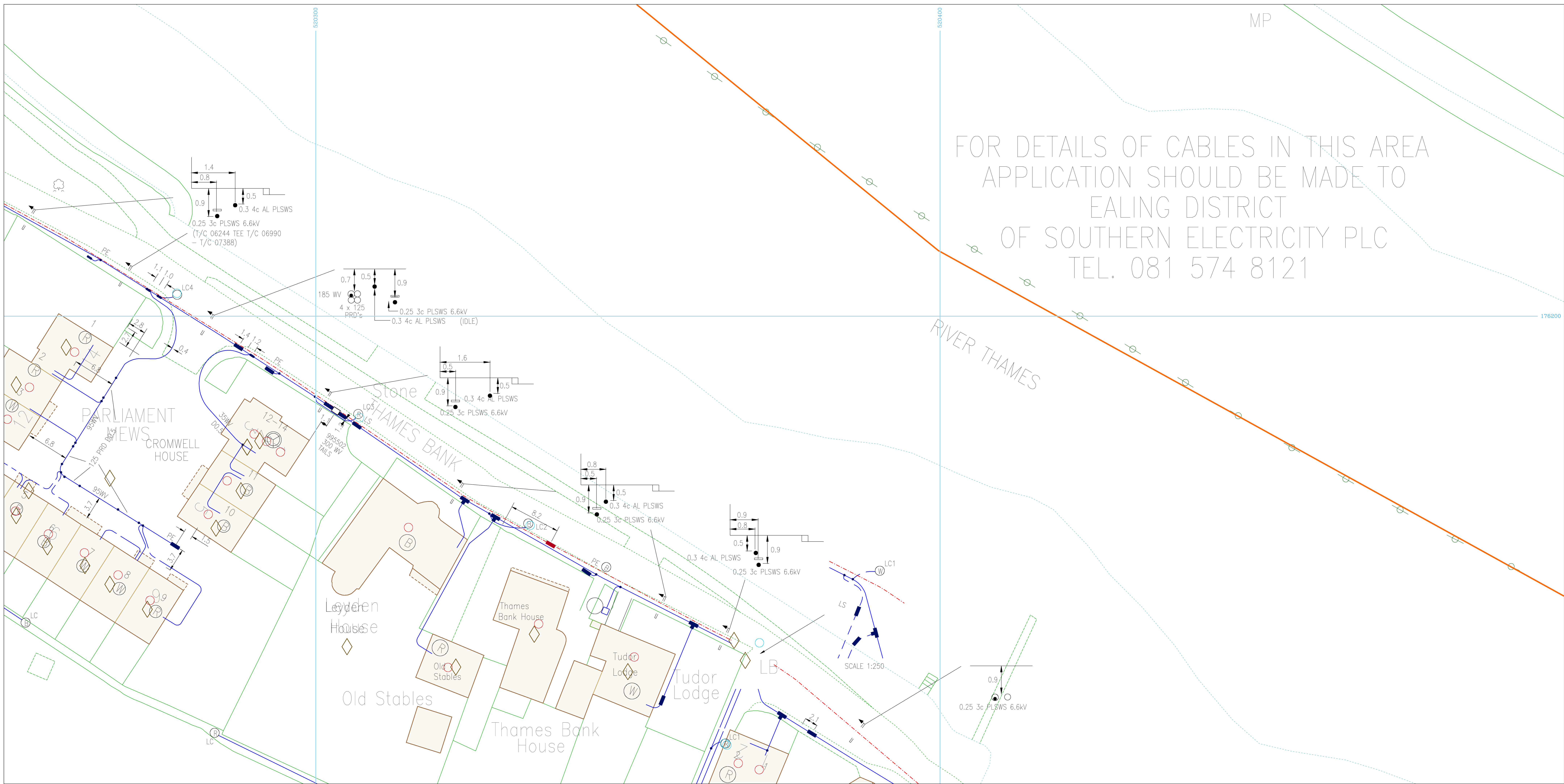
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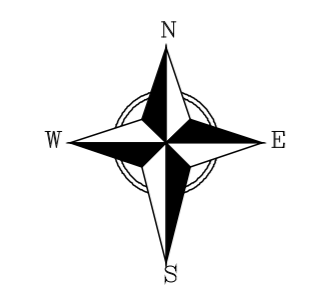
FOR DETAILS OF CABLES IN THIS AREA  
APPLICATION SHOULD BE MADE TO  
EALING DISTRICT  
OF SOUTHERN ELECTRICITY PLC  
TEL. 081 574 8121



Plotted On : 24/01/2017  
Plotted By : Kav Singh  
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Map Centre : TQ2076SW



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- Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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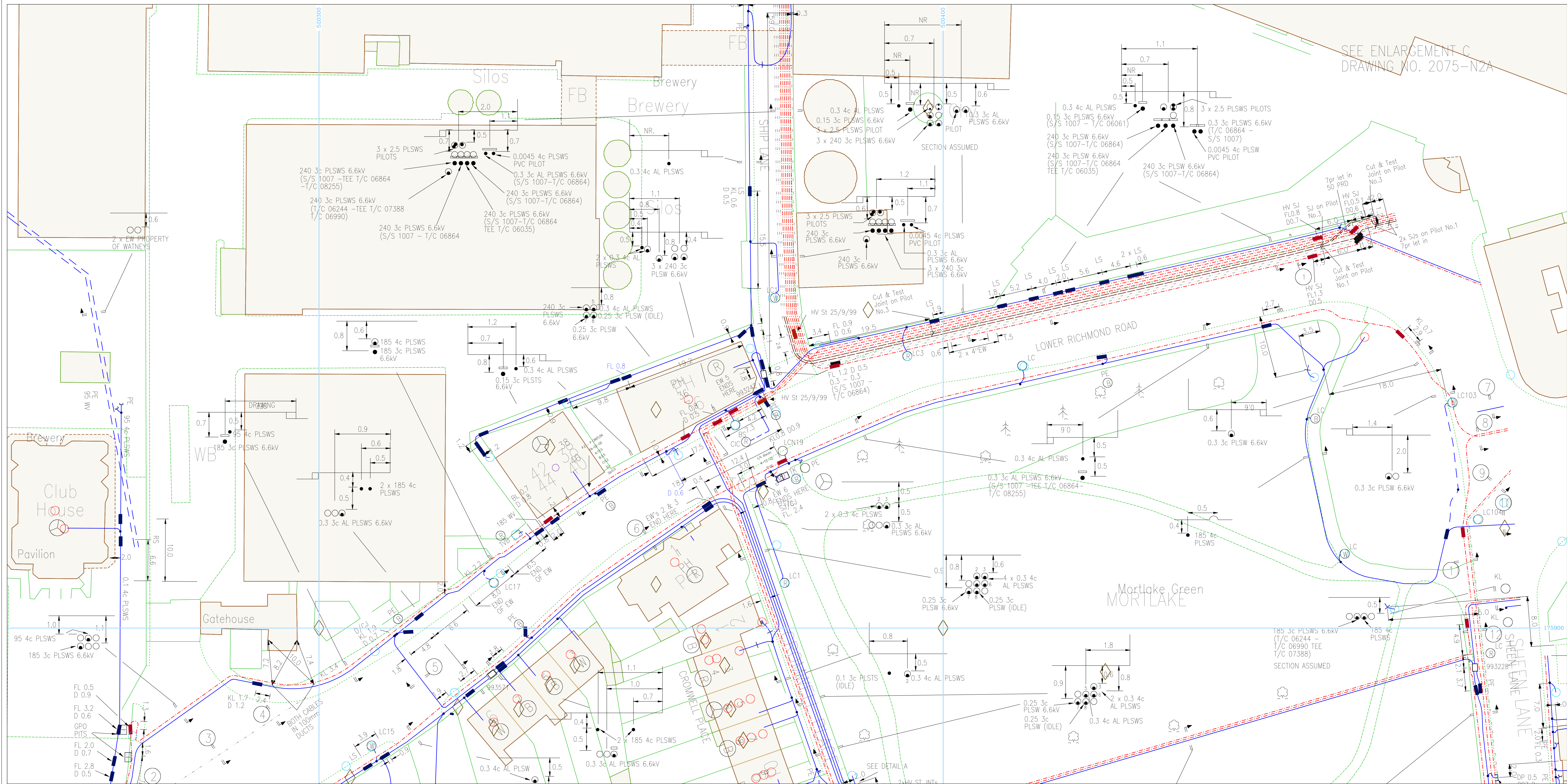
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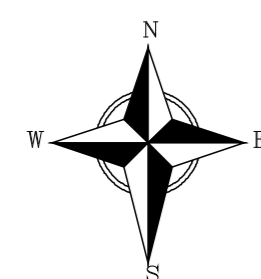
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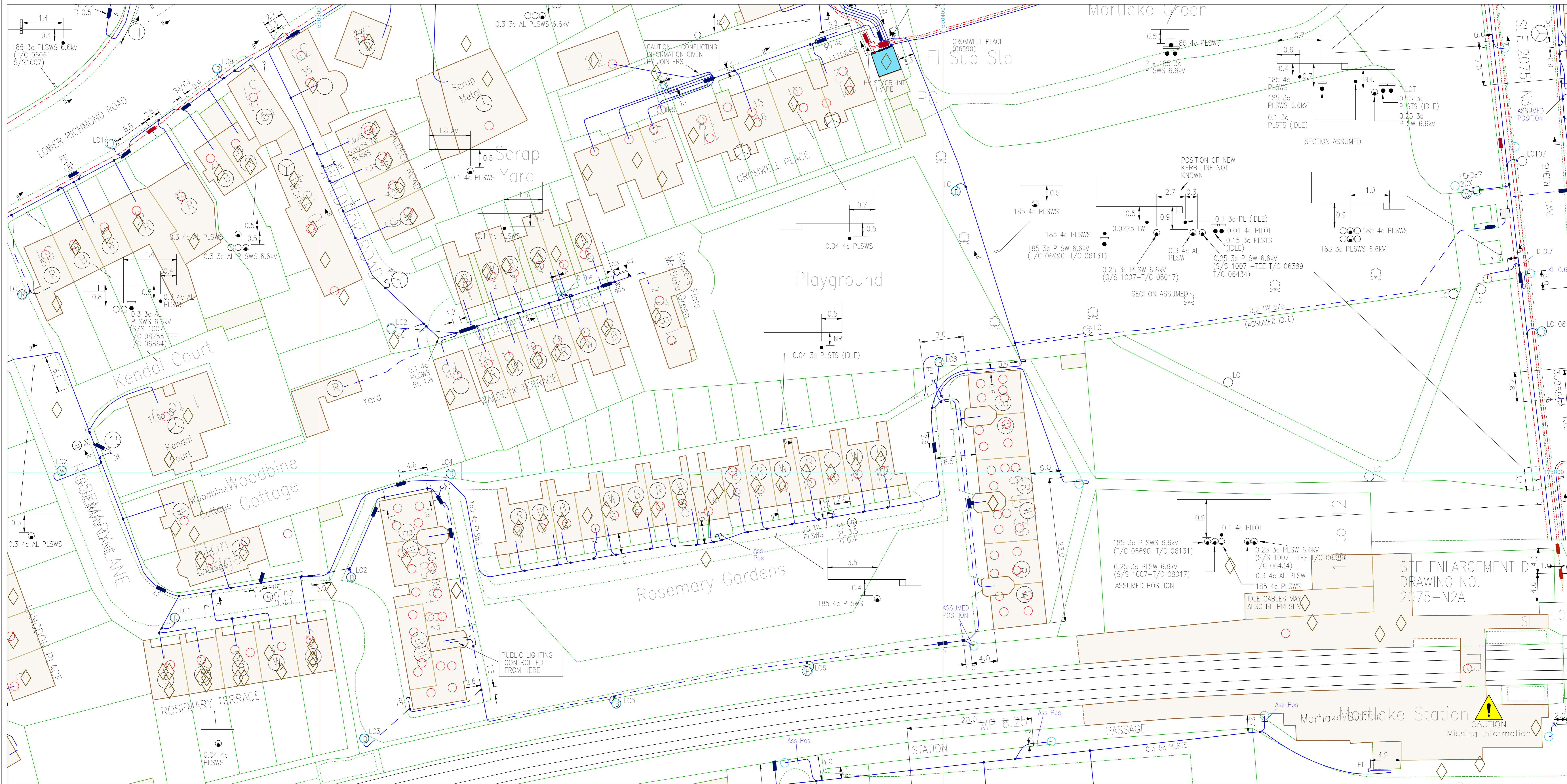
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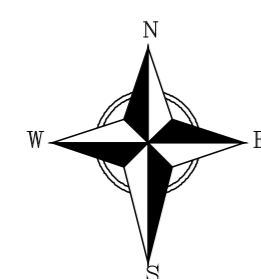
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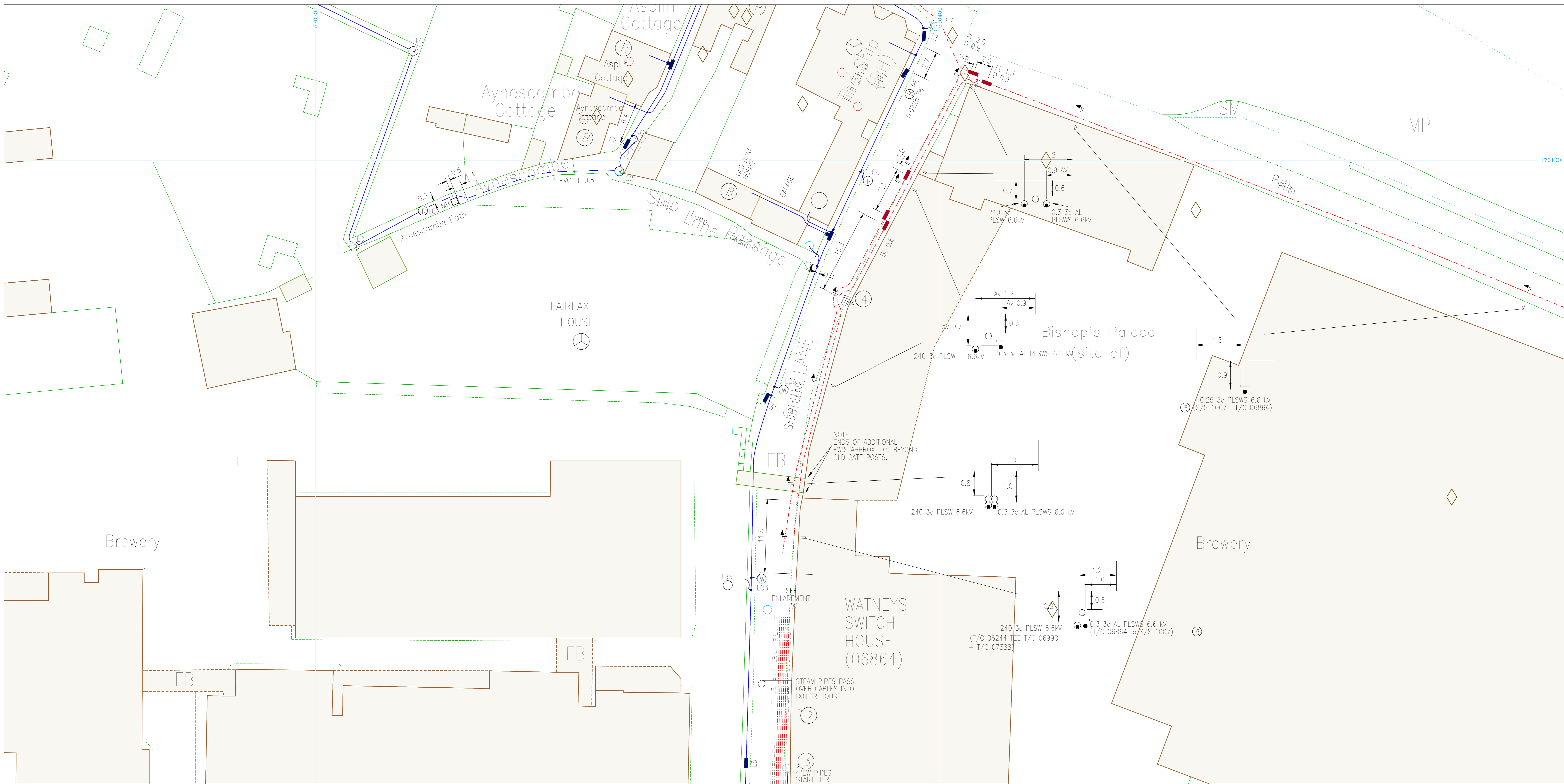
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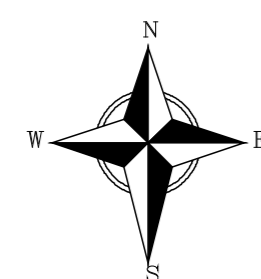
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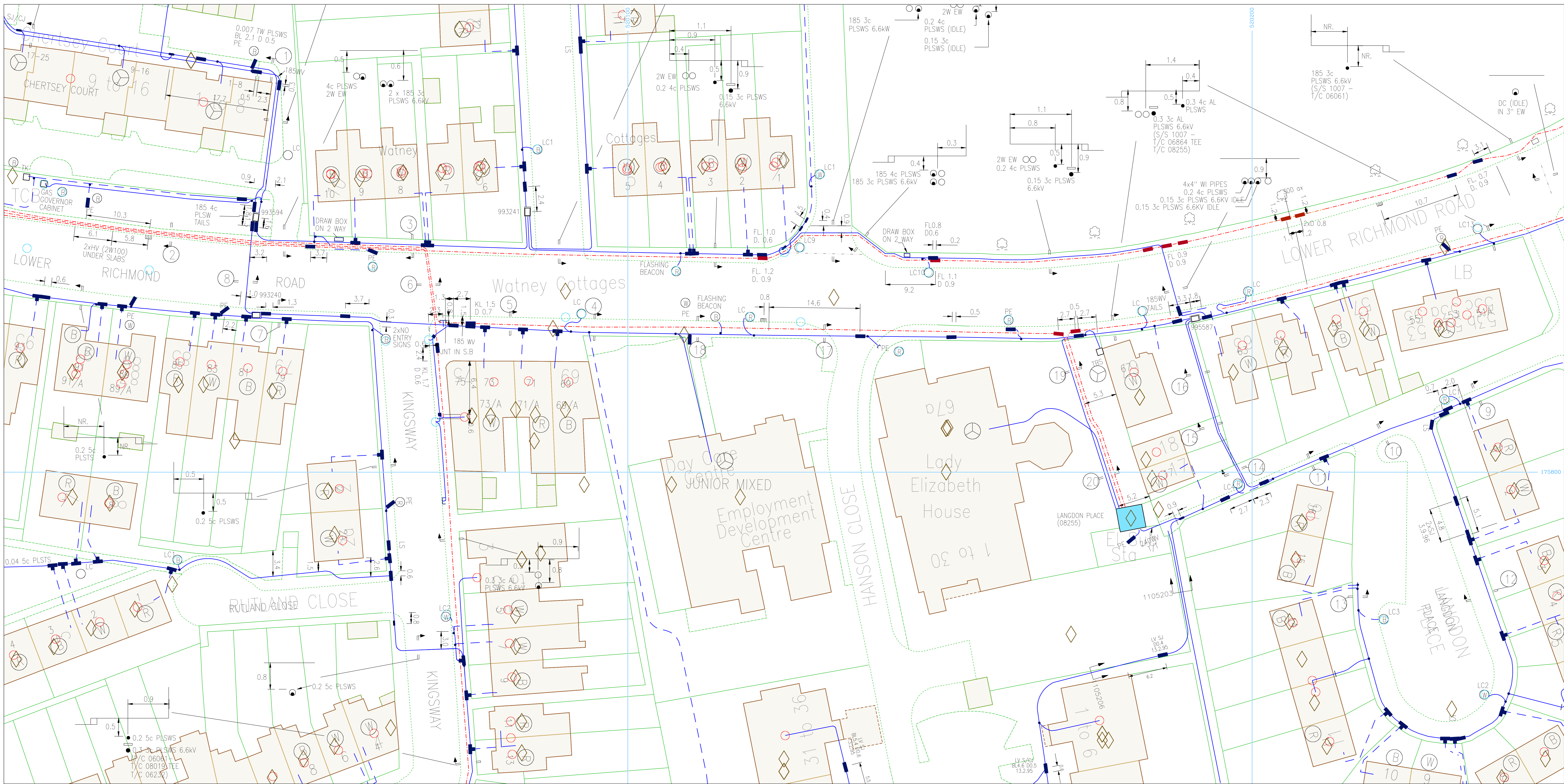
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Plotted On : 24/01/2017

Plotted By : Kav Singh

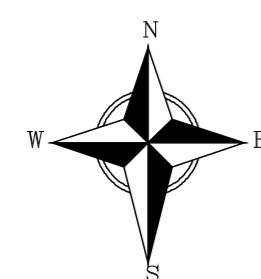
Plot Description: THE STAG BRWERY, LOWER RICHMOND ROAD, LONDON SW14 7ET

2017/2244506/comp

Map Centre : TQ2075NW



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EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 to 132,000 Volts

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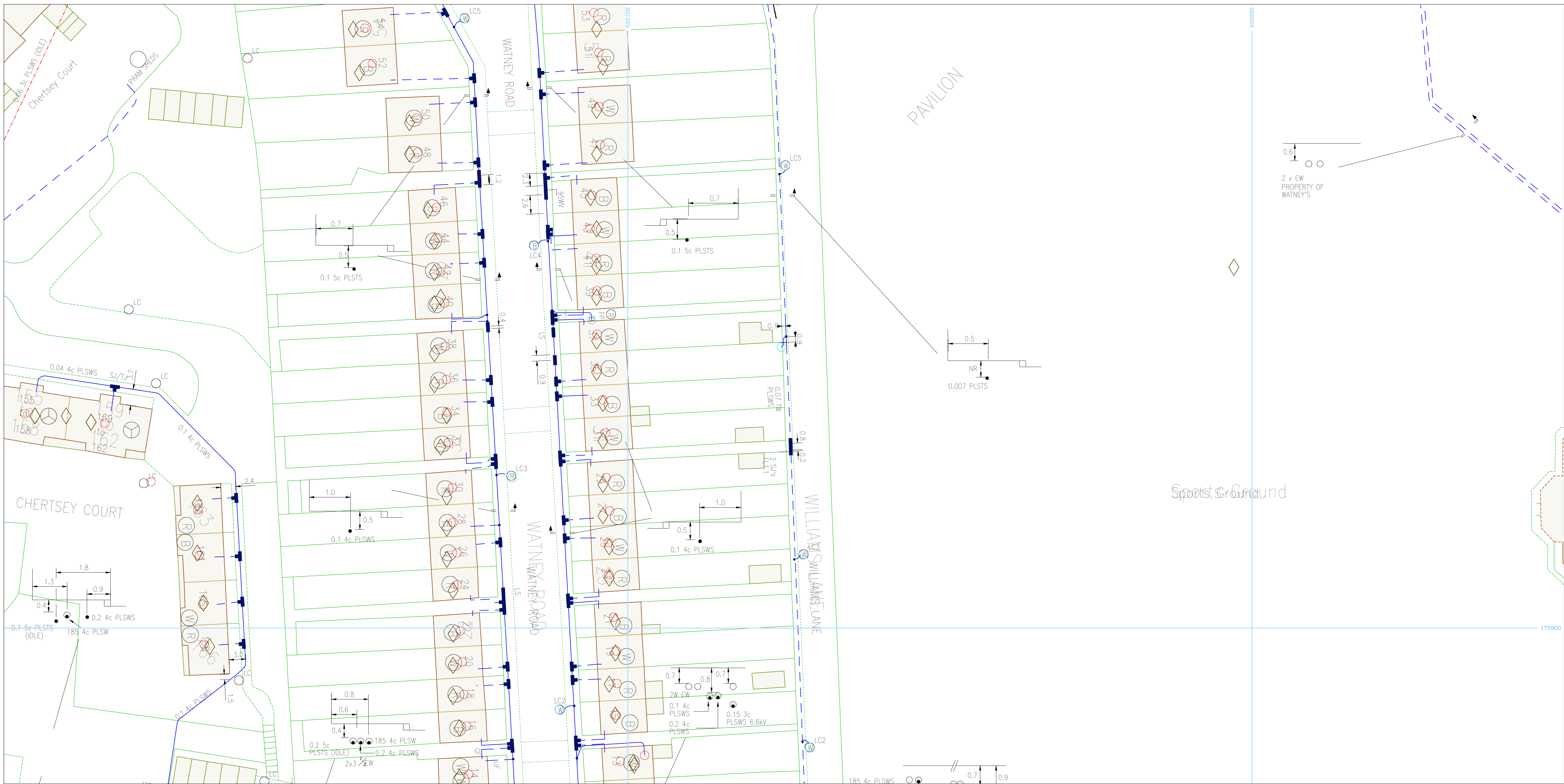
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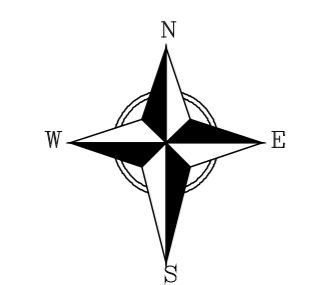


0m 10m 20m 30m 40m 50m 60m 70m

Plotted On : 24/01/2017  
 Plotted By : Kav Singh  
 Plot Description: THE STAG BRWERY, LOWER RICHMOND ROAD, LONDON SW14 7ET  
 2017/2244506/comp  
 Map Centre : TQ2075NW



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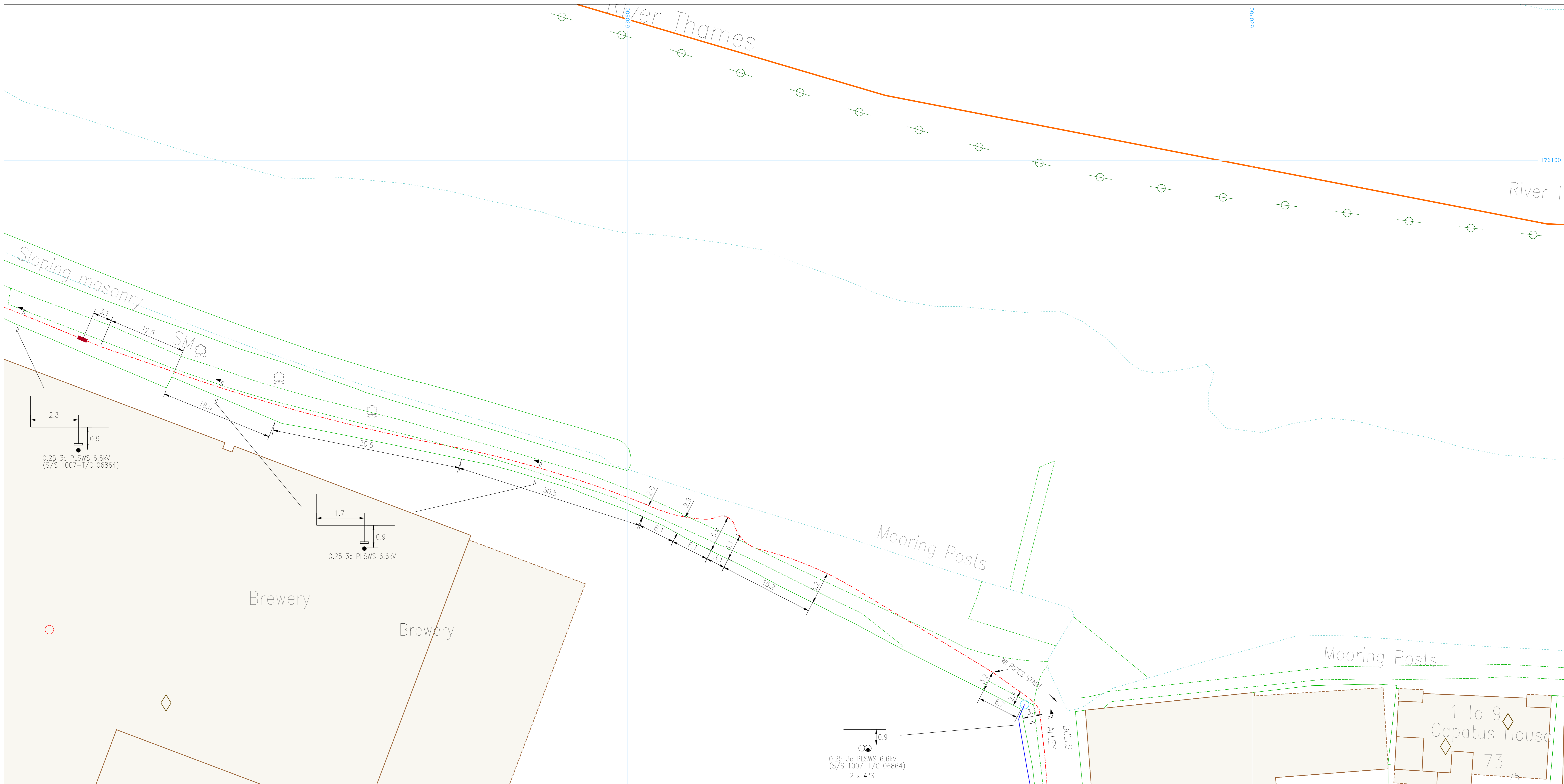
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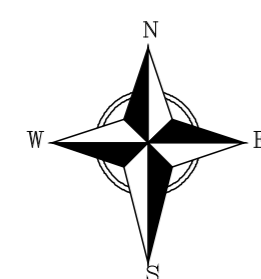
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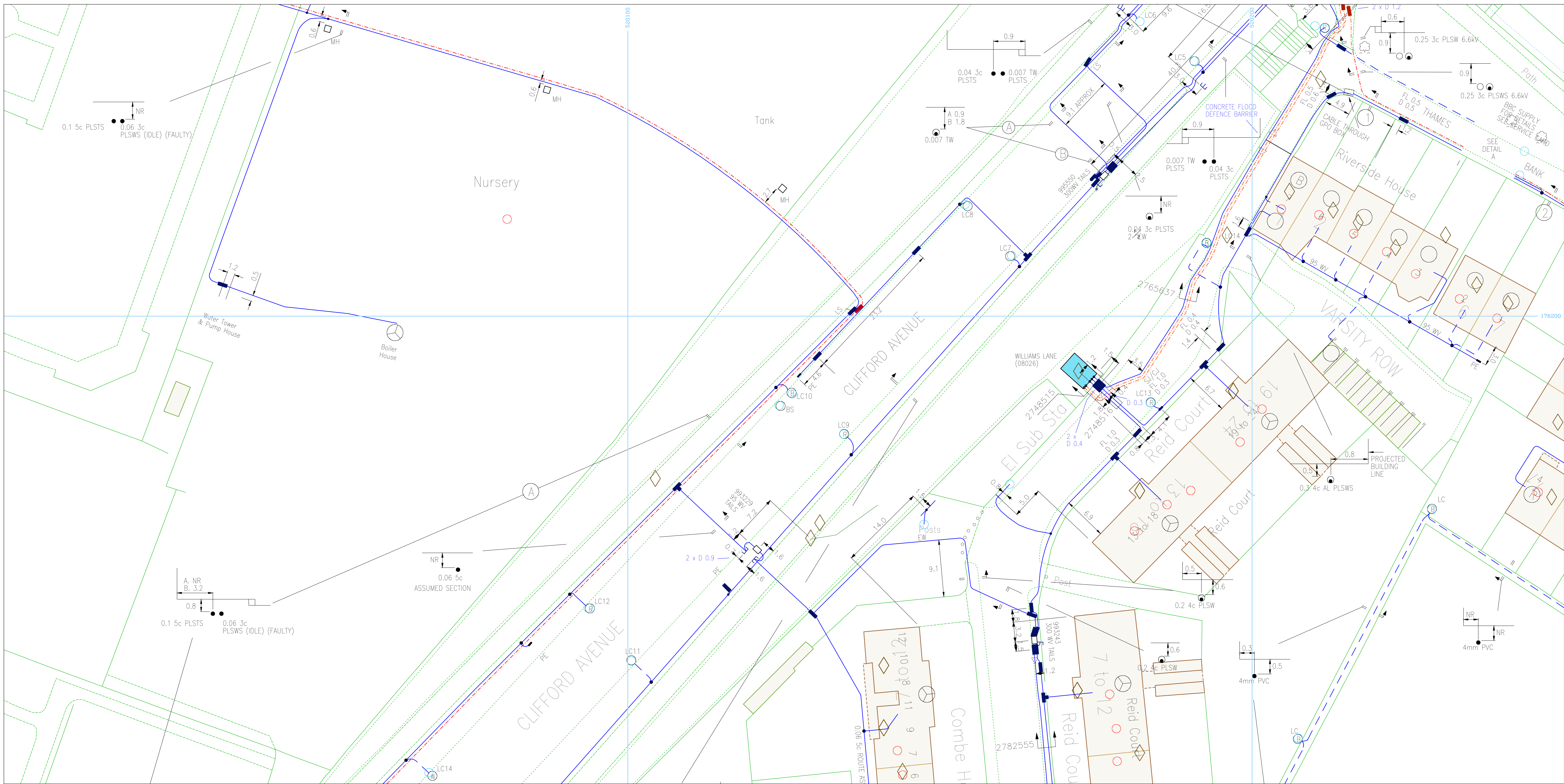
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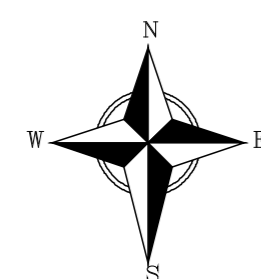
Plot Description: THE STAG BRWERY, LOWER RICHMOND ROAD, LONDON SW14 7ET

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Map Centre : TQ2076SW



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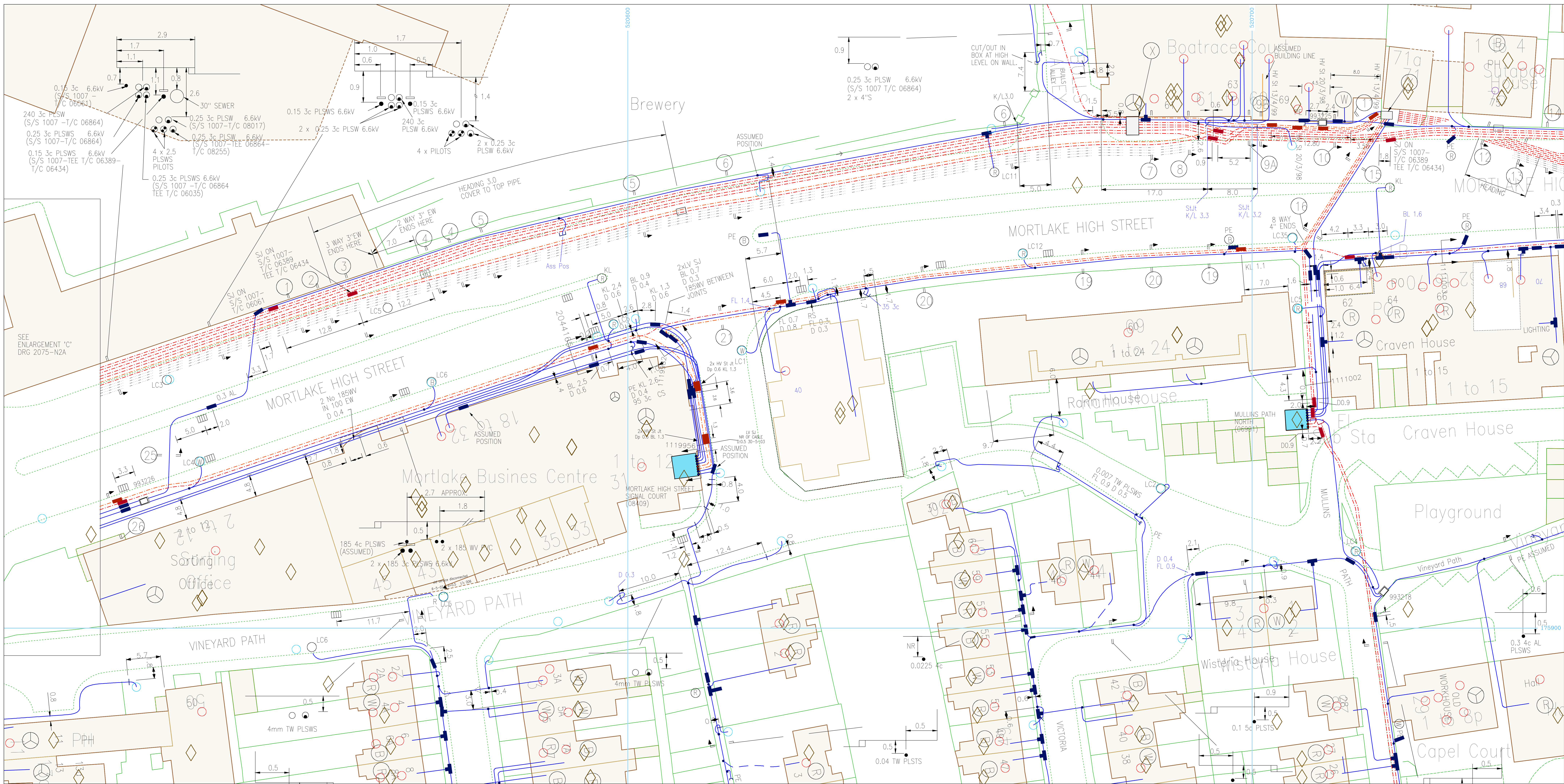
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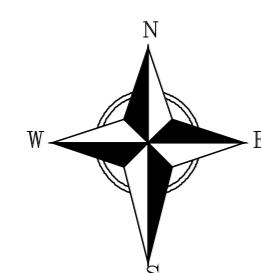
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Map Centre : TQ2075NE



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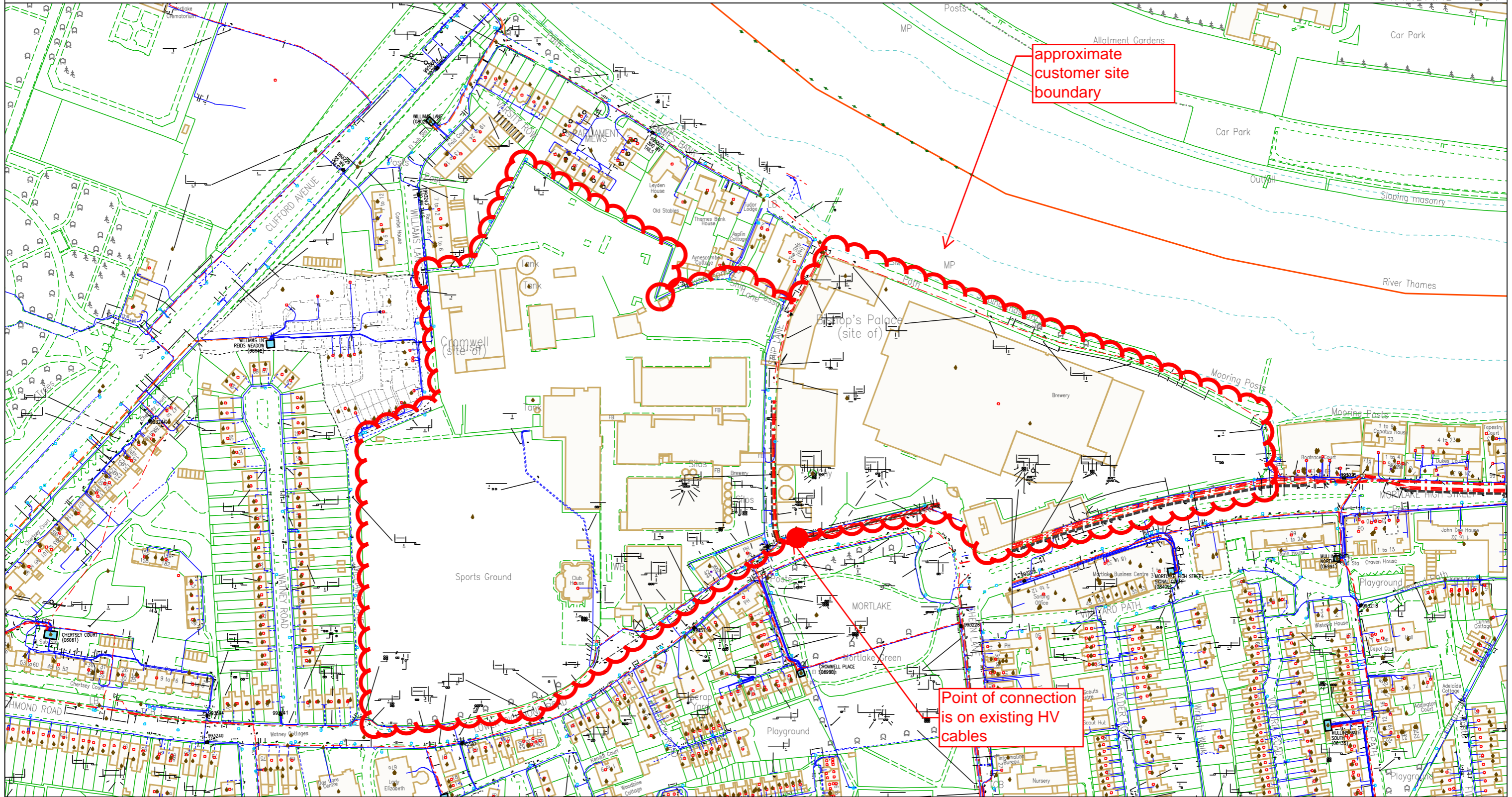
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Title:

STANDARD PLOT



approximate customer site boundary

Point of connection is on existing HV cables



The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

LV Cable or Line	
HV Cable or Line	
EHV Cable or Line approx. Location	
Duct Ends	
Service Discon & Street Furniture	
Substation & Link Box	

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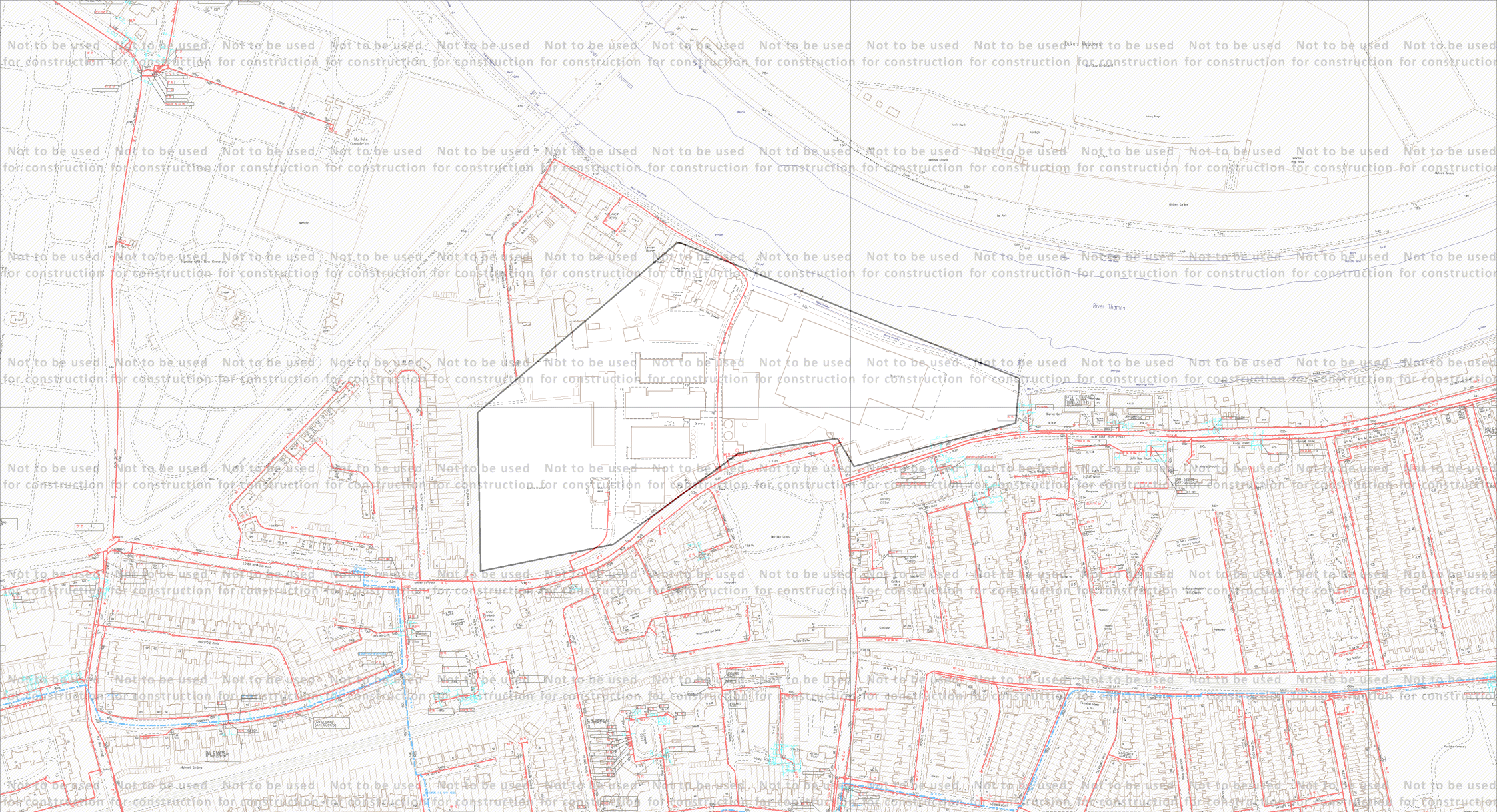
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- This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and you must return it to the sender of the letter.
- You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

Grid Ref: TQ2076SW  
 Scale 1:2220  
 (When Plotted at A3)  
 Plotted on: 10/02/2017  
 Plotted by: <anonymous>






IF IN DOUBT – ASK! PHONE 0800 056 5866	Raster Visibilities:				
EMERGENCY – If you damage a cable or line Phone 0800 780 0780 (24hrs) URGENTLY	Comp	HV	LV	Mains	Ways
	ON	ON	ON	ON	ON


Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



ID: NL\_TE\_Z5\_3SWX\_294802  
 USER: HoareLeaBH229UN  
 DATE: 05/01/2017  
 DATA DATE: 04/01/2017  
 REF: Brewery  
 MAP REF: TQ2076  
 CENTRE: 520402, 176000

View extent: 1445m, 785m

LP MAINS   
 MP MAINS   
 IP MAINS   
 LHP MAINS   
 NHP MAINS 


0m  100m  
 Approximate scale 1:5000  
 on A4 Colour Landscape

**Map not to be used for construction**

This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 2 (GAS)







MAPS Plot Server Version 1.9.0



Requested by: Hoare Lea

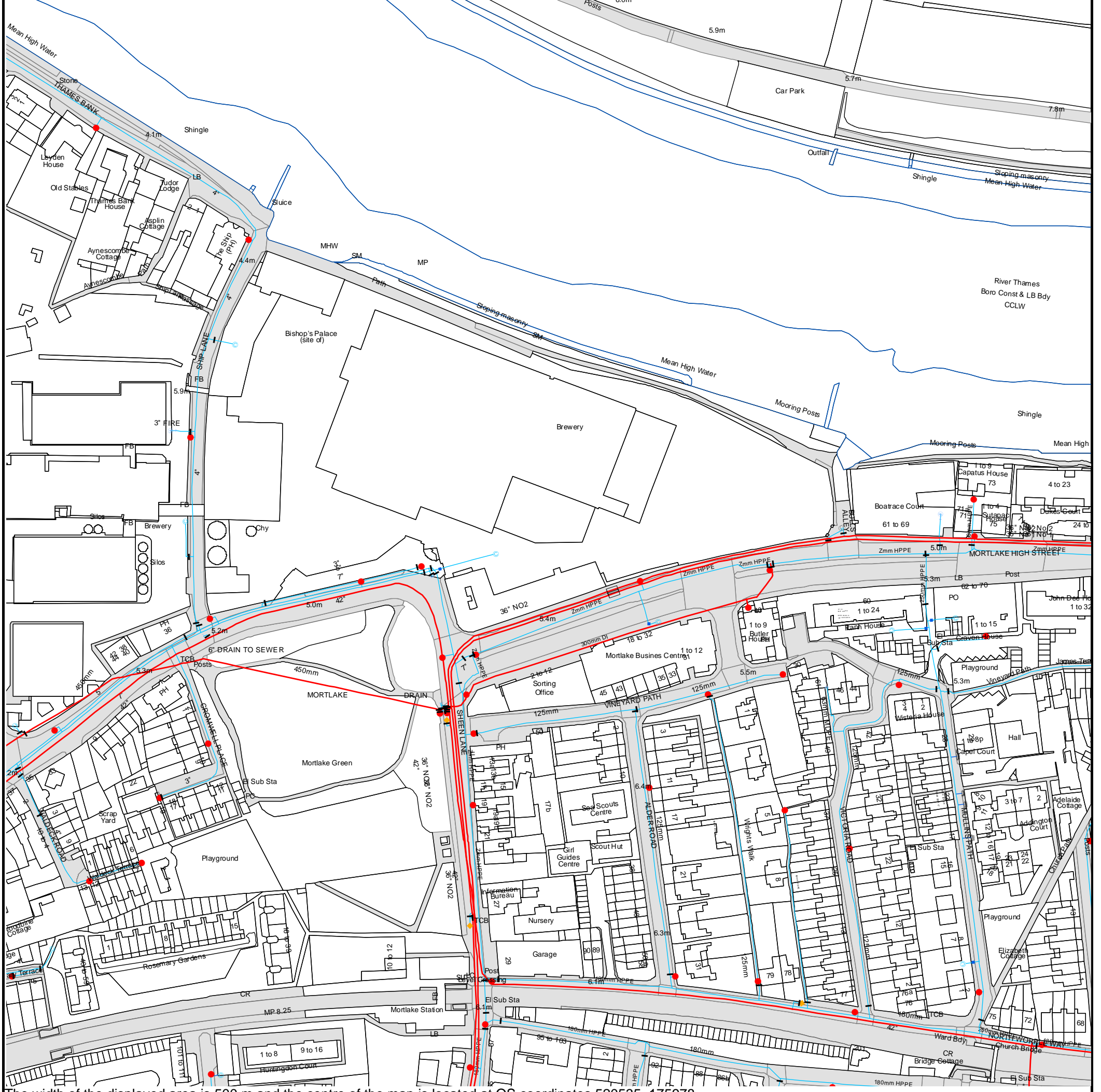
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Some examples of Plant Items:

Valve  Depth of Cover  Syphon  Diameter Change  Material Change  Out of Standard Service 



**Asset Location Search Water Map - ALS/ALS Standard/2017 3494020**










The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 520535, 175978.  
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)


- 
**4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
  
- 
**16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
  
- 
**3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
  
- 
**3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
  
- 
**3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
  
- 
**Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
  
- 
**Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

## Hydrants








-  Single Hydrant

## Meters










-  Meter

## End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



## Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

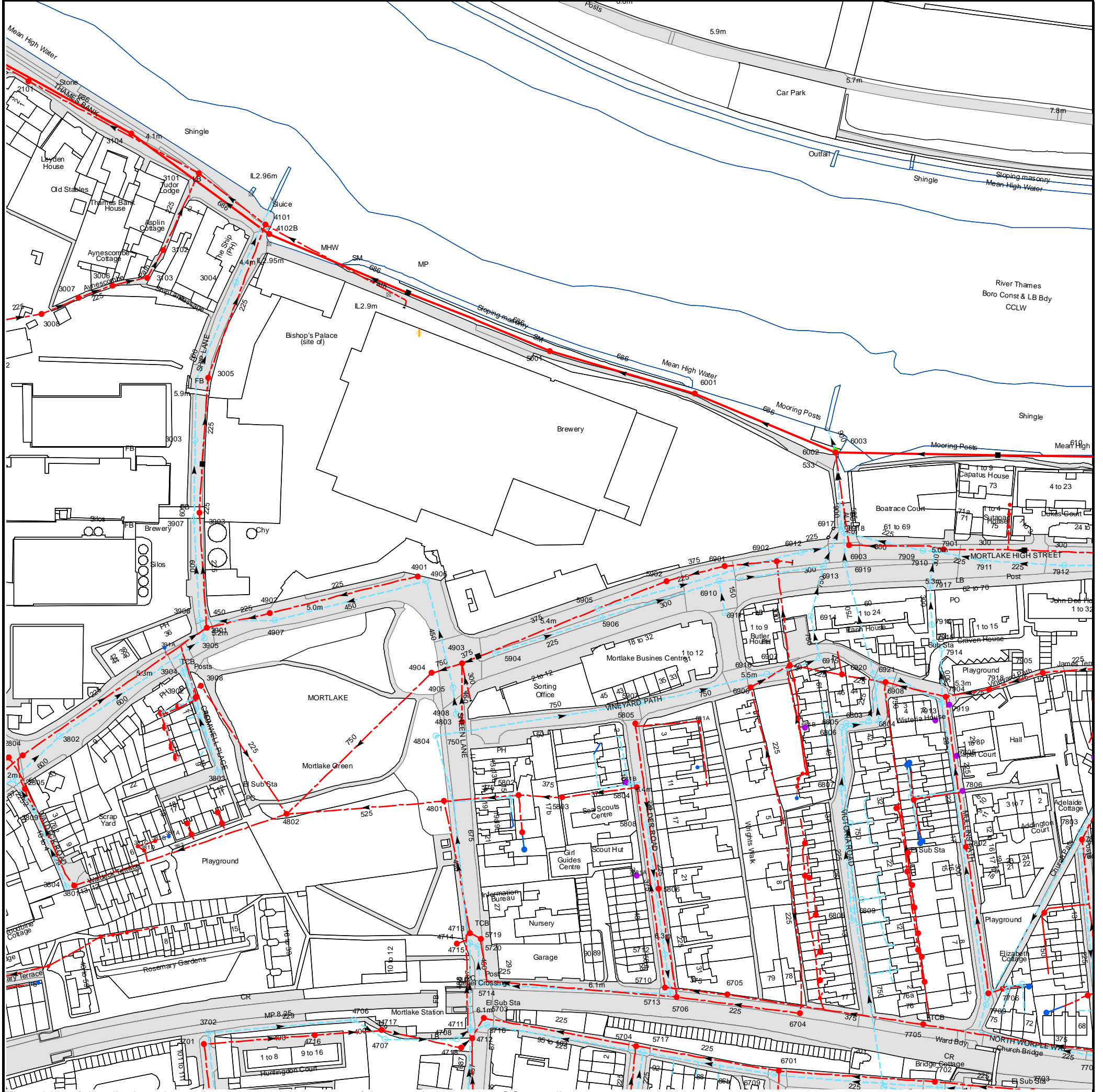
## Other Symbols

-  Data Logger

## Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

**Asset Location Search Sewer Map - ALS/ALS Standard/2017 3494020**



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 520535,175978

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# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

- Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
- Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
- Trunk Surface Water**
- Trunk Foul**
- Storm Relief**
- Trunk Combined**
- Vent Pipe**
- Bio-solids (Sludge)**
- Proposed Thames Surface Water Sewer**
- Proposed Thames Water Foul Sewer**
- Gallery**
- Foul Rising Main**
- Surface Water Rising Main**
- Combined Rising Main**
- Sludge Rising Main**
- Proposed Thames Water Rising Main**
- Vacuum**

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Dam Chase
- Fitting
- Meter
- Vent Column

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Control Valve
- Drop Pipe
- Ancillary
- Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Outfall
- Undefined End
- Inlet

## Other Symbols

Symbols used on maps which do not fall under other general categories

- Public/Private Pumping Station
- Change of characteristic indicator (C.O.C.I.)
- Invert Level
- Summit

## Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Operational Site
- Chamber
- Tunnel
- Conduit Bridge

## Other Sewer Types (Not Operated or Maintained by Thames Water)

- Foul Sewer
- Surface Water Sewer
- Combined Sewer
- Gully
- Culverted Watercourse
- Proposed
- Abandoned Sewer

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.