



### 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:

**"Use of the existing buildings and land including erection of external film sets 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 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\_ZO\_P\_00\_012 Rev - 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 completely reversible.
13. Waterman have considered whether the external film sets would be visible from sections of the playing fields, as detailed in their note (ref. WIE18671-116-TN.19.2.1-Visual Assessment, dated February 2023) which has been appended to this report. As set out in the note (Figure 1), the external film sets will not be visible from the majority of the playing fields. 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 external film sets on Mortlake Green. They note the 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 considered this. It is noted in the appended note that **"Whilst the Development is visible within the**



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**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 use proposed. The development would provide an employment use only, which would be focused within the boundaries of the Site only.

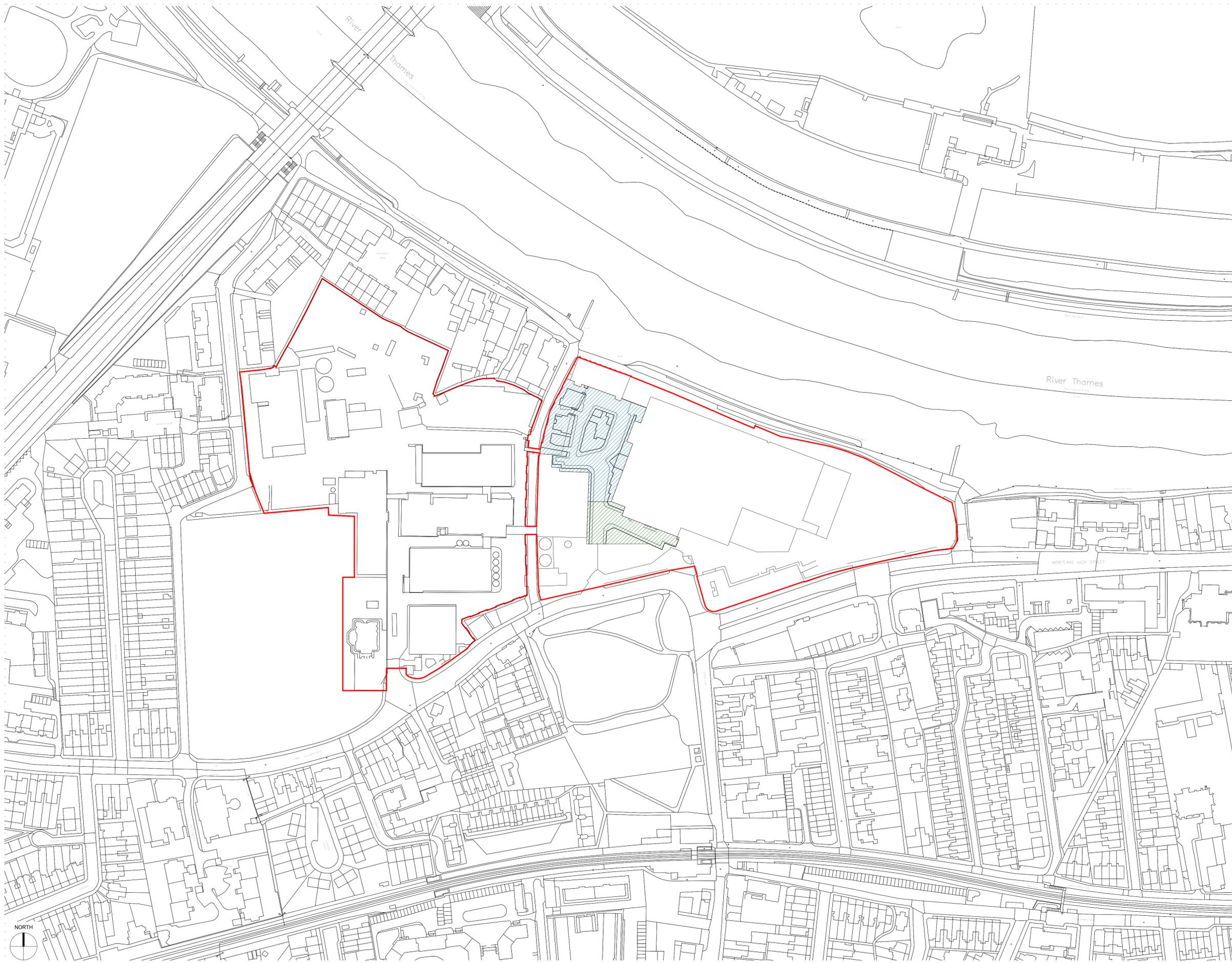


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Appendix 1 – External Film Sets Location Plan, prepared by Squires (ref. JA12\_ZO\_P\_00\_012 Rev -)

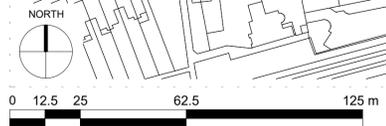


NOTES:  
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- KEY:-
- APPLICATION BOUNDARY
  - ▨ AREA WHERE EXTERNAL FILM SETS TO BE ERECTED UP TO A MAXIMUM HEIGHT OF 12m
  - ▨ AREA WHERE EXTERNAL FILM SETS TO BE ERECTED UP TO A MAXIMUM HEIGHT OF 11m



PERMANENT FILM USE APPLICATION	10/02/23	RKB	-
Revision description	Date	Check	Rev

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Project  
**Stag Brewery**  
Richmond

Drawing  
**Permanent Film Use Application**  
**Proposed Use Plan**

Drawn	Date	Scale
RKB	08/02/23	1:1250 @ A1 1:2500 @ A3
Job Number	Drawing number	Revision
18125	JA12_Z0_P_00_012	-



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Appendix 2 – OOLTI Viewpoint note, prepared by Waterman (ref. WIE18671-116-TN.19.2.1-Visual Assessment, dated February 2023)

# Stag Brewery Application For Permanent Filming Use Visual Assessment

**Date:** February 2023  
**Client Name:** Reselton Properties Ltd  
**Document Reference:** WIE18671-116-TN.19.2.1-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 by	Approved by
Final	Tom Hurlstone Associate Director	Ellen Smith Principal Consultant	Ros Boalch Associate Director



## 1. Visual Assessment on MOL and OOLTI

- 1.1. This Visual Assessment has been prepared by Waterman Infrastructure & Environment Limited ('Waterman IE'), on behalf of Reselton Properties Limited ('the Applicant'). The Applicant intends to submit a planning application for the permanent use of land at the former Stag Brewery (the 'Site'), for film production operations and ancillary activities (sui generis). The Site is located in Mortlake, south west London (refer to **Figure 1**) within the administrative boundary of the London Borough of Richmond upon Thames (LBRuT).
- 1.2. During the determination of the previous temporary use filming application (application ref: 22/1860/FUL) which received planning permission in January 2023, it was discussed with the officers at London Borough of Richmond upon Thames (LBRuT) that the scope of the visual impact assessment of the proposed Development, limited to the maximum extent of the external film set, on the 'Metropolitan Open Land' (MOL) and 'Other Open Land of Townscape Importance' (OOLTI), should be considered. It is anticipated that the maximum height of the erected external sets will be 11.6m, with a suggested cap of 11.9-12.2m at the rear (i.e. towards the maltings building) and 10.7-11m at the front. Other than the external filming area shown on **Figure 1**, initially filming will be limited to inside buildings 11, 12, 14 and 15 (for full details of the proposed operations and activities as part of the Development please refer to the Environmental Assessment Report submitted with the planning application).
- 1.3. 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*". This report has considered those visual impacts, including the permanent nature of this new application.

- 1.4. A Zone of Theoretical Visibility (ZTV) has been produced using an accurate 3d model of the maximum external 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 V-Ray) 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.
- 1.5. 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.
- 1.6. 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**.
- 1.7. 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.
- 1.8. **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 external filming set

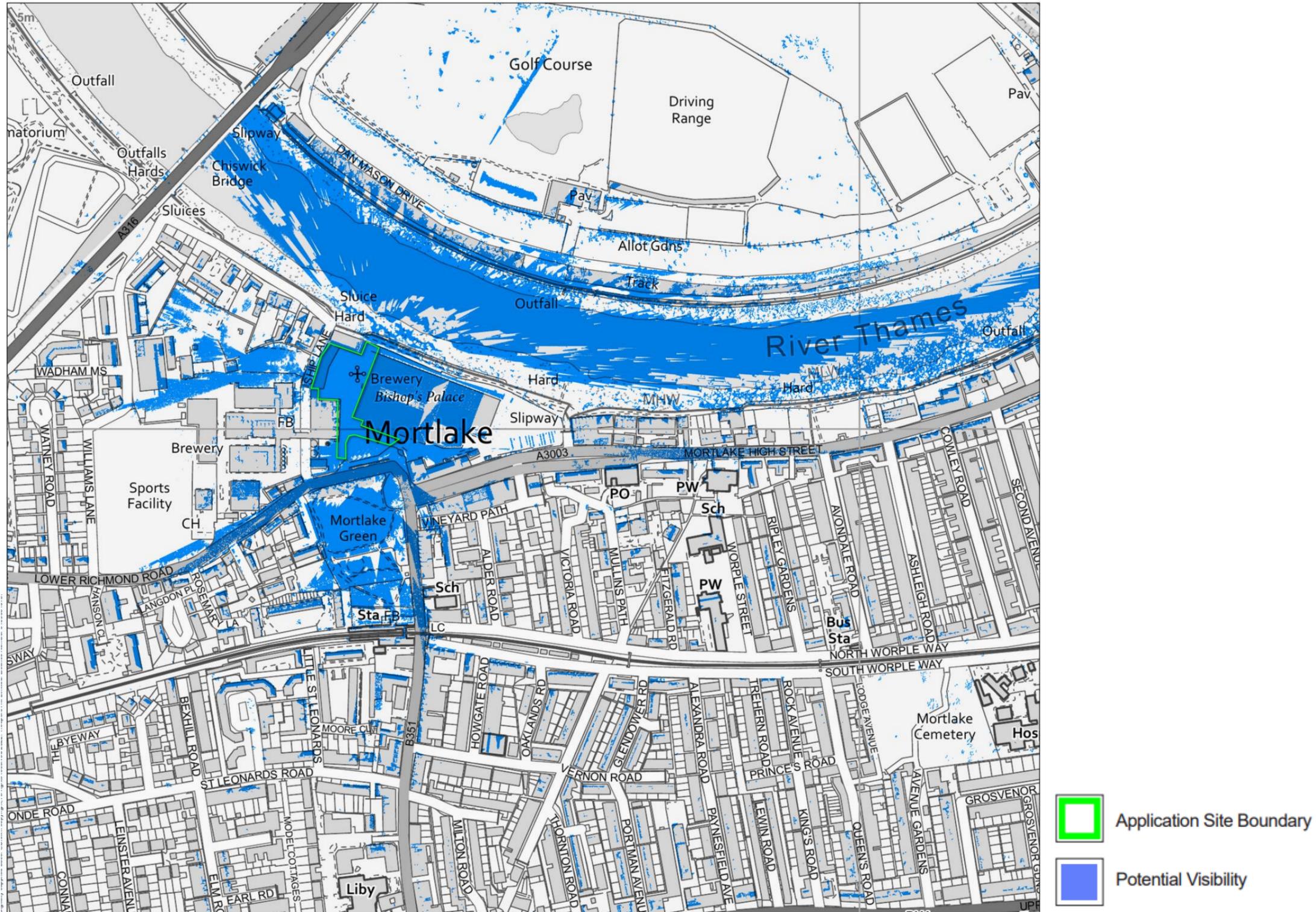


Figure 2: View towards the maltings building from Chiswick Bridge. Existing view to south-east



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



## Our vision

***“Engineering a better environment for people and the planet”***

## Our mission

***“To solve complex problems for the benefit of clients, communities and the climate”***

## Our values

### ***People orientated***

Individually and collectively, people are our business.  
We strive to create environments for everyone to flourish and thrive.

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Pragmatic by nature and dedicated to getting the job done to the highest possible standard.

### ***Professional***

Operating at pace with integrity to deliver technical and robust solutions.

### ***Environmentally aware***

We understand our responsibility to the environment, it shapes our decision making and informs our practice.

### ***Innovative***

Our forensic questioning provides the ability to deliver appropriate innovations at every stage on every project.

### ***Relationship focused***

We value individuality and the benefits of working collaboratively to achieve positive outcomes for all.

