

Stag Brewery Application For Permanent Filming Use Visual Assessment

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Client Name: Reselton Properties Ltd
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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

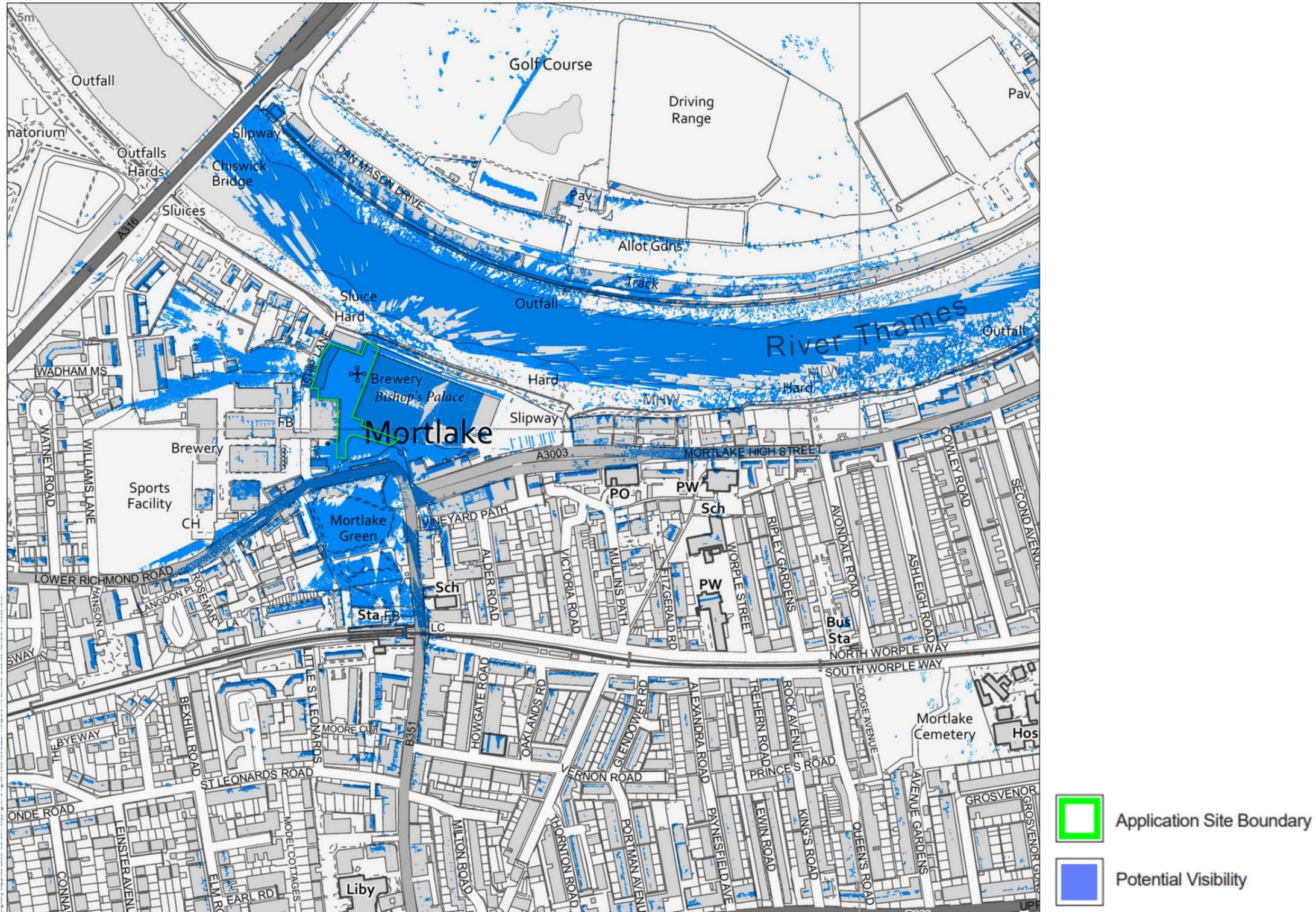


Figure 2: View towards the maltings building from Chiswick Bridge. Existing view to south-east



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.

Flexible

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.

