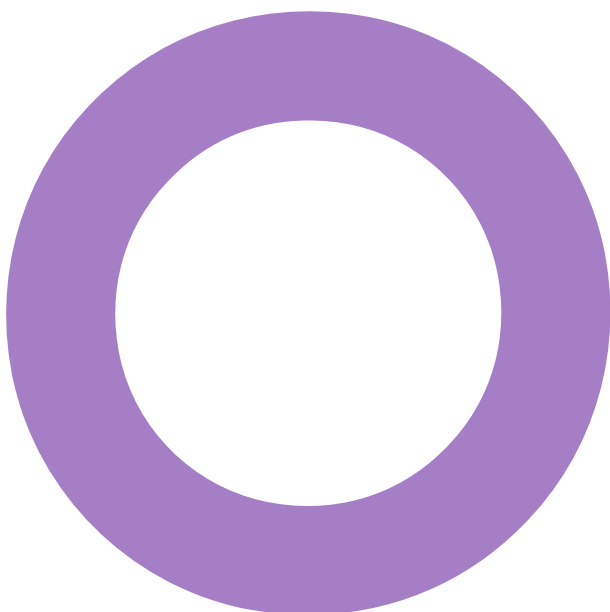


**Former Stag Brewery.
Lower Richmond Road,
Mortlake, London.
Reselton Properties Limited.**

SUSTAINABILITY
SUSTAINABILITY CHECKLIST

REVISION 01 – 28 SEPTEMBER 2023



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	28/09/2023	For issue	E. Jolly	C. Dutton	G. Jones

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Project number: 23/10513

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Introduction.

This document has been produced to support the proposed application which seeks planning permission for the “use of the existing buildings and land including erection of external film sets for film production operations and ancillary activities.” The proposed development relates to the former Stag Brewery Site in Mortlake within the London Borough of Richmond upon Thames (LBRuT).

As the area that the application relates to covers >1 hectare of land, it can be considered as a major planning application and therefore response to the Sustainable Construction Checklist SPD is required for validation.

As noted within this document within the Applicability section, as the proposed development consists of use of the existing buildings in their current state and erection of temporary structures as part of the external works, the requirements set within the Checklist are not applicable to the development.

Therefore, the completion of the Checklist as part of the submission is not required.

Site description.

The Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane and two footbridges pass over Ship Lane connecting the western and eastern parts of the site. The Site currently comprises a mixture of large-scale industrial brewing structures and large areas of hardstanding.

For the avoidance of doubt, whilst the application Site includes the sports pavilion building to the southwest of the site, no works are proposed to the existing playing fields.

Planning history.

Three planning applications (refs: 18/0547/FUL; 18/0548/FUL and 18/0549/FUL) were submitted in 2018 and determined in 2021 for the comprehensive redevelopment of the Site and land at Chalkers Corner to deliver a mixed-use scheme.

Following consideration by the Mayor, two planning applications (refs: 22/0900/OUT and 22/0902/FUL) have been submitted to LBRuT for revised proposals to deliver a mixed-use development across the Site (therein referred to as the ‘Masterplan Applications’).

Over the last few years, the Site has been used on a temporary basis for filming production. Planning permission was granted (ref. 19/3870/FUL) on 12 June 2020 for the following works (therein referred to as the ‘2020 Permission’):

“Full planning application for the temporary use of the existing buildings and land for a period of 2 years for film production operations (B1 use) and ancillary activities and the associated use of the existing on-site parking spaces with access from Lower Richmond Road and Ship Lane.”

On 24 January 2023 planning permission was granted (ref. 22/1860/FUL) for the following works (therein referred to as the ‘2023 Permission’):

“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 2023 temporary permission ceases on 31 May 2027. This current application seeks to allow the film production use and film sets to be used continuously until such time as the masterplan applications referred to below are secured for the site. The cessation of the new film production planning permission would be linked to the development of the masterplan.

Brewery operations ceased at the Site on 18 October 2017. As noted above, the 2020 Permission granted permission for the use of the Site for film production uses on a temporary two-year basis for use by Temple TV. Temple TV have since vacated the Site and it is currently being used by The Walt Disney Picture Company and The Story Company (TSC) Entertainment (ATB) (‘the Operator’) for film production operations and ancillary activities, under the 2023 Permission.

The Site is the subject of the pending Masterplan Applications which, if granted, would deliver a significant mixed-use development comprising a range of uses including residential units (including affordable), flexible office and retail uses, community uses, a cinema, a hotel/public house with accommodation and a new six form entry secondary school alongside substantial new green and open spaces and new pedestrian and vehicle routes throughout the Site.

This new application is made so as to ensure the site is fully utilised up to the point the emerging masterplan permission is developed. The duration of the permanent film production use permission would be linked to the grant of the Masterplan Applications.

Proposal description.

The proposed plan, prepared by Squire and Partners (ref: JA12_ZO_P_00_015 Rev -) submitted alongside this application, demonstrates the existing buildings and site layout where the scope of the application for the proposed use would encompass.

No physical works are proposed to the existing buildings on Site, and no works are proposed to the playing field land.

Table 1: Proposed area schedule.

Part of site	Area (GIA), m ²	Proposed temporary land use
External area	N/A	Erection of temporary external film sets and associated structures/storage
Internal area	35,401	Filming use in all the existing buildings.

External works

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 able 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:

1. A maximum height of 12m for the sets to the north of the Site within the blue hatched area;
2. A maximum height of 11m for the sets to the south of the Site within the green hatched area; and
3. Any ancillary structures/activities to be contained within any external sets and screened from view.

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 blue and green on plan ref. JA12_ZO_P_00_012 Rev -.

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:

1. Any lighting would be directional on to the sets only, and would avoid upwards light spill;
2. No lighting rigs would be used;
3. There would be no lighting of semi-natural habitats such as trees;
4. There would be no lighting of the Maltings Building; and

5. 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

It should be noted that the 2020 Permission included agreement for use of part of the Site to be used for open storage in connection with the filming use. 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 and green hatched on the submitted plan ref. JA12_ZO_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 2020 Permission.

Applicability of Sustainable Construction Checklist SPD.

Table 2 provides commentary on the metrics that require response within the LBRuT Sustainable Construction Checklist SPD in relation to the Proposed Development.

As noted within the responses below, as the proposed development consists of use of the existing buildings in their current state and erection of temporary structures as part of the external works, the requirements set within the Checklist are not applicable to the development. Therefore, the completion of the Checklist as part of the submission is not required.

Table 2: Sustainable Construction Checklist SPD response.

Checklist requirement	Proposal response
1. Minimum policy compliance	
1.1 Energy assessment and carbon dioxide emissions reduction	As the proposal consists of use of existing buildings in their current state with no proposed changes to fabric and/or building services, an energy strategy has not been produced for the proposal. Furthermore, as there are no proposed changes that will impact the predicated regulated energy or carbon demand in line with Part L methodology, no Part L modelling has or will be undertaken.
1.2 Environmental rating of development	As the proposal consists of use of existing buildings in their current state with no proposed changes to fabric and/or building services, it does not require a BREEAM assessment to be undertaken.
1.3 Water usage	This requirement relates to residential development, therefore not applicable to the scheme.
2. Energy use and pollution	
2.1 Need for cooling	There are no proposed changes to the existing building services as part of the application.
2.2 Heat generation	There are no proposed changes to the existing building services as part of the application.
2.3 Pollution: Air, noise and light	Any proposed construction works as part of the external works proposed will follow best practice procedures to minimise and mitigate dust emissions. There are no proposed changes to the existing building services as part of the application.

Checklist requirement	Proposal response
	The proposal would seek to follow the same noise mitigation measures where required as part of the previous application and permission. The external lighting strategy that has been detailed in the previous section will be followed.
3. Transport	
3.1 Transport assessment	Please refer to the transport consultant response in relation to transport assessment provision.
4. Biodiversity	
4.1 Minimizing the threat to biodiversity	There are no proposed changes to the existing site that would impact biodiversity or the proposals outlined within the submitted masterplan application.
5. Flooding and drainage	
5.1 Mitigating the risks of flooding and other impacts of climate change in the borough	There are no proposed changes to the existing site that would impact the proposals outlined within the submitted masterplan application.
6. Improving resource efficiency	
6.1 Reduce waste generated and amount disposed of by landfill through increasing level of reuse and recycling	There is no demolition proposed as part of the proposal. There is no proposed excavation works as part of the proposal, therefore a contaminated land assessment is not required at this stage.
6.2 Reducing levels of waster waste	There are not proposed changes to the existing buildings as part of the proposal.
7. Accessibility	
7.1 Ensure flexible adaptable and long terms use of structures	There are no proposed changes to the existing buildings as part of the proposal. Structures associated with the external works will be temporary and are not applicable to the Maximum Access SPG.



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