

**Former Stag Brewery,
Mortlake
Employment Assessment
Addendum, October 2023**



Employment Assessment Addendum

Introduction

This Addendum has been prepared by competent experts Margaret Collins (Director) and Zoe Crampton (Associate Director) of ekosgen, formerly of Hatch.

Following the submission of the two planning applications in March 2022 (refs: 22/0900/OUT (Application A) and 22/0902/FUL (Application B)) in respect of the Former Stag Brewery, Lower Richmond Road, Mortlake, London ('the Site'), three ES Statement of Conformities were submitted to address design changes in August and September 2022 and in May 2023. The LBRuT's Planning Committee resolved to approve both applications in July 2023 and section 106 discussions (planning obligations) between LBRuT and the Applicant are ongoing.

On 24 July 2023 the Secretary of State made a statement confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres. This followed consultation on this matter where expert bodies advocated support for this threshold.

The proposed amendments to the Development have resulted in the following changes to Application A:

- Building 1 (Cinema): Three levels of office changed to residential use (creating 17 new residential units) and decrease in building height by 2.6m. The cinema floor plans remain relatively similar with changes made to accommodate the residential core, refuse and cycle stores, risers and extending the cinema café. The third floor has changed from glazed to bronze cladding to suit the change of use, a cycle store has been added to ground floor and recessed balconies added to accommodate the introduced residential use in this building;
- Building 2: Internal layout changes only (including removal of top floor of duplex) – increase in 1 residential unit;
- Building 4 (The Maltings): Removal of residential floorspace on floor levels 6 and 7 and internal re-configuration to include only one core with two stairs and two lifts – overall decrease in 1 residential unit. Minor elevation changes to the Maltings to re-position the double height windows and change in the layout of the ground floor flexible use areas;
- Building 7: Internal layout changes only (including removal of top floor of duplex) – no change in residential unit numbers;
- Building 8: Re-arrangement of internal layout to accommodate core changes (no change in residential unit mix). Mansard roof stepped out around the southern staircase to accommodate dual staircases to the 8th floor;
- Building 10: Floor to ceiling heights changed very slightly to bring building under 18m;
- Building 11: Internal layout changes only (third lift and second stair added affecting number of habitable rooms) – no change in residential unit numbers;
- Building 12: Internal layout changes only (third lift and second stair added affecting number of habitable rooms) – no change in residential unit numbers;
- Buildings 15 and 17: These buildings are in Development Area 2 and are only in outline. Changes will be internal only;
- Overall increase in residential floorspace by +1,722 sqm GIA and increase in 7 private residential units (increase in 17 residential units in Development Area 1 and decrease in 10 residential units in Development Area 2). No change in affordable residential unit numbers;

- Decrease in office floorspace by -2,571 sqm GIA, increase in cinema floorspace (+149 sqm GIA), and increase in flexible use (+125 sqm GIA);
- Internal re-configuration of the basements to accommodate second stairwells, changes to waste stores, partitions and enlarged sprinkler tanks to satisfy updated electric vehicle fire regulations resulting in a reduction of 15 car parking spaces across the Development;
- Fire strategy amended, resulting in two stairs to all residential buildings over 18m in height and re-introducing connections to the basement car park for the two stair buildings. The basement car park fire strategy has also been updated to provide fire safety enhancements to account for the introduction of EV charging in the basement car park;
- Waste strategy amended, to return the refuse and recycling stores for Buildings 2, 7, 8, 11 and 12 to the basement level. For these buildings, holding stores at ground level have been provided in Buildings 3, 8 and 12 to support the collection process. Buildings 1, 3, 4, 5, 6, 9, 10 and all buildings in Development Area 2 maintain refuse and recycling stores at ground level; and
- Landscaping updates associated with changes to ground floor entrances for Blocks 8, 11 and 12, with amendments to the length of private gardens, additional planting and steps moved.

For the avoidance of doubt, no changes are proposed to Application B (ref: 22/0902/FUL).

This Addendum has been prepared in response to these changes and specifically addresses the following changes that are of relevance to the Employment Assessment:

- A decrease in office floorspace by 2,571 sq m GIA;
- An increase in flexible uses (+125 sq m GIA).

For the purpose of this Addendum, it is assumed the local policy background and supply and demand position remains as stated in the submitted Employment Assessment. An assessment of the impact of the revised Development on the scale of employment supported has been undertaken and any resulting changes to the conclusions of the Assessment have been identified. All methodologies remain as stated in the submitted Employment Assessment.

Updated Assessment

This Addendum addresses the changes made to Application A (22/0900/OUT) and covers Application B (22/0902/FUL). The revised Development will provide:

- 1,897 sq m (GIA) of business workspace (Use Class E(g)) intended to provide flexible business accommodation. This equates to a reduction of 2,571 sq m (GIA) compared to the submitted Application.
- 4,909 sq m (GIA) of flexible floorspace uses which equates to an increase of 125 sq m (GIA) compared to the submitted Application, but which will still include a minimum of 2,000 sq m (GIA) of office floorspace (Use Class (E(g))).

Based on the revised Development, the updated figures presented in paragraph 4.11 and Table 4.2 of the submitted Employment Assessment are as follows:

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Use (NIA sq m)	NIA (sq m)	Density	Gross FTEs	Leakage	Displacement	Multiplier	Total Net FTEs
E(g)	1,612	30	54	0%	25%	1.1	44
E(g) (flexible uses)	1,700	30	57	0%	25%	1.1	47
Total	3,312		111				91

These changes result in an overall reduction in FTE jobs associated with the Use Class E(g) of 62 FTEs compared to the submitted Employment Assessment.

Combined with the other proposed employment supporting uses on the Site, which include the remaining flexible floorspace, the cinema, hotel and secondary school, the total gross direct employment supported by the revised Development equates to 291 FTEs and the total net employment equates to 263 FTEs. These jobs will include a broad range of skills, sectors and occupations and provide long-term employment opportunities including both full-time and part-time roles.

The reference case in the submitted Employment Assessment assumes 153 FTEs at peak activity levels on the Site associated with the operation of the former Stag Brewery. Taking into account the reference case, it is therefore estimated that the 263 net FTEs supported by the revised Development represents a net additional increase of 110 FTEs compared to the reference case (263 FTEs less 153 FTEs). This equates to an overall reduction of 58 net additional jobs compared to that stated in the submitted Employment Assessment. Given that the Site has had no long-term employment supporting uses active on it since 2016, this is a worst-case scenario and in reality, the 263 net FTEs supported by the revised Development will all be net additional long-term employment opportunities compared to current activity on the Site. On this basis, the revised Development does not lead to any material changes in the overall conclusion of the submitted Employment Assessment and it remains valid and robust.

