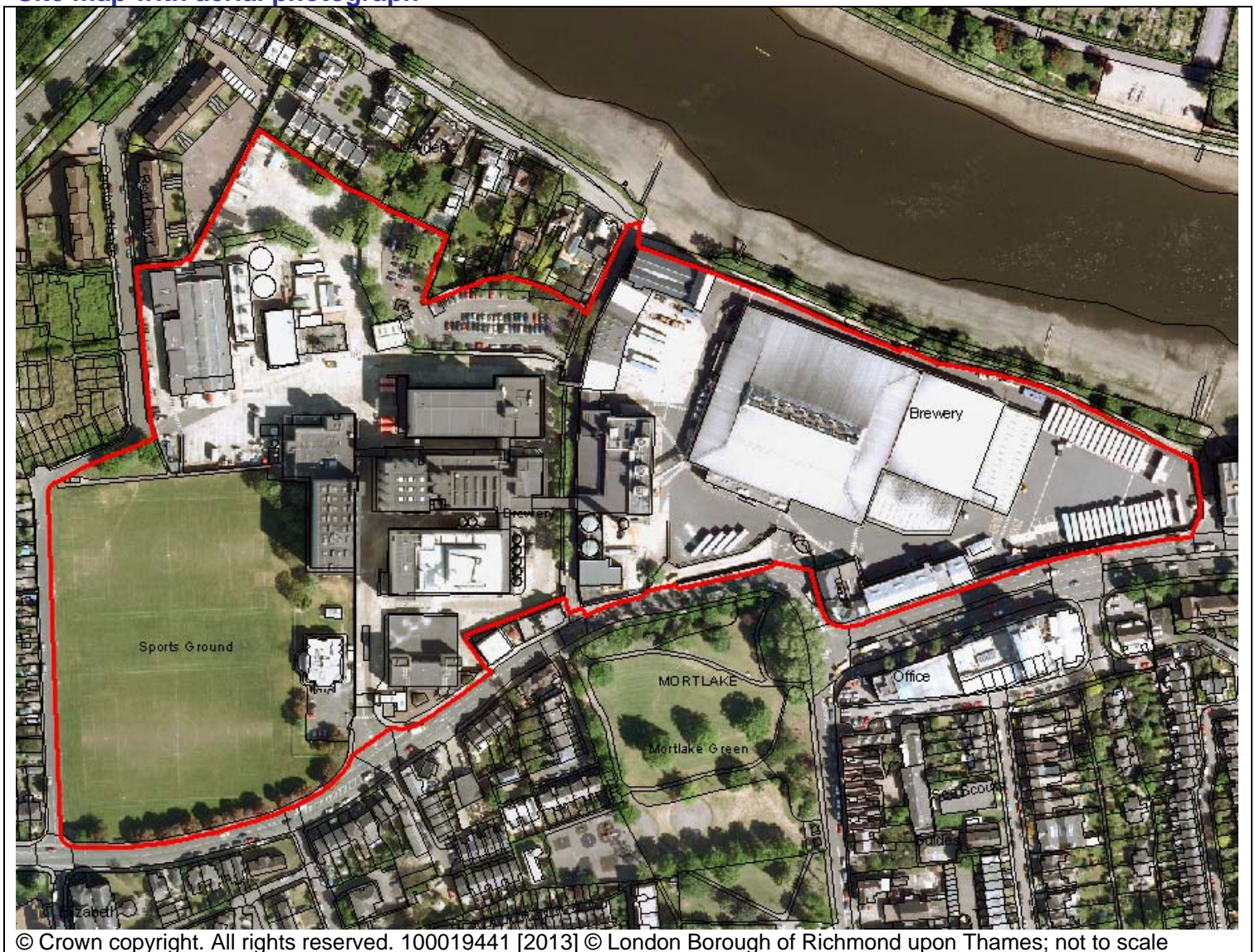


## SITE ASSESSMENT

### Site details

Site Name	Stag Brewery
Site No.	EM1
Site address / location	The Stag Brewery, Lower Richmond Road, Mortlake, SW14 7ET
Description of site	Operational brewery
Date of site visit	2.7.13 (did not enter site as visited previously)
Grid reference	X: 520231; Y: 176014
Site area	87,687 sqm
Site proposed by	Officers
Ownership (if known)	Private (Anheuser-Busch InBev (AB InBev))

### Site map with aerial photograph



### Land use details

Existing use and buildings	In use as brewery, in 2011 the owners delayed the closure until at least the end of 2014, citing strong consumer demand for Budweiser in the country.
----------------------------	---

Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Site is split into two parts either side of Ship Lane.	

### Site history

Planning application history	Related to operational use, TPOs.
Section 106	None

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Eastern part of site: S4 BUDWEISER STAG BREWERY -CONVERSION AND PART REDEVELOPMENT OF BREWERY To meet the operational requirements of the brewery and bring about environmental improvements to the site. The Council will seek to ensure buildings of townscape merit are retained including the disused granary building at the corner of Ship Lane and the towpath, whilst any new development must be of a high standard to reflect this important riverside location, lying partly within the Thames Policy Area and a conservation area. Should rationalisation of the existing operations take place, redevelopment should provide for the retention of existing employment levels and river related uses. Private
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The playing fields in the south west corner of the site are Other Open Land of Townscape Importance.
<a href="#">River Thames Policy Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Parts of the site to the north within the Thames Policy Area.
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1964. 1987. brewery. 1952. 1953. Electrical Sub Station Facilities.
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Landmark. Protected Views: CHISWICK BRIDGE - SOUTH EAST VIEW.; CHISWICK POST BRDG SE VIEW.

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Currently employs about 100 people. An average of 185 staff have been employed over the last 13 years with 118 people employed in 2010.
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Area of Mixed Use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake.
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b	Very poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barnes Primary School, East Sheen Primary School, St Mary Magdalens Catholic Primary School, Sheen Mount Primary School, Kew Riverside Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christ's School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Johnson (Sheen Lane Health Centre), Jezierski (Sheen Lane Health Centre), Weeks (Deanhill)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	No of individual TPOs
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA33 - the north eastern part of the site designated as part of the Mortlake Conservation Area
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of	Yes <input checked="" type="checkbox"/>	05/09/1983. 83/00079/BTM. Brewery Building (dated 1896) Ship Lane.

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

Townscape Merit	No <input type="checkbox"/>	05/09/1983. 83/00338/BTM. Granary At Corner Ship Lane And Towpath
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DLO33475. Mortlake and Barnes.

### Surrounding land

Surrounding land uses	The northern boundary is bounded by the south bank of the River Thames, with the High Street and Lower Richmond Road to the south and William's Lane to the west.
<a href="#">Relevant surrounding designations</a>	A number of the buildings to the north of the site on the Thames Bank are listed Grade II. River Thames is also MOL and OSNI.
Commentary on relationship with nearby and other proposal sites	EM2 High Street Mortlake EM3 Mortlake Station and Surrounds EM4 Mortlake Bus Station

### Summary and Overview

#### Summary of assessment:

Brewery likely to be closed within the next 2-3 years, site is already subject to a detailed site Brief, adopted by the Council following extensive public consultation. Uses and proposal will reflect the Brief.

#### Information from Sustainability Appraisal:

Overall positive impacts; would make good use of previously developed land. There would however be some impacts on local transport provision and the strategic road network as well as potential impacts, depending on the detailed design of the scheme, on biodiversity, landscape, townscape, and parks & open spaces, particularly with intensified uses including a variety of new uses, which would require mitigation, improvement and enhancements. Need to take account of cumulative impacts on local area, amenity and neighbouring properties due to a large increase in uses on this site. The new bus facility could contribute to improving the public transport accessibility. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. To mitigate flood risk a FRA and Flood Emergency Plan should be required to ensure that development and its users/residents are safe.

#### Council's preferred use and justification (pre-publication):

##### Uses

Redevelopment for mixed uses to include residential including affordable units, open space, primary school, community and health , business, sports and leisure uses; river-related uses; retention of playing fields; possible bus stopping/turning facility

##### Justification

The site should provide a new village heart for Mortlake including a new recreational and living quarter with a mix of uses aimed at creating vibrant links between the River and the town and enlivening the Riverside frontage and Mortlake High Street. A key structural component will be a new green space link to the Riverside bordered by high quality buildings containing a mix of uses and active frontages. There should be a mix of uses particularly to the east of Ship Lane to create a new Mortlake Village, to generate vibrancy, local employment and leisure opportunities. Uses should include restaurants, cafes and small retail spaces, community, health and community leisure uses, a museum, boat houses and other river-related uses/activities. Employment uses could include lower cost units suitable for small businesses, creative industries and scientific and technical businesses including green technology. Development should also provide residential use including affordable housing and

the Council will support a two form entry primary school if a need is established, and retained playing fields. The possibility of a bus stopping and turn round facilities to replace those in Avondale Road should be investigated.

**Proposal for publication:**

**Proposal**

Redevelopment for mixed uses to include residential including affordable units, open space, primary school, community and health, business, sports and leisure uses; river-related uses; retention of playing fields in their present location; possible bus stopping/turning facility

**Justification**

The site should provide a new village heart for Mortlake including a new recreational and living quarter with a mix of uses aimed at creating vibrant links between the River and the town and enlivening the Riverside frontage and Mortlake High Street. A key structural component will be a new green space link from Mortlake Green to the Riverside bordered by high quality buildings containing a mix of uses and active frontages. There should be a mix of uses particularly to the east of Ship Lane to create a new Mortlake Village, to generate vibrancy, local employment and leisure opportunities. Uses should include restaurants, cafes and small retail spaces, community, health and community leisure uses, a museum, boat houses and other river-related uses/activities.

The ground floor of The Maltings and other buildings relating to The Maltings and the new Green should be the key location for cafes, restaurants, workspaces, gallery, museum, craft centre and other community uses, creating a vibrant new Mortlake Village.

Employment uses could include lower cost units suitable for small businesses, creative industries and scientific and technical businesses including green technology. Development should also provide residential use including family housing and the maximum provision of affordable housing and the Council will support a two form entry primary school if a need is established, and retained playing fields. The possibility of bus stopping and turn around facilities should be investigated.

The buildings of townscape merit on site should be retained and the design of buildings should be informed by the local character and taking fully into account the Mortlake and Mortlake Green Conservation Area studies. If taller buildings are necessary these should be located at the core of the site and the height and scale should diminish towards the perimeter of the site and along the riverside. The opportunity should be taken to enhance biodiversity throughout the site and particularly along the river. Any development should take account of the guidance within the "Stag Brewery, Mortlake, SW14, Planning Brief, 2011".

## SITE ASSESSMENT

### Site details

Site Name	Mortlake High Street
Site No.	EM 2
Site address / location	Mortlake High Street, Mortlake
Description of site	Highway
Date of site visit	2.7.13
Grid reference	X: 520869; Y: 175973
Site area	4,093 sqm
Site proposed by	Officers (former UDP site)
Ownership (if known)	Public Highway

### Site map with aerial photograph



### Land use details

Existing use and	Two lane highway along Mortlake High Street.
------------------	--

buildings	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments	UDP previously included highway and buildings on southern frontage at eastern end, of which redevelopment of no.s 14-32 has been completed and redevelopment of no.40 appears imminent.

### Site history

Planning application history	Analysis of a planning application history is not relevant for this site, because it is proposed to designate it as a highways proposal.
Section 106	Analysis of Section 106s is not relevant for this site, because it is proposed to designate it as a highways proposal.

### Constraint and opportunities – Land uses

Constraint/opportunity	Commentary
<a href="#">UDP/LDF site</a> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	S5 POST OFFICE SORTING OFFICE/ SIGNAL HOUSE/ PUBLIC HOUSE - REDUCING THE WIDTH OF MORTLAKE HIGH STREET AND BRINGING FORWARD THE BUILDING LINE OF ADJOINING DEVELOPMENT If redevelopment of the Sorting Office and Signal Court was contemplated to achieve improvements to the conservation area, reduction of the width of Mortlake High Street, improved pedestrian, bus and cycle facilities and the replacement of Signal House by a lower building in scale with its surroundings. This would also create opportunities to extend the rest of the adjoining High Street frontage forward in order to maximise the utilisation of urban land, and to provide a significant element of both small and affordable housing units as well as retaining existing uses. The frontage along Mortlake High Street should be designed to maximise activity and opportunity for surveillance. Private
<a href="#">Public Open Space</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**Constraint and opportunities – Key services and accessibility**

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake covers western half, White Hart Lane/Mortlake High Street at eastern end
<a href="#">Key shopping frontage</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b - 3	Varies across site from Very poor to Moderate
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake, White Hart Lane/Mortlake High Street, White Hart Lane,
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen Primary School, Barnes Primary School, St Mary Magdalens Catholic Primary School, St Osmunds Catholic Primary School, Kew Riverside Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	(Jezierski) Sheen Lane Health Centre, Flood (Essex House), Johnson (Essex House), Weeks (Deanhill), Botting (Glebe)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**Constraint and opportunities – Environmental designations**

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	Covers majority of site
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Individual TPO close to 40 High Street
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

+ as the crow flies

+ as the crow flies

\* Excluding private schools, free schools etc.



<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake covers eastern half
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake and Barnes

### Surrounding land

Surrounding land uses	Mixed use area along High Street, with wide variety of buildings and uses, including Stag Brewery to north, residential further to south.
<a href="#">Relevant surrounding designations</a>	Mortlake Green to west Public Open Space and OOLTI. A number of buildings along the High Street are listed and BTMs. To north properties are within Thames Policy Area. Jubilee Gardens along riverside is MOL and Public Open Space, with the river beyond. Public footpaths run to north and south of site.
Commentary on relationship with nearby and other proposal sites	EM1 Stag Brewery EM3 Mortlake Station and Surrounds

### Summary and Overview

#### Summary of assessment:

A UDP proposal which has been partially implemented. Remaining proposal to be taken forward into the Site Allocations Plan, links to mini Holland bid.

#### Information from Sustainability Appraisal:

Fairly positive; the impacts would depend on the details of the design and the likely environmental improvements proposed. A new off-road cycle path would be very positive; the cycle path needs to connect with the wider cycle network. Improvement works should not impact negatively on parking, traffic and service provision (e.g. access for lorries etc). A traffic impact study would be required at the time of implementation to ensure no unacceptable impact on congestion or accessibility and to understand the cumulative impacts.

#### Council's preferred use and justification (pre-publication):

Proposal  
Narrow road, off road cycle route and environmental improvements

#### Justification

There is scope to narrow the road way and create an off road cycle route which would link to other cycle routes in the area and create an alternative route to the tow path, together with environmental improvements.

#### Proposal for publication:

Proposal  
Narrow road, off road cycle route and environmental improvements

**Justification**

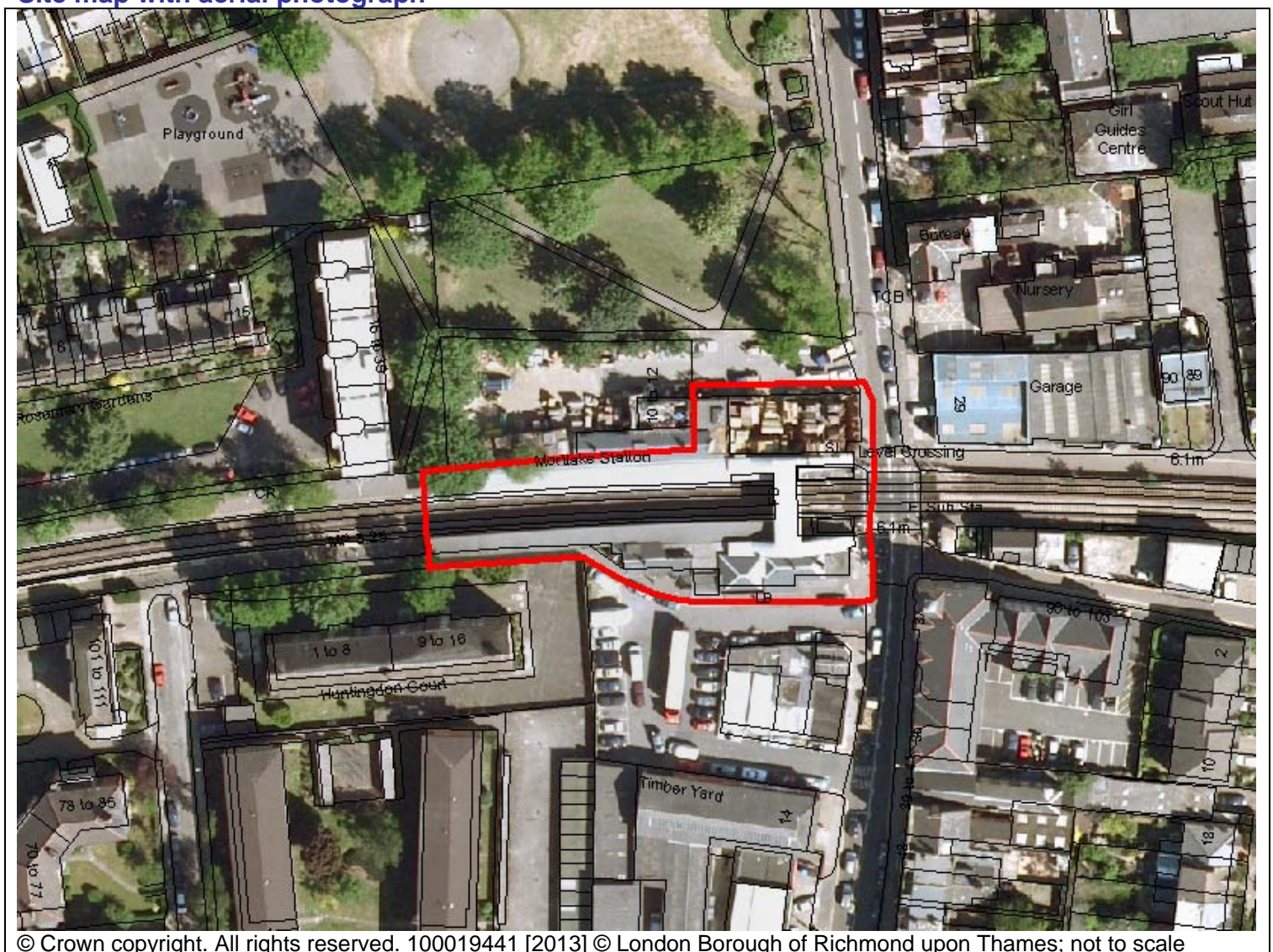
There is scope to narrow the road way and create an off road cycle route which would link to other cycle routes in the area and create an alternative route to the tow path, together with environmental improvements.

## SITE ASSESSMENT

### Site details

Site Name	Mortlake Station and Surrounds
Site No.	EM 3
Site address / location	Mortlake Railway Station, Sheen Lane, East Sheen
Description of site	Station
Date of site visit	16.5.13
Grid reference	X: 520469; Y: 175770
Site area	2,094 sqm
Site proposed by	Officers (former UDP site)
Ownership (if known)	Network Rail (operated by South West Trains)

### Site map with aerial photograph



### Land use details

Existing use and buildings	Station, including cab firm, newsagents, café and builders/timber merchants and tile shop along outside frontages.
----------------------------	--

Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

### Site history

Planning application history	10/0547/CON Platform extension to increase the length to accommodate 10 car trains. decided as no objection with provisos 09-Jun-2010 04/3046/FUL Continuation of use of one room as a minicab office (24 hours + 7days a week). granted permission 27-Jan-2005
Section 106	None identified

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	S6 MORTLAKE STATION - INTERCHANGE IMPROVEMENTS To improve interchange facilities including pedestrian and cycle access, cycle parking and bus interchange information systems. To improve information systems and access for people with disabilities. Railtrack
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen.
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b	Very poor - rising to 2 Poor on frontage along Sheen Lane.
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen Primary School, St Mary Magdalens Catholic Primary School, Sheen Mount Primary School, Kew Riverside Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Johnson (Sheen Lane Health Centre), Jezierski (Sheen Lane Health Centre), Weeks (Deanhill)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA51 Mortlake Green
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	26/01/1998. 98/00003/BTM. Mortlake Railway Station Sheen Lane East Sheen London SW14 8LN . Building of Townscape Merit.
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DLO33475. Mortlake and Barnes.

### Surrounding land

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

Surrounding land uses	At the edge of the town centre, with a wide variety of uses, and open space to the north.
<a href="#">Relevant surrounding designations</a>	Mortlake Green to north is OOLTI and Public Open Space. Mortlake Mixed Use Area to north. South is secondary shopping frontage starting on the other side of the road immediately.
Commentary on relationship with nearby and other proposal sites	EM1 Stag Brewery. The Planning Brief recognises the issue of permeability and specifically, the opportunity to visually and functionally link the site with surrounding areas and with the substantial riverside frontage. It states there is an exciting opportunity to create a new open space link from Mortlake Green to the River and to enhance the landscape around the site including Mortlake Green and along the River.

## Summary and Overview

### Summary of assessment:

An opportunity to improve the station itself and the approach to it, particularly as the Stag site is developed so that a better and more attractive link can be created between the two.

### Information from Sustainability Appraisal:

Overall very positive impacts, particularly as the interchange improvements and enhancements to the station will contribute to encouraging public transport use, reducing carbon dioxide emissions, improved accessibility and vitality of the town centre. There is also an opportunity to improve the BTM and the contribution to the Conservation Area and their settings.

### Council's preferred use and justification (pre-publication):

Proposal

Station and interchange improvements

Justification

Improvements to the station e.g. platform extensions, access, lifts and canopies, environmental improvements to the entrance, Interchange improvements including, links to the bus stops and the Stag Brewery site.

### Proposal for publication:

Proposal

Station and interchange improvements

Justification

Improvements to the station e.g. platform extensions, access, lifts and canopies, environmental improvements to the entrance, Interchange improvements including, links to the bus stops and the Stag Brewery site. Any changes should take account of the Mortlake Green and Sheen Lane conservation

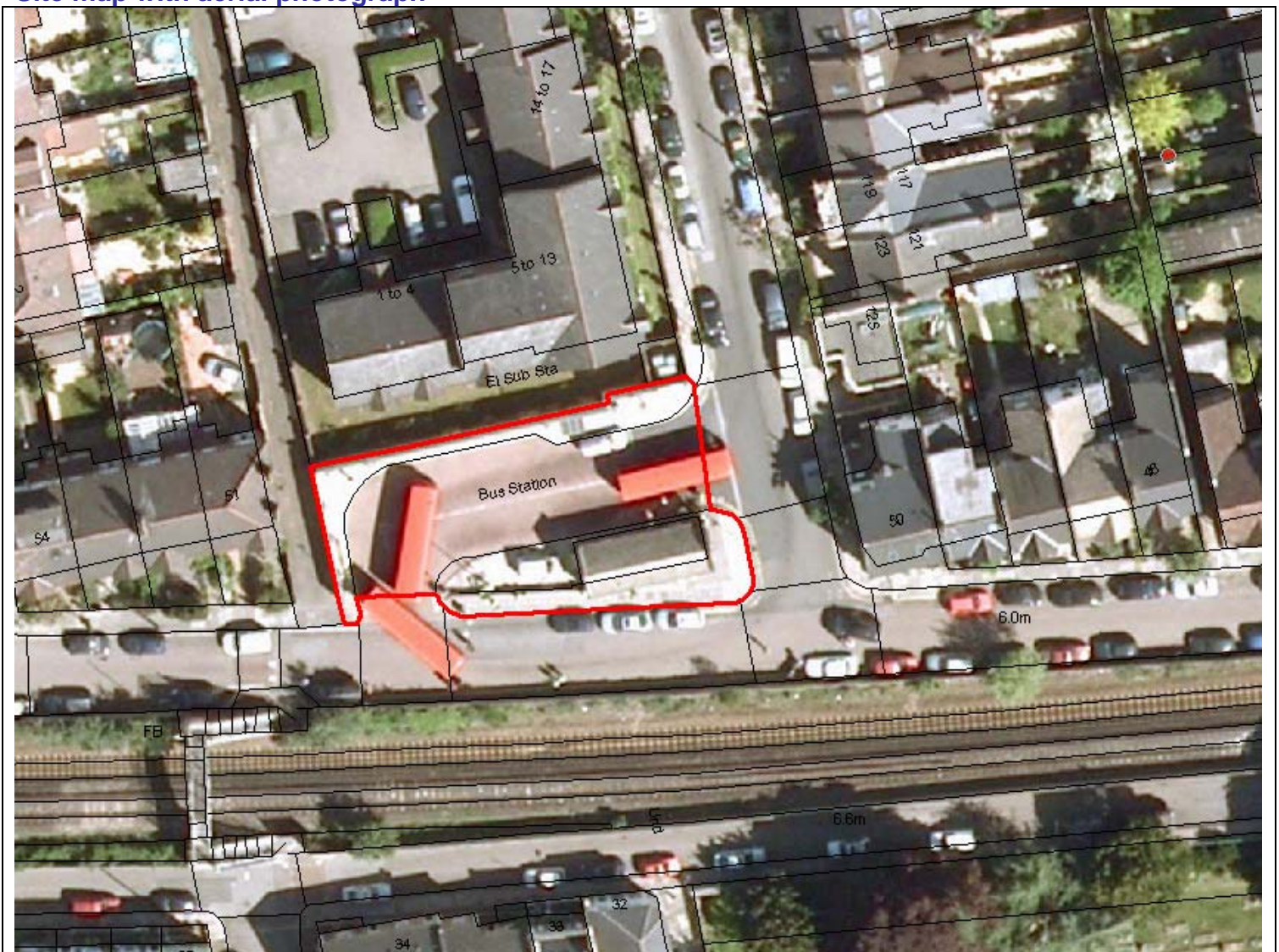
area.

## SITE ASSESSMENT

### Site details

Site Name	Mortlake Bus Station
Site No.	EM 4
Site address / location	Omnibus Garage, Avondale Road, Mortlake, SW14 8PT
Description of site	Bus turning area with facilities
Date of site visit	2.7.13
Grid reference	X: 520984; Y: 175757
Site area	586 sqm
Site proposed by	Officers
Ownership (if known)	Private

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

### Land use details

Existing use and buildings	Following the closure of the bus garage in 1983, this small area near the railway was retained as a turning point for buses, with toilet facilities for drivers, and a small office. It
----------------------------	---



	appears to be well used and in a good state of repair and cleanliness.	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

### Site history

Planning application history	78/1008 Alterations to elevations of bus entrances on Avondale Road. granted permission 28-Nov-1978 77/0574 External alterations and maintenance including replacement of existing roof, and provision of three car parking spaces. granted permission 15-Sep-1977 11/0062/TEL Proposed installation of telecommunication mast outside Bus Depot. refused permission 28-Feb-2011
Section 106	None

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1910. 1951. London General Omnibus Co. current use: res & bus turnaround. 1982. 2004. Electrical Sub Station Facilities.
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	To west - Footpath 33 Public Right Of Way
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Adjacent to electricity sub station

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b	Very poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake AMU, Priests Bridge AMU, White Hart Lane AMU, White Hart Lane/Mortlake AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Barnes Primary School, East Sheen Primary School, St Mary Magdalens Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Christs School, Richmond; Shene School, Sheen
<a href="#">Within 1 km of a GP surgery</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Flood, Essex House; Johnson, Sheen Lane; Jezierski, Sheen Lane
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Avondale Road is narrow with parking on both sides, it is tight for buses to manoeuvre and pass each other along Avondale Road.

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DLO33475. Mortlake and Barnes.

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

## Surrounding land

Surrounding land uses	Adjacent to railway line. Avondale Road is largely residential and the site closely abuts the properties in Dovecote Gardens. Opposite is footbridge over railway line.
<a href="#">Relevant surrounding designations</a>	None directly adjacent. Close to Protected Views RICHMOND PARK TOWARDS ST PAULS CATHEDRAL and ACROSS RICHMOND PARK. South of Railway Line is Queens Park Conservation Area and to the south west is Mortlake Cemetery - OOLTI and OSNI.
Commentary on relationship with nearby and other proposal sites	EM1 Stag Brewery - the Planning Brief raises the possibility of bus stopping and/or turning facility including the replacement of the Avondale Road terminus. It states the site sits on several bus routes and opportunities should be explored for the integration of the site with the bus network and for new and improved services.

## Summary and Overview

### Summary of assessment:

If bus facilities could be re-provided this could be redeveloped for housing

### Information from Sustainability Appraisal:

Positive and negative impacts. The sustainability of this option would largely depend on the location of the replacement bus facilities and the number of new homes to be provided on this site. Mitigation would need to address waste, travel including parking, and flood risk.

### Council's preferred use and justification (pre-publication):

Proposal  
Residential, including affordable  
Justification  
Subject to the re-provision of the bus facilities either on or in the vicinity of the Stag site or elsewhere, residential development, including affordable units.

### Proposal for publication:

Proposal  
Residential, including affordable  
Justification  
Subject to the re-provision of the bus facilities, in a suitable location to be agreed with TfL, residential development, including affordable units.

### SITE ASSESSMENT

#### Site details

Site Name	166-176 and British Telecom, Upper Richmond Road West, East Sheen,
Site No.	EM 5
Site address / location	166-176 and British Telecom, Upper Richmond Road West, East Sheen, SW14 8AW
Description of site	Tile shop and storage, telephone exchange
Date of site visit	July 2013
Grid reference	X: 520791; Y: 175520
Site area	4,857 sqm
Site proposed by	Officers
Ownership (if known)	Private and British Telecom

#### Site map with aerial photograph



#### Land use details

Existing use and buildings	Tile shop and storage, telephone exchange	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

### Site history

Planning application history	<p>172 - 176 (Topps tiles):  12/3681/COU Change of use to allow Class B8 and/or builders merchant and/or Class B8 with ancillary trade counter. In progress  09/3113/COU Use of premises for A1 (retail). refused permission 12-May-2011. Appeal dismissed on 16-Feb-2012  93/1450/S191 Use Of Premises For Sale, Fitment, Dealing And Wholesale Trading In Motor Vehicle Parts. granted permission 28-Sep-1993  93/0922/S192 Repair, Redecoration And Internal Refurbishment And Use Of Premises For The Sale, Fitment, Dealing And Wholesale Trading In Motor Vehicle Parts. decided as no further action be taken 28-Sep-1993  93/0626/ADV Provision Of Internally Illuminated Fascia Sign. granted permission 17-Jun-1993  93/0627/ADV Provision Of Internally Illuminated Pole Sign. granted permission 17-Jun-1993  89/0431/FUL Erection Of Part 1, part 2 &amp; Part 3 Storey Office Building With Associated Car Parking (note: This Should Be Out Not Ful) granted permission 13-Apr-1989  89/0432/FUL Erection Of Part 1, Part 2 &amp; Part 3 Storey Office Building With Associated Car Parking. (note: This Should Be Out Not Ful) Unknown - historic data no records 13-Apr-1989  89/0431/OUT Erection of a part 1, part 2 &amp; part 3 storey office building with associated car parking. (Amended Plan No.490.SK02 REV B received on 6.6.89.) granted permission 19-Jan-1990  89/0432/OUT Erection of a part 1, part 2 &amp; part 3 storey B1 office building with associated car parking. (Amended Plan No.(s) 490.SK02 REV B received on 6.6.89.) granted permission 19-Jan-1990  88/2379/OUT Proposed New 3 Storey Business Use B1 Building And Demolition Of All Existing Structures On Site Unknown - historic data no records 08-Dec-1988</p> <p>Telephone Exchange - applications for equipment and masts only</p>
Section 106	None

### Constraint and opportunities – Land uses

Constraint/opportunity	Commentary	
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<a href="#">Public Open Space Deficient</a>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part 1929. 1930. motor engineers.
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Protected views

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Partly within East Sheen Town Centre
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A5 use restricted (hot food takeaways)
<a href="#">PTAL Level</a>	Level 2/3	Poor to Moderate across site
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen Primary School, Barnes Primary School, St Mary Magdalens Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	(Jezierski) Sheen Lane Health Centre, Johnson (Essex House), Weeks (Deanhill)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	North of site has restricted access

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

ivers	3a <input type="checkbox"/>	
	3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	To West, North and East residential, to South is Upper Richmond Road - shopping street
<a href="#">Relevant surrounding designations</a>	Town centre
Commentary on relationship with nearby and other proposal sites	

### Summary and Overview

<b>Summary of assessment:</b>
<b>Information from Sustainability Appraisal:</b>
Redevelopment for mixed uses to include residential, including affordable and employment uses would provide new homes, including affordable units and it should contribute to the enhancement of the local shopping area. Positive impacts have been identified in relation to its contribution to the local economy, business and commercial development opportunities. Mitigation identified with regard to waste. Providing a new primary school in this accessible location would be positive for the provision of local education services. However, due to its town centre location alternative town centre uses could add more to the vitality of East Sheen. The negative impacts in relation to waste and transport would need to be mitigated.
<b>Council's preferred use and justification (pre-publication):</b>

**Proposal**

Redevelopment for mixed uses to include residential, including affordable, employment or primary school

**Justification**

If the telephone exchange were to become surplus a comprehensive development would make better use of these two sites, which could include retention of some employment use and new residential development including affordable units. An alternative could be a primary school on the whole site. Depending on the new uses the potential to create an active frontage along Upper Richmond Road should be investigated

**Proposal for publication:****Proposal**

Redevelopment for mixed uses to include residential, including affordable, employment or primary school

**Justification**

If the telephone exchange were to become surplus a comprehensive development would make better use of these sites, which could include retention of some employment use and new residential development including affordable units. An alternative could be a primary school on the whole site. Depending on the new uses the potential to create an active frontage along Upper Richmond Road should be investigated

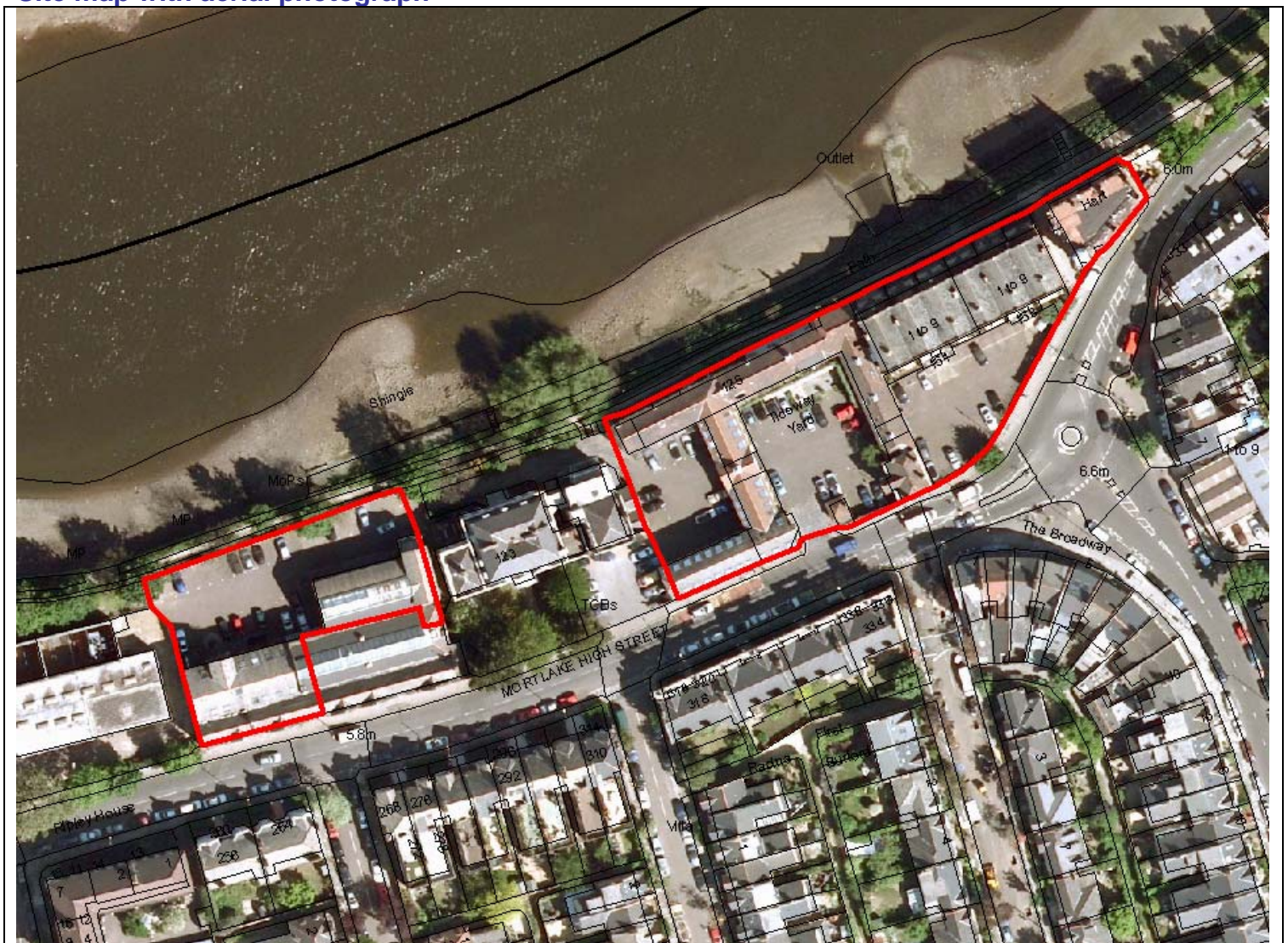


### SITE ASSESSMENT

#### Site details

Site Name	Tideway Yard
Site No.	EM 6
Site address / location	Tideway Yard, 125 Mortlake High Street, Mortlake; Include 121 The Old Power Station , but exclude The Limes 123 as it is a Listed Building, reverting to residential.
Description of site	business units and offices
Date of site visit	3/5/2013
Grid reference	X: 521190; Y: 176074
Site area	5,188 sqm
Site proposed by	officers
Ownership (if known)	various

#### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

#### Land use details

Existing use and buildings	Small commercial units, offices, and a restaurant
----------------------------	---

Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

### Site history

Planning application history	Analysis of a planning application history is not relevant for this site, because it is proposed to designate it as a Key Employment Site.
Section 106	Analysis of Section 106s is not relevant for this site, because it is proposed to designate it as a Key Employment Site.

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input type="checkbox"/>	

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 2/3	poor/moderate
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	White Hart Lane AMU, Mortlake AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barnes Primary School, East Sheen Primary School, St Mary Magdalens Catholic Primary School, St Osmunds Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Sheen Lane Health Centre, Flood (Essex House), Botting Surgery
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The Limes (excluded from site boundary)
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

### Surrounding land

Surrounding land uses	River Thames and Towpath run to north of the site and Mortlake High Street to the south .
-----------------------	---

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

<a href="#">Relevant surrounding designations</a>	POS, MOL,
Commentary on relationship with nearby and other proposal sites	cluster of commercial /office workspaces in a pleasant riverside location well served by public transport.

## Summary and Overview

### Summary of assessment:

Varied attractive small units with parking. Close to White Hart Lane facilities. Cluster of commercial/office workspaces in a pleasant riverside location, accessible by public transport. The Old Power Station is partly used as a youth facility and partly for offices. Article 4 Direction proposed.

### Information from Sustainability Appraisal:

Identifying and including this estate in the Site Allocations Plan would retain a number of different business uses of a suitable size in an appropriate location with good parking provision. The cluster of commercial/office workspaces is in a pleasant riverside location, accessible by public transport and retention of the commercial uses would help the preservation of the character and appearance of the buildings in the Conservation Area. The site contributes to local facilities, services and economy and is close to the White Hart Lane and Mortlake AMUs.

### Council's preferred use and justification (pre-publication):

Proposal  
Designate as Key Employment Site

### Proposal for publication:

Proposal  
Designate as Key Employment Site

## SITE ASSESSMENT

### Site details

Site Name	Mortlake and Barnes Delivery Office
Site No.	EM 7
Site address / location	Mortlake and Barnes Delivery Office, 2-12 Mortlake High Street, London, SW14 8JB
Description of site	Office adjoining Mortlake High Street
Date of site visit	
Grid reference	X: 520526; Y: 175909
Site area	845 sqm
Site proposed by	Royal Mail Group Ltd
Ownership (if known)	Royal Mail Group Ltd

### Site map with aerial photograph



### Land use details

Existing use and	Postal Sorting Office
------------------	-----------------------

buildings	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments	

### Site history

Planning application history	94/3453/FUL granted 03/1995, construction of second floor extension, alteration of existing vehicular access to car park and alterations to front entrance. 08/2789/FUL granted 12/2008, provision of one vehicle crossover for access to existing parking area to front of the building.
Section 106	

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vineyard path to rear is a public footpath
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping</a>	Yes <input type="checkbox"/>	

<a href="#">frontage</a>	No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level	2-3
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barnes Primary School, East Sheen Primary School, St Mary Magdalens Catholic Primary School, Sheen Mount Primary School, Kew Riverside Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Johnson (Sheen Lane Health Centre), Jezierski (Sheen Lane Health Centre), Weeks (Deanhill)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Conservation Area surrounding site
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	BTMs opposite and to rear
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

Surrounding land uses	commercial and residential, fronts Mortlake Green
<a href="#">Relevant surrounding designations</a>	conservation area surrounds. Mortlake Green is a POS.
Commentary on relationship with nearby and other proposal sites	Key site in relation to Conservation areas and proximity to Mortlake Green. Close to Stag Brewery site

## Summary and Overview

<b>Summary of assessment:</b>
key site which should be subject to a design brief in view of proximity to conservation areas and Mortlake Green. Likely to be a mixed use scheme. Opportunity might be taken to improve access road at rear (note that this is a public footpath).
<b>Information from Sustainability Appraisal:</b>
<b>Council's preferred use and justification (pre-publication):</b>
Not applicable
<b>Proposal for publication:</b>
<p>Proposal</p> <p>A mixed use scheme with employment and residential uses, including affordable units.</p> <p>Justification</p> <p>Redevelopment should the site become surplus to requirements. Employment on lower floors with active frontages to Mortlake High Street. Affordable units to be provided in line with policy requirements. This is a key site in terms of position on edge of Mortlake Green and close to conservation areas, so an excellent design would be required which takes account of the setting of nearby conservation areas and Buildings of Townscape Merit. The opportunity should be taken to improve the parking arrangements for the whole site and the access road to the rear. A design brief to be prepared for this site.</p>
<b>Any other comments:</b>