

Flat 9, Tideway Wharf, 151 Mortlake High Street, London SW14 8SW

Mr Iain McLean
Legal & Electoral Services Dept
LBRUT
Civic Centre
44 York Street
Twickenham
Middx TW1 3BZ

13 January 2010

Dear Mr McLean

Reference: L/IM 11023

Further to my email of 12th January 2010 I am enclosing a signed Certificate as required by the Council.

In addition I am enclosing

- 1) one further witness statement (No 52)
- 2) a statement from Gillian Harwood, founding director of Tideway Developments
- 3) a copy of the original development brief from LBRUT

I can confirm that I have put a laminated copy of my application on the padlocked gates to Jubilee Gardens and the padlocked gate to the towpath.

Yours sincerely


Mrs J Heath



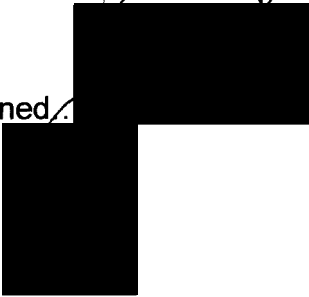
Title of Definitive Map and Statement
Certificate of Service of Notice of Application for Modification Order

To: The London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
Middlesex TW1 3BZ.

I Mrs Joanna Heath of Flat 9, Tideway Wharf, 151 Mortlake High Street, London SW14 8SW hereby certify that the requirements of paragraph 2 of Schedule 14 to the Wildlife & Countryside Act 1981 have been complied with.

Dated 13 *January* 2011

Signed/

A large black rectangular redaction box covers the signature area. A dotted line extends from the right side of the box to the right margin of the page.

PUBLIC RIGHT OF WAY EVIDENCE FORM

Please complete one form per person

Name: [REDACTED]

Address: [REDACTED]

Date of birth: [REDACTED]

Route of way:

From: The archway through Tideway Yard (grid reference TQ21197605)
To: Jubilee Gardens (grid reference TQ20997602) and access to towpath

1. Have you used the above way? YES

If so:

(a) During which years? 2003 - PRESENT

(b) Where were you going to and from? OLD POWER STATION TO POST OFFICE / SHOPS OR STATION, OR PARK

(c) For what purpose? OFFICE BUSINESS OR LUNCHA BREAK

(d) How many times a year? 12 approx.

(e) By what means (e.g. on foot, on bicycle?) FOOT

2. Has the way always run over the same route? YES

If not, give details and dates of any changes N/A

3. Have there to your knowledge ever been any stiles or gates on the way?
If so, state (with details of location) where the stiles or gates stood

NONE

4. If you were working for any owner or occupier of land crossed by the way at the time when you used it, or were then a tenant of any such owner, give particulars and dates. If not, write 'No'

[REDACTED] 2003 - PRESENT

5. If so, did you ever receive any instructions from him as to the use of the way by the public? If so, what were they?

N.O. INSTRUCTIONS

6. Have you ever been stopped or turned back when using this way, or do you know or have you heard of anyone else having been stopped or turned back? If so, state when the interruption took place and give particulars

..... NO

7. Were you ever told by any owner or tenant of the land crossed by the way, or by anyone in their employment, that the way was not public? If so, state when and give particulars and dates

..... NO

8. Until the gates at Tideway Yard were recently erected have you ever known any locked gates or other obstruction to the way? If so, state when and give particulars

..... NO GATES OR OBSTRUCTIONS

9. Have you ever seen notices such as 'Private', 'No Road', 'No Thoroughfare' or 'Trespassers will be Prosecuted' on the route? If so, what did the notices say?

..... NO NOTICES

10. Have you ever asked permission to use the way?..... NO

11. Please give any other information that you think is relevant (continue on separate sheet if required)

..... Allegedly installed as security but 2 recent burglaries at OPS have occurred through street door. Cars could never drive out of park that way, though some tenants used the lane to park cars without renting space

I hereby certify that to the best of my knowledge and belief the facts that I have stated are true

I am/ am not willing to attend a hearing, public enquiry or court to give evidence on this matter, if this should prove to be necessary

Signature

..... [Redacted Signature]

Date

[Redacted Date]

..... 7/12/10

11.1.2011

**STATEMENT CONCERNING PUBLIC ACCESS OVER THE SITE AT
TIDEWAY YARD, 125 MORTLAKE HIGH STREET, SW14 8SN**

My name is [REDACTED] I live at [REDACTED]

[REDACTED]
[REDACTED] Tideway Developments Ltd. was set up as a company [REDACTED]
[REDACTED] in order to take part in an Architect/Developer competition held
in 1983 to redevelop the above site. The competition was sponsored by Richmond
Borough Council, with the Development Brief substantially developed by the Mortlake
Community Association. (A copy of the Brief is attached as Annexe A)

A shortlist of finalists in the competition was displayed in the local library and local
residents were asked to vote for their preference. Tideway Developments Ltd. were the
winners – chosen because our scheme and the type of management we offered adhered
most closely to the original Brief. Key to the success was the effort we made to make
the site accessible to local residents. We worked with the PLA to design new access
steps down to the towpath and we had to ensure that access from the adjacent public
gardens was maintained at all times. During the daytime this access was either by
pedestrians or people on bicycles. In the evenings, once the studio occupants had
vacated their car parking spaces, public parking was also permitted – indeed actively
encouraged – by people visiting The Depot restaurant.

I can confirm that at no time was anyone ever prohibited from walking anywhere on the
whole site, however a barrier was put up to prevent cars parking in front of the residential
area.

In 2009 [REDACTED] sold our interest in Tideway Developments Ltd. to
Marston Properties (our Joint-Venture partners on the development). Recently,
Marstons have put up gates barring the public from entering the site from the towpath or
from the adjacent gardens. They have also put up gates preventing both pedestrians and
cars from gaining access to the site (in the evenings and at weekends) any further than the
entrance yard outside The Depot restaurant. This action would appear to be not only
illegal – as it closes off a right of way which has been established for well over 25 years
to my knowledge, but also affects local residents in another way. The entrance yard
outside The Depot does not offer very generous parking space and so overspill cars are
now forced to park on [REDACTED] congested residential streets outside the
site.

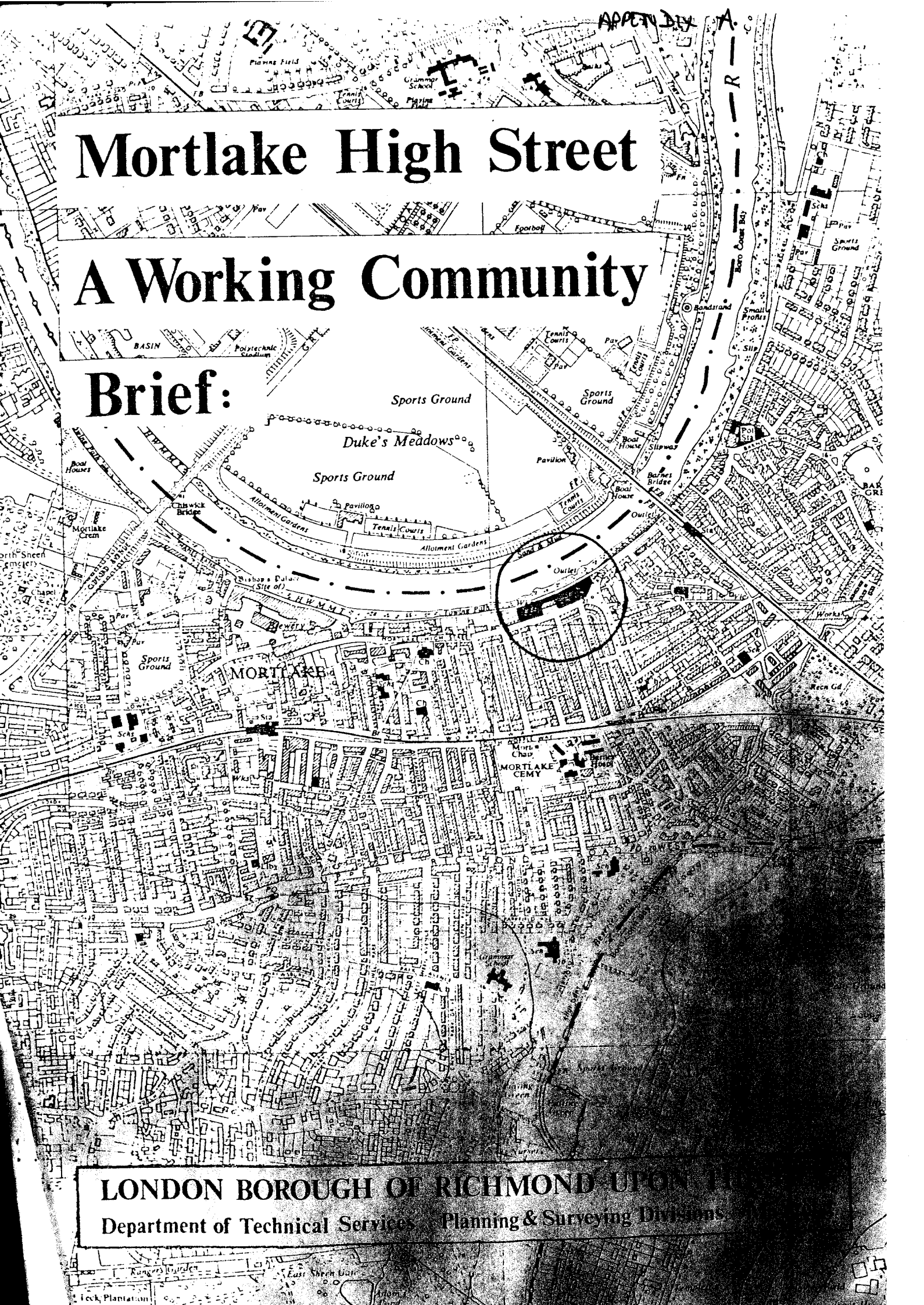
Signed: [REDACTED]

Date:..... 11/1/2011

Mortlake High Street

A Working Community

Brief:



LONDON BOROUGH OF RICHMOND UPON THAMES
Department of Technical Services Planning & Surveying Division

A BRIEF FOR INDUSTRIAL DEVELOPMENT AT MORTLAKE HIGH STREET

1. INTRODUCTION

- 1.1 This brief is concerned with the development of two sites at the eastern end of Mortlake High Street adjoining the River Thames; The former LEB Generating Station and the Corporation Depot site. The Shoreline Youth Club, between the Depot and "The White Hart" public house, may also be included. The development of these sites is to be considered together.
- 1.2 A mixture of uses is to be provided on the site, the major component of which is to be industrial, in the form of workshops providing opportunities for small or newly established but primarily local firms. Development of these sites must follow the concept of working communities, involving shared offices, administration and other facilities. It is vital that a strong management control is retained after development, dealing with such matters as leasing, choice of occupants, etc.
- 1.3 It is important that existing buildings are re-used as far as possible and that any new building respects the scale and character of the site and surrounding development. Some existing uses will have to be accommodated in the new development.
- 1.4 The Council seeks to achieve planning advantages with developments adjacent to the Riverside and on this site these advantages will include improved public access to the Thames and other opportunities for increased public enjoyment, such as improvements to the towpath.
- 1.5 Firms are invited to submit financial bids and detailed proposals for development based on the principles contained in this document. Developers are encouraged to adhere to the guidelines contained in this brief and to liaise with the Council Officers at all stages of design so that the schemes submitted could reasonably be expected to receive planning permission from the Council. The Council reserves the right to evaluate all schemes submitted on the basis of this brief and any other consideration which might be relevant.

2. SITE ANALYSIS AND SURROUNDINGS

Townscape Context

- 2.1 The eastern end of Mortlake High Street including the sites in question is somewhat neglected and untidy. However, the buildings in scale and detail are important assets to the street scene. Between the two sites are two attractive buildings, both in office use. No. 123 The Limes is listed as Grade II* and its neighbour is the former Barnes Fire Station. Both of these buildings are set back from the predominant building line to which the sites conform. The general height of building in the street is 3 storeys and that within the site is mostly 2 storeys. Around the junction of Mortlake High Street and White Hart Lane, the Shoreline Youth Club and some of the Depot buildings detract from what is otherwise an attractive enclosed space. To the north of the sites the River Thames towpath is liable to regular flooding. The Riverside elevation of these buildings is as important as that to Mortlake High Street.

Former LEB Generating Station

- 2.2 The site contains one industrial building with an attractive two storey Victorian brick facade on to Mortlake High Street. Within the building are some interesting features including a central hall with patterned brickwork, glazed roof and overhead gantries. The existing northern boundary of the site is a mixture of a new brick work and railings. The eastern flank wall is an unsightly feature, being clad in corrugated asbestos.

Corporation Depot

- 2.3 The site has for many years been a Corporation Depot and used for garaging, storage and facilities related to repair and cleansing of highways. In more recent years most of these uses have been transferred to alternative locations and the site is now under-used, suffering from vandalism.
- 2.4 The site contains several existing 19th Century buildings, the most interesting of which form an 'L' shape around an open yard. The buildings are generally two-storey, consisting of lofts above former stables. There are several other buildings and sheds of a less attractive character which include a post-war mess room above small workshops, lean-to garages and storage areas and a portal frame shed with heavily vandalised cladding. Generally, the buildings appear to be in average or poor structural condition, though the 'L' shaped block is capable of renovation.
- 2.5 Between the Depot and the LEB site an attractive granite set road passes between the river and The Limes linking the two sites.

The Shoreline Youth Club

- 2.6 To the east of the Depot lies the Shoreline Youth Club which is in the ownership of the Council and further to the east an untidy public right of way to the towpath divides the youth club from The White Hart public house, which is a distinctive building and a considerable landmark in the locality.
- 2.7 The Shoreline Youth Club is situated in an important position relative to the High Street/White Hart Lane junction and its height, shape and choice of building materials do not enhance the area. As the building is not purpose built and like adjacent property on the depot site, subject to vandalism, it is recommended that this building and use be included in comprehensive proposals for the Depot and LEB sites.

3. DESIGN INFORMATION

Existing uses to be relocated within the site

- 3.1 Any proposals for development of the sites will have to include the following:

- (i) Small Council Depot to provide garaging and storage for vehicles and equipment, the Council's cleansing and parks maintenance services together with mess facilities for 12 employees. This amounts to 250 sq.m.
- (ii) The Social Club, presently located in the first floor mess room fronting on to Mortlake High Street, currently provides social facilities for several local organisations on a regular evening use basis. Total area should be at least 140 sq.m. including a room at least 7m x 10m.
- (iii) Shoreline Youth Club: if the existing club building is included, an equivalent community facility will be required somewhere on the site. (This will also require toilet and cloakroom facilities separate from the industry). Total area should be 500 sq.m. including one space at 10m x 20m with sufficient headroom to allow for indoor games. Any proposals must ensure the continuous use of the Youth Club. See Appendix for details of the above facilities.

Mixture of Uses

3.2 The Council intends that the development of these sites should provide opportunities for small, primarily local business enterprises. Therefore, small light industrial units are to be the predominant use, but in order to establish a working community and replace existing uses, a mixed development is recommended.

a) Industry/workshop units

This would involve provision of small workshop units at reasonable rents. Though retailing of products could be accommodated within the units, this should be considered only as an ancillary to the main activity to avoid the problem of excessive parking in surrounding street. In order to be compatible with a mixed community and the neighbouring residential area, only uses in Class III of the General Development Order (1972), light industrial, will be permitted. Large industrial units are not suitable, partly for aesthetic reasons but also because the volume and scale of goods vehicles required for servicing are undesirable in Mortlake High Street.

b) Community facilities (Social Club and Youth Club)

Facilities should be an improvement over existing and any proposal must allow for them to be managed separately from the working community. They cannot be located on land edged blue on Map 4.

c) Canteen/Eating facility

Catering facilities for use by the occupants of the workshop/studios, etc., would be an appropriate use of this site, taking advantage of the riverside location. This facility might be open to the public in the evenings and weekends when on site workshop parking spaces could be used. Great care must be taken that this use does not damage the environment of the site or the surrounding area. A limit of 100 sq.m. is proposed.

d) Housing

Some housing in the form of small units may be appropriate providing the minimum amount of industrial floorspace and the community facilities have been accommodated. Housing cannot be located on land edged blue on Map 4.

e) Offices

A development of mainly offices would be contrary to policy and would not be permitted. However, a small amount of offices may be appropriate where:

- (i) the office use is ancillary to the industrial units in the scheme (e.g. for the administration and management of the scheme).
- (ii) the offices are in the form of small units and the users would be compatible with the type of scheme proposed. Office users considered appropriate are architect design studios, accountants or other professional services. The total amount of professional/studio space should not exceed 280 sq.m.

Where more than 280 sq.m. of offices are proposed the amount will need to be fully justified in terms of its contribution towards subsidising the rents of industrial units and refurbishing any buildings which are indicated for retention. Before permitting such additional office space, the Council will need to be satisfied that the scheme would not be likely to be implemented without the office content.

3.3 Activities will be encouraged which would generate a high level of local employment and a variety of job types.

3.4 A complex of small business units requires careful organisation and development proposals should include a system of management for occupants, including maintenance and control of common parts landscaping and refuse storage.

Floorspace to be provided

3.5 The Council intends to allow a certain amount of flexibility as to the amount of accommodation that is provided in different uses subject to design consideration. However, since the provision of industrial floorspace is the major aim, workshop space should be no less than 2,000 sq.m. gross.

3.6 The size of industrial units is to be between 10 sq.m. and 185 sq.m. gross area.

3.7 Any office accommodation above the 280 sq.m. provided for studio/professional use, will need to be fully justified by an economic appraisal of the scheme and contribute directly towards the refurbishments of existing buildings of merit and/or ensuring a reasonable rent for the industrial units.

Vehicular Access

- 3.8 Access to the site is from Mortlake High Street, a road subject to heavy traffic. The corner opposite the Broadway and junction with White Hart Lane requires careful consideration and access to and from the site should have correct sight lines and be suitably positioned.

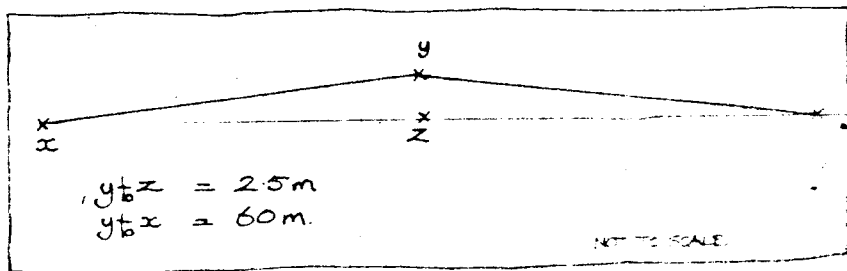
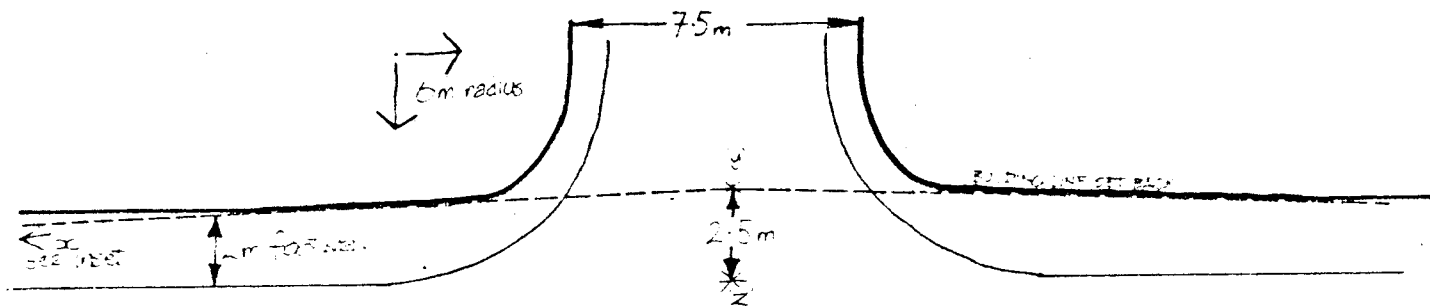
The existing access to the Corporation Depot is to be the one access point to the site and will serve both sites. It is to be located either in its present position or preferably, 6m to the west. If a building is to be continued across this entrance, a headroom no less than 5m must be provided. Map 2 indicates access requirements and shows that the existing building line will need to be set back in order to ensure proper sight line to Mortlake High Street and an increased footway width of 2.0m. However this does not apply to retained buildings (see Diagram a).

Servicing and refuse collection

- 3.9 Servicing should be accommodated within the site and allow free flow and manoeuvring of traffic. Servicing the former LEB Generating Station via The Limes river frontage should also be included in the proposals. Rights of access will be included in the leasing agreement. Care must be taken to safeguard the entrance portico to The Limes and any proposals to widen the access road must incorporate the retention of granite setts. Due to the narrowness of the entrance to this road, clear signposting will be required indicating which traffic has priority. It is assumed that traffic will consist of light delivery vans to the workshops and cars for some of the occupants of the site, and turning circles should therefore reflect this usage. The existing Depot courtyard is to accommodate refuse vehicles and the rest of the site should allow for the turning of "Transit" type vehicles.
- 3.10 The common access must be able to accommodate fire services and refuse collection vehicles. It is suggested that refuse collection for the LEB site is by palladin, collected from the roller shutter doors on to Mortlake High Street and that refuse collection vehicles enter the Corporation Depot site to collect from a centralised refuse station for the eastern part of the site. If at some future date the western part of the LEB site is not within the scheme, then a centralised refuse station will be required for both sites. Any individual refuse collection from residential units should not require a carrying distance in excess of 25m.
- 3.11 Upper levels of workshop/studios assume minimal delivery of goods which can be carried up the external staircases and along walkways. A small hoist should be available at each walkway for furniture deliveries and other heavy goods.

Pedestrian Access

- 3.12 Provision should be made in any proposal for pedestrian access through the site to the River towpath although the necessity for security, and to eliminate vandalism, may require gates to be closed at certain periods of the day. The proposals should include for the improvement



LONDON BOROUGH OF RICHMOND UPON THAMES

M.S. HEBRON BSc CEng MICE MIMunE DIRECTOR OF TECHNICAL SERVICES
 REGAL HOUSE LONDON ROAD TWICKENHAM Tel: 01 892 4466 Ext.

CHIEF PLANNING OFFICER.

JOB TITLE [REDACTED]
 BRIEF FOR DEVELOPMENT OF FORMER CORPORATION DEPT AND LEB. GENERATING STATION, MORTLAKE HIGH STREET.

DRAWING TITLE
 Diagram 2. VISIBILITY SPAYS AT MAIN VEHICULAR ENTRANCE

DRAWING NO.

SECTION URBAN DESIGN

APPROVED.

1:200

Alignment Gardens

Mud & Sand

River

YOUTH CLUB

CORPORATION DEPOT

Outlet

RIGHT OF ACCESS TO BE GRANTED

FORMER L.E.B. GENERATING STATION

- A. LEASEHOLD
- B. 10 YEAR OPTION RETAINED BY L.E.B.

Electricity Works

The Limes

Old Town Hall

Corporation Depot

WB

MORTLAKE HIGH STREET

SECOND AVENUE

FIRST AVENUE

The Broadway

LONDON BOROUGH OF RICHMOND UPON THAMES

M.S. REECON BSc CEng MICE MIMunE DIRECTOR OF TECHNICAL SERVICES
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CHIEF PLANNING OFFICER

SECTION URBAN DESIGN.
SUPERVISOR
DRAWN BY

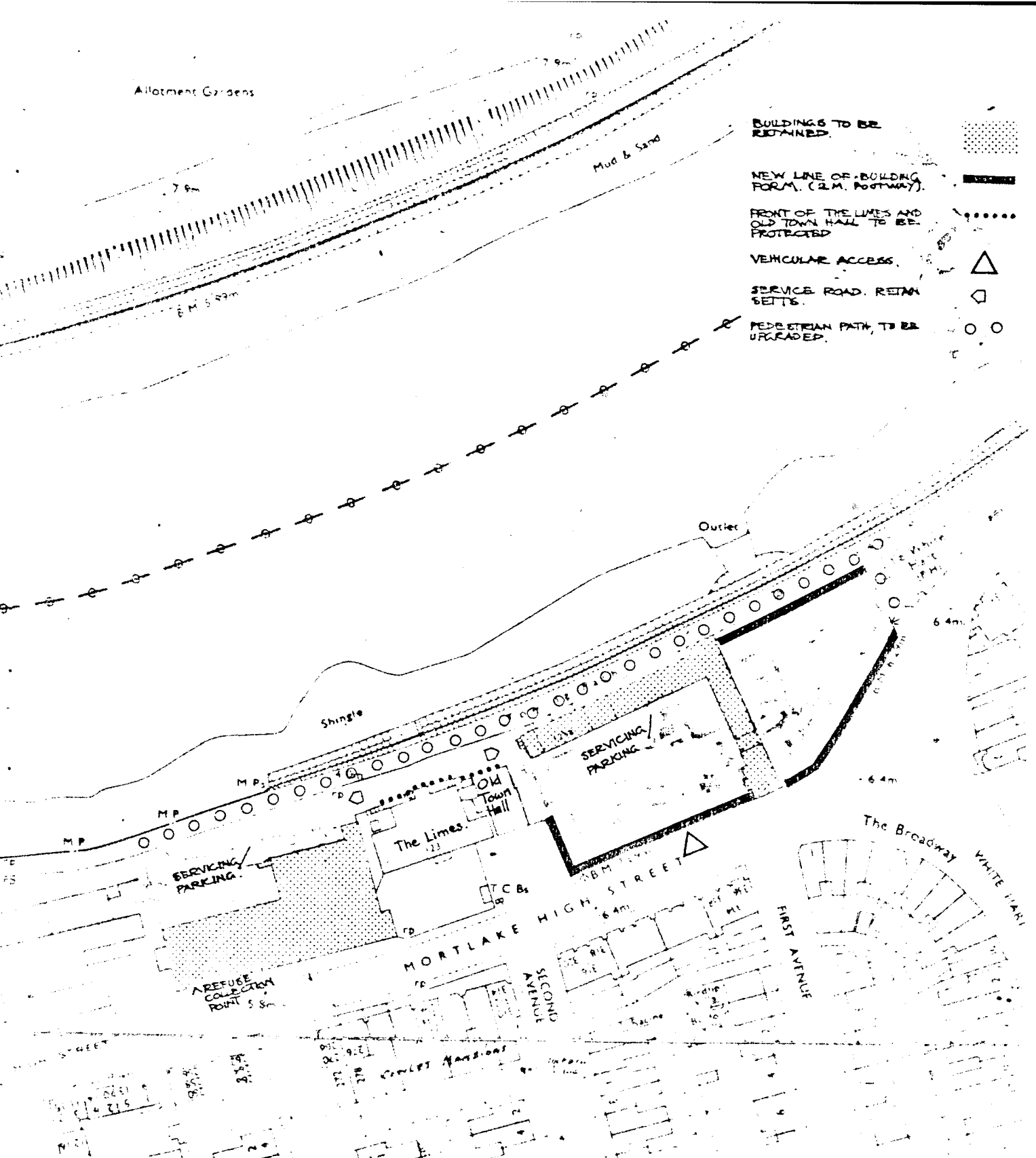
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DATE SEPT 1981.

JOB TITLE
BRIEF FOR DEVELOPMENT OF FORMER CORPORATION DEPOT AND LEB GENERATING STATION, MORTLAKE HIGH STREET

DRAWING TITLE
MAP 1. THE SITES.

DRAWING NO.
I/18/9 (1)

Allotment Gardens



BUILDINGS TO BE RETAINED.

NEW LINE OF BUILDING FORM. (2 M. FOOTWAY).

FRONT OF THE LIMES AND OLD TOWN HALL TO BE PROTECTED.

VEHICULAR ACCESS.

SERVICE ROAD. RETAIN SETTS.

PEDESTRIAN PATH, TO BE UPGRADED.

LONDON BOROUGH OF RICHMOND UPON THAMES

M. S. REBRON BSc CEng MICE MIMure DIRECTOR OF TECHNICAL SERVICES
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SUPERVISOR
DRAWN BY

APPROVED
SCALE: 1:1250
DATE: SEPT 1981.

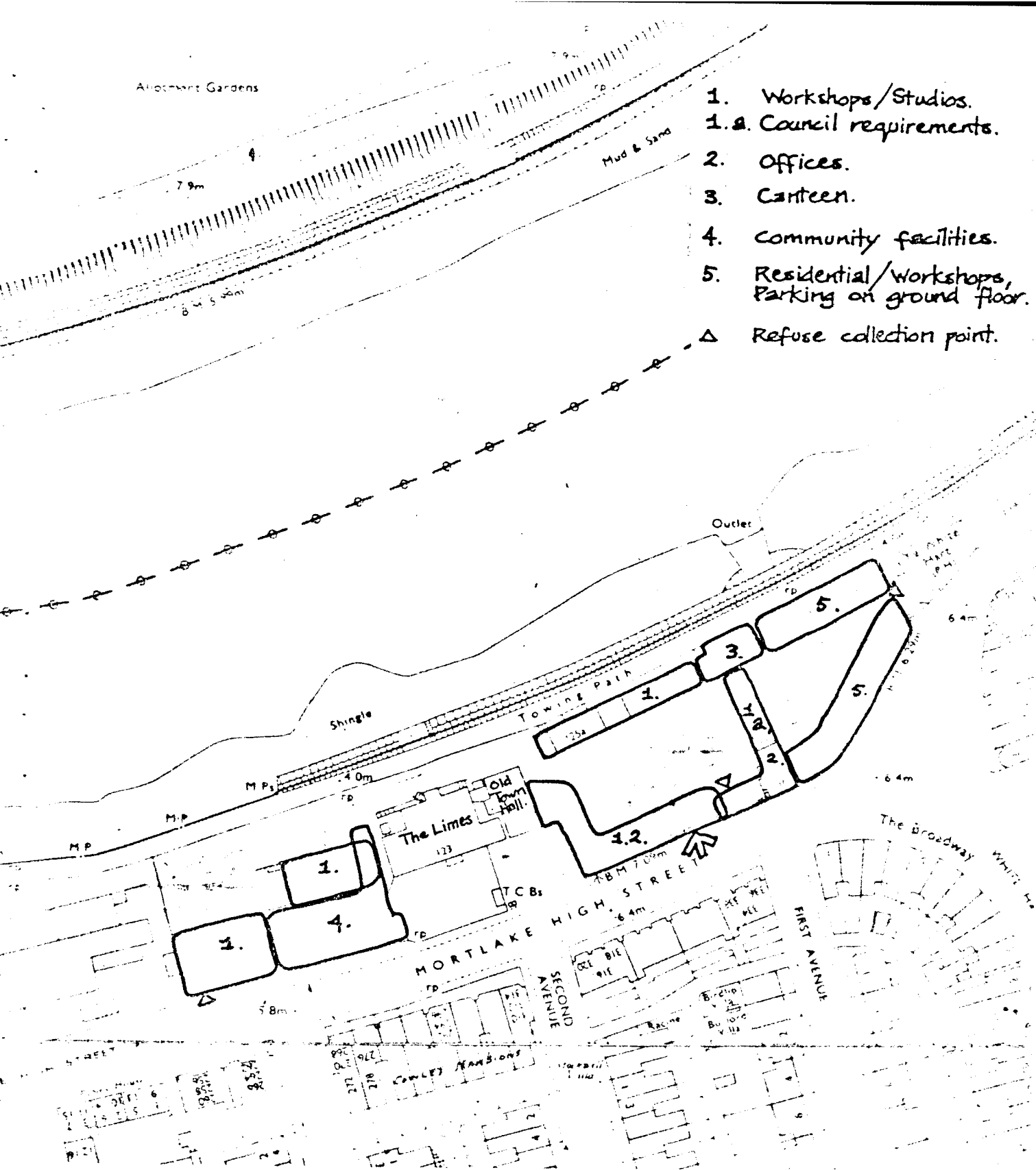
JOB TITLE
BRIEF FOR DEVELOPMENT OF FORMER CORPORATION DEPOT AND LES GENERATOR STATION, MORTLAKE HIGH STREET

DRAWING TITLE
MAP 2. DESIGN CONSTRAINTS.



DRAWING NO. E
I/18/9(2)

1. Workshops/Studios.
 - 1.2. Council requirements.
 2. Offices.
 3. Canteen.
 4. Community facilities.
 5. Residential/Workshops,
Parking on ground floor.
- △ Refuse collection point.



LONDON BOROUGH OF RICHMOND UPON THAMES

S. MEBRON BSc CEng MICE MInstE DIRECTOR OF TECHNICAL SERVICES
 LEGAL HOUSE LONDON ROAD TWICKENHAM Tel: 01 892 4466 Ext.

CHIEF PLANNING OFFICER.

SECTION: URBAN DESIGN.

BY SUPERVISOR

APPROVED BY

APPROVED:

SCALE: 1:1250

DATE: SEPT 1981.

JOB TITLE: BRIEF FOR DEVELOPMENT OF FORMER CORPORATION DEPOT AND LEB GENERATING STATION, MORTLAKE HIGH STREET

DRAWING TITLE: MAP 3 POSSIBLE LAYOUT.

DRAWING NO. I/18/9.(3).



of the River towpath, while retaining its informal character. Public access to the higher level of the site should be permitted where possible. Opportunity should be taken, where new buildings are proposed, to widen the footway on Mortlake High Street to a width of 2.0m.

Car Parking

3.13 Provision must be made within the site to accommodate car parking generated by the development itself. A number of spaces should be set aside for visitors and small delivery vehicles. Due to the difficulty of development on this site, standards may be relaxed in order to achieve other objectives.

3.14 Car parking should be provided at the following standards:

Industry/workshops	1 space per 50 sq.m.
Offices	1 space per 40 sq.m. (Minimum of 2 spaces per unit)
Community	1 space pr 5 patrons or 5 seats
Residential	1 space per unit plus 1 visitor space per 10 units
Canteen/Restaurant	1 space per 5 seats.

Built Form (see Map 2)

3.15 The former LEB building is to be retained and converted as appropriate. Additional natural lighting may be achieved by punching windows in the brick panelling on the north wall of the central hall. This would also afford views to the River. Every effort should be made to retain and incorporate existing internal features such as the hoists and floor tiles in the main hall, though some uses may preclude this. Proposals should include improvement to the cladding on the eastern flank wall in suitable materials.

3.16 On the Corporation Depot site, the two storey 'L' shaped block and house on Mortlake High Street are to be retained and refurbished. The existing plan form is to be retained but some alteration to elevation and roof line may be acceptable in order to obtain satisfactory accommodation provided the retention of existing character. The character and scale of these buildings should be taken as the model for new development on the site.

3.17 A sensitive design is necessary on these sites, related to the domestic scale of the retained buildings, the setting of the Grade II* listed building (The Limes) and former Barnes Town Hall and the location in an area of Special Character as defined in the G.L.D.P.

3.18 New buildings should be predominantly two storeys in height to eaves with some three storey sections where this is visually desirable. Rooms in the roof may be permitted over two storey buildings. Materials should be stock bricks with contrasting string courses,

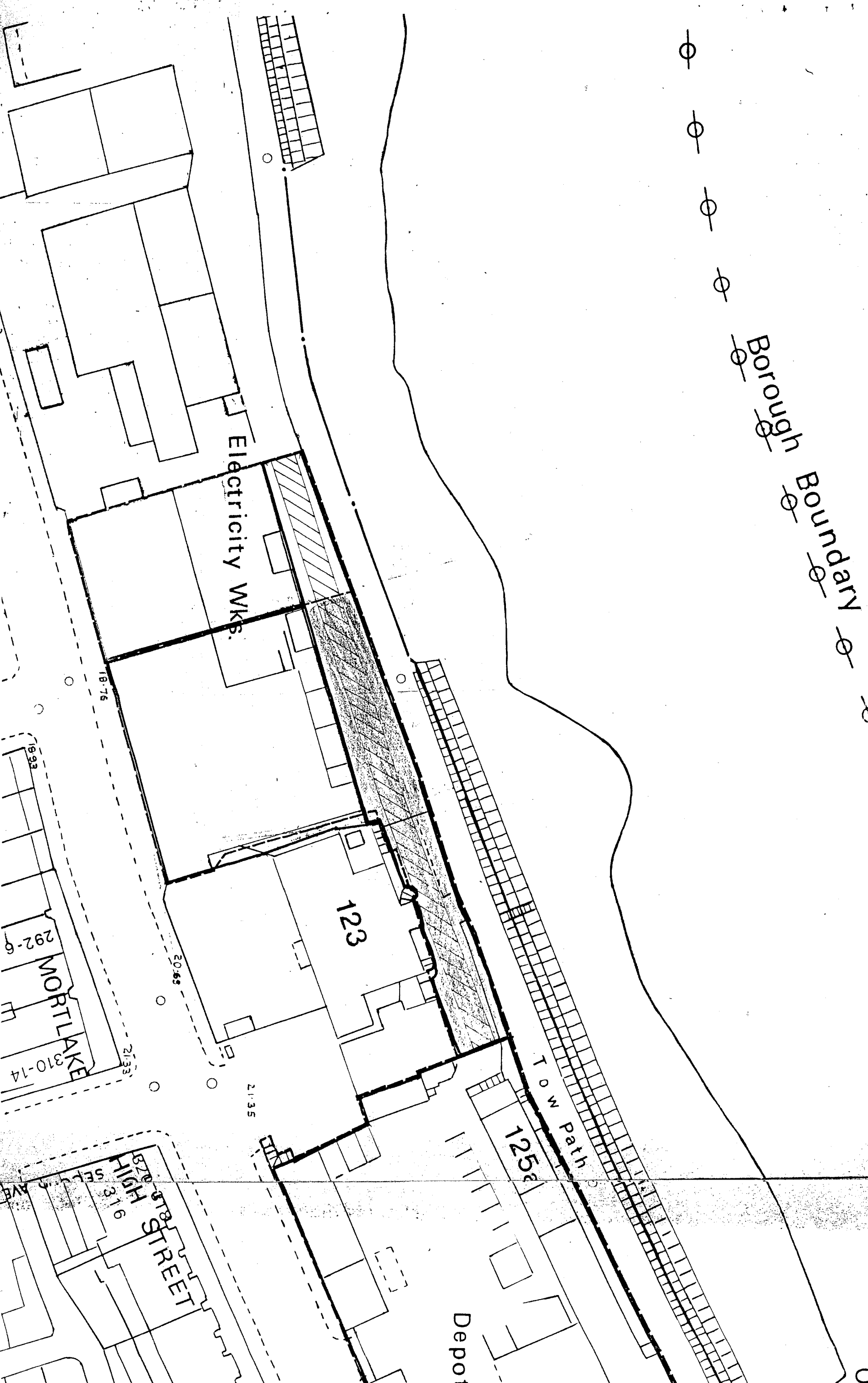
polychromatic brickwork and slates with contrasting and ridge tiles and lantern features in pitched roofs. Hard surfaces should be a combination of granite and concrete pave in preference to tarmacadam. Shrubs and trees should be included in the landscape proposals within the site and on the Riverside frontage. The form of development should be based on internal courtyards, similar in scale to the existing stable blocks. Existing granite setts should be retained or re-used wherever possible.

- 3.19 The frontage opposite The Broadway is considered to be of particular importance and proposals should emphasize the slow curve of the High Street and a pedestrian scale.
- 3.20 Map 3 indicates one suggestion for land use distribution o the sites.
- 3.21 Attention is drawn to the fact that development proposals should comply with the provisions of the Chronically Sick and Disabled Persons Act 1970 (Sections 4, 7, 8(2)(b)) and the Code of Practice for Access for Disabled to Buildings (BS5810: 1979).

4. FINANCIAL AND DISPOSAL REQUIREMENTS

- 4.1 The Council will grant the successful tenderer a 125 year full repairing and insuring lease at a peppercorn ground rent, if demanded, in respect of the portions of the site edged red on the attached plan No. I/18/9(4). The area edged blue on plan No. I/18/9(4) is to be included in the land and premises to be disposed of, and is to be let on a full repairing and insuring underlease, at a rack rent expiring in December 1992. Prior to the grant of the leases the developer is to enter into a building agreement in respect of the repair, improvement and new build works to be carried out on the sites to be leased and underleased and the area edged brown. There is an option for a new underlease of five years at the termination of the underlease if the land is not required for operational use by the freeholder, the London Electricity Board.
- 4.2 A 10% performance bond is required in respect of the works to be carried out under the terms of the Building Agreement. This bond requirement and the Building Agreement relates to the whole of the site including the leased and underleased areas, and to all the works including new build works, repair and improvement works and landscaping works. Under the terms of the Building Agreement the developer will be required to put the buildings which are to be retained into good and tenantable condition to the satisfaction of the Council. To guide you in your preparation of proposals in this regard, the Concil expect the building to be put into a standard of repair at the commencement of the term, which will obviate the need for works other than normal maintenance thereafter. The standard of the internal finishes is to be left to the discretion of the developer, but the Council will need to be satisfied that the services and design layout are sufficient and suitable for the proposed uses. It will also be a condition of the Building Agreement that any new-build works will be carried out to the satisfaction of the Council and

○ ○ ○ ○ ○
Borough Boundary ○ ○ ○ ○ ○





LONDON BOROUGH OF RICHMOND UPON THAMES

M S HEBRON BSc, CEng, MICE, MIMun E.
 DIRECTOR OF TECHNICAL SERVICES
 REGAL HOUSE LONDON ROAD TWICKENHAM
 TEL: 01 892 4466

Chief Planning Officer
 Dip TP, ARICS.

DIVISION: *URBAN DESIGN/SURVEYS* SCALE: **1:500**
 DATE: DEC. 81. DRAWN BY:

PROJECT TITLE
 BREBE FOR DEVELOPMENT OF FORMER CORPORATION DEPOT AND LES GENERATING STATION, MORTLAKE HIGH STREET.

DRAWING TITLE
 MAP 4

INDEX NO
 I/18/9(4)



in accordance with planning and building control requirements. Your attention is drawn to the requirements of the Land Drainage Act 1976 and the need to consult with the Greater London Council to ensure that flood defence provision, where appropriate, is adequately accounted for in your proposals.

4.3 In respect of the main lease for 125 years this is to be granted at a fixed peppercorn ground rent, if demanded, on payment of a premium. The premium is to be payable in two stages as follows :-

(i) 10% of the premium will be payable on the signing of the Building Agreement.

(ii) The remaining 90% will be payable on the commencement of the lease.

The underlease is to be granted at a rack rent, and this will commence at the expiration of the Building Agreement and will be granted simultaneously with the grant of the 125 year lease. The rent reserved is to be reviewed after five years to the then current open market rental value.

4.4 Separate schedules of the proposed repairs and improvements are required in respect of each building to be retained, together with the cost of providing boundary walls and fencing to each boundary. The contents of the schedules are to be itemised with costings for each item, sub-totals provided for each element, with a total cost sum in respect of each schedule.

In respect of any new-build portions a schedule for each portion is to be provided which describes the construction of each element, together with costings for each element, with a total cost in respect of each new-build portion.

4.5 If the land edged green in Plan No. 1/18/9(4) is included in the scheme, the Council will require a sub-lease of the new premises to be used for community purposes for 125 years, less a nominal reversion, without payment of a premium, and at a fixed peppercorn ground rent, if demanded. The Council require the same terms with appropriate user clauses in the respect of the Social Club, which is at present on the site, and the storage facility for the Council's Cleansing and recreation maintenance services. A proper proportion of the service charges will be paid by the Council in respect of any sub leases it enters into. The space and user requirements are described in Section 3.1 of this brief. All these uses are to be kept in operation during the currency of the development and the developer must therefore specify the temporary arrangements that he proposes in his bid. The developer is recommended to liaise closely with the officers of the Council in this regard prior to submission of his tender. The Council will not be making a payment in respect of these temporary arrangements, except for payment of a proper proportion of the cost of the services used.

4.6 The land hatched red and blue and edged brown on Plan No. 1/18/9(4) will not be included in the disposal. However, the developer will be granted a right of way over the red and blue hatched land, this grant

to include the developer's underlessees and the licensees, and will enable the parties to whom the right has been granted to pass over the land with or without vehicles. The rights of way will be granted for the terms of the leases of the adjoining premises. The right of way in respect of the blue hatched land will therefore terminate on the expiration of the underlease, and the right of way in respect of the red hatched land will terminate on the expiration of the 125 year lease. The developer is to be responsible for putting the red and blue hatched area into good repair to the satisfaction of the Council, as a condition of the Building Agreement and for its subsequent maintenance under the terms of the leases.

Any additional landscaping in the area edged brown, excluding the hatched area, is to be carried out in accordance with a scheme to be approved by the Council by, and at the cost of the developer and the work is to be completed during the period of, and as a condition of, the Building Agreement. As with the right of way, the area edged brown, including the existing and additional landscaping, is to be maintained by the developer as a condition of the leases to be granted, and a right of access for maintenance purposes only will therefore be granted. In the event of portions of the land edged brown, excluding the hatched land, being required for car parking the appropriate rights will be granted. The rights and liabilities in respect of the land coloured blue and edged brown will terminate on the expiration of the underlease, and the rights and liabilities in respect of the land coloured red and edged brown will terminate on the expiration of the 125 year lease. During the currency of the Building Agreement, licences will be granted to enable the works to these areas to be carried out.

The Council will retain a right of way for themselves, their successors in title and all persons authorised by them to pass over the red and blue hatched land, and the use of, and works to, this area, including the landscaping works, and subsequent maintenance work must not inhibit the exercise of this right. In the event any works inevitably interfering with these rights, the Council's prior written consent must be obtained subject to such reasonable conditions as may be considered appropriate by the Council.

4.7 It will be a condition of the 125 year lease that access is available over the land presently used as the Barnes Depot for access by the Council, the London Electricity Board, their successors in title and all persons authorised by them for access, with or without vehicles, to the right of way described in paragraph 4.6 above. This provision is to include a right of access by the Council, their successors in title, and all persons authorised by them, for maintenance purposes to the buildings known as "The Limes" and for access purposes, with or without vehicles, to the rear of "The Limes".

4.8 On the termination of the underlease of the area edged in blue, the underlessee will be required by the Council, at his cost, to construct a dividing wall to the full height of the building now existing on the land, to divide the premises which are to be subject to the 125 year lease and the premises which are to be the subject of the underlease. The developer is also to construct a chain link fence on concrete posts

to a height of 1.8 metres between the two portions of land where no buildings present exist. In this context the developer is advised not to propose any buildings on the presently vacant land which could be easily be separated at the expiration of the underlease. In view of the height of the building, the partition wall will need to be of a substantial nature, and the developer's proposals in this regard should be specified, together with its relationship with other alterations to the buildings, if appropriate.

On the termination of the underlease, and subject to prior agreement by the Council as to the reasonableness of the costs in respect of the works of separation, the Council are prepared to contribute one third of the costs of separation. Prior to payment of this contribution, the works will have to be completed to the satisfaction of the Council, and suitable receipts provided.

- 4.9 On the termination of the underlease of the area coloured blue, the developer will, if required by the Council, remove any additions or alterations made to the buildings and existing boundaries and reinstate the premises to the original plan and design to the satisfaction of the Council, as if such additions and alterations had not been made. These works are to be carried out at the developer's cost, and the developer is to pay the Council's and the freeholder's professional fees in this regard.
- 4.10 There are five low voltage cables suspended through the basement of the building on the underleased land which will have to be retained. The developer is to allow for any access to these cables as required by the London Electricity Board.
- 4.11 Due consideration must be given to the effect that any building operations might have upon the Beverley Brook underground culvert, the outlet of which is indicated on map No. I/18/9/(4), north west of the Annexe Youth Club. Reference should be made to Mr Hawes of the GLC River Section (01-633 4115).
- 4.12 The lessee will have to observe the following covenants:
- (a) To maintain the drains on the eastern boundary of the site of the former LEB generating station. It is a further condition that the Council be permitted to discharge surface water into these drains.
 - (b) Not to construct any wharves within 60 feet of land, previously known as "The Bungalow", to the east of the former LEB generating station. The area of land referred to in this restrictive covenant is shown approximately by red edging on plan No. I/18/9(5).
- 4.13 The successful developer will be required to obtain and comply with all necessary statutory requirements and obtain all necessary approvals in connection with the development.
- 4.14 The successful developer is to submit an application for detailed planning consent in respect of his submission within 9 weeks of the formal acceptance of his offer.

- 4.15 The offer is to be made in the name of the company who will be acquiring the land from the Council.
- 4.16 All costs incurred in connection with the consideration and preparation of the proposals and, if accepted, the costs in connection with obtaining all necessary approvals shall be the responsibility of the person or company concerned. The successful developer will also be responsible for the Council's professional fees, including legal and surveyor's fees, incurred in the preparation of the Building Agreement and leases and in connection with the development of the site.
- 4.17 The Council does not undertake to accept the highest or any other offer received.
- 4.18 The Council does not undertake to provide any reason for its selection or non-selection of any of the offers which are received.
- 4.19 The Council's programme in respect of the scheme is attached.
- 4.20 In view of the interest shown in the scheme by the local community the Council may be exhibiting some or all of the proposals before the final choice of scheme is made. The developer should, therefore, have regard to this point when preparing his scheme. It is emphasised that only the plans and elevations of the scheme will be exhibited. There will be no exhibition of the developer's financial proposals.
- 4.21 All offers are to be submitted in a sealed envelope, the outside of which must bear no mark or indication of the sender, while the outside of the envelope must be clearly headed "Proposals for the leasehold acquisition of the former Generating Station and Barnes Depot, Mortlake High Street, S.W.14". The offer is to be addressed to:

The Chief Executive,
London Borough of Richmond upon Thames
Municipal Offices
York Street
Twickenham TW1 3AA

All offers must be received in the Chief Executive's Department before 12.00 noon on Monday 11th July 1983.

- 4.22 The offers are to include the following plans described below, of which two presentation sets are to be provided, together with 4 sets of dyeline prints. One of the presentation sets may be used for exhibition purposes. The plans required for each set are as follows:-
- (i) 1:500 scale layout plan showing new and existing buildings, land use distribution, access and pedestrian/vehicular circulation.
 - (ii) 1:200 scale plan or plans showing internal details of buildings, car parking, refuse collection and circulation, landscaping and external surface materials.

- (iii) 1:200 scale elevations, all viewpoints from River Mortlake High Street and within the sites, including the relationship to neighbouring buildings.
- (iv) 1:100 scale elevations of new buildings and existing buildings where significant change is made.

In accordance with paragraph 1.5, the schemes submitted should be reasonably capable of receiving planning permission from the Council.

4.23 The remainder of the offer is to include the following elements in the order in which they are required as follows:-

- (a) (i) In respect of the area to be the subject of the 125 year lease, the amount of the capital payment is to be indicated. The Council require a single capital payment, the detailed payment of which is to be as previously described in Section 4.3. The Council will not be entering into any special disposal arrangements.
 - (ii) The rental offer in respect of the underleased area.
- (b) Schedules of the various uses of each building, together with gross floor areas and the net lettable floor areas which are to be devoted to each use in each building.
- (c) A full financial make-up itemising the following under separate headings:
 - (i) Cost of repairs.
 - (ii) Cost of improvements.
 - (iii) New-build costs.
 - (iv) Funding costs.
 - (v) Developer's return.
 - (vi) Proposed rents: This is to be quoted in prices per square metre and prices per square foot in relation to each building, each floor and each use.
 - (vii) Proposed percentage allowance for voids itemised in relation to various uses.
 - (viii) Total projected rental income. Two figures are required in this respect. The first figure is to be the gross rental income and the second figure is to be the net rental income after making the appropriate allowances for voids. If letting costs are to be allowed against rental income a third figure is to be provided, which reflects this element and the void allowance.
 - (ix) Sale prices of any portion of the scheme which are to be sold on completion of the development.

- (x) Any sales of parts of the site are to be restricted to the development within the area edged red on plan No. I/18/9(4) and will require the consent of the Council.
 - (xi) Insurance costs.
 - (xii) Cost of the provision of the performance bond required under Section 4.2.
 - (xiii) Cost of initial letting and promotion.
 - (xiv) Any other cost items considered appropriate by the developer.
 - (xv) Total development cost including items (i) to (xiv) above.
 - (xvi) Calculation of the amount of the premium in respect of the area to be the subject of a 125 year lease.
 - (xvii) Calculation of the rental payment in respect of the underleased area.
 - (xviii) The schedules required by and described in Section 4.4 above.
- (d) Details as to the funding arrangements. This is to include the details of the institution or other organisation who is to provide the funding.
- (e) Terms of the funding. This is to include the term and nature of any loans, the amount and type of the interest payment, indicating whether the latter is fixed, variable and the time period over which interest is calculated, and the terms of any equity participation funding.
- (f) Full details of the management scheme are to be provided as follows:-
- (1) Arrangements to be made for the day-to-day management to include the provision for dealing with the following:
 - (a) Minor repairs, such as breakdowns in the services.
 - (b) Cleaning including common parts.
 - (c) Maintenance of the fixtures and fittings.
 - (2) The proposed service charge together with an itemised make-up of this charge.
 - (3) Provision of fixtures and fittings.
 - (4) Number of staff employed to manage the completed development with a breakdown of the duties of each employee and his proposed salary and gross employment cost.

- (5) The arrangements to be made for lettings, and confirmation as to whether this is to be arranged by in-house management staff or external agencies. A copy of your proposed letting particulars is required.
- (6) Confirmation as to the location of management and service staff, i.e. whether in-house or externally located, e.g. consultant agents.
- (7) Your proposed letting terms. Confirmation is required as to whether this is to be by way of a licence or lease arrangement, or a combination of both, or other arrangements. The period or periods to be granted to each occupier is also to be specified.
- (g) The schedule describing the developer's proposals in relation to the dividing wall to be erected at the termination of the underlease.
- (h) The developer is to include in his submission a programme indicating the timing of the construction periods in respect of each building, together with the anticipated completion date of the whole development.
- (j) Name and address of the solicitor who will act on behalf of the company.

It is essential that the items of information required in this section, i.e. Section 4.22. follow the order adopted by the Council to enable comparison of the offers.

- 4.24 Provided the developer makes the submissions required by this brief the Council is willing to consider alternative financial proposals. Alternative offers must accord with the requirements of paragraphs 4.20 and 4.21 and must be clearly entitled as an alternative on all plans and documents submitted. Any alternative offer is to comply with this brief in all respects.
- 4.25 Nothing contained in this document or any statement made, or information which may be given subsequently by the Council's offers, shall constitute any warranty as to the accuracy thereof and those submitting offers must rely on their own inspection of the land and any buildings thereon.
- 4.26 The terms outlined in this document are made subject to contract and without prejudice.
- 4.27 At the time of selection there will be the need to satisfy the Council that the developer is financially capable of carrying out the Scheme.
- 4.28 Enquiries may be made as follows on telephone no. 01-891 1433:
 - (a) Access to the buildings Mr. ^{Proffitt} Andrews ext. 261 262
 - (b) In respect of the financial offer
incl. Building Agreement and lease Mr Moloney ext. 262
 - (c) In respect of planning matters Mr Barnes ext. 247

APPENDIX

Additional information for design of existing facilities to be relocated on site.

1. Council depot

A small Council depot is required with an area of at least 250m². The depot will act as a reporting bases for 12 employees working on parks maintenance and highway cleansing. The area is mainly for storage of machinery but should also include mess, washing and toilet facilities.

Items to be stored are:

	height	length	width
10 handbarrows	3'1"	x 5'6"	x 2'8"
9 mowers	3'	x 4'6"	x 2'6"
2 electric trucks	5'6"	x 7'9"	x 4'8"
1 vehicle	7'9"	x 17'6"	x 7'6"
trailer	5'	x 12'	x 7'

Assorted other small machines such as for line marking and a number of materials and small hand tools.

The vehicle should preferably be capable of being stored under cover but outside parking can be reserved instead.

2. Social Club

This is an independantly managed club for Council manual workers. It must have its own separate facilities. Area must be at least 140m², including a bar area around 5m x 3m and an adjoining lockable store. Provision should also be made for a secure barrel store, preferably on the ground floor with convenient access.

Toilet facilities are to be provided with at least 2 No. WC's each for male and female.

An adaptable space is required that can serve as a bar, games area and dance floor.

3. Youth Club

Total floor area to be 500m².

Sport hall to be 10m x 20m with recommended minimum height of 6.1m (some relaxation may be possible).

Area of around 100m² for locations, coffee bar servery, store for youth club and nursery school.

Separate male and female changing and shower facilities (20 boys + 20 girls) to be provided in association with sports hall, to be separable from toilet facilities.

Toilets - girls, 2No. WC's; boys, 1No. WC, 2No. urinals

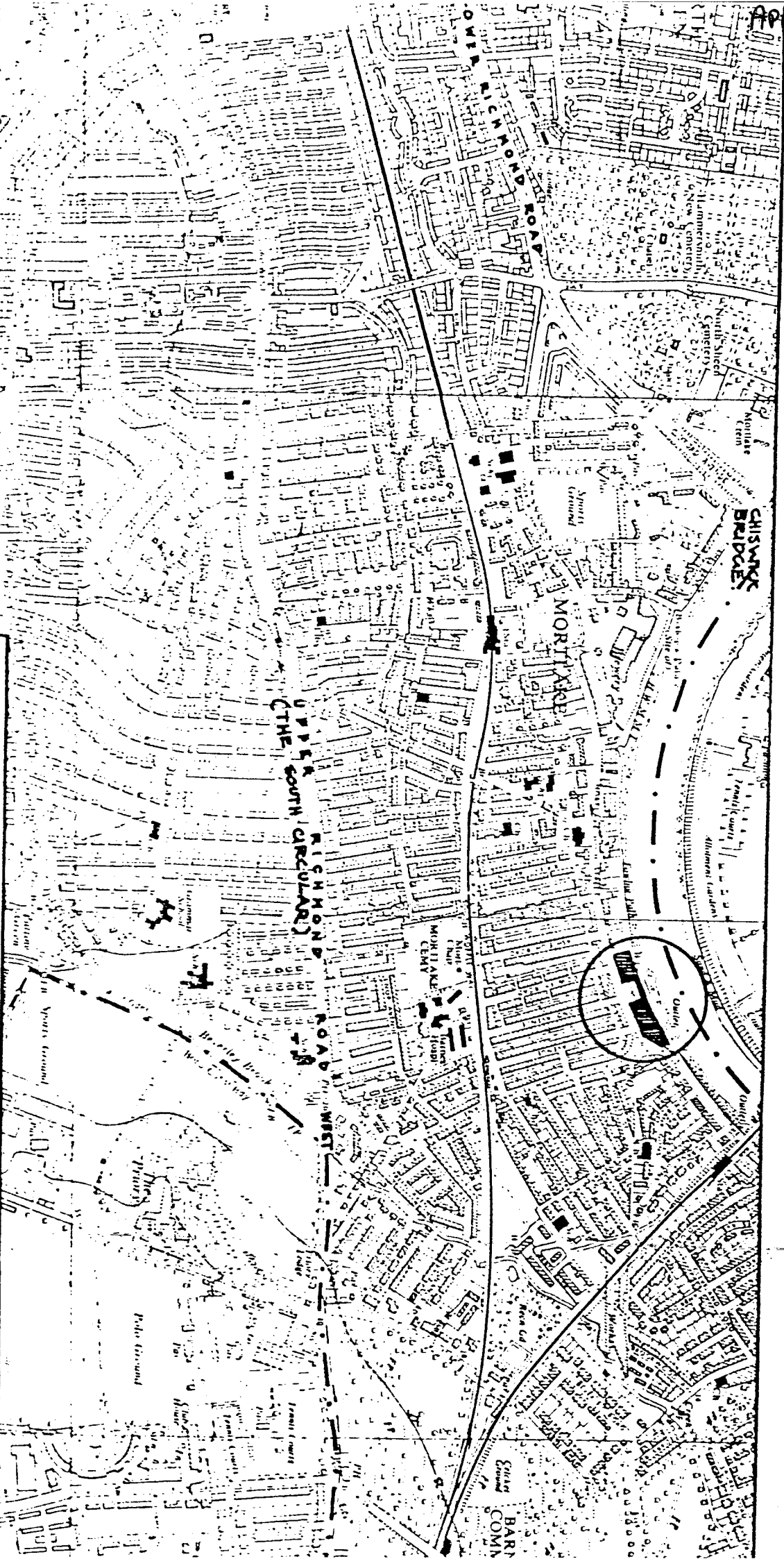
Showers - girls, No. 3 boys, No. 3

Area of around 100m² for 2No. general purpose rooms and 1No. leaders office.

A lump sum of £15,000 is to be provided for fittings and equipment.

Attention must be paid to the problems of supervision, access, safety and provision of handicapped.

Explanatory notes A Working Community at Mortlake High Street



LONDON BOROUGH OF RICHMOND UPON THAMES
 Department of Technical Services Planning Division

LONDON BOROUGH OF RICHMOND UPON THAMES

A WORKING COMMUNITY IN MORTLAKE HIGH STREET

EXPLANATORY NOTES FOR PROSPECTIVE DEVELOPERS

Introduction

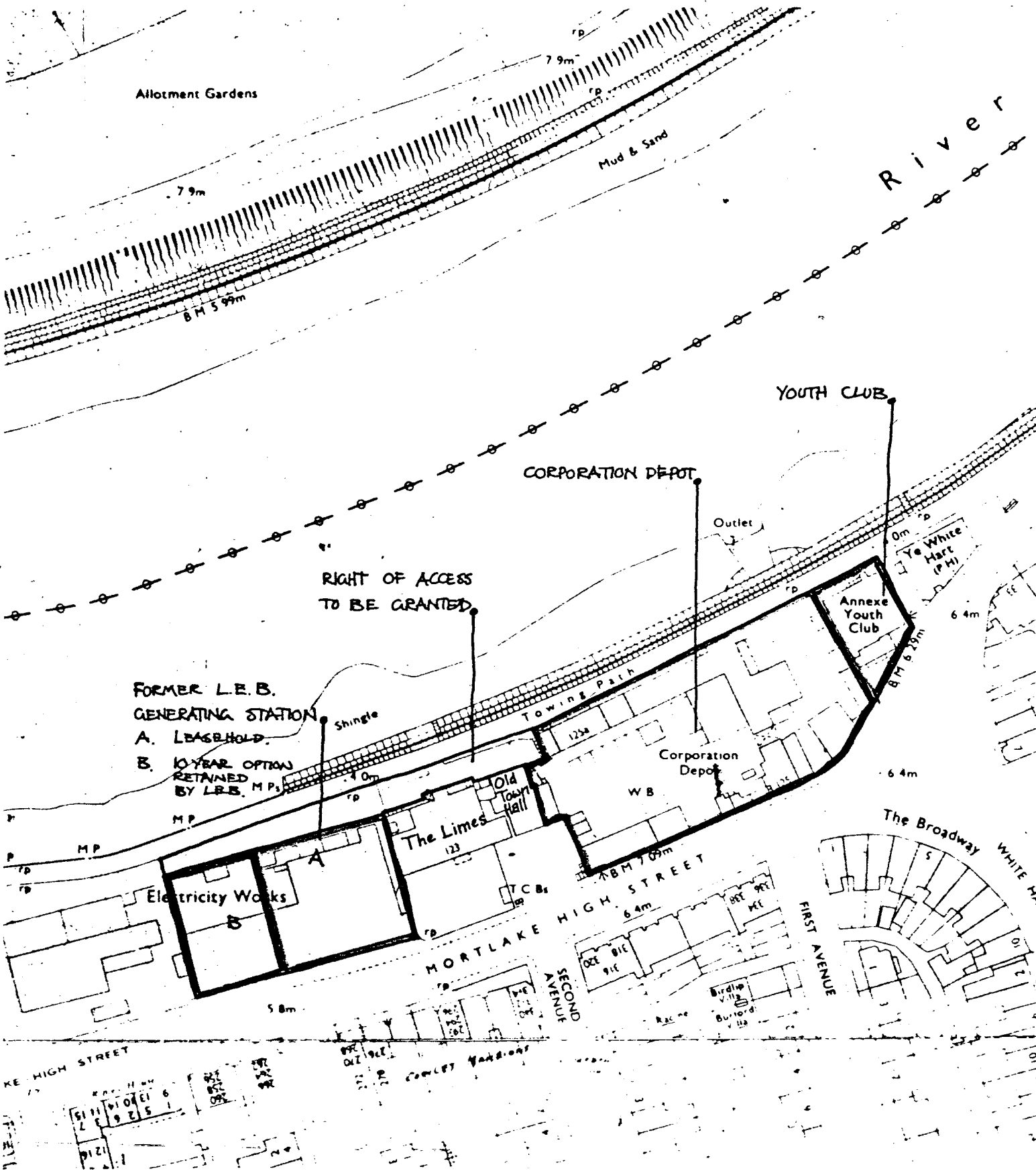
1. In accordance with the decision of the Council's Policy and Resources Committee

six selected firms are to be invited to submit financial bids and schemes for the development of the combined sites of the former LEB generating station, Corporation Depot and Shoreline Youth Club in Mortlake High Street, Mortlake. Development will be in the form of a working community providing small workshop space at a reasonable rental with a proportion of local firms. A limited amount of other uses may be included, such as residential and offices.

2. A planning brief will be prepared setting out the design requirements and planning standards with which submitted schemes must comply.

Lease terms

3. It is proposed that, on payment of a premium, a 125 year lease will be granted at a nominal ground rent in respect of the portions of the site edged blue on Map No. 2. It is also intended that the area edged green be included in this transaction. The latter premises are used as a youth club and are referred to in item 6(ii) below. With regard to the area edged red, this portion will be available on an underlease, at a rack rent, expiring in 1992.



LONDON BOROUGH OF RICHMOND UPON THAMES

M S HEBRON BSc CEng MICE MIMunE DIRECTOR OF TECHNICAL SERVICES
 REGAL HOUSE LONDON ROAD TWICKENHAM Tel 01 892 4466 Ext.

[Redacted] CHIEF PLANNING OFFICER.

SECTION: URBAN DESIGN.
 JOB SUPERVISOR
 DRAWN BY

APPROVED
 SCALE 1:1250
 DATE SEPT 1981.

JOB TITLE
 BRIEF FOR DEVELOPMENT OF FORMER CORPORATION DEPOT AND LEB GENERATING STATION, MORTLAKE HIGH STREET

DRAWING TITLE
 MAP 1. THE SITES.

DRAWING NO.
 I/18/9. (1)

[North Arrow]

4. Prior to the granting of the leases it will be necessary for the successful tenderer to enter into a Building Agreement, for a suitable period, in respect of the works necessary to put the properties into a condition which is acceptable to the Council. 10% of the premium for the 125 year lease is to be paid when the Building Agreement is entered into, and the remaining 90% is to be paid when the lease is granted.

5. The Council will require the provision of certain community facilities briefly described in section 10(ii). These are to be leased back to the Council for a term of approximately 125 years, at a nominal ground rent, and without payment of a premium.

The sites and surroundings

6. The sites are located at the eastern end of Mortlake High Street adjoining the River Thames towpath. While the area to the south is predominantly residential, the uses to the north of the High Street are industrial and commercial. The physical condition of some of the properties on the sites is somewhat neglected, but the buildings, in scale and character, are important assets to the street scene and the Riverside.

7. Between the Depot site and the former LWR premises are 123 Mortlake High Street, a Grade 2 star listed building, and its neighbour, built as the town hall for Barnes District Council. Both are in office use and are attractive features in the environment.

8. The site for development can be divided into three parts, each with individual characteristics:

- (i) Former LWB generating station
- An industrial building with an attractive two storey Victorian brick facade onto Mortlake High Street and including a large central hall with glazed roof.

(ii) Corporation Depot

19th century two storey brick under slate buildings consisting of lofts above stables, the most interesting of which form an 'L' shape around an open yard.

(iii) The Shoreline Youth Club

A two storey flat roof brick building adding nothing to the visual amenity of the area.

The Scheme

9. Certain buildings on the site are to be retained, including the former LEB premises in Kortlake High Street; and in the Corporation Depot, the L shaped two storey building along the riverside and at right angles to it linking to the High Street. New buildings are to reflect the scale, character, details and materials of these buildings.

10. The Council intends that the predominant use on the site is to be light industrial, but, in order to benefit a working community and replace existing uses, a mixed development is recommended. The following uses would be appropriate:

- (i) Workshop - a minimum of 2,000m² is to be provided in small units between 10m² and 185m².
- (ii) Community facilities - existing facilities displaced are to be replaced in any proposals. This includes a social club with an area of 140m², a youth club at 500m², and a Council storage depot amounting to 250m².
- (iii) Canteen/eating facility - provided mainly for employees on site and preferably made available to the local community, taking advantage of riverside location.
- (iv) Horsing - in small flat units.
- (v) Offices/studios - 1m small suites (over and above those ancillary to workshops) with accommodation not exceeding 280m² gross.

11. Activities will be encouraged which would generate a high level of local employment and a variety of job types.

12. This complex of small business units will require careful organisation and development proposals are to include a system of management for occupants, including maintenance and control of common parts, parking, landscaping, refuse storage and the provision of shared facilities.

13. Vehicular access will be in one location only, at the existing Corporation Depot site, with a link to the LIME building via the roadway between the Limes and the towpath.

14. A sensitive design is essential for any new building, relating to the domestic scale of the retained buildings, the setting of the grade 2 star listed building, The Limes and the former Barnes Town Hall, and to the location of the sites in an area of Special Character as defined in the Greater London Development Plan.

Timing and administration

15. All parties interested in being considered for invitation to submit schemes and bids are requested to submit their names and addresses, together with the following information :-

- (1) details and addresses of similar schemes which have been completed within recent years and which could be inspected by this Council,
- (2) name and address of their Bank together with any other financial institution from whom financial references may be obtained,
- (3) name and address of the architect for this proposed development and details of their previous similar schemes,
- (4) two copies of the most recently available Report and Accounts of the company in whose name the application is being made relating to the last two consecutive years.

Please note that it is essential that the above information is provided when names are submitted. If any of this information is not provided then the Council will be unable to consider such submissions. It will be assumed by the Council that once the above details have been submitted there will be no objection to the taking up of references.

16. The closing date for submissions is 12 noon, Tuesday, 5th April 1983.

17. From the names received for consideration, not more than six will be selected and invited to submit schemes and financial offers. Each will be supplied with a full Planning Brief, an invitation with detailed terms and a survey of the site. Each developer will be required to comply with these documents and submit with their schemes a layout using the survey plan together with plans, elevations and details of their proposals sufficient to form the basis of a submission for full planning permission.

18. It is envisaged that selection of the six firms to be invited to submit schemes and bids will be made by the middle of June 1983. These six firms will be expected to submit schemes and bids by the middle of October 1983 and the successful developer will be appointed in January 1984. A start is expected on site in the beginning of 1985.

Names and required information are to be submitted to:

The Director of Technical Services
(Valuation Section)
London-Borough of Richmond upon Thames
Regal House (2nd Floor)
London Road, Twickenham, TW1 3QB

Further enquiries should be directed to Mr. Moloney (Disposal procedure)
or Mr. Barnes (Planning matters)

Telephone No. 01 891 1433 Ext. 262 or 247 respectively.

Flat 9, Tideway Wharf, 151 Mortlake High Street, London SW14 8SW

Mr Iain McLean
Legal & Electoral Servies Dept
LBRUT
Civic Centre
44 York Street
Twickenham
Middx TW1 3BZ

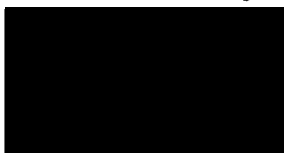
Ref: L/IM 11023
14 January 2010

Dear Mr McLean

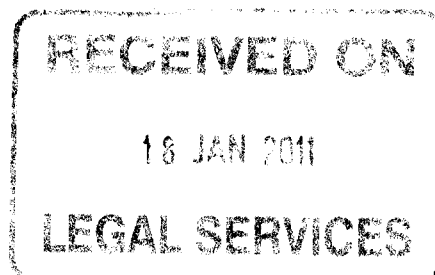
Further to our emails today I enclose for your records a copy of the notice that I fixed on the two locked gates yesterday.

I hope that you have received the signed Certificate and additional evidence that I posted to you yesterday.

Yours sincerely



Mrs J Heath



Wildlife and Countryside Act 1981

The Wildlife and Countryside (Definitive Maps and Statements) Regulations 1993

Definitive Map and Statement for the London Borough of Richmond upon Thames

To: The London Borough of Richmond upon Thames
Of: Civic Centre
44 York Street
Twickenham
TW1 3BZ

I Mrs J Heath of Flat 9, Tideway Wharf, 151 Mortlake High Street, London SW14 8SW hereby apply for an order under section 53(2) of the Wildlife and Countryside Act 1981 modifying the Definitive Map and Statement for the area by adding the footpath from Tideway Yard (grid reference TQ 21182 76065) to Jubilee Gardens (grid reference TQ 21062 76030) including access to the towpath (TQ 21145 76071) and shown on the map accompanying this application.

I attach documentary evidence (including statements of witnesses) in support of the application.

Dated: 4th January 2011

