

# The Stag Brewery, Mortlake

Tim Catchpole



# The Stag Brewery, Mortlake

**Tim Catchpole** - worked at GLC at time of Green Giant public inquiry, 1979-80



The view from Westminster Bridge looking upstream.



The same view with the 'Green Giant' superimposed.

Offices and res, 150m high, 80m wide.  
Architect: Abbot Howard.

Called in by Sec of State Michael Heseltine.

Opponents included the Archbishop of Canterbury Henry Moore and Sir John Betjeman.

GLC disapproved of its slab form and recommended a more slender tower form.

Inspector recommended refusal, Heseltine agreed with Inspector but also agreed with GLC's recommendation for a tower, not a slab.

# The Stag Brewery, Mortlake

Tim Catchpole authored GLC Thames-side Guidelines 1986



Design guidance document – fore-runner of Thames policy documents that followed:

Hampton to Kew  
Kew to Chelsea  
Chelsea to Tower Bridge  
East of Tower Bridge

# The Stag Brewery, Mortlake

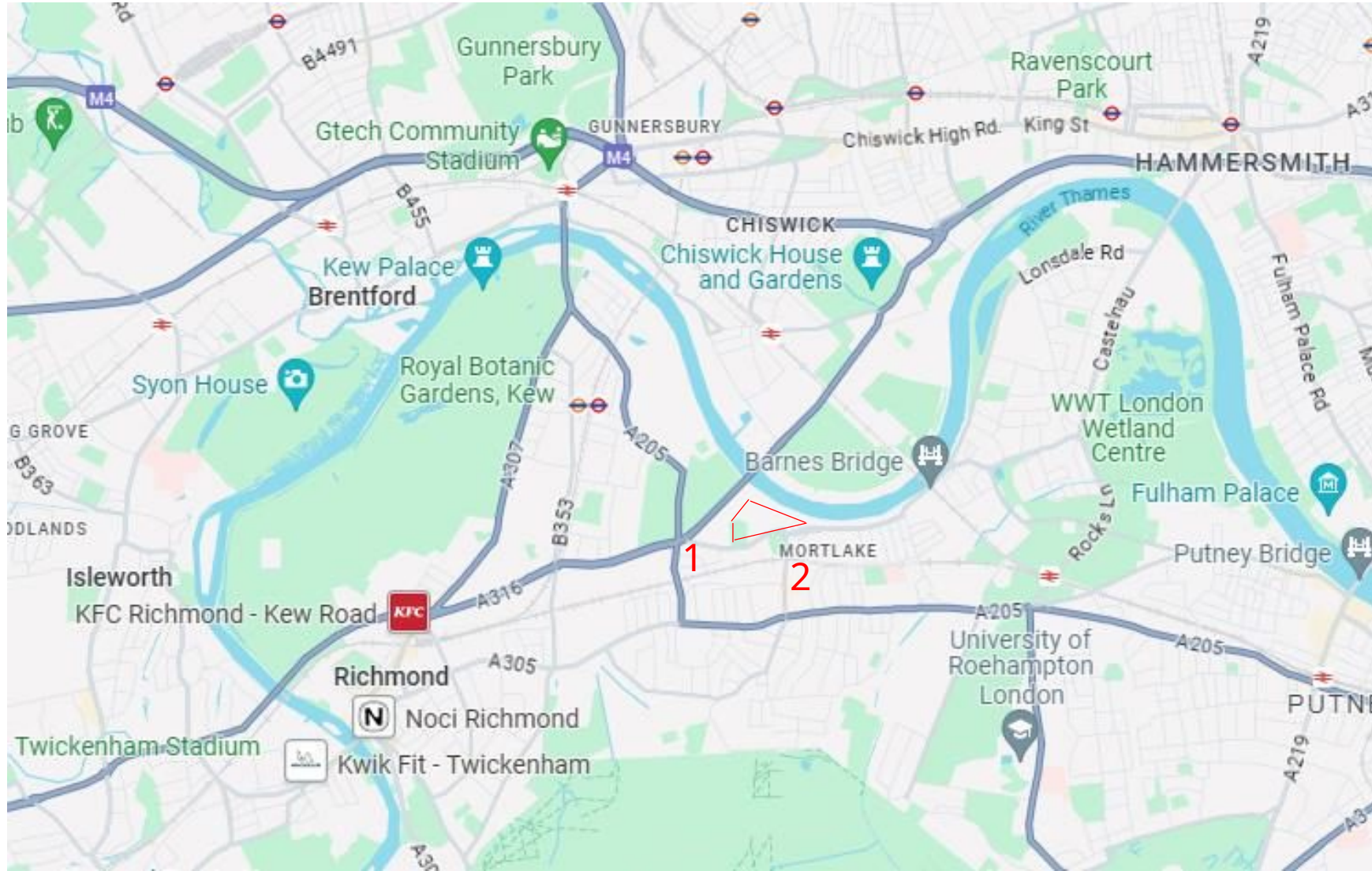
Tim Catchpole authored Design and Access Statement for Chelsea Bridge Wharf development



For Berkeley Homes  
Architect: Scott Brownrigg Turner

# The Stag Brewery, Mortlake

## Location



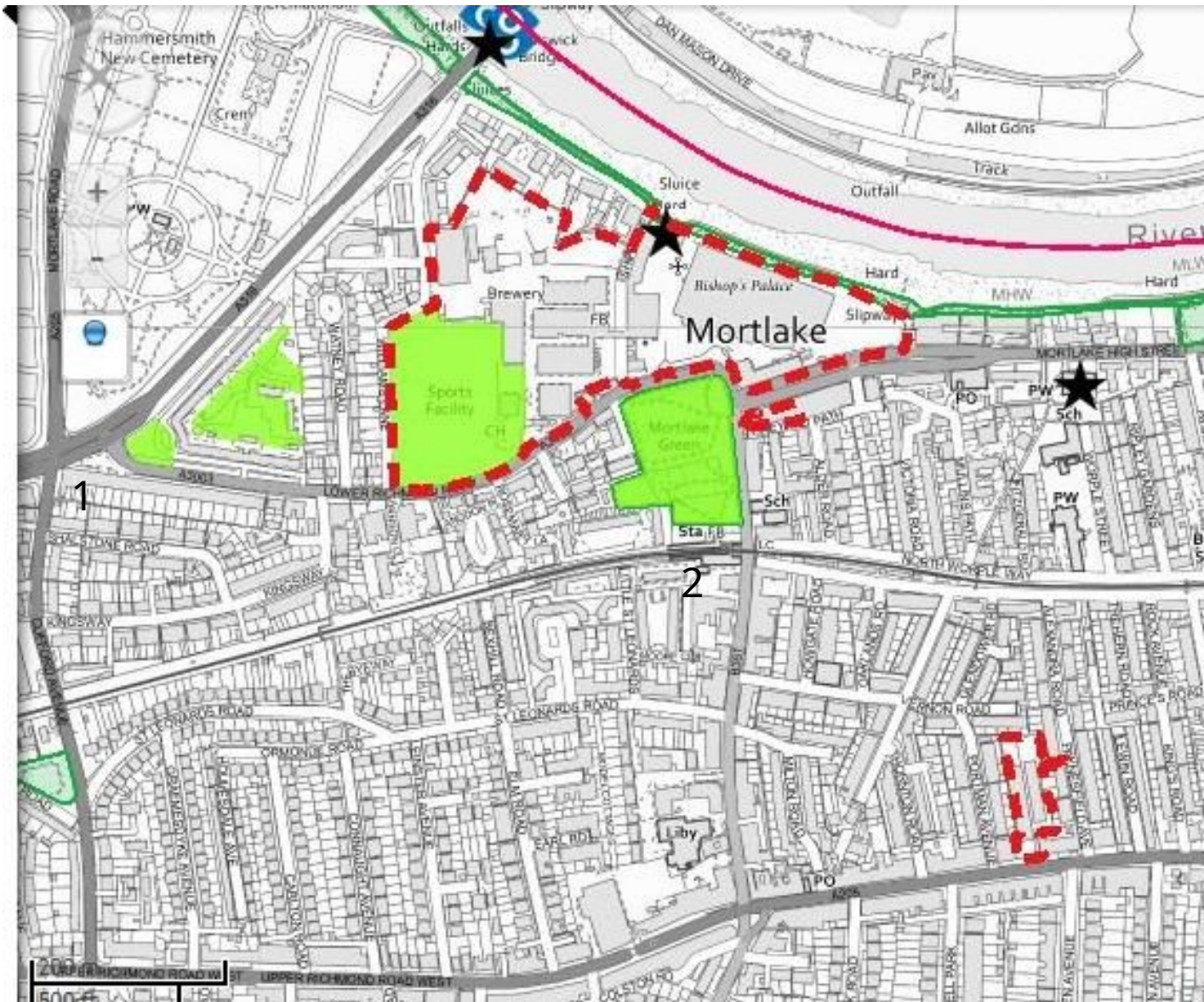
Prominent site at finish of Boat Race.

Access from Lower Richmond Road but constricted by river, railway and South Circular and in particular by










1. Chalkers Corner
2. Mortlake Station level crossing

# The Stag Brewery, Mortlake

## Local Plan



Site fronts the towpath and includes a landmark and OOLTI and is prominent in view from Chiswick Bridge

-  Richmond Boundary
-  Local Plan Reg 19 (2023)
-  Reg 19 Site Allocations
-  Reg 19 Landmark
-  Reg 19 Local Views
-  Reg 19 Metropolitan Open Land
-  Reg 19 Local Green Space
-  Reg 19 Other Open Land of Townscape Importance
-  Reg 19 Public Open Space

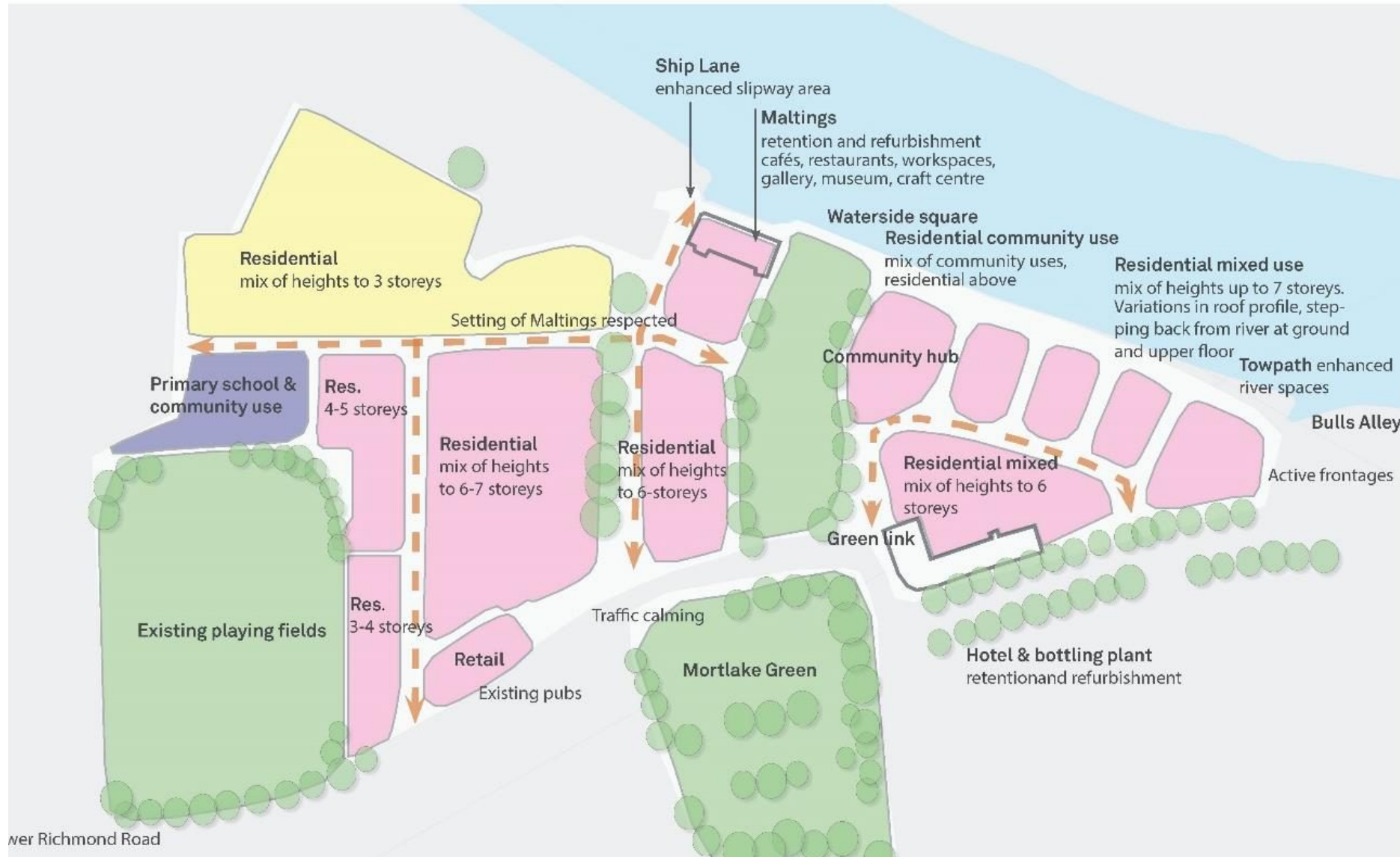
# The Stag Brewery, Mortlake

Existing building heights



# The Stag Brewery, Mortlake

Planning Brief 2011

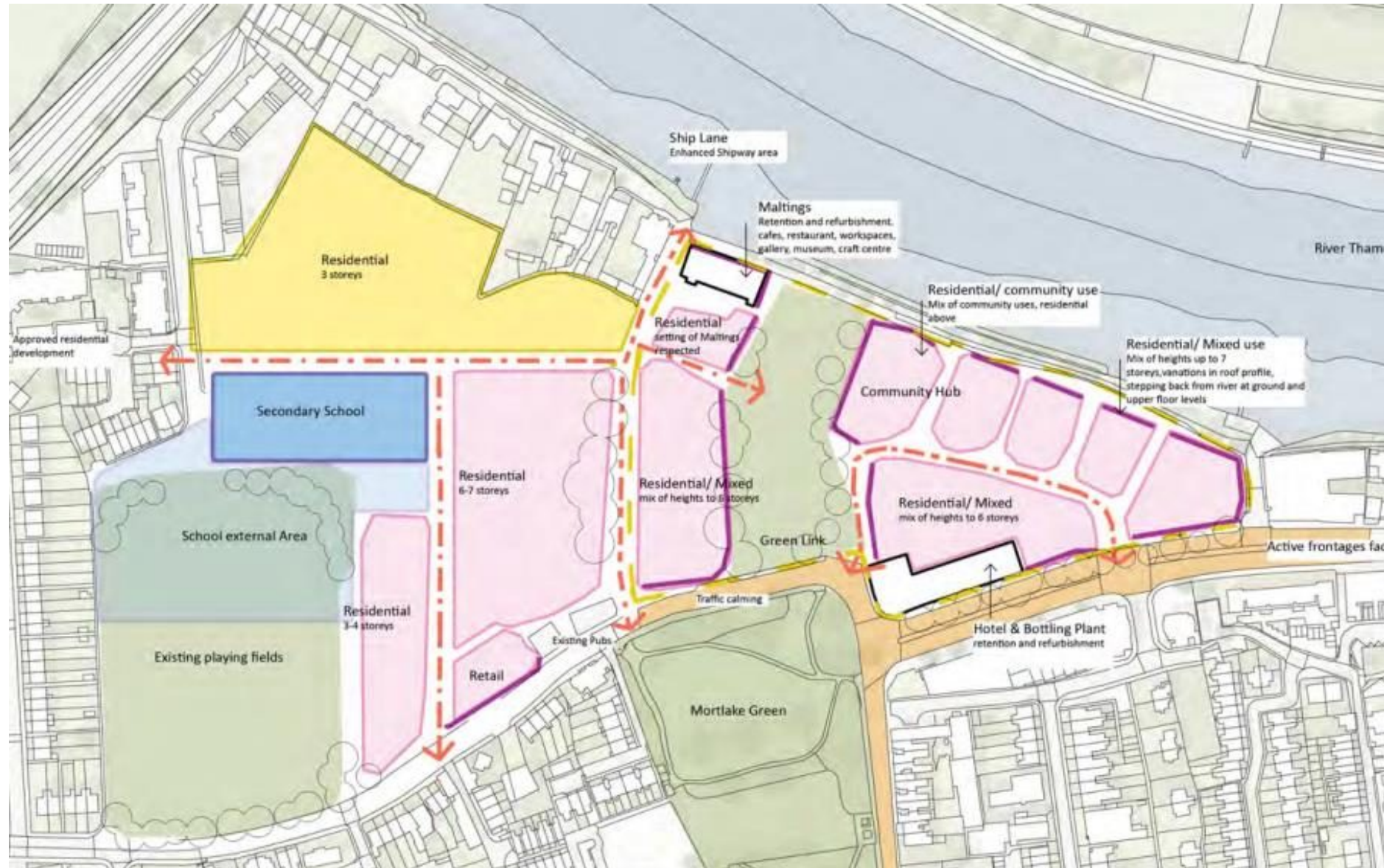


## Key features

- Housing
- Mixed use
- Community hub
- Primary school
- Retention of playing fields
- Open space corridor from Mortlake Green to riverside
- Access – two cells separated by this corridor
- Retention of the Maltings and hotel bottling plant
- Building heights as shown

# The Stag Brewery, Mortlake

Planning Brief updated 2016

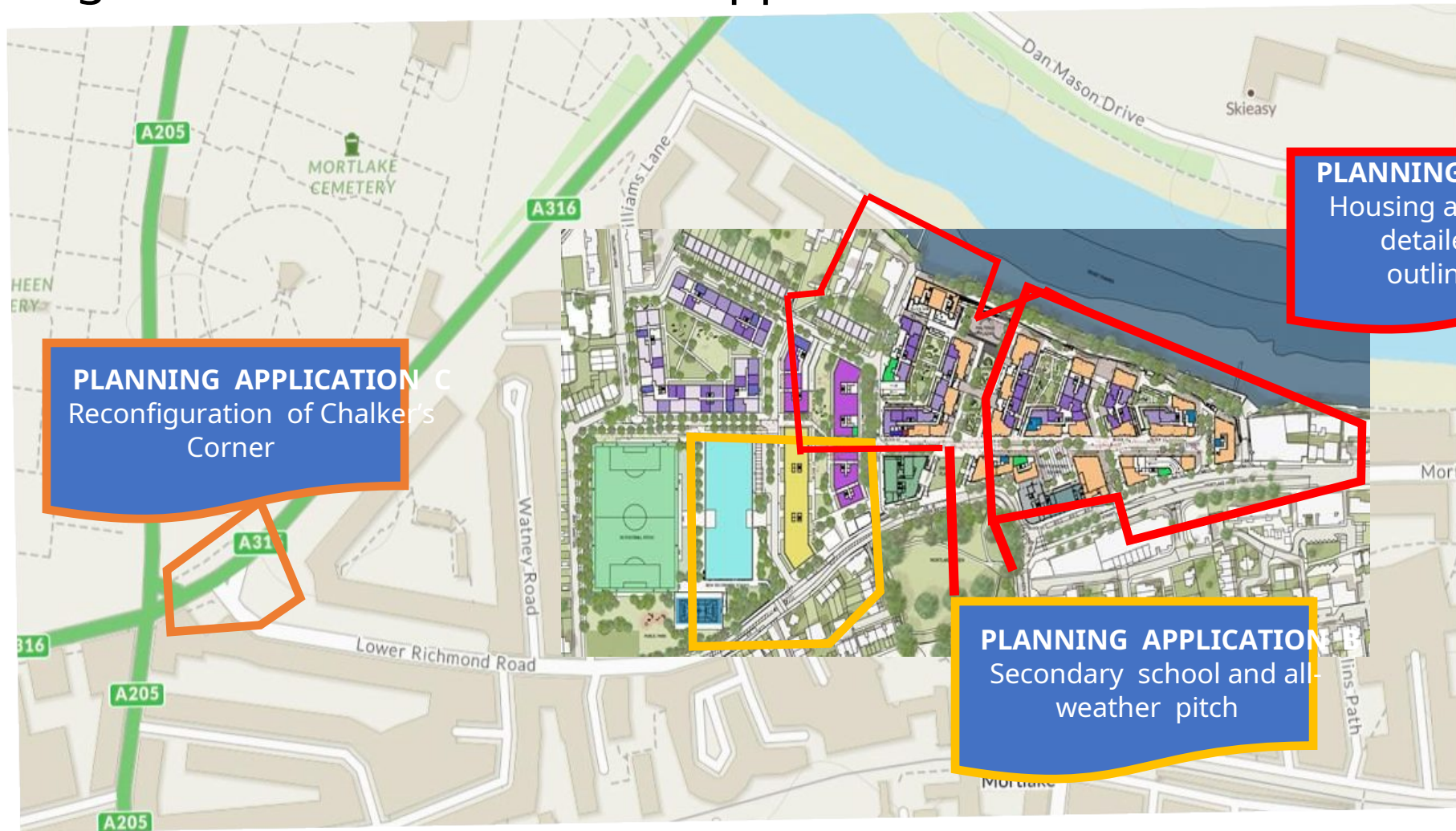


## Main changes

- Replacement of primary school with secondary, hence some loss of land for housing
- 'Re-provision' of playing fields (designated OOLTI)

# The Stag Brewery, Mortlake

Original scheme 2018: three Applications



**PLANNING APPLICATION A**  
Housing and mixed use – detailed in east, outline in west

**PLANNING APPLICATION C**  
Reconfiguration of Chalker's Corner

**PLANNING APPLICATION B**  
Secondary school and all-weather pitch

Council refused App C but approved Apps A and B subject to Mayor's direction.

Mayor called in apps for his own determination and duly increased the volume.

# The Stag Brewery, Mortlake

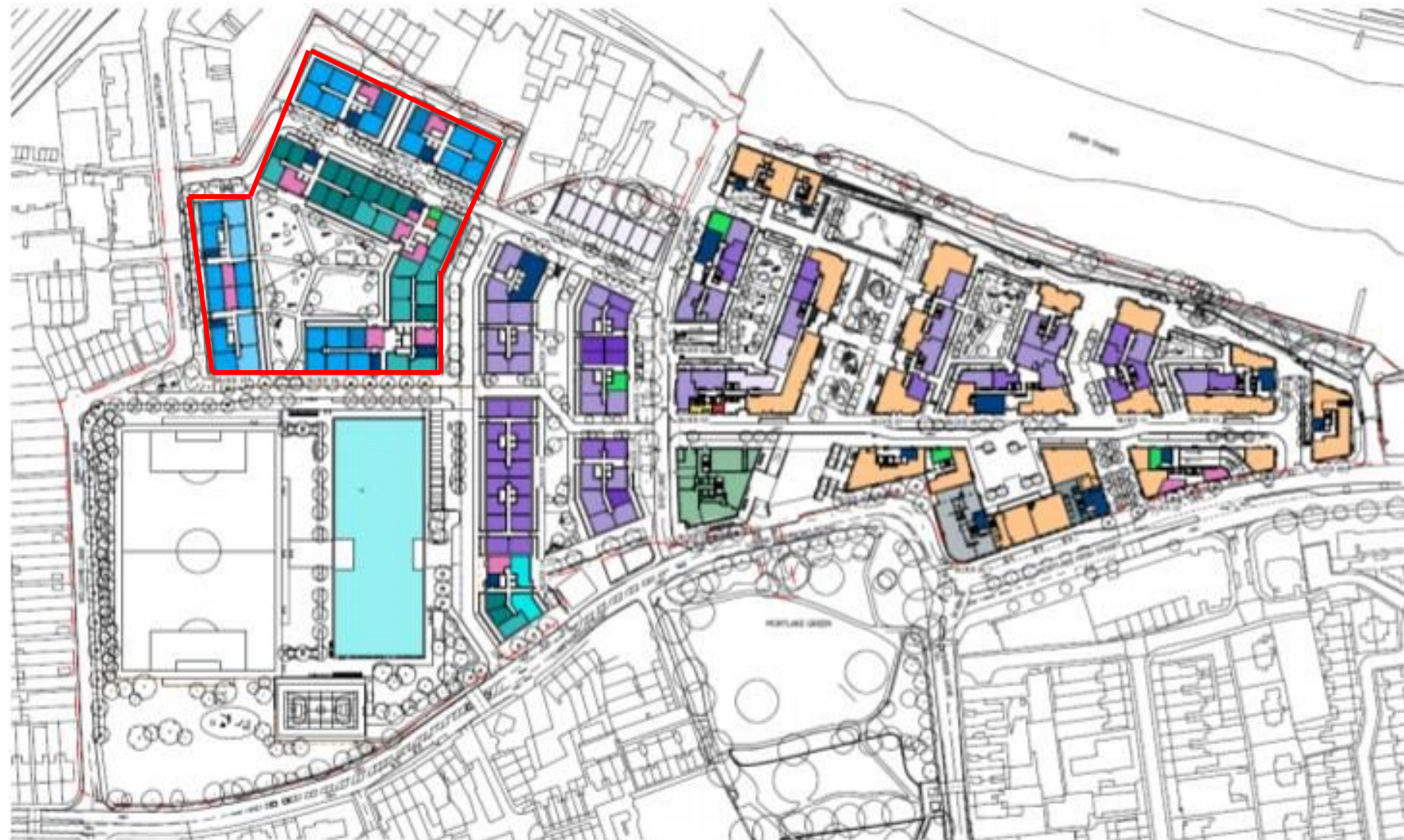
Original scheme 2018: 813 res units including 12-17% affordable plus care home



- Residential
- Flexible Uses (retail, restaurant, ...)
- Cinema
- Office
- Hotel
- Flexible housing
- Assisted Living apartments
- Nursing Care Home
- Secondary School
- Affordable housing

# The Stag Brewery, Mortlake

Revised scheme 2020: increase to 1,250 res units including 30% affordable



- Increase in density to achieve 30% affordable housing including flats behind Thames Bank
- Decrease in basement parking

# The Stag Brewery, Mortlake

Current scheme 2022: decrease to 1,075 res units including 15% affordable



- Flats behind Thame Bank removed
- Affordable housing decrease but with some provided at east end of site

# The Stag Brewery, Mortlake

View from Chiswick Bridge - existing



Existing View

# The Stag Brewery, Mortlake

Original scheme 2018: 813 res units including 12-17% affordable plus care home



# The Stag Brewery, Mortlake

Revised scheme 2020: increase to 1,250 res units including 30% affordable



# The Stag Brewery, Mortlake

Current scheme 2022: decrease to 1,075 res units including 15% affordable



# The Stag Brewery, Mortlake

View from riverbank opposite - existing



Note the wooded towpath, an important feature from Hammersmith Bridge to Kew Bridge – the gateway to the Arcadian Thames

# The Stag Brewery, Mortlake

Original scheme 2018: 813 res units including 12-17% affordable plus care home



**Image removed**

The 7-storey buildings are in accordance with the Planning Brief but the rural setting of the wooded towpath has now become urban

# The Stag Brewery, Mortlake

Revised scheme 2020: increase to 1,250 res units including 30% affordable



**Image removed**

The 9-storey buildings are not in accordance with the Planning Brief – they are overpowering and cast a greater shadow over the river and towpath.

# The Stag Brewery, Mortlake

Current scheme 2022: decrease to 1,075 res units including 15% affordable



**Image removed**

The 8-9-storey buildings are still overpowering and still cast a greater shadow over the river and towpath.

# The Stag Brewery, Mortlake

Borough's Urban Design study 2022

and Local Plan 2023



**27.27 Stag Brewery (Mortlake): Tall Building Zone**

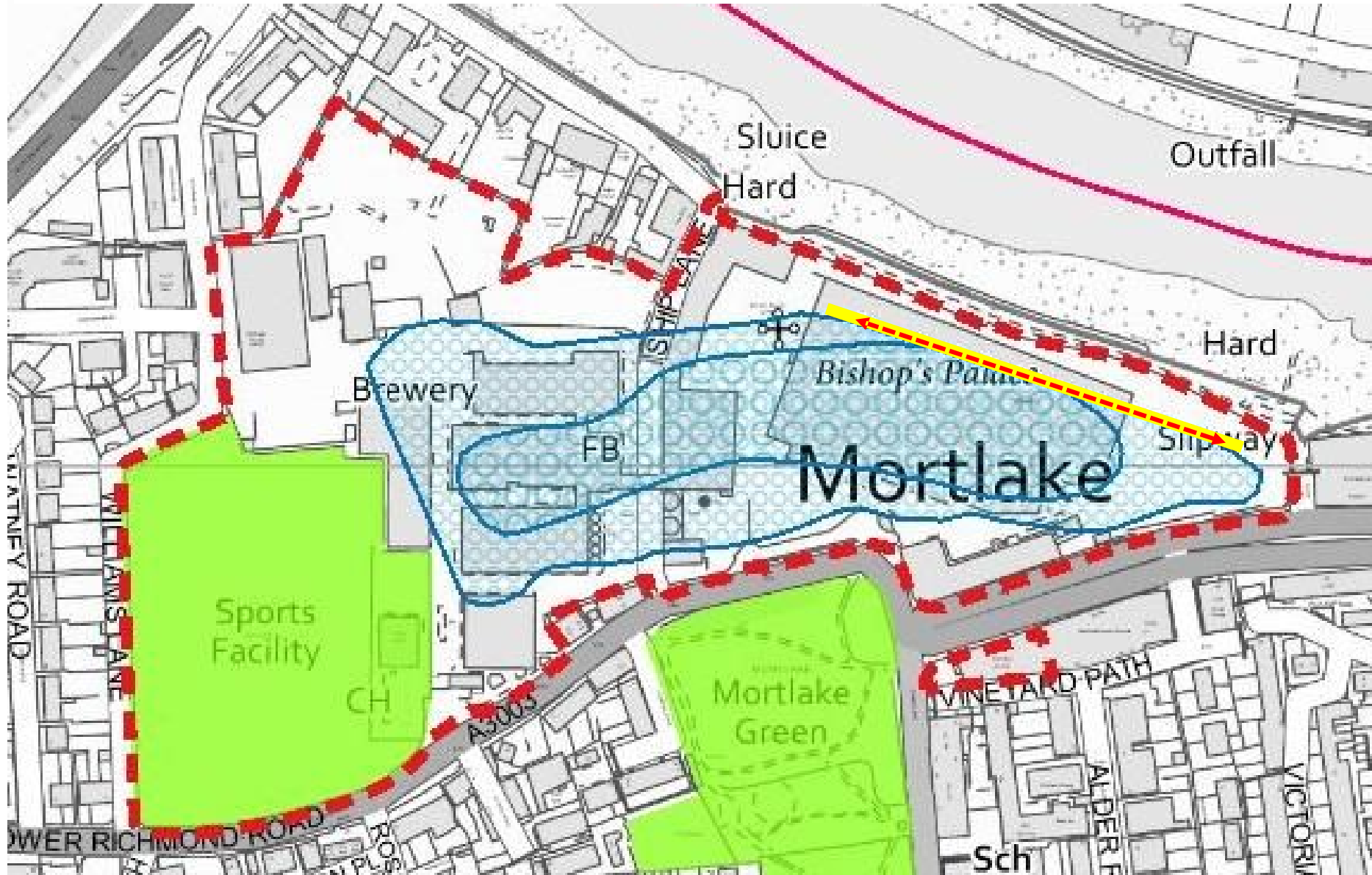
*Appropriate height: 7 storeys (21m)*

**27.28 Stag Brewery (Mortlake): Mid Rise Zone**

*Appropriate height: 5-6 storeys (15-18m)*

# The Stag Brewery, Mortlake

Borough Local Plan 2023: note setback line along river frontage



# The Stag Brewery, Mortlake

Current scheme 2023: 1,075 res units including 7% affordable – note setback line



- Flexible Use
- Private Residential
- Affordable Residential - Social Rent
- Affordable Residential - Intermediate
- Hotel
- Office
- School
- Cinema
- Car Park Entrance

- Flats behind Thame Bank removed
- Affordable housing decrease but with some provided at east end of site

# The Stag Brewery, Mortlake

## Harms and benefits in Council's report

Harms	Benefits
Height exceeds that in Brief and Local Plan	Provision of housing inc affordable, employment opps, community uses, school?
Impact on settings of listed buildings	Enhancement of views through removal of industrial structures
Removal of boundary walls	Improvement of access to riverside
Loss of light to neighbouring res properties	High quality design?
Urban greening factor target not met	Greening throughout the site
Add: loss of grass playing fields	Enhanced public open space?
Add: Increase in traffic congestion on Lower Richmond Road	Priority to pedestrians and cyclists and provision of Toucan crossing on A316?

Council approved current application July 2023 and again following further revisions Jan 2024.  
Mayor hesitant to respond.  
Applicant appealed against non-determination Feb 2024.

# Ministerial Decisions

View from Waterloo Bridge 2010



1. Heron Tower approved 2002. I opposed but Deputy PM approved. Architect: Kohn Pedersen Fox
2. The Gherkin (part hidden behind the Cheese-grater) approved 2000. Architect: Norman Foster
3. The Walkie Talkie approved by Sec of State 2007. Architect: Rafael Vinoly. Winner of Carbuncle Cup 2015
4. The Shard approved by Deputy PM 2003. Architect: Renzo Piano.

The Cheese-grater was not a Ministerial decision.  
Architect: Richard Rogers.

# Ministerial Decisions

View from Waterloo Bridge today



The Bishopsgate Tower, approved in 2016, was not a Ministerial decision. Architect: PLP (offshoot of Kohn Pedersen Fox)

# Ministerial Decisions

View from Waterloo Bridge today

1. The Vase,  
approved 2008.  
Architect:  
Simpson Haugh

1



**Image removed**

# Ministerial Decisions

View from Waterloo Bridge tomorrow

1. 18 Blackfriars  
Road not a  
Ministerial  
decision

1



**Image removed**

# Ministerial Decisions

View from Westminster Bridge



The same view with the 'Green Giant' superimposed.

**Image removed**

The skyline today

1. St George Tower  
Inspector recommended refusal but Sec of State approved 2005  
Architect: Broadway Malyan
2. Vauxhall Cross Island  
Sec of State called in and approved 2020  
Architect: Zaha Hadid

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