



Squire & Partners wins council backing for revised £1.1bn Stag Brewery plans

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1/7 REVISED: Squire & Partners' Stag Brewery housing scheme as amended April 2022

Richmond Council has approved Squire & Partners' revised proposals to redevelop a historic former brewery site in south-west London after a previous scheme was rejected by the London mayor

A planning committee meeting on Wednesday night (19 July) backed the new designs, for a major £1.1 billion mixed-use scheme including more than 1,000 homes on the former Stag Brewery site in Richmond.

The approval comes almost two years after Squire & Partners' first proposal for the 158,000m² site was rejected by mayor Sadiq Khan in July 2021, who overruled Richmond Council's decision to approve it in January 2020, citing to concerns over affordable housing and negative impact on open spaces.

After the rejection, the plans were reworked and the new scheme was submitted for planning in April 2022. Because of its size, the latest decision will still need to get final sign-off from the Greater London Authority (GLA) in a Stage Two review.

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The development is being undertaken by Dartmouth Capital Partners on behalf of Reselton Properties, a subsidiary of Singapore-listed City Developments Limited (CDL) which bought the site in 2015.

It will feature 1,068 new homes, a reduction from the 1,250 homes in the rejected scheme, which will be a mixture of between one and four-bed properties, both private and affordable housing.

Eight per cent of the homes will be affordable housing and will consist of 80 per cent social rent tenure for

Eight per cent of the homes will be affordable housing and will consist of 60 per cent social rent tenure for families. All residents will have access to underground parking.

The mixed-use scheme will also incorporate a new secondary school for 1,200 pupils, to be built by the government, 5,000m² of offices, and a high street with 20-30 units for shops, bars, and restaurants, a hotel, cinema, and rowing club.

And there will be 40,000m²-plus of publicly accessible outdoor and green space, with new access routes for pedestrians and cyclists to reach the river, including a new link to connect the existing Mortlake Green with the River Thames.

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Source: Squire & Partners
Squire & Partners Stag Brewery masterplan sketch

The new scheme has also been redesigned 'to obviate the need for fossil fuel consumption to produce hot water or heating', according to the developers, with all traditional gas or oil boilers replaced with Air Source Electric Heat Pumps across the site, and Photovoltaic roof panels on the green rooftops across the development.

It will also provide a new flood protection barrier for Mortlake, which will double up as an elevated public walkway beside the River Thames, usable even when the towpath is flooded at high tide.

According to the developers, the scheme has adopted a 'net gain biodiversity approach', including providing bat and bird nesting boxes, using native tree species and biodiversity roofs, and has an Air Quality Positive rating.

If the GLA approves the plans, all the existing buildings will be demolished with the exception of the maltings and the façade of the bottling plant and former hotel.

Squire & Partners partner Murray Levinson said: 'Over the last three years, we have worked closely with the London Borough of Richmond's planning department, the GLA and local residents' community groups to create a scheme that will be a truly valuable addition to the local community, and gives full public access to a beautiful and important section of the River Thames for the first time in more than 300 years.'

Dartmouth Capital Partners' director responsible for the Stag Brewery site, Guy Duckworth, said the scheme would be the largest development in Richmond, and would 'bring life to this part of Mortlake that has been cut off from the Thames riverside for several centuries'.

Project data

Location Former Stag Brewery site, Mortlake High Street, Richmond

Local authority London Borough of Richmond Upon Thames

Type of project Mixed-use

Client Dartmouth Capital Partners on behalf of Reselton Properties, a subsidiary of Singapore-listed City Developments Limited (CDL)

Architect Squire & Partners

Landscape architect Gillespies

Planning consultant Gerald Eve

Structural engineer Waterman Group

M&E consultant Hoare Lea

Quantity surveyor G&T

Principal designer Squire & Partners

Lighting consultant Michael Grubb Studio

Funding City Developments

Gross area 158,211m² (111,259m² residential)

Annual CO₂ emissions Zero all ASHP