

**STAG BREWERY,
LOWER RICHMOND ROAD, MORTLAKE, SW14**

HISTORIC BUILDINGS REPORT

FINAL DRAFT



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OCTOBER 2009

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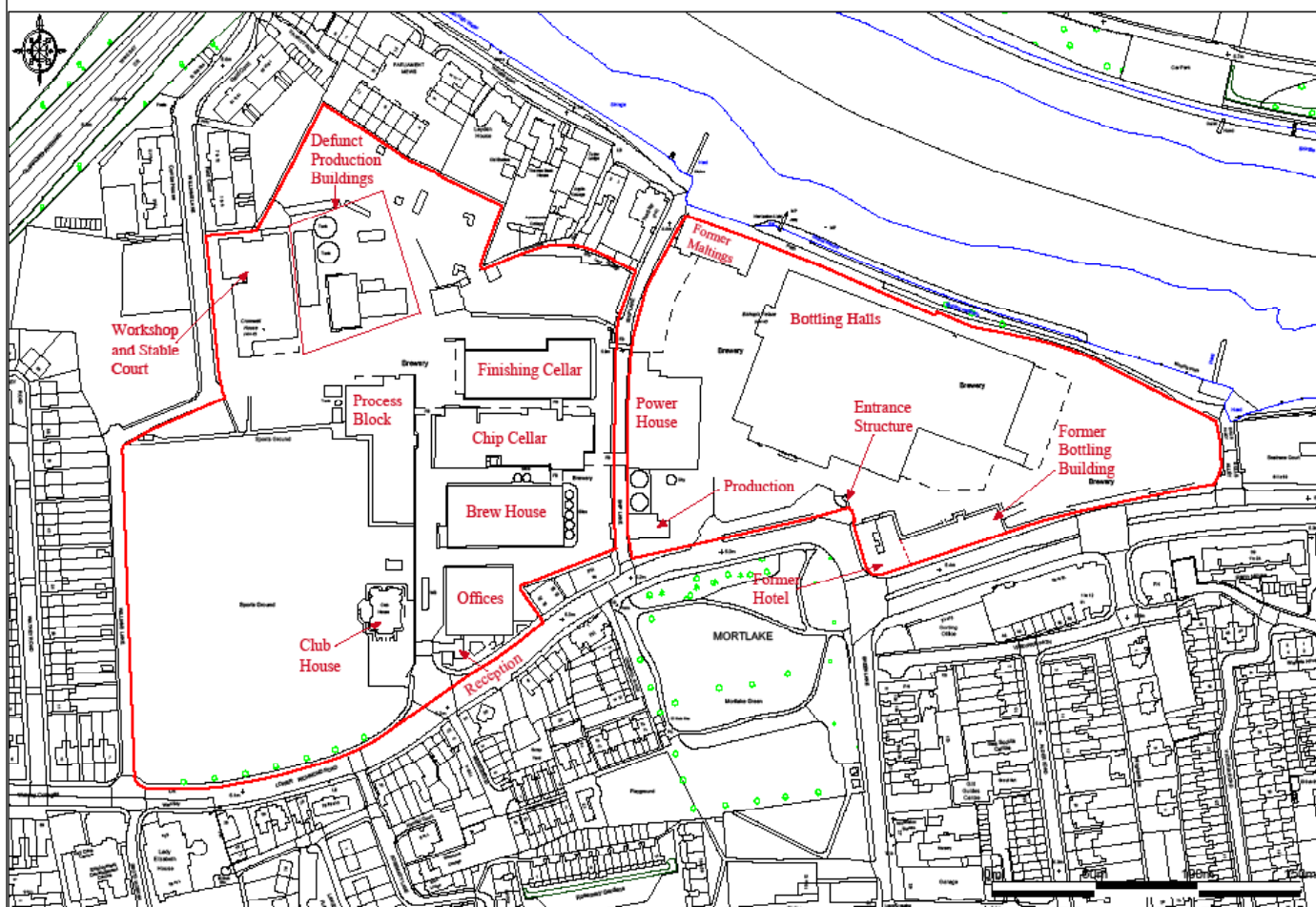
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Stag Brewery, Mortlake - Site Plan



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Ordnance Survey map with the site marked on in red.
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1.0 INTRODUCTION

Donald Insall Associates were appointed in June 2009 by ABInBev UK to prepare a historic buildings report of the structures which form part of the Stag Brewery site, Mortlake, SW14, to assist them in the preparation of a planning brief for the site.

The study was intended to assess the historical and architectural significance of the buildings on the site to guide and advise any proposals in as much as they affect the historic built fabric within the site and in its local context, in terms of PPG 15 and Richmond's Unitary Development Plan (UDP), as well as the London Plan.

The research, study and report were undertaken by Cordula Zeidler of Donald Insall Associates Ltd between June and July 2009.

1.1 Methodology

Historical research was carried out as a desk-based exercise with the sources of reference listed in Appendix I. A site inspection by an architectural historian with a sound knowledge of historical buildings was carried out to both confirm the findings of the historical research and assess the standing building, individually and contextually, from both historical and architectural points of view. This process clarified what original and significant later fabric survived on site.

The findings of the desk-top research are included in Section Two. The descriptions of the site survey are included in Section Three, including an assessment of the buildings' significance.

1.2 Legislative Background

None of the buildings which form part of the brewery site are statutorily Listed, however the former maltings building is currently being assessed for Listing. A number of buildings to the north of the site on Thames Bank are Listed at Grade II; there is a presumption in favour of preserving their setting.

Three of the buildings and some of the boundary walls of the site fall within the London Borough of Richmond's Mortlake Conservation Area; those structures are the former maltings which faces the River Thames, the former bottling block fronting Mortlake High Street, the former hotel on the junction of High Street, Sheen Lane and Lower Richmond Road, and the brick boundary walls fronting the river and the High Street.

The maltings building and the former bottling building on High Street as well as the former hotel have been designated by Richmond Council as 'Buildings of Townscape Merit'. The maltings has also been identified by the Council as a 'landmark' structure with regard to views along the river.

There is a presumption in favour of retaining buildings which make a positive contribution to conservation areas, and their demolition would have to be justified with regard to PPG15.

The site falls within an archaeological priority area where any development proposals are expected to take account of archaeological remains.

1.2.1 PPG15

Any proposals for development in Conservation Areas are subject to the guidance of “Planning and the Historic Environment” Planning Policy Guidance Note 15. This requires such proposals to be ‘justified’ and an explanation of their effect on the historic fabric.

On conservation areas, PPG 15 states (in paragraph 4.16):

“Many conservation areas include the commercial centres of towns and villages of which they form part. While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessary detailed controls over businesses and householders, but at the same time ensure that new development accords with the area’s special architectural and historic interest.”

It goes on to add (paragraph 4.20), in light of judicial rulings, that:

“Whilst the character and appearance of conservation areas should always be given full weight in planning decision, the objective of preservation can be achieved either by development which makes a positive contribution to an area’s character or appearance, or by development which leaves character and appearance unharmed.”

In addressing demolition in conservation areas in paragraph 4.26, it states:

“... account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building’s surroundings and the conservation area as a whole.”

As regards demolition, the document makes a clear distinction between buildings which make no positive contribution or detract from the character or appearance of the area, and buildings which make a positive contribution.

With regard to buildings which make no contribution or detract it states that *“their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area”* (4.17).

The document adds that *“it has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a Conservation Area”* (4.27).

In paragraph 4.27 the document states with regard to buildings which make a positive contribution:

“The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.”

It adds that:

“... proposals to demolish such buildings should be assessed under the same broad criteria as proposals to demolish listed buildings.”

These fall into three general considerations set out in paragraph 3.19. These may be summarised thus:

- Condition of the building and viability of repair.
- Adequacy of efforts to retain the building in use.
- The merits of the alternative proposals for the site.

With regard to the setting of listed buildings, such as the listed houses along Thames Bank to the north of the site, PPG15 states in chapter 2.16:

“Sections 16 and 66 of the Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest, and of the contribution they make to townscape or the countryside, if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development.”

1.2.2 **London Borough of Richmond Unitary Development Plan (2005)**

Richmond's UDP sets out a number of policies which are relevant to the brewery site.

With regard to **Conservation Areas** (this is relevant for the former maltings building, the former bottling building and their adjoining boundary walls, and the former hotel building) the UDP reads:

*“BLT 2 - PROTECTION AND ENHANCEMENT OF CONSERVATION AREAS
The Council will pay special attention to the preservation or enhancement of the character or appearance of the conservation areas by applying the relevant policies of this chapter and by:*

(a) retaining buildings, or parts of buildings, and trees and other features which make a positive contribution to the character or appearance of the area;

(b) allowing development (including redevelopment) which would contribute positively to the character or appearance of the conservation area or leave it unharmed;

(c) making directions withdrawing permitted development rights for a prescribed range of development;

(d) publishing supplementary planning guidance on policies to be applied to existing and proposed development within individual conservation areas;

(e) not granting conservation area consent for demolition which would be detrimental to the character of an area unless detailed proposals have been approved (including the resolution of relevant conditions) for an acceptable replacement;

(f) seeking to retain the historical balance between buildings and their gardens or other curtilage;

(g) where a key building in a conservation area appears to be in need of repair, the Council will request the Secretary of State for the Environment to authorise the use of powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 73(1) and Section 47, and Section 48(1)-(4), (6), (7) to effect repairs.”

The former maltings block, the former bottling building and the former hotel building have been designated **Buildings of Townscape Merit**. Regarding such buildings the UDP states:

“BLT 4 - PROTECTION OF BUILDINGS OF TOWNSCAPE MERIT

The Council will seek to protect and encourage the preservation and enhancement of buildings of townscape merit and will use its powers where possible to protect their character and setting.”

“BLT 5 - USE OF HISTORIC BUILDINGS

The Council will seek to ensure that listed buildings and buildings of townscape merit are used for the purpose for which they were originally built or a similar use. Where the Council is satisfied that change of use is required to ensure the future of a building, an appropriate alternative use will be permitted provided it does not adversely affect the appearance and architectural or historic character of the building.”

The site falls within an **archaeological priority area**. The UDP sets out the following policies for such areas:

“BLT 7 - ARCHAEOLOGICAL SITES

The Council will seek to promote the conservation, protection and enhancement of the archaeological heritage of the Borough, including industrial archaeology, and will encourage the interpretation and presentation of sites, finds and research to the public.”

“BLT 8 - EVALUATION OF ARCHAEOLOGICAL SITES

Where development proposals may affect archaeological remains or areas of archaeological potential the Council will encourage early discussion of the implications with developers and specialist bodies where appropriate. The Council may require the applicant to arrange and make adequate provision, including

funding, for an archaeological field evaluation, according to a written specification agreed with the Council, before proposals can be considered.”

“BLT 9 DEVELOPMENT OF ARCHAEOLOGICAL SITES

Where development affects sites of archaeological importance, the Council will normally require that the applicant satisfies the Council that appropriate provision, including funding, has been made for the remains to be preserved in situ, or in exceptional cases where preservation in situ is not appropriate or feasible, excavated and recorded. A condition will normally be attached to any consent granted requiring these works to be carried out.”

As regards **new development** in the borough, the UDP states:

“BLT 11 DESIGN CONSIDERATIONS

The Council will require a high standard of design in new buildings and in extensions or alterations to existing buildings, while ensuring that schemes are compatible with the scale and character of existing development, its setting, and the setting of new development. The Council supports proposals whose materials, constructions, services, features and layout derive from ecological design principles. The Council accepts that in some circumstances this may result in new building forms, which will need sensitive integration into existing settlements or landscape. The Council will take account of the following factors in considering applications:

- (a) scale of development;*
- (b) layout and access arrangements;*
- (c) relationship to existing townscape and between proposed buildings;*
- (d) height;*
- (e) form;*
- (f) frontage;*
- (g) building materials and colour;*
- (h) detailing;*
- (i) compliance with ecological design principles.”*

The towpath and northern part of the site fall within the borough’s **Thames Policy Area**. The UDP states the following policies for this:

“ENV 26 - THAMES POLICY AREA

The Council will seek to protect and enhance the special character of the Thames Policy Area [TPA], whose boundaries are indicated on the Proposals Map, by:

- (a) protecting and enhancing views and vistas of and from the River Thames and its riverside landmarks as identified in RPG 3B/9B, and on the Proposals Map;*
- (b) identifying and protecting the special character of individual reaches;*
- (c) ensuring a high quality of design for buildings and spaces, appropriate to the identity of the context, so that the individuality of the reaches is protected;*
- (d) ensuring that development establishes a relationship with the River and takes full advantage of its riverside location, addressing the River as a frontage and opening up*

views and access to it, taking account of the changed perspective with tides (see ENV 35);

(e) identifying sites where, exceptionally, landmark buildings may be appropriate;

(f) encouraging development which includes a mixture of uses, including uses which enable the public to enjoy the riverside, especially at ground level in buildings fronting the river;

(g) preparing design briefs, as appropriate, in consultation with the local community and requiring design statements from developers for all significant developments in the TPA, and all riverside sites;

(h) identifying and protecting landscape features, important structures and archaeological resources associated with the River and its history and heritage and ensuring that new riverside development incorporates existing river features (as described in detail in policy ENV 30);

(i) discouraging land infill and development which encroaches into the river and its foreshore other than in exceptional circumstances, which may include where necessary for the construction of new bridges, tunnels, jetties, piers, slipways etc.;

(j) requiring a statement of the effect of the proposal on any existing river-dependent uses on the site and their associated facilities (both on and off the site); and an assessment of the potential of the site for river-dependent uses and facilities if there are none existing.”

As regards access to and development on the **riverside**, the UDP states:

“ENV 27 - ACCESS TO THE RIVER THAMES (INCLUDING FORESHORE) AND THE THAMES PATH NATIONAL TRAIL

The Council will seek to maintain and improve access to the River Thames and its foreshore, and implement the Thames Path National Trail. To that end, the Council will, on either side of the River Thames:

(a) *Protect existing rights of way and public rights of access to the Thames-side, and resist any proposals that would remove, narrow or materially impair such rights.*

(b) *Seek to provide public rights of access to Thames-side pedestrian facilities where such rights do not exist.*

(c) *Require any development of Thames-side sites to provide a permanent, continuous, high quality public right of way, adjacent to the river, with links to the surrounding network, and without restricted access hours. (Subject to the exceptions below.)*

(d) *Ensure that the following features are incorporated into new sections of riverside paths:*

- *Full accessibility, including for people with disabilities.*

- *High quality design, layout and materials*
- *Way marking and other signposting and street furniture in accordance with design guidelines, signs to indicate links to other walking routes, stations, bus stops etc.*

(e) Take opportunities to maintain and, where appropriate, enhance access to the foreshore, in conjunction with the PLA.”

The sports ground in the south west corner of the site, to the north of Lower Richmond Road, has been designated as ‘**other open land of townscape importance**’. The UDP has the following policy for such areas:

“ENV 3 - OTHER OPEN LAND OF TOWNSCAPE IMPORTANCE

The Council will protect and seek to enhance other open areas that are of townscape importance. In considering development on sites adjoining these open areas the Council will take into account any possible visual impact on the character of the open land.”

The former maltings building east of Ship Lane has been designated a ‘**landmark**’ with regard to views along the river. With regard to landmarks the UDP reads as follows:

“ENV 5 - PROTECTION OF VIEWS AND VISTAS

The Council will seek to protect the quality of views especially those indicated on the proposals map. It will also seek opportunities to create attractive new views and vistas and, where appropriate, improve any that have been obscured.”

1.2.3 **Mortlake Conservation Area Statement and Conservation Area Study**

Richmond Council’s Conservation Area Statement states the following about the area:

“From Ship Lane to White Hart Lane this riverfront area is of interest in reflecting the industrial history of this part of the Thames. Despite being converted to other uses the buildings have mostly survived in their original form. Enormous contrasts in scale are evident yet there is a shared robust utilitarian conformity in the use of brickwork and detailing. ... There are exceptional views along the river in both directions.”

Under the heading “Problems and Pressure” the document lists *inter alia*:

“Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks.”

The Mortlake Conservation Area Study is a more detailed document than the Conservation Area Statement; it subdivides the Conservation Area into three sub-areas. The maltings and boundary walls facing the Thames fall under the Mortlake Riverside sub-area. This is described as follows:

“... Although a number of the old brewery buildings have been demolished the boundary walls remain and are an important reminder of the area’s industrial heritage. The curve of the river at this point further emphasises the panoramic nature

of the built frontage. ... The panoramic elevation of Mortlake riverside features two key buildings acting as full stops either end. At the western end there is the striking form of the tower-like 19th century granary building [NB: This appears to refer to the maltings building which was in fact constructed in c1902], its 8 storeys dwarfing its immediate surroundings by signifying the long term presence of the brewery. ... A number of semi-derelict industrial sites dominate the river edge unlike elsewhere along the Thames where such sites have already been redeveloped as luxury apartments and expensive offices. The high brick walls of these sites onto the narrow towpath are a characteristic feature of Mortlake.”

The study also mentions the disused brewery pier as “an important remnant of Mortlake’s industrial heritage”.

As regards views of the buildings the study states:

“The looming scale of the brewery is most striking from Barnes railway bridge.”

1.2.4 **The London Plan Policies**

The Consolidated London Plan (2008) contains policies that would both affect directly and indirectly the historic environment and development of locations such as this.

Specifically in terms of the historic built environment, the Plan includes the following relevant policies:

***“Policy 4B.12 Heritage conservation
Boroughs should:***

- ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues*
- identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore.*

Policy 4B.13 Historic conservation-led regeneration

The Mayor will, and boroughs should, support schemes that make use of historic assets, including the waterways heritage, and stimulate environmental, economic and community regeneration where they:

- bring redundant or under-used buildings and spaces into appropriate use*
- secure the repair and re-use of Buildings at Risk*
- help to improve local economies and community cohesion*

- *fit in with wider regeneration objectives*
- *promote inclusiveness in their design*
- *respect and enhance waterside heritage including the tidal foreshore.”*

1.3 Significant Findings

The significant findings of this report are:

- Mortlake Brewery was first mentioned in the 15th century and expanded in around 1700, and again significantly in the 1860s, and after the Second World War. It changed ownership numerous times throughout the centuries.
- The oldest buildings on site date from the second half of the 19th century. They are the former hotel building and the former bottling building, both on High Street. The only other historic building on the site is the former maltings building fronting the River Thames. There are also sections of historic brick walls, formerly forming parts of the elevations of building which are now lost, fronting High Street and the towpath.
- All other structures on site are of modern construction of no architectural or historic worth. The modern structures, due to their height, bulk, and utilitarian appearance, have a detrimental impact on the setting of the Mortlake Conservation Area.
- The former bottling and maltings buildings and the hotel have been identified as Buildings of Townscape Merit (‘Locally Listed’). The buildings and their associated brick boundary walls to their east are located in the Mortlake Conservation Area. The rest of the site is not in a Conservation Area, but falls within an area of archaeological priority.

1.4 Summary Conclusion

The brewery site at Mortlake has an interesting history reaching back to the 15th century; since then brewing appears to have been carried out continuously on parts of this site. The oldest surviving buildings however are relatively recent and date to the c1860s.

Only three historic buildings survive on site, and those are protected by conservation area status. The conservation area also covers the brick boundary walls onto the towpath and onto High Street – those are of mixed age and quality, and only some sections are of some limited historic interest.

All other structures on site are modern and of no architectural merit or historic interest. Their loss and replacement would be acceptable.

The protected historic buildings – the former maltings, the former bottling building, and the former hotel – are all of some local interest, and important to the local streetscene or river-scape.

Any proposals should respect any below ground archaeology that may survive, and a separate specialist study may be necessary to inform proposals for the site.

2.0 HISTORICAL BACKGROUND

2.1 Site development

2.1.1 Early History

Mortlake is mentioned in the Domesday Book of 1083. It was originally a Surrey village owned by the Archbishops of Canterbury. From the 17th century Mortlake was well known for the manufacture of carpets; the Mortlake tapestry works survive in the form of buildings dating to the 18th and 19th century. Other industries were set up along the river in the 17th century, including pottery works and a sugar refinery.

A brewery is recorded to have existed in Mortlake since 1487, founded by John Morgan or John Williams, of Welsh decent. The brewery was located near the manor house which existed until c1700 and was in use by the landowning archbishop of Canterbury. The manor house stood on the grounds of today's brewery, to the east of Ship Lane, but is no longer evident above ground. It has been suggested that it was when the manor house was demolished, at around 1700, that the brewery first expanded.¹

A burial ground of the 15th century which was formerly on this site has also been built upon.²

No pre-19th century buildings survive on today's brewery site; the oldest structures on site and above ground date to the second half of the 19th century. These are the former hotel building and the former bottling building which front onto the High Street.

2.1.2 The 19th Century

Wyld's 1845 map of London (fig. 2, appendix II) and the 1868 Ordnance Survey map (fig. 4) show a number of buildings associated with a brewery near the junction of Thames Street and High Street. Thames Street was shortened in c1866, following public protest and a lawsuit³, in order to allow for the brewery site, then owned by the Phillips family, to spill over to the south (fig. 3). It was then also that Bull's Alley which demarcates the eastern boundary of the site was widened.

By 1896 (fig. 5) the brewery had significantly extended, including new buildings and brick boundary walls onto the High Street, but development stayed shy of the site of the Bishop's Palace (the manor house) to the west.

There was also, at least from 1868, a separate maltings to the east of the Phillips brewery site, fronting the Thames, which appears to have been in separate ownership (see fig. 4).

¹ Rose, p. 113

² Serocold, p. 14

³ Anderson, p. 44

In the 19th century the brewery used the village green, south of Lower Richmond Road and west of Sheen Lane, for parking their brewery wagons. This arrangement ended when in 1859 Earl Spencer presented the green to the public for recreational purposes.

In 1877 the brewery, then under the name of Phillips and Co., produced Ale, India Pale Ale, Pale Ale, Brown Stout, and Porter.⁴

2.1.3 The 20th Century

The 1907 Goad Fire insurance map (fig. 17) gives a good picture of the site in the early 20th century. The brewery buildings, mostly dating to the 19th century, were arranged for the most part along the river, and were generally of three storeys, with the exception of the maltings building to the west which was significantly higher at eight and nine storeys. In the south west corner of the site, east of Ship Lane, were then still streets with terraced dwelling houses, and at the centre of the site was considerable provision of stables.

By 1913 (fig 6) a new maltings building had been built on the river. In the late 19th century the site of the maltings building was occupied by glasshouse structures which were presumably associated with a riding school to their south (fig. 5). The 1896 Ordnance Survey map shows a number of glass buildings arranged along Ship Lane and the towpath. Those were demolished when the maltings were built at the beginning of the 20th century. The building was constructed in c1902 to in-house designs by the brewing company Watney Combe Reid & Co. who then owned the site. It was sited east of Ship Lane, and consisted of the surviving floor maltings building and a large kiln block which has been lost (see fig. 16).

In c1937 a new brick building of four storeys was built along the north boundary of the site (fig. 21, 22) – this served as a tun block but has been demolished since.

Watney's who owned the brewery had a strong social agenda during the first half of the 20th century; not only did the company provide sporting facilities for staff who used the cricket ground in the south west corner of the site, but it also built worker housing in the form of semi-detached dwellings arranged along the newly laid out Watney Road to west of the site (see fig. 7).

The brewery site was not much affected by bombing during the Second World War, except the Bottling Stores on High Street whose top floor burnt out completely. The brewery's beer cellars were used as air raid shelters by employees.

Expansion continued after the Second World War (fig 8-10) when the brewery site was extended to the west of Ship Lane. In c1954 a new tun block was built on the river, replacing a number of 19th century brick buildings and the kiln block of the maltings building (fig. 23-24; NB that perspectives show a reverse arrangement of new building blocks with a low structure to the east and the higher building to the west – the reverse was built. The images also show the removal of the higher 9-storey part of the maltings – this section however survives). This building was constructed

⁴ Rose, p. 114

to designs by Jennings Son and Partners architects. They also designed in the same year a new malt silo block on the High Street (fig. 25) of which only the eastern section was built.

The maltings building on the river was in the 20th century converted into offices and from c1954 was vacant. In 1954 a new building took the place of an original, c1902 kiln block (see fig. 23, 24) which was subsequently demolished. The same year a new malt silo block was designed to be built on the High Street (fig. 25) – this has also been demolished since.

In the 1960s Watney Mann Ltd. who then owned the brewery had their own in-house architects' department who designed a number of new structures which were published in the trade press. Architect-in-charge was in the 1960s Stanley Hutchings who designed *inter alia* a new entrance building, rising from a curved plan and vaguely influenced by the light-hearted architecture of the Festival-of-Britain (see fig. 26, 27). This stood to the west of the junction of Lower Richmond Road with High Street but has since been demolished. The in-house architects' team also designed a (truly dull) architects' and surveyors' office building for themselves, and a utilitarian new boiler house (see figs. 29, 32).

In the 1970s a masterplan was drawn up for the site by the firm Douglas, Marriott, Worby & Robinson; this included a considerable number of new and replacement buildings, such as new silos, a general brewhouse with a twin line brewing system, and a new fermentation block.⁵ The construction of those new buildings entailed large scale demolition of historic buildings, including the loss of all historic 19th century buildings and the 1937 tun block on the river. All new buildings were up and running in 1977, and buildings of this period now dominate the site.

A new sports club building was given planning permission in 1977, replacing an existing structure.

Other alterations and additions appear to have been carried out on site, both in the form of refurbishment works to existing buildings, and the construction of new buildings, including some structures built from salvaged brickwork and following the demolition of historic structures (for their identification and description see chapter 3).

2.2 Site Ownership

Site ownership could not be established for all periods, but has been traced for the following periods:

- John Morgan (or Williams), (from c1487),
- James Weatherstone (around the 1760s),
- Weatherstone and Halford (around 1807, taking over a smaller brewery site to the south in 1811),
- Halford and Topham (around 1836),

⁵ Typescript in Richmond Local Studies centre: Watney's London Ltd., Mortlake Brewery Development (undated)

- Topham and Kempson,
- Kempson (around 1848),
- CJ Phillips (from 1864),
- Phillips and Wigan,
- Phillips and Co.

In 1888 the brewery changed hands and was passed from Phillips & Co. to More & Co., and a year later to Watney & Co.; from 1889 the company was called Phillips, More & Co. The sellers, Charles James and Herbert Phillips, became board members after the sale.⁶

In 1898 Watney's who had bought the Phillips family business became Watney Combe & Reid, following amalgamation with other brewing companies. Watney Combe & Reid were then the largest brewery company in London. The company was in 1958 renamed Watney Mann.

In 1959 the brewery in Mortlake was re-named Stag Brewery, following the closure of Watney's original Stag Brewery in Pimlico.⁷

In the early 1970s Watney Mann was taken over by Grand Metropolitan Brewing Limited. Grand Met sold the site to Courage who were 50% owned by Anheuser-Busch to which company Courage sold their beer. In the 1990s the site was taken over by Anheuser-Busch which in 2008 merged with InBev UK.

In the 19th century the Mortlake brewery produced bitters and porter. Since the 1930s Watney's produced keg beer, initially for the export market, known as Draught Red Barrel. In the later 20th century it produced continental and other lagers, including Budweiser, under licence.

⁶ ibid, p. 14

⁷ Richmond / Turton, p. 263

3.0 SITE AND BUILDINGS DESCRIPTION AND ASSESSMENT

3.1 The Site

3.1.1 Introduction

Mortlake brewery occupies a long, roughly triangular-shaped site to the west of the town centre of Mortlake. The site stretches along the south bank of the River Thames. Its eastern boundary is Bull's Alley, a short pedestrian route which leads from the town to the river. To the south is the High Street and Lower Richmond Road, and to the west of the site is William's Lane. Ship Lane which up to mid 20th century denoted the western boundary of the site now divides it. West of Ship Lane, fronting the river and situated to the north of the post-war expansion site survive a number of historic, Georgian and Victorian properties some of which are statutorily Listed at Grade II and which do not form part of the site. In the south-western corner of the site is a large open sports field.

The site is occupied by a number of large modern structures associated with the brewing process; those are utilitarian and highly visible from the town and river banks. The site retains only three historic buildings, the former bottling building on High Street, the former hotel on the junction with Lower Richmond Road, and the former maltings building fronting the river. Both the hotel and the maltings block are not currently used, and the bottling building is in use for storage.

Sections of historic brick boundary walls survive to the north and south of the site; those have been altered and rebuilt in places.

The site overall today appears as a modern industrial site, with buildings which are largely without architectural appeal nor historic interest.

3.1.2 Boundary Treatment

North boundary

To the north of the site, denoting the boundary between the brewery site and the public towpath, is a high brick wall which consists of five different sections. This wall, where it survives in the form of historic brickwork, would have mostly formed part of the river-facing elevations of historic brewery buildings which are now lost (see OS maps at figures 4 - 7).

What is lost is a trackbed towards the east, near Bull's Alley, which connected the river and site and allowed for the delivery of goods from the Thames via boats to the brewery, and vice versa (see OS maps at figures 5 and 6).

Away from the maltings building and to the east survive parts of historic boundary walls / elevations. Those appear to date to the 19th century and are in two sections and interrupted by later sections of wall.

The tow path wall, from west to east, starting east of the maltings building, is composed as follows (for identification of the location of each section of wall please

refer to the annotated site plan in appendix III which shows historic sections of wall in blue, and 20th century sections in black):

- 1a.** Abutting the maltings building is a long, c1.5 storey high section of wall in reclaimed London stock brick laid in English bond, with concrete coping stones and two intermittent bands of modern engineering brick. Above it is a large modern sign which reads 'Brewery Mortlake' and has at its centre an advertisement for Budweiser beer. This section of wall was erected following the demolition of the c1954 tun block in the late 20th century and is of no historic interest.
- 2a.** This section is slightly set forward of **1**. It is in ten bays and built from historic stock bricks laid in English bond, with a mixture of modern concrete and (presumably) historic stone coping. It appears to date from the mid or late 19th century. It is in the form of a two storey wall with two levels of recessed arched window openings set between pilasters, and incorporates two blocked door-height openings. All openings have been closed off either in second hand stocks or modern engineering bricks. This section of wall is part of the historic fabric of the site and therefore of some limited historic merit. It would appear that at some stage it had formed the external wall of a building which is now lost.
- 3a.** This is a section of modern brick wall built from reclaimed London stocks with some red bricks and some engineering brick, and a parapet in concrete. It consists of four sections; as seen from the west those are: four bays with shallow, generally door-high recesses, a flat section, two more bays with shallow recesses, and another flat section. While an attempt was made to emulate the appearance of an historic brick wall this section is of a post-war date and of no interest.
- 4a.** This is another historic section of the tow path wall but very heavily infilled and altered. Its historic elements date to the late 19th or early 20th century. It is built from London stock brick laid in English bond, and has two levels of blocked window openings with arched heads set between pilasters. The pilasters are original. The infill in the openings was affected in the late 20th century. This part of the wall is composed as follows: six bays of blind window openings, flat section (this appears to be a post-war rebuild, and it may be the location of a lost trackbed from the river into the site which served for delivery of raw ingredients etc), three more bays of blocked openings. This is part of the historic fabric of the site, albeit altered, and therefore of some limited historic merit. It would appear that at some stage it had formed the external wall of building/s which is/ are now lost.
- 5a.** Then the wall returns and follows Bull's Alley; here it is a mix of historic and modern brickwork, all rather plain, but not without interest in that it denotes the historic, 19th century extent of the brewery and retains some 19th century brickwork. The northern end has four recessed blind window openings: the two northernmost ones are modern, with concrete lintols over, the two southern ones are historic and have arched heads. There is a change in level along this eastern boundary, and the wall on the higher, southern section is of

modern construction, albeit made of reclaimed stock bricks. All sections of wall along Bull's Alley have modern concrete coping stones, and the top section of the historic northern part of the wall has been rebuilt in modern times.

Boundary Wall on High Street

The boundary wall on High Street is largely historic and dates to the c1860s with some additions. It is plain, but of some historic interest in that it retains historic fabric and shows the mid-19th century extent of the brewery which in the 1860s was extended southwards to High Street, blocking off the eastern section of Lower Richmond Road.

The southern boundary wall along High Street is in two sections:

- 1b.** The easternmost section is built from historic stock brick laid in English bond. This is plain and unadorned. A part of this wall has been built up to significant height when at some point in the later 20th century– this is in the form of reclaimed London stocks laid in English bond, and has some relatively small square recessed blind window openings with concrete cills, and concrete coping stones. This section of wall is plain, altered and of limited historic interest.
- 2b.** The second section further west is historic and dates to the presumably mid 19th century. It is in two storeys, and is much patched, repaired and re-pointed but in essence original. It has several recessed window openings which are now blind but would have accommodated windows to a building behind at some stage. This wall is not without interest but has been compromised.

All other parts of the site boundary are in modern brick construction and not of historic interest.

Historic Gates

Inserted into the western boundary wall and facing onto a public path leading from Lower Richmond Road to the river is an historic, presumably early 20th century metal gate with the letters 'Watney's Brewery' integrated into the top section. This has been taken from a location on Lower Richmond Road (see fig. 27): this is where the main entrance to the site was from the c late 19th century to presumably the 1970s. The gate, now out of context and locked, appears rather forlorn. An identical second gate is currently stored on site.

Those gates are of some limited historic interest, but the loss of their context means that they have become exhibits rather than being a meaningful part of the historic site.

3.1.3 Jetty

To the north of the maltings building survives a jetty structure in metal and timber which has a walkway with modern timber decking at towpath height and which is propped off the shore – this may in part be original to the time of construction of the

maltings building (i.e. the early 20th century). Its survival illustrates how raw ingredients and other supplies were delivered to the brewery on the Thames by boat and then hoisted up to towpath level.

The surviving structure is utilitarian and altered and not of particular interest except it reflects the historic link between the site and the river.

3.2 The Buildings

The surviving buildings on this site are for the most part utilitarian industrial structures dating to the second half of the 20th century. They are generally of no interest. Only the former hotel and bottling building on High Street and the former maltings building east of Ship Lane have any architectural worth and historic interest.

For an annotated site map which identifies individual buildings described below please refer to the plan at the beginning of this report.

3.2.1 Reception

This is accommodated in a single storey brick and concrete structure fronting Lower Richmond Road and is of no interest.

3.2.2 Office Block

This is a c1970s three storey modern office building clad in tiles and set onto a brick plinth, fronting Lower Richmond Road and set at an angle to it. This building is of mediocre design and of no particular architectural or historic interest.

3.2.3 Club House

This is a two storey structure faced in red brick with a projecting upper storey on a honey comb plan which oversails a simpler ground floor structure and is propped by concrete columns. This building is associated with the adjacent sports fields and dates to the c1980s. It is of no architectural or historic interest.

3.2.4 Brew House, Chip Cellar, Finishing Cellar, Process Block

These are the main process blocks of the brewery. The blocks are all clad in corrugated metal and have elevations which are largely blind, some with loading bays at lower level. They are all modern structures, impressive in terms of height, but bland and utilitarian designs. They are not of architectural or historic interest.

3.2.5 Workshop and Stable Court

Those buildings are also of modern construction, and faced in brick. They are mediocre designs from the c1970s, and of no interest. The same applies to the now defunct production buildings to their east.

3.2.6 **Power/ Boiler House**

This is in essence a structure of c1964. It sits east of Ship Lane, and was built to designs by the in-house architect at the time. It is a steel framed building with cavity brick walls at ground floor level, and clad in corrugated metal sheets above. It features two tall chimneys. Attached to its northern elevation is a long canopy structure propped off steel posts and with a corrugated roof and corrugated elevation to the west. This structure abuts the former maltings building.

This building is of no architectural or historic interest.

3.2.7 **Bottling Halls**

This is the largest structure on site and covers most of the 19th century brewery site. It is of modern construction and similar to the buildings described above, and of no merit.

To its southern elevation a two storey shallow block has been added; this is built from reclaimed London stock bricks, presumably salvaged following the demolition of historic structures on site in the c1970s. It is of two storeys, with sash windows and string courses over both levels. While a well-meant attempt to retain historic fabric on site this looks incongruous in the way it has been attached to the huge bottling shed behind, and is not of interest.

3.2.8 **Former Maltings Building**

The maltings building sits at the junction of Ship Lane and the Thames towpath. It was built in c1902 to an in-house design by the brewing company Watney, Combe, Reid & Co. Ltd. What survives of the original building is only the multi-storey growing floors or floor maltings. The surviving element consists of an eight- and nine-storey building constructed on a rectangular footprint parallel to the towpath and the River Thames. What is missing from the original building are the malt kilns and the malt storage block which formed part of the building, but which in the c1950s were replaced with a crude new structure to serve as a tun block – this has since been demolished, leaving the area to the east of the maltings block open.

The interior of the building has lost its floors on all upper storeys, and retains no malting fixtures or equipment.

Externally

The surviving maltings building is in the form of a part eight-storey, part nine-storey building over a basement constructed from sparsely decorated load bearing London stock brick. It has a double pitched roof arranged parallel to the river and towpath, and a higher, 9-storey section at its east end with a pitched roof set at ninety degrees, with a two-bay wide gable facing the Thames, and an identical gable facing south into the brewery site. The building's long elevations, facing north and south, are of ten bays of regularly spaced window openings. Those have arched heads in red brick. The window openings are all blocked off. The short elevations have windows to the west, while the east elevation has blind openings set into a largely rebuilt brick wall.

South Elevation

The south elevation faces into the brewery site and is in ten bays. At either end is a one-bay wide protruding element which are eight storeys high. These were designed to house two staircases serving all levels. Both those bays are altered at lower levels; the eastern bay has been rebuilt at ground and first floor level in non-matching red brick – this is where the original engine house would have been (fig. 11c). The western bay has seen alterations to the lower levels where windows have been blocked and window openings reconstructed.

The second to last bay towards the east has all modern window openings with concrete lintols over.

All window openings have been blocked off with sheets of ply or similar. From internal inspection they retain on the upper storeys replacement timber casement windows, and on parts of the ground floor historic, presumably original, wooden louvers which would have ventilated the growing floors where the wet barley was germinating.

The building is currently accessed by means of a wide door opening at ground level, and there is a second service opening to its east which is also a later insertion; both openings have reveals in engineering brick and concrete lintols over. It may be that the building would originally not have had an entrance from the south but was accessed via the kiln block to the east – this is certainly what the historic drawings (fig. 16) suggest.

At each level there are (presumably) modern circular tie plates fixed into the pilasters which are set between bays, at about floor plate height; those have lost their internal tie rods which may have been taken out when the floors went.

At the western end a modern shed roof abuts the south elevation above third floor level.

North Elevation

This elevation is similar to the south elevation but flush and without the projecting stair towers.

West Elevation

This has two gables and is in four bays. It is largely similar in appearance to the long elevations. The ground floor is set behind a historic brick wall.

East Elevation

The east facing elevation is in flush brickwork and has been largely rebuilt following the demolition of the original adjacent kiln block, and the subsequent demolition of the replacement 1950s building. This elevation is now finished in non-matching red brick up to and including the fifth storey, and with original brickwork on London

stocks above. Window openings in this elevation appear to be later insertions with concrete lintols and concrete cills. These openings have been permanently blocked off with bricks and contain no window frames.

Roofs

The roofs of the building are in the form of traditional timber construction and appear to have been refinished in recent times in modern slate. At least some of the roof timbers are modern replacements (note also that the 1902 cross section for the building shows a different arrangement of roof timbers).

Internally

The interior of the building is a shell. It is completely open above ground floor level, following the removal of all upper floorplates. This allows for views onto the roof structure which is exposed and in the form of what appears to be a mixture of historic and replacement timber joists and beams.

On each level are cast iron columns which would have supported the floors. Between them span (presumably) original iron I-beams; those are arranged horizontally in a north-southerly direction. As a consequence of the removal of the floor plates the columns are, somewhat precariously, held in position by means of a complicated temporary scaffolding arrangement.

The upper floors would have been in traditional timber construction with timber beams and joists, and would have had a layer of screed with a quarry tile finish above which still can be seen at first floor level where part of the floor survives in the south-east corner of the building.

The internal walls of the building are in the form of painted brick, and retain pockets at regular intervals which show where floor joists would have been built into the inner faces of the building's external walls.

There are two stairs. The stairwells are adjacent to the building's south elevation and enclosed in plain, painted brick walls. The treads are cantilevered off the stairwell walls and built from concrete, the handrails are in the form of a simple metal construction. On the walls is simple cement or plaster skirting. The stairs are original but plain, as would be expected.

West of the eastern stairs is a lift shaft with wide metal folding doors which have concrete lintols over; this is a later insertion.

The ground floor has a concrete slab and is finished in quarry tiles, as is typical for a growing floor.

The basement has a concrete floor slab finished in screed. It also has cast iron columns which support a board-marked concrete ceiling above. On the floor are large (presumably) solid modern concrete blocks which reach to about waist height. Their purpose is not clear.

The building survives in a truncated form; it has lost its malt kilns and storage block with pyramidal roofs which would have been located to the east of the surviving building fronting the Thames and made the building an impressive structure, adding interest to its otherwise somewhat relentless river-facing elevations. The loss of the kiln and storage block has greatly diminished the visual presence and interest of the building. It also means that any trace of the malting process which took place in the kiln block is lost. The building is however an important local landmark and makes a positive contribution to the conservation area.

3.2.9 Former Bottling Building

This fronts the High Street and was constructed presumably c1869, as says the inscription on the façade. An undated postcard (see fig. 13) shows a different building in its stead, and it would appear that the surviving structure is a replacement.

The building's construction was made possible after the brewery, then under the name of Phillips & Wigan, truncated Lower Richmond Road and took over a piece of land to the south of the original brewery site.

The building is no longer used for bottling but parts of it are in use for storage. The top floor is vacant.

South Elevation

The former bottling building is set hard against the pavement of High Street and rises to three storeys. It is built from fair faced London stock brick laid in English bond, and has a pitched roof hidden behind a parapet.

The building has a series of small arched window openings at lower ground level which have all been blocked off, and larger arched openings on the level above with modern replacement timber framed casement windows. The top level has a number of very small timber framed windows set, rather curiously, in front of recessed blind openings, which in turn are set into larger decorative arched blind openings. Above the raised ground floor and the first floor are simple string courses in brick.

To the west at high level is a large door opening with a simple modern double timber door with an exposed steel beam over, and cills in modern engineering brick; this door would have served for delivery or pick up. Around it are areas of rebuilt brick work which are further evidence that this opening has been changed.

The building has two circular stone plaques at high level which feature the letters P and W – they stand for Phillips and Wigan, brewers at the time of construction.

The parapet has stone copings to parts of the outer sections of this elevation, and concrete copings to the stepped central parapet; beneath the central parapet is a large rendered area with an inscription that reads: 1869 MORTLAKE BREWERY.

This is the building's best elevation, and one of the few significant historic elements of this site, with strong street presence and some architectural quality; it makes a positive contribution to the conservation area.

East Elevation

This was not historically an elevation but a party wall to a neighbouring building whose roof outline can still be read as a scar on the bottling building. This elevation has been added to and altered in an ad-hoc manner and now features: three modern door openings, a modern external metal staircase, a modern conveyor belt which extends from the yard to first floor level, a wide concrete ramp into a basement, a modern louvered opening at high level with a concrete lintol, and painted brickwork. It is of no architectural interest or quality.

North Elevation

This faces into the site and is built from stock bricks which have been painted in recent times. This elevation has a number of recessed blind openings at the lower levels which have been infilled in modern times with breeze blocks and brick. Attached to this elevation is a modern liftshaft, also built from brick and painted.

This elevation is incongruous, much altered and of little merit.

Interior

Internally the building retains original cast-iron columns at basement, ground and first floor which hold up arched painted brick ceilings. The columns allow for open plan floorplates which survive largely in their original form, but are devoid of any machinery associated with the bottling process, and are now used as shelving/ storage space. The floors have modern finishes, and the walls are in the form of painted brick.

The top floor under the roof is plainer, without columns, and has a modern metal truss roof with a section at its centre which have substantial steel beams; this all may have been constructed following bomb damage in the Second World War. Towards the yard is a low wide dormer window which also appears to be modern construction.

The bottling building is of some local historic and some limited architectural interest in that it retains a largely intact original street elevation, and, internally, its original cast iron columns. It is however not of special or national interest.

3.2.10 The Former Hotel Building

This building appears to date from the late 19th century. It sits at the junction of Lower Richmond Road and High Street, and follows the curve of the road. It does this rather handsomely, but this is all there is to say about the positive qualities of this building which is otherwise a plain and typical Victorian brick structure of little distinction. The former hotel has been converted into offices in recent times and retains no interiors of interest.

The building is a part three-storey, part two storey-structure built on a U-shaped plan around a central yard. It is constructed from fair faced London stock brick laid in Flemish bond with fenestration in the form of (mainly replacement) double hung timber sliding sash windows. The ground floor appears to have been altered and openings changed where windows have been inserted in places of doors, as can be seen from rebuilt brickwork at that level.

Over each floor are simple string courses in brick. The building has exposed pitched roofs finished in (presumably) artificial slates, and two prominent chimneys set onto the central curved part of the building.

The building's return elevation which faces north into the brewery site is similar to the street elevation. At ground floor level a modern glazed lean-to structure has been attached and detracts. Most of the brickwork east of this lean-to has been rebuilt.

This building has most recently been used as a canteen and offices. It has been comprehensively refurbished internally and stripped of any historic features of note. Finishes include modern suspended ceilings, modern floor coverings and refinished walls as well as modern stud partitions.

This building is a typical Victorian structure and has seen alterations which have diminished its worth. While it successfully turns the corner of High Street into Lower Richmond Road and provides some continuity in terms of material, size and architectural style with the neighbouring former bottling building, it is of little architectural and certainly not of special interest; it does however make a modest positive contribution to the conservation area.

3.2.11 **Entrance Structure**

This is a single storey building on a curved plan which has been built on part of the footprint of a lost, rather handsome two-storey circular entrance pavilion of 1961. The building now on site appears to be an inaccurate and incomplete reconstruction, maybe intended as a physical reminder of what has been lost, and denoting the position of the historic entrance to the brewery site. The building has modern door and window frames in uPVC, and a concrete plaque depicting a deer over a sunburst.

This building is of no architectural or historic interest.

4.0 CONCLUSIONS

The brewery site at Mortlake has a long and interesting history which reflects the history of brewing which developed, generally and here at Mortlake, from a pre-modern small scale operation to a large and industrialized process. The history of this site also shows the impact of industrialization in the 19th century which resulted in operations on site increasing, and leading to significant physical expansion and frequent rebuilding.

Of this history, however, very little is visible in terms of built fabric that is of any architectural or historic worth. The oldest buildings on site are comparatively recent and date to the later 19th and early 20th centuries. Otherwise the site has been taken up by large modern structures, all dating to the post-war period, and many in essence sheds. While they fulfil a purpose as production buildings and buildings associated with the brewing process, they would not be worth retaining once the brewery has ceased operation. The modern sheds, due to their great height and bulky appearance, have a negative impact on the setting of the Mortlake Conservation Area, both in views from the town and from the river.

In terms of redeveloping the site there would be a presumption in favour of retaining those buildings which make a positive contribution to the Mortlake Conservation Area. There are three buildings included in this conservation area and they all contribute, to varying degrees, to its character and appearance. The former maltings on the river makes a positive contribution in that it constitutes a local landmark and is of some basic architectural interest, and of some historic interest as one of the earliest structures on site. The former bottling building also makes a positive contribution by way of its street elevation which is composed with some care and reflects an interesting stage of development in the history of the site. The former hotel is the weakest of the three; it successfully turns the corner from High Street into Lower Richmond Road, but is of very basic architectural quality, and altered.

These three buildings, while they contribute positively to the conservation area, do not form a coherent group, but are physically and visually separated by the modern production sheds at the centre of the site: the maltings sit very much by themselves on the river, while the hotel and bottling building are part of the townscape of the High Street. Unlike at other brewery sites which have been Listed, such as the Young's site in Wandsworth, the historic buildings in Mortlake form no longer part of the brewing process, and have no visual or functional relationship with each other nor with the modern structures on site.

There would, however, likely be a presumption in retaining all three of those buildings. All would be considered to make a positive contribution to the conservation area, and their demolition would hence need to be tested against the same broad criteria as the demolition of Listed buildings; those criteria as set out in PPG15 are:

- Condition of the building and viability of repair.
- Adequacy of efforts to retain the building in use.
- The merits of the alternative proposals for the site.

The parts of the buildings that make a positive contribution to the conservation area are however limited. The former bottling building makes a positive contribution by means of its street frontage while its flank elevation and courtyard elevation are arguably not of interest, and neither are its interiors. The hotel, also, has a good street elevation but its courtyard elevation and its interior do not contribute to the conservation area, and the maltings building has elevations to the north, west and south which all make a positive contribution (the east elevation is largely rebuilt and as such neutral in the conservation area), but its interior does not.

A starting point for redeveloping this site would therefore be expected to be the refurbishment and reuse of the historic buildings, with the retention of those elements which make a positive contribution to the conservation area.

Also in the conservation area are the brick boundary walls onto the towpath and onto High Street. They contain historic and modern elements, and only the historic sections are of some merit; they would originally have formed part of buildings which are now lost, and act not only as boundary markers, but also as a physical reminder of brewery buildings which no longer exist. The historic sections would be considered to make a positive contribution to the conservation area, and the same tests as above would apply.

Appendix I

Sources of Information

Richmond Local Studies Library:

Drainage Records, Photographs Collection, Press Cuttings Collection

British Library:

Maps Collection

London Metropolitan Archives:

GLC Photographs Collection

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Other sources:

Ordnance Survey Maps

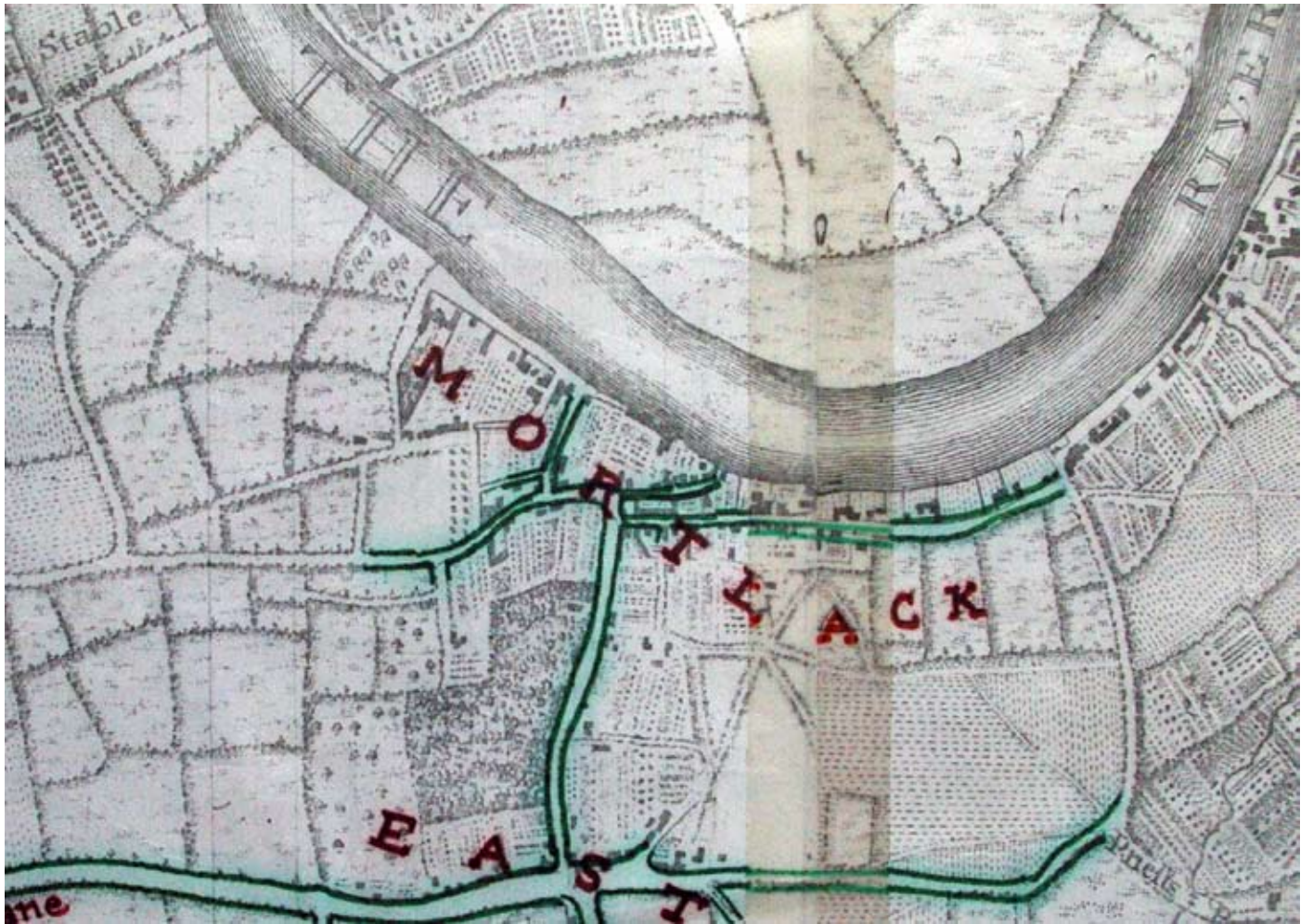
Appendix II

Illustrations

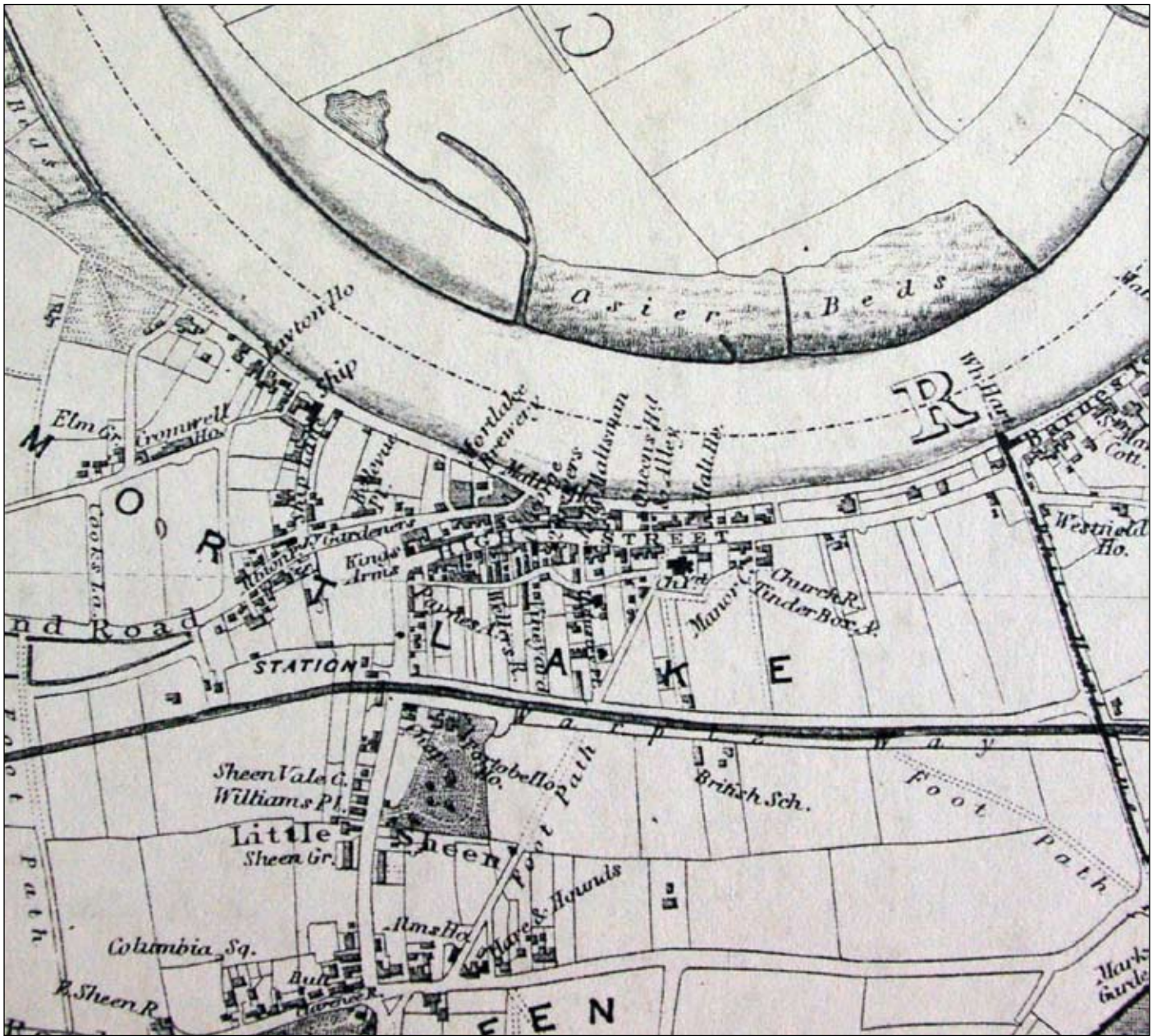
1. 1746 Rocque map
2. 1848-9 James Wyld Map of London
3. 1865 plan showing plans to truncate Lower Richmond Road, widening of High Street, widening of Bull's Alley, for Phillips & Wigan brewers (Richmond Local Studies)
4. 1868 Ordnance Survey map
5. 1896 Ordnance Survey map
6. 1913 Ordnance Survey map
7. 1935 Ordnance Survey map
8. 1953-60 Ordnance Survey map
9. 1960-8 Ordnance Survey map
10. 1988 Ordnance Survey map
11. undated watercolour, showing river view of brewery site prior to construction of 1902 maltings block, by John Varley (Richmond Local Studies)
12. c1870 illustration of brewery from the north – those buildings since demolished (Richmond Local Studies)
13. undated postcard showing High Street with predecessor buildings to the hotel and bottling building from the west (Richmond Local Studies)
14. 1891 alterations to Hotel building, by Watney & Co. (Richmond Local Studies):
 - a. Ground floor plan
 - b. First floor plan
 - c. Part elevation and section
15. July 1902: unexecuted version of maltings building design: North elevation (Richmond Local Studies)
16. November 1902: executed version of maltings building design (Richmond Local Studies):
 - a. Block plan
 - b. Basement plan
 - c. Ground and first floor plans
 - d. Second and third floor plans
 - e. Fourth and fifth floor plans
 - f. Sixth and seventh floor plans
 - g. Roof plan and short section
 - h. Long section
 - i. North elevation
17. 1907 Goad's Fire Insurance map

18. undated view from the northwest (from: Loobey)
19. c1904 view from the west (from: Loobey)
20. 1920 view of interior of maltings building (from: Hedgcock)
21. 1937 designs for a new Tun Block, design by brewery's own architects' department (Richmond Local Studies):
 - a. Site plan
 - b. Elevations and sections
22. 1937 photograph of university boat race, with Tun Block under construction (from: Serocold)
23. c1954 drawing showing river elevation of brewery site
24. 1954 river perspective with proposed new tun block, Jennings Son & Partners architects (Richmond Local Studies):
 - a. From the northwest
 - b. From the northeast
25. 1954 design for a new malt silo block on High Street, by Jennings Son & Partners architects (Richmond Local Studies)
26. 1959 design for a new gatehouse, by Brewery's own architects under S. Hutchings (Richmond Local Studies)
27. 1965, photographs of newly constructed entrance pavilion, by brewery's own architects under S Hutchings (from: Bouw, 6 February 1965)
28. 1960 view of maltings building during University boat race (from: Janes)
29. 1960 photograph, plans and section of new Brewery Architects' and Surveyors' Department building, by Brewery's own architects under S Hutchings (from: The Builder, 18 March 1960)
30. 1962 Aerial photograph of site (from: Janes)
31. 1963 alterations to malt silo, by in-house architects' department (Richmond Local Studies):
 - a. Site plan
 - b. East elevation
32. 1964 illustrations of new boiler house, by Brewery's own architects under S Hutchings (from: The Builder, 3 January 1964):
 - a. View from north east
 - b. Plan, section, and view from south east
33. 1972 view from the north (from: London Metropolitan Archives)

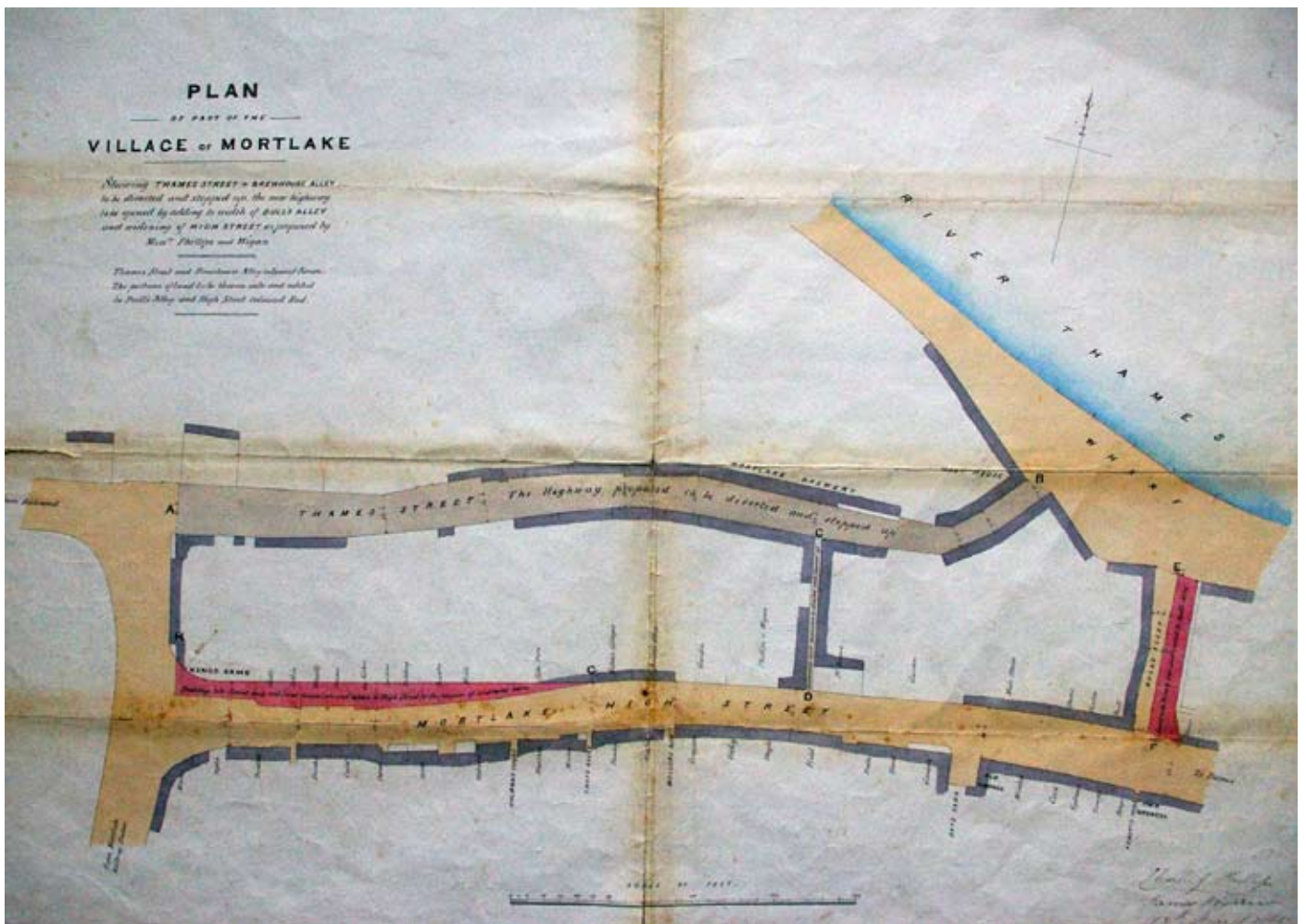
- 34.** 1972 view of the site from the south, with entrance pavilion and tun block in the background (Richmond Local Studies)
- 35.** 1972 view from the south with malt silo in background (Richmond Local Studies)
- 36.** 1972 view from the north across the Thames, showing lost river panorama (from: London Metropolitan Archives)



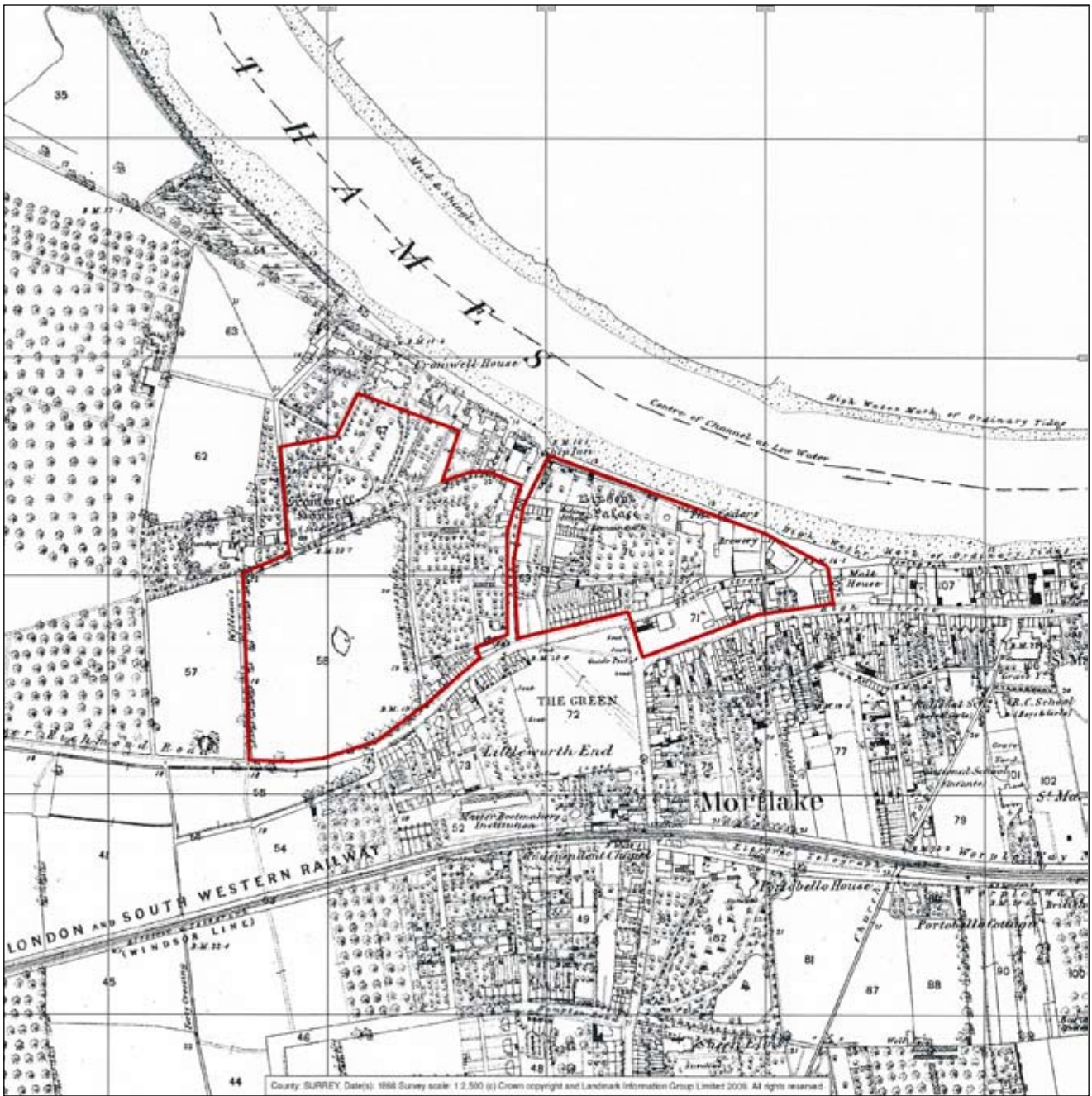
1. 1746 Rocque map



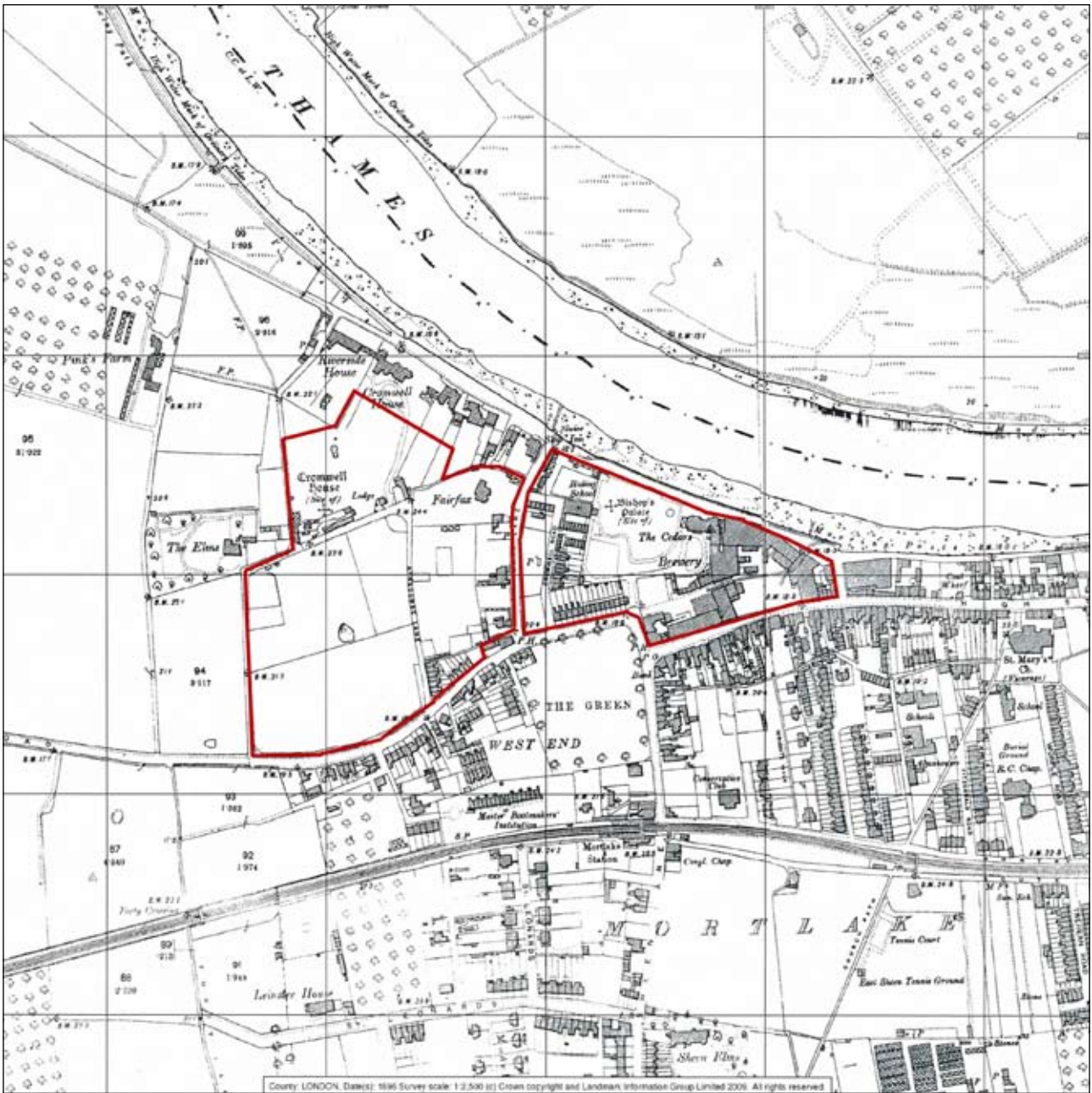
2. 1848-9 James Wyld map of London.



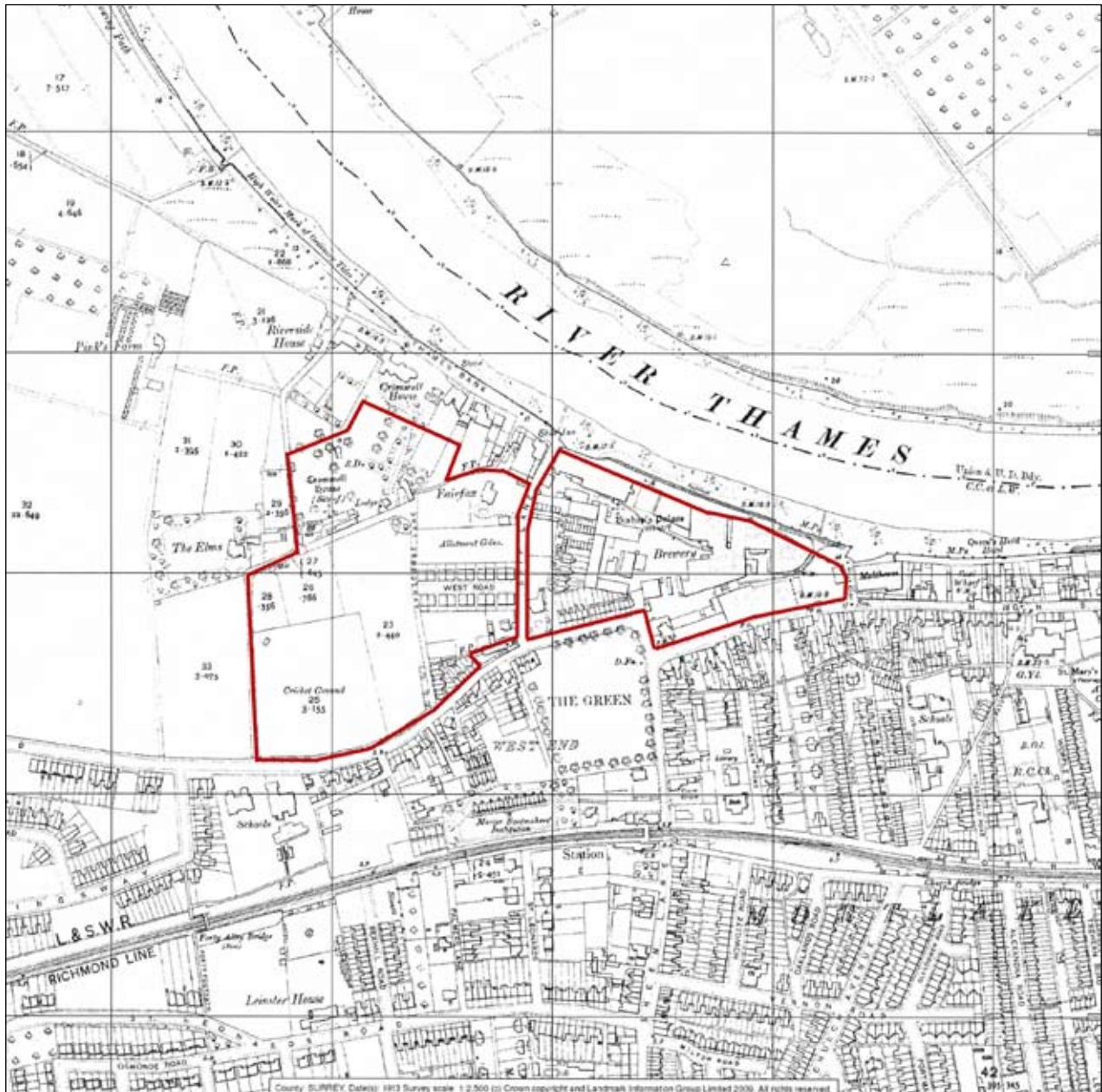
3. 1865 plan showing plans to truncate Lower Richmond Road, widening of High Street, widening of Bull's Alley, for Phillips & Wigan brewers (Richmond Local Studies).



4. 1868 Ordnance Survey map with indicative current site boundary in red.



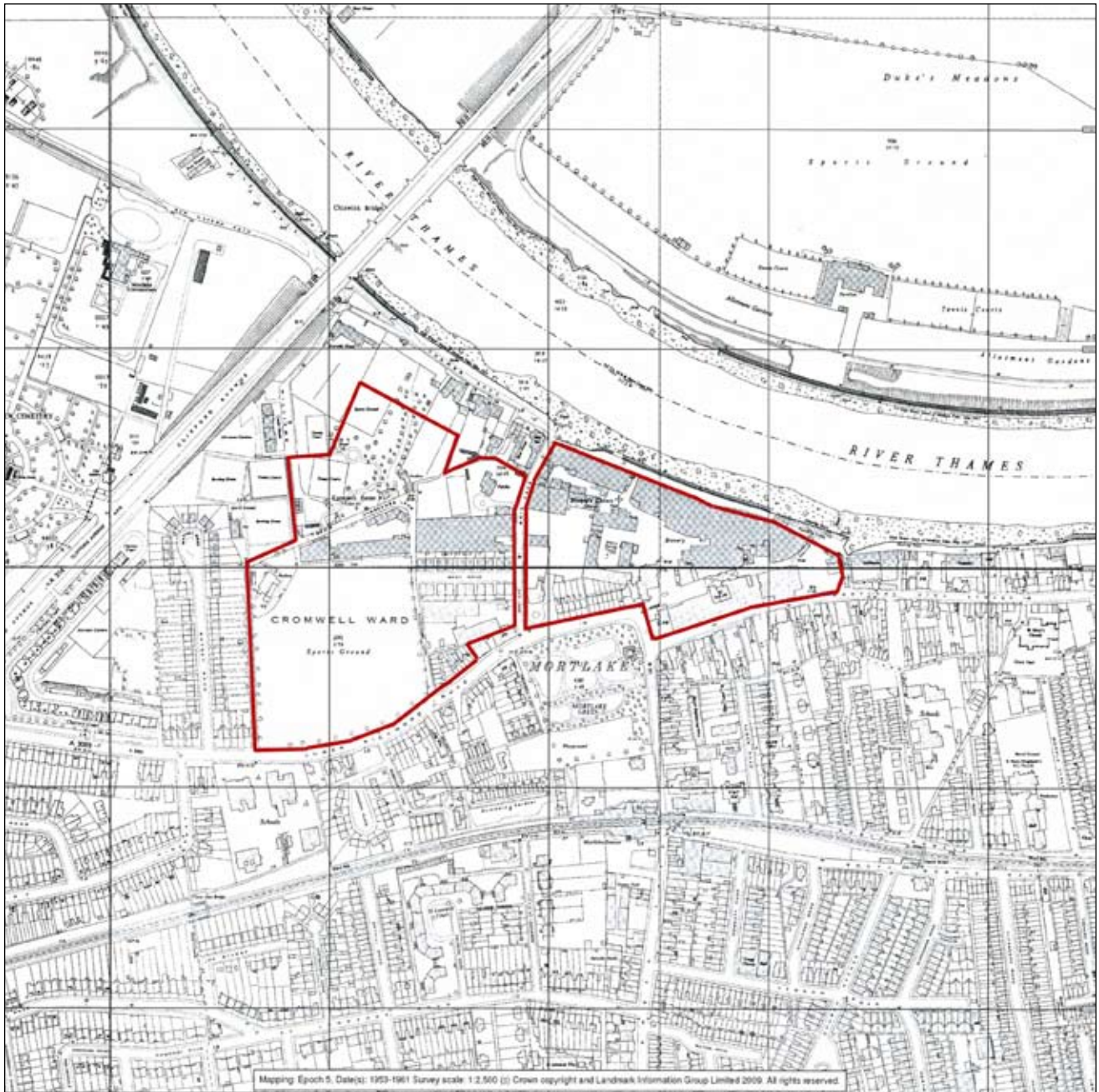
5. 1896 Ordnance Survey map with indicative current site boundary in red.



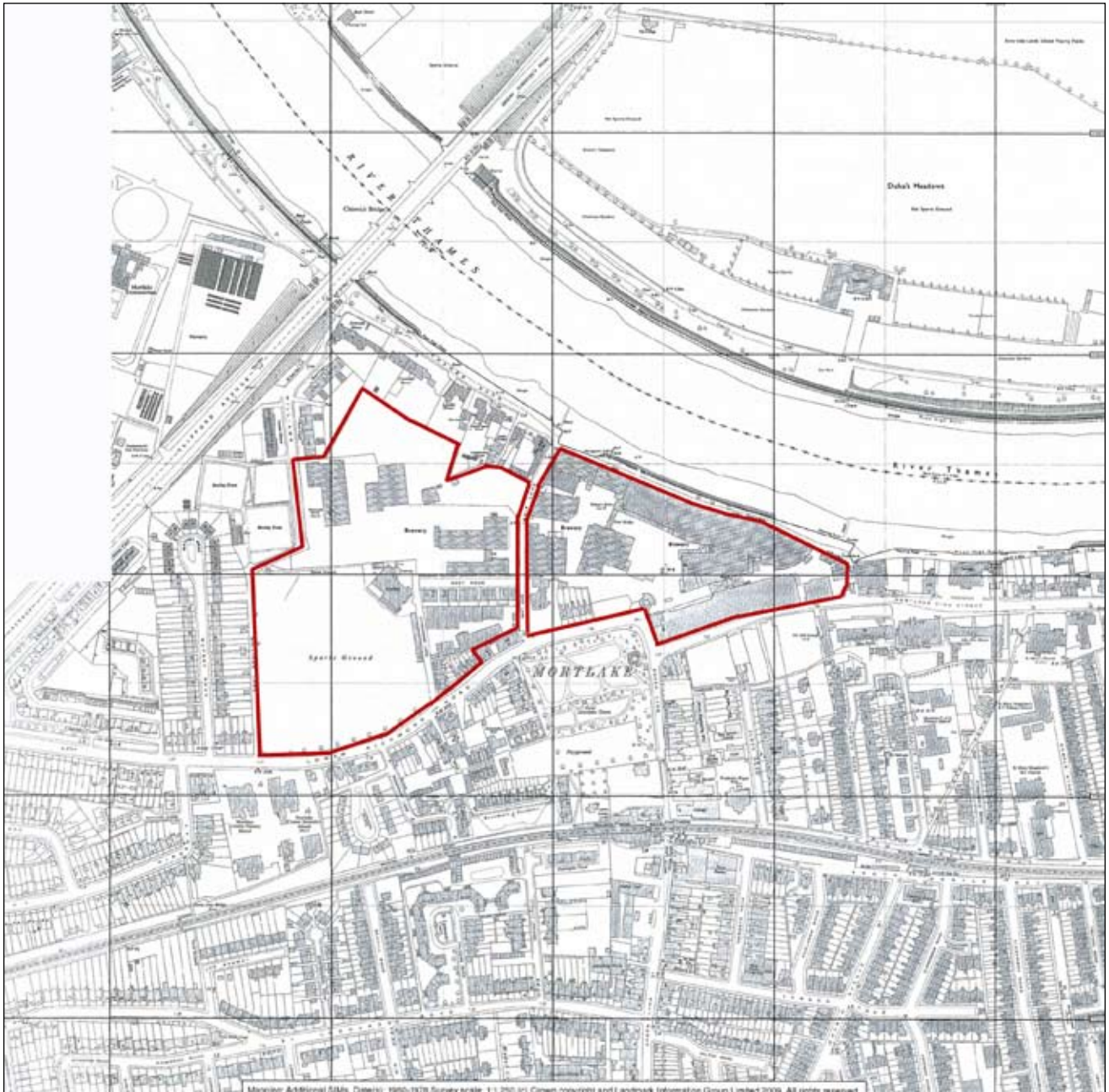
6. 1913 Ordnance Survey map with indicative current site boundary in red.



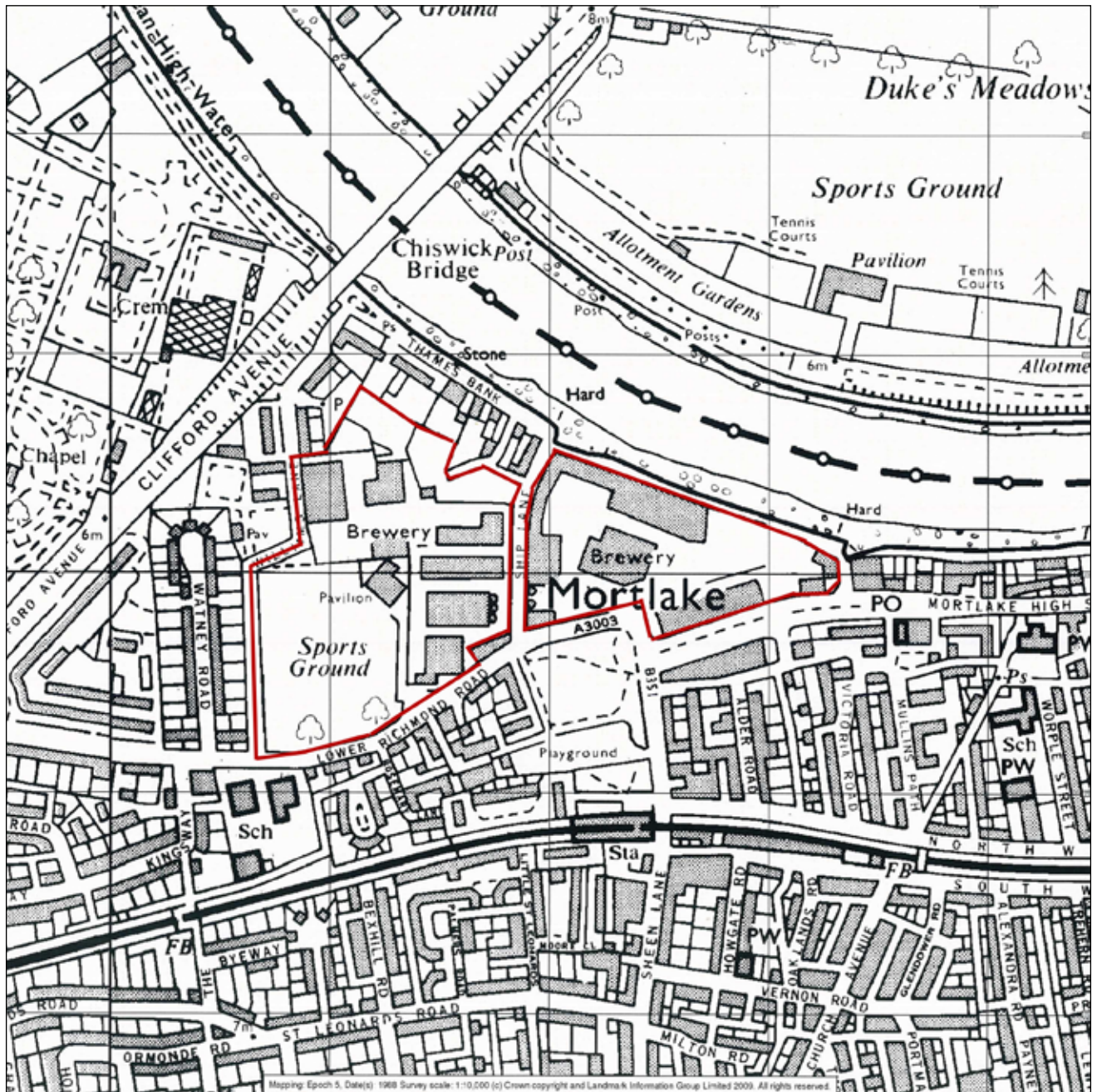
7. 1935 Ordnance Survey map with indicative current site boundary in red.



8. 1953-60 Ordnance Survey map with indicative current site boundary in red.



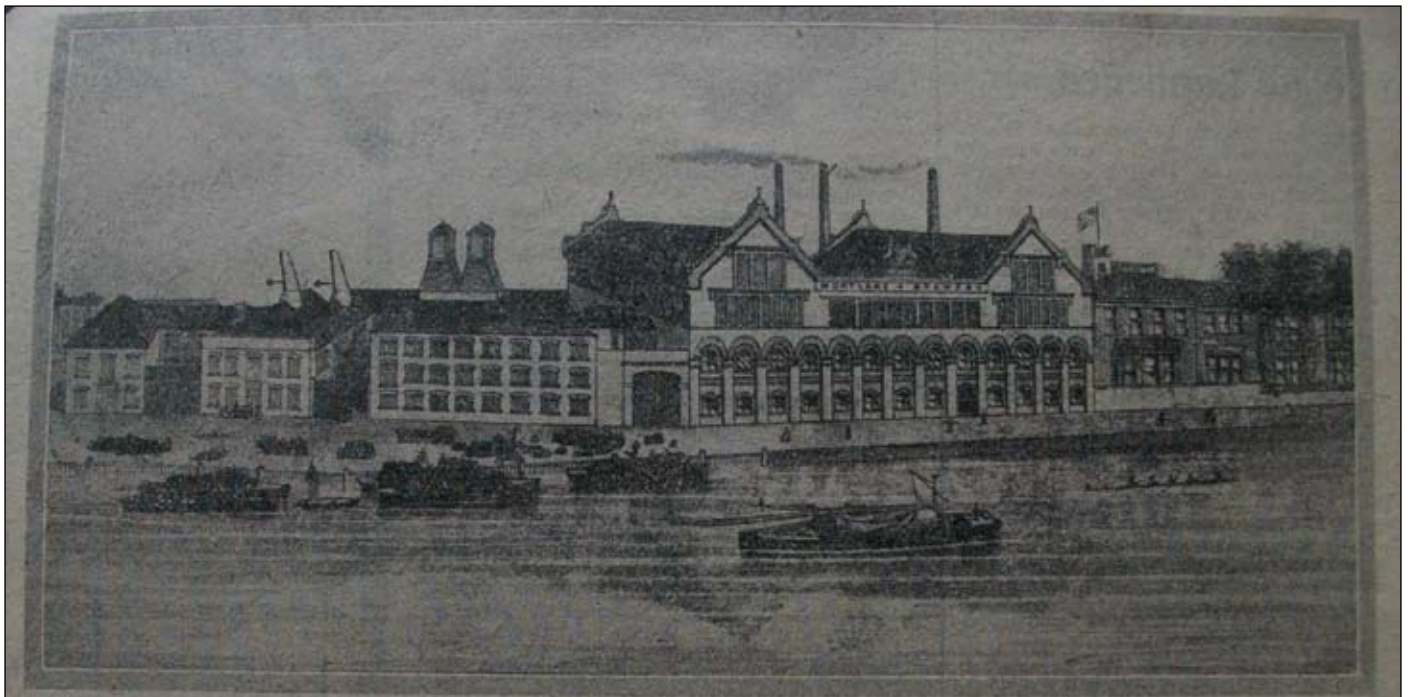
9. 1960-8 Ordnance Survey map with indicative current site boundary in red.



10. 1988 Ordnance Survey map with indicative current site boundary in red.



11. Undated watercolour, showing river view of brewery site prior to construction of 1902 maltings block, by John Varley (Richmond Local Studies).



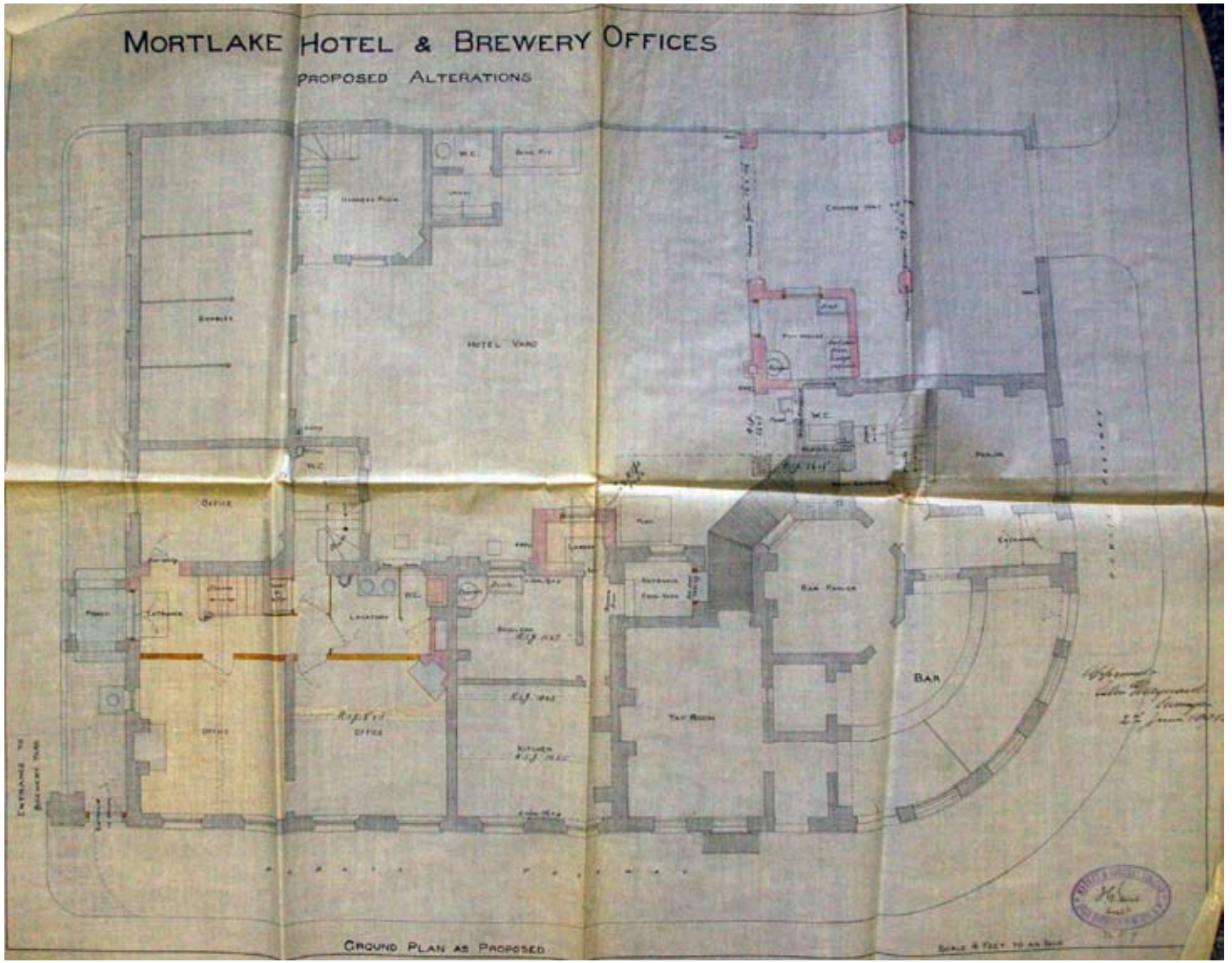
TRIBUTES TO MORTLAKE BENEFACTOR.

The above interesting reproduction is from an old poster of Mortlake Brewery about 1870, and shows the late Mr. C. J. Phillips' house (on the right) where he used to entertain the crews after the Boat Race. The old poster was found some time ago in an odd corner of the Brewery. The funeral of the late Mr. Phillips, a former deputy chairman of Messrs. Watney, Combe, Reid and Co., Ltd., whose death was recorded in last week's "Herald," took place at Melton Mowbray on Friday last, in the presence of a large gathering of friends and sympathisers. The numerous floral tributes received included emblems from the Hospital Cricket Match Committee, the Mortlake and East Sheen Old Folks' Christmas Parcel Fund Committee, and the Directors and Staff of Messrs. Watney, Combe, Reid and Co., Ltd. At the annual staff dinner of Messrs. Watney, Combe, Reid and Co., Ltd., at the Victoria Hotel, Northumberland-avenue, on Wednesday night, the chairman, Sir Richard Garton, referred in sympathetic terms to the passing of Mr. C. J. Phillips, who, he said, had been deputy chairman of the company for some twenty years. His death was regretted by all, he added.

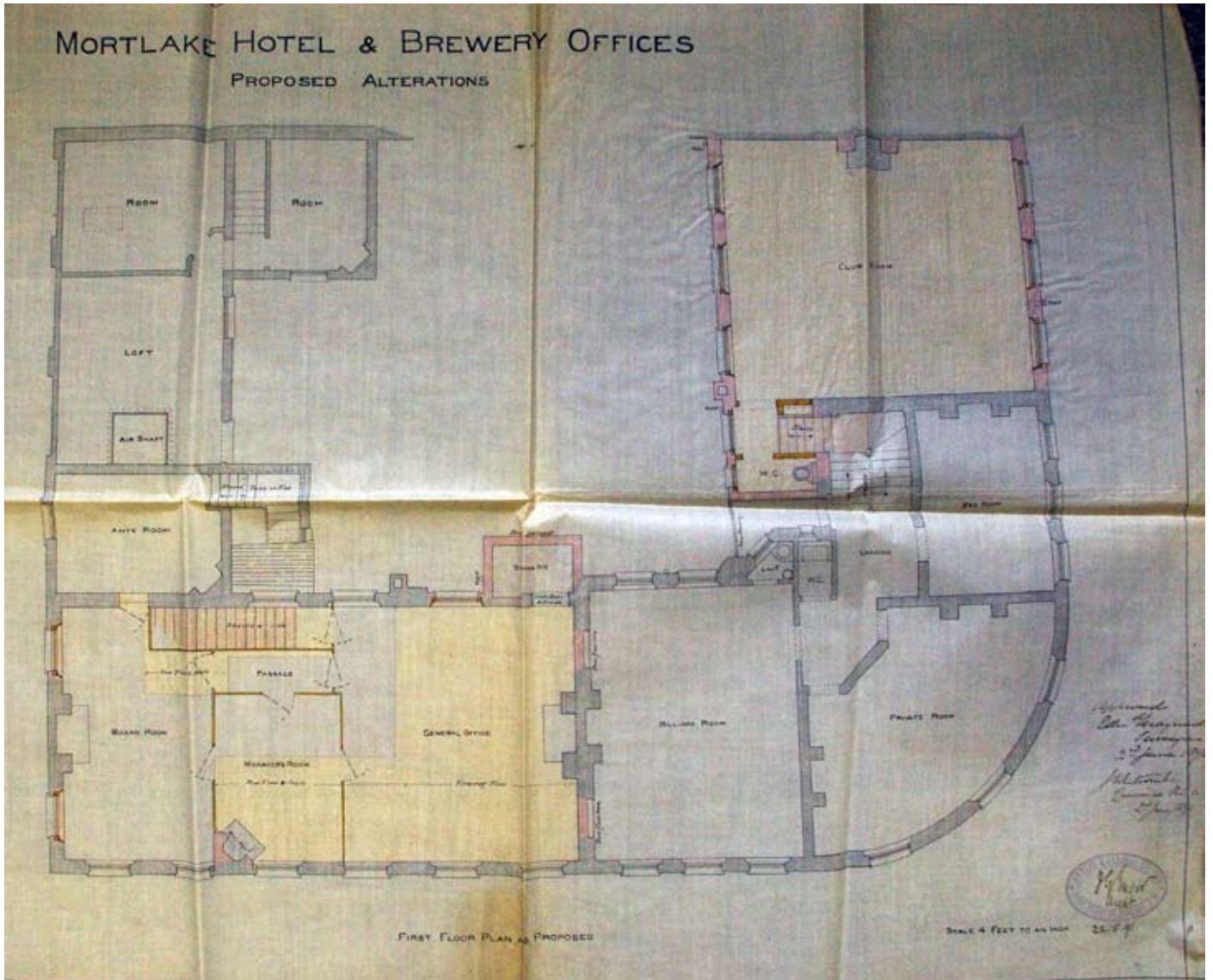
12. c1870 illustration of brewery from the north (Richmond Local Studies).



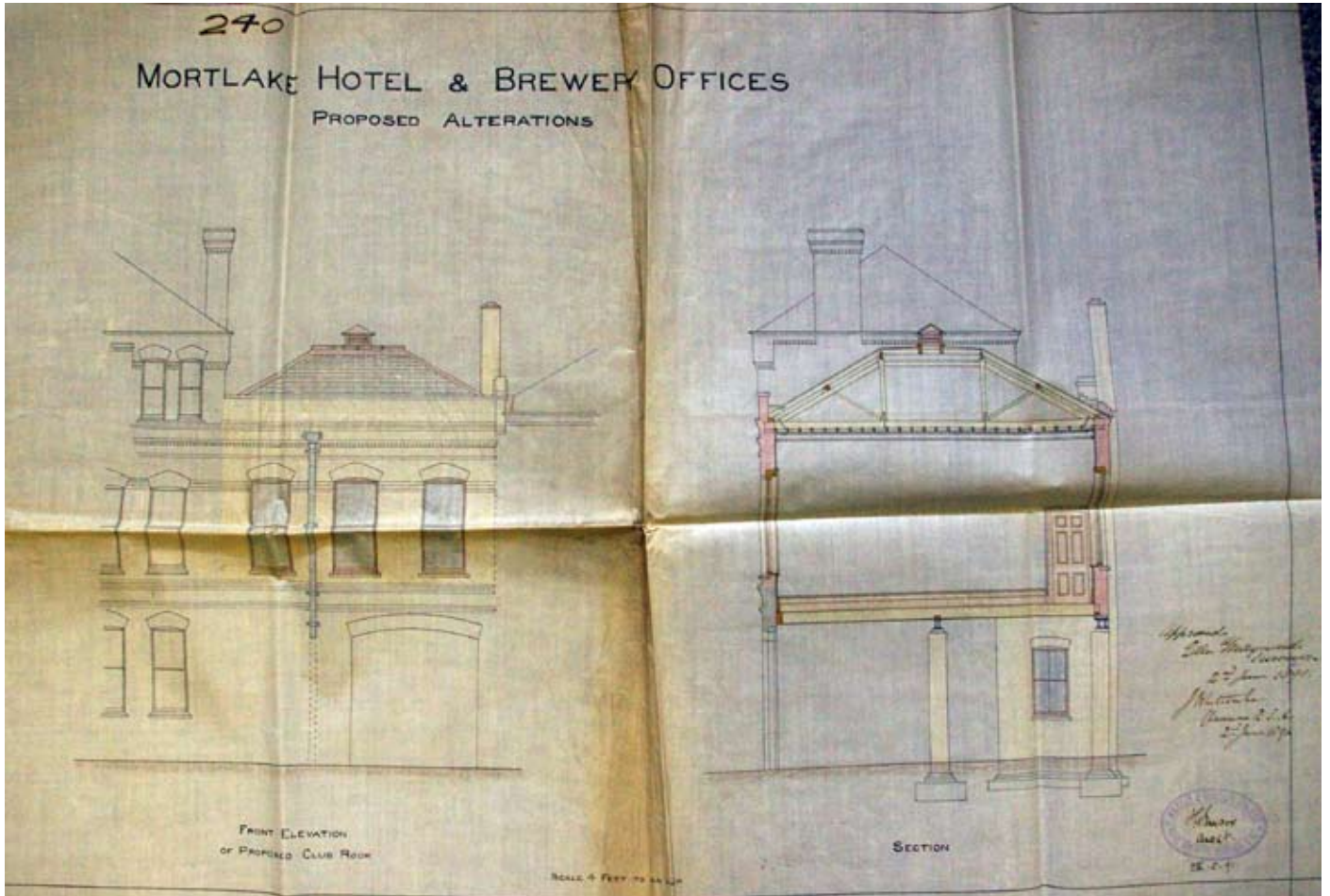
13. Undated postcard showing High Street with predecessor buildings to the hotel and bottling building from the West (Richmond Local Studies)



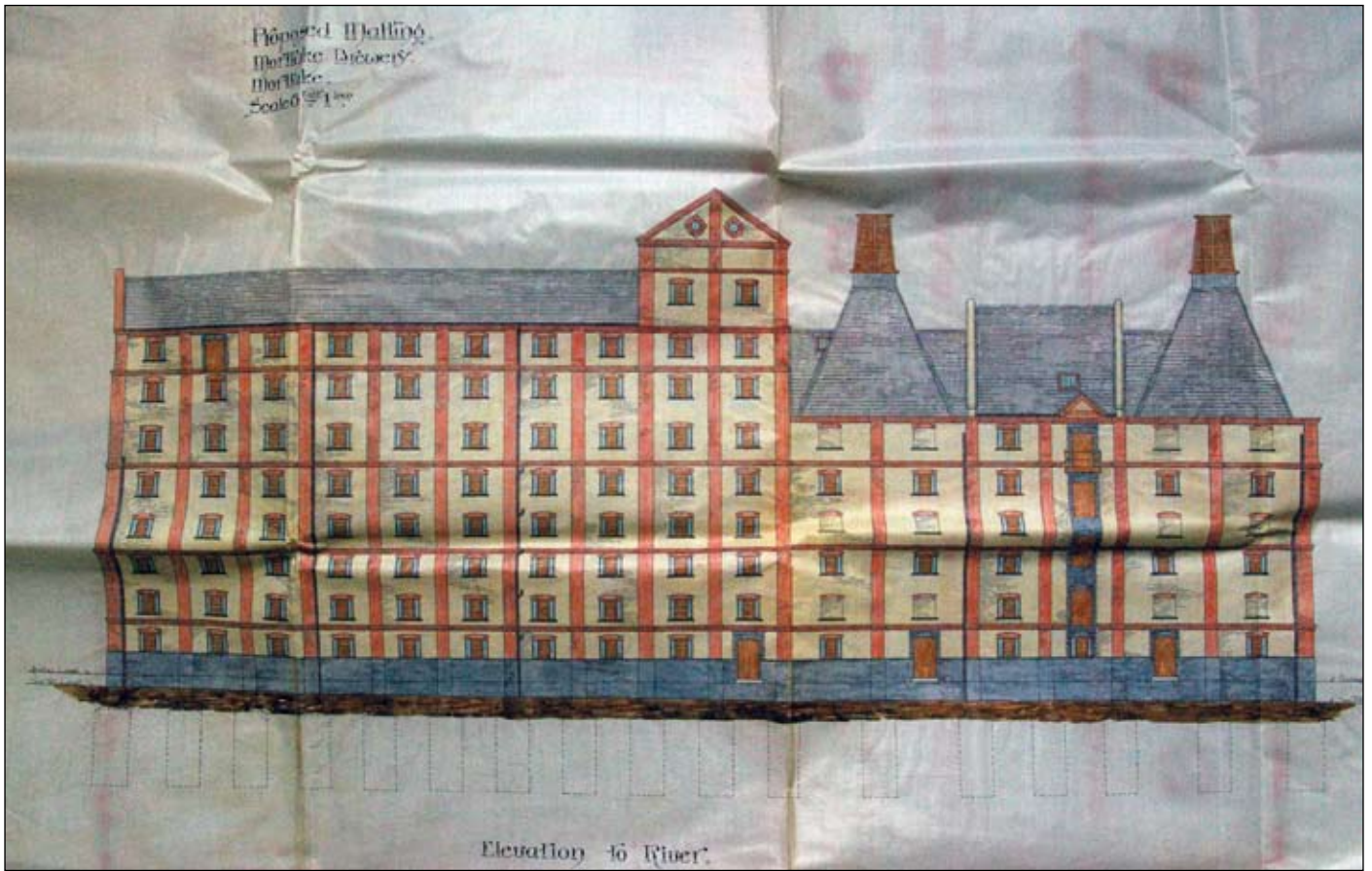
14a. 1891 alterations to Hotel building, by Watney & Co, (Richmond Local Studies): Ground Floor Plan



14b. 1891 alterations to Hotel building, by Watney & Co. (Richmond Local Studies): First Floor Plan



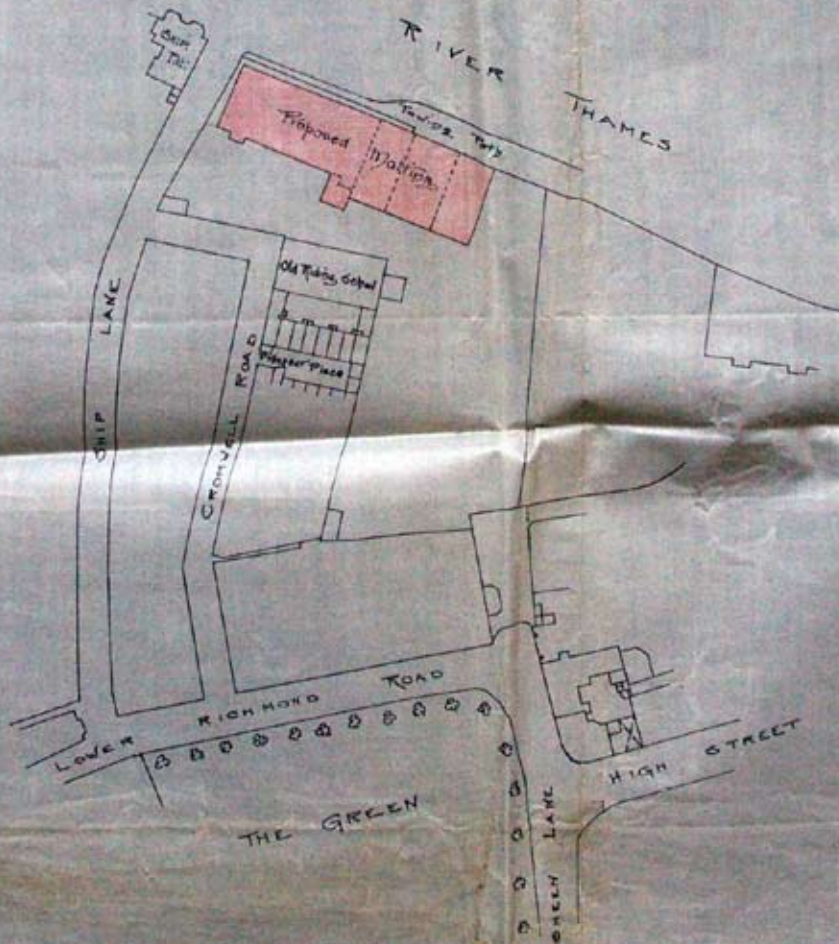
14c. 1891 alterations to Hotel building, by Watney & Co. (Richmond Local Studies):
Part elevation and section



15. July 1902 version of maltings building design: north elevation (Richmond Local Studies).

PROPOSED MALTING.
MORTLAKE BREWERY.
MORTLAKE. SW.

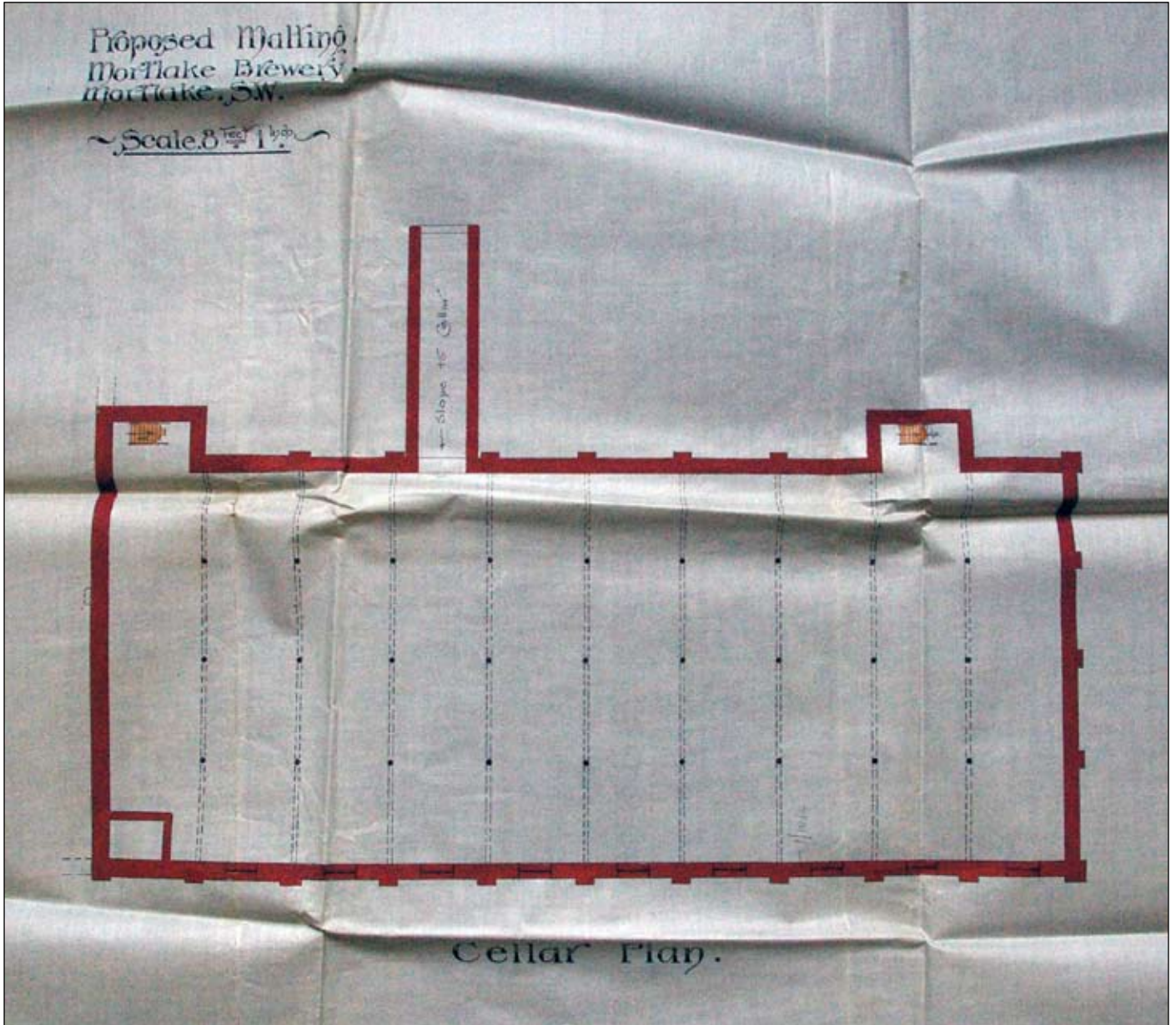
BLOCK PLAN



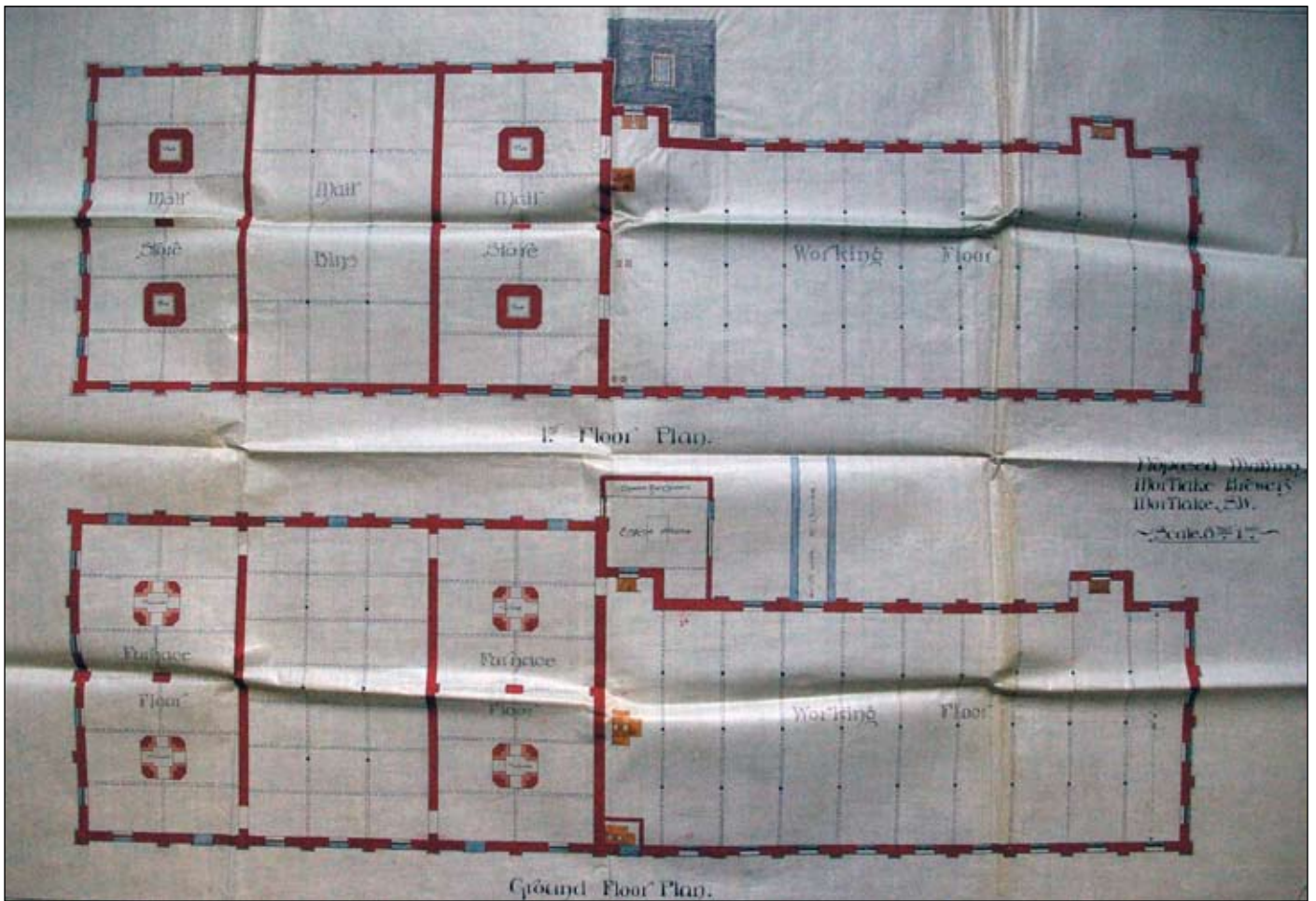
Scale of 0 100 200 300 400 Feet.

W. H. B. Byrom
Nov 22/02

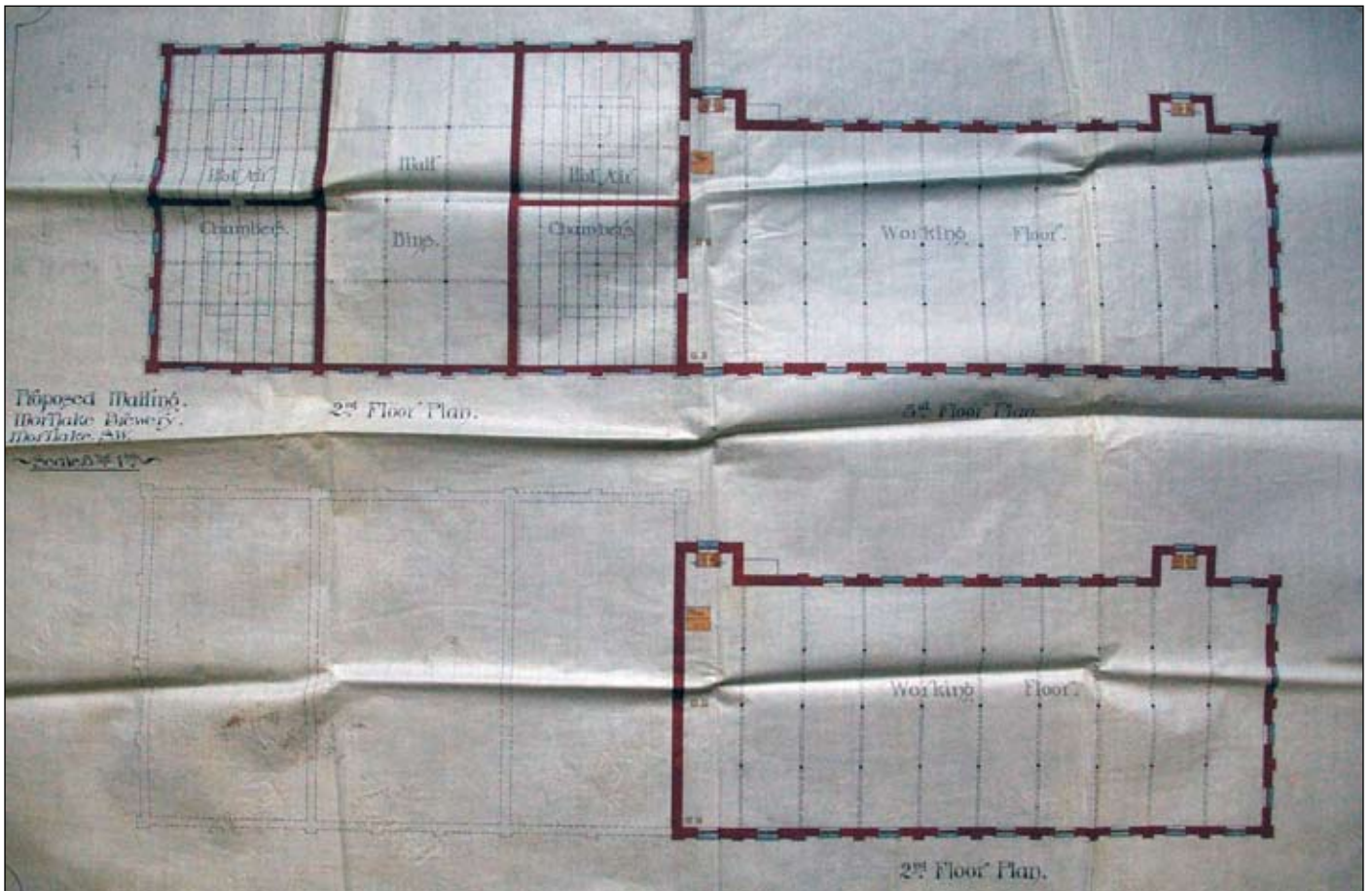
16a. November 1902 version of maltings building design (Richmond Local Studies): block plan.



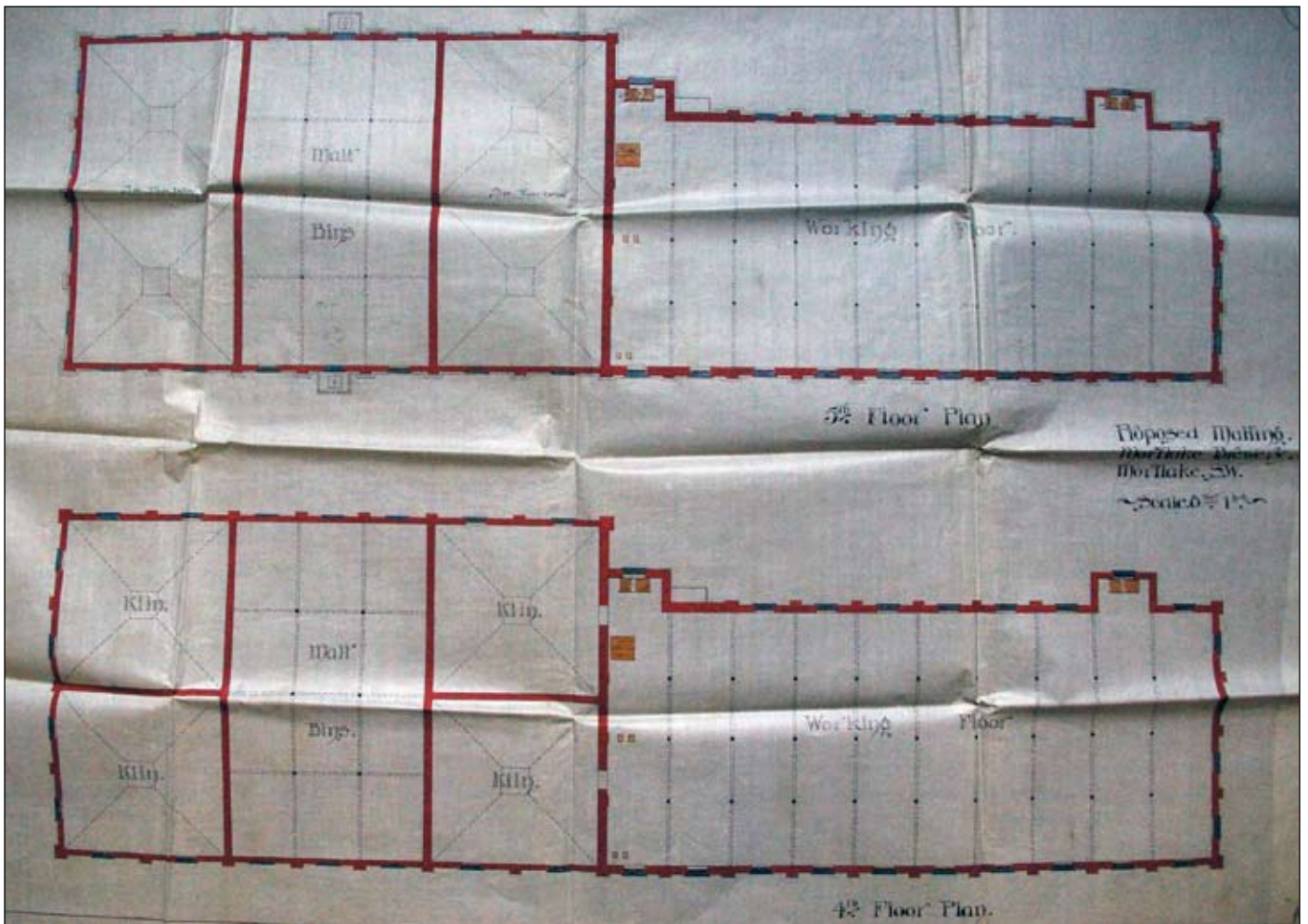
16b. November 1902 version of maltings building design (Richmond Local Studies): basement plan.



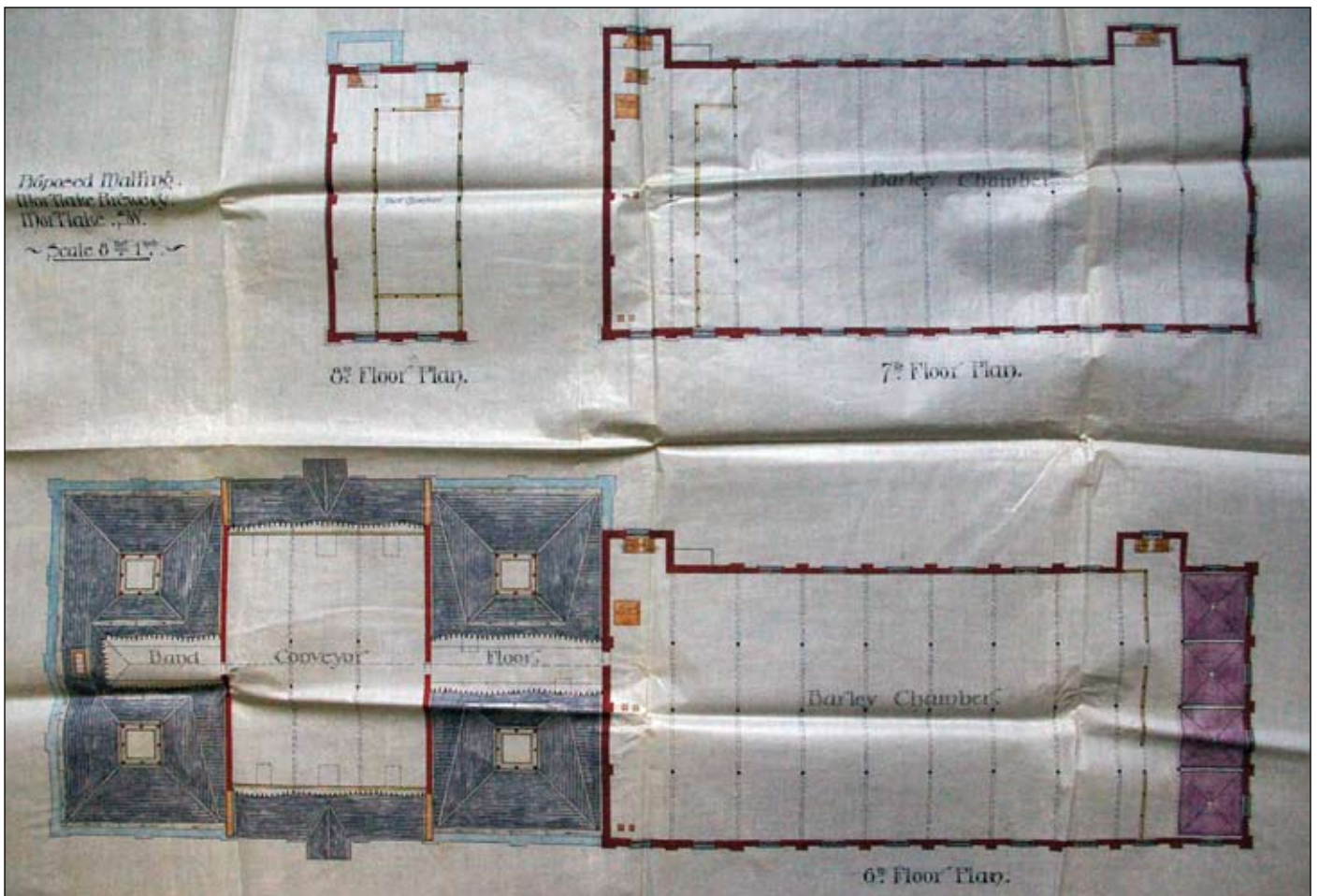
16c. November 1902 version of maltings building design (Richmond Local Studies): ground and first floor plans.



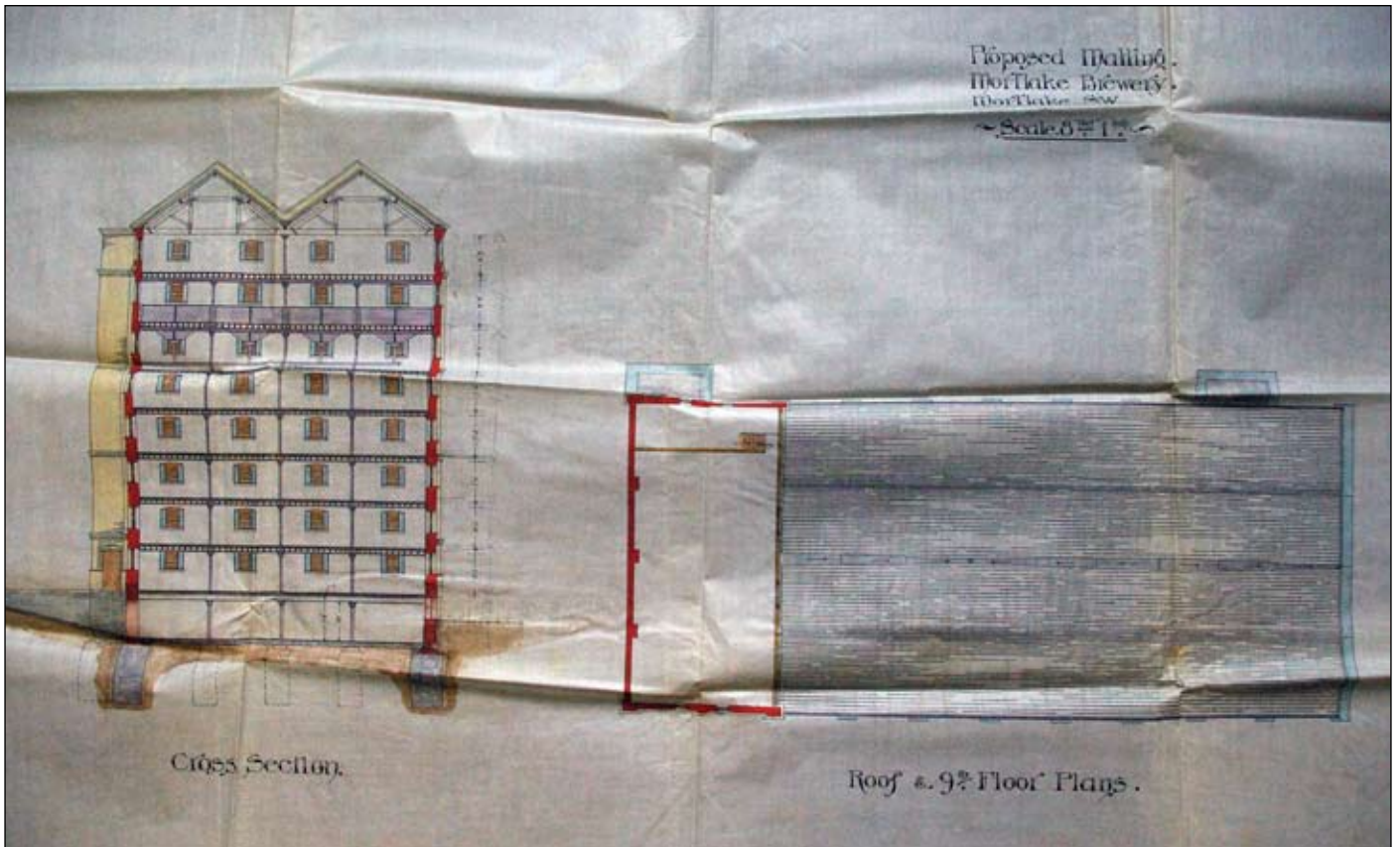
16d. November 1902 version of maltings building design (Richmond Local Studies): second and third floor plans.



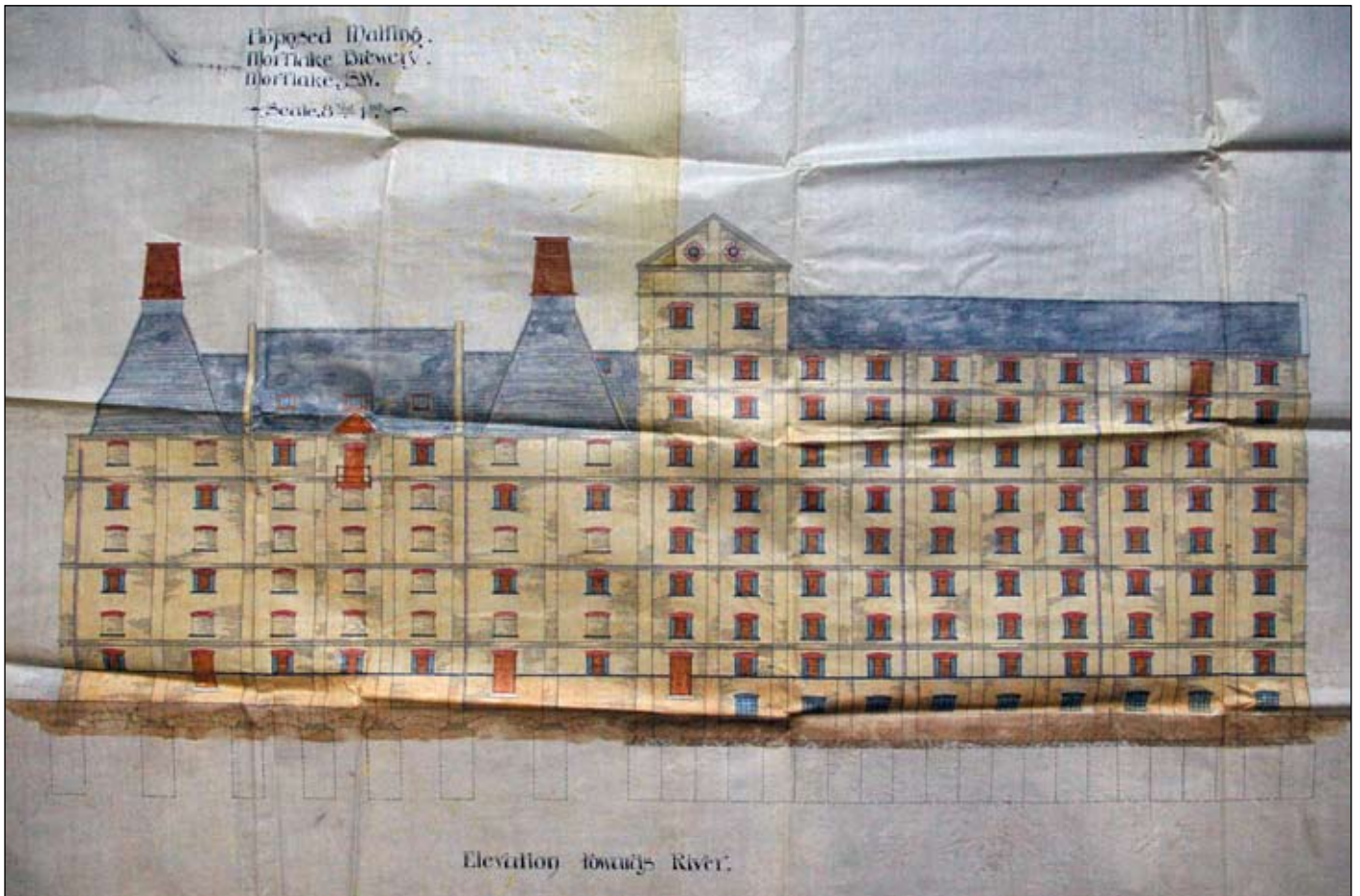
16e. November 1902 version of maltings building design (Richmond Local Studies): fourth and fifth floor plans.



16f. November 1902 version of maltings building design (Richmond Local Studies): sixth and seventh floor plans.



16g. November 1902 version of maltings building design (Richmond Local Studies): roof plan and short section.



16i. November 1902 version of maltings building design (Richmond Local Studies): north elevation.



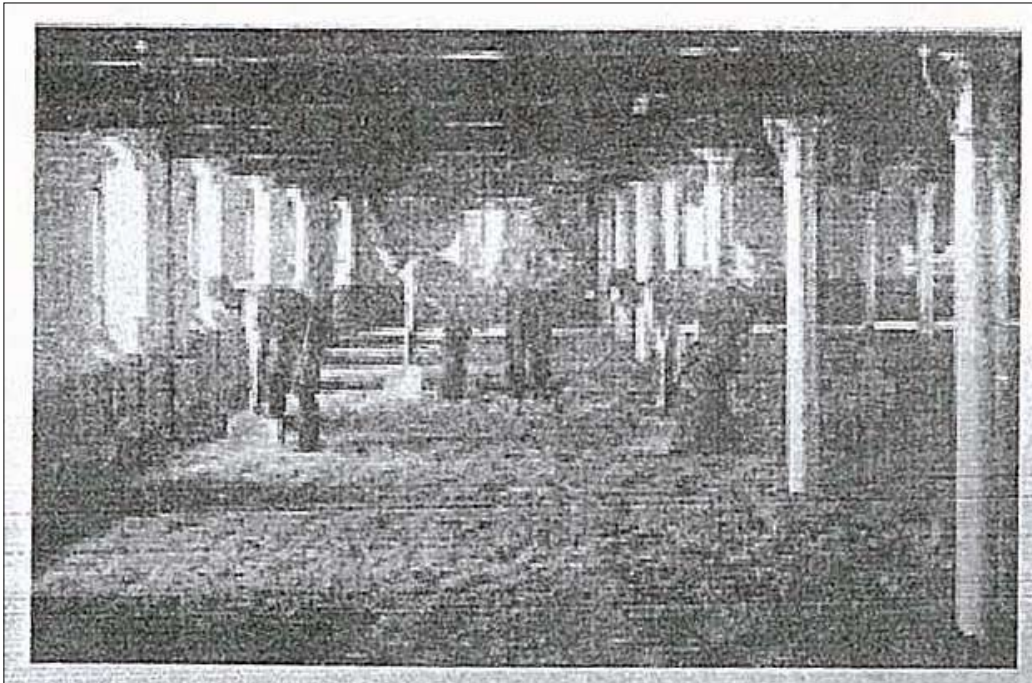
17. 1907 Goad's Fire Insurance map.



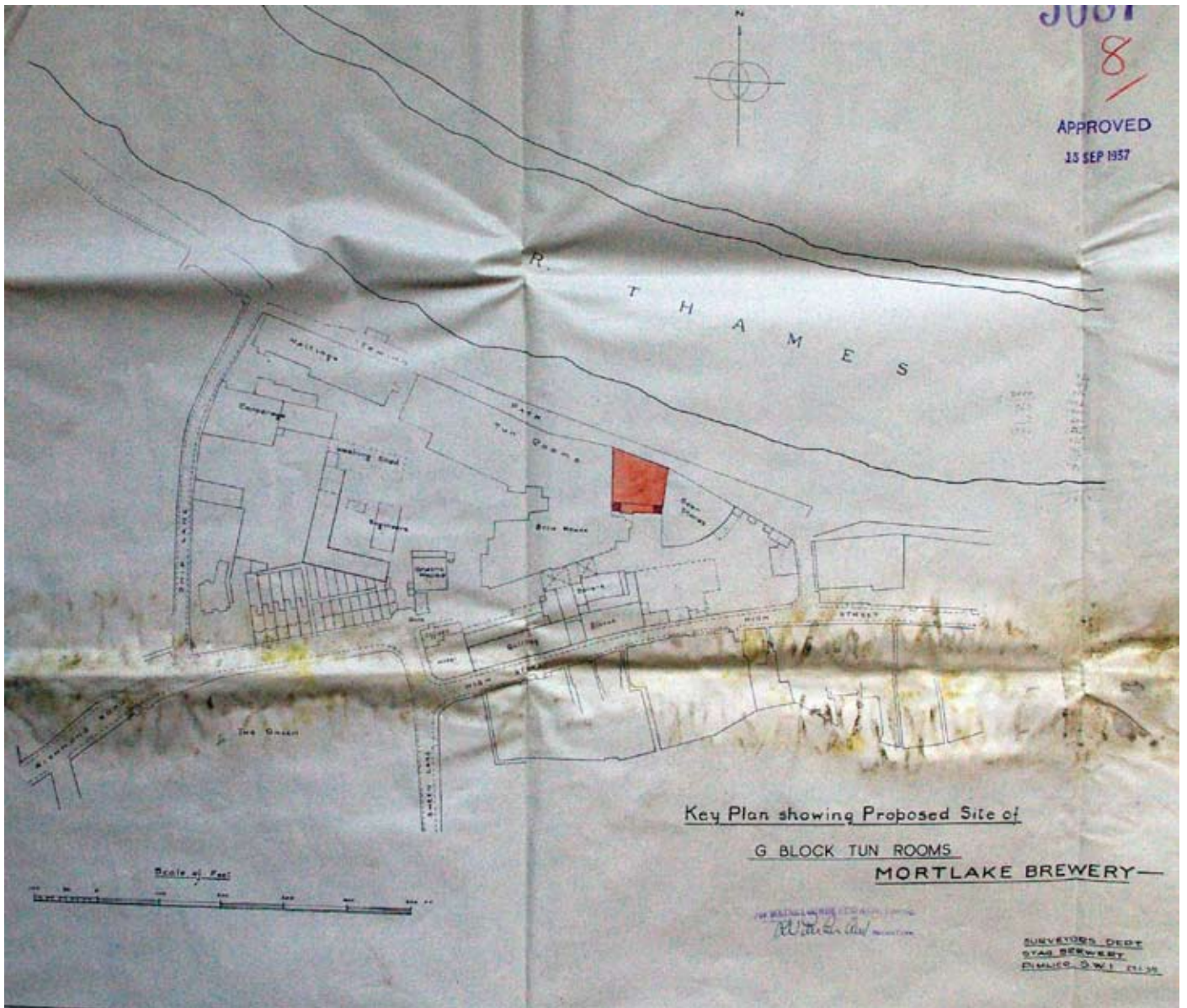
18. Undated view from the northwest (from Loobey).



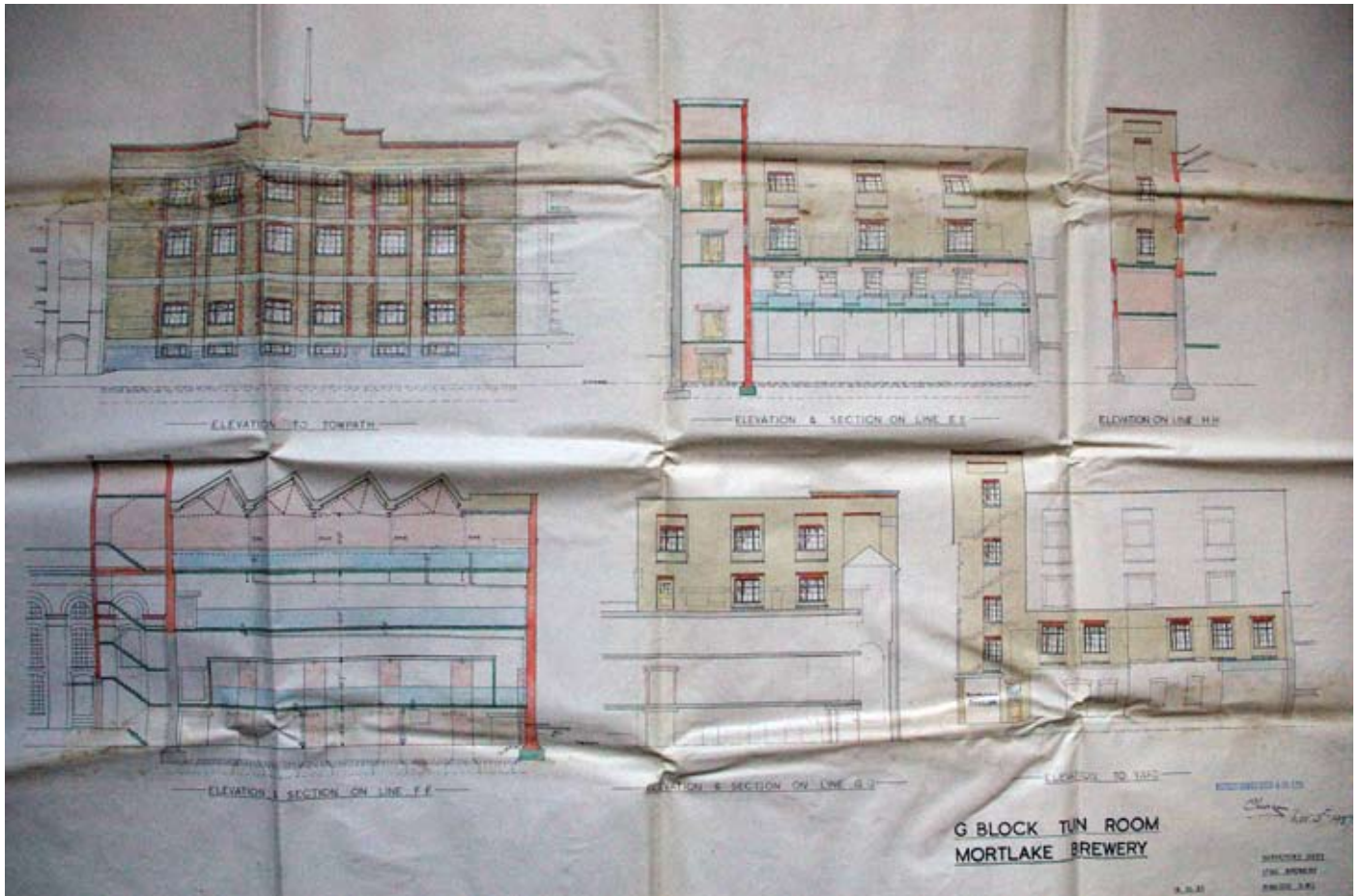
19. c1904 view from the northwest (from Loobey).



20. 1920 interior of maltings building (from Hedcock).



21a. 1937 designs for a new Tun Block, brewery architects' department (Richmond Local Studies): Site Plan



21b. 1937 designs for a new Tun Block, brewery architects' department (Richmond Local Studies): Elevations and sections



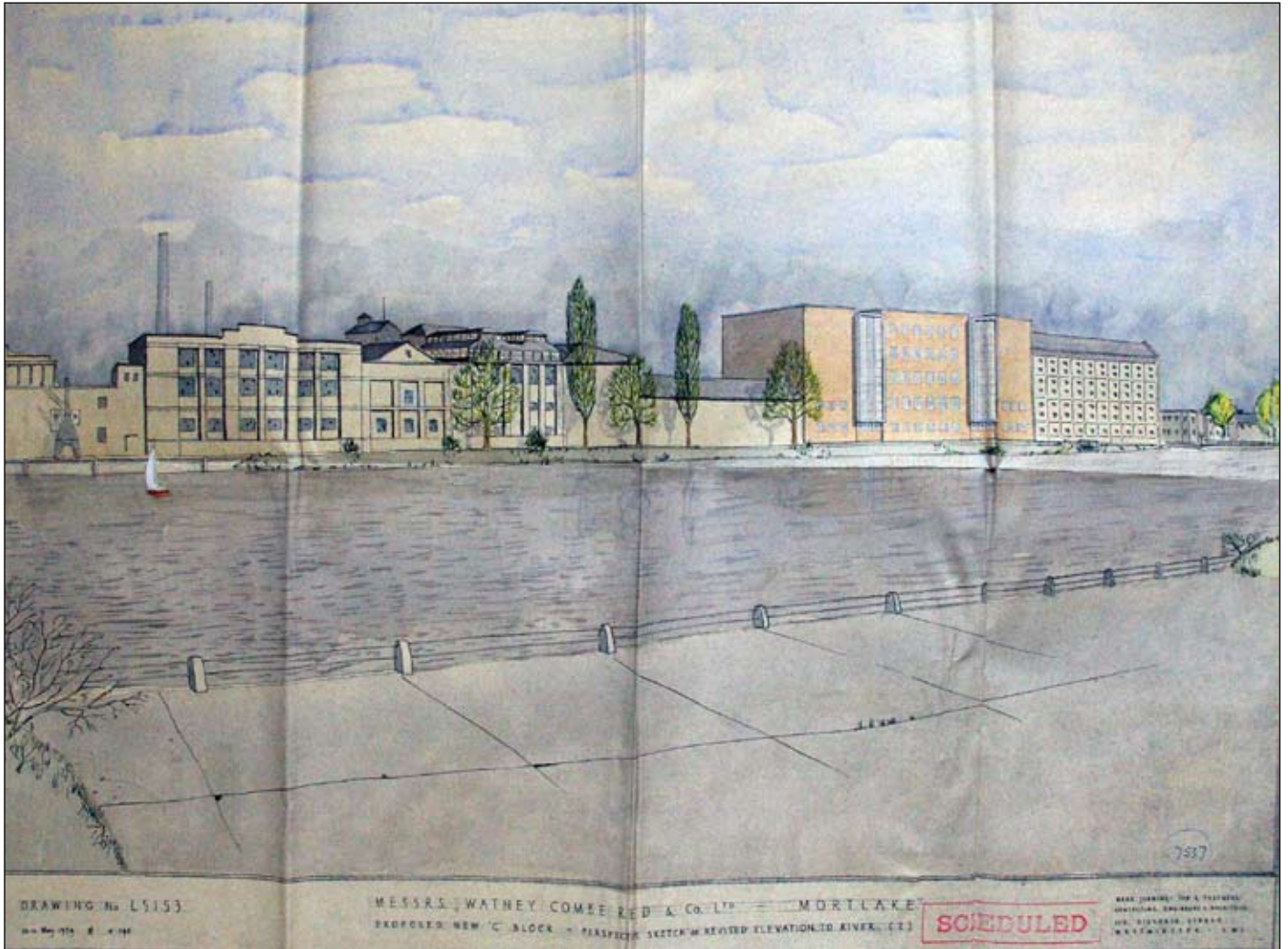
22. 1937 photograph of university boat race, with Tun Block under construction (from: Serocold)



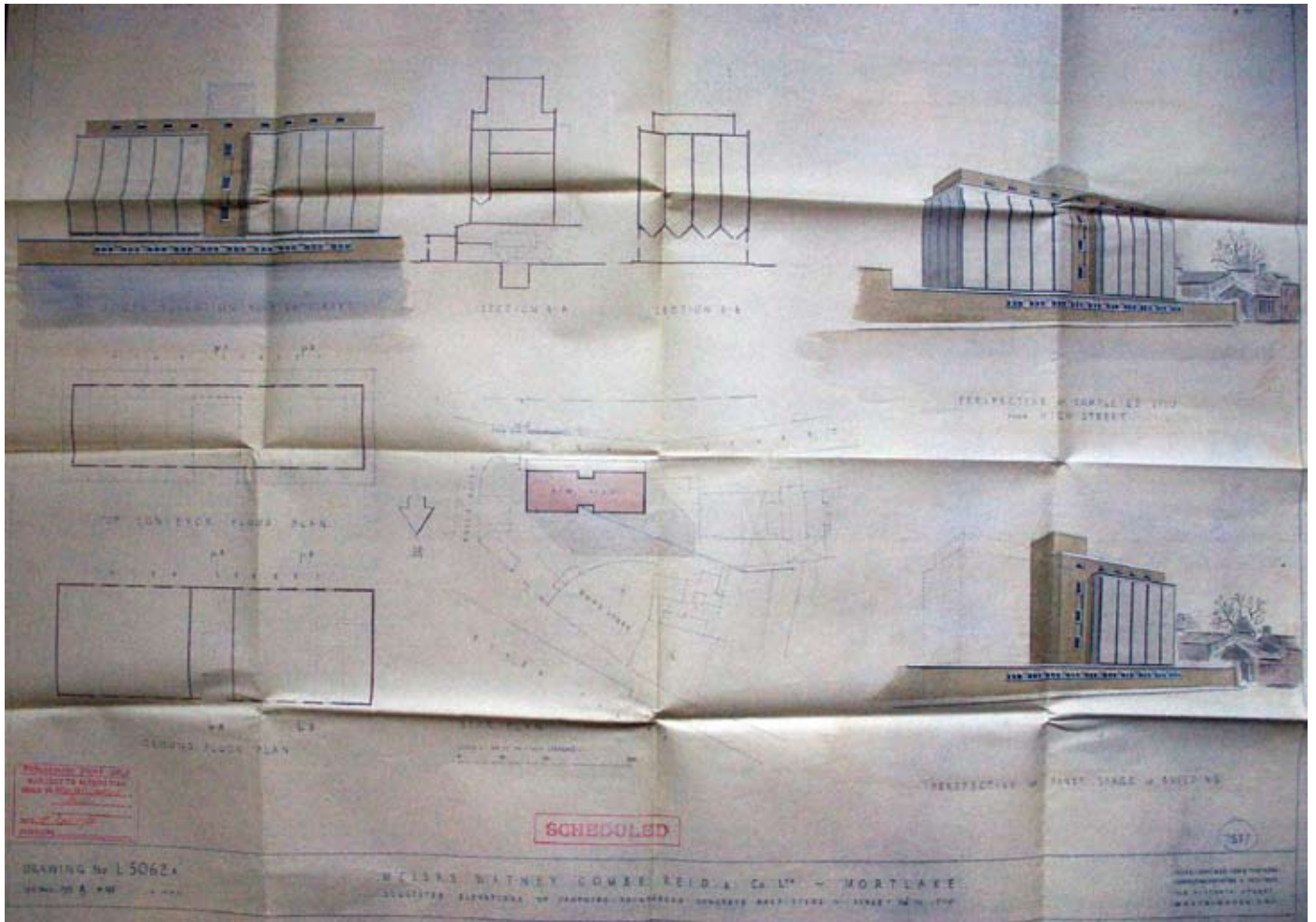
23. c1954 drawing showing river elevation of brewery site. (Richmond Local Studies)



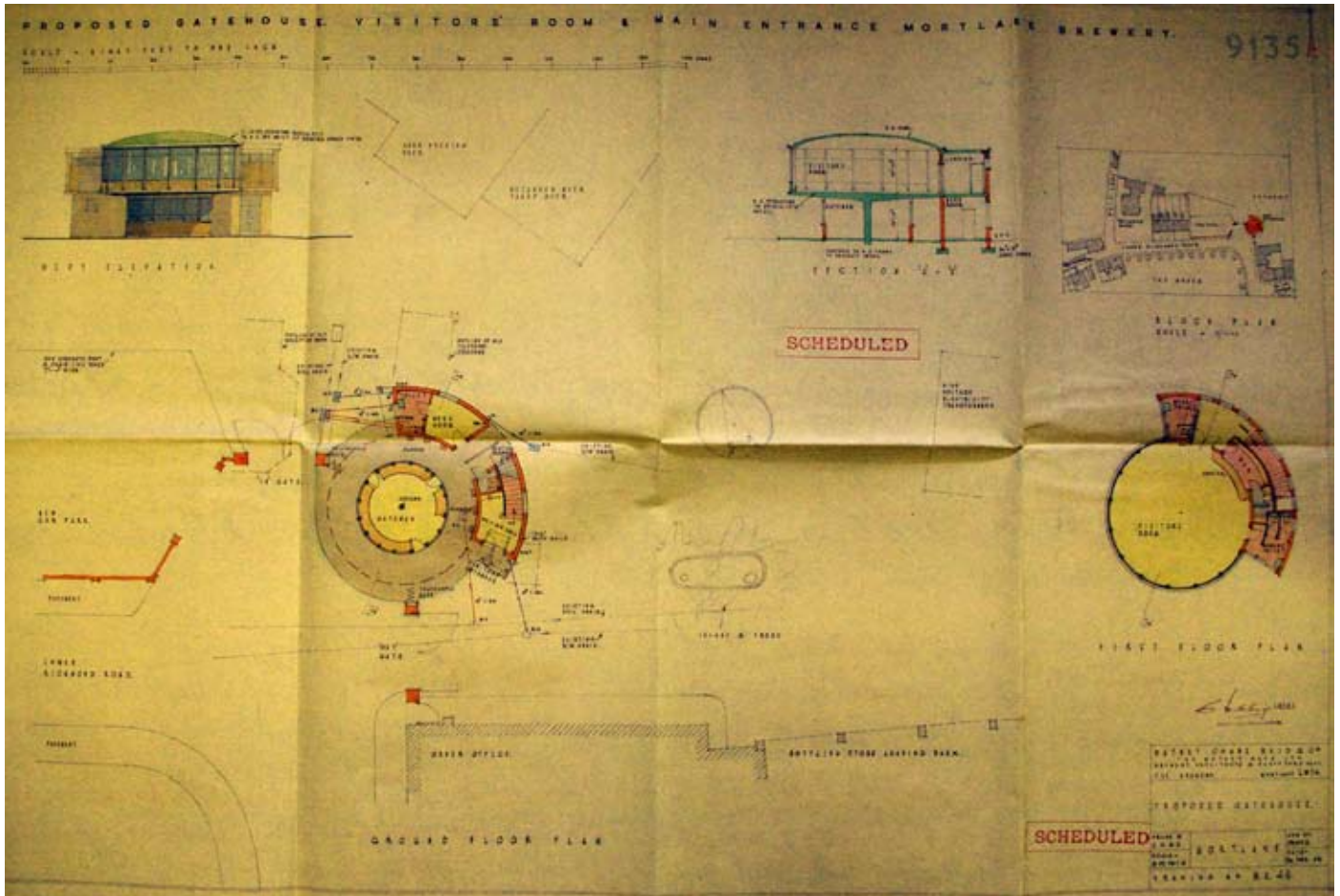
24a. 1954 river perspective of proposed new tun block, Jennings Son and Partners architects (Richmond Local Studies): from the northwest.



24b. 1954 river perspective of proposed new tun block, Jennings Son and Partners architects (Richmond Local Studies): from the northeast.



25. 1954 design for a new malt block on High Street, by Jennings Son & Partners (Richmond Local Studies)



26. 1959 design for a new gatehouse, by Brewery's own architects under S Hutchings (Richmond Local Studies)

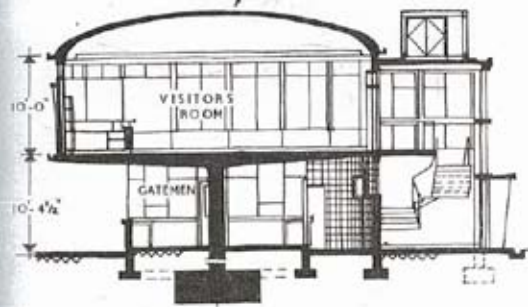


Abt. 4.



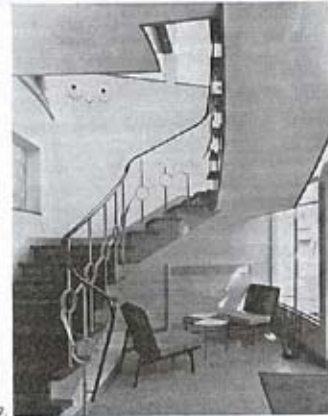
Abt. 5.

built up felt covered r.c. shell roof



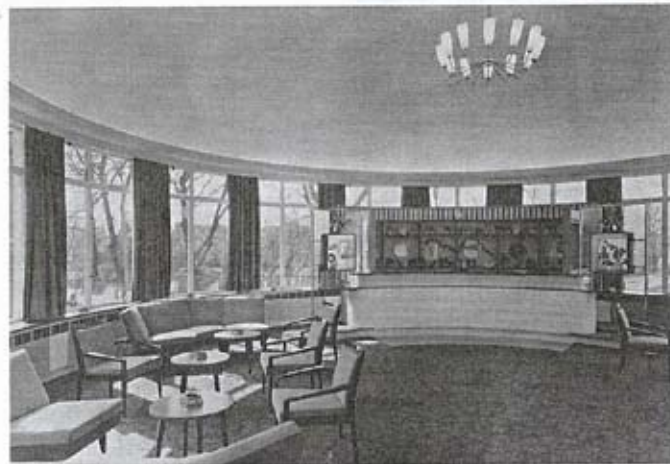
SECTION AA

Abt. 6.



Abt. 7.

Abt. 8.



Abt. 4. Binnenzicht van de bezoekerskamer op de fabrieksgebouwen.

Abt. 5. Het poortgebouw van de straatzijde gezien. Inke-
houdend verkeer, links de wegvoert naar de fabrieks-
zijde.

Abt. 6. Doorsnede.

Abt. 7. De trap naar de eerste verdieping.

Abt. 8. De ronde bezoekerskamer met een inaktieve van
bijna 30 meter breed ruimte voor tientallen gasten.

27. 1965, photographs of constructed entrance pavilion, by Brewery's own architects under S Hutchings (from: Bouw, 6 February 1965)

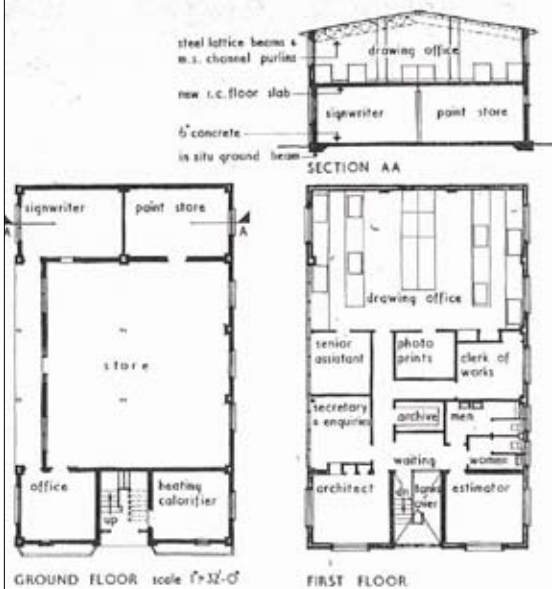


28. 1960 view of maltings building during University boat race (from Janes).

Architects' and Surveyors' Office, Mortlake

For Watney Mann Limited

S. HUTCHINGS, ARIBA, staff architect & surveyor



THIS NEW OFFICE at Mortlake rehouses the company building departments from both the Victoria and Mortlake brewery sites. An existing steel framed storage shed was used as a basis for adaptation to new offices and stores, and a total floor space of 4,000 sq. ft. is provided at a very low cost. Exterior finishes are 1bstock brick facings, Afrormosia vertical boarding, and Tyrolean Cullamix on rendered panels. Internally, the flooring is linoleum, pvc sheet, and carpeting. Staircase and corridor walls are lined with Mural Texturide pvc fabric. The contractor was Watney's building department.

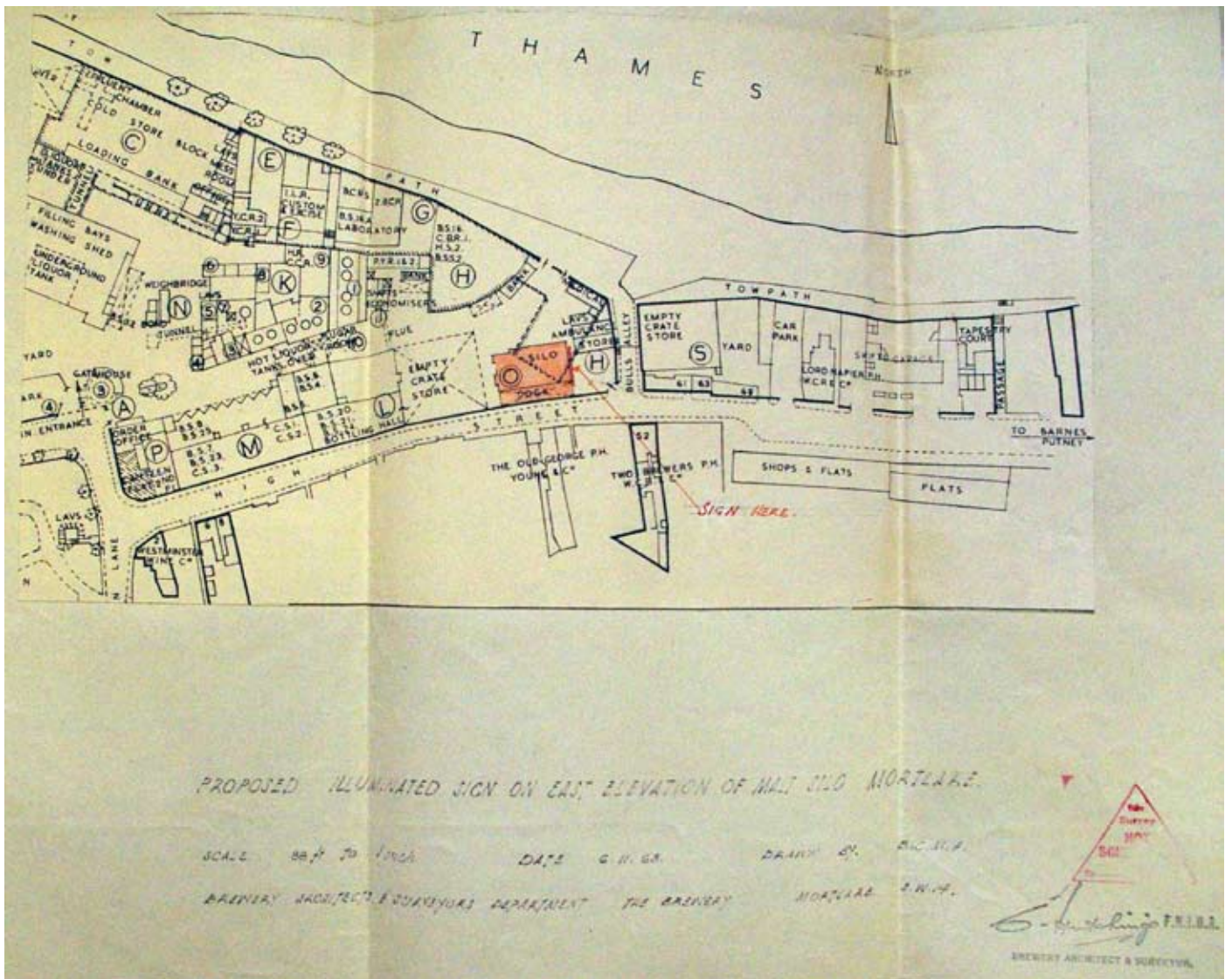
Sub-contractors and suppliers:

R.C. floor slab & staircase: F. Bradford & Co. Ltd.; structural steelwork under first floor: Moreland Hayne & Co. Ltd.; steel lattice girders, purlins and stanchions: Hotchkiss (Engineers) Ltd.; acoustic ceilings: Hermessal Acoustics Ltd.; floor finishes & carpet: Ballastic Ltd.; built-up felt roofing: Val de Travers Asphaltic Ltd.; ironmongery & sanitary fittings: W. N. Fry & Sons Ltd.; artificial stone suppliers: F. Bradford & Co. Ltd.; flush doors: F. Hills & Co. Ltd.; low pressure central heating: Mumford Bailey & Preston Ltd.; standard wood windows: Midland Woodworking Co. Ltd.; composite wood window to s. elevation: H. C. Janes Ltd.; staircase balustrade: The Finch Organisation; electrical installation: B. & W. Electrical Engineers Ltd., in conjunction with Watney's Engineering Dept.; Perspex lettering: Drakard & Humble Ltd.; facing bricks suppliers: E. H. Smith (London) Ltd.; Venetian blinds: Accordio Blinds Ltd.; paint: Denton Edwards Paints Ltd.

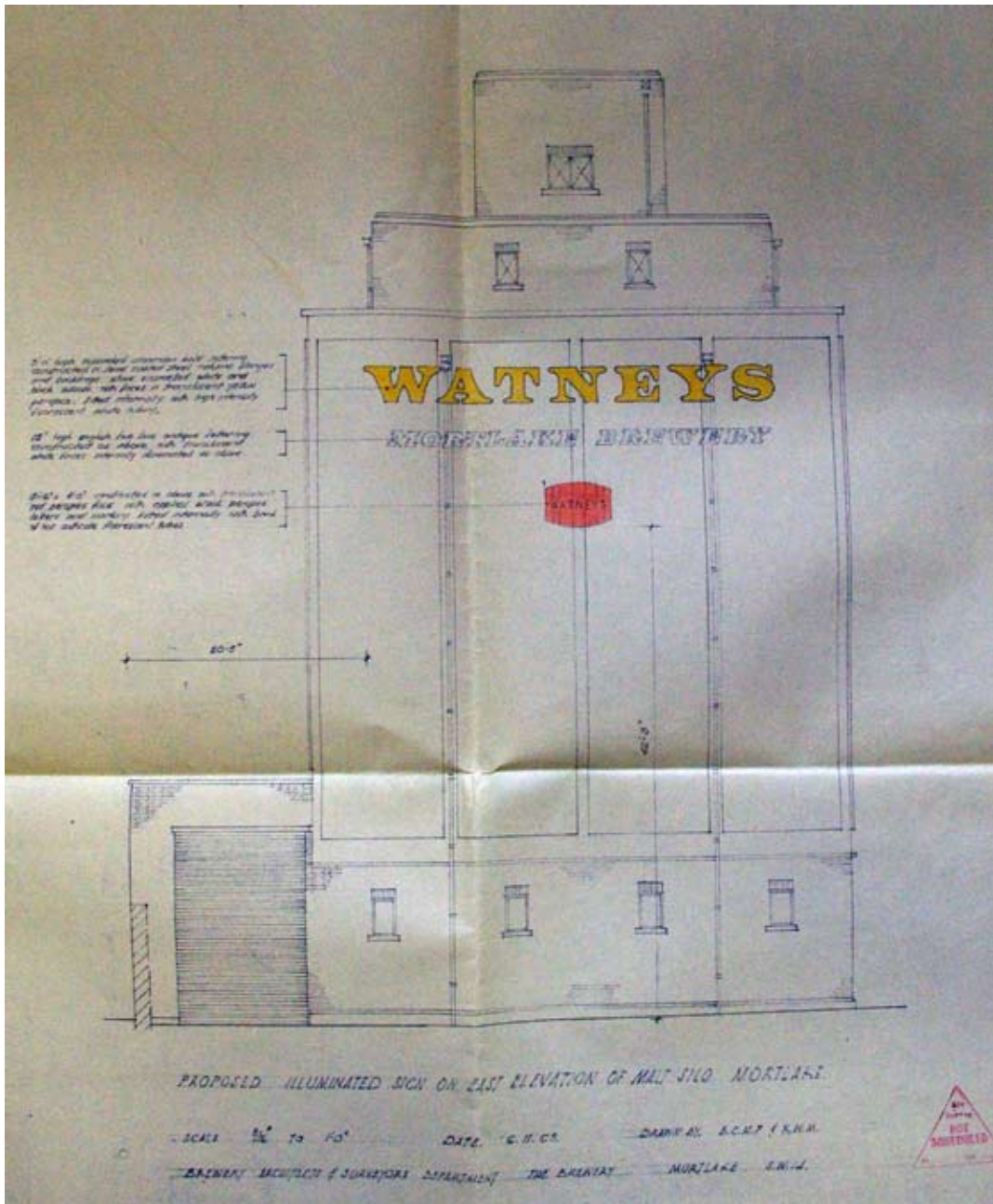
29. 1960 photograph, plans and section of new Brewery Architects' and Surveyors' Department building, by Brewery's own architects under S Hutchings (from: The Builder, 18 March 1960)



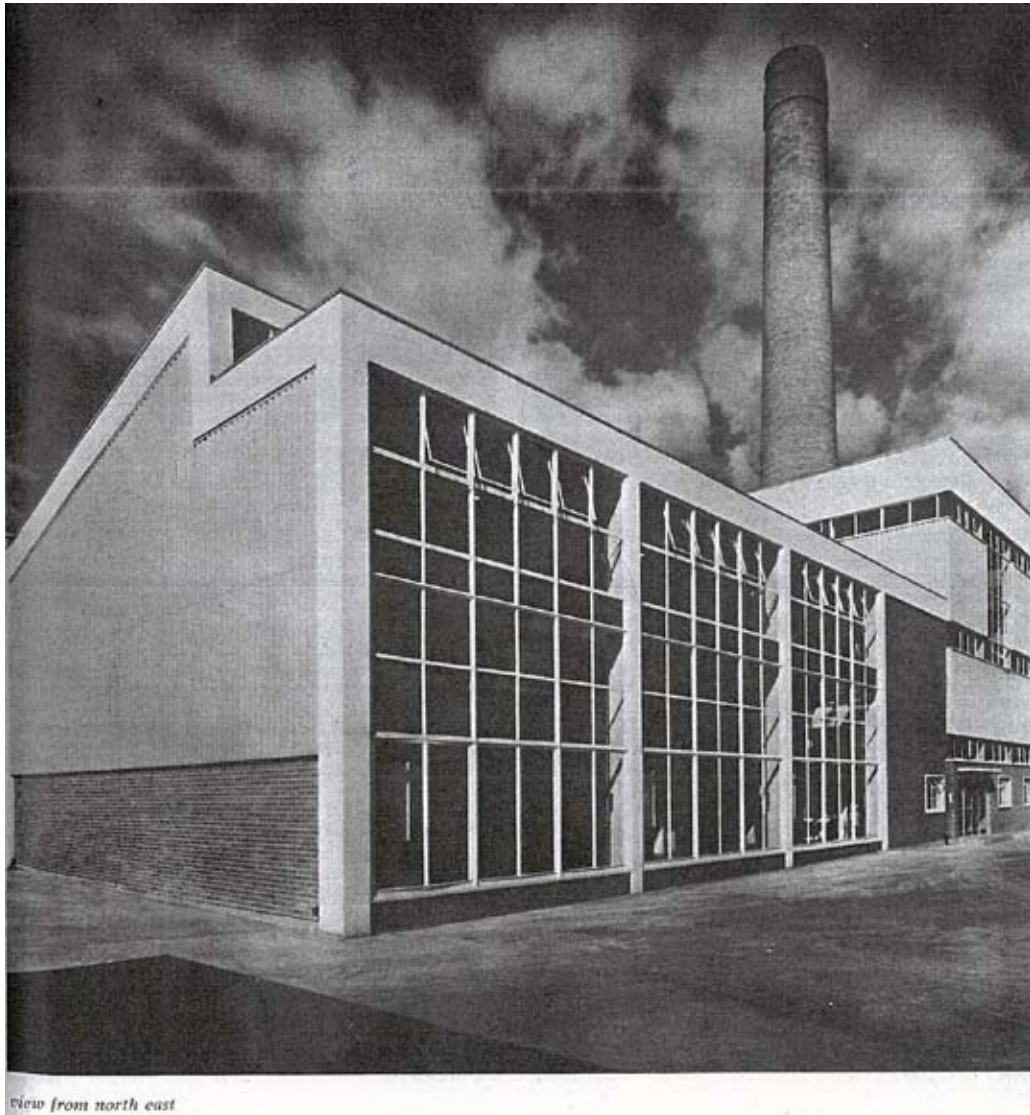
30. 1962 Aerial photograph of site (from:Janes)



31a. 1963 alterations to malt silo, by in-house architects' department (Richmond Local Studies): Site Plan

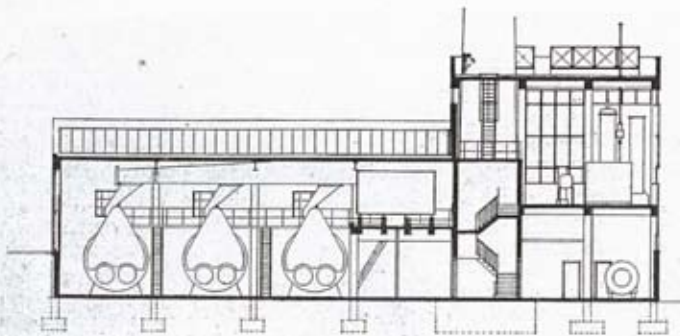


31b. 1963 alterations to malt silo, by in-house architects' department (Richmond Local Studies): East Elevation

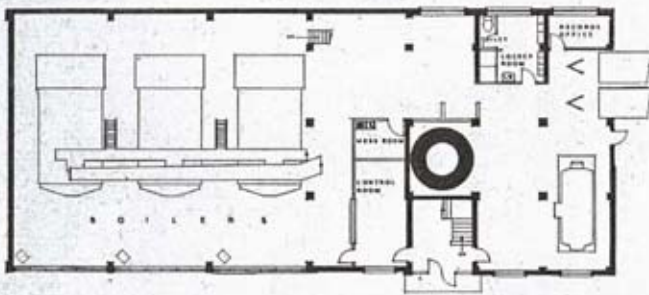


32a. 1964 illustrations of new boiler house, by Brewery's own architects under S Hutchins (from: *The Builder*, 3 January 1964): View from North East

Brewery Boiler House, London, SW14

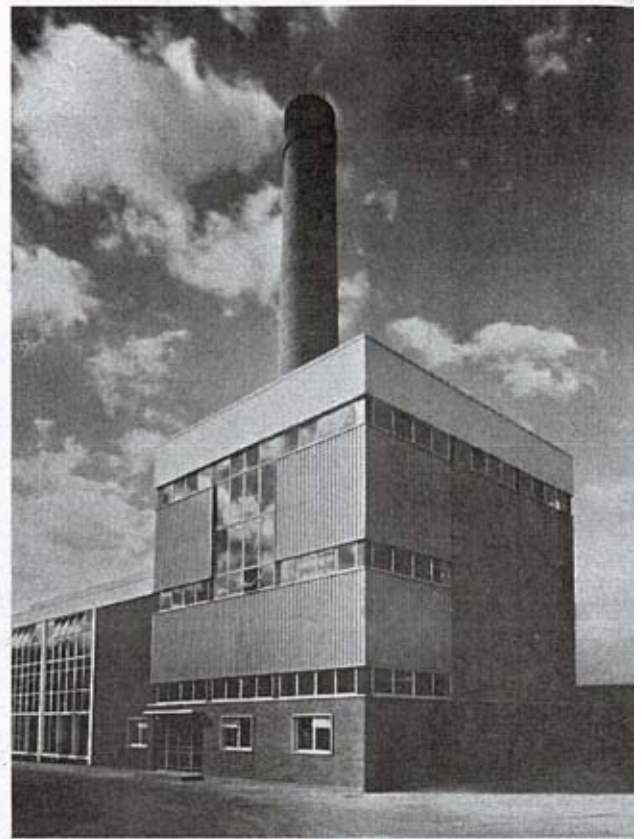


longitudinal section



plan

SCALE: 1 in. = 24 ft.



view from south east

32b. 1964 illustrations of new boiler house, by Brewery's own architects under S Hutchins (from: *The Builder*, 3 January 1964): Plan, section and view from South East



33. 1972 view of maltings building from north
(from: London Metropolitan Archives)



34. 1972 view of the site from the south, with entrance pavilion and tun block in the background (Richmond Local Studies)



35. 1972 view from the South with malt silo in background (Richmond Local Studies)

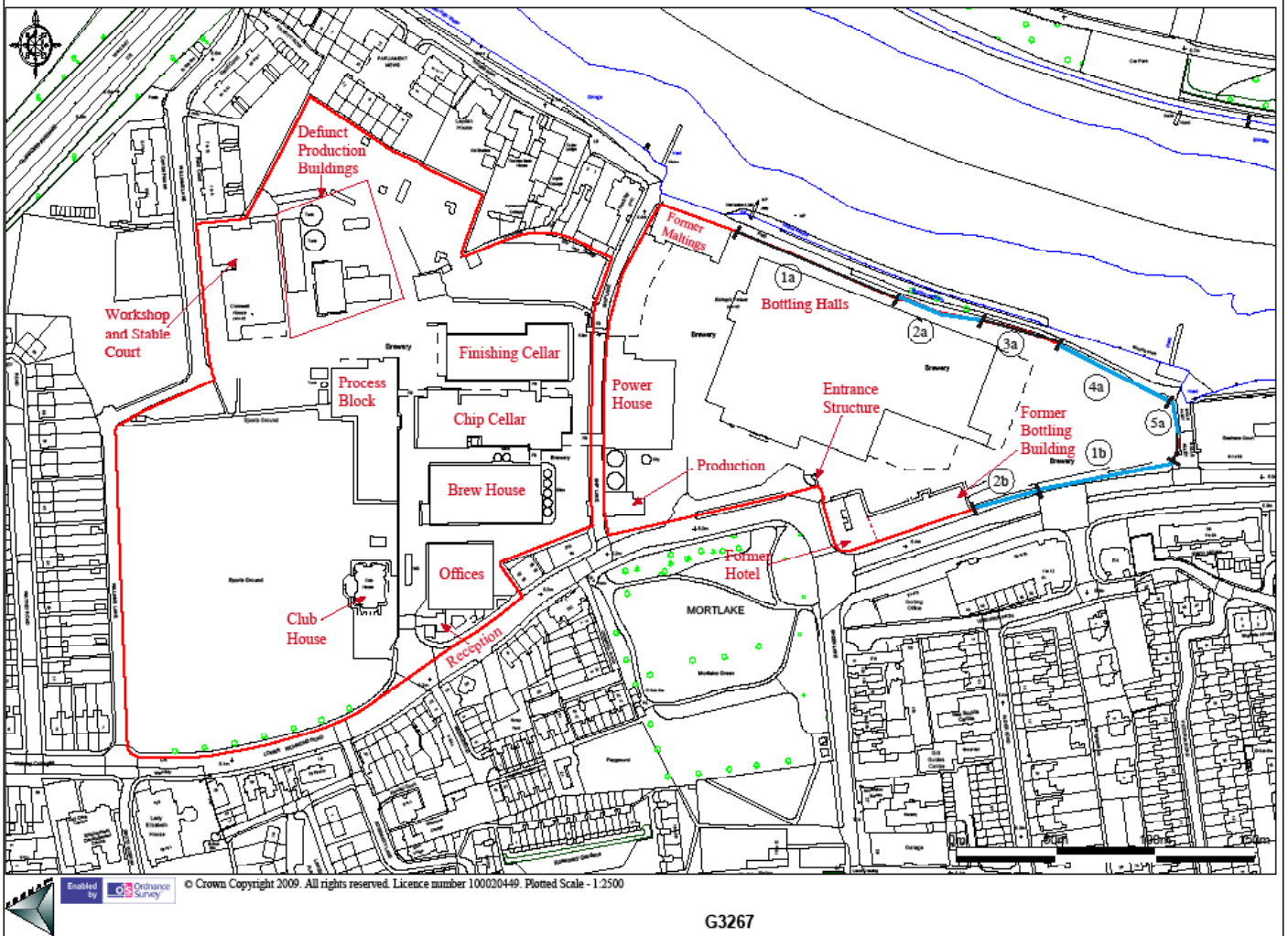


36. 1972 view from the north across the Thames, showing lost river panorama
(from: London Metropolitan Archives)

Appendix III

Site Plan Identifying Locations of Historic Boundary Treatment

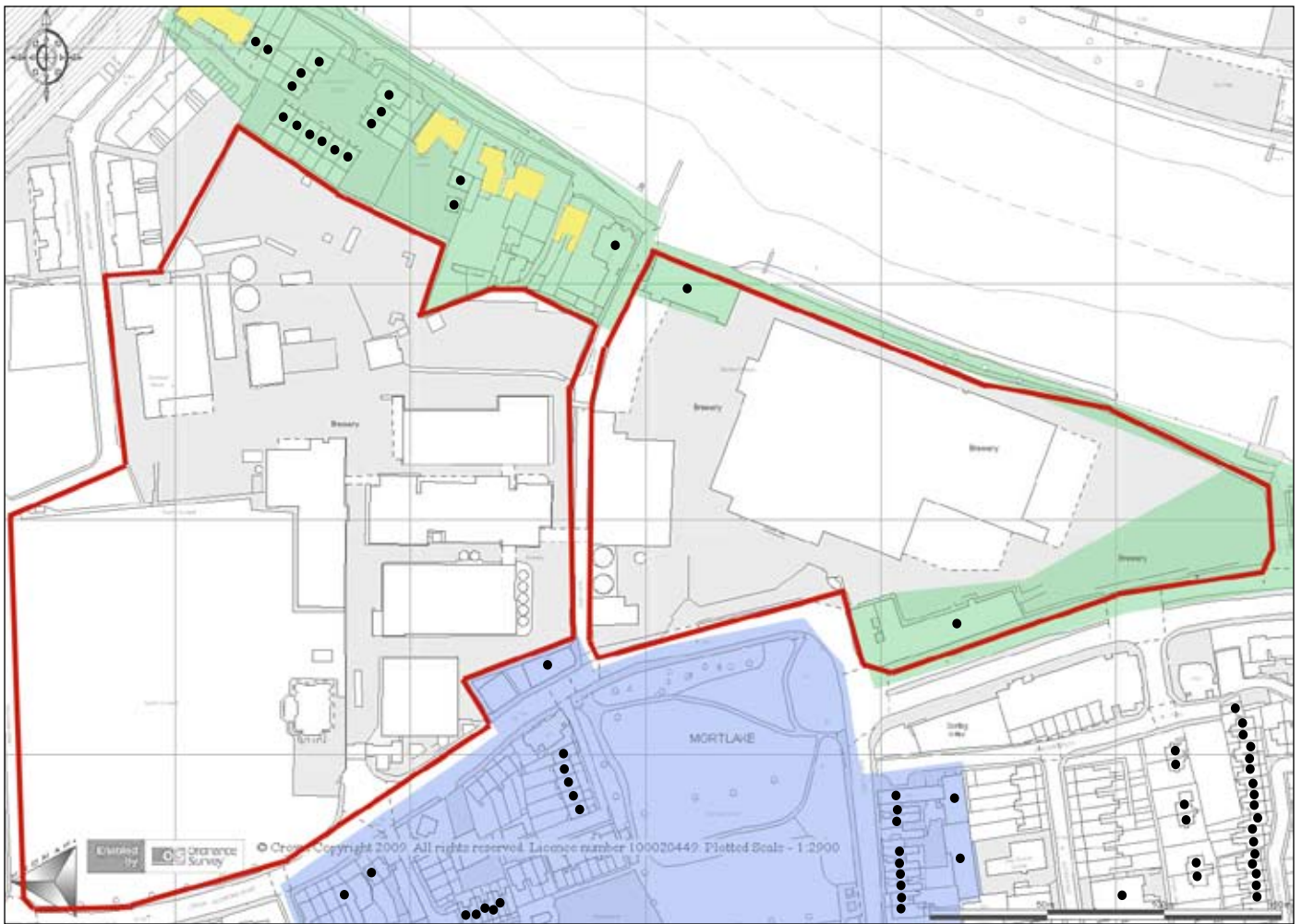
Stag Brewery, Mortlake - Site Plan








Ordnance Survey map showing location of boundary walls and site boundary.

Appendix IV

OS Map Identifying Conservation Areas, Listed Buildings and Buildings of Townscape Merit



-  Grade II listed buildings
-  Mortlake Green Conservation Area
-  Mortlake Conservation Area
-  Site boundary
-  Buildings of Townscape Merit