

Comment on a planning application

Application Details

Application: 22/0900/OUT

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Hybrid application to include: 1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for the works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices. b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level. d. Provision of public open space, amenity and play space and landscaping. e. Flood defence and towpath works. f. Installation of plant and energy equipment. 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys. b. Residential development. c. Provision of on-site cycle, vehicle and servicing parking. d. Provision of public open space, amenity and play space and landscaping. e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

Comments Made By

Name: Dr. James Treadwell

Address: Elizabeth Cottage Church Path Mortlake London SW14 8HD

Comments

Type of comment: Object to the proposal

Comment: The whole proposed development is still catastrophically out of character with the village of Mortlake and the exceptionally beautiful and distinctive riverfront urban landscapes of this part of the Thames.

The "vibrant heart" imagined in the application is nothing more than a cookie-cutter London residential development, plonked down in an existing area of mixed historic low-density housing. The massing of separate housing blocks, each of which is defined by plain brick surfaces and balconies with the most perfunctory decorative elements, is a grim cliché of west London riverside development: have a look at the south bank downstream of Wandsworth Bridge to see how this kind of approach obliterates the relation between the river and the built environment, and produces soulless urban wastelands with no connection at all to their historic contexts. Buildings on this scale overwhelm the spaces between them; though the plan pays lip service to the idea of pedestrian access and public/green spaces, this will simply be a bunch of big apartment blocks with alleys around them.

Any development on this site needs to be significantly smaller in scale, with a much more sensitive and imaginative mix of architectural elements. The relation between accommodation and open space needs to be much more mixed and generous. Affordable housing should not be segregated. Retail and service areas should not simply be located in the ground floor of larger blocks.

The current plan makes no convincing case for intervening in an extremely precious and valuable part of the London urban landscape on such a scale.