

## 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:** Mr. Josh Bottomley

**Address:** Thames Bank House Thames Bank Mortlake London SW14 7QR

### Comments

**Type of comment:** Make a general observation

**Comment:** Dear Lucy Thatcher and team,

This is a comment on the latest Stag Brewery planning application. It is a comment that embeds requests to minimize the harm to Thames Bank, the listed properties and conservation area that will be directly affected by any development. That request is made up of 3 parts and is separate to comments on the overall scheme density and appropriateness:

1. The North gable of Building 16 and the North East corner of Building 18: These are the 2 buildings not 'protected' visually and in terms of gradation by the proposed row of terraced houses behind Thames Bank as they face directly to one of the Thames Bank listed properties. Our preference is that LBRuT make it a planning condition that the North gables of these 2 buildings are graded down to 4 stories (already 1 storey in excess of the 3 storey zone guidance). If officers are minded to approve the application without such a planning condition then, as planning conditions:

a) the North facing gable of Building 16 and the North East corner of Building 18 should have a set back at the 3rd (preferably) or 4th floor so as to provide visual gradation to the taller buildings closer to the Lower Richmond Rd. I am happy to provide images to show how this could look.

b) in order to minimize overlooking and further reduce the impact on the listed buildings / Thames Bank conservation area, any balcony, structure or terrace should be restricted to the East or West facing elevation of these buildings. By restricting openings to the Northern gables, this will mitigate the impact on the listed properties / conservation area and limit light interference when viewed from either side of the Thames.

c) officers should be robust in specifying materials used, general design principles (including overlooking from proposed openings) which are sympathetic to the setting, and future-proofing against value engineering in the future, particularly on buildings that may be proposed as different forms of affordable housing.

2. The application would result in the removal of T29, something that local residents have been consistently concerned about. In the first instance, we believe that mature trees should be preserved and, if necessary, pollarded. If this is not feasible, then we would request a planning condition that the tree is replaced with 2 suitably mature trees in the gardens of the 2 proposed terraced homes where T29 currently sits (eg minimum height 12M at transplant). And that the new trees have suitable protection (including from any future owners of the terraced houses).

3. With respect to the proposed terraced houses behind Thames Bank, the 3 storey proposed terrace forms the transition zone from the current properties (some of which are 2 stories) and therefore their bulk, height and mass need to be carefully managed. As with the apartments, the materials must be tightly controlled and overlooking minimized by removing the opportunity for roof top terraces, balconies etc. As these houses sit within the transition zone, we recommend that the top floor is formed of a mansard style to reduce the impact and match the existing typography of the listed houses.

Thank you for considering our requests - all items that we have been clear on for several years and have shared repeatedly. We recognise that the planning conditions sought are minor in comparison with the overall decision. Nonetheless, they are important to us as local residents. And we care about, and spend time and money on, maintaining the fabric of our listed buildings and historic setting. You have the opportunity through planning conditions to ensure that any developer(s) are similarly caring and thoughtful - to current residents, new residents, the local community and Thames Path visitors. Please take that opportunity.