

## 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:** Thames Bank Residents Association Mrs. Sally Pelham

**Address:** Tudor Lodge Thames Bank Mortlake London SW14 7QR

### Comments

**Type of comment:** Object to the proposal

**Comment:** The residents of Thames Bank recognise the improvements to the latest proposal (compared to that submitted to the GLA) in terms of:

- The return to terraced housing behind Thames Bank;
- Improvements to building materials and design; and
- The modest reduction in some of the building heights.

Nevertheless, we object to the latest Stag Brewery planning application on the following grounds:

1. The overall density of the scheme remains too high for this constrained and special riverside site. It will cripple the local infrastructure- including transport and primary care services.
2. In particular transport capacity is inadequate. The reduced car parking provision will not lead to reduced traffic given increases in deliveries, driverless cars and changes in future transport usage; the Lower Richmond Rd will remain blocked with inevitable impact on the South Circular Rd at Chalkers Corner and on air quality. There remains no end in sight to the closure of Hammersmith Bridge and there won't be until an agreement on funding is reached.
3. The Level Crossing at Sheen Lane is already the 2nd most at risk crossing in Network Rail's regional network. The huge increase in the population of Mortlake and a 1150 pupil school will create further risks to pedestrians/cyclists/road users which the mitigation measures proposed for the level crossing do little to address.
4. It is difficult to clearly ascertain the number of affordable housing the scheme provides, but it appears to be less than 20% of the total units. Given the increase in size and density of the proposals compared to the scheme approved by Richmond in 2020, we do not believe the benefits outweigh or justify the harms of the proposed development.

We will make a separate submission in relation to Application B – the proposed secondary school and 6th Form.

Critically, as residents bordering the site, and representing both the owners of listed buildings and those living in the conservation area, our modest proposals to improve the proposed plan have been ignored.

In the event that the Council decides to approve this planning application we request that you impose planning conditions for the western part of the site, for which outline planning permission has been sought. Specifically:

- a. Protect tree T29 and, if this is not possible, ensure suitable, mature replacements (eg minimum height of 12M at time of planting) are put into the gardens of the 2 terraced houses and are themselves protected,
- b. Give respect to the 3 storey zoning, in particular the north facing ends of buildings 16 and 18, which should be reduced to 3 (or 4 as a compromise) stories rather than 5 as proposed. We have consistently asked for massing at the centre of the site and are not objecting to the highest points of these buildings
- c. We cannot foresee the harm to the listed buildings on an outline application and so are dependent on planning conditions to ensure no overlooking, value engineering or unneeded height on the western end. For example, the terraced houses could have mansard 3rd floor windows, a condition to rule out balconies and no windows facing East-West on the terrace ends.

It is a shame that we feel the need to object as the site deserves a great development. Some limited active consultation might easily have prevented us from doing that. It would be good to know how the plans have been changed in any way as a result of the recent public consultation.

Sally Pelham

For and on behalf of the Thames Bank Residents Association