

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: Mrs. Patience Trevor

Address: 9 Park Avenue East Sheen London SW14 8AT

Comments

Type of comment: Object to the proposal

Comment: I am pleased that the Mayor's reasons for refusal of the previous scheme and recommendations from the Design Review Panel (DRP) have fed into the current application, but I object to the scheme which merely tweaks the earlier and now dated iterations.

As before, the proposed density, along with the services and traffic required to serve it, is simply too high for the location and its already strained local infrastructure. The resultant mass and bulk, particularly the sheer wall of residential blocks on the river frontage, especially at the eastern end of the site, are intimidating and over-bearing whether viewed from upstream, downstream or across the river, and despite changes, still dominate the architecturally quieter Maltings building. There is no historic precedent for this unbroken skyline. Nor does the scheme appear to comply with the Council's policy and guidance on tall buildings, identified in the Arup report commissioned by the Council and set out in its draft Local Plan.

It is encouraging that the DRP has questioned the basic layout and grain of some areas of the scheme, the distribution of the tallest buildings and their proximity to each other, the scheme's Urban Greening Factor and the chance of the proposed landscaping realistically thriving, and that discussion is ongoing.

While the original planning brief allowed for a wide swathe of open space leading to the river, the current application still only provides a corridor and pockets between tall buildings that in places are still very closely spaced. The Council must consider if there is sufficient open space to provide for the anticipated population and wider usage, given current attitudes towards health and welfare. It must surely mitigate the harm caused by the development process and accommodate any threat the tidal Thames may throw at it.

The uplift in affordable housing and its wider distribution across the scheme is good, but it still falls short of the guidelines, and there appears to be little provision of supporting services such as a doctor's surgery and health clinics. Local facilities are already oversubscribed and the notion that residents will travel to Kew is frankly disingenuous.

Potentially occupants of over 1000 new residential units, plus school pupils will need to cross the Lower Richmond Road and Mortlake High Street to reach schools, nurseries, shops and facilities in Mortlake and East Sheen and to use Mortlake Station and other modes of transport. Providing extra pedestrian crossings at street level, whilst desirable, will surely exacerbate traffic congestion in an area where there is already acknowledged gridlock of road traffic. Has the Council considered a green bridge?

This is an unparalleled opportunity to revitalise the redundant brewery site, integrating it within the community and its unique riverine setting rather than perpetuating the existing segregation. The Council needs to rigorously question whether the application is forward thinking and provides a true legacy of high architectural merit that enhances rather than potentially harms its setting and the local community. Above all the scheme must provide a pleasurable environment in which people can thrive and currently it fails to convince me.