

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: Mortlake with East Sheen Society Mr. Tim Catchpole

Address: 56 Gilpin Avenue East Sheen London SW14 8QY

Comments

Type of comment: Object to the proposal

Comment: Part 1

Our Verdict

The Mortlake with East Sheen Society's Committee met last night (Mon 30 May) to deliver its verdict on the draft representation which had been prepared by its Planning Sub-group (an advisory team of members who are architects, planners, heritage experts and engineers). Our Committee, which has on previous occasions in the past four years endorsed the representations made by the Mortlake Brewery Community Group, has on this occasion reached out to its 420 members by first holding a Zoom meeting to obtain their views and then circulating to them the draft representation. Our Committee last night decided to oppose the two applications and their decision was unanimous.

Consultation with our members

We held the Zoom meeting with our members on Mon 9 May. The two applications were presented to an audience of 80 approx. who were asked to cast their votes on a number of issues by clicking on Yes, No or Don't know. In general there was agreement about several positive changes that had emerged since the previous scheme which was refused by the Mayor in July of last year. However, there were still concerns about the cumulative density of the housing plus flexible floorspace plus a secondary school on such a cramped site, the inadequacy of the roads and public transport to accommodate such density, the building heights still exceeding those in the Planning Brief, the lower-than-expected percentage of affordable housing, the dangers at the Sheen Lane level crossing, the loss of the grass playing fields, etc. The voting results are shown in Appendix A (not on-line). We have found ourselves re-iterating the same concerns expressed before but this time with the benefit of having seen the reports of the independent Design Review Panel (DRP).

The Design Review Panel

We have on numerous occasions in the past four years insisted that any redevelopment of this site should be the subject of an independent assessment by a DRP. In times past any proposals for this major development site would have been assessed by the Royal Fine Art Commission (1924-1999) or by its successor, CABE (1999-2011) and in times present by a DRP. We now at long last have a DRP, albeit at the 11th hour. We endorse the advice and concerns of the DRP and we make reference to its comments below where relevant.

A. The housing and community hub (22/0900/OUT)

Density and traffic

We note that the DRP in its letter of 28 Feb 2022 has “felt the scheme is too dense for this area... and resonates more with areas in Central London where higher density is expected.” We have been saying the same for the past six years. Whilst appreciating that the Council has to meet housing targets imposed on it by the Mayor of London who in turn is under pressure from Central Government, we have long argued that the density of the development must be dictated by the site’s accessibility by road and by public transport. And, in the post-Covid era, we must now add a third dimension, namely a healthy environment.