

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 4

Climate change

There are two key issues here. The first is the extent of greenery. The DRP indicates that the current "Urban Greening Factor is low for this type of scheme and the team needs to push harder." It is particularly concerned about the limited opportunities for planting above the basement carpark and urges "for the landscape to reduce the proportion of hard areas and to increase the soft." We agree with this and we also see the need for more soft ground to absorb heavy rainfall. However, we have an additional concern as expressed in our last representation to the Mayor, namely the potential flood risk from a freak (alias 'grey swan') event in the river as predicted by Horsburgh et al 2021.

The second issue is the change from gas boilers to heat pumps and we support this.

Conclusion

While we welcome some of the improvements that the applicant has made, we feel that our remaining concerns, which we share with the DRP, outweigh these improvements and accordingly we object to this new application.