

## 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. Matthew Gutteridge

**Address:** 6 Craven House Mortlake High Street Mortlake London SW14 8HP

### Comments

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

**Comment:** As someone who has recently moved to Mortlake, I am opposed to the plan as currently constituted, but would be willing to support it with relatively minor modifications as follows:

- a) An absolute limit on the height of any given building of five stories - nine storey buildings are out of keeping with the character of the area and would be a blight on the area.
- b) Cast iron and enforceable guarantees that the amenities promised will actually be delivered, and not squeezed out to make room for denser housing. I am aware of the separate application for a new secondary school, but this is only one element - existing infrastructure will not be able to cope with an expanded population. Retail space and social facilities MUST be a part of the development
- c) Pursuant to the above, pre-pandemic levels of service from Mortlake station must be restored. This is an issue that needs resolution whether or not permission is granted, but were the population to be expanded pressure on train capacity would become even more acute.
- d) Where possible, existing buildings should be retained, repaired, and repurposed rather than using the blunt tool of demolitions. This will allow the area to regenerate without losing a precious part of Mortlake's history, as well as reducing disruption to residents
- e) As great a proportion of the housing as possible should be retained as council housing, or at the least GENUINELY affordable housing. As a recent first time buyer, I know how expensive property prices in the area are, and I am also

aware of the habit of property developers wriggling out of their affordable housing obligations. Richmond Council and RHP need to be aggressive and withhold permission if this development won't be genuinely affordable - there is simply no point in doing it if it is going to be bought up by foreign investors who don't live in the area.