

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. Philip Robin

Address: 12 Waldeck Terrace Mortlake London SW14 7HE

Comments

Type of comment: Object to the proposal

Comment: For the Council to undertake consultation on amendments to such a major scheme with massive potential impacts on Mortlake just before the Christmas and New Year holidays is very poor practice, and will limit the scope for many residents to consider the submitted documents and make comments. The revised proposals were submitted by the applicant in July 2022, so there is no reason why the consultation could not have been delayed a few weeks longer till after the holidays.

A few minor teaks are proposed to seek to satisfy the responses of statutory consultees (with the views of local residents ignored), but the fundamental issue remains that the scheme is entirely out of character with the area and will lead to significant adverse impact in terms of townscape and traffic in particular.

The justification for the overdevelopment seems to rely upon feasibility issues (surprising in a high value like south west London). Yet the response by BNP Parabas to the comments made by the GLA about the effect of the substantial basement car parking on feasibility are unsubstantiated assertions - there is no analysis of how the market value of residential units would be reduced if less car parking was to be provided, or indeed if it was provided in a different way e.g. undercrofts.

As regards overdevelopment, it is relevant to note that Montagu Evans admit that the scale of development will lead to some harm on the Conservation Area and Townscape, but there is nothing in their analysis to support their conclusions that it will be at a low order of harm. It is extraordinary that Montagu Evans have not undertaken an urban typology analysis and a visual impact assessment to support their conclusions

I am also disappointed that the Council have not raised concern that all the affordable housing is to be provided in Blocks 18 and 19, which are in Development Area 2, submitted in outline form on the basis it will form the latter phase of development. Aside from the fact that the much needed affordable housing would not be provided any time soon (if ever), it is good planning practice to ensure different types of housing tenure are spread throughout the development. The

affordable housing must be provided in tandem with the market housing, as there is an immediate need for this type of accommodation and it is the only way its delivery can be guaranteed.

Recent Government statements in Parliament have confirmed a move away from a top down approach and the importance of the views of local communities on the acceptability of major housing schemes.

The current scheme fails to meet the enormous potential of the Stag Brewery site. It reflects the desire of the developer to maximise returns, the GLA to pump up housing numbers irrespective of quality and suitability for those in housing need and Richmond Council. whose views seem unduly influenced by their desire to secure a new school.