

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: Ms. Clare Delmar

Address: Aynscombe Cottage Thames Bank Mortlake London SW14 7QR

Comments

Type of comment: Object to the proposal

Comment: While I am generally supportive of this application and note the changes from earlier versions, I strongly object to the approach that the applicant (Reselton Properties) has taken with the local community. Owning the site for almost 7 years, they have not chosen to provide any aspect of the site for public use, information, or engagement of any kind. There is no community hub, no support of local clubs, societies or other activities and no attempt to bring local residents on board with the proposed redevelopment. I consider this bad practice in 2023; other major redevelopment schemes in London actively involve local residents as well as prospective residents in the design and activity offer on site. Co production has become normative in redevelopment, and is already underway in the redevelopment of the Kew Retail Park nearby. Major schemes in London including Brent Cross new town, Earls Court and Barking Riverside all have community hubs and continual activities for local residents to take part in the redevelopment of a major site that impacts their lives and livelihoods. I have written about this in a blog that has been published by On London:

<https://www.listentolocals.co.uk/post/wild-abandon>

<https://www.onlondon.co.uk/clare-delmar-mortlakes-stag-brewery-is-a-case-study-of-how-to-do-regeneration-wrong/>

I will only support Application A if there is a programme of local engagement and support that is co-produced by members of the local community. Reselton must demonstrate it is willing and able to build trust with local residents if it is to gain my support.