

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. Richard Kemp

Address: 30 Park Drive East Sheen London SW14 8RD

Comments

Type of comment: Object to the proposal

Comment: I wish to confirm my objections of 30 Sept 2020 & 7 Mar 2021 to Application 22/0900/OUT re the Stag Brewery site, Mortlake.

The proposals and latest changes still do not address the significant failings of the applications. These are summarised as follows: -

Density, Building Height & Scale

- The scheme now proposes 1071 residential units, a minor reduction of 14 from the March 2022 submission, and remains far too dense given the prevailing scale and density of the existing community, the sensitive riverside location, heritage context, and the severe and unique access constraints of this site.
- The Council's own DRP - "felt the scheme is too dense for this area - and resonates more with Central London where higher density is expected." (DRP letter 28.02.22).
- I objected in 2020 & 2021 to the increase in residential units from 813 to 1,250, and do not regard the scale back to 1,071 now as meeting my objection. The original 813 should not be exceeded, but with no reduction in the current number of affordable units.
- I also objected in 2020 to the reduction of the number of car parking places on the site, and I reiterate that objection.
- Many of the residential blocks still exceed 7 floors in height, are of no aesthetic merit and overwhelm the character of the Thames bankside setting, dominating the locally protected Maltings building and adjacent heritage assets. The Maltings building should be the tallest on the site and the other buildings should be both further apart and draw their character from the Maltings rather than being the same characterless, cheap, lowest common denominator boxes that have so destroyed the appearance of the Nine Elms, Battersea Reach and Chelsea Reach areas in recent years.

- The semi-rural character of the Thames from Putney/Hammersmith to Kew will be destroyed by the densely packed blocks combined with their height and scale.
- Further, those buildings above 7 floors contravene the original Planning Brief, the Local Plan and the Pre-Publication Local Plan. There are absolutely no mitigating factors justifying any relaxation of Policy.

Affordable Housing

- Despite the increase in residential units to 1071 from 813 in the earlier 2020 planning applications the affordable percentage remains exceedingly low at around 19% - (39 Intermediate units and 165 Social Rent).
- The current proposals represent a 32% increase in unit numbers from the 2020 scheme and yet little or no increase in the offer of affordable units. The scheme thus contravenes both London Plan and Local Plan Policy at a time of greatest need for affordable homes.
- The affordable units are concentrated largely in one area in the west of the site doesn't promote a truly integrated community.

Infrastructure, Highways & Access

- Traffic generation, congestion and poor air quality remain as major objections to these proposals. There is just one means of access to the site which is already gridlocked and not just at peak times.
- Local residents struggle to travel into or out of the area by car due to already increased congestion throughout the day.
- No credible improvements to accommodate increased traffic volumes, either at Chalkers Corner or elsewhere, have been put forward.
- Development of the Homebase, Barnes Hospital, and Kew Retail Park sites will make local conditions unsustainable.
- Hammersmith Bridge remains closed to traffic with no prospect of it being fully re-opened for traffic for many years.
- Local bus and train services have also been reduced.
- Stantec justification of their proposed upgrading (01.07.22) of the PTAL accessibility of the site given the above is implausible.
- The proposed location of the bus stops and pedestrian crossings on Lower Richmond Road and Mortlake High St, together with Mortlake Station level crossing, will create severe constraints to traffic movement, especially with the addition of 1250 school pupils' & 2500 residents' movements.