

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. Paul Velluet

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Comments

Type of comment: Object to the proposal

Comment: comments - continued

THE SCALE OF THE PROPOSALS

The proposed development of residential buildings rising to 6, 7, 8 and 9 storeys across Development Area 1 and rising to 6, 7 and 8 storeys across Development Area 2 is entirely in conflict with the prevailing scale of residential development in the immediate area of the application sites – both within and outside the Mortlake and Mortlake Green Conservation Areas – which comprises 19th century, 2 and 3-storey houses and 20th century mansion blocks and blocks of flats generally rising to no more than 4 storeys in height (Cowley Mansions, Ripley House, Ashleigh House, Avondale House, Montgomery House, Kindell House, John Dee House, Craven House and Rann House and other, more recent developments along Mortlake High Street, such as Tideway Wharf) – the only exceptions being Elm Bank Mansions and River House on The Terrace, which rise to 5 storeys in height (with an additional, but well set-back storey on the latter) and parts of Chertsey Court fronting the Lower Mortlake Road and Clifford Avenue, which rise to 5 storeys in height. Significant to the context too, is the fact that buildings of key townscape value and local historic interest such as The White Hart, PH, the grade II* listed Church of St Mary-the-Virgin and its Vestry House, The Ship, PH, The Jolly Gardeners, PH, and The Tapestry (formerly The Jolly Milkman, PH) only rise to a maximum of 3 and 4 storeys in height. Whilst noting the suggestion made in the Council's own Supplementary Planning Document -Planning Brief for the Stag Brewery Site of July, 2011 that residential development of up to 6 and 7 storeys would be acceptable across the greater part of the sites east and west of Ship Lane, it is quite clear from the submitted elevations and sections and other illustrative material that the proposed development of residential buildings rising to 6, 7, 8 and 9 storeys across Development Area 1 and rising to 6, 7 and 8 storeys across Development Area 2 would have a seriously damaging impact on the character, appearance and significance of the Mortlake and Mortlake Green Conservation Areas and their

settings; on the settings of nearby historic buildings – both listed and unlisted; and, importantly, on this significant stretch of the Thames. The presence of the anomalously tall Maltings Building of 1902 on the riverside at the northern end of Ship Lane, which rises to 8 (and, in limited part, to 9) diminutive (undersized) storeys does not justify perpetuating similar or greater heights of new buildings across the two sites.

THE PROPOSALS ASSESSED AGAINST THE RELEVANT LOCAL, LONDON-WIDE AND NATIONAL PLANNING POLICIES

In urban design and conservation terms, the submitted proposals run contrary to many relevant, local, London-wide and national planning policies.

Assessed against the relevant policies contained in the Richmond-upon-Thames Local Plan of July, 2018, the proposals would:

- Fail to respect, contribute to and enhance the local environment and character, failing to establish compatibility with local character including the relationship to existing townscape, development patterns, views, local grain, scale, height, massing and density contrary to Policy LP1;
- Fail to respect and strengthen the setting of the Borough's valued townscape and landscape through appropriate building heights by failing to reflect the prevailing buildings heights within the vicinity, failing to preserve the settings of the Borough's heritage assets, failing to respect local context or to enhance the character of the area through appropriate scale height, urban pattern contrary to Policy LP2 and the ninth bullet-point of Site Allocation SA 24;
- Fail to give great weight to the potential impact on the significance of the two conservation areas as heritage assets, and fail to preserve or enhance the character or appearance of the two conservation areas, contrary to Policy LP3 and the ninth bullet-point of Site Allocation SA 24;

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