

## 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. Kevin Arnold

**Address:** 14 John Dee House Mortlake High Street Mortlake London SW14 8HW

### Comments

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

**Comment:** London Borough of Richmond upon Thames 14 01 2023

Response via Richmond Council planning portal

Ref:- Two linked planning applications associated to the comprehensive redevelopment of the Stag Brewery site in Mortlake

We wish to confirm my objection to Application A - 22/0900/OUT and Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake.

This latest set of consultations appear to be primarily necessary due to scheme design changes required to comply with the latest building regulations, particularly the internal layouts of the buildings submitted in detail on the east of the site. The relevant Drawings, Reports and Design Codes have been updated/substituted, with some Technical Reports having had addendum information added to substantiate the original planning applications as submitted in March 2022.

However, these proposals and latest changes still do not address any of the earlier significant failings of the applications as rejected by the mayor of London. These issues are summarized as follows: -

#### Applications A & B

Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, which is a small reduction of 14 from the March 2022 submission, and therefore still 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 Design Review Panel (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).
- Many of the residential blocks still exceed 7 floors in height and overwhelm the character of the Thames bankside setting and still dominate the locally protected Maltings building and adjacent heritage assets.
- An almost rural character prevails along the Thames from Putney/Hammersmith to Kew creating a green landscape corridor. The densely packed blocks combined with their height and scale are out of place and will have a severe impact on this unique stretch of the River Thames.
- Furthermore, those buildings above 7 floors contravene both the original Planning Brief but also the Local Plan and indeed the Pre-Publication Local Plan. There should be absolutely no mitigating factors which could justify any relaxation of Policy.
- Building 10 has been reduced in height by one floor which is welcomed, although it does reduce the number of Intermediate-Affordable residential units.

(continued on additional form)