

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: Mrs. Patience Trevor

Address: 9 Park Avenue East Sheen London SW14 8AT

Comments

Type of comment: Object to the proposal

Comment: I support the detailed response made by the Mortlake with East Sheen Society in objecting to the application.

While I am in favour of redevelopment of the redundant site, for the public benefit this could bring, this scheme still fails to grasp the local character, its topography and infrastructure, and both the limits and opportunities this exceptional site poses.

I acknowledge that small improvements have been made since the previous iteration, some potentially improving the setting of the listed buildings in Thames Bank, but these are merely tweaks to a scheme that has not moved on. It remains too dense for the site, yet without adequate provision of affordable housing, falling well below agreed targets. It fails to demonstrate any realistic understanding of the potential clientele and their needs and spending power and the impact of such large numbers of new residents on the area. It may follow the general advice of the Arup Report, commissioned by the Council and encapsulated in the revised Local Plan, but it ignores important detail on the height and disposition of buildings. Finally, a Design Review Panel has been consulted, but again its recommendations have been cherry-picked.

It still fails to provide adequate solutions in terms of transport and services, such as doctors' surgeries and day care for the elderly and for children, that are integral to a viable community, appearing to use out of date data as a baseline.

Target driven, too much emphasis is given to housing at the expense of a mixed-use development. The current, temporary, use of part of the site as film studios seems exemplary, with the potential to attract a diversity of associated businesses, providing local employment.

In the light of the Government's current views on housing targets, coupled with the proposals for Kew Retail Park and Homebase sites, the Council should re-consider whether the benefits of this scheme, based on a Brief set out in very different circumstances, in 2012, outweigh the public harm. This stretch of river frontage, with an eminent history, deserves a scheme that is expressed in design of the highest quality, and future-proofed.