

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. Sandra Hempel

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Comments

Type of comment: Object to the proposal

Comment: Please note this is part 2 of 3 of my comments.
Continuation

The harms in the approved scheme

Application A: Housing and new community hub

The harms are as listed on Page 360 of the officer's report:

1. The heights of several buildings exceeding those in the Planning Brief and in the Draft Local Plan. The report mentions "less than substantial harm" to the settings of the listed buildings. This is correct – the maximum height shown in both the Planning Brief and in the Draft Local Plan is 7 storeys and the proposed development includes one block of 9 storeys, two of 8 storeys with 9th floor turrets and three other 8-storey blocks. But the impact on the settings of listed buildings is not the only issue associated with height. There is also the overshadowing of the river and towpath and there is the issue of density. There is no consideration given here to the traffic – vehicular and pedestrian – generated by such a high density development, nor to the inadequacy of the existing public transport infrastructure. The proposed high density development is at a scale akin to Central London where the Public Transport Accessibility Level (PTAL) is the maximum 6 points whereas the current PTAL here is just 2 points. The proposed development should either be scaled down to meet its current PTAL or the scale can be adjusted upwards by Mortlake Station returning to its pre-COVID 4-trains-per-hour typical all-day cycle and by the bus network growing further.

2. We agree with the other harms identified, namely some units on-site being substandard in terms of light and outlook, some neighbouring properties off-site being affected adversely by loss of light, and many residents in the wider area being affected by disruption during construction.

Application B: Secondary school and all-weather pitch

The harms are as listed on Page 363 of the officer's report:

1. Significantly substandard in terms of its soft and hard outdoor PE and soft informal space and...
2. Substandard also in terms of the Urban Greening Factor, Green Roof target and Biodiversity Net Gain. This is not surprising. The Council's Planning Brief originally indicated a primary school for about 400 pupils on this site which would have utilised the existing grass playing fields. Following the development of Thomson House Primary School on two sites nearby, the Council has chosen this site instead for a secondary school for 1,250 pupils utilising more or less the same land allocated for the primary. This is bad planning and will be a major embarrassment to the Council for years to come. There is also the cumulative impact of both the housing/community hub development and the secondary school. Together they risk breaking the transport capacity of the area and significantly increasing safety risks in particular. The proposed mitigations relating to the transport-related impacts – particularly at the Sheen Lane level crossing and elsewhere in the Mortlake Station zone – are woefully inadequate.

The public benefits in the approved scheme

Application A: Housing and new community hub

These benefits are listed on page 361 of the officer's report as follows:

1. Use of brownfield land for housing and....
2. Provision of housing that will make a significant contribution to meeting the Council's targets. Such a contribution can be made with a scheme that complies with the Council's Planning Brief and current Draft Local Plan. There would be fewer units but the public benefits would be greater as the development would be less dense.

Continued on a third form