

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: This is part 3 of 4 of my comments

Continuation

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.
3. Provision of affordable housing above what is economically viable.... The percentage of affordable housing is 6% of total units and 7% of total habitable rooms. This is a very small public benefit. By contrast some of the private accommodation will no doubt be purchased by overseas investors – in common with numerous other riverside sites – which is an issue outside the Borough's control, indeed outside the Mayor's control, and one which needs to be addressed by Central Government.
4. Employment opportunities and uplift and....
5. Provision of mixed and community uses and new heart for Mortlake. As already indicated, office workers are needed to bring life into this new heart for Mortlake and to contribute to the local economy. Without them there will be less public benefit.
6. Retention, sensitive alterations and reuse of on-site heritage assets and....

7. Setting of heritage assets. We contend that the setting of the Maltings is not improved by buildings rising to a greater height on the same riverside. There is no public benefit here.
8. High quality design. A Design Review Panel should have been set up when the original application was submitted in 2018 but this did not occur. As a result there have been fundamental flaws in the design, some of which even the Council's Planning Committee have recognised, and they have been by-passed with sticking plaster applied. In that sense there has been a failure in 'high quality design'. The aesthetic has never been good.
9. Open space. Extensive areas of enhanced public realm and new community park, improved permeability, green link to riverside and....
10. Greater greening throughout site. The green link is a public benefit, the community park is a questionable public benefit as it is alongside a very busy main road, and some of the public realm in the housing will be overshadowed and could become private if residents demand it, hence not a public benefit. Examples exist of open space in riverside developments elsewhere protected by notices saying open to the public during certain hours of the day only.
11. Enhancement and enlivenment to streetscape and riverside, enhanced views and....
12. Removal of large redundant industrial buildings, enhancement of towpath, etc. There is no public benefit on the riverside. Compared with the 4-storey development and thickly wooded towpath on adjacent riversides the proposed development is much higher and has a canyon effect on the river.
13. Layout that gives priority to pedestrians and cyclists. This is beneficial only in part. The facilities for pedestrians and cyclists proposed at the Sheen Lane level crossing are seriously inadequate and the joint use of the towpath by pedestrians and cyclists needs addressing.
14. Enhancement to flood defence. This is not a public benefit because it would make the existing flood defences between the site and Barnes Bridge more vulnerable. In addition, in the event of failure or over-topping of the Thames Barrier the storm surge flooding would be funnelled into the High Street and Sheen Lane area.