

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. Matthew Bolton

Address: Flat 11 63 Ormond Avenue Hampton TW12 2RY

Comments

Type of comment: Object to the proposal

Comment: I am objecting at the low proportion of affordable housing in the latest planning application. The GLA scheme proposed 35% affordable housing and now the developer is only proposing a maximum of 20%. The site represents the boroughs largest redevelopment opportunity for many years and should maximise every aspect of delivering affordable housing on site. I expect the council to ensure this is provided at an acceptable level and not accept low levels of affordable units as they had within the previously consented application prior to its calling in by the Mayor.

It is welcome to see the reduction in car parking. This should mitigate some of the highways impacts of the scheme. The many local objections around the transport impacts should consider the extant land use of an industrial site would have far greater highway impacts (HGVs / unrestricted hours of movement) than any future mixed-use car-lite residential development. So from that respect it would be an improvement over the existing consented use, even if the brewery has been derelict and empty for several years.

However, I am concerned that basement car parking for 400+ cars remains a key element of the scheme. Basements considerably increase construction, materials and build out costs. In this case the basement is not for useable space but for car parking. This in turn results in a significantly higher build cost for the applicant and reduces their ability to provide affordable housing. Given the site is located in inner London (Zone 3) close to public transport such as Mortlake Station, is this volume of car parking required. If the site was car free it would have negligible impacts on the local highway network and provide more capacity to provide affordable homes. Car parking should only be provided for disabled residents who have the greatest need for a vehicle.