

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. Philip Robin

Address: 12 Waldeck Terrace Mortlake London SW14 7HE

Comments

Type of comment: Object to the proposal

Comment: Part 1 of 2 Objections

I have strong objections to the planning applications for the following reasons:

Overdevelopment

The developer seeks to put forward the current planning application as a compromise, being at a scale between the previous planning applications agreed in principle by LBRUT and the subsequently revised higher density scheme put forward to the GLA (in a somewhat simplistic manner) to seek to address affordable housing quantum issues.

The GLA rejected the previous scheme partly on overdevelopment grounds, so there is no justification for a higher density scheme than previously agreed by LBRUT. Even that scheme increased the development massing on the site over and above that envisaged in the Planning Brief.

Although the developer has sought to address scale issues at the western end of the site, fronting Williams Lane, which is supported, overall, the scheme is totally out of character with Mortlake. It is a city centre form of development proposed in a sub-urban location and does not relate to the local urban typology. There is also an absence of an adequate Landscape and Visual Impact Assessment. The scale and appearance of the proposed development from river views is dreadful.

The COVID-19 pandemic brings into question the continued appropriateness of high-density residential schemes in urban areas, with limited amenity space.

Loss of protected Open Space/Playing Fields

The Open Space and Playing Pitches Assessment is flawed, because it ignores the opportunity to retain the existing open space by locating the secondary school on land previously used by the Brewery. It also relies on the reduction of open space by referring to other open areas that will be created. But the Planning Brief makes it clear that the open link from

the river to Mortlake Green is an additional area. The other open space proposed is required to meet the amenity needs of the residential development.

The underlying rationale for the proposed sports provision compared to the existing is based on the greater use of a smaller area through AstroTurf and floodlighting. A plastic astroTurf surface cannot be compared to natural grass, which has important nature benefits, and floodlighting till 9pm will represent a significant degree of light pollution in a residential area.

Impact on existing on-street parking used by local residents.

Paragraph 4.10.4 of the Stantec Transport Assessment acknowledges that existing on-street parking in the area is well utilised during the day which reflects in part the significant number of residential properties in the area that do not have off-street parking. As someone who lives in Waldeck Terrace, I can confirm there is a real shortage of parking both in the day and in the evening. The results of the parking stress survey (Table 4-4) are used to support the allegation that there is spare capacity and as a "worst case scenario" show a parking stress of 81%. As someone who seeks to park on a daily basis, rather than a snapshot on 3 and 5 December 2020, the results must be questioned – a more up to date and thorough survey should be carried out. The current analysis is inaccurate - for example, it is indicated that private parking has been excluded on certain roads, but no mention is made of Waldeck Road where 4 of the 8 spaces are privately owned.

The loss of on-street parking on Lower Richmond Road to facilitate an additional lane for traffic queuing at Chalker's Corner will result in both significant additional parking pressure on other streets in the area as well as causing severe adverse impact on those residents with small children, shopping or disabilities.

The scheme needs to ensure there is no reduction in on-street parking from current levels, and a CPZ is introduced (financed by the developer) to mitigate against the considerable additional pressure that will arise following the development.