

## 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. Helen Taranowski

**Address:** 19 Victoria Road Mortlake London SW14 8EX

### Comments

**Type of comment:** Object to the proposal

**Comment:** I would like to object to the latest proposals on the following planning grounds:

- The scheme is unsustainable in its scale and density. It will swell the existing population of Mortlake by some 80%. The new scheme now includes 1,085 residential units. This is reduced from the 1,250 in the scheme considered and rejected by the Mayor last year but still higher than the 893 units included in the scheme approved by Richmond council in 2020. The compressed layout of the development, where individual residential blocks are very close to one another, creates issues of overlooking between dwellings, and significant shadowing of open spaces in the public realm.
- While the site layout is very similar to the earlier planning applications submitted to the GLA, I welcome the removal of the two large four story blocks to the south of the Thames Bank properties. These are now replaced with a row of townhouses, as shown on the scheme originally approved by Richmond Council. Although building heights have been lowered or modified in a number of locations, heights remain above the 7 floor maximum limit in two main locations namely, east of the secondary school, and in the four riverside frontage Blocks (7, 8, 11 and 12) located immediately adjacent the towpath. These building heights are unacceptable given the suburban context, surrounding Conservation Areas and Adopted Supplementary Planning Guidance (SPG). I believe new buildings on the riverside should be restricted to 3-4 stories to fit in with existing riverside buildings, the historic Maltings building, and the landscape up and downstream and across the river. They should also be set back from the towpath so as not to overshadow the towpath and the river.
- The extent and type of Affordable Housing provisions are still to be clarified but are likely to be non-compliant with planning policy, ie below 20% of total units. I would like to urge the Council to push up the percentage of affordable housing. Otherwise, this could lead to the Mayor intervening yet again - bringing us full circle after years of planning blight.
- The current application proposes the removal of 186 car parking spaces from those included in the scheme approved by Richmond in 2020, but the only highway mitigation measures propose a new Left Hand turn lane at Chalker's Corner. This

is still not an acceptable mitigation to increases in traffic caused by the scheme. The developer's plan for this junction is unlikely to resolve the issue of increased traffic and might even attract further through traffic. For local residents in Chertsey Court and on Lower Richmond Road this might mean an increase in pollution, traffic and noise. With limited road capacity and an already busy public transport network I believe it is essential any changes to this junction will include a segregated cycle route connecting the development to Chalkers Corner in the west and Barnes in the East, Safe and direct pedestrian crossing on every arm of Chalkers Corner and clutter free, wider pavements along Mortlake High Street and Lower Richmond Road. While I understand a relatively big increase in population is inevitable, I am very much concerned that our area and infrastructure will simply not cope with the increased demand. Traffic congestion in recent years has steadily become worse and I fear new on-site resident parking spaces will make things even worse as the local infrastructure cannot accommodate an additional increase in traffic. I believe private car ownership should be discouraged and a better provision should be made to encourage walking, cycling, use of public transport, and car clubs.