

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. Michael Trevor

Address: 9 Park Avenue East Sheen London SW14 8AT

Comments

Type of comment: Object to the proposal

Comment: I object to the proposal.

I would wish to see the Brewery site intelligently and imaginatively redeveloped as a real asset to the community. That is, in a way that provides affordable housing, genuine community resources, and a varied sequence of attractive new spaces where people would naturally choose to live and work. Such a development would be integrated with the existing community, would respect the richness of its natural riverine environment and would do full justice to the potential of a unique and magnificent location.

While I support the detailed objections of the Mortlake Brewery Community Group with regard to the many key elements that remain unresolved, in particular those relating to traffic management, public transport links, the proposed secondary school, the implications of climate change, and the several issues of architecture and urban design raised by the DRP, I reject the assumption that the current proposals can be made acceptable by the kind of minor fixes and concessions we have seen before and since the mayor's hearing.

These various unresolved elements are symptoms of a more fundamental architectural failure.

Far more time and effort seems to have been spent justifying the current plans than on looking closely at the site and its surroundings and evolving a three-dimensional design that takes them fully and convincingly into account.

So many possibilities are wasted or unexplored. A landscaped pedestrian bridge over the Lower Richmond Road, physically linking the new development with the rest of Mortlake, seems not to have been considered. The relationship

with the river, and its towpath. The immense and dramatically empty interior of the Maltings, which cries out for intelligent repurposing. Its commanding exterior, directly on the river, robust enough to accept considerable intervention and an obvious focus for any new public space, given no purpose other than to justify neighbouring blocks of more or less equivalent height.

The townscape quality even of Ship Lane, in its present degraded state, is not matched in the new streets. The proposed public spaces are vacuous and generic. The 'mansion flat' typology is at best unproductive.

Policy D3 of the New London Plan states that 'all development must make the best use of land by following a design-led approach that optimises the capacity of sites.' 'Design-led' is critically important. ('Optimises' is not the same as 'maximises', and 'best' is not necessarily 'most profitable'.)

Architects can and do now produce environments where the relationship between new and existing buildings and the variety of urban spaces between them is carefully scaled and thought through. Good design can go a long way to reconcile the density required by the developer and the environmental requirements of the site. Where the contradictions are too great to resolve, it can arbitrate and clarify priorities.

The architecture on offer here is dated, inadequate and unacceptable for a development of this size and importance.