

## 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:** Mortlake with East Sheen Society Mr. Tim Catchpole

**Address:** 56 Gilpin Avenue East Sheen London SW14 8QY

### Comments

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

**Comment:** Part 3

Urban design, building heights and heritage

We note that the DRP in its earlier letter of 20 Oct 2021 is “generally supportive of the original master plan” and we agree with this in that the building heights on the whole adhered to those in the Planning Brief of 2011, albeit not along the riverside where they should have been set back to allow more light to reach the towpath. In January this year we have seen the Draft Local Plan Update and its sketch in Appendix 3 proposing a 7-storey limit running east-west across the site with 5-6 storey edges similar to the height limits shown in the Planning Brief – and we agree with this.

The hefty increase to 9 storeys encouraged in the Mayor’s office last year resulted in harms to the heritage assets on, and near, the site which the Mayor recognised in his reasons for refusal. The latest plans show reductions in heights in the setting of the Maltings – we accept that this is an improvement but we would rather see adherence to the heights in the Planning Brief and Local Plan Update. We consider that the latest proposals by nature of their bulk, scale and design still detrimentally affect the setting of the Mortlake Conservation Area and nearby heritage assets.

The DRP questions the scale and length of some of the larger ‘mansion blocks’, suggesting a finer grain where blocks might be divided, providing a finer network of routes between and in part resolving issues of massing and aspect. We still have issue with the serried ranks of riverside elevations on the eastern part of the site which create a barrier rather than drawing people in and through the site – hard angles and massing that fail to integrate the development with the local environment.

The DRP accepts the reduction in height of the buildings behind Thames Bank from 4-storey apartments to 3-storey

terraced housing, and so do we – provided there is no daylight/sunlight infringement at the back of Parliament Mews.

We also note that the DRP in its same letter felt “the main desire line for pedestrians from the south and station along Sheen Lane towards the River Thames is obscured by the extension of Block 6.... instead, the view corridor to the river and the Maltings is more significant and a minor adjustment to the masterplan would reap real benefits.... pedestrian improvements to crossing Mortlake High Street by removing the roundabout would be very beneficial.” We note that the green corridor to the river in the Planning Brief was wide enough to include this desire line but instead the corridor became narrowed further west. It is an important issue that should have been discussed four years ago but it does not appear to have been pursued further in the DRP’s follow-up letter.

#### Affordable housing

The percentage of affordable housing does not appear to have been raised by the DRP and maybe it was not in its remit. The GLA increased the affordable housing from 17% approved by the Council to 30% but not without a significant overall increase in the number of units from 813 (plus 80 care home units) to 1,250. The latest scheme shows a reduction to 1,085 units resulting in 22% affordable but at least there is a significant increase in the social rent element and we strongly support this, although we remain concerned about the overall density of the scheme.

The DRP has suggested the inclusion of affordable housing in the eastern part of the site fronting Mortlake High Street and we agree with this. The DRP is apprehensive about the height of this development but it appears to be lower than the existing Vineyard Heights on the opposite side of the street and we have no objection to this element of the proposals.