

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. Spencer King

Address: 43 Chiswick Quay Chiswick London W4 3UR

Comments

Type of comment: Object to the proposal

Comment: Objection to Planning Applications 22/0900/OUT and 22/0902/FUL for The Stag Brewery Lower Richmond Road, Mortlake, London, SW14 7ET

Submitted by S.W, King of 43 Chiswick Quay, Chiswick, London W4 3UR

Introduction

I live just across the river from this site with the current brewery buildings being visible from my property just the other side of Chiswick Bridge. I object to the redevelopment scheme that is currently proposed since it represents a dominant over development of the site creating issues for the surrounding area. While some form of residential development would remove the current disused buildings the proposal under consideration will cause damage to the character of this part of the river landscape.

Density and Height

The latest scheme offers a minimal 14 unit reduction from the revised proposal of 1085 units which represented a massive increase in the original 813 unit scheme submitted in 2020. To achieve this the site will comprise closely packed blocks exceeding 7 storeys in height. The development will therefore completely dominate this stretch of the Thames bank which is characterised by an open landscape either side of the existing but significantly lower buildings. This section of the Thames now represents one of the few remaining areas not dominated by tower blocks which, in conjunction with the open space offered by Dukes Meadow on the opposite bank provides an almost rural setting close in to the capitol. These proposals conflict with Richmond Council's own assessment that "the scheme is far to dense or this area".

Affordable Housing

It is my understanding that this application was only called in because the mayor considered the original proposal should have its density increased in order to provide more affordable housing. Even based on the current figures the increase in

affordable housing is minimal but clearly the developer is intending to re-negotiate this element downwards claiming reduced viability. Allowing the developer to retain the same total number of units but allocating more to profit making market housing is not a justification in terms of public benefit. Planning should be about preserving public domain rather than developer's profit. They probably having paid too much for the site in the first place. There is therefore no affordable housing benefit to justify a development of this density and height.

Traffic Congestion

I live just across Chiswick Bridge the approach options from the south being the Upper or Lower Richmond Roads. Both are already normally subject to traffic jams and if traffic on the A316 at Chalkers Corner is heavy, access to the brewery site is impossible without long delays. Adding a major school and additional 2500 residents into the existing congestion will make life intolerable for those that live in the area. From my own experience it is already a rush hour 'no go' area.

New Secondary School

The need for the school is not proven. There is therefore no justification for the loss of both the ability to use some of the existing open space and also the loss the open environment it creates. It would appear from comments made by others with better knowledge of the standards for new schools that this one would not meet the required space standards

Conclusion.

The Government is promoting the revision of the planning regime to give local residents greater autonomy in the decision making which affect them. There is a clear balance of local objection against this proposal as evidenced by the comments already made both against this and earlier applications.

To give efficacy to this principle, the majority local resident view that this will be an over dense, over height, over dominant feature that will cause damage to the local character and unacceptable inconvenience with an unnecessary school should be respected and these applications refused.

S. W. King