

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. David Crombie

Address: 325A Upper Richmond Road West East Sheen London SW14 8QR

Comments

Type of comment: Object to the proposal

Comment: Response to STAG BREWERY DEVELOPMENT
Deadline 14th January 2023

Part 1

Dear Councillors

I wish to confirm my objection to Application A - 22/0900/OUT and Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake.

I have lived in East Sheen for almost 40 years and enjoyed the access to the river and surrounding areas for over 40 years. In my opinion it's one of the most pleasant areas to live in London, combining access to town with the village feel of Barnes, the suburban safety of East Sheen and Mortlake and the rural country experience of many walks and vistas.

Due to the scale and profit led nature (minimum flat standards) of this development my local areas will be fundamentally changed for ever and for the worse. One only has to see the effect of the Hammersmith Bridge closure to see how changes to one area (transport) can affect thousands of local people.

For this development: Transport – car and rail, population density, medical and emergency services, pollution and air quality and the general 'look and feel' and Mortlake/Barnes/East Sheen experience of the area only needs a small change to disproportionately effect for the worse. This is a corner stone key site in the area and these basic flats built on a huge

scale are not suitable and ultimately unsustainable for the current population.

Surely you as local and London councilors should be looking for a Community led scheme that serves local needs, preserves the character of the existing area and its population while using this opportunity to create a 21st Century development scheme. This an opportunity to combine quality private and social housing with environmental and high tech businesses spaces that integrate into this historic site.

The latest set of consultations appear to be primarily necessary due to scheme design changes required to comply with the latest building regulations, particularly the internal layouts of the buildings submitted in detail on the east of the site. Drawings, Reports and Design Codes have thus been updated/substituted, and certain Technical Reports have had addendum information added to substantiate the original planning applications lodged in March 2022.

However, the proposals and latest changes still do not address any of the earlier significant failings of the applications.

These are summarised as follows: -

Applications A & B

Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, a minor reduction of 14 from the March 2022 submission, and thus remains far too dense given the prevailing scale and density of the existing community, the sensitive riverside location, heritage context, and the severe and unique access constraints of this site.
- The Council's own Design Review Panel (DRP) - "felt the scheme is too dense for this area - and resonates more with Central London where higher density is expected." (DRP letter 28.02.22).
- Many of the residential blocks still exceed 7 floors in height and overwhelm the character of the Thames bankside setting and still dominate the locally protected Maltings building and adjacent heritage assets.
- An almost rural character prevails along the Thames from Putney/Hammersmith to Kew creating a green landscape corridor. The densely packed blocks combined with their height and scale will destroy this unique stretch of the River Thames.
- Furthermore, those buildings above 7 floors contravene both the original Planning Brief but also the Local Plan and indeed the Pre-Publication Local Plan. There are absolutely no mitigating factors which could justify any relaxation of Policy.
- Building 10 has been reduced in height by one floor which is welcomed, although it does reduce the number of Intermediate-Affordable residential units.

For these reasons alone both inter-linked applications should be refused

David Crombie

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