

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. Richard Barfield

Address: 59 Vernon Road East Sheen London SW14 8NU

Comments

Type of comment: Object to the proposal

Comment: (a) Overview

I endorse the comments that you have received from the Mortlake and East Sheen Society (MESS) on behalf of their membership.

The key issue is that the development is trying to squeeze a high-rise, high-density, urban development into a low-rise, congested, suburban area. It doesn't fit.

I would like to expand on two points in the MESS comments:

(b) Affordable Housing.

The proportion of affordable housing at 19% is unacceptably low. Given the acute shortage of affordable housing, this proportion should remain at a minimum of 40%.

The developer argues that it needs to have a lower percentage because construction costs have increased. This argument does not hold water because increased costs are an industry-wide issue that should be reflected in higher selling prices for new builds. In the case of the Stag development, these costs should be borne by higher prices for the 'unaffordable' housing and not by reducing the affordable element. Indeed, higher selling prices make a case for a higher proportion of affordable housing, not a lower one.

(c) Transport infrastructure

The impacts of increased population and a new school on traffic congestion and overstretched public transport are a major concern (and well documented in other comments). No development should take place without first having a robust risk

assessment and developing a realistic, integrated plan to mitigate these impacts.