

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: Mrs. Anne Hahlo

Address: 4 Cambridge Road Barnes London SW13 0PG

Comments

Type of comment: Object to the proposal

Comment: my objection to Application A - 22/0900/OUT

The resubmitted application does not address any of the earlier significant failings of the applications. These are:

Density, Building Height & Scale of Development

- The scheme remains too dense for the existing community - it has 1071 residential units, almost the same as the last application. It takes no account of the requirements of this 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).
- Several blocks still exceed 7 floors in height and overwhelm the character of the Thames bankside setting and dominate the locally protected Maltings building and adjacent heritage assets.
- This proposal will negatively impact on the current rural character of 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.

Affordable Housing

- Despite the increase in residential units to 1071 from 813 in the earlier 2020 planning applications the affordable percentage remains exceedingly low at around 19% - (39 Intermediate units and 165 Social Rent).

The scheme thus contravenes both London Plan and Local Plan Policy at a time of greatest need for affordable homes.

- The affordable units are concentrated largely in one area in the west of the site which hardly promotes a truly integrated community.

Infrastructure, Highways & Access

- Traffic congestion remains a major concern. With only one means of access/exit to the site which is already gridlocked and not just at peak times, congestion and therefore pollution will be a major issue.
- Local residents are experiencing huge delays in travelling into and out of the area by car due to already increased congestion throughout the day.
- Other developments (Homebase, Barnes Hospital) plus the future redevelopment of the Kew Retail Park will further impact local congestion and pollution
- Hammersmith Bridge remains closed to traffic creating more transport issues including the reduction in bus services
- Provision of infrastructure for community and health for the additional 2500 residents is required