

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. Rachael O'Hara

Address: 24 Shalstone Road Mortlake London SW14 7HR

Comments

Type of comment: Object to the proposal

Comment:

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.

This is because the latest proposals still do not address any of the earlier significant failings of the applications. Including:

Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, a minor reduction of 14 from the March 2022 submission, and remains too dense given the lack of infrastructure improvements proposed and the heritage 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).
- Why do some of the blocks exceed 7 floors in height – when 7 is too high and so overwhelming the character of the Thames bankside, the locally protected Maltings building and adjacent heritage assets and potentially damaging the banks of wildlife surrounding the site. buildings above 7 floors contravene both the original Planning Brief, the Local Plan and the Pre-Publication Local Plan. Why bother having local plans if they are ignored?
- 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.
- 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 affordable units are concentrated largely in one area in the west of the site which hardly promotes a truly integrated community.
- The Financial Viability Assessment makes no clear proposal in terms of the final percentage (either unit numbers or habitable rooms), and states that this is still subject to further negotiation with Richmond. The current proposals represent a 32% increase in unit numbers from the 2020 scheme and yet little or no increase in the offer of affordable unit. This is in contravention of the London and Local Plan Policy at a time of greatest need for affordable homes.
- The developer quotes increased building costs and loss of income from reduced basement parking numbers and negative impact on unit sales as factors creating the low affordable offer. However, this is a highly attractive riverside location and Richmond remains one of the most desirable national boroughs generating strong take up and premium values. The figures still do not seem to stack up.

Infrastructure, Highways & Access

- Traffic and congestion are currently major concerns and so the impact of the development to impact an already sometimes intolerable traffic situation further negatively. There is just one means of access to the site. The gridlock is already currently so bad it is probably the single biggest impact on resident's quality of life right now in the area and the proposals would make it even worse. The supporting reports and data simply do not reflect the actual conditions of severe congestion and poor air quality. If you want evidence from a resident near the site – do not hesitate to ask.
- Local residents are experiencing huge delays in travelling out of the area by car due to already increased congestion throughout the day, and equivalent delays on returning into Mortlake. With the addition of low traffic neighbourhoods in nearby Grove Park, any residents near the main Clifford Avenue and Lower Richmond Road which are also the main roads that would border the development are always struggling in traffic. As a cyclist, a pedestrian, and a car user I have been very concerned regarding the levels of pollution.
- Hammersmith Bridge remains