

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: Dr. Geoff Woodhouse

Address: 8 Richmond Park Road East Sheen London SW14 8JT

Comments

Type of comment: Object to the proposal

Comment: I object strongly to this application.

Height, Scale and Massing. Still far too dense and too high, exceeding height limits set out in Local Plan policy. The Maltings, in particular, is still overpowered by neighbouring blocks, showing insufficient regard to its heritage status. The development is quite out of scale with neighbouring housing and with its riverside setting. The vista along the Thames, which we should seek to enhance, will be ruined.

Highway and Access. The single road that provides access is already gridlocked at peak times. Adding so considerably to this existing problem will make an already unacceptable situation insupportable. Specific problems made worse by this development include: air pollution generated by stalled traffic; rat-running along narrow residential side-roads; danger to pedestrians and cyclists trying to cross the road; danger to parents and small children trying to negotiate the Sheen Lane level crossing; frustration of motorists already leading to dangerous driving. No effective mitigation of any of these is offered.

Affordable Housing. Less than 20% of the units count as affordable, contrary to Local Plan and GLA Planning Policy.

Green Space. Proposed provision of green space would be inadequate for this number of dwellings, even if the OOLTI playing field were preserved. Tiny pockets overshadowed by adjacent tall buildings will remain in shadow for much of the day and do virtually nothing to relieve an overall claustrophobic effect, particularly to the east of Ship Lane. The lack of breathing space post-Covid is especially worrying.

The development as a whole is inappropriate to its suburban and riverside setting; it will be permanently short of safe and adequate access; and it falls unacceptably short of its requirement to provide affordable housing for Richmond borough. This application should be rejected.