

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. Tim Primmer

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Comments

Type of comment: Object to the proposal

Comment: Density, Building Height & Scale of Development

- The scheme now proposes 1071 residential units, a minor reduction of 14 from the March 2022 submission, and is still far too dense given within the existing community, the sensitive riverside location and the severe access constraints to the 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. Those buildings above 7 floors also contravene both the original Planning Brief and the Pre-Publication Local Plan.
- The densely packed blocks combined with their height and scale will destroy the unique rural character along this part of the River Thames from Putney/Hammersmith to Kew.

Affordable Housing

- The current proposals represent a 32% increase in unit numbers (from 813 to 1071) compared to the 2020 scheme and yet little or no increase in the offer of affordable units which remains exceedingly low at around 19% - (39 Intermediate units and 165 Social Rent).
- The affordable units are also concentrated largely in one area in the west of the site which hardly promotes a truly integrated community which the applications seem keen to promote.

Infrastructure, Highways & Access

- Traffic generation and congestion remain major concerns. There is just one means of access/egress to the site the area

around the site is already gridlocked most of the day with current levels of traffic. The supporting reports and data simply do not reflect the likely worsening levels of severe congestion and poor air quality generated if this development was allowed to go ahead. With Hammersmith Bridge remaining closed to traffic and no prospect of it being fully re-opened for vehicular traffic and bus services for many years congestion will be worse especially at peak times with the concentrated arrival of 1250 school pupils/staff and other site generated traffic/deliveries.

- Local train services have also been reduced and although 106 Agreement funds are allocated for improved local bus services, TfL have confirmed there are no definitive plans to increase services.
- Should the scheme go ahead as described the local population will be increased by around 2500 residents and yet there is little or no provision for increased Community, Health and Cultural Facilities.