

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: Ms. Annabel Naylor

Address: 9 First Avenue Mortlake London SW14 8SP

Comments

Type of comment: Object to the proposal

Comment: Whilst some modification has been made to the development proposals for Application A – 22/0900/OUT I continue to have the objections I raised previously (ref. FS425811083 dated 29 May 2022) as the changes in relation to my objections have been so minor as to make no material difference.

Additional comments that I would make at this time are that:

The 1071 residential units are increased from 813 in the earlier 2020 planning applications and yet there is no definitive proposal in terms of the final percentage of affordable housing which is currently only at a level of 19%, contravening existing London and local planning policy.

The densely packed blocks combined with their height and scale are out of tune with the stretch of the Thames that they are proposed for, and out of character relative to the scale and density of the community further around them.

The proposed improvements in social infrastructure are not commensurate with the increase in resident population by some 2,500, a student community increase of 1,250 and some growth in working population, which will put increased strain on local community systems.