

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. Valeria Caracuta

Address: 1 Thames Bank Cottages Thames Bank Mortlake London SW14 7QR

Comments

Type of comment: Object to the proposal

Comment: We wish to object to the latest iteration of the Stag Brewery planning application.

The latest consultations appear to deal with changes required to comply with the latest building regulations. They fail to address the significant failings of the earlier applications. As stated in our previous submission, we were pleased to see several improvements from the application submitted to the GLA (including the return to terraced housing behind Thames Bank). Nevertheless, we reiterate our objections to the latest planning application on the following grounds:

1. The overall density of the scheme is still too high for this constrained and special riverside site. It will cripple the local infrastructure- including transport and primary care services.
2. The Council's own Design Review Panel (DRP) - "felt the scheme is too dense for this area" resonating more with Central London densities (DRP letter 28.02.22).
3. Transport capacity is totally inadequate. Local residents are already experiencing huge delays in travelling in and out of the area by car. Hammersmith Bridge will remain closed to vehicular traffic and buses for the foreseeable future. The proposed location of the bus stops and pedestrian crossings on the Lower Richmond Road and Mortlake High St will create unbearable constraints to traffic movement especially at am-peak times with the concentrated arrival of 1150 school pupils/staff. The Lower Richmond Rd will remain blocked with inevitable impact on the South Circular Rd at Chalkers Corner and on-air quality.
4. The Level Crossing at Sheen Lane is already the 2nd most at risk crossing in Network Rail's regional network. The huge increase in the population of Mortlake/the school will create further risks to pedestrians/cyclists/road users which the mitigation measures proposed for the level crossing do little to address.
5. The scheme will increase the local population by some 2500 residents but there is no adequate provision for increased community, health and cultural facilities.
6. Affordable housing provision is too low. There has been a 32 % increase in the number of units compared to the

scheme approved by Richmond in 2020 (a 32% increase in unit numbers) without any significant increase in affordable units. This is unacceptable. We do not believe the benefits outweigh or justify the harms of the proposed development. As previously stated, if the Council decides to approve this planning application, we request that you impose planning conditions for the western part of the site, for which outline planning permission has been sought, and which will have a direct impact on the heritage assets and residents of Thames Bank. Specifically:

- a. Protect tree T29 and, if this is not possible, ensure suitable, mature replacements (e.g., minimum height of 12M at time of planting) are put into the gardens of the 2 terraced houses and are themselves protected.
- b. Give respect to the 3-storey zoning, in particular the north facing ends of buildings 16 and 18, which should be reduced to 3 (or 4 as a compromise) stories rather than 5 as proposed. It is important that massing is at the center of the site.
- c. We cannot foresee the harm to the listed buildings on an outline application and so are dependent on planning conditions to ensure no overlooking, value engineering or unneeded height on the western end. For example, the terraced houses could have mansard 3rd floor windows, a condition to rule out balconies and no windows facing East-West on the terrace ends