

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. Sandra Hempel

Address: 68 Palewell Park East Sheen London SW14 8JH

Comments

Type of comment: Object to the proposal

Comment: To Mr Robert Angus

Head of Development Management LB Richmond upon Thames

Dear Sir

Former Stag Brewery, Lower Richmond Road, Mortlake, London SW14 7ET

22/0900: Demolition of existing buildings, detailed application for redevelopment on east side, outline application on west side

Dear Mr Angus,

Please see my comments on the amendments below. However, I am not complying with your request that objectors focus on the amendments only, which I take exception to. I am very disappointed by the conclusion reached by your Committee that the benefits outweigh the harms and that hence planning permission should be granted.

The amendments

I have three comments:

1. Nine of the buildings proposed on the site are over 18m high and hence require additional staircases. There has been no change to the footprints and as a result in order for the additional staircases to be accommodated, the average habitable room size in these 9 blocks has decreased from 28 sq m to 26.8 sq m. This is unacceptable.
2. The proposal to change the use of three floors of the cinema block from offices to housing will result in a decrease of overall office space from 4,468 sq m to 1,987 sq m. This is a substantial decrease. The Planning Brief for the Brewery site does not give a floor area as such but states: "Demand for offices has historically been strong... generally for small and serviced

accommodation and from businesses of 10-20 employees. The Council would support office development as part of a mix of employment uses. This will need to be specifically targeted to ensure that it meets an identified need and is viable.” There appears to be no evidence of the applicants having made efforts to target specific businesses. Retaining these floors for office use would bring in workers, thus livening up this otherwise rather sterile development and contribute to the local economy.

3. The photomontages have been updated to show the cinema block in residential use instead of offices but the finalised Landscape Masterplan does not align with the photomontages in certain places. For example, it shows trees retained on the north side of Mortlake Green whereas the montage of the Green Link to the river shows no trees standing in the way. Also many of the montages show the Lower Richmond Road as accommodating hardly any traffic whereas it is a heavily trafficked class A road. As a result the Green Link will need a health and safety check and the montage may need to show guardrails.

More to follow

I have more comments to make so will be submitting a second form