

Mortlake Brewery Community Group

5th March 2018



Agenda

1. Initial Assessment of Plans
2. Outline timeline for application process
3. Reviewing and Co-ordinating Response to applications
4. Your Involvement and Next Steps

1. MBCG Goals from 2017 – A Reminder

A Development that Puts the Heart into Mortlake

Housing Density we can all live with

Protect and Enhance Mortlake's Green Spaces for all to Enjoy

Safe and Sustainable Transport Solutions

Community, Education and NHS facilities for everyone

1. Initial Assessment of Plans – Master Plan



1. Initial Assessment of Plans – Approved Planning Brief



1. Initial Assessment of Plans – Possible Phasing



1. Pre-Demolition Activities
2. Demolition and Basement
3. East 1 and School
4. East 2
5. East 3
6. West

1. Initial Assessment of Plans – Density and Mix

Breakdown of Non-Residential Space		
Use	Size	Sq Footage
Retail		6,286
Restaurants		21,345
Hotel	16 Rooms	
Community Space		9,192
Offices		26,135
Cinema	375 Seats	
Gym		8,148
Health	4 Consulting Rooms	
School	1,260 Pupils plus Staff	
<i>Source: Council Local Plan presentation</i>		

Breakdown of Residential Space		
Houses/Flats	667	
Care Home	150 Rooms	
Nursing Home	80 Rooms	
Residential Car Parking Spaces	500	
Affordable Housing	100 to 200	Estimate
Room Size	Split of Private Dwellings	Split of Affordable Housing
1	14%	15%
2	19%	
2 (Family)	31%	41%
3	32%	39%
4	4%	5%
<i>Source: CLG Meeting, 12th Feb 2018</i>		

1. Initial Assessment of latest Plans

A Development that Puts the Heart into Mortlake

POSITIVES

- Development creates a mix of new homes and new employment opportunities
- A village heart focussed around the new green link and riverside
- Permeability between the high street and the riverside
- Green link positively connects Mortlake Green with the river Thames
- Retention of existing historic buildings
- Community space in the Maltings
- School relocated and residential removed from OOLTI playing fields
- Not a gated development with a number of public spaces

REMAINING CONCERNS

- Cumulative density (~900 dwellings, large school, ~100k sq ft commercial space)
- Urban design for a sub-urban context
- Landscape provision lower than planning brief (21% vs 28% min.)
- Large school shoe-horned into site
- Ground floor active uses too dissipated
- Question over viability of extent of commercial uses
- Chalker's Corner development impacts quality of life of Chertsey Court and adjacent residents
- No evidence of a sustainability strategy
- No evidence of adequate health facilities
- Major concerns over traffic generation

Initial Assessment of latest Plans

Housing Density we can all live with

POSITIVES

- Brownfield regeneration
- Contributes to Richmond/London Housing demands
- Population growth will create new local business opportunities

REMAINING CONCERNS

- Circa 40% increase in Mortlake residents and dwellings
- Eastern zone overly dense (circa 211 units/h cf. 70 u/h in Mortlake)
- Compressed layout creates potential overlooking between blocks and overshadowing in the public realm
- No agreement to social and affordable housing numbers
- Building heights exceed planning brief in NW and adjacent to river frontage/fringes

1. Initial Assessment of Plans – Master Plan



Initial Assessment of latest Plans

Protect and Enhance Mortlake's Green Spaces for all to Enjoy

POSITIVES

- Playing fields:
 - One full-sized pitch retained, for school and some community use
 - More open feel than earlier proposals
 - Pocket park to south (although portion allocated for potential bus turnaround)
- Mortlake Green appears to be untouched - TBC
- New trees and protection for **most** existing trees
- Towpath generally untouched, access enhanced

REMAINING CONCERNS

- One '3G' astroturf pitch; one pitch lost
- Not grass (Ecosystems, Flood water drainage, Natural fabric)
- C. 20 – 40% of school built on playing fields
- Community access to facilities (incl. equipment, changing rooms) TBC: lies within school site
- U-turn on APB protection for fields, cricket use
- Land and trees at Chertsey Court
- 'OOLTI' protections for playing fields and Chertsey Court undermined – very unclear how redevelopment exemptions applied

Initial Assessment of latest Plans

Safe and Sustainable Transport Solutions

POSITIVES

- Improved pedestrian accessibility through the site and to/along the Thames
- Some prospect of at least temporary bus service improvement
- **Short term** easing of traffic delays to and from Chalker's Corner
- Marginal improvements in cycle facilities across Chalker's Corner
- A School Travel Plan **may** prove to have some good and lasting outcomes but with such a large school, some 50% of the morning peak traffic increase is likely to be due to the school itself

REMAINING CONCERNS

- High density, yet car-focussed scheme with large parking provision would add significantly to existing traffic congestion problems
- Increased capacity of Lower Richmond Road would attract additional traffic along Mortlake High Street, Barnes Terrace and even Sheen Lane
- No lasting commitments to bus service improvements – indeed, some existing services are under threat.
- No effective solutions for dealing with major increased risks to pedestrian safety at Sheen Lane level crossing
- The c.£8m cost of road improvements should be switched to making improvements in bus services and pedestrian safety at the level crossing

Initial Assessment of latest Plans

Community, Educational and NHS facilities for everyone

POSITIVES

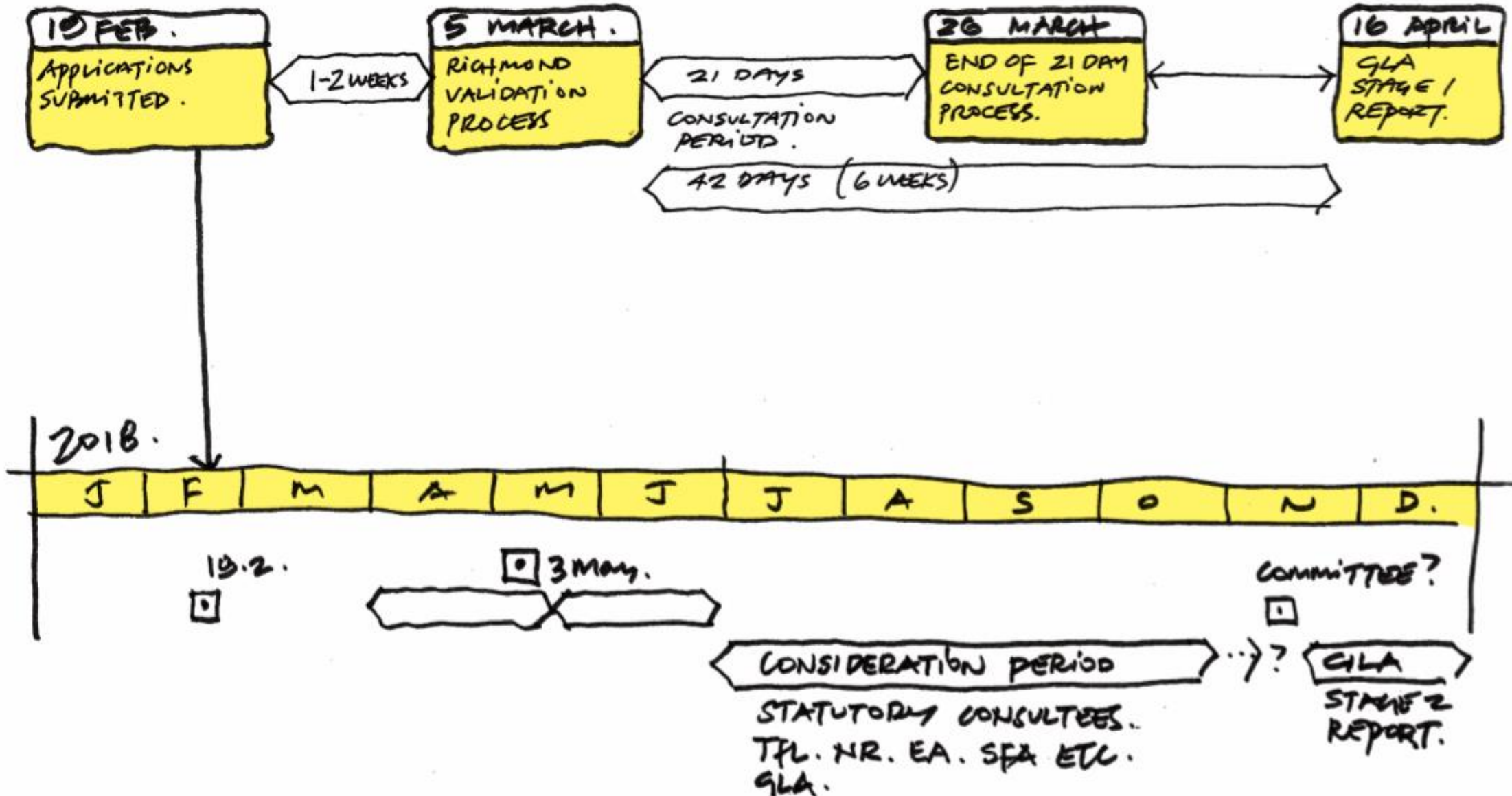
- Community space in the Maltings
- Secondary school building moved off the playing field
- An 80-bed nursing home
- 150 extra-care apartments

REMAINING CONCERNS

- Proposed design of Maltings inflexible for community use
- Lack of space for secondary school students – playground space, parking
- Possible additional demand for primary school places from new residents
- Demand for healthcare up: 40% increase in residents + higher need of some new residents
- NHS healthcare facilities dropped from the plans
- Lack of consultation between Clinical Commissioning Group, LBRUT and developer
- Existing NHS services barely coping: current residents will see significant extra pressure on local services



2. Possible timeline for application process



2. Three Planning Applications to be Submitted



3. Reviewing and Co-ordinating MBCG's Response

Traffic Impact Assessment

Howard Potter

- External impact on local infrastructure (from new traffic generation)
- Effectiveness of Chalker's Corner proposals

Design and Access Statement

Peter Eaton

- Context
- Scale
- Massing
- Visual appearance
- Open space
- Public realm
- Density

Environmental Impact Assessment

Tim Catchpole

- Socio-economic
- transport and access
- noise and vibration
- air quality
- Ground condition/contamination
- Surface water and drainage
- Ecology
- Archaeology & Heritage
- Townscape and Visual Effects
- Wind micro-climate
- daylight/sunlight/overshadowing and light pollution
- **School impact**
- **Chertsey Court Impact**

Health Impact Assessment

Una O'Brien

- Demands for additional health facilities
- Provision of community facilities

3. JustGiving™ Crowdfunding



£11,081

raised of £10,000 target by 137 supporters

f Share

Share



Mortlake
Brewery
Community
Group
(MBCG)

We've raised £11,081 to fund an independent, expert, environmental and community impact assessment for the Mortlake Brewery development.

What is crowdfunding?

Crowdfunding is a new type of fundraising where you can raise funds for your own personal cause, even if you're not a registered charity.

The page owner is responsible for the distribution of funds raised.

#LOVE MORTLAKE

Your Involvement

MBCG pressing the Council on their consultation plans. We are asking for an extensive period of consultation on the PA to include Council public meetings and an exhibition – WATCH THIS SPACE!

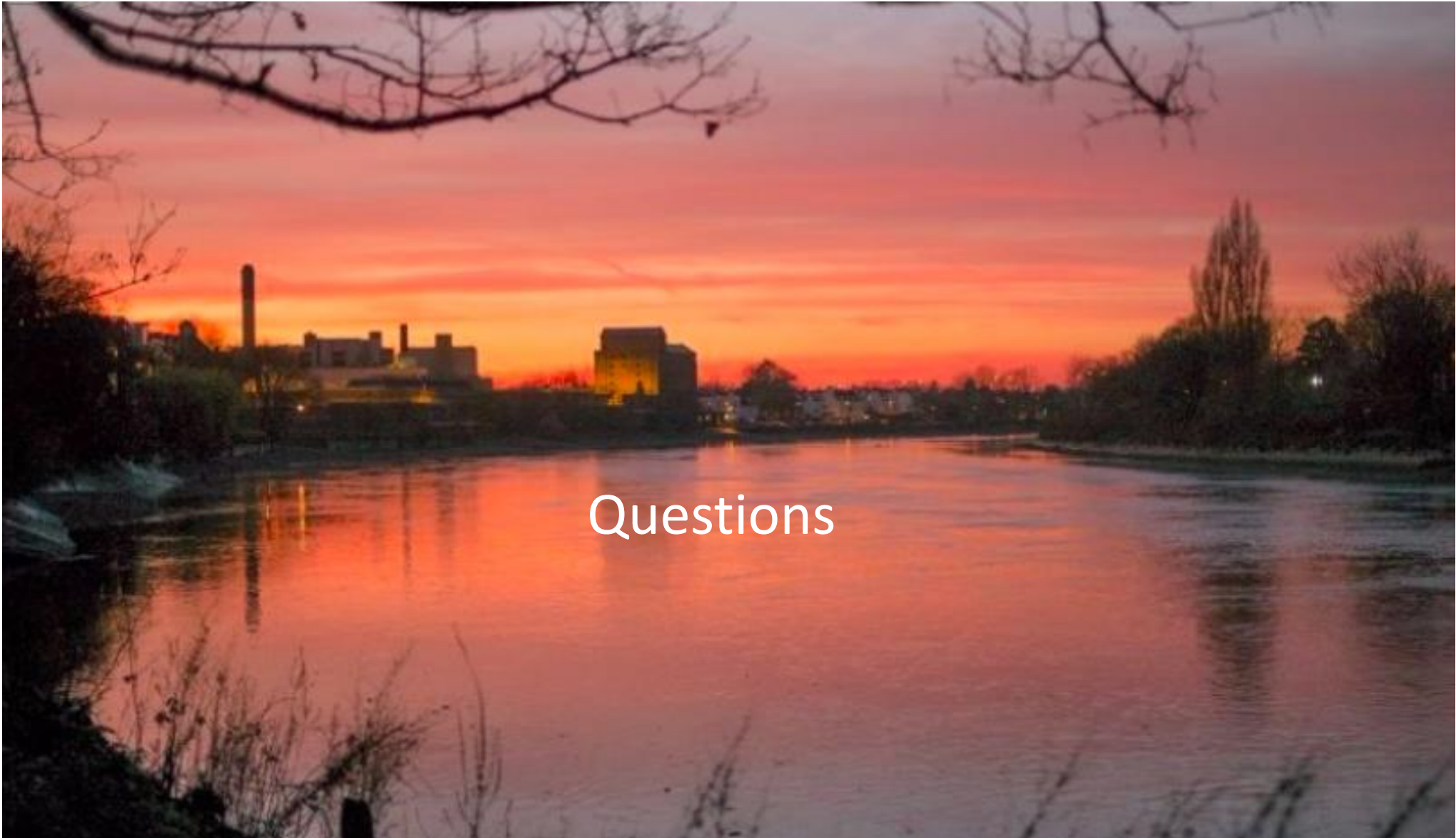
We will produce a template to help residents respond to our key worries (Design concerns, Green Space, Transport, Chertsey Court, NHS Facilities)

We will let you know key deadlines as soon as we can

We urge everyone to respond to the PA individually and attend public meetings

MBCG will put in a significant response to PA with expert help

We will put together a new communications campaign to raise awareness and encourage people to have their say – volunteers urgently needed to help write copy and distribute leaflets



Questions