

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. William Collis

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Comments

Type of comment: Object to the proposal

Comment: Mortlake Brewery Plans

The overall plan is still too imposing on area and skyline. There is much to recommend it in design but a good deal is image above content. These are my observations.

1. Affordable housing was not been defined and is limited to three blocks making for a less integrated community.
2. There is no need for a cinema. Richmond has three, Barnes and Putney two more. All underused. This area would be better utilised for something active, an ice rink, sports hall or pool for the community. Another sedentary centre is not required. This provides nothing for present or future young residents.
3. There is a need for sheltered housing which is cost effective as it frees up established, large family homes in the borough with the additional benefit of reduced demand on social services.
4. The increase in public access and open spaces is deceptive, certainly the walk to the river would be improved but that is all these areas are, thoroughfares, with seating for the 'coffee set'. They are not true open spaces for recreation.
5. The loss of the playing field cannot be justified. Reference was made to it being closed but it has been a community and school playing field for close on a hundred years. The plan deceptively shows an artificial surface marked out as a football pitch. Environmentally flawed and not full size. If a school is to be built, then playing fields should be increased not halved. We have already lost an international bowls green from this site.

The little gesture of a 'park' of a few square feet on the corner of William's Lane is unnecessary. Not suitable for play, will become a litter and lout magnet. It was mentioned that TfL may want this area to provide a turn for buses.

6. The traffic presentation provided no improvements from earlier submissions other than respecting Chertsey Court's grounds. The reduction in parking on site is to be welcomed but much of that underground space could be used as mentioned in 2 above. A great opportunity missed.

Whatever plan is suggested to ease traffic we still have a single carriageway passing this site with a major junction at one end and a level crossing at the other. I have walked and driven these roads daily for more than forty years and have been frustrated by TfL's inaction or their similar, computer generated, plans.

continued.