

## 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. James Rawlinson

**Address:** 14 Beverley Gardens Barnes London SW13 0LZ

### Comments

**Type of comment:** Object to the proposal

**Comment:** I strongly object to this proposal for two main reasons. First, the density of the proposed development is far too great. Second, insufficient account has been taken of the impact it would have on traffic congestion in the area.

The proposed buildings are a completely inappropriate development for the area. A less dense and lower rise development would be more in keeping with the historic character of Mortlake and the inaccessibility of the site. What is proposed is far too large. It would completely overwhelm the area and have a seriously detrimental impact on the wider neighbourhood.

The issue of traffic congestion and consequential pollution has not been properly addressed. There is already serious congestion through Mortlake to Chalker's Corner. The addition of hundreds of residents' cars and vehicle access to the proposed school will exacerbate the situation. There must also be serious concern at the effect that increased congestion would have for emergency vehicles.

Account must also be taken of two other large developments in the area at Manor Road and South Worple Road, as well as the indefinite closure of Hammersmith Bridge. There does not appear to be any comprehensive plan to integrate and co-ordinate the infrastructure requirements of all these developments, in particular the needs of all residents for public transport by bus and rail.

The proposal to remove the playing fields is a further retrograde step. Preservation of urban green spaces, in particular those for sporting and other recreational use by children, should be a council priority.

In conclusion, the housing density proposed for this site is inappropriate and needs to be reduced significantly. Insufficient account has been taken of the negative impact of the proposed development on the local area, particularly in relation to traffic congestion, pollution, public transport and emergency services.