

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: Dr. David Bradshaw

Address: 29 Portman Avenue East Sheen London SW14 8NX

Comments

Type of comment: Object to the proposal

Comment: I would like to express concerns about the proposed Stag Brewery Development and am concerned that they have been adequately and explicitly addressed. These are namely:

1 It is proposed to include a cinema, gym, shops and restaurants in the development. Pure Gym has opened in the Upper Richmond Road and there are other smaller local gyms and fitness centres. Therefore the proposed gym would appear to be competing in a sector that has adequate supply. There are currently cinemas in Richmond, Barnes and Putney. When you consider the development of streaming via Netflix, etc, a new cinema would be surplus to requirements and would affect the viability of other local cinemas. Online shopping has had a significant adverse impact on local high streets and consequently provision of new shops would have an adverse impact on the current local high streets and would cannibalise the existing market. Richmond, Sheen and Barnes are well provided with restaurants and provision of restaurants as part of the development I likely to have an adverse affect on existing restaurants.

2 Do the long term educational requirements of the Borough justify building a new school? A new school could result in oversupply of school places in the locality. If a new school were to be built it would be sensible to make it larger, close one of the existing schools and retain extra land to future proof it for any further expansion.

3 The proposed density of housing is high and eventually will not satisfy the long term aspirations of residents. The development should aim to be more spacious and should be designed to be affordable for teachers, nurses and other such people who work in public services. Likewise, more consideration should be given to development of properties and services suitable to an aging population.

4 One lesson of the Covid-19 pandemic is that it is better to have lower population densities to protect public health.

5 Developments are also planned for the former Barnes Hospital and the Homebase site in Manor Road. All three developments will create significant stress on existing transport infrastructure. The closure of Hammersmith Bridge has demonstrated how close we were to operating at full capacity and the significant impact caused by small perturbations in

traffic.

6 The Government's levelling up agenda would indicate that developments should encourage people and businesses to move from London to the regions instead of drawing people and jobs into London. Therefore this development is incompatible with the Government's agenda.