

## 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. Riel Carol

**Address:** 19 Victoria Road Mortlake London SW14 8EX

### Comments

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

**Comment:** • The additional population generated by the scheme has increased to unrealistic levels and will create even greater risks and dangers at the Mortlake Station level crossing. This crossing is already the second most 'at risk' crossing on NR's Wessex Region network.

Proposed 106 mitigation works are cosmetic and do nothing to address the constraints and daily risks. It is clear, the proposed scheme will increase use (vehicles and pedestrians) of the crossing at peak periods. Increased traffic will lead to further delays, greater frustration and an increased likelihood of accident and there are no current plans to address the pedestrian and vehicular risks at the crossing.

• We feel quite disappointed by the overall unimaginative design of the complex. It seeks to build multiple blocks of flats averaging about 8 stories high in an apparent attempt to maximise the numbers of 1 and 2 bed flats. It will be a shame to repeat the obvious architectural failings of other recent riverside developments. The soulless straight and angular grid pattern of roads linking these blocks is dull and uninspiring. Rivers tend to bend and developments by rivers ideally should have a flowing or curved character. The development of the old brewery is a once in a generation opportunity. We should aspire to design buildings and roads that people would actually enjoy, and variation of appearance, shape and layout would have been great. Unfortunately, the present plan exhibits a bland uniformity.

• We still have concerns regarding the demolition process and removal of material from the site and would like it recorded that none of the materials during the demolition or reconstruction should be trafficked through Barnes Village. We would like the weight limit of 18t on the Terrace to be noted and would ask that the developer observe any limitations added to that in respect of movement eastward from Stag Brewery. Alongside that sits the current difficulty with extra traffic as a result of the closure of Hammersmith Bridge and no resolution of that for possibly another 5-7 years. Barnes Village High Street is taking a high degree of extra through traffic as a result. We realise such conditions are applied along with granting of Planning Permissions but feel these should also be noted that this early stage of the application.