

## 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:** Ms. Annabel Naylor

**Address:** 9 First Avenue Mortlake London SW14 8SP

### Comments

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

**Comment:** Although heights have been lowered or modified buildings of eight and nine stories remain, above the seven-floor maximum limit planning brief proposed for the site. These building heights are unacceptable given the suburban context and surrounding Conservation Areas.

The plans do not create a congenial living environment with residential blocks very close to one another, creating issues of overlooking and overshadowing.

The extent and type of Affordable Housing provisions are still to be clarified.

The scheme design still involves the loss of the existing OOLTI protected sports fields with no-compliant 're-provisioning' of open space in the remainder of the site.

The effects of the density of proposed mixed development cannot be offset by the proposed mitigation, which is constrained given routes of possible access and egress to the site.

The proposed modification made to the road layout, a new left-hand turn lane at Chalker's Corner, cannot alleviate the increases in volume, and is substantially less of a mitigation than the highway changes proposed when the scheme was first proposed. There will be a detrimental outcome in terms of increases to already frequent traffic gridlock and high pollution. The closure of Hammersmith Bridge for an unknown length of time exacerbates the problem.

There is increased risk of accident. In particular, the increase in school-related movement will result in an even higher level of risk at the Sheen Lane level crossing given the susceptibility of secondary age pupils to distraction.

The limited parking on-site will also cause overspill into surrounding areas.