

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. David Lewis

Address: 48 Ripley Gardens Mortlake London SW14 8HF

Comments

Type of comment: Object to the proposal

Comment:

- Cumulative Density of 1,085 Residential Units, Secondary School and Commercial uses
- Impact of this level of cumulative density on traffic generation/congestion on the single access/egress of the Lower Richmond Road / Mortlake High St.
- Existing and new pedestrian crossings on the Lower Richmond Road / Mortlake High Street will impact on peak time traffic flows, causing increased congestion, especially with 1,150 pupils accessing the school at AM peak times.
- The applicant originally proposed major highways mitigation works at Chalker's Corner with the earlier 893 residential unit scheme. The application now proposes 1,085 units (21% increase), yet only proposes a new Left Hand turn lane at the same junction.
- Mitigation measures at the Sheen Lane level crossing do little to address the safety issues and risks to pedestrians and road users. ('behavioural nudges' – as termed by Network Rail).
- Hammersmith Bridge remains closed for traffic, with no prospect of resolution in sight.
- Air Quality is adversely affected by the increased traffic generation and behavioural changes post-Pandemic with significantly increased courier delivery services.
- Several Blocks exceed the 7 storey maximum height limit imposed by the Planning Brief for the site (and as also now proposed in the Pre-Publication Richmond Local Plan).
- 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 TfL land reserve is retained but we understand is no longer a fixed requirement of TfL and should be retained as open green space.
- The extent and type of Affordable Housing provisions are still to be clarified but are likely to be non-compliant with planning policy, ie below 20% of total units.