

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. Cerith Lewis

Address: 43 Ripley Gardens Mortlake London SW14 8HF

Comments

Type of comment: Object to the proposal

Comment: I am writing to object to the planning applications for the redevelopment of the Stag Brewery Site in Mortlake.

Although the redevelopment of the Stag Brewery site presents a wonderful opportunity to re-establish a heart and focal point in Mortlake, I feel the latest plans submitted by the developer are wholly unacceptable, and if approved, will have a hugely detrimental impact on existing and new residents. My main areas of concern are listed below.

- The overall density of the proposed site is overwhelming, and the height of some of the proposed buildings overbearing
- The local infrastructure cannot accommodate the increase in traffic
- The argument for the proposed secondary school is flawed, and not supported by other schools in the neighbourhood
- The proportion of affordable housing proposed is woefully understated
- The health and safety of local residents will be put at risk from demolition of the old site, construction of the proposed new site, and a resulting population that outstrips the local infrastructure.

Overall density of proposed site and height of buildings

Although the scheme has lowered height in some places to respect existing heritage buildings and the conservation area, several blocks still exceed the 7-storey upper limit for buildings on this site and are particularly over-dominant on the towpath and riverside.

The local infrastructure and the increase in traffic

There is already near gridlock on Mortlake High Street and the Lower Richmond Road at peak travel times during the day – both in the week and on weekends.

With Hammersmith Bridge still closed to traffic and no foreseeable likelihood of re-opening for many years, the traffic around Mortlake, Barnes and Sheen will become even more unbearable. The situation is exacerbated by the dedevelopemnt of Barnes Hospital.

The traffic mitigation is limited to just a new left-hand lane at the Lower Richmond Road/Chalker's Corner junction. Such a small change will not be able to cope with the hundreds of additional cars from the proposed residential units and secondary school.

Proposed secondary school

Analysis from local campaign groups such as the MBCG show that the proposed large secondary school is simply not required. It is also not supported by existing schools in the area.

The siting of the school requires the loss of the existing protected sports fields. This precious green space is simply not re-provided over the rest of the site as demanded by planning policy. The school site is also woefully undersized for 1150 pupils with simply too little outdoor space, significantly below Department for Education Guidelines for new sites.

Affordable housing

Finally, despite increasing the number of residential units by some 21%—from the 893 which Richmond resolved to approve at planning committee back in early 2020—the new design creates 1085 units, yet there is negligible increase in the provision of badly needed affordable homes. This is simply unacceptable.

The health and safety of residents

The demolition of the existing site will have a huge carbon footprint, with lorries worsening the already near grid lock on local roads.

Should the proposal come to fruition then the subsequent increase in traffic from a hugely increased population, will have a devastating polluitng effect on the local environment.

Finally, the huge, proposed increase in population just cannot be absorbed by the local infrastructure. Local roads already cannot cope with existing traffic volumes. The local train station (Mortlake) is already creaking under passenger numbers. I feel the proposed increases in people and traffic will mean that it is only a matter of time before there is a needless death on the road or at the railway station.

Please would you ensure these points are taken into account when considering these planning applications – I very much hope for the good of the community that the plans, as they stand, are rejected.