

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. William Mortimer

Address: 51 Cleveland Gardens Barnes London SW13 0AE

Comments

Type of comment: Object to the proposal

Comment: Dear LBRuT Planning Officers,

I have objected at every opportunity to comment on the plans for the redevelopment of the Mortlake Brewery Site and see no reason to withdraw this view in response to the plans on which you are consulting in January 2023.

Firstly, I do not believe you have answered the issues that motivated the Mayor of London to throw out the plans in 2022. This stretch of the Thames is described as Arcadian and this means that the buildings in the river frontage should not be more than 7 stories in height.

The site is of archaeological significance with items dating back prior to the Norman Invasion and its role in the history of England should underline the need to build with respect and not exceed the density of housing that is permissible in the area.

What I perceive is a development that has little concern for local opinion and is all about maximizing profit for the developer. The Mayor's expectation for provision of Social Housing has not been met and the density of the dwellings will result in traffic chaos along the A3003. Indeed the risk to the health of existing citizens from vehicle pollution is as horrific as the experience of people living on the South Circular.

Road access to the site has been designed for new residents without consideration for the impact on the travel complexities for existing citizens. Moreover, the risk of accidents to people using the Sheen Lane railway crossing are multiplied because of the number of new residents competing with Mums with pushchairs, disabled persons in wheelchairs and school children. The larger shops in Sheen will continue to attract high vehicle usage of the crossing and the swelling numbers of pedestrians are unprotected when the gates open. It is not as if the new development has any

firm provision for a Medical Centre so the resident aged and infirm will be trekking to the Centre on the other side of the tracks, which already has its hands full.

Along with the concern for ailing new residents we should also realize that nowhere in the north of the Borough is there provision for the future of those people with Special Needs who need a safe, warden controlled, living space when they complete their education. Not only is there poor provision for Affordable Housing in the plan but it omits any commitment to Social Housing, which would also include the nurses and technicians essential to the running of public services.