

## 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. Jan Allcorn

**Address:** 16 Dukes Court 77 Mortlake High Street Mortlake London SW14 8HS

### Comments

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

**Comment:** I wish to confirm my objections to Application A - 22/0900/OUT in relation to the redevelopment of the Stag Brewery site, Mortlake. The latest modifications do not in any way address the issues previously raised.

#### Applications A

##### Density, Building Height & Scale of Development

The changes in no way reduce to a sufficient extent the height and density of buildings in an area where they will dominate the surrounding riverside. Additionally there is insufficient parking for the residents of the new dwellings in an area where the side streets are already overloaded with parked cars. The argument that people will use public transport and not need cars is a fallacy. Additionally local transport currently seems to be subject to reductions (train and bus). The proposed development is also in an area where the infrastructure is already currently not sustaining the traffic needs of the local community, especially Barnes and Mortlake. I live on Mortlake High Street and at peak times traffic can queue from Clifford Avenue to Barnes High Street. One incident and it comes almost to a standstill (e.g. the recent burst watermain meant a 10-minute journey took over 45 minutes). This has been exacerbated by the closure of Hammersmith Bridge to vehicular traffic and it is optimistic to suppose agreement will be reached on the repairs and funding by the parties concerned for it to be reopened within the next 10 years, if ever, to cars. Also more housing on Homebase site and Kew Retail is diminishing shopping facilities and will increase local traffic.

##### Affordable Housing and other social needs

Already affordable housing, provision for the elderly are low and GP provision overloaded. It is unclear how the new application sufficiently addresses these issues, especially with the other local developments.

Lastly as a local resident I am for the redevelopment of the brewery site and also appreciate the developers need to make money. However it should not just become more high-rise flats for the city workers destroying the local ambience. It should provide for the local community with affordable housing that teachers, nurses and social care services (workers needed to stay in the local area when they settle down to have families) can afford and not put additional pressures on the local infrastructure. Many elderly people want to stay in the local area, where they have links, but appropriate sheltered/care accommodation could be better.

Final Note. As a young teacher in London the GLC gave me a 95% mortgage which enabled me to buy my first flat without the help of bank of mum and dad. With the increase in prices and popularity of the area there is no way I could do this today as a young teacher.