

## 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 Crombie

**Address:** 325A Upper Richmond Road West East Sheen London SW14 8QR

### Comments

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

**Comment:** Response to STAG BREWERY DEVELOPMENT  
Deadline 14th January 2023

Part 2

Dear Councillors

I wish to confirm my objection to Application B 22/0902/FUL in relation to the redevelopment of the Stag Brewery site, Mortlake.

I have lived in East Sheen for almost 40 years and enjoyed the access to the river and surrounding areas for over 40 years.

Due to the scale and profit led nature (minimum flat standards) of this development my local areas will be fundamentally changed for ever and for the worse. One only has to see the effect of the Hammersmith Bridge closure to see how changes to one area (transport) can affect thousands of local people.

For this development: Transport – car and rail, population density, medical and emergency services, pollution and air quality and the general 'look and feel' and Mortlake/Barnes/East Sheen experience of the area only needs a small change to disproportionately effect for the worse. This is a corner stone key site in the area and these basic flats and new school built on a huge scale are not suitable and ultimately unsustainable for the current population.

Surely you as local and London councilors should be looking for a Community led scheme that serves local needs, preserves the character of the existing area and its population while using this opportunity to create a 21st Century development scheme. This an opportunity to combine quality private and social housing with environmental and high tech businesses spaces that integrate into this historic site.

However, the proposals and latest changes still do not address any of the earlier significant failings of the applications.

These are summarised as follows: -

Application B - New Secondary School  
School Place Needs, Siting and OOLTI

- There remains no justification for the need of the proposed new secondary school. Data produced almost 10years ago to support this is now invalid. Since then, we have experienced families moving out of London, drop in population statistics and this is already feeding through to reductions in primary school place needs.
- The proposed school is still located on protected OOLTI green open space, sports fields which represent the largest open green space in Mortlake.
- Jubilee Gardens and Mortlake Green are the only other meaningful green open spaces in the area and are already highly pressured in use by the existing population, and in the case of Mortlake Green, by further recreational use by pupils of Thomson House Primary School.
- OOLTI re-provisioning is simply not achieved by the nine pocket-sized open spaces in the proposed scheme. The spaces simply do not re-provision in terms of quality, quantum or openness and thus contravene Policy.
- Two of the spaces are all hard surfaced in any case and the Richmond Design Review Panel has stressed a need for less hard surfaced space and more soft green.
- Furthermore, daylight-sunlight data now illustrates many of the open spaces are highly over-shadowed due to the increased building heights compared to the 2020 design proposals.
- • Finally, the school site is far too small for 1250 pupils and necessitated play areas on the roof. Following Covid experiences outdoor open space for children is especially precious both for health and well-being. The site's total area is just 30% of DfE guidelines for secondary schools of this pupil size. If the fenced off, All-weather sports pitch is in use then the remaining open area for the majority of the 1250 pupils is woefully inadequate.
- This is simply unacceptable and a vast under-provision which Richmond should not accept.

For these reasons alone both inter-linked applications should be refused