

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. Owen Hughes

Address: 11 Shalstone Road Mortlake London SW14 7HP

Comments

Type of comment: Object to the proposal

Comment: I object to the current proposal for application 22/0900/OUT.

There have only been minor alterations to earlier submissions. The density of the development remains utterly out of character with the surrounding area and the riverside. What I want to focus on is how it will also intensely aggravate the already parlous state of local road traffic and public transport:

The closure of Hammersmith Bridge, the impact on road traffic of level crossing road closures at Mortlake & North Sheen rail stations for up to 30 minutes a day that causes extensive queuing and the housing development now underway at Manor Circus already have had significant and daily negative effects on traffic flows. This causes excess levels of pollution and noise from frustrated drivers' car horns, particularly around Chalkers' Corner. There will be hundreds of twice-daily drop-offs for the proposed 1,250-pupil school as well as the added number of vehicles on the roads that will be driven by residents of the proposed 1,071 units.

In mid-December 2022, a burst watermain at Chalkers' Corner led to closed lanes and utter havoc there and for nearly a kilometre on each of the 4 approach roads until it was repaired. This gridlock was a foretaste of what will be a daily occurrence if the development is not drastically scaled back; as a local resident since 2006 I believe that an exponential increase in road traffic is inevitable.

Public transport will be overwhelmed; currently only the 419, 110 and 533 routes pass along the Lower Richmond Road as it passes by the brewery and the latter is only in service because of the closure of Hammersmith Bridge. At the same time the development will mean hundreds more passengers using Mortlake Station.

There are no concrete measures suggested to address these very real concerns that will leave the area in a permanent state of traffic gridlock, apart from a cosmetic exercise in road-widening at Chalkers' Corner whose limited benefits will

dissipate immediately once traffic enters the single-lane Lower Richmond Road.

At a minimum, approaching 1,000 parking spaces will be needed for residents of the new development, teaching and other staff at the proposed school and people working in commercial premises & offices there. Since most local streets are permit-only – where will all these vehicles park? There is grossly insufficient provision for parking under these proposals and there is a severely limited physical scope to increase car parking.

Overcrowded platforms and entry/exit points at Mortlake Station have the potential to cause injury and death as crowd numbers spike at peak times.