

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. Lynden Swainston

Address: 10 Parliament Mews Mortlake London SW14 7QP

Comments

Type of comment: Object to the proposal

Comment:

Former Stag Brewery Mortlake

I am making an objection to App A – 22/0900/OUT plus App B 22/0902/FUL in relation to the above.

As a resident of Mortlake and in a location to be negatively affected by the latest plans for the Brewery Development, I strongly object to the planning applications A/B and C related to the above site. It would appear that none of the concerns raised in the past have been addressed and the changes submitted are cosmetic.

Four times before the local residents and people living in adjoining areas of East Sheen and Barnes have made very valid objections to the plans submitted to committee at the London Borough of Richmond upon Thames (LBRuT) in last two years. Despite the fact that the objections were very similar and based on common sense it would appear that the developer has ignored the principal objection – the density of the scheme in an area where the infrastructure will not sustain this new number of residents. Moreover the developers discussed with us, at an early stage that as nobody uses cars these days they would not be providing many parking spaces.

We now have traffic chaos in this area with Chiswick Bridge, the only way out of the Mortlake area into the city, being totally gridlocked for a large part of the day.

All of this totally changes our landscape and the latest proposals should be rejected and re-considered.

I object to the latest proposals for development on the following planning grounds:

- The scheme is unsustainable in its scale and density. The new proposal is for 1071 homes- a reduction of just 14. Many of the blocks are over 7 floors which is higher than any other building in the river area – other blocks are 3/4/5 floors. These buildings will dominate the area and are totally out of keeping with other buildings in the area contravene the original planning brief.
- Affordable housing represents 19% of the development, 1071 units from 813 in the earlier designs – surely this is still too low
- No provision in the plans for either a large Surgery or Dentist. Currently Mortlake/East Sheen/Barnes NH facilities are stretched already with over two weeks of waiting not uncommon. No mention of increased Community Health services.
- The average density exceeds even 'Central' London density guidelines for new development, in spite of the poor accessibility rating of Public Transport Accessibility Level (PTAL) 1–2. There is minimal chance of improvement, especially given the unique geographical constraints of this site (River Thames and railway/level crossings)
- Building heights are unacceptable given the sub-urban context, surrounding Conservation Areas and Adopted Supplementary Planning Guidance (SPG). The Locally Listed Maltings building and the towpath are now overwhelmed by the sheer height and scale of the scheme.
- Despite some reduction in car parking provisions there is no acceptable mitigation to increases in traffic caused by the scheme.
- There is no consideration of the effects on air quality which will result from the increased traffic along Mortlake High Street, the Lower Richmond Road and to Chalker's Corner.
- There are no recommendations for logistics on any early works/demolitions on the site whilst Hammersmith Bridge is closed
- The Other Open Land of Townscape Importance (OOLTI)-protected sports fields are lost forever under buildings and re-provisioning is NOT provided to comply with conditions related to quantum, quality and openness.
- Local bus services have recently been reduced and TFL have no definite plans, so access to this area is very compromised as was seen when Mortlake station closed for two weeks recently. As this scheme will increase local residents by approximately 2500 persons, why has none of this been taken into account?