

## 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:** Mrs. Alice Ratcliffe

**Address:** 125 Lower Richmond Road Mortlake London SW14 7HX

### Comments

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

**Comment:** I am writing to object to the current proposal and plans for the development at the stag brewery, Mortlake. Application A - 22/0900/OUT and Application B 22/0902/FUL.

The Most resent designs still overwhelm the area with a staggeringly high number of homes and large buildings. The infrastructure and accessible roads to the development site will become even more overwhelmed with traffic. The current level of traffic along the Lower Richmond Road and Mortlake High Street is already often at such a level it's at a standstill for hours. Over 1000 new homes, a large school and shops etc will no doubt make this even worse. The solution to this, adding an extra lane at Chalkers corner junction seem to provide no practical easement to the situation, and in fact will simply leave more traffic sitting outside the current homes on the Lower Richmond Road as this extra lane will be so short and just cause a bottle neck. This is unfairly detrimental to people living on this road. It also means the removal of beautiful mature trees that in fact help with the pollution and dust created by the traffic. Non of these ongoing concerns have been properly addressed with these latest submissions.

The plans also seem to mean these houses would also be suddenly facing a large brick wall, instead of what has been the view for over 40 years of trees, grass other homes and a view right through to the other side of the A316. This appears unnecessary and detrimental to the properties and wellbeing of the residents. It will have a direct impact on mine and my family's everyday life and mental wellbeing, to be confronted with lanes of traffic and a brick wall where once we looked out on a trees, grass and a quiet road.

The general height and overwhelming size of the blocks of flats will completely overshadow any and all of the current building and beautiful nature of the area. Some of the buildings planned still exceed the 7 story limit and this seems excessive high already in an area with little to no high rise buildings. The river side and Mortlake green and high street will be suddenly a different atmosphere and nothing like the village it has been for hundreds of years. The brutal style does not fit in with the beautiful Victorian and Edwardian homes that surround the site and is not in the least bit sympathetic to

the original buildings that are on the site that will remain. This will be detrimental to the look and nature of the entire area, affecting quality of life to old and new residents alike.

Development of the Homebase site, the Barnes Hospital site, and future redevelopment of the Kew Retail Park will make local conditions unsustainable. The unmatched number of new residences without appropriate infrastructure is a recipe for utter gridlock and terrible levels of pollution in the whole area. Local bus and train services have also been reduced and although 106 Agreement funds are allocated for improved local bus services, TfL have confirmed there are no definitive plans. The proposed location of the bus stops and pedestrian crossings on the Lower Richmond Road and Mortlake High St, together with the Mortlake Station level crossing, will create unbearable constraints to traffic movement especially at am-peak times with the concentrated arrival of 1250 school pupils/staff and other site generated traffic/deliveries.

I feel these plans are not in any way designed to benefit the area, current residents or considering the new residents lives once they are complete. They are in fact just aiming to pack in as many units as possible. This sort of excessive numbers of new homes in a corner without adequate access, facilities and consideration will in the long run create a area with no heart and will become unfit for purpose causing massive detrimental effect on the area and all the homes, current and new. Flooding this small space with so much accommodation and such a large school will not benefit anyone using it or living in it.