

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: Mx. C Stevens

Address: 21 North Worple Way Mortlake London SW14 8QA

Comments

Type of comment: Object to the proposal

Comment: Firstly, I am not against regeneration of the brewery - thoughtful and considered sustainable development of the site is needed with both residential and commercial uses. I am just objecting to the sheer scale and overdevelopment that is proposed in the applications.

Highway safety + Traffic generation

The local area is already overloaded with traffic due to the closure of Hammersmith bridge, with it sometimes taking 20 minutes to move 30 metres down Mortlake High Street. The increased residential and commercial units on the scale proposed would significantly exacerbate these issues. The current transport infrastructure is insufficient for the existing residents let alone an additional 1085 housing units. The sheer cumulative scale of the development, the resultant traffic generation on/off the only access/egress, and the effects on air quality are a serious concern. Existing and new pedestrian crossings on the Lower Richmond Road / Mortlake High Street will impact on peak time traffic flows, causing increased congestion, especially with 1,150 pupils accessing the school at AM peak times. The applicant originally proposed major highway mitigation works at Chalker's Corner with the earlier 893 residential unit scheme. The application now proposes 1,085 units (21% increase), yet only proposes a new Left Hand turn lane at the same junction. Mitigation measures at the Sheen Lane level crossing do little to address the safety issues and risks to pedestrians and road users.

Loss of trees and green space and effect on local area

The proposals do not include enough green space, and is proposing to take away the space that is currently there. There is literally NO need for the new 1,150 pupil secondary school which in turn results in the loss of the protected sports fields and open space. The scheme design still involves the loss of the existing OOLTI protected sports fields with no-compliant 're-provisioning' of open space in the remainder of the site.

Layout and density of building

The proposals include blocks with heights that remain above the 7 floor maximum limit (in the Blocks immediate east of the secondary school, and in the four riverside frontage Blocks 7, 8, 11 and 12 located immediately adjacent the towpath). The 7 storey maximum height limit was imposed by the Planning Brief for the site (and as also now proposed in the Pre-Publication Richmond Local Plan). The heights should therefore be reduced.

Also why on earth is there a cinema proposed? There is no need at all for another cinema - this is 2022 what a waste of space and money.