

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. Paul Bickley

Address: 35 North Worple Way Mortlake London SW14 8QA

Comments

Type of comment: Object to the proposal

Comment: Although I am generally supportive of redeveloping this site and creating new amenities for the local community, giving Mortlake more of a village feel in keeping with its history, I object to current plans because there are too many residences, too many tall buildings, not enough affordable housing, an unnecessary secondary school and not enough thought given to traffic and public transport (including closed Hammersmith Bridge and a dangerous level crossing at Mortlake).

In more detail:

Density and Scale: this scheme is still too large and dense in relation to its context and will overwhelm the character and population of Mortlake.

Height and Riverside: Although the scheme has lowered height in some places, several blocks still exceed the 7-storey upper limit for buildings on this site and are particularly over-dominant on the towpath and riverside.

Traffic: With Hammersmith Bridge still closed to traffic and no foreseeable likelihood of re-opening for many years the traffic around Mortlake, Barnes and Sheen will become even more unbearable. Traffic gridlock is inevitable as are risks to personal safety and further decline in air quality.

School: The proposed large secondary school is simply not required, and future school place needs could be satisfied at existing local secondary schools. The siting of the school requires the loss of the existing protected sports fields. This precious green space is simply not re-provided over the rest of the site as demanded by planning policy. Surely better to move existing primary school Thomson House to this site and retain much of the green space?

Affordable Housing: Despite increasing the number of residential units by some 21%, from 893 to 1085 units, there is negligible increase in the provision of badly needed affordable homes.