

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. Toby Sagers

Address: 49 First Avenue Mortlake London SW14 8SP

Comments

Type of comment: Support the proposal

Comment: Having reviewed the planning documents, my view is that this is a development that will bring huge benefits to the local community. I support all elements of the scheme following the revisions.

This development will reconnect Mortlake to the River in a big way. Currently Mortlake's focus is very much inland to the commercial Upper Richmond Road, Sheen Lane and to a lesser extent White Hart Lane. The positioning of the current riverside properties, and Mortlake High Street mean that there are only a few, poor quality routes to the river. Once there, the narrow towpath and poor quality Jubilee Gardens do not allow people to enjoy the river to its fullest. The current walled off industrial buildings of the brewery are of course the biggest barrier. In addition, the limited commercial and social offer along this stretch of the Thames (2x pubs and a restaurant) means that the ways of enjoying the river are limited.

The proposed scheme on the other hand will not only make the river more accessible, with a wide green link, numerous other pedestrianised routes and a widened ship lane, but also open up high quality, landscaped areas that will allow much greater interaction with the river. My own favourite area is the terrace with pop jet fountains in the shape of the Thames by Mortlake. A similar public area is enjoyed by people of all ages at Granary Square in Kings Cross.

In addition, the proposed cinema, cafes, restaurants, pubs and new rowing club will transform both the way Mortlake is able to be enjoyed by its residents but also the way it is viewed – to somewhere that will have a riverside at its very heart.

Density and Scale

The island nature of the site (with Mortlake High St on one side and the Thames on the other) means that it suits the proposed higher mansion block style rather than say an extension of terraced housing and can support this increased number of new dwellings without becoming overbearing. These mansion style buildings are traditional in nature and will, I think be an attractive and sympathetic addition to the area. And certainly an improvement on the monolithic industrial buildings that currently exist!

I welcome the density and height given the significant publicly accessible green space being proposed. Without the height it will become less viable to offer these community advantages.

New School

Barnes has always been famed for its public schools but the options within the area and borough are relatively limited. A new secondary school will be a huge asset to the community.

This school will minimise the distances needed to travel for secondary school, ensure that existing Christs and RPA and not overburdened and will help build the sense of permanent community that a local school brings.

Retail & Leisure

Introducing a cinema and pub hotel will anchor the scheme meaning that the remaining retail space becomes viable. The riverfront location and this ground floor retail space will ensure that this scheme really does work as a new heart for Mortlake and somewhere that locals will enjoy spending time.

New Community Amenities

Mortlake is synonymous with rowing however sadly it has no rowing club of its own. This development is providing space for a new club in the East of the site – a new boat storage area and a clubhouse. This is another example of how this development will allow Mortlake to connect to the river in a more meaningful way.

Traffic and Chalkers Corner

I support any proposal that will allow a greater flow of traffic through this junction.

If the Hammersmith Bridge is not repaired and operational by the time this complex development is concluded that will show a complete failure of governance from central government as well as the local governments on both sides of the river.

Any traffic increase would of course have to be compared to a fully operational industrial site with the HGV traffic that would bring.