

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. Rachael O'Hara

Address: 24 Shalstone Road Mortlake London SW14 7HR

Comments

Type of comment: Object to the proposal

Comment: My objection is to the proposal in its current form. The key concerns are: Chronic existing road congestion with insufficient plans to address this. The roads around the development are arterial and at peak and other times are already slow and extremely congested. One can only hope that the move to electrification will at least improve pollution levels eventually but levels already exceed recommended maximum so this should be looked at again. There is no Borough wide infrastructure planning with any developers or TFL/whoever is responsible, to improve the access points in the area. E.g could have car under or over pass at Manor road and Sheen Lane train crossings to alleviate burden on Clifford Avenue. E.g Could have slip road access in Williams Lane onto Chiswick Bridge. Hammersmith Bridge also remains a (hopefully temporary) big issue. I'm sure there are many other ways in which the congestion aspects of the proposal could be improved but I have not seen any effective proposals to do this. The existing proposals to accommodate the increased congestion are extremely insufficient with the residential development alone and then with the secondary school too, are extremely insufficient. Another key concern is the height of the development. Why, when there is currently only a works chimney, should the height of the proposal extend to 8 or 9 stories. The height of the other developments along the river are not so tall, so why this one - it would spoil the existing frontage of the historic area of the river. It could also overshadow many open spaces or homes and would be a blight on the general view. Another issue is the loss of the OOLTI sports field. Could the whole existing field not be retained for use by the school, as it is, as a field? Other concerns are: Is there enough parking for the flats. The parking proposed seems to be way less than the number of units. Are the affordable housing provisions sufficient - this is unclear to me from the documents but could a minimum % it at least be a CP? Why are the charging points in the parking bays only at 20% with ability to increase by only 20-30%, when HMG policy into the future is total 'electrification'.