

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 Maddock

Address: 61 Lower Richmond Road Mortlake London SW14 7HH

Comments

Type of comment: Object to the proposal

Comment: With regard to the Stag Brewery redevelopment application being consulted by Richmond Council I am writing to formally OBJECT to the proposals, and I have outlined below the reasons by topic for this objection:

1. INSUFFICIENT COMMUNITY ENGAGEMENT

The applicant's community engagement for this application fell well short of best practice for engagement with a webinar that did not allow for interaction or engagement, thus not genuinely allowing residents a voice. A new community-led application should be developed allowing local people a real say.

2. CAR PARKING, TRAFFIC GENERATION, & ROAD SAFETY

Proposed Car Parking & Basements

The application proposals include vast car parking basements that are totally incongruous to the suburban character of Mortlake. These are excessive urban parking solutions that are unsustainable, wasteful in terms of resources, and disruptive in terms of their construction and the cart-away of spoil from site. The residential and commercial parking ratio is excessively high for a development in this location that won't even be fully occupied for 5-10 years. The basements should be omitted entirely from the proposals and any parking requirements should be accommodated on street with a management strategy, with residents of the development obliged to sign up to a car free regime. The closure of Hammersmith Bridge has further exacerbated this critical problem for Mortlake residents.

There is a real opportunity for the Stag Brewery site to become an exemplar of London sustainable high density living, and adopt a 'zero car parking' regime.

Traffic Generation

Presently there are already regular and chronic congestion problems along Lower Richmond Road, Sheen Lane and Mortlake High Street. Very heavy road traffic often queues up along the length of Lower Richmond Road from Chalkers Corner junction over 750m eastwards into Mortlake High Street and beyond. This leads to idling vehicle engines impacting on air quality, noise, slowing of bus services, and general inconvenience to the local community and economy. These problems will be significantly exacerbated by the parking ratios within the development creating further highways problems for the future.

Walking & Cycling

The application has a genuine opportunity to be a trailblazer in London as a walking community, encouraging health and wellbeing for all. Instead of creating two vast and expensive parking basements some of this capital cost could be invested in creating a neighbourhood cycling network.

3. AIR QUALITY

There are already major concerns about worsening air quality in Mortlake with high levels of traffic and pollutants experienced along Lower Richmond Road being 3 times the legal limits. The London Mayor and TFL are promoting cleaner air across London. The Mayor's Air Quality Fund could have a role to play in transforming this area as an exemplar to London for clean air living. Mortlake, and this development, could also be championed as one of the Mayor's future Low Emission Neighbourhoods (LEN).

4. STAG BREWRY PLAYING FIELDS –(OOLTI)

The Sports Ground is an historic established open space that defines Mortlake's character. Historically never built upon, tree lined, and surrounded by existing low rise development. It is also designated 'Other Open Land of Townscape Importance' (OOLTI). The application fails to safeguard the 'natural' 'undeveloped' character of this valuable space and significantly alters its character and appearance with flood-lighting, artificial surfaces and boundary treatments. This will irreversibly change the townscape experience of Mortlake.

5. SCALE & CHARACTER OF PLACE

The Adopted Planning Brief (2011) prepared by London Borough of Richmond upon Thames, as referenced within the application Design and Access Statement, places a great importance on the 'existing urban grain and scale' within Mortlake. There is a lack of existing townscape analysis within the Design and Access Statement.