

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. Michael Paterson

Address: 1 Wrights Walk Mortlake London SW14 8EU

Comments

Type of comment: Object to the proposal

Comment: As a resident living very close to the site, I wish to object to the proposals for the Stag Brewery development site and I strongly support all the views put forward by the Mortlake Brewery Community Group. In particular I would like to make the following comments.

OVERVIEW ON THE NEW PROPOSALS DENSITY AND SCALE

This scheme is still too large and dense in relation to its context and level of infrastructure in the area. It will over-develop the site and simply overwhelm the character and population of Mortlake.

HEIGHT AND RIVERSIDE

Although the scheme has lowered height in some places to respect existing heritage buildings and the conservation area, 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 has already become unbearable. The new proposed development can only make it even more unbearable. The traffic mitigation is limited to just a new left-hand lane at the Lower Richmond Road/Chalker's Corner junction, and funds to support improved bus services, has yet to be identified by TfL. 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 in line with the Community Plan' put forward by the Mortlake Brewery Community Group. The Council leadership has continued to ignore their alternative Plan, despite it representing a more sustainable solution.

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. The school site is also woefully undersized for 1150 pupils with simply too little outdoor space, significantly below Department for Education Guidelines for new sites.

Including a new secondary school on the site will substantially increase the use of the crossing at Mortlake station by pedestrians as well as traffic. The existence the Thomson House Primary School at that crossing creates a significant risk of an accident happening at this crossing to school children as well as adults. This risk will only increase still further if the new secondary school is built on the Brewery site. It would make far greater sense to dispense with the secondary school and relocate the Thomson House Primary School from its current inappropriate site to the new development.

AFFORDABLE HOUSING

Finally, despite increasing the number of residential units by some 21%—from the 893 which Richmond resolved to approve at planning committee back in early 2020—the new design creates 1085 units, yet there is negligible increase in the provision of badly needed affordable homes. This is simply unacceptable.