

## 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. Ann Hewitt

**Address:** 2 Rosemary Cottages Rosemary Gardens Mortlake London SW14 7HD

### Comments

**Type of comment:** Object to the proposal

**Comment:** The proposed plans do not conform to the existing and proposed Local Plan. Several of the proposed blocks exceed the 7 storey limit and are out of keeping with the nature and setting of the site. They will dwarf the listed Maltings Building which is made up of "short" storeys due to its historical use. They will overshadow the towpath and riverside setting - this part of the river forms the gateway to the Arcadian Thames and is known as the Wooded Towpath. The density of the designs are inappropriate for the site.

The developers have increased the proposed number of residential units to 1085 from 893 when it last applied to LBRuT without increasing the number of affordable units proportionally. They fail to meet the Council's targets.

There is no solution offered to increased traffic or air pollution in these plans. The changes to Chalkers Corner are not going to solve the incoming traffic problems. The issues of congestion around the Mortlake level crossing have not been addressed adequately.

The plans fail to meet Richmond's claim to be a Green Borough in the scope of nature of what is proposed.