

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: Thames Path National Trail Ms. Hannah Gutteridge

Address: SUTTON FARM SUTTON LANE SUTTON OX29 5RD

Comments

Type of comment: Object to the proposal

Comment: PLANNING. APPLICATION FOR STAG BREWERY REDEVELOPMENT
22/0900/OUT

Dear Sirs,

I have reviewed the paperwork and there seems to be limited information on the Thames Path in its current position. As such we object to the application subject to the following comments:

There does not appear to be any mention about how the Thames Path will be managed safely in the 'Construction Management Plan'. This will need to be addressed as it is a National Trail and should not be closed and any works should be managed safely with the National Trail use prioritised.

Part 7- 'Landscape Design & Access Statement' refers to the Towpath but is it not clear. The applicant states: Strategic upgrading of the existing facilities will be carried out to improve the quality of the Towpath and additional upgrade works to the path and revetment wall are planned by relevant authorities.

If the path is within the planning application boundary then the developer should be upgrading the path, especially as they are proposing works to old track rails, etc. In the Transport Assessment it says that the path will not be surfaced due to cycling speed issues but the quote above says the opposite. I appreciate there are going to be two levels of Towpath, but there should be an expectation on the developer to resurface the 'current' Towpath, even if it's a simple type 1 surface as the path is very muddy in wet weather. If there is a clear planning document submitted referring to the 'additional upgrade

works to the path', I would appreciate it if I could be sent the link.

There is a desire to keep this section of the Towpath natural and not urbanised. It is a section which regularly floods but is also enjoyed as a green corridor next to the 'blue lung'.

The Thames Path in London is a global attraction and heavily used. Whilst there is some mention of the Thames Path, the relationship between the 'natural' towpath and the new urbanised upper-level needs addressing. How will the two connect during times of flood, will there be on site and wider waymarking, will the upper towpath also be dedicated as 'National Trail' and what are the wider implications for disabled access to and from the site.

Please see the response from the 'Towpath Group' who are an integral partner of the Thames Path Partnership and are well versed in championing the Thames Path in London and they have also worked hard to complete many positive schemes on the Thames Path. Please see their response concerning 'the Wooded Towpath Plan 2022 - 2036, Tree Survey and Tree Management with Ecological Considerations. Towpath between Ferry Road, Kew, and Beverley Brook, Putney.' This document should inform any development plan along this section.

The size of this development is a significant change and will put significant pressure on the Thames Path both as a recreation amenity and a transport link. Additional conflict between walkers and cyclists is likely especially as this section of the Thames Path is narrow. It remains narrow under Barnes Bridge and along the flood defence wall adjacent to 'The Terrace'. This section is used regularly by cyclists to avoid the road, and this development should be addressing this issue as well as the issue of wider accessibility for all users, whether through planning obligations or other means. Towards Kew the surface is predominately unsealed, and this development will cause significant additional wear and tear along the entire length and it therefore should be regraded and levelled in the same material keeping the 'green corridor' feel to make this development acceptable in planning terms.

Hannah Gutteridge
Thames Path Manager (Thames Path National Trail)