

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. Bruce Tennant

Address: 5 Cromwell Place Mortlake London SW14 7HA

Comments

Type of comment: Object to the proposal

Comment: Dear Sir/Madam

Ref your letter dated 9th December 2022. Whilst I was fully aware of the proposed development before the recent amendments, I had hoped that common sense might prevail in the planning discussions by this stage but quite clearly, that is not the case. I appreciate I am being invited to comment on the separate hybrid applications, however, there is nothing to identify with in the overall scheme which details how the proposal realistically intends to alleviate and remedy the severe existing congestion and multiple associated pollution and environmental issues along and around Lower Richmond Road in what is supposed to be a designated conservation area.

Cycle/bus lane improvements and electric charging points are all very well in the context of carbon offsetting (on paper) but cannot possibly achieve the overall requisite impact on a scheme such as this, which, beyond the hugely excessive number of homes, invites even further congestion and footfall via the proposed public amenities, including the entirely unnecessary allocation of space for dwindling commercial sectors such as fixed offices and cinema. In respect of amendments to the number of homes and height of the proposed buildings, clearly the reductions are tokenistic at best and as such, the overall density coupled with proportionately insufficient green space remains completely out of keeping with the immediate infrastructure, geographical constraints and other recent developments along the Thames.

Self evidently, the proposal to erect a 1600 capacity secondary school as contained within Application B, Ref: 22/0902/FUL cannot possibly mitigate any of these concerns, quite the opposite. Therefore, whilst I fully support the regeneration of the site, I submit my objection to the overall scheme and the amendments as they are described.

Yours sincerely
Bruce Tennant