

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: Dr. Philip Carter

Address: 7 Princes Road East Sheen London SW14 8PE

Comments

Type of comment: Object to the proposal

Comment: Loss of light or overshadowing
Overlooking/loss of privacy
Visual amenity (but not loss of private view)
Adequacy of parking/loading/turning
Highway safety
Traffic generation
Noise and disturbance resulting from use

The above are reasons for objecting to submitted plans taken from the Richmond Council website. The Stag brewery plans fulfil all of these first 7 reasons for objection and for those reasons alone the plans should be scrapped. Looking at the Ham Common proposals, also currently on the council website, I find it hard to believe that these two submissions are proposed by the same council.

Whereas the Ham Common plans are sympathetic to their location with building heights at a reasonable level and, also most importantly, providing much needed affordable housing, the Stag Brewery plans by comparison have no relationship whatsoever with their environment. With overbearing building heights (dwarfing the existing Maltings building) and any green space therefore in shadow, the whole site is a case of a 'pint being squeezed into a quart.'

It reeks of a greedy developer/ owner trying to get as much floorspace out of a limited footprint, consequently creating a white elephant of high rise blocks with absolutely no regard for Mortlake being a low rise village environment. The traffic generated, should this foolish scheme get the green light, would be a disaster as every attempt by the developers to mitigate this has failed to the point now where there isn't a proposed solution because it's proven there isn't one that would work. Some token cosmetic pelican crossings will not suffice and will certainly not alleviate the increased traffic, let alone

existing. Unfortunately the Brewery site is appropriately a 'bottleneck' hemmed in by the main roadway on one side and the river on the other. Any proposed building development on this site must take that into account and be sympathetic to its surroundings. These current plans totally ignore this very straightforward fact alarmingly. Traffic flow, already at a standstill, would indeed not flow at all.

If the council were to look at what has been proposed at Ham Common it would seem as though they have listened to the feedback from residents of the immediate area affected by the plans and not totally ignored as have the residents in Mortlake and adjoining Barnes and Kew in respect of the brewery plans. There are too many reasons for turning down these proposed plans. Loss of open green spaces, overbearing architectural blocks with absolutely no visual reference to Mortlake, increased traffic, an unnecessary secondary school, increased dangerous levels of pollution, increased levels of danger from the traffic especially regarding the overburdened Mortlake railway crossing, and with it the noise. The list is endless but most importantly the plans are for a select few wealthy potential residents and do not answer the needs of the local community in providing affordable housing for people who need it.

If the plans should disasterously get the green light they would create a wealthy ghetto of apartments, probably unoccupied by their owners, a veritable white elephant bang in the middle of Mortlake which, had they been given the consideration of what so obviously has happened at Ham Common could have really been part of the Mortlake community and enhanced it accordingly.