

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. Chris Welsh

Address: 45 Christchurch Road East Sheen London SW14 7AQ

Comments

Type of comment: Object to the proposal

Comment: It would be good for the community to develop the Mortlake Brewery site to create a vibrant riverside centre. This is one of the stated aims of the developers but if this development was to go ahead as proposed without modification it would have a significantly harmful effect on the quality of life in the greater local community.

Infrastructure, Highways & Access

Traffic generation and congestion remain as major concerns and objections. There is only one means of access/egress to the site which is already gridlocked and not just at peak times. Local residents experience huge delays travelling in and out of the area by all modes of transport and this development would further increase congestion throughout the day

Density, Building Height & Scale of Development

It is difficult to understand how bringing back plans that further increase the housing density can be considered reasonable. This aspect also further increases the concerns around infrastructure. The proposed buildings exceeding in many places the height constraints in the Council's 2011 Planning Brief as well as some parts of the site exceeding the GLA's existing London Plan guidelines on development density.

Affordable Housing

There must be an absolute commitment to the provision of Affordable Housing element to create a mixed and balanced residential community alongside the existing local demographic. The affordable percentage remains exceedingly low and Financial Viability Assessment makes no definitive proposal in terms of the final percentage. The scheme thus contravenes both London Plan and Local Plan Policy.