

## 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:** Mrs. Kate Woodhouse

**Address:** 8 Richmond Park Road East Sheen London SW14 8JT

### Comments

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

**Comment:** The latest proposals and changes do not address any of the earlier significant failings of the applications.

Density of housing

'The scheme is too dense' – quotation from the Council's Design Review Panel.

The scheme only has 14 fewer units from the last submission, far too dense for Mortlake, a suburban riverside site hemmed in by the river and the railway. This development is more in keeping with central London where access is easier and public transport better.

The height of the buildings is out of proportion with the surrounding neighbourhood, it will destroy this part of the Thames, a relief from the dense developments further down the River. The 7-storey buildings are contrary to the original Planning Brief, the Local Plan and the Pre-Publication Local Plan. The Council should not contravene its own policies.

Affordable Housing

The last set of plans was rejected by the Mayor of London largely because of the low percentage of affordable housing. There is still only about 19% affordable housing, and this is concentrated in one part of the site, thus preventing an integrated community.

The scheme as it stands contravenes the London Plan and the Local Plan at a time when affordable housing is desperately needed. It appears that the Financial Viability Assessment states that the final percentage of units and habitable rooms of affordable housing is still subject to negotiation with Richmond. The statutory amount of affordable housing should be an unnegotiable condition of any planning consent.

#### Traffic

Traffic is still a major concern. There is only one way in or out of the site which is already gridlocked for much of the time. The planning reports do not reflect reality. Combined with other major developments locally, it will be impossible to travel by road at all. The situation is aggravated with the prolonged and seemingly unending closure of Hammersmith Bridge. Additional bus stops and crossings over the Lower Richmond Road will cause further disruption.

Mortlake Station and the level crossing also contribute to the locking-in of the site with the crossing closed for more than half the time. Recently this has improved – but the reason was that no trains stopped at Mortlake for several weeks. How would the influx of residents, and possibly school students cope with this?

The development is too large and dense for the confined space in which it is located.

There are of course other problems that arise for the increase in the number of residents like health care. At present it can take three weeks to get even a telephone appointment with the GP, how with the local practices cope with even more people?

I urge you to reject these plans as being too dense for the site and its surroundings.