

## 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:** Ms. Paula Moody

**Address:** 33 East Sheen Avenue East Sheen London SW14 8AR

### Comments

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

#### Comment:

- The density of the development is excessive in relation to the site's accessibility by road and by public transport.
- Accessibility is poor as the road accessing the site (Lower Richmond Road and its continuation into Mortlake High Street) is highly congested through a narrow corridor between the river and railway with capacity constraints at Chalkers Corner junction at one end and at the Sheen Lane and White Hart Lane level crossings at the other.
- Accessibility is also poor because both Lower Richmond Road and the parallel Upper Richmond Road south of the railway carry orbital traffic, for which public transport alternatives are limited, and the orbital traffic is now being increased by development within its corridor – and also in its offshoot corridor from Brentford to Heathrow.
- The site's public transport accessibility level is very low and yet the proposed density is akin to that of central London.
- Homes for an additional 3,000+ people will exert huge pressure on existing services, notably the medical, for which the developer must make a financial contribution under s106.
- In terms of a healthy environment, the apartment blocks appear very dense and bulky with problems of restricted daylight/sunlight, overlooking, invasion of privacy and with some apartments having single aspect facing north.
- The proposed building heights do not conform with those shown in the Planning Brief for the site nor with the draft update of the Borough's Local Plan as they will overshadow the river and towpath and impact negatively on the local heritage.
- The Borough and GLA targets are for 50% of the housing to be affordable including 40% at social rent. The current proposal is for 19% of the units being affordable and, due to the increase in construction costs, this has now been reduced to 15% with minimal social rent. This is not acceptable.

- There is not enough planting proposed on the site due in part to the proposed basement carpark below the surface, and not enough soft ground to absorb heavy rainfall.
- The proposed defence works could exacerbate potential flood risk to the east along The Terrace to Barnes Bridge in the event of a storm surge from the North Sea.