

## 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 Checkley

**Address:** 1A Earl Road East Sheen London SW14 7JH

### Comments

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

**Comment:** These comments form OBJECTIONS to the two interlinked planning applications for the Stag Brewery site:

- Appropriate redevelopment of the site is supported in principle. However, the new development must be sustainable in both the short and long term and meet agreed national and local planning objectives and policies. Once constructed, the development will be in place for several generations. It needs to respect the context and the many site constraints which limit the amount of development that can be sustainably accommodated.
- Unfortunately, the linked applications represent a significant overdevelopment of the brewery site, out of scale and character with those of the surrounding area, a harmful attempt to cram a quart into a pint pot. The amount and height of development needs to be reduced.
- Although the provision of new housing is welcomed in principle, there are too many units proposed for the site and a greater proportion needs to be affordable.
- Traffic congestion and air pollution on this major orbital route are already major problems that will be made significantly worse by the proposals. The closure of Hammersmith Bridge coupled with the permanent constraint of the Mortlake Station level crossing and the very limited possibilities for improving the Chalkers Corner junction within highway boundaries mean that the new scheme would be unsustainable in terms of the adverse effects on traffic congestion, road safety and air pollution.
- In addition, the secondary school proposed on the constrained and limited site would be an overdevelopment with inadequate open and play space.
- Both applications should therefore be REFUSED.