

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. Simeon Gilchrist

Address: 46 Carlton Road East Sheen London SW14 7RJ

Comments

Type of comment: Object to the proposal

Comment: Property development is a fact of life, and can be a regenerative spur to an area when imaginative and inspirational. The present plan is neither of these things. The plan is uninspiring and the architecture to be imposed on the area is weak. Brutalist blocks that surpass even the warehouse that, at least, is understood as part of an industrial past. The buildings proposed will be as unloved in five years time as any of the other developments that litter the Thames into central London. Yet the application letter lauds the architects and developers as "prize winning." No prizes will be won here.

The plan suggests over 1000 homes. The pressure that these homes will place on local resources will be overwhelming. Mortlake High Street already resembles a car park for much of every weekend, with traffic backing up across the level crossing on Sheen Lane. New residents will have cars, no matter what efforts are made, and it is naive to project the car free images used in the promotional literature as representative of local traffic. A representation of the cinema frontage is particularly laughable in this respect.

Mortlake train station will not cope with the additional rush hour pressure of new town bound commuters. I have not found in the documents any analysis of the effect of the development on this resource. The pressure on pedestrian and cycle traffic was anticipated in 2018, and has worsened year on year. With delivery bays for the Tesco Metro on the south side of the crossing, traffic congestion and risk is already acute. It can only worsen with the new development.

What effect will an additional 1,000 homes and a school have on local sewage treatment? How will that pressure be absorbed?

The developer positions the development as a new heart of Mortlake. Presumably the site land will remain privately owned with public access? That access will be subject to the owner's leave, and will no doubt be monitored by CCTV and patrolled by privately employed "marshals". This is not a true public space. There is no new heart in a paved area outside a new cinema. The trees lining the current towpath are mature. Their loss will not be replaced by re-planting saplings. At a time when Mortlake High Street is still suffering from the closure of Hammersmith Bridge, the loss of this trees will be particularly acute.

The developers have presented themselves and their plans in a false newspaper format as "Mortlake Messenger". Seven words at the foot of the back page note who they are and that the publication is not a community publication, and the reader is left to deduce that it is no more than an advertising puff, with the added offer to assist in writing letters of support . If Reselton Properties' approach to the development is as cynical as this engagement strategy, the local community will suffer from this plan.

I object to the proposal.