

## 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. Bob Clarke

**Address:** 59 East Sheen Avenue East Sheen London SW14 8AR

### Comments

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

**Comment:** I am grateful for the way our local community has been kept abreast by the Mortlake and East Sheen Society of the attempts to get this development "through planning!". It seems to be losing sight of what the community needs, adding to problems rather than solving them.

There seems uncertainty within the Council still whether we need a Primary or Secondary school here; clearly there is a need for affordable housing but changes in building regulations, most recently on fire escapes is putting yet more pressure on the numbers of housing units that the site can provide. The supporting documentation seems to have airbrushed traffic from the solutions. The Mayor has recently imposed a 20 mile an hour limit on all roads in this area which might limit the number of casualties on his roads but will do nothing for speeding the progress of traffic, already disrupted by the closing of Hammersmith Bridge; A road through the park has to take some of the strain to help. This development will inevitably have a severe impact on traffic flow as workers and materials have to flood the area during the construction. The local rail services are poorly rated by locals at the existing level of two trains an hour and local deliveries currently cause long queues at the railway crossing, particularly for those using the split site on the existing primary school.

This latest round of "adjustments" are more than cosmetic; they are indicative of the overall weakness of this project which was overly ambitious from the outset, not recognizing the severe limitations imposed by an already awkward site, constrained by firstly the bend in the river, then road and the railway. Little has been said about the additional noise from overhead, sitting directly underneath the LHR flight path which will

reduce the attractions for those using the site, whether at the cinema, in the classroom or on the playing field.

Recently championed as one of the most attractive places in the UK to live it is surprising that this application has got as far as this. Of course the site has potential but this is not it and we are still without guidance on the proposals for the West of Ship Lane.

This historic river site deserves better but may well require a lower level of density which may be uncomfortable to the owners of the site. This was where the Mortlake Tapestries were made and the site does not look well suited to being a residential community hub even with the latest suggested changes.