

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. IAN WYATT

Address: 4 Sheen Gate Gardens East Sheen London SW14 7NY

Comments

Type of comment: Object to the proposal

Comment: The original plans for the former Stag Brewery redevelopment site have always been too dense with too many residents, too high and overbearing for the historic neighbourhood, and are going to generate too much extra traffic and pollution in an area already plagued by these issues, and with poor road access and transport links - it is an excessively large urban development in a suburban riverside location.

We fully support the detailed analysis and objections submitted by the Mortlake with East Sheen Society.

In spite of the 2022 changes to Building 1 and the reduction in the height of Building 10, the cutback of the amount of affordable housing shown in the Addendum Financial Viability Assessment is totally unacceptable, and the latest 2023 proposal (22/0900/OUT) amendments make matters worse by further reducing the necessary car parking spaces, and still do little to resolve the main issues as follows:

- Housing units excessively dense and overbearing height of units (up to 9 storeys)
- Totally insufficient affordable housing as required by the Greater London Plan (15% rather than 50% GLA & Borough targets!)
- Lack of social & medical support facilities (eg GP, surgery, dentist, pharmacy, Primary Care & social services) already over-subscribed in this area
- Greatly increased number of residents leading to more cars and traffic congestion, especially along the already congested adjoining Lower Richmond Road.
- Too few car parking spaces - now reduced even further by 15 to 393 East of Ship Street (and only 78 West of it) - causing more vehicles to be parked on busy local streets

(How can backers argue that "a reduction in car parking would reduce the proposals' impact on the highway network"!)
•Increase in environmental pollution already unacceptably high in this vicinity will be caused by more traffic & congestion in Lower Richmond Road and at Chalker's Corner (or "Chokers' Corner" as it is appropriately named by locals!)

In summary these plans would cause increased traffic, environmental noise and air pollution, detriment to health and wellbeing of the local community (especially disabled and other vulnerable people), loss of privacy, overshadowing and a loss of light, impact on sunlight and daylight as well as on visual amenities.

Finally Hammersmith Bridge closure has severely exacerbated traffic congestion in this area so this development would merely aggravate this huge problem, and must be postponed at least till the Bridge situation is resolved.
For all these reasons, we strongly object to these new proposals and ask for them to be withdrawn forthwith.