

RECEIVED
15 JUL 2019

Lucy.T

8 Medcroft Gardens
East Sheen
London SW14 7RN
11 July 2019

London Borough of Richmond upon Thames
Development Management
2nd Floor Civic Centre
York Street
Twickenham TW1 3BZ

Re: Development plans for The Stage Brewery, Lower Richmond Road, Mortlake,
London SW14 7ET Applications: 18/0547/FUL and 18/0548/FUL and 18/0549/FUL

Dear Sir/Madam,

I wish to register my objections to these development plans. The extremely high density of housing and other facilities and amenities planned are not acceptable. The units of 3 to 8 storeys for 439 apartments, commercial units, hotel, cinema, gym and office accommodation east of Ship Lane, 224 units plus nursing and care home plus 150 units for assisted living or residential use, plus a new secondary school and sports pitch together reconfiguration of Chalkers Corner will create intolerable living conditions for current East Sheen residents and must be rejected.

1) The large influx of residents, users of the hotel, cinema, sport and gym and office facilities together with secondary school users (staff and students with parents dropping off children) will generate **an intolerable traffic burden** in an area where the main arteries (Lower Richmond Road, Upper Richmond Road and Sheen Lane) are already clogged and at a standstill much of the day. The Chalkers Corner adjustments will only feed more traffic into the vast numbers of cars, lorries, motorcycles and cycles all trying to access Chiswick Bridge or come off Chiswick Bridge heading for East Sheen, Barnes, Richmond and Putney. These will back up onto Clifford Avenue, the Upper Richmond Road, and the Lower Richmond Road and Mortlake High Street. That is not acceptable.

2) The service vehicles needed to cater to such a huge development will create **additional regular traffic blockage**.

3) All the additional traffic of those living in this new accommodation or visiting it or working in it cannot be handled by the **Sheen Lane railway crossing which creates huge log-jams already**.

4) The additional traffic will **impede safety for pedestrians, cyclists and road users**. Frustrated motorists already often fail to heed zebra crossings in their rush to ease into the traffic queues, make progress or beat the barriers at the railway crossing. Others cut in, cut off fellow drivers. The narrow roads in this area (such as Sheen Lane) were never constructed for the volume of traffic that now exists, let alone absorbing the road usage that will be attendant upon this proposal. Chalkers Corner modifications do nothing for those wishing to take a more southerly route toward Richmond Park, Putney, and so forth.

5) The different amenities do not sit well together in a predominantly residential area. There will be **continuous noise and disturbance** from traffic, sports facilities, hotel and restaurant and drinking facilities and the school and people trying to access these.

6) **The layout and density of the buildings – the large number of units, the 7 and 8 storeys planned - are oppressive and destroy what could be an attractive visual amenity with views for all to the river.** This proposal serves a developer, not the community at large.

7) **Road access** not just to this site but to all surrounding roads and routes will be **rendered impossible** given the large additional numbers of people seeking to get to and from this site. It is totally out of keeping in this very small enclave and destroy its sense of community – it will just be a huge traffic thoroughfare.

8) **Fumes and pollution from the traffic generated are unacceptable and hazardous:** a safety issue for existing residents and those who would be expected to live there.

With the situation of Hammersmith Bridge, the Council should be well aware that residents of this part of the Borough are thoroughly fed-up with the poor planning and hasty, ill-conceived “solutions” put forward by the Council to get the roads moving. Pushing traffic from one road to another solves nothing, and the lip-service paid by the developers to “parking” areas and road enhancements shows how unfamiliar they are with this area and its needs. This proposal should be turned down. It is totally out-of-keeping in size, density and purpose for this area. By all means build a school – or even a nursing home. But do not ruin the potential to do something valuable for the existing community by allowing commercial developers to “hi-jack” spaces and destroy our community in the process by creating a huge number of riverside flats. This high-density project is totally unsuitable. Here is an opportunity for the Council to put the needs of its residents before commercial money-grabbing.

Moreover, until Hammersmith Bridge is properly mended, rebuilt, or a new traffic bridge constructed at Hammersmith there should be a moratorium on any development planning for this site or work on it. Until that time it is impossible to control or even project what traffic flows in this area will be like. Construction projects with their heavy vehicle requirements would make this area unfit for habitation. We would be blockaded by traffic stand-still.

We need less traffic, not more, and this proposal is wholly unsuited to what is needed.

Yours sincerely,



(Dr) M. F. Moran

RECEIVED
15 JUL 2019

Lucy.T

8 Medcroft Gardens
East Sheen
London SW14 7RN
11 July 2019

London Borough of Richmond upon Thames
Development Management
2nd Floor Civic Centre
York Street
Twickenham TW1 3BZ

Re: Development plans for The Stage Brewery, Lower Richmond Road, Mortlake,
London SW14 7ET Applications: 18/0547/FUL and 18/0548/FUL and 18/0549/FUL

Dear Sir/Madam,

I wish to register my objections to these development plans. The extremely high density of housing and other facilities and amenities planned are not acceptable. The units of 3 to 8 storeys for 439 apartments, commercial units, hotel, cinema, gym and office accommodation east of Ship Lane, 224 units plus nursing and care home plus 150 units for assisted living or residential use, plus a new secondary school and sports pitch together reconfiguration of Chalkers Corner will create intolerable living conditions for current East Sheen residents and must be rejected.

- 1) The large influx of residents, users of the hotel, cinema, sport and gym and office facilities together with secondary school users (staff and students with parents dropping off children) will generate **an intolerable traffic burden** in an area where the main arteries (Lower Richmond Road, Upper Richmond Road and Sheen Lane) are already clogged and at a standstill much of the day. The Chalkers Corner adjustments will only feed more traffic into the vast numbers of cars, lorries, motorcycles and cycles all trying to access Chiswick Bridge or come off Chiswick Bridge heading for East Sheen, Barnes, Richmond and Putney. These will back up onto Clifford Avenue, the Upper Richmond Road, and the Lower Richmond Road and Mortlake High Street. That is not acceptable.
- 2) The service vehicles needed to cater to such a huge development will create **additional regular traffic blockage**.
- 3) All the additional traffic of those living in this new accommodation or visiting it or working in it cannot be handled by the **Sheen Lane railway crossing which creates huge log-jams already**.
- 4) The additional traffic will **impede safety for pedestrians, cyclists and road users**. Frustrated motorists already often fail to heed zebra crossings in their rush to ease into the traffic queues, make progress or beat the barriers at the railway crossing. Others cut in, cut off fellow drivers. The narrow roads in this area (such as Sheen Lane) were never constructed for the volume of traffic that now exists, let alone absorbing the road usage that will be attendant upon this proposal. Chalkers Corner modifications do nothing for those wishing to take a more southerly route toward Richmond Park, Putney, and so forth.

5) The different amenities do not sit well together in a predominantly residential area. There will be **continuous noise and disturbance** from traffic, sports facilities, hotel and restaurant and drinking facilities and the school and people trying to access these.

6) **The layout and density of the buildings – the large number of units, the 7 and 8 storeys planned - are oppressive and destroy what could be an attractive visual amenity with views for all to the river.** This proposal serves a developer, not the community at large.

7) **Road access** not just to this site but to all surrounding roads and routes will be **rendered impossible** given the large additional numbers of people seeking to get to and from this site. It is totally out of keeping in this very small enclave and destroy its sense of community – it will just be a huge traffic thoroughfare.

8) **Fumes and pollution from the traffic generated are unacceptable and hazardous:** a safety issue for existing residents and those who would be expected to live there.

With the situation of Hammersmith Bridge, the Council should be well aware that residents of this part of the Borough are thoroughly fed-up with the poor planning and hasty, ill-conceived “solutions” put forward by the Council to get the roads moving. Pushing traffic from one road to another solves nothing, and the lip-service paid by the developers to “parking” areas and road enhancements shows how unfamiliar they are with this area and its needs. This proposal should be turned down. It is totally out-of-keeping in size, density and purpose for this area. By all means build a school – or even a nursing home. But do not ruin the potential to do something valuable for the existing community by allowing commercial developers to “hi-jack” spaces and destroy our community in the process by creating a huge number of riverside flats. This high-density project is totally unsuitable. Here is an opportunity for the Council to put the needs of its residents before commercial money-grabbing.

Moreover, until Hammersmith Bridge is properly mended, rebuilt, or a new traffic bridge constructed at Hammersmith there should be a moratorium on any development planning for this site or work on it. Until that time it is impossible to control or even project what traffic flows in this area will be like. Construction projects with their heavy vehicle requirements would make this area unfit for habitation. We would be blockaded by traffic stand-still.

We need less traffic, not more, and this proposal is wholly unsuited to what is needed.

Yours sincerely,



(Dr) M. F. Moran