

## StagBreweryRedevelopment

**From:** Ian Wallis [REDACTED]  
**Sent:** 14 May 2018 07:26  
**To:** StagBreweryRedevelopment  
**Subject:** Ref: 18/0547/FUL; 18/0548/FUL; 18/0549/FUL - Objection

Dear Sirs

I write to object to the developers plans for the redevelopment of the Stag Brewery site on the following grounds:

- Proposed density
- Inadequate transport planning, incoherent integration and environmental concerns
- Architectural quality

### 1. Proposed density

The proposed residential density, especially in the eastern zone towards Mortlake High Street, is overwhelming and outside local guidelines and context. This results from a combination of the blocks being too high and the public/green thoroughfares between the blocks being too narrow. Together this will create a sense of 'high rise'/shadowing and potential oversight/loss of light.

Further, the density is arranged highest towards the riverside away from Lower Richmond Rd/Mortlake Green which has poor consequences for the sense of architectural 'vista' as viewed from the river frontage – a 'public' asset for the local and wider London community. See 3 below.

The proposed number of residential units and attendant car parking provision will encourage significant new private vehicle traffic requiring egress, especially in peak rush hour periods, onto an already highly congested road system on Lower Richmond Rd and Mortlake High St./The Terrace. See 2 below

### 2. Inadequate Transport Planning, Incoherent integration and environmental concerns

The Chalker's Corner improvement plan may improve a notorious bottleneck (but adversely affect nearby Chertsey Court). However the redevelopment plans could generate significant additional traffic flow in peak hours especially, needing egress from the development west onto Lower Richmond Rd. towards Chalker's Corner or east along Mortlake High St./The Terrace/Lonsdale Rd. towards the other notorious bottleneck – Hammersmith Bridge.

Even traffic management arrangements (i.e. traffic lights) at access points will merely push the congestion and pollution further along Mortlake High Street.

Mortlake Station capacity is already overwhelmed at peak hours and no extra rail frequency is offered with Network Rail/South Western Railway to alleviate the increased demand. The level crossing is an existing safety hazard which needs remedy.

A low emission and dedicated bus hopper service should be provided to take residents of the development to existing high capacity transport hubs at Richmond and Hammersmith and reduce demand on Mortlake Station and the road network.

### 3. Architectural Quality

The architectural plans submitted show a riverside vista which looks almost 'Soviet', in its scale and 'mono-height' impression. No attempt appears to have been made to 'manage' or control the quality of the skyline or

riverside density of this development, only to maximise profits. This is a high impact development that will set the tone for Mortlake and Richmond for generations. These areas deserve high quality and sympathetic architecture.

Yours sincerely

Ian Wallis



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