

9/5/2018

Dear Sir or Madam,

I wish to express serious concerns about the Stag Brewery site redevelopment : Application references: A 18/0547/FUL; B 18/0548/FUL and C 18/ 0549/FUL.

As a life long resident I fear the redevelopment plans, as they stand will, adversely affect life in this area in multiple ways, for many years and for many residences and future generations.

Firstly I would like to object to the sheer number of new dwellings, businesses and people who will need access to the site on a daily basis will put massive pressure on an already very busy road network, and the proposed widening and re arrangement of the Chalker's corner site offers no actual easement to this problem. It only offers one small extra turning lane at the lights and I fail to see how this will ease the potential thousands of extra journeys being made. I live very close to this junction and see on a daily basis how busy and unrelenting the traffic in this area already is.

This extra traffic is likely to escalate the already profound pollution problem in this area (Chalker's corner particularly) it will also will cause extra noise, smells and disturbance at all times of the day, reduce disabled persons access to local houses, creates complete inadequacy of parking, loading and turning, all of which are already difficult. Its already almost impossible to find parking in this area for the local residents, this new development doesn't offer adequate parking for all of it's residents and other visitors, meaning this parking problem will spill out into already congested local streets.

Highway safety in this area also needs to be addressed. This is already a busy and dangerous area of road and bringing in more road users will only increase the risks, particularly to pedestrians. narrowing the verge and pavements will simply bring traffic closer to vulnerable pedestrians.

I particularly object to the removing the current beautiful mature trees along this stretch of road, next to Chertsey Court, and replacing them with fewer and immature trees causes loss of much visual amenity and will also cause a massive loss of privacy for both Lower Richmond Road residents and Chertsey Court residence, as currently these create a screen between the road users and between properties. These mature trees are older than most of the local residences and I see no benefit in them being removed, and no thought to at least them being moved as opposed to completely destroyed. This will cause destruction of much local wildlife and disrupt the beautiful look of Mortlake. These trees also serve a very real purpose in the blocking of road noise and pollution particulates, preventing at least some of the pollution in the area causing further health risks.

I also would like to raise my objections to the proposed new wall around part of Chertsey court. Im not clear as to why a 2m high brick wall is proposed instead of following the long standing wall and railings design. The solid brick wall will affect visual amenity and potentially block light causing an unnecessary harsh look to the road side area. We should be encouraging open spaces, light and nature for the benefit of all residence and road users, this design doesn't do that or improve the area in any way.

With regard to the development of buildings on the site, there seems to have been little to no regard for the original local look of the area. These buildings are completely out of character with the often Victorian and Edwardian architecture of the area. The very modern design and look along with building material choices are likely cause much loss of visual amenity of the area. The height and size of the buildings is also likely to cause much loss of light and over shadowing of original property and Mortlake green. I also think the size height and scale of these buildings will dwarf the beautiful and original building of the property that will remain in place (Maltings and Hotel/bottling site) especially when viewed from the opposite side of the river. The Large blocks of residences are not sympathetic to the already existing buildings along the river front and will leave the area looking diminished. I object strongly to the over all appearance and design and this it should be much more sympathetic to the area and original buildings.

I also think the over all density and layout of building is of concern. The area will feel very enclosed and over looked with so many large and similar buildings so close together. The landscaping within the site also lacks grass areas and leaves no nature conservation within the area. It will look very hard and this is likely to leave many areas unused and potentially create a unfriendly environment to people who do not live directly on the site.

The loss of the current playing field on the site will be a massive blow to many of the local residents who use it in many ways for things like sports tournaments and fairs. It will also be massive loss of yet more visual amenity. The



proposed remainder of the grass field to be usable by the public will not allow enough space for these things and will more than likely be used overwhelmingly by school pupils as they don't have any outdoor space for their own use. It will also affect local nature and wildlife and more loss of trees. The number of pupils proposed to attend the school on such a small site will leave it very crowded and overwhelm the area with far too many pupils and staff moving in and out of the site daily. Perhaps a smaller number of pupils in the same site would allow for a better educational environment and development of local young people.

Another area I hold concerns with is the train transportation. Although documents I have read in association with the development state that the train through Mortlake station operates with room for more passengers, as a regular user it is obvious this is not true in peak times. The train is mostly full when leaving Mortlake and once departed both Barnes and subsequently Putney stations the carriages are full to capacity, if not over. Having more passengers using Mortlake station will just displace the passengers at other stations leaving them unable to board trains and creating massive travel problems throughout the line, a line that is already not equip for the recent developments in the whole of south west London.

I look forward to hearing how you will address these issues.

Yours Faithfully

Alice Ratcliffe

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COPY EMAIL SENT ON 9<sup>th</sup> MAY 2018

Lucy

9.05.18

Dear Lucy Thatcher,

As a resident in the area since 1982 and trained originally as a botanist and latterly as an archaeologist, I wish to express serious concerns about the Stag Brewery site redevelopment : Application references: A 18/0547/FUL; B 18/0548/FUL and C 18/0549/FUL.

Firstly, the total number of living units seems very large. As the area is bounded by the river, the A316, Lower Richmond Road (and behind it the railway) the only egress and exit to the site is into the Lower Richmond Road. This road already has traffic problems and high levels of vehicle pollution. The traffic frequently queues and backs up towards Barnes and Sheen Lane as these are the only roads that feed into the Lower Richmond Road and Chalkers Corner. Gaseous and particulate pollution will certainly increase with so many extra dwellings, and this will inevitably be concentrated in the Lower Richmond Road as traffic becomes more and more congested.

The number of parking places for over 800 dwellings seems a conservative estimate as many units are likely to be purchased by young working couples who may own two vehicles, especially as the Lower Richmond Road is only served by one bus route and the Mortlake to Waterloo trains are not likely to increase in number. Also the provision of 150 care places will add considerable extra traffic, both of visitors and medical personnel ( e.g district nurses). Any urgent or emergency attendances will be hampered if the traffic congestion towards Chalkers Corner comes to a standstill more frequently. Presumably there will also be extra traffic resulting from dropping and collecting schoolchildren.

Secondly, plans to widen the road near Chalkers Corner will affect residents and wildlife very severely, and will simply move a traffic bottleneck to somewhere nearer the end of Sheen Lane. The grass and trees are a valuable resource both to the people and the wildlife, and the trees especially will remove CO<sub>2</sub> and produce O<sub>2</sub> as well as capturing particulate emissions from vehicles. Replacing mature trees with saplings will dramatically decrease these effects for some considerable time. The present trees are mature and provide living space for a large number of different bird species including black birds, finches, blue tits and sparrows. Bats, stag beetles, toads and frogs can all be seen in the gardens of Lower Richmond Road. Removal of the verge and some very beautiful trees is an unwarranted destruction of habitat and visual amenities for Lower Richmond Road and Chertsey Court residents, simply to provide a short extra lane of slow moving or stationary traffic which will further pollute the area.

London is an important wildlife reserve providing respite for many species which cannot necessarily be well supported in intensive farming areas outside London. Furthermore it is important to maintain green wildlife corridors to support this wildlife. Until recently there were many hedgehogs (the gardener's friend) in the vicinity of Lower Richmond Road and it is well known they need connected living spaces. Consequently, widening Lower Richmond Road and building on the playing field will be very damaging for wildlife. More residents mean more green spaces and more trees are needed -not less- both as essential biological support (removal of CO<sub>2</sub> etc.) and as visual and spiritual amenities. The cemetery, the river banks, the green and the railway sidings need as much green space continuity as possible. Richmond Park maybe one of the 'lungs of London' but 'arteries and veins' are needed too. Ideally trees should be increased and planters installed along the pavements to reduce the effects of car emissions on pedestrians, especially small children.



Finally, the site is of great archaeological interest and it is unlikely that there is no more to be discovered. Excavation of basements could destroy interesting archaeology. It is also of recent historical interest and the plans don't seem to acknowledge these matters to any great extent. The proposed eight storey living accommodation will not enhance the very beautiful and historic row of Georgian houses on the riverbank. The river itself at this point provides beautiful vistas in both directions and a high storey development will impinge severely on this visual amenity. I am surprised that high rise dwellings are proposed, especially in a small area as it is surely well known that they can create all sorts of problems and are not necessarily conducive of good living conditions.

In summary I object to the proposals on the grounds:

- 1) that they will increase traffic congestion and pollution in an already polluted and congested area,
- 2) they will impoverish wildlife, notably bats, stag beetles, hedgehogs and small bird species.
- 3) they will be detrimental to the visual amenity for Chertsey Court, Lower Richmond Road and the riverscape near Chiswick Bridge.
- 4) there will be little acknowledgement of the archaeology and historic importance of the site.

*Yours sincerely*  
Karen James



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