

Stag Brewery Redevelopment Comments
Linda Duberley

The vast majority of residences in the area around the former Stag Brewery at Mortlake are in favour of a development taking place. I have interviewed many of them in my role as a newspaper journalist (ref; Evening Standard Spring 2017) and a local magazine publisher who highlighted the views of those central to this project. We all believe that a development, carried out with respect for the heritage of the land and consideration for the environment and safety of those living here is of the utmost importance.

It is clear that there are several key issues which will undoubtedly cause fear and concern if they go unaddressed. The areas have been outlined by community groups and while views differ, there is plenty of common ground.

- The chief anxiety is over the inevitable increase in traffic at the level crossings – particularly the one at Mortlake. Network Rail has now objected to the plans because the road leading to this crossing and to the remaining three crossings are at capacity and are seen as unacceptable and dangerous. Network Rail realises the issue here is one of liability should an accident occur. Any attempt to build the development at its current level of density will increase traffic. I have taken a series of photographs of incidents at the crossing and I am happy to pass them on to the relevant council official.
- The second main concern centres on the playing field. Mortlake is already behind other areas of the borough when it comes to adequate green space. As a Trustee of CPRE London I have recently been made aware that the top three issues in the local elections of May 3 have all been environmental. This is clearly a unifying subject across the Capital. At a time when the well-being of youngsters is being directly related to green space and nature (ref; Fields In Trust survey carried out with ONS figures) we should be attempting to expand and protect green space instead of removing it. We are also witnessing an obesity epidemic with nearly 40 per cent of all children in London being classified as clinically overweight. It would be tragic to lose a grass playing field just at a point where the two issues of environment and well-being converge and are being covered with such diligence by the media which has done an admirable job of making us so aware of what is confronting our youngsters.
- The next point is directly related to the previous one. Is it right to put so many youngsters in such a small space when a) the proposed demographic trajectory has not been double sourced by an external agency and b) Richmond Park Academy has still only filled 35 of its sixth forms capacity which numbers close to 200. RPA has

done a commendable job in transforming the school from one which was forced to take students from outside the borough because it could not be filled from inside due to the lack of demand. It would be distressing to see both the achievements of RPA and any proposed school suffering as a result of lack of adequate research and strategy. It would be edifying to see a secondary school that provides the kind of education and experience that will serve our children well.

- This stretch of the Thames is one of the most historic. The playing field has not been developed since it was strip farmed in the middle ages, it was the site of the home of Sir Thomas Cromwell when he was the Chancellor of the Exchequer to Henry V11 (Evening Standard 2017) and Mortlake Terrace is the second most famous view painted by Turner, the other being the view from Richmond Hill – protected by an Act of Parliament. We all appreciate we need new homes and a school but it should not be at the expense of the legacy we wish to leave our children.
- The loss of mature trees is a massive concern for the residents of Chertsey Court – one that has been supported by Cllr Paul Avon with an affirmative pledge just before the local elections. We should not deny these residents this valuable counter balance to pollution right next to their homes. There comes a point when every resident here should have the basic human right of a reasonable quality of living.

I have tried to be brief in outlining my concerns. I am very supportive of a development in this location but to quote a resident at a meeting of last year, "You can't fit a quart into a pint pot."

There are issues of design that have come up in many of the recent community group meetings but the concerns so clearly outline by Network Rail over safety and liability and the anxieties over the environmental impact should not be ignored.

When I was recently asked for background to the area by the Editor of Bricks and Mortar at the Times, Anne Ashworth, I was able to outline our wonderful, rich area – so often overlooked when people think of Richmond. This historic stretch of the Thames is rich in heritage and community spirit. Above all, we want a development that reflects this.

Stag Brewery Redevelopment Comments
Linda Duberley

The vast majority of residences in the area around the former Stag Brewery at Mortlake are in favour of a development taking place. I have interviewed many of them in my role as a newspaper journalist (ref; Evening Standard Spring 2017) and a local magazine publisher who highlighted the views of those central to this project. We all believe that a development, carried out with respect for the heritage of the land and consideration for the environment and safety of those living here is of the utmost importance.

It is clear that there are several key issues which will undoubtedly cause fear and concern if they go unaddressed. The areas have been outlined by community groups and while views differ, there is plenty of common ground.

- The chief anxiety is over the inevitable increase in traffic at the level crossings – particularly the one at Mortlake. Network Rail has now objected to the plans because the road leading to this crossing and to the remaining three crossings are at capacity and are seen as unacceptable and dangerous. Network Rail realises the issue here is one of liability should an accident occur. Any attempt to build the development at its current level of density will increase traffic. I have taken a series of photographs of incidents at the crossing and I am happy to pass them on to the relevant council official.
- The second main concern centres on the playing field. Mortlake is already behind other areas of the borough when it comes to adequate green space. As a Trustee of CPRE London I have recently been made aware that the top three issues in the local elections of May 3 have all been environmental. This is clearly a unifying subject across the Capital. At a time when the well-being of youngsters is being directly related to green space and nature (ref; Fields In Trust survey carried out with ONS figures) we should be attempting to expand and protect green space instead of removing it. We are also witnessing an obesity epidemic with nearly 40 per cent of all children in London being classified as clinically overweight. It would be tragic to lose a grass playing field just at a point where the two issues of environment and well-being converge and are being covered with such diligence by the media which has done an admirable job of making us so aware of what is confronting our youngsters.
- The next point is directly related to the previous one. Is it right to put so many youngsters in such a small space when a) the proposed demographic trajectory has not been double sourced by an external agency and b) Richmond Park Academy has still only filled 35 of its sixth forms capacity which numbers close to 200. RPA has

done a commendable job in transforming the school from one which was forced to take students from outside the borough because it could not be filled from inside due to the lack of demand. It would be distressing to see both the achievements of RPA and any proposed school suffering as a result of lack of adequate research and strategy. It would be edifying to see a secondary school that provides the kind of education and experience that will serve our children well.

- This stretch of the Thames is one of the most historic. The playing field has not been developed since it was strip farmed in the middle ages, it was the site of the home of Sir Thomas Cromwell when he was the Chancellor of the Exchequer to Henry V11 (Evening Standard 2017) and Mortlake Terrace is the second most famous view painted by Turner, the other being the view from Richmond Hill – protected by an Act of Parliament. We all appreciate we need new homes and a school but it should not be at the expense of the legacy we wish to leave our children.
- The loss of mature trees is a massive concern for the residents of Chertsey Court – one that has been supported by Cllr Paul Avon with an affirmative pledge just before the local elections. We should not deny these residents this valuable counter balance to pollution right next to their homes. There comes a point when every resident here should have the basic human right of a reasonable quality of living.

I have tried to be brief in outlining my concerns. I am very supportive of a development in this location but to quote a resident at a meeting of last year, "You can't fit a quart into a pint pot."

There are issues of design that have come up in many of the recent community group meetings but the concerns so clearly outline by Network Rail over safety and liability and the anxieties over the environmental impact should not be ignored.

When I was recently asked for background to the area by the Editor of Bricks and Mortar at the Times, Anne Ashworth, I was able to outline our wonderful, rich area – so often overlooked when people think of Richmond. This historic stretch of the Thames is rich in heritage and community spirit. Above all, we want a development that reflects this.