

## StagBreweryRedevelopment

**From:** Alice Ratcliffe - [REDACTED]  
**Sent:** 11 May 2018 12:42  
**To:** StagBreweryRedevelopment  
**Subject:** Stag Brewery Site development objection

224  
125 Lower Richmond Road  
Mortlake  
London SW14 7HX

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 sight 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/botting 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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