

StagBreweryRedevelopment

From: Mark Matzopoulos [REDACTED]
Sent: 13 May 2018 21:00
To: StagBreweryRedevelopment
Subject: Mortlake Brewery Development - concerns, criticisms and suggestions

Dear Sir/Madam,

I refer to the following planning applications in respect of the proposed development of Mortlake Brewery:

- Ref 18/0547/FUL for the development to the East of Ship Lane
- Ref 18/0548/FUL for the development to the West of Ship Lane which includes the School and Playing Fields
- Ref 18/0549/FUL for the alterations to Chalker's Corner and the removal of an area which currently forms part of Chertsey Court.

While there are positives in the design presented by the developer, there are four main areas of concern which, if not addressed, will have a significant detrimental impact on the existing and new residents:

1. The cumulative density of the site is overwhelming. Even with half the number of residential units the nature of this quiet part of south-west London would be irrevocably changed.
2. Most important, the development represents a once in a lifetime chance to link the isolated and under-utilised *Mortlake Green with the river*, to create a *coherent and attractive green space* that enhances the whole area. The 'green corridor' on the plan has been somewhat grudgingly widened by the developer from the original concrete canyon to what represents the minimum acceptable width, but this is still being undertaken as an obligation rather than an objective.
3. The local infrastructure cannot accommodate the increase in traffic without major infrastructure developments that would change the nature of the area unacceptably. There is far too much parking allocated (why would people have cars unless they intend to use them at least several times a week). *The area is clogged with traffic already*, particularly during rush hours when the level crossing booms are down for upwards of 40 minutes in the hour.
4. There is no strategy for improving the public transportation to help alleviate the situation, in an area which has **poor public transport links**. There is no plan to address the fact that Waterloo trains are frequently already full by the time they reach Mortlake, or that the Hammersmith-bound 209 bus is frequently full by the time it gets to White Hart Lane in the mornings.

I cannot understand why Richmond council is not acting in our (the residents of this lovely area) collective interests in putting the brakes on this cynical development scheme, particularly at a time when London is awash with mediocre luxury apartment developments. *Surely we should be taking every opportunity to create more green space for future generations, not cramming as much concrete in as possible!*

This application and size of development needs to be viewed in the context of improving the built environment and access to green space, rather than maximising developers' profits, and the context of the poor level of public transport in the area.

Where is Richmond Council on this? This is a chance to leave your own positive legacy on the area you represent rather than simply aping the grim and sterile Wandsworth riverfront developments. If those making a decision on this application have any integrity and take their role as guardians of our environment seriously, they would do whatever they can to ensure that:


1. the size and scale of this development is dramatically reduced, and that the resulting development *gives priority to creating green space and opening up the river to East Sheen*

2. some imagination is applied to resolving the transport issues that face the area anyway – for example, consideration is given to constructing a tram line from Hammersmith along the A4 and A316 corridors to Richmond, or adding and/or extending bus routes.

I implore the council to take account of the concerns raised in this email when assessing the applications. Please feel free to contact me on this email address in relation to the above.

Thank you,
Mark Matzopoulos

107 Richmond Park Road, London SW14 8JY



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