

27 ✓

StagBreweryRedevelopment

From: [REDACTED]
Sent: 27 April 2018 18:27
To: [REDACTED]
Cc:
Subject: Stag Brewery Development / Chalkers Corner Junction / Secondary School

Dear Sir / Madam,

REF :
18/0547/FUL
18/0548/FUL
18/0549/FUL

I am writing to express my grave concerns over the current proposals for the development of the Stag Brewery in Mortlake.

Let me state clearly that I am not 'anti development'. I agree that this is a site ripe for development and far better to develop 'brown field sites' such as this than rip up the country side and green belt. But please, develop the site sensitively, develop it in keeping with the current area, develop it to add real, tangible, useful benefit to Mortlake's current and future residents and develop it into something of which we can all be proud.

The current proposals seem to have been drawn up with little thought or regard to the surrounding area, the residents of the area or the quality of life of those residents or of the future residents. The developers have not only overlooked many of the current concerns in this area, but the plans they have conceived will only serve to exacerbate such concerns.

There are many, so I will list them :

- The density and style of the development
It is the sheer density of the development, the sheer volume of dwellings which shocks me the most, and it is this density and this volume which are the cause of all my following concerns, all of which I will comment on throughout the course of this correspondence.

I understand the figures to be approximately 880 dwellings - the vast majority to be flats with possibly only 24 houses. Clearly this would increase the population of Mortlake by some 40%; an enormous increase in one fell swoop! How on earth will the current infrastructure of Mortlake

cope with such a population increase public transport, GP and health facilities, traffic congestion, parking.....

The models and plans show the apartment blocks to be much taller than the average Mortlake skyline, to be extremely closely packed and with little or no 'green space' between the buildings. Such designs will obviously cause issues of over-shadowing, blocking light from entering the flats, as well as the issue of looking into the flats of one's neighbours, so close are some of the buildings!

The green spaces are too few and too narrow. I feel they would end up simply being dark, dingy corridors between the blocks, especially in the areas where the blocks extend over 3 storeys, which I believe should be the maximum height for any of these buildings. The green spaces should be places where people can gather on a bright spring day or a sunny summer's day, a place where children can play, a place for people to have a pic-nic, a place for local workers to sit and enjoy their lunch

With only 24 houses on the plans, there certainly won't be many gardens for residents to tend...!

- Public transport

The advent of possibly 2,000 more residents in Mortlake is going to cause *enormous* problems for the public transport systems which are already under incredible strain at peak hours.

Do the developers really think that all 2,000 people will work in Mortlake, Sheen, Barnes or Richmond and therefore be able to walk or cycle to work? This is unbelievably naive and short-sighted.

The vast majority of these new residents will need to commute by bus / tube / train for some part of their working day. It is simply ridiculous to assume that they will walk or cycle.

Mortlake station can barely cope with the weight of commuter traffic as it is, with many people I know having to wait for 4 trains to pass by before they can find a space.

The relocation of the 209 bus starting / ending / turning point to just outside the new development is an excellent idea and will definitely help the new residents, but by what stretch of the imagination do the developers think this will help those residents who live further along the route of the 209? Unless many more buses are added to the current timetable, the 209 will be full by the time it reaches its White Hart Lane stop!

Do the developers realise that the 209 is already under threat of having its timetable reduced? If this is to happen, then the pressure on other existing methods of public transport will increase even further.

Perhaps a suggestion to consider would be to increase the number of 419 buses along this route too, suspending the 'hail and ride' option at peak times, having designated stopping points only, all of which would make the journey time to Hammersmith much quicker.

Another suggestion is to increase the timetable of the 190 bus service from Richmond to Hammersmith via Chiswick.

It is blindingly obvious that a less dense development will have a lesser impact on the struggling public transport systems and that the developers as well as the council need to pressure TfL to assist in all these areas.

- Traffic congestion / air pollution / Chalker's Corner development

The roads in the surrounding area are already extremely congested, often at standstill for some considerable time, and the quality of the air already highly polluted. The addition of this development, which includes a school as well as a hotel, cinema and retail outlets, is quite clearly going to add to this congestion and pollution.

The suggestion of widening the road in / out of the Chalker's Corner junction seems nothing but a half-hearted and ill-thought through attempt to resolve a problem which the developers acknowledge already exists. The suggested road works will do nothing to address the issues of what already is a total bottle-neck at the mini roundabout / level crossing at the junction of Lower Mortlake Road and Sheen Lane close to Mortlake railway station. The widening of the Chalker's Corner junction will simply create a 'blocked funnel' situation, with more and more traffic trying to pass through this route, only to become totally grid-locked at the mini roundabout / Sheen Lane level crossing thus making the current situation unbearably worse.

The suggestion of widening the Chalker's Corner junction will involve losing the trees and green space which at present serve as a buffer, small though it may be, but still a buffer, to the residents of Chersey Court, all of whom I am sure will absolutely NOT want traffic and air pollution any closer to their residences than currently.

The generation of yet more traffic in this area will also increase the dangers apparent at the Mortlake station level crossing. This is already a 'High Risk' location, with hundreds of pedestrians

crossing it all day long. There is also a primary school situated very close to this level crossing. The whole area is already fraught with danger and is simply an accident waiting to happen.

- Health facility concerns

With a potential 40% population increase, it is imperative that the site have a GP's surgery, along with the other clinics and services associated with GP's surgeries. It is simply ludicrous to expect the GPs at the Sheen Lane Health Centre and those at the Essex House and Glebe Road surgeries in Barnes to cope with such a population increase. It is interesting to note that Mortlake itself has no actual GP surgeries at all, so it vital that this development should provide such a service.

The development currently shows provision for a care home on the site, which is admirable although it would be a whole lot better if this were not to be solely for private use and would actually be an NHS care home, but residents of such a home are most certainly going to need the services and support of a local GP. There MUST be GP and Primary Care facilities within this site.

- Secondary School / playing field / parking

The suggestion of building the new secondary school on the playing field beggars belief. It simply smacks of 'easy option', 'there's a big empty space, let's put the school on it'. This cynical, greedy and insensitive to the community and its need for open, green spaces and playing fields.

I don't doubt that a new secondary school is needed within the borough and I don't doubt that the Stag Brewery site is an excellent place to locate it, but with the acres available to the developers, why on earth should they even suggest placing it on the playing field? Surely it would be far more sensible to place the school CLOSE to the playing field, but not ON it?

We must remember that this is a SECONDARY school, so by definition the pupils are going to be older and of course larger than primary school pupils; they will need more personal space both inside and outside. The field would obviously be used for Games and PE lessons all week by every class in the school. The current proposal for outside space for the school is quite simply woeful.

This is certainly a golden opportunity for the Council to push for a school of which we can all be proud, a school which doesn't simply 'tick the box' but a school which is 'state of the art', not just in terms of building design, technology, science or language labs etc, but also a school with its own playing field! Within the state sector, how

many of those can the London Borough of Richmond boast?

How many often do we hear about the issues of teenage obesity, how often do we hear that children should be encouraged to exercise rather than sit glued to electronic screens? The council must urge the developers to do the 'right thing' and re-think their designs to accommodate the school elsewhere, thereby allowing maximum use of the playing field for maximum school as well as community use.

The suggestion of replacing part of the playing field with an all weather 'astro turf' type pitch is simply not good enough. Astro turf is not a living thing, it does not take in CO2 and give off O2. Astro turf does not provide a natural habitat for wildlife, flora or fauna. It does not act as a soak-away or flood defence.

The suggestion of having such an all weather pitch gated, flood-lit and surrounded by fences is deeply unappealing and I am sure the residents of the surrounding roads will be horrified by such a suggestion.

Car parking for school staff has also been woefully underestimated. The teaching staff will most certainly not all live within walking, or cycling distances and whilst some may travel by train or bus, it is quite clear that the majority will need to park their car for the duration of their working day. By its very nature, a secondary school operates for longer hours than a primary school - after school clubs, parents' evenings, GCSE choices evenings, school productions etc - and it is reasonable to suggest that the staff will often be at the school for very long hours and would more than likely want to travel home by car after a very long day at work. Unless other solutions are found, this will yet again exacerbate the parking problems in this area.

I would suggest a decrease in the parking spaces available to residents of the development, allocating some of those spaces over to school staff. Staff could be issued with a parking permit to be valid within the spaces of the development.

A CPZ for the surrounding streets should also be seriously considered.

Hotel / cinema

I feel that neither the cinema nor the hotel are required within this development.

The surrounding areas, Richmond, Brentford, Putney, Hammersmith, have plenty of hotels to suit all budgets. There is a 3 screen cinema in Barnes as well as numerous other cinemas in Richmond, Hammersmith and Putney.

Such a construction seems totally unnecessary and a waste of valuable space, space which could be used in a far more beneficial way.

I sincerely hope that the council will pay heed to the vehement objections that the community has to many parts of the current development plans. I would hope that they can work together with the developers to produce a solution which is beneficial to one and all, something of which we can all be proud for generations to come.

Yours faithfully,

Anita Ford
18 First Avenue
SW14 8SR



27 ✓

StagBreweryRedevelopment

From: [REDACTED]
Sent: 27 April 2018 18:27
To: [REDACTED]
Cc:
Subject: Stag Brewery Development / Chalkers Corner Junction / Secondary School

Dear Sir / Madam,

REF :
18/0547/FUL
18/0548/FUL
18/0549/FUL

I am writing to express my grave concerns over the current proposals for the development of the Stag Brewery in Mortlake.

Let me state clearly that I am not 'anti development'. I agree that this is a site ripe for development and far better to develop 'brown field sites' such as this than rip up the country side and green belt. But please, develop the site sensitively, develop it in keeping with the current area, develop it to add real, tangible, useful benefit to Mortlake's current and future residents and develop it into something of which we can all be proud.

The current proposals seem to have been drawn up with little thought or regard to the surrounding area, the residents of the area or the quality of life of those residents or of the future residents. The developers have not only overlooked many of the current concerns in this area, but the plans they have conceived will only serve to exacerbate such concerns.

There are many, so I will list them :

- The density and style of the development

It is the sheer density of the development, the sheer volume of dwellings which shocks me the most, and it is this density and this volume which are the cause of all my following concerns, all of which I will comment on throughout the course of this correspondence.

I understand the figures to be approximately 880 dwellings - the vast majority to be flats with possibly only 24 houses. Clearly this would increase the population of Mortlake by some 40%; an enormous increase in one fell swoop! How on earth will the current infrastructure of Mortlake

cope with such a population increase public transport, GP and health facilities, traffic congestion, parking.....

The models and plans show the apartment blocks to be much taller than the average Mortlake skyline, to be extremely closely packed and with little or no 'green space' between the buildings. Such designs will obviously cause issues of over-shadowing, blocking light from entering the flats, as well as the issue of looking into the flats of one's neighbours, so close are some of the buildings!

The green spaces are too few and too narrow. I feel they would end up simply being dark, dingy corridors between the blocks, especially in the areas where the blocks extend over 3 storeys, which I believe should be the maximum height for any of these buildings. The green spaces should be places where people can gather on a bright spring day or a sunny summer's day, a place where children can play, a place for people to have a pic-nic, a place for local workers to sit and enjoy their lunch

With only 24 houses on the plans, there certainly won't be many gardens for residents to tend...!

- Public transport

The advent of possibly 2,000 more residents in Mortlake is going to cause *enormous* problems for the public transport systems which are already under incredible strain at peak hours.

Do the developers really think that all 2,000 people will work in Mortlake, Sheen, Barnes or Richmond and therefore be able to walk or cycle to work? This is unbelievably naive and short-sighted.

The vast majority of these new residents will need to commute by bus / tube / train for some part of their working day. It is simply ridiculous to assume that they will walk or cycle.

Mortlake station can barely cope with the weight of commuter traffic as it is, with many people I know having to wait for 4 trains to pass by before they can find a space.

The relocation of the 209 bus starting / ending / turning point to just outside the new development is an excellent idea and will definitely help the new residents, but by what stretch of the imagination do the developers think this will help those residents who live further along the route of the 209? Unless many more buses are added to the current timetable, the 209 will be full by the time it reaches its White Hart Lane stop!

Do the developers realise that the 209 is already under threat of having its timetable reduced? If this is to happen, then the pressure on other existing methods of public transport will increase even further.

Perhaps a suggestion to consider would be to increase the number of 419 buses along this route too, suspending the 'hail and ride' option at peak times, having designated stopping points only, all of which would make the journey time to Hammersmith much quicker.

Another suggestion is to increase the timetable of the 190 bus service from Richmond to Hammersmith via Chiswick.

It is blindingly obvious that a less dense development will have a lesser impact on the struggling public transport systems and that the developers as well as the council need to pressure TfL to assist in all these areas.

- Traffic congestion / air pollution / Chalker's Corner development

The roads in the surrounding area are already extremely congested, often at standstill for some considerable time, and the quality of the air already highly polluted. The addition of this development, which includes a school as well as a hotel, cinema and retail outlets, is quite clearly going to add to this congestion and pollution.

The suggestion of widening the road in / out of the Chalker's Corner junction seems nothing but a half-hearted and ill-thought through attempt to resolve a problem which the developers acknowledge already exists. The suggested road works will do nothing to address the issues of what already is a total bottle-neck at the mini roundabout / level crossing at the junction of Lower Mortlake Road and Sheen Lane close to Mortlake railway station. The widening of the Chalker's Corner junction will simply create a 'blocked funnel' situation, with more and more traffic trying to pass through this route, only to become totally grid-locked at the mini roundabout / Sheen Lane level crossing thus making the current situation unbearably worse.

The suggestion of widening the Chalker's Corner junction will involve losing the trees and green space which at present serve as a buffer, small though it may be, but still a buffer, to the residents of Chersey Court, all of whom I am sure will absolutely NOT want traffic and air pollution any closer to their residences than currently.

The generation of yet more traffic in this area will also increase the dangers apparent at the Mortlake station level crossing. This is already a 'High Risk' location, with hundreds of pedestrians

crossing it all day long. There is also a primary school situated very close to this level crossing. The whole area is already fraught with danger and is simply an accident waiting to happen.

- Health facility concerns

With a potential 40% population increase, it is imperative that the site have a GP's surgery, along with the other clinics and services associated with GP's surgeries. It is simply ludicrous to expect the GPs at the Sheen Lane Health Centre and those at the Essex House and Glebe Road surgeries in Barnes to cope with such a population increase. It is interesting to note that Mortlake itself has no actual GP surgeries at all, so it vital that this development should provide such a service.

The development currently shows provision for a care home on the site, which is admirable although it would be a whole lot better if this were not to be solely for private use and would actually be an NHS care home, but residents of such a home are most certainly going to need the services and support of a local GP. There MUST be GP and Primary Care facilities within this site.

- Secondary School / playing field / parking

The suggestion of building the new secondary school on the playing field beggars belief. It simply smacks of 'easy option', 'there's a big empty space, let's put the school on it'. This cynical, greedy and insensitive to the community and its need for open, green spaces and playing fields.

I don't doubt that a new secondary school is needed within the borough and I don't doubt that the Stag Brewery site is an excellent place to locate it, but with the acres available to the developers, why on earth should they even suggest placing it on the playing field? Surely it would be far more sensible to place the school CLOSE to the playing field, but not ON it?

We must remember that this is a SECONDARY school, so by definition the pupils are going to be older and of course larger than primary school pupils; they will need more personal space both inside and outside. The field would obviously be used for Games and PE lessons all week by every class in the school. The current proposal for outside space for the school is quite simply woeful.

This is certainly a golden opportunity for the Council to push for a school of which we can all be proud, a school which doesn't simply 'tick the box' but a school which is 'state of the art', not just in terms of building design, technology, science or language labs etc, but also a school with its own playing field! Within the state sector, how

many of those can the London Borough of Richmond boast?

How many often do we hear about the issues of teenage obesity, how often do we hear that children should be encouraged to exercise rather than sit glued to electronic screens? The council must urge the developers to do the 'right thing' and re-think their designs to accommodate the school elsewhere, thereby allowing maximum use of the playing field for maximum school as well as community use.

The suggestion of replacing part of the playing field with an all weather 'astro turf' type pitch is simply not good enough. Astro turf is not a living thing, it does not take in CO2 and give off O2. Astro turf does not provide a natural habitat for wildlife, flora or fauna. It does not act as a soak-away or flood defence.

The suggestion of having such an all weather pitch gated, flood-lit and surrounded by fences is deeply unappealing and I am sure the residents of the surrounding roads will be horrified by such a suggestion.

Car parking for school staff has also been woefully underestimated. The teaching staff will most certainly not all live within walking, or cycling distances and whilst some may travel by train or bus, it is quite clear that the majority will need to park their car for the duration of their working day. By its very nature, a secondary school operates for longer hours than a primary school - after school clubs, parents' evenings, GCSE choices evenings, school productions etc - and it is reasonable to suggest that the staff will often be at the school for very long hours and would more than likely want to travel home by car after a very long day at work. Unless other solutions are found, this will yet again exacerbate the parking problems in this area.

I would suggest a decrease in the parking spaces available to residents of the development, allocating some of those spaces over to school staff. Staff could be issued with a parking permit to be valid within the spaces of the development.

A CPZ for the surrounding streets should also be seriously considered.

Hotel / cinema

I feel that neither the cinema nor the hotel are required within this development.

The surrounding areas, Richmond, Brentford, Putney, Hammersmith, have plenty of hotels to suit all budgets. There is a 3 screen cinema in Barnes as well as numerous other cinemas in Richmond, Hammersmith and Putney.

Such a construction seems totally unnecessary and a waste of valuable space, space which could be used in a far more beneficial way.

I sincerely hope that the council will pay heed to the vehement objections that the community has to many parts of the current development plans. I would hope that they can work together with the developers to produce a solution which is beneficial to one and all, something of which we can all be proud for generations to come.

Yours faithfully,

Anita Ford
18 First Avenue
SW14 8SR

