

52.

## StagBreweryRedevelopment

**From:** Karen James [REDACTED]  
**Sent:** 09 May 2018 18:21  
**To:** StagBreweryRedevelopment  
**Subject:** Comment on redevelopment of the former Stag Brewery site

125, Lower Richmond Road, Mortlake, SW14 7HX  
9/5/2018

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 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 adversely, 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 CO2 and produce O2 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 CO2 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

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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.

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