

Denis Browne, Chairman  
Chatham House  
15 The Butts  
Brentford

To members of the Planning Committee with particular concern for the development of Brentford.

August 9 2016  
Ref: BCC772.

Dear All,

**Capital Interchange Way: Developer Presentation August 18.**

**1. Background.**

Preliminary schemes for this site were prepared in 2015. A presentation was made to The BCC in November who adopted the view set out in our letter BCC 752 (copy attached). A varied design was exhibited in July 2016 without plans or schedules.

**2. Current Proposal.**

It is understood that the plans may have been varied since the exhibition, but they have not yet been made public.

**3. Planning Background.**

The site lies next to the stadium/residential BFC;s approved scheme and within the proposed "Kew Gate" area, which is part of the Great West Corridor Review Area. The review, started in 2015, is due to be open for consultation before completion in 2017/8. No plans for Kew Gate have yet been made public.

**4. Viability.**

We were advised that the brief was to produce a mixed development scheme which enabled the bus garage to be delivered at no cost.

**Question**            ***What was the planning brief given to the design team by the Council officers and the developers?***

## **5. Residential Development.**

In 2015 350 flats were proposed in 3 irregular towers. This is twice the density set down in the London Plan which looks on a 0.6 hectare site with a plot of 3/4 for 2 to 156 units. .

## **6. Exhibition Scheme.**

In 2016 the scheme omitted the car show rooms, data store etc and increased the residential content to 500 flats. This is three times the density proposed in the London Plan and supported by our Local Plan.

**Question** *What planning considerations determined the size of the residential element?*

## **7. Urban Design.**

One of the three towers, each rising to about 20 floors, is now a rectangular block. The other two are irregular curved blocks.

**Question** *What work has been done to relate them to the approved BFC development or further sites nearby?*

## **8. Quality Housing..**

500 flats = about 1,250 people of whom about 300 may be school age children. Many flats overlook the polluted A4, many single aspect flats face north and east, many lack privacy, sun light and day light. Residents will lack amenities; shops, schools and services are not close at hand.

**Question.** *Is the proposed housing acceptable?.*

## **9. Complexity.**

The exhibition drawings show unusually complex structures. The proposed bus garage is required now.

**Question.** *How can we be confident that this scheme, including the bus garage, will be delivered punctually and within budget*

Sincerely

Denis Browne, Chairman, Planning Consultative Committee

enc: BCC 752.