

6. Conclusions and Recommendations.

6.01 The BCC submits the application should be refused.

We also ask the inspector to urge the planning authority to prepare a new brief for the development of Thames Side House/Goats Wharf, Albany House and the Waterman's Arts Centre site to guide the development of those adjacent sites, which, together will greatly effect the character of the High Street, Brentford Town Centre, the viability of a redeveloped Lots Ait and the Thames frontage opposite Kew Gardens (a World Heritage site)

6.02. The reasons for recommending refusal include:

That the application is an over-development, 2 to 3 times the density proposed in the London Plan,

That the over-development has lead to a design too close to the High Street and to the river wall.

That the river frontage (6 residential floors + parking + base) is too high, fills the whole frontage and is out of scale with the river frontage context.

That a greater proportion units should be family accommodation.

That the court between blocks A and B is too small, too over shadowed, too oppressive and is not suitable for the enjoyment of adult and child residents.

That the river frontage has not been designed to be compatible with the re-use of Lots Ait :

That the "commercial" frontage is too close to the Ealing Road Junction for shops and should be limited to offices only.

That the proposed access to the High Street is unsafe for vehicles, cycles and pedestrians.

That vehicles should enter and leave the site left in left out.

That the appellant should fund a central reservation in the High Street to prevent banned right turns.

That servicing across the High Street is in-practicable and liable to unsafe abuse.

That the density, scale, character and access to this site provide an unacceptable precedent for the development of adjacent sites.