

Brentford

Community Council

Founded in 1989

Mrs Marilyn Smith
Planning Department (DC)
Civic Centre, Lampton Road,
Hounslow TW3 4DN.

Dear Marilyn,

**Planning Application:
2 Kew Bridge Road
Views of the BCC.**

Thank you for sending me the plans and reports for this application. I understand that the application has not been determined and so I can forward you the views of the Planning Consultative Committee which adopted this letter at their meeting on January 31st.

Observations:

1. Residential Use. We support the concept of using this site for residential development.
2. Height: We consider that the building should be limited to four floors rising from the ground (ie excluding a ground level car park below the building).
3. Car Parking. We note that the schemes for the Scottish Widows site provided about 80% of the flats with on site parking. We consider that up to 12 parking spaces for 14 flats would be appropriate for this site (including 10% disabled parking) in view of the level of public transport available. We further consider that parking might be shared with the adjacent offices. This might produce a total demand for about 15 parking spaces.
4. Parking Design. We object to the provision of an external stair access rising about 2.5m to the upper ground floor. This is an inadequate access for disabled people (especially disabled non-residents) and involves an unacceptable blank ground floor facade to Spring Grove. It also leaves the only common amenity space on the site in-accessible to residents.
5. Family Units. We welcome the provision of larger flats (2 and 3 BRs), but note that only the 4 flats with roof terraces would have adequate amenity space. We believe that halving of the parking provision might allow this deficiency to be reduced.
6. Day Lighting. We note that the day lighting to adjacent buildings is protected. However, the day lighting to some of the proposed flats is sub-standard. We note that the flats on the north east corner have windows facing north when easterly facing windows might give better lighting.

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7. Design. Assuming the building was reduced by 2.5 meters in height we would support a contemporary design in this location. We consider that the western penthouse window should have a curved roof or be reduced in height and that the eastern penthouse window should follow the building line and the roof line.

This is not a comprehensive list of objections, but indicates that a redesign should be requested. We urge the Council to reject the application scheme and to seek amendments.

If the applicant wishes to modify the design appropriately we would be pleased to give you our views on the revised proposals and I hope this could contribute to a solution which was acceptable to local residents and to our Council.

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee
BCC.

Copies to BCC members.
SOGA
Michael Ginn Ltd, architects.