

Chatham House
15 The Butts
Brentford
Middlesex TW8 8BJ

Karen Jones by email
karen.jones@eur.cush.wake.com

Dear Karen Jones,

BCC 485 dmb

**Planning Application: Pottery Arms
Pre-Application Consultation**

The BCC would like to thank you for giving time to meet us. I must apologise for the poor turn out. This was the first time we have had a meeting on a Monday, which has clearly been a problem for some people. However, I have discussed your proposals with other members, so I think this letter covers the views held by the BCC.

We are pleased to see that you have retained and repaired the pub and we support your conversion of it into two houses. We also support the gardens to the rear and suggest you gate them to give direct access to the car park. We would like to retain the tree or include more planting.

There was a difference of opinion about the way the additional accommodation should be designed. Everyone agreed that the happiest solution would be to build two town houses with a pitched roof and dormers to the top floor, set back from the building line of the pub. If the parking spaces were reduced it should be possible to provide fenced gardens behind each house.

The site is PTaL 2 and we understand that parking on site is required. The BCC has continuously supported the maximum use of public transport and we consider that four parking spaces on site should be appropriate.

In the event that this proposal is not acceptable to the Council we would not object to the present design provided that it was amended so that:

- The new building was lowered so that no part of it was as high as the existing ridge,
- It was set back so that the public house building could be appreciated from each side.

- The fenestration to the front elevation was re-designed to be more in keeping with a domestic scale.
- The original fenestration to the back of the PH building was retained
- The back elevation should clearly show the balcony construction, the access from the flats to the balconies and from the ground floor flat to the garden strip and its enclosure.
- The side elevation echoes the other (revised) elevations.
- The design of the access stair to the flats allows it to be set back from the façade of the flats and kept lower than them.

We would ask you to consider the all house solution carefully as the demand for houses is growing while that for flats has reduced to the point where few flats for sale are being built. Local advice is that the houses would be snapped up quickly and would be much appreciated.

From a Community point of view the need for family accommodation with gardens is also paramount and this appears to be a rare opportunity to provide four new desirable houses instead of a mixed scheme where the flats may remain unoccupied.

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee
Brentford Community Council

Copy to Shane Baker (Manager) and Lorna Gilbert (case officer) LBH