

Dear James and Sheli,

There have been a number discussions to see whether it would be fruitful to invite your teams to give a further presentation of your proposals at the time when I understand they are being submitted to the Council to seek planning consents. These plans would include those for housing at Half Acre and on the present Waterman's site, together with your revised plans for the Arts Centre

Members of the BCC attended your recent exhibition and noted that:

1. The housing by the river was little changed from your earlier schemes. The reductions of height were minor and affected two blocks only. There was no clear indication of the design criterias requested by Kew Palace and Kew Gardens (endorsed by the BCC). Nor was there any major modifications to your design to show how it could meet these constraints.

Nor was it clear that the housing design had been amended to meet their objections nor those of the BCC, which considered the blocks to be too close together and too high. No plans or schedules were available.

2 The housing on Half Acre has been designed in two parallel blocks less than 17m apart in a way which would amplify any noise between the blocks, diminish privacy and sunlight below the standards in the London guidelines.

3. We were advised at the exhibition that the Arts Centre would be smaller than the one submitted some months ago. However, no plans were available and no representative of the architects attended the exhibition. We have since asked for these plans. They have not been received.

4. From the outset we have asked that the London Green and the Essential Living projects should be closely co-ordinated. The approved Essential Living layout provides for a stepped and a ramped access leading up to the Arts Centre so that the Arts Centre can be entered at the south east corner of that site. This change would help the integration of the sites, We do believe that the Arts Centre can only survive if it is closely integrated into the daily life of the commercial town centre.

5. We remain concerned that planning for the re-location of the Arts Centre has not placed sufficient weight on the value of its river-side position and its on site car park. We consider that the site is unique and a move to a basement centre on the edge of a district centre is an unnecessary move backwards. We have yet to see a plan of the distribution and age profile of the Arts Centre clients which include the elderly and infirm and which spread far beyond our borough. Such a plan might help the Planning Committee to determine whether a Centre in Half Acre could survive without parking.

The invitation the BCC extended to you and your team would have allowed us to discuss the important information which was not available at the exhibition. If this material could be sent to me well before August 14 we would have a basis for a constructive consultation especially if you have revised your earlier timetable which prided for planning submissions to be lodged with the Council in early August.

I look forward to receiving the information asked for and an update on your submission timetable. With these to hand it should be possible to determine whether the meeting on the 24<sup>th</sup> would be useful.

Sincerely

Denis, For BCC