

# Brentford

## Community Council

Founded in 1989

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Burnetta Van Stipriaan  
Isleworth and Brentford Area Team,  
Planning Department  
Civic Centre  
Hounslow

BCC 388 dmb  
27. 07 07.

By Email

Dear Burnetta,

### **ALBANY HOUSE.**

The Planning Consultative Committee of the Brentford Community Council met last night and resolved to adopt their views on this application which they have asked me to forward to you.

I would be grateful if you can put these views to your members at the Area Committee and at any other meeting where the application is being considered:

The Committee asked that the application be **refused** on the grounds that it does not accord with the London Plan, The Blue Ribbon Policy and that, if built, it would be harmful to the Grade 1 Kew Palace, the Royal Botanic Gardens, Kew (World Heritage Site) and to the quality of Brentford High Street and that it would form a further precedent for unacceptable development between the High Street and the River.

They noted that Block A appears to be accessed by a flying gallery, which is not shown on the sections, and which could adversely affect the quality and privacy of the units facing the courtyard.

They further considered that the buildings were too close to the water, preventing land being reserved within the site for this part of the river edge footpath and setting.

The committee asked that you consider in particular:

1. That the proposed density is too high to accord with the recommendations in the London Plan and UDP.
2. That it relies too much on the bus service which will encourage commuting by car.
3. That the site is immediately opposite Lots Ait, where the Council are seeking to restore the former boat repair facilities. Experience suggests that the residents in this scheme will seek to limit the hours and possibly

the future of the repair works, **We consider that the frontage to the river should not be a residential use.**

4. The site is opposite the newly restored Grade 1 Kew Palace and its formal gardens and viewing mound. In winter this building would dominate the view across the river from Kew Palace.
5. Evidence was given at the Kew Bridge (Scottish Widows site) PLI that the World Heritage status of Kew Gardens could only be sustained if buildings in or near the buffer zone fully respected its character. Now that Kew Gardens are proposing to open up their river-side car park area the case for caution has increased. We consider that no permission should be given for development which might threaten the status of the World Heritage site.
6. The planning brief for the Scottish Widows site emphasized the importance of permeability (views through the site). We consider that this principle equally applies to this stretch of the High Street and we object to the way the building extends over the whole **width** of the site not allowing views of the river from the High Street.
7. We note that privacy between habitable rooms has been carefully considered, but we are concerned that the **flying access** to block A will either be fully enclosed so that there will no views from it or there will be views which will overlook habitable rooms in both block A and block B.
8. We note that the Thames Landscape Strategy (Hampton Court to Kew) is opposed to **flat roofed buildings** along the river frontage and seeks an eco-friendly design to the **river edge** to the site. We consider this design fails both these objectives.
9. We regret that the elevations are uninspired and do little to **mitigate the excessive height of the buildings.**

**We ask the committee:**

To reject this application.

To re-state the importance of Lots Ait being restored as a working boatyard.

To indicate that river-side development on this site should be non-residential

To indicate that a lower building with a more sensitive river edge design and a more sensitive skyline would be more acceptable

For and on behalf of the Brentford Community Council.

Denis Browne  
Chairman, Planning consultative Committee  
BCC.