

## Interim Uses



ISIS has held discussions with a number of interested parties who would like to use part of the site (before it is redeveloped) for different short-medium term activities, such as; space for a temporary canoe club base, allotments, art projects, green demonstration projects, start-up business ideas or temporary car parking.

A Cultural Animation Strategy is being developed to ensure that local arts and cultural events begin to feature at Brentford Lock West before, during and after the site's redevelopment.

If you have any ideas for interim or temporary uses then please contact the ISIS team via the website

[www.brentfordlockwest.com](http://www.brentfordlockwest.com)

## Next Steps

### Preparing the site for interim uses

Following this stage of consultation, ISIS proposes to demolish many of the existing, dilapidated former industrial buildings on the site in the very near future to allow some short-medium term uses to take place before full redevelopment commences. The demolitions will not include the most interesting or historically important buildings, (i.e. the overhanging warehouses or the frontages of most of the art deco buildings on Commerce Road) which we want to retain and re-use.

Following the demolitions, there will be large areas of the site which will be cleared and available for appropriate temporary uses.

### Preferred Masterplan

After this stage of consultation, ISIS will prepare a 'Preferred Masterplan' for the area and ask local people for their thoughts at that stage which is probably going to be around April 2010.

### Planning Application

If there is overall support for the preferred masterplan, ISIS will then prepare and submit a Planning Application to London Borough of Hounslow. This is likely to take place during the summer of 2010.

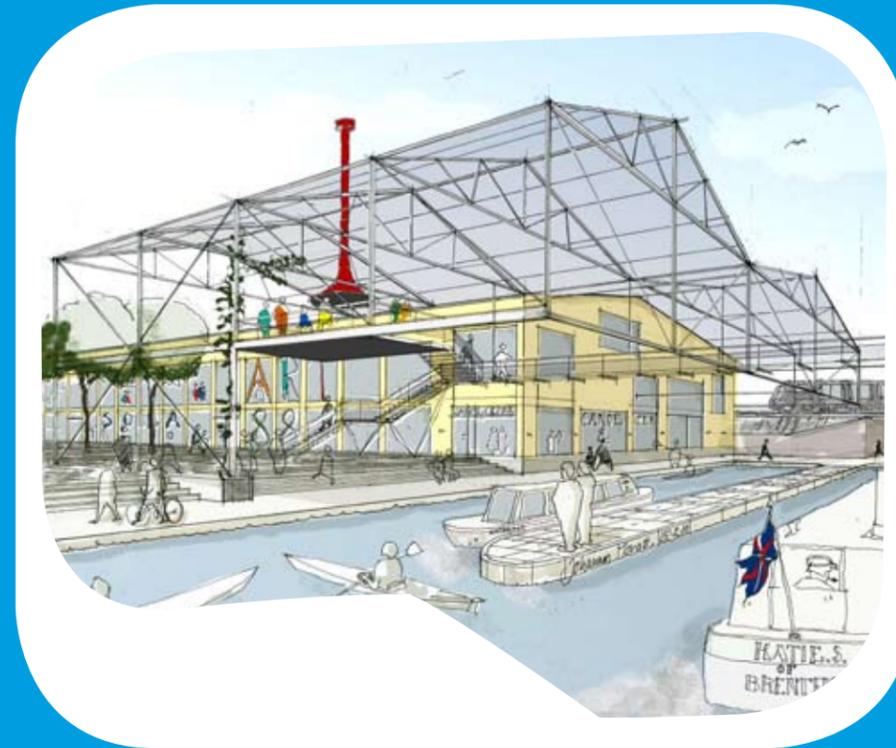
### Viability

ISIS will continually test the viability of the development framework to ensure that the project is deliverable.

### Timescale for Future Development

We do not anticipate the comprehensive redevelopment of the site to commence for around 18 months which is why it is all the more important to try to get some short-medium term uses on the site in the meantime.

To comment on the emerging development framework or for more information please visit our website [www.brentfordlockwest.com](http://www.brentfordlockwest.com)



# Brentford Lock West

## The Emerging Development Framework

Over the past 9 months ISIS has been speaking to local people in Brentford about how to redevelop the Commerce Road waterside area (Brentford Lock West). Following a number of design workshops with local people during September, October and November 2009, the design team have now prepared an 'Emerging Development Framework' which is based on the ideas and feedback generated during these local workshops. This leaflet explains the emerging development framework for Brentford Lock West.

March 2010

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# The Emerging Development Framework

## Character Area Internal Streets

With the exception of Commerce Rd, all of the streets inside the neighbourhood will be designed to be pedestrian friendly. The central part of the neighbourhood is largely residential with buildings of only around 4, 5 and 6 storey in height, to make the place feel human in scale and attractive to family living.



## Character Area Commerce Road Frontages

This will remain as an important street in the neighbourhood, flexible ground floor office space with front doors onto Commerce Road will allow people to set up businesses on the ground floor to tie in with existing businesses on the street. The buildings will be set-back from the road edge to create a good living environment.



## Character Area Commercial Hub

Every neighbourhood needs a heart. The commercial hub could be the place where a concentration of creative businesses would be located. The overhanging sheds and existing dock area provide a truly appropriate and unique setting for this kind of creative place.



## Character Area The Waterspace

The canal and canal-side are central to Brentford's character and appeal. A wide, terraced area would be established next to the water's edge and these spaces will be overlooked by homes. The canal at this point will continue to be used for mooring space and there may be scope for small scale boat maintenance activities and a canoe club. Another key part of the waterspace would be the introduction of a new pedestrian bridge which would link Brentford Lock West with the open space on the east side of the canal and Brentford Railway Station.



## Character Area The Courtyards

The inner courtyards will contain generously sized spaces to allow a range of activities to take place. The heights of the buildings have been kept fairly low to ensure that the courtyards catch as much of the passing sun as possible.

