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Ms Natalie Lynch
Development Control
By email.

August 5th 2015
Ref: BCC 736 dmb

Dear Natalie

Griffin Park: Reserved Matters Planning Application

The Planning Consultative Committee of the Brentford Community Council received a presentation from the applicant on Monday July 13 2015 to consider this proposal.

The BCC noted that Griffin Park was previously granted outline planning permission for a residential led scheme in 2001,2006 and 2012.

Our comments concern **1. The suitability of the site for a new Primary School**
2. The quality and impact of the application design.

1, Suitability for a School Site,

The BCC has been actively engaged with Hounslow Education officers and with Floreat in the search for a site for a 2FE free Primary School, which would not be on public open space/MOL.

One indirect result has been to seek the views of Education Officers on the suitability of Griffin Park for a new primary school, which could be built when the proposed stadium is open at Lionel Road.

A school was proposed on the Griffin Park Site at an early stage of the Local Plan preparations. In view of the increasing demands for new housing in Brentford, the rising birth rate and the political and local opposition to development on Metropolitan Open Land, expressed at the recent meeting of the Overview and Scrutiny Committee, the BCC consider that this site should be reserved for future educational use.

In the event that the site is found to be suitable and its acquisition can be funded, the BCC would wish to support its use for a Primary School.

2. Comments on the Application.

If Griffin Park was developed as a residential development we would ask that the following changes are made in the current design to remedy the deficiencies in the application scheme :

2.1. Privacy.

Although the terrace behind New Road is further away from the back of the existing houses than the present football stands, the new houses will look directly into the back windows and gardens of the existing houses.

The proposed houses are to be built on raised ground approximately 2 meters above the level of the New Road gardens.

Although the first floor of the new houses are set back from the ground floor, the full impact of the new terraces will adversely affect the privacy of existing residents, particularly as the garden side windows of the new houses are exceptionally large.

Only 10 of the main parts of the houses in New Road are over 21 meters from the new terrace and none are more than 21 meters from the rear parts of the New Road houses.

The proposed terrace is of "2 ½" (3 storey with mansard roofs) and 3 storey houses, which will allow new residents to look down into the gardens and rear windows of the houses in New Road, depriving existing residents of the privacy they presently enjoy.

In Braemar Road the proposal is even more unacceptable. None of the back windows of this terrace are more than 21 meters from any of the windows of the existing houses and the proposed terrace is under 11 meters from some widows.

It is unacceptable that existing residents should be so blatantly denied privacy.

2.2. Heights.

Griffin Park is in an area of 2 and 3 storey terrace housing. The scale and character of the area should be respected in this application.

We request that no units over 3 storeys high should be included in the scheme.

2.3. Roof Design.

Griffin Park is in an area of traditional pitched roofs.

The inclusion of flat roofs is alien to the character of the area and should be excluded.

2.4. Vitality at Ground Floor.

It is appreciated that the high water table makes it difficult to provide under ground parking. Never the less the provision of lock up garages to every unit results in a continuous frontage of garages throughout the scheme, which will create an environment lacking in vitality. Some variation should be included in the design so that at least parts of the new terraces include working kitchens looking directly on to the street.

The scheme should be amended to avoid the continuous garage frontages.

2.5. Design.

Braemar Road and New Road are lined with traditional terraces which are recognised as an important feature of this part of Brentford in the Character Studies prepared for the Local Plan.

The design proposed for this scheme will not accord with the character of the area because it includes elements which are suited to high density, high rise buildings which have been imported into the design. This has set up a conflict between the scale and character of the units and the design of the windows and other elements which are alien.

The detail design should be amended to blend the detailing of the new units with those of the existing terraces.

2.6. Parking.

The roads around the site are narrow and parking is already a problem for existing residents.

It should be a condition of any consent that residents in the new buildings should not have rights to park their own or their visitor's cars in the surrounding (CPZ) streets.

2.7. Access and Safety.

We are concerned that a scheme of 75 family houses, probably providing accommodation for over 300 people, including children and the elderly is only accessed (for vehicles) from the narrow and congested Braemar Road. We are advised that the emergency services have not yet been consulted and may share our concern for the safety of residents.

CONCLUSION.

The BCC requests that no further decisions are taken on this application until it is clear that it will be possible to provide school places in Brentford for the families of all residents, including those occupying the new flats envisaged in the emerging Local Plan and subsequent plans for the Great West Road.

That when it is clear that this site should be used for new residential development the current application plans should be amended to meet the objections of the Griffin Park Residents Association and other concerned objectors.

On these grounds we request that a decision on this application should be deferred.

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee
Brentford Community Council

Cc; Four Communications
Griffin Park Residents Association
Brent Lea Rec
David Brockie
Brentford Chamber of Commerce
Brentford and Isleworth Ward members
Members of the Planning Committee