

Denis Browne, Chairman
Chatham House
15 The Butts
Brentford
Middlesex TW8 8BJ

Katy Davis
Carter Jonas
One Chapel Place
W1G 0BG
by email: katy.davis@carterjonas.co.uk.

ref; BCC 773
August 9 2016

Dear Katy,

Layton Road.

Thank you for presenting your scheme to us and for coming with such a large team. Please send names/contact details.

We decided that we could not make full observations until we have a set of plans/elevations/sections and schedules but that it could be helpful to alert you now to certain areas of concern:

Concerns:

1. **Over-development.** School site too small, inadequate outdoor space, housing towers too high, landscaping space too tight. housing density well above London Plan/Local Plan. Too little residential amenity space.

2. **Traffic/Parking.** Inadequate residential parking, no parking for teachers, inadequate access for parents, no on street parking should be permitted. Residents will suffer if Council does not increase CPZs/traffic wardens.

3. **Impact on Residents.** It appears that the three residential towers will not be screened by the Layton Road terrace. There will also be impacts on the low housing across the railway line in winter.

Generally the BCC considered that the design teams had used a lot of skill to mitigate an excessive brief which should have been re-considered.

Please send us the plans as soon as possible so we can try to respond to meet your tight timetable.

sincerely

Denis Browne, chairman, Planning Consultative Committee BCC