

**From:** [Denis Browne](#)  
**Sent:** 27 February 2017 16:38  
**To:** [Jennifer Morgan](#)  
**Subject:** RE: Watermans

Dear Steve,

Thank you for replying to my email to you on February 17<sup>th</sup>. I must apologize for not replying sooner.

From the point of view of the community the essential point is to retain our Arts Centre in a way which serves local residents and the wider clientele which it serves now.

The great plus that Waterman's now has is that it is Watermans. It is by the river in a unique setting.

The alternative of moving it to a new site which is on the edge of our District Centre is a major step backwards.

To double it in size increases the risk that it could fail. To provide a centre without parking when so many of the clients are aged and travel some way is to increase the risk of failure.

Taking Max Factor and Waterman's together there is the capacity to progressively restructure the Arts Centre on the river edge and to include parking and some high cost residential units to meet the wishes of London Green without exceeding the height constraint required by Kew Palace and Historic England.

We appreciate that this approach would not have enough secure funding to allow immediate development. We are in touch with other Arts Centres who are facing the same problem and note that they have started their projects by preparing alternative options which have been submitted for extensive local consultation, followed by fund raising, as our council has done with Gunnersbury Park.

Sincerely

Denis  
For BCC

Sent from [Mail](#) for Windows 10

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**From:** [Jennifer Morgan](#)  
**Sent:** 17 February 2017 14:37  
**To:** '[browne\\_partnership@hotmail.com](mailto:browne_partnership@hotmail.com)'

**Cc:** [Councillor Guy Lambert](#); [Councillor Melvin Collins](#); [Councillor Myra Savin](#); [Councillor Theo Dennison](#); [Councillor Katherine Dunne](#)

**Subject:** FW: Watermans

Dear Denis,

Thank you for your note and subsequent email, whilst I appreciate the BCC's thoughts and concerns I must urge you to consider the realities of the situation regarding the redevelopment of the former Police Station and the potential redevelopment of Watermans and relocation of the Arts Centre.

The former Police Station is at this time owned by London Green and their backers and if the Arts Centre is not relocated there, then it is likely that it will be redeveloped in keeping with the existing plans with a commercial use on the ground floor. I have been advised that the design has had good feedback from the public consultation and our planning officers have few remaining issues. The affordable housing element will hopefully be policy compliant (41%) but this will be subject to viability testing in the usual way and cannot be guaranteed.

The Council owns the freehold of the office building and Arts Centre that make up the Waterman's site. However the Council's interest in the office building is very limited as it is subject to a 125 year lease that is owned by London Green's backers. The current buildings are over 30 years old and the inefficient with plant that is failing. It is therefore clear that at some point the Watermans site will have to be comprehensively redeveloped and that will involve commercial developers. The current London Green plans for the Watermans site are not supported by the Council. However it is recognised that to build even a small Arts Centre on this site in isolation (i.e. not combined with the former police station site) and some affordable housing that the size of the development will have to be much larger than you are suggesting to generate the returns required to cover the cost of constructing the Arts Centre. It is also highly unlikely considering the constraints of the site and costs involved that even a small Arts Centre could be developed on a phased basis and we would be looking at a period of closure.

It has long been an aspiration of the Arts Centre and the Council for it to relocate to Brentford Town Centre, this aspiration is becoming all the more urgent as the pressure on the Council's finances make it unlikely that the Council will be able to continue to finance the Arts Centre beyond the current two year commitment we have given. The Arts Centre has recognised that it needs to increase its commercial income. At the Police Station site a new Arts Centre facility will have a presence far greater than the existing one and would be ideally located to benefit from the Ballymore and Essential Living schemes whilst being on route to the station.

Only the combination of the former Police Station and Waterman's sites commercially developed will produce the profit level needed to re-provide an equivalent sized modern Arts Centre facility that is best placed to attract additional commercial income to help ensure its long term future. In addition it is the combination of the two sites that will maximise the affordable housing units (taking due account of the Arts Centre provision), concentrated on the Police Station site. Further because the Council would be involved in the combined site solution its share of the profits created are intended to be reinvested in the Police Station scheme to purchase additional flats for Hounslow residents.

Taking account of the commercial ownerships and realities I would ask that the BCC support a viable combined scheme that brings the Arts Centre into the centre of Brentford and gives it the best available opportunity to survive and flourish.

Best wishes

Cllr Steve Curran  
Leader of the Council

Cabinet Member for Corporate Strategy, Planning & Regeneration  
Labour Party Syon Ward  
07785 722190

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**From:** Denis Browne [[mailto:browne\\_partnership@hotmail.com](mailto:browne_partnership@hotmail.com)]  
**Sent:** 14 February 2017 09:21  
**To:** Councillor Steve Curran <[Steve.Curran@hounslow.gov.uk](mailto:Steve.Curran@hounslow.gov.uk)>; Councillor Guy Lambert <[Guy.Lambert@hounslow.gov.uk](mailto:Guy.Lambert@hounslow.gov.uk)>; Councillor Melvin Collins <[Mel.Collins@hounslow.gov.uk](mailto:Mel.Collins@hounslow.gov.uk)>; Councillor Myra Savin <[Myra.Savin@hounslow.gov.uk](mailto:Myra.Savin@hounslow.gov.uk)>; Councillor Theo Dennison <[Theo.Dennison@hounslow.gov.uk](mailto:Theo.Dennison@hounslow.gov.uk)>; Councillor Katherine Dunne <[Katherine.Dunne@hounslow.gov.uk](mailto:Katherine.Dunne@hounslow.gov.uk)>  
**Cc:** [ruth.cadbury.mp@parliament.uk](mailto:ruth.cadbury.mp@parliament.uk); Stephen Browne <[chair@brentfordcc.org.uk](mailto:chair@brentfordcc.org.uk)>  
**Subject:** Waterman's

Dear Steve,

After the BCC January meeting I sent you an email with a note (BCC782, copy attached) of the discussion we had had on the location of the Waterman's Arts Centre.

I see that BCC 782 should also have been sent to our ward councillors.

Last night we had a further discussion at our February BCC meeting attended by Mel and Myra. They advised us that they had not seen BCC782, so I am sending it again, with copies to all our local ward councillors.

At our meeting last night the BCC heard that in your discussions with Philip Green the emphasis was on lowering the height of new housing on the riverside site rather than on a complete re-think on the location of the Arts Centre.

The view taken by BCC member, expressed even more strongly, was that the proposal for moving the Arts centre away from the river should be dropped.

In its place we would look for the phased redevelopment of the Max Factor/Arts Centre site so that over a period of years we would finish up with a revitalised Arts Centre on the river with some additional housing of limited height.

The BCC would hope that you and Philip Green can agree a way forward on these lines. That would enable the proposals

for the re-development of the unloved Police building to follow a clear brief and for the plans for that site and for the Morrison site to be fully integrated.

Sincerely

Denis  
For BCC

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