

To: richard@viewranks.com  
February 12 2020  
Ref: BCC870

Dear Richard Biem:

**50 London Road: Response to Public Exhibition, January 2020.**

Members of the Brentford Community Council visited your exhibition and subsequently considered your proposals at their meeting on February 10 2020.

I have been asked to convey our views to you.

The BCC regret that the Royal Mail delivery office will be closed next year as it has provided a valued service to local businesses and to residents. The proposal to relocate this service several miles away is a backward step taken at a time when the Brentford area has already expanded. Further expansion is planned in Brentford town Centre, now under construction, and on sites close to the A4, which are included in Opportunity Area 6. as set out in the London Plan.

***The BCC note that your proposals include 410m2 of flexible workspace and requests that the applicant negotiates with Royal Mail so that this space can continue to be used as a collecting point for mail.***

We accept that the site is suitable for housing.

We were concerned that the affordable accommodation offer is an ambition rather a firm proposal.

**The offer should be specific and should relate to the proportion of habitable rooms in the scheme.**

We note that most of the houses on London road are two storey, with the exception of the Brent Lea flats, which are well set back from the road. The recently built extension to Brent Lea has been limited to four floors. We note that the infill housing scheme, now under construction on the north side of the London Road will be a 2 and 3 storey development.

No 04 of your panels shows a building of seven floors, which is out of scale with this area.

**We consider that this scheme should be limited to 3 and 4 floors in height with the lower parts on the London Road frontage.**

*Buildings of 3 and 4 floors in height could provide walk up flats and maisonettes, which are particularly suitable for families. This type of accommodation is much needed in Brentford. As the site is close to the Brent Lea Recreation grounds and is accessible by a light controlled pedestrian crossing, priority should be given to housing larger families.*

The covered car park appears to occupy the main entrance from London Road providing an unattractive part of the important London Road frontage.

We note that in determining the planning application for the redevelopment of the Morrison site no parking for residents is to be allowed except for those with disabled badges. A similar provision might be suitable here.

The provision for amenity and play on site are inadequate and are squeezed into small areas between buildings.

**We would recommend that the site layout should be re-considered to increase amenity and reduce parking spaces on the site.**

We look forward to seeing a revised scheme for this site which we hope will be able to provide facilities for Royal Mail and for larger families.

Yours sincerely

Denis Browne  
Chairman, Planning Consultative Committee  
Brentford Community Council

Cc: Shane Baker London Borough of Hounslow