

Lionel Road Liaison Group

Notes of 4 August 2008 meeting

08 August 2008

Attendees:

- Steve Lancashire (SL), chair
- Brian Burgess (BB)
- Peter Murphy (PM)
- Sanjay Sharma(SS)
- Dave Hughes (DH)
- Pete Ladhams (PL)
- Thomas Lefevre (TL)
- Cllr Andrew Dakers (AD)
- Peter Hughes (PH)
- Donald Kerr (DK)
- Tim Luckett (TLK)
- Phil Marchant (PMA)
- Andy Miller (AM)
- Mike Simson (MS)
- Andrew Doe, notes

Welcome and apologies:

SL welcomed all present to the meeting and invited them to introduce themselves.

Apologies had been received from Steve Curran, Cllr Phil Andrews, Cllr Peter Thompson, Cllr Matt Harmer, and Bela Cunha.

Sustainability presentation:

PM: Opened the discussion by expressing the importance of sustainability to the success of the project, and how the design team is doing its utmost to be innovative, whilst at the same time making sure that the stadium is built on budget. He emphasised that there is not a limitless pot of money, but that with the mix of uses planned there is a great opportunity to be innovative within the constraint of not reducing the capacity of the stadium, which we are planning on making a 20,000 all-seater.

DK: Is the issue of sustainability to be viewed in terms of all three sites combined, or is each site to be viewed individually?

PM: We need to deal with sustainability from the perspective of all three sites combined. However it is also important to ensure that the sustainability of some sites is not secured at the expense the other sites. We are trying to be innovative in all three sites.

TL: Made a presentation on the sustainability plans for the project and the associated issues. It was emphasised that, like others, this presentation will be available on the Brentford Community Stadium website. It included sections on keeping the development's carbon

footprint low, being innovative with energy efficiency measures, combined heat and power, water efficiency and waste.

Questions:

PH: Asked whether pollution from a coal powered CHP installation is an issue?

TL: A central CHP installation is likely to be the most efficient method. There will be a pollution assessment.

BB: If each unit had its own CHP installation more CO₂ would be generated.

PH: Where will the bins be located? There is a need to ensure that the recycling bins need to be located in an area that is easy for people to reach, otherwise a desire to recycle does not translate into actual recycling.

TL: The bins are likely to be located in the groundfloor basement, with waste being brought to a communal store. It is very important that this is easily accessed.

SL: It is crucial to involve residents in deciding how best to recycle, and to bring them with us during the decision making process so that they are signed up to the scheme. Points to how this strategy worked well on some Council estates in north Southwark.

PH: What is the lifespan of the development?

PM: 60 years is the standard lifespan for residential developments, whilst the commercial standard lifespan is generally 30 years. However, we would hope these spans would be exceeded.

BB: The stadium is likely to be designed with at least a 50 year lifespan in mind. Need to get the costs right and ensure that the stadium is as low maintenance as possible.

PM: Society changes, and people's aspirations change, which is why it is sometimes necessary not to overdesign. For example some buildings that were designed and built 30 years ago are no longer suitable.

AD: Have there been any conversations with the tenants in relation to Lionel Road West.

PM: We've been in conversation with the owners about trying to find them alternative accommodation.

AD: Will the development involve a change of use?

PM: We are looking at a mixed use of residential and commercial.

AD: How does the Community Stadium compare to the 2012 Olympic Stadium in relation to their renewables targets.

TL: The Community Stadium is likely to be in line with the Olympic Stadium's standards on renewables. We are exceeding Code Level Three on the Code for Sustainable Homes.

AD: In terms of the CHP fuel source, are there options for an adaptable CHP plant that can be changed when new efficient sources of energy become available in the future.

PM: The CHP installation would be adaptable – it would be a matter of changing the burners.

AD: What was the scope of the CO₂ study?

TL: The study focused on the buildings, and excluded areas such as transport and food.

AD: It would be good to see a study with transport and food built in.

PM: Accessing the Community Stadium complex without the use of cars has to be made as easy as possible. The situation with the away fans is less controllable, as it may not be feasible for all to travel by rail.

BB: We need to encourage good habits, including how people travel and what people eat.

AD: Another issue to look at is the behaviour of residents, and how we can develop their green skills. Also, what is Brentford FC going to do to change its supply base to make it more localised?

BB: We hope to be able to move to a more local supply base. The club's catering contract has another couple of years to run.

PM: It would be good to get a Lionel Road intranet set up, so that the community can disseminate information. This would enhance the feeling of community.

TLK: There are other things that you can do to prepare for the Community Stadium. There are unused car parking spaces on the Great West Road that could be utilised on matchday, and cycle parks could be introduced to the Griffin Park forecourt to get fans used to cycling to matches. Another idea is installing a free internet terminal at the ground that could be used, for example, to allow fans to buy tickets for matches.

PH: Will you be using fertilisers and weed killers on the pitch, and how would this affect using the recycling of run-off water from the pitch?

BB: We will be using fertilisers on the pitch, and in principle would like to recycle the rain water.

PM: Raised the possibility of sinking wells for ground water in the light of experience on Great West Quarter project.

BB: There would be issues regarding the placing of water pipes. They would have to go at least four metres underneath the railway or over it via the bridge. There are also issues regarding land ownership.

PH: Have you considered solar heated water?

TL: CHP is the best option. A solar water system would require a high level of maintenance.

Notes of 14th July meeting:

Agreed

Matters arising:

There were no matters arising.

Communications:

SL: Announces that the Brentford Community Stadium website is now online. Also reported on the workshop with the Buzz Newspaper Group held on 31st July. The event was attended by c. 20 Press Gang members, aged 8 – 11 years. The event was introduced and facilitated by AFL and Four. The session was designed to hear the children's' ideas about what facilities should go into the new stadium and community hub, and the kinds of housing that should be built on Griffin Park once the Club and its facilities had moved and the existing stadium demolished.

Lots of drawings of the new stadium and community hub were available and the groups were to discuss and put their ideas on post-it notes and stick them on the drawings. It is hoped

they will write an article and competition to be included in the newspaper, which is due to be published and distributed to approximately 20,000 local people. SL planned to put a report of the workshop on the website.

Date of next meeting:

Next meeting date confirmed as Monday 8th September, 7 – 9pm. Venue TBC.

Topic, as agreed at earlier meeting to be traffic, pedestrian movements and parking, including safety considerations and policing.