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Dear

Proposed Development at Goat Wharf Brentford.

On October 7th 2010 the Planning Consultative Committee of the BCC received a second presentation by the Notting Hill Housing Association on their proposals for Goat Wharf.

After the first presentation we wrote a letter giving our preliminary views (BCC 514 dated June 28 attached).

We are pleased to note that some of the points made in that letter have been addressed in the application scheme, but we are still concerned that other issues remain.

We request that if the Sustainable Development Committee are not satisfied that these issues have been resolved before they are asked to determine the scheme that they **defer** a decision until these matters are resolved.

The issues are concerned with:

1. Land Use
2. Housing Mix
3. Access and Parking
4. High Street Character
5. Height and Massing.
6. Landscape.

1. Land Use.

We support the predominant residential land use proposed. We do not think this site is suitable for a commercial element. We would prefer a community use such a doctor's surgery, health club, crèche or community hall.

2. Housing Mix.

We regret that "affordable housing" should be located in the High Street block where half the units are single aspect north facing. We also regret that more generous provision for low income families has not been made on this site, which is being developed by a leading Housing Association,.

3. Visual Amenity / Parking.

Goat Wharf is one of the few points on the High Street where good views of the river could be obtained. We welcome the widening of Goats Wharf, but would ask for a redesign of this space to give top priority to views. This is not the space for visitors parking. Service vehicles should only be given access during the working day.

4. High Street Character.

We regret that the High Street block is at the back edge of the pavement. One of the reasons for welcoming the demolition of the existing building is its overbearing aspect to this section of the High Street. The new building, being almost two stories higher, would be worse. We would ask for a generous set back with light foliage planting between the buildings and the roadway.

We welcome the reduction in height on the riverside, but consider that the High Street frontage is overbearing. A reduction in height on this frontage, more breaks in plan, a lighter treatment of the elevation and the opening up of the corner balconies could all contribute to an improved design.

We also consider that the elevation to Goat Wharf is too mechanical. As a design in itself it might be acceptable, but in the context of Albany Parade, Ferry Quays and the approved design for Albany House it unfortunately reinforces the urbanisation of this part of the river and the High Street setting a further precedent of high density flatted development, which is not consistent with the grain and scale of Brentford.

5. Lots Ait.

As the Council has conditioned the recent consent for the proposed footbridge to Lots Ait to ensure that the former boatyard will return to full use we are concerned that this scheme includes 10 flats with open balconies facing onto the boatyard site. We asked when the Albany House application was being considered that the balconies should be glazed in so that there was no probability that future residents could seek to reduce boat building at Lots Ait. The same considerations apply to this proposal.

6. Landscape.

We are pleased to see that a detailed landscape scheme is being worked up. It appears that the landscape will be attractive and provide some pleasure for older residents. However we are concerned that in a scheme with larger units and minimal private amenity the "play zone" is so small. We have no figures for the child population but if the total number of residents were $85 \times 3 = 253$ then it is likely that there would be over 25 children who needed on site play spaces.

7. Conclusion.

We consider this to be potentially a well thought out scheme that has responded well to the views of officers and amenity groups. However, we would ask that the application is deferred so that those problems which remain can be resolved. We understand that the applicant has the funds to start on site next year and we hope that the process of adjusting the design can be achieved quickly as we look forward to a successful scheme being built.

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee
Brentford Community Council.