

## Lionel Road Liaison Group Meeting (LRLG) Minutes

17 September 2018, 7pm-9pm

Venue: Hogarth Suite, The Clayton Hotel, Chiswick, W4 5RY

Chair: Robert Gordon Clark, London Communications Agency

### Project Team:

**Brentford Football Club:** Cliff Crown (CC), David Hayes (DH), Sally Stephens (SS)

**EcoWorld London:** Emma Cotton (EC), David Issott (DI), Nivene Powell (NP), Robin Goodlet (RG)

**London Communications Agency:** Robert Gordon Clark (RGC), Emma Crowe (ECR), Andrew Ovenden (AO)

### Attendees:

Andrew Dakers – Brentford High Street Steering Group and West London Business

Andrew Ross – Strand on the Green Association

Andy Murray – The Grove Park Group

Brian Burgess – Brentford FC Community Sports Trust

Derek Collett – Brentford Community Council

Dorothy Boland – Strand on the Green Association

John Ricketts – The Kew Society

Jonathan Knight – The Grove Park Group

Keith Garner – Royal Botanic Gardens Kew

Marie Rabouhans – West Chiswick & Gunnersbury Society

Melissa Leyland – local resident

Michael Robinson – Friends of Stilehall Gardens (FOSH)

Philip Marchant – BIAS

Rex Leyland – local resident

**Summary note:** The format of the evening saw introductions from the group's chair, Robert Gordon Clark, followed by presentations from David Issott, Managing Director at EcoWorld London; Sally Stephens, New Stadium Project Manager at Brentford Football Club; Emma Cotton, Development Director at EcoWorld London; and Nivene Powell, Senior Community Liaison Manager at EcoWorld London.

Informal discussion was welcomed and questions were asked at various points throughout the presentations. However, for the purpose of these minutes and for ease of reading, questions and answers have been grouped at the end of these minutes.

### A. Welcome and introductions – Robert Gordon Clark (RGC)

Robert Gordon Clark (RGC), chair of the meeting welcomed everyone and introduced the project teams from Brentford FC, EcoWorld London and LCA. RGC briefly ran through the format of the evening before handing over to Cliff Crown for a brief update on the stadium.



## **B. Stadium update – Cliff Crown (CC)**

- CC confirmed the Club's recent announcement that Brentford FC will now play a full final season at Griffin Park and then move to the new stadium at the end of the 2019/20 season (rather than half way through the season) to commence the 2020/21 season at the new ground.
- He stressed that it was a complex project and there had been many construction challenges as well as operational challenges surrounding a mid-season move. The decision had been made in conjunction with development partners, EcoWorld London and their building subcontractors, Buckingham Group.

## **C. Construction update – David Issott (DI)**

- David Issott (DI) provided an update on construction since the last meeting, explaining the key elements shown in a time-lapse video showing the construction on site from the beginning of July to the end of August, including remediation followed by substructure and foundation works. After the lift core was erected for the south stand, the steel frame and terracing has now started to be installed and the physical structure of the stadium is now clearly visible.
- DI continued by highlighting the timetable to completion with the intended stadium opening in time for the 2020/21 football season. One year after this it is anticipated that the homes on the Central Eastern site will be completed, followed a few months later by the homes on the Central Southern site.
- In terms of works between now and the turn of the year (see slides for more detail) DI added that the steel frame for the stadium's south stand will continue to be installed while new drainage and services will be put in under Lionel Road South.
- Central Eastern site substructure works will also be largely complete by the end of this year. During this period a new tower crane will be installed on the Central Eastern site and the lift core will be constructed. Bridge abutments work will start in October, working towards bridge installation to link the site to Capital Interchange Way in early 2019.
- On the Central Southern site, ground work and remediation will be undertaken with foundation planning and piling to commence in late September. By Christmas all columns and walls will be visible.
- The health and safety record has been very good so far.

## **D. Capital Court update and sustainability – Emma Cotton (EC)**

- EC provided an update on the detailed designs for Capital Court application, for which a resolution to grant planning consent was given at the 6 September, London Borough of Hounslow Planning Committee.
- EC showed computer generated images comparing the new improved designs by JTP Architects, which feature brick facades, with the previously approved scheme which had metal cladding.
- EC explained that EcoWorld London is currently reviewing its sales strategy and intends to have a market launch next year at some point.
- EC highlighted that EcoWorld London had recently appointed Allies & Morrison as the architect for the last phase of the residential build known as the Duffy site. She explained that the designs for the Duffy site are still at an early stage but that these will be brought to a future LRLG meeting.

**[ACTION: To present the proposed designs for the Duffy site at a future LRLG meeting]**



- EC also addressed a question raised at the previous LRLG meeting regarding the sustainability of the scheme, which she said includes Code for Sustainable Homes Level 4 and all apartments designed to Life Time Home requirements – see slides for more detail.
- DI covered the sustainable aspects of the construction process confirming that 90% of the original demolished buildings have been crushed and reused on site as piling mats; £2.5 million has been spent on remediating the land and SS added details of the stadium’s sustainability features. See slides for more details.

#### **E. Update on wider relations – Sally Stephens (SS)**

- SS showed a graphic illustrating the different external stakeholders that the Brentford Community Stadium project are working with.
- She explained that the team had recently held constructive meetings with South Western Railway and they are putting together a joint proposal for funding for better access to the stadium.
- At the last meeting on 2 May SS mentioned the Brentford East Collective (BEC) and promised to return to this meeting with more information, which she then presented.
  - The BEC covers the area around the Chiswick Roundabout and along the Golden Mile.
  - Their purpose is to work together and provide collective views on public realm improvements and input to the Council on planning
  - Some of the participants of the BEC include BFC, Hounslow Chamber, L&Q, Galliard, Reef and other local businesses and landowners.
  - One of the projects they have looked at are public realm improvements, including 10 ‘unlocking moves’ to improve connectivity and appearance and they have submitted a public realm report to London Borough of Hounslow which includes ideas to improve ecology of Chiswick roundabout, as well as creating better and safer routes.
  - There doesn’t appear to be a chair for the group yet but the last minutes were circulated by Hounslow Chamber.
  - SS said that she would feedback, that LRLG members had expressed concern about the lack of representation and involvement in the BEC of local resident groups, who naturally also have a keen interest in the area.

#### **F. Apprenticeships and community liaison – Nivene Powell (NP)**

- NP explained that she has been appointed by EcoWorld London to deliver the employment, skills and community engagement obligations outlined in the Section 106.
- Currently EcoWorld have two apprentices on site (an apprentice engineering technician and apprentice quantity surveyor) and there are many more opportunities. They are looking for people of all ages from a variety of working backgrounds. The roles available are not only in trade jobs – there are also other opportunities within the construction industry and EcoWorld London are working with various training providers to develop the best approach to engaging with and recruiting the most suitable apprentices.
- EcoWorld London are also engaged with schools to go and talk about the construction industry and vocational training.
- It is envisaged that apprentices may also come from neighbouring boroughs should they be unable to recruit the number of people required from within the Hounslow borough.

[ACTION: NP to deliver a short update on employment, skills and community liaison at future meetings]



## **G. Questions and Answers – ALL**

Throughout the evening, questions were asked of the project team. The Q&As have been grouped into themes and recorded below for ease of reading.

### **Questions about the stadium and matchday arrangements**

#### **1. When will tickets start to go on sale?**

There are different types of tickets. It is anticipated that the tickets for the premium seats will go on sale first, from the beginning of 2019 and Season Tickets for the new stadium will go on sale at a later date, likely to be September 2019.

#### **2. What are the parking arrangements going to be at the stadium on matchdays, as the area is already very congested?**

The club are not encouraging anyone to come to the stadium by car. There is very little parking for spectators. There are good transport links locally and arrangements will be made for off-site matchday parking. The club is currently in the process of negotiating these.

The chair suggested that the transport strategy and plans for the stadium, once operational, are reviewed again at the next meeting.

Further note: 75 stadium car parking spaces will be provided on site on matchdays. These are likely to be for match officials, those who purchase parking with their premium seats and also some dedicated disabled parking spaces.

[ACTION: To look at the Transport Management Plan at the next LRLG meeting.]

#### **3. Will there be adequate on-site facilities for supporters to drink?**

There will be in-house facilities contained within the stadium. There is also the potential for pubs, restaurants and cafes in the wider site e.g. within the plaza on the Central Southern site.

#### **4. Has there been any construction issues similar to those faced by Spurs, particularly with Buckingham Group involved?**

No. For information, Buckingham Group were only involved in the installation of the roof at Tottenham's new stadium.

#### **5. What are the technical reasons for the six month delay?**

Getting many of the technicalities agreed proved to be very challenging and these were eroding the existing timescales. This fact, coupled with the aspirations of the club and the correct decision to ensure Griffin Park is given a suitable final send off, meant that it was the right decision to move the stadium opening date to the start of the season.

#### **6. Will there still be events to test the stadium?**

Yes, these will take place from April to June 2020, so that we are ready to start playing in August 2020.



**7. Can you provide any update on talks with rugby clubs?**

BFC are continuing talks with a well-documented rugby club and expect to have an announcement in the next few months. It is intended that they will also begin playing at the stadium from the start of the 2020/21 season although the rugby season starts slightly later in September rather than August.

**8. Has any consideration been given to having part of the season played with just football and see if this works before the rugby club starts playing also?**

This was the original intention with the plan to move Brentford FC to the new stadium midway through the 2019/20 season but the rugby club are dependent on moving at the start of the 2020/21 season and cannot move halfway through their season.

[ACTION: When the transport consultants present the Transport Management Plan at the next LRLG meeting this should take into account both football and rugby clubs playing at the stadium]

**9. Is there any update on the stadium sponsorship? Will there be a neon sign over the stadium?**

It's still early days and the Club are gathering information to complete a proposal pack in the next few months. This will include details of how the club want any potential sponsors to work within the local area. Any neon-style signage visible from the outside of the stadium would require advertisement consent from Hounslow Council as the Local Planning Authority.

**Construction**

**10. When will the bridge (linking the site to Capital Interchange Way), be put in place?**

This is due to be lifted into place in early 2019. It was originally scheduled to be installed in September 2018 but for a number of reasons, including complex technical issues with Network Rail, it is now expected that this will go in around January/February.

A 1,000 tonne mobile crane (the biggest in the country) is required to lift the bridge, over several days, onto two abutments. This is exceptionally complex to organise as to achieve this it is necessary to arrange a special possession of the railway lines from Network Rail which will mean no trains.

Once the bridge is in place construction traffic will be able to use it to access the Central Eastern site, effectively creating three separate construction sites (for the stadium, Central Eastern and Central Southern), rather than one, each with their own access point.

The crane will be installed to the northern end of the site, so there should not be any major impact on Kew House School.

**11. Have you started the foundations for the new homes or are you waiting for the bridge?**

Yes. Work is well underway on the new homes. EcoWorld London have had access to the sites from Lionel Road South and are currently digging the basement on the Central Southern site with piling foundations almost complete for the homes on the Central Eastern site.



## 12. Is Lionel Road South likely to stay closed longer?

The current road closure permission lasts to the end of December 2018 and EcoWorld London will need all of that time and quite possibly more.

There are complex road widening works that need to be undertaken at the junction of Lionel Road South with the South Circular, that 'oversails' Network Rail land resulting in complicated technical and legal issues that are taking some time to resolve. It is right that the appropriate time is taken to do this properly. Furthermore, there are added technical complexities due to the steep embankment next to the footbridge which mean it will be challenging to complete the works by Christmas.

This road closure is being dictated by works to the junction and not the installation of the bridge. Any extension to the closure would need permission from Hounslow Council and Transport for London (TfL).

[ACTION: To give residents advance notice if there is an extension to the Lionel Road South closure.]

## 13. Where will the staircase from Lionel Road South leading to the subway be? Will this be publicly accessible? Will it be open to supporters on match days?

The land assembly has been completed. A staircase will lead down from Lionel Road South into the residential Central Southern site, which can then be used to access Kew Bridge Station via the existing underpass which we will reopen and refurbish, connecting the site to the platform. This will be fully accessible to the public all the time and available for spectators on matchdays when the area will be well managed by marshals.

A lift will also be provided within the Central Southern site next to the underpass steps to allow people with disabilities to access the eastbound platform towards London. Discussions are ongoing between, the Club, TfL, Hounslow Council and Network Rail regarding step free access to the westbound platform.

[ACTION: Plans attached to the minutes showing the Lionel Road South subway access].

[ACTION: Present the Stadium matchday management plan at a future LRLG meeting.]

## 14. When the development has finished what will be the impact on light and local views? How much light will be blocked?

Detailed daylight studies were carried out as part of the planning process and 34 key views were assessed from strategic points, to compare what it looks like today and what it will look like in the future. These were submitted as part of the planning application.

[ACTION: The Verified Views assessment can be found by visiting Hounslow Council's planning portal at [www.hounslow.gov.uk/planning](http://www.hounslow.gov.uk/planning). Search for the applications using the reference numbers **P/2018/2390 or 00703/A/P19 (type in rather than copy and paste numbers in planning portal)**. The document is Appendix 5.4: Visual Baseline and Accurate Visual Representations within the Environmental Statement.]

## 15. Beyond the next few months – what is the timetable for Capital Court?



It is envisaged that work will begin on the Capital Court site in the summer of 2019 and construction will take roughly two years.

**16. There is due to be a small park on the Duffy site, but that is a long way down the line – what is going to happen before that is completed for the six to 11 year olds?**

EcoWorld London is looking at this with landscape architects, Gillespies. The other sites do have private amenity spaces, including play spaces, and EcoWorld London are looking at the design of these to make sure they can be used by as many children as possible.

EcoWorld London will give this further thought to this and will respond in more detail.

[ACTION: Present plans for the play space at Central Eastern and Central Southern at a future LRLG meeting.]

**17. What is the inspiration for using brick on Capital Court? What has changed the thinking in the residential appearance?**

JTP architects were appointed to review the designs of Capital Court and a lot of thinking went in to making them more sympathetic to their surroundings. Whilst it is more expensive to use brick EcoWorld London believes that this is more in keeping with the surrounding area, than the previously permitted metal cladding façades.

[ACTION: The Capital Court planning application can be viewed by visiting Hounslow Council's planning portal at [www.hounslow.gov.uk/planning](http://www.hounslow.gov.uk/planning) and using the following references:

- S73 Application: **P/2018/2390 or 00703/A/P19 (type in rather than copy and paste numbers in planning portal)**
- Capital Court Reserved Matters Application: **P/2018/2441 or 00703/A/P20 (type in rather than copy and paste numbers in planning portal)]**

**18. Changing the residential façades on the Capital Court scheme is quite a substantial change – does this change apply to stadium as well?**

No. The stadium design remains unchanged from the approved scheme.

**Sustainability**

**19. In terms of financial sustainability – has there been any progress with Green Bonds? This is the kind of project that would qualify for the Climate Bonds Initiative.**

BFC have been approached by various companies looking to invest in sustainable energies in the stadium but have not progressed the issue of Green Bonds. This will be raised again internally.

**20. With regards to sustainability – what are the overall requirements for water consumption at the stadium? What percentage will be met by what is harvested?**

We will not be harvesting greywater or rainwater for use in the stadium. However we are utilising ways to reduce water consumption by at least 25% compared to the industry standard BREEAM baseline, including waterless urinals and low flow dual flush WCs.

**21. What energy sources are there? How much will be met by the photovoltaics? Is the club looking at purchasing green or brown energy off site?**

There will be a number of energy sources including high efficiency gas boilers, ASHPs (air source heat pumps powered by the grid), photovoltaic panels and the grid. 221 PV panels are proposed, with an estimated annual yield of around 50 MWH per annum. The Club is not currently planning to purchase green or brown energy offsite.

**Future homes, parking and place making.**

**22. What are the housing numbers for the residential sites?**

There are 231 homes on the Central Eastern site, 256 on Central Southern and 253 on Capital Court. The table below displays this in more detail:

Site / Block	Number of Residential units (P17 Approval)
Central Eastern Site	
Site Total	231
Central Southern Site	
Site Total	256
Capital Court Site	
Site Total	253
Duffy Site	
Site Total	Tbc
Site Totals	Tbc

Mix of homes in Phase 1					
Site / Block	Studio / 1 b 1p	1-bed / 1 b 2p	2-bed / 2 b 3p/4p	3-bed / 3 b 4p/5p/6p	Total
Central Eastern Site					
G	23	44	37	11	
H	24	40	40	12	
Site Total	47 (20%)	84 (36%)	77 (33%)	23 (10%)	231
Central Southern Site					
E	5	36	31	8	
F	41	28	90	17	
Site Total	46 (18%)	64 (25%)	121 (47%)	25 (10%)	256
<b>TOTAL</b>	<b>93</b>	<b>148</b>	<b>198</b>	<b>48</b>	<b>487</b>

Mix of homes in Capital Court					
Site / Block	Studio / 1 b 1p	1-bed / 1 b 2p	2-bed / 2 b 3p/4p	3-bed / 3 b 4p/5p/6p	Total
Capital Court Site					
I	0	39	54	3	
J	1	28	45	10	
K	1	41	25	6	
Site Total	2 (0.8%)	108 (43%)	124 (49%)	19 (7.3%)	253

**23. Who are the residential blocks aimed at demographically? Will there be a range of prices?**



The Build to Rent properties are likely to be aimed at a younger demographic, due to the fact this age bracket is more likely to rent.

The apartments for sale are primarily aimed at a mix of first and second time buyers, as well as some downsizers.

**24. Which homes will be for sale and which for rent?**

- Phase 1 (Central Eastern and Central Southern) will be mostly for rent (with 80 for sale).
- Phase 2 (Capital Court) and Phase 3 (Duffy) will be homes for sale.

**25. Have the rental homes been sold to a provider yet?**

Not yet, however Heads of Terms have been agreed.

**26. Is there any affordable housing?**

The existing outline consent does not include any affordable housing, due to the significant cost of the enabling development of the Brentford Community Stadium.

The viability of the site will be reviewed again prior to the Reserved Matters submission of the final phase (Duffy), as set out within the Section 106 Agreement.

**27. How much parking will there be for residents? Will residential parking spaces be allocated?**

The parking ratio in the residential area is around 0.3 parking spaces to homes. The site is in close proximity to Kew Bridge station and other public transport routes.

As requested in the meeting a breakdown of the residential parking is as follows:

- Central Eastern – 231 homes; 27 spaces
- Central Southern – 256 homes; 96 spaces
- Capital Court– 253 homes; 107 spaces

These parking spaces will be purchased, so only those who have purchased a space will be able to park. And there will be a Controlled Parking Zone surrounding the site, to prevent people parking in neighbouring roads.

[ACTION: Focus on the Transport Management Plan at the next LRLG meeting]

**28. If you are building flats for rent, how will you create a sense of community and how will you build bridges between the new community and the existing one?**

EcoWorld London have increased the size and quality of the amenity space in the apartment blocks, compared to the original designs, creating areas where residents can meet other residents. It will be a well-managed space. EcoWorld London wants it to be a great place to live so that people make a long term commitment and renters become buyers.

EcoWorld London will also be looking into placemaking strategies in terms of events and what can be done to bring people together. The public space is also very important in achieving this. Compared to the original proposals EcoWorld has also increased the public space. There will always be an element of churn but it is also important to note that the private rental model here is different to other rental



models, being well managed with longer leases encouraging people to put down roots in the area. [A resident made the suggestion that local volunteer opportunities should be included in the new resident welcome packs.]

[ACTION: Present the place making strategies for the development at a future meeting]

**29. Can you provide an update on the latest regarding the retail offer?**

There are a total of four units planned for the Central Southern plaza and two units within Capital Court. EcoWorld London has no further details on who the operators of these units might be at this stage.

**Ongoing communication**

**30. Since the last meeting in May residents have received a number of notifications about applications relating to this site – would the forum not be a suitable place to discuss these in advance of the council receiving anything?**

Where possible we have tried to give the LRLG advance information about developments happening on site. EcoWorld London may try to bring the next meeting forward slightly earlier so that there can be a discussion about the upcoming Duffy site application.

[ACTION: To discuss Duffy site at an upcoming LRLG meeting]

**H. Next steps – Robert Gordon Clark (RGC)**

RGC closed the meeting by thanking the presenters and local residents for attending. RGC also encouraged residents to contact EcoWorld London if they do see any delivery and construction traffic using restricted roads or have any questions before the next meeting.

Lastly, it was noted that minutes of the meeting will be produced as normal and that these would be circulated to LRLG members and published on the Brentford Community Stadium website in due course.

The next meeting will be held in in either late November/early December 2018 or January 2019. Dates for the next meeting will be confirmed shortly and circulated.

END