

Note on behalf of Prime Place, part of Willmott Dixon

Lionel Road Liaison Group Meeting (LRLG)

24th March 2015 - 7pm until 9pm

Venue: Griffin Park (Main entrance in Braemar Road, TW8 0NY)

Attendees:

Kath Richardson – Brentford Chamber of Commerce
Derek Collett – Brentford Community Council
Cllr Ruther Cadbury – LB Hounslow
Cllr Mel Collins - LB Hounslow
Hilary Smith – Kew Bridge Apartments
Martin Taylor – Kew Society
Caroline Brock – Kew Society
Bela Cunha – Lionel Road North
Steven Edwards – Brentford Police
Dorothy Boland – Strand on the Green Association
Robert Covill - Strand on the Green Association
Andrew Ross - Strand on the Green Association
Richard Griffith - Strand on the Green Association
Marie Roubahans – West Chiswick & Gunnersbury Society
Robert Hare - West Chiswick & Gunnersbury Society
Christine Hutchinson – Resident
Keith Haines - Resident

Project Team:

Robert Gordon Clark – LCA (Chair) (RGC)
Natasha Lee – LCA (NL)
Brian Burgess – Lionel Road Developments (BRB)
Brian Brady – Prime Place (BPB)
Barry Chaney – Prime Place (BC)
Lucy Hedley – Prime Place (LH)
Peter Lackey – Prime Place (PL)
Adam Norton – Prime Place (AN)
Simon Taylor – Prime Place (ST)
Nivene Powell – Willmott Dixon (NP)
Peter Vaughan – Broadway Malyan (PV)
Laura Cassullo - Broadway Malyan (LC)
Jennifer Edwards – Four Communications (JE)
Lavinia Blogg – Four Communications (LB)
Richard Jones – Carter Jonas (RJ)
David Williams – Carter Jonas (DW)
Chris Gammon - Lionel Road Developments (CG)
Paul Boulter – Be:here (PB)
Rhys Williams – Brentford Community Stadium (RW)

1. Welcome and apologies

Brian Burgess (BRB), Director of the Brentford Community Stadium, welcomed the attendees to the first LRLG meeting since April 2013, and introduced the chair for the meeting Robert Gordon Clark (RGC). Apologies were received from: Cllr Steve Curran, Leader of LB Hounslow, Adrian Cox, FOSH, Veronica Thorne, New Road resident. At the meeting Robert Colvill provided apologies for Eve Scott and Nichola Roberts.

2. Introductions

RGC introduced himself and gave an overview of the agenda for the meeting.

3. Terms of Reference

The draft Terms of Reference were presented at the meeting and approved with no amendments. RGC stated that those members unable to make the meeting today are welcome to get in contact should they wish to comment or amend the Terms of Reference.

4. Project update

BRB introduced attendees to the masterplan and showed them where the outline planning consent had been granted. He went on to explain that although the development proposal has received outline planning permission, reserved matters applications should be submitted for the three phases (Phase 1 Lionel Road, Phase 2 Griffin Park, Phase 3 the Duffy site) for the details of the proposal.

BRB confirmed that the development agreement with Willmott Dixon was signed in December 2014 and that the club has a target of having a new stadium open during the July 2017 – May 2018 season.

BRB noted that the club is in discussions with potential development partners to bring forward plans for a hotel, which would be located on a podium. A planning application for the podium is set to be submitted in July 2015. He emphasised that the club would operate the hotel and stadium. He also added their ongoing aspiration to find a rugby club partner in the future.

BRB gave the dates for the upcoming public exhibitions and submission dates for Phases 1 & 2:

Phase 1, Lionel Road South – May 2015, Submission – June 2015

Phase 2, Griffin Park – April 2015, Submission – May 2015

5. Introduction by the Willmott Dixon Team

Brian Brady (BPB) introduced Willmott Dixon, their role on the scheme and the type of work they have been involved with in the past. He went on to explain that Prime Place is part of Willmott Dixon that delivers bespoke developments for each locality and that Be:Here is a specialist company in developing homes specifically for the private rental market.

BPB confirmed to members that the reserved matters applications should fully comply with all the conditions attached to the outline permission. He added that the proposals include a 20,000 seat stadium to be constructed by specialists Buckingham Group and 910 new homes to be constructed by Willmott Dixon.

He noted that Willmott Dixon will sign up to the Considerate Constructors scheme and implement a comprehensive construction management plan to minimise the impact of the construction process on neighbours of the development.

6. Design concepts for the residential development

Peter Vaughan (PV), lead architect, talked through some of Broadway Malyan's previous work and their expertise.

A number of attendees asked PV to confirm the permitted envelope of the outline planning permission. PV showed attendees the boundary, and noted the main aspirations for the site, which include: new public routes, a new bridge, upgrades to the surrounding highways and cycle ways, regeneration to the area through the delivery of new homes, an improved football stadium and better access to Kew Bridge Station.

Some attendees were unclear as to the placing of some of the residential buildings, PV used the presentation to outline and explain their relevant locations.

PV took attendees through a presentation which explained the factors that had influenced the design concept for the scheme. He described the design concept as a "horizontal project" and then referred to the three different areas within Phase 1 – Central Southern, Capital Court and Central Eastern.

7. Project timetable

RGC reiterated that a public exhibition for Phase 1, Lionel Road South is due to be held in May 2015 with a view to submitting a planning application to LB Hounslow in June 2015. Works are planned to start on site by the end of 2015, with an aim to complete the new stadium during the 2017/18 football season. A second public exhibition for Phase 2, Griffin Park is due to take place in April 2015 with a planning application being submitted in May 2015.

RGC then opened up the discussion to the floor for questions and comments; the following were received and are themed below with responses given. * *A number of questions were taken throughout each of the presentations, they have also been summarised below.*

The hotel

Q: How many storeys will the hotel be?

A: BRB - The hotel will be within the height and footprint parameters for the outline consent. This is likely to accommodate 10 storeys which is lower than the proposed residential.

Design

Q: Why are there gaps between the proposed buildings rather than a reduction in height?

A: PV – The maximum outline is the consented envelope, we have fitted the proposals inside this, and reduced the consented footprint of each building. Spaces between the buildings allow for natural daylight to flow through, breaking up the façades and creating breathing space.

Q: How many storeys is the building at Central Eastern?

A: The building is 16 storeys.

Q: What materials are you going to use?

A: PV – We propose three materials, one of which will be glass along with clay based materials. The materials will be neutral and a soft palette of colours; there will be no use of primary colours.

Q: What will the buildings look like in 10 years?

A: BPB – From our point of view we would like the buildings to last and still look appealing particularly as some will be rented. Be:here will be on site for the long term running of the rental units, and therefore it is very important to us that the quality of the buildings endures.

Q: Are any of the properties on the lower levels mechanically ventilated?

A: No, they are able to open their windows to allow natural ventilation, but will have extractors in the kitchen and bathroom areas. Post meeting note: ‘unless surveys dictate otherwise’

Conservation Area

Q: Where are you paying respect to the environment’s Conservation Area?

A: PV- The design has a soft character and provides a sophisticated response to the area’s nationally listed assets. We have designed the buildings in such a way so they are not competing in the foreground; we have also used background tones to be respectful to the area.

Funding

Q: How have you funded this project?

A: BPB – Willmott Dixon is the primary funder for the project. The market rent development is to be institutionally funded, and there is likely to be some bank funding for the private sale units.

Energy and sustainability

Q: What is the sustainability plan in terms of the heat network? LB Hounslow is at the bottom of the league for funding from the Department of Energy and Climate Change, can you place pressure on them for funding?

A: BPB – The energy strategy has not been decided yet. This is something we can pick up on in a future meeting. The scheme will however be future proofed to allow service zones for connection to any future community heating proposal and the current energy strategy, although not concluded yet, was being developed.

Q: Can you use timber throughout the development?

A: RGC – There are several issues when building a timber frame above 6 storeys.

Landscaping, public realm

Q: Where is the landscaping, where can children play?

A: PV – There are gardens and amenity space between the buildings. We hope to reintroduce some of the historical materials from the area into the public spaces in the scheme. There are family sized units with amenity space; there are also children's' play space areas throughout the site provided for a range of ages.

Q: Are there community spaces such as kids clubs and family spaces?

A: There are aspects of the proposals we hope that will bring communities together; we have almost a whole floor in the be here development for lounge/community meeting space.

Wildlife & biodiversity

Q: Are the allotments included in the proposed wildlife corridor?

A: PV – The allotments are another aspect we hope to introduce which will help build a sense of community.

Q: Is the wildlife corridor beside the railway track outside the boundary of the site?

A: PV – The proposals will not change the wildlife corridors on the railways. The wildlife corridors are outside the boundary of the site and are owned by Network Rail. There have been discussions to link the wildlife corridors with the wider landscaping of the proposals. Biodiversity and landscaping can be picked up more in a future meeting.

Q: What kind of trees will you plant?

A: PV – We will be introducing different varieties of trees and shrubs. The varieties and number are currently undecided.

Q: How will you stop light pollution impacting biodiversity in the area?

A: Simon Taylor (ST) – As part of the outline planning application, an Environmental Impact Assessment was submitted which includes the impact on daylight, sunlight, wind, wildlife and ecology.

Transport and infrastructure

Q: This development will bring more traffic, particularly over Kew Bridge. How will you stop the proposals having a negative impact on this?

A: BRB – This is a highways issue. A transport assessment was undertaken with the input of TfL and the local authority before submission of the approved hybrid planning application. It is worth noting that at present we have 120-150 lorries each day going in and out of the existing sites on Lionel Road South these will be removed from the traffic flow.

Q: I have not noted any proposed changes to the infrastructure in this area to accommodate new people. Much of Brentford is uncoordinated; can you please look at other aspects of this area to ensure that this project is cohesive?

A: PV – Contributions to infrastructure will be delivered as part of the s106 agreement. We will look at the area in detail to help us as the proposals progress.

BRB – The co-ordination of infrastructure across all developments in the area is the responsibility of the Council.

Q: Are there any plans to upgrade Kew Bridge Station, in particular disabled access?

A: BRB – Our scheme includes a ramp which will give disabled access to the London bound platform. We would welcome Network Rail providing a ramp to give disabled access to the other, out of London bound platform. This would require additional land from the plot at the back of the station which is also owned by Network Rail, and for which we understand Network Rail have put in a planning application to develop. We believe LB Hounslow were encouraging Network Rail to safeguard a necessary strip of land for future station improvements including disabled access, but any planning permission would need to be checked to see what conditions have been attached. As part of our agreement with Network Rail we are putting £0.25 million towards station improvements. In addition, on match days, crowds will be controlled.

Q: Will there be more schools?

A: Chris Gammon (CG) – As part of the S106 agreement a contribution of £2m is being made towards education. In addition the current education activities provided by the Clubs Community Trust will continue.

8. LRGL Membership

[None]

9. AOB

One or two members of the group asked if the architect had considered adding green walls in to the design of any of the buildings. PV referred to his presentation where they were shown at present, and explained that green walls would be included in the proposals.

Following a number of comments from residents RGC suggested that future meetings should focus on the following areas:

- The environment and biodiversity
- Air quality
- Detailed design of the homes
- Landscaping and amenity space
- Transport and especially access to station
- Energy strategy
- Sewage

RGC also suggested that the contributions being made towards local infrastructure through the s106 agreement should be recirculated to members.

RGC told members of the forum that they would have plenty of opportunity to comment on the design of the proposals at the upcoming public exhibitions.

JE added that members may be invited to an event prior to the public exhibition to preview the proposals and make comments. She also asked that residents suggest venues for the exhibition.

10. Date of the next meeting

Date of next meeting was agreed to take place in mid-late May following the General Election, at the public exhibition venue.