

Welcome

Thank you for visiting our exhibition.

London Green is pleased to welcome you to view our plans for the development of two well known sites in Brentford.



The plans are to move Watermans arts centre from its current location to an improved new building in the heart of Brentford on the site of the former police station on Half Acre.

The current Watermans site would then be developed to provide new homes called Albany Riverside.

The plans are laid out in more detail on the following banners. Once you have finished reading about our proposals please let us know what you think of the proposals on one of our feedback forms.

Members of the project team are here to answer any questions you may have.

London Green are an experienced property development firm, operating in London and the surrounding regions. They specialise in seeing potential where others do not, and specialise in the conversion of commercial properties into quality homes, as well as in developing innovative large housing schemes.

Pollard Thomas Edwards Architects are designing the new arts centre on Half Acre. They have an excellent track record creating award-winning developments in London. Their projects embrace the whole spectrum of residential development and the other essential ingredients which make our cities, towns and villages into thriving and sustainable places.

Duggan Morris Architects are the architects for Albany Riverside and are a London based practice established in 2004. They have won multiple industry awards including eight Royal Institute of British Architects Awards.

The two sites

The former police station on Half Acre.

The police station site on Half Acre has been out of use since 2013.

The 13 storey building dominates the skyline and the centre of Brentford while offering no benefit to the local community.

The site has become blighted by fly tipping and graffiti. In many places the building is starting to deteriorate.

The site is still publicly accessible despite not being safe for children and being closely located to a nursery, a school and a playground.



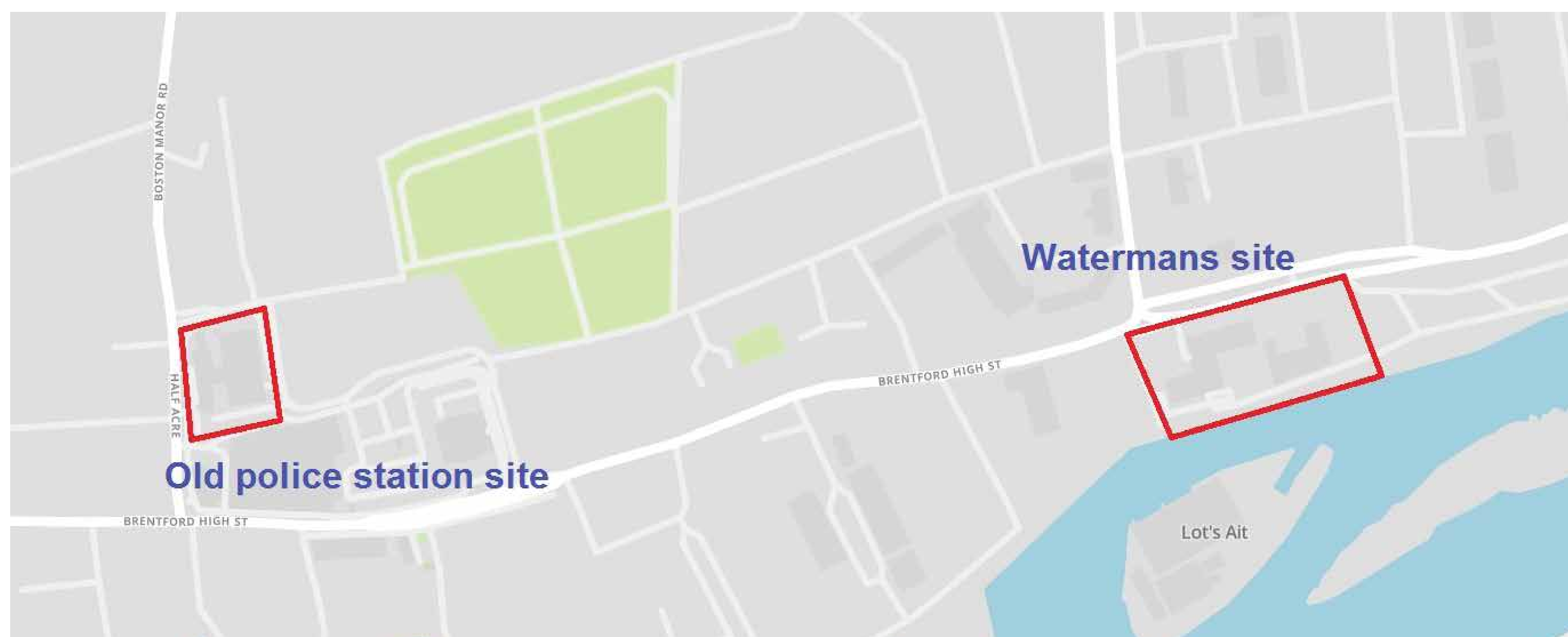
Watermans arts centre and Max Factor House.



Watermans arts centre and Max Factor House are now showing signs of aging. The section of the Thames Path that runs along the rear of Max Factor House is unwelcoming, has been blighted by fly-tipping and graffiti and is inaccessible to wheelchair and pushchair users.

In order to thrive, the arts centre needs a new home. Watermans has an ambitious vision for a broader and even more vibrant artistic programme and this can only be delivered in a larger venue with new state-of-the-art facilities.

Public funding for the arts has been dramatically cut in recent years. A new Watermans arts centre will offer improved financial sustainability.



The two sites on a map of Brentford (the red lines are approximate).

The proposals

Moving the arts centre to the heart of Brentford.



View of the proposed arts centre on Half Acre.

By moving the arts centre, Brentford will benefit from a modern cultural facility in the heart of the town and closer to Brentford station. The site of the former police station can be totally regenerated; revitalising the centre of town with benefits to the local economy and demolishing the existing, out of place building.

The improved arts centre facilities will allow wider-ranging film and theatre programmes, more gallery space, more flexible space for classes, courses and meetings, as well as vastly improved public spaces in the heart of Brentford.

The proposals to develop the current arts centre site into Albany Riverside bring new homes, a café and improved public realm, complementing the new landscaping plans for Watermans Park.

The plans would improve the Thames Path by levelling it so that the path would become fully accessible for push chairs and wheelchair users so that everyone can enjoy the views of the river.

By increasing the overlooking of the path the plans would greatly increase safety along the river.

Key benefits of the proposals

- These sites have the ability to kick start the regeneration of Brentford and the wider area ahead of almost every other major scheme planned.
- Dramatically improve the look and feel of these prominent sites.
- An improved arts centre in the centre of Brentford.
- Provide new homes for the area including affordable housing.
- Improve the access of the Thames Path for the local community and provide a new café for Watermans Park.
- Greatly reduce anti social behaviour by removing opportunities for fly tipping and graffiti.
- A large contribution towards community infrastructure would be made by the applicant if the scheme were to go ahead.

A new arts centre

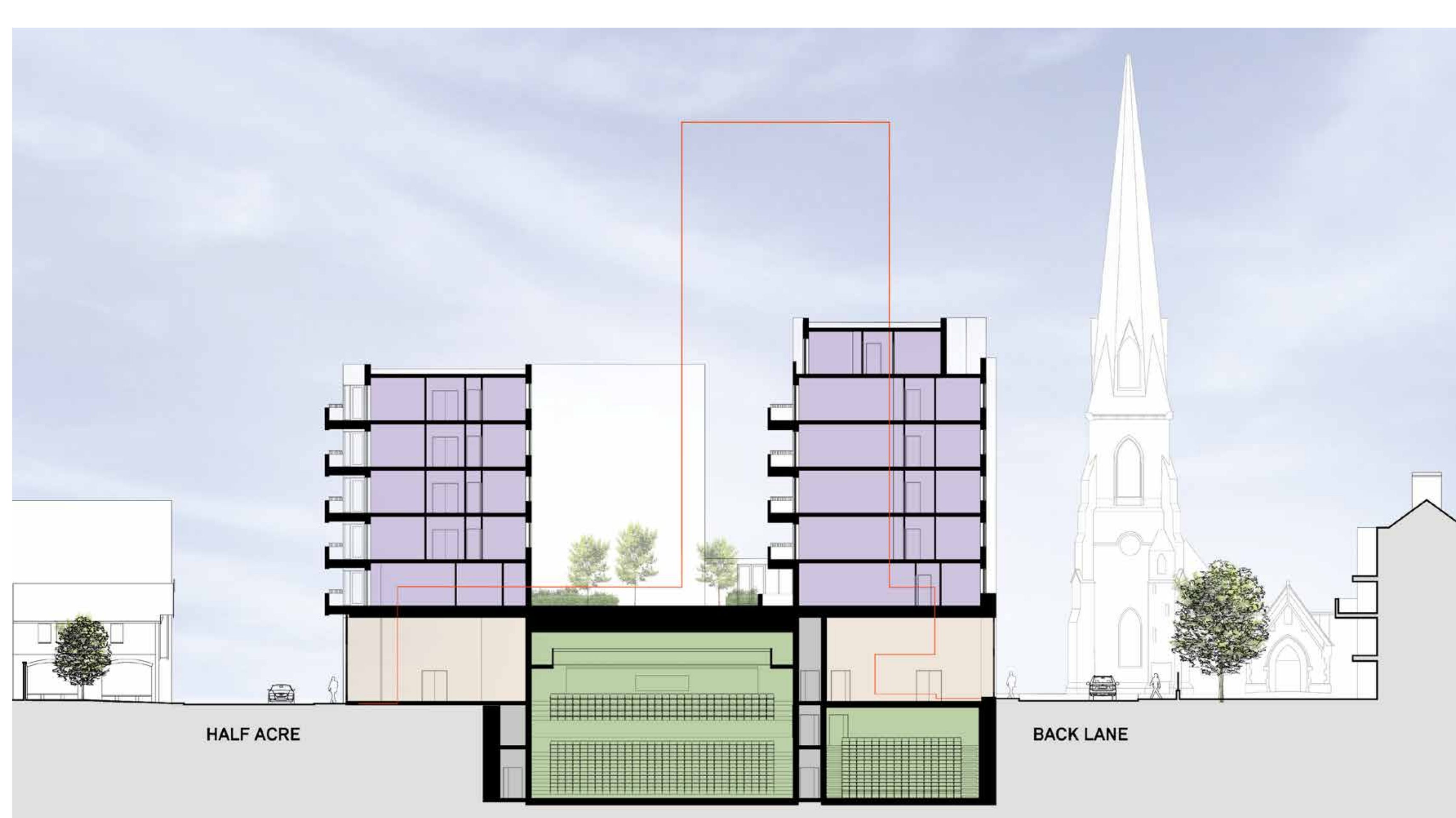
Breathing new life into Brentford town centre.



View of the arts centre from Brentford High Street.

By relocating Watermans arts centre, we have an opportunity to create a true community hub, attracting people to the area and helping to revitalise the town centre.

The building has been carefully designed to sit within its future setting - respecting the surroundings of St Paul's Church and the Conservation Area. It will create a vibrant new civic building that will relate to the future Brentford Waterfront and Morrisons developments.



Section drawing of the proposals looking north.

The new arts centre will be built across three stories, one at ground level and two at basement level. The former police building will be removed.

Above the new arts centre will sit 105 new homes distributed over two blocks and 750sqm of communal courtyard garden. At its highest the building will be seven stories, almost half the height of the current 13 storey building.



View of the new building from St Paul's Road.

Examples of built projects by Pollard Thomas Edwards



City Park West, Chelmsford

Deptford Lounge, Deptford

The Scene, Walthamstow

regeneratingbrentford.com

Facilities

State-of-the-art theatre, cinemas, gallery and more.



A similar sized theatre by Foster Wilson Architects.

The proposed building will create a new home for Watermans arts centre in the heart of Brentford. This new building will greatly increase the arts centre's facilities and improve on the current building, creating a state-of-the-art destination for the area.

The team, including theatre specialists Foster Wilson Architects, have been working closely with Watermans to make sure that the new facilities support their vision and contribute to revitalising the local area.



Ground level floor plan of the new arts centre

The new venue will offer an exciting programme of theatre, dance, cabaret and live music. Together with state-of-the-art cinemas, studios, gallery space and a café/restaurant, the building will have something for the whole community.

Watermans have been heavily involved in the design of the new arts centre.

The new arts centre will have

- A 500-seat theatre - double the current size, allowing Watermans to attract a more wide-ranging live performance programme.
- 3 cinemas with 50, 120 and 200 seats - compared to 120 seats in one screen today, allowing for more recent films and film festivals.
- Two studio spaces of 175sqm and 60sqm - more usable, flexible space for classes, courses and meetings.
- A 150sqm gallery - 50% larger than now, allowing for bigger exhibitions.
- A café and a new restaurant bar.



Examples of built theatre projects by Foster Wilson Architects

Albany Riverside

New homes and an improved Thames Path.



View of proposed buildings from the High Street looking towards Brentford town centre.

Once the new arts centre has been completed work would begin to transform the former Watermans site into Albany Riverside. The proposals are for a high-quality housing development that helps open up the Thames Path and its river views to old and new residents as well as passers-by.

The development includes 208 homes arranged over five blocks. All the homes will have an external balcony or terrace and will be at least dual aspect with many having views of the river.

Improved landscaping will be made where the site joins Watermans Park and the Thames Path will be made level so that it becomes accessible for push chairs and wheelchairs. A café facing Watermans Park will be added to the site with views of the river.

There will be 112 parking spaces in a basement car park beneath the development. There will also be 343 cycle spaces.

The development will increase the vitality of the local area and promote Brentford as a pleasant and attractive place to live or visit.

Housing

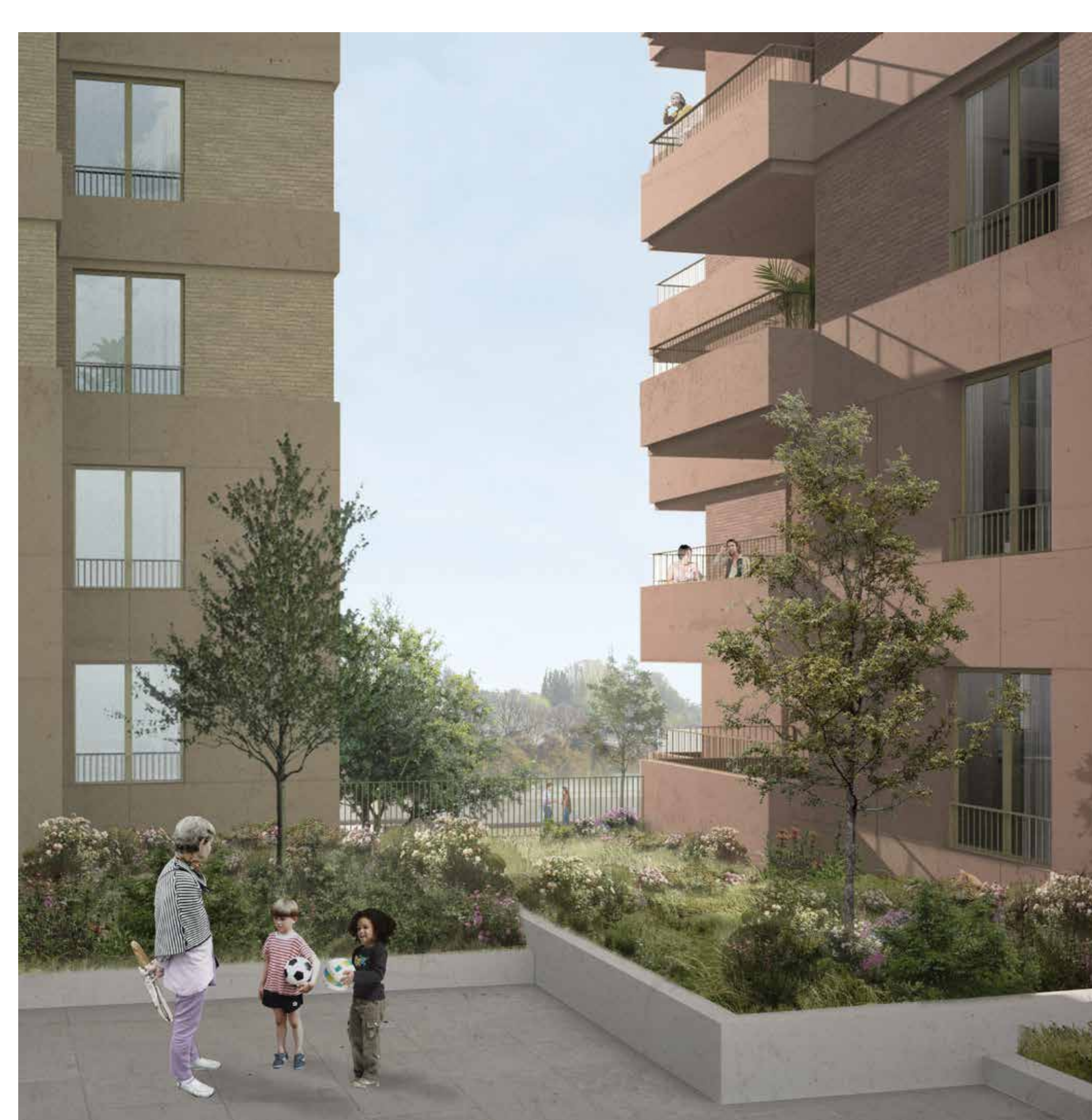
- 208 new homes

Transport

- 112 parking spaces
- 343 cycle spaces

Public amenity

- 200m of improved and accessible Thames Path
- A new café facing Watermans Park



Examples of built projects by Duggan Morris Architects



Brentford Lock, Brentford



Maudlsey Learning, Camberwell



The Loom, Aldgate

regeneratingbrentford.com

New homes

The London Plan 2016 sets out policy that Hounslow should deliver over 8,200 new homes by 2025 to help meet the desperate need for new housing in London.

Albany Riverside

The proposals provide 208 new homes with a mixture of one-bed two-person, two-bed three-person, two-bed four-person and three-bed five-person sizes of home.

The shape and positioning of the buildings means that almost all homes are dual or triple aspect and most have excellent sunlight with the majority of homes enjoying views of the river.

High quality landscaping will create an attractive setting. Residents will have use of private gardens, a gym and a cinema room.



Floor plan for homes on Albany Riverside.

Albany Riverside

- 208 apartments including
 - 73 one-beds
 - 96 two-beds
 - 39 three-beds
- All apartments meet or exceed London Plan floor space areas.
- Almost all homes will be dual or triple aspect.
- 10% will be wheelchair accessible homes.

New arts centre homes

The proposals provide 105 new apartments located above the arts centre including affordable and wheelchair accessible homes.

Ranging from five to six floors the two blocks are arranged to create a prominent entrance, active frontages and ensure residents have good access to daylight, views and fresh air.

All homes will have a private balcony or terrace and access to a communal landscaped courtyard garden, providing planting, seating and play space for young children.



Floor plan for homes above the new arts centre.

Homes above the arts centre

- 105 apartments including
 - 55 one-beds
 - 39 two-beds
 - 11 three-beds
- All apartments meet or exceed London Plan floor space areas.
- A private balcony or terrace for every home.
- 10% will be wheelchair accessible homes.

Next steps

Thank you for coming to our exhibition today.

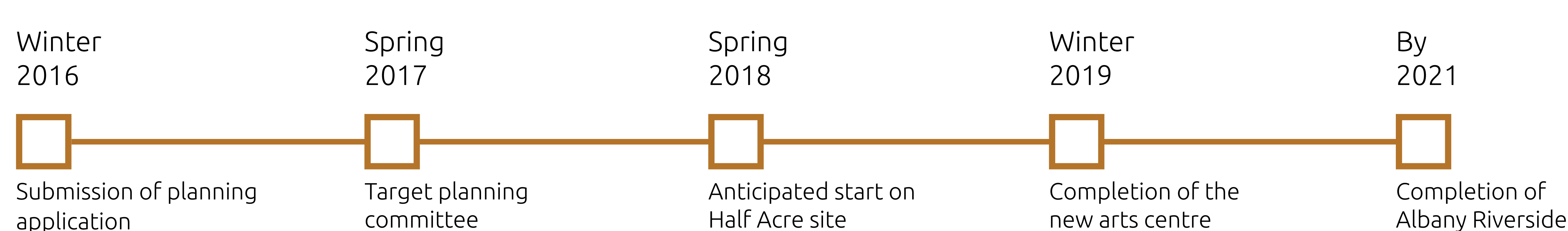
We hope that you found this exhibition useful.

Please fill in a comment card; we welcome your views, questions and suggestions.

All feedback we receive will help to inform the planning application that we submit to Hounslow Council.

The Council will then undertake their own consultation with local people before making a decision, this is expected to take place in Spring 2017.

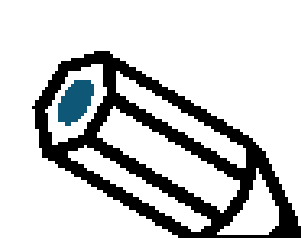
Expected Time Line



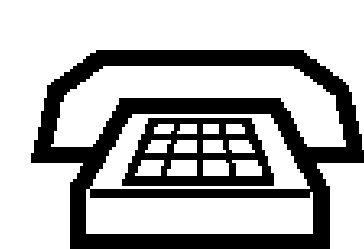
Share your thoughts and stay informed



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London SE11 5JH



Fill in the comment cards and hand them in



Call Your Shout on 0800 458 6976



regeneratingbrentford@yourshout.org



regeneratingbrentford.com

Thank you for coming -
Have a safe journey home

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