

DRAFT

Albany House

41 High Street, Brentford – Not yet submitted as planning application

DRAFT of BCC Comments on Proposal of July 2009

To be discussed, amended and approved at BCC meeting 27/08/09

Summary

This new design addresses the most obvious shortcoming of the previous by opening up the gap between the two blocks, so that facing windows now have the 20m recommended for privacy. Particular comments of the Appeal Inspector have been addressed individually.

However the development is still 2 to 3 times the density proposed in the London Plan, and two blocks of flats have been squeezed onto a site that would comfortably accommodate one. This leads to the following problems;

- The river frontage of six residential floors over parking, is too high, fills the whole frontage and is out of scale with the river front context.
- Similarly the street elevation, which is also six stories, occupies the whole width and is relatively close to the High Street.
- The courtyard between the two blocks is still too small to be a useful amenity space. Because of the wings to the blocks, it is over shadowed.
- The large glazed openings in the river frontage make no allowance for the noise that will result from the re-use of Lots Ait as a working boatyard.