

Brentford

Community Council

Founded in 1989

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Mr Paul Draper,
Manager, Isleworth and Brentford Area Team
Planning Department,
Civic Centre,
Lampton Road
Hounslow TW3 4DN.

Dec 1. 2006
BCC 363 dmb

Dear Paul,

Planning Application: Site of the Former Scout Hut, Market Place/ The Butts.

The Planning Consultative Committee of the BCC met on Thursday November 23 to receive a presentation from the architect on the proposal to build two houses on the site of the former Scout Hut. The meeting was attended by a number of local residents and the committee has asked me to write to you to send our views and to ask that they are fully reported to your members. We would be grateful if you can let me know in good time when this application is likely to go before the Area Planning Committee as it is possible that we would wish to ask the chairman if we could speak to members.

The consideration of the committee can be summarized under a number of headings:

Context.

The Butts Conservation Area was the first to be designated by our Council and is the subject of a booklet, which is sited as evidence in the continuing Planning Appeal at Commerce Road. We are very conscious that it is this heritage which is valued and which has to be preserved and enhanced by any new development and by good management of the assets we already have.

The Pedestrian Square and the Common.

Through the Brentford Partnership the west end of the Butts CA was laid out as a pedestrian square delineated by bollards. These defined the area where vehicles should only encroach for special reasons. It is recognized that there is a right of way to the Boatmans Institute, but we feel that this right has been abused and we will be writing to the Council separately to ask them to ensure that the traditional character of the common is restored.

Parking.

It was unanimously agreed that the double garden gates onto the common should be omitted. Parking should be off site in existing resident's parking bays.

The applicant should be asked to contribute 106 monies to assist any measures the Council takes to reduce vehicular access over the common by others, including the removal of the crossing at no 1 Brent Road and the reduction of the width of the "driveway" to the Boatman's Institute and the planting of grass to restore the common.

Access and Boundaries.

We understand that boundaries are not yet defined. However, we support the joint access off Market Place and the single footpath and garden gate to the common.

Design.

We support the proposed design and the materials proposed. We agree that it is a sensitive solution to a difficult problem on a conspicuous site. We would like the boundary wall to be brick, painted a light colour, We support the basic design approach to the windows facing the Butts, but would like to see each window divided into 4 panes so the scale of the windows was closer to that of the other windows in the Butts.

We were divided about the merits of the windows looking west towards the Brent. It is suggested that it would be desirable either to reduce the glazing or to increase the balustrades.

Planting.

We support the removal of some of the self sown Sycamores on the site of the two houses, but we ask that a new evergreen tree (possibly an Evergreen Oak) should be planted in the garden between the houses and the River to maintain the screening between Market Place and the Boatman's Institute throughout the year.

Yours sincerely,

copies to:
The architects
The Butts Society
Residents.

Denis Browne
Chairman, Planning Consultative Committee.
Brentford Community Council.