

PROJECT BACKGROUND

COMMERCE ROAD, BRENTFORD LOCK WEST

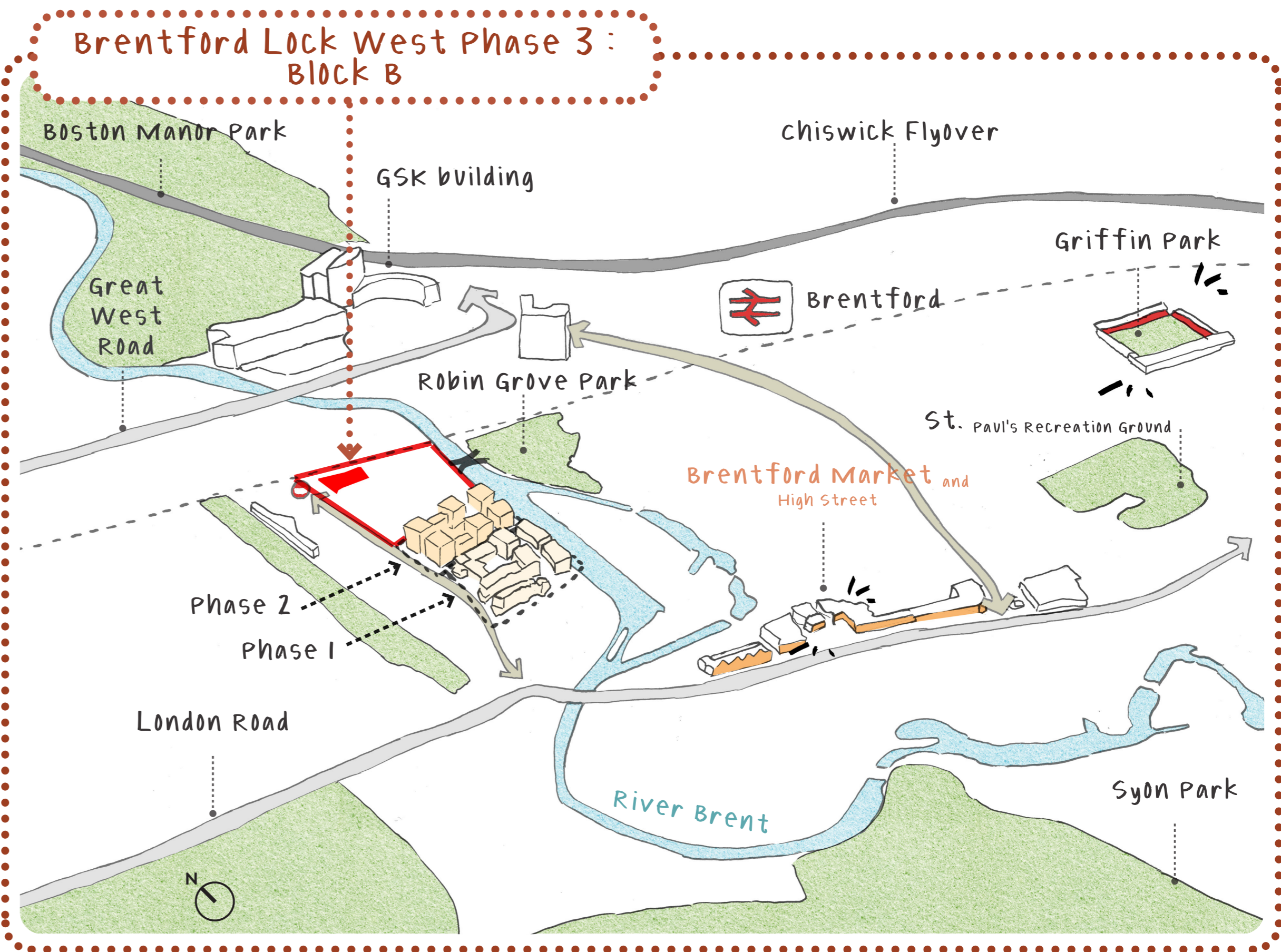
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THE STORY SO FAR.....

The Brentford Lock West Phase 3 received planning permission in 2018, with plot B, the final phase, receiving Outline Planning Permission (OPA) to deliver 124 social rent homes. The consented application also includes a Section 106 Agreement that makes provision for the developer, Muse Developments, to transfer plot B within Phase 3 to the Hounslow Council.

In summer 2024 Hounslow Council appointed Karakusevic Carson Architects to fully develop the planning application for Plot B, which will deliver against a commitment to provide high quality affordable new homes as a key part of the brief. This new planning application will continue the commitment to quality upheld in Phases 1 & 2, acknowledging and building on the 2018 Masterplan design codes. This redesign exercise will also incorporate the latest of the GLA’s local and London plan good design recommendations, including:

- Increased energy efficiency
- Increased fire safety measures
- More robust and rigorous design strategies
- Increased cycle provision
- Increased Urban Greening Factor
- Improved Biodiversity Net Gain



MEET THE TEAM

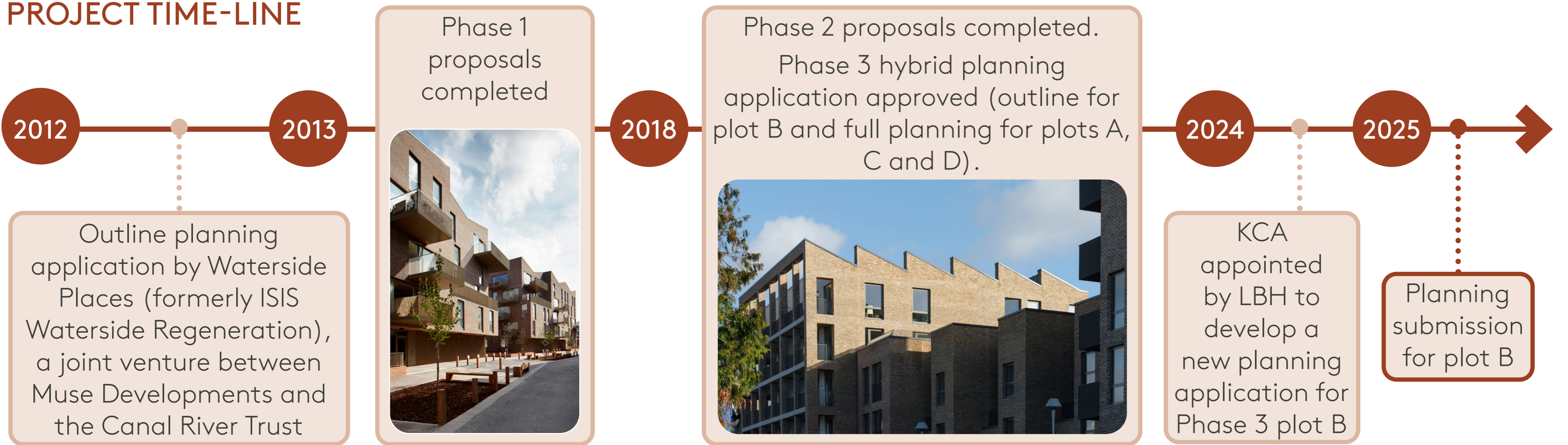
London Borough of Hounslow
Role: Affordable Housing Delivery
Experience: Delivery of good quality, energy efficient Affordable Housing Schemes across the Borough of Hounslow to meet community housing needs



Karakusevic Carson Architects
Role: Architects, urban designers
Experience: 20 years of working almost exclusively with the public sector to adapt, repair and create equitable and liveable homes and neighbourhoods that reflect civic need.



PROJECT TIME-LINE



FAQ: What is Outline Planning Application (OPA)?
This is a less detailed application and helps local authorities and developers understand whether the nature of large development is acceptable before any substantial design costs are incurred.

FAQ: What is a Section 106 Agreement?
This is a legally binding agreement between the developer and the local authority, and ensures that some agreed aspect of the development benefits the local community and infrastructure.

FAQ: What is the GLA London Plan?
The Greater London Authority (GLA) London Plan sets out a framework for how London will develop over the next 20-25 years. It sets key economic, environmental, transport and social targets for developments.

THE DESIGN BRIEF

COMMERCE ROAD, BRENTFORD LOCK WEST

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PHASE 3, PLOT B BRIEF REQUIREMENTS



Optimising the quantum & quality of affordable homes



Promoting safety & security



Introducing variety & character



High quality, accessible amenity to encourage community cohesion.



Sustainable new homes



A legacy for Hounslow

RESPONDING TO THE WIDER MASTERPLAN

The Brentford Lock West masterplan is designed to be a new, mixed-use development, including much-needed new and affordable housing, as well as community and flexible commercial floorspace. As a part of the masterplan, a Design Guide was created to deliver a holistic neighbourhood and ensure that all phases met Hounslow’s high standards for housing. Phase 3, Plot B will uphold and build on this design code, resulting in affordable housing of the highest quality being delivered.

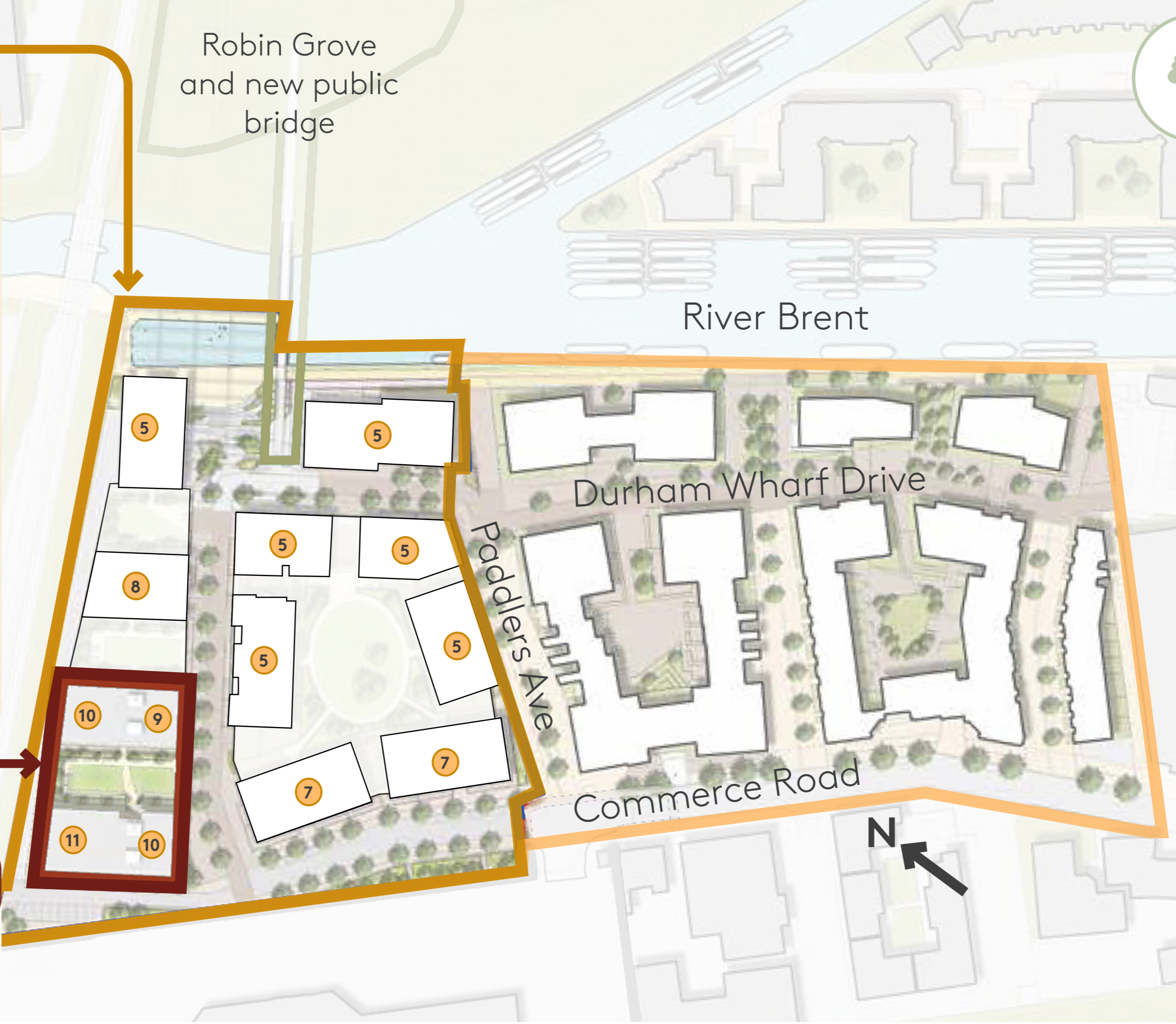


Phase 3

Since the 2018 OPA, there have been changes to building regulations that must be accounted for in the Phase 3 designs. These include changes regarding fire safety and the increased quality and performance of homes. We are therefore reviewing the design with these new regulatory changes in mind, which will mean some changes to the masterplan.

Plot B

124 new social rent units and resident amenity including a new children’s play area



Robin Grove and new public bridge

River Brent

Durham Wharf Drive

Paddlers Ave

Commerce Road

N

X Number of storeys in proposed blocks

Public realm improvements and landscaping

across the site, capitalising on the site’s unique waterfront location to create a vibrant and biodiverse landscape.

Health and wellbeing

will be paramount in the design of the ground floor experience, encouraging healthy lifestyles and social interaction whilst also creating safe and secure spaces for residents.

KEY DESIGN PRINCIPLES

High quality homes, neighbourhoods, public realm and amenity



A variety of housing types to support mixed communities, addressing the Council’s affordable housing targets



Maximising sustainable design through energy efficient homes



WHAT LOCAL PEOPLE SAID

COMMERCE ROAD, BRENTFORD LOCK WEST 3

2018 OPA FEEDBACK

As part of the 2018 hybrid planning application, Waterside Places engaged with residents in Phases 1 and 2 and the wider community who were invited to attend 3 public events. Below is a summary of some of the key comments we heard from residents, and how we are designing plot 3 to respond to these concerns:

KEY

What we heard from residents in previous phases

Updates to the design strategy from the project team

NEW HOMES

How many affordable homes will there be?

This block will have 124 affordable homes for social rent with the mix of home sizes meeting LB Houslow's targets

Building heights should be in keeping with the local area.

The buildings are aligning with the original parameters of the OPA, but with an additional storey to the railway line side to ensure 124 homes at the required mix can be delivered.

Ensure external cladding proposed within phase 3 buildings is consistent with earlier phases.

We are proposing to use similar facing brickwork and facade articulation as that of the previous phases, using similar robust and high quality materials that will age well.

LANDSCAPE AND PLAY

Improvements to safety (e.g. Robin Grove Park), and Positive impact on the local character of the canal-side walking route.

New bridge links the park to the Brentford Lock West development increasing connectivity, activity, and passive surveillance in the park

Children and young person's play: explore options to increase the provision of accessible and safe doorstep play-space.

The new design includes a courtyard for residents with 0-5 play provision, including a giant slide. There is also amenity spaces at roof terraces which can support informal or unstructured play



Brentford Lock West Residents: Give feedback on your homes & neighbourhood!

Are you a resident of Phase 1 or 2 of Brentford West, and would like to share your opinions, thoughts and ideas on the spaces and communities you live in? Use you lived experience expertise to help us continuously learn from projects as we strive to create better homes for the resident of Hounslow.

Place stickers and post suggestions below, or complete a feedback form to let us know your thoughts.

What do you like about your home?

Size and Layout

Big windows

Warm and efficient

Something else... ?

What would you improve or change about your home?

Storage and space

Separate kitchen

Temperature & ventilation

Something else... ?

What do you like about the shared and public spaces in around your homes?

Shared courtyards

Community Growing

Pedestrian Streets

Something else... ?

How could these spaces work better to help the community?

Improved access

Maintenance

Planting

Something else... ?

Phase 1



Phase 2



EMERGING DESIGN PROPOSAL

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OVERALL VISION

The buildings have been designed to be in keeping with their waterside context and the original masterplan, referencing the traditional wharf typology with punched windows, pitched roofs, strong, high quality brick, and celebrated entrances.

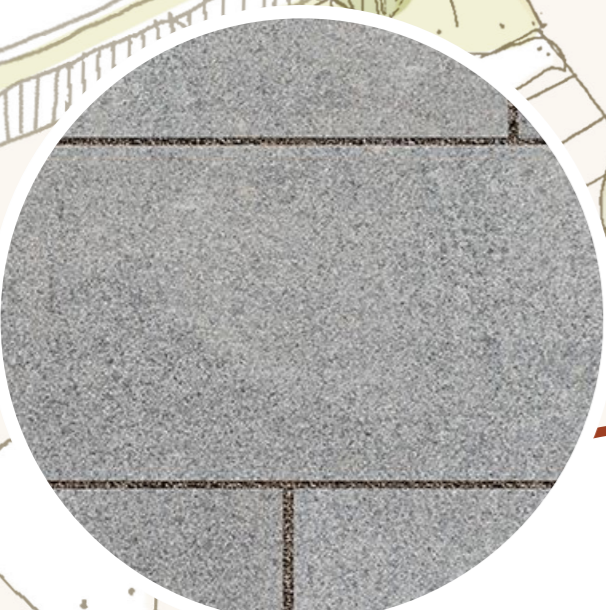
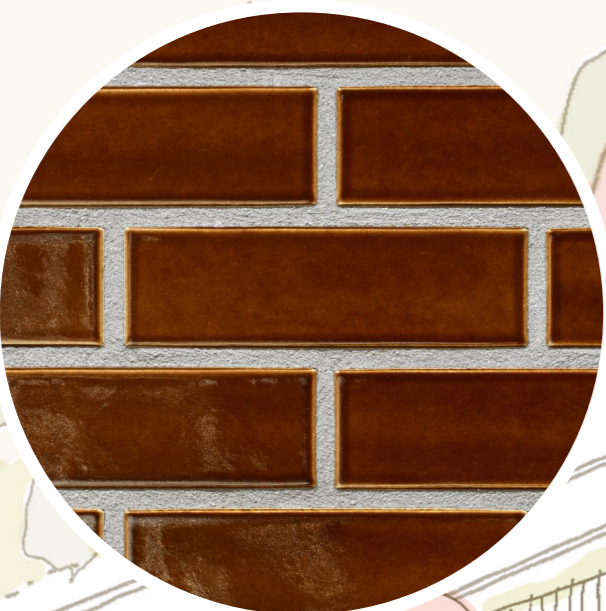
Well defined ground floor spaces will activate the street, and homes will face onto green spaces in a central courtyard. The journeys to private entrances have been designed to be generous, efficient, and encourage neighbourly interaction.

Bike storage, bins and other ancillary spaces take advantage of the hard northern and western boundaries, and are accessed from the bright, airy shared lobbies.



Colville Estate, Hackney
Karakusevic Carson Architects

DuJardin Mews, Enfield
Karakusevic Carson Architects



Kings Crescent, Hackney
Karakusevic Carson Architects



Branch Place, Hackney
Karakusevic Carson Architects



View from the A4

NEW HIGH QUALITY HOMES

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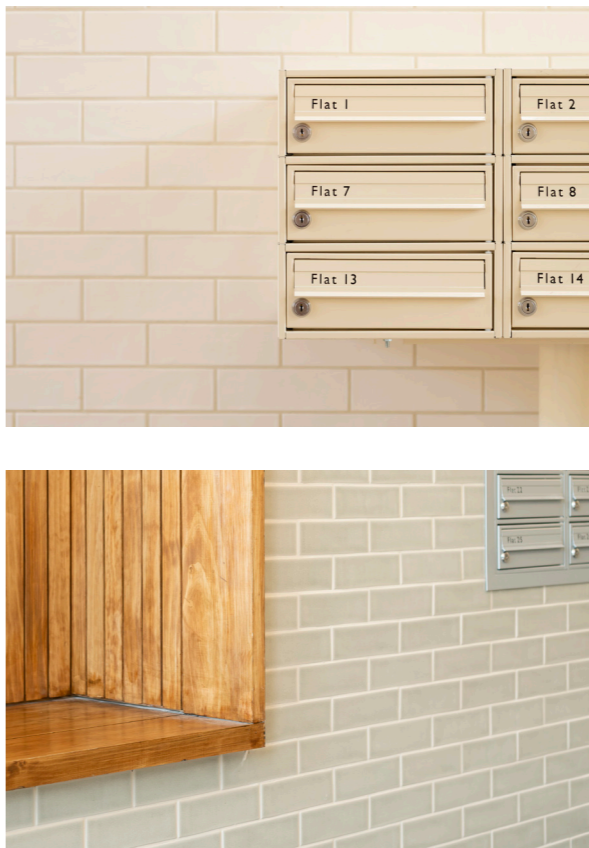
DESIGN PRINCIPLES FOR GOOD HOMES

We will be delivering a range of home types and sizes, from 1 to 4 bedroom homes, including 10% wheelchair accessible homes in order to create a mixed and multi-generational neighbourhood.

Shared spaces, lobbies and gallery access decks will have a good proportion of natural daylight and ventilation, and will maximise privacy for each flat entrance whilst adhering to the latest fire safety requirements.

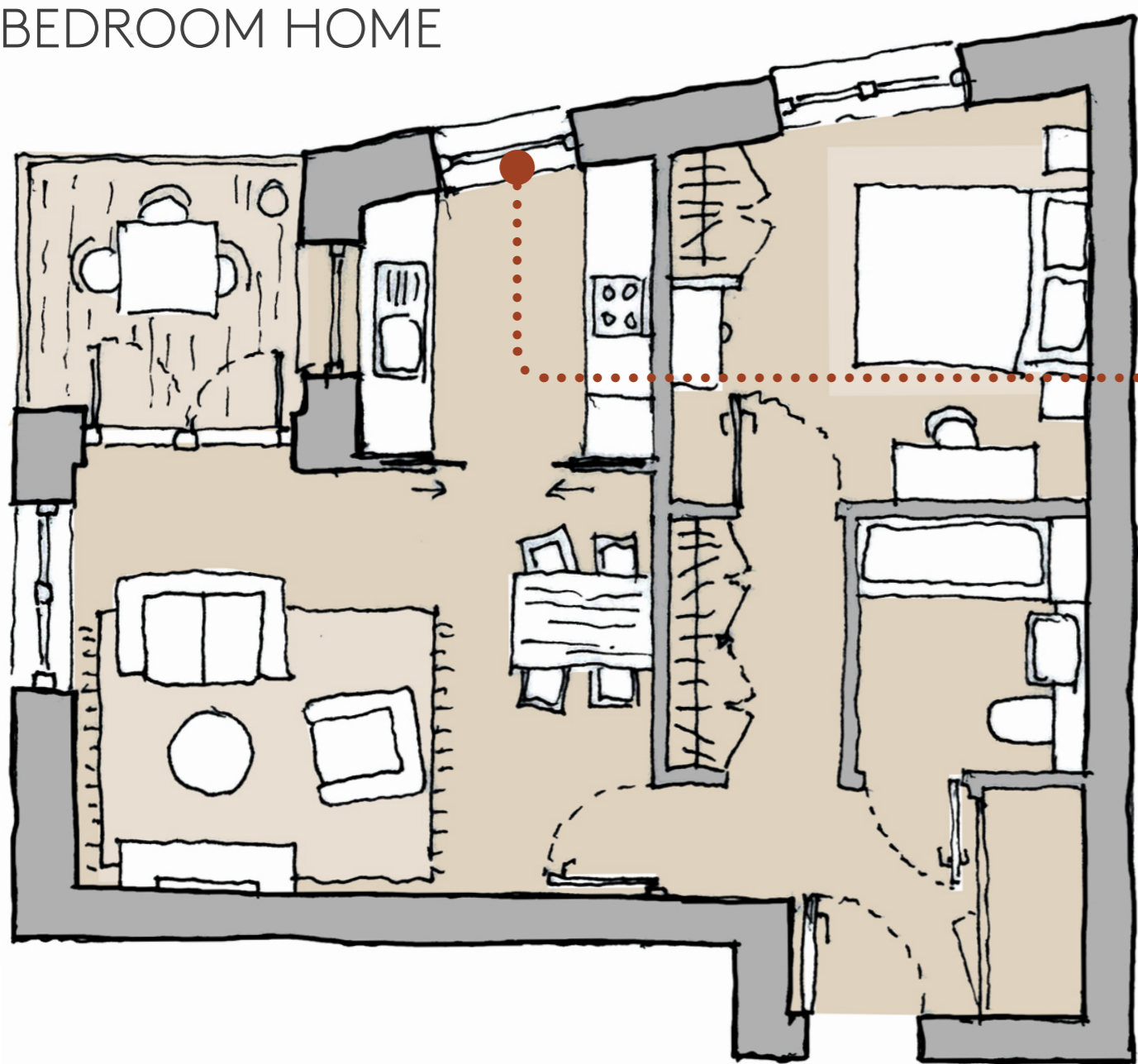


Bright, durable and spacious communal entrances at Branch Place, Hackney, by Karakusevic Carson Architects

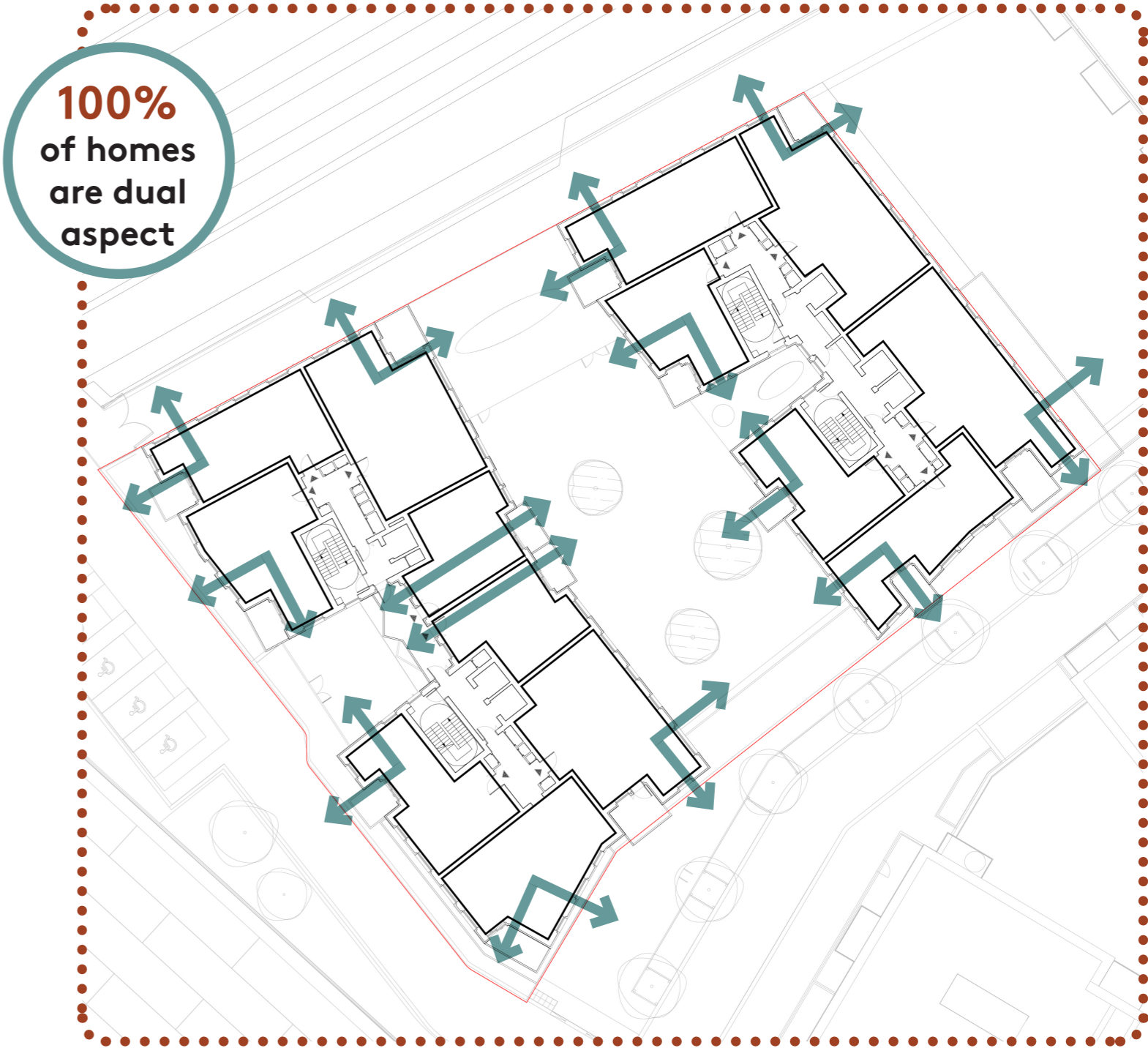


Gallery access at Bell Street Stable by Collective Architecture

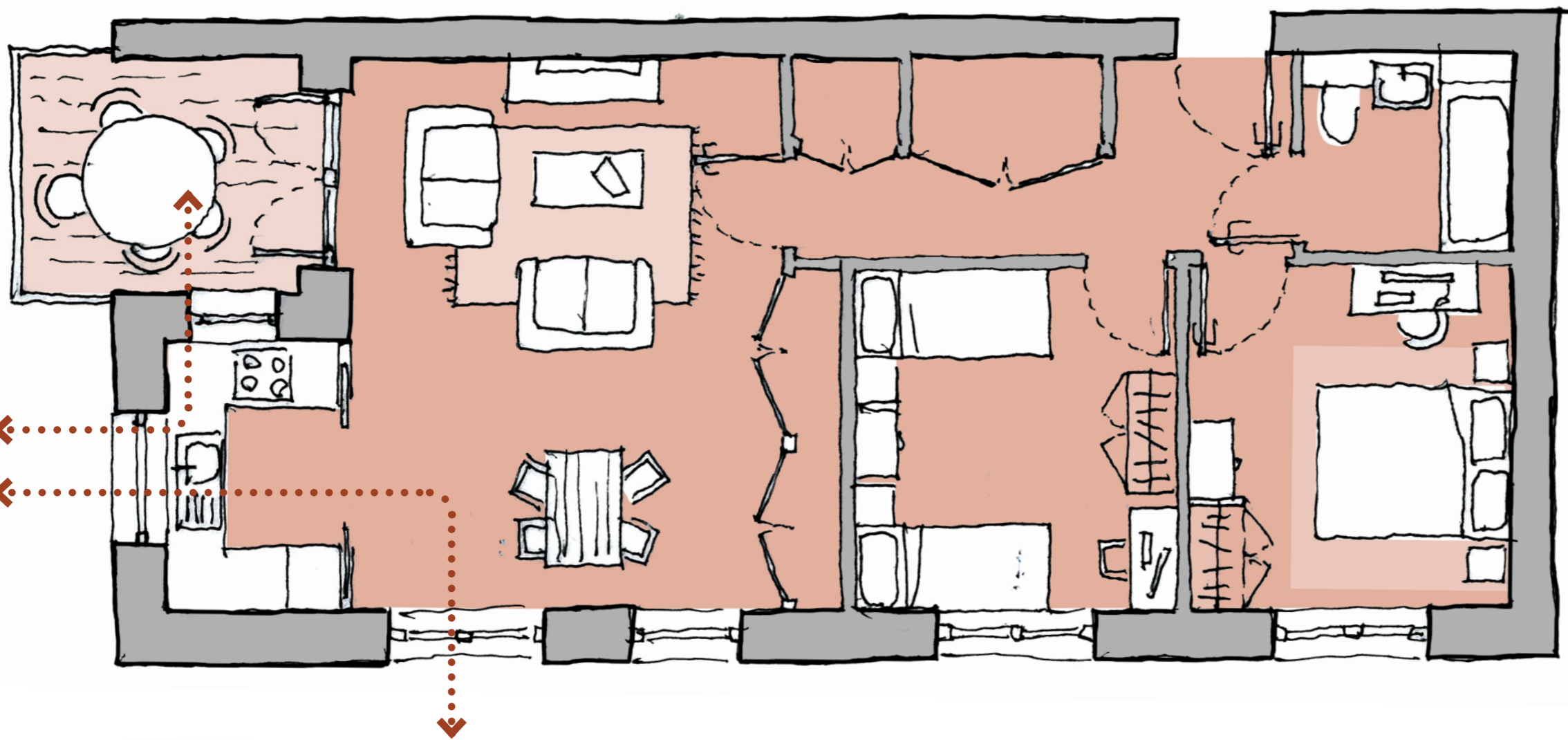
1 BEDROOM HOME



Openable windows in kitchens, allowing for natural ventilation and light



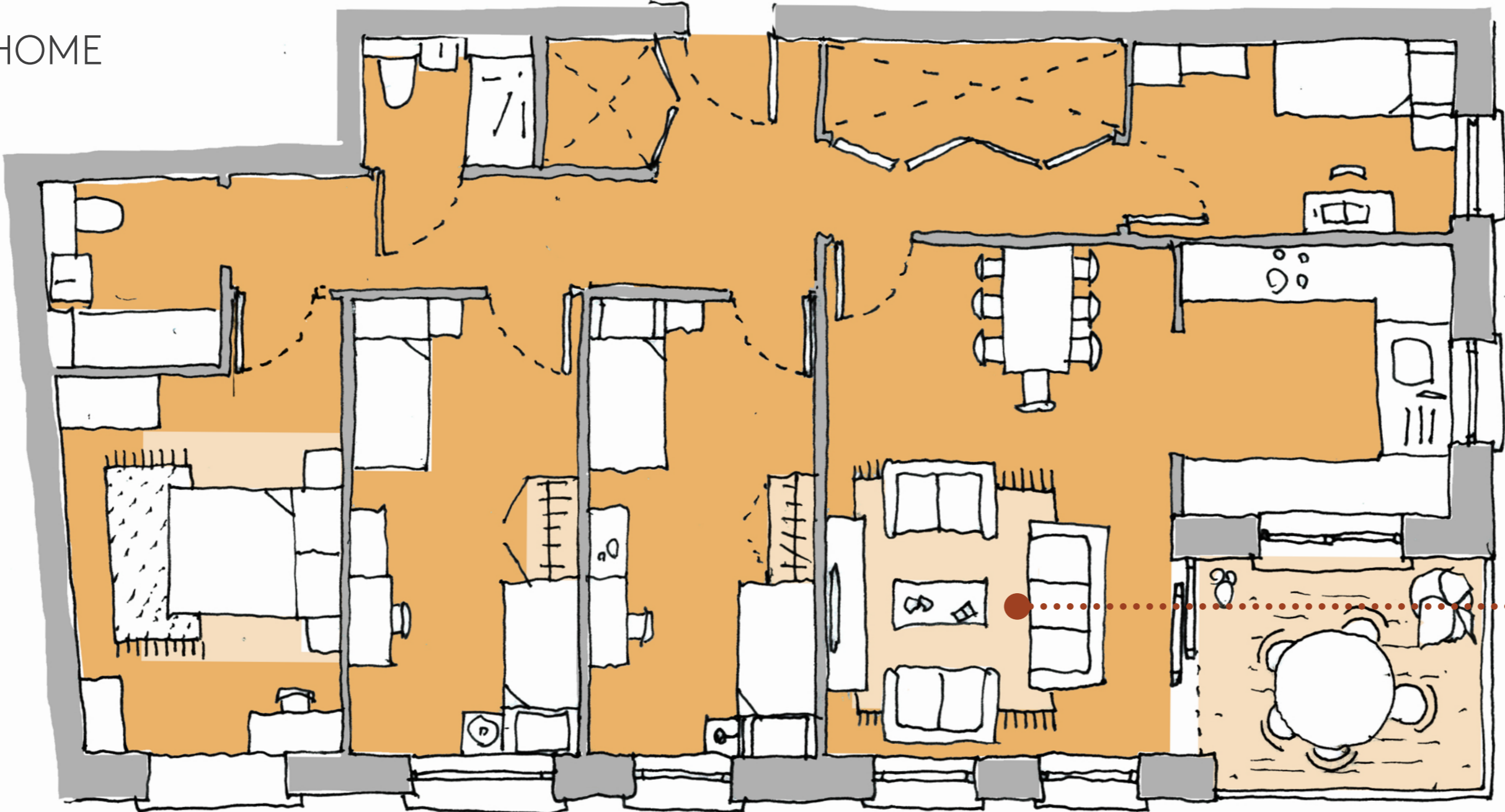
2 BEDROOM HOME



FAQ. What is a Dual Aspect Home?

These have opening windows on two or more external walls facing different directions, like in the drawing above. This allows for natural, healthy ventilation throughout the home, and for views in multiple directions.

4 BEDROOM HOME



Zoned living spaces, separate kitchens and plenty of storage

PLAYABLE & BIODIVERSE LANDSCAPE

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DOORSTEP NATURE

Both blocks share a green courtyard at the ground floor, by which the entrances are accessed. With all residents passing through this space, there is the opportunity for this to be a nature rich space that gives all residents 'a daily dose of nature'.

On the roof, there is the possibility for walled gardens that would be enclosed by the parapet, providing open sunny spaces for food growing and amenity that are in contrast to the more enclosed spaces at ground floor.



COURTYARDS

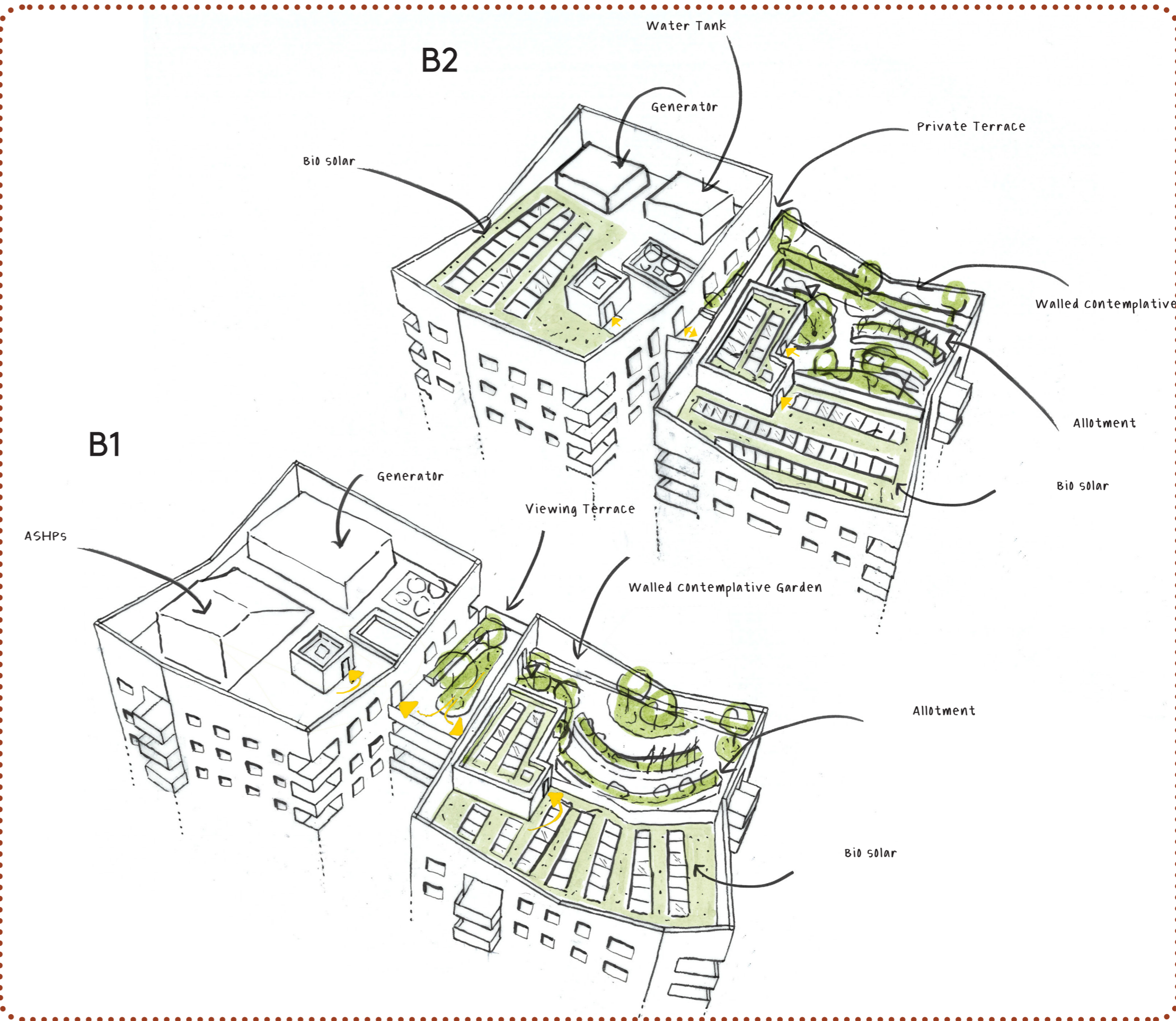
The ground floor courtyard is the insertion of a piece of nature with a visible water system, that draws upon the surrounding landscape context. Play is integrated through the space as a means to engage with nature through natural play. One significant piece of play in a giant slide to the north west of the site which allows multiple people to go down at once.



Rooftop Gardens

Both blocks include gardens set within the parapet of the towers. These walled gardens offer the opportunity for food growing, social space and informal play to overlap.

The collage below shows an example of how food, informal water play, and amenity planting can work together to create a inclusive shared space.

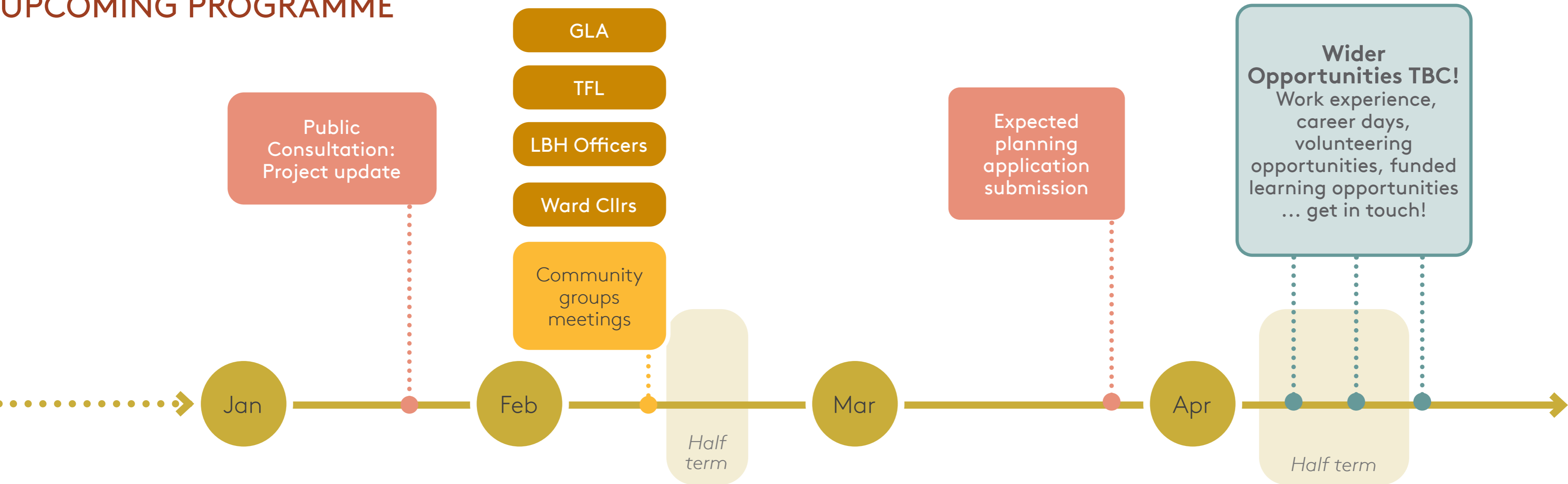


NEXT STEPS & OPPORTUNITIES

COMMERCE ROAD, BRENTFORD LOCK WEST

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UPCOMING PROGRAMME



GIVE US YOUR FEEDBACK...

We want to hear you thoughts!

Fill out the paper feedback forms, talk to a member of the team, or follow the link or QR code to fill out the form at home in your own time: <https://kca240507.typeform.com/to/xElqlDuk>



Prefer this information in a digital format?

View these boards online at talk.hounslow.gov.uk/commerceroad or follow the QR code.



WIDER OPPORTUNITIES AND OFFERS

We want your ideas on how we can contribute to your local organisations!

Funded IT and Digital Skills Training Opportunity!

Karakusevic Carson Architects are offering a fully-funded, 12 week part time City & Guilds course in the digital and IT sectors, designed to help individuals develop their employable skills and achieve their career goals. If this is something you or someone you know might be interested in, please send a request for an Expression of Interest form to m.macgregor@karakusevic-carson.com

Opportunities for young people!

We run an extensive programme of support for young people interested in careers in the built environment, including work experience, mentoring, CV and portfolio advice sessions, school career days and studio visits. If this sounds like something you or someone you know would be interested in hearing more about, get in touch at m.macgregor@karakusevic-carson.com



Volunteering ideas!

We are dedicated to supporting the communities we work in beyond designing high quality spaces, and have committed over 50 hours of volunteering time to the Brentford community. **We would like to hear your ideas and suggestions of local, grassroots initiatives that could benefit from this offer.** Our past programmes supported initiatives such as community gardening projects, litter picking, helping food banks, youth-group mentoring, and meadow planting.



To enquire about any of the wider opportunities above, please get in touch with the team at Karakusevic Carson Architects.

Email: m.macgregor@karakusevic-carson.com

If you require translations of any content, or would like to find out more information, please get in touch with the Hounslow regeneration team.

Email: affordable.housing@hounslow.gov.uk
Phone: 0208 583 2564