

News

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Permission granted for new homes, commercial space and public bridge at Brentford Lock West

Plans for new homes, commercial space and a public bridge over the Grand Union Canal at Waterside Places' Brentford Lock West development have been unanimously approved by London Borough of Hounslow.

Phase three will deliver 452 new homes, with 187 affordable, alongside commercial / retail space and a new public bridge. The public bridge will create a new route, improving connectivity through Brentford, while opening access to the Grand Union Canal, local parks, Brentford Station and Brentford High Street.

The new bridge will be accessible to pedestrians, cyclists, wheelchairs and buggies and will connect Robin Grove Recreation Ground to a new public square, which will be delivered as part of phase three. The new crossing will open before this phase is complete and Waterside Places are also contributing funds towards lighting, CCTV and landscaping improvements at Robin Grove Recreation Ground.

A new public square will be fronted by commercial and retail spaces, along with a new frame overhanging the canal which mirrors the existing overhanging warehouse and recognises the industrial heritage of the area. Towpath improvements, new mooring facilities and the renovation of the existing dock will enhance this stretch of the waterway. To promote sports and leisure activities, new community facilities will be provided for use by local sports clubs.

The wider Brentford Lock West regeneration is being delivered by Waterside Places – a joint venture between the Canal & River Trust, and national urban regeneration specialists, Muse Developments. Since it commenced in 2012, the multi-award winning scheme has delivered over 300 homes, comprising stylish town houses and apartments in a neighbourhood street setting carefully designed to maximise the water frontage. The scheme has won a variety of awards including four prestigious RIBA awards, three Sunday Times awards, including best developer for Waterside Places.

The scheme was inspired by traditional water-side architecture that celebrates the area's industrial heritage. Both initial phases have proved highly successful, with only a small number of new homes still available to buy and a vibrant, diverse community forming in the neighbourhood. Phase three will follow the quality, pattern and scale established in previous phases to complete the rejuvenation of Brentford Lock.

As part of the Brentford Lock West development, a new bus depot will also be provided on Commerce Road to replacing the existing Metrolink facility on the same site.

Work on the new bridge is expected to start this year and will take two years to complete. Enabling works for phase three and construction of the first buildings is also targeted to start in 2019.

Nigel Franklin, chairman at Waterside Places, said: "We are delighted to have received unanimous approval from London Borough of Hounslow for the third and final phase of Brentford Lock West, along with the new bridge over the Grand Union Canal. This is a ringing endorsement for the

vibrant new community we are creating here and we look forward to delivering the final piece of this high quality, award-winning regeneration project in Brentford.”

Stuart Mills, chief investment officer at the Canal & River Trust said: “Phases 1 & 2 of Brentford Lock West have embraced the canal in Brentford. It is great news that we can now get on with completing the final phase including the new bridge, which along with the towpath improvements and community facilities on the waterfront, will open up the canal for more people to enjoy stimulating leisure and sports activity and contributing to the wellbeing of everyone who uses the waterway.”

Mel Green, a resident at Brentford Lock West said: “It’s great news that the plans have been approved – the new bridge will link up the whole area and make it easier to get from the station to the high street and to local attractions. There is a good community feel here and when the final phase is completed it will be fantastic.”

For more information or to book an appointment to visit the sales and marketing suite, please call the Brentford Lock West sales team on 020 3820 4493, email brentfordlockwest@stubbingsltd.co.uk or visit www.brentfordlockwest.co.uk. The Sales and Marketing Suite is open daily 10am-5pm.