

Campion Exhibition

Campion Concerns is organising an exhibition of the second Try Homes' application to develop the Campion House site. Neither the developer nor the Planning Department felt able to do this, so we felt that someone should provide this basic level of consultation.

We have invited Try Homes, the Planning Department, the councillors on the planning committees, Ann Keen MP, and the local press. So far Try Homes and the local press have said they will attend.

The details of the exhibition are as follows:

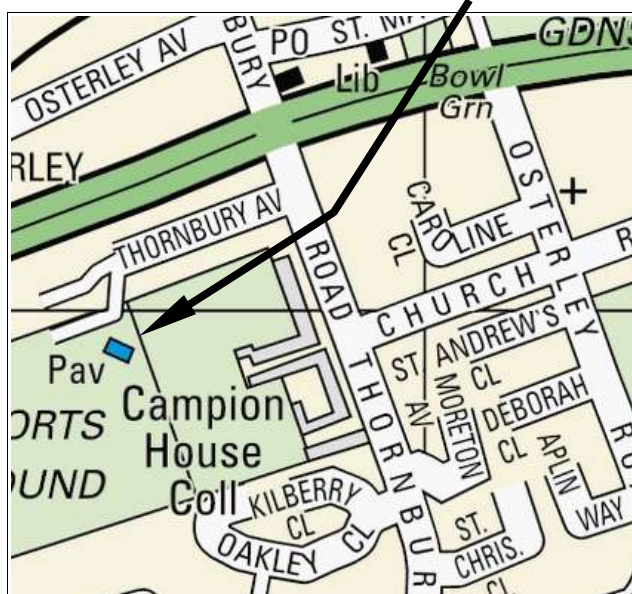
Date: Wednesday 17th January

Time: 3.15 – 8.30 p.m.

Place: Indian Gymkhana Club

Location: Thornbury Avenue

The club is at the end of Thornbury Avenue. The exhibition will be held in the **Function Room**.



At the exhibition for the first application the developers were left in no doubt as to the feelings of residents about their proposals. If you are concerned about this development then please make every effort to attend. Make sure that your voice counts. Tell your neighbours.

Your Letters Count

One of the most effective things done in the reaction to Try Homes' first application was that 150 residents sent detailed letters of objection. The officers' report needed 10 pages to summarise residents' views.

The letters were often very detailed with clear arguments for objecting to the application.

TIME TO WRITE AGAIN

Now we need to do it all over again. Remember, letters sent objecting to the first application will not count for the second one. You must write again if you wish to object.

One of the keys to the effectiveness of the letters is that there was an emphasis on planning reasons for objecting rather than purely personal concerns such as a possible impact on house prices. Important as such considerations are to us as individuals, they play no part in planning considerations.

GROUND'S FOR OBJECTING

Everyone will have their own angle on the development but it would be useful if common themes clearly come out of the residents' letters.

We suggest that it would be useful if the following points were to emerge as matters of general concern (further details for each are given on the next page):

1. Harm to conservation area;
2. Excessive density;
3. Housing of the wrong type;
4. Loss of open space;
5. Loss of biodiversity;
6. Public open space not viable;
7. Loss of trees in conservation area;
8. Inappropriate design and materials;
9. Impact on traffic and parking;
10. No consideration of joint impact with Brunel;
11. Lack of consultation;
12. Pressure on local services;
13. Underground car park will cause problems;
14. Inaccurate and misleading information given;
15. The proposals are unsustainable.

The Letters Must be Yours

Many of us began our letters with personal explanations to show our reasons for being attached to the area. There is absolutely no reason not to do this and it may help to get you into your writing stride. On the other hand, these personal factors are ignored by the planners so if you want to save time you could get straight into your reasons for objection.

As before the important thing is that it is your letter expressing **your** views. Some people contacted us for help with writing the letters and we will be happy to do that again. Writing can be difficult for a variety of different reasons. We will help in every way we can, but the letters which result must express **your** views.

Detailed Reasons

1. **Harm would be done to conservation area** because the proposed main building (225 flats/houses) would be out of character with the area which consists of family houses and small blocks of flats.

2. **The density of the housing opposite** the site is about 27 dwellings per hectare. That for the proposed buildings would be about 3 times greater (depending on exactly how the calculations are done). Some increase is acceptable. An increase on this scale is unacceptable.

3. **The housing is of the wrong type.** Try Homes told residents the development would be for mainly family homes. Now they say it will be for mainly non-family homes. What is proposed is mainly one and two-bedroom flats. What London needs and what the area needs is more family accommodation.

4. **Loss of open space.** The developer admits to a 10% encroachment on open space but describes this as a "small loss". The area has lost open space in previous developments. It is time for this erosion to stop. A further reduction is not acceptable.

5. **Loss of biodiversity.** The Try Homes papers show that the required surveys into protected species have not been made. No application should be considered without the surveys. Try Homes describes the grass areas on the west of the site as of "limited ecological interests". In fact such areas provide many species with habitat and also act as natural soakaway areas.

6. **The proposed public space is not viable.** A great deal of the space, such as the courtyards, would clearly not be appropriate for public access. The same goes for the space in the south west corner. The nuisance value to future residents would be great and they would ask for the areas to be closed to the public. The public park would not be easily viewable from the street. This would discourage

public use and would be likely to lead to problems.

7. **Loss of trees.** Not only would about 50 trees be removed but the replacements (in the courtyards) would have to be potted trees since the soil above the garage would be insufficiently deep for tree roots. This problem would be the same for the gardens for the proposed houses.

8. **Inappropriate design.** The scale of the main building is wildly inappropriate for the area. Nothing on anything like this scale exists in Thornbury Road and adjoining roads. The building would detract from the existing housing on the opposite side of the road by its height, length and mass. The proposed materials (e.g. red brick, grey panelling) are also inappropriate.

9. **Impact on traffic and parking.** Because the site is in a suburban area with a poor transport rating many people living on the site will require cars. The developer admits that this will "saturate" the Thornbury Road/A4 junction. This will worsen public transport conditions and exacerbate transport problems in the area. A site with the proposed number of homes would inevitably spill over into parking along Thornbury and adjoining streets.

10. **No consideration of joint impact.** The proposed development (239 homes) along with that of Brunel (366 homes) would produce a 40% increase in the number of homes in the conservation area. An increase on this scale would threaten the conservation area and would intrude on its established pattern of family homes.

11. **Lack of consultation.** Residents were never properly consulted about the first application. There was not even a pretence at consultation for the second one.

12. **Pressure on local services.** The massive increase in the population would put a stress on such services as health, education and social services. No clear plans are available to show that this stress can be handled without a deterioration in these services.

13. **Problems with the underground car park.** The underground car park is very large and would be a focus for unwanted activities. At the first sign of trouble some residents would stop using it and park in the streets instead.

14. **Inaccurate and misleading information.** The application papers are shot through with inaccurate information which we have detailed in our reports (being placed on our website). The papers also attempt to devalue the conservation area, question its suburban status and its Transport for London rating of "poor".

15. **Proposal is unsustainable.** Apart from the environmental factors listed above there has been no economic impact assessment with regard to the local infrastructure, no clear strategy for dealing with ground contamination, no analysis of foul water handling, nothing on grey water, and nothing about the use of sustainable materials.

TOO LATE FOR LETTERS?

The official consultation period ended on 11th January. However **it is not too late to send letters**. The application will be considered at the Isleworth and Brentford Area Committee on 15th February.

The officers' report will be completed about 10 days in advance of the meeting. Representations (letters) will be considered if they arrive before the report is written. **Letters will count if they arrive before the end of January**. If you have not already written then you still have time to do so. If you have written but want to add points you can write again.

SEND LETTERS TO ...

Write to **Burnetta Van Stipriaan** (the case officer for the development) at

**The Planning Department
London Borough of Hounslow
The Civic Centre,
Lampton Road
Hounslow TW3 4DN**

A RESIDENTS' ALTERNATIVE SITE PLAN

A possible residents' alternative plan will be presented at the 17th January exhibition. We would like to know if you agree with us that this is the sort of design that would be appropriate for the area. If we can reach general agreement this would strengthen our arguments considerably especially with the councillors. Making a positive case is always more difficult than opposing something. If we can do so, it will make our case much stronger at the planning committee stage. Please come to the exhibition and let us know what you think.

Our proposal is the result of a study of the character and history of the area. The plan restores the historical character of the area with a number of Davies-scale houses along the frontage. A larger version, with detailed notes and background material will be displayed at the exhibition.





TRY HOMES' DRAWINGS & PAPERS

The papers submitted by Try Homes in support of their application can be viewed at Osterley Library and the Civic Centre. We will make them all available at the exhibition on Wednesday 17th January. We have copies of them all so if you need to check something then you can always look at our copies. It would be helpful if you phoned first.

We have analysed most of the application papers and will start placing our responses on our website. We believe that if the developer really wanted residents to see their case they would place their papers on a web site.

The diagram on the left shows the Try Homes' drawing of the front elevation. You can see its scale by comparing with the existing houses at the extreme left and right of the diagram.

The diagram below is from the **Daylight and Sunlight Report** submitted by Try Homes. It brings out well the mass of the structure compared to that of the surrounding houses.

There is an inconsistency between the frontage of the daylight report and the architects' drawings since the latter has removed the upper levels above the courtyard entrance

