

Pre-Application Exhibition – Don't Miss It!

An exhibition is being organised by Linden Homes to show the latest state of their proposals for the Campion House site (see insert for details). Campion Concerns recently had a brief discussion about these proposals with representatives of JTP (the firm responsible for the design and for community liaison).

The Basic Plan Remains The Same

The current design is not a substantial change from that presented at the last public meeting organised by the developer. The number of units remains the same at 165: division of this in to houses and flats is in the same ratio.

There have been small changes in the positions of some of the blocks (one is now slightly closer to the Gymkhana boundary).

Some building shapes and roof profiles have changed and the gap allowing a view from Church Road has been increased. The other major change is the more of the open space has been used for private amenity space than previously.

Some Issues Remain

Previous public meetings have suggested that most residents feel that the current proposals are better than previous applications. However, we also still have significant concerns in a number of areas.

1. Open Space. The site has 2.09 Ha of locally designated open space. This space should be rigorously protected under the **London Plan (Objective 1)** and by the **Hounslow UDP**. Whether this space is for private or public use we believe that it should be protected and should keep its protected status. We do not think that a loss can be justified.

2. Housing Density. The density of the housing is far higher than that of the surrounding conservation area. The exact figure depends on the method of calculation but the lowest possible figure that can be produced is 73 dwellings per hectare (dph). That of the housing on the opposite side of the road is around 30 dph.

3. Heights of Buildings. The blocks along Thornbury Road would make an imposing contrast with the houses opposite. It has been suggested that they would accommodate the area better if the top floor were removed.

4. Doctor's Surgery. We are still unclear as to whether the proposed doctors' surgery would be supported by the Primary Care Trust. We are also concerned about the problems of trying to access the surgery by car at that point in Thornbury Road.

5. The underground garage now extends beyond the footprint of the buildings. This will reduce the total soak-away area. Soak-away is one of the major

reasons for protecting London's open space.

6. Movement of blocks. One block has been moved closer to the boundary with the Gymkhana club hockey pitch on the. We are concerned about the annoyance this might create for future residents and for the club having to deal with complaints.

7. Other points which have been raised. (i) The latest plans have reduced the amount of publicly

accessible open space to 1.45 Ha. (ii) The underground car park has moved closer to the cedar roots. (iii) Why does a doctors' surgery need to have three stories? (iv) We have no detail yet on the homes within the buildings nor on low-carbon emission features and other environmental issues.

Overall the feeling of Campion Concerns members who had a short introduction to the latest design changes was that all the problems they identified could be solved, or substantially mitigated, by removing one of the housing blocks at the back and by taking a storey off the four-storey blocks at the front.

Changes are still being made

The architects are still working on the design. It may be that some or all of the above points will be addressed. At present we do not have much detail to act as a basis for further comment. It is clearly very important that as many residents as possible go to the Exhibition and give their fullest possible consideration to the latest design proposals.

The architects say that they will listen to residents' views and will do their best to accommodate them. However, the exhibition will be the last stage in the pre-application consultation.

This means that it is vital that residents let the architects know, as clearly as possible, not only about design features which they like but also of any changes that they feel would enhance the proposals.

Pre-Application Exhibition

St Mary's Church
Centenary Hall
Thur, 31st Jan
2.00 – 9.00 pm