



Planning Department
Development Control
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

Via Planning Portal
PP- 08858644

11 September 2020

Dear Sir / Madam,

Full planning application – Homebase Brentford Site at Syon Lane, Brentford, TW7 5QE

On behalf of our client, St Edward Homes Limited, please find enclosed a full planning application for the following:

‘Full planning application for the demolition of existing building and car park and erection of buildings to provide residential units, a replacement retail foodstore, with additional commercial, business and service space, and a flexible community space, and ancillary plant, access, servicing and car parking, landscaping and associated works’

SCHEME SUMMARY

- Delivery of 473 high quality homes;
- 38% affordable housing (on a habitable room basis);
- A new and modern Tesco retail store of circa 10,550 sqm (GIA);
- Community space of 200 sqm (GIA);
- 137 sqm (GIA) of flexible commercial, business and service space;
- 400 retail car parking spaces;
- 100 residential car parking spaces;
- 3 residential visitor car parking spaces and 2 car club spaces;
- 204 retail cycle parking spaces;
- 896 residential cycle parking spaces;
- Building heights include a four-storey podium with blocks ranging up to seventeen storeys;
- Communal residential amenity space with biodiverse podium gardens including open space and children’s play space;
- New active frontages and improved, safer public realm along Syon Lane and the Great West Road;
- Dedicated new pedestrian and cycle friendly ‘clean air’ route provided between Syon Lane Station and the Great West Road via Syon Gate Way and new eastern street, Syon Gate Lane.



In addition to this covering letter, the submission comprises the following documents:

- Planning application form, signed and dated;
- Community Infrastructure Levy information form, signed and dated;
- Draft S106 Heads of Terms;
- Planning Statement, prepared by WSP;
- Site Location Plan (ref. 579-PTA-ZZ-ZZ-DR-A-1000);
- Full set of application drawings (existing and proposed, as listed in Appendix A of the Planning Statement):
 - Existing site plan (ref. 579-PTA-ZZ-ZZ-DR-A-0100);
 - Proposed site plan (ref. 579-PTA-ZZ-ZZ-DR-A-1001);
 - Existing lower ground floor plan (ref. 579-PTA-ZZ-00-DR-A-0106);
 - Existing ground floor plan (ref. 579-PTA-ZZ-00-DR-A-0105);
 - Proposed lower ground floor plan (ref. 579-PTA-ZZ-B1-DR-A-1001);
 - Proposed ground floor plan (ref. 579-PTA-ZZ-00-DR-A-1001);
 - Proposed upper ground floor plan (ref. 579-PTA-ZZ-01-DR-A-1001);
 - Proposed level 1 plan (ref. 579-PTA-ZZ-01-DR-A-1001);
 - Proposed level 2 plan (ref. 579-PTA-ZZ-02-DR-A-1001);
 - Proposed level 3 plan (ref. 579-PTA-ZZ-03-DR-A-1001);
 - Proposed level 4 plan (ref. 579-PTA-ZZ-04-DR-A-1001);
 - Proposed level 5 plan (ref. 579-PTA-ZZ-05-DR-A-1001);
 - Proposed level 6 plan (ref. 579-PTA-ZZ-06-DR-A-1001);
 - Proposed level 7 plan (ref. 579-PTA-ZZ-07-DR-A-1001);
 - Proposed level 8 plan (ref. 579-PTA-ZZ-08-DR-A-1001);
 - Proposed level 9 plan (ref. 579-PTA-ZZ-09-DR-A-1001);
 - Proposed level 10 plan (ref. 579-PTA-ZZ-10-DR-A-1001);
 - Proposed level 11 plan (ref. 579-PTA-ZZ-11-DR-A-1001);
 - Proposed level 12 plan (ref. 579-PTA-ZZ-12-DR-A-1001);
 - Proposed level 13 plan (ref. 579-PTA-ZZ-13-DR-A-1001);
 - Proposed level 14 plan (ref. 579-PTA-ZZ-14-DR-A-1001);
 - Proposed level 15 plan (ref. 579-PTA-ZZ-15-DR-A-1001);
 - Proposed level 16 plan (ref. 579-PTA-ZZ-16-DR-A-1001);
 - Proposed roof plan (ref. 579-PTA-ZZ-RF-DR-A-1001);

- Proposed site block plan (ref. 579-PTA-ZZ-ZZ-DR-A-0051);
 - Existing south west elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0101);
 - Existing south east elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0102);
 - Existing north east elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0103);
 - Existing north west elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0104);
 - Proposed south west elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0001);
 - Proposed south east elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0002);
 - Proposed north east elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0003);
 - Proposed north west elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0004);
 - Proposed south courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0005);
 - Proposed north courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0006);
 - Proposed Block A east courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0007);
 - Proposed Block E west courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0008);
 - Proposed Block E east courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0009);
 - Proposed Block D west courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0010);
 - Proposed Block D east courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0011);
 - Proposed Block C west courtyard elevation (ref. 579-PTA-ZZ-ZZ-ELE-A-0012);
 - Existing site section (ref. 579-PTA-ZZ-ZZ-SEC-A-0101);
 - Proposed Sections A and B (ref. 579-PTA-ZZ-ZZ-SEC-A-0001); and
 - Proposed Sections C and D (ref. 579-PTA-ZZ-ZZ-SEC-A-0002).
- Landscape Strategy (as listed in Appendix 1), prepared by Murdoch Wickham;
 - Design and Access Statement, prepared by Patel Taylor;
 - Flood Risk Assessment, Drainage Report & Drainage Assessment Form prepared by AECOM and Waterman;
 - Retail/ Town Centre Use Assessment, prepared by WYG;
 - Statement of Community Involvement, prepared by Soundings;
 - Transport Assessment (including Road Safety Audit, ATZ Route Assessment), prepared by RHDHV;
 - Framework Workplace Travel Plan, prepared by RHDHV;
 - Residential Travel Plan, prepared by RHDHV;
 - Car Park Management Plan, prepared by RHDHV;
 - Delivery & Servicing Plan, prepared by RHDHV;
 - Outline Construction Logistics Plan, prepared by RHDHV;



- Energy Statement, prepared by Hodkinson;
- Sustainability Statement, prepared by Hodkinson;
- Ecological Assessment and Biodiversity Report, prepared by Derek Finnie Associates Ltd;
- Geo-Environmental Assessment, prepared by Waterman;
- Arboricultural Assessment, prepared by TreeFabric;
- Waste and Recycling Management Plan, prepared by AECOM;
- Heritage Statement, prepared by KM Heritage;
- Environment Impact Assessment prepared by Barton Willmore, including technical chapters on:
 - Construction Methodology and Phasing
 - Population and Human Health
 - Built Heritage
 - Townscape and Visual Effects
 - Transport & Access
 - Noise and Vibration
 - Air Quality
 - Daylight, Sunlight and Overshadowing and Solar Glare
 - Wind Microclimate
- Health Impact Assessment, prepared by Barton Willmore;
- Fire Strategy, prepared by International Fire Consultants Ltd; and
- Design and Construction Method Statement and Construction Environmental Management Plan, prepared by St Edward; and

The planning application fee (including the Planning Portal charge) of £114,329.00 has been paid directly to the London Borough of Hounslow via bank transfer.

As set out within Hounslow's Validation Checklist, a table of information required for the London Development Database has been provided at **Appendix 1** to this covering letter. As also required, we have sent two copies of the application submission and memory stick to your offices.

CONCLUSIONS

We look forward to receiving confirmation that the application has been successfully validated and trust that the information provided will allow the application to be assessed in a timely manner.

Should you require any further information or wish to discuss any aspect of the application, please do not hesitate to contact me.



Yours faithfully

Grace Mollart

APPENDIX 1 : LDD MONITORING INFORMATION

Unit breakdown matrix

Tenure	Units	Habitable Rooms
Private	309	776
Affordable Rent	164	476

Loss / gain in both car parking (inc. accessible spaces) and cycle parking

	Existing provision	Proposed provision	Loss / gain
Car Parking	295	505	210
Cycle Parking	0	Residential = 896 Retail = 204 Total = 1100	1100

Proportion of M4(2) and (3) homes for new build schemes

	Total Provision
M4(2) homes	425 (90%)
M4(3) homes	48 (10%)

Loss / gain in open space in sqm/ha (where applicable)

	Existing provision	Proposed provision	Loss / gain
Open Space	0	4,928	4,928



Existing use class info and verified GIA in sqm

Uses	Verified GIA in sqm
Class E	4,180