

The Brentford Project

NEWSLETTER: OCTOBER 2020
thebrentfordproject.com



Welcome to the October issue of The Brentford Project newsletter.

Although this month brings further Covid-19 restrictions UK-wide, there have been no changes to site rulings. We remain committed to adhering to government guidelines in the workplace and ensuring the safety procedures we have implemented are practiced by all staff and updated accordingly.

This month's edition of the newsletter includes details on our progress and information about the work that we have been carrying out within your community. We have also included an overview from the first, quarterly community liaison group meeting.

ABOUT THE BRENTFORD PROJECT

When complete, The Brentford Project will deliver around 800 new homes alongside 14,000 sq m of retail and 4,000 sq m of commercial space, in addition to new public realm – including an extended Thames path. The project will also incorporate 11 buildings and reinstate Brentford's historic connections to the water via a series of distinctive pedestrianised lanes and yards, paying homage to the area's integral role in London's industrial past.

As ever, we hope that you find your newsletter an informative read – we would love to hear your feedback as we prepare our ongoing updates.

You can reach us at theteam@thebrentfordproject.com or visit our website: www.thebrentfordproject.com.

We hope that you are continuing to stay safe and well - happy reading!

The Brentford Project team

WHAT HAS HAPPENED ON SITE IN OCTOBER?

This month, Plots B and C in phase one have seen the completion of basement sheet piling and the contractor has de-mobilised from site. Further progress to these plots includes the construction of the sheet pile capping beam, alongside the bearing piles – which are currently almost 40% complete. Piling works have been paused here whilst the platform at basement level is being prepared for the piler.

Plot K has also progressed well during October with the CFA bearing piles and the sheet pile capping beam both now complete. This month also saw the first tower crane completed and erected – this will assist with lifting steel, concrete and formwork, which are all required to build the concrete frame.

Additionally, the bulk excavation of the basement car park for the supermarket has continued at pace with raking props being installed around the perimeter, against the capping beam, so that the excavation can be completed.

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WHAT HAPPENS NEXT?

November will bring further progress to Plots B and C as the bearing piles at the basement level will re-commence and the capping beam around both plots will complete. The bulk excavation of the basement will near completion with raking props continually installed around the area to prevent the sheet piles from deflecting during the excavation works.

Plot K will also progress – with the bulk excavation of the basement energy centre due to complete. Foundation pile caps and ground beams are scheduled to be installed at basement level and on the eastern side, drainage and foundation works will finalise with the first section of ground floor concrete slab then poured.

MULTI-STORY CAR PARK

As the cladding for the multi-story car park can't be fitted until after the residential component of the structure is complete, we're providing a temporary design solution. We'll be revealing more in November, keep an eye on the car park later this month...

COMMUNITY LIAISON GROUP MEETING UPDATE:

We recently took part in the first quarterly community group liaison meeting. Hosted virtually, it gave community groups and resident association heads the opportunity to ask their burning questions on The Brentford Project.

It is a new group brought together to further strengthen communications between Ballymore and the local community, with thanks to Martin Case of Brentford Voice for pulling it all together.

Our team was poised to give the latest updates and below, we've provided a snapshot of the FAQs and answers from the meeting, helping give you more insight into the work we are doing here.

1. Will there be any changes to the nature of retail in the local area?

We expect to see larger shops on the High Street, while the 'lanes' will be filled with smaller shops and cafés. Restaurants and bars will cluster around Workhouse Dock and the waterfront and we will set design standards to ensure all premises are high quality.

2. Do you know how big the new supermarket will be and when will it open?

We are looking to issue a press release on this in early November.

3. Why will there be a temporary wrap of the multi-story car park?

The permanent completion could take up to 3 years, so we've made plans for a temporary design solution to make the unclad car park more attractive.

4. When will waterside strategy be completed?

We hope to confirm the position regarding a waterfront strategy in the not too distant future.

5. When will the Thames path extension be completed?

The path on the north side of the river and canal will be completed towards the end of Phase II, and will run from the Heidelberg building though to The Ham

6. Will the public be able to use the gym and swimming pool?

As part of their lease agreement and service charge, the swimming pool and gym will solely be for resident use. As we move through future stages of development however, a commercial operator may choose to open a public gym or health facility here. That would of course be subject to market demand, but we have seen it happen at other Ballymore developments.

7. Will there be additional traffic islands in the High Street? What about other issues such as the addition of a bicycle?

Those decisions will be made by Hounslow Council Highways department and TfL.

8. Will the development help achieve a less carbon intensive future?

There is already 'green' energy as required under the planning. As facilities reach the end of their design life, we will consider replacements which would take into account the best green technology at that time.

9. Will Workhouse Dock be dredged in view of the tidal rises and fall of the water level?

Yes it will.

10. What is the future of Rye by the Water?

Subject to continued local demand, Rye by the Water will remain in the community.

THANK YOU FOR READING

Thank you for taking the time to read The Brentford Project update, we look forward to sharing more news with you as we move forward.

Until next time...

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