

Welcome to the July issue of The Brentford Project newsletter. As we slowly begin to come out of lockdown, we are embracing the changes and continuing to work safely within Government guidelines on site. This month's edition of the newsletter includes details on our progress, exciting local business updates, as well as information about the work that we have been carrying out within your community.

## 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](mailto:theteam@thebrentfordproject.com)  
or visit our website:  
[www.thebrentfordproject.com](http://www.thebrentfordproject.com)

We hope that you are staying safe and well - happy reading!

The Brentford Project team



## Marketing suite update

We are welcoming customers to our marketing suite; essential protocols are in place to protect both customers and colleagues in accordance with Government recommendations.

We are continuing to book viewings via appointment only and we will conduct a virtual viewing where possible prior to your booking. The marketing suite is currently operating reduced hours:

<b>Monday – Friday</b>	<b>10am –5pm</b>
<b>Saturday</b>	<b>10am – 4pm</b>
<b>Sunday</b>	<b>Closed</b>

We can accommodate a maximum of two adults per allocated slot.

For more information on our viewing guidelines please contact  
[theteam@thebrentfordproject.com](mailto:theteam@thebrentfordproject.com)

## What has happened on site in July?

This month, the soft strip of 139 High Street (the old vicarage) and the archaeological works beneath County Parade both completed. The final area of archaeological excavation in phase one is now well under way - located behind the Magpie and Crown pub, beneath Brent Way.

The Brent Way and Catherine Wheel Yard substations received new high and low voltage cables and SSE attended site to complete the jointing and diversion of the existing cables to the new substations.

Additionally, the reduced level dig commenced during July for the installation of the piling platforms required on site. Recycled crushed concrete from the demolition was laid and compacted to form the platforms that are required for both the sheet and foundation piling works, significantly reducing vehicle movements to and from due to the reduced need to bring new materials to site.

Work also continues on the second phase of the Thames Water Sewer Diversion which includes Brentford High Street. A proportion of these works are being carried out by tunnelling, roughly four to five metres below the High Street, limiting the need for prolonged opening up of the roadways.



### What happens next?

August will bring the demolition of 139 High Street, alongside works starting on the sheet and foundation piling to several blocks within phase one.

Capping beam construction (the steel and concrete beams that tie the piling together) and bulk excavations of the basement will also commence next month.

The basement creates space for long-term commercial parking, to support the retail of the future development and the high street, as well as a zone for disabled parking for residents of the new homes.

As the basement construction works continue, there will be an increase in vehicle movements to and from the site. This will be divided between site entrances on the High Street and The Ham. Vehicle movements will gradually increase and peak around October. Wheel wash stations will be installed on site in order to keep the surrounding roads clean. A road sweeper will also be resident on site.

Vehicle movements will be limited to the hours permitted under planning.

Ongoing works to the second phase of the Thames Water sewer diversion will continue along Brentford High Street during August. This section of site work involves tunnelling beneath the high street to complete the intricate sewer diversion, therefore please note this may result in journey delays or road diversions.

### Archaeological excavation update:

The archaeological team are still working on site in a reduced capacity in order to comply with COVID guidelines, but it hasn't stopped them making more interesting finds.

Here, Rob Bourn, archaeologist at Orion Heritage, gives us an update on the latest news: "The team continues to follow the strict and secure working practices implemented on site, and although we are currently working with a smaller team, we're continuing to progress well.

"The team has now completed the excavations along the High Street frontage at the eastern end – where County Parade used to be. We found this area to be the only section within Phase 1 that had any surviving archaeological features and, in the main they were very fragmentary including a number of Roman still beams, numerous gullies and postholes which are indicative of Roman structures of some kind.

"During this excavation we uncovered a fine metal Roman brooch – which was a great find. In addition to the Roman features, we also found a small amount of medieval and post-medieval pits – of which one was a deep refuse pit – and all findings in July have now been investigated and recorded accordingly."

### Outdoor market for our green-fingered friends

We'll be hosting stalls for indoor and outdoor plants, and pots, on Catherine Wheel Road on 22 August, 10am - 3pm.

Keep an eye on @Ballymore social channels for more details.

### Duke's drive-in cinema accelerates into August

The vintage style drive-in cinema with a 50s American vibe – which has taken over The Brentford Project's famous blue road – has been extremely popular and is showing weekly automotive-themed films.

The events strictly adhere to government guidelines with social distancing in place and PPE worn by all staff – but this doesn't impact on the fun, with roller-skate clad waiting-on staff who have been serving up contactless deliveries of delicious food and beverages including; Santa Maria Pizza, draft beer from The Brewery Tap and negroni cocktails from Vault Vermouth. Dates and details for your diary are:

<b>Thursday 6 August</b>	<b>American Graffiti</b>
<b>Thursday 13 August</b>	<b>Ford V Ferrari</b>
<b>Thursday 20 August</b>	<b>Layer Cake</b>
<b>Thursday 27 August</b>	<b>The Italian Job (1969)</b>

Visit [dukeoflondon.co.uk](http://dukeoflondon.co.uk) for further details and to purchase your tickets.

### 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.

Do you have news to share? Let us know at [theteam@thebrentfordproject.com](mailto:theteam@thebrentfordproject.com), and you could be included in our next issue.

Until next time...

