



ALBANY RIVERSIDE BRENTFORD, TW8



Registered charity Watermans Art Centre, housing a theatre, cinema and exhibition spaces, occupied a riverside location on the opposite side of the River Thames to Kew Gardens. After serving the community for over 35 years, the building was well beyond its operational life but the need remained for this important and much valued community facility. The challenge for this project was around funding a new Arts Centre whilst balancing the requirements of a prime riverside location with heritage considerations.

PROJECT OBJECTIVE

To fund a new state of the art 30,000 sq. ft Arts Centre providing it with the ability to become financially self-sufficient therefore securing its long-term future within the Borough.

In order to achieve this, the Client proposed the relocation of Watermans into the heart of Brentford, alongside new affordable housing, whilst redeveloping the riverside location to provide some 298 new residential apartments to cross fund the project.

ROLE OF DP9

DP9 advised on the acquisition of the Albany Riverside site and on further land acquisitions in Brentford to deliver the Clients' ambition. DP9 subsequently led the project on all planning matters, devising the strategy and leading negotiations with key stakeholders including the local authority, The Mayor of London, Historic England and local community bodies and organisations.

KEY CHALLENGE

Balancing the requirement to generate sufficient returns to cross fund the ambitious new Arts Centre and affordable housing, alongside the delivery of a new riverside residential scheme with specific heritage considerations provided significant challenges. Of notable concern were the views from the World Heritage Site Kew Gardens and the Grade I listed Kew Palace. This resulted in very detailed investigations of the heritage assets in question, their significance and the impact of the new riverside scheme. It was this thorough study that informed and supported the proposals and helped to secure a positive outcome.

<< RIVERSIDE LOCATION OPPOSITE WORLD HERITAGE SITE KEW GARDENS >>



PROJECT SUMMARY POINTS

CLIENT >

London Green and Topland

PLANNING AUTHORITY >

London Borough of Hounslow

LAND USE >

Residential, Leisure (Arts Centre), Retail

TIMEFRAME >

Project Consented March 2021

SIZE >

TOTAL 344,000 SQ. FT. 298 APARTMENTS

UNIQUE POINTS OF INTEREST >

Combination of cross funding requirement with a heritage impacted site.

CONTACT >

Tom Horne

tom.horne@dp9.co.uk

Mike Worthington

mike.worthington@dp9.co.uk

