# Hounslow approves Block H to accelerate Brentford Waterside’s mixed-use regeneration



The Hounslow Planning Committee has given the green light to the development of Block H, a pivotal element within the Brentford Waterside project. Situated south of Brentford High Street and Waterside, this project is driven by Ballymore and aims to deliver a significant mixed-use transformation to the area. The approved plans encompass up to 111,821 square metres, featuring as many as 876 residential units complemented by retail, business, and leisure spaces. This initiative promises substantial enhancements to local infrastructure, including improved vehicular access, revamped public realms, landscaping, and works to the river walls with facilities to moor boats. The Thames Path will be extended around the development, enhancing connectivity and recreational options for locals and visitors alike.

Block H forms part of the larger Brentford Lock West initiative, which also includes Blocks G, I, and J. The site, currently housing Jupp’s Wharf, will include residential and commercial spaces, highlighting uses such as food and beverage outlets with public terraces. The first phase of the project will focus on constructing 323 homes alongside retail and commercial units, an energy centre, and parking amenities. This will foster better pedestrian access and circulation, contributing to a vibrant community fabric.

This recent approval ties into a wider flourishing regeneration of Brentford, where multiple developments are underway or planned. For instance, the old Brentford FC stadium site at Griffin Park is also being redeveloped by EcoWorld London into residential housing, with revised proposals now allowing for 149 homes. The scheme is designed to achieve a 60% carbon reduction, demonstrating a commitment to sustainability alongside urban renewal.

Further community-focused projects include Latimer and Fairview New Homes’ initiative at the Brentford Dock site. This development will deliver 333 mixed-tenure homes, blending affordable and private housing, with many units featuring photovoltaic solar panels and air source heat pumps. The project, which commenced construction in spring, incorporates public game areas, planting beds, and new commercial units alongside enhanced access to the Thames Path. This investment aims to boost the local economy and provide much-needed family homes designed to promote sustainable travel.

Ballymore’s broader regeneration vision extends to other parts of Brentford Waterside, exemplified by recent approvals for a seven-storey block with 18 two-bedroom homes and the conversion of St Lawrence’s Church for retail and business uses including potential hospitality venues and nurseries. This project also includes leisure facilities such as a gym, spa treatment rooms, and an outdoor swimming pool, further enriching community amenities and adding cultural vitality to the area.

Meanwhile, ISIS Waterside Regeneration has secured approval for a mixed-use scheme at Brentford Lock West, projecting 520 new homes accompanied by commercial space. The firm has pledged investment towards local health and education services, with 20% of the homes designated as affordable. The Councils have praised ISIS’s community-centred approach, suggesting it sets a benchmark for future developments.

Amid the surge in housing and commercial projects, Brentford is also prioritising cultural regeneration. Plans are advancing for a new arts centre alongside affordable homes at the Brentford Police Station and Albany Riverside sites. This ambitious cultural and residential development seeks to fill a void left by the closure of Watermans Arts Centre, with new facilities expected to invigorate the local arts scene and draw visitors. Despite challenges, including the withdrawal of previous housing partners and damage to the old arts centre, the council is forging ahead with construction set to begin in spring or summer 2025.

Collectively, these projects illustrate a concerted effort by Hounslow Council and private developers to transform Brentford into a vibrant, sustainable, and well-connected community. By blending residential, commercial, recreational, and cultural elements within a cohesive urban framework, Brentford is poised to become a significant hub in West London’s ongoing regeneration narrative.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://ukpropertyforums.com/hounslow-approves-block-h-brentford-waterside/)
* Paragraph 2 – [[1]](https://ukpropertyforums.com/hounslow-approves-block-h-brentford-waterside/)
* Paragraph 3 – [[2]](https://www.bbc.co.uk/news/articles/c0mvzlg2zd0o), [[3]](https://www.clarionhg.com/news-and-media/2023/05/05/housebuilding-partnership-transforming-prime-brentford-waterside-site-into-new-330-home-development)
* Paragraph 4 – [[4]](https://www.mylondon.news/news/west-london-news/new-outdoor-swimming-pool-gym-19829845)
* Paragraph 5 – [[5]](https://www.pinsentmasons.com/out-law/news/hounslow-approves-brentford-lock-development-)
* Paragraph 6 – [[6]](https://www.hounslow.gov.uk/news/article/3208/brentford_s_new_homes_and_arts_centre_plans_expected_to_commence_work_next_year)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://ukpropertyforums.com/hounslow-approves-block-h-brentford-waterside/> - Please view link - unable to able to access data
2. <https://www.bbc.co.uk/news/articles/c0mvzlg2zd0o> - Revised proposals to redevelop the old Brentford FC stadium in west London into a residential site now contain 149 homes. The plans originally submitted in 2021 were for 75 private homes on the Hounslow site but after consultation with the architect HTA design and Hounslow Council, the number of homes was increased. The planning application from EcoWorld London also consists of 41 houses, two apartment blocks, car parking and public green space. Griffin Park stadium was home to Brentford FC for 119 years and was demolished last year. The new residential area will create a 60 per cent carbon reduction.
3. <https://www.clarionhg.com/news-and-media/2023/05/05/housebuilding-partnership-transforming-prime-brentford-waterside-site-into-new-330-home-development> - A vacant parcel of prime waterside land in Brentford will become a mixed-tenure and sustainable development of 333 new homes. The new homes will each benefit from photovoltaic solar panels and air source heat pumps. A vacant parcel of prime waterside land in Brentford will become a mixed-tenure and sustainable development of 333 new homes after initial construction work began this spring. Latimer, the development arm of the UK’s largest housing provider, Clarion Housing Group, is partnering private developer Fairview New Homes to transform the Brentford Dock site and deliver new private and affordable homes in west London. The new homes, of which 100 will be for affordable rent or shared ownership, will each benefit from photovoltaic solar panels and air source heat pumps. Three-quarters of the affordable homes will have two or more bedrooms, providing vital family homes for local people. Work to redevelop the 3.5-acre site, once home to the Heidelberg printing company, begun this year following a successful planning application which Fairview submitted to Hounslow Council in 2022. As well as the new homes, the project will deliver a raft of public, community and commercial elements which will breathe life into the area. New public realm will be created through the middle of the site, providing games areas, planting beds and public benches, while an accessible elevated walkway to the river will open up part of the Thames Path to the public. The project will also create eight new commercial units along the river and a widened tree-lined High Street, helping to create job opportunities and boost the local economy. After lodging its application for the brownfield site, Fairview worked with the local community to shape plans for the scheme by hosting public consultations and an exhibition. The finished development will feature a collection of apartments and townhouses which benefit from an on-site car club and more than 600 secure cycle parking spaces for residents – each designed to promote sustainable travel to and from the homes. Richard Cook, Group Development Director at Clarion Housing Group, said: “We are delighted that our strategic partnership with Fairview is enabling us to redevelop this prime waterside site in Brentford and deliver affordable homes for people who need them most. We are passionate about making our homes and communities fit for the future. Building sustainable homes in this part of west London will not only make a positive impact to the environment but also help new residents reduce their energy bills.” Jon Spring, Main Board Land Director at Fairview, said: “We are excited to be working with Clarion to bring forward this fantastic mixed-tenure development in an area that has seen considerable regeneration over the past few years. Fairview is extremely focussed on delivering affordable and private homes across London and the southeast, both in partnership and in our own developments. We look forward to delivering more homes in the future with Richard and his team at Clarion.” Plans for the new scheme were approved by the council in autumn 2023. Construction work is expected to finish in 2027, with the first completed new homes targeted for late 2024.
4. <https://www.mylondon.news/news/west-london-news/new-outdoor-swimming-pool-gym-19829845> - Plans for a seven-storey block of homes and renovation of a derelict church have been approved in the next phase of regeneration at Brentford Waterside. Permission was granted by Hounslow Council’s planning committee, on February 11, for St Lawrence’s Church, on Brentford High Street, to be allowed to be used for various retail and business purposes, such as for a restaurant, pub or even nursery. And the site, which has not been used since the 1960s, has got the green light to knock down the vicarage to build a three-floor gym with a spa treatment room, hot and cold plunge pools, and an outdoor swimming pool. The seven-storey building also planned for ‘Plot A’ of the Brentford Waterside project, will create 18 two-bedroom homes. The applications come as part of the wider Brentford Waterside scheme, which was first approved in 2015 and is currently under construction. The scheme by developer Ballymore Group hopes to transform the south side of Brentford town centre, with 876 homes, 50 new stores or retailers, and space for cultural and wellness hubs. Luke Emerton, a planning consultant speaking on behalf of Ballymore Group, told the committee: “I'm pleased to see this part of the ongoing commitment to the regeneration of the town centre, especially given the pretty awful year we’ve all had. The development will bring significant benefits to Brentford and to Hounslow more widely.” He added that bringing back St Lawrence’s Church into use and removing it from Historic England’s buildings at-risk register “can only be seen positively”. The change of use extension to retail and business opportunities is hoped to make it as open as possible to attract a tenant. What the church yard gardens will look like with a view of the gym on Plot A of the Brentford Waterside scheme. Image: Ballymore Group “The building has not been used since the mid-‘60s so here we are tonight 60 years later to see its next stage of life,” he said. Headstones in the current graveyard must also be incorporated in the plans for cloister gardens as part of the condition for the development, officers explained. A special licence must be obtained from the government for exhumation and reburial to be done in a particular way, and for notice to be given to relatives.
5. <https://www.pinsentmasons.com/out-law/news/hounslow-approves-brentford-lock-development-> - The London Borough of Hounslow has approved plans for 520 new homes as part of ISIS Waterside Regeneration's proposed mixed-use Brentford Lock West scheme. The scheme includes plans for 7,000 square metres of commercial space with 20% of the homes being made available for affordable housing. ISIS has allocated £2 million for investment into local health and education facilities. The Council has granted detailed planning permission for the first three buildings in the scheme, including 150 new homes which would all be made available for private sale. The first phase also includes a number of commercial units which would be located in some retained art deco buildings on the site. ISIS's commitment to the local community was commended by the Council's planning committee chairman, who suggested that the approach should be noted and set as an example for others to follow, according to local reports.
6. <https://www.hounslow.gov.uk/news/article/3208/brentford_s_new_homes_and_arts_centre_plans_expected_to_commence_work_next_year> - Brentford’s regeneration will take a major step forward with plans for a new arts centre and affordable housing development. Redevelopment of the Brentford Police Station and Albany Riverside sites will include around 300 fully-affordable, new homes across both sites, along with a vibrant arts centre, a riverside café, and open public space. The council is committed to building a new, world-class arts centre to put Brentford on the map and draw in visitors from across London and beyond. Cllr Tom Bruce, Deputy Leader and Cabinet Member for Assets, Regeneration and Development, said: “Brentford’s continued transformation reflects our commitment to more affordable homes for our communities and making culture central to growth, with a new flagship arts centre for the borough that will enrich residents’ lives and attract visitors. By delivering affordable housing, we’re also taking a critical step toward meeting our housing pledge and addressing the wider housing crisis, making Brentford a place where people can.” The Council has faced significant challenges in progressing the arts centre development including economic uncertainty and Peabody pulling out as the housing provider at the police station site. These delays ultimately saw Hounslow Arts Trust, facing mounting costs in an out-of-date building, pull out of the Watermans Arts Centre in April 2024. Brentford has been without an arts centre ever since and the now-empty Watermans building has faced damage from fire and squatters. The council has been assessing the suitability of the old Watermans building for meanwhile use by community groups at the same time as trying to unlock progress on the police station site. The Council has now fully assessed the damage and the cost of restoring the old building to a standard high enough for public use. This is estimated to be £164,500 and would take about six months. Now that a new arts centre at the police station site is expected to progress imminently and any period of meanwhile use of the old Watermans Arts Centre building would be very short, the costs of repairing a building soon set for redevelopment are not viable. While a meanwhile use of the former arts centre is no longer viable, the Council is exploring alternative options with local arts groups until the new centre is completed. Cllr Salman Shaheen, Cabinet Member for Culture, Leisure and Public Spaces on Hounslow Council, said: “Between the regeneration and transformation of Brentford town centre with new shops and restaurants, a burgeoning population, world-class musical acts coming into Gunnersbury Park, and a football club in the Premier League, there has never been a more exciting time for Brentford. From our restored Boston Manor House to our museums and our Creative Mile, Brentford is already firmly on the cultural map. But we have faced challenges, too, not least in the loss of our treasured arts centre. A new state-of-the-art arts centre will serve the people of Brentford and draw visitors from across Hounslow, London, and far beyond. I’m pleased that today we can finally see a way forward.” Hounslow Council is leading this ambitious project in partnership with Topland Group and London Green. Following Cabinet approval, the Council will proceed with plans to secure a new housing provider for the Police Station site and make final adjustments to ensure development plans comply with updated safety regulations. The Council expects construction of the arts centre to begin in spring or summer 2025.
7. <https://formationarchitects> - The provided URL is incomplete and does not contain any further information.