# Hounslow approves pivotal Block H in Brentford Waterside regeneration



The Hounslow Planning Committee has granted official approval for Block H, an essential phase of the expansive Brentford Waterside project, marking a pivotal advancement in the area's transformation. Situated south of Brentford High Street, this mixed-use development, led by developer Ballymore, envisages creating up to 876 residential units within a total built space of nearly 112,000 square metres. Alongside homes, the plans include retail, business, and leisure amenities designed to revitalize the waterside locale.

This ambitious scheme promises significant upgrades to local infrastructure, such as enhanced vehicular access, landscaping, and improvements to public realms. Notably, the project will undertake essential river wall works and incorporate boat mooring facilities, contributing to Brentford’s appeal as a vibrant, connected community by the Thames. The first phase alone will produce 323 residential units alongside retail and commercial spaces, an energy centre, and parking, with improvements aimed at pedestrian circulation to further enliven the area. Block H, a critical part of the Brentford Lock West project, is set to integrate residential and commercial uses including a public food and beverage terrace, with an extension of the Thames Path around the building enhancing recreational access.

The wider Brentford Waterside initiative embodies a balanced blend of heritage and modern development spanning 4.79 hectares, encompassing eleven plots with approximately 14,000 square metres dedicated to retail, leisure, and community uses. Architectural input from renowned practices ensures a sensitive interplay between historic structures and contemporary spaces. This includes the revitalisation of Grade II\* listed St Lawrence’s Church, a 15th-century landmark poised to become a cultural and culinary hub following its restoration. Alongside this, the project supports emerging local businesses in rejuvenated yards and lanes connecting the high street to the waterfront, enriched by new riverside restaurants, cafés, and pubs that will activate the public realm and leisure offerings.

Complementing the significant residential element of Brentford Waterside, other local projects contribute to the area’s regeneration momentum. For instance, the redevelopment of the former Brentford FC stadium site by EcoWorld London plans to deliver 149 homes, increased from the originally proposed 75, accompanied by green public spaces and sustainability features such as solar panels, low carbon heating, and electric vehicle chargers. Furthermore, a separate scheme converting the Brentford Dock site is underway to provide 333 new homes, including 100 affordable, equipped with solar panels and air source heat pumps, alongside commercial units and enhanced public realm to boost local employment and community life. These developments underscore a broader ambition across Brentford to balance growth with sustainability and affordable housing.

Significantly, the nearby ISIS Waterside Regeneration programme has also secured approval for 520 new homes paired with 7,000 square metres of commercial space, including preservation of historic Art Deco buildings. This mixed-use development commits 20% of the homes as affordable and allocates considerable investment into local health and education infrastructure, demonstrating an inclusive community focus that has been specially commended by Hounslow's planning committee.

The ongoing regeneration efforts in Brentford reflect a multi-faceted approach to revitalising a once industrial riverfront into a dynamic living, working, and leisure environment. The integration of heritage buildings, sustainable building technologies, and community amenities alongside diverse housing options illustrates a commitment to crafting a future-facing neighbourhood that respects its past while embracing modern needs. As construction advances, scheduled for completion phases starting from late 2024 through to 2027, these projects collectively signal a significant transformation that is expected to enhance Brentford’s appeal as a waterside location within Greater London.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://ukpropertyforums.com/hounslow-approves-block-h-brentford-waterside/), [[4]](https://www.ballymoregroup.com/project/detail/the-brentford-project)
* Paragraph 2 – [[1]](https://ukpropertyforums.com/hounslow-approves-block-h-brentford-waterside/), [[4]](https://www.ballymoregroup.com/project/detail/the-brentford-project), [[5]](https://www.mylondon.news/news/west-london-news/new-outdoor-swimming-pool-gym-19829845)
* Paragraph 3 – [[4]](https://www.ballymoregroup.com/project/detail/the-brentford-project), [[5]](https://www.mylondon.news/news/west-london-news/new-outdoor-swimming-pool-gym-19829845)
* Paragraph 4 – [[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 5 – [[6]](https://www.pinsentmasons.com/out-law/news/hounslow-approves-brentford-lock-development-)
* Paragraph 6 – [[1]](https://ukpropertyforums.com/hounslow-approves-block-h-brentford-waterside/), [[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), [[4]](https://www.ballymoregroup.com/project/detail/the-brentford-project), [[5]](https://www.mylondon.news/news/west-london-news/new-outdoor-swimming-pool-gym-19829845), [[6]](https://www.pinsentmasons.com/out-law/news/hounslow-approves-brentford-lock-development-)

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## 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. The application also includes new eco-initiatives such as 100 new trees, solar panels, low carbon heating systems and electric vehicle charging points. Of the 149 homes, 30 will be available at discount market sale for key workers and Hounslow residents, and none will be available for rent. The developer has consulted with local residents and Brentford fans on the design of the public park – which will feature a central area that celebrates the history of the site.
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.ballymoregroup.com/project/detail/the-brentford-project> - The 4.79-ha waterside site in the London Borough of Hounslow holds remarkable potential and our plan for the site is accordingly ambitious, incorporating 112,000 sq m (GEA) of floor space across 11 plots. Combining residential, retail, employment, community and leisure uses, The Brentford Project includes approximately 14,000 sq m of new retail, as well as leisure and commercial opportunities, and a gym / leisure centre. Retaining several heritage buildings and thoroughfares, the project offers a sensitive and inspiring interplay of old and new that injects new energy into a wonderful stretch of waterside London - with architecture by renowned practice, Allford Hall Monaghan Morris, alongside Stirling Prize-recognised architects, Howells Architects and MaccreanorLavington. The first phase of the development will be complete by Summer 2024, providing more than 327 apartments. Phase two will commence in Summer 2024. A revitalised high street will incorporate all the amenities desired for modern living, with a selection of market-leading retailers such as Gail’s, Specsavers and Pret a Manger. Alongside this, a brand new Morrisons has now opened, and boutique cinema Everyman has been announced as the newest addition to the community. Journeying deeper from the high street, a series of characterful yards and lanes have been designed to seamlessly reconnect the high street with the waterfront. The passageways of the lanes are dedicated to supporting emerging local businesses, including boutique gift store Mother Rugger, along with Hewson Bookstore and Rottura – a family-owned Italian Deli. Down by the water, you will find a recent opening of Sam’s Waterside by the renowned restaurateur Sam Harrison. Alongside this, the newly renovated Workhouse Dock has given a new life to the water’s edge. This will continue to flourish with the arrivals of more restaurants, cafés and pubs along the frontage, creating a dynamic culinary offering and thoughtful public realm. Extensions to the Thames path will open up new walking routes along the canal. The Brentford Project will also bring a host of community spaces, in particular with the transformation of the Grade II\* listed St Lawrence’s Church – a forgotten masterpiece originally designed by renowned Brentford architect, Thomas Hardwick. A hidden gem which dates back to the 15th Century, the church, with its dramatic vaulted ceiling, wooden arcading and striking rows of arches, is set to become a new focal point for Brentford as a cultural and foodie hub.
5. <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 a 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 really 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 about 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 attracting a tenant. What the church yard gardens will look like with view of 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.
6. <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.