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For Immediate Release

Plans for up to 940 homes on Hounslow Civic Centre site, new civic centre and library approved

A new housing development of up to 940 homes, at least 40 per cent of which will be affordable, is to be built on the site of Hounslow Civic Centre beside Lampton Park after being given the go ahead.

The council offices will move to a smaller and more cost-efficient new civic centre, incorporating a library and cafe, on the site of a car park in Bath Road, just west of Hounslow High Street.

Plans for both developments were approved by Hounslow Council's planning committee last night (Thursday, March 10). Work at both sites is due to begin this summer, with the new civic centre and first phase of housing set to be completed in 2018.

Bouygues Development and Notting Hill Housing Trust were appointed by the council in July to develop the projects. The Mayor of London is giving £15m of Housing Zone grant funding for the housing development.

Councillor Steve Curran, Leader of Hounslow Council said: "This puts Hounslow Town Centre on the map once again. We are going to have more homes that are much needed on one hand and boost the town centre with a fantastic community-focused civic centre on the other. It is great news for the whole of the borough and builds on our promise to develop our town centres. We've already moved on to our next project – the regeneration of Feltham and the west of the borough."

The existing Civic Centre in Lampton Road will be completely demolished to make way for the housing.

Councillor Theo Dennison, Cabinet member for Finance said: "The current Civic Centre was built before Wi-Fi and mobile phones and no longer suits the more flexible and interactive ways of working that we now expect in a modern office.

"It is also too big for the number of staff we now have, expensive to run and likely to require some £17m worth of repairs over the next few years.

"We looked at the options of downsizing or moving to an existing office building nearby but neither could offer the benefits and value for money of building a new civic centre that will support more efficient ways of working and allow us to improve our services to residents."

The new housing development will feature a mixture of studio, one, two and three- bedroomed properties in buildings of between three and nine storeys.

The first 160 homes are set to be completed in spring 2018, with the remainder, up to 780, planned for completion in 2022.

The new civic centre in Hounslow Town Centre will be a seven-storey building designed to be a hub for the local community. As well as accommodating all of the council's office staff and civic meeting rooms, it will feature a "state-of-the-art" library on the first floor, exhibition space and café.

"We want local residents to feel the new civic centre is very much theirs and at the heart of all things Hounslow," said Councillor Curran.

"As well as revitalising the western end of the High Street, it will support the creation of one of west London's most vibrant retail, leisure and culture centres through the wider Hounslow Town Centre development. These are exciting times for Hounslow, but the real headline for now are the new homes. They are what people really want."

Nicolas Guerin, Managing Director of Bouygues Development, said: "We are very pleased that our plans for this exciting scheme have been approved, bringing a contemporary civic centre with comfortable and modern workspaces, a public services area, a new library and cafe, as well as a significant number of high quality new homes a step closer for the people of Hounslow. We look forward to continuing to work with our partners at Hounslow Council, Notting Hill Housing and the GLA to bring this major project to fruition."

John Hughes, Group Development Director, Notting Hill Housing Trust said: "We were thrilled to have been selected by Hounslow and the GLA, with Bouygues Development, for this showcase project that will deliver a significant amount of new homes.

"This is one of the most exciting projects that Notting Hill has ever undertaken, as well as one of the biggest. The new development at Lampton Road will deliver desperately needed new homes, both private and affordable, in a fantastic park-side location, designed by award winning architects Allies and Morrison.

"Working in close collaboration with Hounslow and the GLA to deliver our shared vision of a new high quality integrated community, we are confident this new landmark development will be a great success."

London's Deputy Mayor for Housing, Land and Property, Richard Blakeway said: "These two schemes are a great example of how the Mayor's Housing Zone investment has helped accelerate the redevelopment of Hounslow Town Centre and bring forward up to 940 much needed new homes."

Ends

Pic caption: New developments: L-R John Hughes, Group Development Director, Notting Hill Housing Trust Peter Fletcher, Senior Area Manager, GLA, Cllr Steve Curran, Leader of Hounslow Council and Olivier Soulier, Development Director, Bouygues Development,

Notes to editors

1. Work at the existing Civic Centre site will start in June, when the open air car parks in front of the main building will be closed and boarded off to make way for construction site offices. Limited public 'pay and display' car parking for visitors to the Civic Centre will be provided in the council's multi-storey car park in Lampton Road.

2. The Lampton Road Registrar office, at the front of the current Civic Centre site, is moving to The Lodge in Harlington Road West, Feltham TW14 0JJ in June 2016. There will also be a Registrar office presence in the new civic centre when built.
3. Any loss of off-street parking at the current Bath Road car park (where the new civic centre will be built) can be accommodated at other car parks within the town centre area, as concluded in the Town Centre Parking Review carried out by Hounslow Council in September 2014.