



# FEASIBILITY STUDY OF THE REGENERATION OF LOT'S AIT

Interactive Qualifying Project

ANDRZEJ BIELECKI, PATRICK DONAGHEY,  
MEGAN HANSHAW, RHAINÉ SZIY



# ABOUT US

## **Andrzej Bielecki**

Southington, Connecticut  
Mechanical Engineer

## **Patrick Donaghey**

Reading, Massachusetts  
Mechanical Engineer

## **Megan Hanshaw**

Simsbury, Connecticut  
Civil Engineer

## **Rhaine Sziy**

Catasauqua, Pennsylvania  
Biomedical Engineer





**London Borough  
of Hounslow**

## **HOUNSLOW COUNCIL**

Joyce Ip

**John's**  
Boat Works at Lots Ait



## **JOHN WATSON**

Owner of John's Boat Works



## **PAUL HYMAN**

Owner of Active 360

# BRENTFORD

HISTORIC  
GRAND UNION  
CANAL



BALLYMORE  
SCHEME



BRENTFORD  
FOOTBALL CLUB  
STADIUM





# MAP OF BRENTFORD



# LOT'S AIT



**VS**



## SEEN IN 2011

Lot's Ait remained untouched for 30 years until 2011.

## SEEN IN 2017

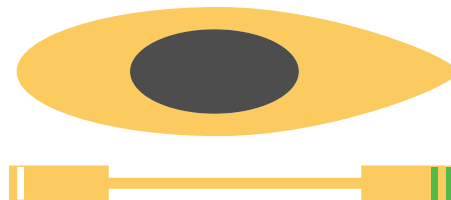
A portion of the island was regenerated and a footbridge was added in 2013. An abandoned building still sits on the island.



# PROJECT GOAL



Feasibility study of the  
regeneration of Lot's  
Ait



# FEASIBILITY



**MARKET ISSUES**



**TECHNICAL AND  
ORGANIZATIONAL**



**FINANCIAL  
OVERVIEW**



The social impact and reach a project has on the community must be closely examined.



## OBJECTIVE 1

Evaluate the need for a boating skills academy

## OBJECTIVE 2

Evaluate the potential for incubators to promote craft skills

## OBJECTIVE 3

To identify constraints and impacts of all 3

## OBJECTIVE 4

To offer recommendations for future study

# Methods

### **On-site Analysis:**

Conducted on Lot's Ait, the Kew Bridge pontoon, and surrounding area

### ***Interviews:***

Council, island stakeholders, boating, watersport, and incubator stakeholders, potential funders, and IBTC

### ***Survey:***

Distributed a boating skills survey through social media and in person

# REGENERATION OF LOT'S AIT

## Market



Regeneration in  
Brentford

## Technical and organizational



Single storey  
expansion



Nature  
Conservation Area



Section 106

## Financial



Economic  
viability



Potential funder  
is GLA

## Social



Positive community  
impact



# BOATING SKILLS ACADEMY

## Market

5,000

boats spotted on  
London waterways

65%

of survey  
respondents have  
some interest

## Technical and organizational



Set up of  
academy



IBTC satellite  
school

## Financial

80

survey respondents  
pay over £500 for  
boat repairs



## Social



Declining  
boating skill  
level



Skills gap



Boating culture

# WATERSPORTS

## Market

"SUP is the fastest growing watersport in the world"

**3,000** people went paddleboarding with Active 360 last year

## Technical and organizational



Safety & accessibility of pontoon



Tides



PLA permission

## Financial



30,000 to relocate the pontoon



Rented space at Kew Bridge



Brentford Community Sports Trust

## Social



Community involvement



Tourism



# CRAFT-FOCUSED INCUBATORS

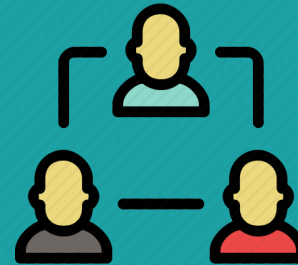
## Market

**2.0 million**

increase in private  
sector business since  
2000



## Technical and organizational



Shared workshop  
and equipment

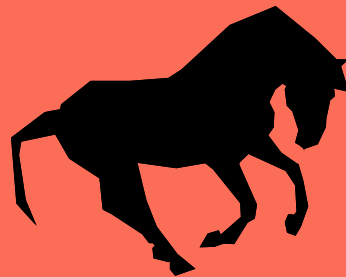


Island incubator

## Financial



Guitar shop  
on island



Blackhorse  
Workshop

## Social

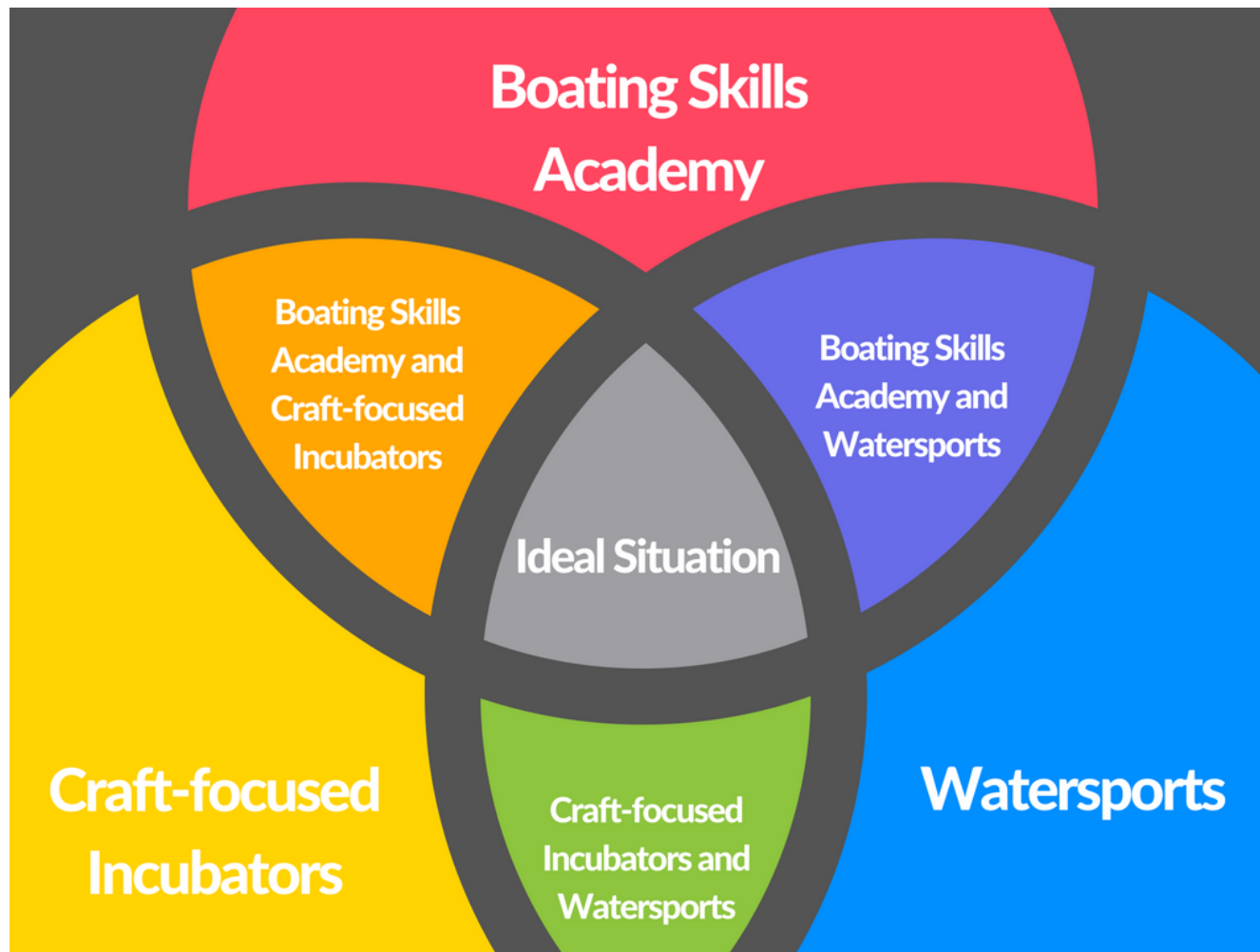


Skills gap



Help small  
businesses

# CONSIDERATIONS



# FUTURE STUDY

- Funding
- Section 106,
  - Ballymore & Brentford F.C.
- Access to the island
- Pop up Cafe
- Residential moorings
- Residential housing
- Parking spaces
- Additional watersports
  - Rowing
  - Canoeing



# THANK YOU

Professor Joshua Rosenstock

Professor Adrienne Hall-Phillips

Joyce Ip, Hounslow, London

Richard Hamilton, Hounslow, London

John Watson, John's Boat Works

Paul Hyman, Active 360

James Parkinson, GLA

Hounslow Council Regeneration Team

Hounslow Council Skills Team

Thank you for your continued guidance and support in both the course and the project development and thank you to everyone else we interviewed.



# MOVIE

PROJECT PROMOTIONAL VIDEO

# QUESTIONS?

