



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 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



SEEN IN 2011

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

VS



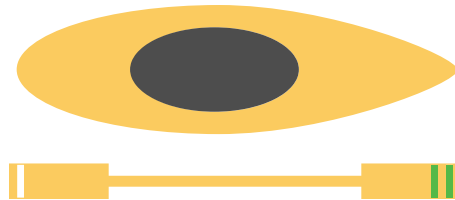
SEEN IN 2017

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

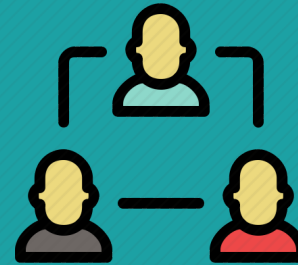
CRAFT-FOCUSED INCUBATORS

Market

2.0 million
increase in private
sector business since
2000



Technical and organizational



Shared workshop
and equipment

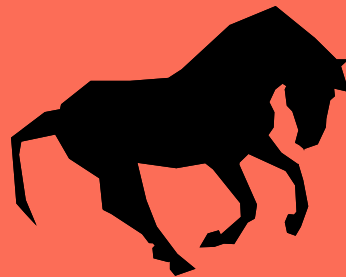


Island incubator

Financial



Guitar shop
on island



Blackhorse
Workshop

Social

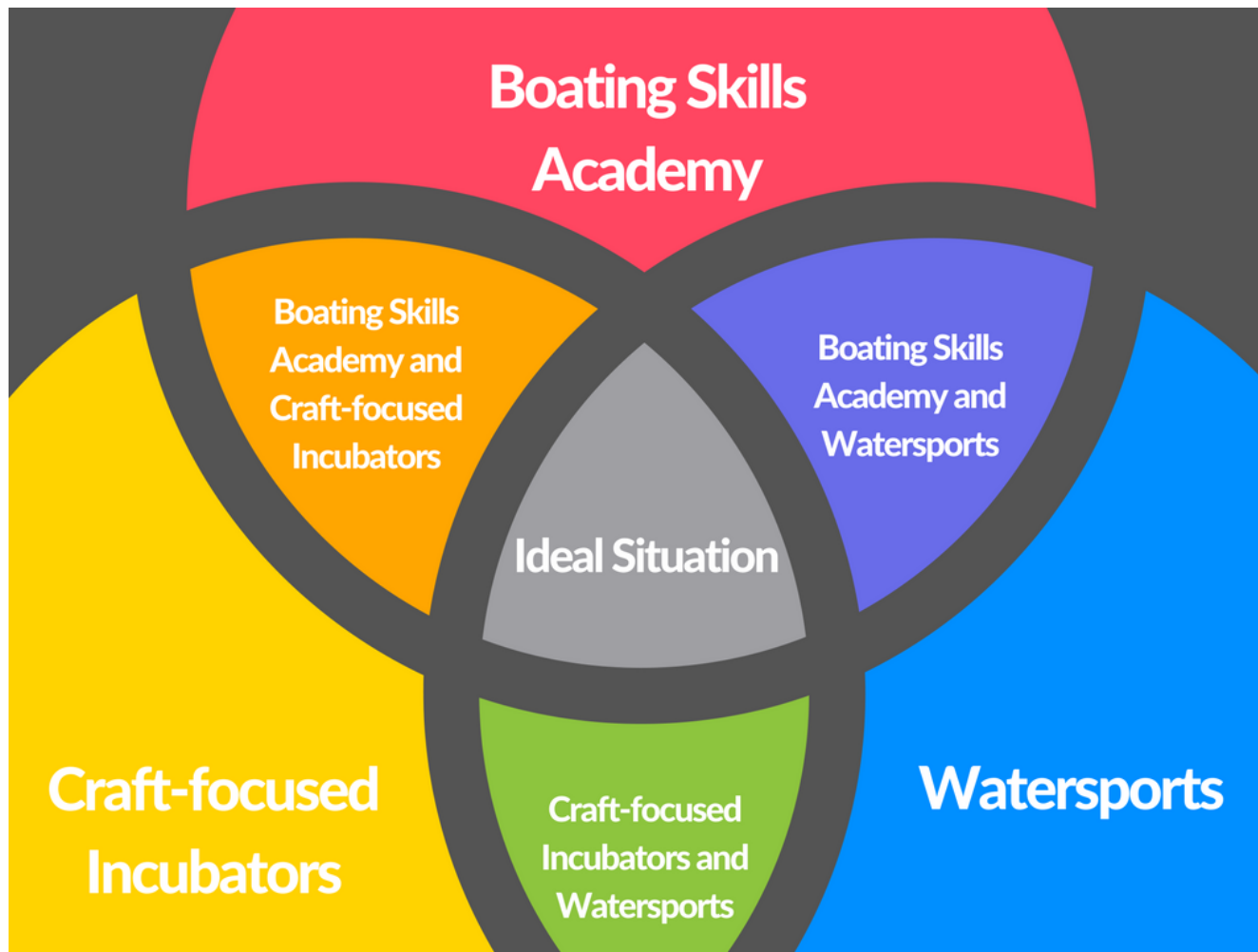


Skills gap



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

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Professor Adrienne Hall-Phillips
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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

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MOVIE

PROJECT PROMOTIONAL VIDEO

QUESTIONS?

