

MANHATTAN

COMES TO OSTERLEY!

OWGRA Newsletter (Tesco & Homebase Redevelopment) December 2020, Issue No.3

Berkeley/St Edward have submitted planning applications to redevelop the Homebase and Tesco sites. The plan is to demolish the Homebase site, build a new Tesco store on that site, with 2 levels of parking above (reduction of parking spaces from current 614 to 400) and 473 flats, and build a residential development on the current Tesco site (1677 homes). There would be tower blocks on both sites up to 17 storeys!

The population of Osterley & Spring Grove ward is currently about 13,500. These developments would increase the population by over 40% to about 20,000.

We are not NIMBYs. We would welcome developments on both sites that are appropriate for the area and not excessive, both for the sake of current residents and future ones who would live on these sites.

SPOT THE DIFFERENCE!!

Berkeley Homes have finally published their 'verified version' of the models of the proposed developments on the Tesco and Homebase sites. Take a look at the beautified version of **Berkeley Homes** model (right):

1. Nice shot taken from above which diminishes the true scale of the new developments.
2. Mature, evergreen trees are featured prominently, to create an illusion of a green oasis in the summer.
3. The model doesn't show any height comparison with cars, buses, people.
4. Large new buildings are camouflaged by painting them the same colour as existing ones.



Now let's look at the **Berkeley Homes' original version of the 3D model** (left) as featured in an appendix to their planning application. Buildings in the 3D model had to be faithfully reproduced for wind tunnel tests as requested by Hounslow Planners.

1. This shot reveals the inappropriate massing and height of the proposed development.
2. The true scale of development is clear in relation to nearby houses, trees and the Gillette building.
3. Honest height and bulk perspectives are shown in the model.

THERE IS STILL TIME FOR YOU TO OBJECT TO THE HOMEBASE & TESCO SITE PLANNING APPLICATIONS!

Object now to these proposals to stop Osterley changing forever. The Council is still accepting representations, so write in before it's too late. See <https://www.thb.owgra.org.uk/how-to-object>

← You can scan this QR code to go straight to an objection proforma

STAY IN TOUCH VIA OWGRA MEMBERSHIP

If you want to keep up to date with local developments like this, then if you are an OWGRA member you will receive a regular e-newsletter.

For details about membership, or to join, please e-mail us on info@owgra.org.uk

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SCAN ME

Berkeley/St Edward v OWGRA, Autumn 2020

Berkeley/St Edward says (Oct & Nov 2020 brochures):	OWGRA/Local Community response:
<p>“Support positive change in your area” “Yes, a positive impact overall”</p>	<p>Increasing the population of c 13.5 K in Osterley & Spring Grove ward by between 4.7K and 6.7K (by c 40%), without substantial improvements in public transport and road infrastructure, will result in negative and irreversible impact.</p>
<p>“Building new homes for everyone” “We are proposing a mix of homes to meet all needs” “Mix of home for all including families” “65% (of homes) will be suitable for families”</p>	<p>There is a dire need for family homes in Hounslow (3 or more bedrooms), but only 10% of the 2,150 homes would be 3 or more bedrooms. These developments would hardly meet “all needs”. Family homes are very unlikely to be affordable by local residents on average income.</p>
<p>“Delivering new green spaces, play areas and 400+ trees”</p>	<p>Most of these spaces are on podiums and roof terraces and many would not be accessible to non-residents. Many of these so-called green spaces would be in the shade and wind-swept.</p>
<p>“New investment into local infrastructure”</p>	<p>The only investment by Berkeley into local infrastructure would be an extra bus service (to Ealing Broadway) and an extra right-hand turn from the A4 eastbound into Syon Lane southbound. Hardly sufficient for such a significant increase in the local population. We do not know at this stage whether the local hospital, ambulance, police and fire services could cope with additional pressures put on their services by such large developments.</p>
<p>“Providing for new and improved bus routes” “Improvements in traffic and local transport”</p>	<p>Only one additional bus route (E1 from Osterley to Ealing Broadway). No local and central funds are available for essential up-grades to rail, roads and tube services (e.g. Hounslow Loop, Piccadilly line upgrade, Southall Rail Link, West London Orbital).</p>
<p>“Safer pedestrian and cycle routes”</p>	<p>At Gillette Corner, the impact of human traffic at crossings (cyclists and pedestrians) has not been given sufficient consideration.</p>
<p>“Improvements to Gillette Corner Junction”</p>	<p>An extra right-hand turn from the A4 eastbound into Syon Lane southbound is hardly enough. We say “No redevelopment at Gillette Corner without major reconfiguration of road, pedestrian and cycle traffic at Gillette Corner”.</p>
<p>“Our net zero carbon development has energy coming from sources that capture a 35% reduction in carbon emissions and we have transition plans to make all homes zero carbon by 2035” “Commitment for all homes to be net Carbon Zero by 2030”</p>	<p>Inconsistent information; which is it, 2030 or 2035? This is not a Zero Carbon development! There is no evidence of using renewable energy (e.g. solar, wind, earth energy, etc) to reduce carbon emissions. Only a very modest 36% of the energy consumed will contribute to carbon reduction, with the large remainder using carbon-intensive gas boilers. This completely undermines Hounslow’s pledge to be Carbon Neutral by 2030. The proposed design fails to achieve true Zero Carbon, as the resultant Residual Carbon emissions are substantial (283 Tonnes CO₂ per year) and are mitigated by paying into a Carbon Offset Fund. Carbon Offset is a convenient cop out that is simply unacceptable in 2020. It should not be permitted within the spirit of Hounslow and Mayor of London declaring a Climate Emergency. There is no info given on how Zero Carbon will be achieved by 2030 or 2035.</p>
<p>“No skyscrapers”</p>	<p>Not ‘skyscrapers’ but 17 storey towers, which are still considered as high-rise buildings. They are also ugly, and totally inappropriate within the suburban setting of mainly 2-storey houses.</p>
<p>“Award winning architects making high quality design”</p>	<p>The architects might be award winning but what a shame that what they propose for these sites looks like tower blocks reminiscent of East Berlin in the 1960s. The aim seems to significantly maximise the number of small flats, and to generate exceptionally high profits.</p>
<p>“Range of heights responding to site edges” “Where the developments do reach the upper limit of 17 storeys, these elements are positioned to minimise impact to the edges of the site where homes exist” “We have designed these building (sic) with you, our neighbours, very much in mind” “Our designs are sensitive to keep lower heights where they neighbour existing homes and are designed to enhance the local townscape” “The verified context model demonstrates how the proposals for both sites sensitively responds to the surrounding local context & respects existing buildings”</p>	<p>Tower blocks of up to 17 storeys would dominate, overlook and overshadow the mainly 2-storey houses on Syon Lane, Oaklands Ave and Northumberland Gardens, and would be totally out of character with the area. Buildings were not designed with existing residents in mind, because repeated objections about height and bulk were ignored (see consultation below). Development on this scale requires a 3D model for residents/councillors to see the potential impact BEFORE the plans are finalised. Repeated requests for this were ignored. Residents had to go to the expense of having a model made. The developer’s model appeared only AFTER its plans had been submitted.</p>

Berkeley/St Edward says (Oct & Nov 2020 brochures):

OWGRA/Local Community response:

“Verified analysis demonstrates how the Homebase proposals respond to rather than detract from the Gillette Building”
“Respecting local heritage through design”
“We have been careful to respond to local heritage in our position & design of the buildings and their heights”

What is ‘verified analysis’? Verified by whom?
See visuals below - you couldn’t find two more completely different styles of building facades and bulk.
The proposals would overwhelm and hide from view the Grade II Listed Buildings: the Gillette Building and Tower, the Syon Clinic (former Coty) building, the Adini Building and the Goals Soccer Pavilion.



“A 15 minute neighbourhood”

The 2 sites do not fulfil the requirements of a 15-minute neighbourhood, because many of the amenities are further than 15 minutes’ walk, as can be seen in the table overleaf on page 4.

“Through a dramatic reduction in retail parking spaces and proposed improvements to Gillette corner, these proposals will improve traffic overall on your local roads. Any indication otherwise is inaccurate”

There is no clear and convincing evidence presented in the planning application to show that traffic volume would fall or improve; it is pure supposition.

“A minor shortage in primary school places will be mitigated through CIL payments to support capacity improvements in local schools”

The closest primary school to the current Tesco site is Nishkam (a faith school); the nearest non-denominational primary school is 1 mile away. Last time there was shortage of school places in the area, the Council obliterated a sizeable piece of Green Belt to build schools. This is not sustainable.

“We have listened to you. We have worked tirelessly over the last few months to engage and listen to the local community. Over 4,000 people have expressed their views. This engagement has affected key elements of the proposals:

- **Improvements to Gillette corner to successfully improve traffic flows through the junction**
- **Reduction in heights along Syon Lane from nine to six/seven storeys**
- **Respecting the art deco heritage of the Golden Mile in our designs**

We want you to enjoy these places and so we have listened to you.”

The consultation process with the local community was not transparent and the results of the developer’s surveys are unverifiable. It was an expensive box-ticking exercise, a sham and a waste of our time. Our major concerns about excessive height of the proposed development and problems with transport and traffic have been largely ignored. Such evidence as is publicly available from the developer’s collection of local views (e.g. the two Facebook pages) showed overwhelming opposition to the scale of the development. We believe that this local opposition is also reflected in the letters of objection written by local residents.
The developer has not listened!

“Come and see the only verified 3D model of the proposals and the surrounding context”

Who has verified the developer’s model? The OWGRA 3D model is based on Ordnance Survey data (to accurately depict roads, site boundaries and locations of buildings) and information from the developer’s planning applications. The **OWGRA 3D model below** is accurate and to scale (1/1000). The Access Storage building, currently under construction at Gillette Corner at the old Shell garage site is correctly depicted in the OWGRA model but incorrectly in the developer’s model. The developer has included greenery on their model but not the greenery in the surrounding area. We wonder why...?!



15-minute Neighbourhood

The Tesco & Homebase sites do not fulfil the requirements of a 15-minute neighbourhood as many of the amenities are further than 15 minutes' walk.

Since the pandemic and increased levels of working from home, the concept of 15-minute neighbourhoods is becoming a laudable concept of life for cities in the future, where local facilities should be located within a **15-minute walk from home**. Unfortunately, the sites of the proposed developments **do not** fulfil the 15-minute rule in significant instances as can be seen in the table below and would require a journey by some means of transport in many cases.

Can you get to a library, post office, a park, a GP etc in just a 15-minute walk from current Tesco and Homebase sites?

Sites walkable within 15 mins in green - In conclusion, distances to key amenities are simply not walkable, as shown in the table below

Type of Amenity	Location	Homebase Site (Syon Gardens)		Tesco Site (Osterley Place)	
		Distance (miles)	Avg Walk time	Distance (miles)	Avg Walk time
Overground Train Station	Syon Lane	0.2	3 mins	0.5	11 mins
Main Transport to Hounslow High St	Busch Corner	0.5	10 mins	0.8	17 mins
Underground Tube Station	Osterley Tube Station	1.2	24 mins	1.0	19 mins
Nursery / Primary School	Nishkam	0.6	12 mins	0.3	6 mins
	Marlborough Primary School	0.6	13 mins	1.0	20 mins
	Smallberry Green Primary School	0.7	15 mins	1.1	23 mins
	Isleworth Town Primary & Nursery Sch.	1.0	20 mins	1.1	24 mins
	Spring Grove Primary School	1.5	30 mins	1.6	33 mins
	Heston Primary School	2.3	45 mins	2.2	43 mins
	Westbrook Primary School (Heston)	2.4	48 mins	2.3	45 mins
Secondary School	Nishkam	0.6	12 mins	0.3	6 mins
	Bolder Academy (MacFarlane Lane)	0.6	12 mins	0.3	5 mins
	Green School for Girls	0.4	9 mins	0.7	16 mins
	Green School for Boys	0.4	9 mins	0.7	16 mins
	Isleworth & Syon Boys School	0.9	18 mins	0.8	16 mins
Further Education	West Thames College	1.2	25 mins	1.4	28 mins
GP Surgery	Brentford Health Centre	1.0	21 mins	1.2	26 mins
	Argyle Isleworth Health Centre	1.2	25 mins	1.6	33 mins
	Thornbury Health Centre	1.3	27 mins	1.4	28 mins
	Spring Grove Medical Centre	1.3	27 mins	1.4	28 mins
Hospital	West Middlesex University Hospital	0.8	17 mins	1.1	24 mins
Park	Syon Park (London Rd pedestrian gate)	0.5	11 mins	0.8	17 mins
	Boston Manor Park (canal footbridge)	0.6	14 mins	0.8	16 mins
	Jersey Gardens, Osterley	0.8	16 mins	0.7	14 mins
	St Johns Gardens, Isleworth	1.1	22 mins	1.4	28 mins
	Osterley Park (main gate)	1.1	22 mins	1.2	24 mins
Library	Osterley Library, St Mary's Crescent	1.0	19 mins	0.8	17 mins
	Brentford Library, Boston Manor Road	1.1	21 mins	1.2	24 mins
	Isleworth Library, Twickenham Road	1.3	27 mins	1.6	34 mins
Post Office	London Road, Isleworth	0.9	19 mins	1.1	22 mins
Bank	Nat West (London Road), Isleworth	1.0	20 mins	1.1	23 mins
Leisure Centre / Gym	Isleworth Leisure Centre, Twickenham Rd	1.3	27 mins	1.6	34 mins
	Fountain Leisure Centre, Brentford	2.2	44 mins	2.4	49 mins
	Heston Leisure Centre	2.5	50 mins	2.4	47 mins
Garden Centre	Osterley Garden Centre	0.9	19 mins	0.7	13 mins

Source: Google Maps

Avg: Times based on average adult walking speed



For the approaching festive season, we wish all our readers & local residents a Happy and Safe Christmas and a much better, Healthy New Year!

