

# 4A PROPOSED DEVELOPMENT DESCRIPTION

## Introduction

4A.1A This chapter of the ES provides a description of the [amended](#) proposed development for the purposes of identifying and assessing the potential environmental impacts and likely environmental effects of the [amended](#) proposed development in the technical assessments of ~~this~~ [ES Volume 1](#) (ES Chapters 6-11), ~~and~~ [ES Volume 2](#) (Chapters 1-2), [ES Volume 3](#) and [ES Volume 4](#).

4A.2 In accordance with the EIA Regulations, this chapter sets out the physical characteristics of the built development including the proposed access and egress arrangements, the landscaping strategy, utility requirements and estimated emissions and arisings.

4A.3 A general description of the site is provided in ES Chapter 1: Introduction of this Volume, with more detailed descriptions provided in each technical assessment within this Volume and ES Volume [2-4](#) and is therefore not repeated here.

4A.4A Further detailed information on the [amended](#) proposed development can be found within the following planning application documents [and their accompanying Addendum documents, as appropriate](#):

- Design and Access Statement (DAS);
- Drainage Assessment Form;
- Energy Statement;
- Sustainability Statement;
- Transport Assessment (TA);
- Draft Construction Method Statement;
- Parameter Plans;
- Development Specification including written parameters, floorspace area schedule; indicative residential unit and tenure mix;
- Design Code; and
- Planning Statement.

## Proposed Development Description

4A.5 As mentioned in ES Chapter 1: Introduction of this Volume, the Applicant is submitting an outline planning application to enable the redevelopment of the site. Outline planning permission with all matters reserved except access will be sought for the following:

*"Demolition of existing building and car park and erection of buildings to provide residential homes, plus flexible non-residential space comprising commercial, business and service space, and/or learning and non-residential institution space, and/or local community space, and/or public house/drinking establishment, and/or a mobility hub, along with associated access, bus turning, car and cycle parking, and landscaping arrangements."*

4A.6A The [amended](#) proposed development would comprise the following:

- Demolition the existing Tesco Store and petrol filling station;
- Up to 1,677 new homes;
- Up to 5,000 m<sup>2</sup> (GIA) of non-residential floorspace including commercial, business and service space, and/or learning and non-residential institution space, and/or local community space, and/or public house/drinking establishment, and/or a mobility hub;

- ~~A bus turning facility located off Grant Way, to include bus stand spaces and welfare facilities for drivers;~~
- [A bus turning facility located off Grant Way \(Bus Route Option 1\) or a bus route through the site \(Bus Route Option 2\) with associated bus stand spaces, bus stop and mobility hub with welfare facilities for drivers;](#)
- Up to 400 car parking spaces, including car club bays and comprising of both on-street and off-street provision;
- A minimum of 10 car club bays;
- A minimum of 20 % active electric vehicle charging points, with remaining car parking spaces to be passive electric vehicle charging points;
- Long stay and short stay cycle parking in line with Intend to Publish London Plan standards;
- A minimum of 24 trees retained;
- A minimum of 300 new trees planted;
- [Site wide heat network based on air source heat pumps with PV panels on the available roof space;](#)
- A minimum of 20,000 m<sup>2</sup> of publicly accessible open space, including new public open space areas;
- A minimum of 8,000 m<sup>2</sup> of communal amenity space at podium and roof level; and
- A minimum of 5,000 m<sup>2</sup> play space split between the ground floor area and communal podium and roof levels;
- A minimum of 4,000 m<sup>2</sup> of biodiverse roofs; ~~and~~
- A new public route through the retained and enhanced Water Gardens; ~~and~~
- [Replacement of the existing 3 m pedestrian and cycle route on the frontage of site with Syon Lane to provide a 4 m wide segregated pedestrian and cycle route.](#)

4A.7A The [amended](#) proposed development would be delivered across ~~ten~~ [nine](#) development parcels, within ~~ten~~ [nine](#) blocks ranging in height from one to 17 storeys.

4A.8A All matters are reserved with the exception of site access. Accordingly, the detailed layout, scale, appearance and landscaping of the [amended](#) proposed development would be subject to reserved matters applications (RMAs). Accordingly, for these matters, parameters, development specifications and design guidelines have been set within which the RMAs would be brought forward.

4A.9A The parameter plans, development specification document and design code ([and accompanying Addendum documents](#)) define the overall quantum, nature and design quality of the [amended](#) proposed development and provide a controlling set of commitments and guidelines within which the reserved matters would be brought forward. The RMAs must therefore accord with these documents. That is how the methodology used in this ES will be validated.

4A.10A The parameter plans that have been used as the basis for the EIA are outlined in Table 4.1A and are presented in Figures 4.1R-4.11R.

Dwg No.	Name	Description
01754-JTP-DR-MP-PP-001 (see Figure 4.1R)	Proposed Site Levels	Proposed site levels for the site.

Dwg No.	Name	Description
01754-JTP-DR-MP-PP-002 (see Figure 4.2R)	Maximum Development Parcels	Maximum extent of habitable accommodation including building articulation, balconies and awnings.
<a href="#">01754-JTP-DR-MP-PP-012</a> (see Figure 4.2N1)	<a href="#">Key Minimum Distances</a>	<a href="#">Minimum distances between blocks.</a>
01754-JTP-DR-MP-PP-004 (see Figure 4.3R)	Predominant Ground Floor Uses	Location of a mix of residential and non-residential and residential ancillary uses at ground level.
01754-JTP-DR-MP-PP-005 (see Figure 4.4R)	Predominant First Floor Uses	Location of residential and non-residential uses at first floor level.
01754-JTP-DR-MP-PP-003 (see Figure 4.5R)	Maximum Building Heights	Maximum building heights in metres above ordnance datum (m AOD), including building parapets, rooftop plant and lift overruns.
01754-JTP-DR-MP-PP-007 (see Figure 4.6R)	Proposed Open Space at Ground Level	Maximum zones of open space at ground level.
01754-JTP-DR-MP-PP-008 (see Figure 4.7R)	Open Space at Podium Level	Maximum zones of open space at podium level including maximum heights AOD.
01754-JTP-DR-MP-PP-009 (see Figure 4.8R)	Open Space at Roof Level	Maximum zones of open space and green and biodiverse space at roof level including maximum heights AOD.
01754-JTP-DR-MP-PP-006 (see Figure 4.9R)	Access and Movement	Areas of site movement and access to be provided across the site.
01754-JTP-DR-MP-PP-010 (see Figure 4.10R)	Basement Provision	Maximum extents of basement provision for cycle storage and plant space at basement level including heights in m AOD.
01754-JTP-DR-MP-PP-011 (see Figure 4.11R)	Energy Centre Location	Zone for the proposed Energy Centre.

## Site Arrangement and Land Use

4A.11A Figure 4.1R shows the proposed site levels that have been developed in order to create an accessible public realm throughout the site. The proposed levels accommodate the existing fall in height from the south-west corner towards the Water Gardens to encourage drainage and utilise the proposed sustainable drainage systems (SUDS) and water features (e.g. Water Gardens) throughout the new masterplan.

4A.12A The ~~ten-nine~~ development parcels (A-H and J-K) have been arranged across the site to address the street frontages of MacFarlane Lane, Syon Lane and Grant Way and to create a permeable network of streets and spaces that respond to the surrounding context. At the northern site boundary, the parcels are set back to retain the Water Gardens and in response to the adjacent SIL.

4A.13 The parcels have been derived from the illustrative masterplan but include lines of deviation (2 m in or out) to accommodate the need for future flexibility. Figure 4.2R shows the maximum footprint extent of habitable accommodation which could be built within the development parcels including articulation, balconies and awnings. The purple zone shows the balcony zone which is only to be provided at the first floor level and above due to legal easements at the ground level. [The hatched area on Block F identifies](#)

[a no build zone at ground and lower ground levels in order to ensure the building at these levels is set outside of the root protection area of the existing oak tree on Macfarlane Lane.](#)

4A.14 ~~Ten-Nine~~ blocks would be delivered across the development parcels (A-H and J). [An area zone has been identified for the mobility hub \(previously referred to as Block K\), with the final location subject to the selection of the preferred Bus Routing Option at the reserved matters stage.](#) The minimum separation between the windows of habitable rooms would be 17 m [\(as shown in Figure 4.1N1\)](#). ~~However,~~ Table 4.2 describes the minimum separation distances that have been set between all the parcels and blocks to derive the worst-case minimum separation distances for the 3D model that has been assessed within the EIA.

Minimum Separate Distance Category	Residential to Non-Residential	Residential to Residential	Non-Residential to Non-Residential
Window to Window	20 m	17 m	15 m
Balcony to Balcony	N/A	16 m	N/A
Balcony to Window	18 m	18 m	N/A

4A.15A Figure 4.3R shows the proposed predominant ground floor use parameter plan. The ground floor uses would cover the following:

- A mix of residential and non-residential which would include residential, residential ancillary, servicing, parking, commercial uses, community uses and residential facilities; and
- Residential and residential ancillary which would be purely residential uses.

4A.16A Figure 4.4R shows the proposed first floor use parameter plan. The first floor uses would cover the following:

- A mix of residential and non-residential which would include residential, residential ancillary, servicing, parking, commercial uses and residential facilities; and
- Residential and residential ancillary which would be purely residential uses.

4A.17A Blocks A, B, C, H would comprise residential, commercial and community uses; Blocks D, E, F, G and J would comprise residential uses; and ~~Block K~~ [the mobility hub](#) would comprise bus welfare facilities and [associated facilities mobility hub](#), including cycle storage.

## Quantum of Floorspace

4A.18A Table 4.3A outlines the maximum Gross Internal Area (GIA) floorspace schedule by use for the [amended](#) proposed development.

Uses	Class	Maximum Gross Internal Area (GIA) m <sup>2</sup>
Residential, including Residential Ancillary and Amenity*	C3	146,700
Retail, Commercial and Community	E1, F1, F2	5,000

\* excluding floorspace for energy centre, plant, refuse, car parking and cycle parking

4A.19A The non-residential floorspace would deliver a mix of uses, including commercial, business and service space, and/or learning and non-residential institution space, and/or local community space, and/or public house/drinking establishment, and/or a mobility hub. A minimum total non-residential floorspace of 3,000 m<sup>2</sup> (GIA) would be delivered. For the purpose of the EIA the following assumptions have been

made in respect of the type of uses that would be delivered within the minimum non-residential floorspace, [based on the development specification document](#):

- Retail ([Shops, financial and professional services, cafes and restaurants, public house/drinking establishment](#) - previous use classes A1-A4): 1,000 m<sup>2</sup>;
- Office ([Business, research and development, industrial process which can be carried out in a residential area without detriment to its amenity](#) - previous use class B1): 1,000 m<sup>2</sup>; and
- Community and Leisure ([Healthcare, gym, leisure, community, creche](#) - previous use class D1-D2): 1,000 m<sup>2</sup>.

## Residential Floorspace

### Unit Mix and Tenure Mix

4A.20A The [amended](#) proposed development could deliver a maximum of 1,677 residential units. Residential dwellings would be provided through a range of apartments comprising studio to 3-bedroom units. The minimum and maximum unit and tenure mix is shown in Table 4.4A.

Unit Type	Percentage Provision (Min - Max)		
	Market	Intermediate	Social/Affordable
Studio	5-9	<del>5-7</del> 0-6	0-5
1-bed	30-36	30-35	22-27
2-bed	42-48	58-64	39-45
3-bed	12-16	<del>0-5</del> 0-10	30-37
4-bed	0-0	0-0	0-0

4A.21 In total 35 % affordable housing would be delivered by habitable room.

4A.22 The affordable split is 66 % intermediate and 34 % social/affordable rent.

4A.23 The assumed unit and tenure mix that has been assessed within the EIA is presented in Table 4.5.

Tenure	Studio	1 Bed	2 Bed	3 Bed
Market	78	355	478	151
Intermediate	22	130	239	0
Affordable Rent	0	42	72	56
<b>Total</b>	<b>100</b>	<b>527</b>	<b>789</b>	<b>207</b>

4A.24 A minimum of 10 % of homes would meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with the remaining homes meeting Building Regulation requirement M4(2) 'accessible and adaptable dwellings'

4A.25 A minimum of 50 % dual aspect homes (defined as homes with opening windows on at least two sides) would be delivered.

4A.26 There would be a maximum of 12 homes per core on each floor and a minimum floor to ceiling height of 2.5 m.

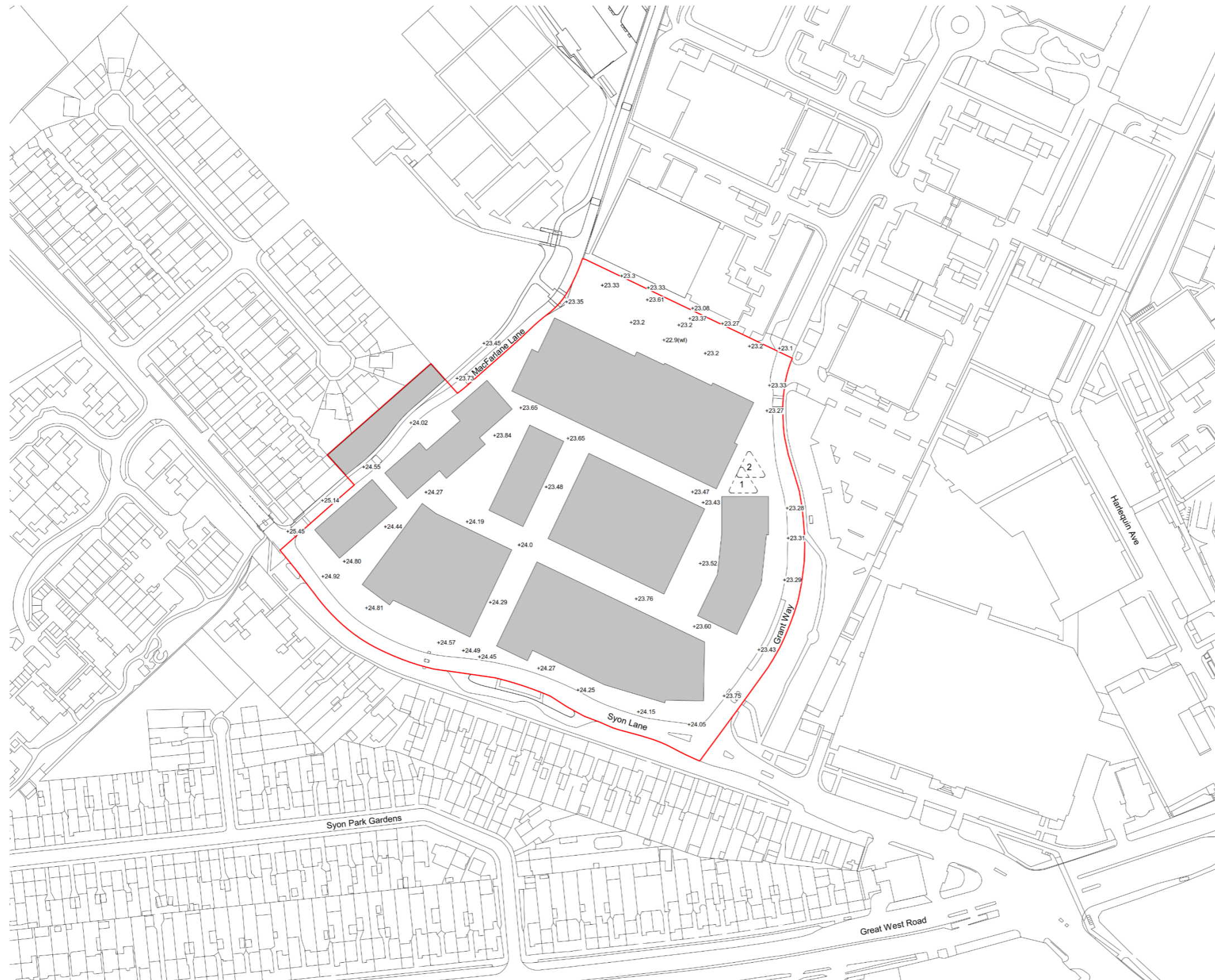
### Non-Residential Floorspace

4A.27 The majority of non-residential floorspace would be provided at ground level to activate the newly created network of boulevard, streets and lanes.

4A.28A The location, arrangement and likely end uses for the non-residential uses has been informed by the consultation process, including the Community Liaison Group, the public exhibitions, and discussions with nearby occupiers such as Sky. This process identified the desire for uses such as a general store, a pub/restaurant, a hairdressers, a florist, a community hall, a GP practice and pharmacy. The parameters of the [amended](#) proposed development have been designed to accommodate these potential end uses.

4A.29A Given the outline nature of the application, and the length of time over which the [amended](#) development would be delivered, specific end uses have not been defined at this stage. As set out in the development specifications ([and Addendum](#)), the outline application seeks permission for between 3,000 m<sup>2</sup> and 5,000 m<sup>2</sup> of non-residential floorspace, comprising commercial, business and service space, and/ or learning and non-residential institution space, and/or local community space, and/or a public house/ drinking establishment, and/or mobility hub. [This is subject to the minimums discussed in paragraph 4A.19A.](#) Whilst informed by the desired uses that have been identified by the consultation process, this retains the flexibility to be able to respond to changes in demand closer to the time of delivery. [The non-residential uses would not include hot food takeaways or general industrial uses.](#)

4A.30 The Parameter Plans showing ground floor and first floor uses would control the areas where the non-residential uses would be delivered.



**Notes**  
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- KEY: PP01\_Proposed Site Levels**
- Application Boundary
  - xx.x Proposed Site Level in Metres AOD
  - Maximum Extent of Habitable Accommodation including building articulation, balconies and awnings, associated landscaping and private amenity
  - xx.x(w) Proposed Water Level in Metres AOD
  - △ x Proposed location of single storey Mobility Hub Pavilion (for associated Bus route option)

PS	15/01/21	Planning Including: Amendments to Development Parcel J Removal of Development Parcel K Cycle and pedestrian routes to Syon Lane Alternative for alternative bus route options GFI & B. Road Protection Area to Parcel F	ARB	ARB
P4	17/12/20	Planning	ARB	ARB
P1	31/07/20	Planning	IF/RT	EA

Rev | Date | Description | Drawn | Chkd

Drawing Status  
Outline Planning Application

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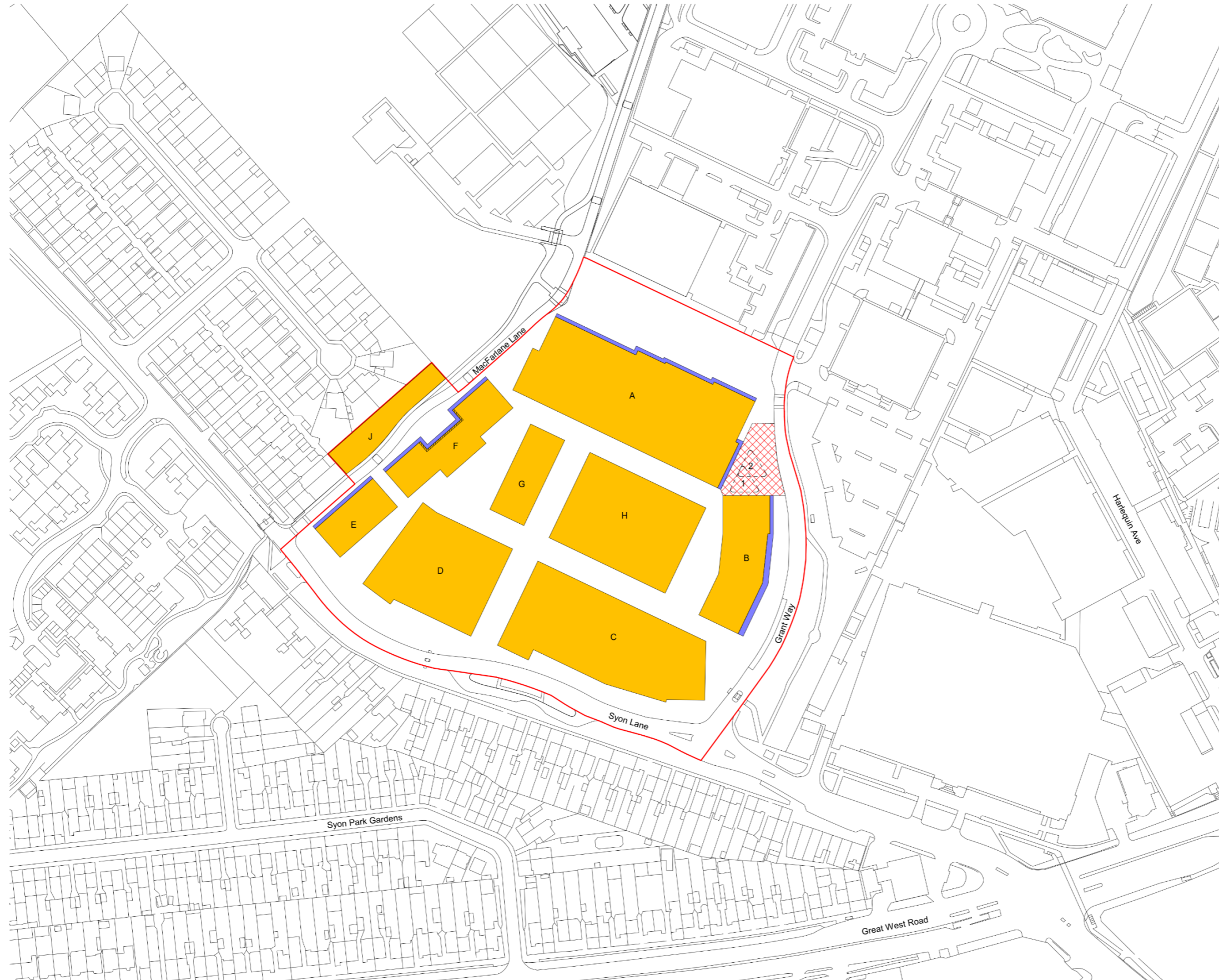
**jtp** JTP Studios, Unit 5  
The Run Warehouse  
Parrington Street  
London, E1W 2AP  
+44 (0) 20 7017 1780  
www.jtp.co.uk

Project  
**Tesco Osterley**

Drawing Title  
**Parameter Plan  
Proposed Site Levels**

Scale @A1 1 : 1000 Job Ref. 01754  
Drawing No. 01754-JTP-DR-MP-PP-001 Revision: P5  
Scale Bar 0 10 20 30 40 50 m

Figure 4.1R: Proposed Site Levels



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- KEY\_PP02\_Maximum Development Parcels**
- Application Boundary
  - Maximum Development Parcel  
Maximum Extent of Habitable Accommodation including building articulation, balconies and awnings, associated landscaping and private amenity  
Development Parcels include all buildings but exclude external covered cycle storage within the public realm
  - Balcony Zone at First Floor Level and Above
  - Zone for Mobility Hub Pavilion
  - Indicative location of single storey Mobility Hub Pavilion (for associated Bus route option)
  - No build zone at Ground and Lower Ground Levels Providing Root Protection Area

P5	15/01/21	Planning Including Amendments to Development Parcel J Removal of Development Parcel K Cycle and pedestrian routes to Syon Lane Allowance for alternative bus route options GFL & BL Root Protection Area to Parcel F	ARB	ARB
P4	17/12/20	Planning	ARB	ARB
P1	31/07/20	Planning	IFRT	EA

Rev	Date	Description	Drawn	Chkd
Drawing Status				

Outline Planning Application

Client  
**St Edward**

**jtp**  
JTP Studios, Unit 5  
The Run Warehouse  
Pennington Street  
London, E1W 2AP  
+44 (0) 20 7317 1760  
www.jtp.co.uk

Project  
**Tesco Osterley**

Drawing Title  
**Parameter Plan  
Maximum Development Parcels**

Scale @A1 1 : 1000 Job Ref. 01754  
Drawing No. 01754-JTP-DR-MP-PP-002 Revision P5  
Scale Bar 0 10 20 30 40 50 m

**Figure 4.2R: Proposed Maximum Development Parcels**