

MANHATTAN COMES TO OSTERLEY!

OWGRA Newsletter (Tesco & Homebase Redevelopment) October 2020, Issue No. 2

TIME FOR YOU TO RESPOND TO THE PLANNING APPLICATIONS FOR THE REDEVELOPMENT OF THE HOMEBASE & TESCO SITES! DEADLINE IS FRIDAY 6 NOV!

IS THIS THE FUTURE WE WANT FOR OSTERLEY?



Image of 3D model commissioned by OWGRA to illustrate the imposing & out of character developments proposed by Berkeley/St Edward.

Below are the basic facts about the proposed developments.

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).

<i>* on a habitable room basis</i>	HOMEBASE SITE (Syon Gardens)	TESCO SITE (Osterley Place)	TOTAL
Planning ref. no.	P/2020/3099	P/2020/3100	
No. of homes	473 flats	1677 (only 25 are houses)	2150
% affordable homes	35% (38%*)	33% (35%*)	33% (36%*)
Residential parking spaces	100	400	500
Store car parking spaces	400	(currently 614)	400
Car club spaces	2	10	12
Height	4-17 storeys	2-17 storeys	
No. of residents (est.)	1,100-1,500	3,600-5,200	4,700-6,700

The population of Osterley & Spring Grove ward is currently about 13.5K. These developments would increase the population by over 40% to about 20K. Where are the improvements to infrastructure that such a significant increase in the population would warrant?

Below are the types of accommodation as proposed by the developer.

SITE	Accommodation Type	Studio	1-bed	2-bed	3-bed	4+ bed	TOTAL
HOMEBASE Syon Gardens	- private sale	0	136	153	20	0	309
	- affordable	0	62	57	40	5	164
	- total	0	198 (42%)	210 (44%)	60 (13%)	5 (1%)	473 (100%)
TESCO Osterley Place	- private sale	112	461	450	101	0	1124
	- affordable	24	171	313	45	0	553
	- total	136 (8%)	632 (38%)	763 (45%)	146 (9%)	0	1677 (100%)
TOTAL		136 (6%)	830 (39%)	973 (45%)	206 (10%)	5 (0.2%)	2150 (100%)

These are **2 separate applications** and **each planning application needs a separate response**. Anyone aged 16 or over can respond to the planning application so we **encourage every member of your household (aged 16+) to respond** (and you don't have to have received a consultation letter to respond).

YOU CAN RESPOND IN ONE OF 3 WAYS:



via the Hounslow Council Planning website www.hounslow.gov.uk/planning using the relevant planning ref. no. (see table on page 1)



Email Planning.AppResponses@hounslow.gov.uk quoting the relevant planning ref. no. in the title, and making sure you give your full name and address at the end of the e-mail



by writing to the Development Manager, Housing Planning & Communities, London Borough of Hounslow, Hounslow House, Bath Road, Hounslow, TW3 3EB

The first two methods are the best and you will get confirmation of your response, but not if you send your response by post.

We/local residents are **not** NIMBYs. We would welcome developments on those two sites that respect the character of the area (mainly 2-storey houses) and are not excessive.

If you want to maintain the pleasant green suburban nature and character of Osterley and not turn it into a blot of ugly tower blocks on the landscape, then please object!

Only valid grounds for objection will be taken into account. Here are some suggestions of what you might want to include if you wish to object. Do **use your own words** in your responses.

Valid Grounds for Objection Points	HOMEBASE (Syon Gardens) P/2020/3099	TESCO (Osterley Place) P/2020/3100
Height/Massing/ Density/ Overdevelopment	Too high in relation to existing residential area (mainly 2-storey) and higher than existing commercial buildings on the A4 nearby. Density (homes/hectare) 15 times higher than the rest of Osterley & Spring Grove ward.	Too high in relation to existing residential area (mainly 2-storey). and much taller than buildings on the Sky Campus nearby. Density (homes/hectare) 20 times higher than the rest of Osterley & Spring Grove ward.
Overlooking/ Overshadowing/ Daylight/Sunlight/ Solar Glare	The proposed tall buildings will tower above local homes, dominating them and some will lose privacy, daylight & sunlight eg Northumberland Gardens, Brambles Close. Solar glare for car and bus drivers along A4, Syon Lane, Northumberland Gardens, also train drivers on Hounslow Loop.	The proposed tall buildings will tower above local homes, dominating them and some will lose privacy, daylight & sunlight eg Oaklands Ave, Syon Lane, possibly Syon Park Gardens.
Out of Character with the Area	Design, appearance and materials are not fitting with the local area of mainly 2-storey houses. Negative impact on context and character of the area.	Design, appearance and materials are not fitting with the local area of mainly 2-storey houses. Negative impact on context and character of the area.

Valid Grounds for Objection Points cont...	HOMEBASE (Syon Gardens) P/2020/3099	TESCO (Osterley Place) P/2020/3100
Need for Decent Family-sized Homes, <u>not</u> Small Flats	Need not met by proposed 42% of flats being 1-bed, 44% 2-bed, only 13% 3-bed and 1% 4+ bedroom.	Need not met by proposed 46% of flats being studio or 1-bed, 45% 2-bed, only 9% 3-bedroom.
Effect on Heritage Assets	Grade II listed Gillette building will be dwarfed by buildings up to 17 storeys.	Grade II listed Gillette building will be dwarfed by buildings up to 17 storeys.
Public Transport	Public transport in the area already stretched. The only likely improvement is another bus route (E1 to Ealing). No funding available for the proposed Southall Rail Link or West London Orbital Link, or improvements to Hounslow Loop or Piccadilly line.	Public transport in the area already stretched. The only likely improvement is another bus route (E1 to Ealing). No funding available for the proposed Southall Rail Link or West London Orbital Link, or improvements to Hounslow Loop or Piccadilly line.
Traffic	Developer claims that traffic will reduce in the area! Where is the evidence? NB Nishkam School traffic forecasts hugely underestimated reality, and this looks like a similar case. Gillette Corner traffic is above capacity, needs drastic reconfiguring, not just an extra right-hand turn from eastbound A4 to Syon Lane southbound. Shoppers might use taxis rather than their own cars or home delivery (more vans).	Developer claims that traffic will reduce in the area! Where is the evidence? NB Nishkam School traffic forecasts hugely underestimated reality, and this looks like a similar case. Petrol station customers will use the Shell Garage at Gillette Corner, so they won't disappear as suggested by the developer.
Car Parking	Number of residential car parking spaces totally inadequate (100 for 473 flats).	Number of residential car parking spaces totally inadequate (400 for 1677 homes).
Other Infrastructure	We asked for a GP surgery, public swimming pool – not provided. Local infrastructure bursting at the seams, how will it serve an extra 1,100-1,500 residents? So, a negative impact on social infrastructure.	GP surgery suggested at this site, but it needs to be on the Homebase site because of availability of better public transport and car parking. Local infrastructure bursting at the seams, how will it serve an extra 3.6-5.2K residents? So, a negative impact on social infrastructure.
Education	Secondary provision maybe adequate, but primary provision highly likely to be insufficient.	Secondary provision maybe adequate, but primary provision highly likely to be insufficient.
Amenity Space	Mainly provided on podium and roof levels, not at ground level. Not enough for the extra 1,000-1,250 residents.	Some amenity space at ground level but substantial amounts at podium & roof levels. Not enough for the extra 4-5K residents.
Environmental Impact & Sustainability	Increased noise, air pollution, carbon emissions (including during 5-year construction period) and poor sustainability. Climate emergency declared but homes won't be zero-carbon.	Increased noise, air pollution, carbon emissions (including during 10-year construction period) and poor sustainability. Climate emergency declared but homes won't be zero-carbon.
Consultation/Community Involvement	Consultation with the local community was a box-ticking exercise, a sham. We were concerned with height (our red-line is 6-storeys, the height of the Access Storage building currently under construction at Gillette Corner) and transport/traffic – these major concerns have been largely ignored.	Consultation with the local community was a box-ticking exercise, a sham. We were concerned with height (our red-line is 6-storeys, the height of the Access Storage building currently under construction at Gillette Corner) and transport/traffic – these major concerns have been largely ignored.

UPCOMING EXHIBITION OF 3D MODEL OF PROPOSED DEVELOPMENTS ON TESCO & HOMEBASE SITES

The developer promised to produce a 3D model of the proposed development. They haven't, so we have had one made. **Come and see what the area would look like if these developments went ahead as proposed.**

Location: Nishkam School, Syon Lane, TW7 5PN

Thursday 22 Oct, 5-9pm

Saturday 24 Oct, 10.30am – 4pm

The model will be of particular interest to those who live on:

- Great West Road (between Wood Lane and Gillette Corner)
- Northumberland Gardens
- Northumberland Estate (generally)
- Oaklands Ave
- Syon Lane
- Syon Park Gardens
- Wyke Estate: Wyke Close, Stags Way, Crowntree Close & Braybourne Drive
- 'Trees' Estate (south-east of Syon Lane stn)

Due to COVID-19 restrictions we are limiting access to the exhibition for 4 people at a time for a 15-minute slot. It is essential that you book a slot, so go to our OWGRA Website – or directly to Eventbrite to book <https://www.eventbrite.co.uk/e/the-osterley-landscape-is-this-how-it-will-look-tickets-123402298597>



Places are limited so **book now!**

Please ensure that you wear a mask, sanitise your hands, maintain social distance and wear gloves (we will provide gloves), and try to avoid touching the model when you come to the exhibition. Please check the website www.thb.owgra.org.uk the day of the exhibition in case additional COVID-19 restrictions are introduced between this newsletter going to print and the actual exhibition.

IMAGES OF THE 3D MODEL TO BE EXHIBITED from various locations to illustrate the imposing & out of character developments proposed by Berkeley/St Edward.



SYON LANE FROM STATION



GREAT WEST ROAD EASTBOUND

Credit: Ray Cockle Photographics



SYON LANE SOUTHBOUND



JUNCTION MACFARLANE LANE & SYON LANE

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 regular e-newsletters.

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

Osterley & Wyke Green Residents' Association (OWGRA)
130 Wood Lane, Osterley, TW7 5EQ
Tel: 07562 385269 / Tel: 07767 826197 (Re Tesco/Homebase)
Website: www.thb.owgra.org.uk / e-mail: info@owgra.org.uk
Twitter: @OWGRA