

Notes
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
This drawing is the work depicted are the copyright of JTP.
This drawing is prepared for the specific project stage in the Drawing Status section below and it is not intended to be used for any other purpose. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated in the Drawing Status below.

- KEY_PP05_Predominant First Floor Uses**
- Application Boundary
 - Mix of Residential and Non-Residential
 - Residential and Residential Ancillary

PS	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 CPTL & Bt. Next 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 Barn Warehouse
Pennington Street
London, E1W 2AP
+44 (0) 20 7017 1780
www.jtp.co.uk

Project
Tesco Osterley

Drawing Title
**Parameter Plan
Predominant First Floor Uses**

Scale @A1 1 : 1000 Job Ref: 01754
Drawing No. 01754-JTP-DR-MP-PP-005 Revision: PS
Scale Bar 0 10 20 30 40 50 m

Figure 4.4R: Proposed First Floor Uses

Built Form, Height and Massing

4A.31 Table 4.6 summarises the maximum height for each block on the development parcels.

Table 4.6: Maximum Block Heights and Storeys		
Blocks	Maximum Heights (m AOD)	Indicative Number of Storeys
A	+32.5 to +73.9	2-15
B	+64.1 to +70.4	10-14
C	+32.5 to +56.6	2-9
D	+32.5 to +56.1	2-9
E	+43.5	4-5
F	+43.2 to +58.9	5-10
G	+63.6 to +73.0	12-15
H	+32.5 to +79.8	2-17
J	+32.6	2
K	+27.3	1

4A.32A The maximum height parameters for each block is shown in Figure 4.5R including rooftop plant and lift overruns. The maximum heights have been derived from the illustrative masterplan. Some blocks include 2 m of deviation for flexibility; however, some are critical heights which have been limited due to daylight and sunlight considerations and townscape/ heritage/ view sensitivities.

4A.33 There is no minimum building height requirement.

Design Guidelines

4A.34A The design code (and Addendum) provides design guidance for the future detailed design to be delivered as part of the RMAs to ensure that the highest standard of design is delivered across the amended proposed development, as individual development parcels are brought forward through a process of phased development. It also aims to ensure a consistent and coherent design approach between different parcels, maintaining the overall design ethos for the wider masterplan development set out in the DAS.

4A.35A The design code (and Addendum) will be read in conjunction with the parameter plans and development specification (and Addendum), the latter of which describes the principal elements of the amended proposed development, including the description of development, quantum of development, tenure and mix, residential quality standards, open space and play space standards, transport and parking standards, and environmental performance requirements.

4A.36 The design code presents:

- mandatory design principles (supported by plans and diagrams) that must be followed to ensure the development will be of a high quality; and
- guidance that reflects 'best practice' or recommendations for achieving a distinctive character.

4A.37 The design code addresses the following aspects:

- Masterplan Framework (key design principles);
- Streets and Spaces (access strategy, hierarchy of street typologies, hierarchy of spatial typologies and design principles);
- Detailing the Place (design and specification for hard and soft landscape elements, boundary treatments, street furniture and street lighting);
- Built Form (sustainability objectives for the buildings on-site); and

- Design Compliance Checklist.

4A.38A The street typologies comprise the following:

- Boulevard (primary street within the amended proposed development, connecting the main vehicular access point off Syon Lane to secondary streets); and
- Lances (secondary level streets).

4A.39 The spatial typologies comprise the following:

- Water Gardens in the north;
- Public Green Space (The Meander) in the west;
- Public Square (The Clearing) in the east;
- Edge Treatment, including the Copse and Syon Lane verge in the south; and
- Internal Streets.

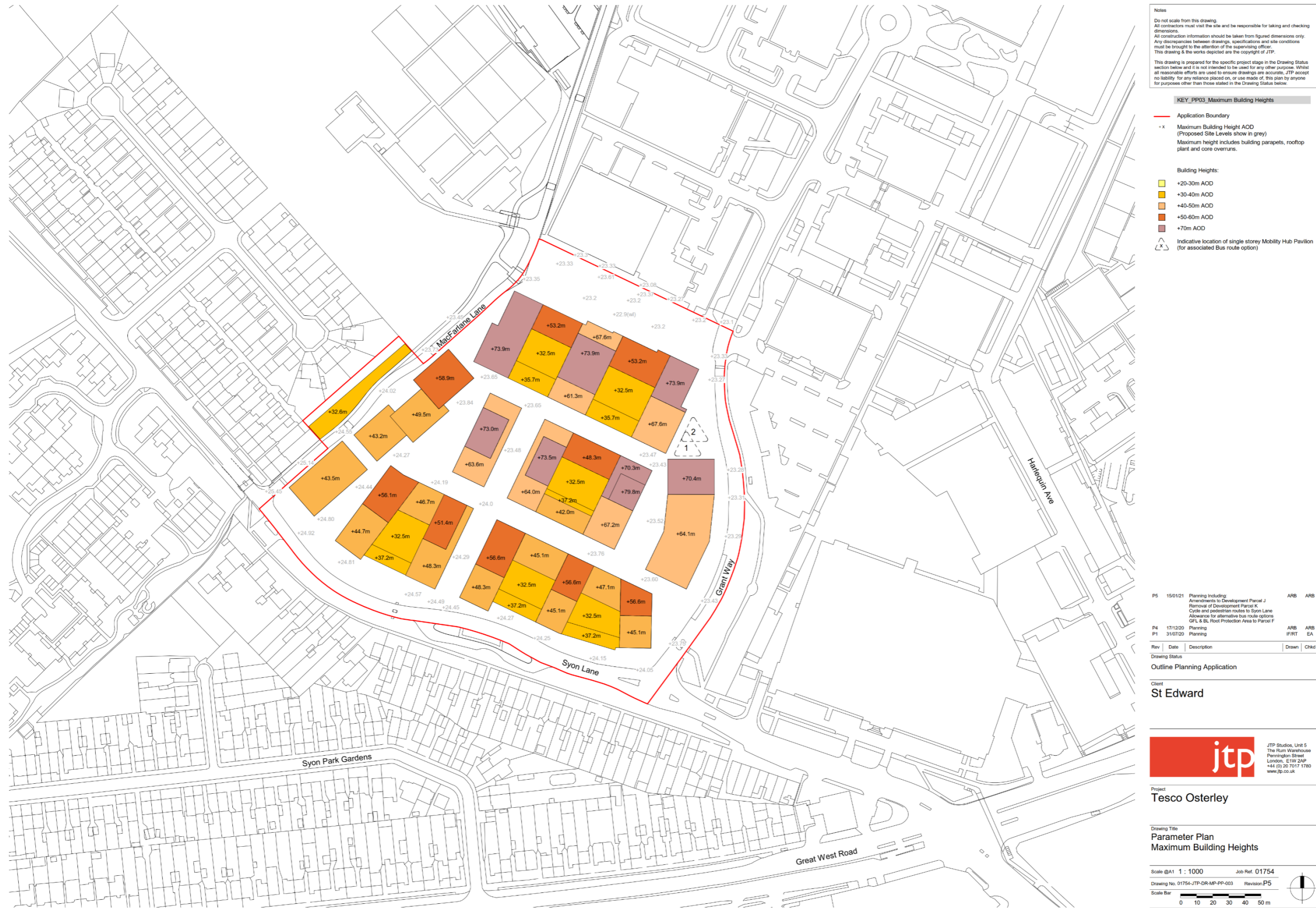
4A.40 The building typologies comprise the following:

- Primary Elements:
 - Syon Lane Typology;
 - Wayfinding Typology;
 - Waterside Typology;
- Secondary Elements:
 - Linking Typology; and
 - Terrace Typology.

4A.41 Guidance is provided on built form, pedestrian and cycle movement, public and private space, massing, frontages, parking and servicing.

4A.42 Different options are presented in respect of materiality, architectural style and detailing for each of the building typologies. These are detailed for the main building material alongside metalwork and balconies.

4A.43A The design code states that the design of the buildings would be coherent and familial throughout the amended proposed development. All buildings would share key elements such as materials, colour, proportion or graphic elements that provide a uniform appearance. The main materials for façades would be brick, glass and metal and concrete used on the bases and plinths.



Notes
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
This drawing & the works depicted are the copyright of JTP.
This drawing is prepared for the specific project stage in the Drawing Status section below and it is not intended to be used for any other purpose. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated in the Drawing Status below.

- KEY_PP03 Maximum Building Heights**
- Application Boundary
 - x Maximum Building Height AOD (Proposed Site Levels show in grey)
Maximum height includes building parapets, rooftop plant and core overruns.
- Building Heights:**
- +20-30m AOD
 - +30-40m AOD
 - +40-50m AOD
 - +50-60m AOD
 - +70m AOD
- △ Indicative location of single storey Mobility Hub Pavilion (for associated Bus route option)

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 & EL Foot 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				

Client
St Edward

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

Project
Tesco Osterley

Drawing Title
**Parameter Plan
Maximum Building Heights**

Scale @A1 1 : 1000 Job Ref: 01754
Drawing No. 01754-JTP-DR-MP-PP-003 Revision: P5
Scale Bar 0 10 20 30 40 50 m

Figure 4.5R: Proposed Maximum Building Heights

Landscaping and Public Realm

Public Realm and Open Space Network

4A.44A The landscape strategy would ensure that a high quality public realm is delivered as part of the [amended](#) proposed development. The public realm would incorporate a number of outdoor spaces including streets, legible pedestrian routes and new public and private open spaces.

4A.45A Figure 4.6R identifies the zones and areas which have been identified where the landscape strategy would be implemented (i.e. the 'open space zone'). Within the open space zone, no built development would be permitted other than:

- Hard and soft landscaping;
- Public realm;
- Amenity spaces (inclusive of playspace provision);
- Structural planting;
- Footpaths and cycleways and their associated apparatus;
- Creations of roads and footpaths in order to provide connections for the built development; and
- Creation of ecological habitats (including landscape planting with known biodiversity value, trees, hedges and shrubs).

4A.46A The hatched area Figure 4.6R shows the open space zone at ground level. This includes all public realm and proposed access routes. Defensible space has been allocated to cater for private gardens and defensible space from the built form. This is a minimum zone so can therefore extend beyond this. Private amenity space is provided to the immediate west of Block J [and would be a minimum of 18 m deep](#).

4A.47A Figure 4.7R shows the maximum zones of open space at podium level have been allocated including their maximum heights. These have been derived from the illustrative masterplan but height deviation has been included to allow for flexibility.

4A.48A Figure 4.8R shows the maximum zones of open space at roof level which can be accessed by the residents only and with maximum zones of biodiverse roofs. The open space at roof level could include private and communal open space. Maximum heights of these zones have also been indicated.

4A.49 The design code makes commitments in respect of delivering a high quality design in order to create a distinct sense of place.

4A.50A The following minimum areas would be provided across the masterplan as a whole:

- 20,000 m² publicly accessible open space including the Water Gardens;
- 8,000 m² communal amenity space at podium and roof level; and
- 5,000 m² play space (split between publicly accessible space at ground level and communal amenity space at podium and roof levels).

Landscape and Biodiversity Enhancement

4A.51 The minimum areas designated for landscaping would be 32,500 m².

4A.52 At the outline stage, the precise habitats, species mix, locations and areas of landscape planting are not yet fixed and would be confirmed at the detailed design stage. However, the following commitments have been made at the outline stage as presented in the development specification [\(and Addendum\)](#) document:

- Biodiverse rich landscaping;

- Minimum 4,000 m² Biodiverse roofs;
- Retention of 24 trees; and
- Minimum of 300 new trees planted.

4.53A The [amended](#) proposed development would result in the loss of 153 trees out of a total 177 existing trees. The majority of the tree removals from within the site are of relatively low amenity value. Trees, especially mature specimens on the boundary of the site, would be retained wherever possible as per advice provided in the Arboriculture Impact Assessment that accompanies the application.

4A.54 There would be a minimum of 300 new trees planted. The proposed tree planting would strengthen and enhance the characteristics of the existing tree stock and appropriate species would be selected to complement the site and also enhance the site's biodiversity.

Lighting Strategy

4.55A As stated in the Design Code, the [amended](#) proposed development would deliver appropriately designed external lighting to ensure a safe environment for site users. The lighting would conform to Hounslow Borough Council Street Scene Design Guidance¹.

4.56A At the appropriate time, and in response to a suitably worded planning condition, quantitative criteria for acceptable levels of light as detailed within the Institution of Light Engineers (ILE) document entitled 'Guidance Notes for the Reduction of Light Pollution, would be used to proactively inform a detailed Lighting Strategy for the [amended](#) proposed development and which would be secured by means of an appropriately worded planning condition.

¹ London Borough of Hounslow, 2018. Hounslow PFI - Streetscene Design Guide. Available at: Hounslow Borough Council Street Scene Design Guidance.