

January 2021

OSTERLEY PLACE

TESCO OSTERLEY, SYON LANE, TW7 5NZ

Development Specifications - Rev 1

Consultant: WSP





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DEVELOPMENT SPECIFICATIONS REV 1

This document sets out the development specifications for the proposed residential-led mixed-use development of Tesco Osterley. This sets maximum and minimum limits on the quantum of development and provides key commitments on tenure mix, residential quality, open space and play space, transport and connectivity, and environmental performance. This should be read in conjunction with the other plans and documents that control the scope of the outline application and set restrictions on what can be delivered under the future reserved matters applications, which comprise the description of development, the Proposed Access Plan, the Parameter Plans, and the Design Code.

1 Quantum of development

- a Maximum residential floorspace of 146,700 sqm (GIA), including ancillary residential facilities but excluding floorspace for energy centre, plant, refuse, car parking and cycle parking
- b Maximum number of homes of 1,677
- c Minimum total non-residential floorspace of 3,000 sqm (GIA) and maximum of 5,000 sqm (GIA), excluding covered servicing area for non-residential uses
- d Minimum figures for non-residential floorspace use class:

Uses	Minimum Floorspace (GIA)
Shops, financial and professional services, cafes and restaurants, public house/drinking establishment	1,000 sqm
Business, research and development, industrial process which can be carried out in a residential area without detriment to its amenity	1,000 sqm
Healthcare, gym, leisure, community, creche	1,000 sqm

- e The non-residential uses will not include hot food takeaways or general industrial uses
- f Maximum building height of 17 storeys and 79.8m AOD. The maximum heights for each block are set out below and shown on the Maximum Building Heights Parameter Plan.
 - i Block A maximum height of 73.9m AOD
 - ii Block B maximum height of 70.4m AOD
 - iii Block C maximum height of 56.6m AOD
 - iv Block D maximum height of 56.1m AOD
 - v Block E maximum height of 43.5m AOD
 - vi Block F maximum height of 58.9m AOD
 - vii Block G maximum height of 73.0m AOD
 - viii Block H maximum height of 79.8m AOD
 - ix Block J maximum height of 32.6m AOD

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2 Tenure and mix

a Minimum and maximum range of housing sizes

	Market	Intermediate	Affordable Rent
	Min-Max	Min-Max	Min-Max
Studio	5% - 9%	0% -6%	0%
1-bed	30% - 36%	30% - 35%	22%-27%
2-bed	42% - 48%	58%-64%	39%-45%
3-bed	12% -16%	0% -10%	30%-37%
4-bed	0% - 0%	0% - 0%	0%-5%

3 Residential quality

a Minimum internal floorspace for each housing type

	Minimum internal floorspace (GIA) for single storey dwellings	Minimum internal floorspace (GIA) for two storey dwellings	Minimum internal floorspace (GIA) for three storey dwellings
1b1p	39 sqm	-	-
1b2p	50 sqm	58	-
2b3p	61 sqm	70	-
2b4p	70 sqm	79	-
3b4p	74 sqm	84	90
3b5p	86 sqm	93	99
3b6p	95 sqm	102	108
4b5p	90 sqm	97	103
4b6p	99 sqm	106	112

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b Minimum private amenity space for flats

	Minimum external private amenity space
1b1p	5 sqm
1b2p	5 sqm
2b3p	6 sqm
2b4p	7 sqm
3b4p	7 sqm
3b5p	8 sqm
3b6p	9 sqm
4b5p	8 sqm
4b6p	9 sqm

c Minimum private amenity space for houses

	Minimum external private amenity space
Podium townhouses with direct access to communal podium gardens	24 sqm
Macfarlane Lane houses	40 sqm

- d** A minimum depth and width for all balconies and other private external spaces of 1500mm.
- e** A minimum of 10% of homes meeting Building Regulation requirement M4(3) 'wheelchair user dwellings', with the remaining homes meeting Building Regulation requirement M4(2) 'accessible and adaptable dwellings'
- f** Minimum separation between windows to habitable rooms of 17m
- g** Minimum 50% dual aspect homes (dual aspect defined as homes with opening windows on at least two sides at 90° / 180°)
- h** Maximum of 12 homes per core on each floor, with appropriate design mitigation measures incorporated where number of homes per core exceed 8, as set out in Design Code

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- i A minimum floor to ceiling height of 2.5m

4 Open space and play space

- a Minimum publicly accessible open space of 20,000 sqm. Refer to Open Space Parameter Plan for location.
- b Minimum communal amenity space of 8,000 sqm (provision at podium and roof level and excluding communal amenity space at ground floor that is accessible to the public). Refer to Podium and Roof Level Open Space Parameter Plans for locations.
- c Minimum play space of 5,000 sqm (provision to be split between publicly accessible space at ground level and communal amenity space at podium and roof levels).
- d All podium gardens must achieve a minimum of 50% area with two hours of sun on the ground on 21 March, with the exception of the podium garden for Block H and the eastern courtyard for Block A, which must achieve a minimum of 40% area with two hours of sun on the ground on 21 March, subject to justification at reserved matters stage

5 Transport and connectivity

- a Public pedestrian and cycle route through the Water Gardens between Grant Way and Macfarlane Lane to be retained
- b Provision of bus turning facility located off Grant Way, to include bus stand spaces and welfare facilities for drivers
- c Maximum of 400 car parking spaces total (including car club bays and comprising of both on-street and off-street provision)
- d Minimum of 10 car club bays
- e Minimum of 20% active electric vehicle charging points, with remaining car parking spaces to be passive electric vehicle charging points
- f Long stay and short stay cycle parking to be provided in accordance with the standards in the Intend to Publish London Plan
- g All servicing is to be undertaken off the public highway or within areas defined for site servicing. Refer to Access and Movement Parameter Plan for zones for servicing.

6 Environmental performance

- a Energy performance commitments

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- § **Be Lean** – minimum 10% reduction over Part L 2013 for residential areas, and 15% reduction from non-residential areas from fabric energy efficiency measures alone (this includes U-values for walls, floor, roofs and glazing, mechanical ventilation and low air permeability rates);
- § **Be Clean** – use low emission air source heat pumps with gas back-up boilers to provide space heating and hot water
- § **Be Green** – incorporation of photovoltaic panels on available roofs
- § On-site reduction in carbon emissions in accordance with Be Lean, Be Clean and Be Green measures identified in the Energy Strategy
- § Any residual regulated CO₂ offset through a payment to the local borough to achieve a standard of **Zero Carbon**.
 - b Sustainability commitments
- § All non-residential spaces to achieve BREEAM Excellent
 - c Ecological commitments
 - § Minimum of 300 trees planted
 - § Provision of green roofs with a minimum of 4,000 sqm biodiverse roofs
 - § Net biodiversity gain
 - d Water commitments
- § Domestic water consumption limited to 105l/pp/day