ABOUT THE SITE

Osterley Station car park is located adjacent to Osterley underground station. The station is in zone 4, on the Piccadilly line, off the Great West Road.

The Grade II listed station was opened in 1934 and its design includes a concrete obelisk at the top of the station tower which is regarded as an important local historic landmark.

OUR RELATIONSHIP WITH TfL

The site has been identified by TfL as an opportunity to deliver a high quality residential development with much needed affordable housing above the car park.

AfL is working in partnership with TfL to deliver this. AfL’s development model enables this development opportunity to be unlocked, enabling new homes to be provided above a fully operational station car park.

WE VALUE YOUR FEEDBACK

Members of the project team are available to answer any questions you may have. A feedback form is available for you to complete and we would welcome your comments on our current proposals. All feedback will be reviewed and taken into consideration and addressed at a further public exhibition in the new year.

AfL is committed to working with the local community throughout the development of our design proposals and will be holding further consultation and engagement with the community as our proposals develop.
AfL DEVELOPMENT MODEL

AfL’s development model and construction methods, enables us to work with TfL to bring forward development on more challenging sites, such as those above active and operational sites like Osterley Station Car Park.

AfL use modular construction, which means factory-produced pre-engineered building units that are delivered to site and then assembled, enabling high quality development with more efficient timescales.

PROJECT TEAM

AfL is working with high quality, experienced design teams on all of our projects in order to deliver outstanding developments.

We have been working with our design team on the proposals for Osterley Station over several months and have met regularly with the London Borough of Hounslow Planning and Housing Officers to get their comments on the proposals.

KKA ARCHITECTURE

KKA is an award-winning architectural and interior design practice based in their purpose-designed offices at Highpoint in Liverpool City Centre.

KKA undertake projects nationwide and across a wide spectrum of sectors on projects which range in size and complexity. KKA is a young, vibrant practice, yet it is backed by over 60 years of experience and has an enviable reputation for the delivery of buildings of the highest quality of design.
OPPORTUNITIES
• Maximise affordable housing delivery
• Deliver a building of outstanding design quality that makes a positive contribution to the area
• Improve security for station and car park users with enhanced lighting and security measures, as well as increased natural surveillance from new residents

AFF is committed to delivering an outstanding new development that contributes to solving the London housing crisis, providing affordable homes.

CONSTRAINTS
• Impact on station car park during construction works
• Local views from the Osterley House and Park
• Relationship with the listed Osterley Station buildings and obelisk
• Use of materials sympathetic to the local area
• Design and scale of surrounding residential properties
• Impact of development on local roads including Great West Road
• Neighbourly relations and potential impact on those residents who live closest to the site

AMBITION
TfL’s ambition is to progress development across London on suitable sites to deliver more affordable housing. TfL have partnered with AFF to progress the redevelopment of Osterley Station, which presents the opportunity to deliver much needed new affordable homes in a highly accessible location, and to provide benefits for the local community and commuters.
KKA Architecture has undertaken significant research into the local area and has been in regular contact with LB Hounslow Planning Officers and the GLA to ensure our proposals are of the highest design quality.

The proposal is to build above the car park and we will consider appropriate bulk, scale and massing during design development.

We are currently looking at a proposal that reaches a maximum height of 10 storeys stepping down to 5 storeys to the front of the site along the Great Western Road to respect the setting of the station and obelisk.

- Respecting key local views from Osterley House and Park
- Providing high quality living accommodation in line with the London Plan living space guidelines
- All and the design team are committed to building a high quality development that has a positive impact on the local area.

Scale & Massing

The design approach for the site is based on:

- Utilising materials that are in keeping with the station buildings and surrounding area
- Height located to the rear of the site and stepping down towards the station and concrete obelisk - respecting the setting of the station and views of the obelisk.

Design Approach
The proposals are for:

- Up to 118 new apartments in a mix of units
- Communal facilities and shared spaces within the development for residents
- High quality landscaping and connection with Osterley landscaping
- Enhance and improve hard landscaping to station frontage

The homes will be designed to the highest standard. AFL is targeting key workers, young professionals and young families for the new homes.

This is an exciting development opportunity to provide much needed affordable housing at this accessible site in Osterley.

AFL is in discussions with LB Hounslow and the GLA about the level of affordable housing within the scheme.

The proposals are for a build to rent residential development above Osterley Station Car Park. The development will deliver as many affordable homes as possible.

Once completed AFL will retain control of the residential building working with a housing provider to ensure the development contributes positively to the community and the local area.

This drawing must be read in conjunction with all architects, consultants, subcontractors and specialists drawings. Do not scale from this drawing.

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The proposals include high quality landscaping within the development for new residents to enjoy as part of their communal amenity space.

AFL is also in discussions with LB Hounslow about the landscaping at ground floor level and the potential to make improvements to the public realm and appearance of the station entrance. The development presents the opportunity to improve the appearance of the site through outstanding landscaping planting and greening.

*Other key elements of the landscape strategy include:*

- Additional off-site vegetation comprises a wildlife buffer on the railway land of small trees and vegetation that will be retained, enhanced and managed.
- Podium terrace planting including new and appropriate street trees, mixed understorey planting and native plants of greater value to wildlife to connect with the large street trees and gardens forming valuable wildlife connectivity.
- A resident’s amenity south-east facing courtyard with further shared residents’ amenity terraces.
- Plant species will include native and flowering plants attractive to pollinators, edible plants, sensory planting for touch, smell, sight and sound with integrated watering reservoirs and rainwater harvesting devices used where possible.
- Fixed planters incorporating seating and lighting will be orientated to the south and east maximising views. Pedestal paving and/or composite decking will be selected to achieve a high quality external finish flush with door thresholds.
- Growing planters, a lawn area and shared dining space with integrated planters.
- Door stop play space and playable landscape features for pre-school age children.

*Summary*

The landscape strategy will seek to meet the requirements defined by the ecologists to promote biodiversity. Bird and bat boxes will be incorporated to the west and south facades, insect hotels to attract birds and pollinators, providing new habitat opportunities that currently are not possible with the site laid out as a surface car park. A landscape management and maintenance regime will be provided at planning application stage for adoption to achieve a robust and maintainable landscape.
07 key considerations

OSTERLEY STATION CAR PARK

During construction the car park will be closed and alternative car parking will be available for commuters at nearby stations Hounslow East and Hounslow West.

The new car park will open upon completion of the development. Further information will be provided by TfL as the proposal progresses.

CONSTRUCTION MANAGEMENT

AIL is committed to being a responsible developer during construction.

The site will be registered with the Considerate Constructors Scheme and we will continue to engage with the local community during construction to keep residents up to date on the latest works and progress.

TRANSPORT & PARKING

The development will provide 136 long stay cycle parking spaces at the site and 5 short stay spaces. This is in line with the current London Plan.

The long stay parking spaces will be accessible for residents to use and will also be secure. The short stay spaces will be provided in the public realm. Given that the site is in an accessible location, residents car parking will only be available to Blue Badge holders. There will be an increase in Blue Badge spaces at the site, arising from 3 to 12 spaces.

SUSTAINABILITY

The proposals have been designed to comply with current building regulations.

The development will be environmentally friendly and incorporate renewable energy sources to significantly reduce disruption and waste during the build process.

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**Sustainable future at Osterley***

Sustainable development is a core principle of this development. The overarching aim is to reduce carbon emissions and enhance biodiversity for the benefit of future generations. This is achieved through a comprehensive approach to design, including sustainable building materials, green spaces, and energy-efficient systems. The building’s orientation and layout are designed to maximise natural light, reduce energy consumption, and improve occupant comfort and health. The use of renewable energy sources, such as solar panels, is integrated into the building design to minimise carbon footprints.
SCHEME BENEFITS

The benefits of the scheme are:

- Delivery of much needed new affordable housing
- High-quality residential development above Osterley Station-Car Park
- Sensitively designed proposals respecting the setting of the station buildings
- Enhanced landscaping at ground floor level connecting with Osterley Station

- Developed Station car park with improved access, enhanced security and lighting
- Modular construction reducing disruption for local residents and delivering the development within much shorter timescales

NEXT STEPS

We will continue to work closely with LB Hounslow and local stakeholders as our proposals progress. We will be holding further public consultation and engagement with the local community in the new year ahead of submitting a planning application to LB Hounslow.

Thank you for attending our public exhibition. Please remember to fill out a feedback form and let us know your thoughts. All of the exhibition boards are available to view on the project website (details below).

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