

# Residential Development, Osterley Station // 01 welcome



## 01 ABOUT THE EXHIBITION

Welcome to our public exhibition which sets out Apartments for London (AfL)'s plans for the redevelopment of Osterley Station car park.

AfL is working with Transport for London (TfL), the owner of the site, to bring forward a residential development above the car park that will deliver much needed new affordable rental homes for the local area.

## 02 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.

## 03 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.

## 04 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.



View of Osterley Station from across Great West Road



View along Great West Road looking west



View of Osterley Station entrance



View looking towards the site from Osterley Park with the station Obelisk visible between the houses



View along Great West Road looking east

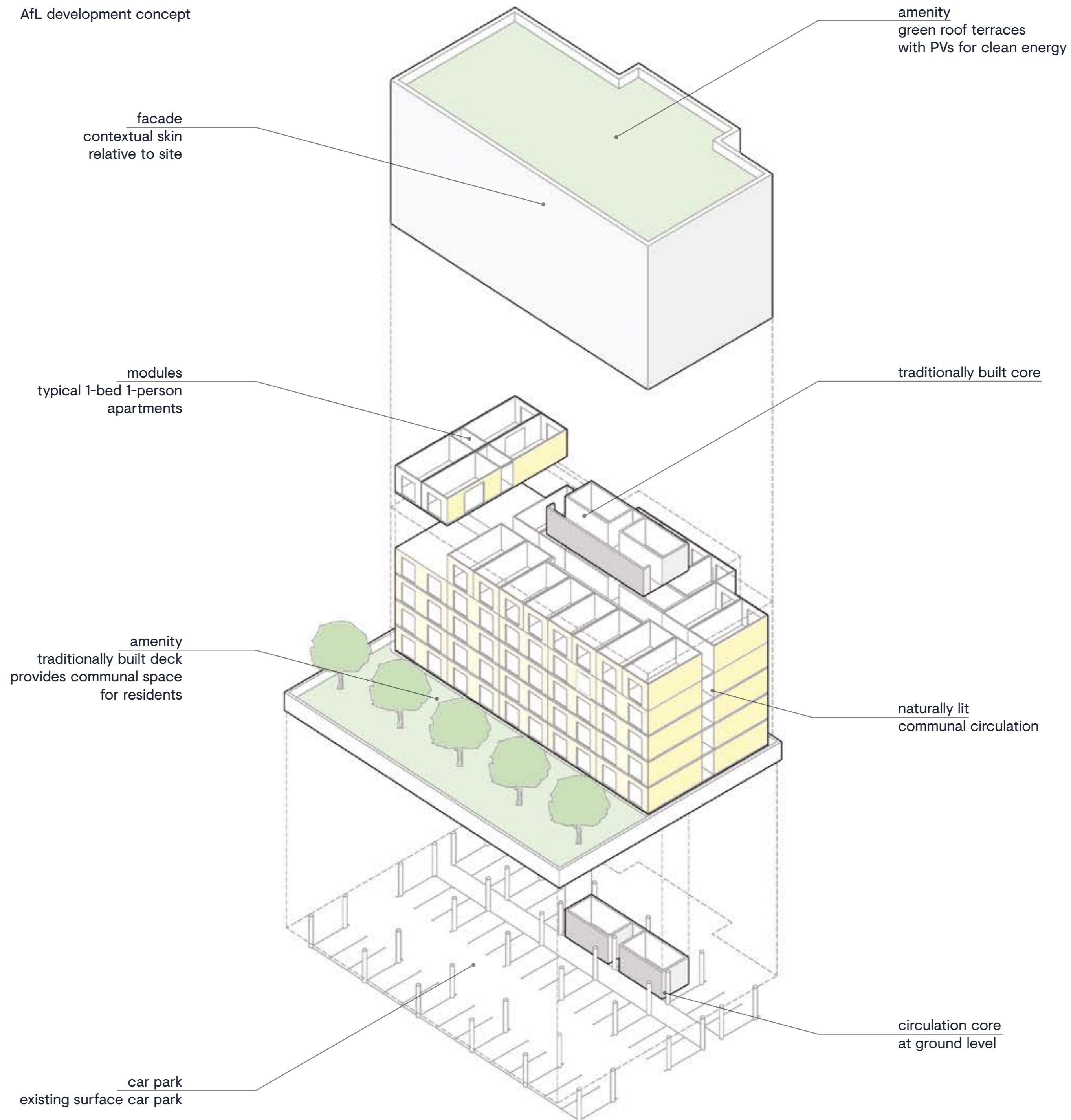


View across the existing station car park

# 02 product & team

visit: [www.apartmentsforlondon.org/osterleypublicexhibition](http://www.apartmentsforlondon.org/osterleypublicexhibition) to give us your feedback

AfL development concept



## 05 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.

## 06 AfL DEVELOPMENT MODEL

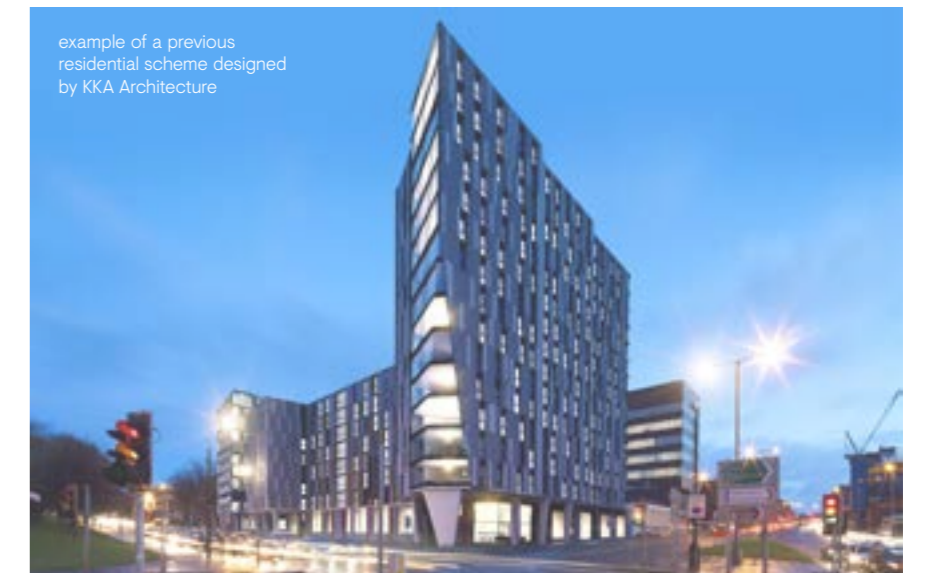
AfL's development model and construction methods, enables us to work with TfL to bring forward development on more challenging sites, such as those above active and operational sites like Osterley Station Car Park.

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.

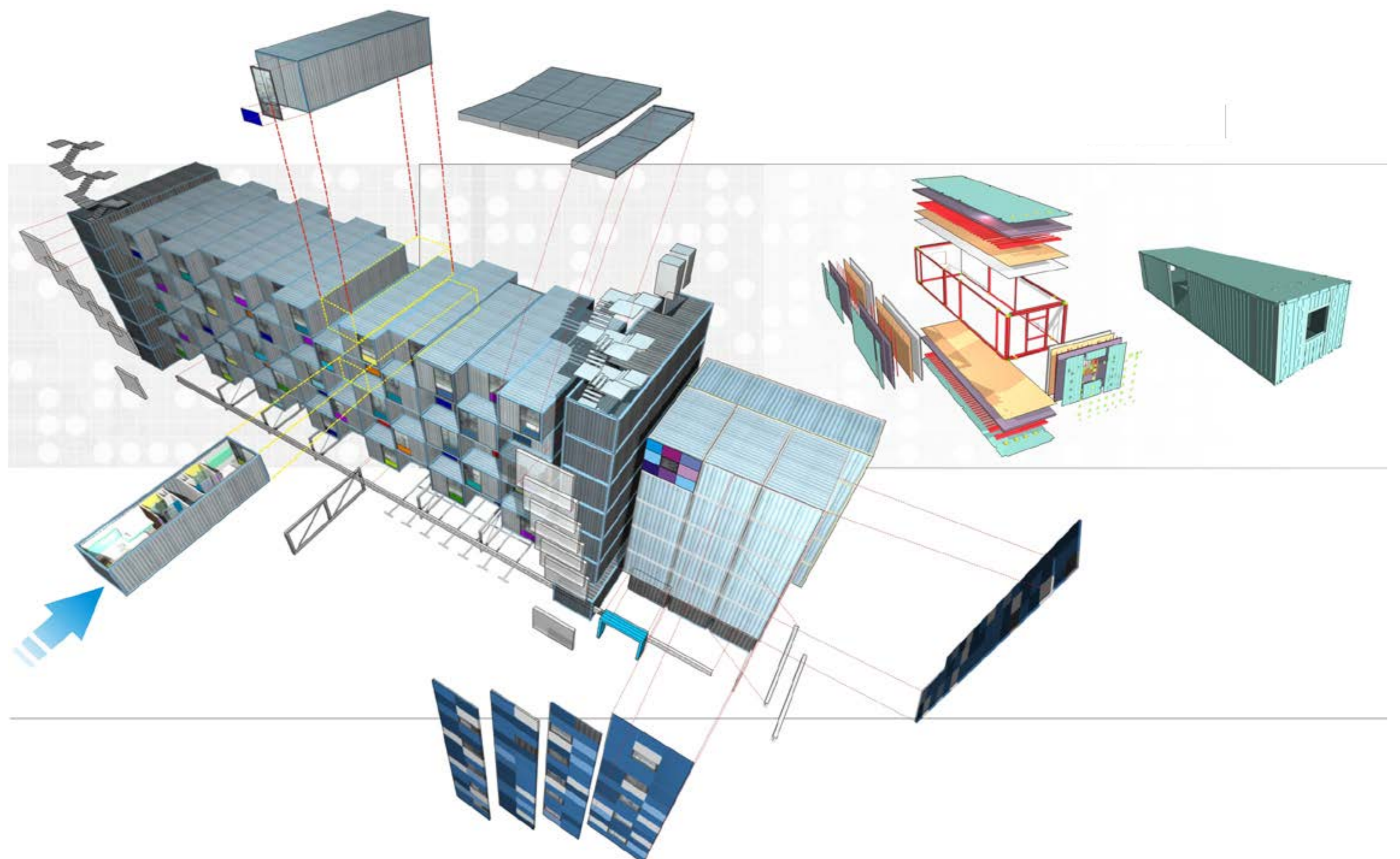
## 07 KKA ARCHITECTURE

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.



modular construction process



**APARTMENTS**  
for LONDON  
**K K A**  
architecture  
**LD&A** DESIGN  
**vectos**  
**RPS**  
**KLU**

# 03 site opportunities & considerations

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## 08 AMBITION

TfL's ambition is to progress development across London on suitable sites to deliver more affordable housing.

TfL have partnered with AfL 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.

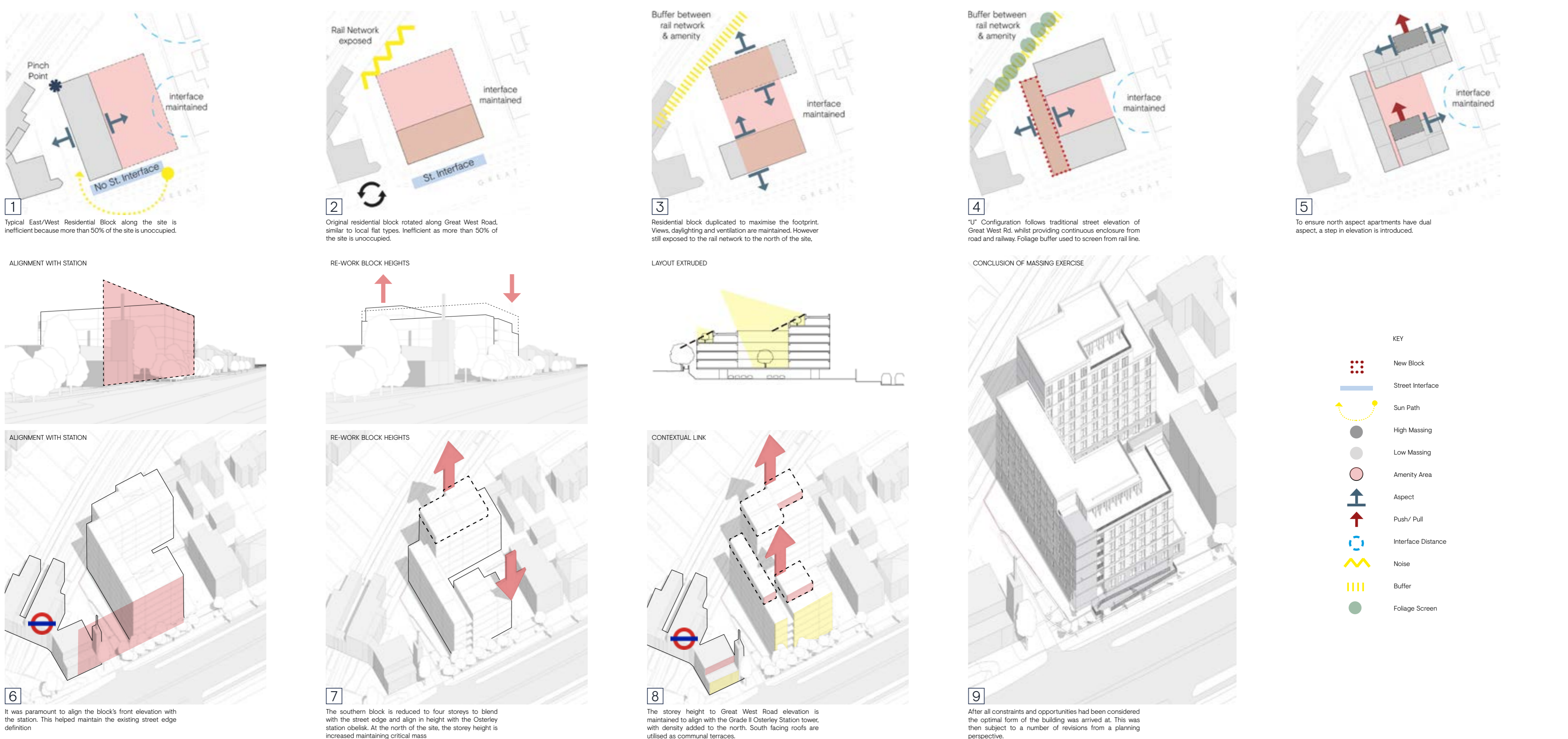
AfL is committed to delivering an outstanding new development that contributes to solving the London housing crisis, providing affordable homes.

## 09 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

## 10 CONSTRAINTS

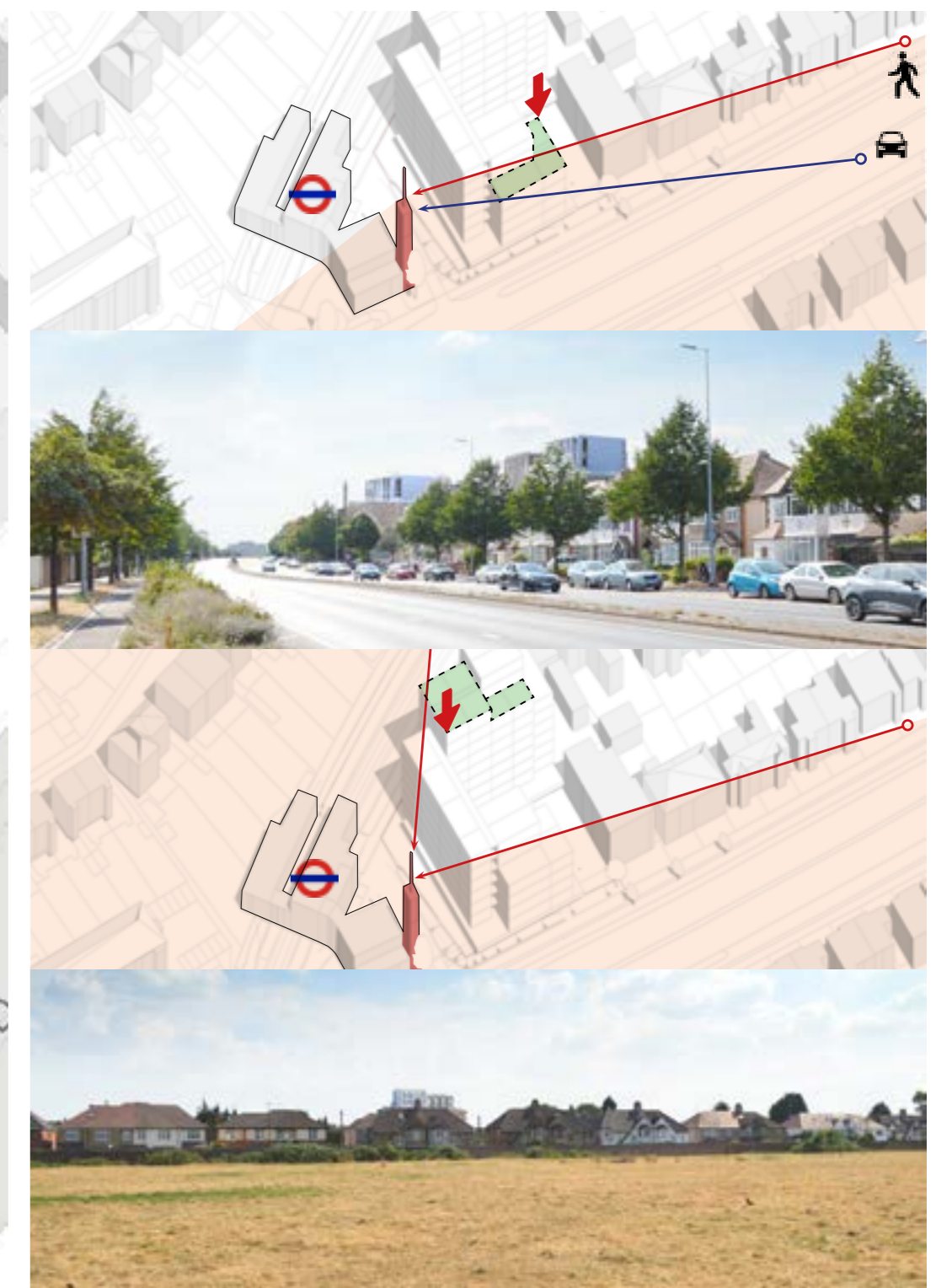
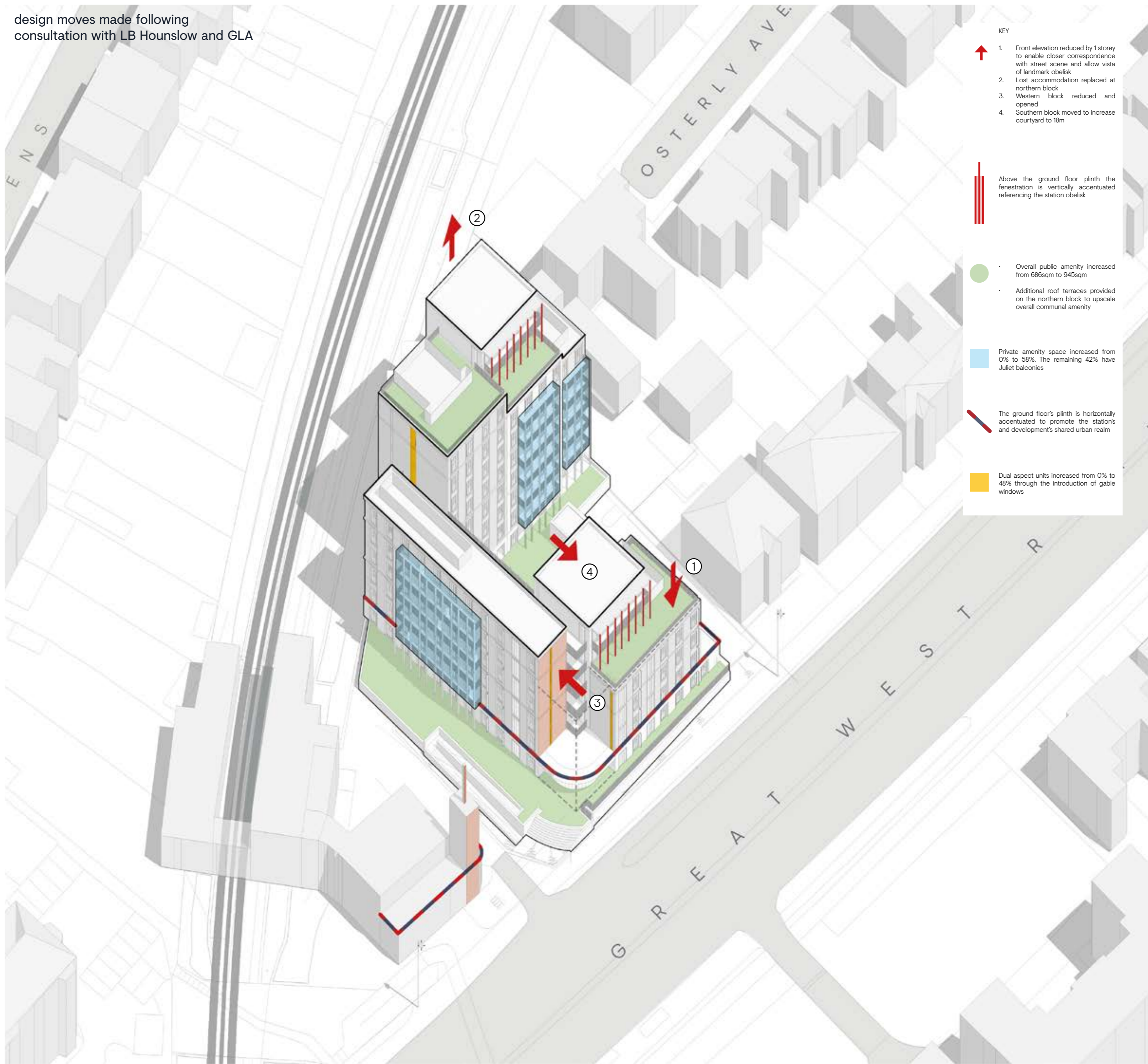
- Impact on station car park during construction works
- Local views from the Osterley House and Park
- Relationship with the listed Osterley Station buildings and obelisk
- Use of materials sympathetic to the local area
- Design and scale of surrounding residential properties
- Impact of development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



# 04 design approach

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design moves made following consultation with LB Hounslow and GLA



The front and rear of the building dropped in height to increase the vista angle of the Grade II listed station



The station entrance expresses horizontality and curvilinear forms common in the London Underground art deco stations. This motif has been referenced in the design of the main entrance.



Entrance precedent - Royal Court Theatre extension, Liverpool  
AHMM Architects

## 11 LB HOUNSLOW & THE GLA

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.

## 12 SCALE & MASSING

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.

## 13 DESIGN APPROACH

The design approach for the site is based on:

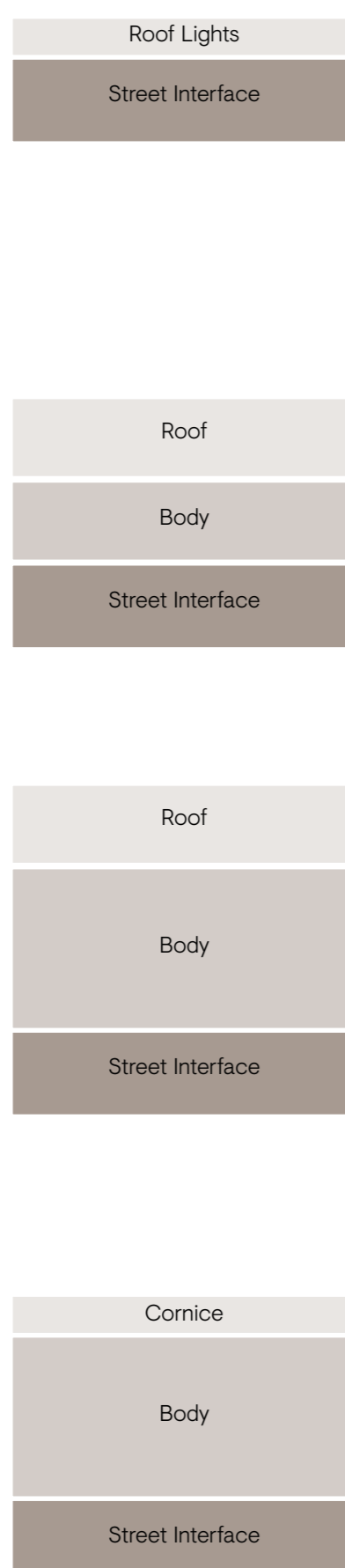
- Utilising materials that are in keeping with the station buildings and surrounding area
- Height located to the rear of the site and stepping down towards the station and concrete obelisk – respecting the setting of the station and views of the obelisk

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

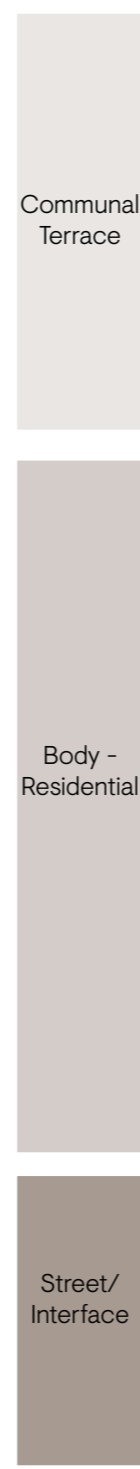
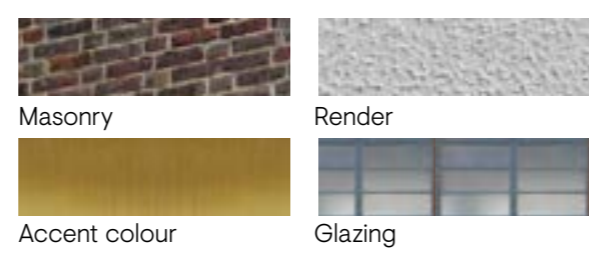
## facade composition and material study in relation to local context



Analysis of building composition



TfL Station Design Flash cards



## facade treatment study - typical western elevation



## typical southern elevation



# 05 our proposals: new homes

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example of a bedroom in a 2-bed apartment



studio apartment



example of a lounge in a 2-bed apartment



example of a kitchen/ lounge in a 1-bed apartment

## 14 AFFORDABLE HOUSING MODEL

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.

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

## 15 NUMBER OF UNITS & MIX

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

## 16 TARGET MARKET

The homes will be designed to the highest standard.

AfL is targeting key workers, young professionals and young families for the new homes.

## 17 OPPORTUNITY

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

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.

typical 2-bed 4-person apartment type



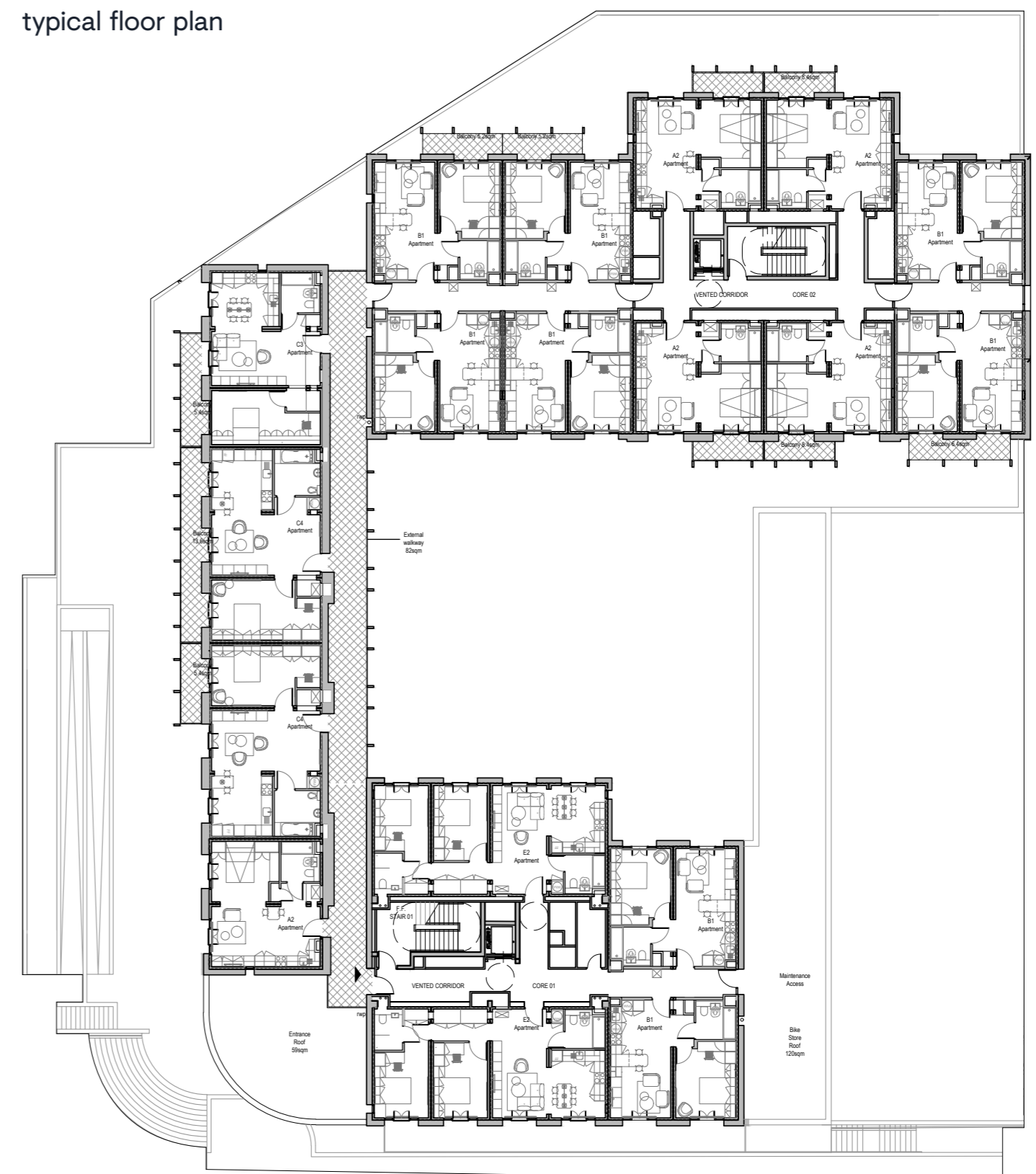
typical 1-bed 2-person apartment type



typical studio



typical floor plan



# 06 our proposals: landscaping

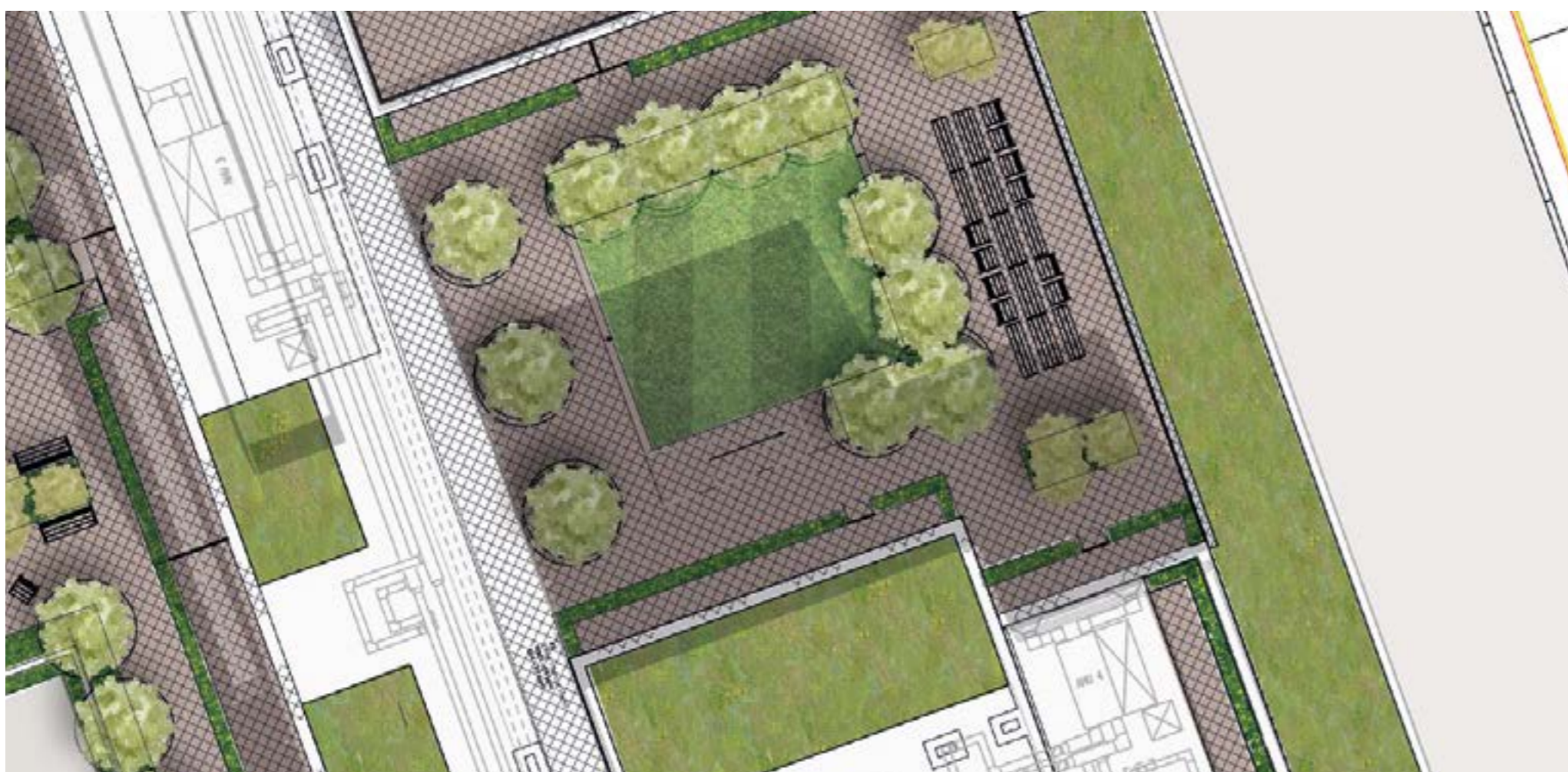
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## 18 OVERVIEW

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.



# 07 key considerations

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existing car parking plan



proposed car parking plan



PARKING PROVISION	TOTAL DEVELOPMENT
CAR SPACES	71 (EXISTING NCP SPACES) 12 ACCESSIBLE RESIDENT BAYS
CYCLE SPACES	136 (+6 SHORT-STOP)

## 19 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 proposals progress.

## 20 CONSTRUCTION MANAGEMENT

AfL 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.

## 21 TRANSPORT & PARKING

The development will provide 136 long stay cycle parking spaces at the site and 6 short stay spaces. This is in line with the current London Plan.

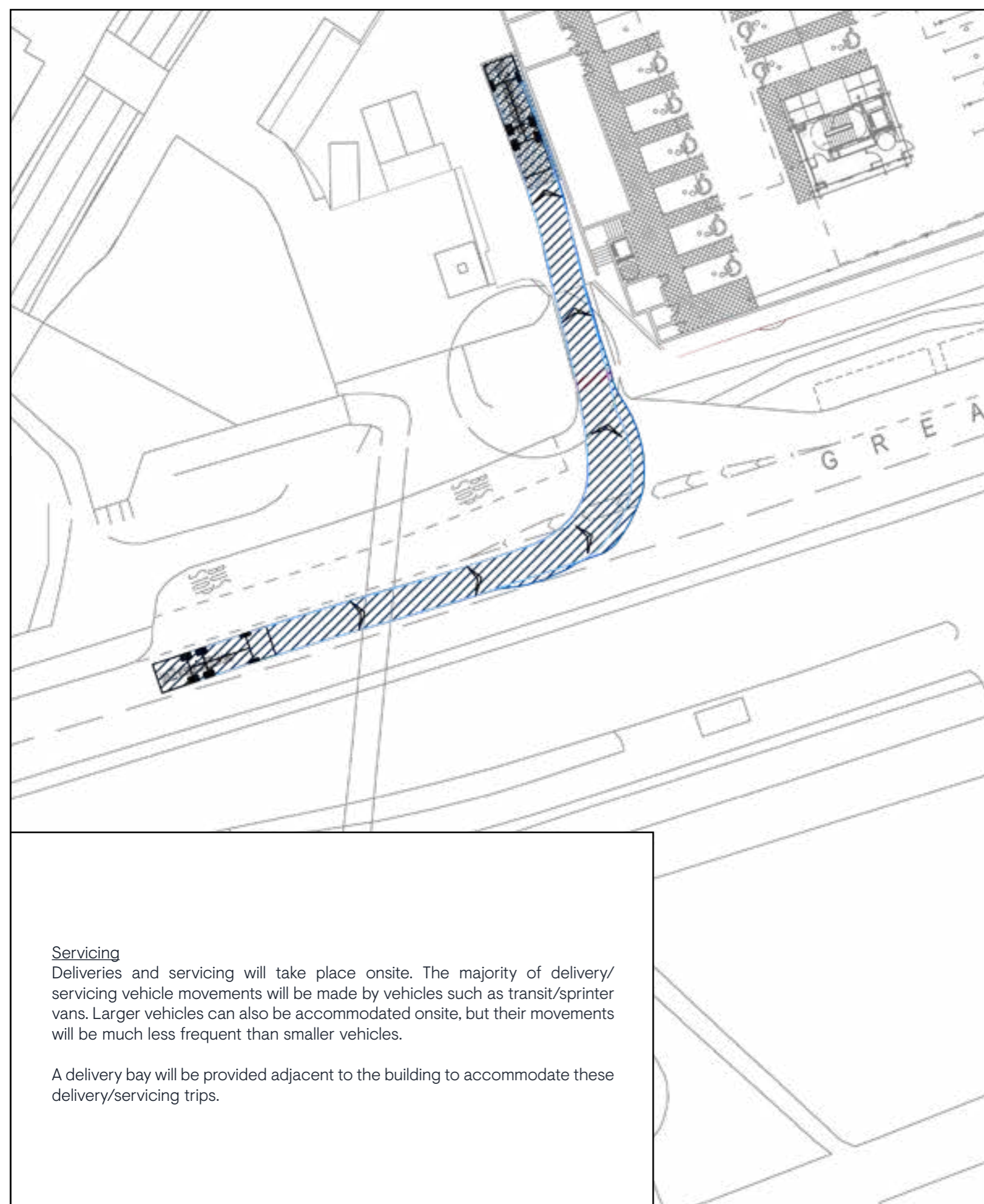
The long stay parking spaces will be accessible for residents to use and will also be secure. The short stay spaces will be provided in the public realm. Given that the site is in an accessible location, resident's car parking will only be available to Blue Badge holders. There will be an increase in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

## 22 SUSTAINABILITY

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

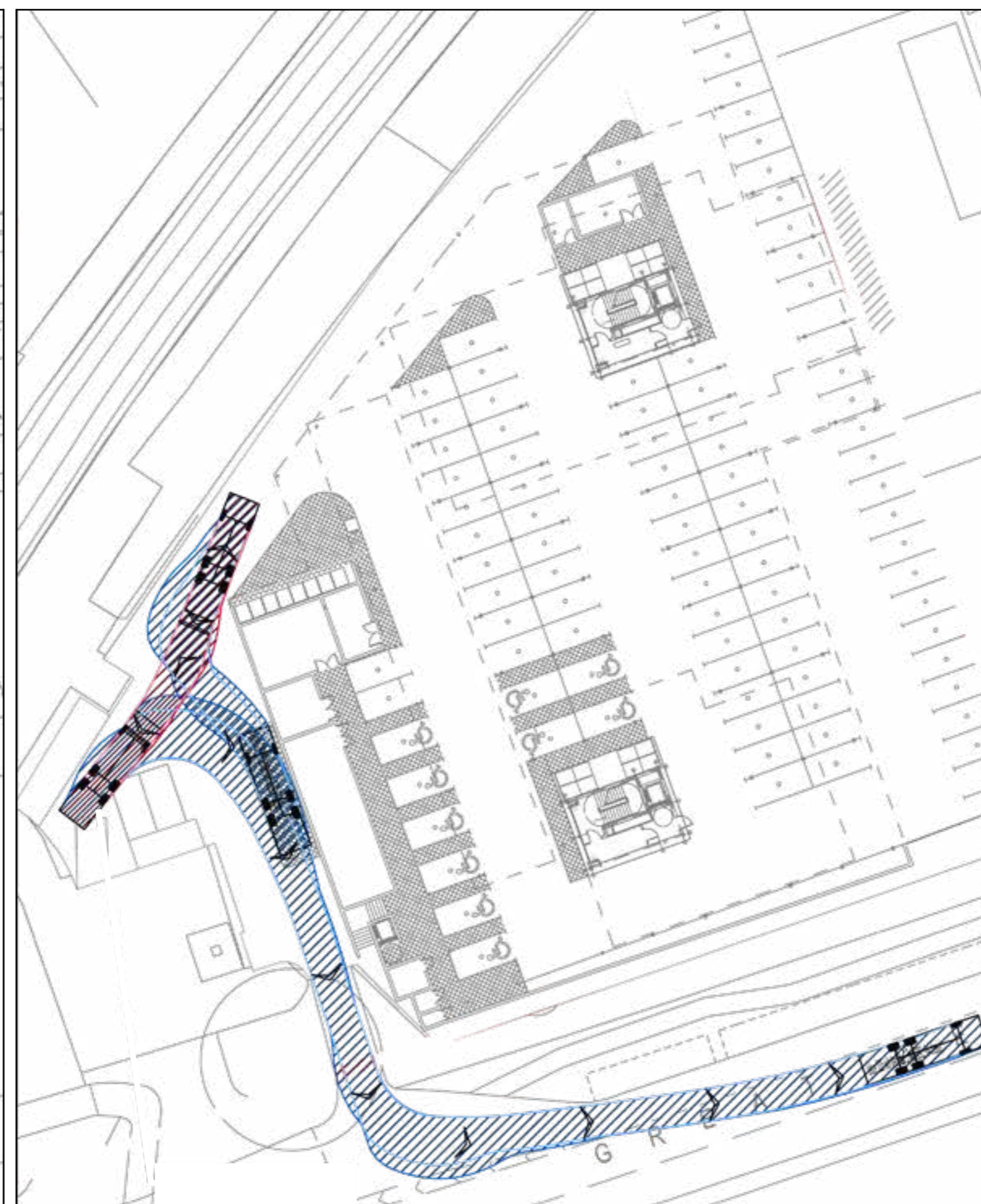
The development will be environmentally friendly and incorporate renewable energy sources the use of modular building techniques will significantly reduce disruption and waste during the build process.

### servicing strategy



**Servicing**  
Deliveries and servicing will take place onsite. The majority of delivery/servicing vehicle movements will be made by vehicles such as transit/sprinter vans. Larger vehicles can also be accommodated onsite, but their movements will be much less frequent than smaller vehicles.

A delivery bay will be provided adjacent to the building to accommodate these delivery/servicing trips.



### Osterley sustainability approach

- Energy**  
Initial analysis has demonstrated that Passivhaus is achievable on the Osterley site, and will reduce energy demand against Part L by approximately 20%. The residual 15% on-site improvements required to meet the London Plan's minimum on-site carbon improvements will be delivered through 80m<sup>2</sup> of roof mounted PV units. The building configuration and orientation maximise roof top solar irradiation and minimises the risk of overshadowing of the PVs, thereby optimising the potential PV output.
- Daylighting**  
The building orientation and the stepped building height from south to north maximises daylight in to apartments, communal roof terraces and the courtyard.
- Overheating**  
All units will have open-able windows with south-facing units being dual aspect to further minimise the risk of overheating. The need for additional shading devices will be evaluated at the next design stage and implemented as necessary to reduce overheating risk. The lightweight steel frame lacks thermal mass, however the highly insulated building envelope and continuous mechanical ventilation system with heat recovery should moderate internal temperatures within an acceptable range, subject to detailed calculations.
- Transport**  
The site is located 50m from Osterley tube station and is accessed from safe and accessible pedestrian walkways. There is direct access from the TfL cycle superhighway on Great West Road to the secure on-site cycle storage.
- Comfort (Noise & Vibration)**  
The building orientation and configuration creates an acoustic buffer between the surrounding highways and trains and the communal exterior amenity spaces. To ensure appropriate internal acoustic conditions, the junction details around windows and the use of acoustic insulation will be considered. Base isolation pads will be used to minimise vibration transfer.
- Air Quality**  
The majority of interior finishing materials will comply with the stringent HCM formaldehyde and VOC limits. Post construction testing will ensure safe interior air quality levels are achieved. Efficient Mechanical Ventilation Heat Recovery (MVHR) systems will deliver fresh air to the apartments during occupancy. Checks on air filters will ensure the quality of the incoming air is maintained throughout the operational life. In addition, the use of green infrastructure and buffer screens will be considered alongside the railway and highway to help improve local outdoor air quality.
- Flood Risk**  
The landscape design integrates a variety of SuDS including a planted roof terraces and courtyard rain gardens to reduce existing run-off rates.
- Ecology**  
The landscape design will consider habitat creation opportunities, through the use of a diverse number of native species and the introduction of hibernacula such as insect hotels. Both to encourage biodiversity and provide explorative play opportunities for local children.
- Materials**  
As far as reasonably practical, key materials will be certified responsibly sourced to ISO4001 or BES6001 standard, and FSC/PEFC timber used throughout. High recycled content materials such as plasterboard, and cement replacements will also be pursued to reduce the embodied carbon of construction.
- Waste**  
Significant reduction in construction waste is realised through the use of modular construction technology. Further opportunities to reduce in-situ waste will be explored with the principal contractor and associated supply chain. Dedicated space within homes for storing recycling and food waste are designed into floorplans to maximise recycling among residents.
- Water**  
The London Plan maximum water usage rate of 105 litres per person per day will be achieved through the installation of low flow appliances and fittings in the modular units.
- Sustainable Construction**  
Off-site prefabrication minimises on-site waste and reduces the impact of noise and vehicle movement. Haul routes will be designated to minimise disruption to local residents. The principal contractor is required to submit an Environmental Management Plan prior to starting on-site, detailing environmental management and pollution prevention strategies. All delivery vehicles and Non-Road Mobile Machinery will comply with London Low Emission Zone requirements. Site generators will be avoided as far as reasonably practical through early electrical connection to the grid.

# 08 scheme benefits & next steps

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## 23 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

## 24 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).

## 25 CONTACT US

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