

SYON LANE FUTURE

REDEVELOPMENT PROPOSALS FOR
TESCO OSTERELY & HOMEBASE BRENTFORD



THE WATER GARDENS AT OSTERLEY PLACE

TESCO

St Edward
Designed for life



The opportunity to deliver places that connect and embrace a diverse local neighbourhood with a proud heritage, set around natural green spaces and a strong community heart whilst providing new homes and jobs for all

SYON COURT

A NEW CIVIC SQUARE AT OSTERLEY PLACE

HOMES



2,150 HIGH QUALITY NEW HOMES

35% TENURE BLIND AFFORDABLE HOUSING

COMMITMENT FOR ALL HOMES TO BE NET ZERO CARBON BY 2030



MIX OF HOMES FOR ALL INCLUDING FAMILIES



ELECTRIC CAR CHARGING, CAR CLUBS & CYCLE STORAGE ACCESSIBLE FOR ALL



WILDLIFE & NATURE



NATURE LED DESIGN SUPPORTED BY THE LONDON WILDLIFE TRUST

5 ACRES OF NEW GREEN SPACE

OVER 400 NEW TREES PLANTED



TRANSFORMED WATER GARDENS



3 ACRES OF GREEN AND BROWN ROOFS



COMMUNITY



2 NEW DEDICATED SPACES FOR THE WIDER COMMUNITY

BESPOKE COMMUNITY PLANS DELIVERED

RESPECTING LOCAL HERITAGE THROUGH DESIGN



NEW SHOPS, CAFE, GASTROPUB, WORKSPACES & GP



NEW SAFER PEDESTRIAN AND CYCLE ROUTES, ELECTRIC CAR CHARGING & CAR CLUBS



REGENERATION



NEW MODERN TESCO STORE

OVER £30M INVESTED IN LOCAL INFRASTRUCTURE

TOTAL OF 4,700 CONSTRUCTION JOBS



SAFEGUARDING AND CREATING 650 PERMANENT JOBS



APPRENTICESHIP OPPORTUNITIES FOR LOCAL YOUNG PEOPLE



What Is There Now?



Homebase Closing, Tesco Moving

HOMEBASE, BRENTFORD



TESCO, OSTERLEY



SYON GARDENS

- 3.5 acre (1.7 hectare) brownfield site
- Homebase store
- Store earmarked for closure
- 295 parking spaces
- No activation along the streets
- Regular fly tipping and disturbances

OSTERLEY PLACE

- 10.6 acre (4.3 hectare) brownfield site
- Tesco Extra superstore
- 625 car parking spaces
- Petrol station
- 77% of the site is hardstanding
- Neglected water gardens

Great West Road Opportunity Area

Two sites are located within the Great West Road Opportunity Area designated by both the GLA and London Borough of Hounslow.

The Opportunity Area aims to deliver a minimum of 7,500 new homes and up to 14,000 new jobs over the next 10 years.

Who Are St Edward?

St Edward is a joint venture between Berkeley Group and M&G Investments.

We build beautiful homes and successful neighbourhoods across London and the South of England. Our team has a wealth of experience in delivering complex developments that provide much needed homes, community facilities and improvements to local infrastructure.

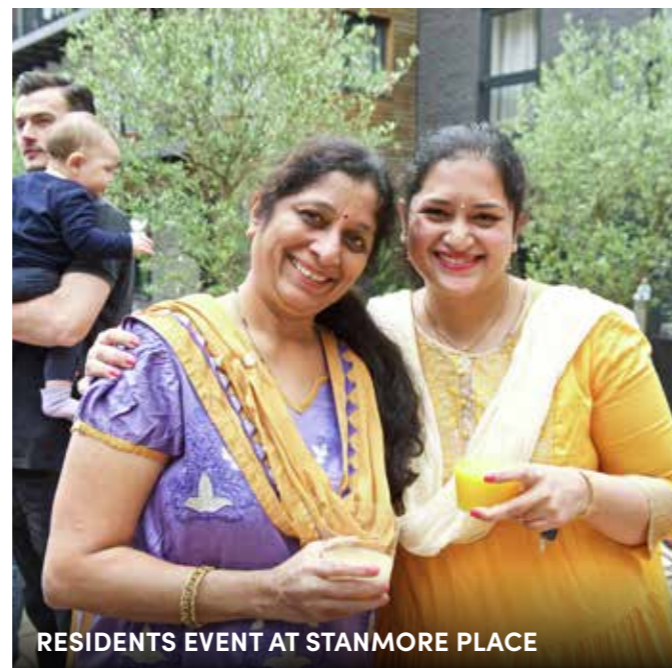


A FEW KEY FACTS ABOUT BERKELEY

- Berkeley has built a total of 19,660 homes over the last five years and supported 29,250 jobs annually.
- We take the issue of climate change seriously, and in 2018 we committed to become the UK's first Carbon Positive housebuilder.
- We pride ourselves on delivery and last year built 10% of London's new homes.
- Since 2011, over £18m has been committed by the Berkeley Foundation to over 100 charities, and our staff have raised nearly £5m for good causes.



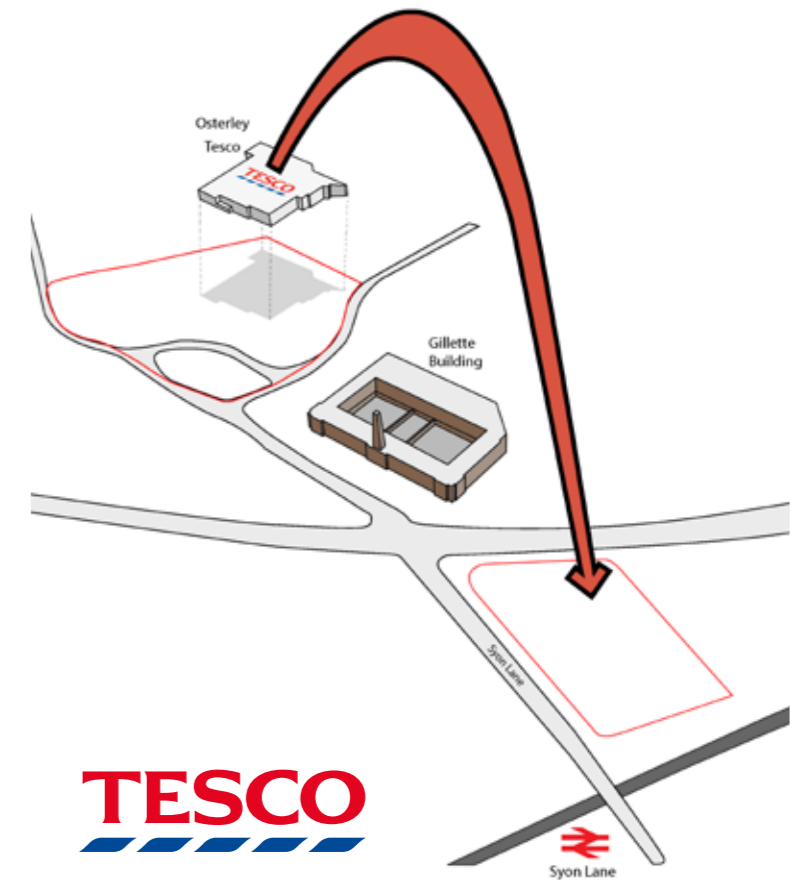
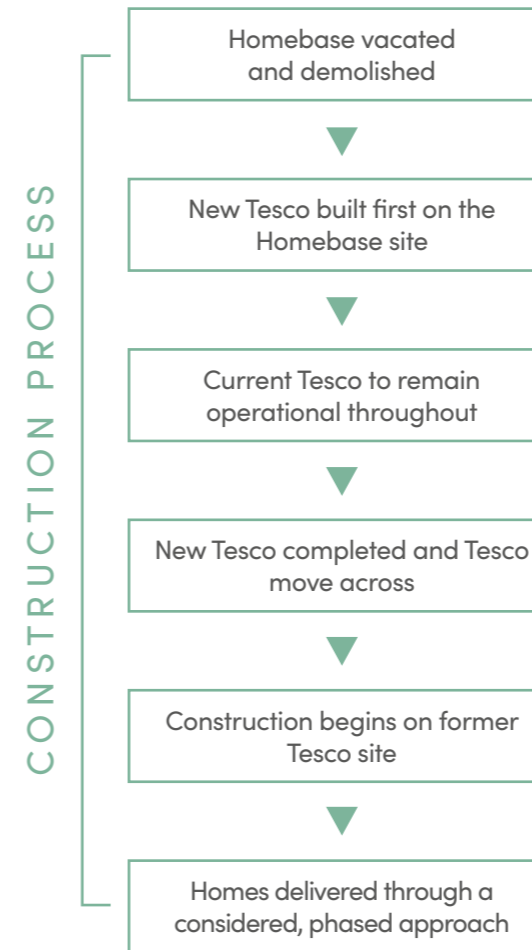
COMMUNITY EVENT AT ROYAL ARSENAL



RESIDENTS EVENT AT STANMORE PLACE

Unlocking The Wider Regeneration Opportunity

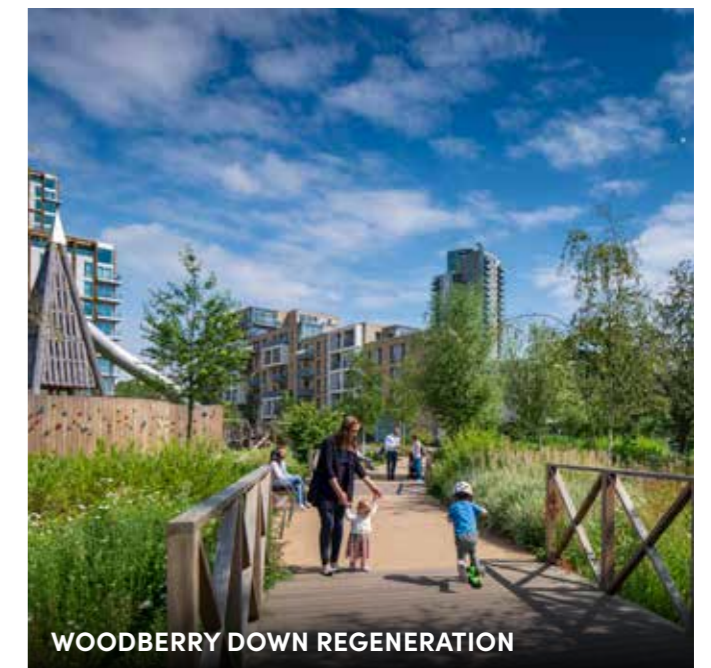
Working with Tesco to deliver long term investment and the largest new Tesco in London in a decade.



Syon Lane



KIDBROOKE VILLAGE REGENERATION



WOODBERRY DOWN REGENERATION

Syon Gardens | Homebase



SAFER, GREENER AND FRIENDLIER



A GATEWAY TO THE GOLDEN MILE



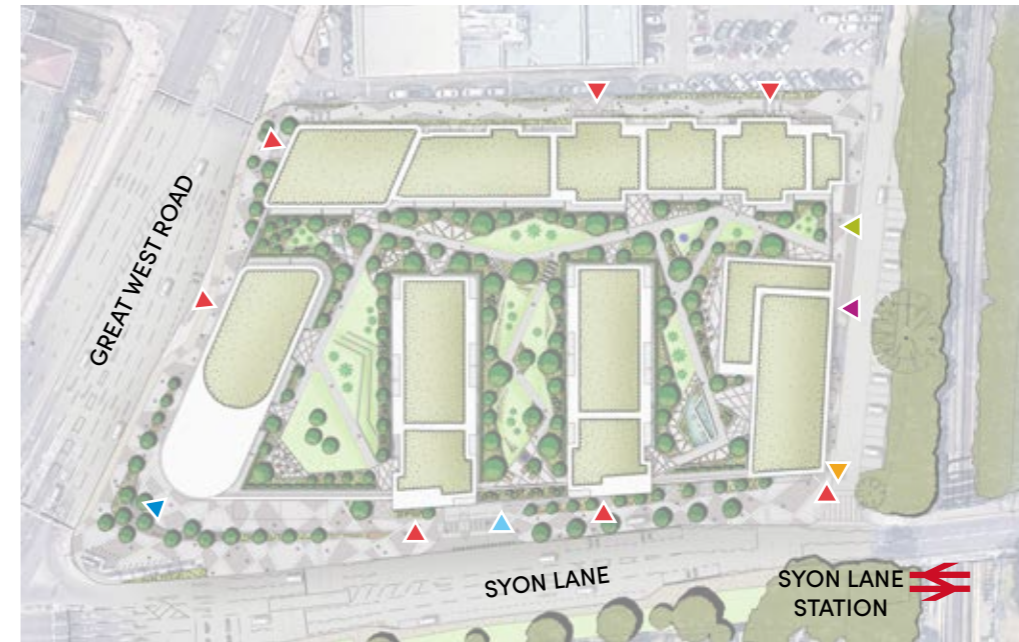
BEAUTIFULLY LANDSCAPED GARDENS

Syon Gardens Homebase



NEW COURTYARD GARDENS

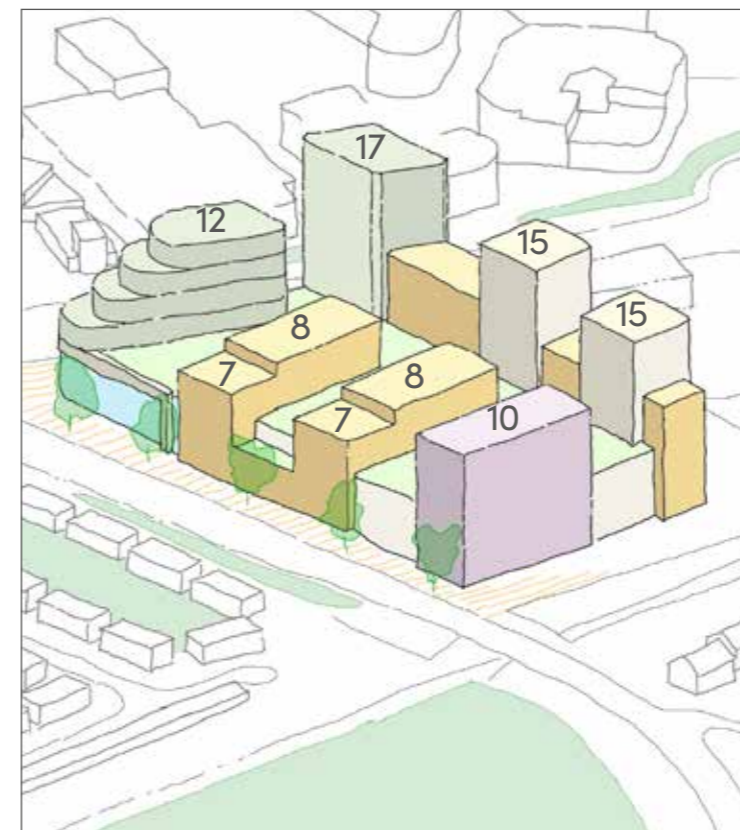
- Full detailed planning application
- 480 high quality new homes
- 35% tenure blind affordable homes
- Modern and sustainable Tesco Extra superstore
- 2,000 sqft community space
- 400 retail car parking spaces across two levels above the Tesco store reduced from 625
- 100 residential car parking spaces
- New segregated cycle routes



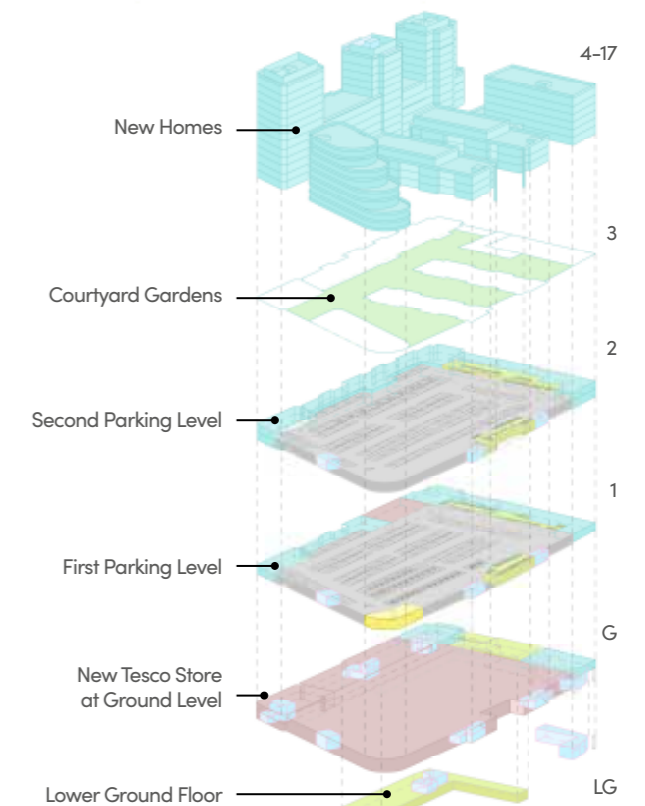
- Key**
- ▲ Tesco Customer Entrance
 - ▲ Tesco Service Yard Entrance
 - ▲ Tesco Vehicle Entrance
 - ▲ Primary Residential Entrance
 - ▲ Secondary Residential Entrances
 - ▲ Basement Parking Entrance

HOW DOES IT WORK?

- The new Tesco store and delivery and servicing area are set across the majority of the ground floor
- Above the new store, accessed via a ramp on Syon Lane, will be two levels of customer car parking
- Set above new store and parking levels is the residential podium garden and new homes



BUILDING HEIGHTS



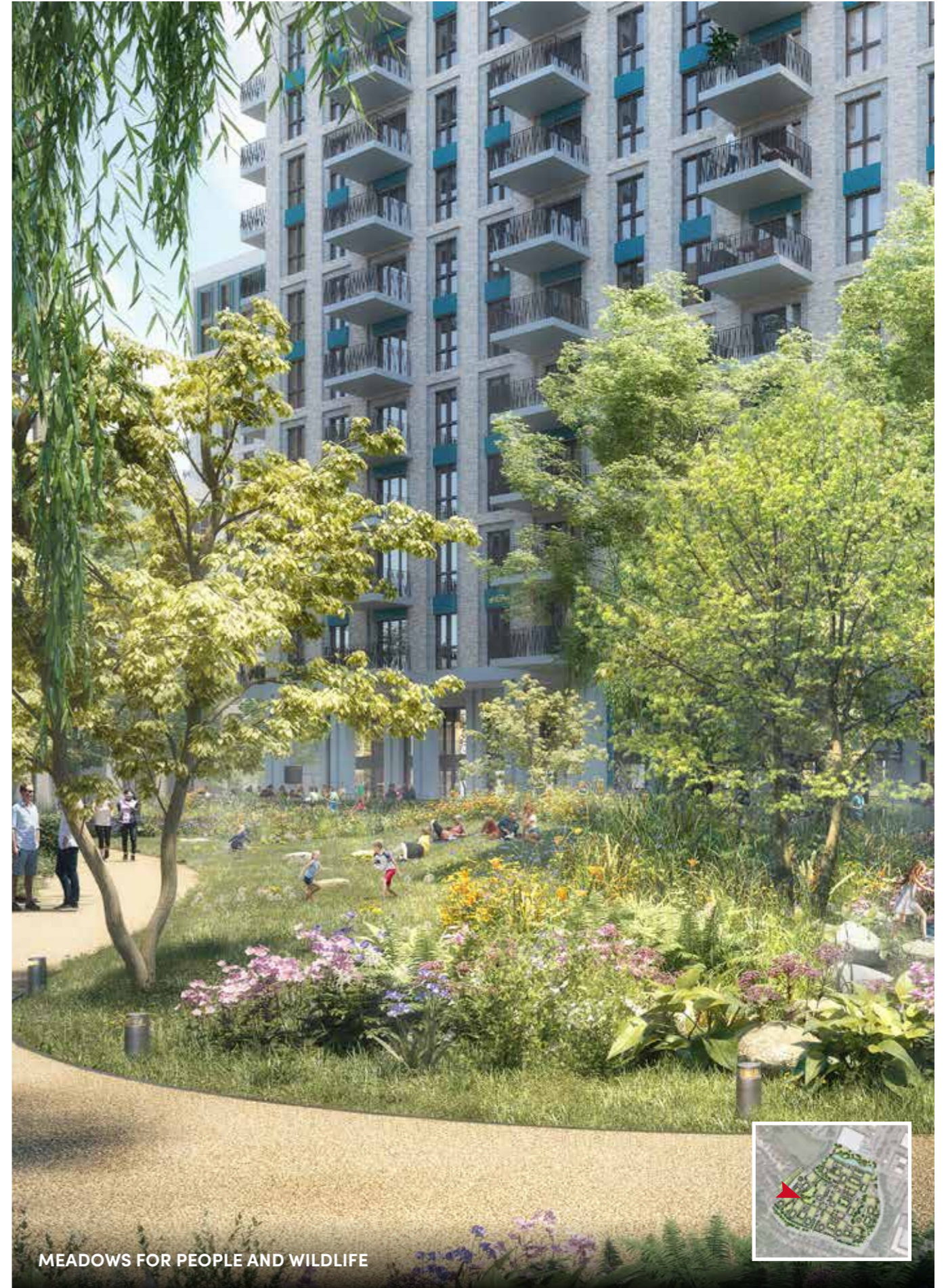
Osterley Place | Tesco



RESPONDING TO THE LOCAL CONTEXT



A MIX OF HOMES FOR EVERYONE



MEADOWS FOR PEOPLE AND WILDLIFE

Osterley Place Tesco



- Outline planning application for 1,670 new homes
- 35% tenure blind affordable homes
- 46,000 sqft mixed commercial space
- Restored Water Gardens
- 3,000 sqft community space
- 380 residential parking spaces
- 4 acres of accessible open space
- New bus facility and mobility hub

Creating a series of linked natural spaces



Indicative Masterplan



DESIGN NARRATIVE & PLACEMAKING PRINCIPLES

- Enhance existing green assets
- Create natural, wild habitats
- Sustainable water courses
- New walking and cycling routes connecting to wider area
- Public spaces for all including new square
- Active frontages throughout
- Larger buildings away from existing houses
- A mix of homes for all
- New bus facility for E1 & H28



Engagement With The Community So Far

 1 COMMUNITY ARCHITECT SELECTION PANEL	 800 PIECES OF WRITTEN FEEDBACK	 100 VISITORS TO THE CONSULTATION CENTRE	 7 DEDICATED COMMUNITY LIAISON GROUP WORKSHOPS	 2 COMMUNITY EVENTS
 2 EXHIBITIONS ATTENDED BY 153 LOCAL RESIDENTS	 19,000 ONLINE VISITS TO THE PROJECT	 3,500 PIECES OF DETAILED FEEDBACK RECEIVED	 6,500 FLYERS TO LOCAL RESIDENTS AND BUSINESSES	 125 DOORS KNOCKED ON



OCTOBER 2019 CONSULTATION CABIN - PUBLIC EXHIBITION 1 - DIGITAL CONSULTATION WEBSITE	NOVEMBER 2019 WALK AND TALKS - DOOR KNOCKING	DECEMBER 2019 COMMUNITY LIAISON GROUP (CLG) - BERKELEY SITE VISITS - CHRISTMAS EVENTS	FEBRUARY 2020 PUBLIC EXHIBITION 2 - ONLINE SURVEYS	JUNE-JULY 2020 FINAL CLG WORKSHOPS AND STAKEHOLDER ENGAGEMENT - PUBLIC EXHIBITION 3
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Addressing The Impacts

How we have improved the design through consultation:

- Architect for Osterley Place selected by Community Liaison Panel
- Heights reduced on Syon Lane on both schemes
- Architectural design changed after feedback from local community
- GP, community hall, cafe and gastro pub allocated from community's requests
- Greater buffer of landscaping on Syon Lane on the Osterley Place scheme
- Car parking numbers reduced further to mitigate traffic
- More houses introduced and family homes increased
- Increased pedestrian and cycle routes and crossings



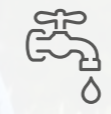
Local Roads & Traffic

- Working with TfL and Hounslow Council to mitigate impacts on the local traffic and the busy Gillette Corner junction.
- Reduction in parking numbers from 925 to 900 resulting in reduced traffic levels in many cases.
- This is alongside ensuring pedestrian and cyclist safety, with new crossing points.
- New Mobility Hub to encourage sustainable transport, e.g. buses, train connections, cycle paths and storage, car clubs, electric charging points for cars.



Combating Climate Change

We are committed to minimising carbon dioxide emissions both now and in the future in order to reduce our impact and contribution to climate change. We recognise our responsibility to manage environmental impacts, adapt to changing climate conditions as well as limiting energy costs for residents, enhancing wellbeing and helping manage local air quality.



Zero emission air source heat pumps providing heating and hot water



Green and brown roofs to manage rainwater runoff



Commercial space will be flexible and energy efficient



Efficient fittings to reduce internal water consumption to 105 litres per person per day



Internal recycling facilities in all homes



Passive design to offset overheating



Residential buildings will target zero carbon emissions with very good fabric efficiency



New homes to be designed for thermal comfort and to minimise risk of overheating



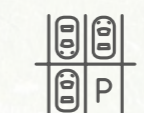
Net zero carbon transition plans for all homes



Over 3,250 new cycle spaces



57% Reduction in retail parking numbers



Provision of 12 car club bays



Electric vehicle charging facilities



Tesco car park designed for future alternative use

Homes

- 2,150 High quality new homes
- 35% Tenure blind affordable housing
- Commitment for all homes to be net zero carbon by 2030
- Mix of homes for all including families
- Electric car charging, car clubs & cycle storage accessible for all

Community

- 2 New dedicated spaces for the wider community
- Bespoke community plans delivered
- Respecting local heritage through design
- New shops, cafe, gastro pub, workspaces & GP
- New safer pedestrian and cycle routes, electric car charging & car clubs

Wildlife & Nature

- Nature led design supported by the London Wildlife Trust
- 5 acres of new green space
- Over 400 new trees planted
- Transformed Water Gardens
- 3 Acres of green and brown roofs

Regeneration

- New modern Tesco store
- Over £30m invested in local infrastructure
- Total of 4,700 Construction jobs
- Safeguarding and creating 650 permanent jobs
- Apprenticeship opportunities for local young people



Our
vision
for the future

TESCO

St Edward
Designed for life