



Date: 20 February 2019
Our Ref: LUL/OSY/SFA/1

London Borough of Hounslow
Development Management
The Civic Centre,
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Consents Team

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Dear Sir / Madam,

Re: Osterley Station – Step Free Access

Please find enclosed plans illustrating the proposals of London Underground Limited (LUL) to undertake works at Osterley station. The proposed works are to provide step free access to the station.

Enclosed are the appropriate plans and supporting documents for approval under the Hounslow & Metropolitan Railway Act, 1880 (the 1880 Act) in conjunction with Part 18, Class A of the Town & Country (General Permitted Development) (England) Order, 2018 (the GPDO).

Please note that as this station is Grade II listed an application is also being submitted via the Planning Portal website for listed building consent.

Listed building consent was previously given in 2009 for a very similar scheme however, we have been informed that this consent has now expired and couple with the fact there have been some minor changes to the scheme that cumulatively would have required a new consent a revised application has now been submitted.

Description of Works

The proposed works are for the installation of two step free access lift shafts linking ticket hall/existing passenger overbridge and the platform levels, lift waiting areas, and associated works.

Justification

The station's accessibility is significantly constrained and movement within the station is ill-suited to supporting growth. Accessibility improvement is a key

strategic objective of the new Mayor and in December 2016 a new SFA (Step-Free Access) Programme was announced which included the mandate to accelerate the delivery of SFA at Osterley station with works to the lift to be in operation in approximately March 2020.

Site Meeting

Various meetings between representatives of LUL, Edmund Bird (TfL Heritage Advisor), myself plus Sean Doran, Conservation Officer from Hounslow Council took place at the station during 2018. The scheme proposals were explained including the rationale for the scheme, the proposed finishes and minor elements of the proposed scheme that differed from the 2009 consented scheme. Mr. Doran was supportive of the chosen design solution, changes from the 2009 scheme and brick samples.

Permitted Development

The proposed works constitute railway operational development for which LUL has statutory powers. Part 18, Class A of Schedule 2 of the 2015 GPDO permits development that is authorised under local or private Acts of Parliament.

The railway in this location was authorised by the Hounslow & Metropolitan Railway Act, 1880. The Act is specific in respect of the areas of land to be used for development and identifies the works to be carried out. In addition the 1880 Act incorporates section 16 of the Railways Clauses Consolidation Act 1845. This section enlarges the scope of works which may be carried out and includes the power that "They may do all other Acts necessary for making, maintaining, altering or repairing and using the Railway", see attached copy.

Under Part 18, Class A.1, LUL is required to submit details to your Council for prior approval of the design and location of the proposed works. Such approval is subject to Class A.2 that prior approval cannot be refused unless the Council is satisfied that the development "could reasonably be carried out elsewhere on the land", or the design or external appearance "would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury."

The works are centred on Osterley station and are intended to create step free access at this commuter station. Understandably the logical location for such works is at the existing station. The configuration of the existing station has resulted in the proposed scheme being the best and most discrete way to introduce step free access to this station given that they consist of two lift shafts accessed from the exiting passenger overbridge rather than the construction of a wholly separate step free lift and bridge element.. The proposed works are not overly substantial especially given the small scale of the existing station and the design intentions is not to detract from but in fact compliment the massing and the fabric of the station.

Submission

Please accept this submission as a formal application to gain Prior Approval under Schedule 2 Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 to carry out works for the installation of a step free access lift shafts linking ticket hall and platform levels, lift waiting areas, and associated works.

Enclosed with this letter is the following information:

- Osterley Station Location Plan
- Excerpt of the Hounslow & Metropolitan Railway Act, 1880
- Excerpt of Section 16 from The Railway Clauses Consolidation Act, 1845
- Plan from the Hounslow & Metropolitan Railway Act, 1880
- Overlay of Hounslow & Metropolitan Railway Act, 1880 plan across location of station within the Limits of Deviation.

- Design & Access Statement

- See list of drawings on the following sheet.

NOTE: Please note that all the submitted information, drawings etc. can also be sent to you electronically, if this assists.

If you require any further information on this matter or wish to meet me on site, please do not hesitate to contact me at iangilbert@tfl.gov.uk or on 020 3054 5878.

Yours faithfully,

Ian Gilbert
TfL Consents Team

DRAWINGS LIST:

Location plan CFSCP-AC LW-PRM-P011_1-DR-A-6001

AS EXISTING DRAWINGS

3195-TWBN-BAS-D219-0-DR-A0100 - OSY Existing Plan and Elevation
3195-TWBN-BAS-D219-0-DR-A0101 - OSY General Arrangement Overbridge Level
3195-TWBN-BAS-D219-0-DR-A0102 - OSY General Arrangement Platform Level
3195-TWBN-BAS-D219-0-DR-A0103 - OSY General Arrangement Roof Level

AS PROPOSED DRAWINGS

3195-TWBN-BAS-D219-0-DR-A0200 - OSY Proposed South Elevation - Platform 1+2
3195-TWBN-BAS-D219-0-DR-A0201 - OSY West Elevation - Platform 2
3195-TWBN-BAS-D219-0-DR-A0203 - OSY East Elevation - Platform 1
3195-TWBN-BAS-D219-0-DR-A0301 - OSY Section A-A Platform 2
3195-TWBN-BAS-D219-0-DR-A0302 - OSY Section B-B C-C + Roof Section
3195-TWBN-BAS-D219-0-DR-A0303 - OSY Section D-D Platforms 1+2
3195-TWBN-BAS-D219-0-DR-A0304 - OSY Section D-D Upper Lift Lobby
3195-TWBN-BAS-D219-0-DR-A0306 - OSY Section F-F Through Lift Lobby
3195-TWBN-BAS-D219-0-DR-A0315 - OSY Ground Floor + Second Floor For Lift Shaft and Lobby - Platform 2
3195-TWBN-BAS-D219-0-DR-A0318 - OSY Ground Floor + Second Floor For Lift Shaft and Lobby - Platform 1

DEMOLITION DRAWINGS

3195-TWBN-BAS-D219-0-DR-A0324 - OSY Demolish Plan - Ground Floor
3195-TWBN-BAS-D219-0-DR-A0325 - OSY Demolish Plan - First Floor

ADDITIONAL INFORMATION DRAWINGS

3195-TWBN-BAS-D219-0-DR-A0701 - OSY Visualisations
3195-TWBN-BAS-D219-0-DR-A0800 - OSY Windows Schedule