

Park Royal Road

DAS Addendum P2 - May 2024



MACCREANOR
LAVINGTON

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1. Introduction

1.1. Purpose of this document

This Design and Access Statement addendum has been prepared in support of full planning application 23/0014/FUMOPDC.

It sets out changes to the submitted proposals in August 2023 (revision P1 planning submission), made in response to post-submission comments received from consultees, including planning officers at OPDC and the GLA.

It should be read in conjunction with the original Design and Access Statement (January 2023, revision PO) and the Design and Access Statement addendum (August 2023, revision P1)

The revised proposals are set out in four sections as follows:

- Design Evolution
- Building A
- Building B
- Views Comparison

Changes to the access strategies and schedules are captured in the final two sections of this document.

Applicant	Tiago Properties Ltd
Planning Consultants	DP9
Architects	Maccreeanor Lavington
Landscape Architects	Gillespies
EIA	RPS
Transport	Markides Associates
Structures	Pringuer-James Consulting
MEP	Thornley & Lumb
Energy / Overheating	Thornley & Lumb
Sustainability	Richard Hodgkinson Consultancy
Sunlight / Daylight / RoL	Point 2
Townscape	The Townscape Consultancy
CGIs	Miller Hare / Maccreeanor Lavington

Design Team



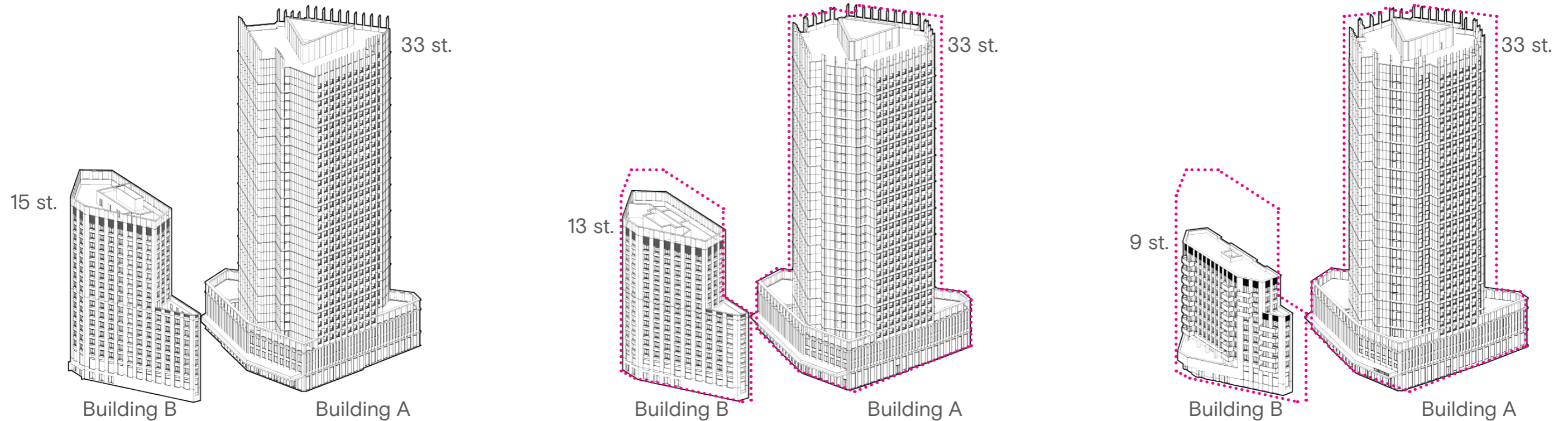
Revised proposal - View from Park Royal Road looking north

2. Design Evolution

Design Evolution

Please see below a comparison between the massings of the submitted schemes, rev PO (January 2023) and rev P1 (August 2023), and the current proposed scheme.

..... Outline of submitted scheme (January 2023)



Submitted scheme PO (January 2023)

- Building A: 988no. PBSA studios
- Building B: 82no. C3 homes
- Building B: 15 storeys
- Light Industrial GIA: 1,902m²

Submitted scheme P1 (August 2023)

- Building A: 988no. PBSA studios
- Building B: 71no. C3 homes
- Building B: 13 storeys
- Light Industrial GIA: 1,890m²
- Building A typical floor layout changed to be symmetrical, creating a genuinely all-sided building
- Bulk of Building A reduced, creating a slimmer building
- Height of Building B reduced by two storeys

Revised proposal

- Building A: 888no. PBSA studios (- 100no.)
- Building B: 32no. C3 homes (- 39no.)
- Building B: 9 storeys (- 4no.)
- Light Industrial GIA: 2,082m² (+ 192m²)
- Building A typical floor layout area reduced by shortening a number of rooms
- As a consequence, the bulk of Building A is further reduced
- Height of Building B is further reduced by three storeys
- Building B footprint and volume are reduced
- Building B private amenity provision changed to projecting balconies

3. Building A

Building A

3.1. PBSA typical floor layout

Submitted proposals P1 (August 2023)

Planning officers expressed concerns about the proportions and bulk of the Building A tower element.

The submitted scheme has:

- 11no. units on a typical bank, of which 9 projecting.
- 33no. of studios on a typical floor.
- 988no. PBSA studios in total in Building A.



●	Studio type O11	23.2m ²
●	Studio type O12	23.2m ² (Wheelchair)
●	Studio type O13	16.4m ²
●	Studio type O14	17.7m ²
●	Studio type O15	20.4m ²
●	Studio type O16	19.8m ²

Typical studio floor plan

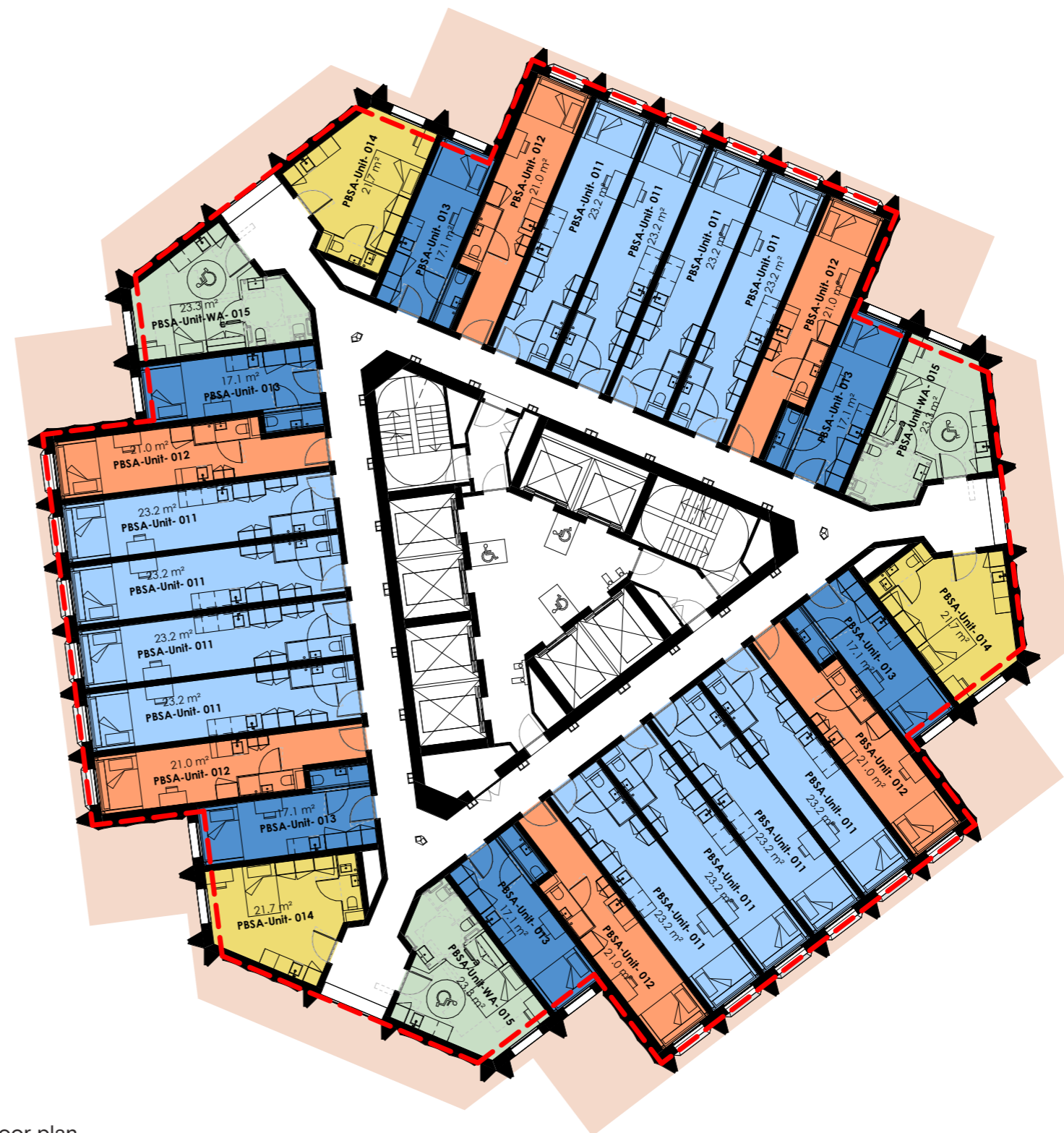
Building A

Revised proposal

● Outline of submitted proposals

The following changes are proposed in the revised scheme:

- It is proposed to reduce the number of units on a typical bank to 10no. (-1no.), with 6 projecting (-3no.).
- Total number of units on a typical floor reduced to 30no. (- 3no.).
- 888no. PBSA studios in total (-100no.) in Building A.
- To further reduce the bulk of the volume, it is proposed to reduce the length of the two 'end' pods to match the facade line of corner units.
- Corridor lobbies omitted, reducing the no. of different studio types.
- The wheelchair accessible studios are now proposed to be in the larger corner units, which improves their layout.



●	Studio type 011	23.2m ²
●	Studio type 012	21.0m ²
●	Studio type 013	17.1m ²
●	Studio type 014	21.7m ²
●	Studio type 015	23.3m ² (Wheelchair)

Typical studio floor plan

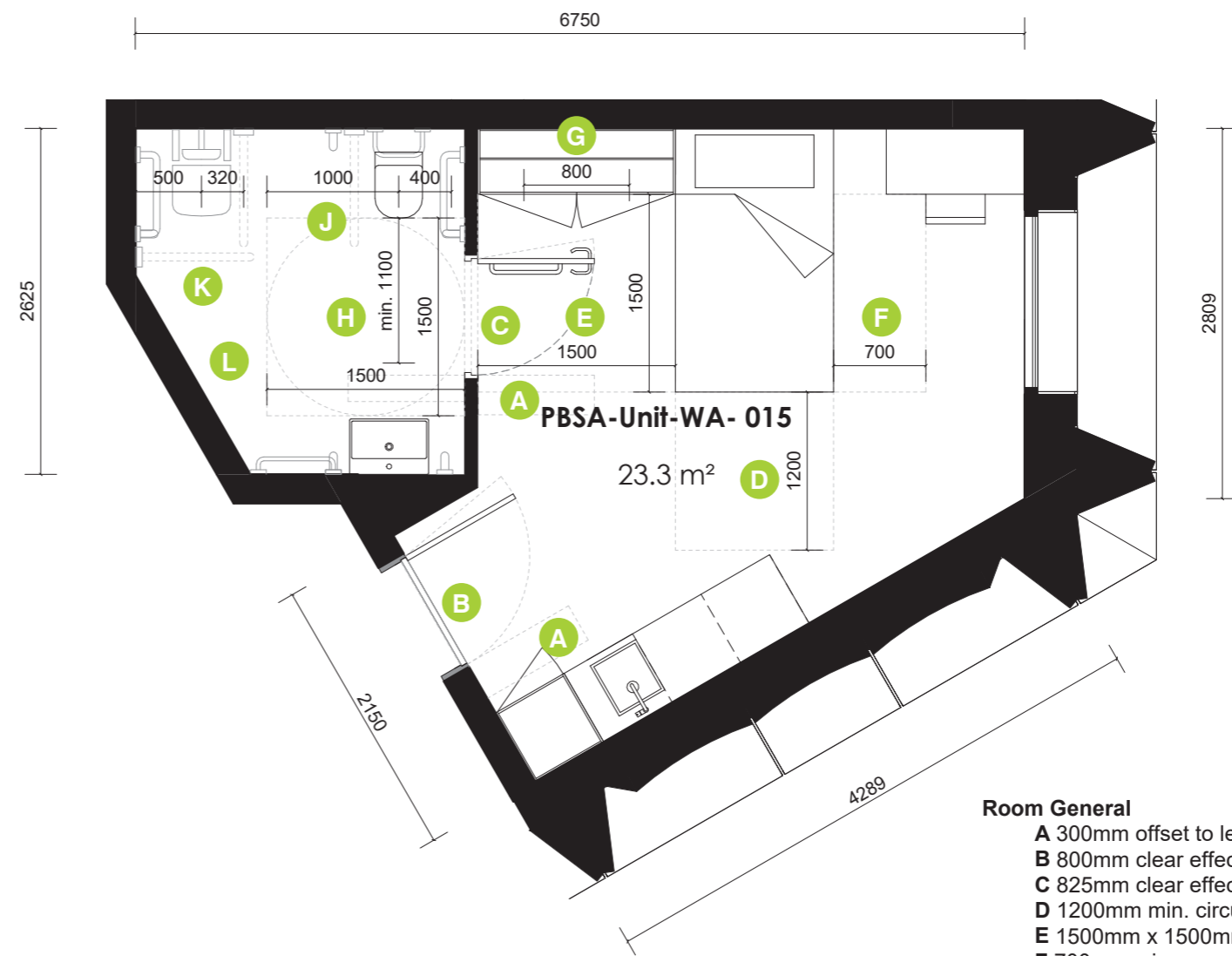
Building A

3.2. Proposed wheelchair studio layout (unit type O12)

Wheelchair studios are designed to meet the requirements of BS8300.



Illustrative interior view of accessible studio



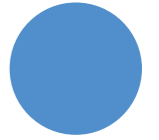
Accessible studio plan

Room General

- A 300mm offset to leading edge of all doors
- B 800mm clear effective opening to main entrance
- C 825mm clear effective opening to bathroom door
- D 1200mm min. circulation route
- E 1500mm x 1500mm transfer space
- F 700mm min. room for assistant
- G 800mm wide knee space in wardrobe

Accessible Bathroom

- H 1500mm x 1500mm wheelchair turning space
- J Corner WC layout to BS 8300-2:2018
- K Corner shower layout to BS 8300-2:2018
- L Fixtures and fitting to BS 8300-2:2018

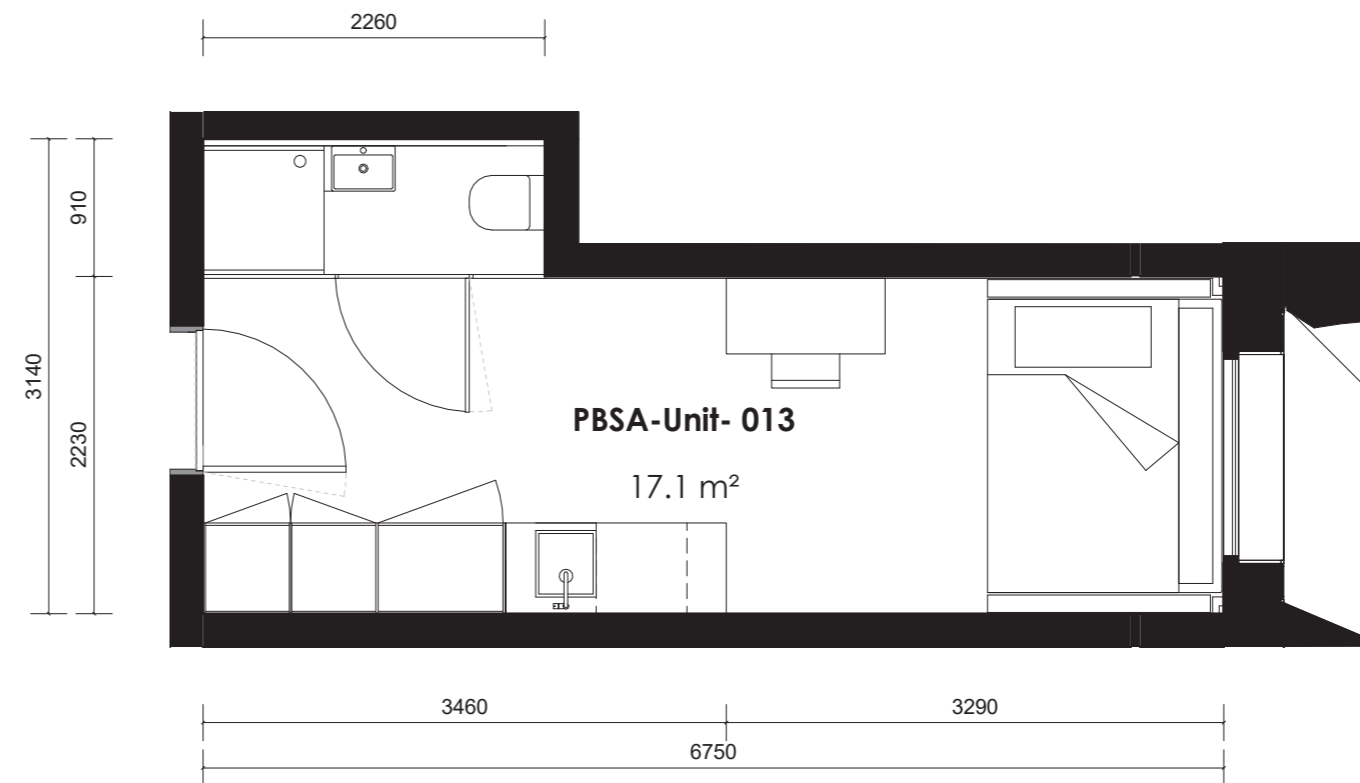


3.3. Proposed smallest studio layout (unit type O13)

The proposed smallest studio type has an area of 17.1 m², which is a good functional size for a PBSA studio. These studios have the same amenities as the larger studios in the scheme.



Interior view of studio



Updated unit O17

Building A

3.4. PBSA Amenity Strategy

In the Stay Club's experience, for studio-type PBSA developments (i.e. without shared kitchens) it is better to provide larger amenity spaces rather than a series of smaller spaces at each level. This is because larger spaces promote inclusion and flexibility and diversity in function (large spaces that can be used for several purposes concurrently). Conversely, smaller spaces can result in exclusion (limited capacities mean people must use them as smaller groups), antisocial behaviour (smoking/vaping, littering, vandalism), and can result in greater fire risk as a result.

The Stay Club Student portfolio consists of studios / suites with kitchenettes, ensuites, living and bedroom areas inclusive, taking the need away for the shared kitchens on each floor level and within the clusters of 4 to 6 rooms.

Students then receive additional benefits including:

Larger studios / suites to include the kitchenette whilst adding additional sqm to the living, bedroom, and bathroom areas. The students are then able to create a 'home' within the studio / suite that they maintain themselves without the possibility of the issues with a shared kitchen scenario.

Large dedicated communal areas in desirable locations within the property, including:

- Discos & Event Spaces – the events team focus on building a student community within the large spaces through weekly activities, discos, and parties to drive a whole building community of hundreds of students opposed to small pockets of community that is created within cluster accommodation scenarios.
- Cinemas – investment into fully committed cinemas within the property allow further community building. Whilst also allowing smaller groups of students (up to 70) to have

dedicated areas to socialise. More introverted residents find the weekly cinema events a much more appealing way to meet other students.

- Cafes & Eatery Spaces – The Stay Club work with many University Nominations and Study Abroad partners with hundreds of students who make it a requirement to have breakfast, lunch and dinner together at a set time within the properties. The Stay Clubs dedicated large eatery spaces ensures that the students can have meals with their fellow residents together. In addition, it allows The Stay Club to ensure a dedicated catering provision is provided including a nourishing menu to serve the individual students and those that require the group food provisions. In addition, further growth of the student community building, socialising, and forming of friendships.
- Lounges & Receptions – Large dedicated lounging areas for rest, study, socialising, and space opposed to smaller 'pokey' receptions. Reception areas are more welcoming areas as they can be larger to service the student, accept post/ deliveries and at times have pop up shops, inductions, and mental health awareness campaigns.
- Study areas, classrooms, and faculty spaces – individual students meet up and join groups for study within dedicated study areas that can only exist within large, dedicated spaces. These are developed further by the application of classrooms for study in group and/ or alone with modern technology and ISI standard classroom settings. Dedicated faculty is also within the classroom spaces for onsite teaching and guidance provisions provided to all students. These faculty and classroom spaces are also adopted and utilised by London Universities and inhouse teaching groups for use and teaching of under and post grad education.

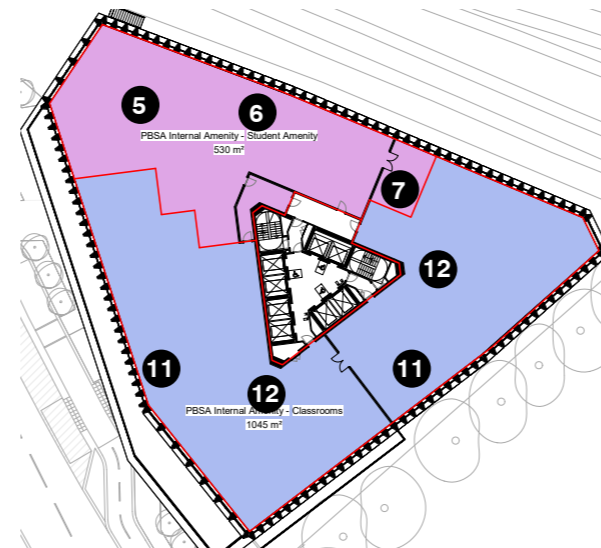
3.5. Amenity location types

- Added Sky-lounge amenity area, increased amenity area and reduced travel distance to amenity (max. 15 floors)
- Additional window seat / breakout area on each studio storey - 8m² per level
- Increased proportion of amenity due to reduced number of studios and additional amenity area
- c. 4,050m² Internal Amenity
- c. 735m² External Amenity

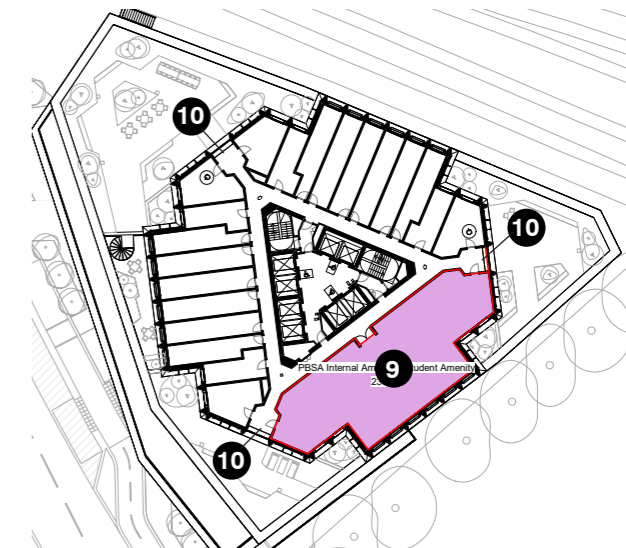
INDICATIVE AMENITY USES

- 1 Cinema
- 2 Laundry
- 3 Entrance lobby
- 4 Café / Co-working area
- 5 Library / Study
- 6 Gym
- 7 Prayer / Meditation Room
- 8 Restaurant (with lounge, informal seating and play areas)
- 9 Sky Lounge (with “living rooms” and “dining rooms”, and informal seating areas)
- 10 Window seat/ breakout area on each studio storey
- 11 Classrooms
- 12 Classroom Breakout areas
- 13 Teachers Hub

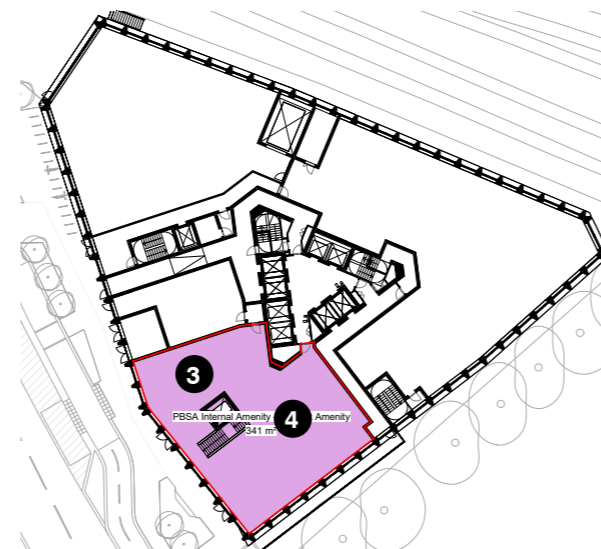
- PBSA-Internal Amenity - Student amenity
- PBSA-Internal Amenity - Classrooms
- PBSA-External Amenity (terraces)



Level 01



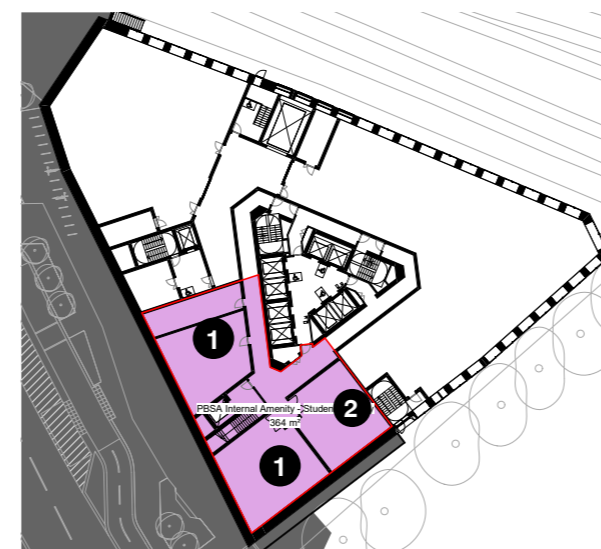
Level 32



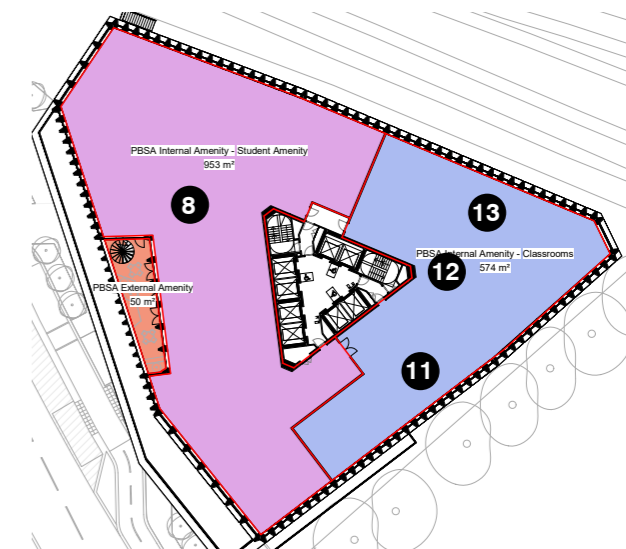
Upper ground floor



Level 03



Lower ground floor

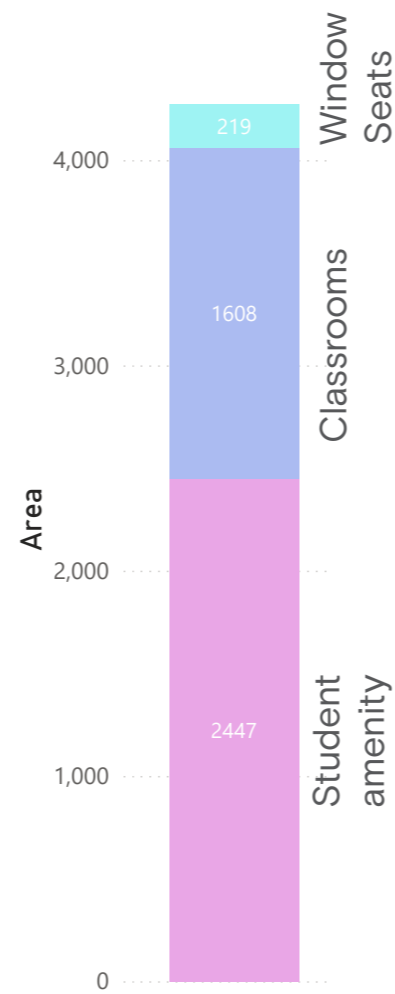


Level 02

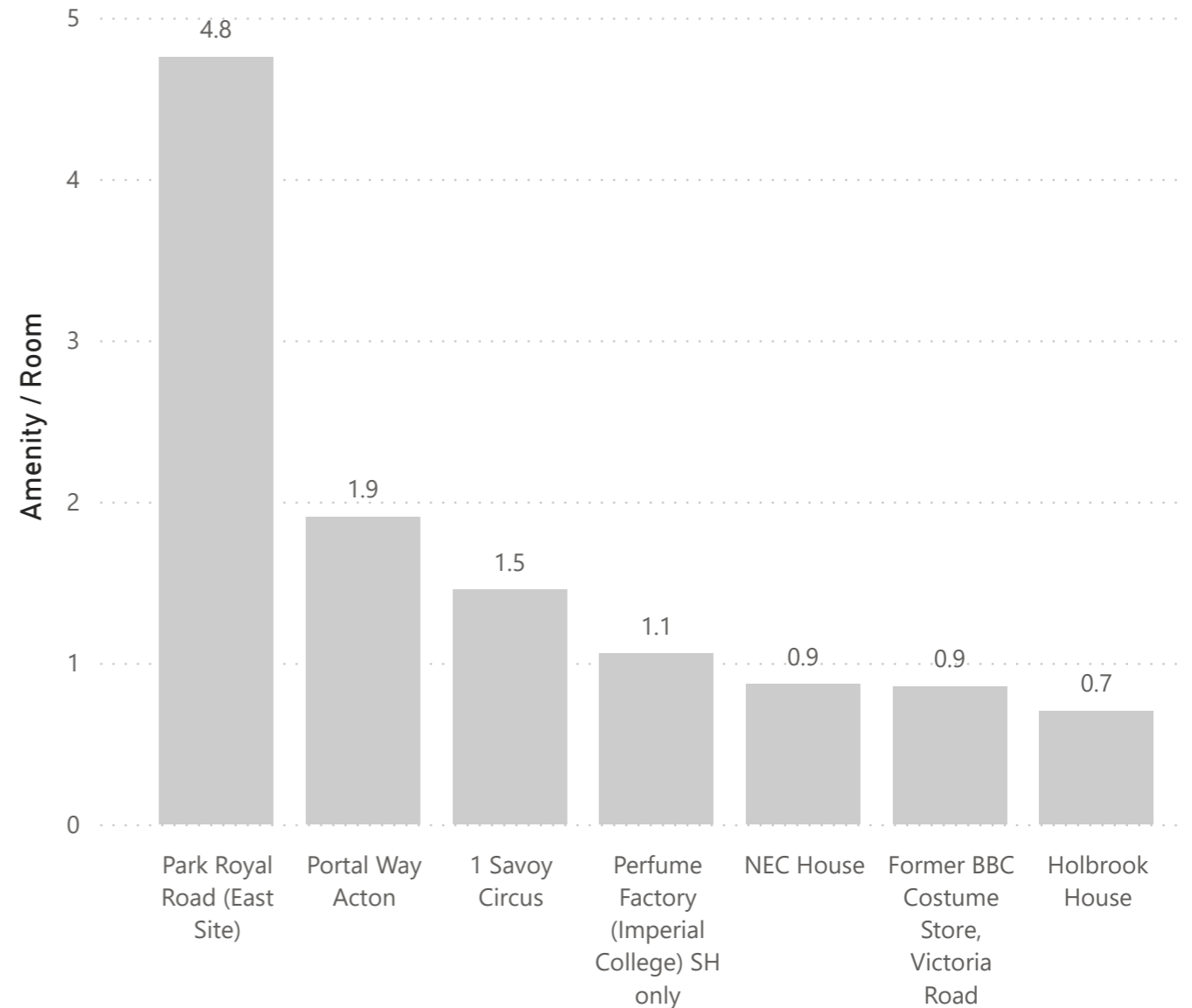
Building A

3.6. Amenity quantum comparison

- Large proportion of amenity in comparison to other student accommodation schemes
- 4.8m² amenity per studio
- The classroom areas and the window seat areas on each studio storey are in addition to the other student amenity and are considered to add additional quality to the building.
- However, even if these categories of amenity provision are discounted, the amenity per studio exceeds that provided by other student accommodation schemes (c. 2.8m² per studio). This is shown in the coloured diagram opposite.



Internal Amenity type distribution



Amenity comparison

Project	Amenity Uses
Park Royal Road (East Site)	Cinema/Auditorium, Restaurant/Co-working Area, Student restaurant, Gym, Classrooms, Breakout Areas, Meditation Room, Prayer Room, Teachers Hub, Laundry
Perfume Factory (Imperial College) SH only	Common Area, Music Room, Study Room, Multifaith Room, Laundry
Former BBC Costume Store, Victoria Road	Common Room, Gallery Space, Classroom, Laundry
1 Savoy Circus	Common Room, Gym, Laundry
Portal Way Acton	Community Space, Student Lounge, Laundry
NEC House	Gym, Games Room, Laundry
Holbrook House	Student Social Meeting Room, TV Room, Laundry

3.7. Seating Area Typologies

It is important that the amenity spaces in the building cater for different group sizes, occasions and personalities.

In the seating area typologies matrix opposite, the various proposed typologies are shown, organised by *Type of space* on the x-axis, and *Group size* on the y-axis.

Type of space refers to more introvert spaces, for quiet study, on the one end and extrovert spaces - spaces that encourage interaction with others.

Group sizes vary from individual or small groups to a large group of people.

The matrix has been used as a design tool to ensure the variety and flexibility of the amenity offer.

On the following pages full indicative layouts are shown for the two largest amenity spaces in the building, applying the seating area typologies: the second floor amenity (including the restaurant) and the sky lounge on the top floor.

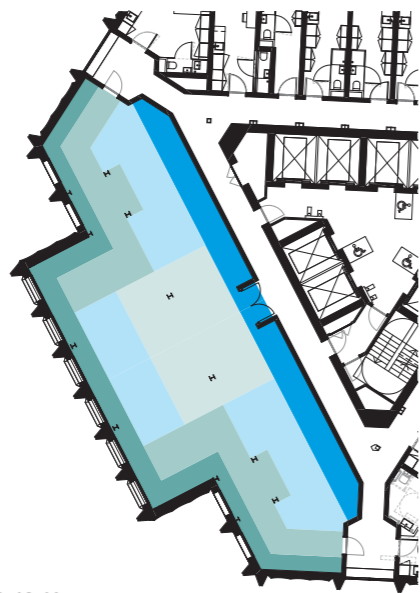


Building A

3.8. Sky lounge layout

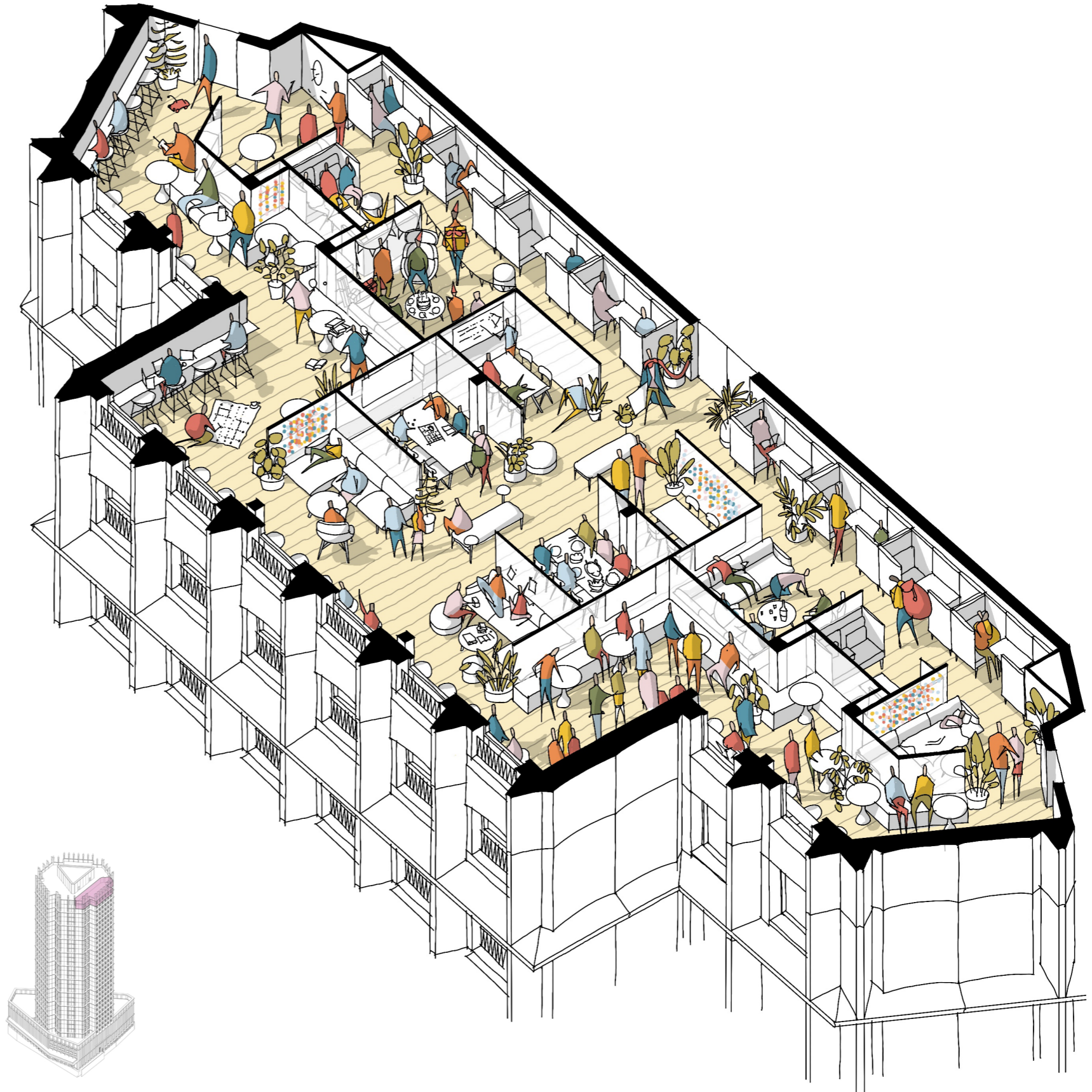
The sky lounge provides a range of seating areas, with a focus on more introvert spaces like small booths along the internal wall, and 'living rooms' and 'small group dining rooms' in the central area.

Along the facade is a continuous window bar, providing the opportunity to sit by yourself with a view outside with the option of casual encounters with fellow students.



Seating area typology diagram

- | | | |
|---------------|--------------------------|------------------|
| Living room | Small group dining | Restaurant table |
| Sofa clusters | Continuous bench seating | Games |
| Small booth | Window bar | Centre bar |



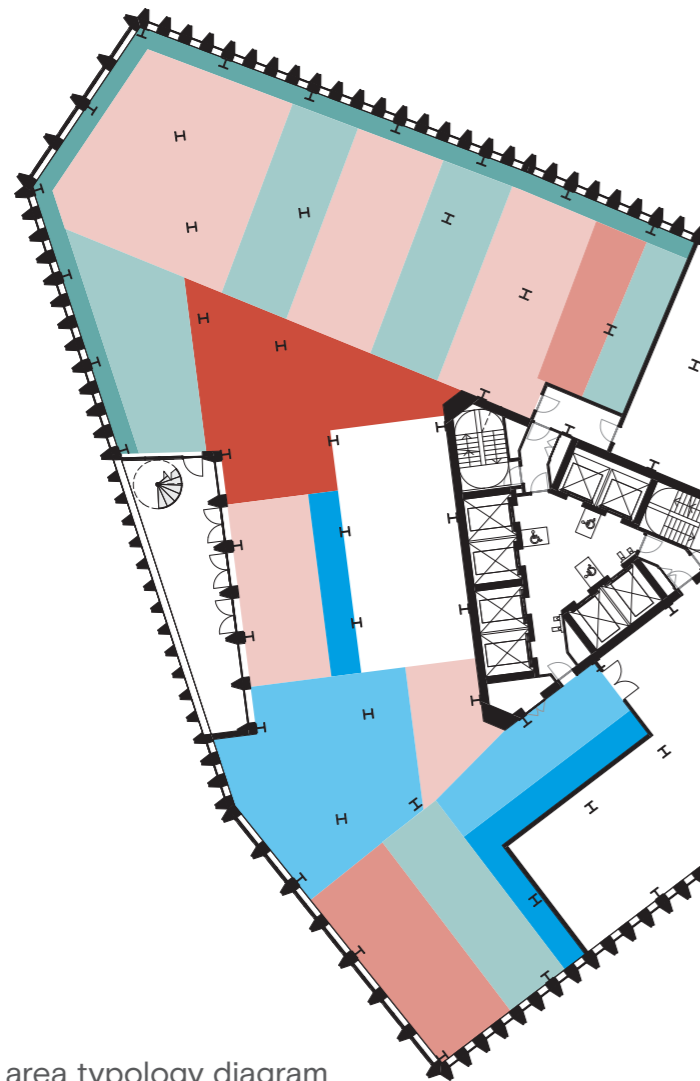
Axonometric view of Sky Lounge amenity space

5. PBSA Amenity Strategy – Plinth amenity layout

Building A

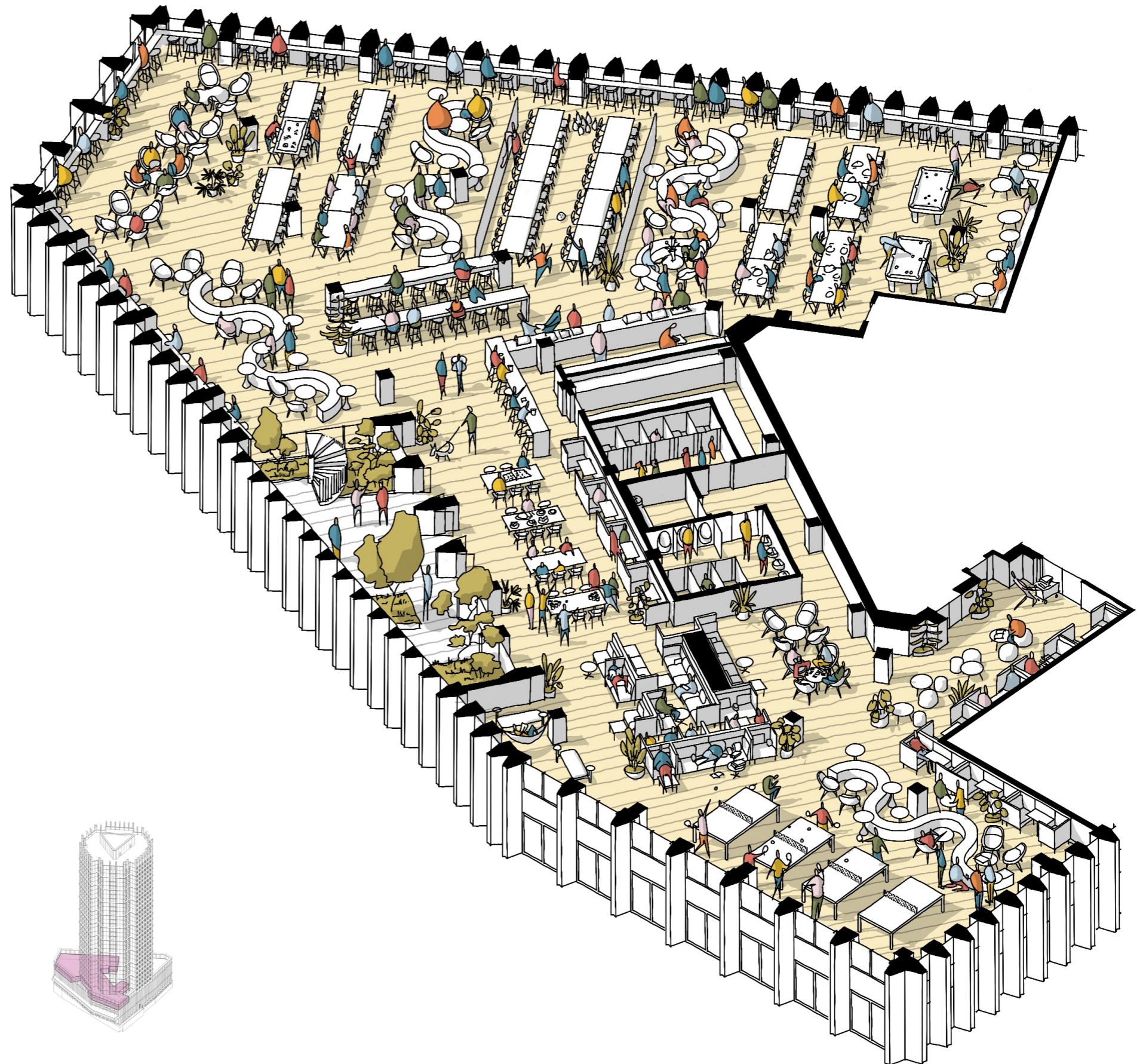
3.9. Plinth amenity layout

The large amenity space on the second floor in the plinth of the building provides a wider variety of spaces. Here, the more extrovert spaces like large restaurant tables, a central bar and games areas are provided.



Seating area typology diagram

- Living room
- Sofa clusters
- Small booth
- Small group dining
- Continuous bench seating
- Window bar
- Restaurant table
- Games
- Centre bar



Axonometric view of second floor plinth amenity space

Building A

3.10. Public realm and servicing

Submitted proposals P1 (August 2023)

Planning officers expressed concerns about the ground floor and public realm layout of the submitted scheme, shown opposite. Specific comments included:

1. There were concerns about how heavily used the front servicing area for site A would be in terms of deliveries and taxi drop-offs and how this could potentially detract from the public realm aspirations.
2. It was questioned if the capacity of the light industry service yard was sufficient, also because of the required turning circle for the PBSA refuse vehicle in the same space.
3. The upper ground floor light industry unit is only accessible through the service yard, This was considered not acceptable, a high quality and segregated pedestrian access should be provided.



Upper ground floor plan Building A of Submitted proposals

Revised proposal

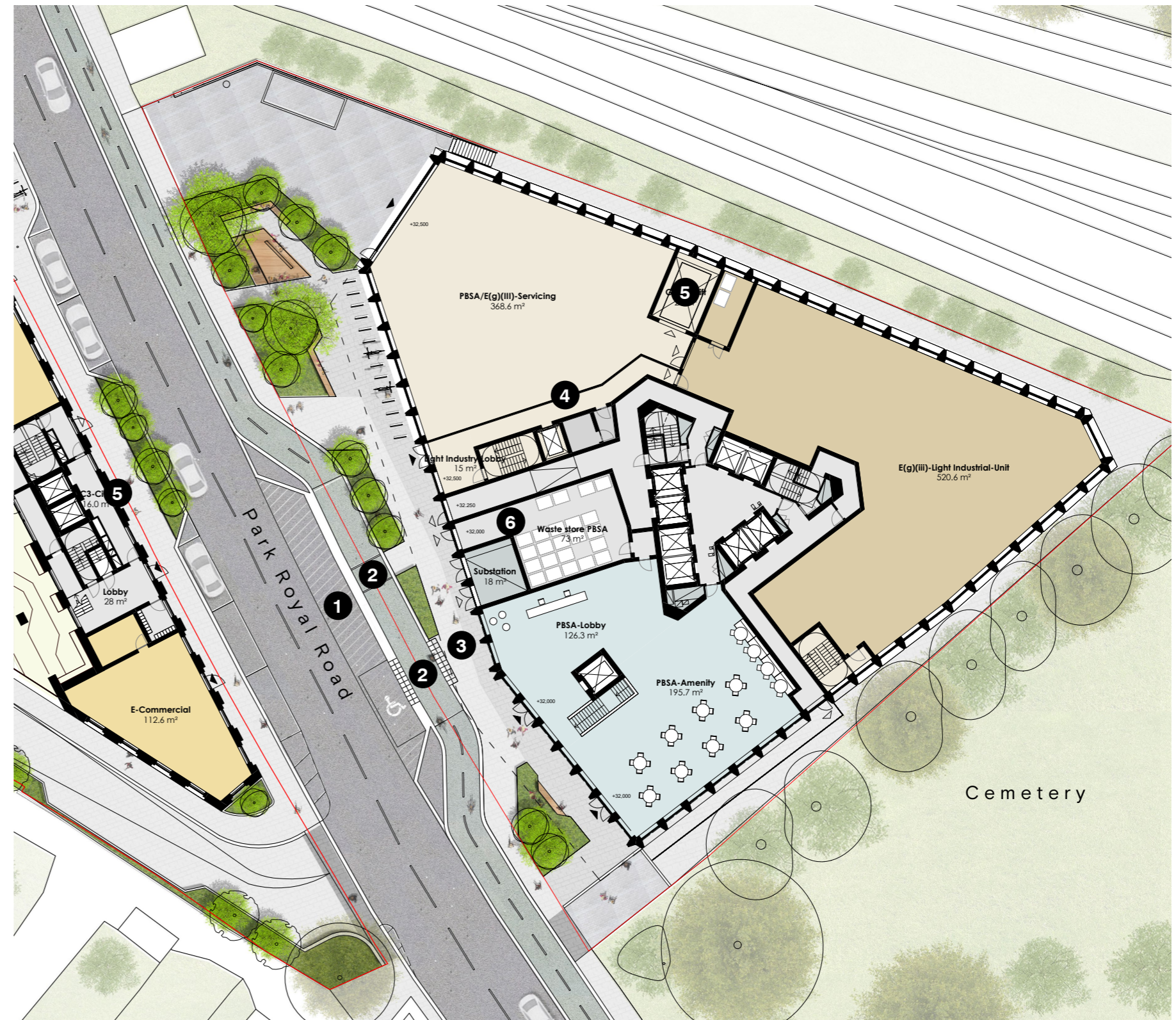
The plan opposite shows the revised proposed ground floor and public realm layout.

The layout of the PBSA delivery bay on Park Royal Road and cycle path shown opposite is designed in collaboration with the transport consultant, Markides Associates.

Main changes include:

1. PBSA delivery bay introduced on Park Royal Road.
 - PBSA refuse collection, deliveries and (taxi) drop-offs via this bay, as well as the PBSA accessible parking bay.
 - The length of the delivery bay is determined by (and minimised to) the space for: 1no. blue badge car + 1no. refuse vehicle or 3no. vans / taxis
 - PBSA refuse vehicles do not need access to Light industry service yard.
2. Pedestrian crossings of the cycle lane to the accessible parking bay and the bin collection point are via a raised table
3. The pavement between pocket park and PBSA main entrance is now completely vehicle free
4. A safe and dedicated internal pedestrian access to the upper ground floor industrial unit is introduced.
5. The goods lift has been rotated to create a marshalling area in front of the lift and keeps the lift accessible when vehicles are parked in the service yard.
6. The PBSA waste store is now accessed directly from the PBSA lobby / core area. Bin collection is via a door to the delivery bay.

The above changes in layout create two fully separated building parts for light industry and PBSA uses, which represents a better solution in terms of fire safety as well.



Upper ground floor plan Building A of Revised proposal

Building A

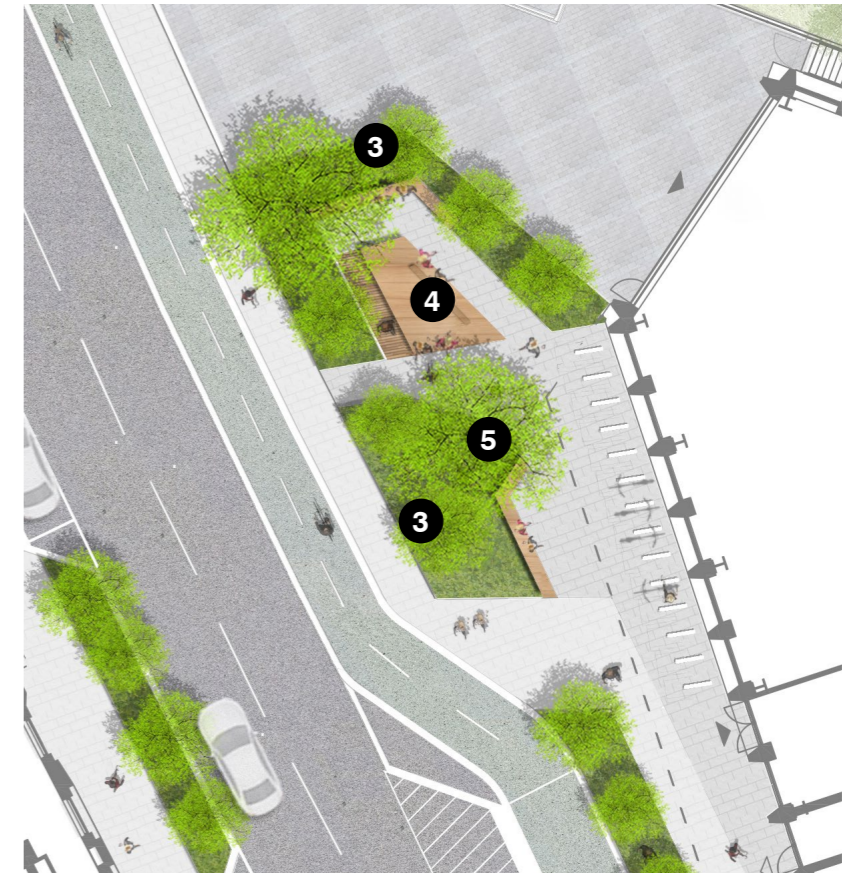
3.11. Proposed landscape

The configuration of the public realm is to be executed in the high-quality palette of design solutions for soft and hard landscaping and street furniture established for the submitted proposals. The plan and reference images opposite set out the key elements of the public realm landscape proposals.

Additional detail and information on the landscape proposals can be found in the addendum to the landscape statement which forms part of the revised planning submission.



Plan detail of main PBSA entrance area in public realm



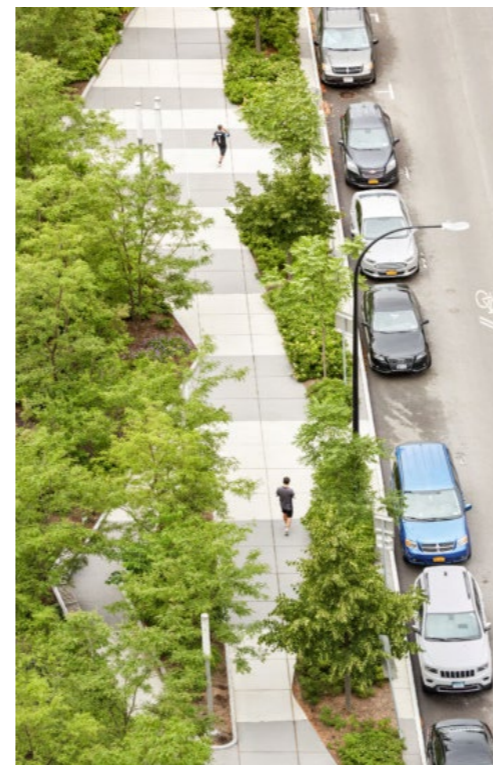
Plan detail of Pocket park



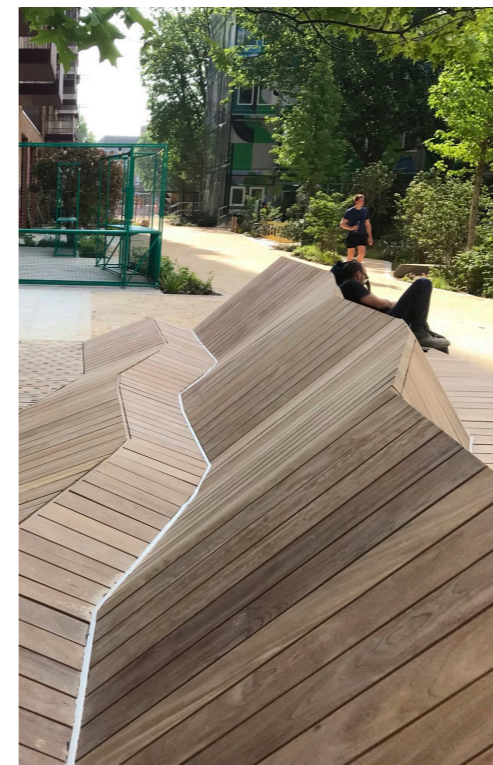
1. Planted buffer zone



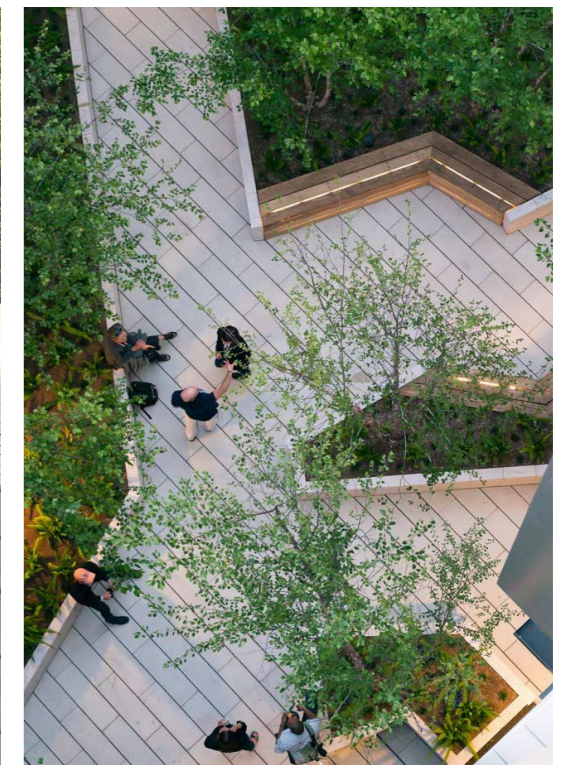
2. Seating areas along active frontage



3. Green buffer to traffic



4. Seating platform



5. Pocket park with lush woodland planting

Building A



Revised proposal - View of Pocket park looking south

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Building A

3.12. Light industry layouts

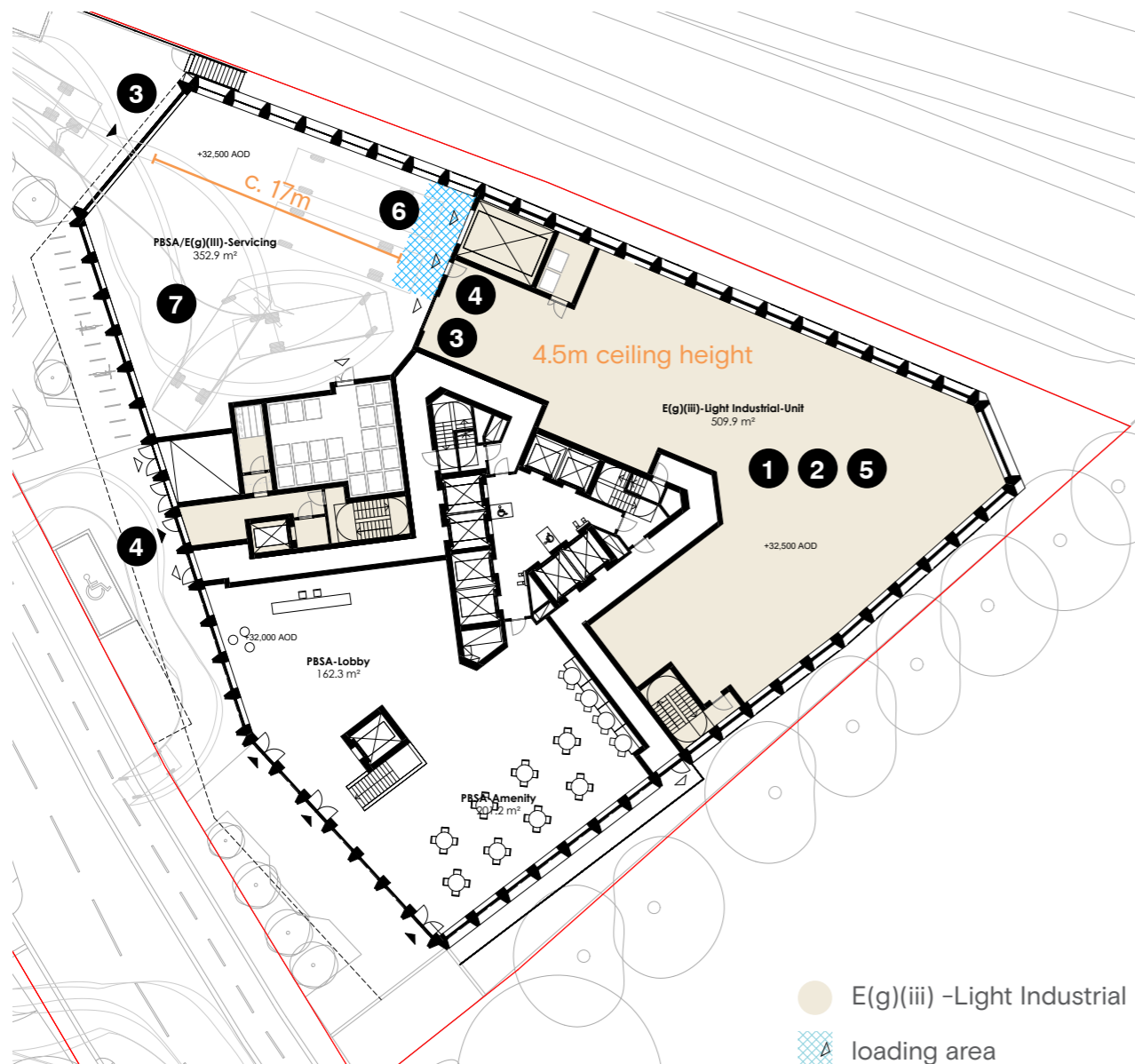
Submitted proposals P1 (August 2023)

Planning officers provided comments on the light industrial layouts of the submitted scheme, including:

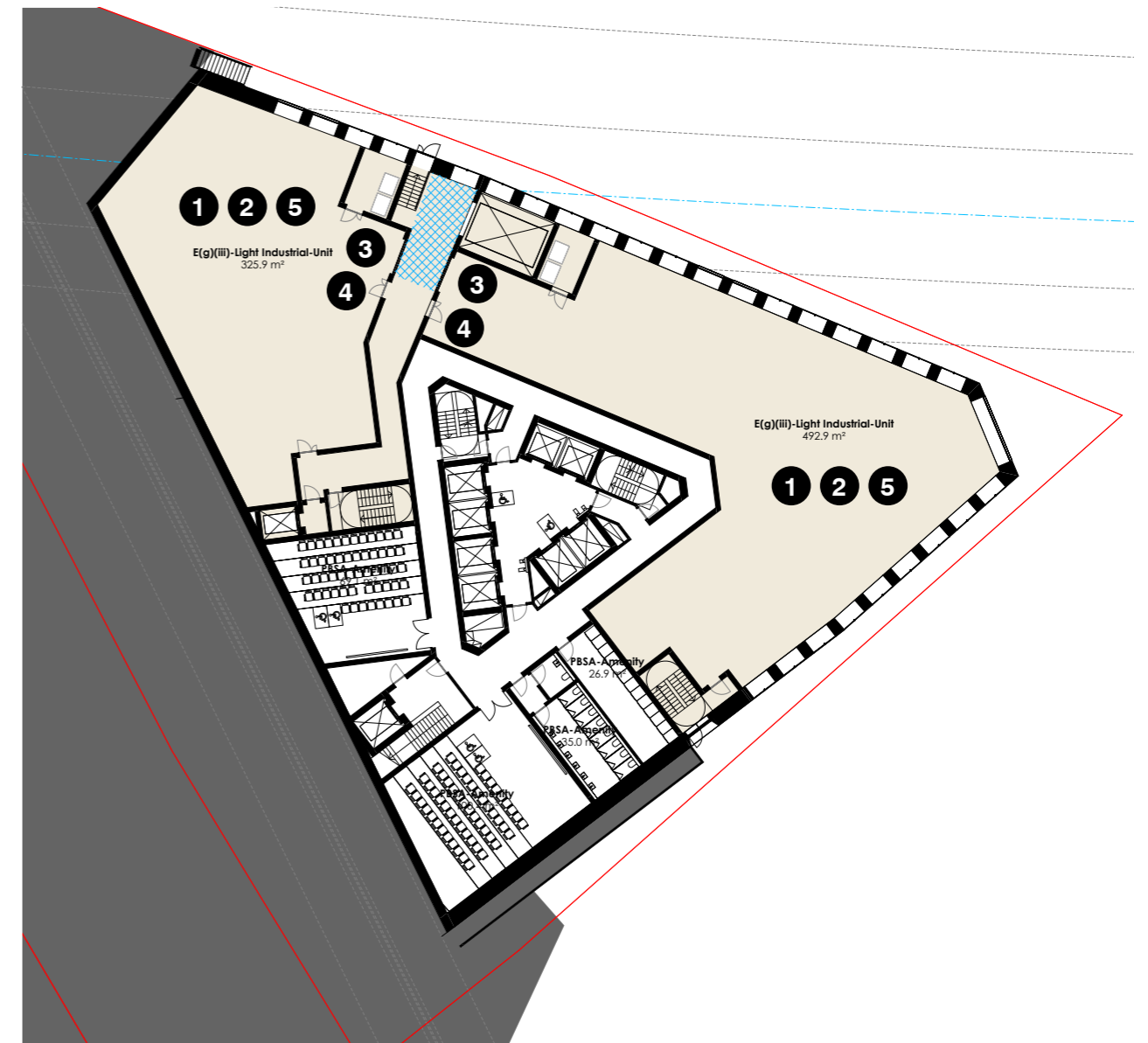
- Corridor widths appearing insufficient
- V-shaped layout of larger units
- Pedestrian entrance to upper ground floor unit through service yard should be improved

- It was requested to show more clearly how the spaces could be subdivided into smaller units to provide flexibility for a variety of users.

- 1 Unit of c. 500m² floor area
- 2 Wider unit that allows for administration space
- 3 Roller shutter door (min. height 3.7m and min. width 3m)
- 4 Separate staff / visitor access with signage
- 5 Spanning structure for flexible internal layout
- 6 External loading area
- 7 Access to clear 17m deep yard space for small truck deliveries



Upper ground floor plan showing light industry in Building A



Lower ground floor plan showing light industry in Building A

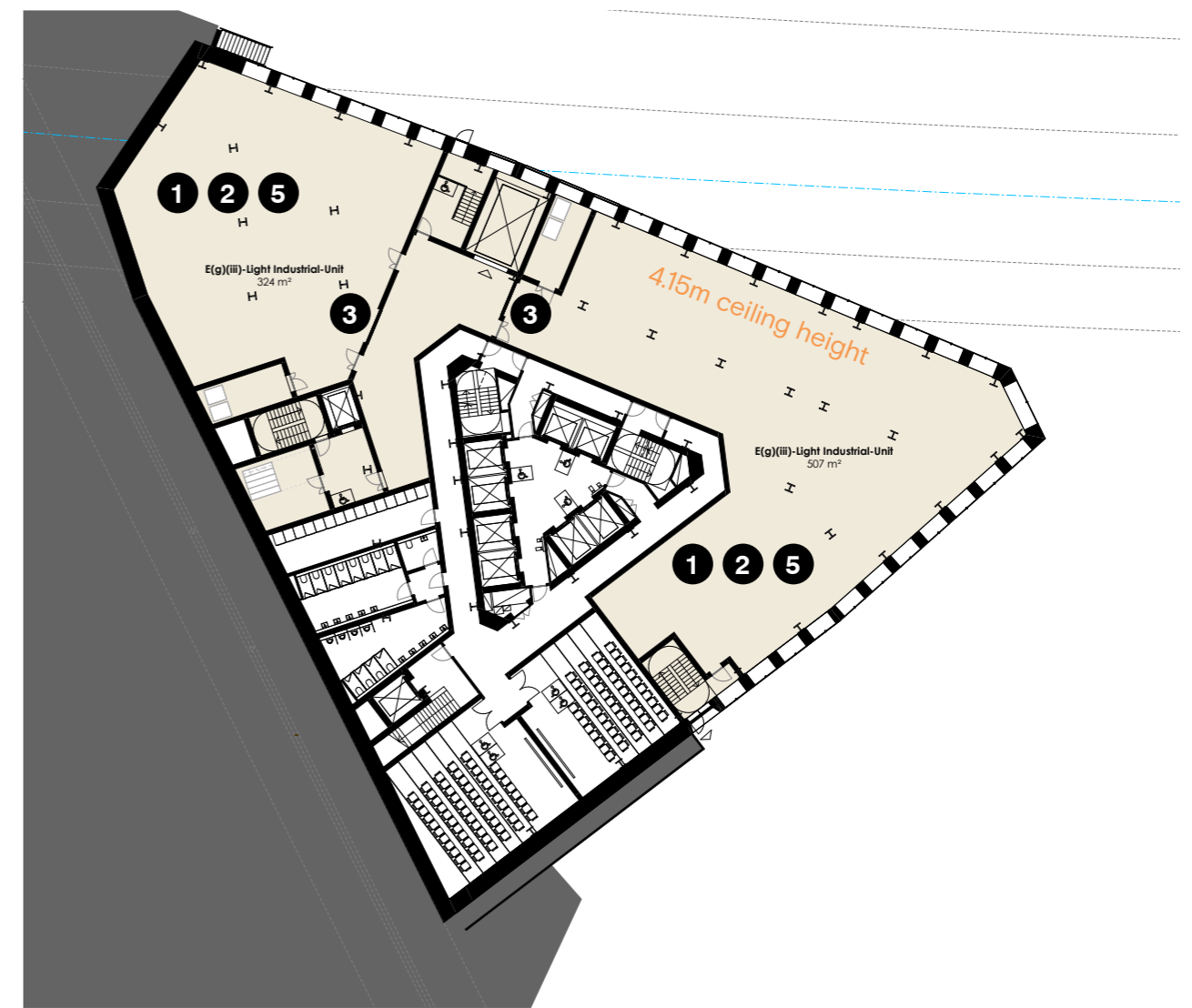
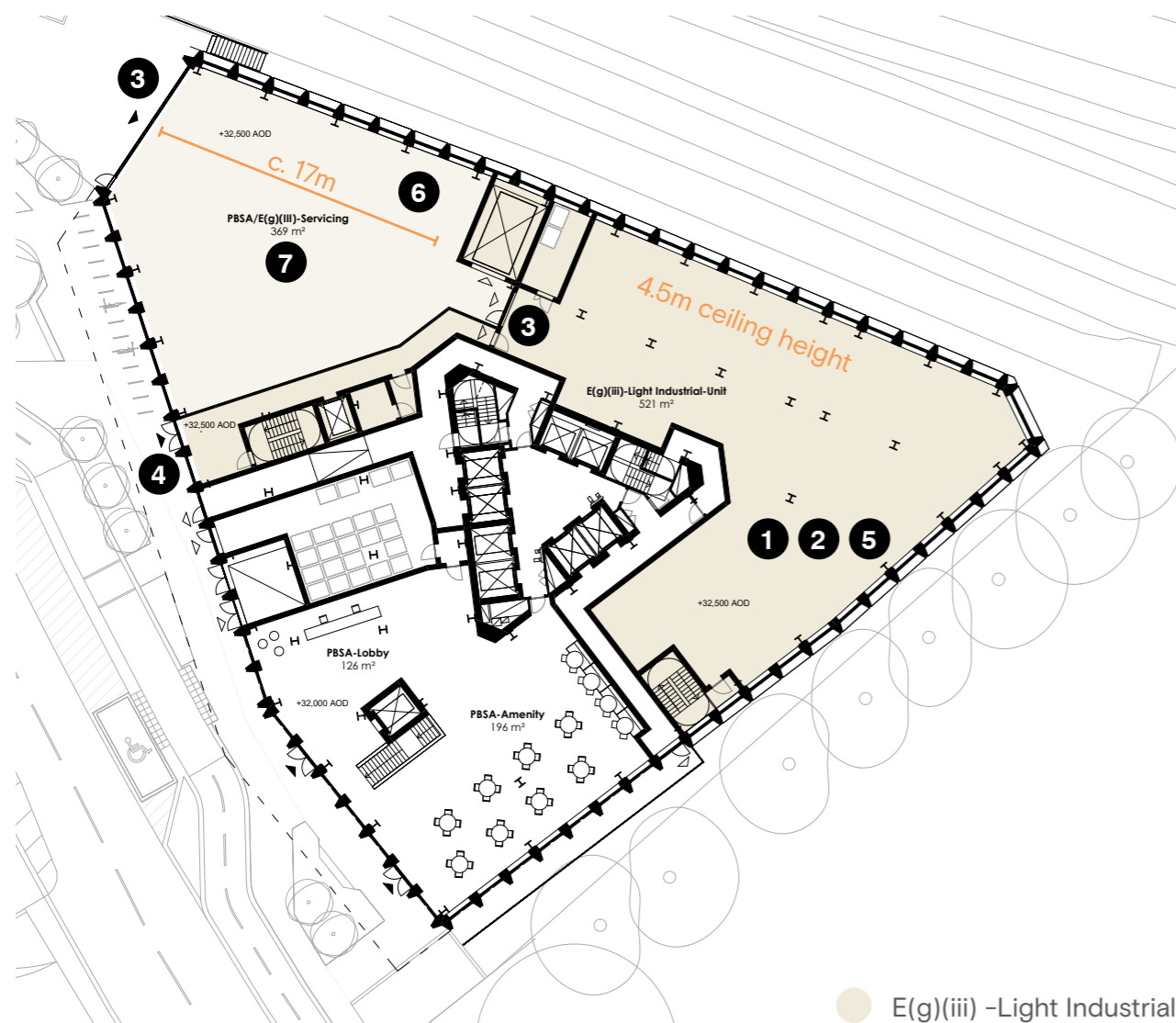
Building A

Revised proposal

The V-shape of the two larger spaces in plan is a product of the site constraints (i.e. the triangular site). Nevertheless, these are large spaces which meet the functional requirements for industrial space. It has been possible to further improve the industrial offer:

- A safe and dedicated internal pedestrian access to the upper ground floor industrial unit is introduced.
- Corridor widths are increased.
- Goods lift is rotated and generous marshalling areas are created in front of goods lift.

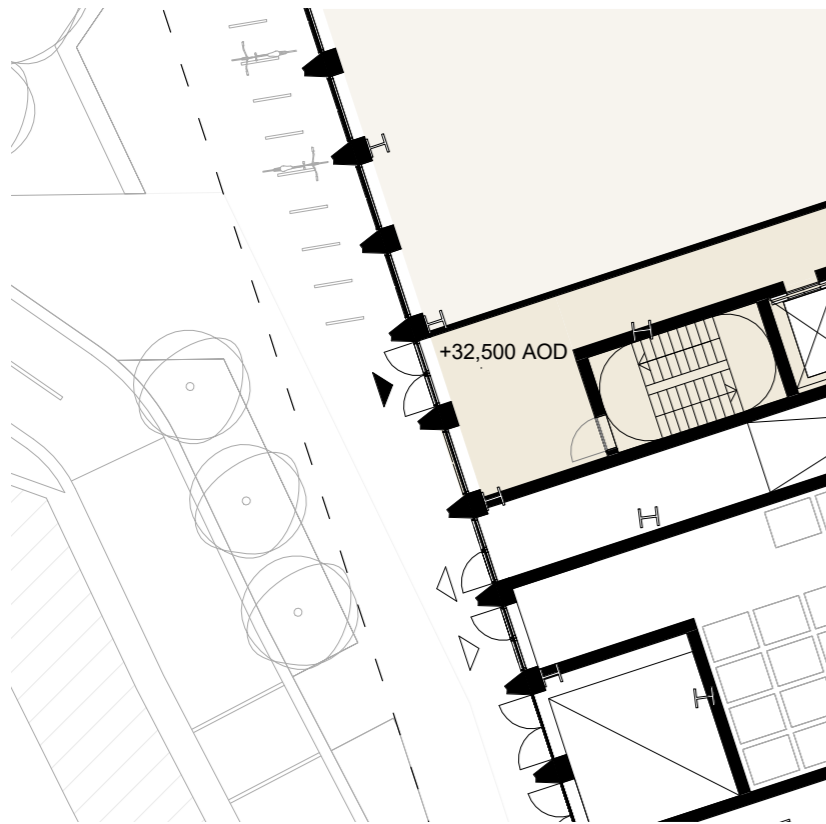
- 1 Unit of c. 500m² floor area or less
- 2 Wider unit that allows for administration space
- 3 Roller shutter door (min. height 3.7m and min. width 3m)
- 4 Separate staff / visitor access with signage
- 5 Spanning structure for flexible internal layout
- 6 External loading area
- 7 Access to clear 17m deep yard space for small truck deliveries



Building A

Proposed Light industry entrance on Park Royal Road

Entrance to industry creates two bays of active frontage on Park Royal Road. It's the main pedestrian and cycle access to all industrial units, on both upper and lower ground floor.



Plan detail of industry entrance on upper ground floor



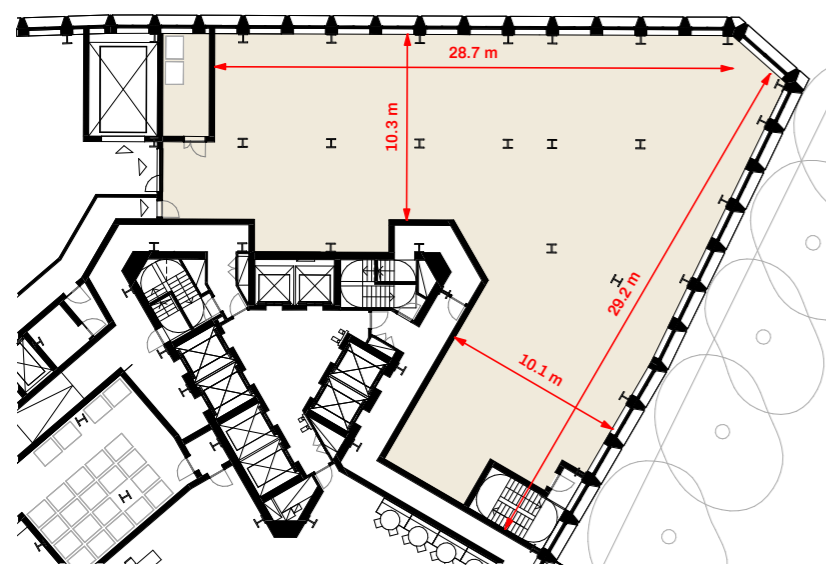
Industry entrance showing zones for potential branding / signage

Building A

Proposed format of the industrial units



Interior view



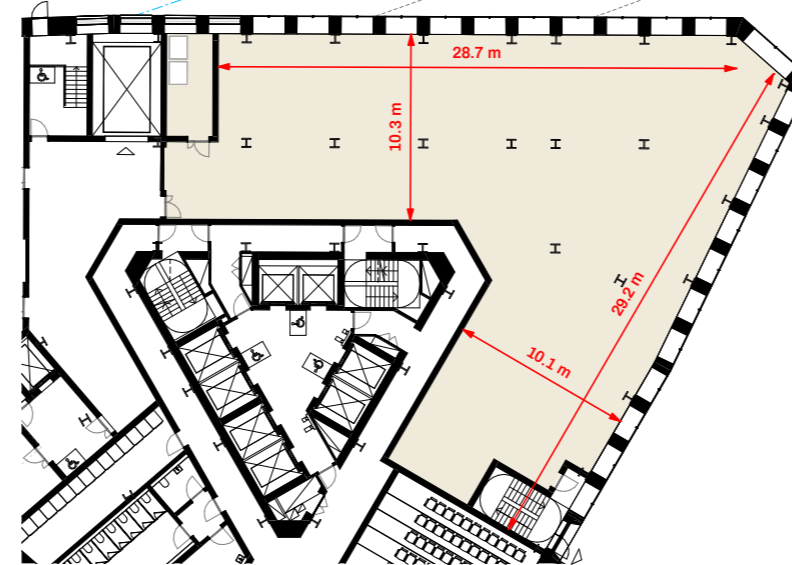
Plan

Light Industry - Unit 1

- 521 m² / 5,608 sq ft
- Clear ceiling height 4.5m
- Natural light from perimeter glazing
- Direct access to external loading area
- On-site cafe / meeting rooms / auditorium



Interior view



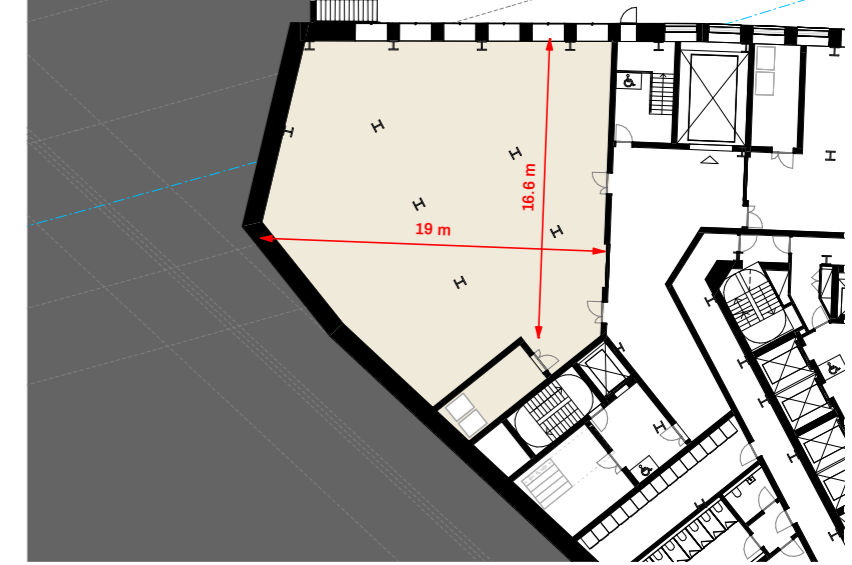
Plan

Light Industry - Unit 2

- 507 m² / 5,468 sq ft
- Clear ceiling height 4.15m
- Natural light from perimeter glazing
- Access to external loading area via large goods lift
- On-site cafe / meeting rooms / auditorium



Interior view



Plan

Light Industry - Unit 3

- 304 m² / 3,272 sq ft
- Clear ceiling height 4.15m
- Natural light from perimeter glazing
- Access to external loading area via large goods lift
- On-site cafe / meeting rooms / auditorium

Building A

Proposed potential subdivision of the units

- A potential subdivision of the light industrial units in smaller units is shown in the plans below and table opposite.
- Each unit has easy access, also with fork lift truck, via generous corridors and a large goods lift.

Sub-Unit	NIA (m ²)	Sub-Unit	NIA (m ²)
1.1	61	2.2	67
1.2	67	2.3	105
1.3	105	2.4	46
1.4	46	2.5	49
1.5	49	3.1	71
2.1	61	3.2	187

Table with potential sub-unit sizes



Upper ground floor plan showing potential subdivision of the units



Lower ground floor plan showing potential subdivision of the units

3.13. Appearance strategy

Proposed facade material / colours

The building facade consists of two layers.

- A 'back' layer of window frames, balustrades and vent panels
- A 'front' layer which consists of the articulated fins, bands and scalloped panels.

It is proposed to use three colours for the panels of front layer of the facade. The objective is to create a subtle variety in the tones of the facade panels. These would be based on samples 2 & 3 in the photo opposite.

A fourth colour would be used for the contrasting back layer based on sample 1 in the image opposite.

The finishes proposed are as follows:

1. Axalta Super Durable Matt: SuprAnodic Bronze Metallic BD
2. Axalta Super Durable Matt: SuprAnodic Lotus Metallic BD
3. Axalta Super Durable Matt: SuprAnodic Sienna Metallic BD



Building A facade material samples

Building A

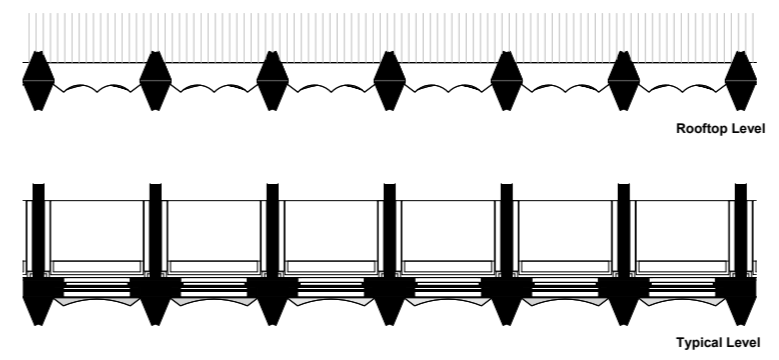
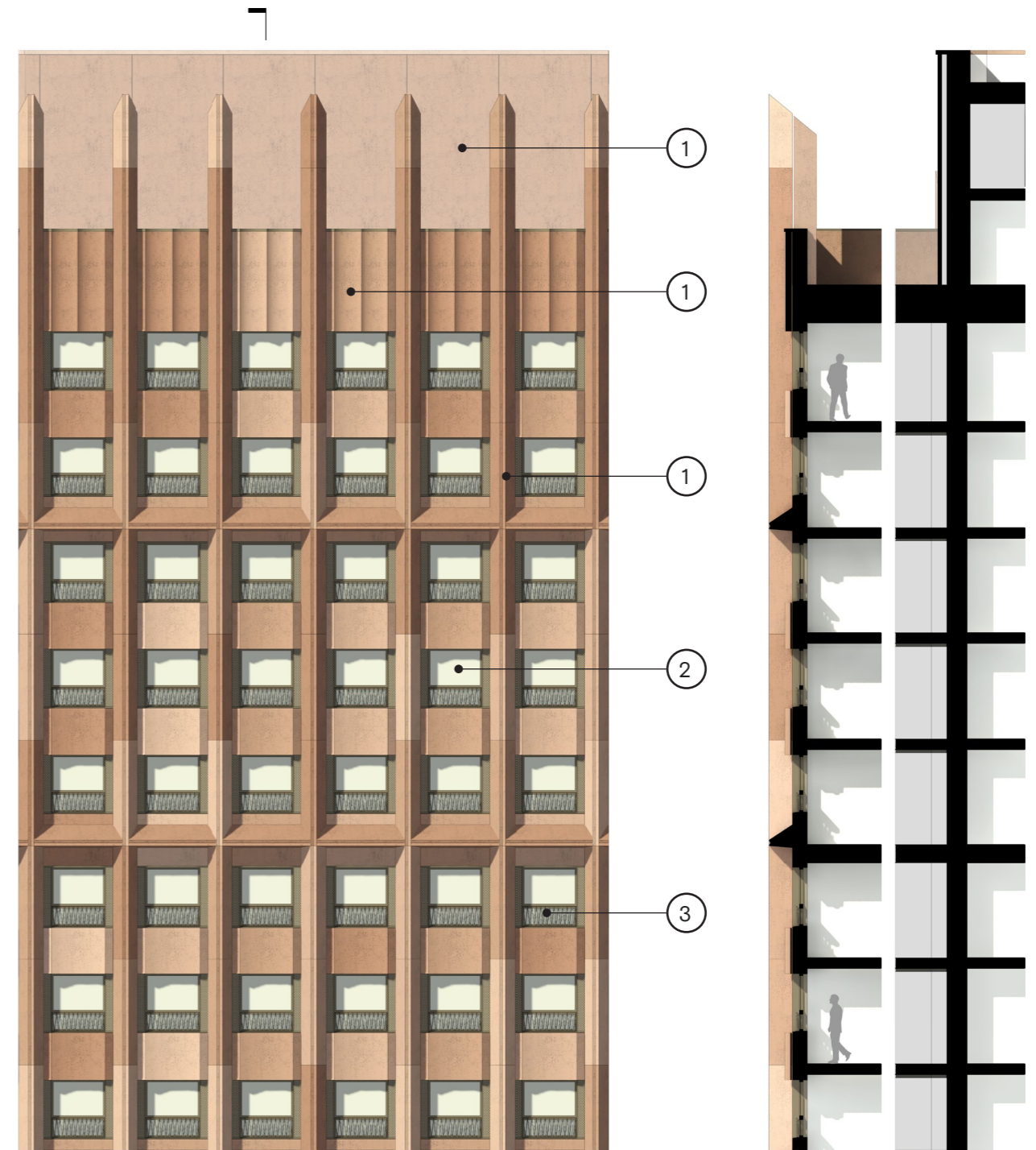
3.14. Bay Study

Submitted proposals P1 (August 2023)

A typical bay study for building A of the submitted scheme is shown opposite.

Roof level /plant / lift overrun / PV panels

Student accommodation



Bay Study - Building A Top typical

Key

- ① Anodic powder coated metal with satin finish and subtle tone variation
- ② Aluminium window frames, sills and side/upper perforated ventilation panels with bronze coloured finish
- ③ Steel balustrade - dark bronze coloured finish

Building A

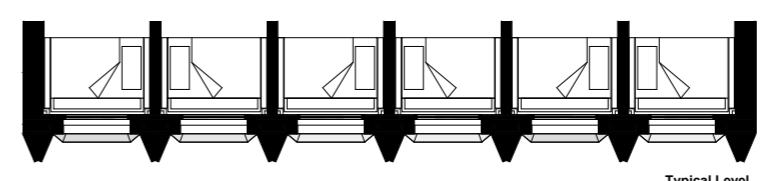
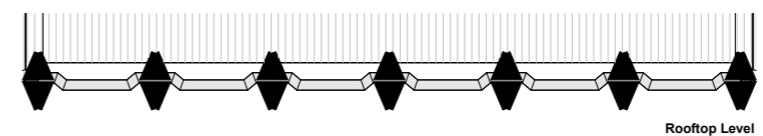
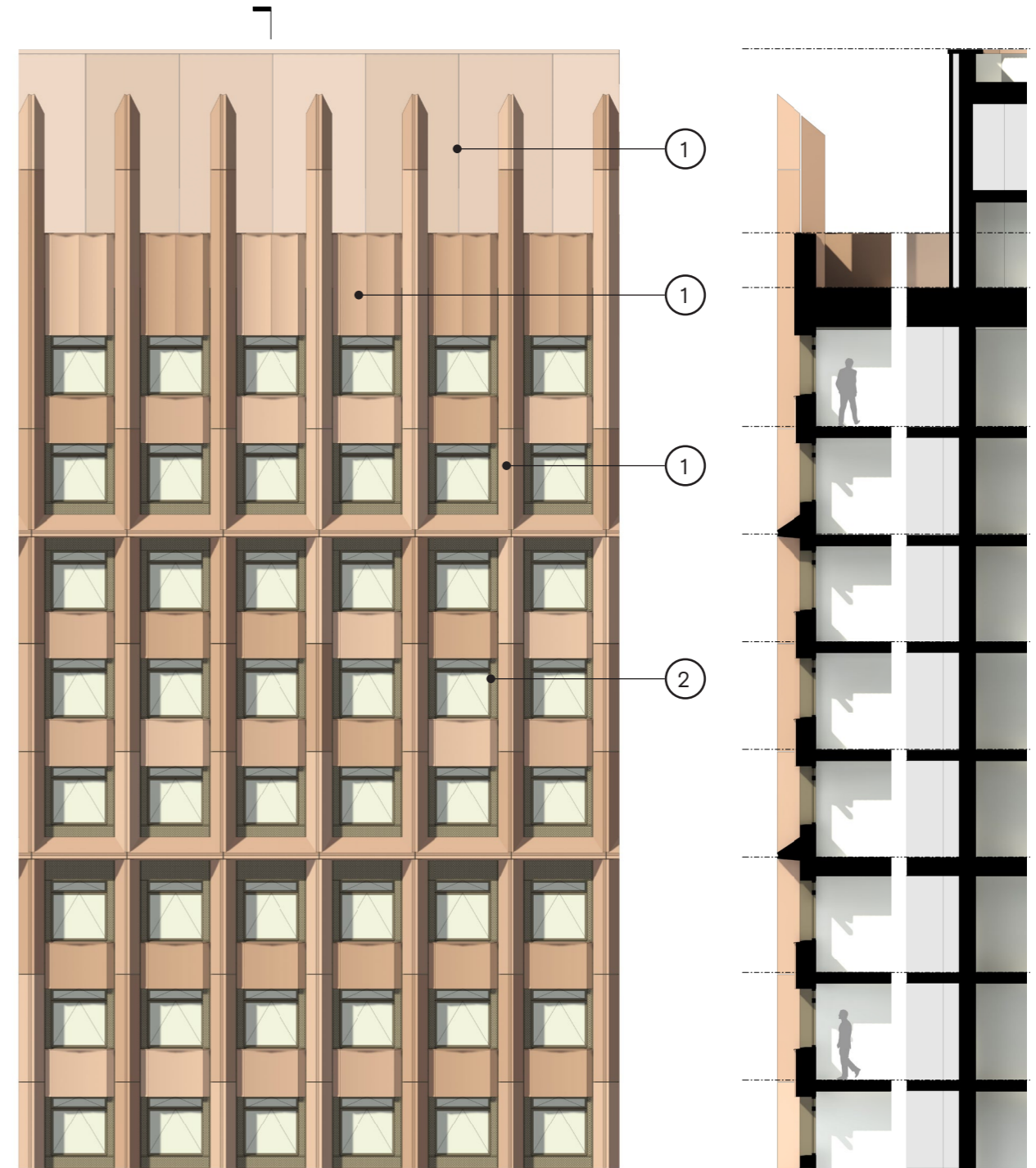
Revised proposal

A typical bay study for building A of the proposed scheme is shown opposite.

The typical bay study for building A shows how the subtle variety in colours can be achieved across the facade.

Roof level /plant / lift overrun / PV panels

Student accommodation



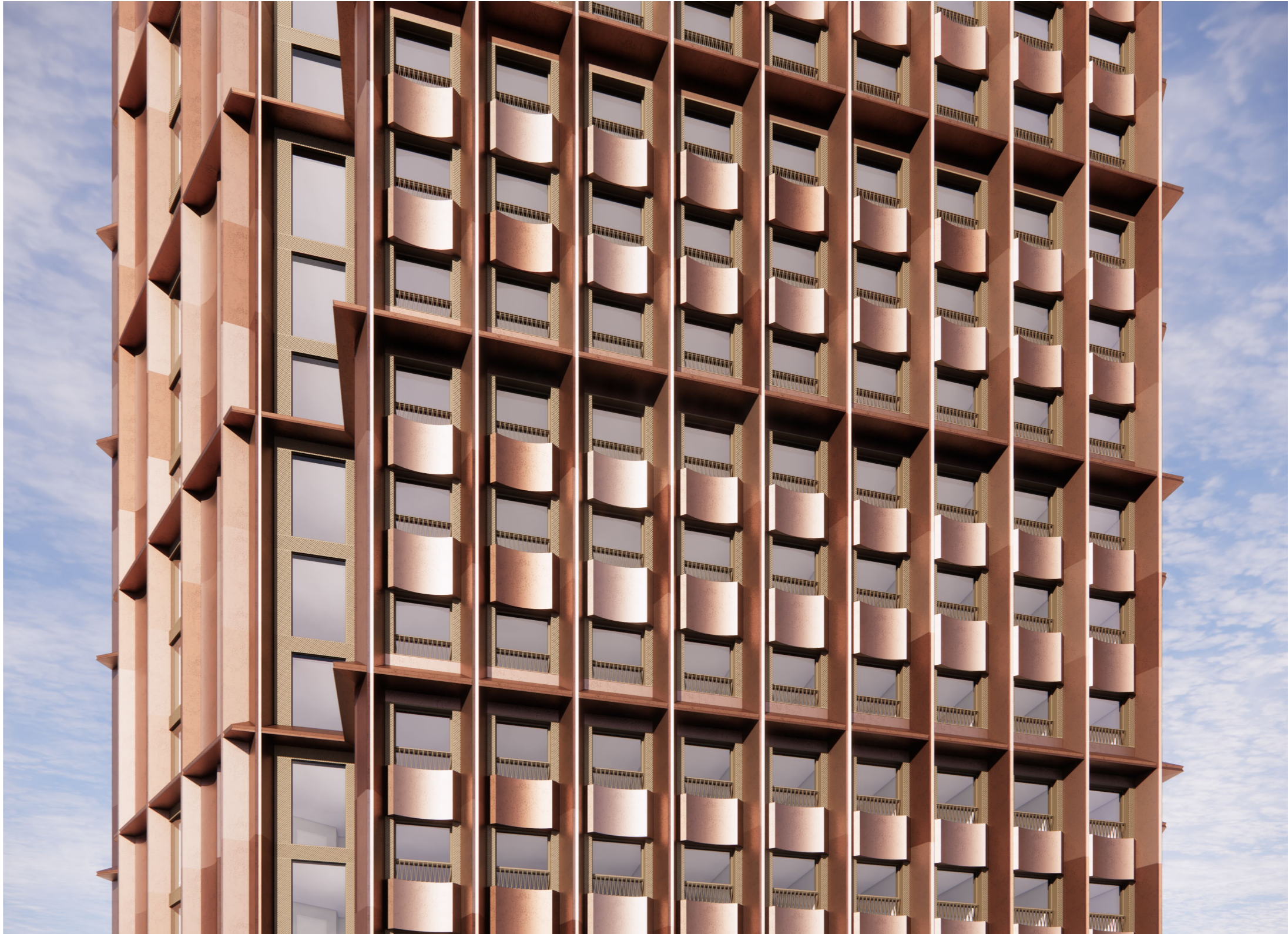
Key

- ① Anodic powder coated metal with satin finish and subtle tone variation
- ② Aluminium window frames, sills and side/upper perforated ventilation panels with bronze coloured finish

Bay Study - Building A Top typical

Building A

Submitted proposals P1 (August 2023)



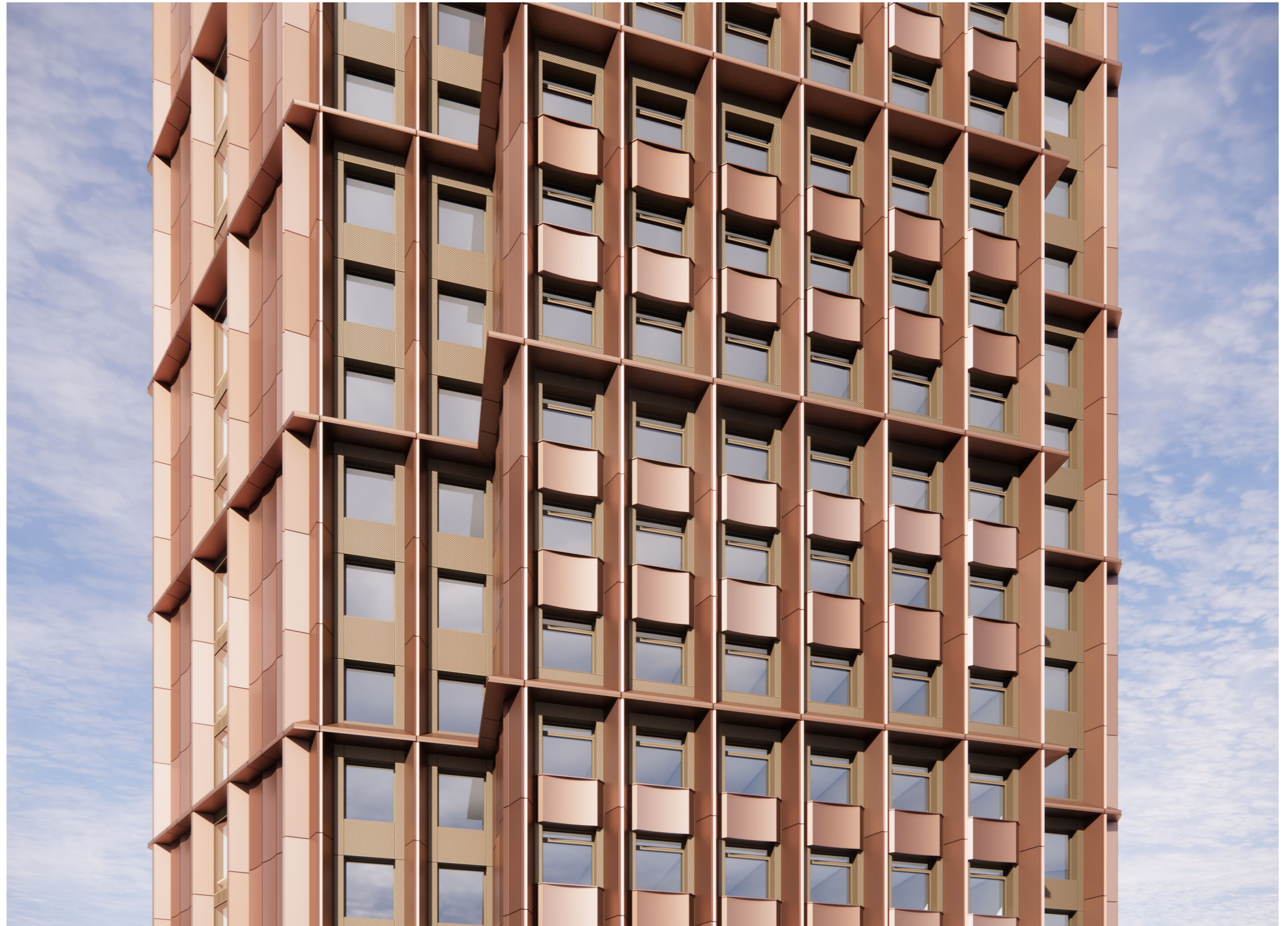
Building A facade

Revised proposal

Main change is the adjusted layout and area of a typical floorplate, generating a more slender building with a more elegant appearance.

The facade design of Building A has been developed further, in more detail, with input from facade builders and manufacturers.

Facade detail drawings (scale 1:20) are included in the planning drawings set, in addition to the facade bay study drawings (scale 1:50).



Building A facade



Revised proposal - View from Park Royal Road looking south

4. Building B

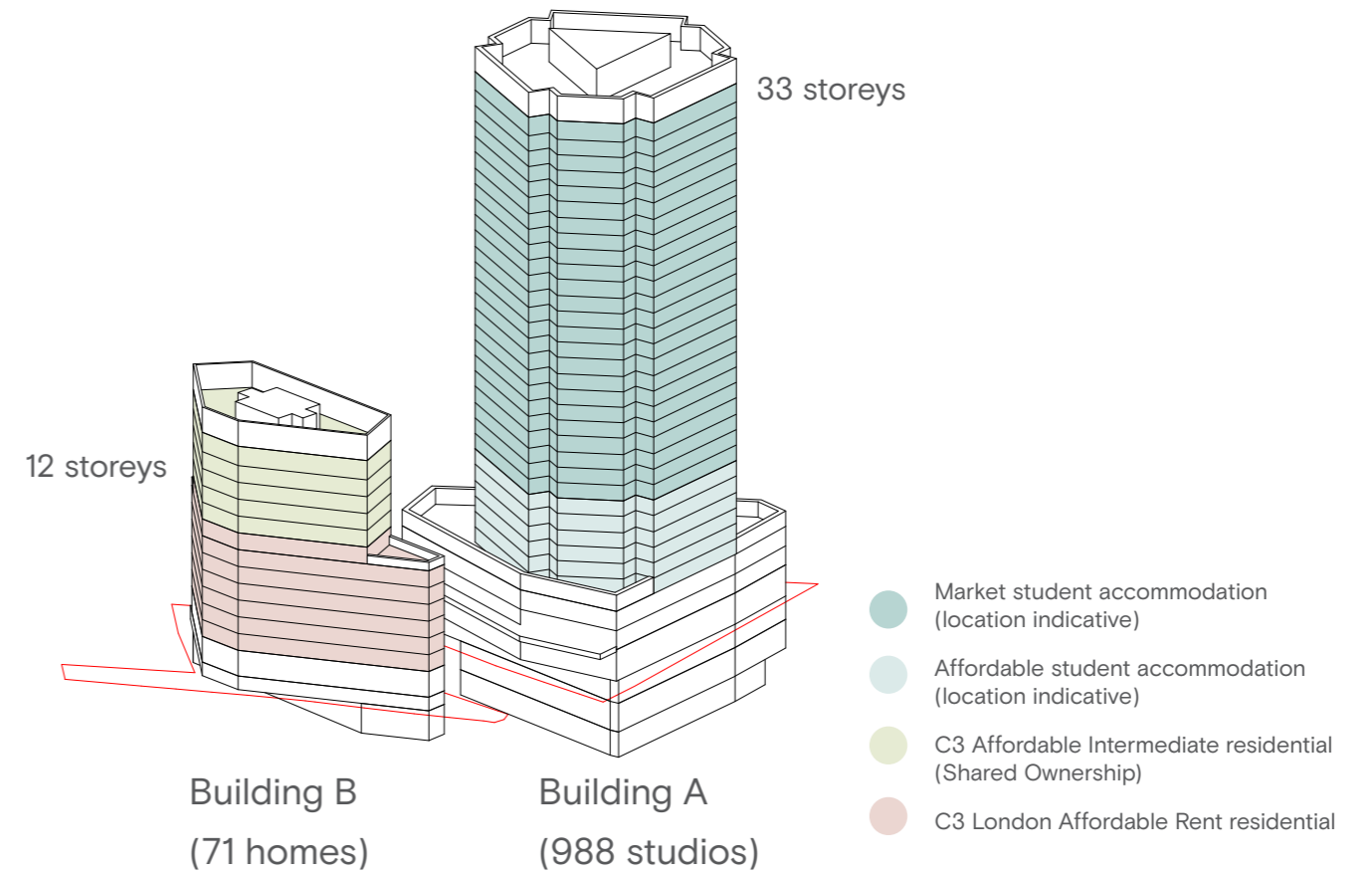
Building B

4.1. Housing mix

Submitted proposals P1 (August 2023)

Officers advised that the housing mix should be reviewed to bring the London Affordable Rent housing more in line with identified need as set out in the SHMA, by increasing the number of family (3 bed+) units.

The mix as submitted is set out opposite.



Axonometric view showing housing and student accommodation uses in Revised proposal

Student Accommodation (Building A)	Number	% Achieved	% Target
Habitable Rooms	988	100%	
Market Student Accommodation	779	79%	
Affordable Student Accommodation	209	21%	
C3 Accommodation (Building B)	Number	%	%
Affordable Homes	71	100%	
Habitable Rooms	211	100%	
London Affordable Rent Habitable Rooms	136	64%	
Affordable Intermediate Habitable Rooms	75	36%	
<i>Family units (3+ Bedrooms) of total C3</i>	20	28%	25%
<i>Family units (3+ Bedrooms) of Affordable Rent</i>	20	49%	49%
Total Scheme (Buildings A and B)	Number	%	%
Habitable Rooms	1,199	100%	
Affordable habitable rooms	420	35%	35%

Housing mix Submitted proposal

Building B

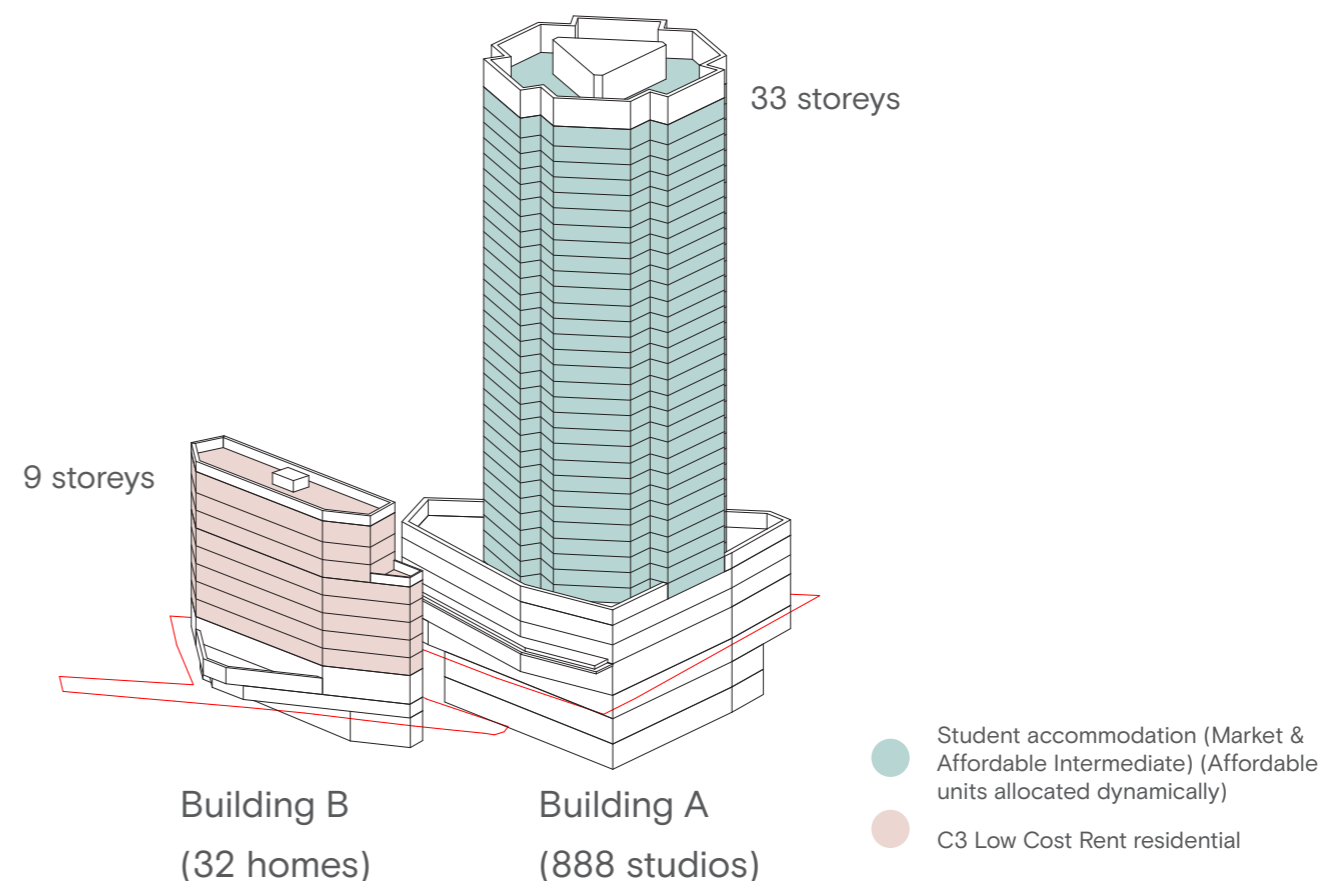
Revised proposal

The revised mix is set out opposite.

Affordable PBSA units are allocated dynamically and are not restricted to certain types of room or locations within the building.

This is because the student resident population is transient. The Applicant is open to establishing some rules around the allocation of bedrooms to ensure that a mix of studio types are affordable at any given time.

35% of the total residential / PBSA HR count of the development is affordable.



Axonometric view showing housing and student accommodation uses in Revised proposal

Units / HR	
Affordable Units (no.)	270
Private Units (no.)	650
Units Total (no.)	920
Affordable Units (%)	29.3%
Affordable HR (no.)	350
Private HR (no.)	650
HR (no.)	1,000
Affordable HR (%)	35.0%

Affordable % Overview (by Units, HR)

Student Accommodation (Building A)	Number	% Achieved	% Target
Habitable Rooms	888	100%	
Market Student Accommodation	650	73%	
Affordable Student Accommodation	238	27%	
C3 Accommodation (Building B)	Number	%	%
Affordable Homes	32	100%	
Habitable Rooms	112	100%	
Low Cost Rent Habitable Rooms	112	100%	
Affordable Intermediate Habitable Rooms	-	0%	
Family units (3+ Bedrooms) of total C3	16	50%	25%
Family units (3+ Bedrooms) of Affordable Rent	16	50%	49%
Total Scheme (Buildings A and B)	Number	%	%
Habitable Rooms	1,000	100%	
Affordable habitable rooms	350	35%	35%

Housing mix Revised proposal

Building B

4.2. Layouts

Submitted proposals P1 (August 2023)

The residential levels of the submitted scheme are shown opposite.

- Affordable Intermediate 1 Bed home
- Affordable Intermediate 2 Bed home
- London Affordable Rent 1 Bed home
- London Affordable Rent 2 Bed home
- London Affordable Rent 3 Bed home
- London Affordable Rent 4 Bed home



Floor plan levels 1-6



Floor plan levels 8-12

Revised proposal

Main changes include:

- Building B volume and footprint significantly reduced
- West facade is set back more than 8m
- East facade offset from redline boundary to generate greater pavement width along Park Royal Road
- The typical floorplate comprises of 4 homes
- All homes are proposed to be Low Cost Rent tenure
- Reduced core size (2 lifts), because whole, building has a single tenure
- Access to the all apartments is proposed to be via an external deck
- The above results in a dual aspect percentage of 100%
- Private amenity is provided as projecting balconies to west and southwest



Floor plan levels 1-5



Floor plan levels 6-8

- London Affordable Rent 2 Bed home
- London Affordable Rent 3 Bed home


Building B

4.3. Revised Upper ground floor / Playspace

The change in footprint generated extra width between the southwest site boundary and the building. This created the possibility to introduce a wide pavement for pedestrians and cyclists and a green buffer strip with trees along the site boundary.

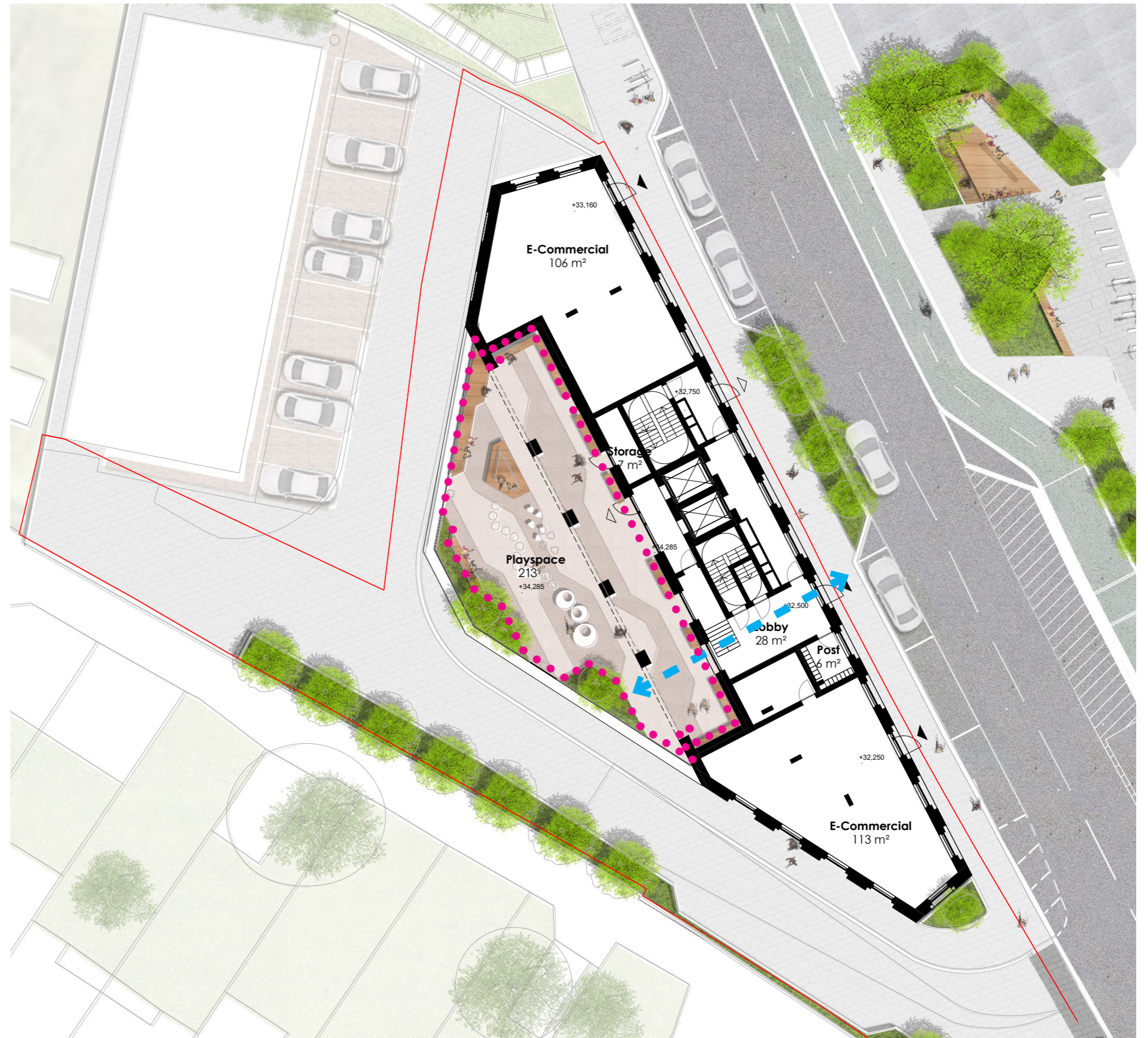
The playspace in Building B is now located on a terrace on the upper ground floor, and has the following characteristics:

- There is a direct visible connection from the entrance to the playspace terrace
- The playspace is accessible via walk through lifts
- The required and provided playspace areas are shown in table below. The two raised planters are excluded from the provided playspace area.

 Outline of measured playspace area

Playspace	Required (m ²)	Provided (m ²)
C3 0-4s Playspace (m ²)	200	213
C3 5-11s Playspace (m ²)	162	
C3 12-18s Playspace (m ²)	133	
Total	495	213

Playspace provision



Upper ground floor plan

Building B

View of playspace

The perforated steel balustrade around the playspace perimeter provides views and overlooking to Lower Park, whilst maintaining a safe balustrade height for the residents on the playspace terrace.



Building B

4.4. Revised Lower ground floor

Revised lower ground floor layout is shown opposite.

The residential cycle store is located on the lower ground floor level. It is accessed via a generous wide pavement along the building.

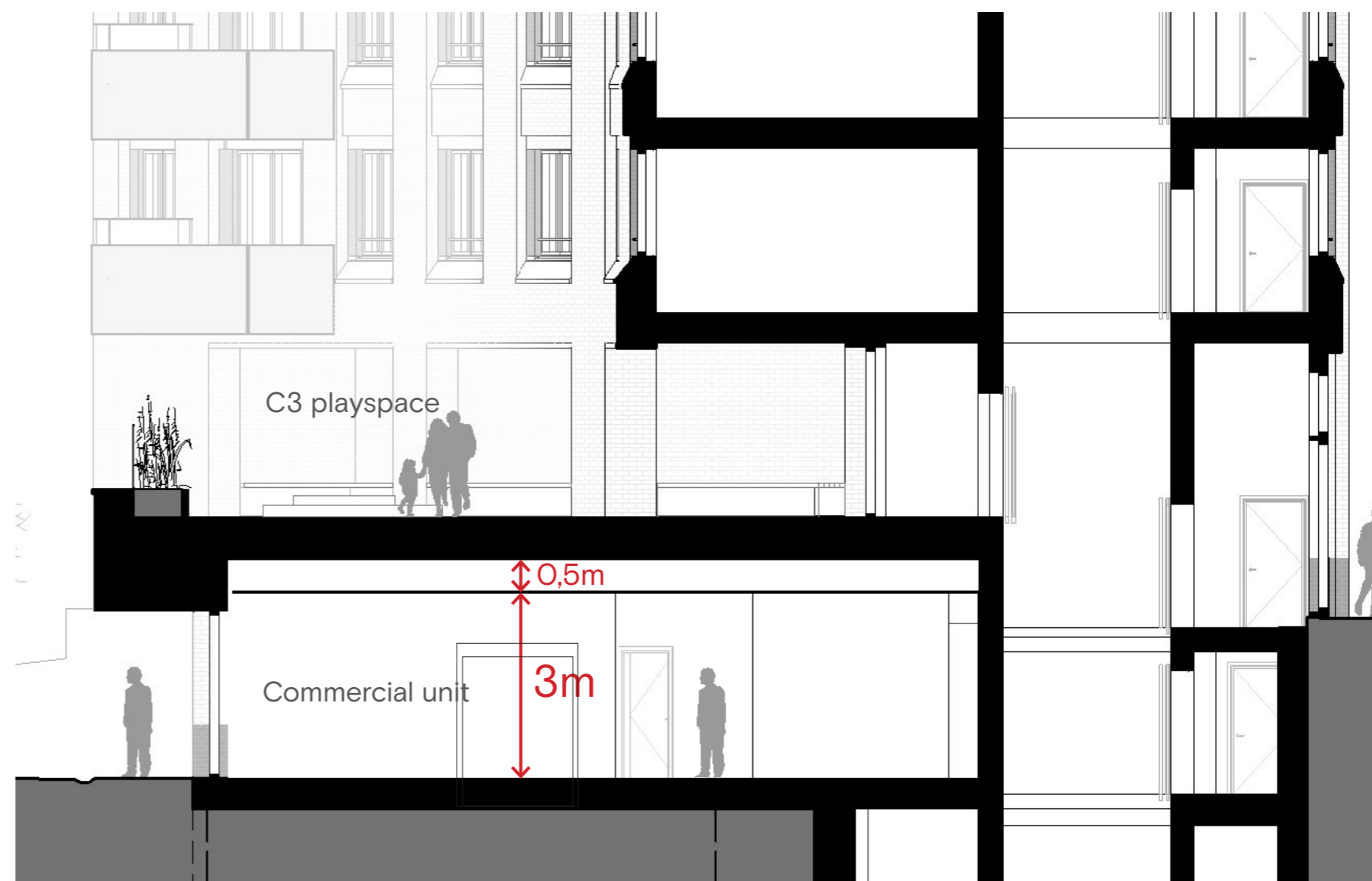
It is proposed to create an additional use class E flexible commercial unit on the lower ground floor, accessed from the service road at the rear, to further activate the road.



Lower ground floor plan

Commercial unit floor to ceiling height

- The clear floor to ceiling height in the commercial unit is 3m, with a services zone above. A future tenant might opt for a layout with exposed ceilings. This would generate a ceiling height of up to 3.5m in most of the unit.
- The unit is intended as use class E (i.e. not E(g) iii). The 3m floor to ceiling height exceeds the minimum of 2.6 - 2.8m in the BCO specification for offices.



Section through building B showing commercial space to Lower Park courtyard

Building B

4.5. Potential future development Unit 1

Shown opposite is an indicative floorplan of the potential future development of Unit 1 with the typical lower residential floor of the revised Building B.

The combination of both buildings would create a courtyard, sheltered from the railway to the north.

The service road in Lower Park is upgraded through re-paving and soft landscaping.

 Potential future development of Unit 1



Diagram



Building B GA Plan - Typical Level (With typical level of potential future development of Unit 1)

Building B



View of Lower Park Courtyard showing the revised proposal for Building B to the right and a potential future Unit 1 housing development on the left

Building B

4.6. Massing and crown

Submitted proposals P1 (August 2023)



Building B Submitted scheme - View from Park Royal Road

Revised massing and top design

The revised massing of Building B is shown on this page.

- The massing steps down to the south.
- A brick pattern with special, white glazed bricks is proposed for the crown spandrels.
- Top cornice is adjusted to create differentiation between piers and spandrels, making a crown to the building.



Building B revised scheme – View from Park Royal Road

5. Views comparison

Views comparison

5.1. Views comparison

The following pages set out a comparison between the submitted and revised proposals in a selection of the TVIA views.

Views comparison

Views comparison

5.2. View from Park Royal Road looking south

Submitted proposals P1 (August 2023)



TVIA View 3 - Park Royal Road junction with Standard Road - Submitted proposals

Views comparison

Revised proposal



TVIA View 3 - Park Royal Road junction with Standard Road - Revised proposal

Image Access Statement Addendum / Park Ro

Views comparison

5.3. View from A40

Submitted proposals P1 (August 2023)



TVIA View 6 - Holst Road junction with Allan Way - Submitted proposals

Views comparison

Revised proposal



TVIA View 6 - Holst Road junction with Allan Way - Revised proposal

6. Access

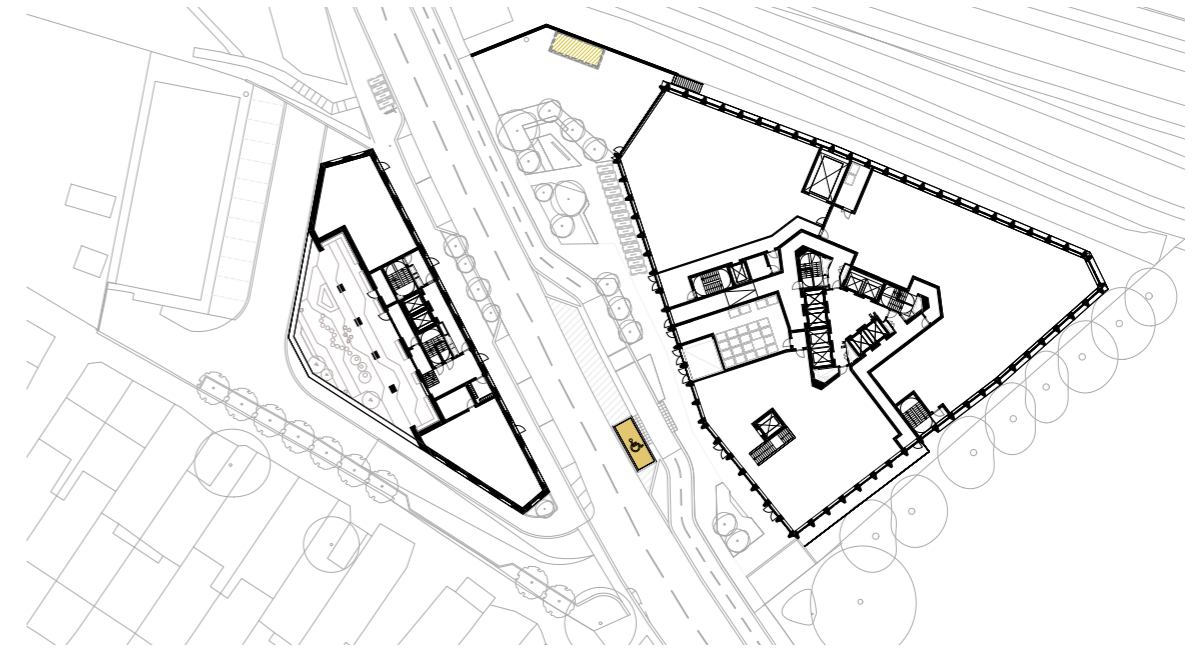
Access

6.1. Revised Proposals

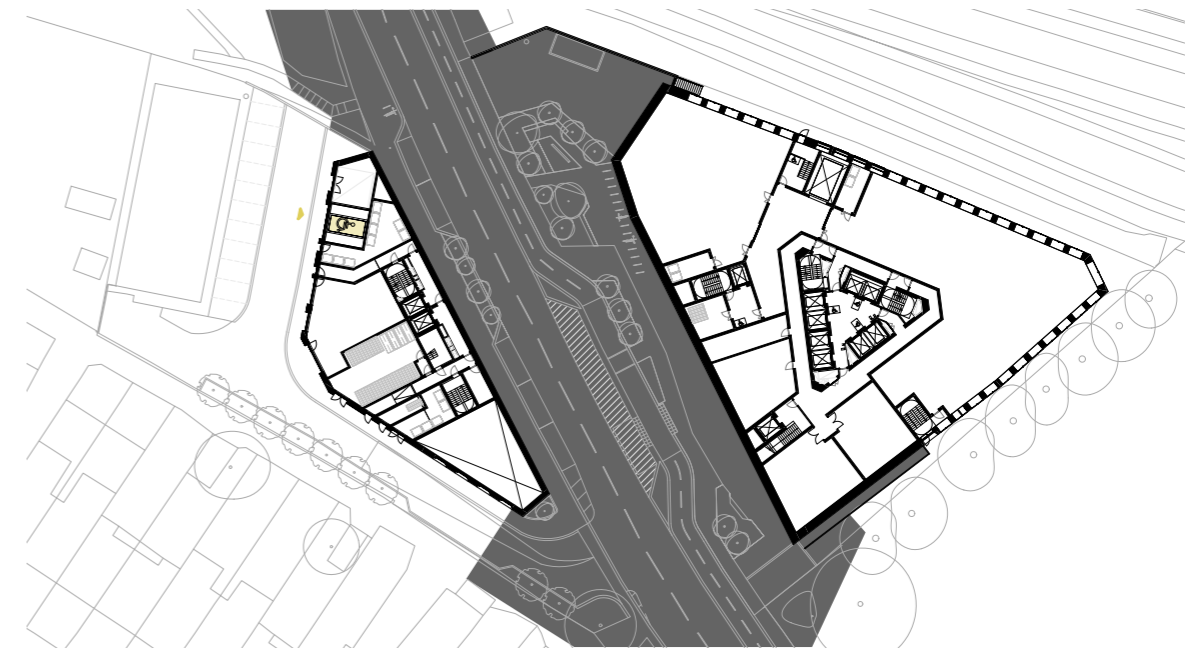
A number of changes to the access strategies for the submitted proposals have been made as a consequence of addressing consultee and planning officers' comments. The revised strategies are set out in this section.

6.2. Vehicle access and parking strategy




Strategy diagrams are shown opposite.



Upper ground floor



Lower ground floor

-  Potential Future Accessible Parking
-  C3 Accessible parking bay
-  PBSA Accessible parking bay

Vehicle access and parking strategy

6.3. Cycle Access and storage

PBSA Cycles (Building A)

The PBSA cycle stores are located on the first basement level. Cycle access is provided by a dedicated lift from the main entrance on Park Royal Road. This has been discussed with TfL / GLA.

Light industry Cycles (Building A)

The industry cycle stores is located on lower ground floor level, and is accessed via the lift from the light industry lobby.

Commercial Cycles (Building B)

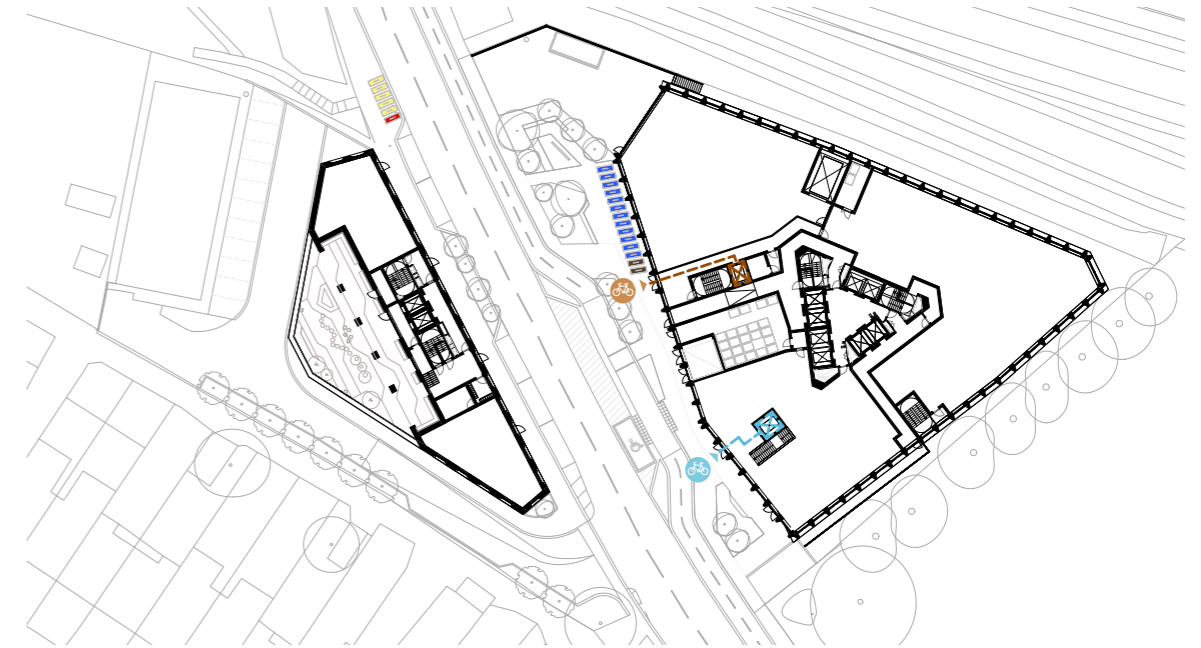
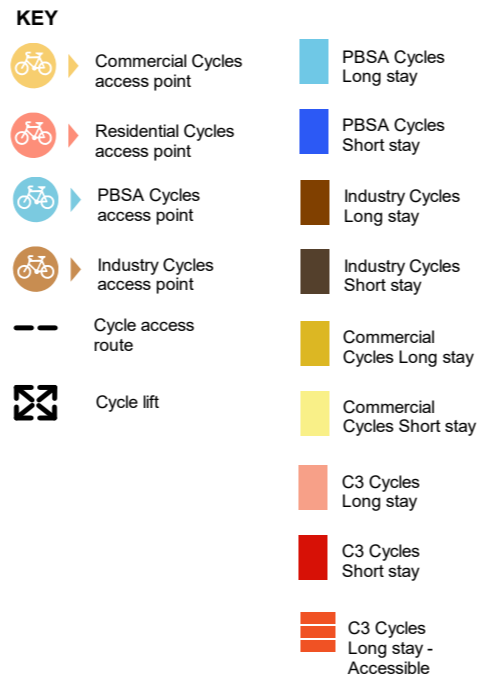
The commercial cycle store is located on lower ground floor level. The store is accessed via a wide pavement on the ramp to lower park.

Residential Cycles (Building B)

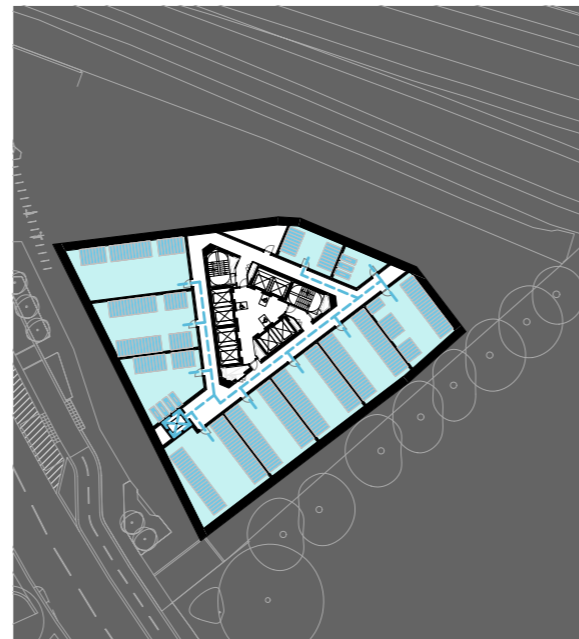
The residential cycle store is located on lower ground floor level. The store is accessed via a wide pavement on the ramp to lower park.

Strategy diagrams are shown opposite. Required and provided cycle parking numbers are shown below.

Cycles	Required (no.)	Provided (no.)	Difference (no.)
PBSA Cycles Long-stay (no.)	666	666	-
PBSA Cycles Short-stay (no.)	22	24	1.8
E(g)(iii) Industrial Cycles Long-stay (no.)	9	10	0.7
E(g)(iii) Industrial Cycles Short-stay (no.)	2	4	1.7
C3 Cycles Long-stay (no.)	60.8	62	1.2
C3 Cycles Long-stay Accessible (no.)	3.2	4	0.8
C3 Cycles Short-stay (no.)	1.8	2	0.2
E Commercial Cycles Long-stay (no.)	2.4	4	1.6
E Commercial Cycles Short-stay (no.)	8.9	10	1.1
Total	777	786	9.1



Upper ground floor



Basement level -1



Lower ground floor

Cycle storage provision

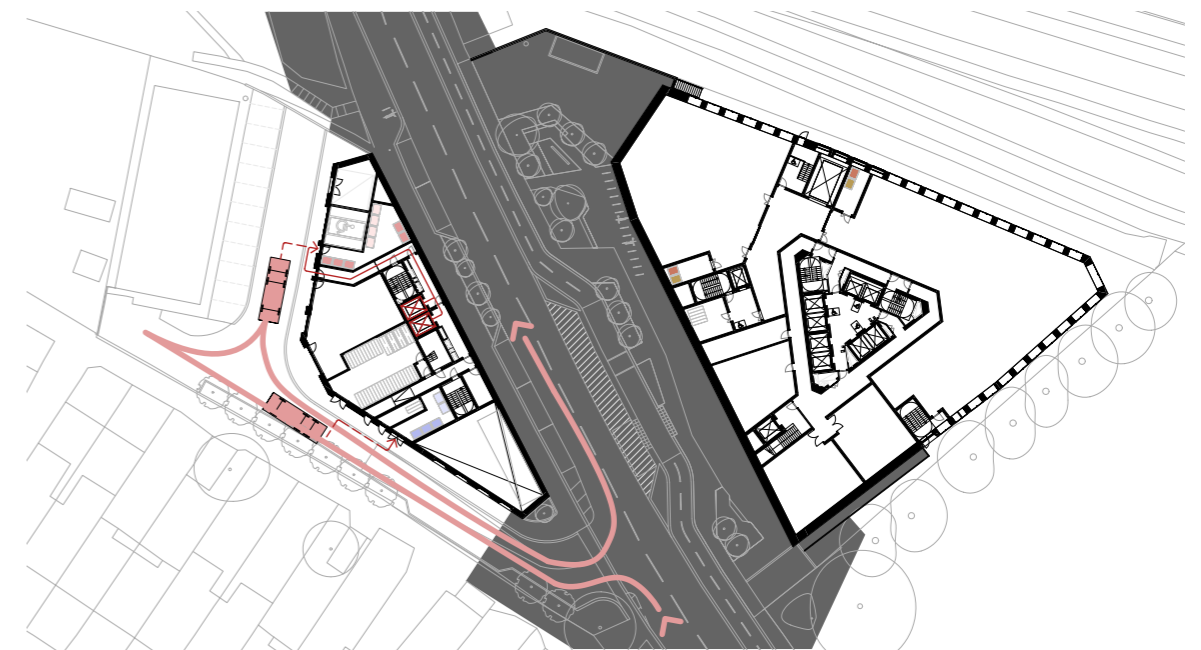
Cycle access and storage

Access

6.4. Waste Strategy



Upper ground floor





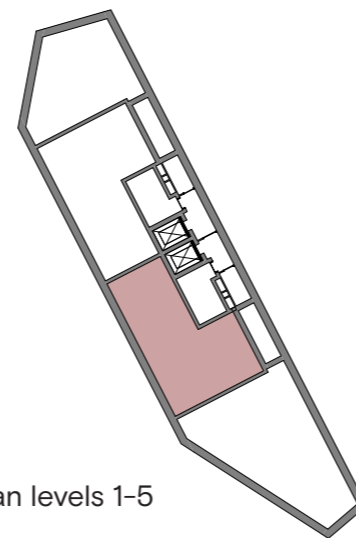
Lower ground floor

- C3 Waste Recycling
- C3 Waste Residual
- PBSA Waste Recycling
- PBSA Waste Residual
- E(g)(iii) Waste Recycling
- E(g)(iii) Waste Residual
- E Waste Recycling
- E Waste Residual
- ➔ C3/E Refuse vehicle route
- ➔ PBSA Refuse vehicle route
- ➔ E(g)(iii) Refuse vehicle route

Waste type	Provided (no. 1100 l bins)
C3 Waste Recycling	5
C3 Waste Residual	4
PBSA Waste Recycling	12
PBSA Waste Residual	11
E(g)(iii) Waste Recycling	3
E(g)(iii) Waste Residual	3
E Waste Recycling	3
E Waste Residual	2
Total	43

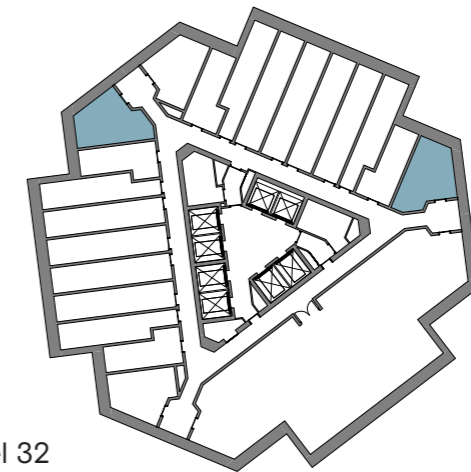
6.5. Wheelchair housing strategy

-  Affordable Rent 2B-3P Wheelchair accessible home
-  Wheelchair accessible student accommodation studio

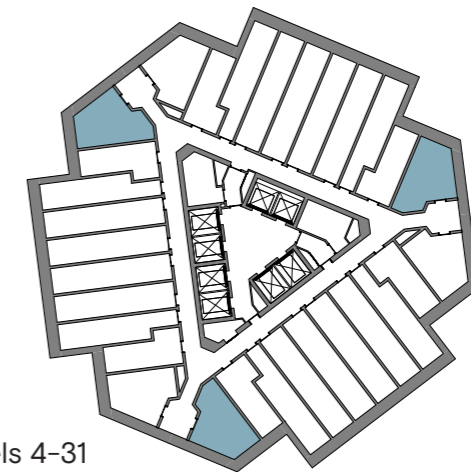


floor plan levels 1-5

Wheelchair housing overview (Building B)



floor plan level 32



floor plan levels 4-31



floor plan level 3

Wheelchair studio overview (Building A)



Building A Revised scheme - View from footpath to the north of the railway tracks

7. Schedules

Schedules

7.1. Schedules

The schedules below and opposite set out the quantum, unit-mix and areas within the revised proposal.

Tenure / Unit Type Group	PBSA-Units (no.)	Homes (no.)	Homes AI (no.)	Homes AR (no.)	HR (no.)	AI HR (no.)	AR HR (no.)	C3-Residential NSA (m ²)	PBSA-Units NIA (m ²)
AR		32		32	112		112	2,674	
2B-3P-1S		11		11	33		33	755	
2B-3P-1S-WA		5		5	15		15	434	
3B-5P-1S		11		11	44		44	955	
3B-6P-1S		5		5	20		20	530	
ASA	238				238				5,351
PBSA-Unit	208				208				4,651
PBSA-Unit-WA	30				30				700
PSA	650				650				13,660
PBSA-Unit	591				591				12,284
PBSA-Unit-WA	59				59				1,377
Total	888	32		32	1,000		112	2,674	19,011

Units by tenure and type

Schedules

Total GIA (m ²)	Building A		Building B		Total GIA
	Core A1	A2	B1	BX	
C3-Residential			4,346		4,346
E(g)(iii)-Light Industrial		2,082			2,082
E-Commercial				355	355
PBSA-Student Housing	37,531				37,531
Total GIA	37,531	2,082	4,346	355	44,313

GIA by use class

Total GEA (m ²)	Building A		Building B		Total GEA
	Core A1	A2	B1	BX	
C3-Residential			5,142		5,142
E(g)(iii)-Light Industrial		2,331			2,331
E-Commercial				420	420
PBSA-Student Housing	41,889				41,889
Total GEA	41,889	2,331	5,142	420	49,782

GEA by use class

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