

1 Introduction

These information panels have been produced to explain new commercial proposals by GLi at 100 Twyford Abbey Road, London NW10 7XE.

The 2.76 acres/1.12 hectares site is located on the western edge of the Park Royal Industrial Estate, one of Europe's largest and most thriving industrial estates and home to over 2,000 workplaces employing more than 30,000 people.

The proposals are currently at draft design stage and have been subject to several revisions over recent months resulting from pre-application discussions with planning officers at the Old Oak Common and Park Royal Development Corporation (OPDC).

The OPDC was established by the Mayor of London to secure the regeneration of the Old Oak Opportunity area, which includes the Park Royal Industrial Estate and covers land in three London boroughs – Ealing, Brent and Hammersmith & Fulham.

It is the OPDC, rather than Brent Council that is the planning authority for the site and the eventual planning application will be decided by OPDC's Planning Committee.

GLi, who are bringing forward the new proposals are one of the UK's largest privately owned development companies. GLi specialise in the redevelopment of sites for industrial and logistics facilities and always seek to provide contemporary, high quality and environmentally sustainable buildings.

The Twyford Abbey Road site is the third development locally by GLi. Construction is already underway at 291 Abbey Road and work is due to start shortly at 511 Abbey Road.



Twyford Abbey Road aerial showing site boundary



View from junction of Twyford Abbey Road and Rainsford Road



View looking south along Rainsford Road



Example of other GLi project: PR1 Abbey Road



Example of other GLi project: PR2 Abbey Road

2 Context

Located at the junction of Twyford Abbey Road and Rainsford Road and within the extensive and long-established Park Royal Industrial Estate (Strategic Industrial Location), the site was originally built as a print works, and the Radio Times magazine was printed here between 1937-1984.

The site is in a poor and degraded condition although the original 1930's brick building fronting Twyford Abbey Road has some interesting Art Deco influenced features which attract a local heritage listing. There is the opportunity to retain the façade of this historical building and incorporate it into the new development.

The established and legal use for the site is Class B2, which allows for the carrying out of general industrial operations.

The most recent active use was by Bridgemarts Limited (trading as Gowing and Pursey) who began managing a waste transfer and treatment facility at the site in 2016. The facility was permitted to operate 24 hours and seven days per week and during the five-year period 2016 – 2020, an average of around 80,000 tonnes per annum of mixed construction and demolition waste was processed. Bridgemarts went out of business in 2022 and the waste operation ceased, leaving a now vacant site.

There is a significant incline from the highest southern point of the site to its lower northern boundary on Twyford Abbey Road. Although the site is close to the Grand Union Canal on the opposite side of Twyford Abbey Road, it is rated as a very low flood risk.

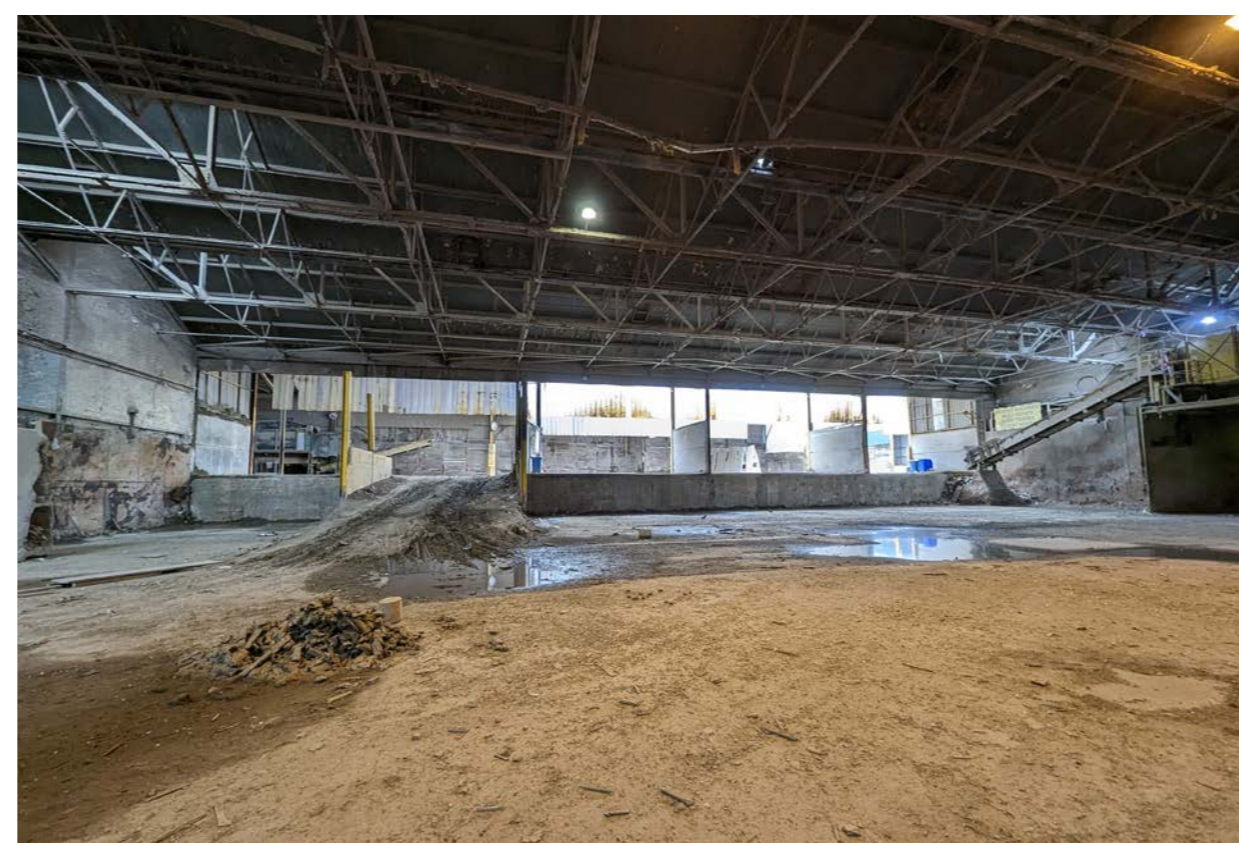
The nearest residential properties to the site are located to the west of Rainsford Road and there is a significant tree and vegetation belt extending southwards along Rainsford Road which acts as a buffer and shield between the site and its closest residential neighbours. To the east and south of the site, the neighbours are commercial businesses, including Caffe Concerto and European Glass Group.



View looking south west from canal



View looking west along Twyford Abbey Road



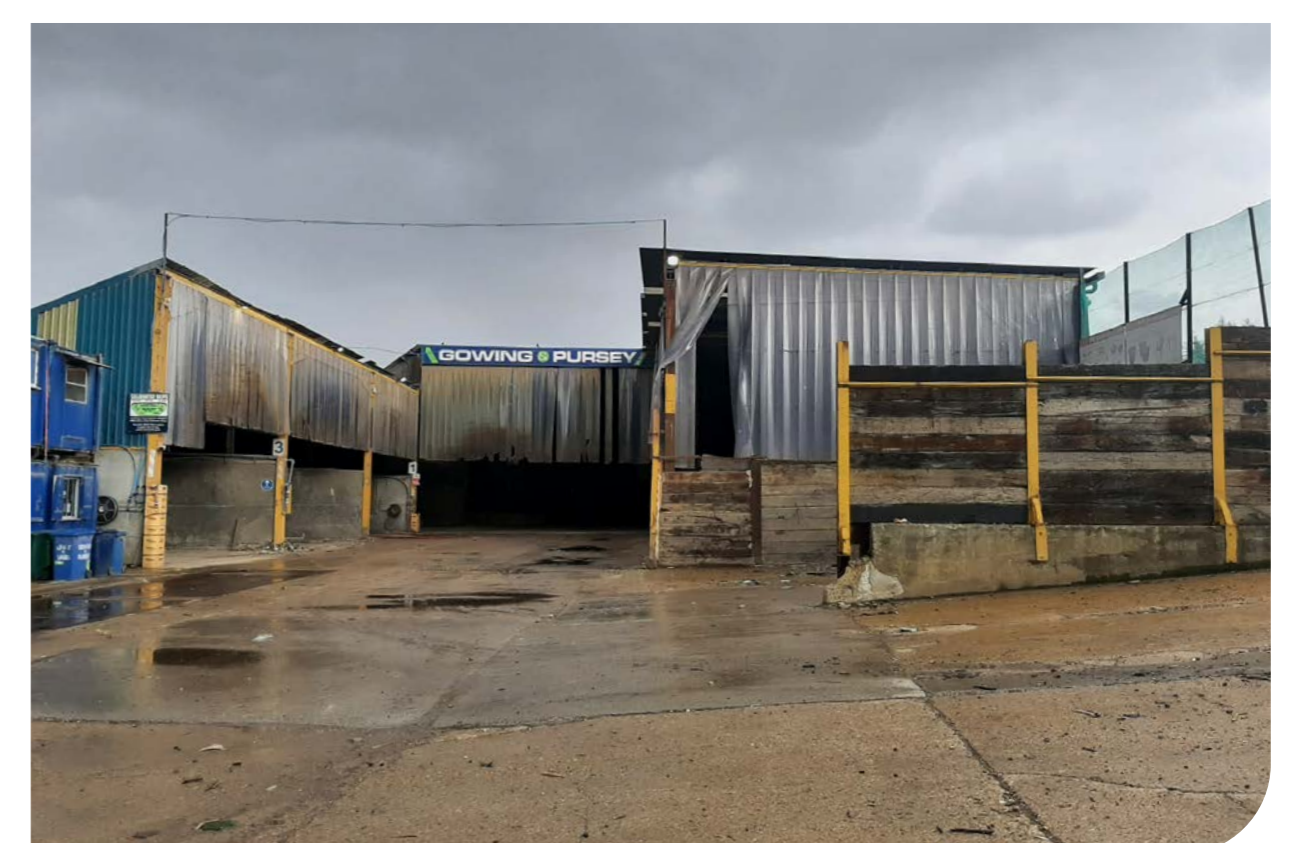
Internal view of existing building



Internal view of existing site



View of existing yard



View of existing yard

3 Our Proposal – Design

The key objective of the proposals is to introduce a new, high quality commercial development that is highly complementary with the surrounding industrial estate and the local area.

Overall, the proposal is to redevelop the site with a total of 8,544 sq. m of commercial floor area in addition to 2,022 sq. m office space providing combined footprint of 10,566 sq. m (Gross External Area).

The design of the new building aims to significantly improve on the current unattractive condition of the site yet retain and enhance the locally listed historic brick façade on the frontage of Twyford Abbey Road. The retained brick element will house the ancillary offices.

During pre-application consultation with officers at OPDC, it was suggested that the new building should be different and separate from the retained building. This has been achieved by the use of metal clad materials on the new building and a parapeted roof. The new building also sits back some 5 metres



Computer generated image of proposal from junction of Twyford Abbey Road and Rainsford Road

from the retained façade to reinforce the sense of separation and achieve a better relationship and transition from old to new.

Another suggestion which has been taken forward has been to wrap the brickwork around the western elevation seen from Rainsford Road and replicate the windows

found on the locally listed façade. The main entrance to the offices will be found here.

The warehouse building incorporates a mezzanine floor and windows extend along the length of the Rainsford Road elevation to create interest.



Western Elevation

4 Site Access and Transportation

Located to the south of the North Circular Road (A406) with good connections to the A40 and the M40 beyond, the site is ideally placed for modern commercial uses. The attractiveness of the location is demonstrated by the major companies that are already operating in the area.

The 224 bus route which runs regularly between Alperton and Harlesden passes by the site and links up with tube and overground stations. Both Hanger Lane and Park Royal Underground Stations are an approximate 15 minute walk away.

The access to the proposed service yard will be located approximately half way up the site's Rainsford Road frontage and is designed and tested to ensure that HGVs are able to safely use this access and the service yard.

The service yard layout has been designed to allow HGVs to enter, turn and exit in forward gear and has been assessed through computer modelling.

4 bays for vans along with associated level access doors are provided in the service yard along with a further 4 van parking spaces. 4 bays are also provided for HGV's with level access doors and a further 3 HGV bays are proposed with dock doors

A further entrance on Rainsford Road closer to junction with Twyford Abbey Road will provide access to the proposed separate staff and visitor car parking as well as the cycle parking. The exit will be in the north eastern corner of the site on to Twyford Abbey Road.

There will be some 12 car parking spaces all with electric vehicle charging points, along with 43 long stay and 12 short stay cycle spaces. A cycle shelter will be provided.



Computer generated image of proposed yard



Proposed site plan

5 Landscape and Sustainability

Currently, the site has very little green landscaping which means that the views of the site are not very attractive.

The proposals seek to introduce new hedges and tree planting which will improve the character of the street, enhance the setting of the retained locally listed façade and bring new urban greening.

The relocation of the existing electricity substation creates the opportunity to improve the corner of Rainsford Road and Twyford Abbey Road. Here a new wellbeing area for staff and visitors will be created with seating.

A further two wellbeing areas are intended for the southern edge of the site next to the service yard and at the north eastern edge of the site close to the exit from the car park on to Twyford Abbey Road.

Environmental sustainability is an increasingly important issue within development, since buildings contribute to almost half of the annual carbon production within the UK. GLi believe in a new future for logistics which is 100% electric.

In sustainability terms, the building aims to be 'Excellent' as defined by the Building Research Establishment Environmental Assessment Method (BREEAM) and also net zero carbon in construction.

BREEAM considers a range of issues within the development of a building including energy and water consumption, ecology, waste, materials and the health and well-being of building users, amongst others.

As part of an overall response, several carbon reduction measures are included. A substantial biodiverse green roof and sustainable urban drainage (SUDS) through permeable external surfaces are proposed. Solar panels and energy efficient lighting will feature as well as heating and cooling measures to encourage reduced energy consumption in excess of Building Regulations. Water efficient sanitary ware will be specified, and cycle storage spaces are to be installed, to encourage building users to consider sustainable travel. Electric car charging points will be provided to all parking spaces.



Similar examples of landscaping and sustainability initiatives

6 Summary and Next Steps

Thank you very much for viewing this information on the new proposals at 100, Twyford Abbey Road.

We welcome your feedback. Please use the online response form available at www.twyfordabbeyroad.info or email us at contact@twyfordabbeyroad.info.



The proposals have been designed to deliver the following benefits:

- **Regeneration of a vacant brownfield site** within the designated Park Royal Industrial Estate;
- **Provision of modern commercial space** which will be attractive to a variety of end users;
- **Retention and enhancement** of the local listed historic brick facade fronting Twyford Abbey Road;
- **High quality design and materials**;
- **Significant improvement** to the visual appearance of the current site;
- **A self-contained and appropriate use for the site** at a location which is well-separated and screened from the nearest residential properties;
- **Servicing of new building from Rainsford Road** via a safe and dedicated service yard;
- **Separate car parking with 100% electric vehicle charging points** for employees and visitors located to the front of the site with an entrance off Rainsford Road and exit on to Twyford Abbey Road;
- **Generous provision for cycle parking** to encourage sustainable travel;
- **Introduction of new landscaping measures** to green the perimeter of the site along with three external amenity areas incorporating seating for use by staff and visitors;
- **A range of carbon reduction measures** to achieve an 'Excellent' rating in terms of environmental sustainability; and
- **Entire site managed by owner with a long-term interest in the area** having already invested in two further sites nearby.

Outline timetable:

