

# 100 Twyford Abbey Road

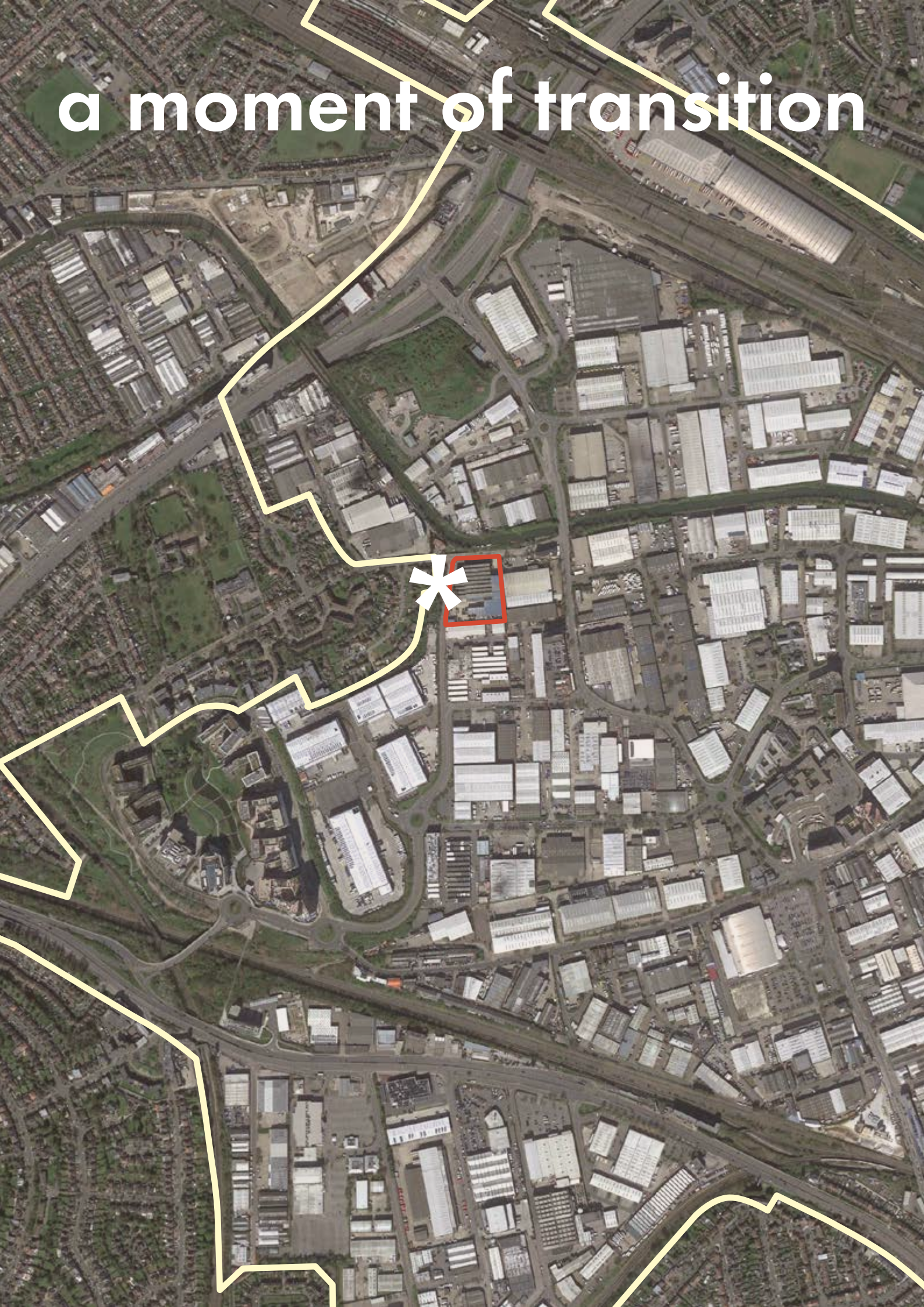
Schematic Masterplan

**Allies and Morrison**

July 2021



a moment of transition





## 100 Twyford Abbey Road

This document has been prepared by Allies and Morrison for Wards of London Properties Limited in relation to the site at Aggregate House, 100 Twyford Abbey Road, in support of a response to consultation on the Main Modifications to the Old Oak and Park Royal Development Corporation Local Plan.

The site was originally built as a print works, printing the Radio Times between 1937-1984, and is now a waste transfer station. To the west is Rainsford Road - a well used one way street with lots of HGVs that leads to Twyford Abbey Road which connects to the Hanger Lane gyratory about a mile to the west and runs in front of the site and separates it from the canal. The canal has a well walked and cycled towpath and there are a number of barges moored. To the east is a glass making factory and to the south a warehouse for Cafe Concerto.

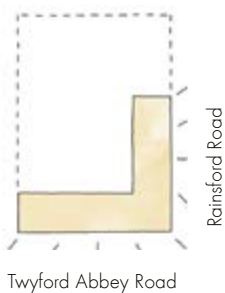


# Unlocking the Site

The schematic masterplan unlocks the site with five key moves:

- 1 a new commercial space fronting Twyford Abbey Road activates the frontage, providing increased levels of employment on site.
- 2 residential buildings are set-back from the glassworks by approximately a street's width, or 15m.
- 3 a large, south-facing garden is carved out, providing sunlight as well as visual amenity and outdoor space for residents.
- 4 the building is stepped to Rainsford Road, setting the building back and away from the busy street, producing small pocket-spaces to mark entrances into the site.
- 5 residential buildings enclose a series of gardens each connected with a central courtyard space, providing identity and an address to the new development.

1



commercial space activates frontage

2



yard for separation

3



garden



4



rainsford road

5

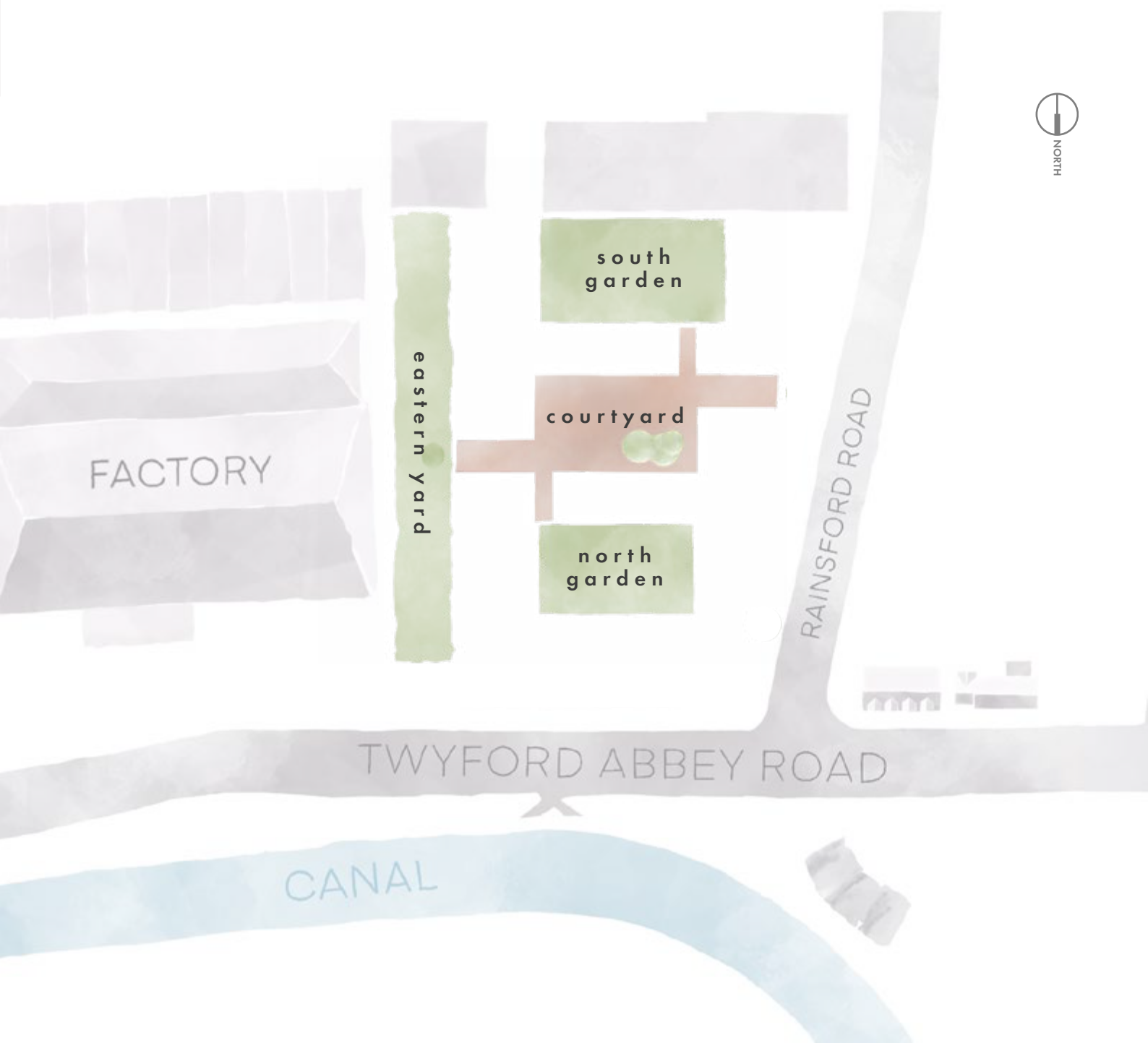


buildings

## Spaces

A series of connected garden spaces are centred around a communal entrance courtyard.

These spaces provide outdoor amenity space for the residents as well as an inward-looking visual aspect - the apartments are set around these communal gardens.

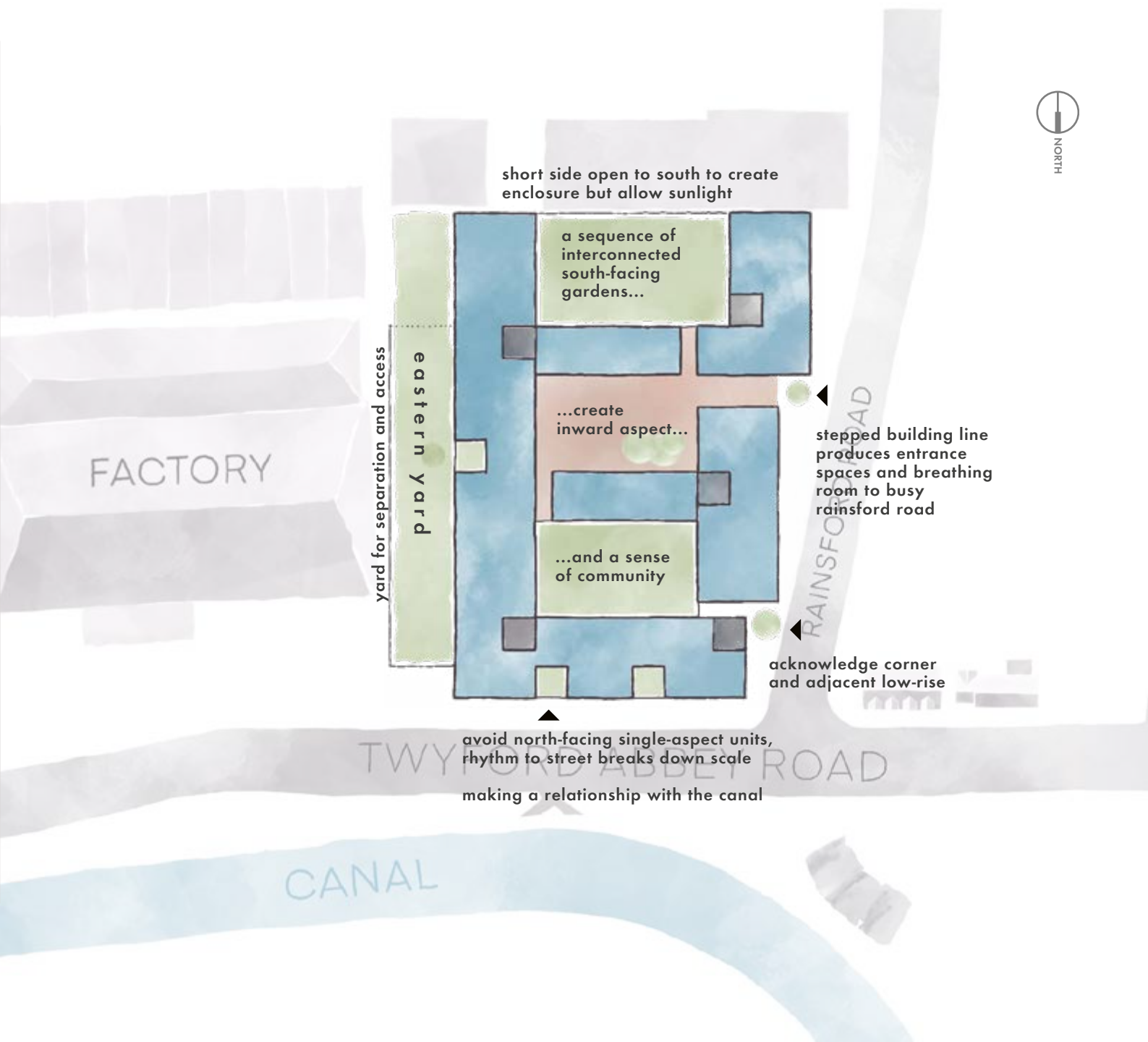


## Buildings

Simple residential buildings line these spaces and form frontages to Twyford Abbey Road and Rainsford Road.

Making a new face to Twyford Abbey Road, the building sets-back from the pavement line with good opportunity to improve the public realm here and make a relationship with the canal opposite.

A stepped building line to the west acknowledges the existing residential buildings across the street and produces entrance spaces and breathing room to busy Rainsford Road.



## Homes

These new buildings are served by 5no. residential cores (A-E, below), each core accessed directly from a garden space.

This creates around 50 homes (140 habitable rooms) at first floor level, with each core serving approximately 8 units on upper levels.

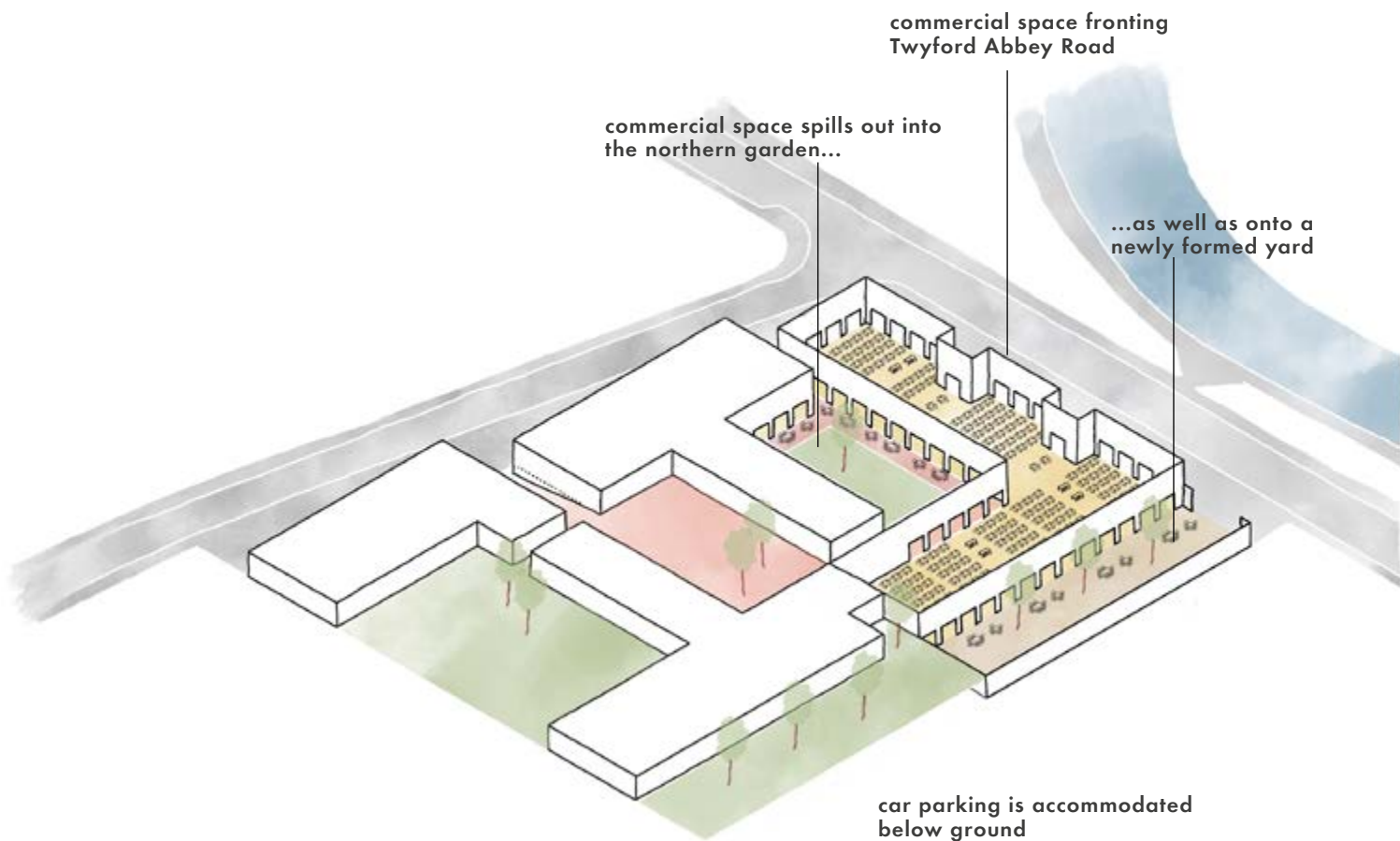


## Employment Uses

Maintaining employment use on the site is important; commercial space is provided at ground level, fronting Twyford Abbey Road and activating the canal frontage.

The northern-most garden is set level with the street with commercial spaces opening out onto this shared garden as well as onto the newly formed eastern yard.

Bicycle provision and waste stores are provided at ground level, whilst building plant and car parking is located below ground.



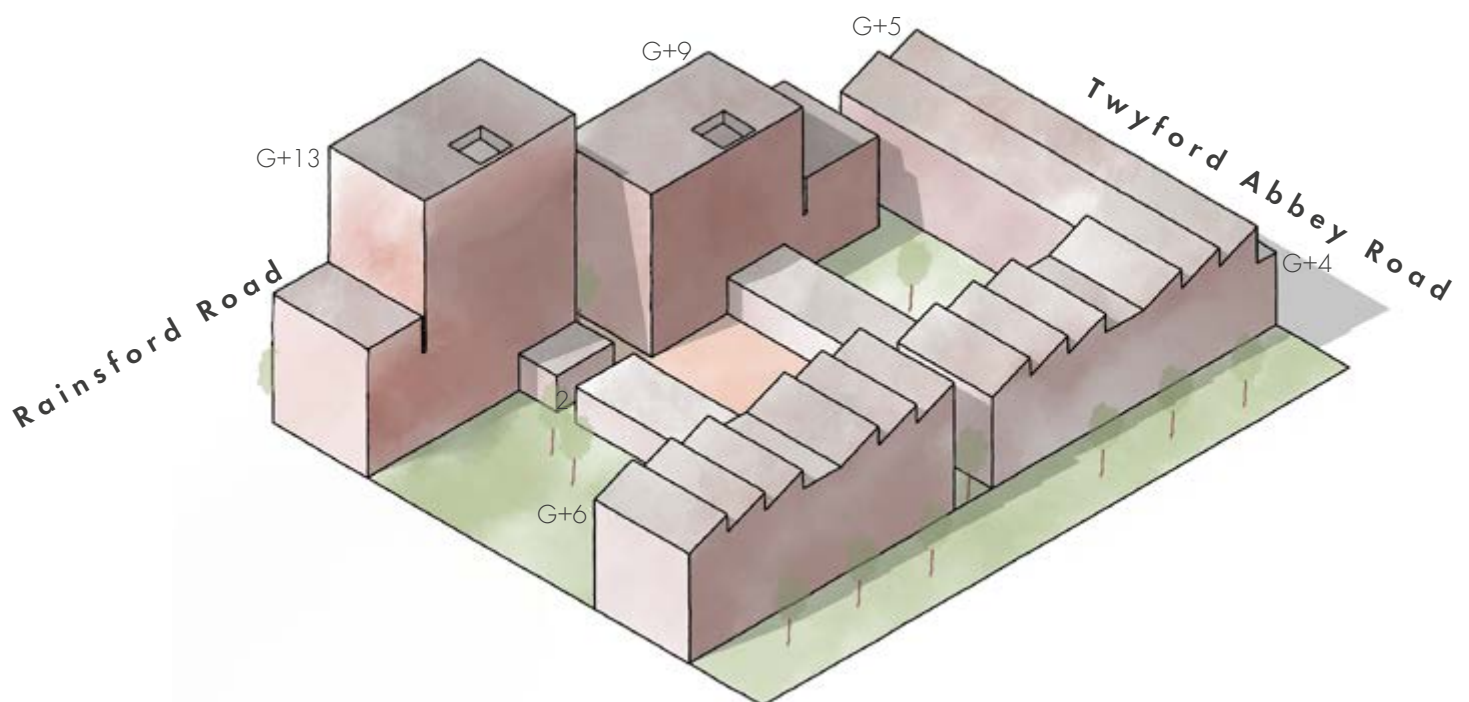


## Community

The schematic masterplan creates a new community of approximately 315 dwellings (883 habitable rooms) sat above a significant amount of commercial space fronting Twyford Abbey Road. The scheme knits in to its transitional position, bridging the gap between the residential uses to the west and industrial uses to the east.

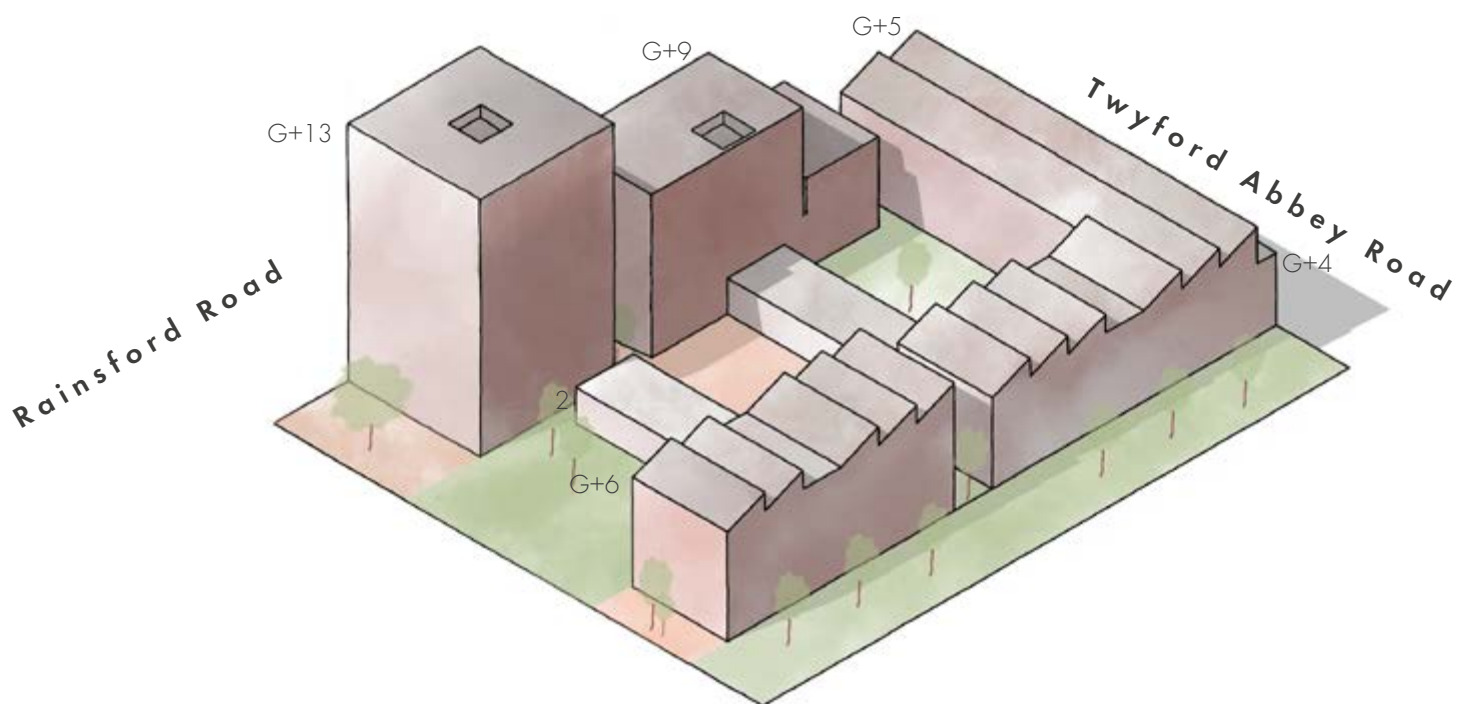
The buildings establish a datum of five storeys to Twyford Abbey Road, stepping up to six and seven along the eastern boundary, this L-shape building forms a frontage to the street and establishes an edge to the neighbouring industrial estate.

A series of buildings step out and up along Rainsford Road, forming a focal point and address for the scheme as well as acknowledging the relatively tough context of the busy road. Two storey garden buildings break-up the central amenity spaces allowing each to take on a distinct or different character.



## Community

Alternative configurations have been considered, such as the below which takes into account the southern boundary by setting back and away from this edge.



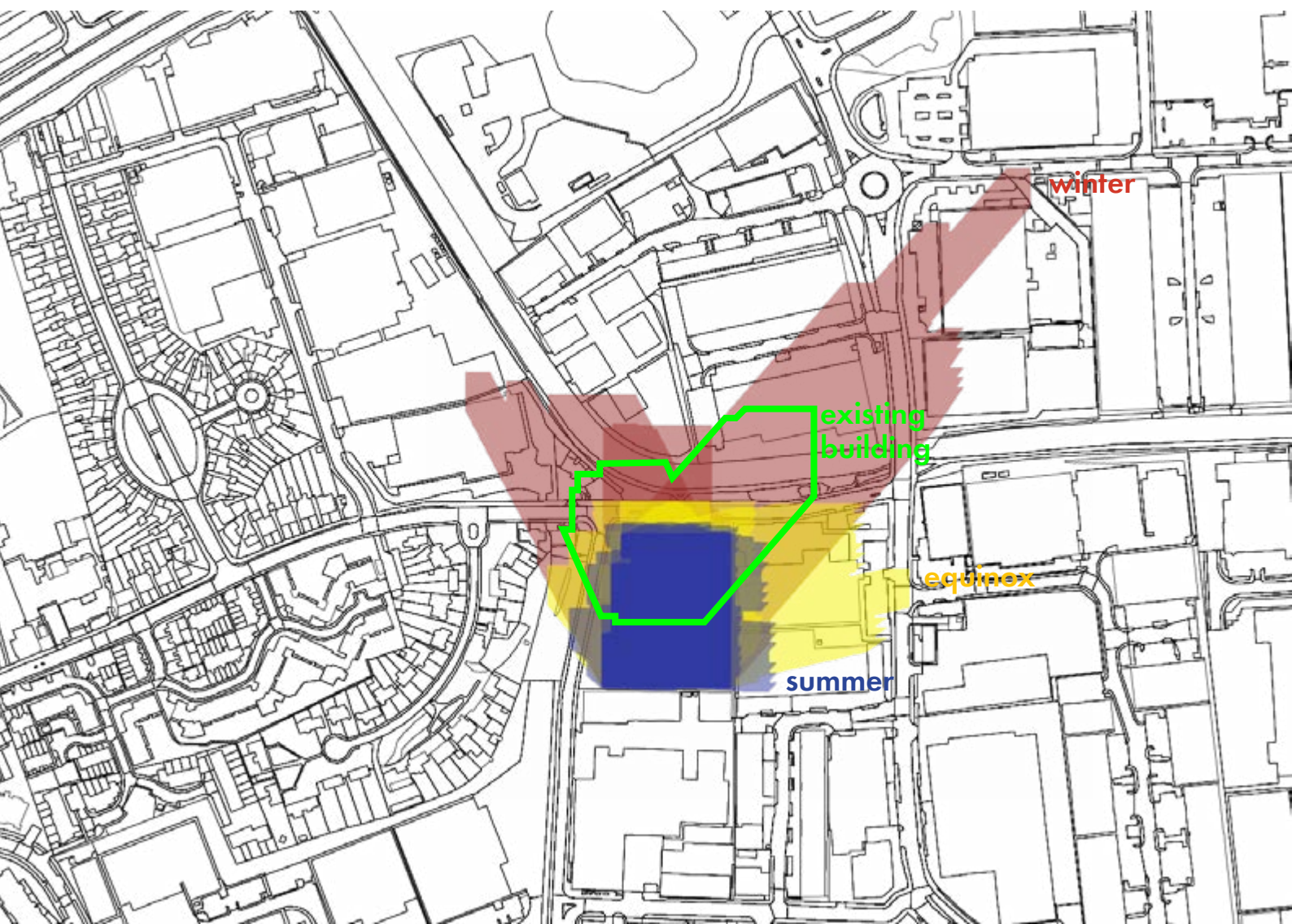
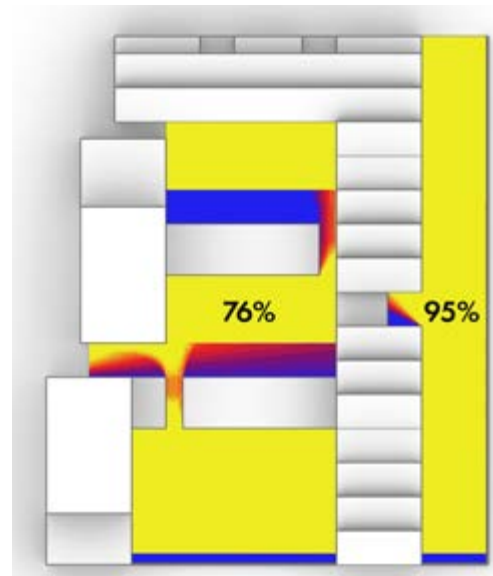
## Good Neighbours

High-level analysis has been undertaken in order to test both the daylight provision of the scheme's own outside spaces, as well as overshadowing impact of the scheme on its neighbours.

To the right, this diagram tests the amount of direct sunlight received by the communal spaces within the development. The BRE requires that at least 50% of the spaces achieves 2 hours of direct sunlight at the March equinox; this study shows that 76% of the central space and 95% of the eastern space achieves this - well in excess of the BRE requirement.

The second diagram, below, shows that overshadowing for the proposal predominantly falls upon neighbouring industrial buildings and streets, with just a small amount of new overshadowing to the neighbouring residential buildings, and only during the morning hours for some of the year.

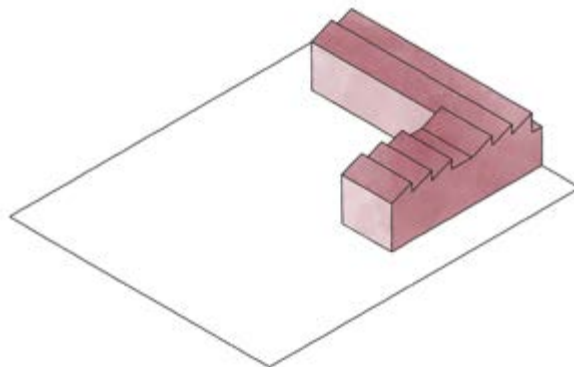
These analyses would be undertaken in more detail and more accurately as a part of the detailed design of any scheme going forward.





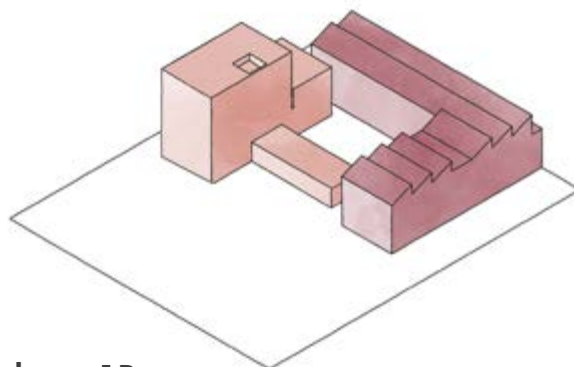
## Complete at every stage

Each piece of the development could be built in sequence whilst still becoming habitable and feeling complete. Construction could be phased to ensure minimal disruption to the surrounding streets and uses, whilst allowing the development and sales to be managed commercially.



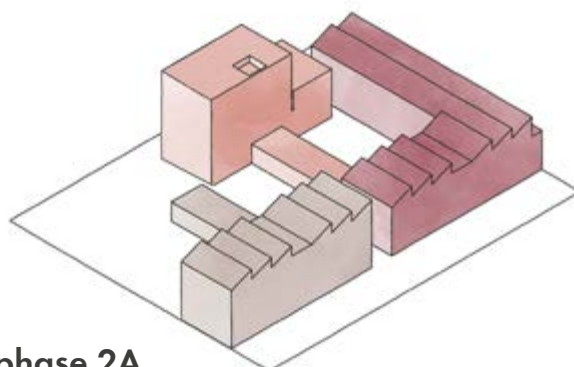
### phase 1A

the development might begin with construction of the street-facing block



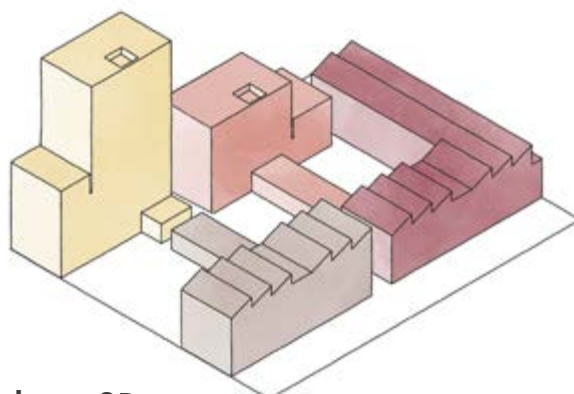
### phase 1B

the second northern block then completes the Twyford Abbey Road facing section of the site.



### phase 2A

this allows phase 1 to be inhabited and kept somewhat separate during construction of phase 2.



### phase 2B

construction of the final building completes the development.

## Preliminary Areas

habitable rooms 883

unit type	1B	2B	3B	
no.	126	126	63	315

areas Level	residential		commercial	
	GEA m <sup>2</sup>	GIA m <sup>2</sup>	NIA m <sub>2</sub>	GIA m <sup>2</sup>
G	0	0	0	2,656
1	4,998	4,498	3,374	-
2	5,218	4,696	3,522	-
3	4,369	3,932	2,949	-
4	4,369	3,932	2,949	-
5	3,985	3,587	2,690	-
6	2,382	2,144	1,608	-
7	1,405	1,265	948	-
8	1,200	1,080	810	-
9	1,200	1,080	810	-
10	498	448	336	-
11	498	448	336	-
12	498	448	336	-
13	498	448	336	-
<b>total</b>	<b>31,118</b>	<b>28,006</b>	<b>21,005</b>	<b>2,656</b>

