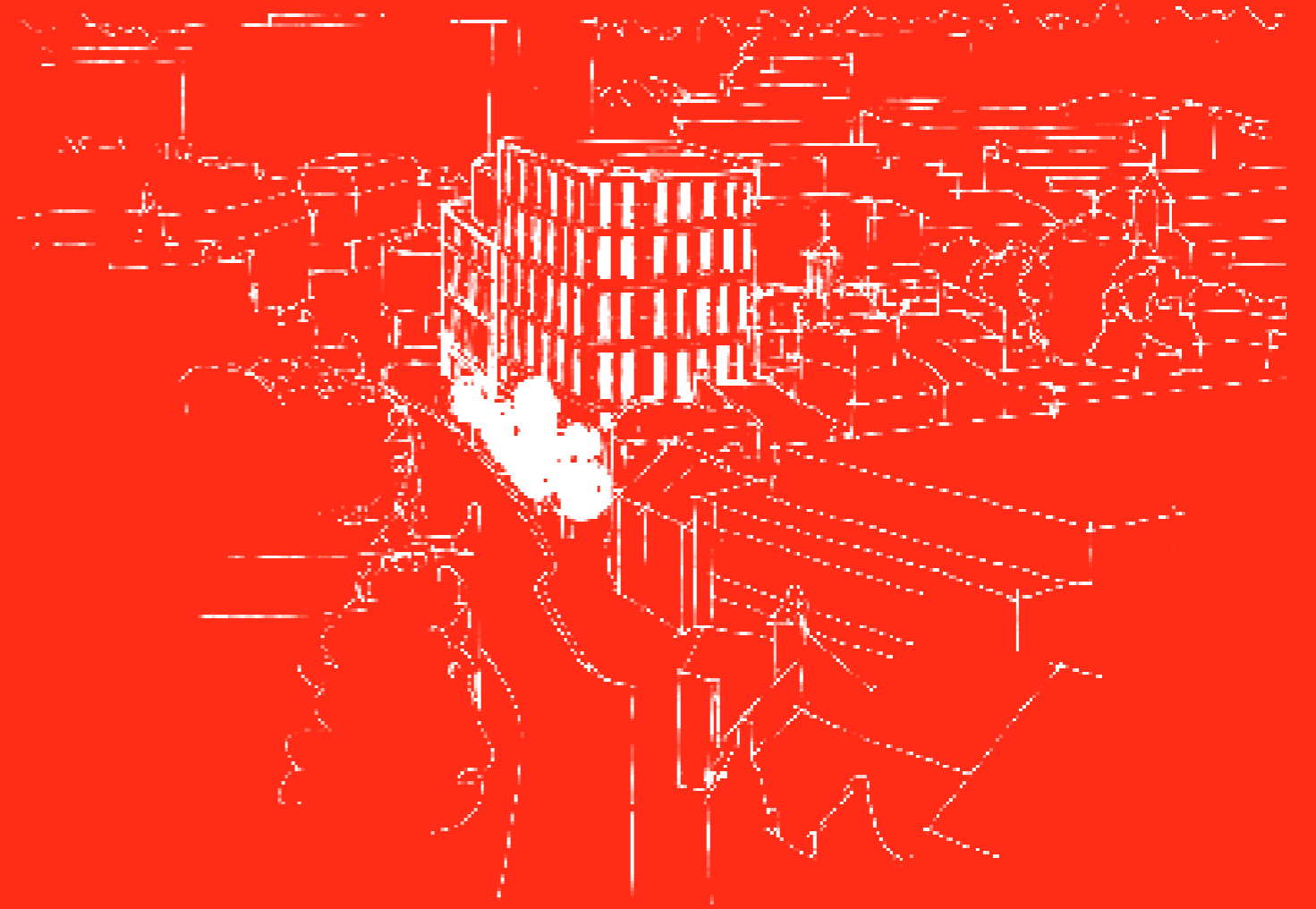




# BENCHMARK



## **BENCHMARK ARCHITECTS**

Benchmark Architects is a passionate team of architects and designers with over 80 years' collective experience in architecture, design, and construction. We specialise in residential led mixed use developments, apartments, hotels, student accommodation, build to rent, public buildings and crematoria. Our mission is to create high quality sustainable architecture that delights and delivers. We pride ourselves on our ethos of Momentum, Invention and Collaboration; actively pushing the boundaries, searching for the exceptional, creating spaces, homes, and communities. Our solutions enthuse and add value through unique design concepts and fresh innovation which reach beyond the limits of expectation.



# THE PROJECT

Site Address: Paddington Packet Boat, High Road, Uxbridge, London, UB8 2HT  
Client: Paddington Packet Boat Developments Limited  
Architect: Benchmark Architects Ltd  
Planning Consultant: Nexus Planning

This Report should be read in conjunction with the following:

- Planning Statement - Nexus Planning
- Viability Statement - James R Brown & Company Ltd

Revision Status	Date	Issued by	Checked by
REV M: Updated DAS - NEW LAYOUT	27.06.2025	LMc	LMc
REV N: Updated DAS - MARKET RESEARCH	30.09.2025	KH/LMc	LMc
REV P: Updated DAS - S73 APPLICATION	08.01.2026	LMc/TP	LMc

# CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>		
1.1	Purpose of document		
<b>2.0</b>	<b>LOCATION</b>		
2.1	Site Location		
2.2	Site Parameters		
<b>3.0</b>	<b>SITE ANALYSIS</b>		
3.1	Surrounding Context - Building Use		
3.2	Surrounding Context - Movement and Transport		
3.3	Surrounding Context - Building Height		
3.4	Surrounding Context - Heritage / Listed Buildings		
3.5	Surrounding Context - Existing Character		
3.6	Existing Site Access		
3.7	Existing Site Photos - The Site		
<b>4.0</b>	<b>PLANNING CONTEXT</b>		
4.1	Planning History		
4.2	Existing Planning Policy		
<b>5.0</b>	<b>MARKET RESEARCH &amp; STANDARDS</b>		
5.1	Surrounding PBSA Locations		
5.2	Establishing Space Standards		
5.3	Nearby PBSA Scheme Comparison		
5.4	Studio Room Criteria		
5.5	Studio Room Examples		
<b>6.0</b>	<b>DESIGN DEVELOPMENT</b>		
6.1	Site Constraints		
6.2	Site Opportunities		
6.3	Plan Development		
6.4	Massing		
6.5	Precedents		
<b>7.0</b>	<b>DESIGN PROPOSAL</b>		
7.1	Proposed Site Plan		
7.2	Level 00		
7.3	Level 01		
7.4	Level 02		
7.5	Level 03		
7.7	Level 04		
7.7	Roof Level		
7.8	Communal Areas Layout		
7.9	Typical Studio Typologies		
<b>8.0</b>	<b>SCALE + HEIGHT</b>		
8.1	Proposed Elevations		
<b>9.0</b>	<b>APPEARANCE</b>		
9.1	Proposed Facade Study		
9.2	Proposed Materiality		
9.3	Sketch Illustration		
9.4	CGI Views High Road / Packet Boat Lane		
9.5	CGI Views High Road		
<b>10.0</b>	<b>LANDSCAPE</b>		
10.1	Layout		
10.2	Boundary Treatments		
10.3	Landscape Precedents		
10.4	Urban greening factor		
<b>11.0</b>	<b>USE + AMOUNT</b>		
11.1	Schedule of Accommodation		
<b>12.0</b>	<b>ACCESS</b>		
12.1	Cycle / Car Parking		
12.2	Waste and Recycling		
12.3	Inclusive Access		
12.4	Access & Servicing - Level 00		
12.5	Access & Servicing - Typical Level		
12.6	Access & Servicing - Upper Level		
<b>13.0</b>	<b>SUSTAINABILITY</b>		
13.1	Sustainability Strategy		
<b>14.0</b>	<b>CONCLUSION</b>		

# INTRODUCTION כניסה

## 1.0 INTRODUCTION | 1.1 Purpose of Document

Benchmark Architects have prepared this Design & Access Statement in support of the NMA / S73 Application brought forward by Paddington Packet Boat Developments Limited.

This Design and Access statement outlines the design proposals for the redevelopment of the site currently occupied by the Paddington Packet Boat public house which has ceased trading and has been vacant for a number of years.

The proposals outlined in this document show the scheme that has already been granted planning permission on the site. Permission was granted on 08/09/23 for a purpose-built student accommodation ('PBSA') scheme comprising 61 studios: planning reference 1058/APP/2021/3423.

Following the grant of approval and S106 agreement further viability reports have been produced. The financial viability assessment has concluded the scheme including S106 agreement and affordable housing provision is not viable even though the S106 was signed quite recently (i.e. 18/8/23).

The viability report should be read in conjunction with this statement.

The following pages provide an assessment of the site including:

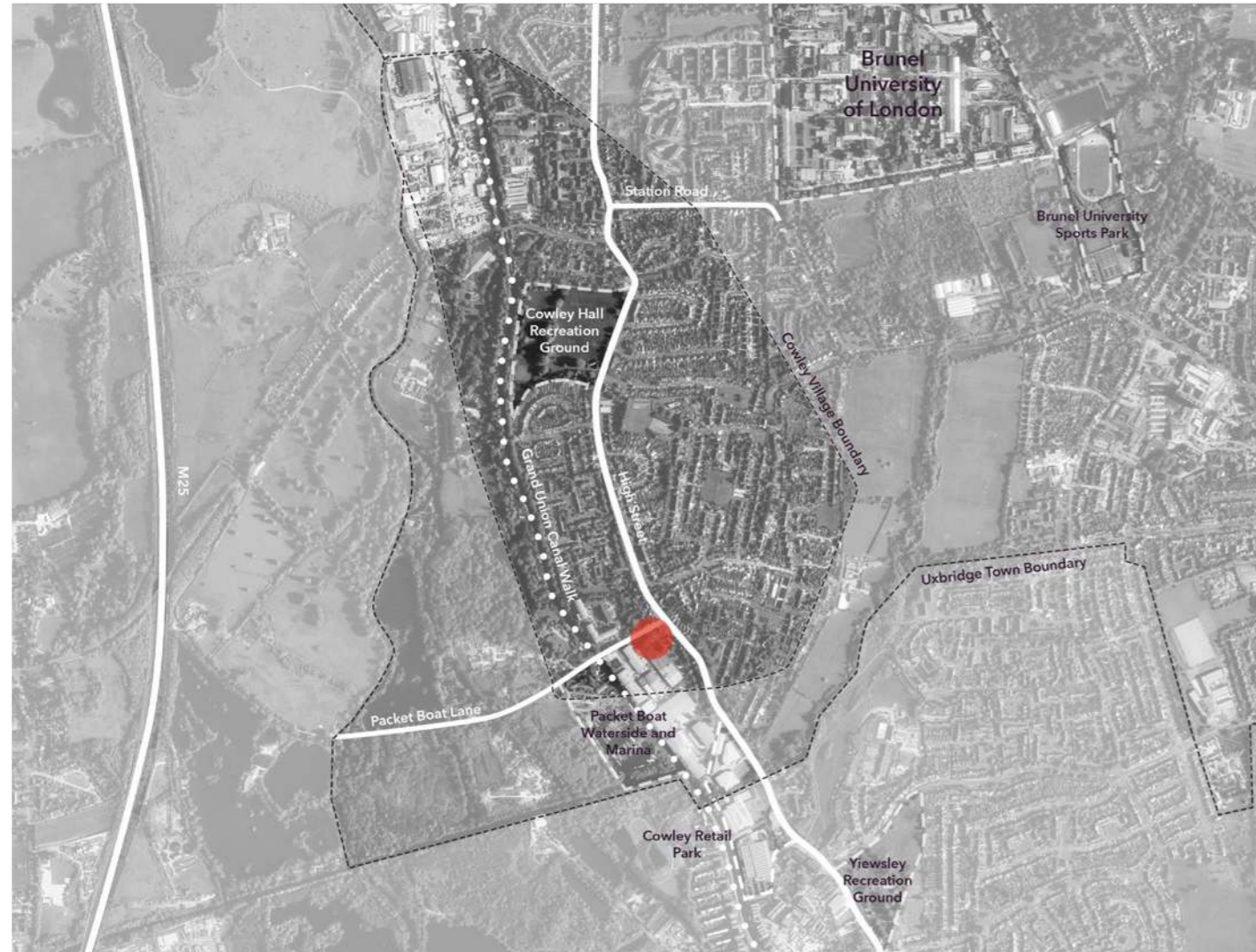
- Location - site features and development parameters
- Site analysis - the surrounding area including local context, listed buildings close to the site, and building heights
- Design strategy and process - site constraints and opportunities, design concept, process, and rationale.
- Layout - provide general arrangement plans
- Appearance - the proposed form, design influence and material choice
- Amount of development
- Access - within and around the scheme
- Landscaping - provide details of hard landscape materials, planting areas and define the treatment of private amenity space

The proposals have been carefully considered in consultation with a professional design team including Nexus Planning. This document is intended to be read in conjunction with Nexus's planning statement.



# מסלול למנהל

## 2.0 LOCATION | 2.1 Site Location



The site is located to the west of London in the south of Uxbridge, and is identified in red.

The site lies between the Grand Union Canal, Fray's River and River Colne to the west and the River Pinn to the east. The site sits between Cowley to the north and Yiewsley to the south. Hillingdon Hospital is to the east of the site.

The site has good road transport links with the M25 to the west of site and M4 to the south.

The site has good public transport links and falls within PTAL 1b. Bus stops are located within 1 minutes' walk of the site providing access to a 24-hour bus service, which interchanges at West Drayton Railway Station. West Drayton Station, soon to become a key Crossrail link is the nearest train station only a 19 minute walk or a 5 minute cycle ride from the site (approximately 1.5km).

The site is identified in red on the image above, with the main transport links highlighted.



## 2.0 LOCATION | 2.2 Site Parameters

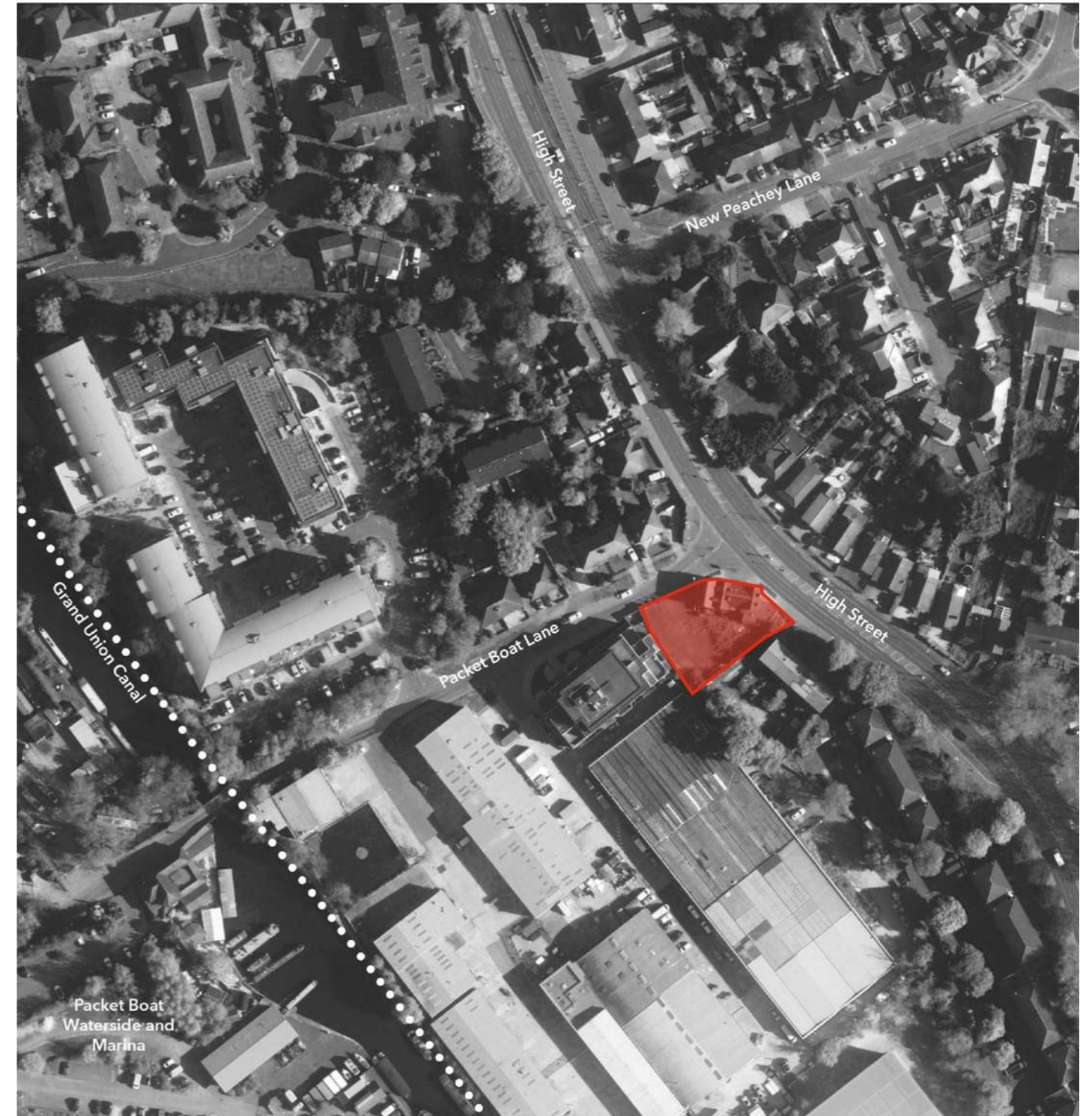
The proposed development seeks approval for an NMA/S73 application to the approved planning application, 1058/APP/2021/3423, for the demolition of the vacant Paddington Packet Boat public house and construction of 61 PBSA units with associated internal and outdoor space, refuse areas, cycle storage and supporting plant room facilities.

This new application follows a review of the financial viability of the project based on the current challenging market conditions. The NMA/S73 application

seeks approval for 73no, PBSA units which will be accommodated within the existing approval. There are minimal changes to the overall appearance of the scheme. External amendments to storage and landscape as well as communal spaces and connection to the external amenity spaces. The site is identified in red on the image below.

### SITE AREA

948.3 m<sup>2</sup>  
0.09483 Hectares  
0.2342 Acres



# SITE ANALYSIS

### 3.0 SITE ANALYSIS | 3.1 Surrounding Context - Building Use



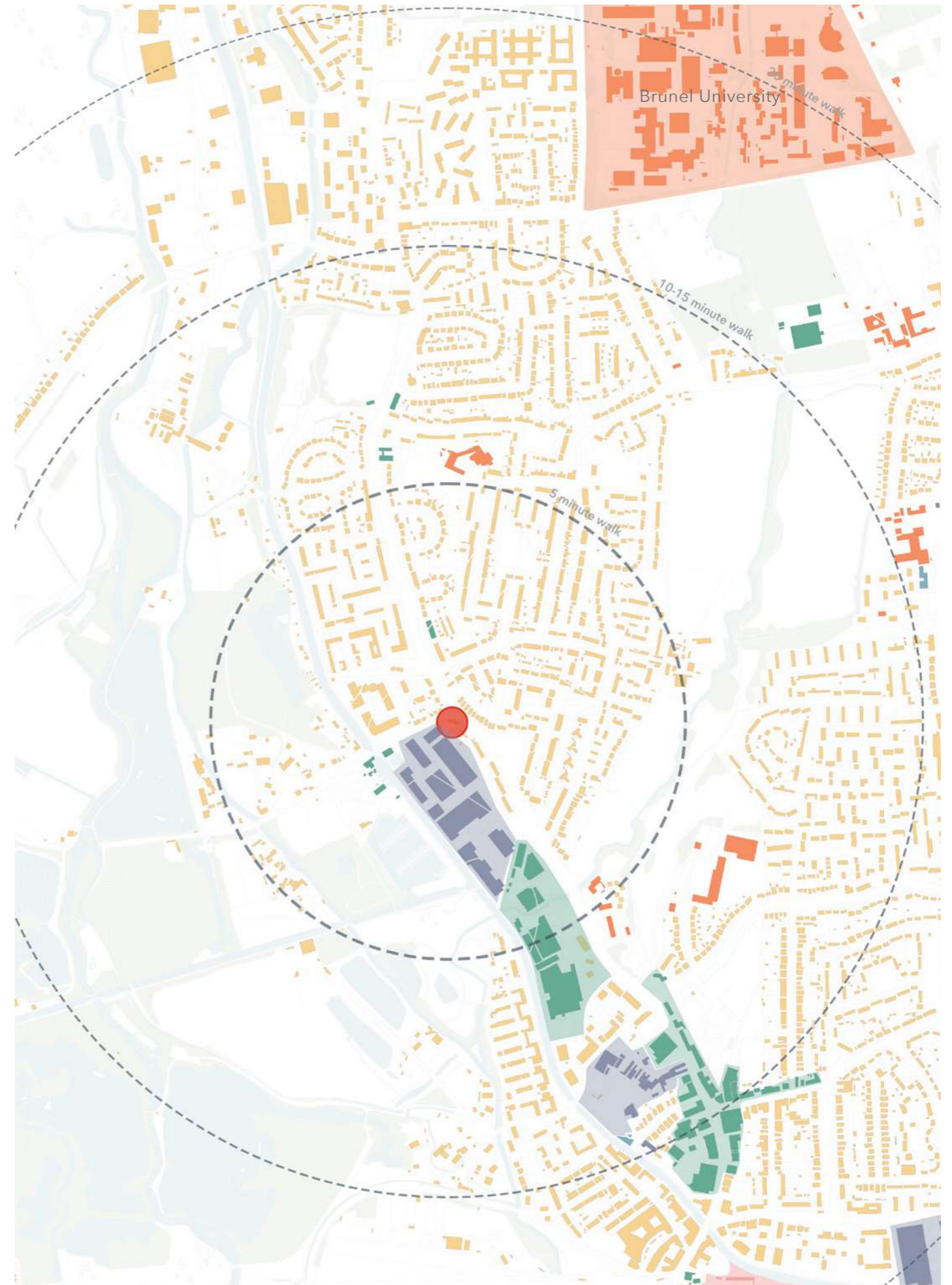
**KEY:**

- Site
- Residential
- Industrial
- Commercial / Leisure
- Education
- Religious

The diagram above shows the building uses of the immediate surrounding context. The page opposite highlights the surrounding building uses of the wider context and their comparable walking distances to the site.

As outlined within the Travel Plan Statement by Rappor, there are many local amenities within the surrounding area for students - supermarkets, local shops, newsagents, libraries, bakeries, cafés, takeaways, gym, etc. The university also provides facilities for students including study support and student services.

The key adjacent identifies the building uses.



### 3.0 SITE ANALYSIS | 3.2 Surrounding Context - Movement and Transport



**KEY:**

- Site
- Primary Roads
- Secondary Roads
- Tertiary Roads
- Bus Stops
- Bus Routes
- - - Cycle Routes
- · · Trails

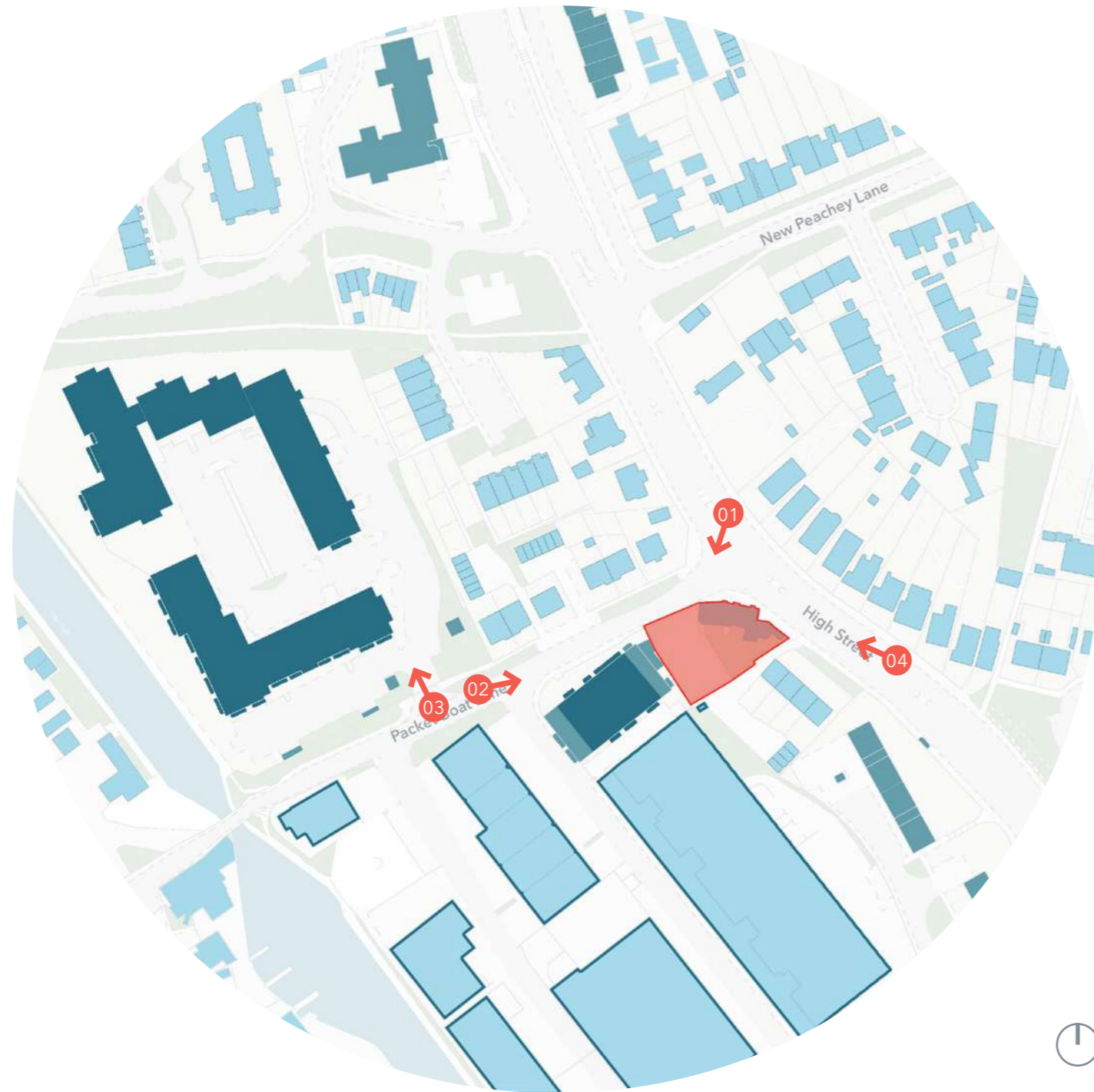
Brunel University is located a 1.6km north-west of the site, a 20 minute walk or 5 minutes cycle. The location of the site is ideal for student accommodation as students can reach the university easily while remaining close to other amenities.

The site is well connected to public transport. Packet Boat Lane bus stop is located 1 min walk from the site, providing access to the 222 bus route between Uxbridge and Hounslow/ West Drayton/ Heathrow Airport.

West Drayton train station is a 20 min. walk from the site and located on the Elizabeth, reaching central London in 20 mins. National rail services are provided by GWR, travelling to Reading, Abbey Wood and Maidenhead.



### 3.0 SITE ANALYSIS | 3.3 Surrounding Context - Building Height



**KEY:**

- Site
- 1-2 storey
- 3-4 storey
- 5-6 storey
- 1-2 storey industrial unit / 3 storey residential equivalent

The diagram above shows the building heights of the local area.

There are numerous tall buildings surrounding the site, including a 5 storey building neighbouring the site along Packet Boat Lane.

The key adjacent identifies the storey heights of the neighbouring buildings along High Road and Packet Boat Lane.



1. View of the site looking south west from High Road
2. View of the site looking east from Packet Boat Lane
3. View of the site looking north west from Packet Boat Lane
4. View of the site looking north west from High Road

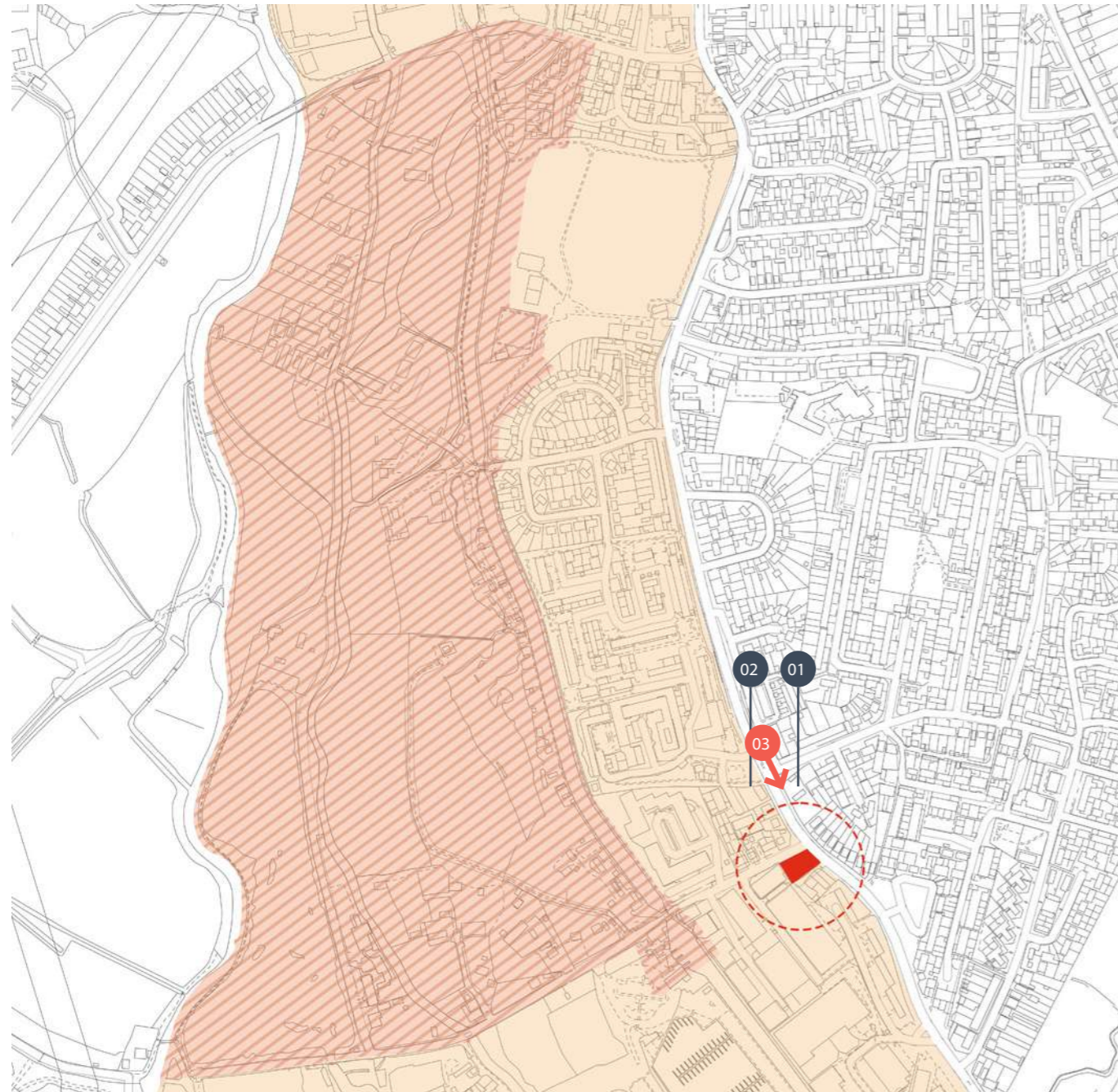


The images above show the varying mass and scale of the surrounding context.

Directly adjacent to the west of the site is a 5 storey residential apartment building and beyond there is a further 4-5 storey apartment development (Union Park).

The site is a corner plot which is visible from both the north and south some distance along High Road. The site marks a distinct change in building size and character between east and west as shown on the adjacent image.

### 3.0 SITE ANALYSIS | 3.4 Surrounding Context - Heritage/Listed Buildings



**KEY:**

- Site
- ▨ Cowley Lock Conservation Area
- Grade II Listed Buildings
- Archaeological Priority Area

The site of the Paddington Packet Boat public house is located in the London Borough of Hillingdon.

The plan above shows the extent of the Cowley Lock Conservation Area which is located to the west of the site. From the plan it is clear that the site falls outside of this Conservation Area.



01



02



03

1. Barnacre, List UID: 1358423 (Historic England: IOE01/06219/16)
2. The Old Cottage, List UID: 1193946
3. View of Site within the Context of Barnacre and The Old Cottage

There are two Grade II listed buildings along the High Street, to the north of the site. The map adjacent identifies their location and the images above show their appearance and relationship to the site.

It has previously been established through the Heritage Report prepared by Corrie Newell HBC and Historic England that the site does not contribute to the character and appearance of the nearby Conservation Area. See Heritage Report conclusions adjacent.

Conclusion
The Packet Boat is an undesignated heritage asset that dates from the early/mid nineteenth century. The shell retains some interest from that period, but the interior and design is incomplete and the building has been substantially changed and extended.
It has a low level of heritage value and is not eligible for Local or Statutory listing. <u>The building has been assessed for listing and failed to reach the level of historic or architectural significance required - it is of low significance/ heritage value. The building does not reflect the age, history or character of either of these listed buildings and does not add to the appreciation of significance (NPPF, Annex 2: Glossary Setting).</u>
The loss of the building is 'less than substantial harm'.
As it is not a designated heritage asset, there is no specific requirement to balance harm against public benefit. As it is not a statutorily protected asset, the building can be demolished.
The surroundings of the Packet Boat do not contribute to the character and appearance of the nearby Conservation Area, so there is no shared setting that would be significantly changed.
There are two Listed buildings nearby, which are separated by later urban development. The limited views are across a much changed environment and other modern development, so do not make a significant contribution to the setting of these listed buildings.

### 3.0 SITE ANALYSIS | 3.5 Surrounding Context - Existing Character



01



04



05



06



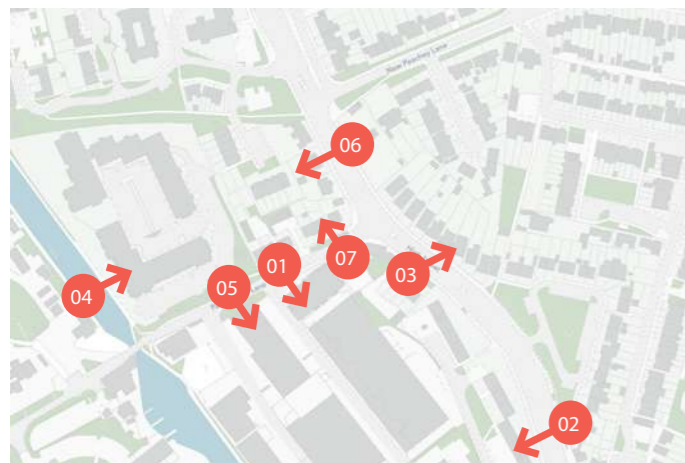
02



03



07



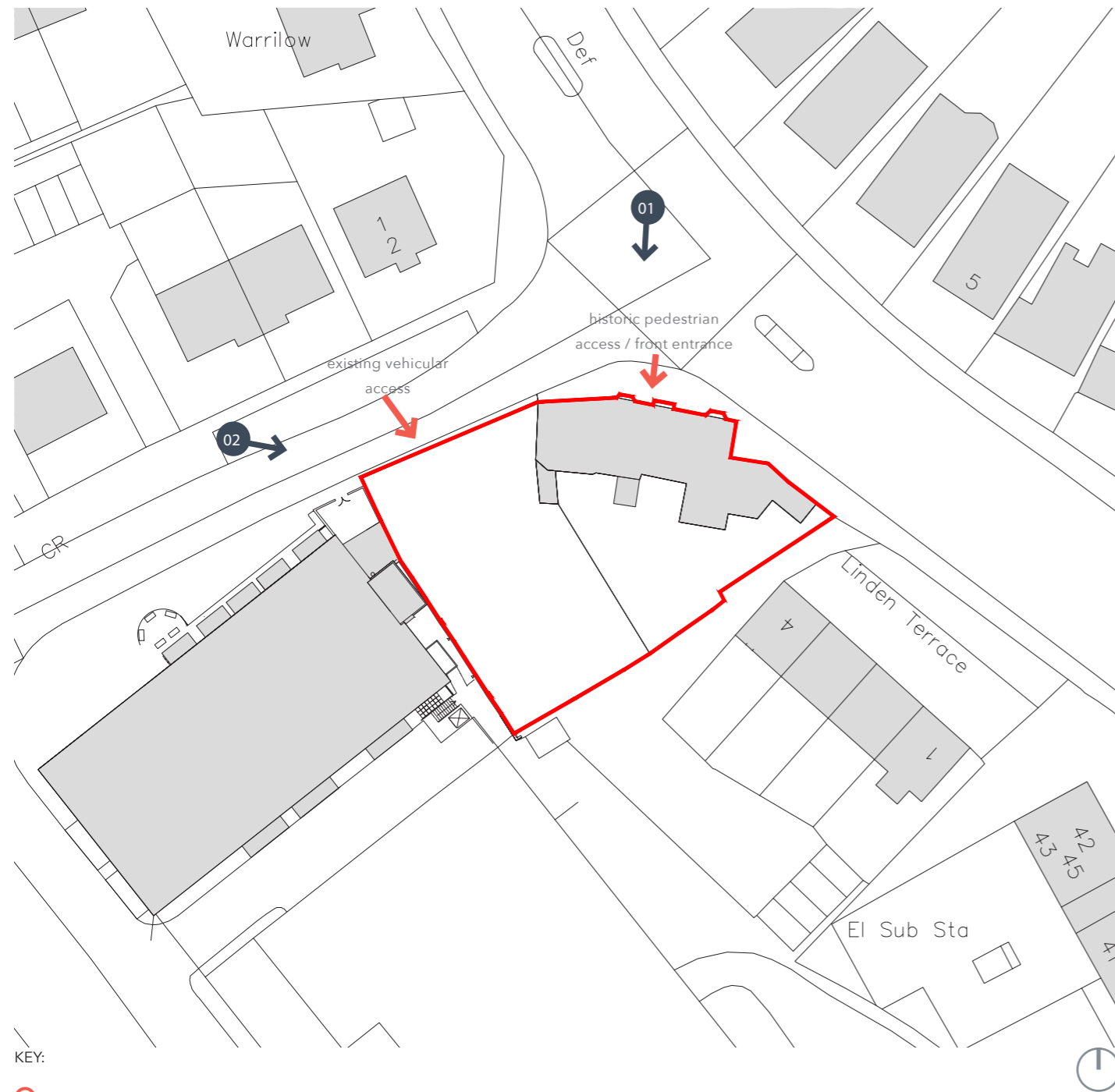
- 1. View of apartments adjacent to the site
- 2. View of apartments on High Road
- 3. View of bungalows opposite site
- 4. View of apartments from Grand Union Canal
- 5. View of office on Packet Boat Lane
- 6. View of 2 storey house on High Road
- 7. View of 2 storey house on Packet Boat Lane

The immediate surrounding area is a mix of apartments, terraced, semi-detached and detached residential properties.

There is no common style, mass or material to the surrounding building context with a mix of brick and render façades and hipped, gable and flat roofs.

The photographs above shows the existing local character and the map adjacent identifies their location.

### 3.0 SITE ANALYSIS | 3.6 Existing Site Access



- KEY:
- Site Boundary
  - ➔ Site Access
  - Surrounding Built Form

The plan above shows the site in it's current form.

The site is currently occupied by a vacant public house whose lease has now expired. The premises are boarded up and is non viable as a public house - it has been closed for a number of years and is not trading.

The photos opposite show the existing site access to the vacant site.



1. View of historic front entrance / pedestrian access to public house  
 2. View of existing vehicular access to site parking area

### 3.0 SITE ANALYSIS | 3.7 Existing Site photos - The Site



1. View looking south towards the Paddington Packet Boat pub
2. View looking south towards the Paddington Packet Boat pub
3. View looking east towards the Packet Boat Lane / High Road junction
4. View looking north towards the Paddington Packet Boat pub
5. View looking west towards the Paddington Packet Boat pub
6. View looking east towards the Paddington Packet Boat pub

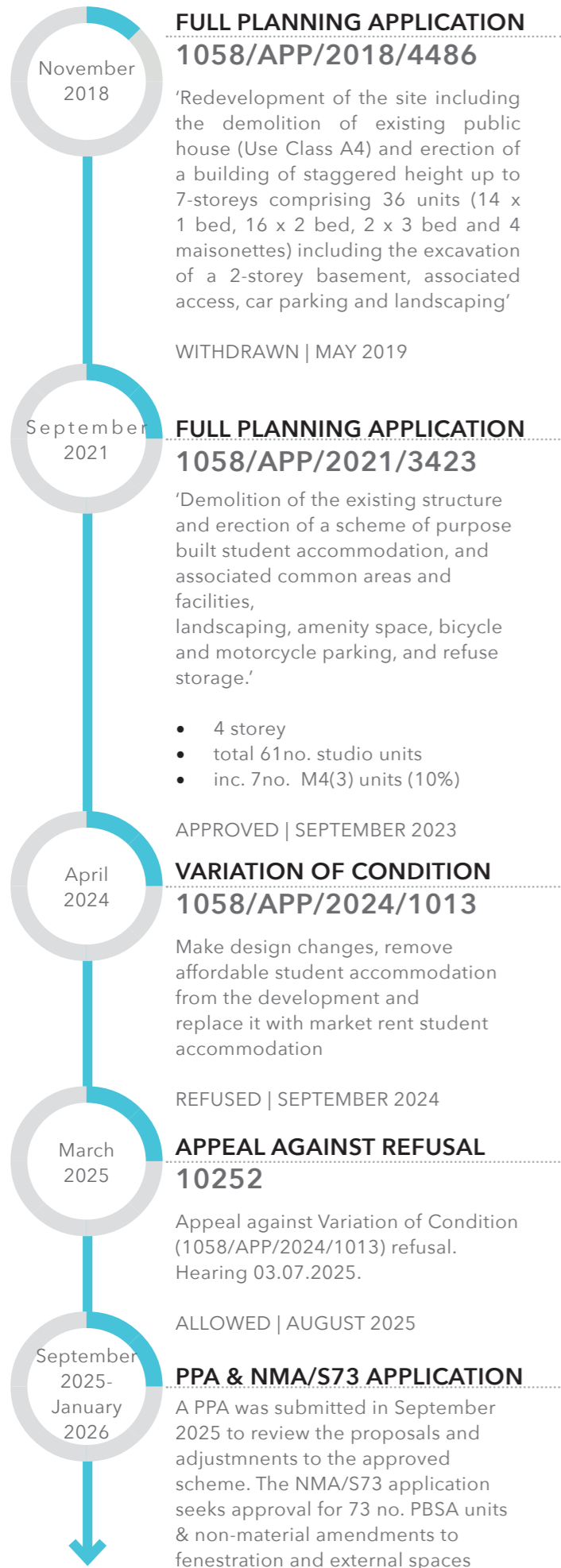
The Paddington Packet Boat public house is a two-storey white render building with tiled gabled roof. The building is positioned at an angle on the junction of High Road and Packet Boat Lane. There is a small seating area to the south of the building away from the road and a parking area to the west of the site.


The site gained approval in September 2023 for the demolition of the existing building and erection of a 4 storey 61 no. student accommodation block.

The images above show the site in its current condition and context.

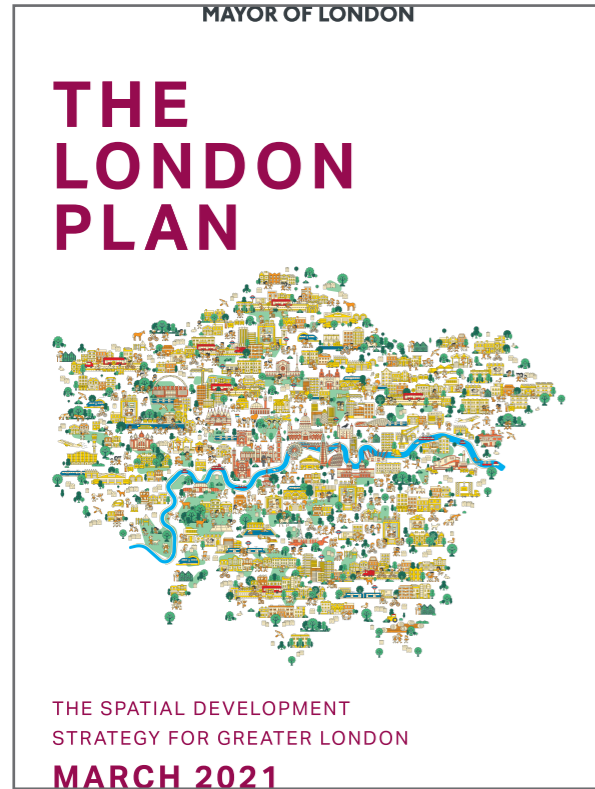
# PLANNING CONTEXT

## 4.0 PLANNING CONTEXT | 4.1 Planning History

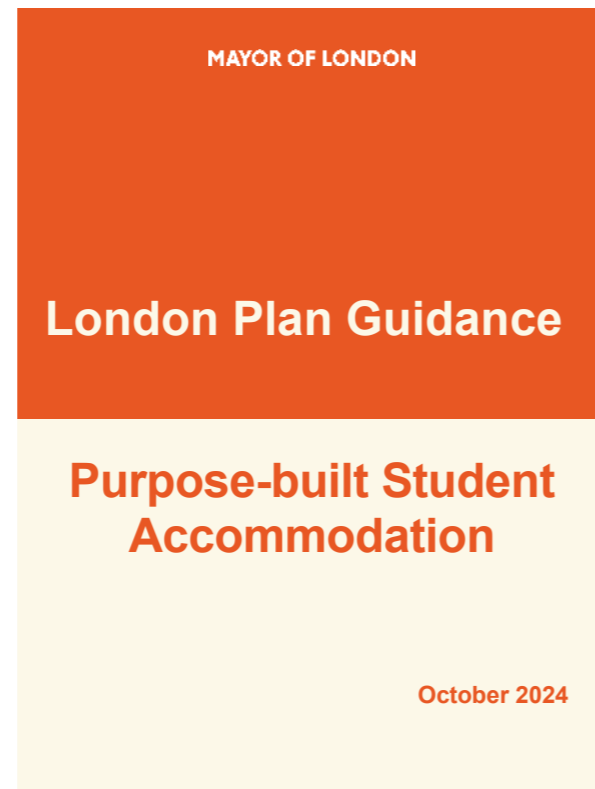


 The image above shows the approved scheme for 61no. studio apartments.

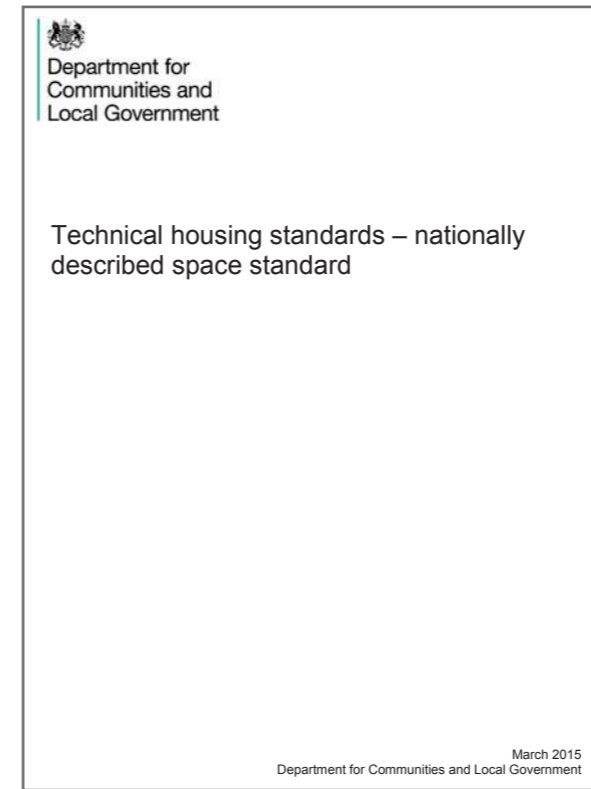
4.0 PLANNING CONTEXT | 4.2 Existing Planning Policy



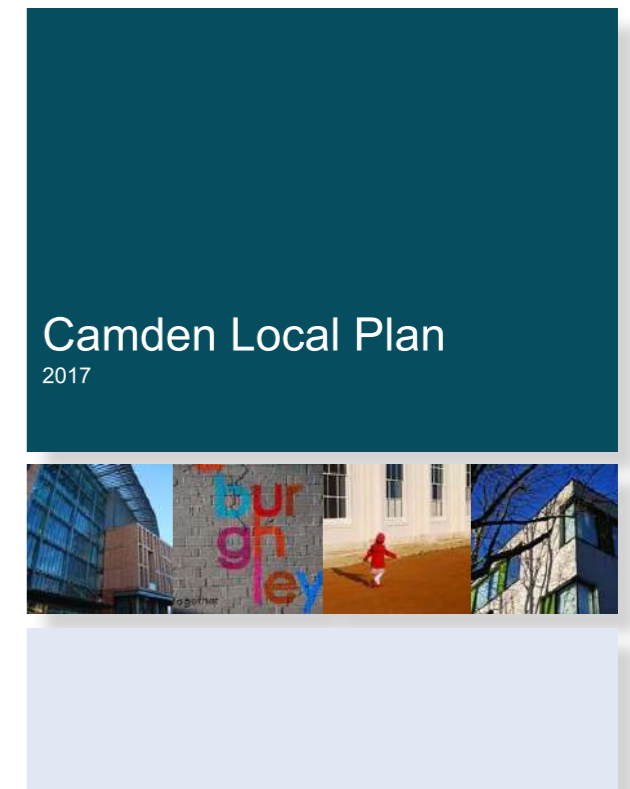
London Plan 2021 covers all London Boroughs



London Plan Guidance 2024 covers all London Boroughs with regards to PBSA



Nationally Described Space Standards March 2015 - Residential space standards an internal sizes.

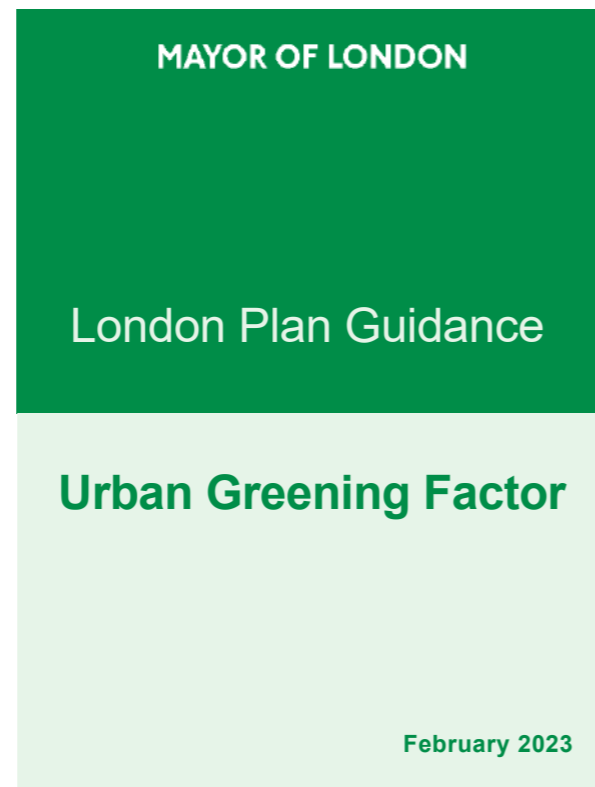


Camden Local Plan - London Borough with specific guidance on PBSA whilst Hillingdon Local Plan hasn't got specific guidance to reference.

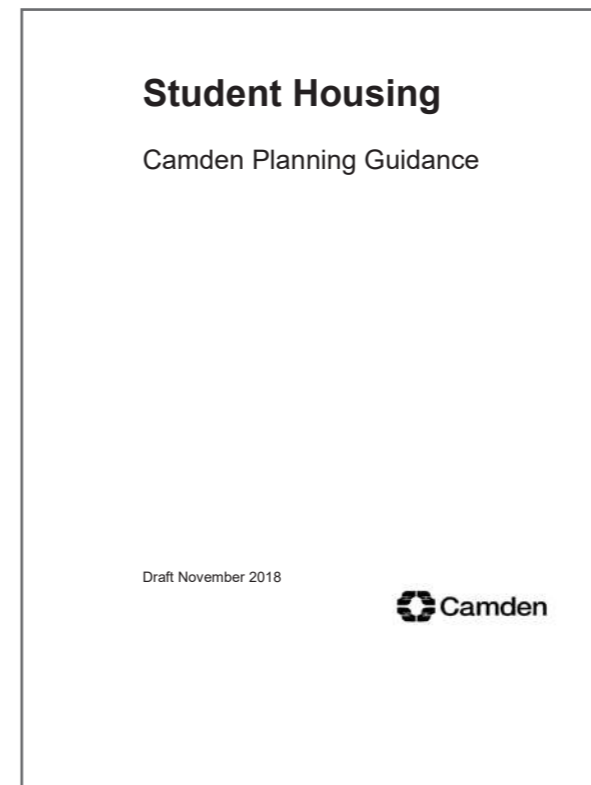
The following documents have been referenced whilst developing the proposals at the Paddington Packet Boat redevelopment.

Where the standards have been updated since the original application the updated document is shown here.

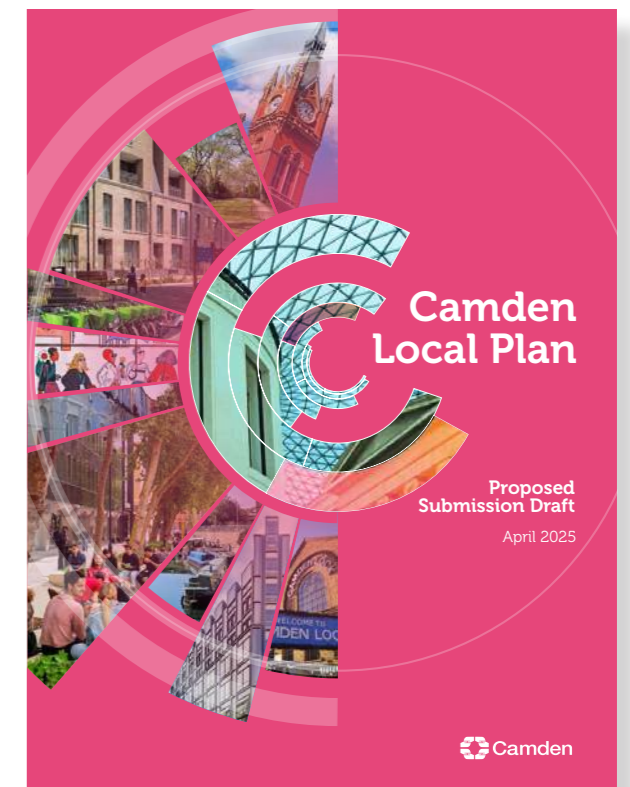
The next chapter details how this guidance has been applied to the proposals.



London Plan Guidance Urban Greening Factor



Student Housing - Camden Planning Guidance 2018



Camden Draft Local Plan 2025

# MARKET RESEARCH STANDARDS

## 5.0 MARKET RESEARCH & STANDARDS | 5.1 Surrounding PBSA Locations

