

3 ROUNDWOOD, STOCKLEY PARK
DESIGN & ACCESS STATEMENT, MARCH 2023

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This document has been prepared by Spratley & Partners to support the application for the ground floor pod extension, cycle store and landscaping works for the improvements to the building at 3 Roundwood, Stockley Park. The information contained within this document should be read in conjunction with the planning application drawings and documents.

These proposals aim to provide significant investment in the building to create high quality, desirable office accommodation and external amenity space.

This document investigates the existing building and site context before outlining the proposals and improvement works.



Figure 1. External photograph of 3 Roundwood (as existing)

3 Roundwood is located within Stockley Park, Uxbridge. The building is a double storey office building.

Stockley Park is a business estate and public country park located between Hayes, Yiewsley and West Drayton in the London Borough of Hillingdon.

Heathrow Airport is located only two miles to the south and the M4, M25 and general motorway network is in close proximity. The park is well served by the local public transport infrastructure including local bus services to Heathrow Airport and Uxbridge as well as the local rail stations at West Drayton and Hayes and Harlington.

Stockley Park is home to a number of companies and corporations. It also has a network of footpaths and bridleways in its 274 acres of parkland.

In August 2020 it was listed in the Register of Historic Parks and Gardens of Special Historic Interest in England as Grade II.

THE SITE

1

3 Roundwood Ave

2

Roundwood Ave

3

Bennetsfield Rd

4

Longwalk Rd

5

5 Roundwood Ave

6

1 Roundwood Ave

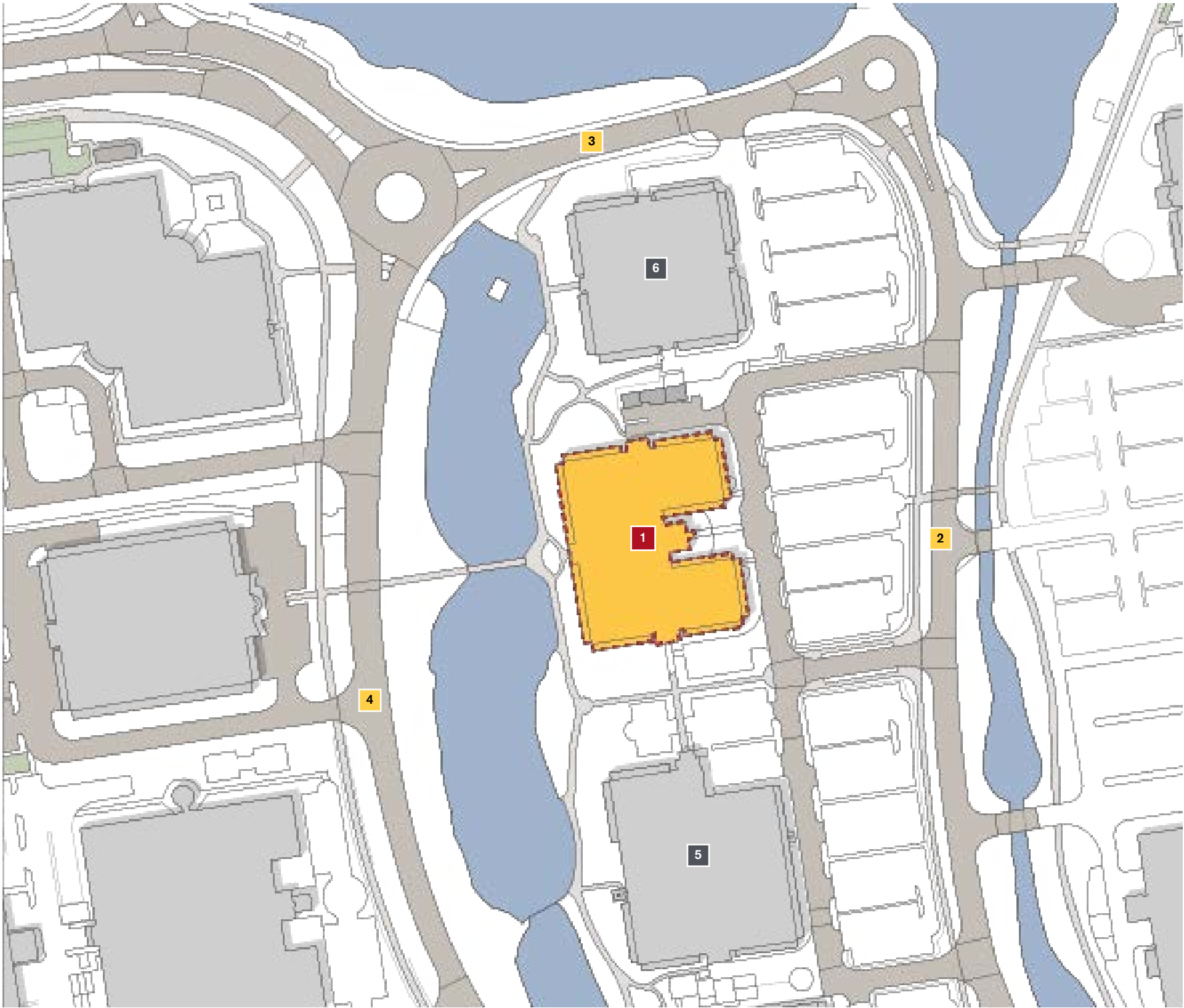


Figure 2. Site context

Stockley Park including the business park, golf course and public park, is a Registered Park and Garden (RPG), at Grade II listing under the National Heritage List for England.

The site is of historic interest as it is considered to be a pioneering example of a business park and golf course design from the mid 1980's. The site also demonstrates a skilled reuse of highly contaminated land.

The designation means that the site is subject to paragraph 199 of the National Planning Policy Framework, which seeks to conserve the significance of a designated heritage asset.

THE SITE

- 1 3 Roundwood Ave



Figure 3. Stockley Park heritage listed area

EXISTING BUILDING

3 Roundwood is 1 of 13 buildings designed by Arup Associated in Phase 1 of Stockley Park.

The office buildings within Phase 1 are contemporary with individual landscaping. However in recent years a few have been remodelled. In the first phase, 1,500,000 square ft of business space was built on the 36 acres with 4,500 car parking spaces.

The building 3 Roundwood is a two-storey pavilion with classic proportions to a common grid, providing twin units off a central service spine. The building is predominately clad white with a large glazed curtain wall entrance and tiles roof.

The entrance is location on the East elevation of the building provided a double height space to the reception area. The building has an external bin store.

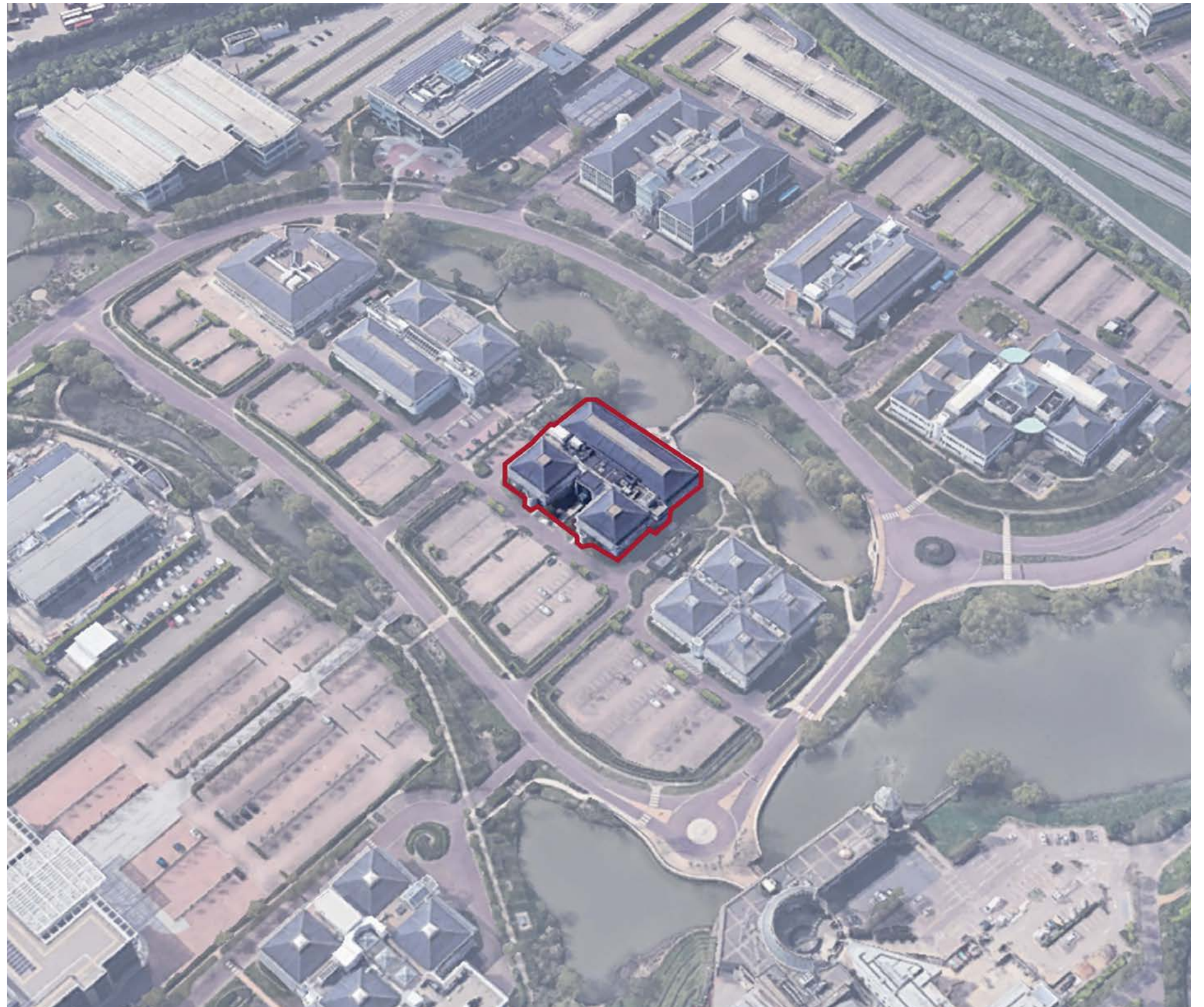


Figure 4. Aerial View of 3 Roundwood (as existing)

EXTERIOR PHOTOGRAPHS



Figure 5. Existing site photographs

EXISTING GROUND & FIRST FLOOR PLANS

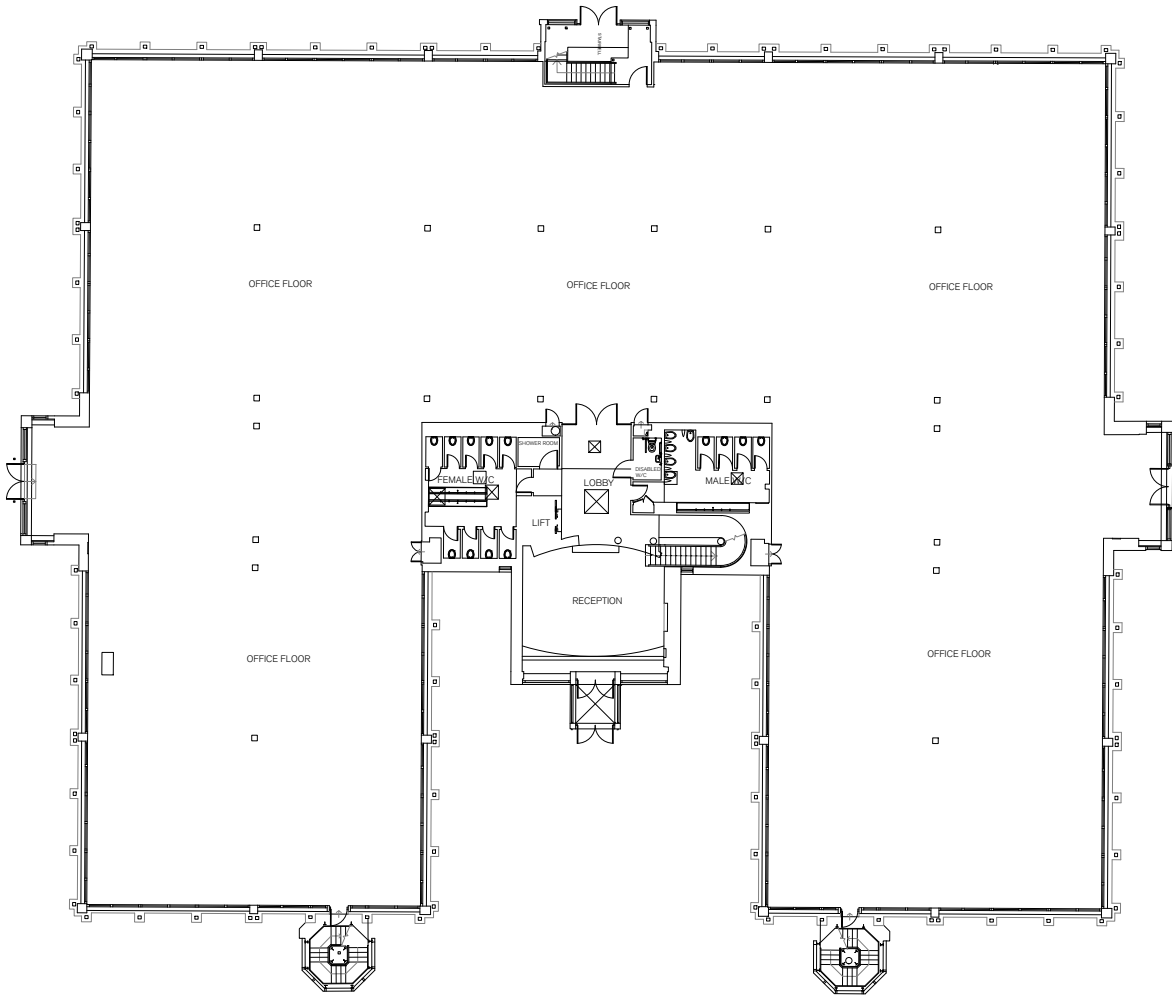


Figure 6. Existing Ground Floor Plan

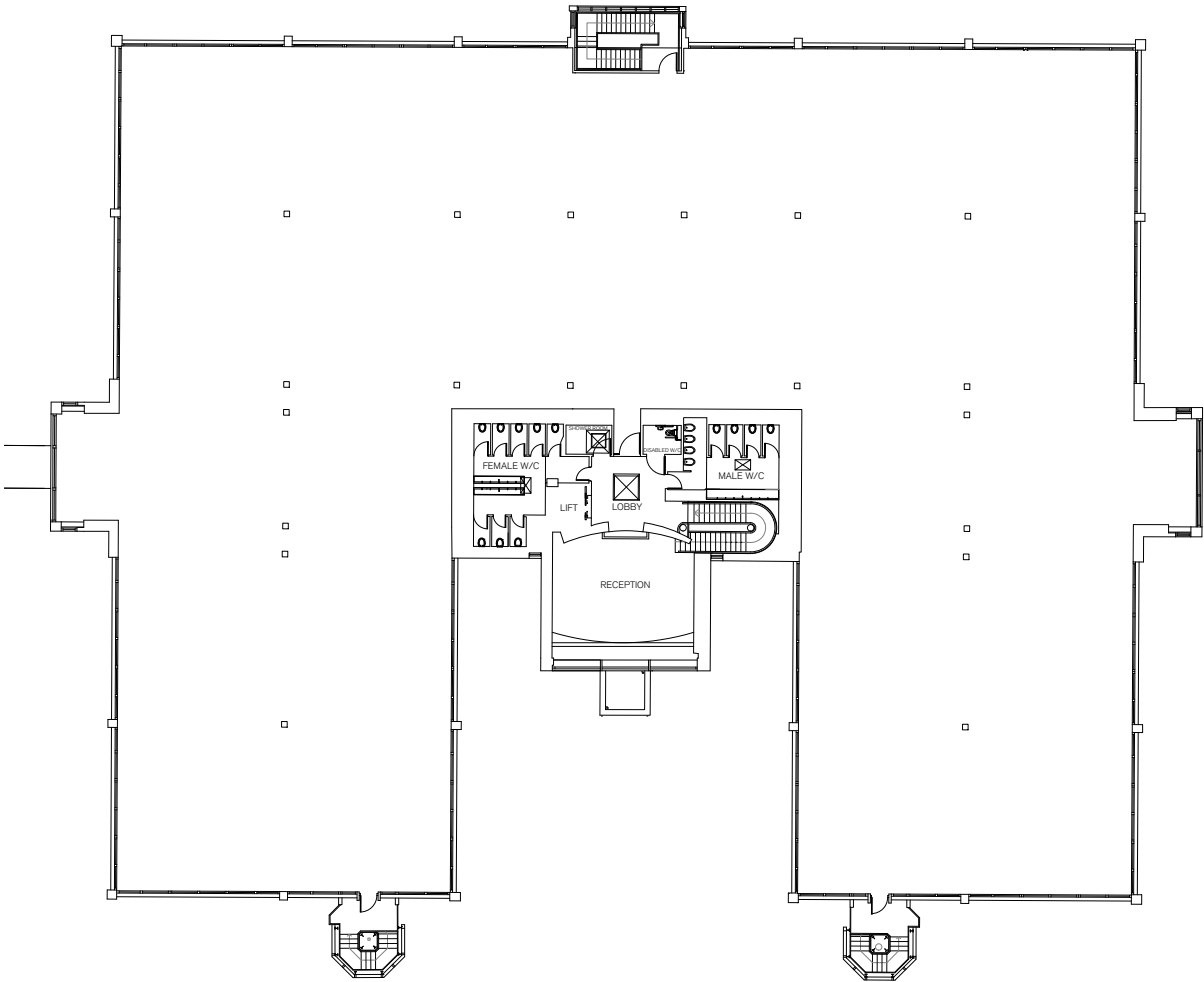


Figure 7. Existing First Floor Plan

GROUND & FIRST FLOOR EXISTING PHOTOGRAPHS

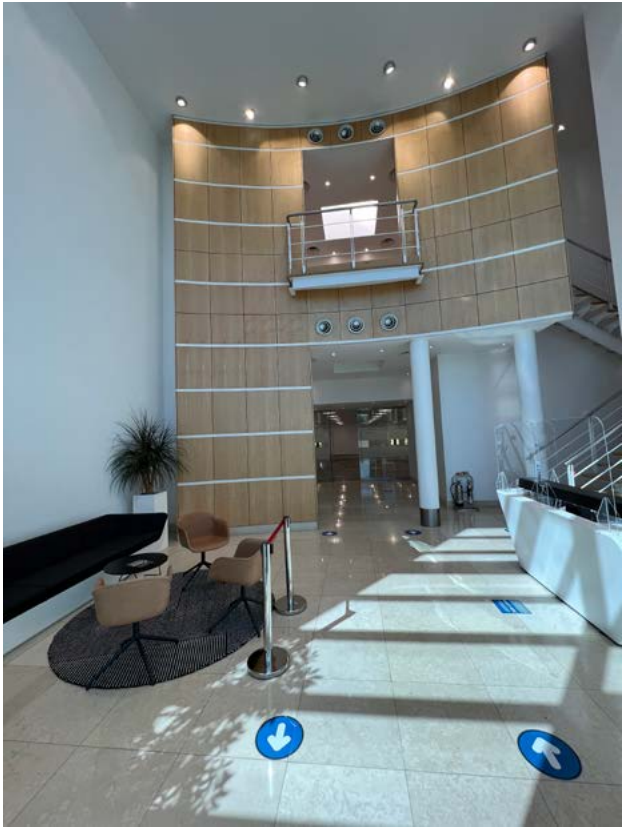
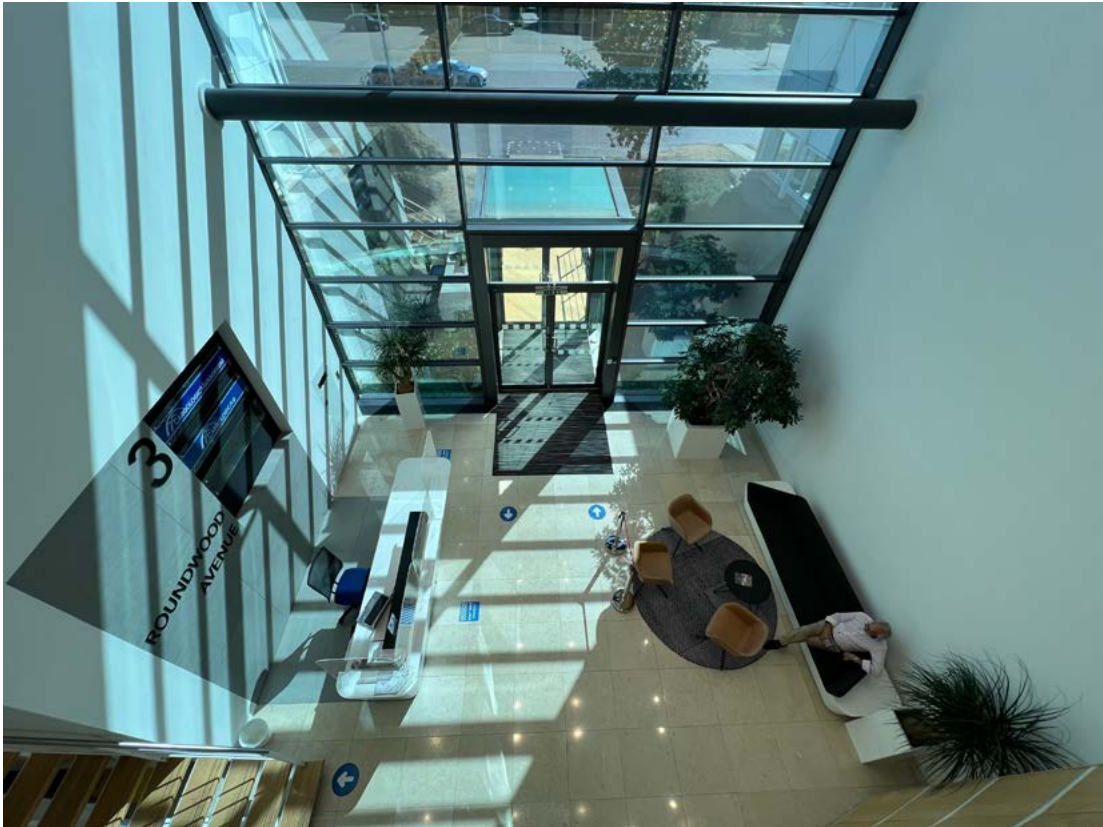


Figure 8. Existing ground & first floor photographs

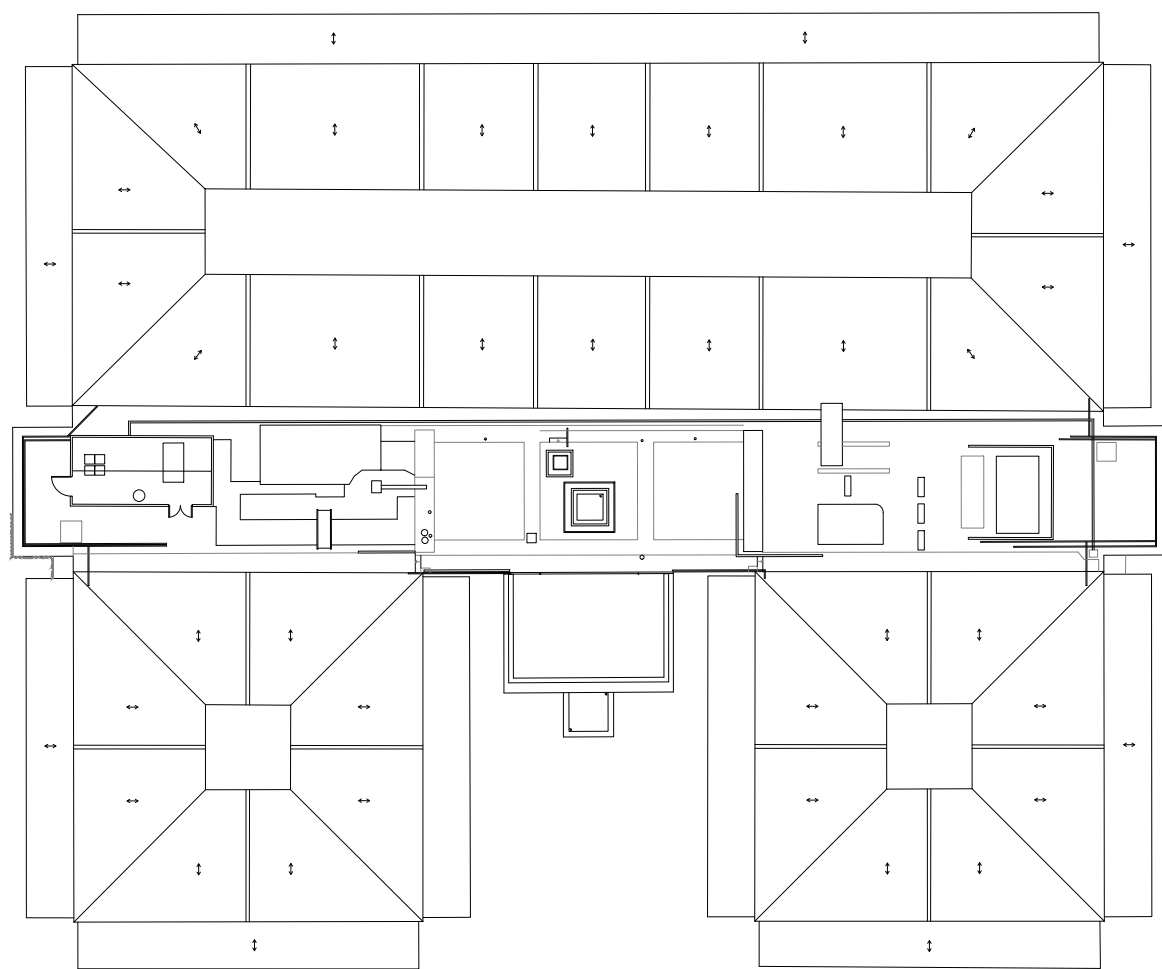


Figure 9. Existing Roof Plan



Figure 10. Existing South Elevation



Figure 11. Existing North Elevation

EXISTING ELEVATIONS

- 1 Dark grey curtain walling
- 2 Dark grey metal and glazed entrance
- 3 Painted white render
- 4 Glass block windows
- 5 White cladding
- 6 Steel walkway
- 7 External mesh escape stair
- 8 Zinc parapet
- 9 Tiled roof
- 10 Steel columns
- 11 Windows frames white

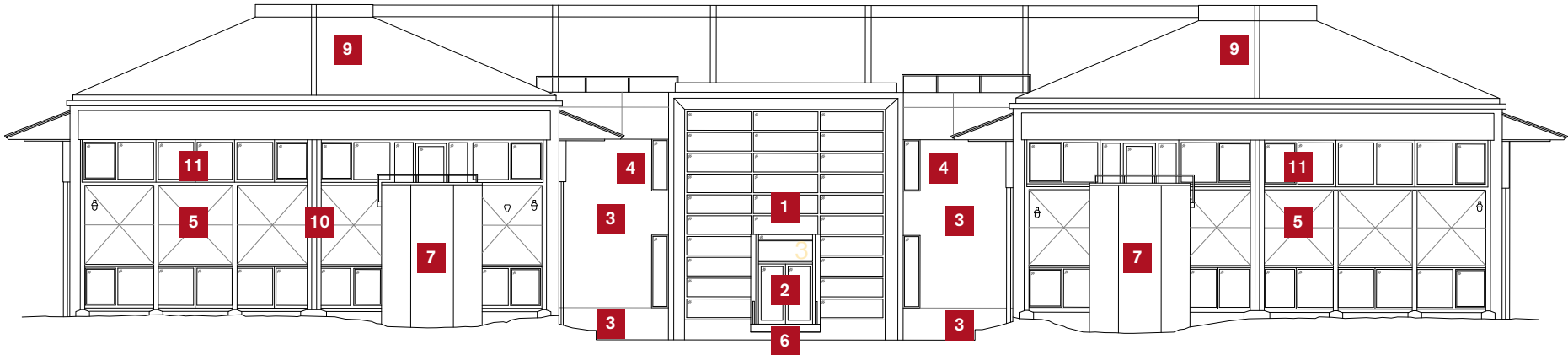


Figure 12. Existing East Elevation

PROPOSED DEVELOPMENT

The scheme aims to improve existing amenities and allow for subdivision internally to encourage a diverse range of businesses to the site.

The scope of the planning works includes:

- Single storey infill extensions either side of reception.
- Painting existing render to the reception entrance.
- New external cycle parking enclosure
- New electric car charging points in the car park
- Revised landscaping to front entrance including removing existing ponds and creating new seating areas within landscaping.



Figure 13. Proposal Development

The following diagrams show the key elements to the proposals as a brief outline description at each stage.

These proposals are explored in more detail later in the document.



01 Single storey infill extension

Single storey infill extensions to either side of existing entrance to provide additional office space. The language and aesthetic to match existing entrance



02 Entrance

Render of the existing reception entrance to be repainted.



03 New cycle store

A lightweight structure will be installed to the east of the building to store bicycles to encourage active travel.



04 New car charging points

New car charging points to optimize sustainable energy usage



05 Improved landscaping

Revised landscaping to front entrance including removing existing ponds and creating new seating areas within soft landscaping.

KEY

- 1 Single storey infill extensions either side of reception.
- 2 Painting existing render to the reception entrance
- 3 Revised landscaping to front entrance including removing existing ponds and creating new seating areas within soft landscaping.
- 4 New cycle parking enclosure
- 5 New car charging points in the car park

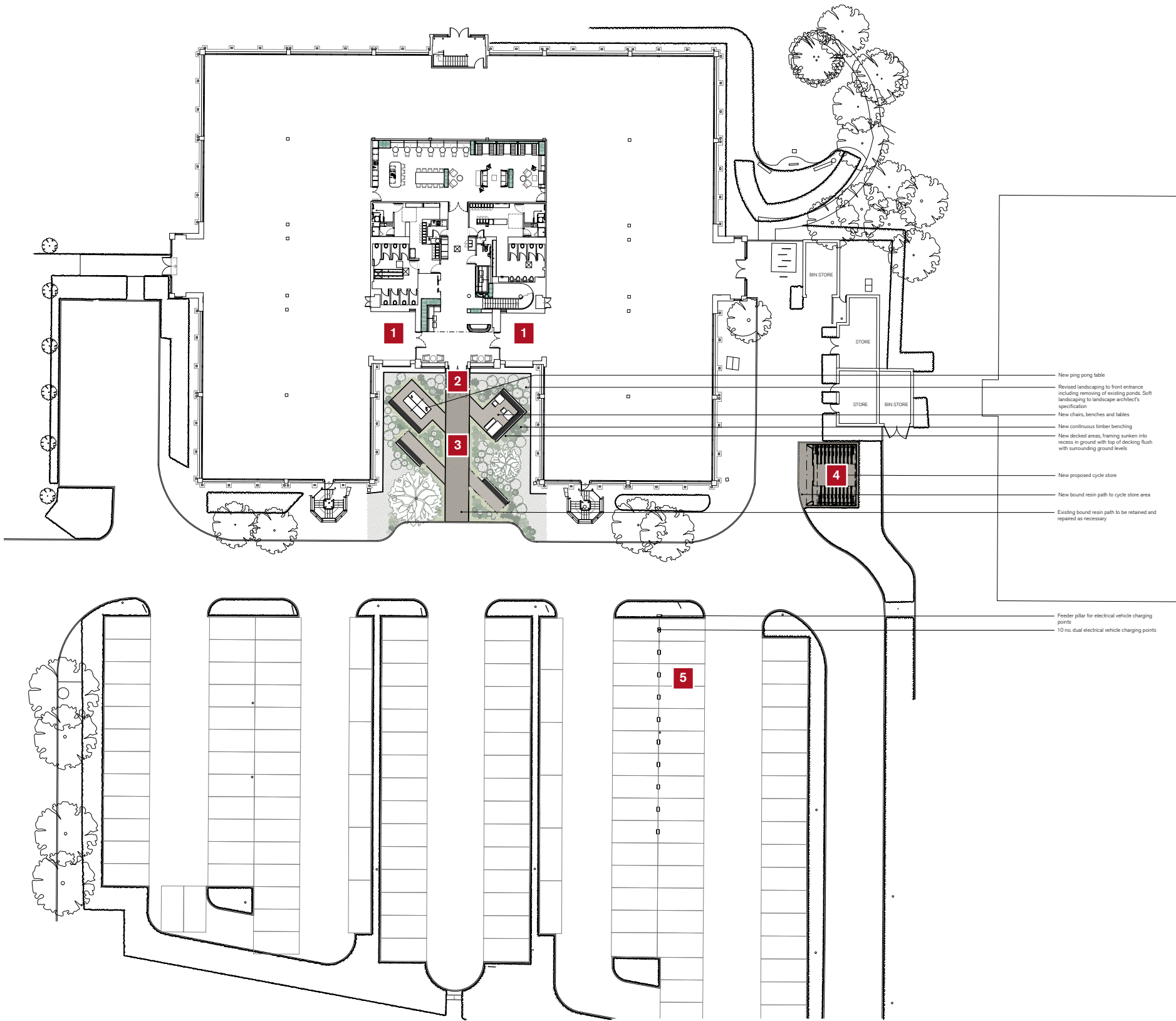


Figure 14. Proposal Site Plan

4.3

PROPOSED GROUND FLOOR PLAN

KEY AREAS:

- 1

New single storey glazed extension to either side of the existing entrance. Language and aesthetic to match existing entrance
- 2

Painting existing render to the reception entrance
- 3

Refurbished reception area
- 4

New mezzanine extension to first floor providing additional breakout space and access to first floor offices
- 5

Male and female WCs extended to include new shower facilities
- 6

New business lounge with kitchen and breakout area
- 7

Office suite

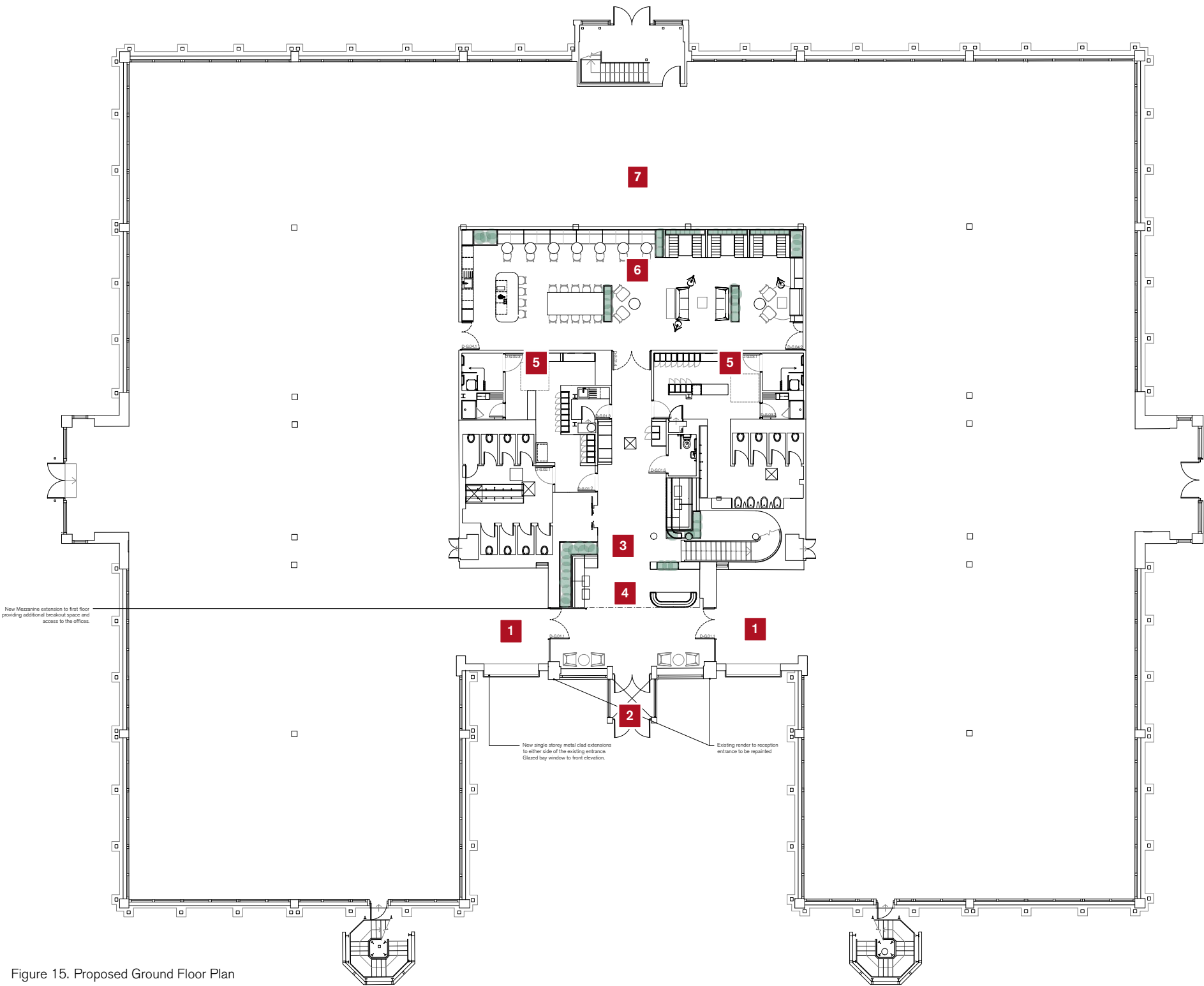


Figure 15. Proposed Ground Floor Plan



Figure 16. Internal visual of reception

PROPOSED FIRST FLOOR PLAN

KEY AREAS:

- 1 New mezzanine extension to first floor providing additional breakout space and access to first floor offices
- 2 New balustrade, to double height space
- 3 Single storey infill to ground floor

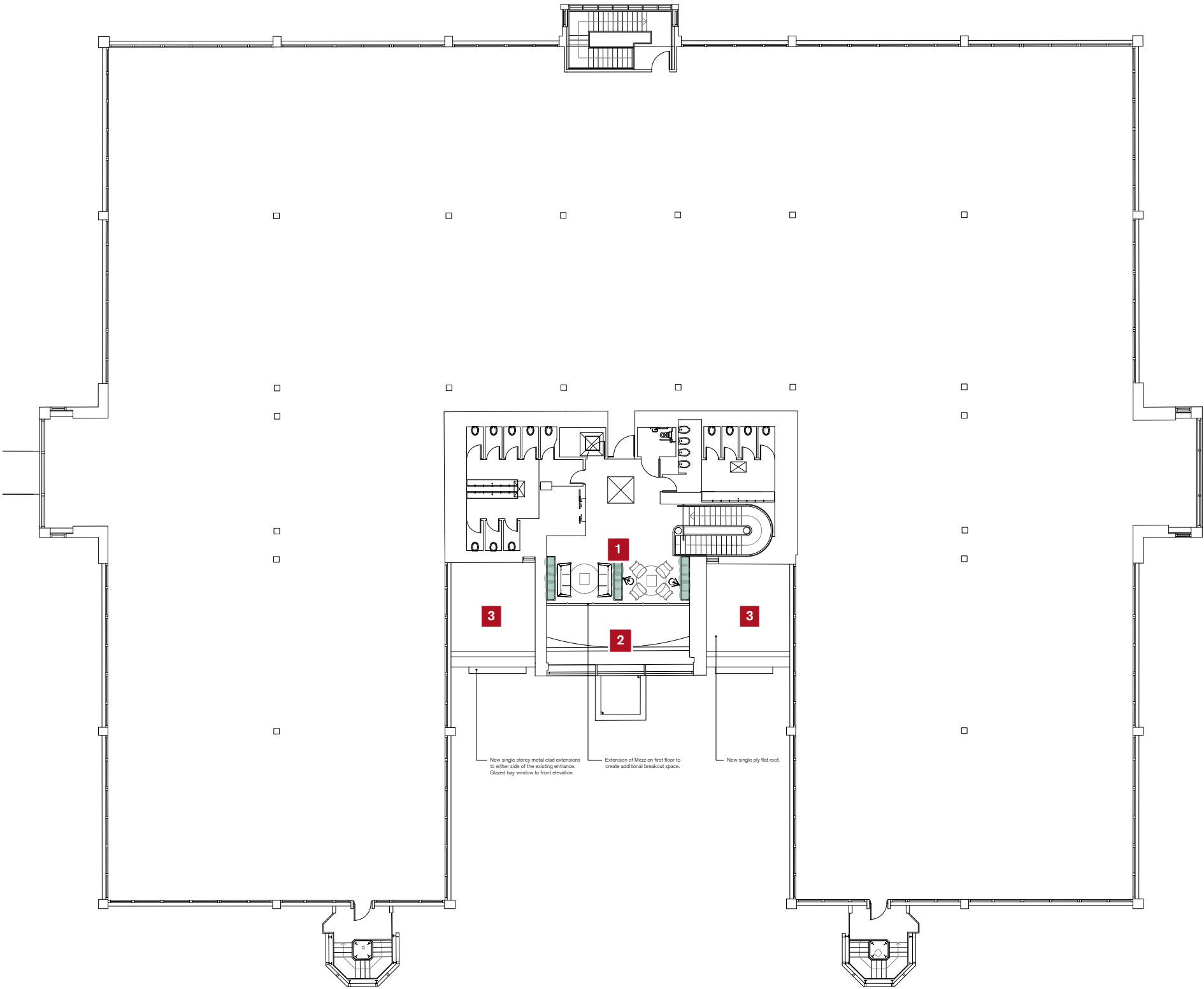


Figure 17. Proposed First Floor Plan



Figure 18. Internal visual of mezzanine

4.5

PROPOSED ROOF PLAN

KEY AREAS:

- 1

Single storey infill to ground floor
- 2

Existing entrance

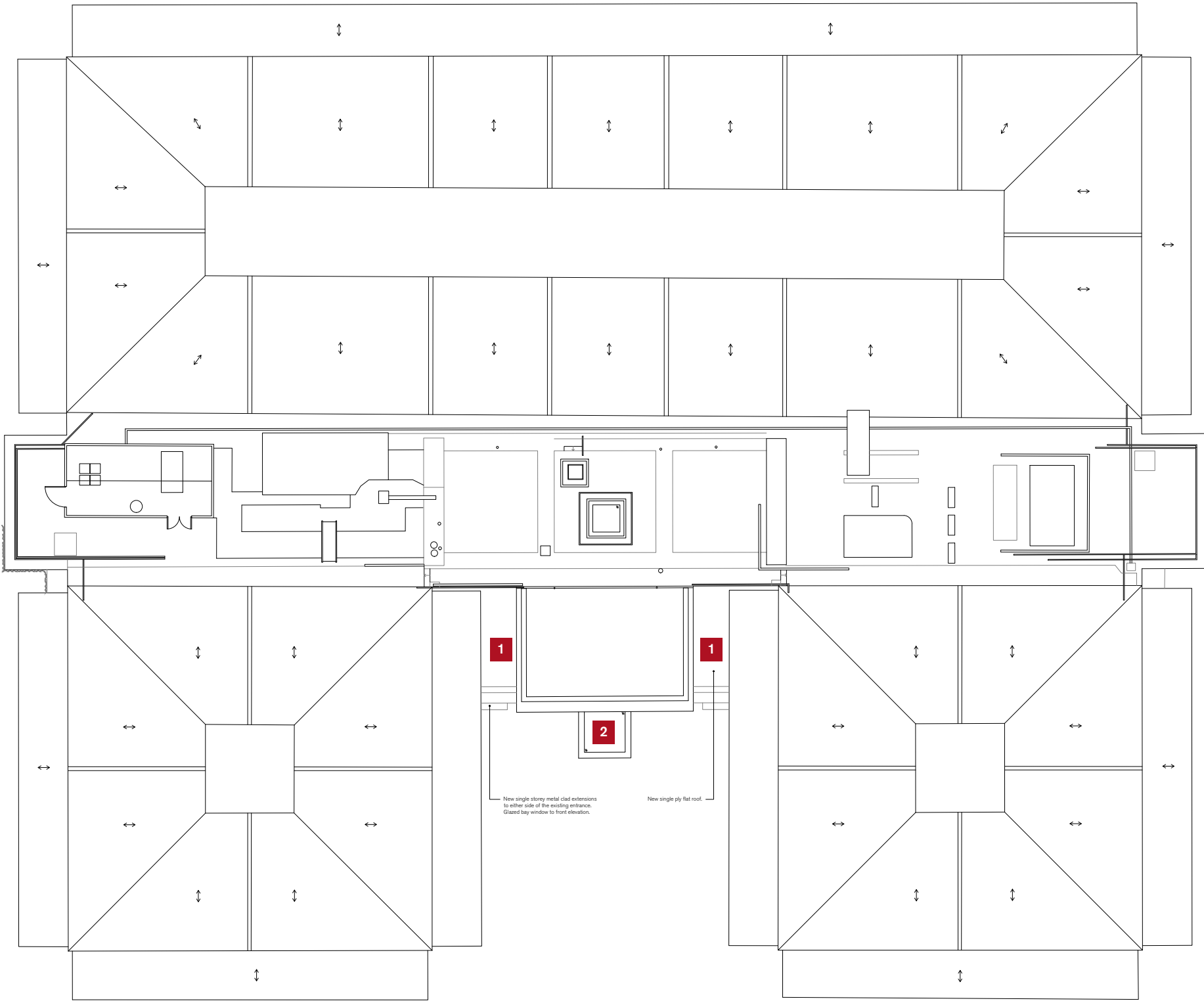


Figure 19. Proposed Roof Plan

- 1 New single storey glazed extension to either side of the existing entrance. Language and aesthetic to match existing entrance
- 2 Painting of existing render to the reception entrance dark grey to match curtain walling
- 3 Existing dark grey curtain walling
- 4 Existing dark grey metal and glazed entrance
- 5 Existing painted white render
- 6 White cladding
- 7 Steel walkway
- 8 External mesh escape stair
- 9 Zinc parapet
- 10 Tiled roof
- 11 Steel columns
- 12 Windows frames white

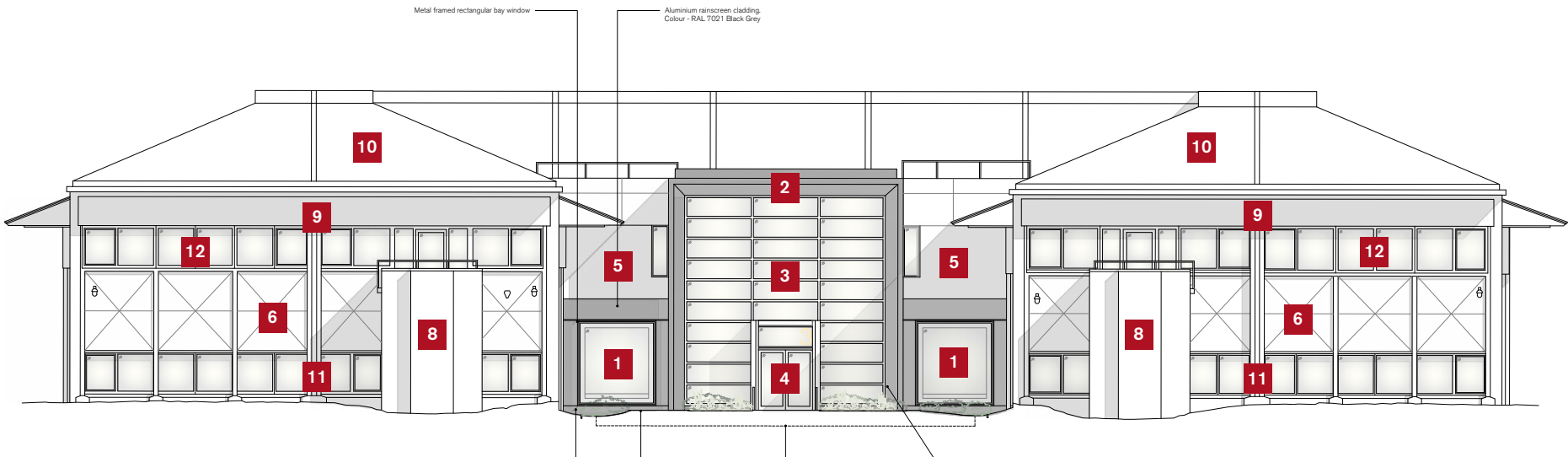


Figure 20. Proposed East Elevation

1 Single storey glass infill extensions either side of reception, language & aesthetic to match existing entrance.

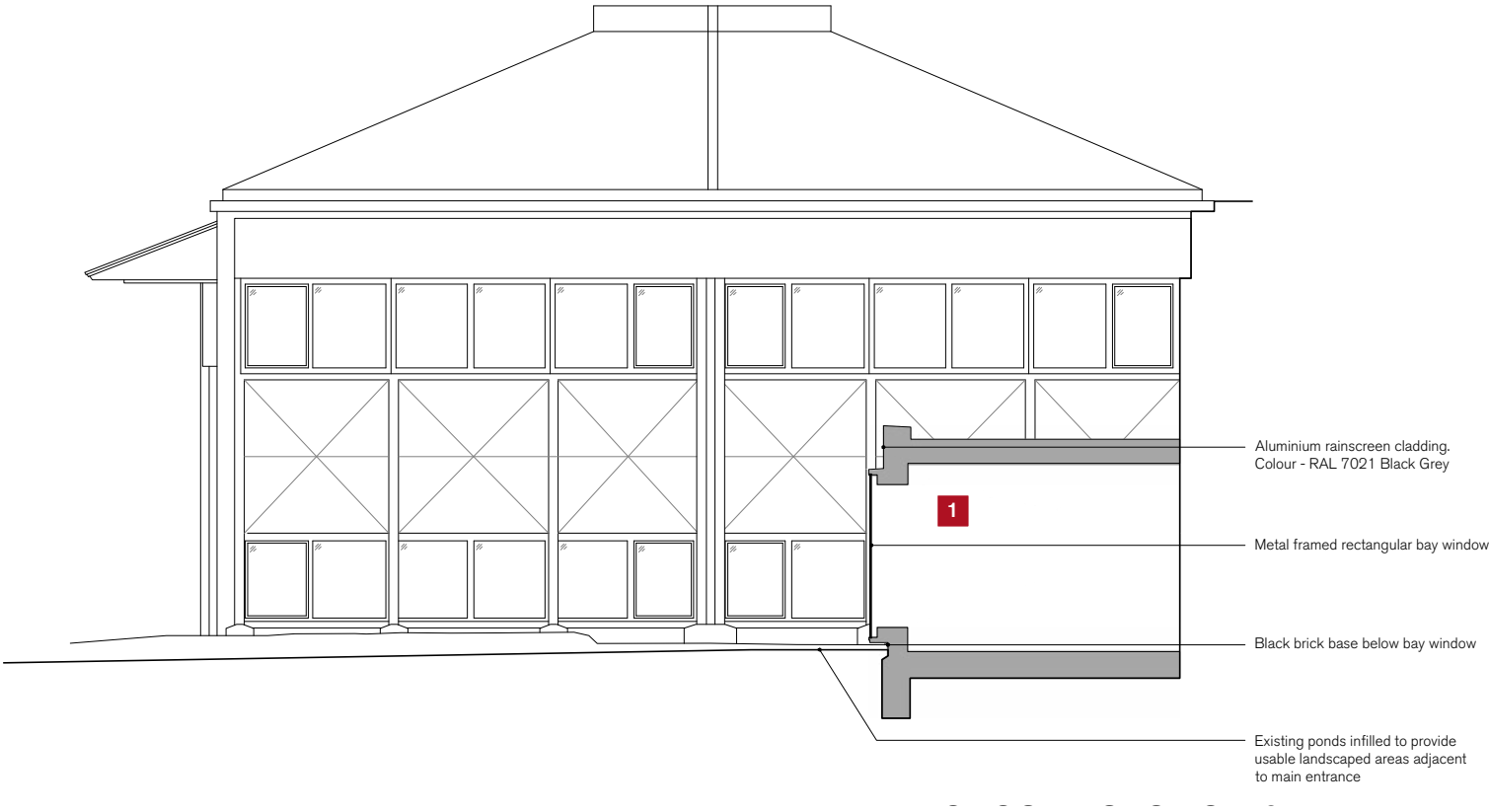


Figure 21. Proposed Section

- 1 Single storey glass infill extensions either side of reception.
- 2 Dark grey cladding to match existing entrance
- 3 Existing curtain walling
- 4 Existing render to be sprayed dark grey to match curtain wall and new infills
- 5 Existing entrance
- 6 Revised soft landscaping to front entrance, including removing existing ponds
- 7 New timber decking, decking flush with surrounding ground levels
- 8 120 x 40 mm stone path edging
- 9 Existing bound resin path to be retained and repaired



Figure 22. Proposed entrance and landscaping

PROPOSED CYCLE STORE

The cycle store is a lightweight steel framed structure to the east of the reception entrance.

The cycle store is of vertical metal screens, vertical solid panels and perforated metal panels within the exposed steel structural frame.

The metal sliding door matches the cladding and has secure access control.

The cycle store provides storage for 38 cycles (1 per 10 people @ 1:10 occupancy – in line with BCO) in high density 2 tier vertical racks for efficiency and a reduced overall footprint. This ensures that the store impedes the carpark as little as possible.

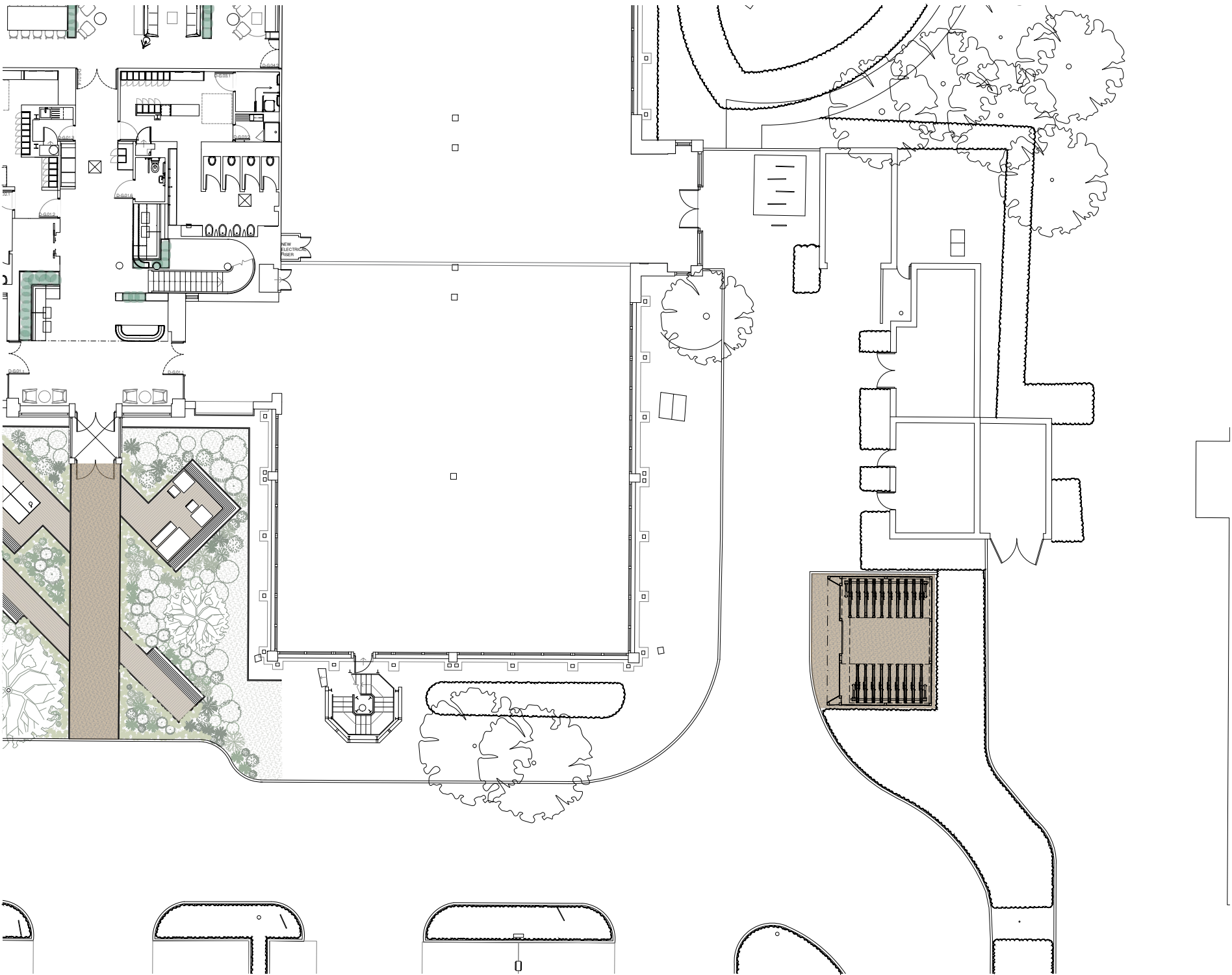
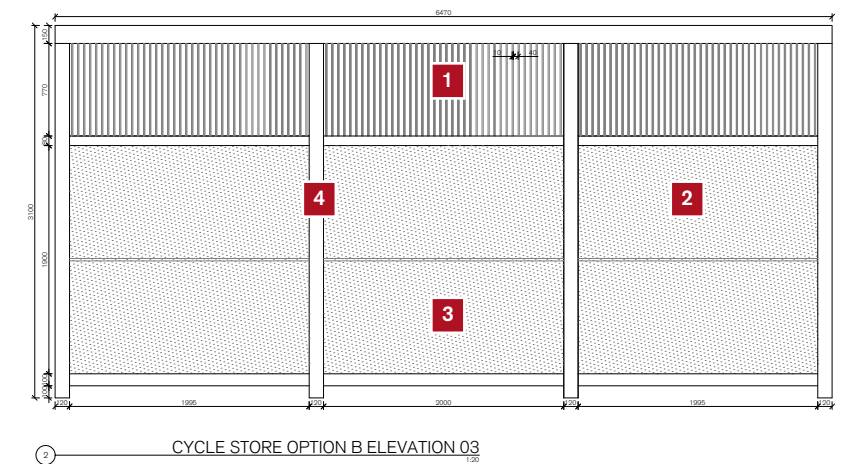
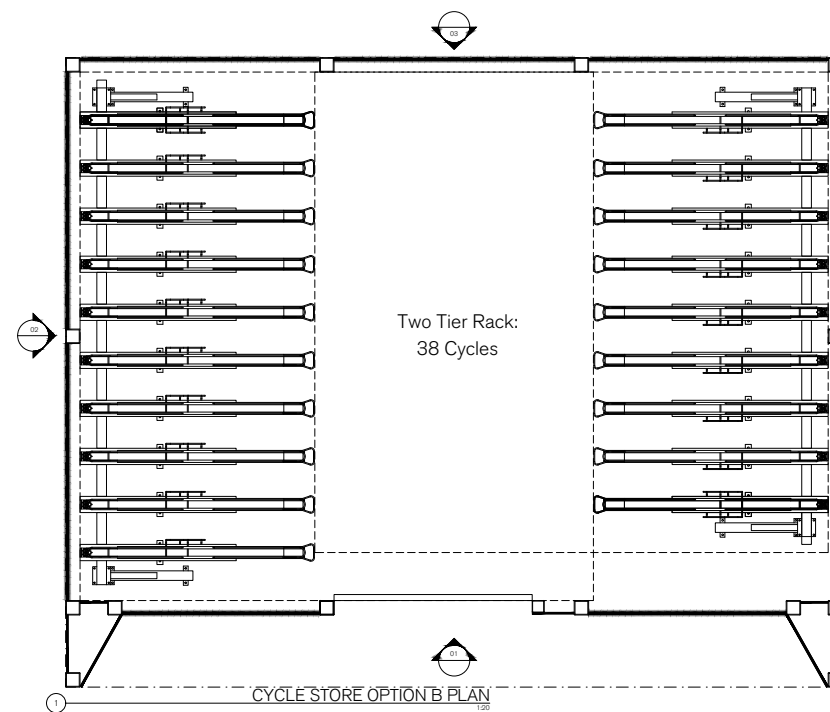


Figure 23. Site plan showing external cycle store



- 1 Vertical metal screens
- 2 Vertical solid panels
- 3 Perforated metal panel within exposed steel structural frame.
- 4 Exposed steel structural frame.
- 5 Metal sliding door to cycle store
- 6 Cycle signage

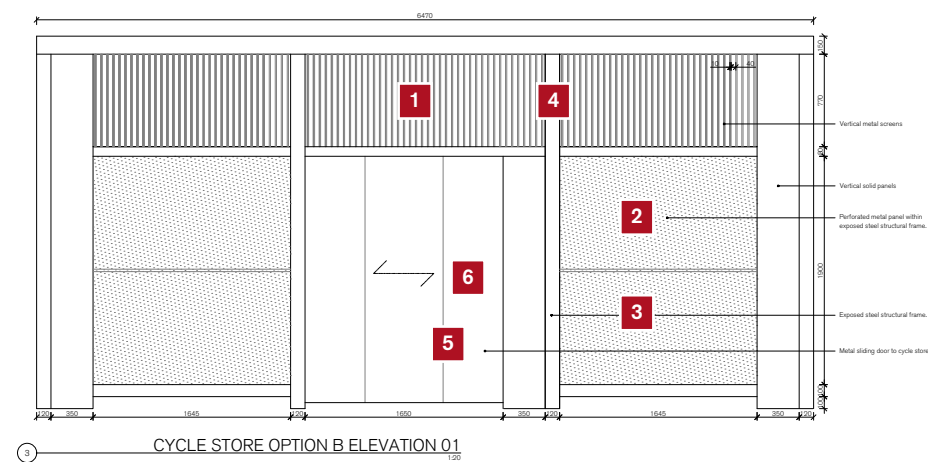
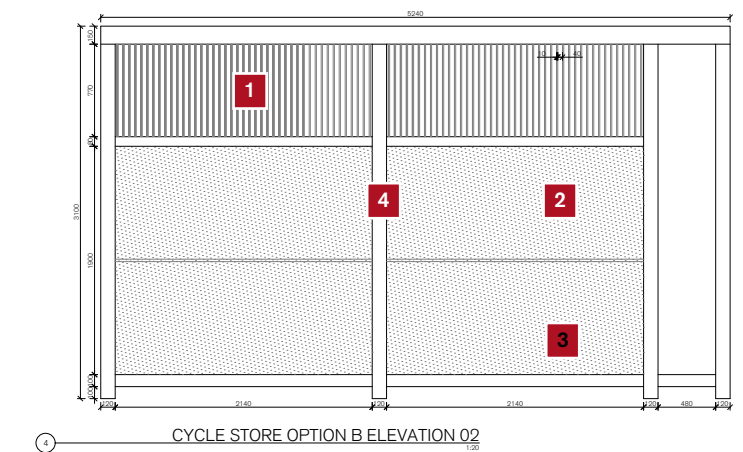


Figure 24. Proposed cycle store plan & elevations



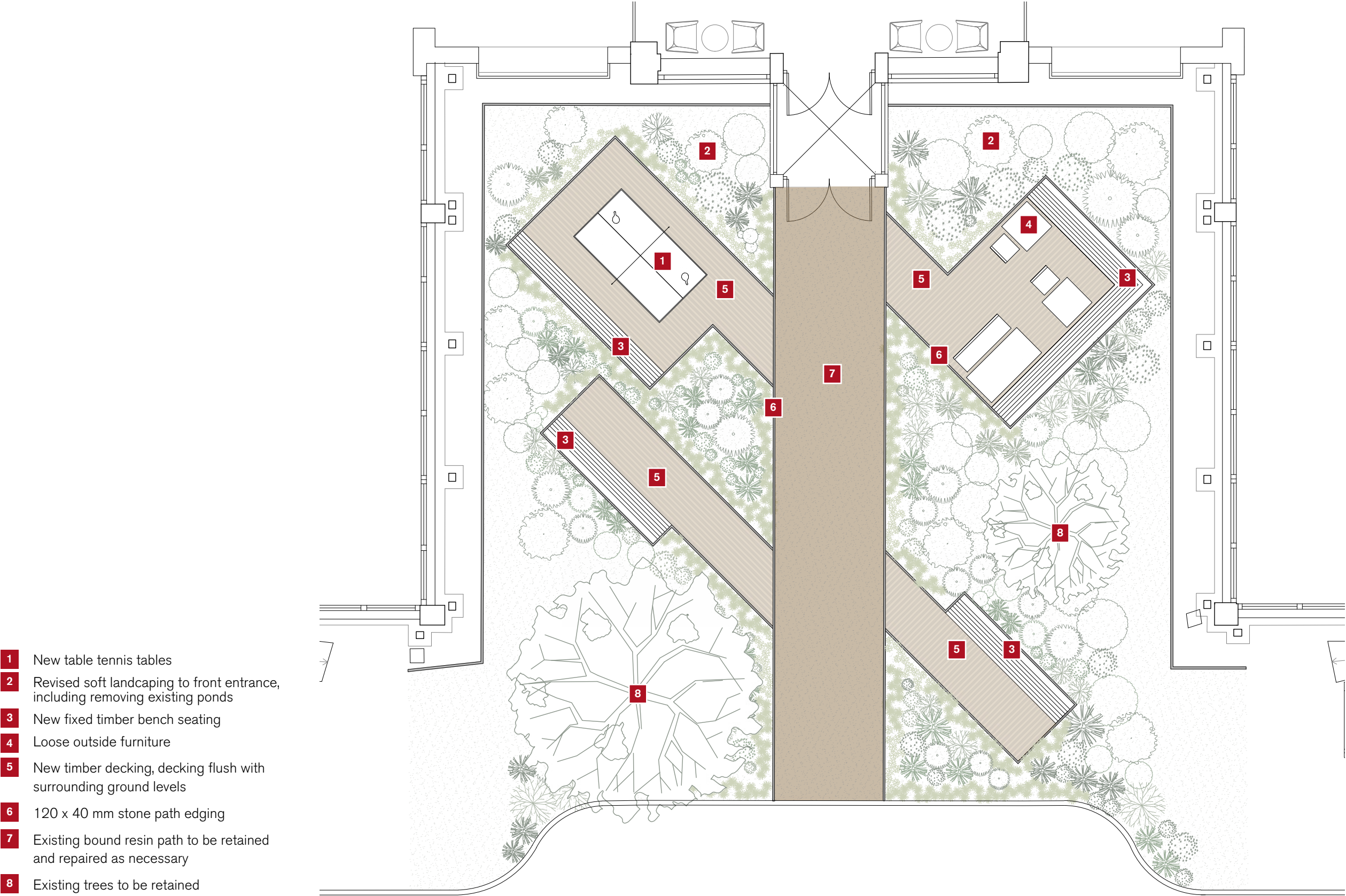


Figure 25. Proposed landscaping



Figure 26. Landscape strategies

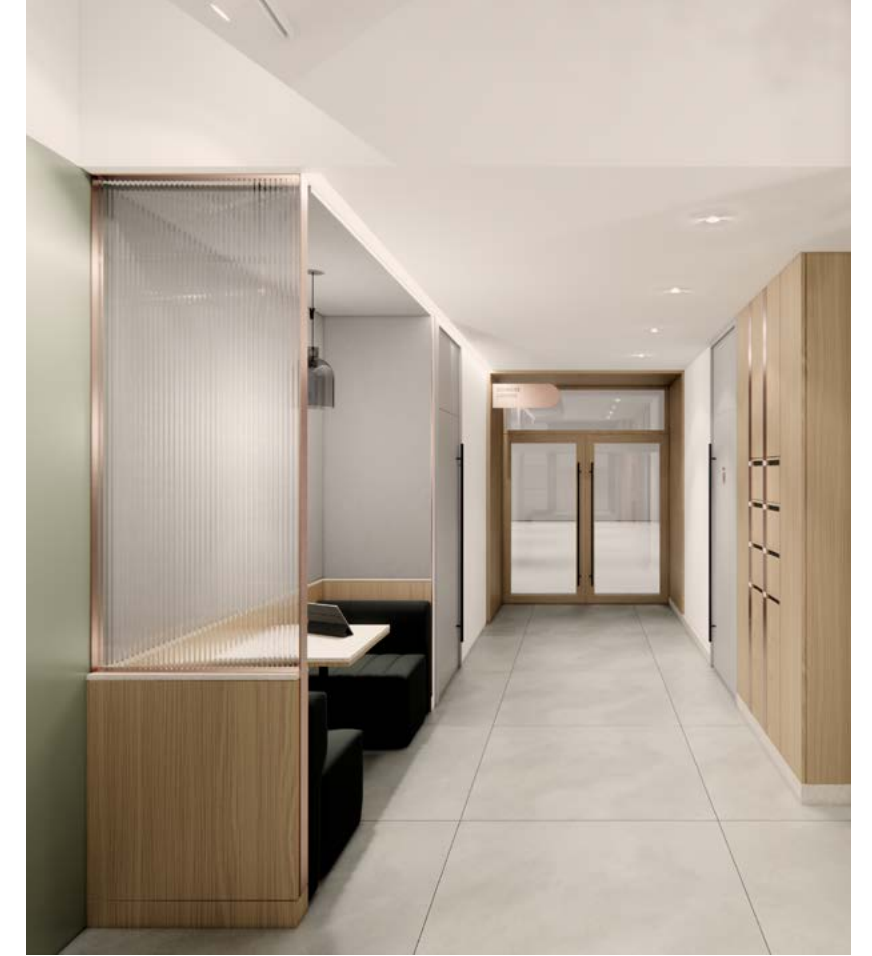
INTERNAL REFURBISHMENT

Internally the client is committed to undertaking a full refurbishment to bring the building up to current standards. This includes refreshing all finishes, upgrading lighting and M&E and reconfiguring some of the internal spaces.

The creation of the business lounge on the Mezzanine will provide flexible working areas as well as informal meeting spaces. The shower and cycle facilities will promote wellness within the building and hope to reduce car travel to and from site.

These major improvements will create a more attractive building to potential tenants and therefore ensure further investment in the building over future years.





This document should be read in conjunction with the ecology report. A summary of the report is as follows:

The existing site currently supports two concrete lined water features either side of hardstanding pathway leading to the front doors of the building.

Very little aquatic vegetation is present within the water features. The bed of the waterbodies consists of gravel more or less throughout. The water features also support vertical concrete sides; fountains are present in both water features.

Immediate adjacent to the waterbodies, to the east, are flower beds of ornamental heather, which leads onto an area of amenity grassland with two non-native ornamental trees, and then to a hardstanding car park.

Overall, the Site has negligible ecological value, comprising man made feature which are subject to intense management. The water features were assessed being unsuitable to support specially protected amphibians based on the presence of fountains (and associated pumps), vertical concrete sides, lack of aquatic vegetation and being completely isolated by areas of hardstanding and buildings.



Figure 27. Existing entrance and landscaping

Greening strategies will be implemented across the scheme, mainly focusing on the entrance landscaping.

The revised landscaping to the front entrance creates new seating areas within soft landscaping helps encourage outdoor activities and in return improving occupant wellbeing.

The internal scheme proposes the use of integrated, hanging and freestanding planters throughout.

The internal refurbishments will increase ventilation rates to office floors and provide efficient LED lighting throughout.

The new cycle store facility helps encourage staff to cycle to work and reduce the usage of cars.

New car charging points allows staff who own electric cars to have easy access to car charging facilities. 20 spaces have been provided.

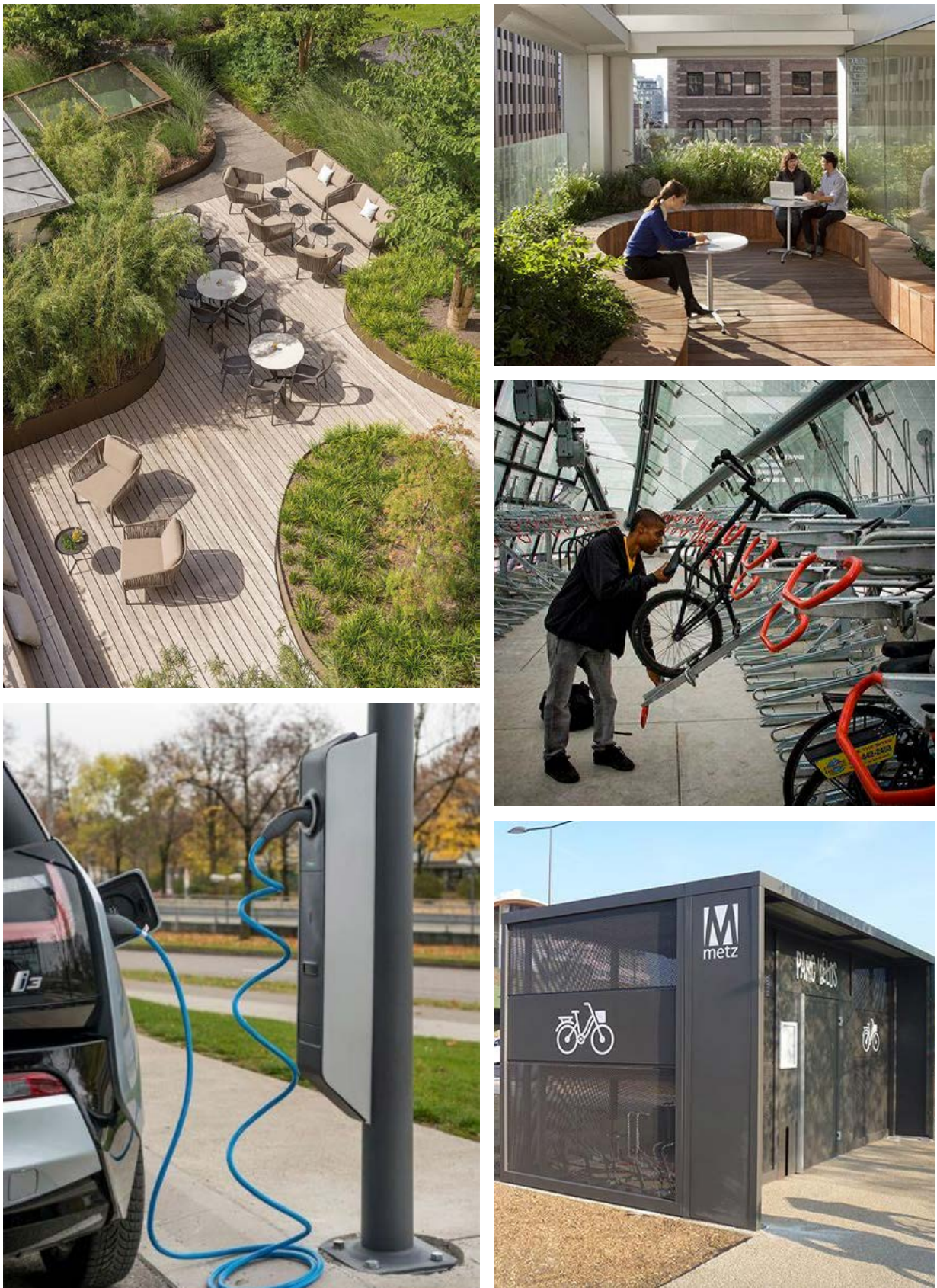


Figure 28. Sustainability strategies

This planning application sets out the principles for the works to 3 Roundwood, Stockley Park. Detailed site and contextual analysis has led to proposals that promote positive development and improved amenities within the site whilst respecting the existing site context and surrounding buildings.

The proposed scheme has been carefully considered and thought out alongside the appointed design team. The main aims of this proposal are:

- Single storey glazed infill extensions either side of reception, with new feature cladding. This improves the buildings legibility and tenants arrival to site, whilst allowing for more entrances off the reception to enable subdivision of office floorplate.
- Painting of existing render to match existing curtain walling and new infills, creating a consistent facade.
- Careful and efficient planning of the ground floor facilities and the new external cycle store. Promoting cycling and sustainable means of travel through improved facilities.
- The new communal landscaping provides a variety of outdoor breakout spaces increasing staff wellbeing.
- Improved biodiversity of the site through the inclusion of planting externally and internally

It is our view that the proposed scheme has been well considered and outlines the client's desire for continued investment and improvement of the site. The proposal looks to make a striking impact whilst providing a considered and reasonable level of development that responds to the wider context.



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