



Morland Gardens

London Borough of Brent

Design & Access Statement

January 2020

Curl la Tourelle Head Architecture



Approved by: Project Manager London Borough of Brent	
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- Detailed F.E. & Affordable Workspace Schedule
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Overview

Morland Gardens is a major mixed-use scheme led by the London Borough of Brent. It is located in the centre of Stonebridge where there is a need for an existing facility to be enhanced to meet a growing demand for adult education, employment opportunities and housing.

Brief

The project proposes to replace and expand upon an existing Adult Education facility, The Stonebridge Centre, to provide over 2,650 sqm of new learning space. This will be over 35% larger and a purpose built, high-quality education resource, all on a single level at ground floor and thus fully accessible.

The new college will be linked to over 750 sqm of Affordable Workspace which will encourage entrepreneurship from the students of the education centre and create start-up opportunities for local business. A central, multi-functional atrium space will physically connect and reinforce the numerous links between these complimentary uses.

Above the new Adult Education centre, the proposed residential development is arranged in two blocks and will provide 65 new affordable homes of one to four bedrooms. The vast majority of these apartments and maisonettes, will look either onto a shared, central courtyard garden animated by large roof-lights serving the college atrium space, or onto an additional landscaped roof terrace in the east residential block.

The proposed development also brings much needed improvement to the surrounding public realm and streetscape, including a revitalised public space at the end of Morland Gardens which will provide the new approach and entrance to the college.



The site is on a prominent cross roads 10 mins walk from Harlesden town centre

Need for Development

The existing Stonebridge Centre inhabits a disparate collection of buildings that have been added to an existing Victorian house that is locally listed. The facility is split across multiple levels that are arranged over a sloping site. The Centre is well used, but is limited and restricted by the lack of space, functional and accessibility restrictions. Therefore there is a clear need for a new, enlarged and purpose built college to improve the provision of Adult Education for students and staff across the London Borough of Brent.

Options to partially retain the house and rebuild around it have been explored as part of the design development of the proposals. That approach would preserve some of the historical value of the site and meet the need to re-provide college facilities, yet it makes much less efficient use of a valuable site. Our studies have shown that this is a significantly less successful solution than a complete new build and enlarged college proposal. Details of these studies can be found in Appendix A of this document.

Across the Borough there is a need to provide new, well designed, residential accommodation for private sale and affordable rent/ownership. The Morland Gardens site provides an ideal opportunity to locate new apartments in a mixed use development in a key and prominent location.

The options to retain the villa for the college also have a significant impact on the potential development of the residential element of the proposed scheme and this has been assessed as part of the option studies, with the new build providing the greatest development opportunity.

The Site

The Morland Gardens site lies in a prominent location with excellent transport connections and has high visibility as a key development site in the borough. Recent adjacent developments for housing and public facilities further demonstrate this idea, which is supported by the Borough and its development policies.

These ongoing developments are increasing the density of residential provision in the vicinity of the site. In this context, the provision of taller, higher density housing combined with a much needed public facility, such as the Adult Education Centre, makes an excellent and appropriate use of this site.

The gentle slope of Hillside Road allows for independent street frontages to both the new Stonebridge Centre and the associated Affordable Workspace. The Stonebridge Centre will be entered at the higher level at the junction of Hillside and Morland Gardens, while the entrances to two distinct workspace units will animate the street frontage along Hillside. Two further entrances to the residential blocks will add to this activity.

Consultation With Brent Officers

In preparation for this planning application, the design has also been developed in close dialogue with Brent planning officers. There have been four Pre-Application Meetings which have given the design team the chance to respond to concerns around daylight and sunlight to neighbouring properties and develop the retention scheme studies discussed above and in Appendix A of this report. Other consultees include (but are not limited to) the Cabinet Members for Housing and Education, Ward Councillors, Brent Highways officers and TFL.

Community Involvement

The design proposals have been displayed at a number of public and stakeholder consultation events, with opportunity to provide direct or written feedback to the design team. This included a consultation event for the Stonebridge Centre students and staff concentrating on the re-provision of the college. This event resulted in over 100 feedback responses returned, with the majority being very supportive of the proposals. The Statement of Community Involvement in Section 5 of this report gives further detail on these events.

Design Solution

The key design features of the proposed scheme are summarised as follows:

- Greater street presence, creating active frontage at street level on Hillside and Morland Gardens
- Large, welcoming entrance to the FE college from Morland Gardens with new public café on prominent corner location
- Flexible learning space, IT rooms, library and specialised teaching spaces, dedicated staff and administration areas including the office base for Brent Start covering the whole Borough
- Fully accessible FE college all on one level and a single, secure entrance point
- Stepped residential blocks around open courtyard, allowing good daylight and sunlight penetration
- Lower ground disabled parking provision for students, staff and residents, with direct access to lifts to upper floors
- A mix of apartment sizes and affordable tenures
- High quality public realm and landscaping
- Maximising the potential use of the site for sustainable mixed development
- Adopting high environmental targets for the residential provision, with BREEAM Excellent to be achieved for the Adult Education centre.



Views of the existing buildings of different ages which sit at different levels across the sloping site

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Strategic Brief

- The site is currently occupied by an existing Further Education College and a landscaped area of public realm use.
- The proposed project must reprovide this use and retain an equivalent area of public realm, while adding a mix of Housing and Affordable Workspace.

F.E.College - 1,630 sq.m

Public Realm - 800 sq.m

Site Footprint - 3920 sq.m



50-70 New Homes
GIA: 5-7,000 sq.m

+

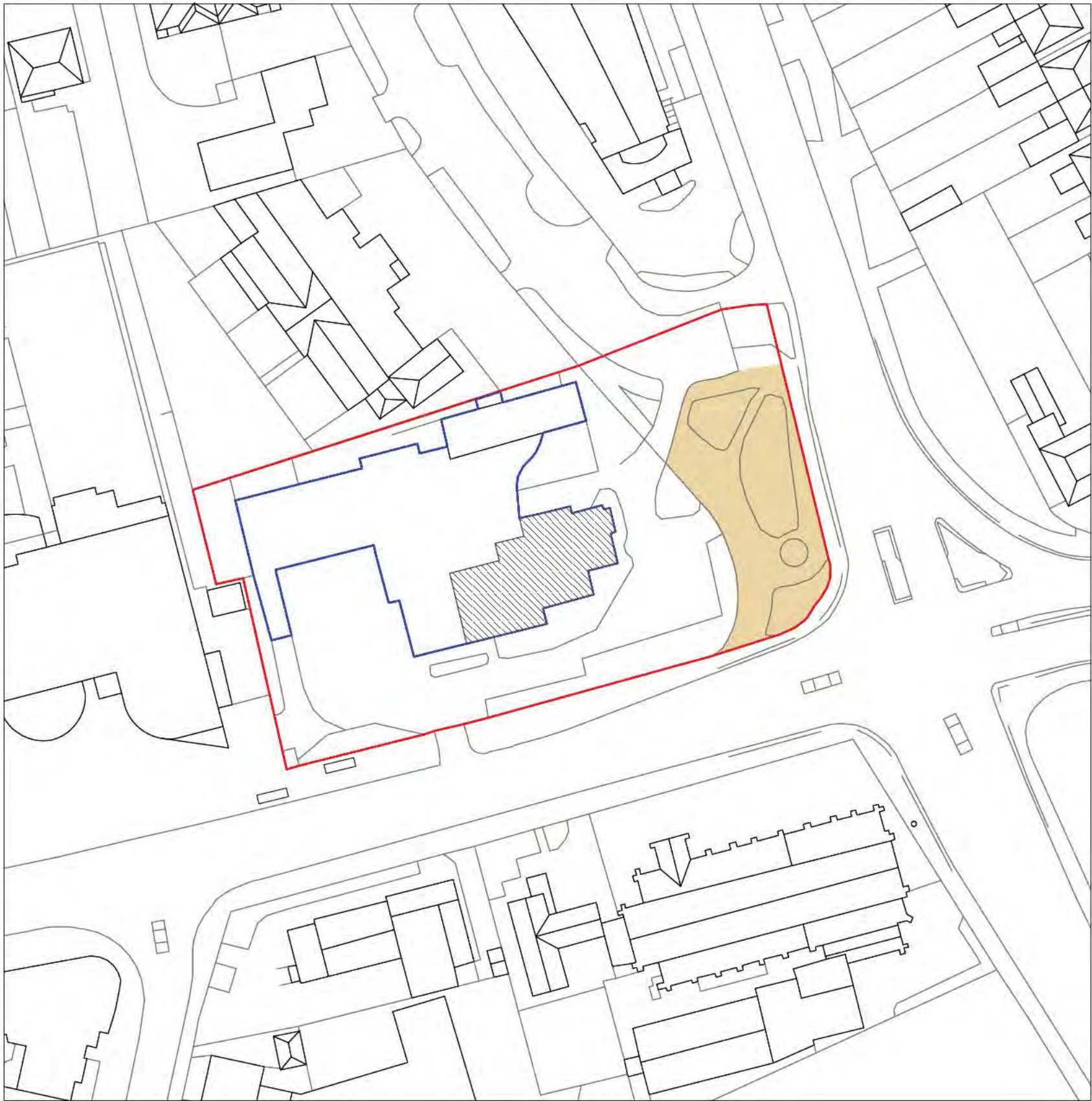
Affordable Workspace - 600-800 sq.m

+

New F.E.College - 2,650 sq.m

Public Realm - 800 sq.m

Site Footprint - 3920 sq.m



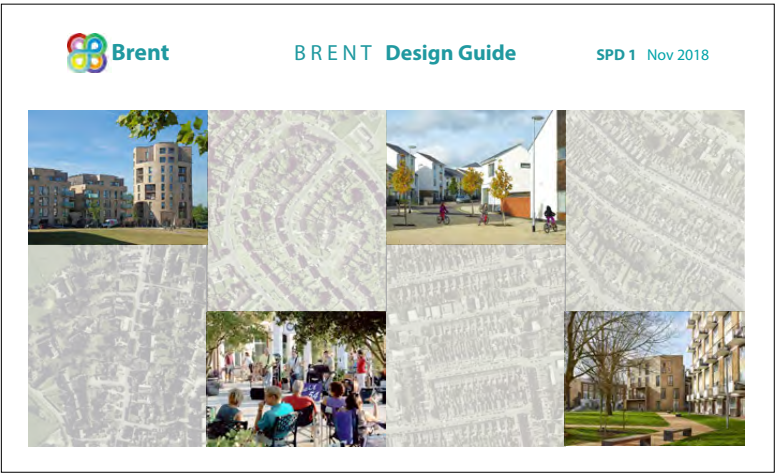
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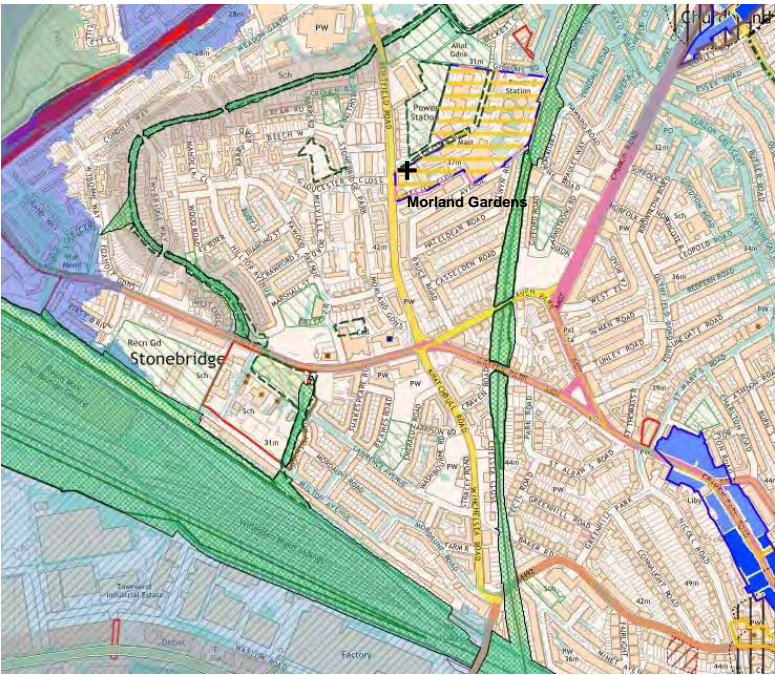
Policy & Guidance

Key design guidance

- Brent Design Guide (adopted 2018)
- Technical housing standards – nationally described space standards
- Housing Supplementary Planning Guidance. September 2016
- Building Regulations approved Document M Volume 1 - Dwellings



Brent Design Guide



Morland Gardens Planning Policies Map



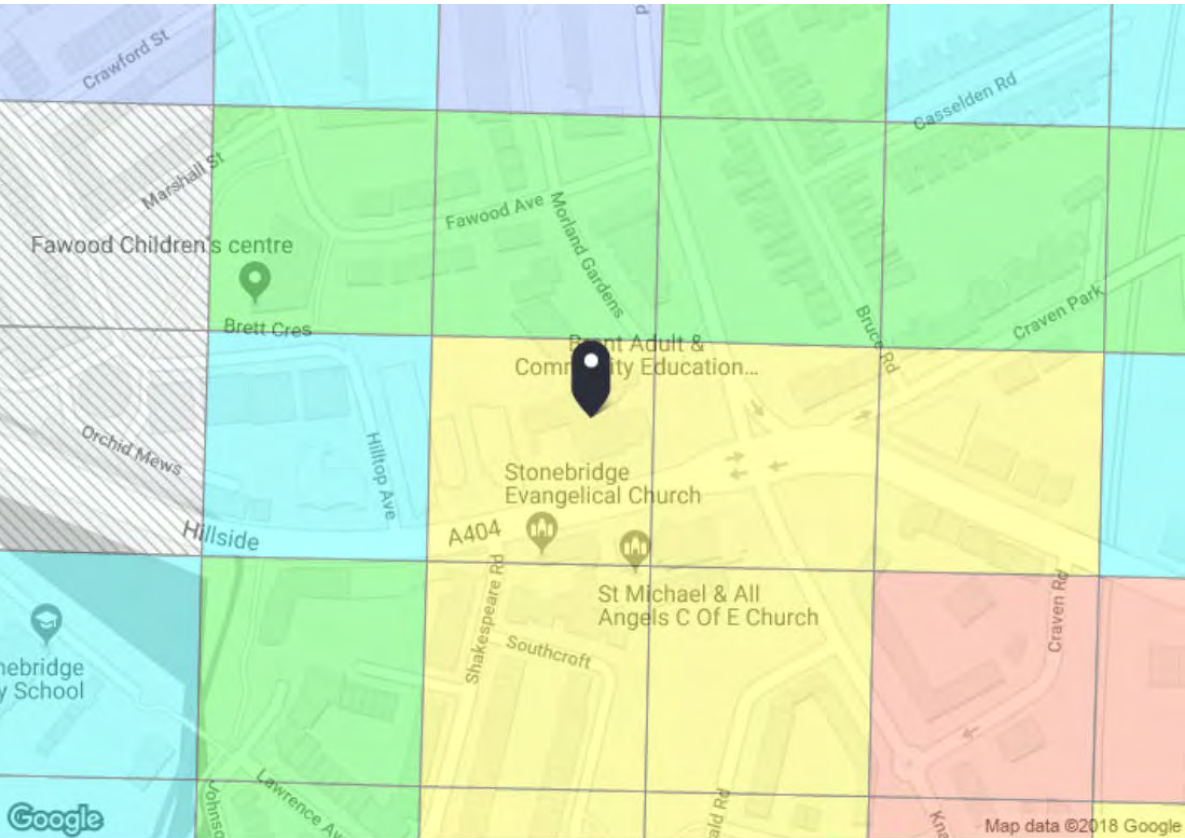
PTAL Rate

The site is rated at PTAL 4 meaning that up-to 405 units per hectare units can be accommodated on it.

The site is 0.4 hectares, therefore 162 units is the site's residential capacity.

0.4 ha x 405 dph = 162 Units

The current proposed quantum of development is well below this figure.



PTAL output for Base Year
4
Easting: 520769, Northing: 183959

Map key - PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

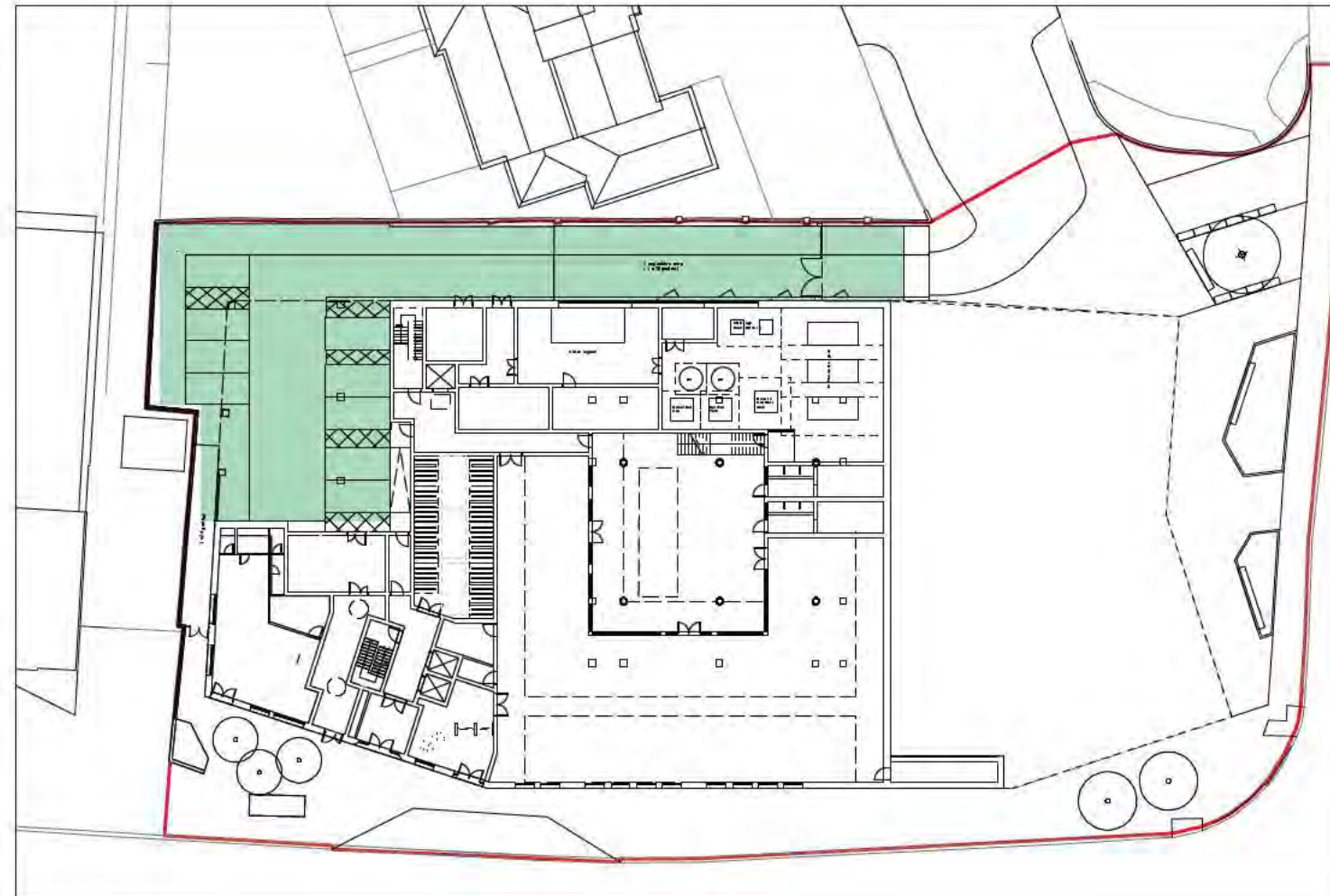
The site is considered to be within Outer London and has a PTAL of 4. Based on London Plan guidance there should be a maximum car parking provision of 0.5 spaces per unit.

Other recent Affordable housing schemes in the Stonebridge area have been required to provide up to 0.7 spaces per unit. However following engagement with LBB Planning, Transport and Highways officers it has been agreed that due to the relatively urban nature of the site, the new residential development can be in principle car-free.

However, between 5% and 10% of new homes will be M4(3) compliant and suitable for disabled residents and will thus require an accessible parking space.

In addition, the Further Education client brief is to provide between 2 and 10 parking spaces.

Page 86 of this report sets out the proposed parking provision of 9 spaces, 7 of which will be accessible. In case where these spaces are not required by residents, parking spaces will be in use by staff of the Adult Education Centre.



Plan at lower ground showing proposed car parking and access ramp

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Site Analysis

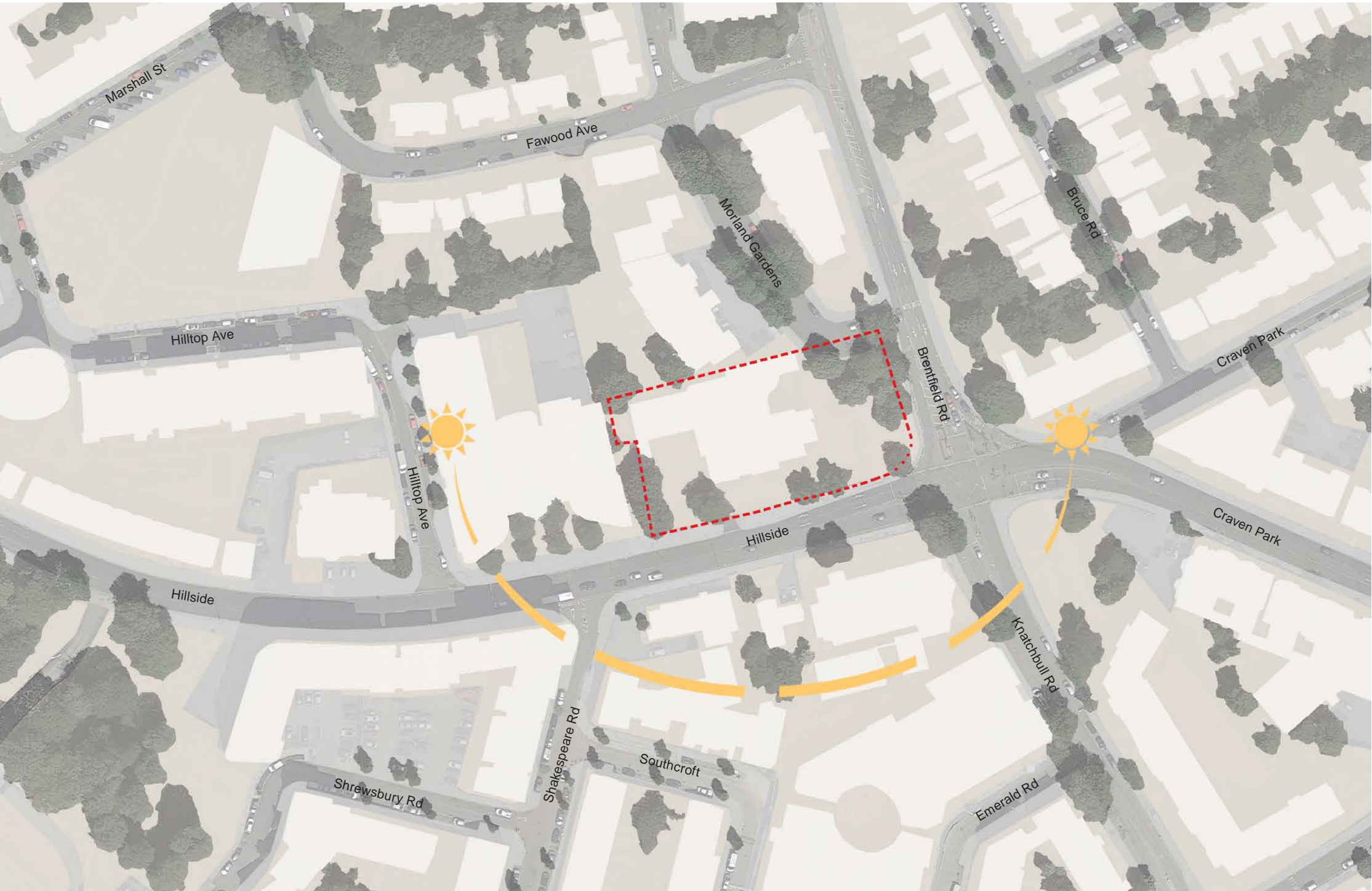


The site address 1 Morland Gardens. It is in Stonebridge and at the southern end of the London Borough of Brent.

The entire site is within Brent council’s ownership. As can be seen in the site plan on this page, part of the site is designated as public footpath and although the majority of the designated area is to be retained in this use, a Stopping Up Order will be required to join the two sites together.

The site outlined in red houses the Stonebridge Centre, providing Adult and Community Education Services, along with Victim Support (an independent charity providing support to those affected crime or traumatic events). Part of the existing building is locally listed.

- Stonebridge Centre Site
- Area of public footpath
- Proposed Site Boundary



The site has a good exposure to the sun and is oriented East/West. Other than from the adjacent building on western boundary, there will be no overshadowing.

Site Boundary - - - - -

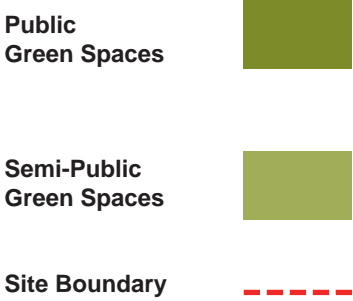


The termination of Morland Gardens is located within the site boundary. The design will look to address this issue as the end of this road may have an impact on the development. The access and bus stop on Hillside is another key factor with consideration to the new development.

Site Boundary ----



Two wide public green spaces sit to the west of the site





Entrances and building frontages are discontinuous towards the intersection of Brentfield Road, Knatchbull Road and Hillside.

- Entrances 
- Building Frontages 
- Site Boundary 

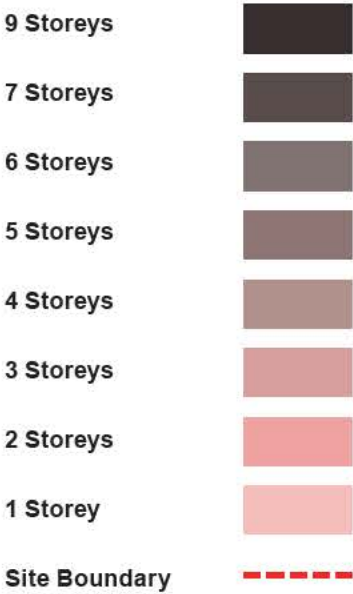


As the site is located near to the Brentfield Road / Hillside intersection, issues related to traffic noise and air quality will have to be addressed.

Site Boundary - - - - -



Heights of the surrounding buildings vary between 7 and 3 storeys at a close proximity. A tower of 9 storeys sits less than 200 m away.





Windows of adjacent buildings face onto the site from both the West and North. Overlooking issues will be addressed in elevation design.

Windows overlooking the site

Site Boundary



The Site - Neighbouring Buildings



Photo & Building Locations



1



2



3



4 - five and seven-storey residential buildings adjacent to the site on Hillside Road



5 - Nine storey tower to the west on Hillside



6 - six storey building on Craven Park



7 - Six storey buildings on Knatchbull Road



8 - Catholic Church, North on Brentfield Road



9 - St Michael's Church, South on Knatchbull Road



10 - Stonebridge Evangelical Church

House with Modern Extensions



View of existing buildings from Hillside Road



Community Garden



‘Sun Disc’, by Guy Paterson and Geraldine v. Dating from the Harlesden City Challenge of 1994



Planting beds are in poor condition



Existing house

The property is Locally Listed in Brent.

This means that it is a non-designated heritage asset and is not granted a significant level of protection. The listing must be taken into consideration in planning decisions, however it makes no comment beyond this and does not include any form of citation on the building's merits.

We consider that the significant building is the older part dating from the 1880s and not the modern expansion covering the north west portion of the site

Community Garden

The east of the site is occupied by a Community Garden which was created with funding from the Harlesden City Challenge and we understand dates from 1994.



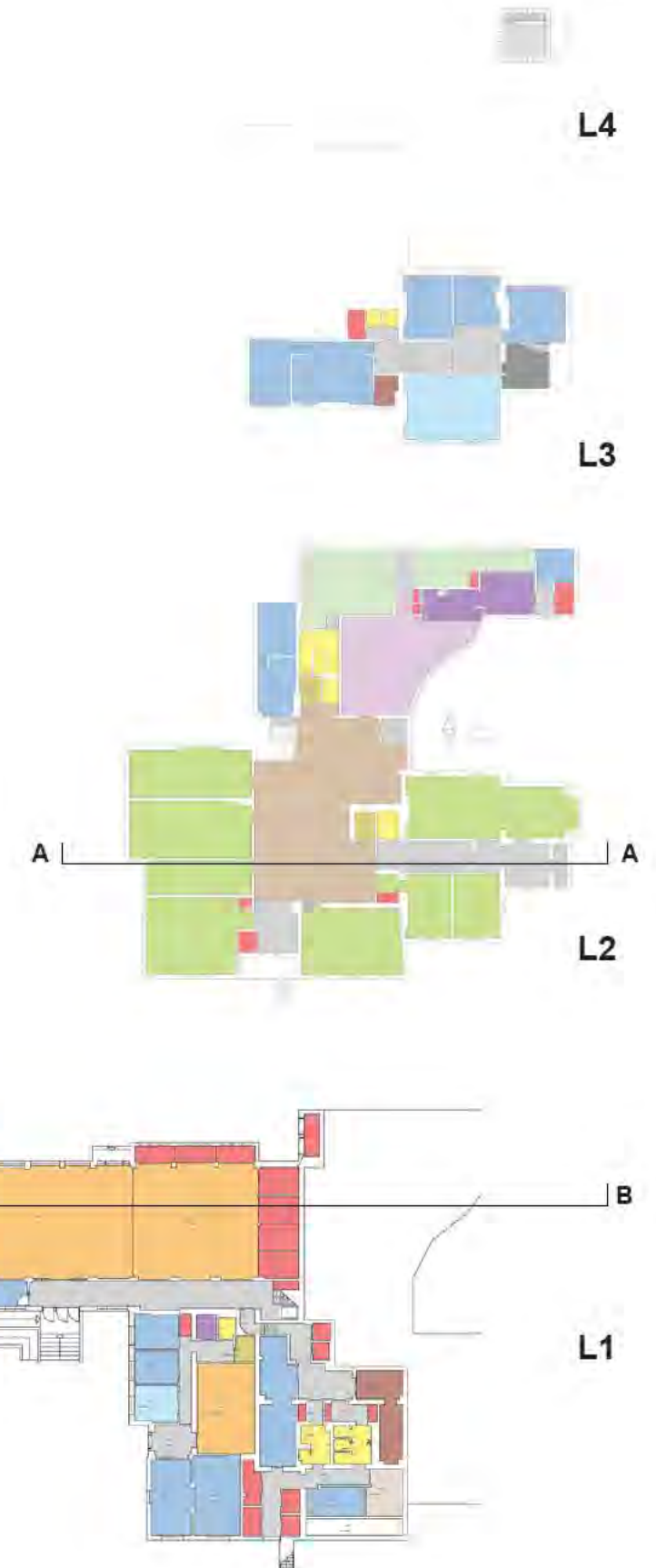
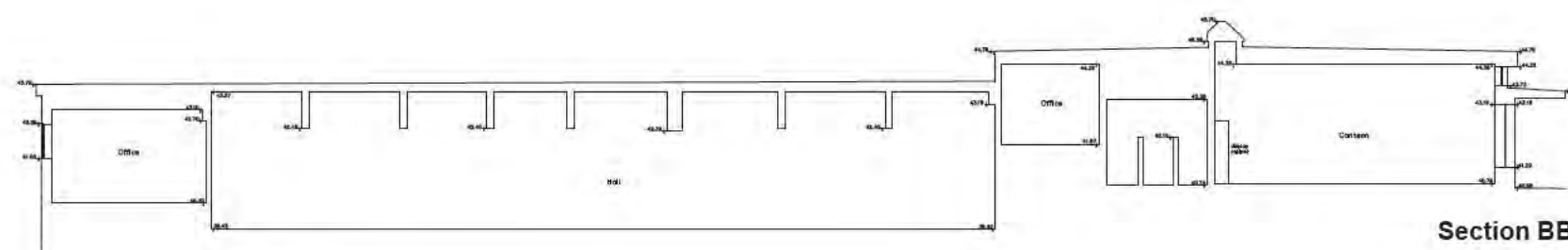
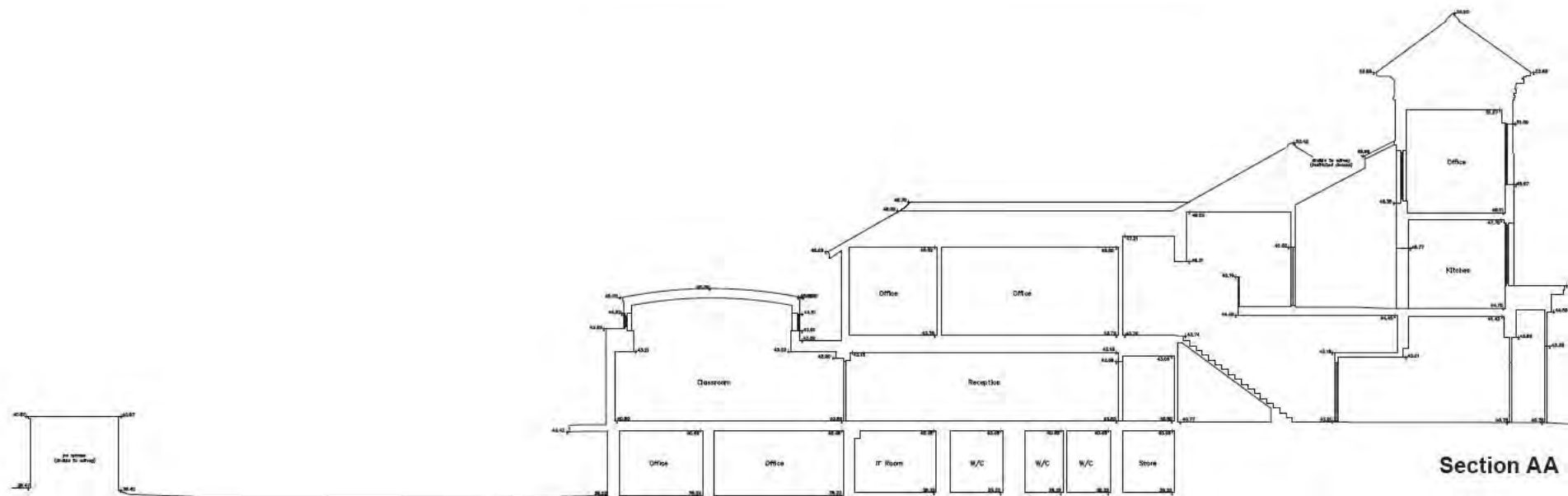
1890s map showing the villa as one of a series on Morland Gardens



Existing Site Plan

The Site - Existing Buildings Analysis

- 1890s house with various low-quality modern extensions
- Three different floor levels with complex half-levels and poorly-lit basement areas
- Inefficient use of the site



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Statement of Community Involvement & Design Development Summary

Statement of Community Involvement

In preparation for this planning application, the design proposals have been displayed at a number of public and stakeholder consultation events, with opportunity to provide direct or written feedback to the design team.

This included a consultation event for the Stonebridge Centre students and staff concentrating on the re-provision of the college. This event resulted in over 100 feedback responses returned, the results of which are summarised below.

There have been two further events aimed at Stonebridge residents and local stakeholders.

Consultation event 1

Brent Start Students and Staff 02.04.19 – 06.04.19 at the Stonebridge Centre, daytime during college hours

Total responses = 102

In favour/approve (score 4/5) = 89 (87%)

Not in favour/disapprove (score 1/2) = 3 (3%)

Neither approve/disapprove (score 3 or no score recorded) = 10 (10%)

Positive comments;

- provision of library
- more overall space and larger classrooms
- better security for students/controlled access point
- more social space
- mixed use development with housing and work space
- provision of multi faith room
- college space is all on one level, ground floor
- location of cafe

Negative comments;

- no parking for staff or students
- mixed use development (no housing)
- concerns about security of students
- no outdoor space for students
- only single entrance
- concern over decant of college during build (where to? How long? Will this disrupt their studies)





Consultation event 2

Local residents 30.04.19 at the Stonebridge Centre, evening - invite by local letter drop

There was a low turnout for this event with only seven people attending and two feedback forms received, however the feedback received was detailed and focused on the following points:

- Opposition to the loss of the historic building
- Too much development has already taken place in the area and no more flats are needed
- The proposed nine storey block is too tall

Consultation event 3

Local residents/special stakeholders 13.05.19 at the Stonebridge Centre, afternoon/evening – invite by LBC to target local residents and invite for the Local Historical Society

The turnout was again relatively low, but from those who attended there was mostly positive feedback received:

- New, purpose built, and level access college was seen as beneficial
- Improved landscaping was seen as commented on
- Some believed creating social rent/affordable housing could benefit them

The Historical Society raised the question of possible retention of all/part of the villa in the proposals.

Consultation event 4

Local residents 17.05.19 at the Stonebridge Centre, morning – invite by LBC to again target local residents and groups. Letter drop undertaken by students and staff from Brent Start.

On the basis of feedback from the previous event a model of the proposed development with surrounding buildings was included in the display. This aided the understanding of the scale and form of the proposals. The display also included a further board with no housing to seek ideas of alternative potential uses or functions to go above the college facility at ground level. This also highlighted the impact on potential cross subsidy between the elements of the scheme. Despite the further targeting of local residents and groups, the turnout was relatively low but still useful feedback on the proposals.

Responses to feedback at Consultation

As a result of some feedback during the initial part of the consultation process regarding the option for retention of the existing college, in particular the locally listed building element, further studies were undertaken to re-examine the impact of the retention and also a study to explore the possibility of relocating the tower element of the Victorian villa to another part of the site. This study also considered potential alternative uses of the tower in its new location.

The relocation of the tower option was included in the display at consultation events 3 and 4 in order to feedback from the earlier events, and the further study to show an alternative retention scheme was included in the final consultation event, again as feedback to comments from the previous events.

Design Development

Summary

The design has been progressed over a period of 6 months with a series of consultation events and significant engagement with Brent Planning Officers through 4 Pre-Application Meetings. The process of these is summarised below.

Consideration of whether it would be possible to retain any of the existing buildings on site was of concern to planning officers and the design team looked closely at a series of options to retain portions of them but ultimately concluded that a new build design was preferable.

Daylight and sunlight to neighbouring properties was also an area of focus and there have been significant revisions of the design in order to limit the impact on neighbouring properties and achieve a high level of compliance with BRE guidance



Options of new build and retention of existing structures

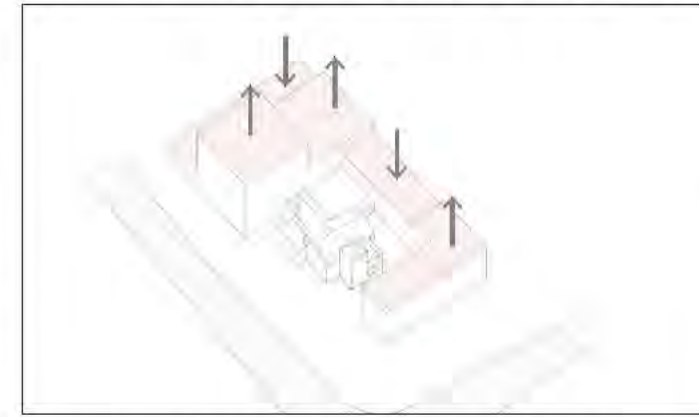
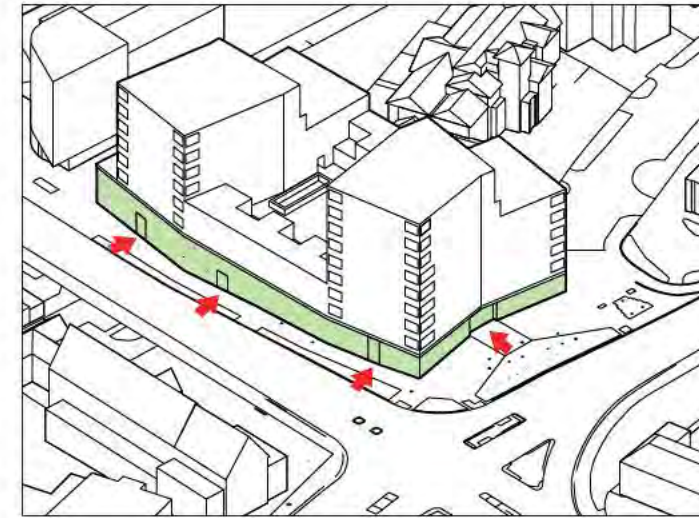
Initial Pre-App Meeting 75-90 Units

13/12/18

An informal pre-application discussion with the Head of Brent Planning helped the design team to understand the position of Brent officers on the development potential of the Morland Gardens site.

At this point, two options were presented, one which looked at retaining the locally listed building on site and another which delivers a complete new build.

The design team presented a new build scheme for between 5 and 9 storeys that was received positively and established as the preferred option, due to the more efficient use of the site and the greater scope for an improved public realm design.



Development of new build and retention schemes

Pre-App Meeting 1 82 Units

08/03/19

The preferred design was developed up to RIBA stage 2 and refined to deliver 82 units, a 2,500 sqm new further education college and up to 800 sqm affordable workspace.

Initial daylight sunlight analysis was also presented at this point and initial elevation designs. Although no specific comment was made by LBB officers on either, it was established that a complete new build scheme should be of high quality detailing and materiality in order to provide a significant replacement for the locally listed building.

The team continued to work on the scheme to retain the locally listed building and established that the scheme would also be significantly restricted in height due to the need to respect the scale of this structure, whose principal tower is less than 3 storeys in height.

Following this meeting the Design Team presented the two options to ward councillors and LBB's heritage officer in two separate on-site walkabout sessions.



Elevation design development

Pre-App Meeting 2 82 Units

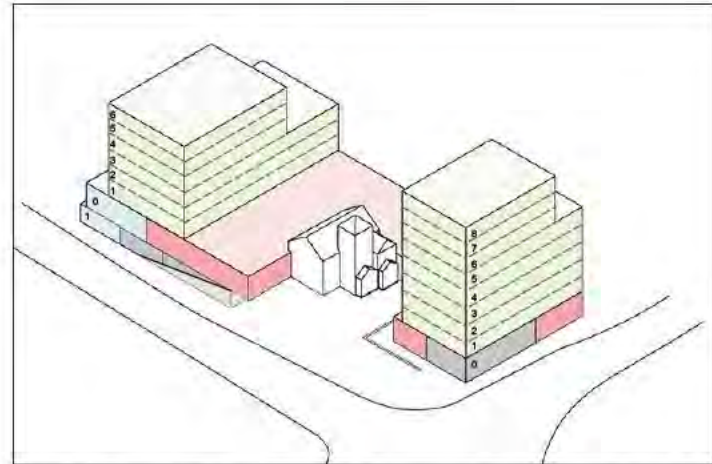
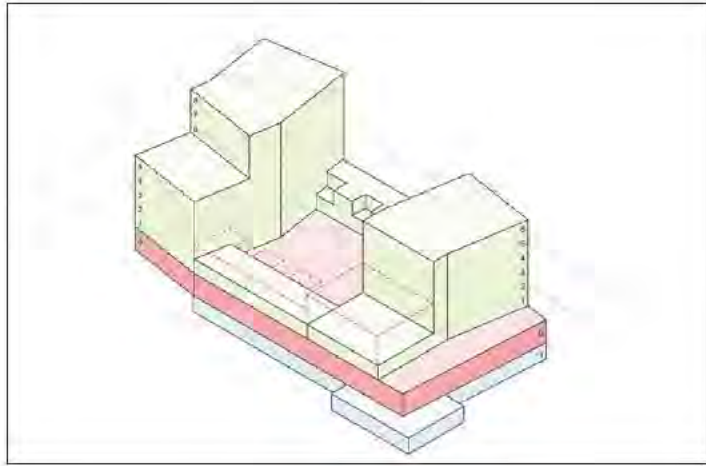
24/04/19

The design team presented initial elevation designs and a concept of working with the materiality of adjacent local churches in red brick.

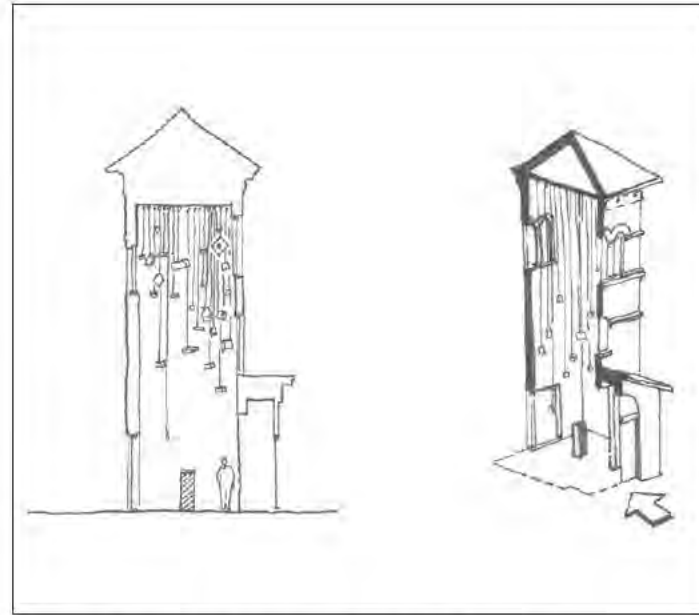
LBB asked that the north west corner of the scheme be reduced in height in order to comply with the 45 degree rule in SPD1.

LBB major cases forum concluded that retention scheme should be explored in more detail and that there could be flexibility on height and massing in order to create a viable scheme.

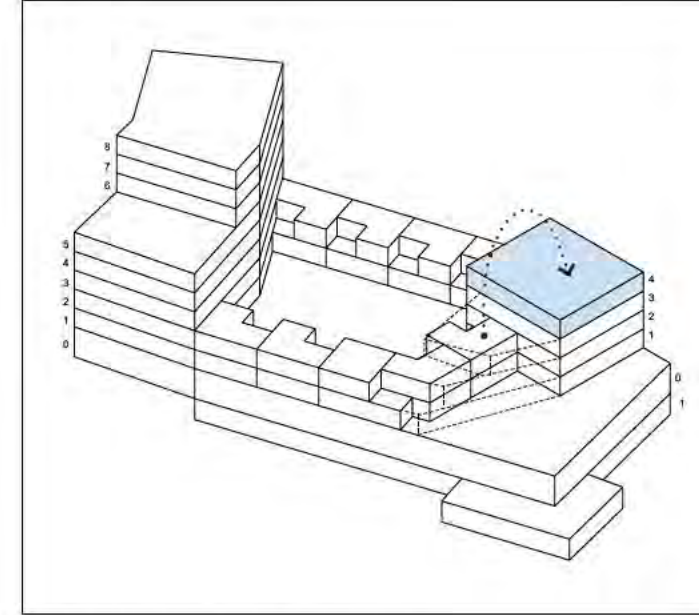
LBB also requested that an option to retain just the 'tower' element of the building be explored.



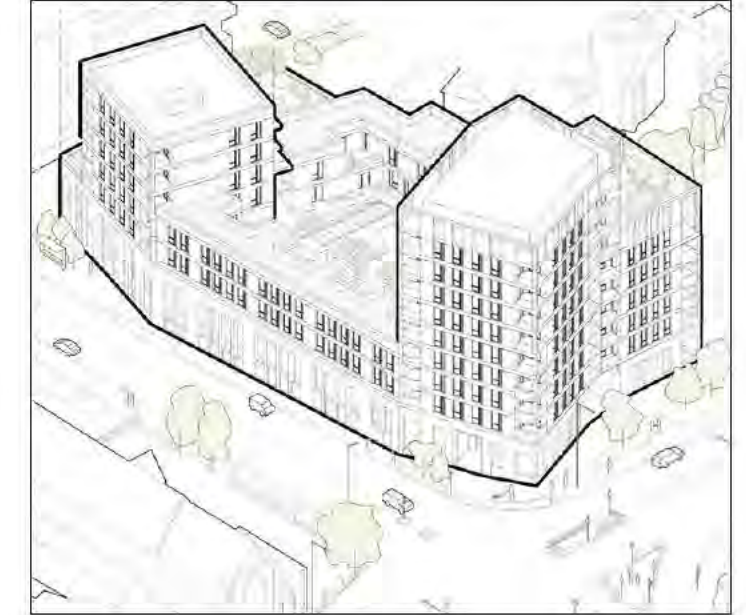
Daylight sunlight revisions & the revised retention scheme



Proposal to retain and re-use the tower element



Further daylight sunlight revisions



Final design submitted for planning

Pre-App Meeting 3 76 Units

06/06/19

1st Daylight Sunlight Tests

The design team presented daylight sunlight results for two options that looked at reducing the scheme presented at PPA2 along its northern boundary.

Neither of these schemes meet with BRE guidance. However, this meeting established that due to the site's current under developed nature, Brent officers would accept reduced scoring in Vertical Sky Component testing, indicating they would accept a reduction of up to 30%.

Revised Retention Scheme

An additional scheme was also presented which looked at maximising the height of new build elements around the retained villa, this was also requested at PPA2.

Tower Retention Scheme

This scheme was explored with the tower element of the locally listed building to be removed to the refurbished public realm areas on Brentfield Road. A cost report was also developed which showed the significant additional costs involved in this approach. (As requested in PPA2)

Pre-App Meeting 4 - 2nd Daylight Sunlight Tests 62 Units

11/07/19

2nd Daylight Sunlight Tests

After a careful review of the neighbouring properties and their respective light requirements, The design team presented Daylight Sunlight testing for a revised scheme with significant reductions to massing in the north west corner of the site.

This presented much improved scores with BRE testing and passed in the criteria established at PPA4. Brent officers now felt willing to support the proposed scheme.

Submitted Scheme 65 Units

August to December 2019

During subsequent design development it was discovered that it was possible to accommodate all the mechanical plant equipment on the upper roof of the East Block. As a result, the design team developed a further iteration with an additional residential storey added to the West block.

Following feedback from key stakeholders in the client group the elevation designs were also reconfigured through amendments to roof-top parapets on the East block. These now screen the plant area from view and give a greater sense of enclosure to the shared external terrace at Level 6.

These additions to the design have contributed to a reduced level of compliance with BRE guidance when compared with the scheme seen at PreApp 4. Despite the change, the Daylight & Sunlight surveyor's report remains supportive of the scheme presented.

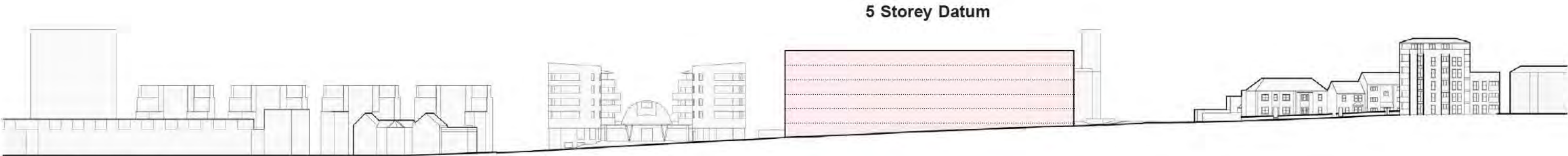
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Urban Design



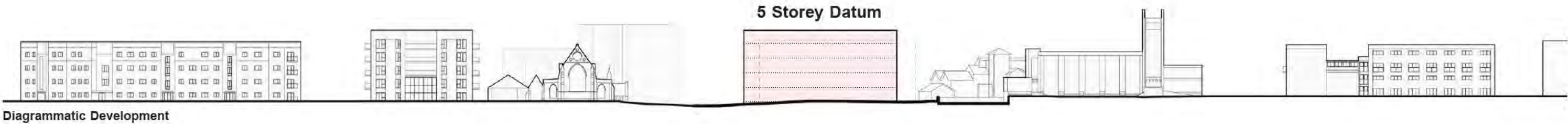
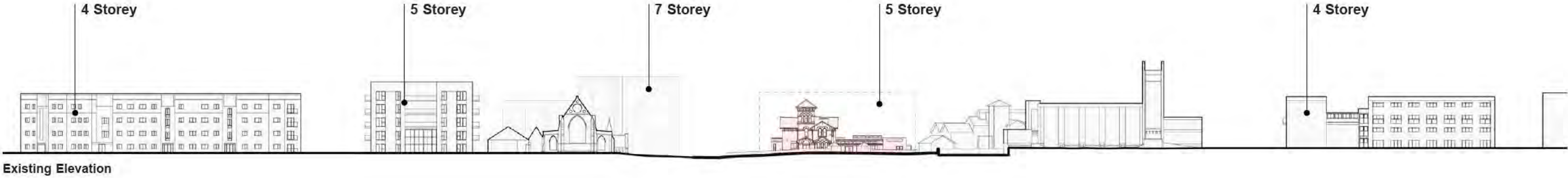
Existing Elevation



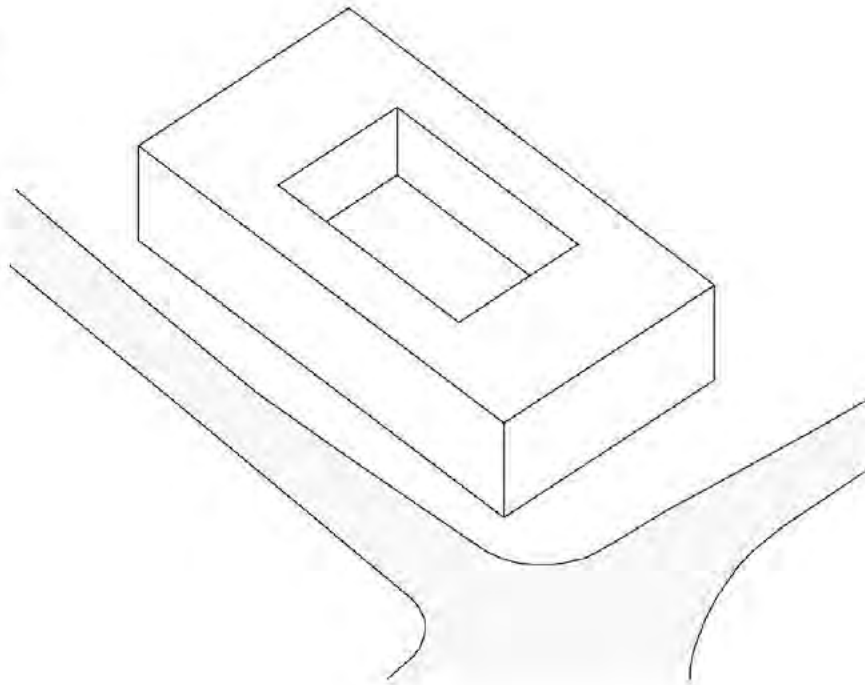
Diagrammatic Development



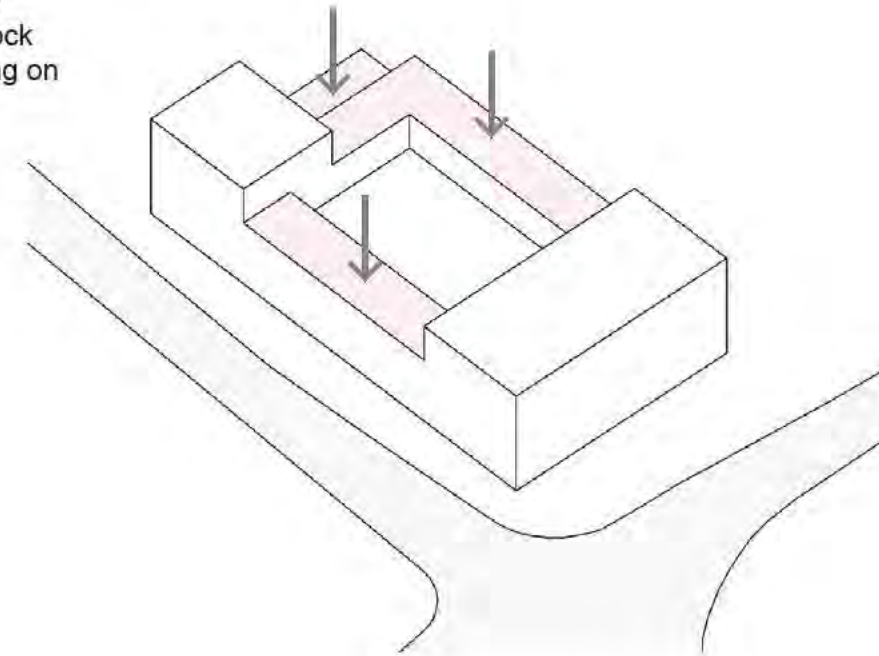
New Development



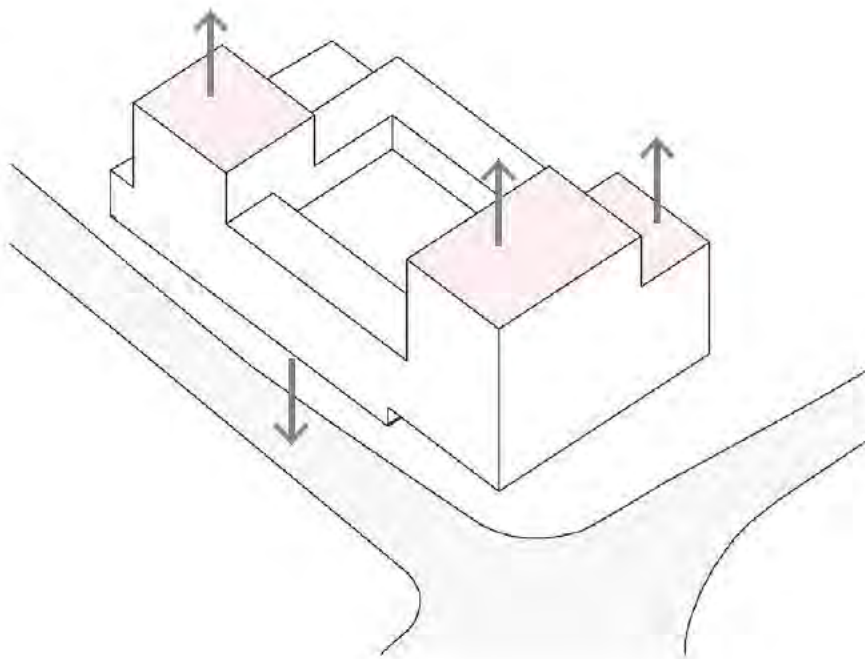
1.
Maximum capacity through a simple 5 storey volume block around a courtyard.



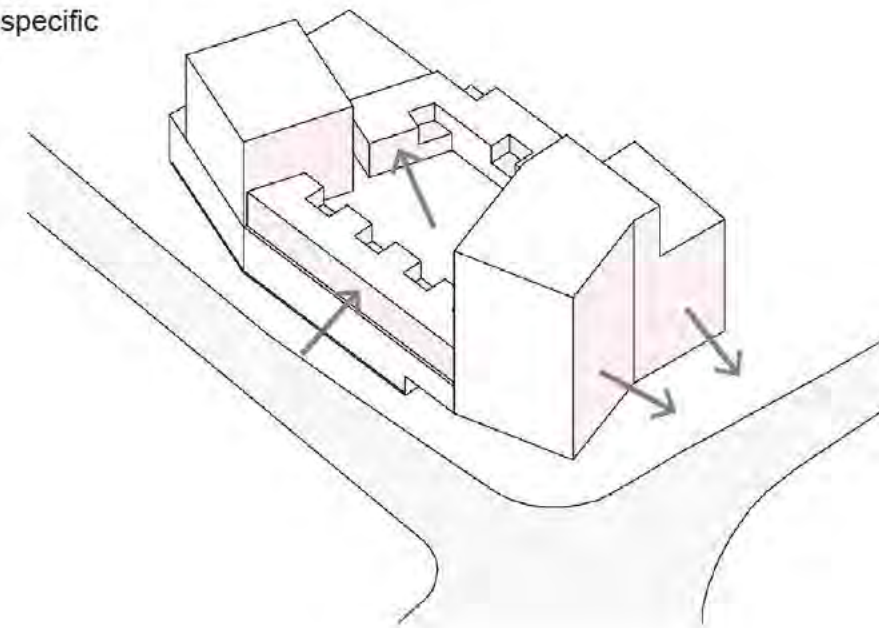
2.
Stepping down to allow light deeper into the block and reduce over-bearing on surrounding context.



3.
Push and pull the volume to create a stepped and more considered form. And create better aspect flats.

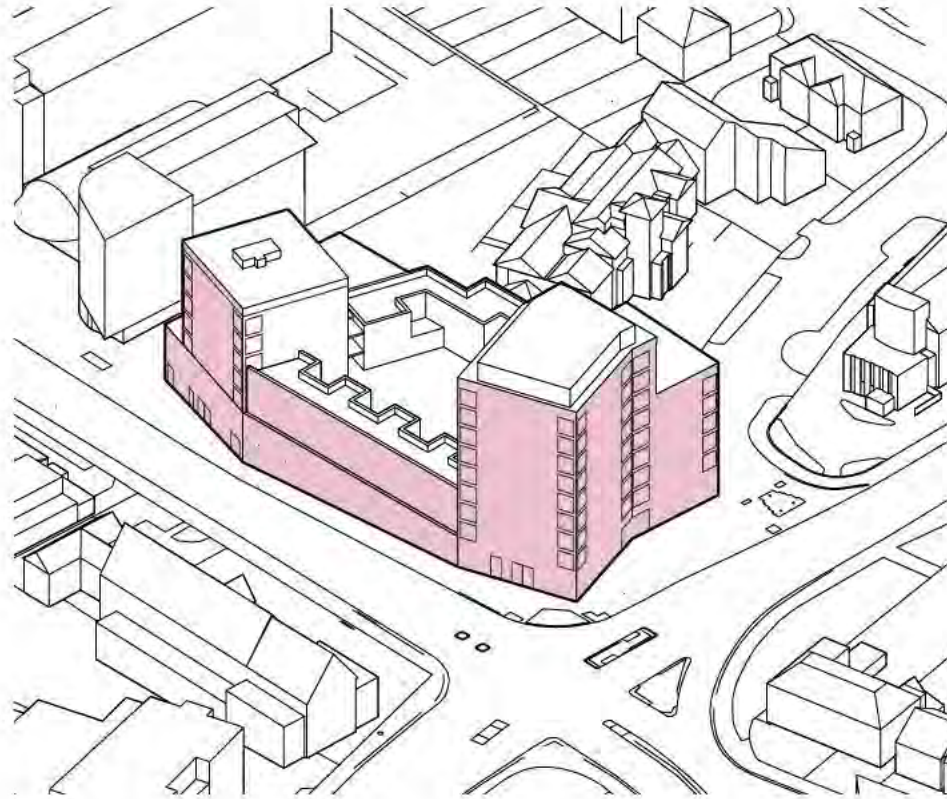


4.
Fine tuning the volume to directly respond to site specific conditions.



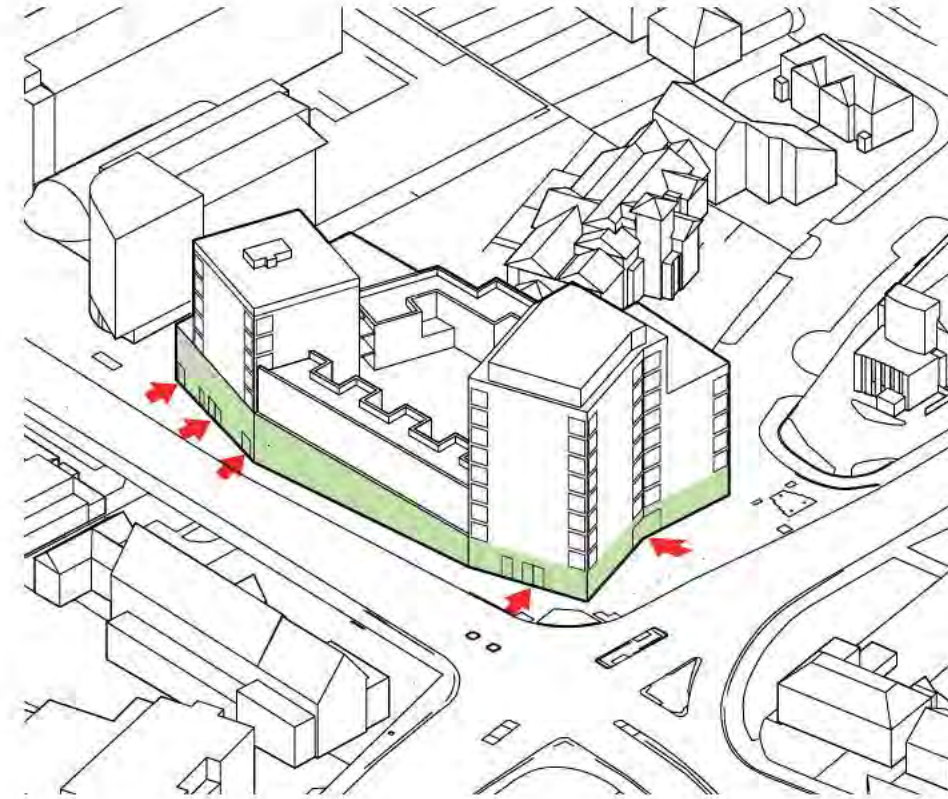
- Over 10 different design iterations have been tested in scaled physical models, both for the new build and retained house proposals.





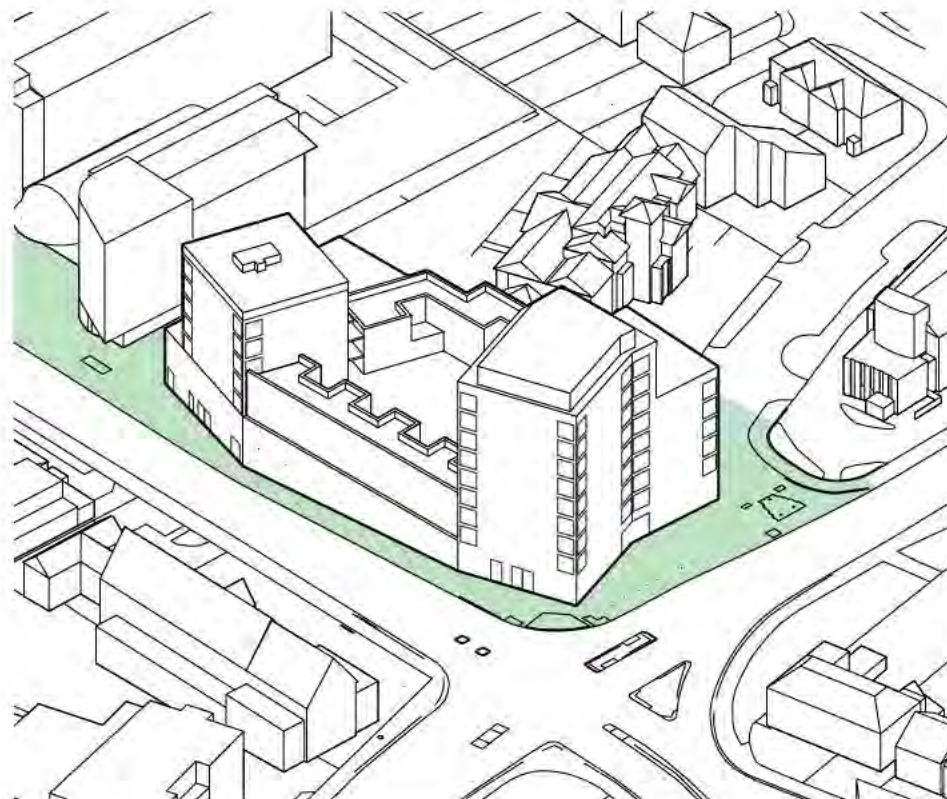
1 Strong Frontages

The existing buildings back away from the crossroads. The proposed scheme creates strong, active, frontages that will give much-needed definition to a prominent urban corner.



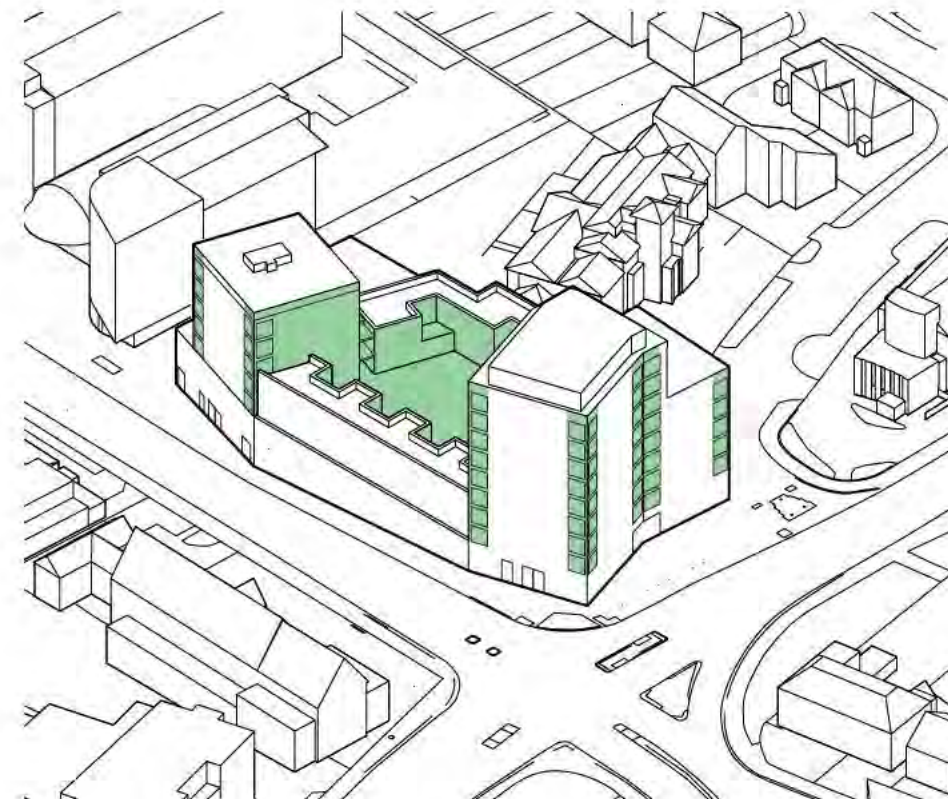
2 Multiple Entrances

The development will provide entrances and access along Hillside, Brentfield Road and Morland Gardens. This will activate the street frontages.



3 Improved Public Realm

Improvements to pavements and public realm will link an improved public space in front of the FE college to the Community Hub building to the West (1-8 Hillside).



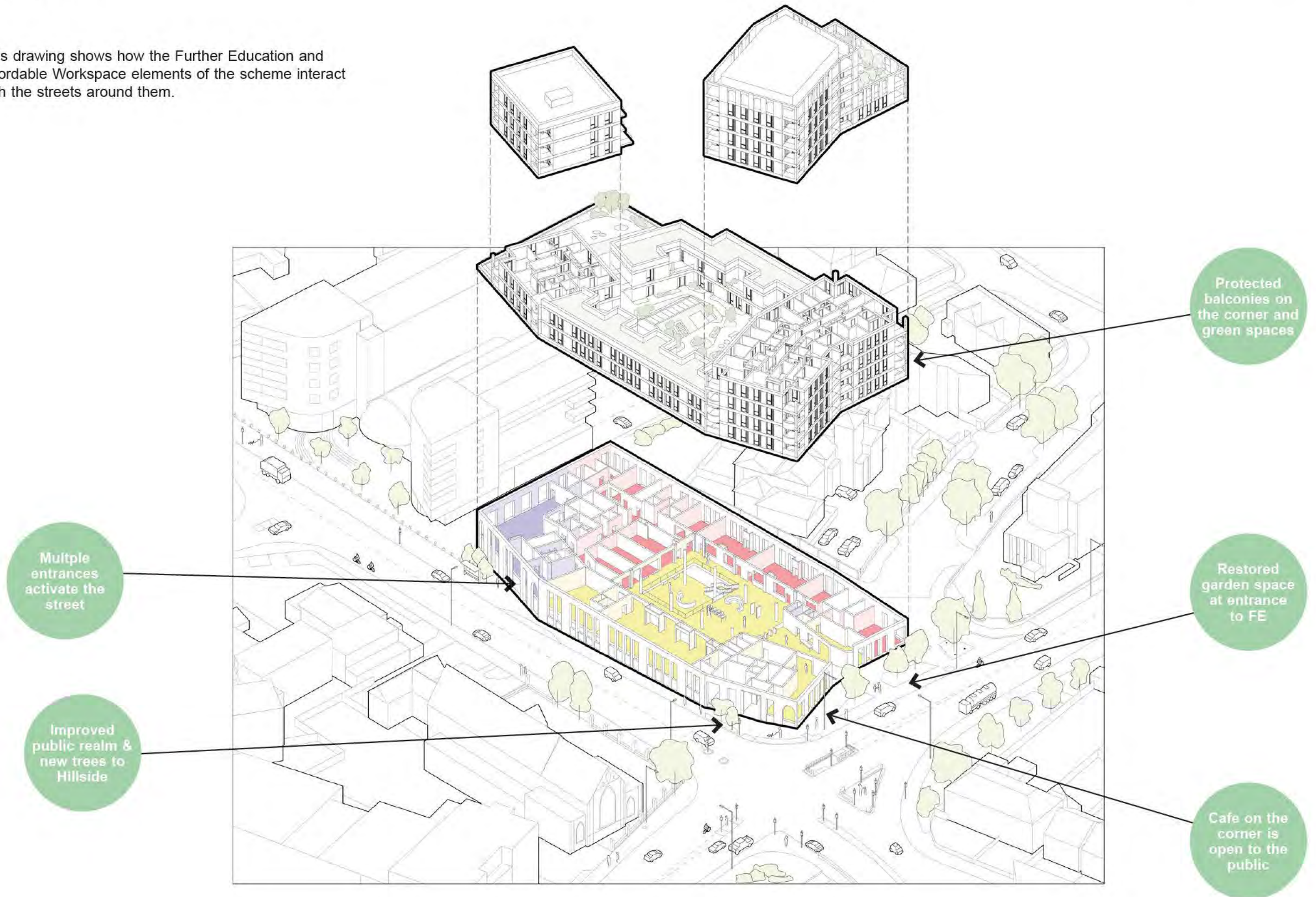
4 Noise & Pollution - Courtyard & Balconies

The Resident's garden at the heart of the scheme will be protected from both noise and pollution of the local environment.

Large inset corner balconies will help to create sheltered outdoor spaces for residents to enjoy.

Isometric View

- This drawing shows how the Further Education and Affordable Workspace elements of the scheme interact with the streets around them.



Contextual Response

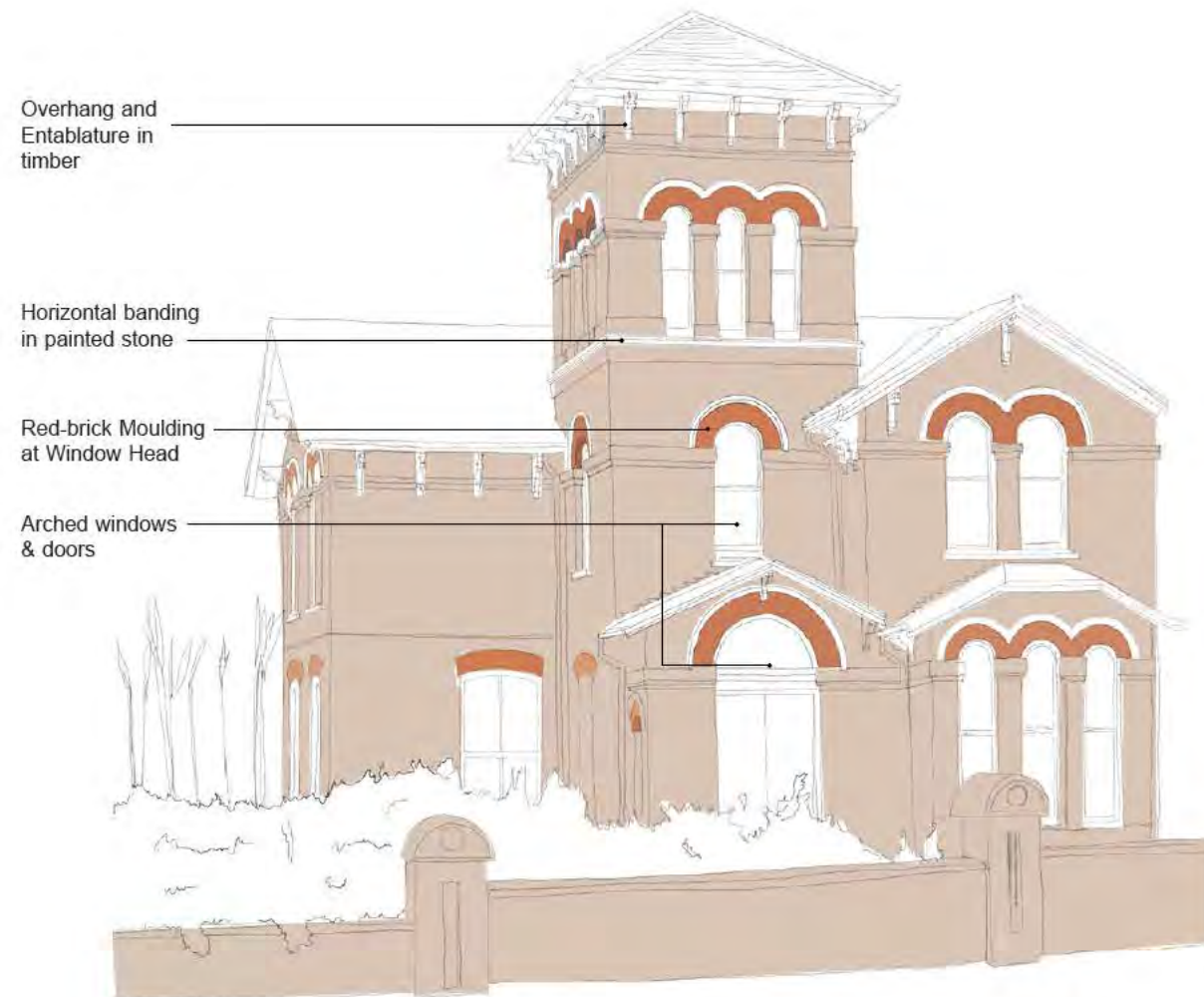
- Tying into the material palette of the two churches that sit directly to the North and South of the proposed scheme.



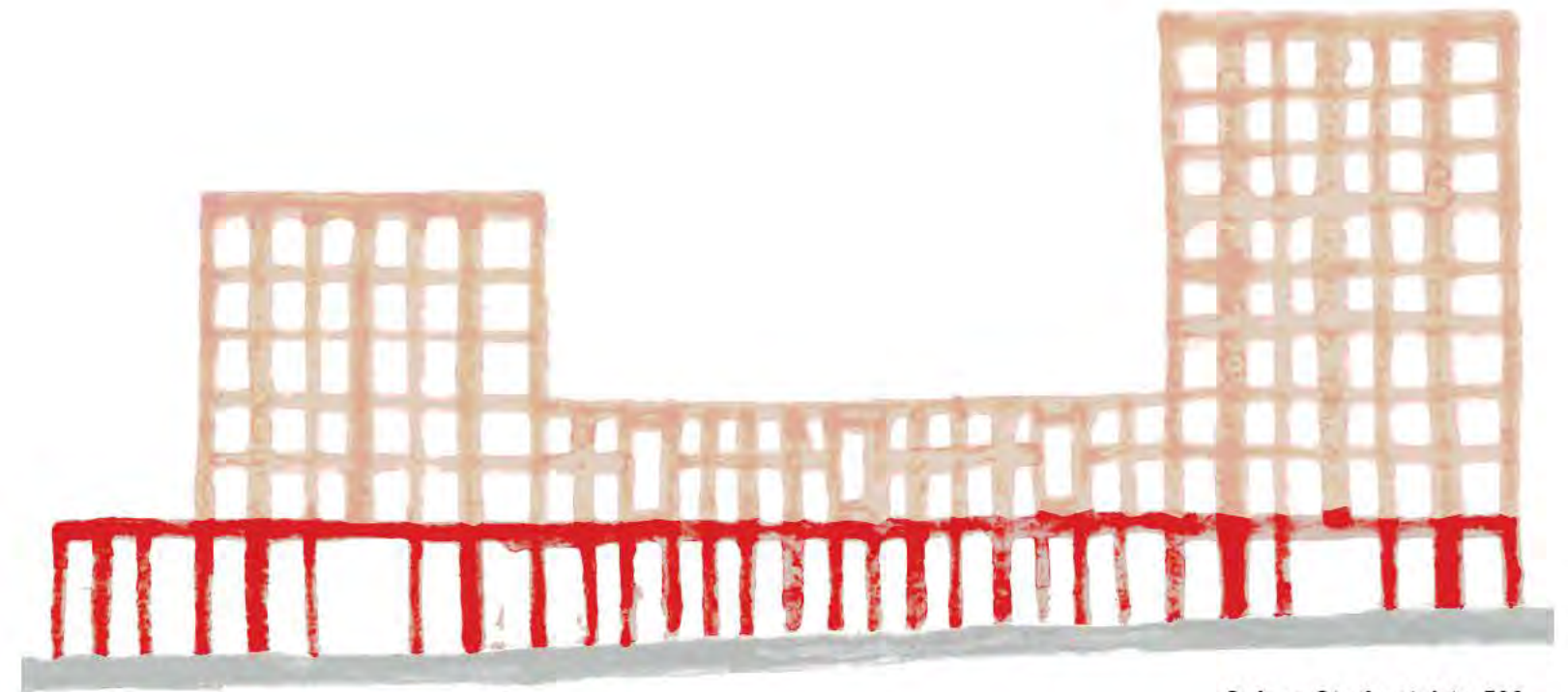
St. Michael's, Knatchbull Road
- red brick & stone



Catholic Church, Brentfield Road
- red brick & pre-cast concrete

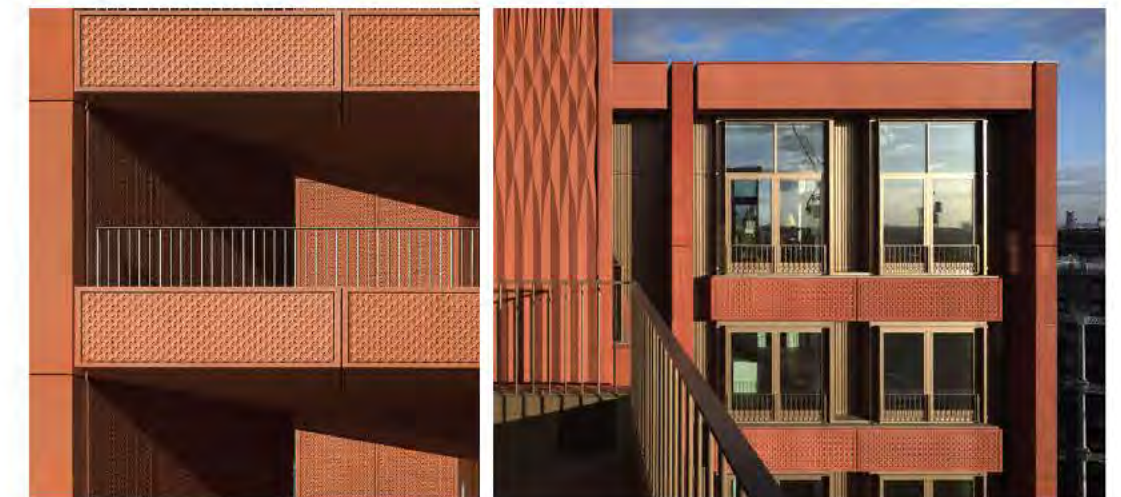


Material Colours of Existing Villa

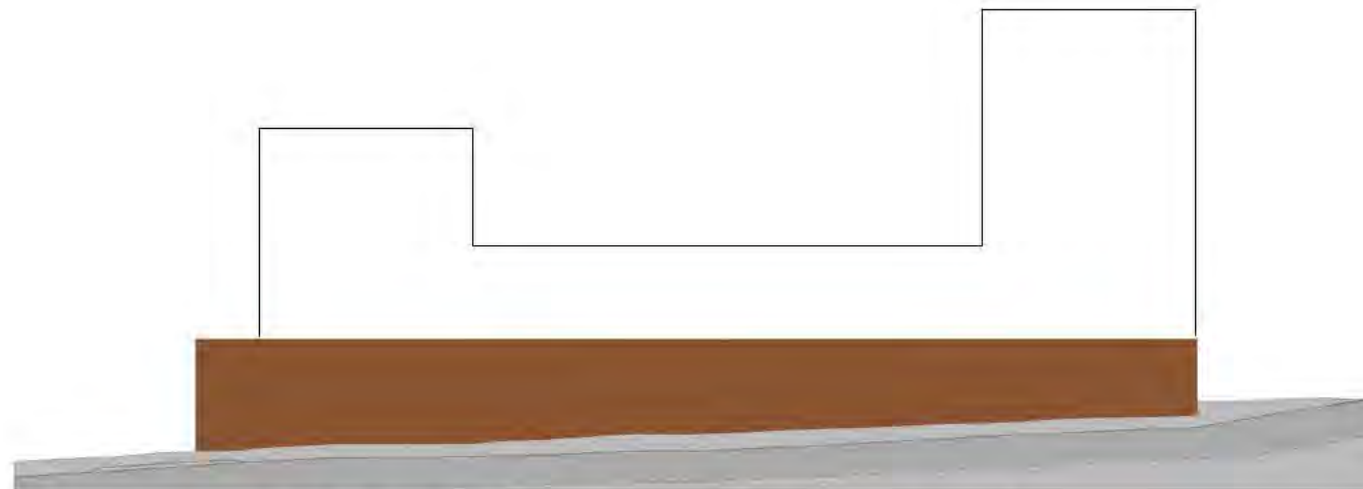


Colour Study at 1 to 500

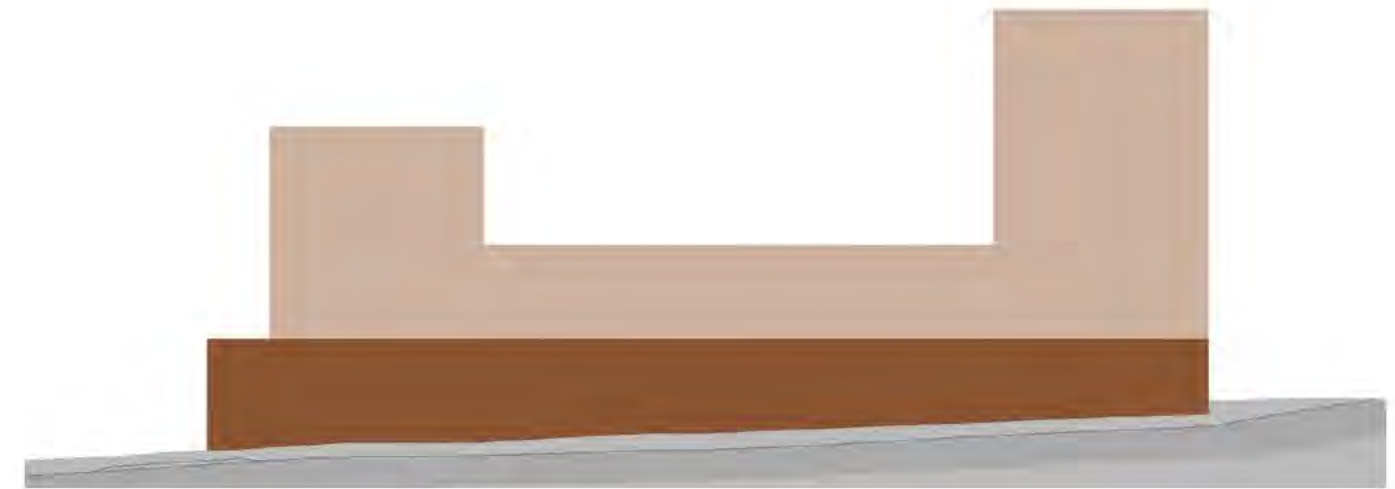
- We have explored a contextual response to the site, addressing the colour, tone and mass of the two adjacent church buildings and the memory of the existing house currently on the site.
- Cross Laminated Timber is proposed for the structure of the residential floors. This will sit on top of a concrete structure that will be used on upper and lower ground floors for the FE College & Affordable Workspace.
- Glass-Reinforced Concrete (GRC) is a panelised and lightweight material will be used in the facade as these two properties work well with CLT.



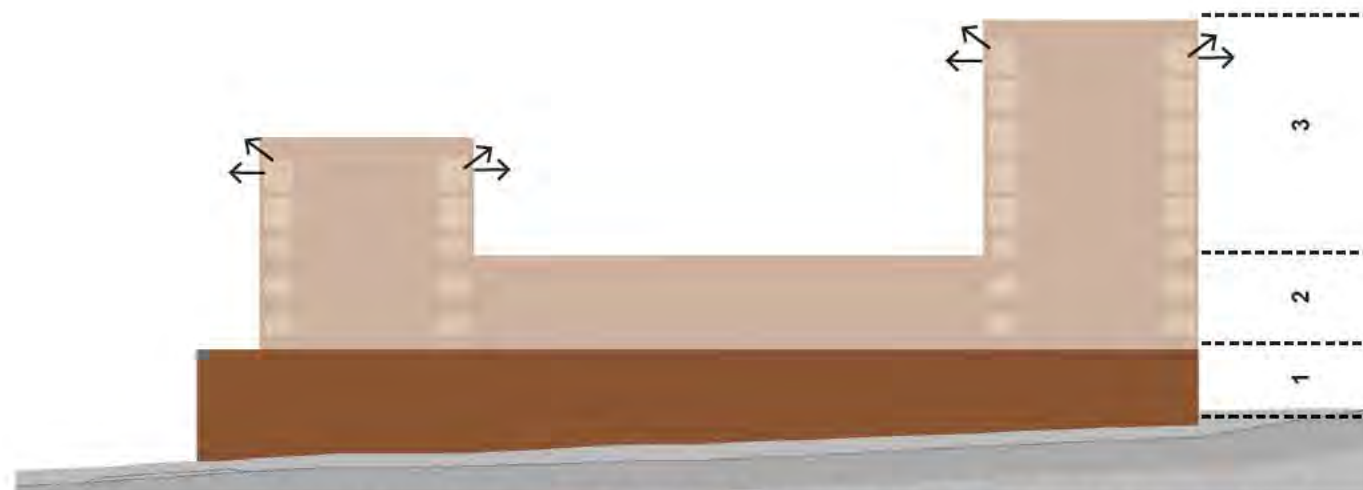
Glass-reinforced concrete with relief patterns on the Tapestry Building in Kings Cross designed by Niall McLaughlin Architects



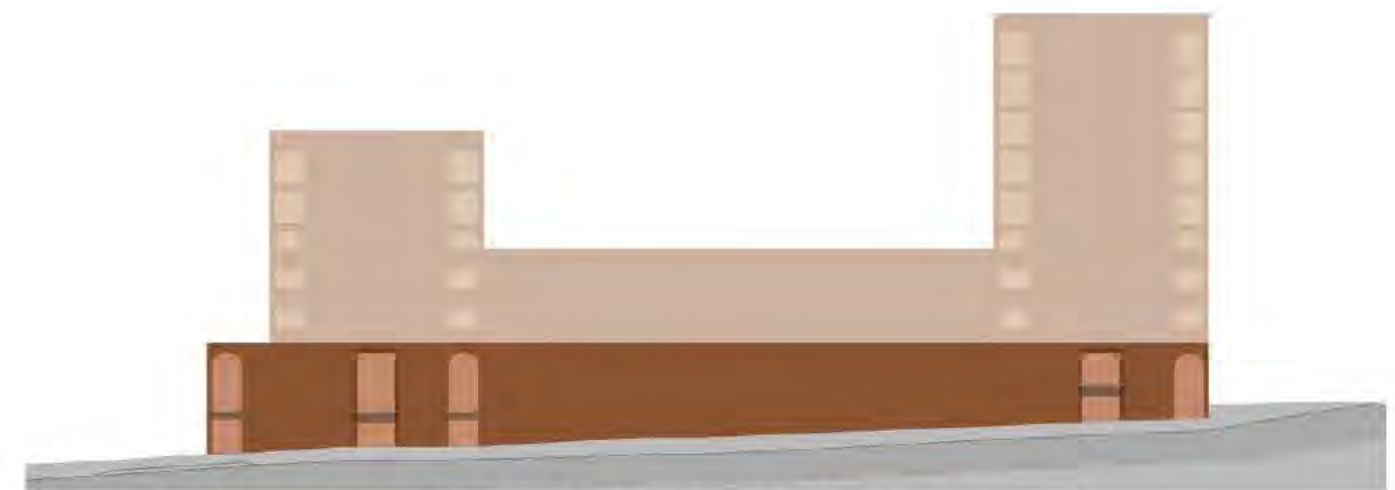
1. A darker plinth - 'Dark Oxide Red' (RAL 3009) - across the site addressing the street



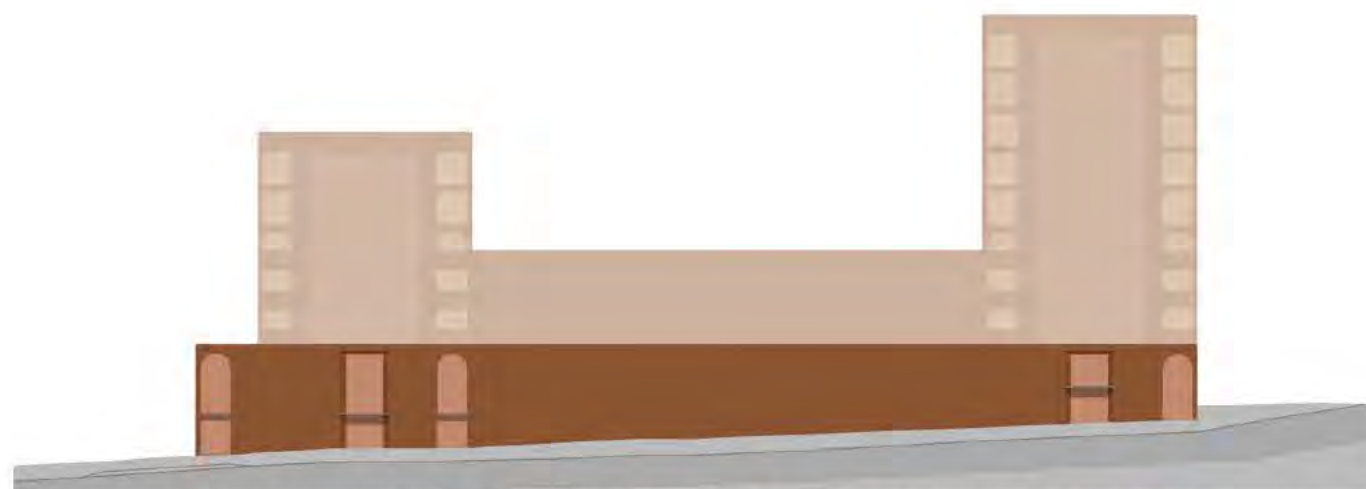
2. 'Light Oxide Red' (RAL 3012) cladding to upper floors addressing the urban context



3. Dual aspect corner balconies maximise views and daylight. Different treatment above the 3rd storey creates 3 strata to the building and arches at this level celebrate this moment



4. Residential entrances expressed with deep, chamfered reveals and overhanging canopies. Workspace entrances and corner highlighted with arched window heads



5. Wider piers between entrances and balconies extend from the ground to parapet to give rigidity and firmness.



6. From these, a rhythm of solids and voids is set along the plinth, gradually stepping down the hillside.



7. This rhythm is then continued to the upper floors, with a repeating window module to add precision & uniformity.



8. Lastly, wider piers are expressed through a textured surface, while the top of building is capped with an arched screen to hide the mechanical plant housing and to provide a distinct form to address the cityscale.

Elevation Studies - Brentfield Road

- The angled facade onto Brentfield Road shelters a high quality public space. This provides a welcoming entrance to the FE College - see Landscape Architect's Design & Access Statement for further information.



A sketch elevation to Brentfield Road



A sketch view of how the entrance to the new college from Brentfield Road will look

Elevation Studies - Hillside

- This sketch shows how the long elevation to Hillside is given variety and rhythm by a series of 'pop-ou' planters.



Physical Models

- A 1:100 Sectional Model was used to explore and communicate the final design



Physical Models

- 1 to 100 Model & 1 to 25 Facade Study





Proposed Elevation to Hillside

Hillside Elevation Detail



Proposed Elevation to Hillside (Detail)

Brentfield Road View

- The faceted main elevation will help shelter the public space on Brentfield Road and give prominence to the entrance to the new Adult Education Centre.



Sky Garden

- The sky garden is a quiet garden with soft planting. The two skylights create tilted planes for planting, timber recliners and climbing play elements.
- Review landscape document for further information



Materiality

- Residential Floors

1. 'Light Oxide Red' (RAL 3012) glass-reinforced concrete (GRC) cladding system to all upper floors.
2. Grey/green polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required.
3. Patina Green (RAL 6000) polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required and integrated solid panel.
4. Patina Green (RAL 6000) powder coated metal balustrades to balconies
5. Traditionally laid white glazed brick to external walls of balcony insets
6. Solid rounded glass reinforced concrete (GRC) balconies.



Materiality

- South East Corner

1. 'Light Oxide Red' (RAL 3012) glass-reinforced concrete (GRC) cladding system to all upper floors
3. Grey/green polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required.
4. Patina Green (RAL 6000) polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required and integrated solid panel.
5. Patina Green (RAL 6000) polyester powder coated metal balustrades to balconies
6. 'Dark Oxide Red' (RAL 3009), textured finish precast concrete (PCC) panel system, with embossed pattern, to lower ground and ground floor.
7. Patina Green (RAL 6000) polyester powder coated aluminium curtain wall/window system with integrated louvres, solar control/acoustic glazing as required and external blinds for additional solar shading (south and east elevations)
8. Traditionally laid white glazed brick to external walls of balcony insets
9. Glass reinforced concrete (GRC) arch panel.
10. Pre-cast concrete bull-nose bench.



Materiality

- F.E. Entrance

1. 'Light Oxide Red' (RAL 3012) glass-reinforced concrete (GRC) cladding system to all upper floors
3. Patina Green (RAL 6000) polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required.
4. Patina Green (RAL 6000) polyester powder coated aluminium/timber composite windows and balcony doors with solar control/acoustic glazing as required and integrated solid panel.
5. Patina Green (RAL 6000) polyester powder coated metal balustrades to balconies
6. 'Dark Oxide Red' (RAL 3009), textured finish precast concrete (PCC) panel system, with embossed pattern, to lower ground and ground floor.
7. Patina Green (RAL 6000) polyester powder coated aluminium curtain wall/window system with integrated louvres, solar control/acoustic glazing as required and external blinds for additional solar shading (south and east elevations)
8. Patina Green (RAL 6000) polyester powder coated aluminium curtain wall/entrance door system to College and residential entrances
9. External signage formed in laser cut stainless steel lettering
10. Traditionally laid white glazed brick to external walls of balcony insets



7

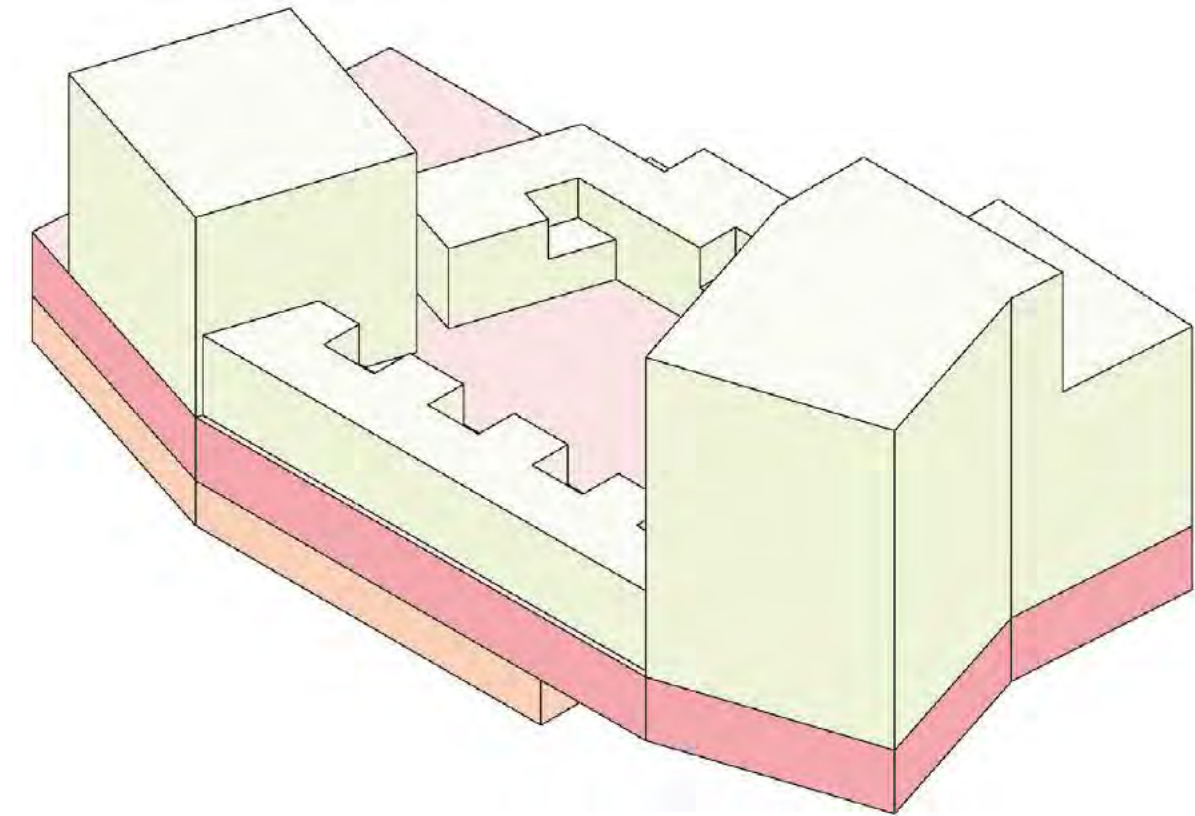
**Further Education College
&
Affordable Workspace**

FE College & Affordable Workspace Overview

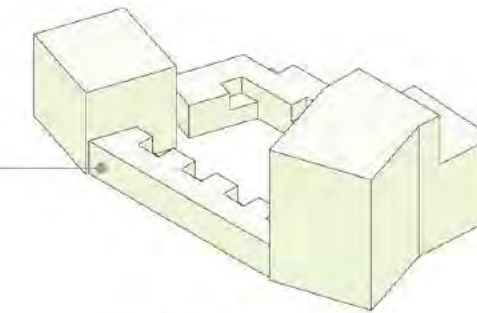
The proposed scheme will create over 3,000 sq.m of non-residential space.

This will be occupied by the F.E. College, the Borough-wide offices of Brent Start (the education provider) and Affordable Workspaces.

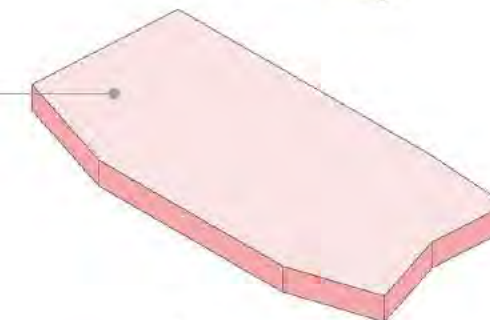
The latter will be managed by Brent Council in close dialogue with Brent Start, giving the opportunity for the above uses to share the spaces created.



Residential: 7,700 sq.m

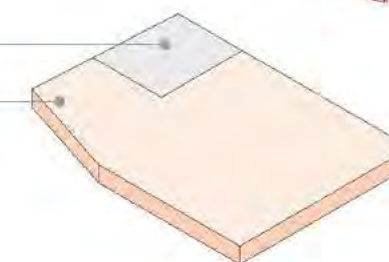


F.E College: 2650 sq.m



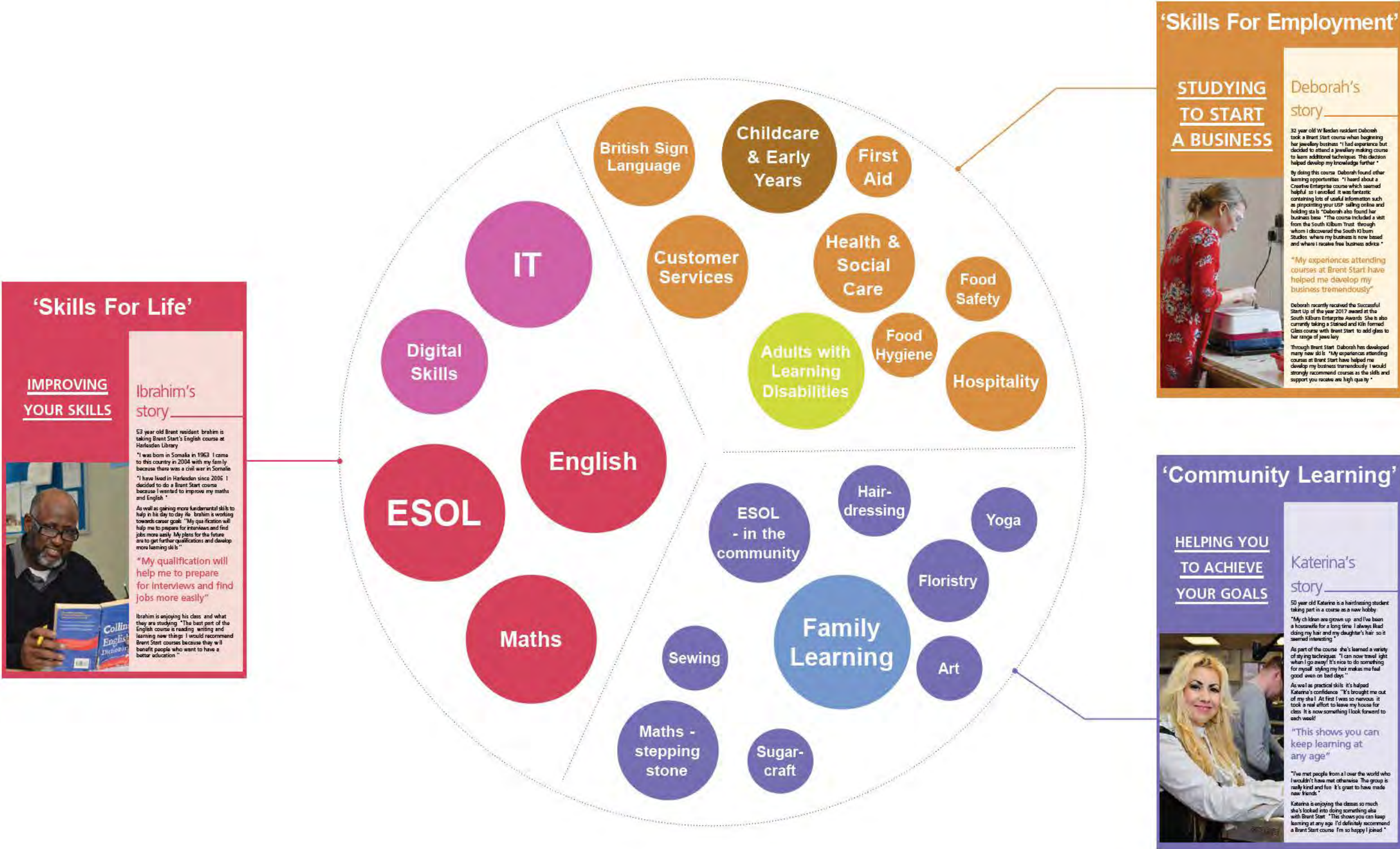
Parking : 185 sq.m

Affordable Workspace : 750 sq.m



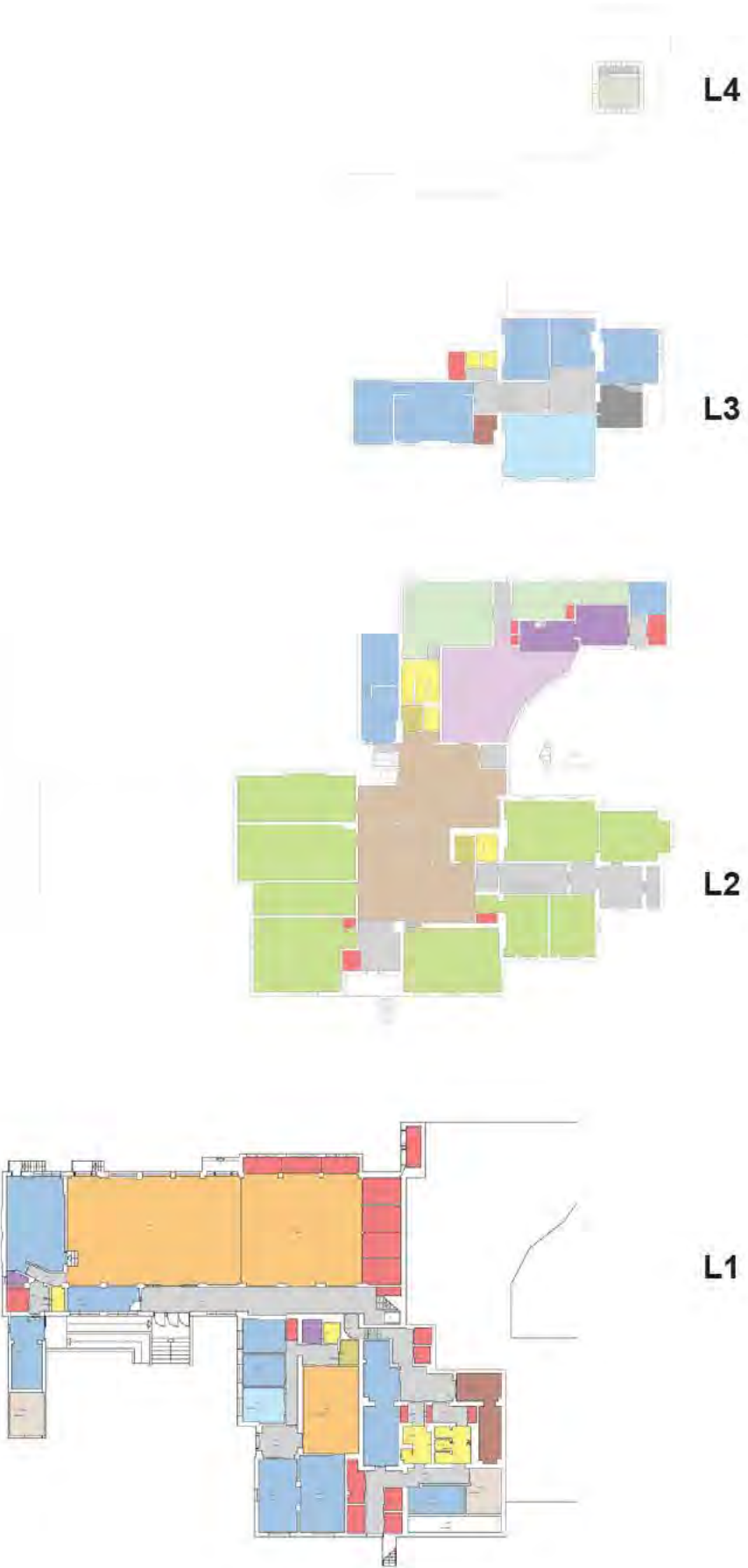
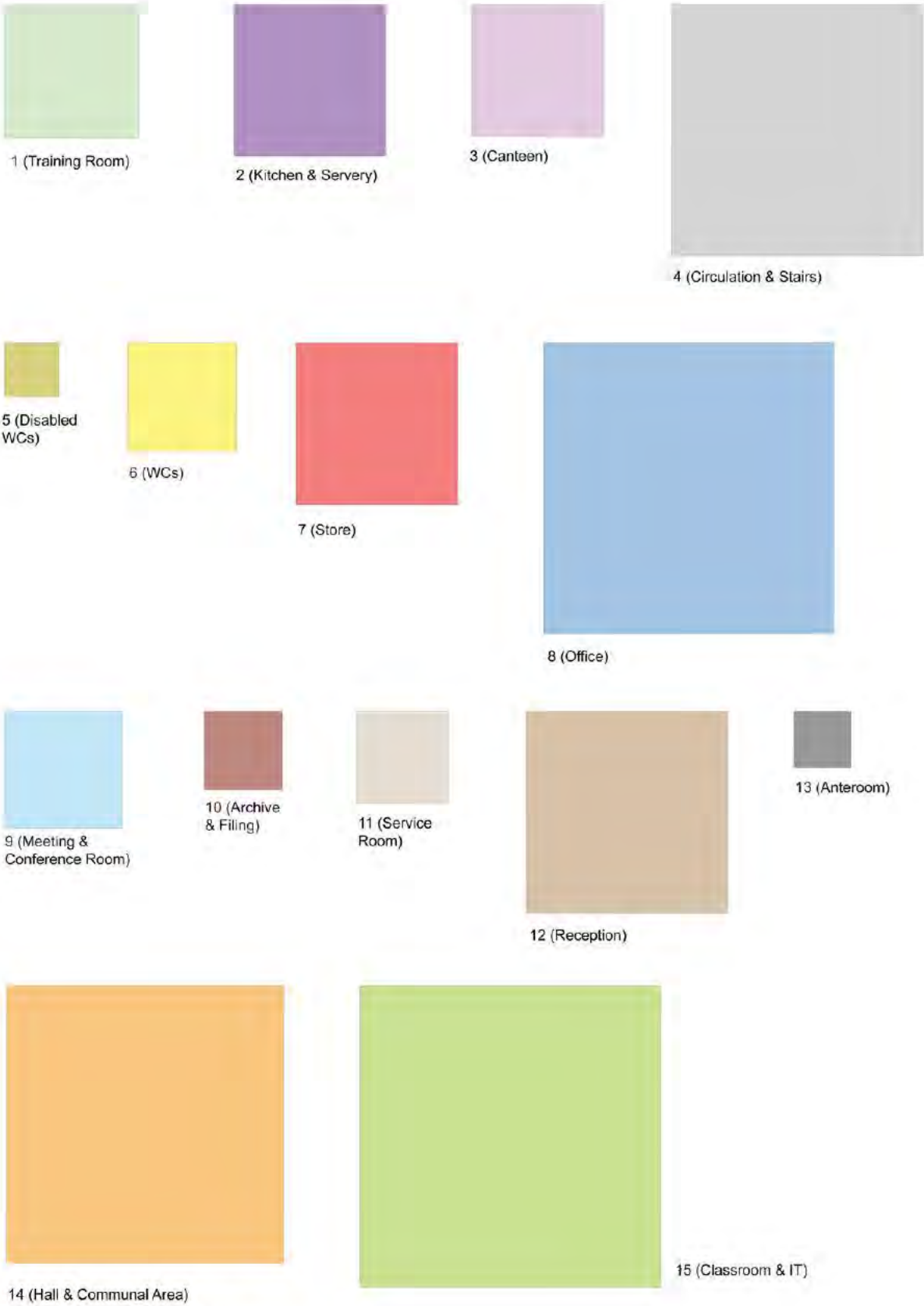
Existing F.E. College - Curriculum & Core Values

Brent Start offers three types of courses to help students achieve their goals and aspirations



Existing F.E. College - Uses By Area (1,630 NIA sq.m total)

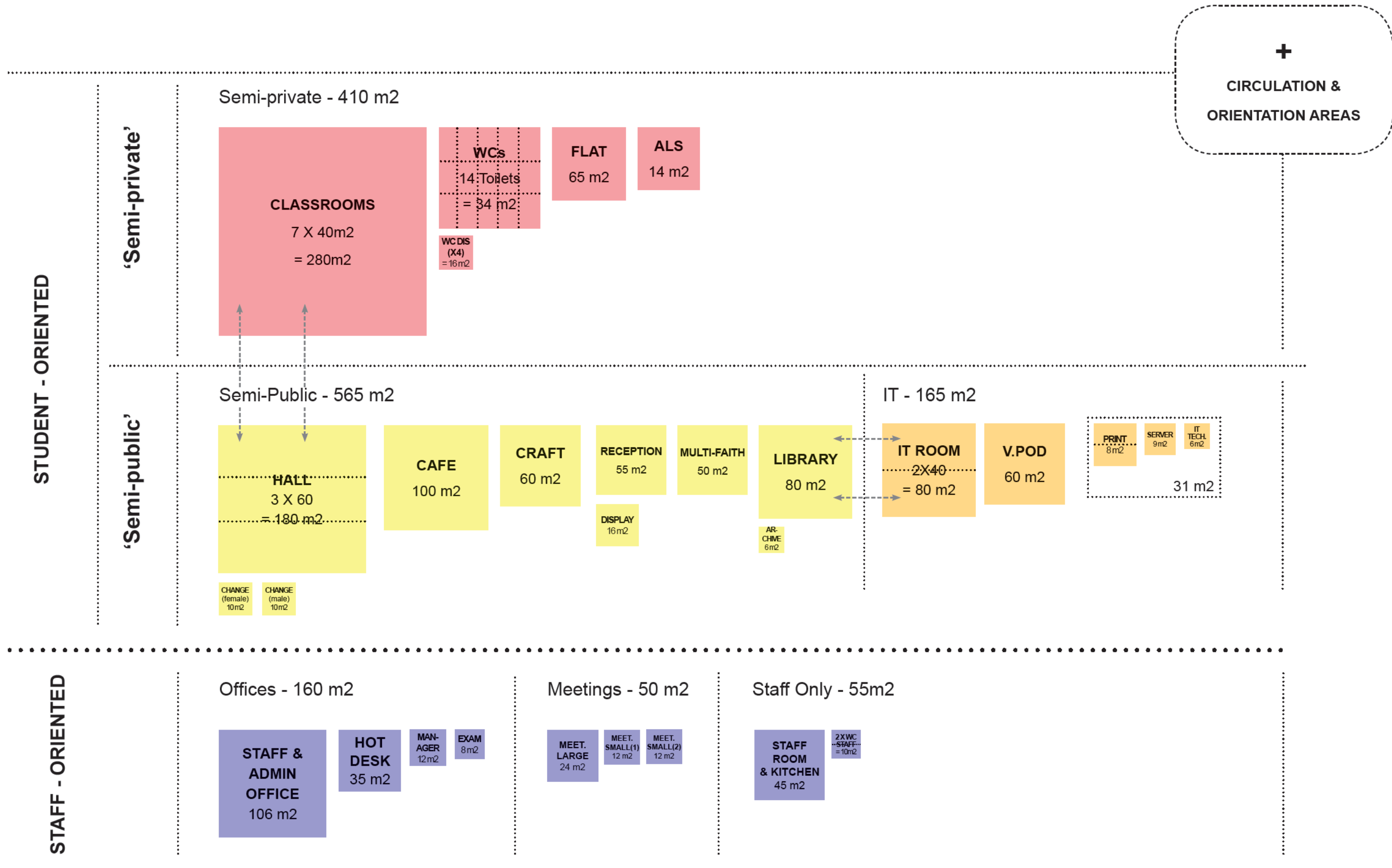
	Room Type	No. of rooms	Area (m2)
1	Classroom & IT	10	296
2	Office	17	276
3	Hall & Communal Area	3	251
4	Circulation, Stairs & Entrances	20	207
5	Reception	1	133
6	Store	26	86
7	Kitchen & Servery	4	75
8	Canteen	1	57
9	Training Room	2	59
10	Meeting Room/ Conference	2	45
11	WCs	9	38
12	Service Rooms	3	28
13	Archive & Filing	2	20
14	Anteroom	1	11
15	Disabled WCs	12	10



Proposed F.E. Brief - Uses By Area (2,650 NIA sq.m total)

7

F.E. & Affordable Workspace



'Using The Stonebridge Centre'

We understand 3 different moments in the use of the Stonebridge Centre. This is made up of an initial moment of orientation and gathering before students and staff move off into distinct learning environments



Entrance space at Frankfurt Management School



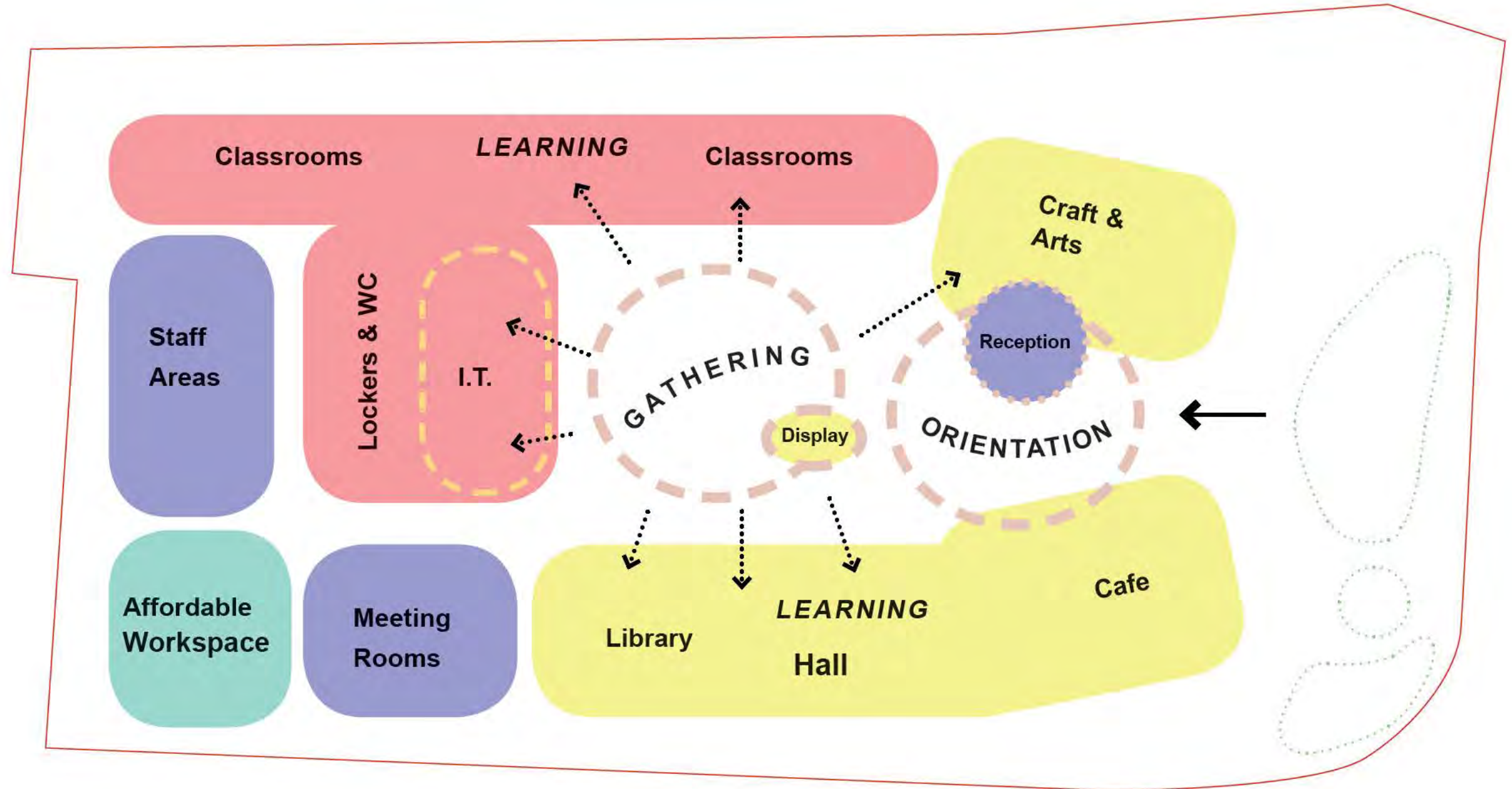
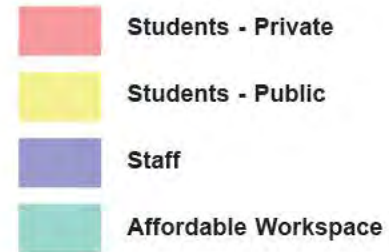
Gathering space at City & Islington Further Education College



Flexible learning space at Frederiksbjerg School

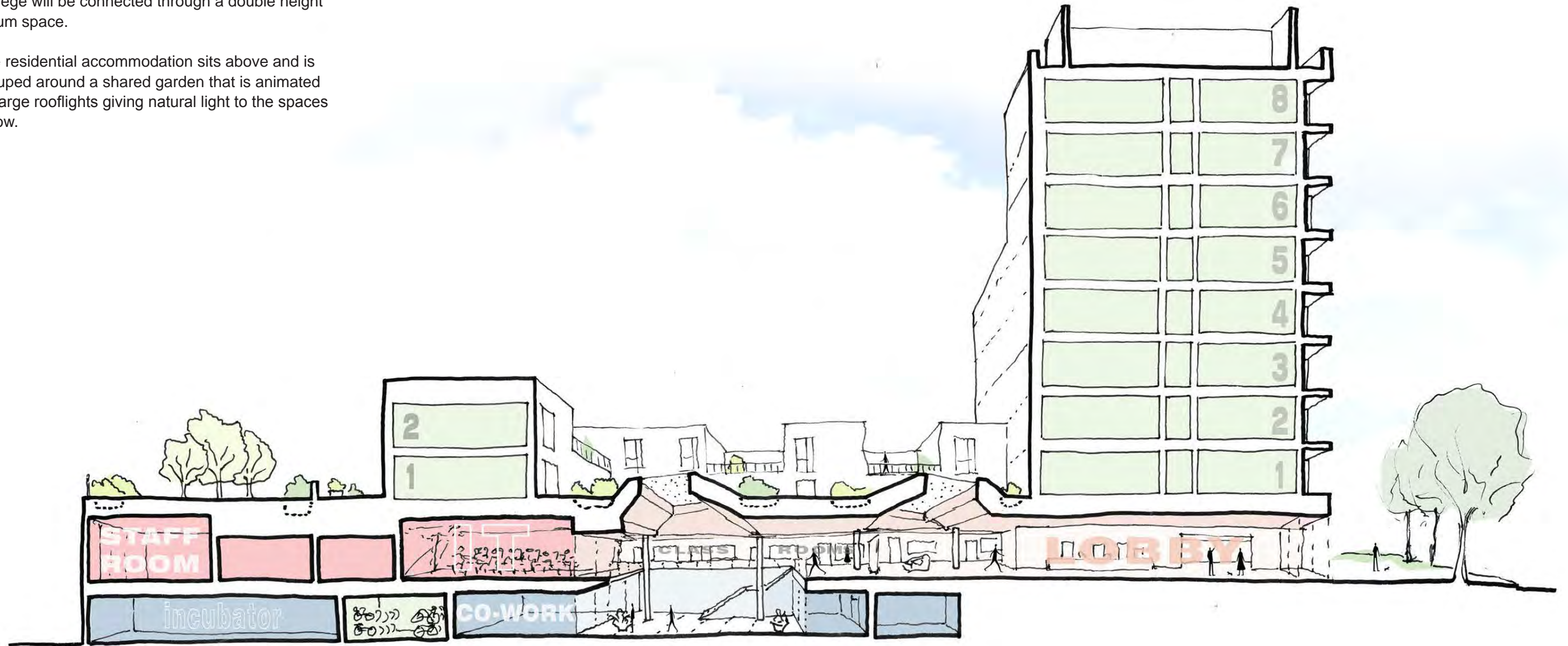
Proposed F.E. Plan Diagram

These three moment in use have been used to structure the plan layout of the new stonebridge centre



This sketch view shows how the complementary uses of Affordable Workspace and Further Education College will be connected through a double height atrium space.

The residential accommodation sits above and is grouped around a shared garden that is animated by large rooflights giving natural light to the spaces below.

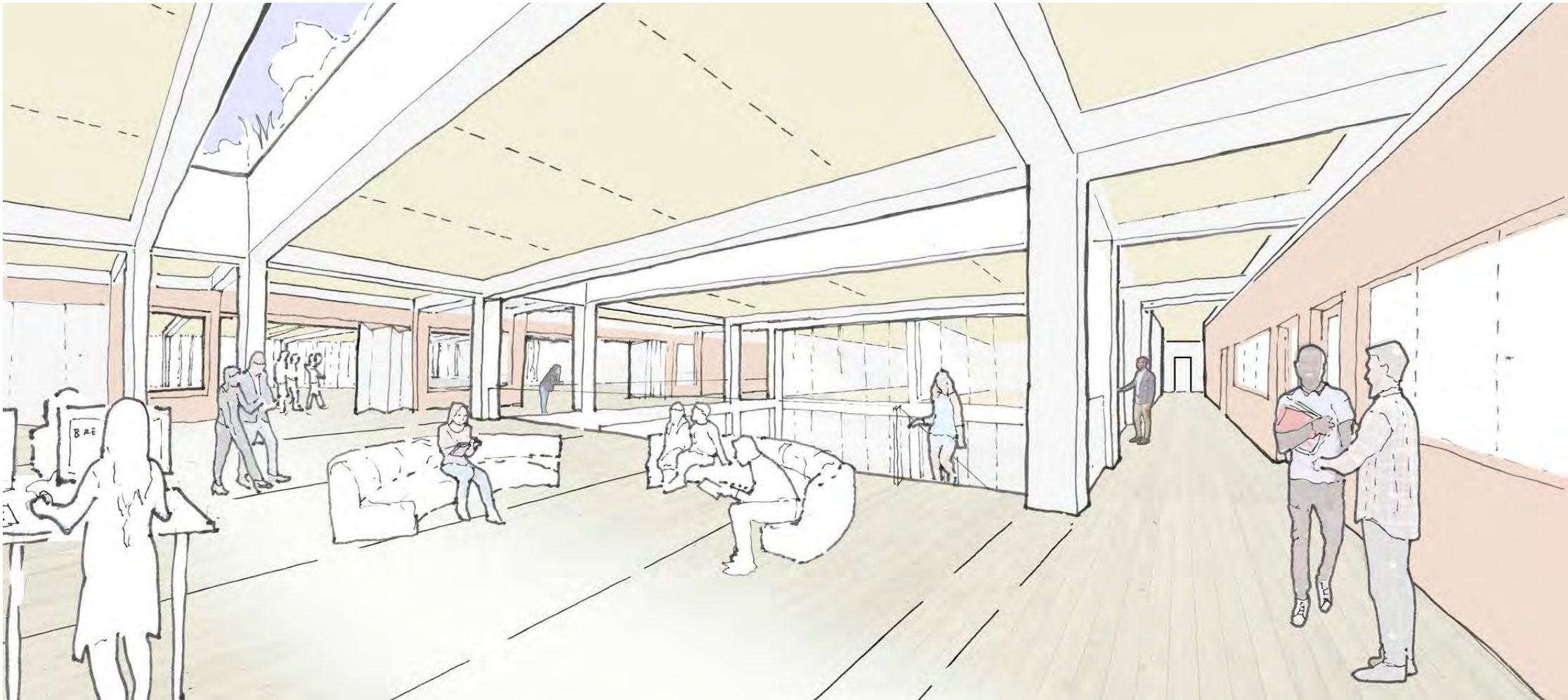


Section through Courtyard

Interior View of Multi-Functional Space

A bright and airy multi-functional space is the heart of the new education facility. It will be flooded by natural light from a series of large rooflights that will also increase the sense of height. It will be accessed directly off the main lobby.

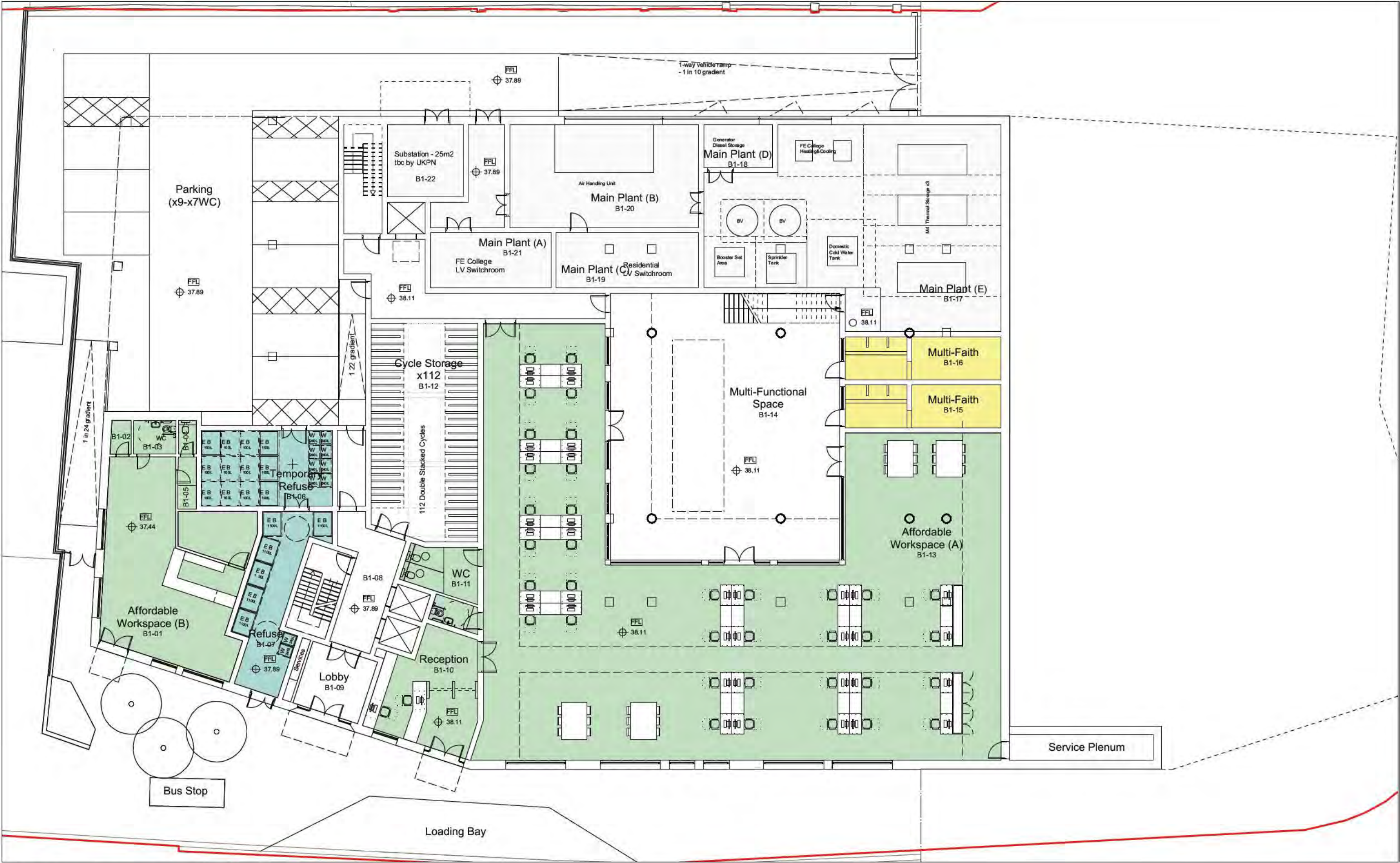
This will be a social space where different users of the college come together, but it could also host informal learning activities. Quick access computers will be available here and the space can also display products and artworks created by students.



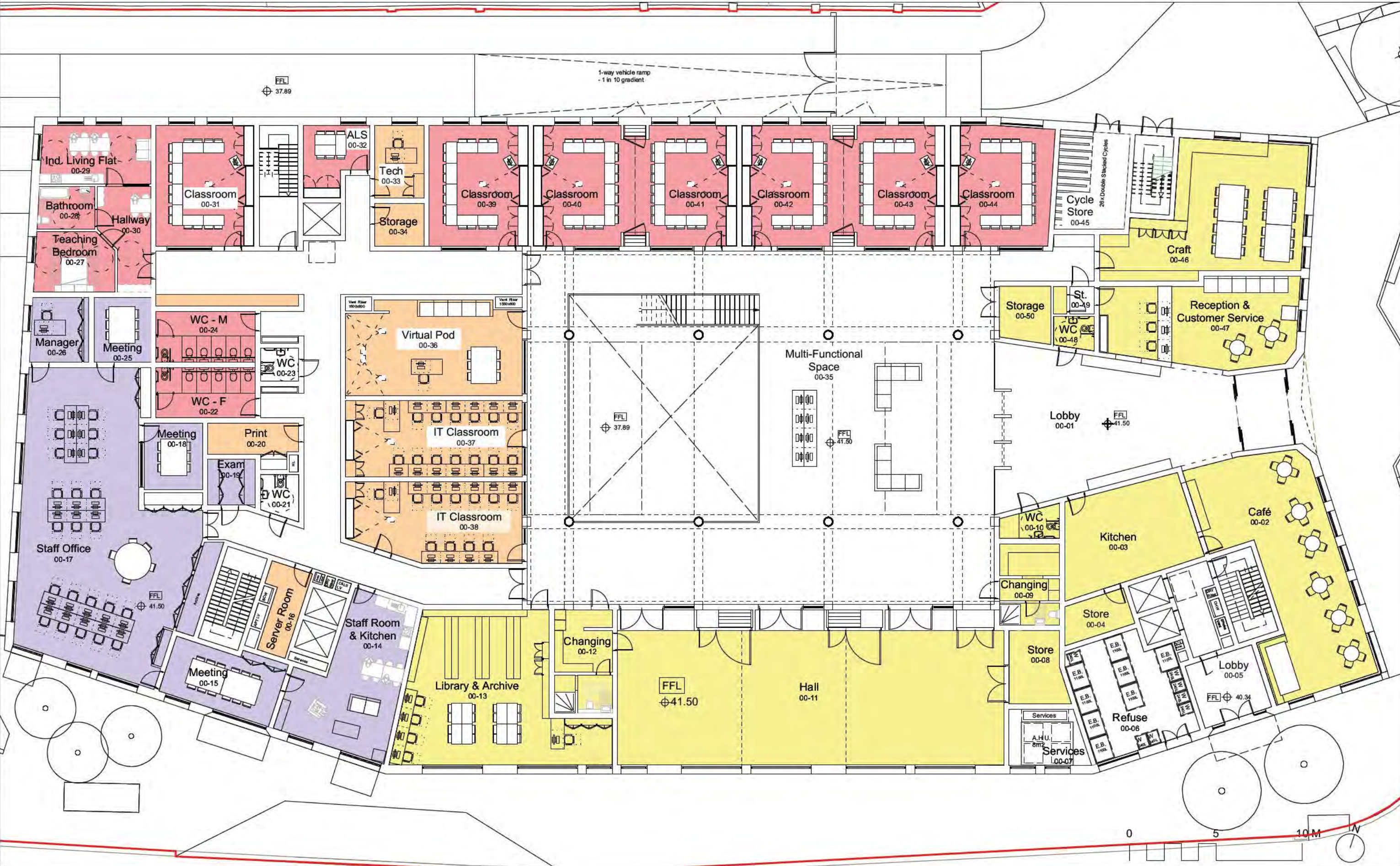
View of multi-functional space



View of entrance lobby



Upper Ground Floor Plan - Further Education College



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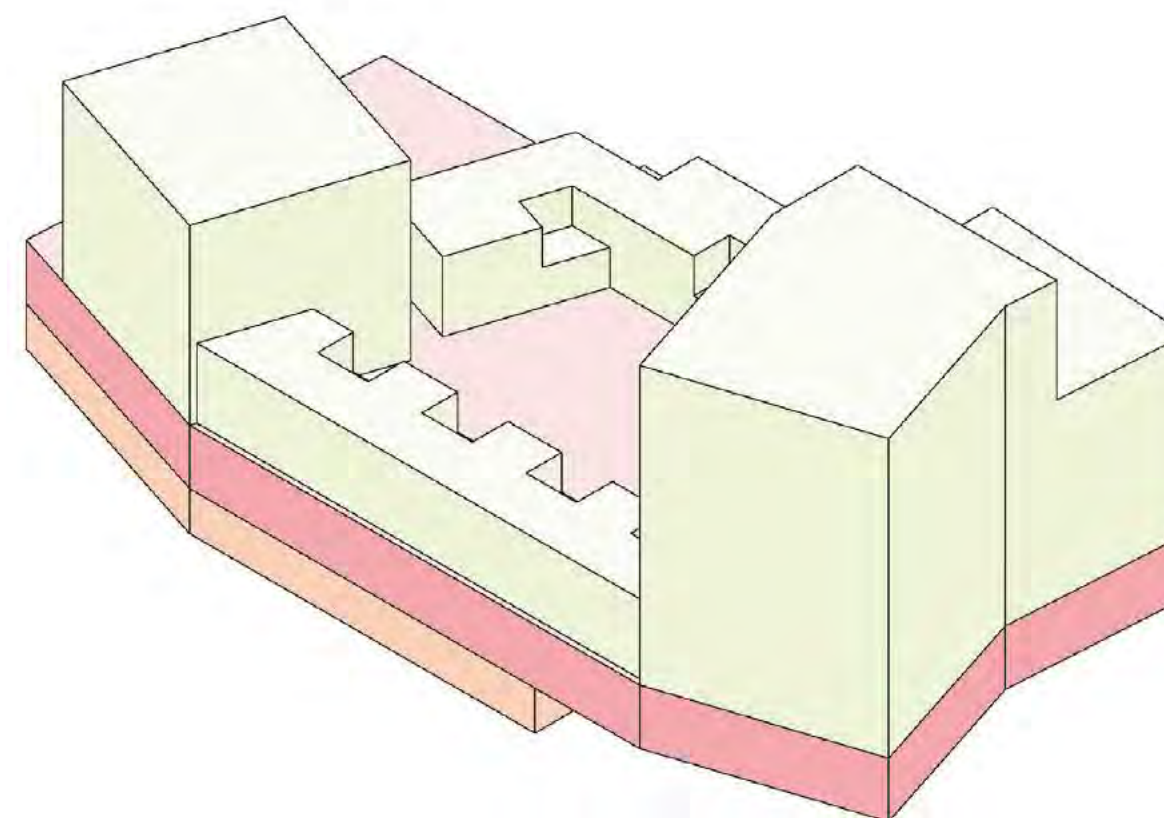
8

Housing

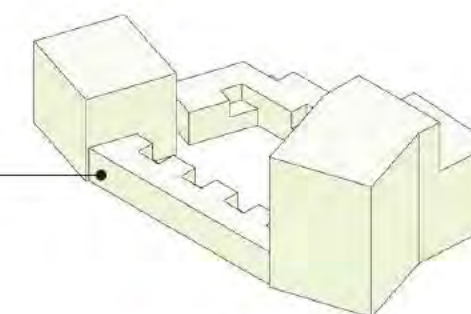
Overall Residential Schedule

Refer to Detailed Residential Schedules and General Arrangement Drawings for additional information

Floor	1 bed (46-51m ²)	2 bed (63-76m ²)	3 bed (86-99m ²)	4 bed (99-117m ²)	Cumulative Units
1	4	6	1	7	18
2	4	3	0	1	8
3	5	1	2	1	9
4	5	1	2	1	9
5	5	1	2	1	9
6	1	2	1	0	4
7	1	2	1	0	4
8	1	2	1	0	4
All Floors	26	18	10	11	
	40%	28%	15%	17%	
Total Units	65				



Residential: 7,700 sq.m

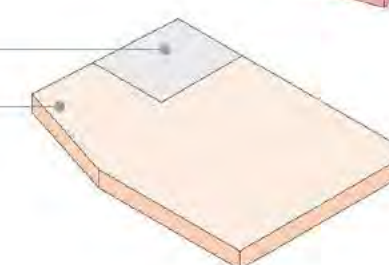


F.E College: 2650 sq.m



Parking : 185 sq.m

Affordable Workspace : 750 sq.m

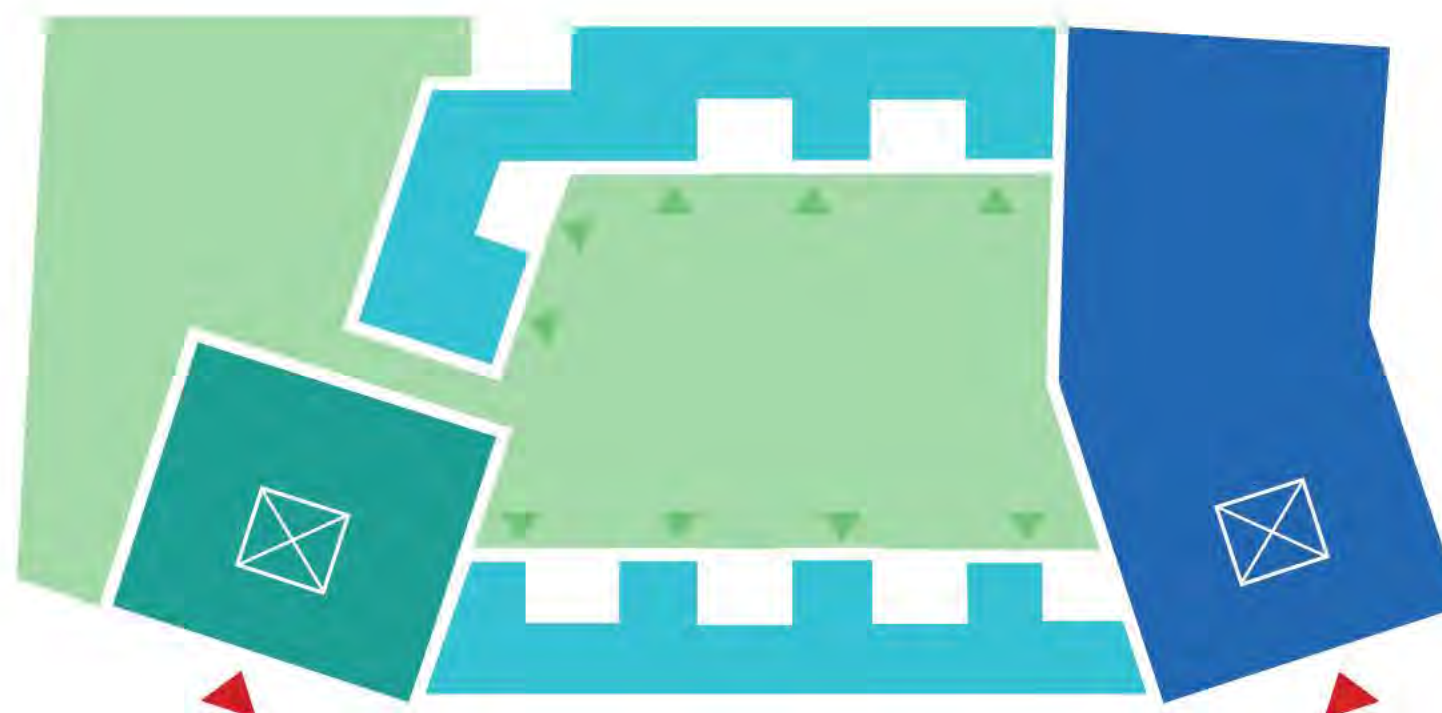


Overview of block arrangement

West Block

This block of five storeys is made up of 1&2 bed units, which are 100% dual aspect. It is typically 3 flats per storey and is accessed from Hillside.

7 of these flats are suitable for disabled residents and this block also has direct access from the Lower Ground Floor car park via a central core.



East Block

This has a linear plan form from Levels 1 to 5 with the core at the southern end closest to Hillside. It is typically 6 units per floor through these levels with larger 3 and 4 bed units arranged on the corners as dual aspect homes.

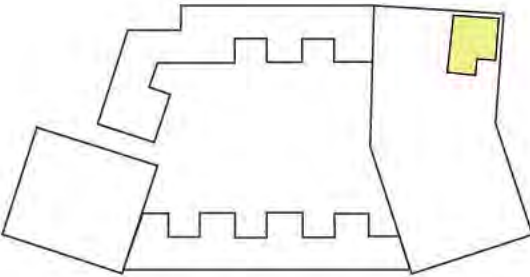
On floors 6 to 9 the plan reduces in size to become more like a conventional tower block. It is then 4 units per floor and all units on these levels are dual aspect. The set-back allows for a terrace at 6th floor level and reduces the scale of the proposal to Morland Gardens.

Maisonette Units

These 9 units are accessed directly off the Resident's Garden at First Floor Level via their own front door. The majority of these are 2 storey 4-bed homes which meet with the borough's demand for new family homes.

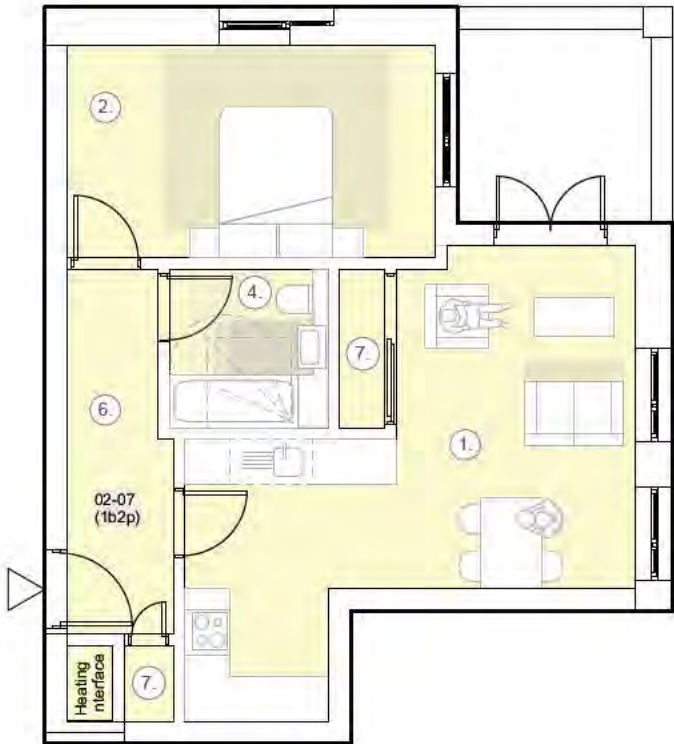
They all have generous terraces at second floor level or their own private gardens. All of these homes are dual aspect, the northern units have angled glazing to limit overlooking to properties to the north at No. 2 Morland Gardens.

Exemplar 1-Bed Unit



02-07
1b2p (53sqm)

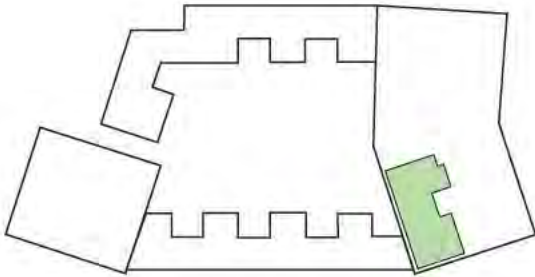
- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 4. Bathroom
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space



Floor	1 bed M4(2) (50-59m2)
1	4
2	3
3	4
4	5
5	5
6	1
7	1
8	1
Total	24
%	37

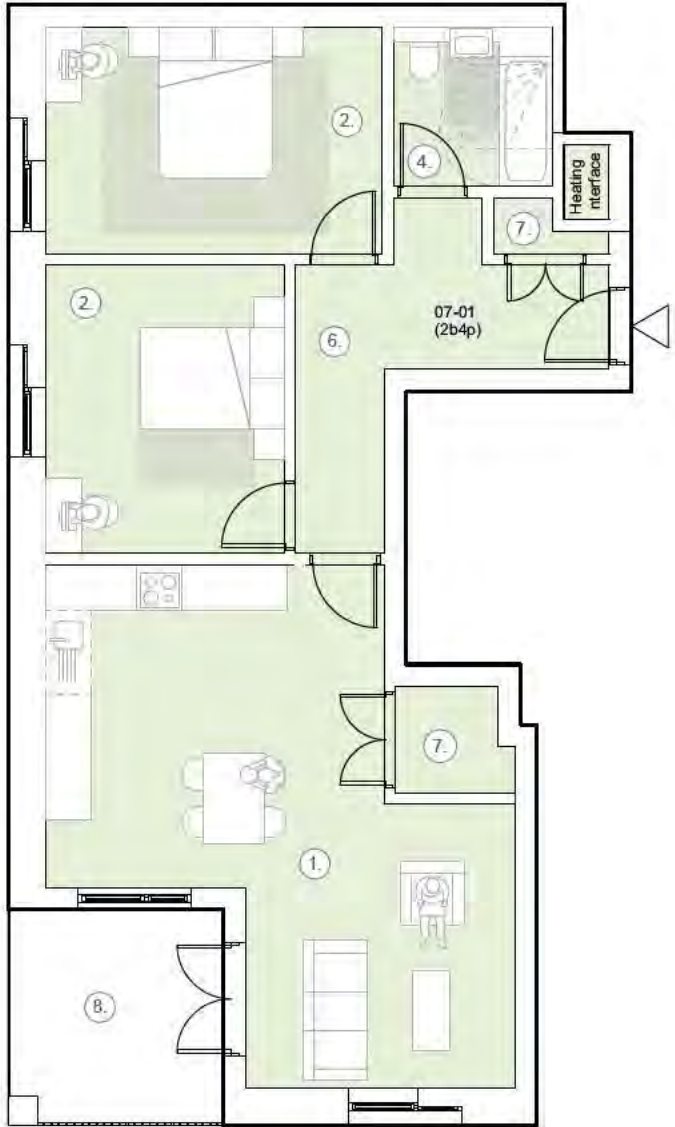
Distribution in scheme

Exemplar 2-Bed Unit



07-01
2b4p (77sqm)

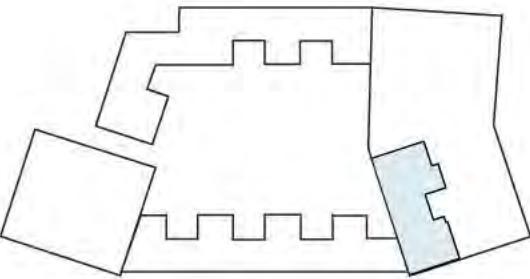
- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 4. Bathroom
- 5. WC
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space



Floor	2 bed M4(2) (70-77m2)
1	1
2	2
3	0
4	0
5	0
6	2
7	2
8	2
Total	9
%	14

Distribution in scheme

Exemplar 3-Bed Unit



04-04
3b5p (89sqm)

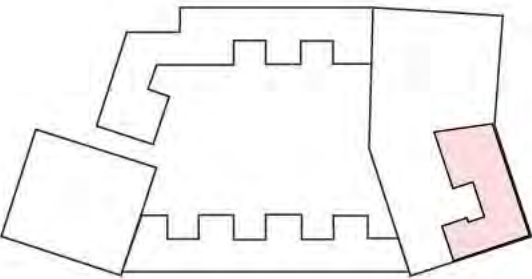
- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 3. Single Bedroom
- 4. Bathroom
- 5. WC
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space



Floor	3 bed M4(2) (84-94m2)
1	1
2	0
3	2
4	2
5	2
6	1
7	1
8	1
Total	10
%	15

Distribution in scheme

Exemplar 4-Bed Unit



02-05
4b6p (105sqm)

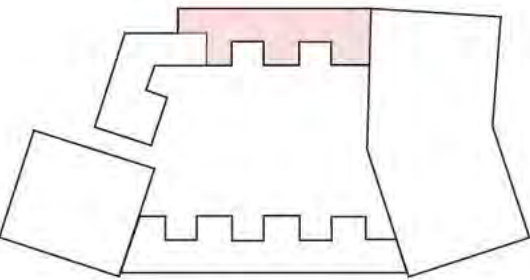
- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 3. Single Bedroom
- 4. Bathroom
- 5. WC
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space



Floor	4 bed M4(2) (105m2)
1	0
2	1
3	1
4	1
5	1
6	0
7	0
8	0
Total	4
%	6

Distribution in scheme

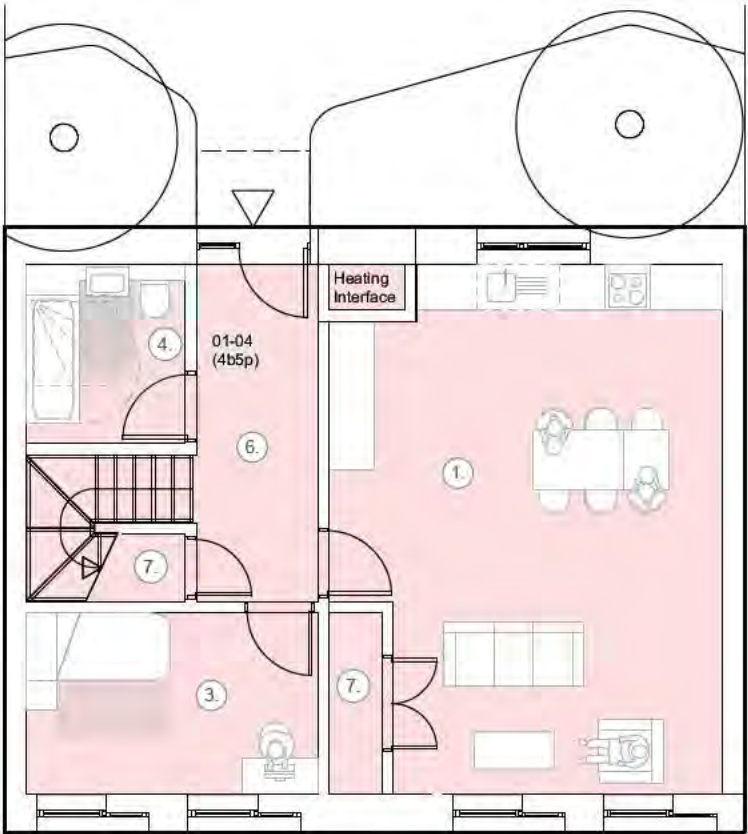
Exemplar 4 Bed Maisonette Unit



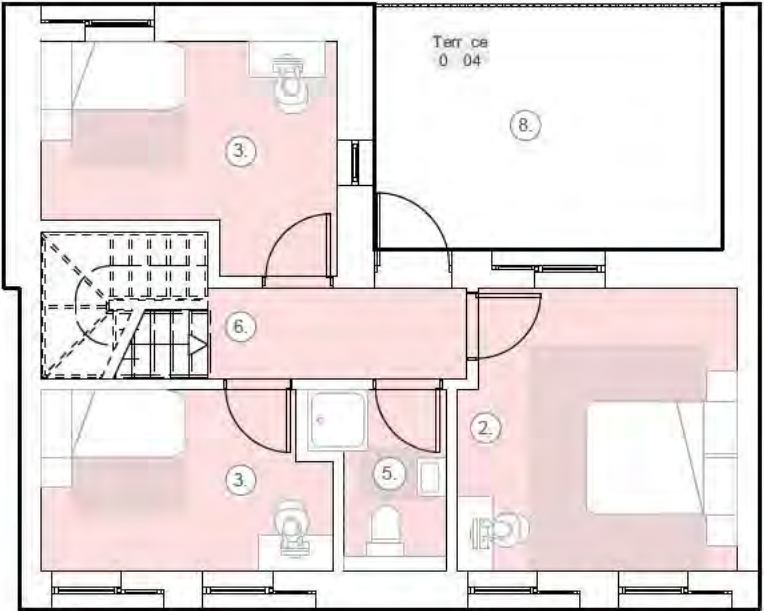
01-04
4b5p (106sqm)

- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 3. Single Bedroom
- 4. Bathroom
- 5. WC
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space

Floor	4 bed M4(2) Maisonettes (106-120m2)
1	7
2	0
3	0
4	0
5	0
6	0
7	0
8	0
Total	7
%	11

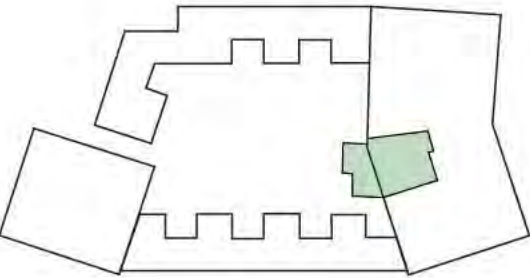


4 Bed Maisonette
Ground Floor
1:100



4 Bed Maisonette
First Floor
1:100

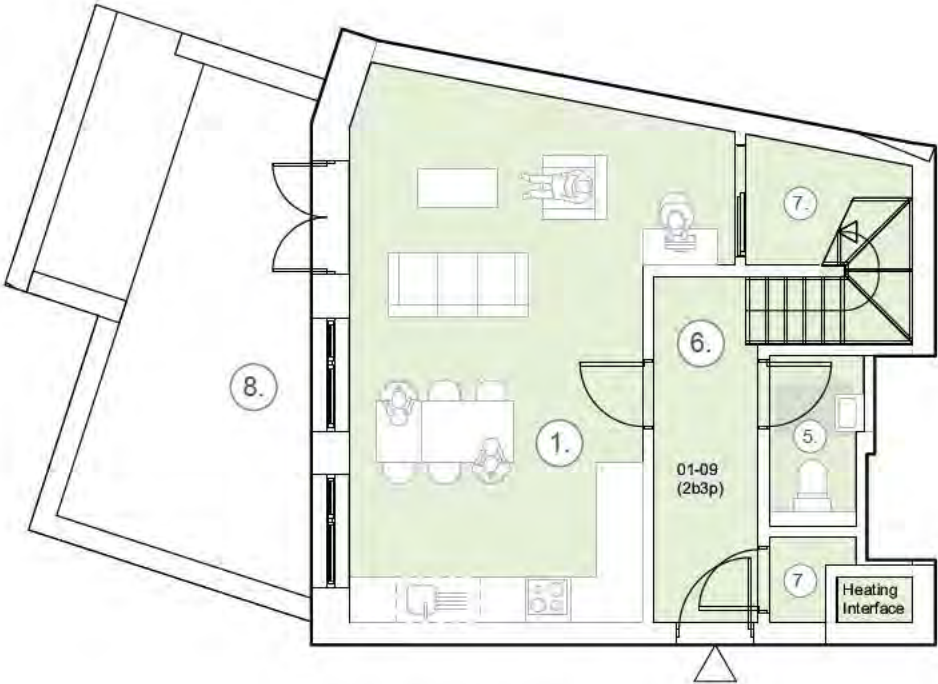
Exemplar 2 Bed Maisonette Unit



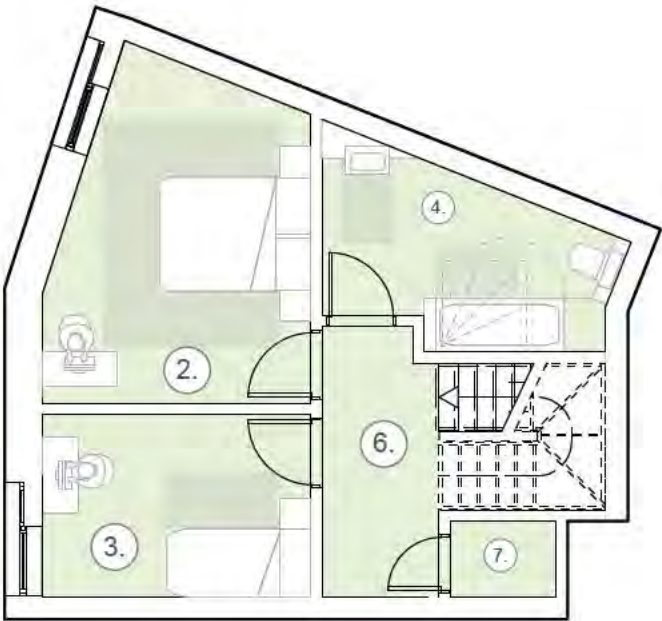
01-09
2b3p (88sqm)

- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 3. Single Bedroom
- 4. Bathroom
- 5. WC
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space

Floor	2 bed M4(2) Maisonettes (82-92m2)
1	4
2	0
3	0
4	0
5	0
6	0
7	0
8	0
Total	4
%	6

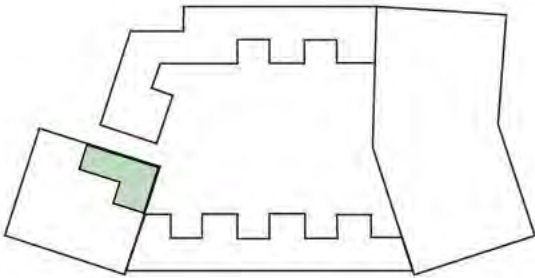


2 Bedroom Maisonette
Ground Floor
1:100



2 Bedroom Maisonette
First Floor
1:100

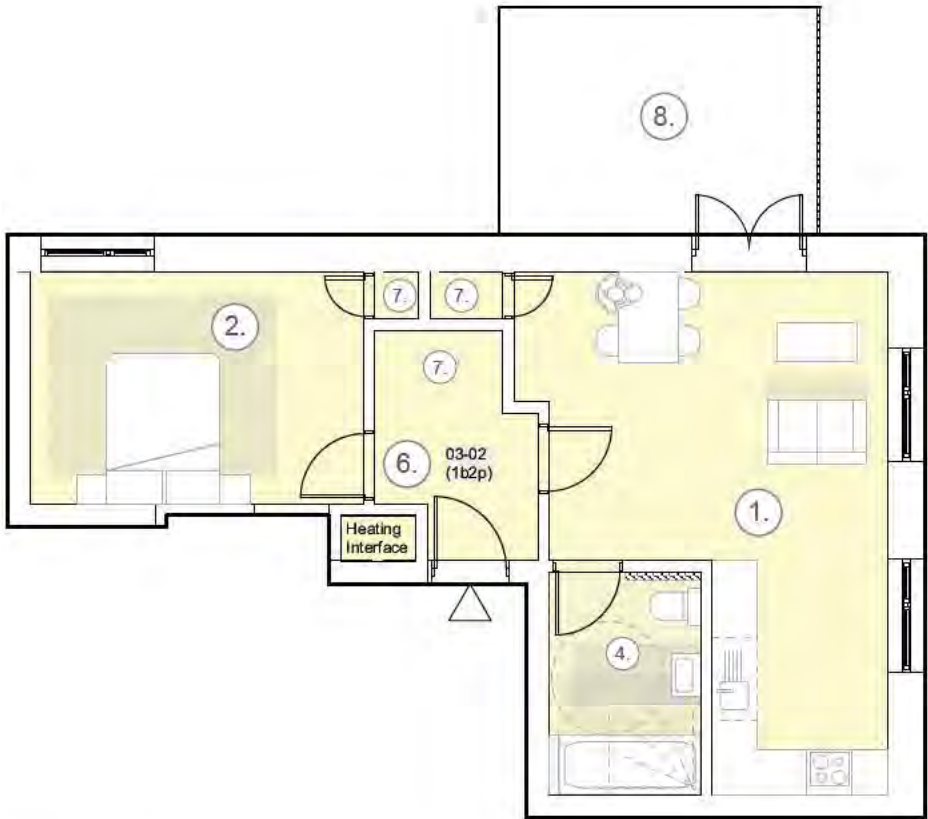
Exemplar 1 Bed Accessible M4(3) Unit



03-02
1b2p (54sqm)

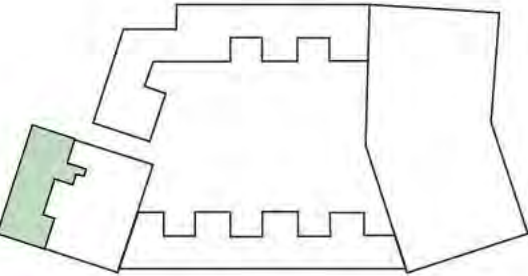
- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 4. Bathroom
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space

Floor	1 bed M4(3) Accessible Units (54m2)
1	0
2	1
3	1
4	0
5	0
6	0
7	0
8	0
Total	2
%	3



1 Bedroom
Wheelchair Accessible M4(3)
1:100

Exemplar 2 Bed Accessible M4(3) Unit



03-01
2b3p (75sqm)

- 1. Kitchen/ Dining/ Living
- 2. Double Bedroom
- 3. Single Bedroom
- 4. Bathroom
- 6. Hallway
- 7. Storage
- 8. Private Amenity Space

Floor	2 bed M4(3) Accessible Units (75-81m2)
1	1
2	1
3	1
4	1
5	1
6	0
7	0
8	0
Total	5
%	8

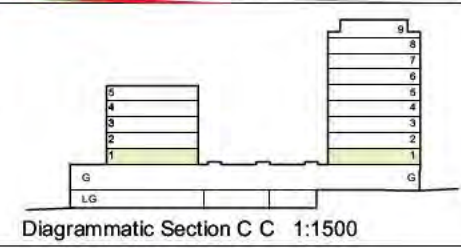


2 Bedroom
Wheelchair Accessible M4(3)
1:100



Floor 1 Plan
1:200

Unit	Number of Units (per floor)	Total (per floor)	18
1 Bed	4	Dual Aspect (per floor)	63%
2 Bed	6		
3 Bed	1		
4 Bed	7		



Diagrammatic Section C C 1:1500

Rev	Date	Drawn	Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Drawn
SB

Scale
1:100 @ A1
1:200 @ A3

Issued
WH

Checked
WH

Planning
Drawing Title
Proposed Plan
Floor 1

Drawing No.
01008 2252

Rev
- Morland Gardens - Design and Access Statement

Curl la Tourelle Head Architecture



Floor 2 Plan
1:200

Unit	Number of Units (per floor)	Total (per floor)	8
1 Bed	4		
2 Bed	3		
3 Bed	0		
4 Bed	1		

Unit	Number of Units (per floor)	Dual Aspect (per floor)	75%
1 Bed	4		
2 Bed	3		
3 Bed	0		
4 Bed	1		

Diagrammatic Section C C 1:1500

Rev	Date	Drawn	Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Drawn
SB

Scale
1:100 @ A1
1:200 @ A3

Issued
WH

Checked
WH

Planning
Drawing Title
Proposed Plan
Floor 2

Drawing No.
01008 2253

Rev
-

Curl la Tourelle Head Architecture

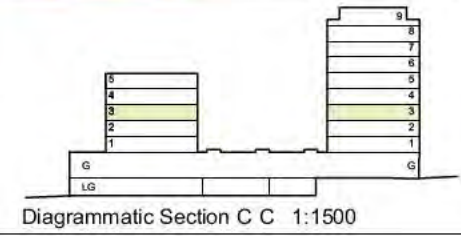


Floor 3 Plan
1:200

Unit	Number of Units (per floor)
1 Bed	5
2 Bed	1
3 Bed	2
4 Bed	1

Total (per floor)	9
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Dual Aspect (per floor)	77%
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Diagrammatic Section C C 1:1500

Rev	Date	Drawn	Comment

Client London Borough of Brent	Date of First Issue 10.01.2020	Issued WH	Planning Drawing Title Proposed Plan Floor 3	Curl la Tourelle Head Architecture
	Drawn SB	Checked WH		
Job Morland Gardens Brent NW10 8DY	Scale 1:100 @ A1 1:200 @ A3	Drawing No. 01008 2254	Rev - Morland Gardens - Design and Access Statement	80



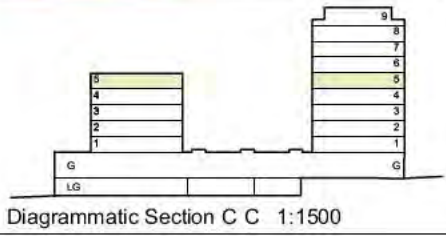
Floor 4 Plan
1:200

<table border="1"><thead><tr><th>Unit</th><th>Number of Units (per floor)</th></tr></thead><tbody><tr><td>1 Bed</td><td>5</td></tr><tr><td>2 Bed</td><td>1</td></tr><tr><td>3 Bed</td><td>2</td></tr><tr><td>4 Bed</td><td>1</td></tr></tbody></table>	Unit	Number of Units (per floor)	1 Bed	5	2 Bed	1	3 Bed	2	4 Bed	1	<table border="1"><thead><tr><th>Total (per floor)</th><th>9</th></tr></thead><tbody><tr><td>Dual Aspect (per floor)</td><td>77%</td></tr></tbody></table>	Total (per floor)	9	Dual Aspect (per floor)	77%	<p>Diagrammatic Section C C 1:1500</p>	<table border="1"><thead><tr><th>Rev</th><th>Date</th><th>Drawn</th><th>Comment</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	Rev	Date	Drawn	Comment					<table border="1"><tr><td>Client London Borough of Brent</td><td>Date of First Issue 10.01.2020</td><td>Issued WH</td><td rowspan="3">Planning Drawing Title Proposed Plan Floor 4</td><td rowspan="3">Curl la Tourelle Head Architecture</td></tr><tr><td>Job Morland Gardens Brent NW10 8DY</td><td>Drawn SB</td><td>Checked WH</td></tr><tr><td>Scale 1:100 @ A1 1:200 @ A3</td><td>Drawing No. 01008 2255</td><td>Rev -</td></tr></table>	Client London Borough of Brent	Date of First Issue 10.01.2020	Issued WH	Planning Drawing Title Proposed Plan Floor 4	Curl la Tourelle Head Architecture	Job Morland Gardens Brent NW10 8DY	Drawn SB	Checked WH	Scale 1:100 @ A1 1:200 @ A3	Drawing No. 01008 2255	Rev -
Unit	Number of Units (per floor)																																				
1 Bed	5																																				
2 Bed	1																																				
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Rev	Date	Drawn	Comment																																		
Client London Borough of Brent	Date of First Issue 10.01.2020	Issued WH	Planning Drawing Title Proposed Plan Floor 4	Curl la Tourelle Head Architecture																																	
Job Morland Gardens Brent NW10 8DY	Drawn SB	Checked WH																																			
Scale 1:100 @ A1 1:200 @ A3	Drawing No. 01008 2255	Rev -																																			



Floor 5 Plan
1:200

Unit	Number of Units (per floor)	Total (per floor)	9
1 Bed	5	Dual Aspect (per floor)	77%
2 Bed	1		
3 Bed	2		
4 Bed	1		



Rev	Date	Drawn	Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Drawn
SB

Scale
1:100 @ A1
1:200 @ A3

Issued
WH

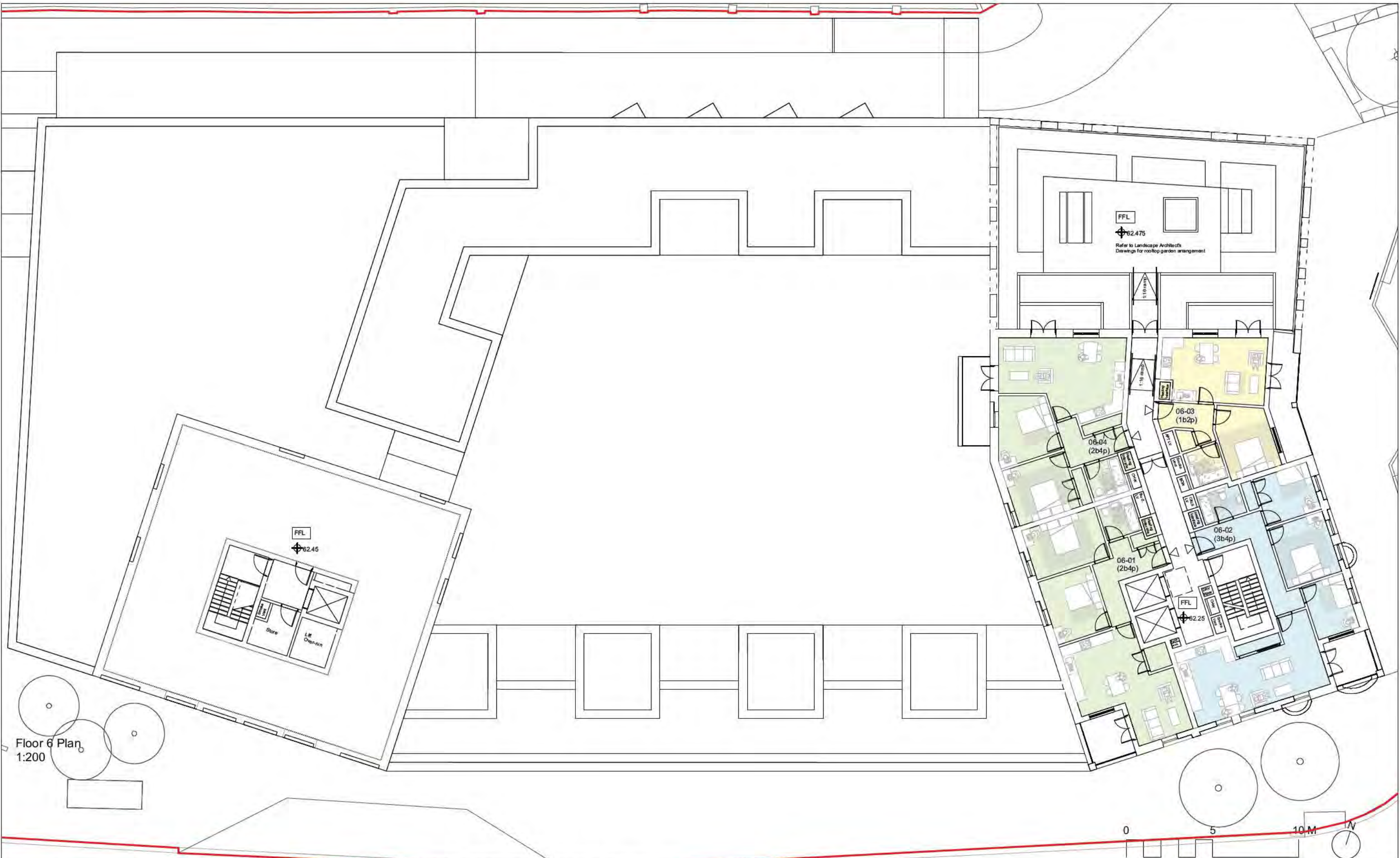
Checked
WH

Planning
Drawing Title
**Proposed Plan
Floor 5**

Drawing No.
01008 2256

Rev
- Morland Gardens - Design and Access Statement

**Curl
la Tourelle
Head
Architecture**

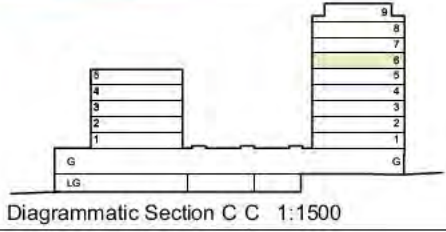


Floor 6 Plan
1:200

Unit	Number of Units (per floor)
1 Bed	1
2 Bed	2
3 Bed	1
4 Bed	0

Total (per floor)	4
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Dual Aspect (per floor)	100%
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Rev Date Drawn Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of
First Issue
10.01.2020

Drawn
SB

Scale
1:100 @ A1
1:200 @ A3

Issued
WH

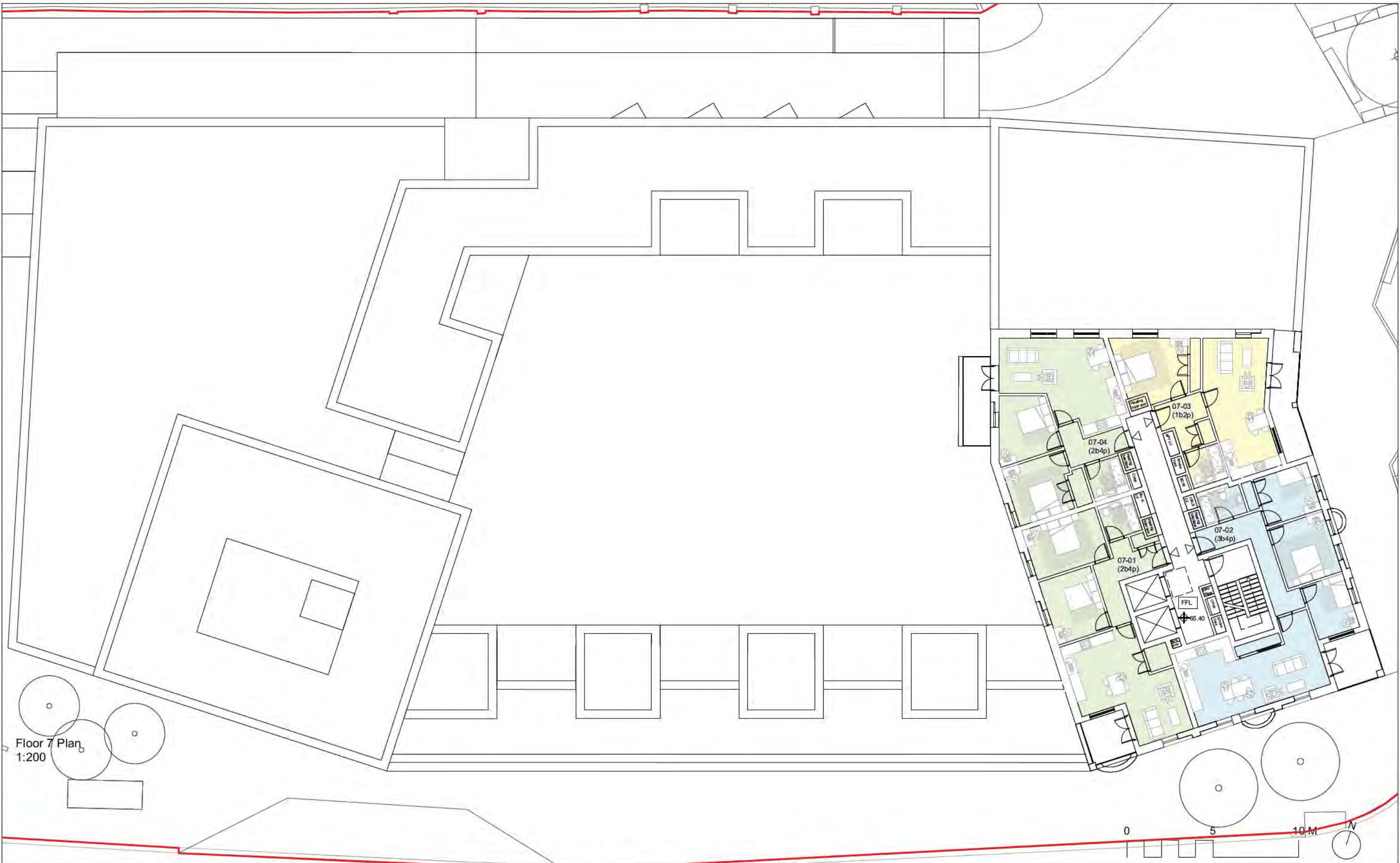
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Planning
Drawing Title
Proposed Plan
Floor 6

Drawing No.
01008 2257

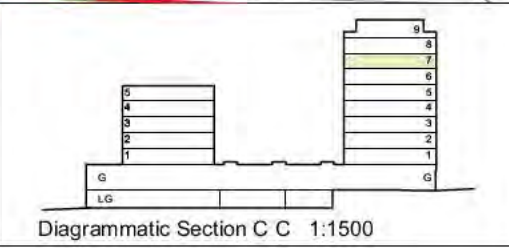
Rev

Curl
la Tourelle
Head
Architecture



Floor 7 Plan
1:200

Unit	Number of Units (per floor)	Total (per floor)	4
1 Bed	1		
2 Bed	2		
3 Bed	1		
4 Bed	0		
		Dual Aspect (per floor)	100%



Rev	Date	Drawn	Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Drawn
SB

Scale
1:100 @ A1
1:200 @ A3

Issued
WH

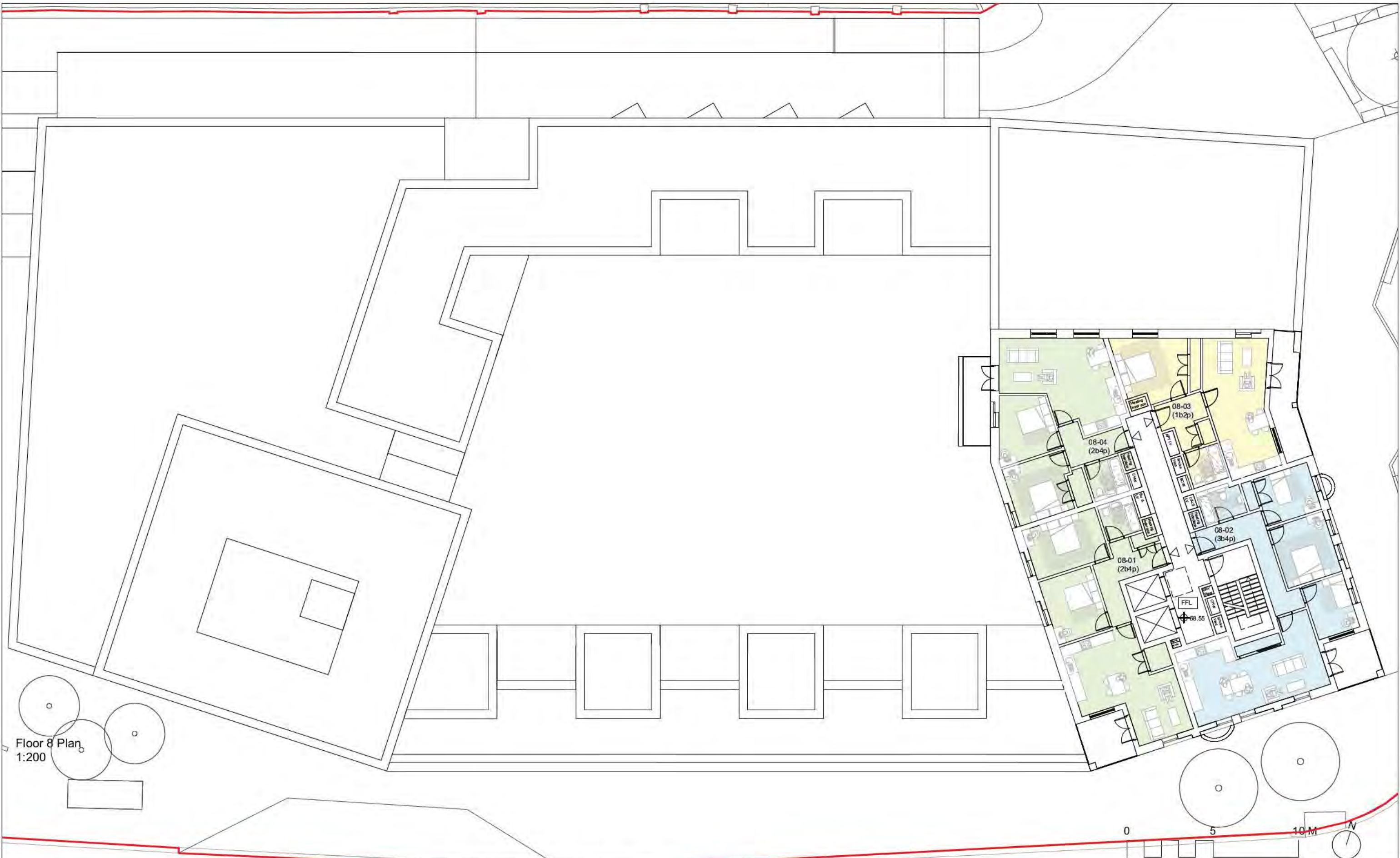
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Planning
Drawing Title
Proposed Plan
Floor 7

Drawing No.
01008 2258

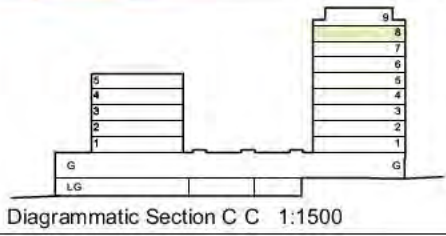
Cur
la Tourelle
Head
Architecture

Rev
Morland Gardens - Design and Access Statement



Floor 8 Plan
1:200

Unit	Number of Units (per floor)	Total (per floor)	4
1 Bed	1	Dual Aspect (per floor)	100%
2 Bed	2		
3 Bed	1		
4 Bed	0		



Diagrammatic Section C C 1:1500

Rev	Date	Drawn	Comment

Client
London Borough of Brent

Job
Morland Gardens
Brent NW10 8DY

Date of First Issue
10.01.2020

Drawn
SB

Scale
1:100 @ A1
1:200 @ A3

Issued
WH

Checked
WH

Planning
Drawing Title
Proposed Plan
Floor 8

Drawing No.
01008 2259

Cur
la Tourelle
Head
Architecture

Rev
-

Amenity Strategy

The Landscape drawing below illustrates the different areas of communal amenity space across the scheme, showing the 'Skygarden' and 'Community Garden' spaces that will be accessible to all residents. The Rooftop Garden at Level 6 will be limited to use by residents of the East residential block.

Please refer to the Landscape Design & Access Statement, Section 4.2 for detailed amenity and play provision strategy and information on compliance with borough and GLA policy.

KEY

- 1 Arrival Garden
- 2 Hillside Streetscape
- 3 Morland Gardens Pedestrian Area
- 4 Sky Garden - Level 1
- 5 Community Garden - Level 1
- 6 Garden Link - Level 1
- 7 Rooftop Garden - Level 6
- 8 Green Sedum Roof
- 9 Wild Flower Biodiverse Roof
- 10 Ramp to Lower Ground Parking
- 11 Lower Ground Car Parking
- 12 Raised Planter to Boundary Wall
- 13 Secure Entry/Exit to Car Parking
- 14 MEP Rooftop
- 15 Bus Shelter



9

Design Strategies

Parking Strategy

Lower Ground Floor

Car Parking*

9 Car parking spaces provided, 7 of which are for wheelchair use.

Requirements:

Residential - 7 Wheelchair spaces required for 10% of 65 flats.

FE College - 2 to 5 spaces provided, (allocated in the event that accessible spaces are not in full use by residential users).

Cycle Parking Requirements**

Residential (63 Units):

104 Long Stay Cycles*

2 Short-Stay Cycles

FE College

25 Long Stay Cycles*

36 Short-Stay Cycles

Affordable Workspace:

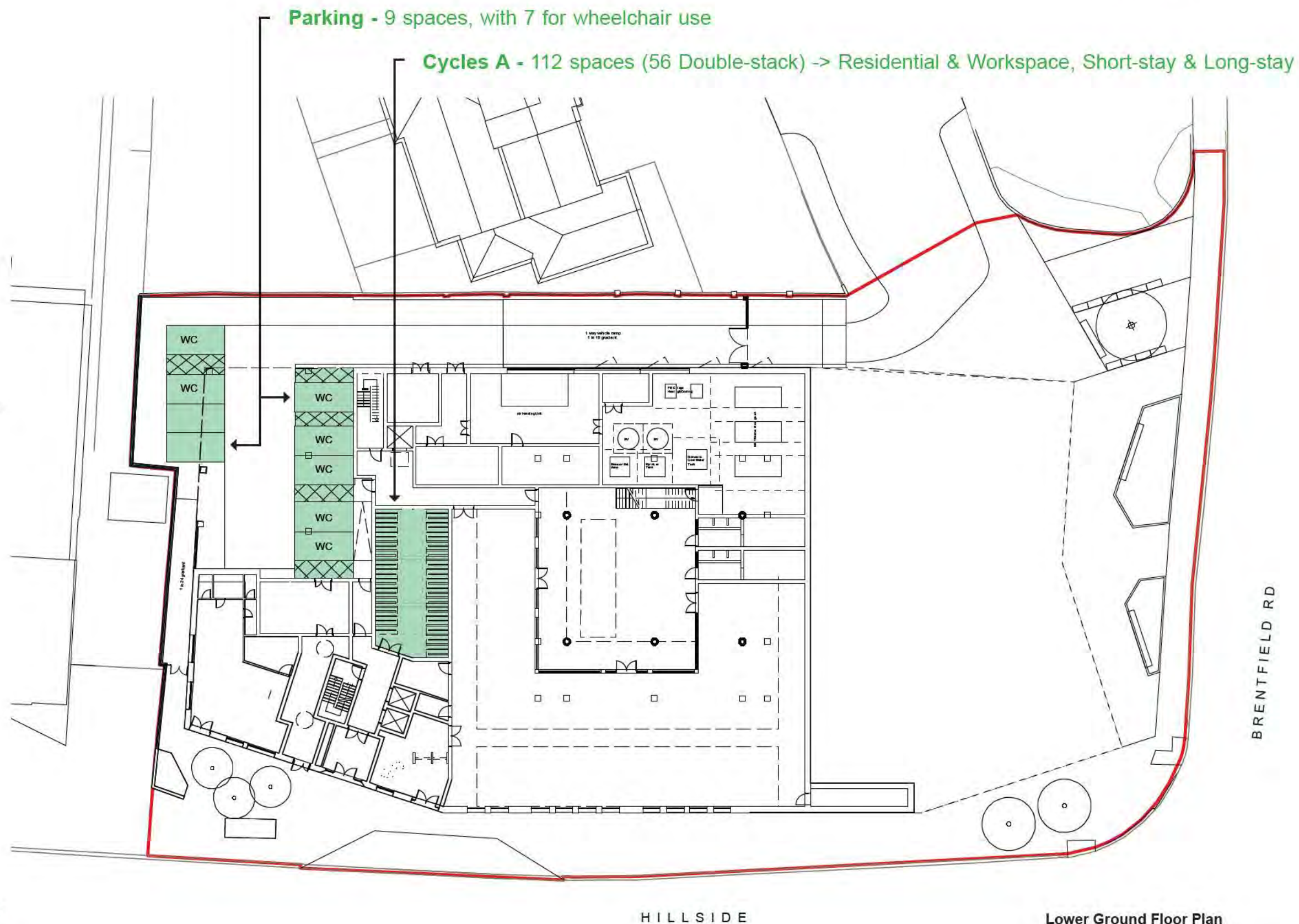
4 Long Stay Cycles*

2 Short-Stay Cycles

Total long stay = 133

Total short stay = 40

Total Provided = Cycles A + Cycles B + Cycles C
= 112 + 26 + 36
= 173 Cycles



*Standards agreed at Initial Pre-App meeting

**Parking standards from: <https://www.london.gov.uk/>

Parking Strategy

Upper Ground Floor

Car Parking*

9 Car parking spaces provided, 7 of which are for wheelchair use.

Requirements:

Residential - 7 Wheelchair spaces required for 10% of 65 flats.

FE College - 2 to 5 spaces provided, (allocated in the event that accessible spaces are not in full use by residential users).

Cycle Parking Requirements**

Residential (63 Units):

- 104 Long Stay Cycles*
- 2 Short-Stay Cycles

FE College

- 25 Long Stay Cycles*
- 36 Short-Stay Cycles

Affordable Workspace:

- 4 Long Stay Cycles*
- 2 Short-Stay Cycles

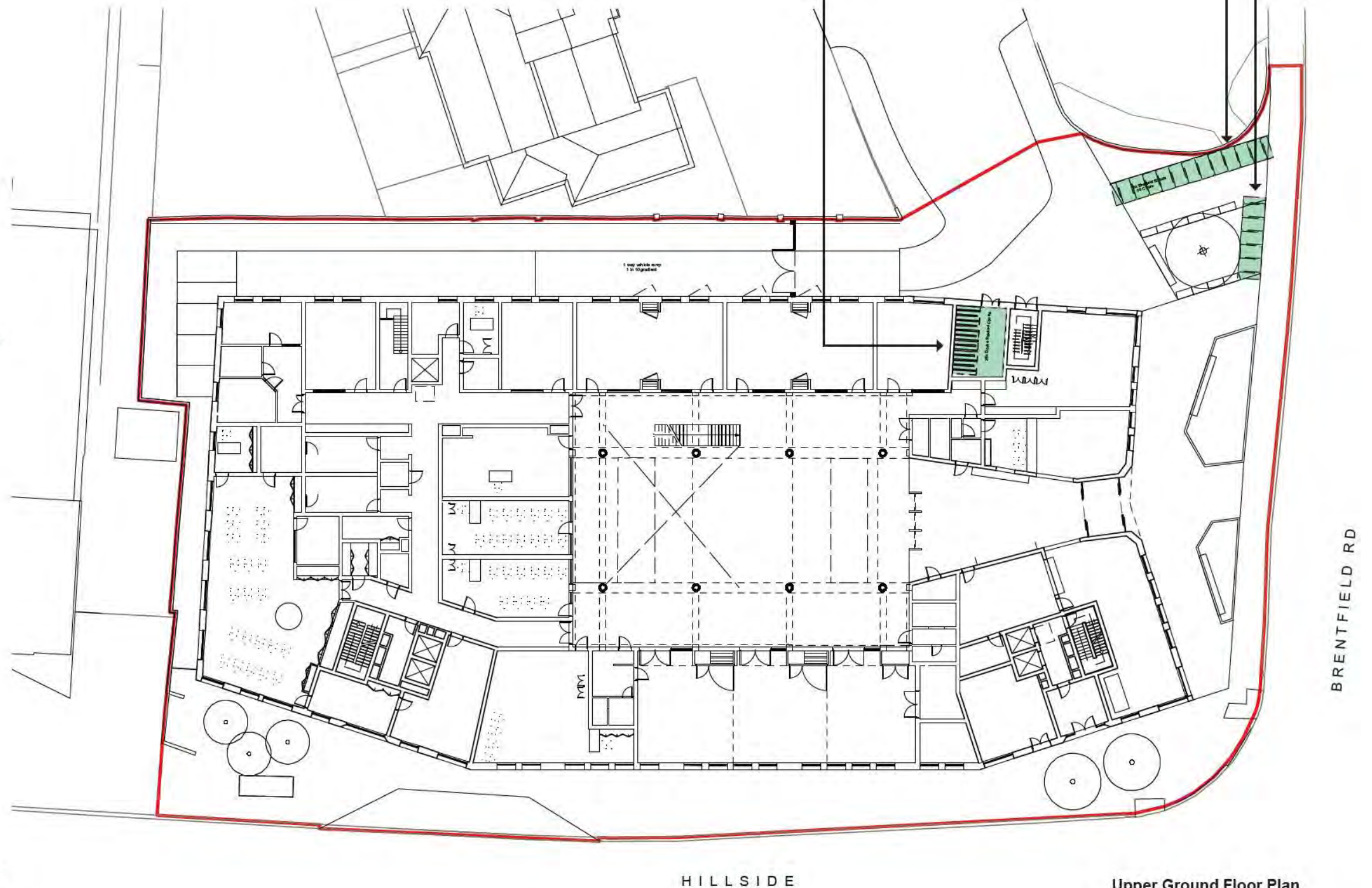
Total long stay = 133

Total short stay = 40

Total Provided = Cycles A + Cycles B + Cycles C
= 112 + 26 + 36
= 173 Cycles

Cycles B - 26 spaces (13 Double-stack)
 -> FE Long-stay

Cycles C - 36 spaces (18xSheffield)
 -> FE short-stay



Upper Ground Floor Plan

*Standards agreed at Initial Pre-App meeting

**Parking standards from: <https://www.london.gov.uk/>

Refuse Strategy

Lower Ground Floor

West Core & Central				
	Residual Waste - 60L/bed	Dry recycling 60L / bed	Organic - 21L per houshold*	TOTALS
Waste Storage Requirement	3060	3060	483	-
Eurobins Needed (1.1L)	2.8	2.8	-	6
Wheelie Bins (240L)	-	-	2.0	2

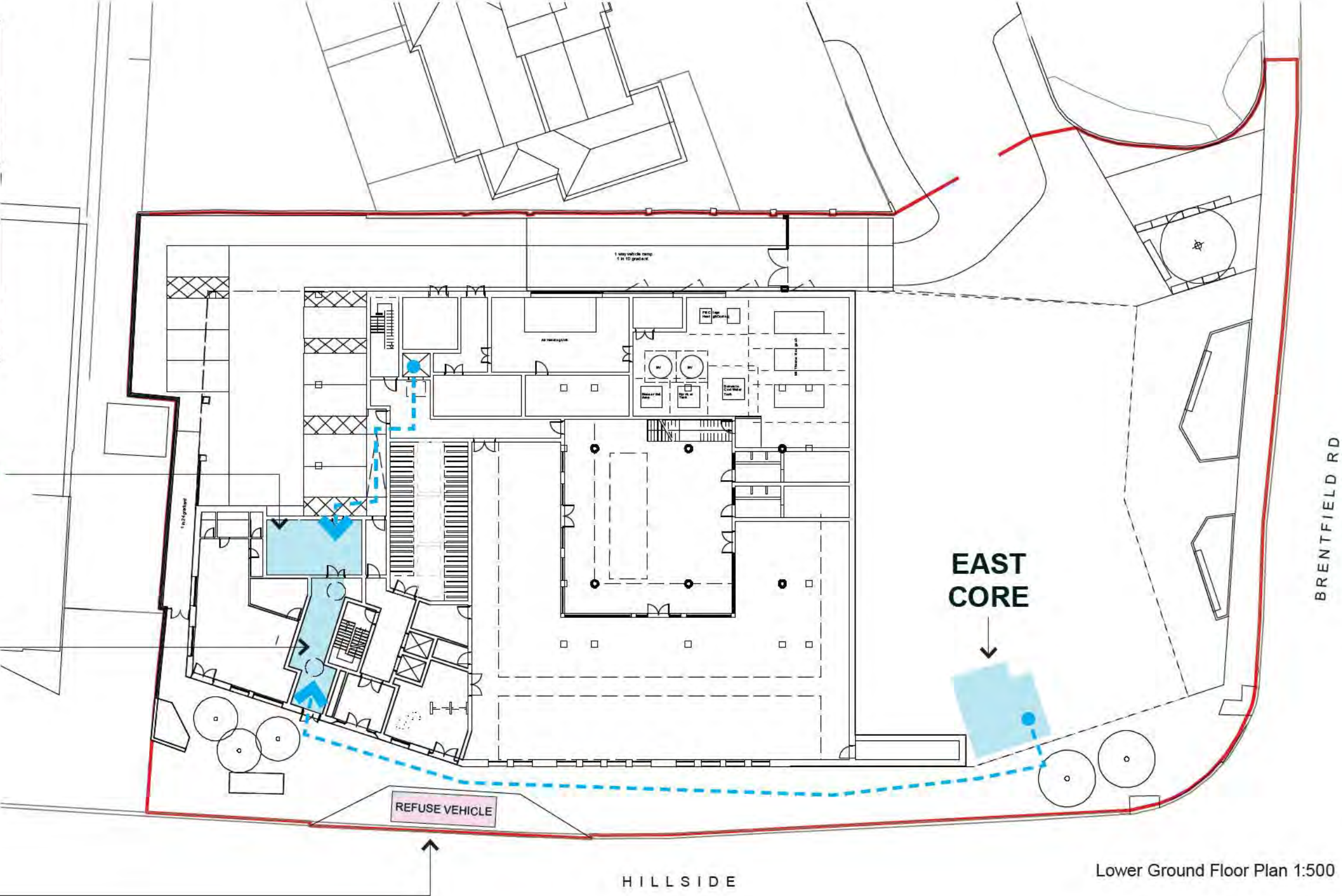
East Core				
	Residual Waste - 60L/bed	Dry recycling 60L / bed	Organic - 21L per houshold*	TOTALS
Waste Storage Requirement	5100	5100	882	-
Eurobins Needed (1100L)	4.6	4.6	-	8
Wheelie Bins (240L)	2.9	2.9	3.7	10

FE Refuse 3 euro bins required + East Core Collection Area (9 Eurobins)

WEST CORE

6 euro bins required for residential use

Refuse Vehicle in loading bay



Lower Ground Floor Plan 1:500

Refuse Strategy

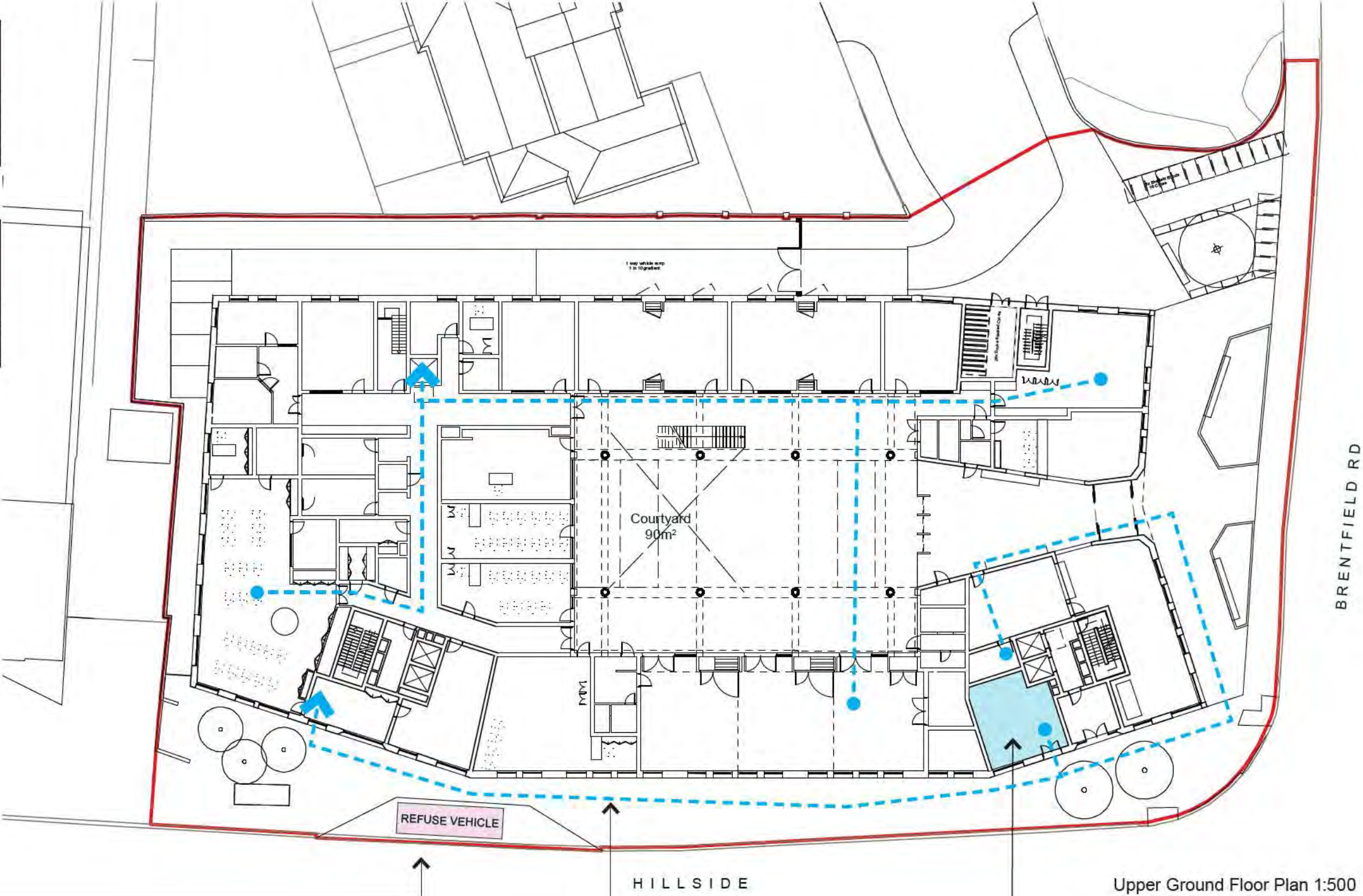
Upper Ground Floor

West Core & Central

	Residual Waste - 60L/bed	Dry recycling 60L / bed	Organic - 21L per household*	TOTALS
Waste Storage Requirement	3060	3060	483	-
Eurobins Needed (1.1L)	2.8	2.8	-	6
Wheelie Bins (240L)	-	-	2.0	2

East Core

	Residual Waste - 60L/bed	Dry recycling 60L / bed	Organic - 21L per household*	TOTALS
Waste Storage Requirement	5100	5100	882	-
Eurobins Needed (1100L)	4.6	4.6	-	8
Wheelie Bins (240L)	2.9	2.9	3.7	10



Refuse Vehicle in loading bay

Refuse moved to store at Lower Ground by site operations team on collection day (East Core & FE Kitchen)

EAST CORE 8 euro bins required for residential use

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Appendix A

Comparison of New-Build & Retained House Approach

Existing Buildings

Existing House

The existing building is Locally Listed in Brent.

This means that the property is a building of special interest and this must be taken into consideration in planning decisions, however it makes no comment beyond this and does not include any form of citation.

We consider that the significant building is the older part dating from the 1880s and not the modern expansion covering the north west portion of the site

Community Garden

The east of the site is occupied by a Community Garden which was created with funding from the Harlesden City Challenge and we understand dates from 1994.



Existing Site Plan

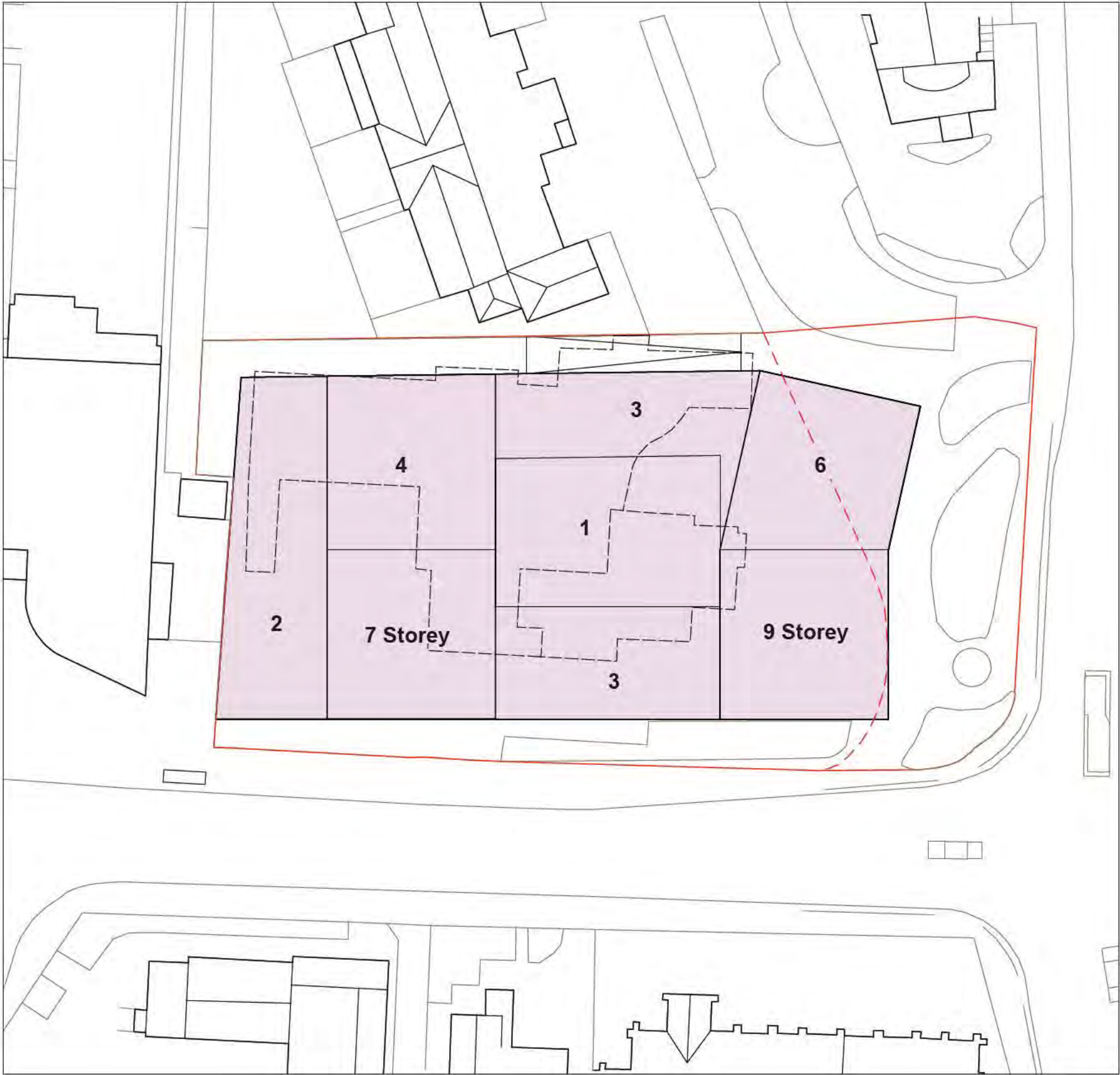


1890s map showing the villa as one of a series on Morland Gardens

As presented with most of the height placed to the South of the site.

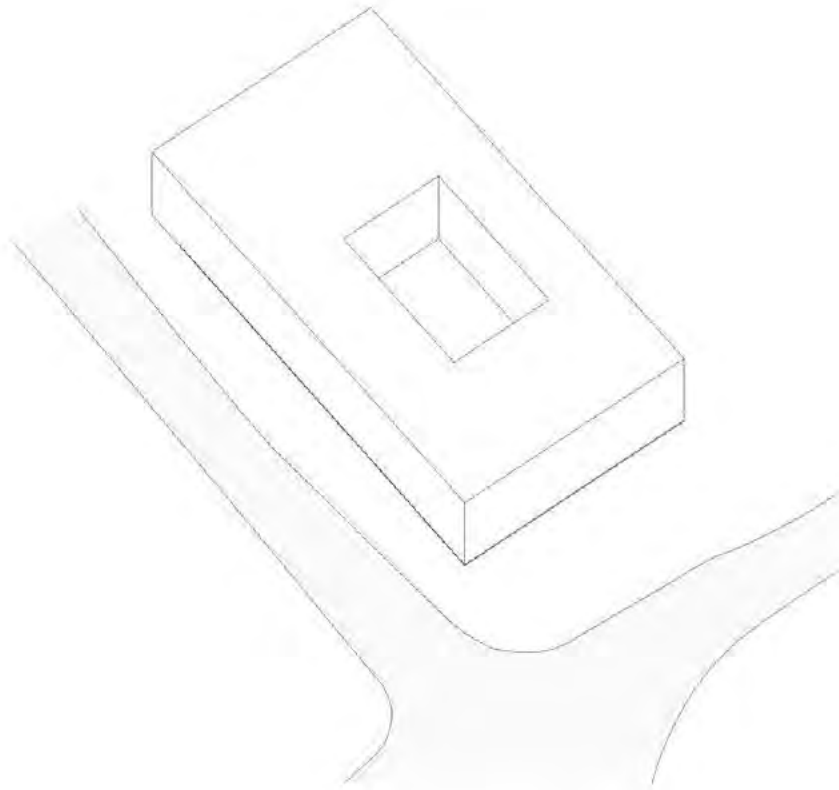
Note: This comparasin was requested by Brent Officers at Pre-Application Meeting 1 and thus reflects the design for 82 units that was preferred at that point in design development (rather than the 65 unit scheme which is being presented for planning currently).

Preferred Option			
	GIA - m2	Use	Estimated Units
LGF	500	Workspace	n/a
UGF	2,510	FE College	n/a
1	1,610	Residential	20
2	1,480		10
3	1,180		14
4	940		11
5	940		11
6	650		8
7	290		4
8	290		4
10,390 m2			82 units

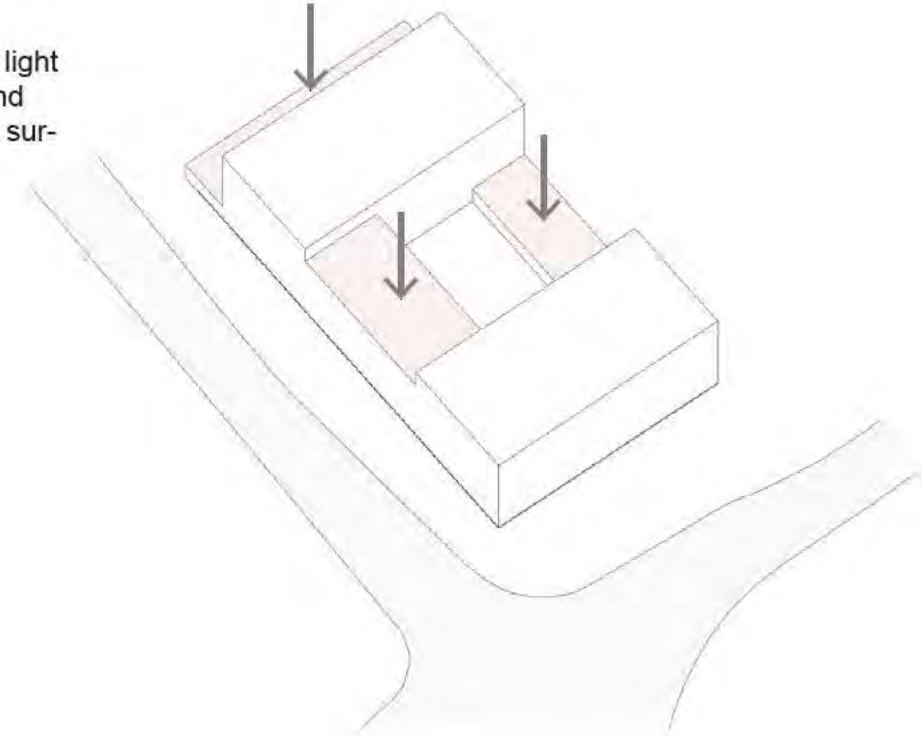


Generating the form - Preferred Option

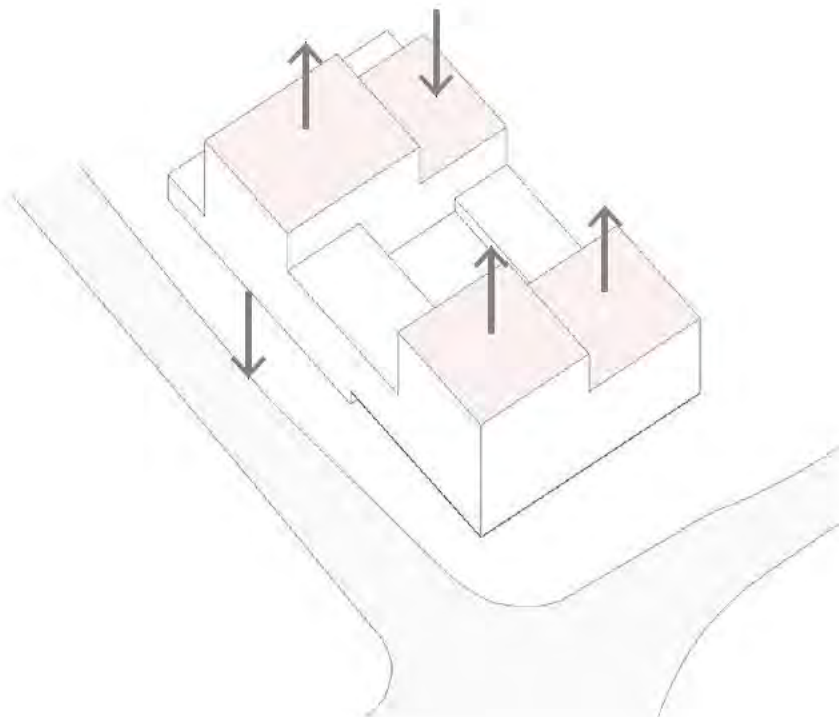
1.
Maximum capacity through a simple 5 storey volume block around a courtyard.



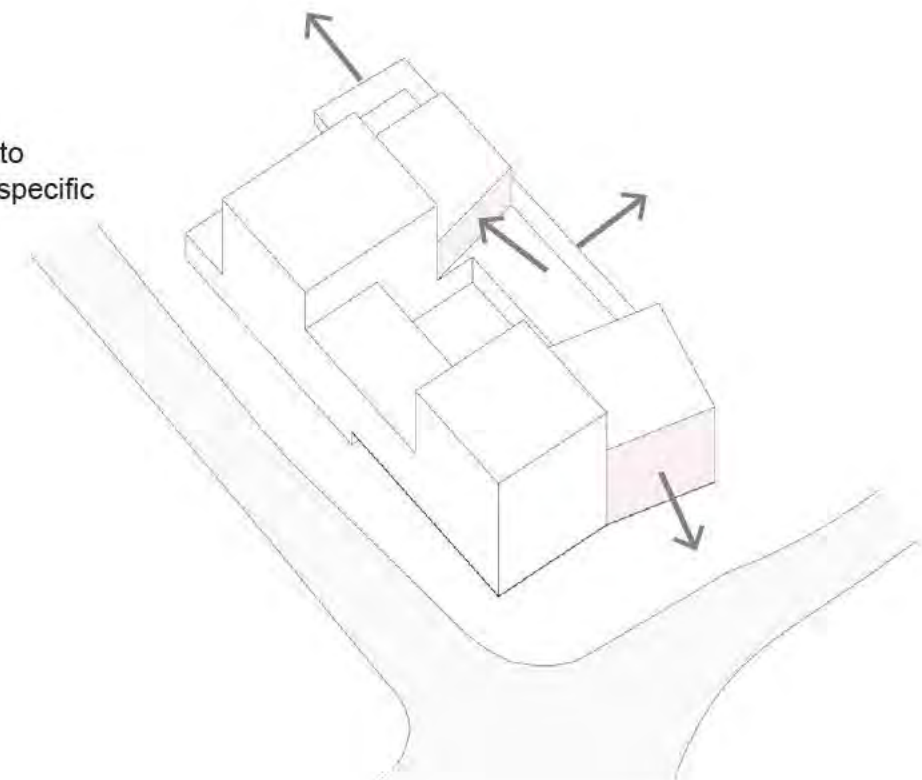
2.
Stepping down to allow light deeper into the block and reduce over-bearing on surrounding context.



3.
Push and pull the volume to create a stepped and more considered form. And create better aspect flats.



4.
Fine tuning the volume to directly respond to site specific conditions.



Preferred Option - Plans & Areas

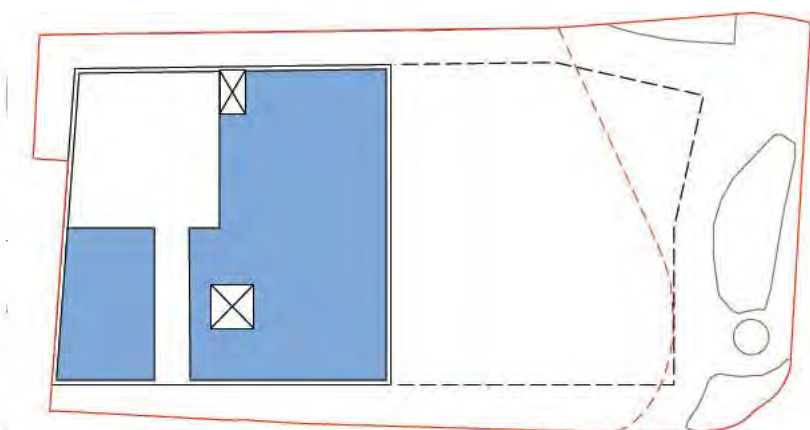
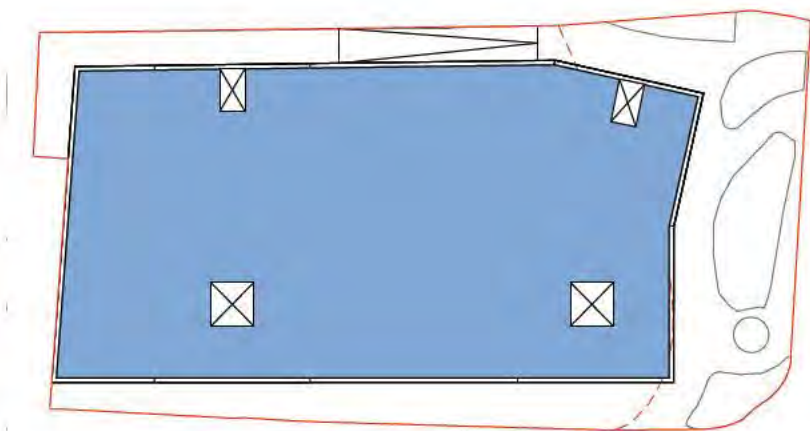
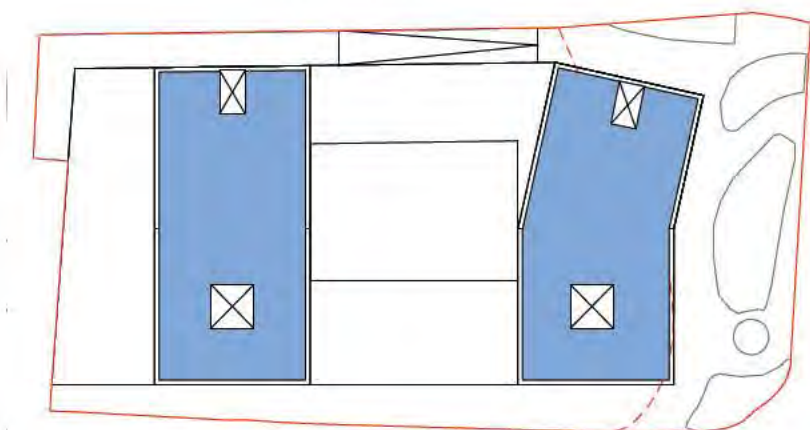
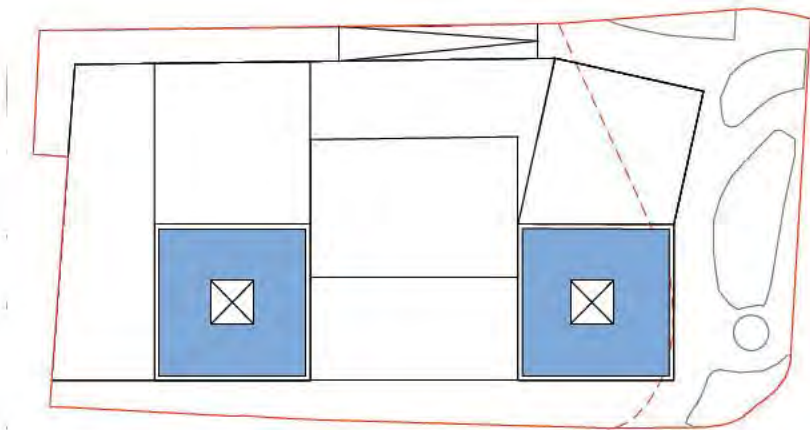
Pros

- Simple Construction
- FE can be accommodated on a single level
- Purpose-built FE facilities
- More new homes
- More area created
- Improved Residential amenity
- Improved street definition

Cons

- Loss of locally listed building
- Less surface car-parking

Preferred Option			
	GIA - m2	Use	Estimated Units
LGF	500	Workspace	n/a
UGF	2,510	FE College	n/a
1	1,610	Residential	20
2	1,480		10
3	1,180		14
4	940		11
5	940		11
6	650		8
7	290		4
8	290		4
10,390 m2			82 units



This option follows the same model for the western residential block, the eastern block becomes significantly lower and shorter to respect the existing building

It is only possible to have a single loaded corridor of accommodation due to the need to preserve the amenity space to the east.

At ground level, this option would significantly disrupt the layout for the F.E. College. Any southern bar of accommodation is not possible as it would be too close to the windows of the existing building and obscure its setting.

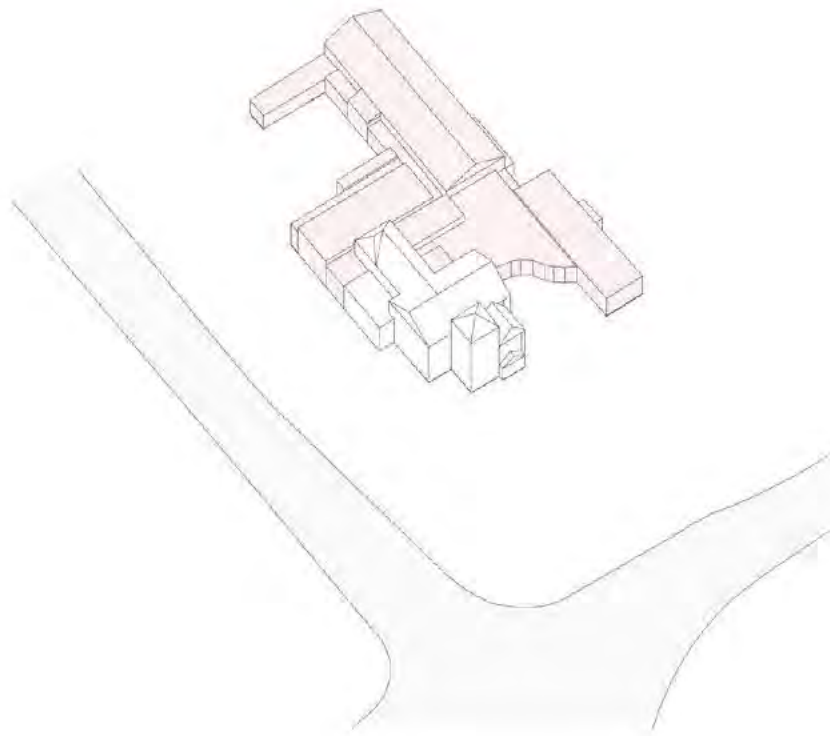
The reduced footprint would mean that the F.E. provision could not be achieved across a single floor and would probably mean the omission of the commercial space proposed for the Lower Ground Floor.

Retained House Option			
	GIA -m2	Use	Estimated units
LGF	300	Workspace	n/a
UGF	1,850	FE College	n/a
1	1,290	Residential / FE College	15
2	980		7
3	850	Residential	10
4	640		7
5	0		0
6	0		0
7	0		0
8	0		0
5,910 m2			39 units

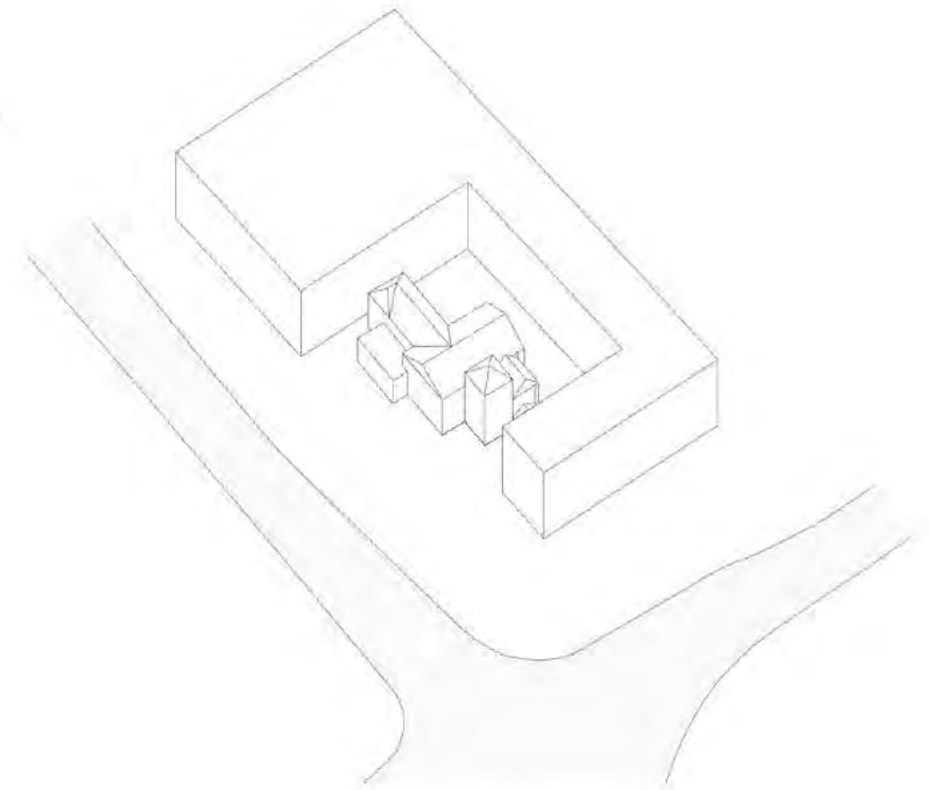


Option with House Retained - Generating the form

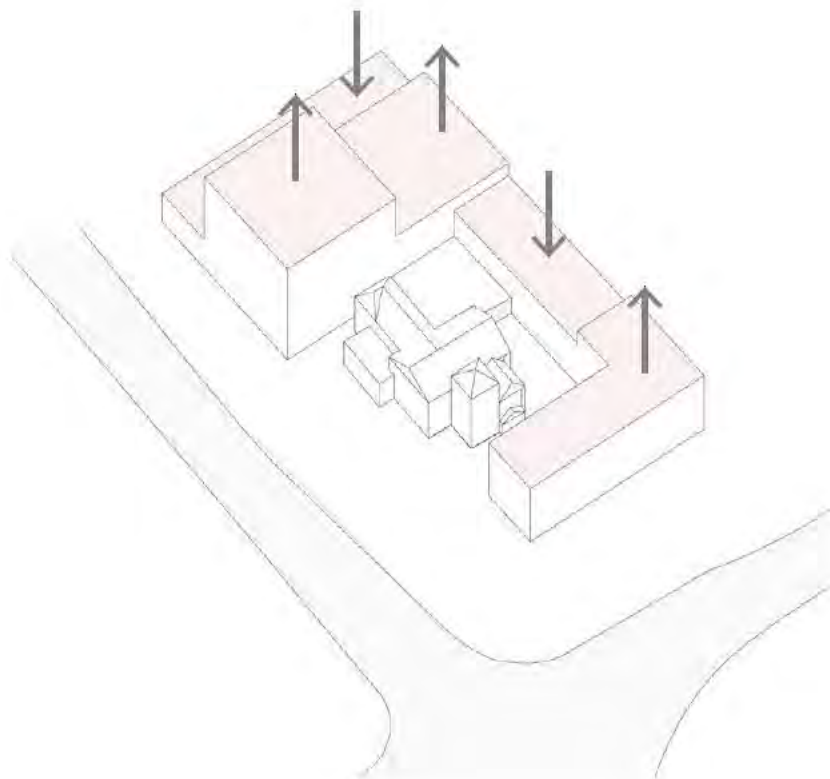
1. Remove non-significant elements of the existing buildings



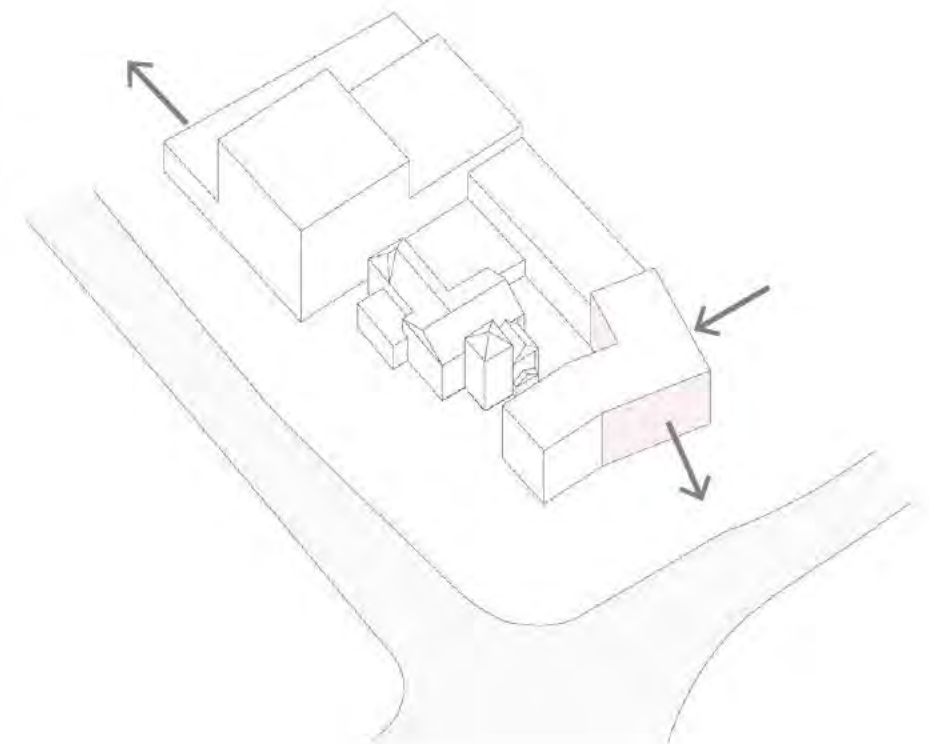
2. A single uniform volume across the site



3. Push and pull the volume to create a stepped and more considered form. And create better aspect flats.



4. Fine tuning the volume directly respond to site conditions.



Option with House Retained - Plans

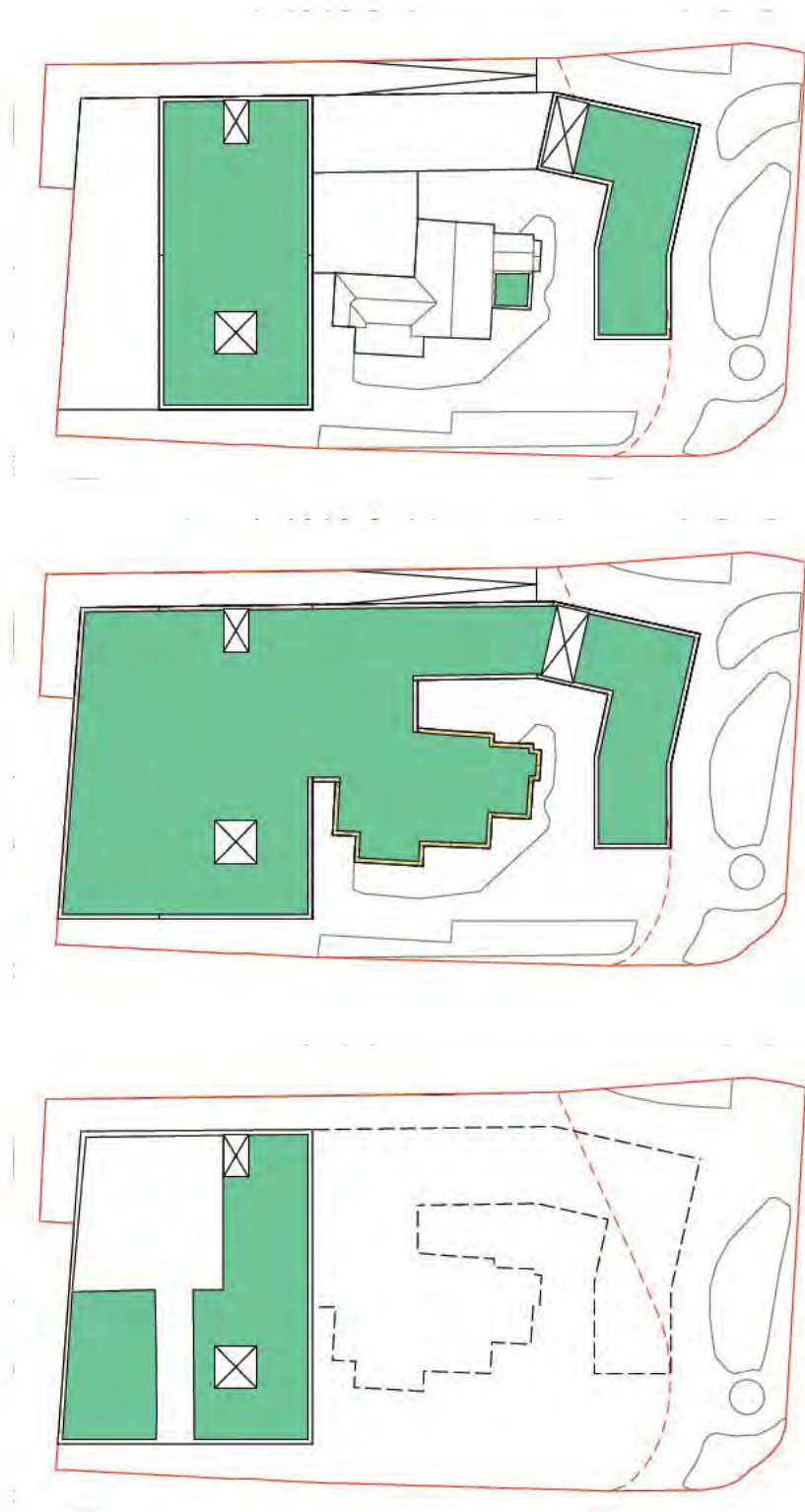
Pros

- Retain characterful building
- Retain some existing surface car parking

Cons

- Reduced Area
- More complex & inefficient building
- FE is split over two levels
- FE has a more complex circulation (an incomplete 'ring')
- Limited / No Commercial space
- Poor residential amenity
- Less successful street definition

Retained House Option			
	GIA -m2	Use	Estimated units
LGF	300	Workspace	n/a
UGF	1,850	FE College	n/a
1	1,290	Residential / FE College	15
2	980		7
3	850	Residential	10
4	640		7
5	0		0
6	0		0
7	0		0
8	0		0
5,910 m2			39 units



Preferred option

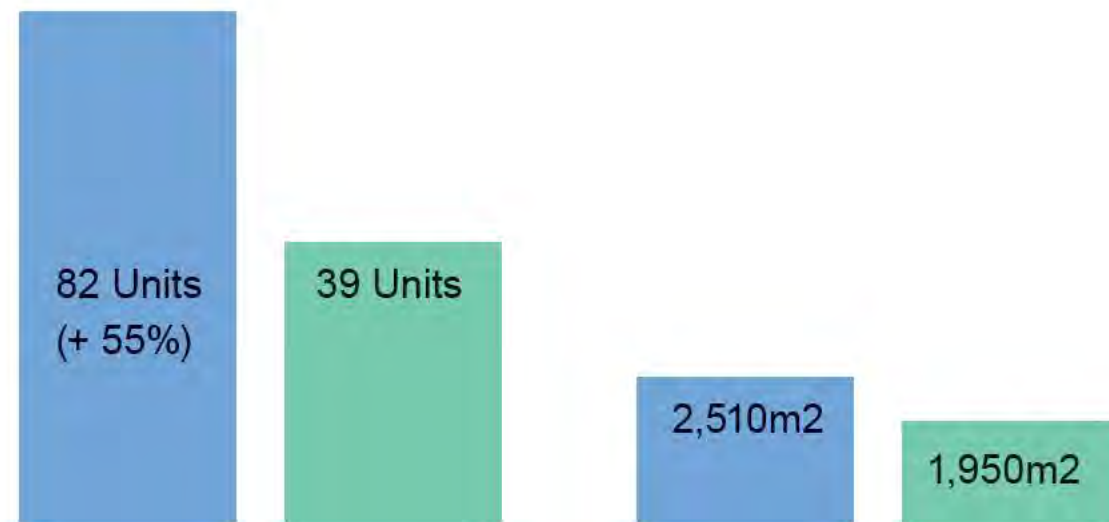


Pros

- Efficient Construction
- FE on a single level
- Purpose-built FE
- More new homes
- More area created
- Improved residential amenity
- Improved street definition

Cons

- Loss of locally listed building
- Less surface car parking



Option with House Retained

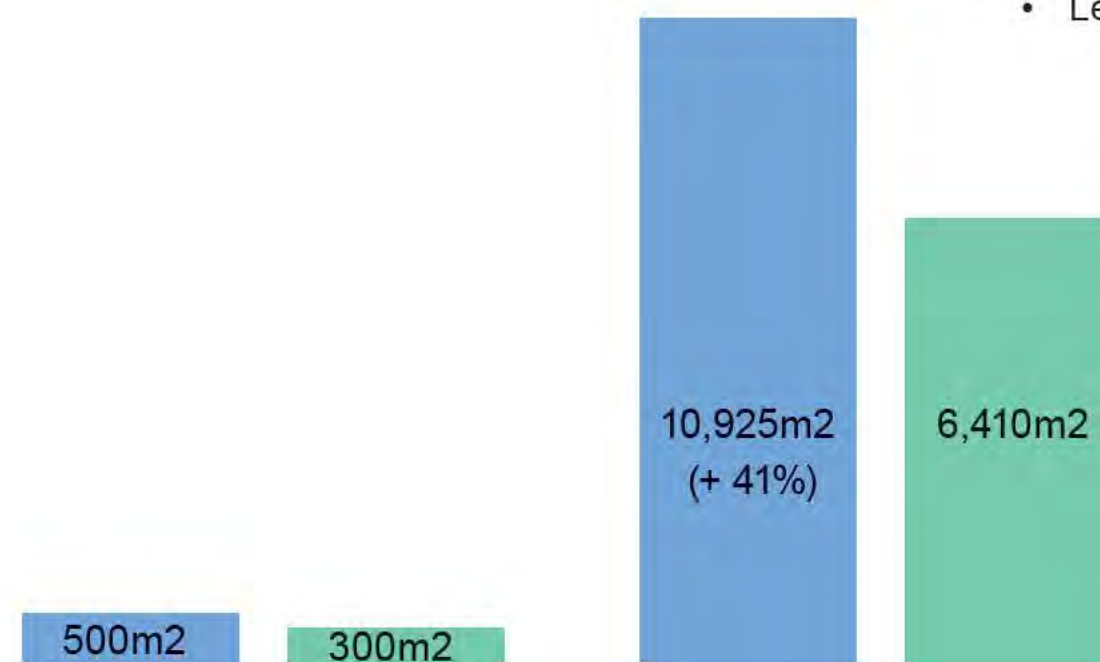


Pros

- Retain characterful building
- Retain some existing car parking

Cons

- Reduced Area
- More complex / inefficient building
- FE is split over two levels
- FE more complex circulation
- Limited /No Commercial space
- Poor residential amenity
- Less successful street definition



Residential Units

F.E. College

Workspace

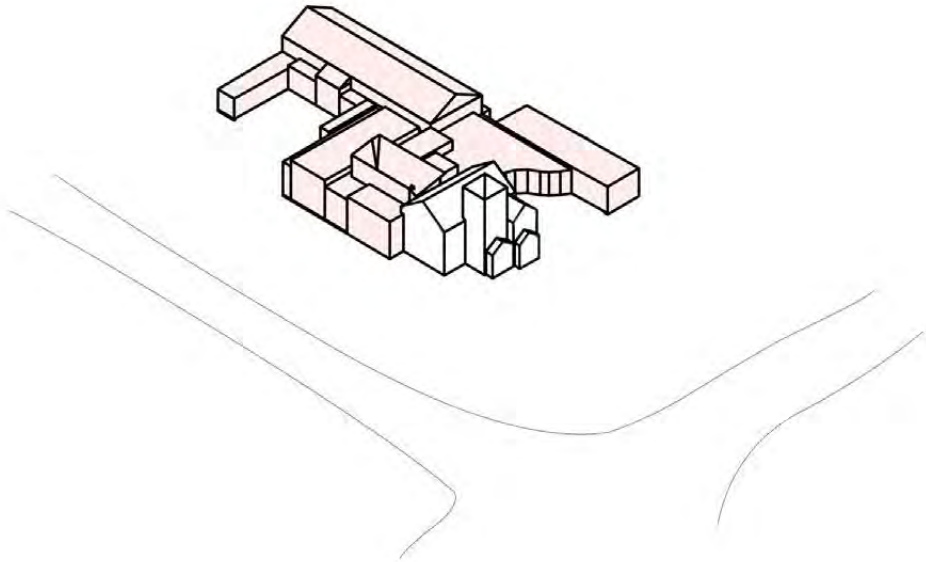
Total Area - GIA

Revised Retention Scheme

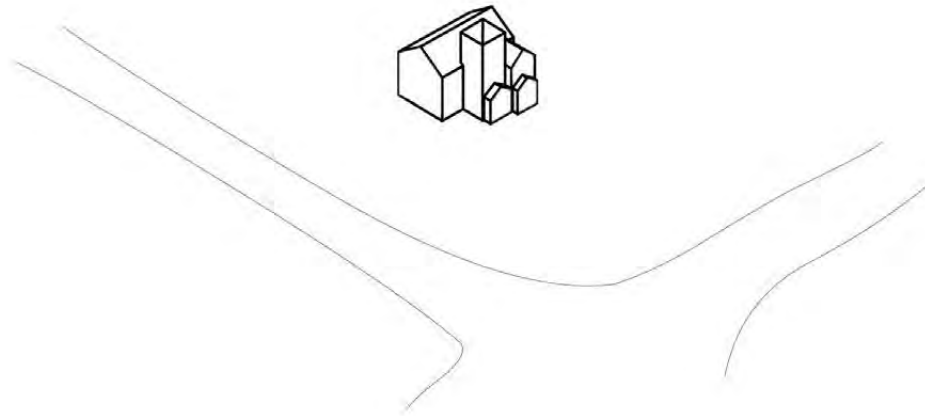
Following Pre-Application Meeting 2, an additional design was developed looking at raising the height of the proposed elements of the scheme to equivalent storeys as being proposed in the new build scheme for 82 units.

Brent officers requested this iteration specifically, but the proposed elements of the scheme would be some 6 storeys higher than the tallest element of the existing house and could not be said to be in keeping with its scale, which presents its own kind of planning risk compared with the demolition proposal.

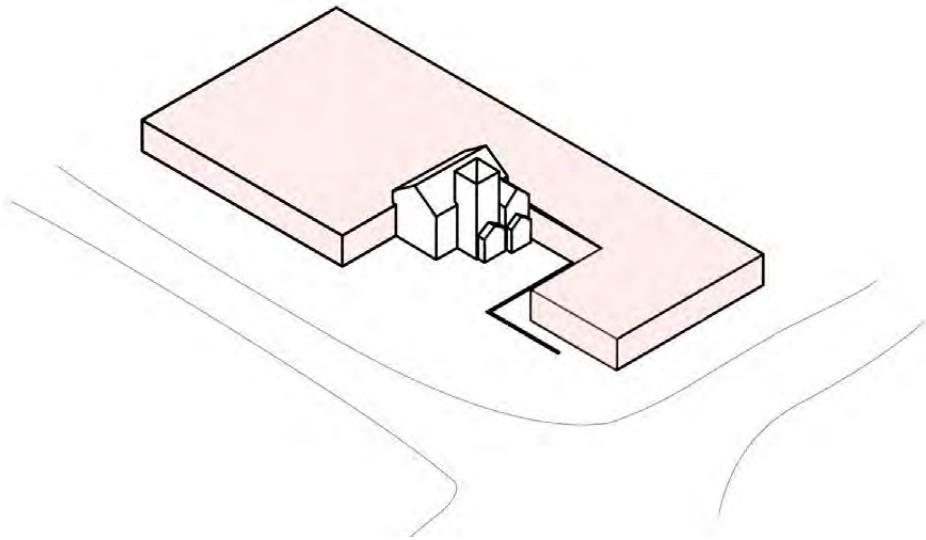
1.
Remove elements of existing building considered non-significant - As advised by Heritage Officer in Pre-app meeting 2, 24/04/19



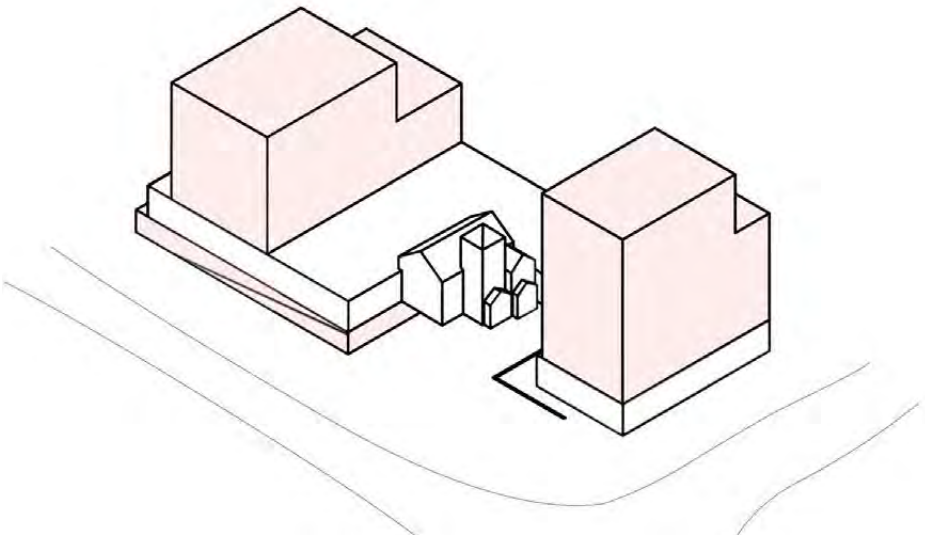
2.
Extent of Villa remaining



3.
Place extents of college requirements over 1 storey surrounding the villa

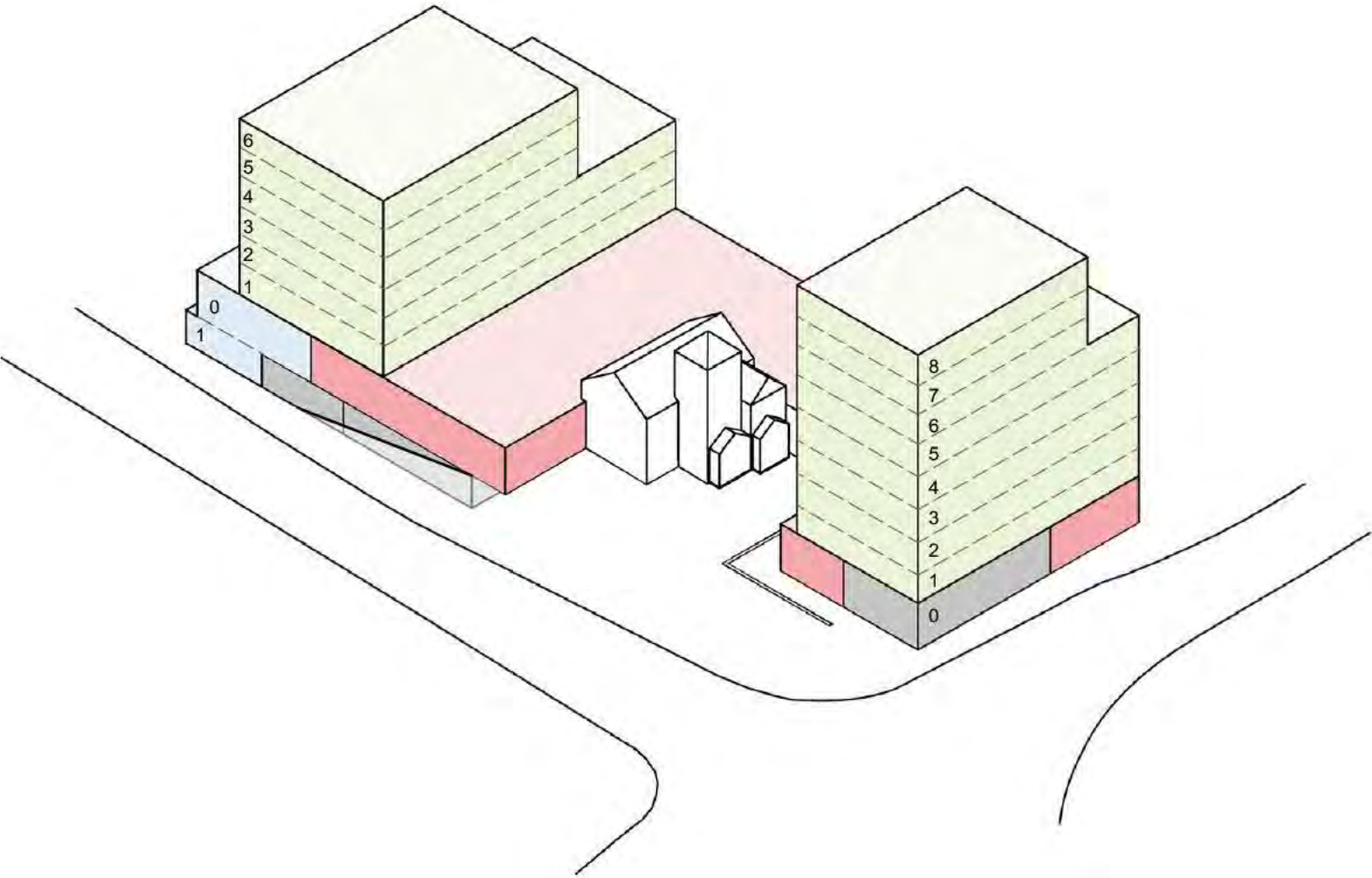


4.
Add workspace requirements below college and residential provision above to same heights as preferred option.

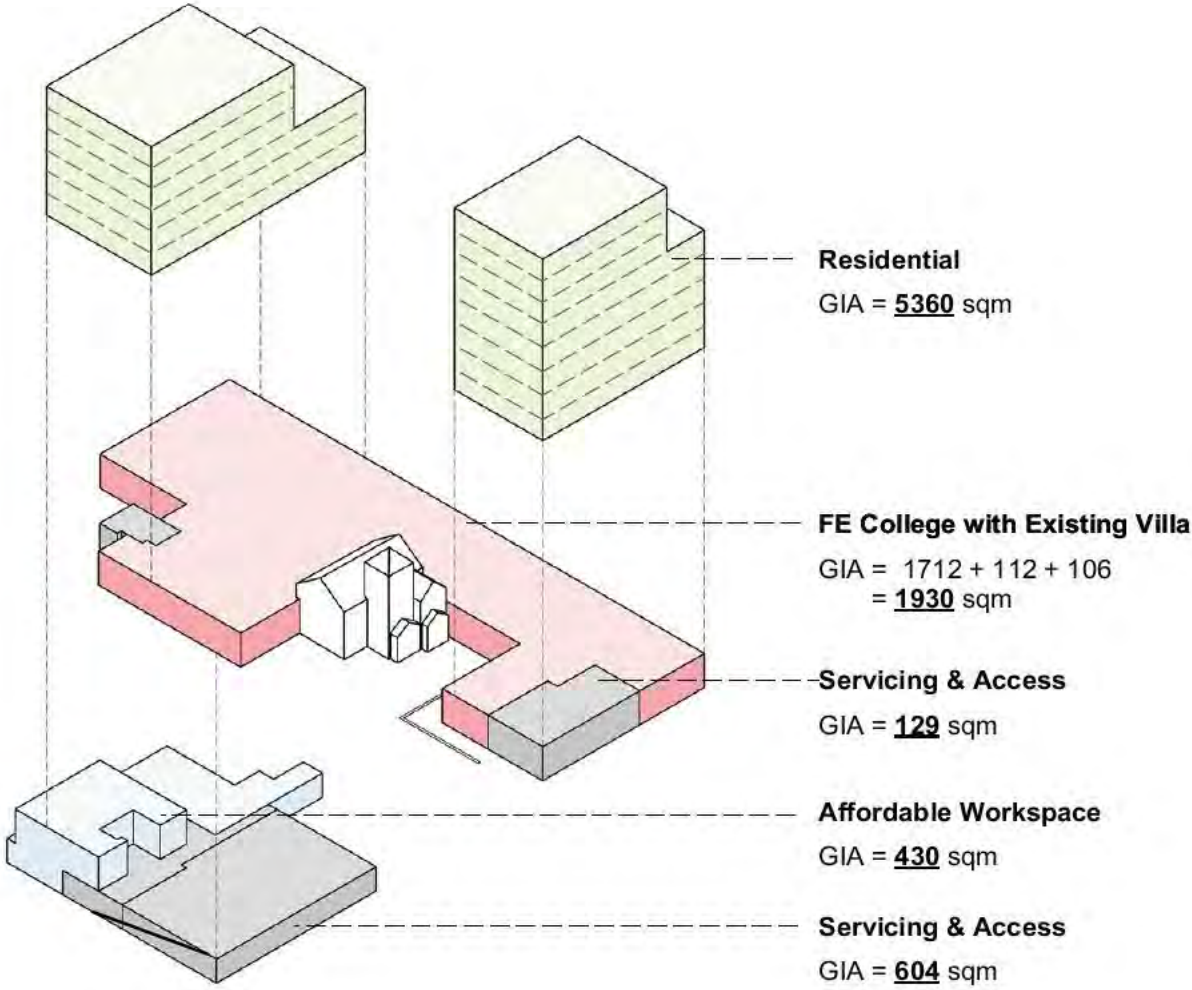


Revised Retention Scheme

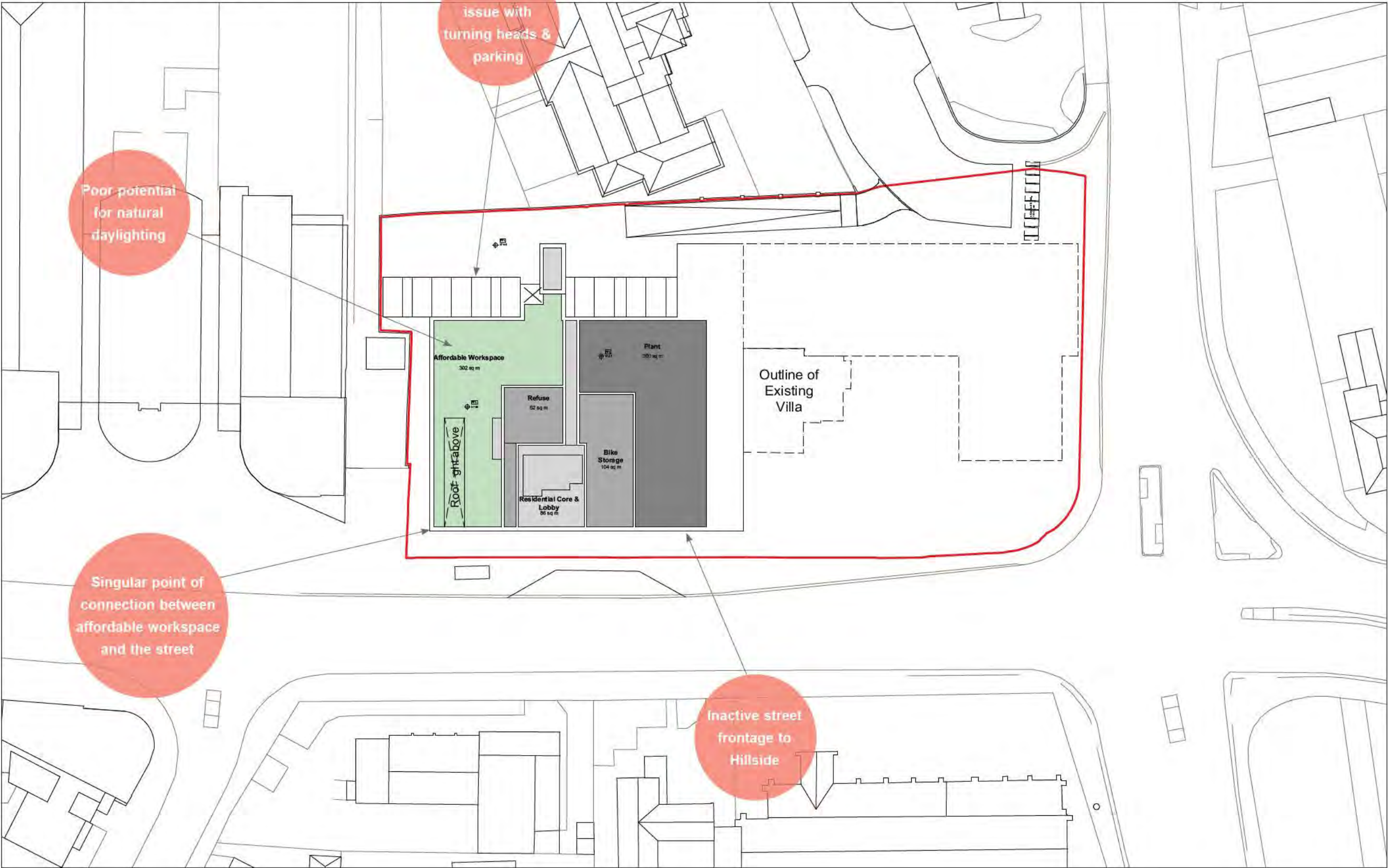
This design also looked at internal planning in greater detail, demonstrating that it would not be possible to achieve the same quality of internal space if elements of the existing building are retained. The plans on the following pages show these designs and issues associated with them.



Isometric of Massing



Exploded Isometric



Lower Ground Floor Plan
1:500

Key		Rev	Date	Drawn	Comment	Date of First Issue	Issued	Preliminary		Curl la Tourelle Head Architecture	
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	Student - Oriented (IT)							Lower Ground Floor Plan		www.clth.co.uk	
	Staff - Oriented							Drawing No.		© Curl la Tourelle Head Architecture	
<div></div>	Affordable Workspace							01008	2700	Rev A	Morland Gardens - Design and Access Statement



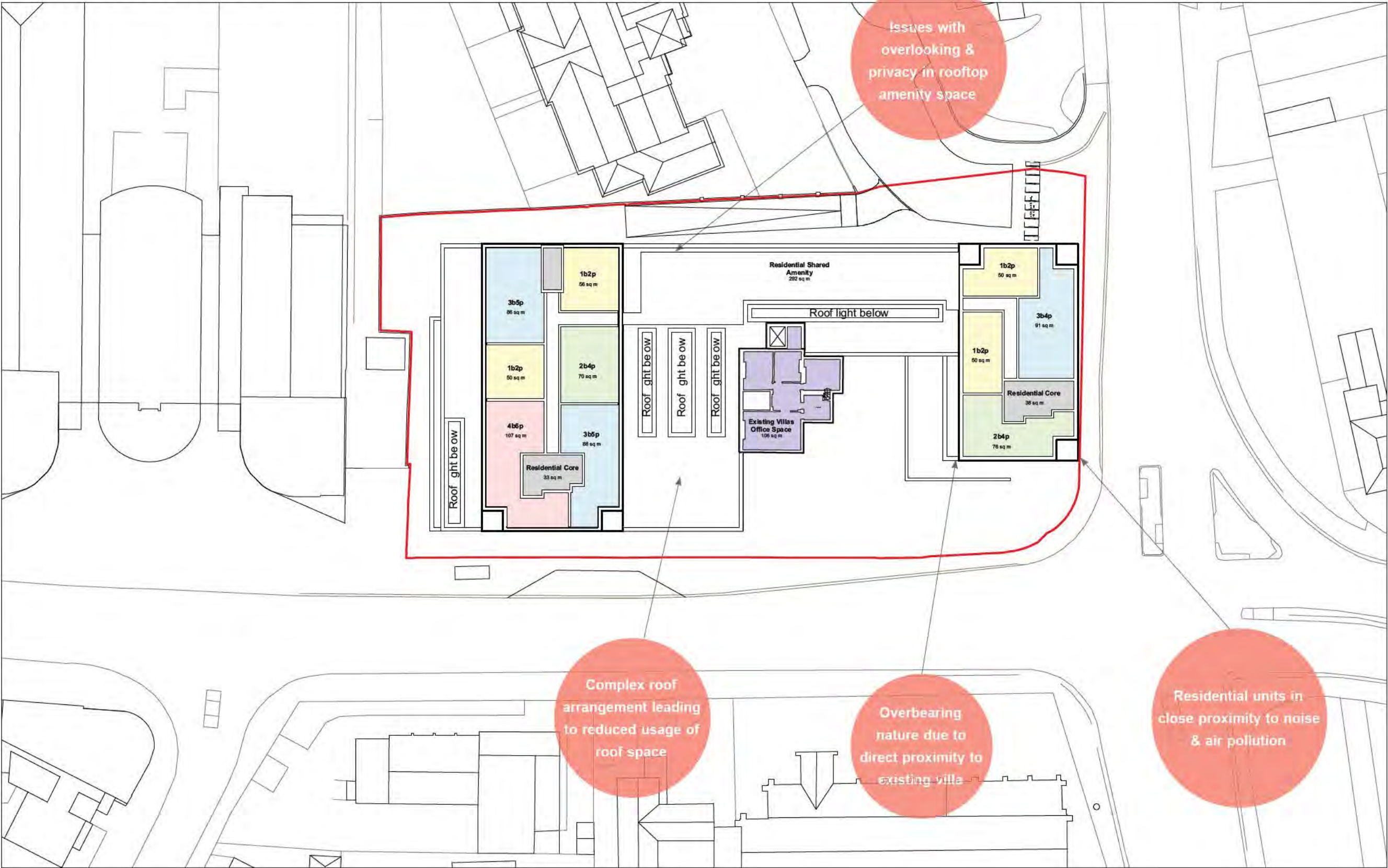
Key		Rev				Date of First Issue		Issued		Preliminary		Curl la Tourelle Head Architecture	
<div></div>	Semi-Public	A	03.05.19	AT	Retention Scheme	03.05.2019		SB	Drawing Title		80 Lambie Street, London NW5 4AB		
<div></div>	Student - Oriented							Checked SB	(Retention Scheme)		+44 (0)20 7267 0055		
<div></div>	Student - Oriented (IT)								Ground Floor Plan		www.clth.co.uk		
<div></div>	Staff - Oriented					Scale		Drawing No.		Rev A	© Curl la Tourelle Head Architecture		
<div></div>	Affordable Workspace					1:250 @ A1 1:500 @ A3		01008 2701					

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First to Third Floor Plan
1:500



Key		Rev		Date	Drawn	Comment	Date of First Issue	Issued	Preliminary	Curl la Tourelle Head Architecture
	1 Bed	A	03.05.19	AT	Retention Scheme		03.05.2019	SB	Drawing Title	Head Architecture
	2 Bed								(Retention Scheme)	
	3 Bed						Drawn	Checked	First to Third Floor Plan	
	4 Bed						AT	SB		
							Scale		Drawing No.	Rev
							1:250 @ A1		01008 2702	A
							1:500 @ A3			
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Morland Gardens - Design and Access Statement

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Appendix B

Project Information

Overall Schedule of Accommodation

The scheme comprises three distinct areas of internal accommodation; The Further Education College (FE), Affordable Workspace and Residential Areas totalling 10,405 sqm. There are also over 3,831 sqm of external areas.

These 3 uses are spread in different combinations over the 10 floors of the building.

Gross Internal Areas - FE, Workspace & Residential

Floor	Primary Use	GIA sqm		NIA sqm	
Lower Ground	Workspace, Plant (A) & Refuse	1,613	4,264	1,063	3,495
Upper Ground	Further Education	2,651		2,432	
1	Residential	1,372	6,141	1,104	4,882
2		1,238		1,005	
3		862		679	
4		794		627	
5		795		627	
6		360		280	
7		360		280	
8		360		280	
Totals		10,405		8,377	

Gross External Areas

Level	Use	Area
Lower Ground	Parking Area	617
Upper Ground	Public Realm	1,489
1	Level 1 Terraces	1,124
6	Level 6 Terraces	405
9	Level 9 Plant	196
TOTAL		3,831

Residential Units Overview

Floor	1 bed (50-59m2)	2 bed (70-92m2)	3 bed (84-94m2)	4 bed (105-120m2)	5 bed (128-136m2)	Cumulative Units
1	4	6	1	3	4	18
2	4	3	0	1	0	8
3	5	1	2	1	0	9
4	5	1	2	1	0	9
5	5	1	2	1	0	9
6	1	2	1	0	0	4
7	1	2	1	0	0	4
8	1	2	1	0	0	4
All Floors	26	18	10	7	4	
	40%	28%	15%	11%	6%	
Total Units						65

Detailed Workspace & F.E. Schedule

Refer to GA drawings for room numbering

Lower Ground Floor

Room Code	Floor Level	Use	Classification	Area (SQM)
B1-01	B1	Affordable Workspace B	Workspace	84
B1-02	B1	Storage	Workspace	2
B1-03	B1	WC - Accessible	Workspace	4
B1-04	B1	WC	Workspace	2
B1-05	B1	Storage	Workspace	4
B1-06	B1	East Block Refuse (Temporary)	Residential	34
B1-07	B1	West Block Refuse	Residential	17
B1-08	B1	Corridor	Residential	20
B1-09	B1	West Block Lobby	Residential	15
B1-10	B1	Reception	Workspace	36
B1-11	B1	WC	Workspace	16
B1-12	B1	Cycle Storage	Residential	76
B1-13	B1	Affordable Workspace A	Workspace	516
B1-14	B1	Multi-Functional Space	Workspace	206
B1-15	B1	Multi-Faith 1	F.E. - Students - Semi-Public	24
B1-16	B1	Multi-Faith 2	F.E. - Students - Semi-Public	24
B1-17	B1	Main Plant Room (E)	Plant	175
B1-18	B1	Main Plant Room (D)	Plant	10
B1-19	B1	Main Plant Room (C)	Plant	27
B1-20	B1	Main Plant Room (B)	Plant	66
B1-21	B1	Main Plant Room (A)	Plant	22
B1-22	B1	Substation	Plant	20

Upper Ground Floor

Room Code	Floor Level	Use	Classification	Area (SQM)
00-01	0	Lobby	F.E. - Students - Public	114
00-02	0	Café	F.E. - Students - Public	83
00-03	0	Kitchen	F.E. - Students - Semi-Public	40
00-04	0	Store	F.E. - Students - Semi-Public	9
00-05	0	East Block Lobby	Residential	15
00-06	0	East Block Refuse	Residential	40
00-07	0	Services	Plant	14
00-08	0	Store	F.E. - Students - Semi-Public	13
00-09	0	Changing	F.E. - Students - Semi-Public	16
00-10	0	WC	F.E. - Students - Semi-Public	6
00-11	0	Hall	F.E. - Students - Semi-Public	174
00-12	0	Changing	F.E. - Students - Semi-Public	20
00-13	0	Library & Archive	F.E. - Students - Semi-Public	85
00-14	0	Staff Room & Kitchen	F.E. - Staff & Admin	47
00-15	0	Meeting Room	F.E. - Staff & Admin	23
00-16	0	Server Room	F.E. - Students - I.T.	10
00-17	0	Staff Office	F.E. - Staff & Admin	107
00-18	0	Meeting Room	F.E. - Staff & Admin	13
00-19	0	Exam Records Storage	F.E. - Staff & Admin	8
00-20	0	Print Room	F.E. - Students - I.T.	9
00-21	0	WC - Accessible	F.E. - Students	5
00-22	0	WC - Female	F.E. - Students	17
00-23	0	WC - Accessible	F.E. - Students	6
00-24	0	WC - Male	F.E. - Students	17
00-25	0	Meeting Room	F.E. - Staff & Admin	12
00-26	0	Manager Office	F.E. - Staff & Admin	12

Upper Ground Floor (continued)

Room Code	Floor Level	Use	Classification	Area (SQM)
00-27	0	Teaching Bedroom	F.E. - Students	16
00-28	0	Teaching Bathroom	F.E. - Students	8
00-29	0	Independent Living Flat	F.E. - Students	22
00-30	0	Teaching Hallway	F.E. - Students	15
00-31	0	Classroom	F.E. - Students	40
00-32	0	ALS Room	F.E. - Students	13
00-33	0	IT Technician Office	F.E. - Students - I.T.	12
00-34	0	Storage	F.E. - Students - I.T.	7
00-35	0	Multi-Functional Space	F.E. - Students - Semi-Public	137
00-36	0	Virtual Pod	F.E. - Students - I.T.	54
00-37	0	IT Classroom	F.E. - Students - I.T.	45
00-38	0	IT Classroom	F.E. - Students - I.T.	45
00-39	0	Classroom	F.E. - Students	41
00-40	0	Classroom	F.E. - Students	41
00-41	0	Classroom	F.E. - Students	41
00-42	0	Classroom	F.E. - Students	41
00-43	0	Classroom	F.E. - Students	41
00-44	0	Classroom	F.E. - Students	41
00-45	0	Cycle Storage	F.E. - Students - Semi-Public	23
00-46	0	Craft	F.E. - Students - Semi-Public	71
00-47	0	Reception & Customer Service	F.E. - Students - Semi-Public	54
00-48	0	WC	F.E. - Students - Semi-Public	6
00-49	0	Storage	F.E. - Students - Semi-Public	2
00-50	0	Storage	F.E. - Students - Semi-Public	9

Detailed Residential Schedule

Refer to GA drawings for room numbering

Number	Flat Code	Floor Level	Flat Number	Flat Size	GIA (SQM)	Number of Bedspaces	Number of Single Beds	Storage/ Utility (SQM)	Dual Aspect	Area of Kitchen/ Living/ Dining (SQM)	Area of Private Amenity Space	Area of access ble shared amenity space (SQM)	Is it a wheelchair accessible unit?
1	01-01	01	01	2b3p	81	3	0	2	1	27	42	675	Yes
2	01-02	01	02	1b2p	59	2	0	1.9	0	29	6.2	675	No
3	01-03	01	03	5b6p	136	6	5	3.5	1	31	44	814	No
4	01-04	01	04	5b6p	128	6	5	3.5	1	33	42	814	No
5	01-05	01	05	5b6p	128	6	5	3.5	1	33	42	814	No
6	01-06	01	06	5b6p	128	6	5	3.5	1	32	42	814	No
7	01-07	01	07	1b2p	54	2	0	2.3	0	26	7	814	No
8	01-08	01	08	3b5p	94	5	2	5.4	1	32	13	814	No
9	01-09	01	09	2b3p	88	4	0	4.3	0	29	16	814	No
10	01-10	01	10	2b3p	82	4	0	2.6	0	30	13	814	No
11	01-11	01	11	1b2p	50	2	0	1.5	0	24	5	814	No
12	01-12	01	12	1b2p	53	2	0	1.9	1	23	8	814	No
13	01-13	01	13	2b4p	70	4	0	2	1	27	8	814	No
14	01-14	01	14	4b6p	120	6	2	5.1	1	35	15	814	No
15	01-15	01	15	4b6p	112	6	2	5.6	1	32	15	814	No
16	01-16	01	16	4b6p	110	6	2	5.6	1	32	54	814	No
17	01-17	01	17	2b4p	92	4	0	6.6	1	30	50	814	No
18	01-18	01	18	2b4p	92	4	0	4.7	1	33	40	814	No
19	02-01	02	01	2b3p	75	3	0	4	1	27	6.5	675	Yes
20	02-02	02	02	1b2p	54	2	0	1.5	1	25	6.2	675	Yes
21	02-03	02	03	1b2p	50	2	0	1.5	0	23	12.5	675	No
22	02-04	02	04	2b4p	77	4	0	2.8	1	31	7	814	No
23	02-05	02	05	4b6p	105	6	2	5.4	1	31	13	814	No
24	02-06	02	06	1b2p	50	2	0	1.5	0	24.5	5	814	No
25	02-07	02	07	1b2p	53	2	0	1.9	1	23	8	814	No
26	02-08	02	08	2b4p	70	4	0	2	1	27	6.5	814	No
27	03-01	03	01	2b3p	75	3	0	4	1	27	6.5	675	Yes
28	03-02	03	02	1b2p	54	2	0	1.5	1	25	6.5	675	Yes
29	03-03	03	03	1b2p	50	2	0	1.5	0	23	12.5	675	No
30	03-04	03	04	3b5p	89	5	1	2.5	1	29.5	6.2	814	No
31	03-05	03	05	4b6p	105	6	2	5.4	1	31	11.5	814	No
32	03-06	03	06	1b2p	50	2	0	1.6	0	23	8	814	No
33	03-07	03	07	1b2p	50	2	0	1.5	0	24.5	5	814	No
34	03-08	03	08	1b2p	53	2	0	1.9	1	23	8	814	No
35	03-09	03	09	3b5p	90	5	1	4.5	1	32	8	814	No

Detailed Residential Schedule

Refer to GA drawings for room numbering

Number	Flat Code	Floor Level	Flat Number	Flat Size	GIA (SQM)	Number of Bedspaces	Number of Single Beds	Storage/ Utility (SQM)	Dual Aspect	Area of Kitchen/ Living/ Dining (SQM)	Area of Private Amenity Space	Area of access ble shared amenity space (SQM)	Is it a wheelchair accessible unit?
36	04-01	04	01	2b4p	75	3	0	4	1	27	8	675	Yes
37	04-02	04	02	1b2p	54	2	0	1.5	1	25	8	675	No
38	04-03	04	03	1b2p	50	2	0	1.5	0	23	6.8	675	No
39	04-04	04	04	3b5p	89	5	1	2.5	1	29.5	8	814	No
40	04-05	04	05	4b6p	105	6	2	5.4	1	31	13	814	No
41	04-06	04	06	1b2p	50	2	0	1.6	0	23	8	814	No
41	04-07	04	07	1b2p	50	2	0	1.5	0	24.5	5	814	No
43	04-08	04	08	1b2p	53	2	0	1.9	1	23	8	814	No
44	04-09	04	09	3b5p	90	5	1	4.5	1	32	8	814	No
45	05-01	05	01	2b4p	75	3	0	4	1	27	8	675	Yes
46	05-02	05	02	1b2p	54	2	0	1.5	1	25	8	675	No
47	05-03	05	03	1b2p	50	2	0	1.5	0	23	8	675	No
48	05-04	05	04	3b5p	89	5	1	2.5	1	29.5	8	814	No
49	05-05	05	05	4b6p	105	6	2	5.4	1	31	13	814	No
50	05-06	05	06	1b2p	50	2	0	1.6	0	23	8	814	No
51	05-07	05	07	1b2p	50	2	0	1.5	0	24.5	5	814	No
52	05-08	05	08	1b2p	53	2	0	1.9	1	23	8	814	No
53	05-09	05	09	3b5p	90	5	1	4.5	1	32	8	814	No
54	06-01	06	01	2b4p	77	4	0	2.8	1	32	8	814	No
55	06-02	06	02	3b4p	84	5	1	2.6	1	31	8	814	No
56	06-03	06	03	1b2p	50	2	0	1.6	1	22.5	10	814	No
57	06-04	06	04	2b4p	72	4	0	2.7	1	29.5	8	814	No
58	07-01	07	01	2b4p	77	4	0	2.8	1	32	8	814	No
59	07-02	07	02	3b4p	84	5	1	2.6	1	31	8	814	No
60	07-03	07	03	1b2p	58	2	0	2.9	1	27	11.5	814	No
61	07-04	07	04	2b4p	70	4	0	2	1	29	8	814	No
62	08-01	08	01	2b4p	77	4	0	2.8	1	32	8	814	No
63	08-02	08	02	3b4p	84	5	1	2.6	1	31	8	814	No
64	08-03	08	03	1b2p	58	2	0	2.9	1	27	11.6	814	No
65	08-04	08	04	2b4p	70	4	0	2	1	29	8	814	No

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