

Grand Junction Arms

Canal Bridge
Acton Lane
Park Royal
London NW10 7AD

DESIGN & ACCESS STATEMENT

September 2021



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1.0 INTRODUCTION & SUPPORTING DOCUMENTS

This Design, Access & Heritage Statement has been prepared in support of an application for planning consent to carry out alterations to the pub, garden and accommodation situated at:

*Grand Junction Arms,
Canal Bridge, Acton Lane, Park Royal, London NW10 7AD*

This statement should be read in conjunction with the drawings listed below:

*2131-000 Existing Site Plan
2131-001 Existing Basement Plan
2131-002 Existing Ground Floor Plan 1 of 3
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2131-004 Existing Ground Floor Plan 3 of 3
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2131-010 Existing Side (South) Elevation 2
2131-011 Existing Front Boundary Elevation*

*2131-100 Proposed Site Plan
2131-101 Proposed Ground Floor Plan 1 of 3
2131-102 Proposed Ground Floor Plan 2 of 3
2131-103 Proposed Ground Floor Plan 3 of 3
2131-104 Proposed First Floor Plan
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2131-107 Proposed East & West (Front & Rear) Elevations
2131-108 Proposed Side (North) Elevation
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2131-110 Proposed Side (South) Elevation 2
2131-111 Proposed Front Boundary Elevation*

2.0 THE SITE & SETTING

The Grand Junction Arms is situated in the London Borough of Brent in North West London. The area lost its rural nature as factories replaced farms and woodland. From the mid 1800s to the mid 1900s, housing also spread across the area incorporating Harlesden as part of the London conurbation.

The pub is located in Park Royal which is part of the Old Oak and Park Royal Development Corporation (OPDC) which is part of a new centre and community for West London. The OPDC was launched in 2015 by the Mayor of London to ensure that the potential of the area is fulfilled. This is the only place where HS2 and Crossrail will meet and therefore creates a thriving new interchange area for London.

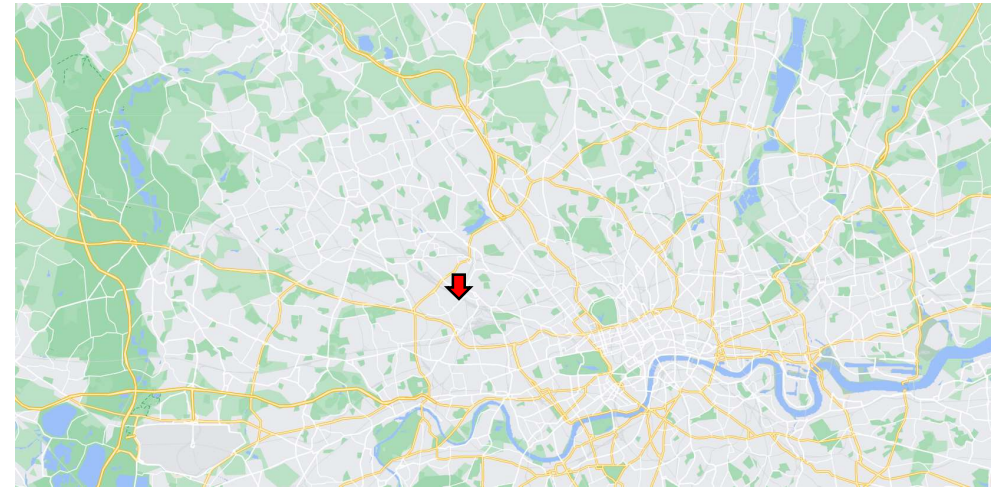
Park Royal is one of the largest industrial estates in the UK. There are now over 1200 business employing an estimated 35,000 people. There are approximate 250 artists studios and 500 food companies.

Immediately beside and across the road from the pub to the north and on the western boundary are factory buildings owned by McVities, the biscuit manufacturer. The Grand Union Canal runs passed its southern boundary and Acton Lane forms the eastern boundary.

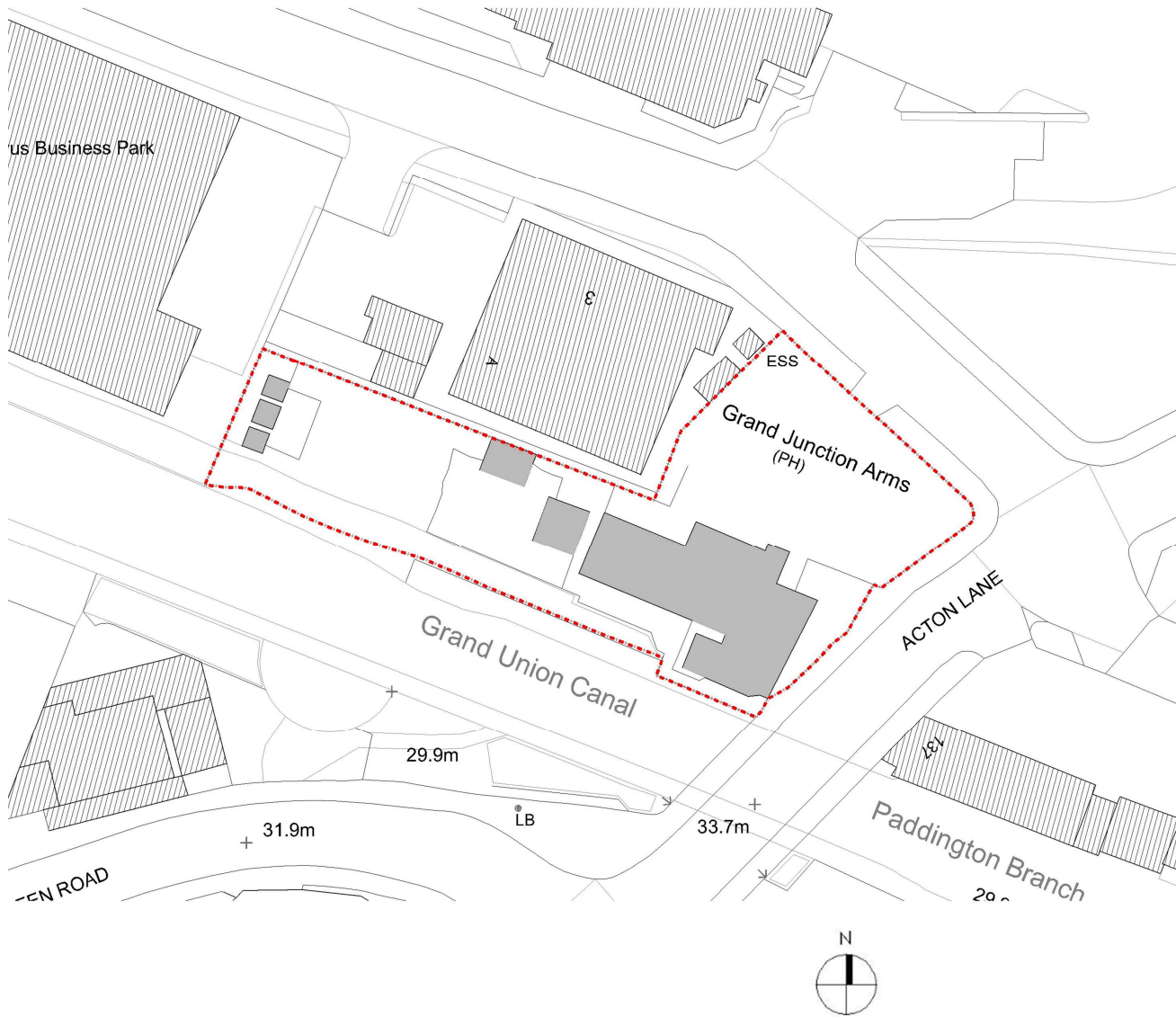
The site is firmly within the industrial area without any residential buildings nearby.

The site does not sit within a conservation area.

The building is not statutorily or locally listed.



2.0 THE SITE & SETTING



3.0 THE BUILDING & USE

The Grand Junction Arms is a canal-side public house with a large garden to the rear. The site demise is just over half an acre.

The first floor of the pub currently incorporate 5 hotel rooms and the second floor provides accommodation for the pub manager.

The current planning Use Classes for this building includes E(b) for the pub, C1 for the hotel accommodation and sui generis for the managers flat

It is a three-storey brick building including basement with single storey extensions to each side and to the rear.

The pub fronts Acton Lane, a busy stretch of road but benefits from the canal forming its southern boundary and very large garden behind it to the west.

A side entrance gives direct access from the car park to an extension to the original pub building. The extension leads onto a terrace which has a retractable cover over. This terrace is also accessed via the main pub space at the front.

Access to the garden is via any of the above spaces.

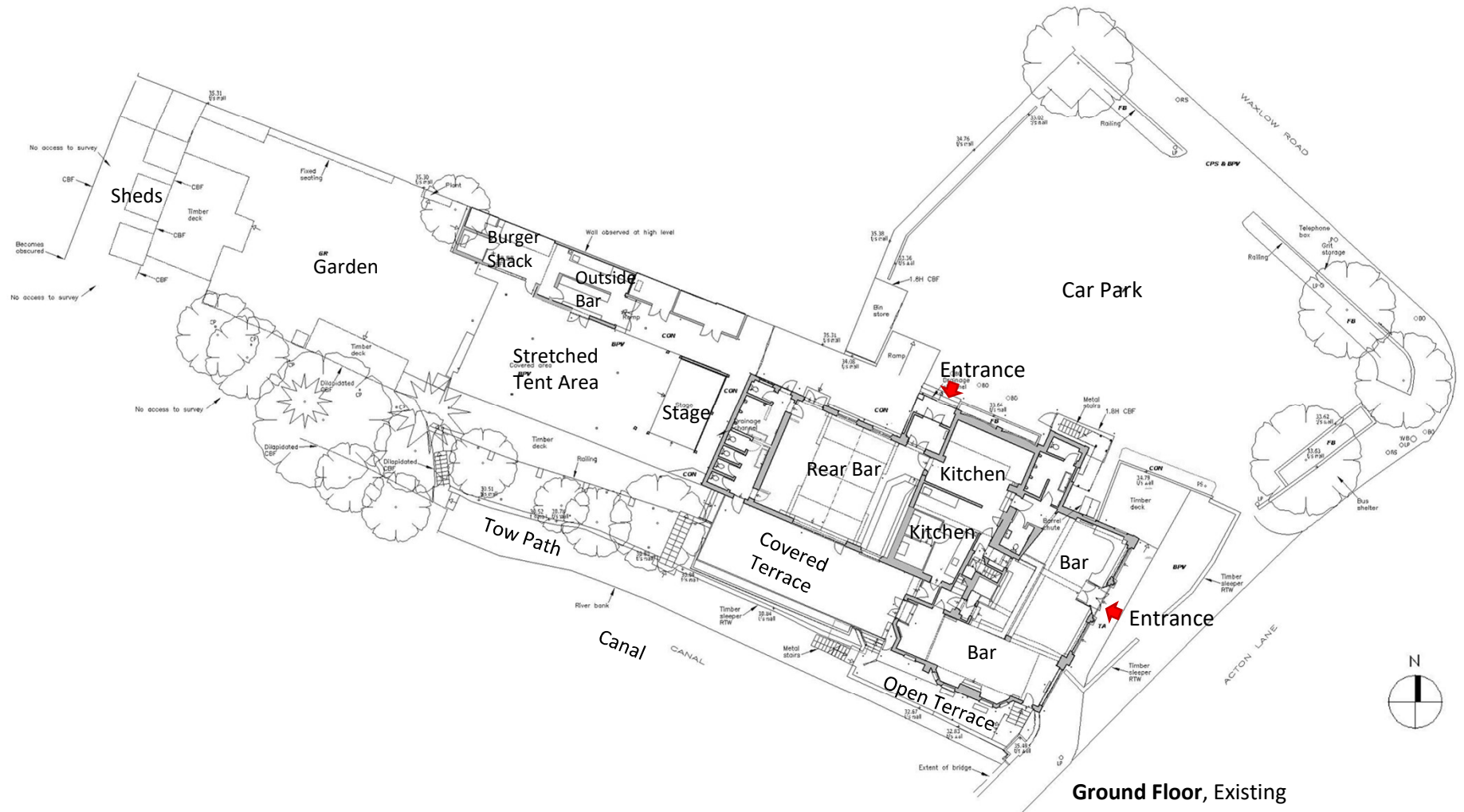
A large portion of the garden is sheltered by a demountable stretched tent structure. Beneath the stretched tent is a stage for live performances and plenty of seating.

The garden itself is grassed and has some raised booth seating along the southern edge.

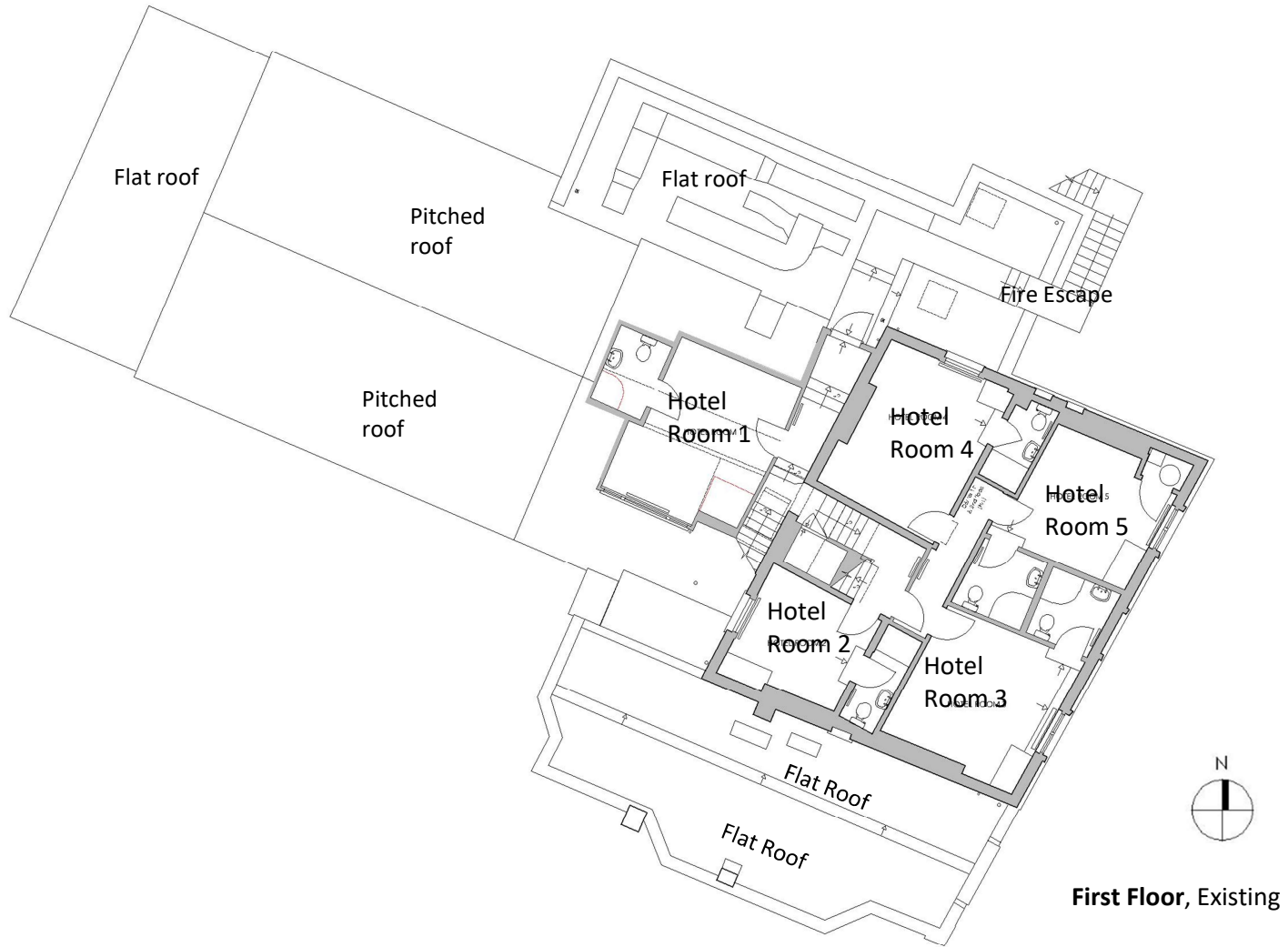
Forming the western boundary are 3 open fronted garden shed structures accessed via a raised platform in front of them.

The northern boundary wall parties with the McVitie's factory on the other side. Against this boundary is an external bar and cellar as well as a 'burger shack' which is an external food servery structure which is a hallmark of the applicants business.

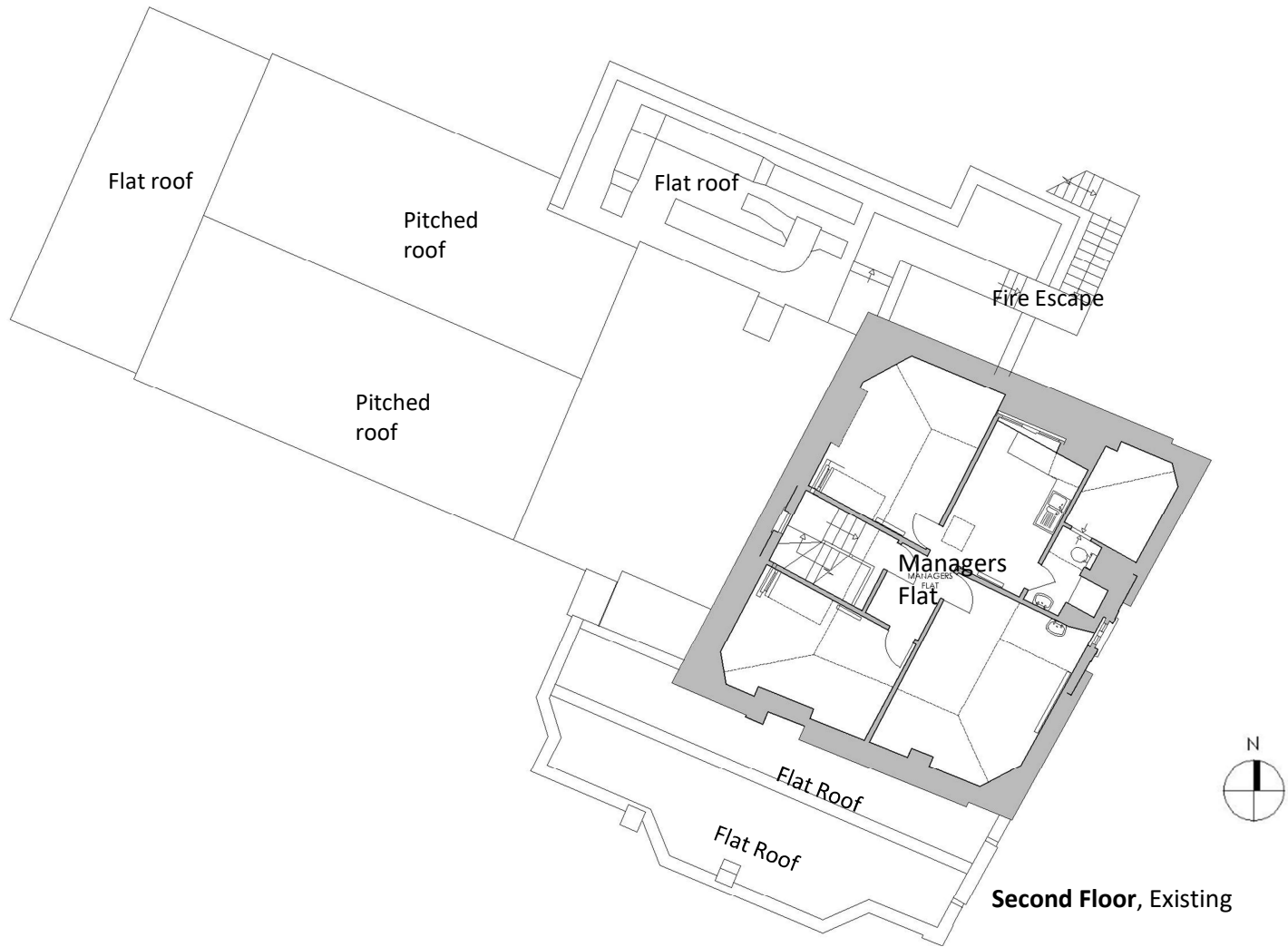
3.0 THE BUILDING & USE



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3.0 THE BUILDING & USE



4.0 PROJECT INTENTIONS

The applicant wishes to modernise this public house through the introduction of the following at the site:

1. Replacement of all garden furniture with new loose and fixed seating.
2. Replacement of all signage and advertisements to the facades of the property.
3. Introduction of new large format signage letters to side of garden at high level.
4. Introduction of replacement light fittings and addition of new lighting in the garden and around the front of the property..
5. Redecoration of the property facades including new colour scheme to frontage.
6. Introduction of new planting scheme to garden and pub frontage.
7. Alteration to front boundary treatment.
8. Re-instatement of original window opening to eastern end of north facing elevation
9. In addition, the applicant no longer wishes to run the first floor rooms as hotel accommodation and instead proposes to introduce additional toilet provision for the pub at this level as well as some staff areas (changing space, break room etc).
10. This application therefore seeks a change of use from E(b) (pub), C1 (hotel) and sui generis (managers flat) to omit C1 and retain the E(b) and sui generis uses.

5.0 PLANNING HISTORY

There are 4 previous applications relating to this property on Brent Council's website.

16/4274

Proposed external covered structure with associated retractable awning roof, extension to decked area and replacement of existing double door with new bi-folding doors.

Permission granted

16/0956

Erection of self-standing timber canopy incorporating a slate roof to the rear of the Grand Junction Arms.

Permission granted

14/1277

Erection of a rear dormer and external staircase for the upper floors with associated internal and external alterations to the public house

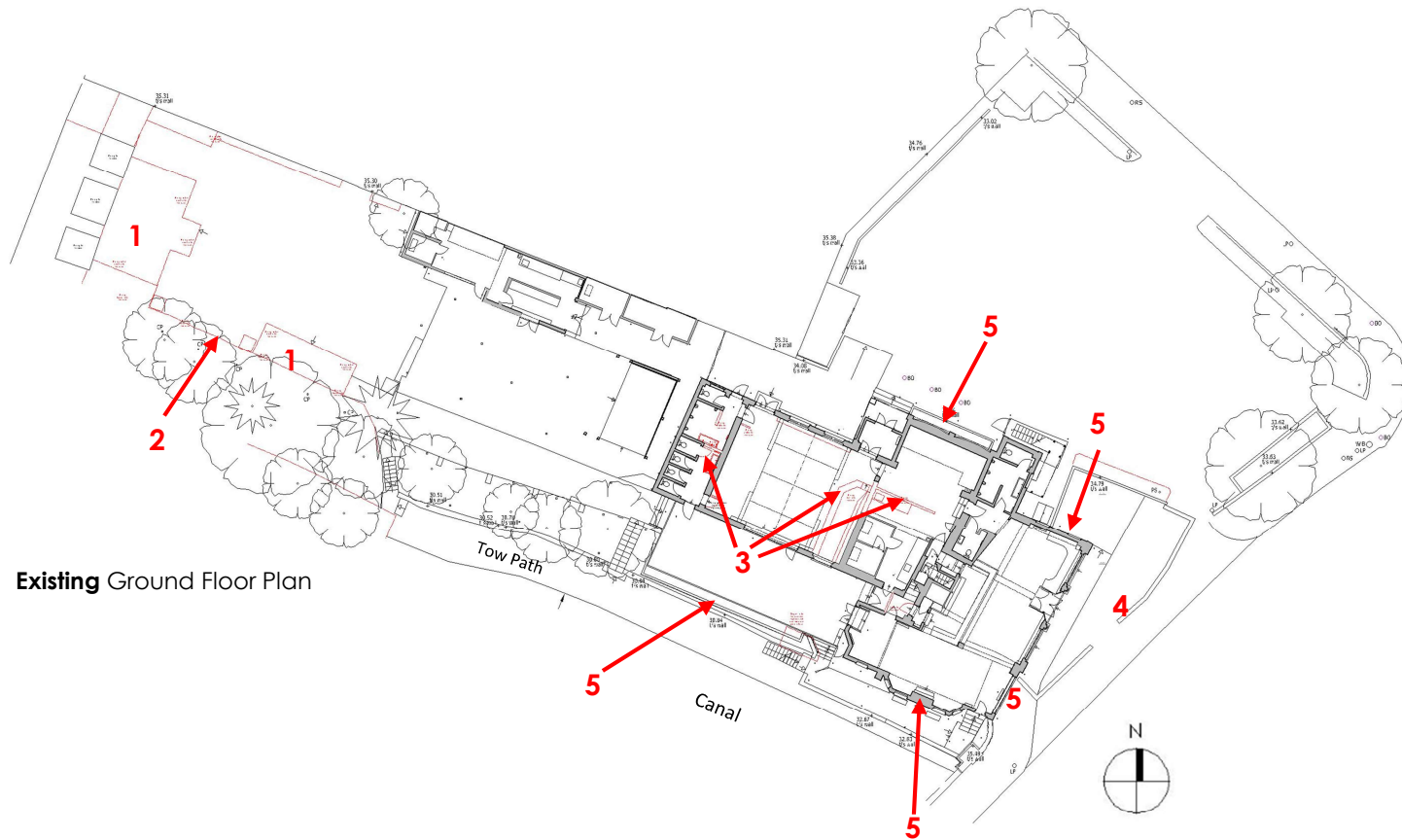
Permission granted

88/0206

Erection of single storey side extension and alterations to front elevation.

Permission granted

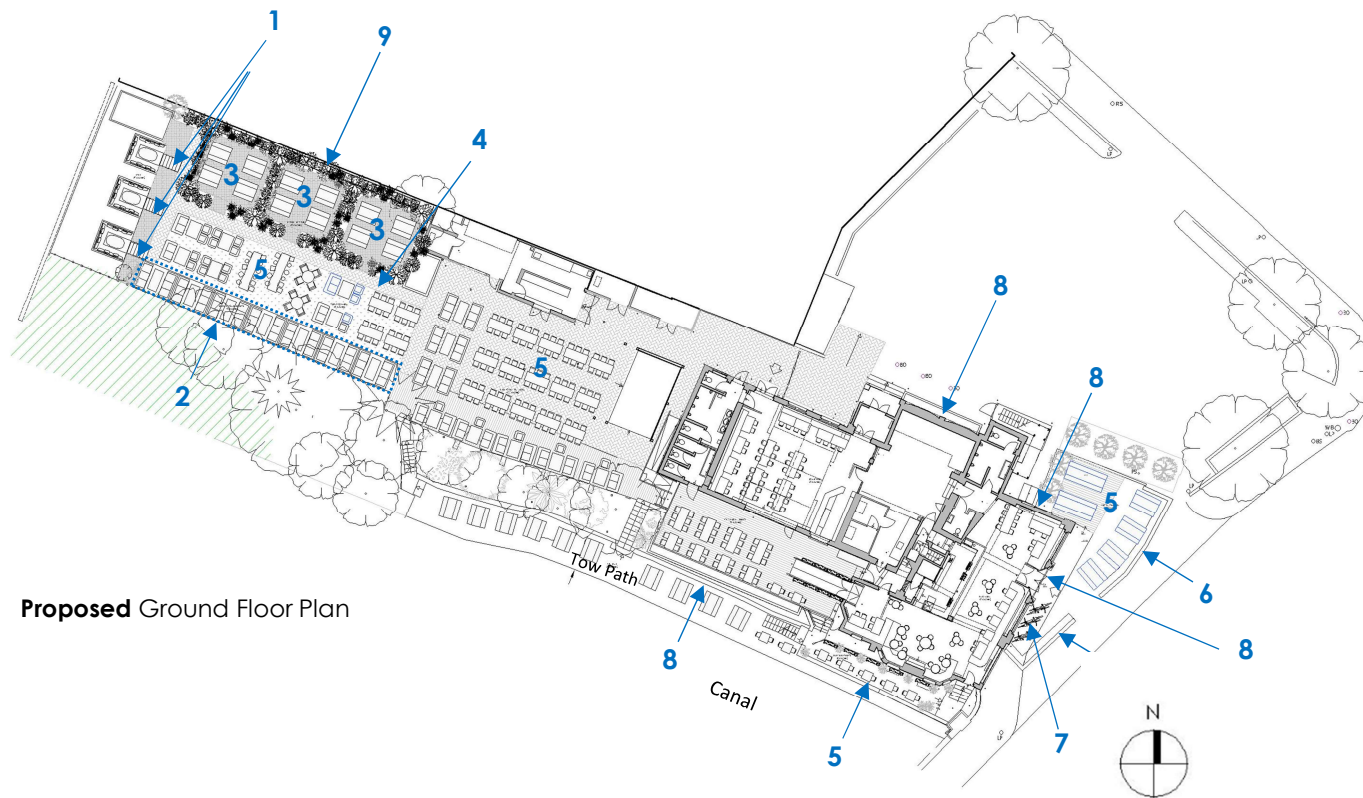
6.0 SCOPE OF WORKS



Existing Ground Floor Plan

1. Existing timber raised platforms to be stripped out
2. Existing close boarded fencing to be stripped out.
3. Minor internal reconfiguration
4. Existing sleepers to front forming boundary wall to be removed for re-use elsewhere
5. Existing signage and adverts to be removed.

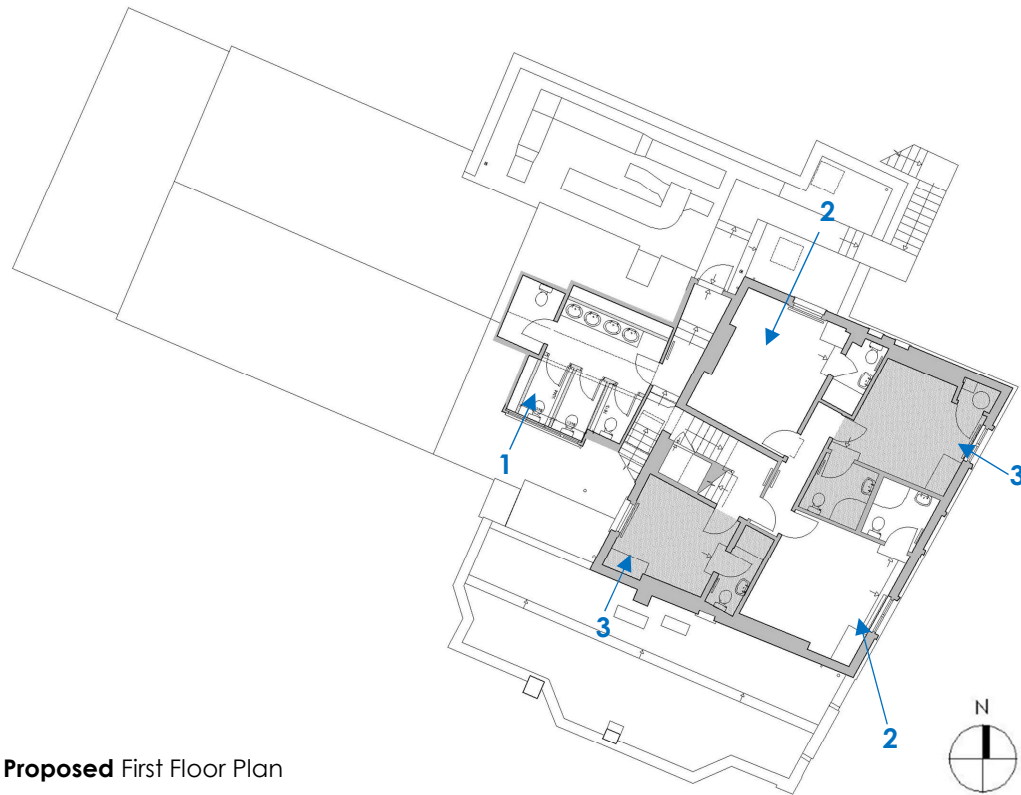
6.0 SCOPE OF WORKS



Proposed Ground Floor Plan

1. New timber steps up to existing open sided sheds
2. New raised platform deck for new furniture c/w new railings to outer edge (at top of embankment).
3. New picnic benches surrounded by planting with festoon lighting over
4. New pathway through lawn in brick paviers
5. New garden furniture.
6. New log filled gabion cages to form replacement boundary wall.
7. New cycle racks (Sheffield stands)
8. New signage & Adverts. Refer to signage pack in Appendix A.
9. New permanent scaffold structure inside boundary wall to support new large format individual signage letters. Trellis attached to front of scaffolding for climbing plants

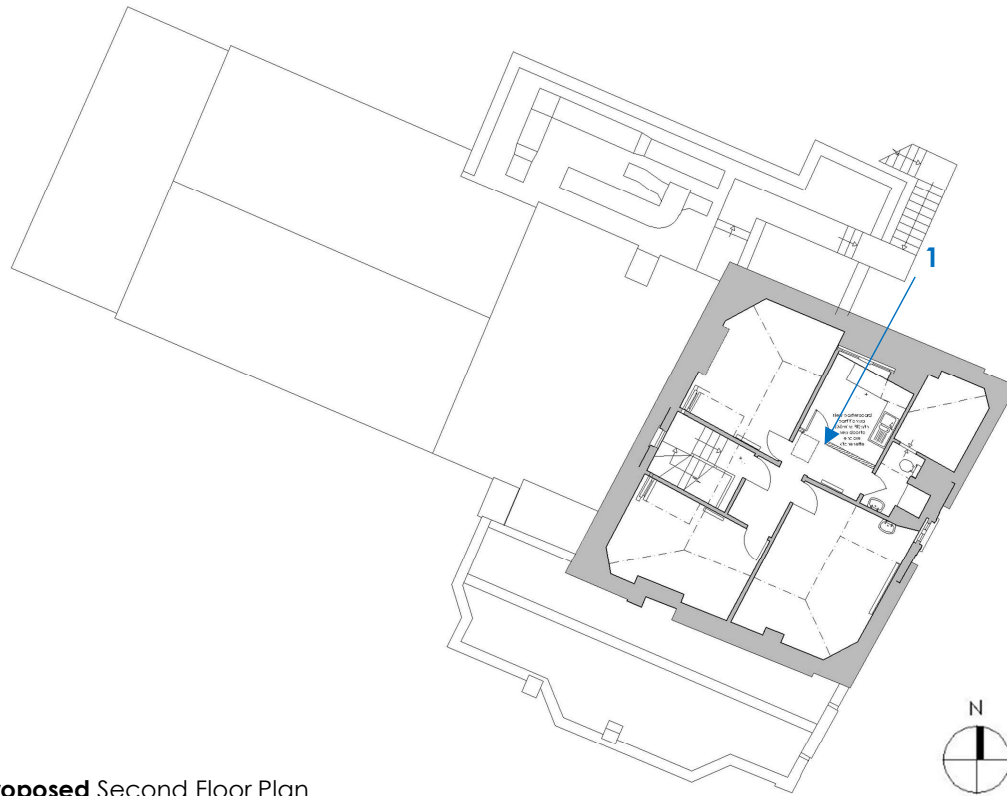
6.0 SCOPE OF WORKS



Proposed First Floor Plan

1. New ladies WCs for pub
2. New staff rest areas.
3. Rooms greyed out, not used.

6.0 SCOPE OF WORKS



Proposed Second Floor Plan

1. New wall to enclose kitchenette

6.0 SCOPE OF WORKS



Gabion baskets

The front boundary wall is to be swapped from sleepers to gabion baskets filled with logs. This feeds into the 'greening' concept of the overall design proposals which serve to enhance the natural environment surrounding of the site e.g. the large garden to the rear and its canal side setting.

Visual

The adjacent visual indicates the proposed new paint colours to the pub frontage

The new festoon lighting over the seating
New lighting to the façade including new lanterns above the entrance.

New planting

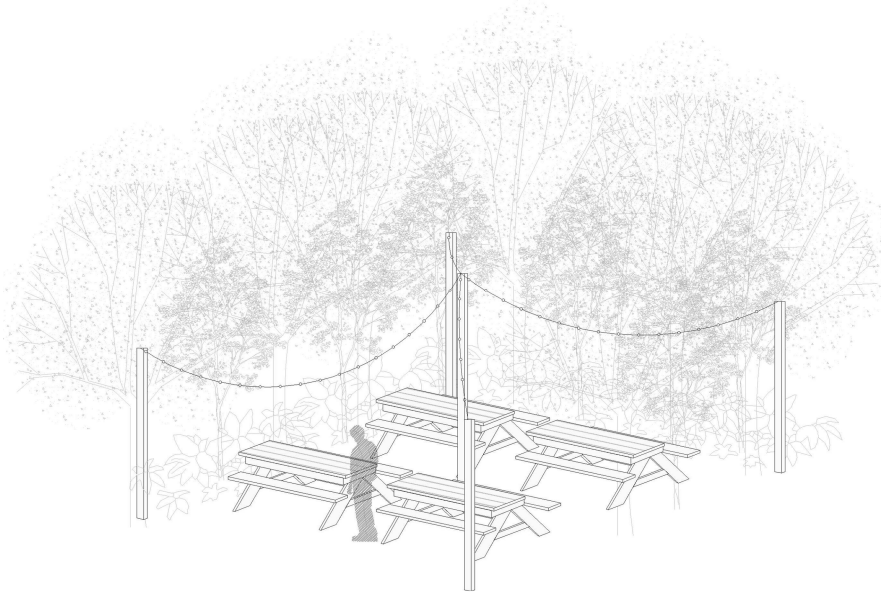
New boundary treatment, namely gabion cages filled with logs and topped with planting



Festoon Lights

To be low voltage LED globe lights with warm white lamps.

6.0 SCOPE OF WORKS



Forest Rooms

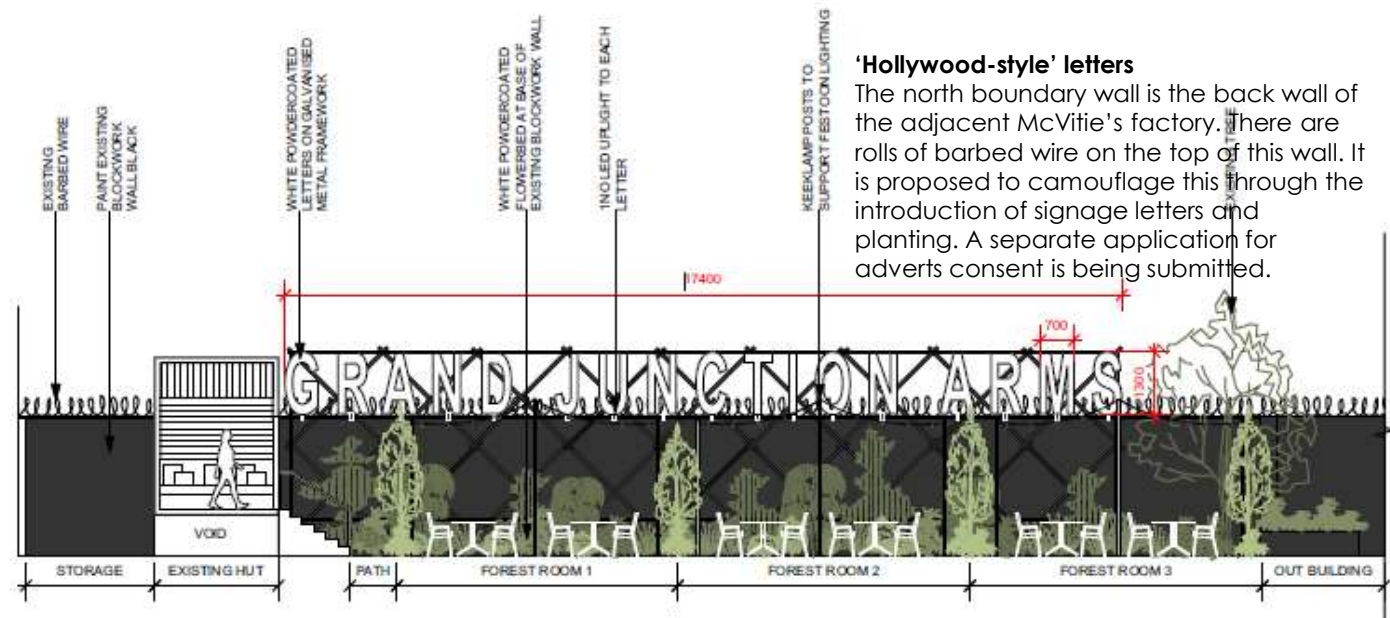
3 'forest rooms' will be created in the garden. The 4 corners of these rooms will be represented by tall metal posts. The walls between them will be formed by a mixture of new planting. A central pole will be used to span festoon lights diagonally across each 'room'.

The festoons will be low voltage, warm white LED lights.



Wall Lights to garden huts and walls

Minimal lanterns with downward lighting only with warm white LEDs



'Hollywood-style' letters

The north boundary wall is the back wall of the adjacent McVitie's factory. There are rolls of barbed wire on the top of this wall. It is proposed to camouflage this through the introduction of signage letters and planting. A separate application for adverts consent is being submitted.

7.0 PLANNING POLICY

Although the site is part of the OPDC, there is a Scheme of Delegation agreed with the London Boroughs of Brent (LBB) and Ealing. In this instance, OPDC will delegate applications for determination by LBB on their behalf for sites in Park Royal relating to alterations, conversions and extensions to existing buildings.

For this reason, the following paragraphs reference planning policies set out in the Core Strategy for the London Borough of Brent in which this site is located. Selected paragraphs from the Core Strategy are identified with numbered core policy “CP” items.

Reference is also made to the Development Management Policies compiled by the council in relation to the Greater London Plan and the National Planning Policy Framework.

Core Strategy

The Core Strategy sets out a number of objectives to be achieved by 2026. These include new housing, new jobs, new retail and major leisure attractions. It also seeks to retain the borough's industrial and manufacturing sectors by upgrading and modernising premises and by maximising the potential of a notably young population (a quarter of the population of Brent is under the age of 19).

The strategy also includes the provision for healthy and safe places to live, work and transit through.

Community spaces are required that allow participation of the Borough's diverse communities in group events.

Sustainable development is also a key target.

CP3 Commercial regeneration

Park Royal is one area within the borough that is being promoted as a strategic industrial/business location where redevelopment for incompatible uses will be resisted and sustainable development encouraged.

The proposed works at the Grand Junction Arms do not constitute a change of use. Rather the proposals are important for enhancing and refreshing a rather tired looking premises which serves the local community as a social and meeting place.

CP12 Park Royal

As mentioned at the start of this document, Park Royal is one of western Europe's largest industrial estates. It covers 700 hectares across Brent, Ealing and Hammersmith & Fulham but approximately 40% of it is in Brent. There is a target for Park Royal to provide 11,000 new jobs over the next 20 years.

There is also an aspiration to create a heart for Park Royal which provides a centre for the social and community needs of all its visitors and workers.

The Grand Junction Arms already provides for some of this need and the proposed works will not change this provision.

CP18 Protection and enhancement of open spaces, sports and biodiversity

This heading also includes waterways and the core policy sets out that all such spaces should be protected from inappropriate development and should be preserved for the benefit, enjoyment, health and well being of the local residents.

Although not technically an “open space”, the pub possesses a large garden which banks steeply down to also include a section of canal side seating. These amenities of the pub will be enhanced by increasing the planting and improving circulation through the pub and out to the garden so that all visitors can experience and enjoy the special setting of this licensed venue.

CP19 Strategic climate change mitigation and adaptation measures.

It is proposed to upcycle and recycle some of the existing materials. For example, the timber sleepers forming the front boundary wall will be re-used to create plant beds in the rear garden. A new front boundary is proposed in the form of gabion baskets filled with logs. Some of those logs might be found in the parts of the garden demise that are currently fenced off.

Trees and increased planting are being introduced to the front and rear gardens.

LED lighting will be used throughout.

Materials will be sourced as locally as possible and all timber will be FSC certified.

7.0 PLANNING POLICY

Relevant Development Management Policies from the Local Plan are outlined below. These policies overlap with the core strategy and sit alongside the NPPF and the London Plan and all associated guidance and government requirements.

DMP1 – General policy

This requires the development to be of a location, use, siting, layout, type, density and detailing that provides high levels of internal and external amenity and that complements the local area.

The Grand Junction Arms is an existing site and its use will not change. Access for all customers is being improved with the introduction of ramps from the front bar out onto the covered deck and into the garden area on the southern side of the property.

The proposals improve external lighting to the front and incorporate CCTV throughout the site which reduces the potential for crime.

The proposals do not increase exposure to flood risk or light pollution and will not have a detrimental impact on its canal-side setting.

The waterways are being retained and additional trees and landscaping are being introduced to the garden areas for amenity as well as biodiversity

The proposals will enhance rather than harm or reduce the site as a community facility.

DMP8 – Open Space

The pub has a very large garden to the rear. This is usable and integrated into the business and therefore safe to use. Where the garden banks steeply down to the canal side, the slopes are heavily planted and fenced off along the top. 2 sets of steps exist which allow customers access between the garden and the canal side. These are being retained and improved.

The proposals enhance the biodiversity through the introduction of additional trees and planting so that green chains and wildlife corridors will be protected.

DMP9 – Waterside Development

The existing waterside relationship is being retained by the pub. The proposals improve the balustrades of the existing steps which link the towpath and the pub garden. Some timber sleepers used to retain soil and planting on the banks are to be re-bedded properly to protect the existing landscaping

DMP9A – Managing Flood Risk

The proposals do not increase the risk of flood risk. New pathways formed through the lawned area of the garden will use permeable pavements. The internal floor areas are approximately 450mm above the garden levels. The garden is over 2.5m above the towpath so although the site is adjacent to a watercourse, the risk of flooding by that watercourse is negligible.

DMP12 Parking

There will be no impact from the proposals on the existing pub car park meaning there will be no increase or loss to parking provision.

DMP14 Employment

The pub provides employment in the area. The proposals do not alter this.

DMP21 Public Houses

The proposals do not constitute the loss of a public house and only enhance and improve the existing one which in turn benefits the longevity of the building.

The current pub has hotel accommodation above it, planning use class C1. It is not proposed to continue the hotel provision and instead to amend the use class to C3 (small HMO) for the pub manager.

8.0 CONSIDERATIONS

The Grand Junction Arms helps the viability of the town and district by offering a multi functional community space and amenity because of its canal side setting and large garden.

It provides employment.

It gives a focal point in an otherwise industrial area.

It has the potential to promote the arts through live music and stage performance.

The proposals do not reduce or increase the openness of the site (in terms of biodiversity). The proposals introduce additional planting.

The proposals do not reduce or increase existing car parking associated with the site.

The application site is surrounded by factories and industrial buildings and will the proposals will therefore not have any impact on local residences in terms of daylight, sunlight, noise, overlooking or similar.

The existing floor levels are unaffected by the proposals but access around the site for wheelchair users is improved with the introduction of ramps in two locations.

The proposals introduce a rural element through planting to an otherwise industrial area. The 'forest rooms' are a significant enhancement to the garden areas. Replacing the existing (and somewhat dilapidated) closeboard fencing running along the edge of the garden with new railings opens up the views of the canal, further enhancing the customer amenity and increasing the connection with nature.

9.0 CONCLUSION

The various proposed alterations to the Grand Junction Arms as separate entities are individually modest but the overall combined effect will enhance the site and its setting in a purposeful and impactful way.

At the heart of the proposals is the aspiration to create a community and social space which surprises visitors by offering a green oasis in the middle of an industrial zone.

The proposals do not alter the size, scaling, massing or design of what is already there. Rather they serve to enhance the building and the garden.

Various localised repairs to the building will result in an overall perception of a well-tended property on a busy road (Acton Lane) which will appeal to all generations of the local working and residential populations of the surrounding areas.

The pub already contributes to the council's desire for regeneration, continued employment, increased biodiversity and social infrastructure. The canal side setting is protected and we believe the proposals contribute to community facilities.

Care will be taken with lighting in the garden areas to ensure that lamps are warm white LEDs and generally downlighting to minimise light pollution and protect what is likely an important corridor for wildlife etc.

The proposals will not cause any harm to the property or the local streetscape but will in fact enhance the property and protect its future.