

# 07 Conclusion

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## Summary

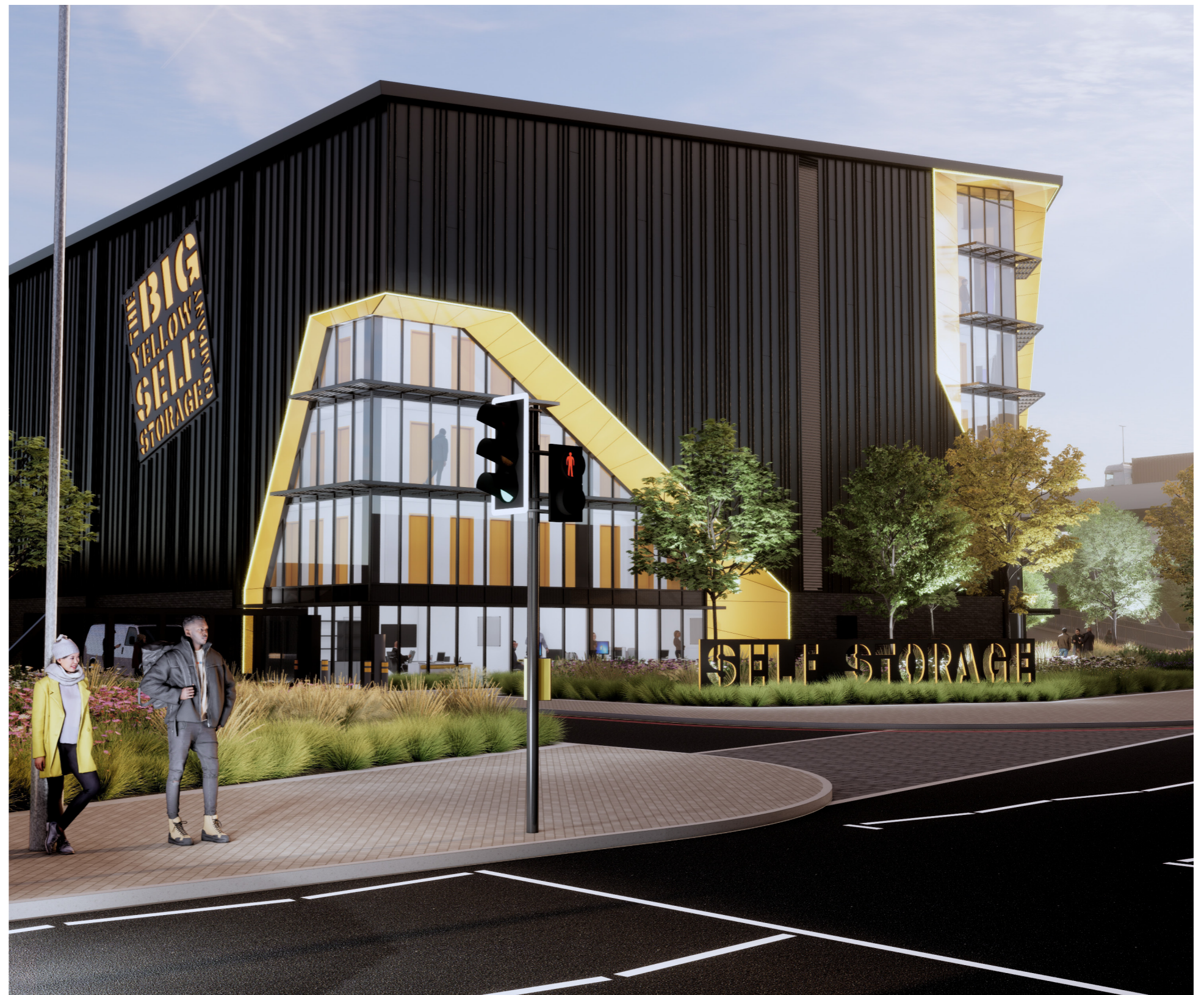
- Comprehensive redevelopment of the site to create a new high quality landmark building and gateway into Brent Cross Town.
- A visually inspiring building designed to respond to the complex existing context whilst ensuring a thoughtful response to the aspirations of the emerging context.
- A new self-storage facility with associated flexi-office creating flexible accommodation to support local residents and businesses, particularly start-ups and SMEs.
- 2,590m<sup>2</sup> GIA of permanent self-storage floor space with potential to increase to 17,816m<sup>2</sup> GIA with the introduction of demountable mezzanine.
- 378m<sup>2</sup> of flexi-office units to wider the range of accommodation for start-ups and SMEs.
- Better relationship with Edgware Road and Staples Corner West roundabout with increased active frontages and direct access points.
- A better pedestrian environment with a comprehensive soft landscaping scheme greatly improving visual amenity and well-being.
- Improved biodiversity on-site with additional soft landscaping creating a green corridor along the River Brent incorporating native species.
- Improvements on sustainability credentials for the site, with passive design features and sustainable energy sources incorporated into the scheme, as well as energy efficient MEP systems.
- Fully accessible building with access arrangements and facilities for staff, services and customers arriving by public transport, cycle, foot or private motor vehicles.

## Conclusion

The proposed redevelopment of the site introduces a landmark building that completely transforms the site itself as well as making a strong contribution to the visual interest and amenity of its immediate context as well as the many journeys passing along the site.

From a built environment point of view and from an economic and environmental perspective, the design team have worked to ensure that this is a sustainable development:

- The new Big Yellow Self Storage facility will contribute to the local and regional economy.
- The building design will improve the street scene along Edgware Road and Staples Corner West roundabout, which will contribute to a more welcoming environment.
- The passive design and sustainable measures integrated in the scheme will improve the environmental footprint of the site.
- The landscaping scheme will greatly enhance the local environment and biodiversity.



Illustrative view of the scheme as seen from the Edgware Road site access



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