



COMMON
GROUND
WORKSHOP



HIGH POINT VILLAGE - ESTATE OFFICE

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DESIGN & ACCESS STATEMENT

ISSUED: 31.01.2022

REV: D

(DRAFT)



1.1 INTRODUCTION

The basis of this planning application is to improve the existing **approved** planning application APP/2018/2257 by highlighting the proposed new location of the estate office within Vantage Building at High Point Village and addressing associated fire egress matters.

This application will facilitate implementation of application APP/2018/2257 by adding a fire exit door to the ground floor lift lobby of Vantage Building which will require an alteration to the facade at ground level. (Refer to the right side of the image on this page)

This document outlines proposals to relocate the new Estate Office and change of use of the ground floor office space of the existing mixed use development High Point Village located in Hayes, London UB3 4FF.

We note that the planning application reference 10057/ APP/2018/2257 for “Change of use of mezzanine level used as office (Use Class B1) to provide 1 x studio flat and change of use of ground floor from retail (Use Class A1) to Mixed Use (A1, A2, A3, B1 and D1) involving alterations to elevations” was approved on the 6th February 2019.

An overview of the proposed works is as follows:

Vantage Building

- Add a floor slab above the Vantage Building entrance lobby (double height space) to provide a new Estate Office.
- Add internal walls to separate the new Estate Office from the common parts.
- Add an exterior door on the ground floor along the entrance facade for fire escape.

Cardinal Building

- Add a floor slab above the existing Office (double height space) to provide a new Studio flat.

1.2 SITE LOCATION & CONTEXT

Hayes, Hillingdon

High Point Village is located in the west London town Hayes in the London Borough of Hillingdon. The town's population, including its localities Hayes End, Harlington and Yeading, was recorded as 83,564 in the 2011 census. The Grand Union Canal flows through the heart of Hayes, accompanied by the Great Western main line and significant industry, a town centre, residential areas and country parks.

Hayes is best known as the erstwhile home of EMI. The words "Hayes, Middlesex" appear on the reverse of The Beatles' albums, which were manufactured at the town's Old Vinyl Factory. Pepper's Lonely Hearts Club Band album, manufactured in Hayes in 1967.

The town is also the location of the U.K. headquarters of companies including: Heinz, United Biscuits, Nestle, Fujitsu, and Rackspace U.K.

01 Hillingdon shown within Greater London

02 Former EMI headquarters

03 EMI logo on HQ building

04 The former Nestlé Factory

03



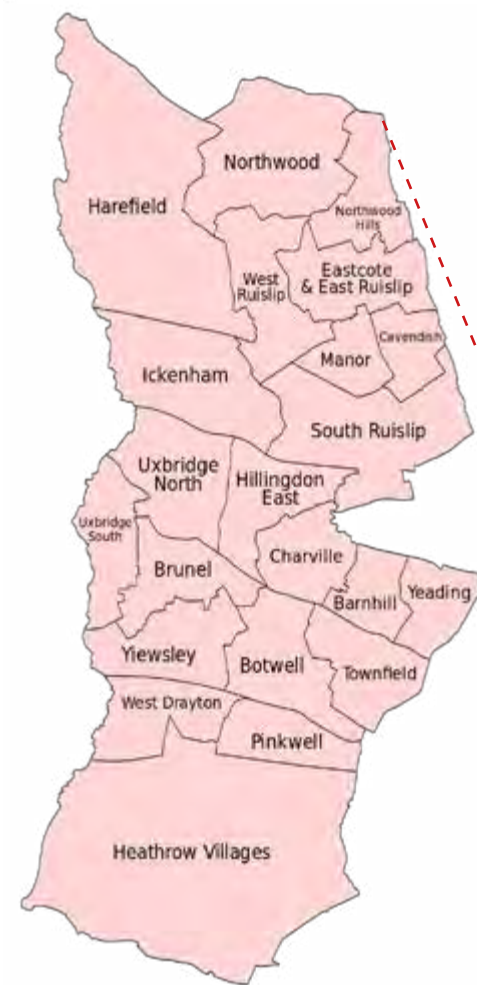
04



02



London Borough of Hillingdon
Ward Map, 2002-present



01



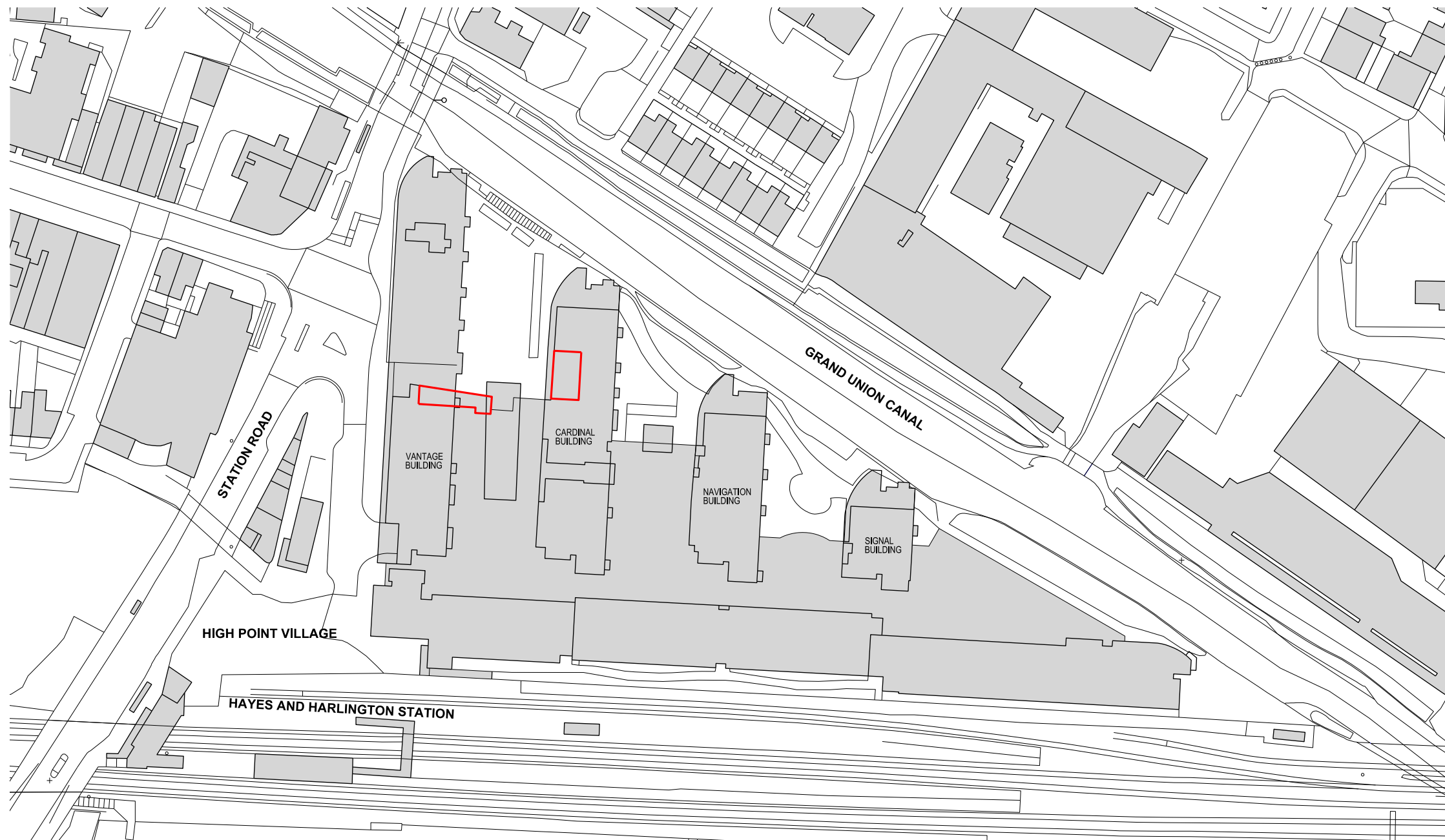
1.2 SITE LOCATION & CONTEXT

High Point Village Development

High Point Village is a new urban quarter located within walking distance to the Hayes and Harlington Station, positioned within reach of Heathrow and Paddington.

The mixed use development comprises six hundred apartments that incorporate a mix of affordable and luxury accommodation, complemented by leisure facilities, hotels, shops and restaurants, in a landscaped setting beside the Grand Union Canal.

The development consists of four main Buildings: Vantage, Cardinal, Navigation and Signal. The application site sits within the Vantage Building and the Cardinal Building.



Location Plan



Application Site

1.2 SITE LOCATION & CONTEXT

Hayes and Harlington Station

Hayes & Harlington railway station is the main railway station here on the Great Western Main Line. It provides direct connections eastbound to London Paddington and westbound to Reading. It is also served by trains on the Heathrow spur connecting it to the airport without an intermediate stop. Hayes & Harlington was renovated ahead of the opening of the Elizabeth line expected in 2022. The line will link Hayes directly to London's West End and beyond.

Grand Union Canal

The Grand Union Canal runs through Hayes. Travellers by boat may moor at Hayes and take advantage of its local amenities, such as shops (which include branches of Sainsbury's, Tesco, Iceland, Asda, Lidl, Greggs, Boots, WHSmith), and banks.



High Point Village Google Map



 Application Site

1.2 SITE LOCATION & CONTEXT

01



02



04



03



01 Aerial view looking North

02 Aerial view looking East

03 Aerial view looking South

04 Aerial view looking West

-----> Application Site

1.3 SITE IMAGES

01



02



03



04



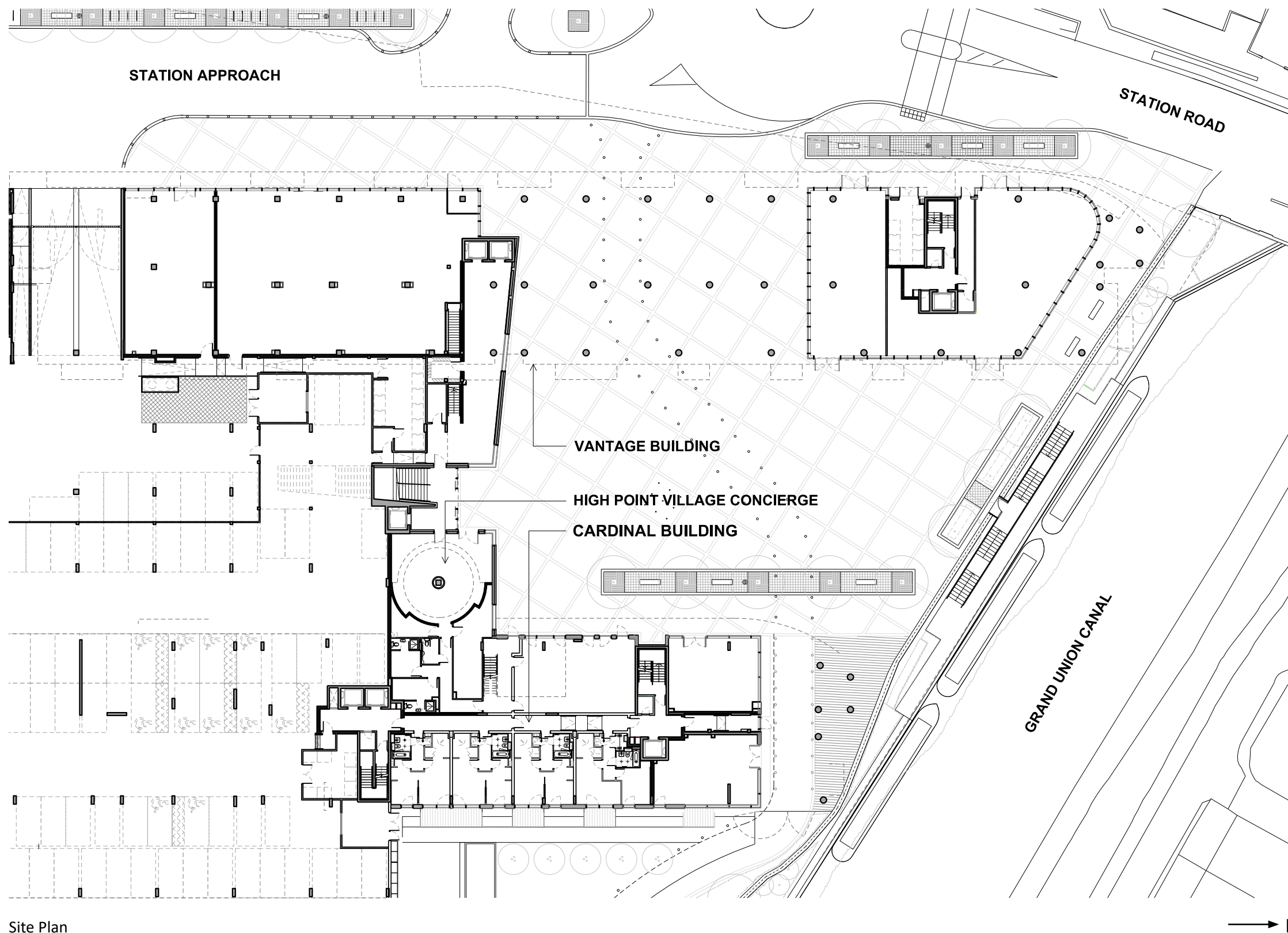
01 View facing the main entrance (right) and the Cardinal Building (left).

02 View facing the Vantage Building and overlooking the Grand Union Canal.

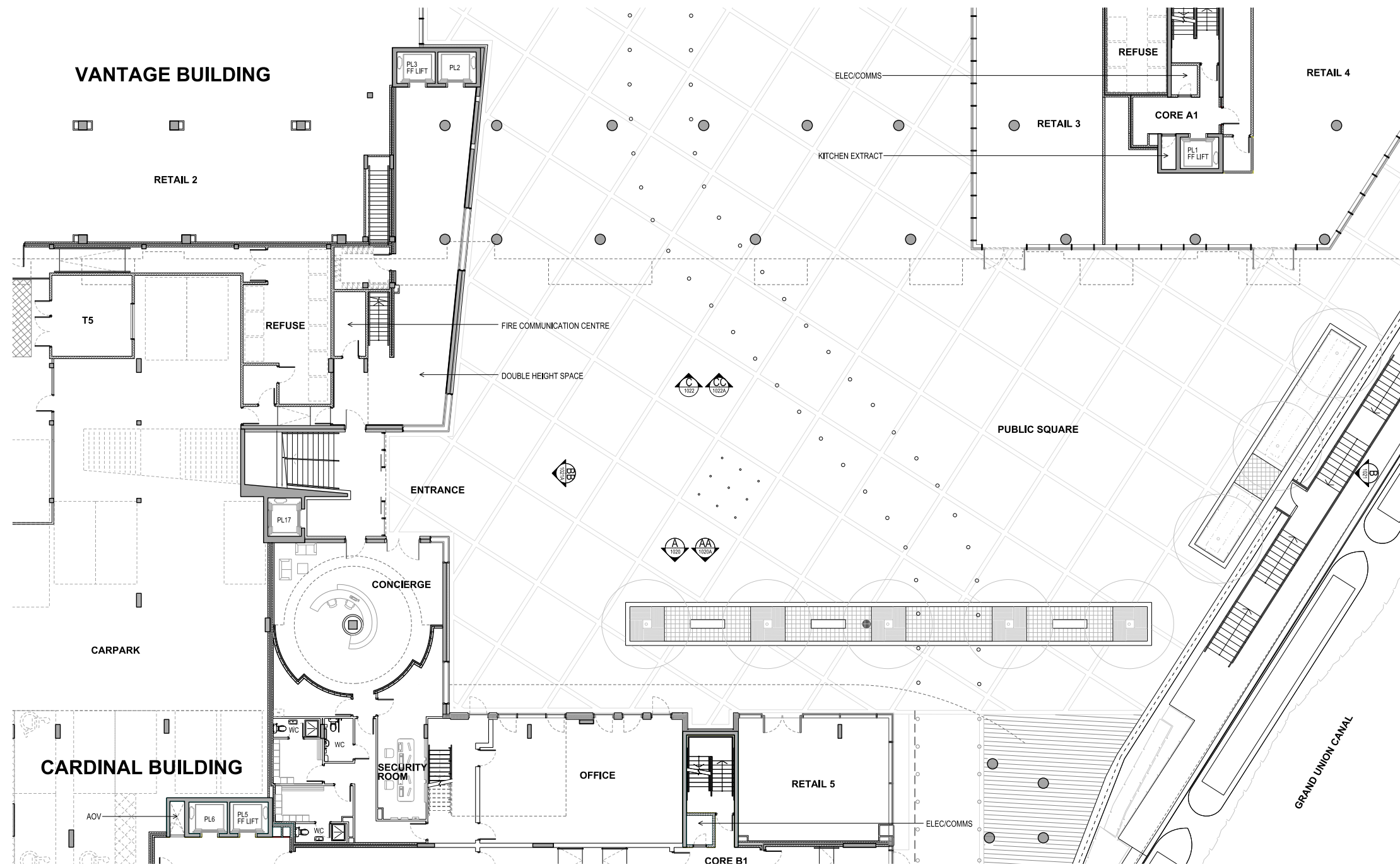
03 View facing the public square and the Vantage Building.

04 View facing the main entrance leading to the Concierge.

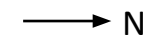
1.4 EXISTING DRAWINGS



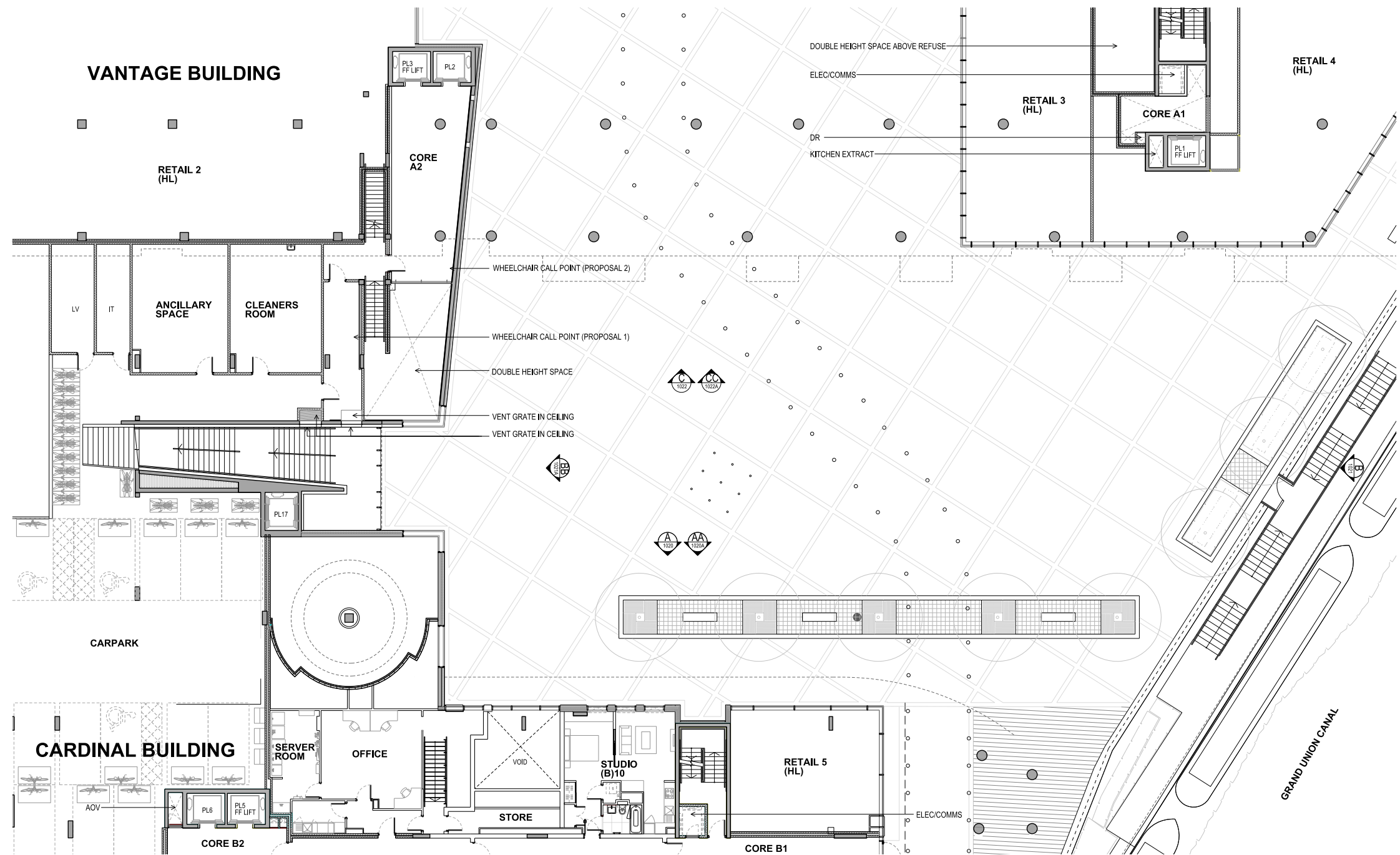
1.4 EXISTING DRAWINGS



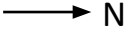
Existing Ground Floor Plan



1.4 EXISTING DRAWINGS



Existing Mezzanine Floor Plan



1.4 EXISTING DRAWINGS



Existing Elevation A

1.4 EXISTING DRAWINGS



Existing Elevation AA

01



02



03

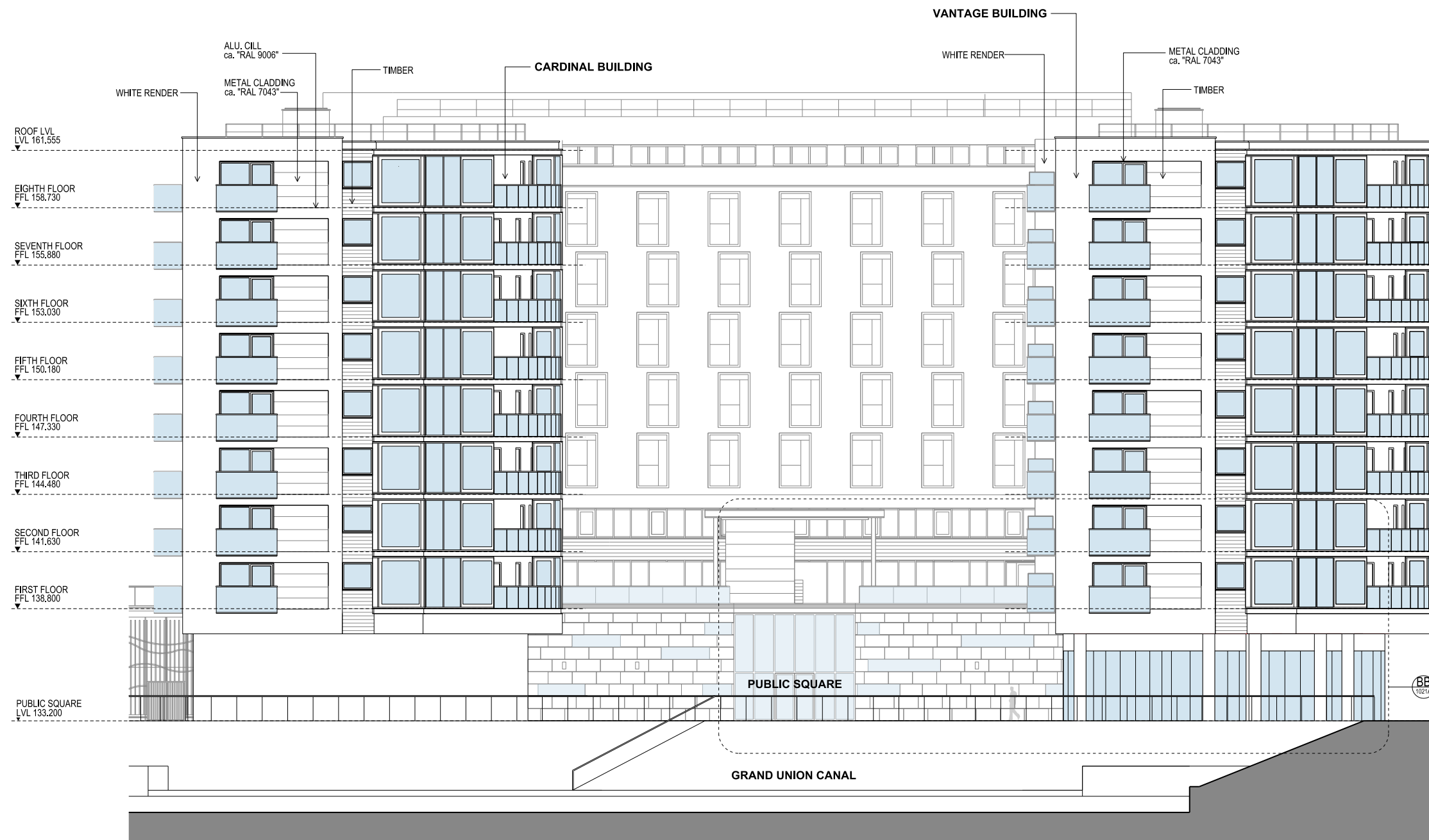


01 View facing the west elevation of Cardinal Building.

02 Elevation of the existing Estate Office on ground floor and the existing Studio Flat on mezzanine floor.

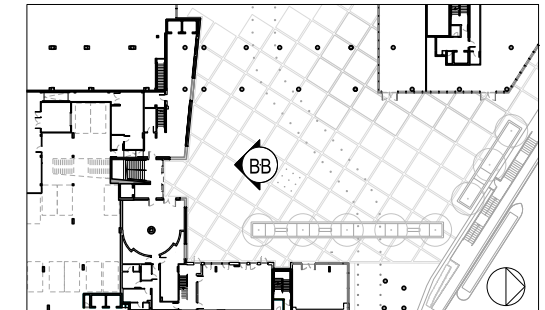
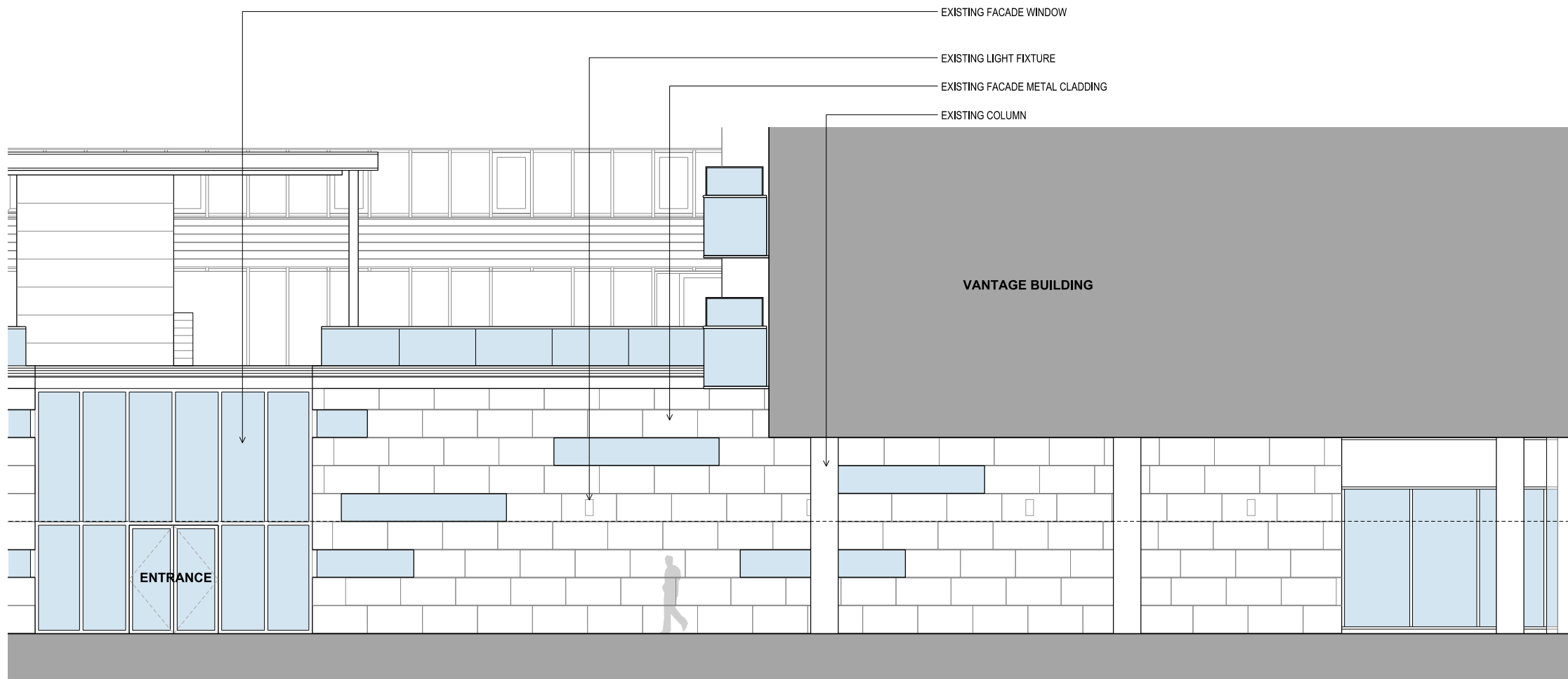
03 Elevation of the existing Estate Office on ground floor.

1.4 EXISTING DRAWINGS



Existing Elevation B

1.4 EXISTING DRAWINGS



Proposed Elevation BB

01



02



03

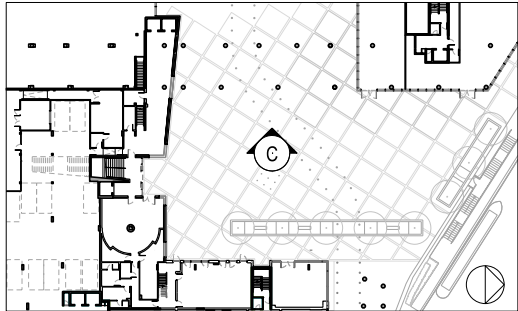
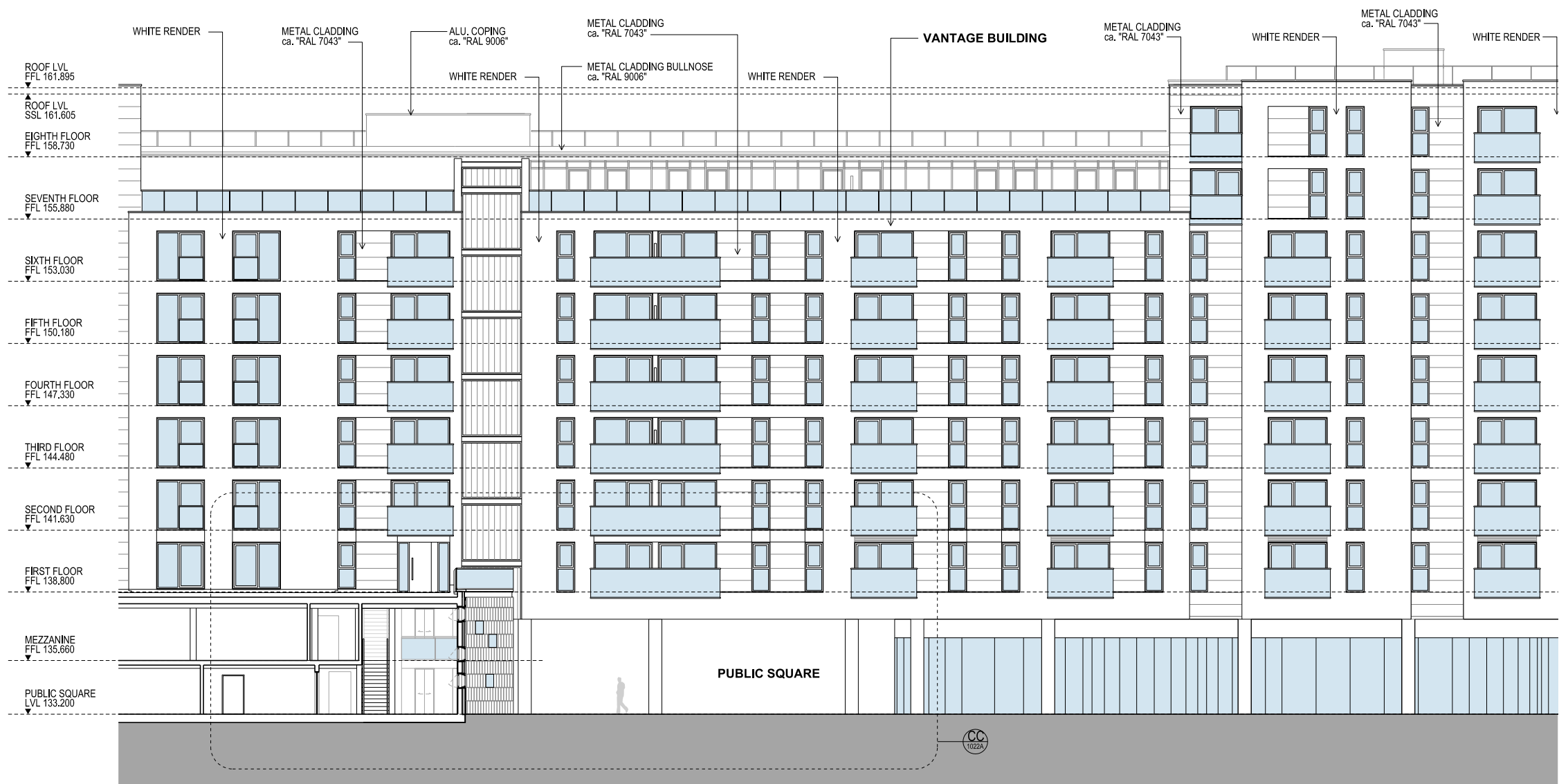


01 View facing the High Point Village entrance

02 View facing Vantage Building and the entrance facade

03 View taken underneath Vantage Building, facing the entrance facade

1.4 EXISTING DRAWINGS

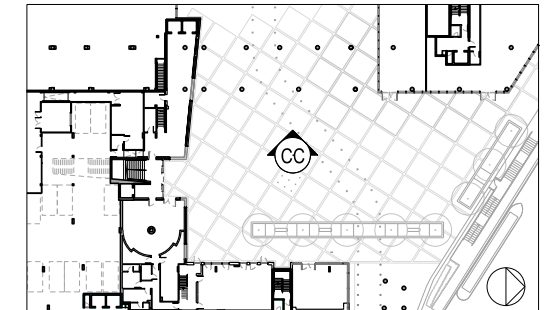


Existing Elevation C

1.4 EXISTING DRAWINGS



Proposed Elevation CC



01



02



03

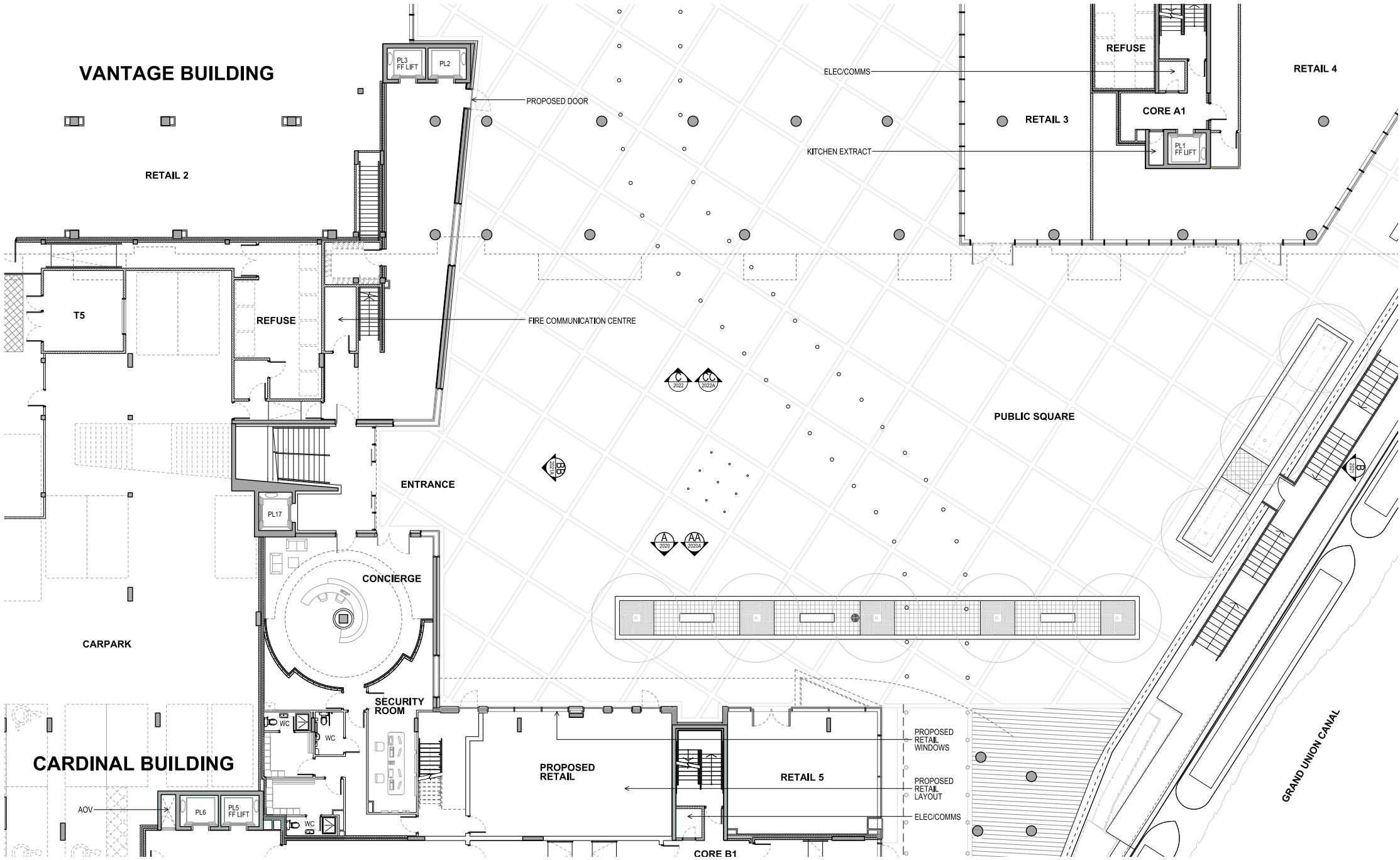


01 View taken from Public Square facing Vantage Building

02 View facing Vantage Building and the entrance facade

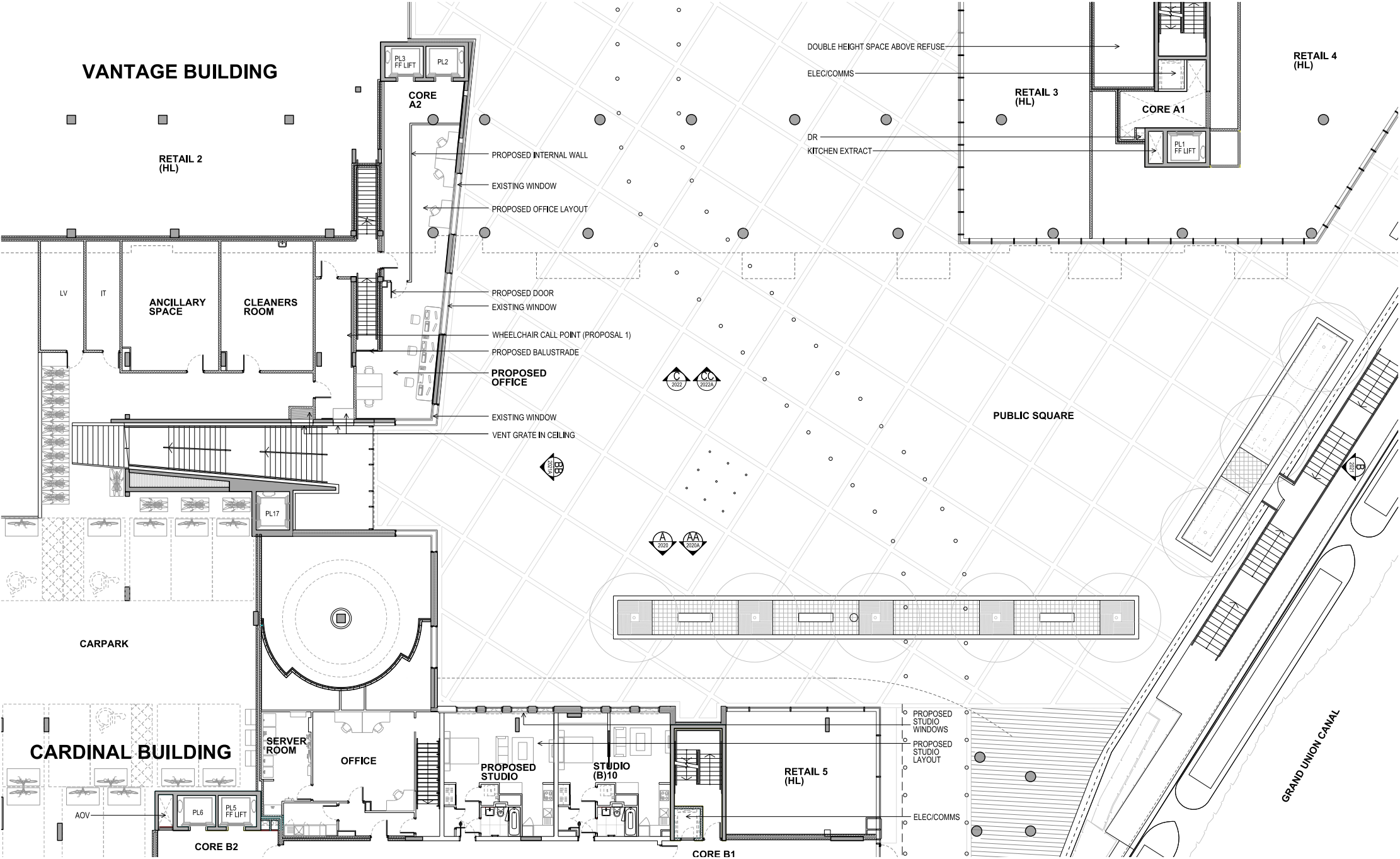
03 View taken underneath Vantage Building, facing the entrance facade

2.1 PROPOSED DRAWINGS

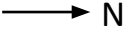


Proposed Ground Floor Plan

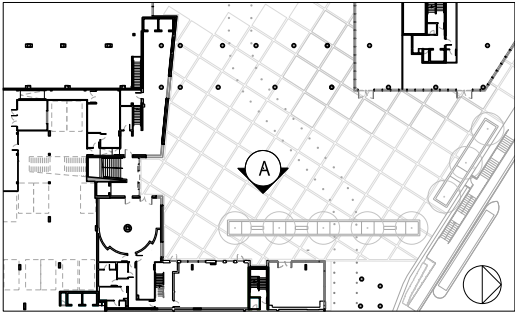
2.1 PROPOSED DRAWINGS



Proposed Mezzanine Floor Plan



2.1 PROPOSED DRAWINGS



Proposed Elevation A