

27 Uxbridge Road

Full Planning Application

Design and Access Statement
Landscaping and Urban Greening Factor
Accessibility
Secure by Design

September 2022



Contents

1. Executive Summary	
2. Introduction	4.4 Appearance
2.1 Development Manager	4.4.1 Architectural principles
2.2 Design Team	4.4.2 Outer façades
2.3 Brief	4.4.3 Gallery façades
2.4 Planning and Development	4.4.4 Existing building façades
3. Site and Context	4.4.5 Rooftops
3.1 Existing Site	4.4.6 Car Parks
3.1.1 Location	4.4.7 Signage, Supergraphics + Advertising
3.1.2 Context Photos	4.4.8 Artwork
3.1.3 Building Photos	4.5 Sustainability
3.2 Existing Context	4.6 MEP Service Strategy
3.2.1 Land uses	5. Landscape
3.2.2 Urban grain	5.1 Concept
3.2.3 Building heights	5.2 Ground floor public realm
3.2.4 Green spaces	5.3 Central Courtyard
3.2.5 Character & Materials	5.4 West Courtyard
3.3 Emerging Context	5.5 East Courtyard
3.3.1 The Changing Wider Area	5.6 Galleries
3.3.2 The Changing Local Area	5.7 Rooftops
3.4 Historic Context (inc info on existing building)	6. Access
3.4.1 Pre- 1963	6.1 Pedestrian Access
3.4.2 Post- 1963	6.1.1 Entrances
4. Building Design	6.1.2 Cycle Access and Parking
4.1 Design development process	6.1.3 Vehicular Arrival
4.1.1 Pre-Application consultation	6.1.4 Vehicle Access and Parking
4.1.2 Design Evolution	6.2 Logistics and Refuse
4.1.3 Massing Development	6.2.1 Delivery, Collection, Servicing
4.1.4 Public Consultation	6.2.2 Refuse Collection
4.2 Massing	6.3 Maintenance and Operations
4.2.1 Concept	6.3.1 Facade Cleaning
4.2.2 Townscape	6.4 Accessibility
4.2.3 Townscape - Verified Views	6.4.1 Arrival & Navigation
4.3 Layout	6.4.2 Navigation & Accommodation
4.3.1 General Arrangement	6.5 Secure by Design
4.3.2 Wider SIL Principles	6.5.1 Security
4.3.3 Co-location principles	
4.3.4 Industrial Incubator	
4.3.5 Amenities	
4.3.6 Courtyards	
4.3.7 Area Schedule	
4.3.8 Typical Hotel Rooms	
4.3.9 New Access to Hotel Rooms	



1

Executive Summary

Executive Summary

Strategic Vision

This Design and Access Statement has been prepared to accompany a planning application submitted to the London Borough of Hillingdon for extensions and alterations to 27 Uxbridge Road to create an innovative new lifestyle hotel and workspace for local manufacturing businesses and makers.

The aspiration is not only to provide jobs for local people but to bring new entrepreneurs into the area who will work together side by side. The campus will include state of the art incubation and light industrial space and will have the highest sustainability credentials underpinned by the retention and upgrade of the existing hotel building. A Community Investment Programme worked up in partnership with local people will form our commitment to the delivery of ongoing social value in the area for decades to come.

The vision for the project will draw from the rich industrial heritage of the area created due to the site's location next to the Grand Union Canal. By providing jobs for local people and high-quality workspace for SMEs, attracting new entrepreneurs and creatives, and providing a place for workers on the site and in the surrounding town centres to stay in independent hotel rooms on the upper levels, the project will carefully balance economic, environmental and social outcomes to ensure a locally grounded transformative impact on the site and the wider area.



Executive Summary

Development Summary

The proposed scheme increases the existing Hotel use, and introduces light industrial space to the ground floor. The two uses will bolster the existing, both on the site and the surrounding area.

The following key figures and steps summaries the proposals.

Existing

0.57ha

Site Area

170

Hotel Keys + meeting rooms + gym

13

Storeys (including roof plant floor)

9,885m²

Gross Internal Area

Proposed

265

Hotel Keys + range of amenities

11,698m²

Floor Area (GIA)

14

Storeys

1318m²

Light Industrial (GIA)

918m²

New Public Realm



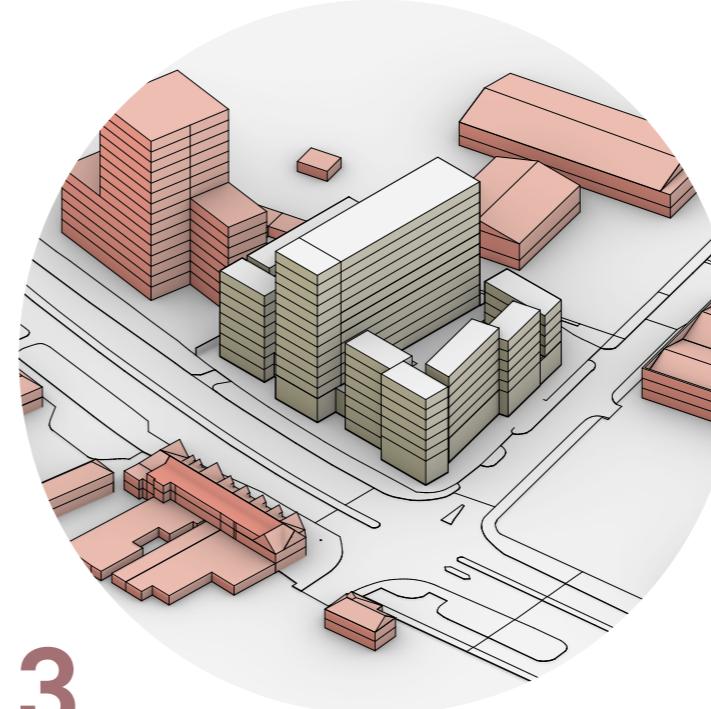
1

Support the local community and SIL



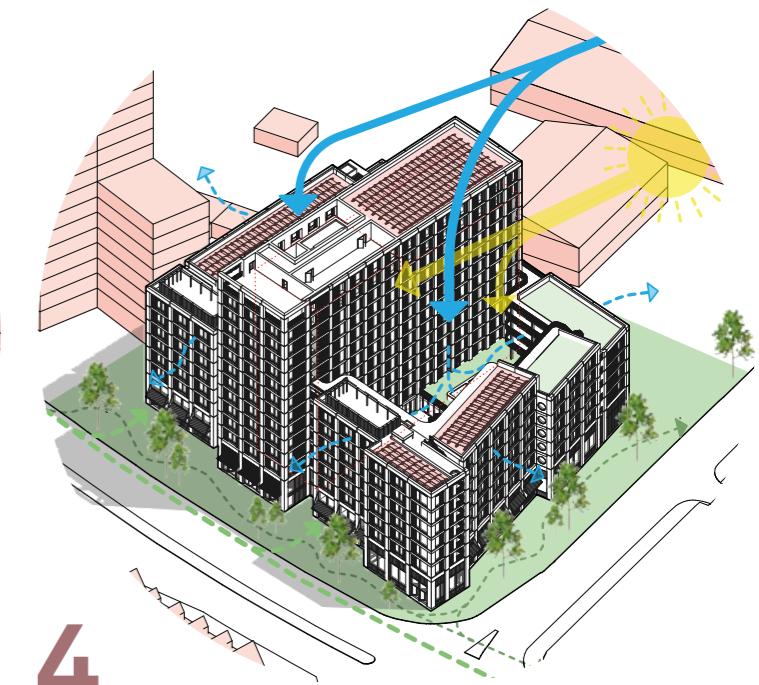
2

Co-locate light industrial and hotel uses



3

Re-use existing structure, create collection of buildings with unifying architectural language



4

Deliver exemplary sustainable development



2

Introduction

2.1 Development Manager

Infinite Partners



Our mission is to build transformative relationships and regenerate neighbourhoods.

We are pioneering a new approach to city planning and development that involves building transformative relationships with all of the stakeholders involved in each project.

We work in partnership with land owners, investors, developers, designers, planning authorities, and local communities to design projects, secure planning permissions, and deliver neighbourhood-led regeneration. We manage projects from land acquisition through to delivery, and we act as the interface with all stakeholders throughout the planning and development process.



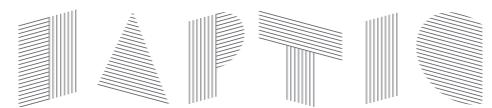
2.2 Design Team

Consultants

The adjacent list outlines the collaborative team appointed to develop the scheme. A range of consultants have been brought on board to ensure all aspects of the site are covered, and a thorough design is created, meeting the high standards of London Borough of Hillingdon's planning department.

Architect

Haptic



Project Management and Quantity

Surveying

Stockdale



Planning Consultant

DP9



Townscape Consultant

The Townscape Consultancy



Commercial Strategy Consultant

Andrew Sissons Consulting



Community Engagement

BECG



Landscape Designer

BD Landscape Architects



Sustainability Consultant

Love Design Studio



Daylight Consultant

Point 2



MEP Engineer

Woodcote Power Consulting



Structural Engineer

Engineeria



Fire Consultant

One Stop Fire



Transport Consultant

Caneparo Associates



2.3 Brief

27 Uxbridge Road

Identity

Infinite's mission is to build transformative relationships and regenerate neighbourhoods. Infinite are pioneering a new approach to city planning and development that involves building transformative relationships with all of the stakeholders involved in each project.

Infinite work in partnership with land owners, investors, developers, designers, planning authorities, and local communities to design projects, secure planning permissions, and deliver neighbourhood-led regeneration. Infinite manage projects from land acquisition through to delivery, and act as the interface with all stakeholders throughout the planning and development process.

Infinite are specialists in hospitality projects. Infinite's founder and partners delivered and managed some of London's most innovative and iconic cultural destinations.

Infinite's approach delivers stronger financial returns for investors, more sustainable outcomes for neighbourhoods and cities, and unique places that are grounded in the cultural identity of each area.

Vision & Priorities

Infinite's aspiration is to create a shared vision for the site working with the council and local people focused on the creation of a campus for local manufacturing businesses and makers. The campus will provide jobs for local people and will bring new entrepreneurs into the area who will work together side by side. The campus will:

- Create a new project for the site which comprises a world class design

- Create a project of exemplary sustainability standards for both environmental and social objectives. Underpinned by the retention and adaptation of the existing building and the delivery of a Community Investment Programme for the neighbourhood.
- Deliver space for light industrial businesses to start up and grow. Reinventing industrial use on the site for the first time in decades and ensuring the long term role of the site for local light industrial businesses into the future.
- Deliver an innovative and dynamic specialist hotel model that will provide accommodation for workers and entrepreneurs on the site and in the surrounding town centres and in doing so drive inward investment into the neighbourhood and surrounding area.
- Deliver a regenerative model for the site which ensures local people and businesses benefit from the project and that it has a transformative impact on the neighbourhood in the long term.

The project will carefully balance economic, environmental and social outcomes to ensure a locally grounded transformative impact on the site and the wider area.

Existing buildings and structures

An existing hotel 'Hyatt Place West London Hayes' is located on site, completed in 2013. It has 12 storeys above ground plus a rooftop plant enclosure and basement, along with a separate 2 storey car parking facility.



2.4 Planning and Development

Timeline

Summary

Since the initial Pre-Application meeting in November 2021, the client and design team have openly engaged with London Borough of Hillingdon and the GLA.

Through a Planning Performance Agreement multiple Pre-Application meetings took place to listen and respond to the advice given by LBH relevant teams. At each design milestone the project has provided an opportunity for comment from the Local Authority.

Additional consultation has taken place with both the Public and the Local Secure by Design officer.

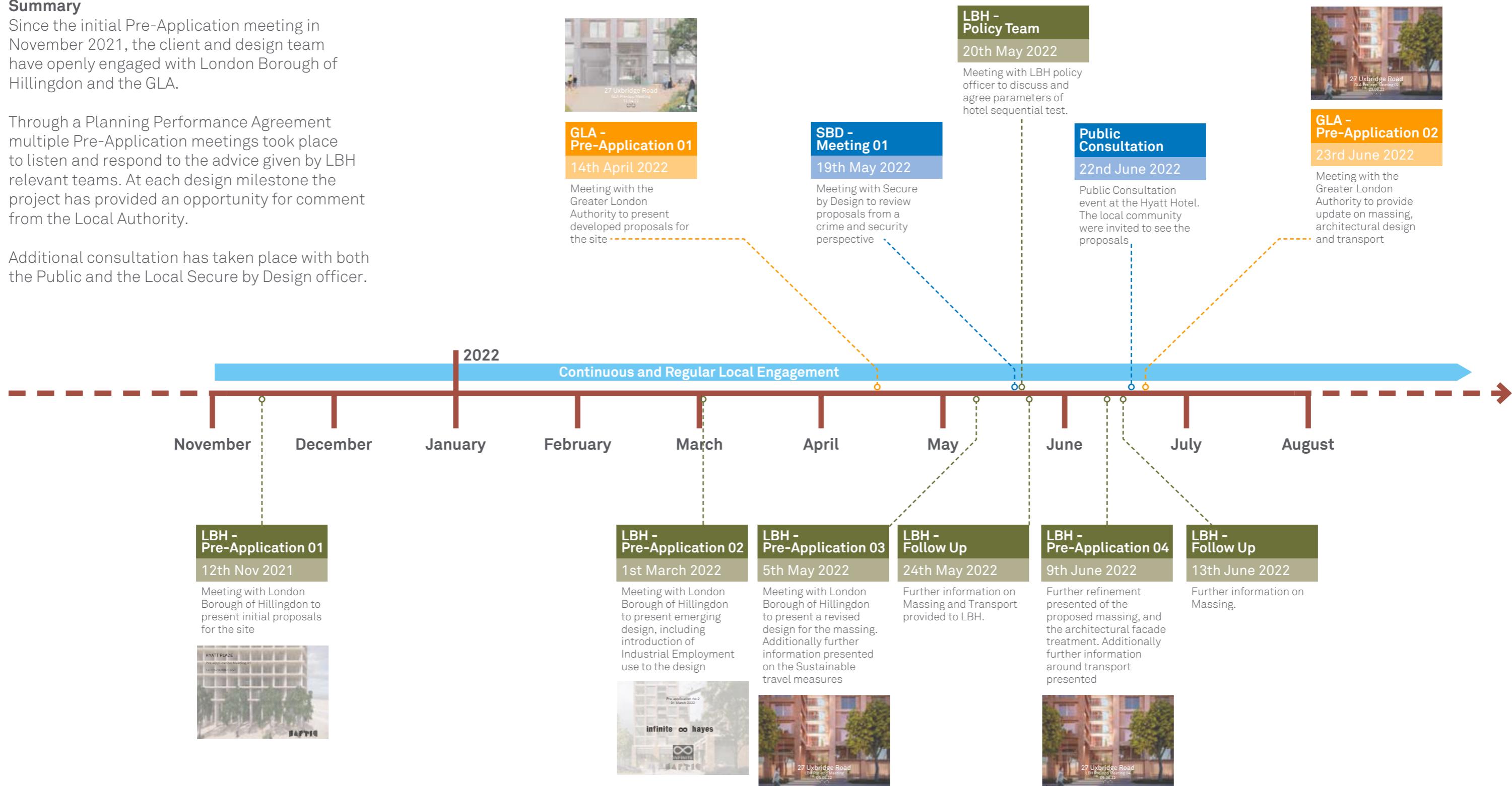




Image
Detail View of
Springfield Road
Elevation