

## 4.2 Massing

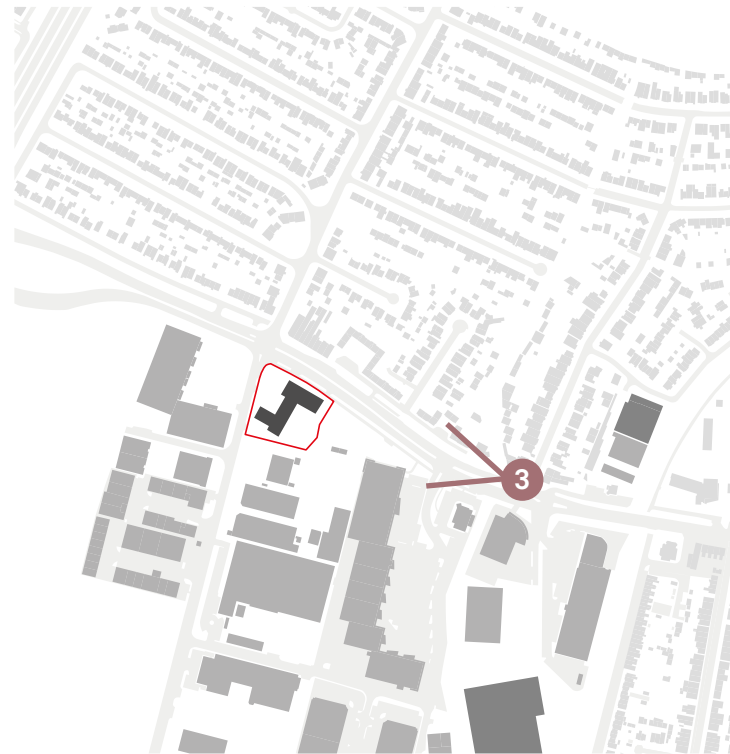
### 4.2.3 Townscape - Verified Views

#### Candidate Viewpoint 3 - Uxbridge Road, Outside No.188

A total of 13 verified views have been agreed with the London Borough of Hillingdon to demonstrate how the proposed scheme will be seen from the local area.

Further information on the project's Townscape can be found in the appendices, the following 4 pages outline the key verified views.

Viewed from the East, Viewpoint 3 shows the relationship in heights, following the established datums, in relation to the emerging consented context.



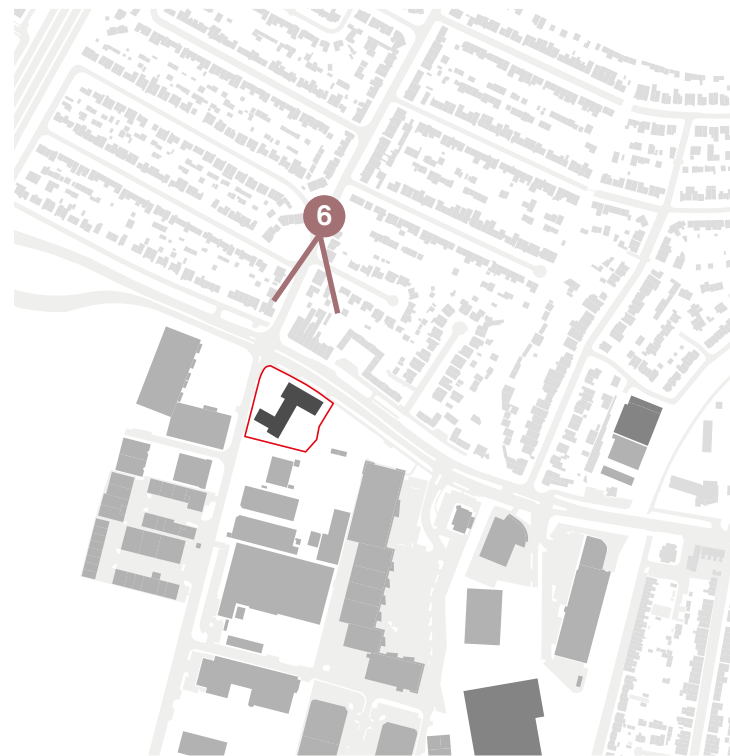


## 4.2 Massing

### 4.2.3 Townscape - Verified Views

#### Candidate Viewpoint 6 - Brookside Road, Junction with Dorchester Way

Viewed from the residential area to the north, the relationship to the adjacent consented scheme is further demonstrated. The lower shoulder heights provide a calm step down from the existing height, to the neighbouring residential and industrial buildings.





## 4.2 Massing

### 4.2.3 Townscape - Verified Views

#### Candidate Viewpoint 8 - Uxbridge Road, Across Minet Country Park

To the west of Uxbridge Road the new 'C' blocks stand in the foreground of the existing building block. In the distance the town centre at Southall is visible. A large amount of new development has been consented, or is under construction, resulting in a changing skyline to the area.





## 4.2 Massing

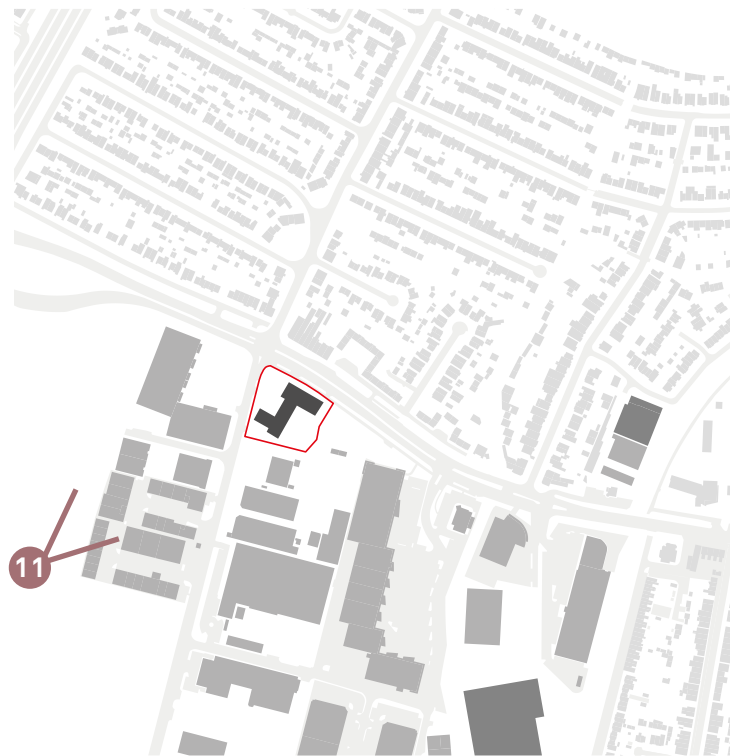
### 4.2.3 Townscape - Verified Views

#### Candidate Viewpoint 11 - Minet Country Park, at Intersection of Paths in North Eastern Area of Park

The open green space to the west of the site provides views back to the proposal. The neighbouring consented scheme's presence partners with the existing height of the site. There is a limited view of the adjoining 'C' Blocks due to the stepping nature of their mass to the south.

#### Key

- Proposed Massing
- Neighbouring Consented Apart-Hotel Scheme
- Consented Hambrough Tavern Hotel Scheme





## 4.3 Layout

### 4.3.1 General Arrangement



1:400@A3

#### Ground Floor Plan

The existing building is retained and extended to create new car parking to the east, incubator to the west, and a hotel lobby to the north.

- 1 Hotel entrance
- 2 Hotel reception
- 3 Hotel visitor bike store
- 4 Hotel lobby
- 5 Hotel staff bike store
- 6 Coffee lounge
- 7 Laundry
- 8 Management office
- 9 Mail & parcel rooms
- 10 Utility / Store rooms
- 11 Staff WC / shower
- 12 Switch Room
- 13 Sub-station
- 14 Refuse & recycling
- 15 Incubator entrance
- 16 Incubator lobby & reception
- 17 Incubator bike store / shower
- 18 Incubator units
- 19 Incubator workshop
- 20 Incubator WC's
- 21 Communal Courtyard
- 22 Comms Room
- 23 Incubator loading bay
- 24 Vehicular access
- 25 Hotel car parking
- 26 Incubator car parking

#### Key

- Site Boundary
- Public Realm Extent
- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing

© HAPTIC ARCHITECTS



## 4.3 Layout

### 4.3.1 General Arrangement



1:400@A3

#### First Floor Plan

Hotel Amenity space spreads from the existing building, round the western new build. To the east a new First Floor courtyard is created through the enclosure by new hotel rooms around the edge.

The double height Incubator spaces run along the western elevation, with the Central Courtyard terracing up from the ground floor in the heart of the building's West Courtyard.

- 1 Bar
- 2 Games
- 3 Lounge
- 4 Coworking
- 5 WC's
- 6 Kitchen
- 7 Restaurant / Dining
- 8 Accommodation
- 9 East Courtyard Terrace
- 10 Communal Courtyard
- 11 Event space
- 12 Artist studios

#### Key

- Site Boundary
- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing



## 4.3 Layout

### 4.3.1 General Arrangement



1:400@A3

#### Second Floor Plan

The Central Courtyard terraces up once more to provide access to the West Courtyard. At this floor the typical layout for the hotel rooms emerges. The existing hotel rooms remain, with new hotel rooms, comprising of Accessible, Small, Medium and Standard rooms.

An additional amenity pavilion is provided to the East courtyard.

- ① Entrances to Existing Building
- ② Pavilion / Yoga
- ③ Landscape / Amenity area
- ④ Outdoor pool
- ⑤ Communal Courtyard access
- ⑥ East Courtyard Plaza
- ⑦ Outdoor Event Space
- ⑧ Accommodation

#### Key

--- Existing Accommodation to be Refurbished

- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing



## 4.3 Layout

### 4.3.1 General Arrangement



1:400@A3

#### Typical Upper Floor Plan

External Galleries run around the internal face of the building, providing continuous level access to each of the rooms. Lift and Stair Cores are provided to the NW, SW and in the existing, with additional Stair Cores to the SW and within the South of the existing building.

- 1 Entrances to Existing Building
- 2 East Courtyard Terrace
- 3 Deck Access
- 4 Accommodation

#### Key

--- Existing Accommodation to be Refurbished

- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing





## 4.3 Layout

### 4.3.1 General Arrangement



1:400@A3

#### Seventh Floor Plan

As the massing begins to step to the south of the 'C' Blocks, outdoor roof terraces are created. Level Access is provided along the Galleries, creating an inviting outdoor space.

- ① Entrances to Existing Building
- ② Roof amenity (6th&7th Floors)
- ③ Deck Access
- ④ Accommodation

#### Key

--- Existing Accommodation to be Refurbished

- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing





# 4.3 Layout

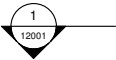
## 4.3.1 General Arrangement

N  
1:400@A3

### Twelfth Floor Plan

An additional storey is added to the existing building. A further 12 rooms are created, with relocated external plant space hidden within the envelope of the building. The existing North and South Lift and Stair Cores are extended up to provide access.

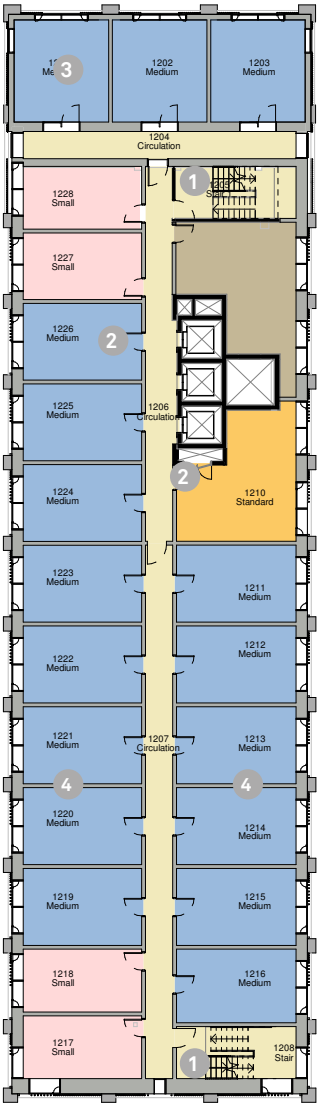
The Northern extension creates a further external amenity space for guests.



- 1 Floor Access Core
- 2 Services
- 3 Roof Amenity
- 4 Accommodation

### Key

- Existing Accomodation to be Refurbished
- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing





## 4.3 Layout

### 4.3.1 General Arrangement

1:400@A3

#### Section AA - East/West

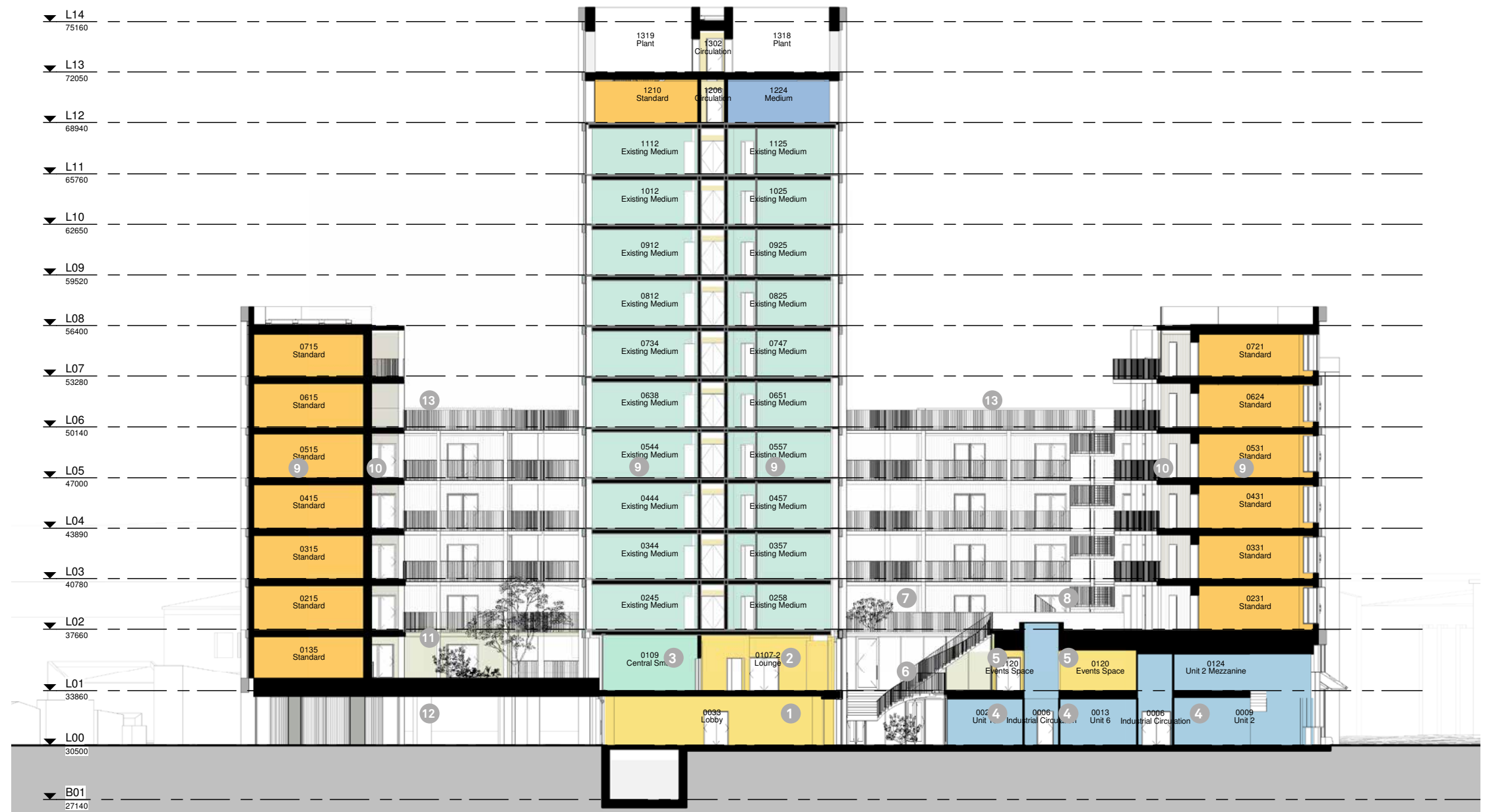
With the existing hotel building in the centre, the adjacent 'C' Blocks help form the East and West Courtyards, providing peaceful green space to the guests.

The terraced Central Courtyard can be seen to the west of the existing building, providing an activated route up to the Second Floor West Courtyard.

- ① Hotel lobby
- ② Hotel lounge
- ③ Lift access
- ④ Incubator units
- ⑤ Event space
- ⑥ Communal Courtyard
- ⑦ Flexible outdoor event space
- ⑧ Landscape / Amenity area
- ⑨ Accommodation
- ⑩ Deck access
- ⑪ East Courtyard Terrace
- ⑫ Hotel Car Park
- ⑬ Roof amenity

#### Key

- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing





## 4.3 Layout

### 4.3.1 General Arrangement

1:400@A3

#### Section BB - North/South

The West Courtyard sits above the Incubator at ground floor, and Hotel Amenity at First Floor. Rooflights provide daylight down to the ground floor spaces, and planting is incorporated to provide a luscious green space for all guests to use.

The upgrade to the existing facade provides a rationalised composition to the previously fussy elevation.

- 1 Incubator Cycle Store / Shower
- 2 Incubator corridor
- 3 Artist Studio
- 4 Event Space
- 5 Hotel Restaurant / Dining
- 6 Hotel Gym / Spa
- 7 Accommodation
- 8 Deck Access
- 9 Landscape / Amenity area
- 10 Outdoor Pool
- 11 Roof amenity
- 12 Bin Store
- 13 Service Yard
- 14 Plant
- 15 Cold Water Tank
- 16 Rainwater Irrigation Tank

#### Key

- Light Industrial Space
- Amenity - Hotel
- Circulation
- Room - Accessible
- Room - Standard
- Room - Medium
- Room - Small
- Room - Central Small
- Room - Existing





Image  
Detail View of the  
new Hotel facade  
© HAPTIC ARCHITECTS