

4.3 Layout

4.3.2 Wider SIL Principles

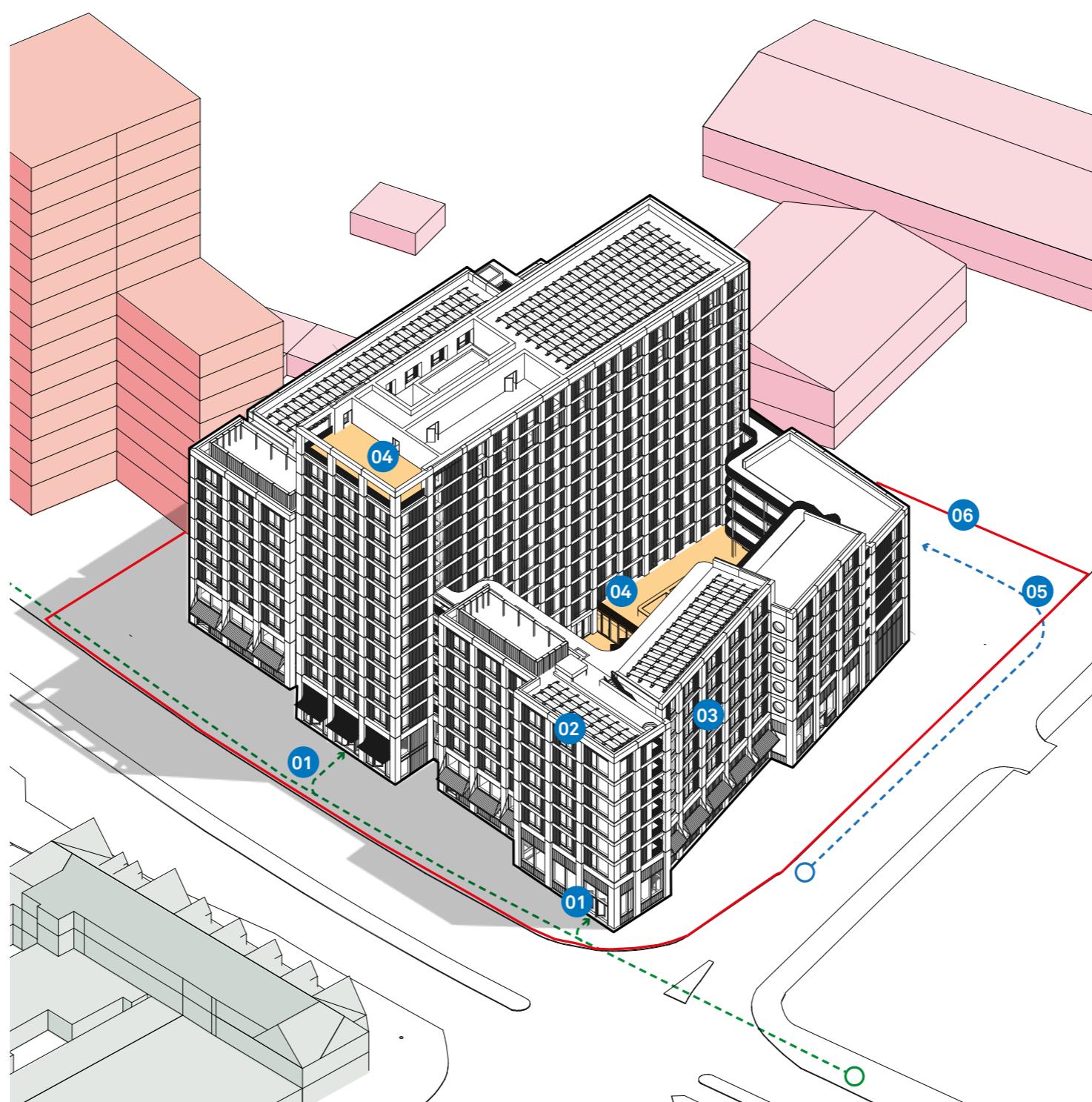
Protecting the wider SIL

The proposed design carefully considers the wider SIL context, adopting specific principles to ensure the proposals do not have an impact on the viability of the surrounding industrial businesses.

The accompanying Planning Statement to this application provides further detail, however the items below provide an overview of the principles implemented in the design.

Key

- Site
- Residential
- Hotel
- Industrial



01 Entrances

The Main Hotel and Incubator entrances are located to the North on Uxbridge Road, facing away from the SIL to the south.

02 Noise - Sensitive Use Location

The design concentrates the new build Hotel rooms to the North, East and West. These locations are the least sensitive locations, facing towards non SIL uses.

03 Noise - Specification

All new build hotel rooms are designed to a high level of acoustic protection, ensuring that any external noise is minimal when within each room.

04 Looking Inwards

All new hotel rooms congregate around two new courtyards. Amenity spaces are located here, encouraging guests to inhabit inside the courtyards, where they are protected from noise from the surrounding context.

05 On Site Delivery + Servicing

All servicing for the site will be located on site, preventing any interference with the existing operation of the local SIL businesses.

06 Boundaries

Suitable fencing and planting will be placed around the site's perimeter to screen and separate the design from the neighbouring SIL sites.

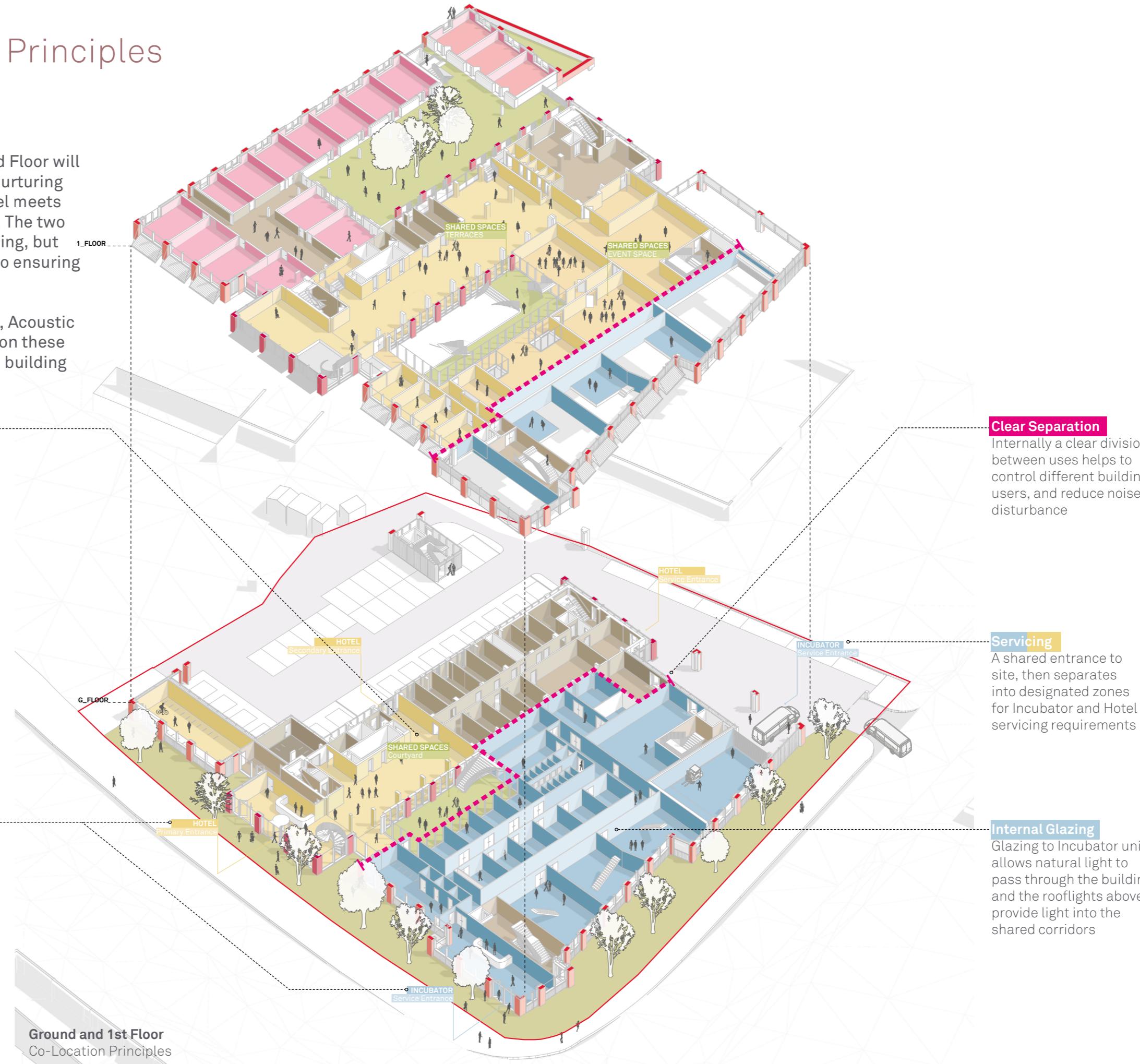
4.3 Layout

4.3.3 Co-Location Principles

Ground and First Floors

The welcomed Incubator to the Ground Floor will provided much needed space for the nurturing of local businesses. The separate Hotel meets the demand for rooms within the area. The two combined will sit together in one building, but careful consideration has been given to ensuring the two building uses are divided.

A combination of Individual Entrances, Acoustic Separation and more factors outlined on these pages demonstrate how the multi-use building can successfully function.



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4.3.3 Co-Location Principles

Creating Separation

The below principles outline the key mitigation strategy adopted to prevent the Incubator and Hotel uses from impacting on each other's operation.

1 Height

Maximise distance between Light industrial + hotel uses

2 Floor

Create robust acoustic separation at 2nd floor slab

3 Facade

High acoustic attenuation performance to minimise external noise spill and prevent transfer to hotel above

4 Landscape

Use planting as buffer to minimise sound transfer, improve air quality + enhance scheme's micro-climate

5 Entrances

Provide separate entrances for hotel and Light industrial uses to avoid operational impact and maintain security

6 Shared spaces

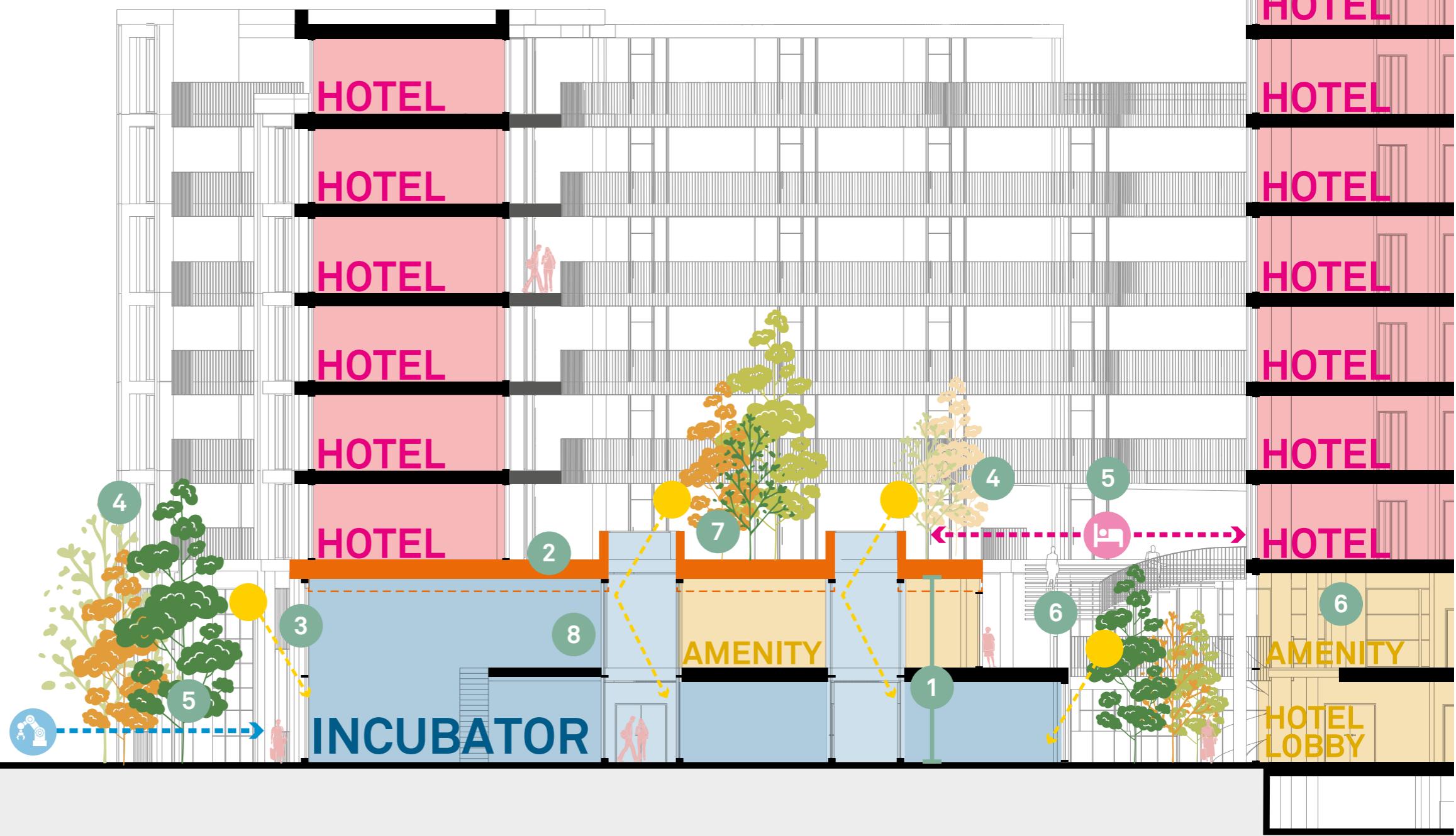
Communal amenities will act as a buffer between uses

7 Rooflights

Providing daylight to the Light industrial incubator spaces at ground floor

8 Internal Glazing

Allowing views through the entirety of the Incubator



4.3 Layout

4.3.4 Industrial Incubator

The scheme is designed to meet a gap in the local industrial inventory which has lots of large format units and limited space for small businesses to start up. The demand assessment demonstrated very limited space for start-ups and small businesses particularly for units starting at 200 sq ft up to 1280 sq ft.

Our research found that currently there was no real cluster or shared space for start-up Light industrial businesses with units designed to a high technical specification and a managed service offer including shared facilities such as meeting rooms and cafés and a place where small business can network and collaborate.

Vision

The scheme is designed to create a unique Light industrial / maker start-up campus specially designed with appropriate Light industrial specifications to a plug and play standard. The units will be offered at a range of sizes to support small businesses during their business growth.

Tenant

The development will attract a range of tenants including lots of start-up new maker / industrial businesses, to build on and support a growing community in Hayes. The adjacent images showcase similar successful schemes across London.

Key

- 1 Proposed Industrial Considerations
- 2 Fuel Tank - Deptford
- 3 Building Bloqs - Meridian Water
- 4 Example Tenant Types

INITIAL CONSIDERATIONS

1

LOCATION ALREADY HAS SIGNIFICANT AMOUNT OF LARGE INDUSTRIAL UNITS AVAILABLE TO LEASE

GOOD PROVISION OF AVAILABLE STOCK BETWEEN 10,000 & 150,000 SQM

ZERO LOCAL PROVISION OF FIT FOR PURPOSE MAKER SPACE FOR START-UP BUSINESSES I.E 15, 20, 25, 50 & 100 SQM SPACES

PREDOMINANTLY FOR MAKER SPACE, BUT WILL ALSO BE USED AS SMALL STUDIO SPACE FOR CREATIVE BUSINESSES

FLOOR TO CEILING HEIGHT PREFERABLY 4 METERS

CORRIDOR WIDTHS TO BE SUITABLE FOR PALLET TRUCKS

INDIVIDUAL UNIT ENTRANCES SHOULD ACCOMMODATE A PALLET WIDTH

WILL REQUIRE GOOD QUALITY LOBBY, SHARED MEETING ROOM, SHOWER & BATHROOM FACILITIES

UNITS SHOULD BE FITTED OUT TO WHITE BOX STANDARD – INCLUDING ELECTRICITY & HEATING

SERVICING PREFERABLY NO MORE THAN 30 METER WALK FROM VEHICLE TO UNIT

2

4

Artist

Staff: 1

Specialist Requirements:

- 150 - 500 sq ft
- Light filled flexible space
- Space for large work bench
- Storage area
- Shared toilet / shower / facilities are preferred



Craft Brewery

Staff: 10

Specialist Requirements:

- 5,000 sq ft
- High floor to ceiling heights
- Large loading bay directly outside with double width doors



Specialist Textile Manufacturer

Staff: 1 + freelancers

Specialist Requirements:

- 500 - 1,000 sq ft
- Production facility and admin space
- Area to undertake fulfilment and storage
- Potential to retail directly to visitors



Vegan Food Production

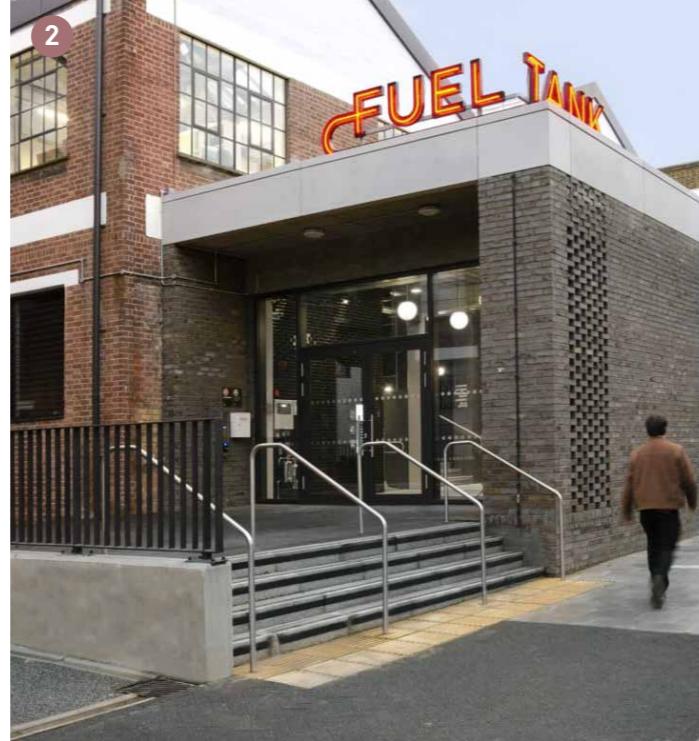
Staff: 1 / 3

Specialist Requirements:

- 250 - 500 sq ft
- Production and storage space
- Potentially require extraction



3





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4.3.4 Industrial Incubator

The Offer

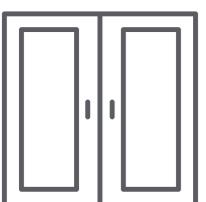
The Incubator has been designed to support the growth of new local businesses. Shared spaces, and high visibility, will help foster a communal support network. The following provisions outline the extended offer tenants will have access to.



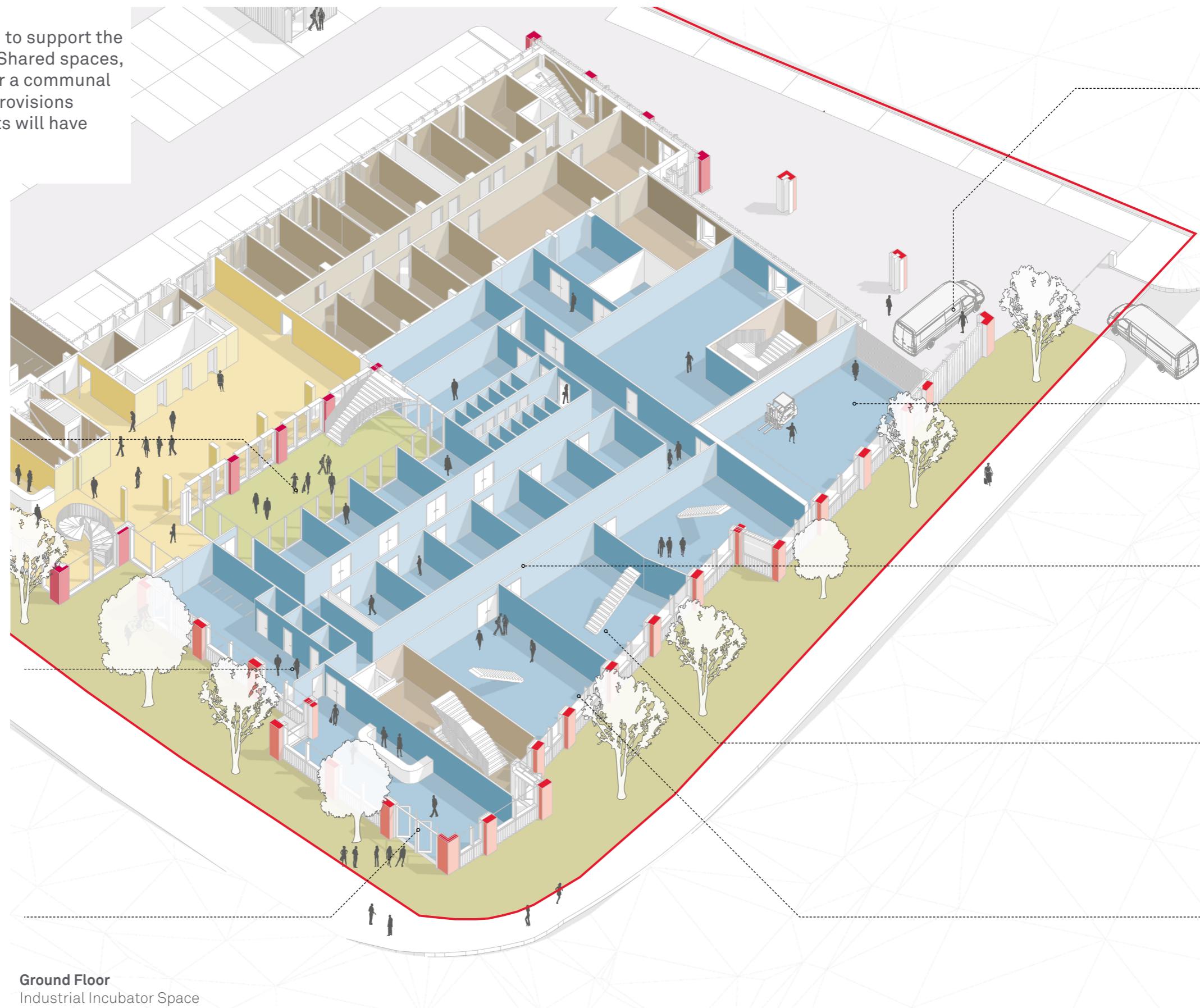
Access to Shared Amenity
Shared between Incubator and Hotel users, promoting interaction.



Dedicated Cycle Store
Providing cycle storage for the users of the incubator, encouraging sustainable modes of transport.



Entrance
Dedicated entrance to the Incubator to Uxbridge Road, creating a prominent destination.



Dedicated Servicing
A permanent Yard, Van Parking and workshop space for the users



Mixture of Unit Sizes
Allowing businesses to grow within the Incubator, from 20sqm to 120sqm.

h 2.1m

Central Corridor
Wide corridor to allow for equipment and materials to be moved freely between units, workshop and yard.

5-10m

Optimum Unit Depths
Between 5-10m, giving flexible space to accommodate a variety of tenants

I 5.6m

Floor to Ceiling Height
Up to 5.6m of floor to ceiling height provided to larger units, 2.9m provided to smaller units.

4.3 Layout

4.3.5 Amenities

Hotel Experience

Providing a range of attractive amenities the proposed building extends the current Hotel spaces to create a better offer for guests. A new entrance from Uxbridge Road will invite guests in, where the Lobby leads them on to the Cafe, Restaurant, Artist Studios, Wellbeing Centre and more.



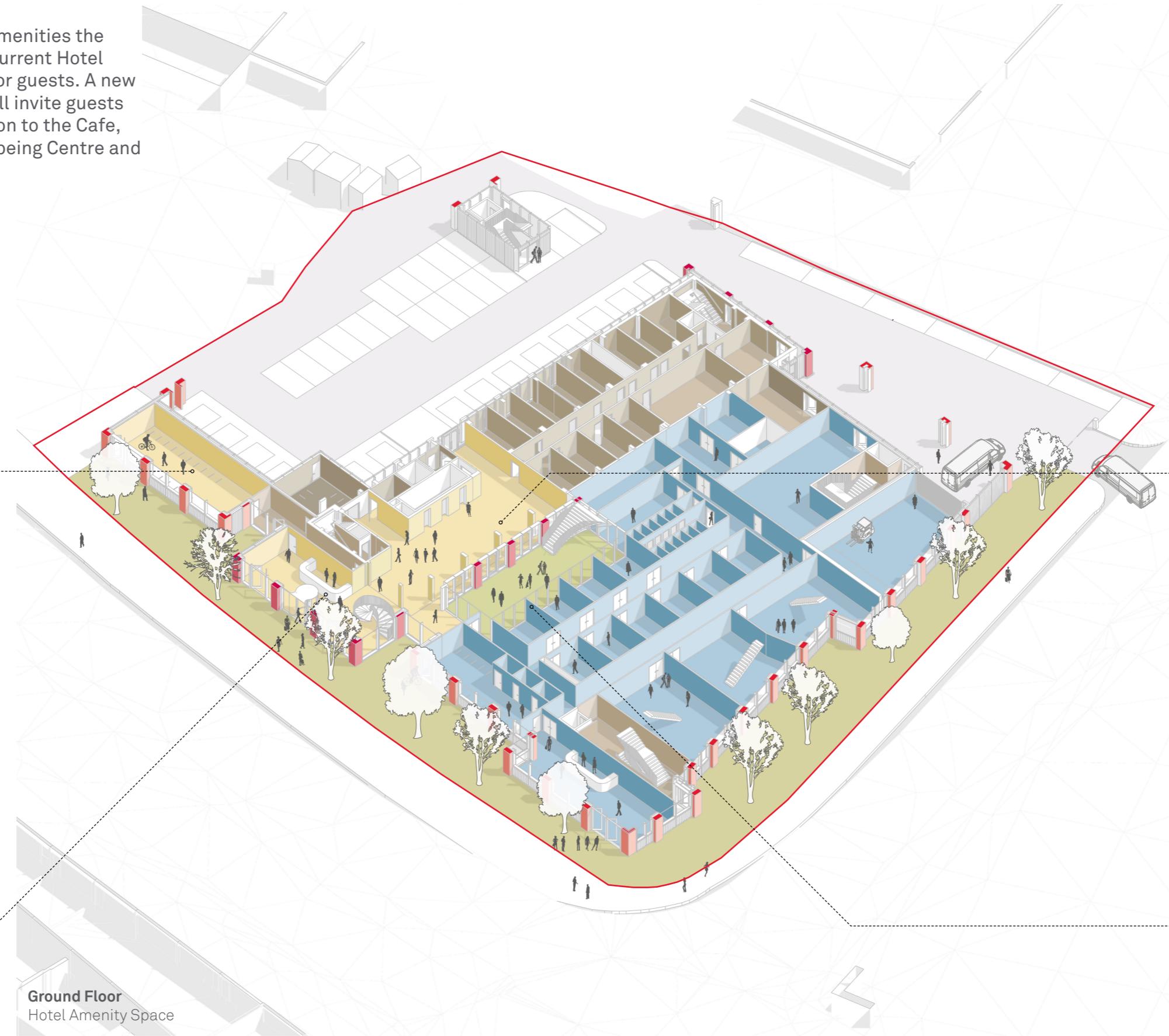
Bike Store + Cafe

Hotel guests and Light industrial tenants will have access to cycle storage and an in-house cycle café (which is also accessible to members of the public).



Entrance

A brand new Hotel Entrance is located on Uxbridge Road, creating a presence on the road, and opening the building up.



Lobby

A double height entrance lobby provides access up to 1/F amenity space. The lobby provides access to lifts and stairs for guests.



Courtyard

A central courtyard in the heart of the building, terracing up to the 2nd floor western courtyard.

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4.3.5 Amenities



Eastern Courtyard

A peaceful, calming courtyard provides space for guests to relax in nature.



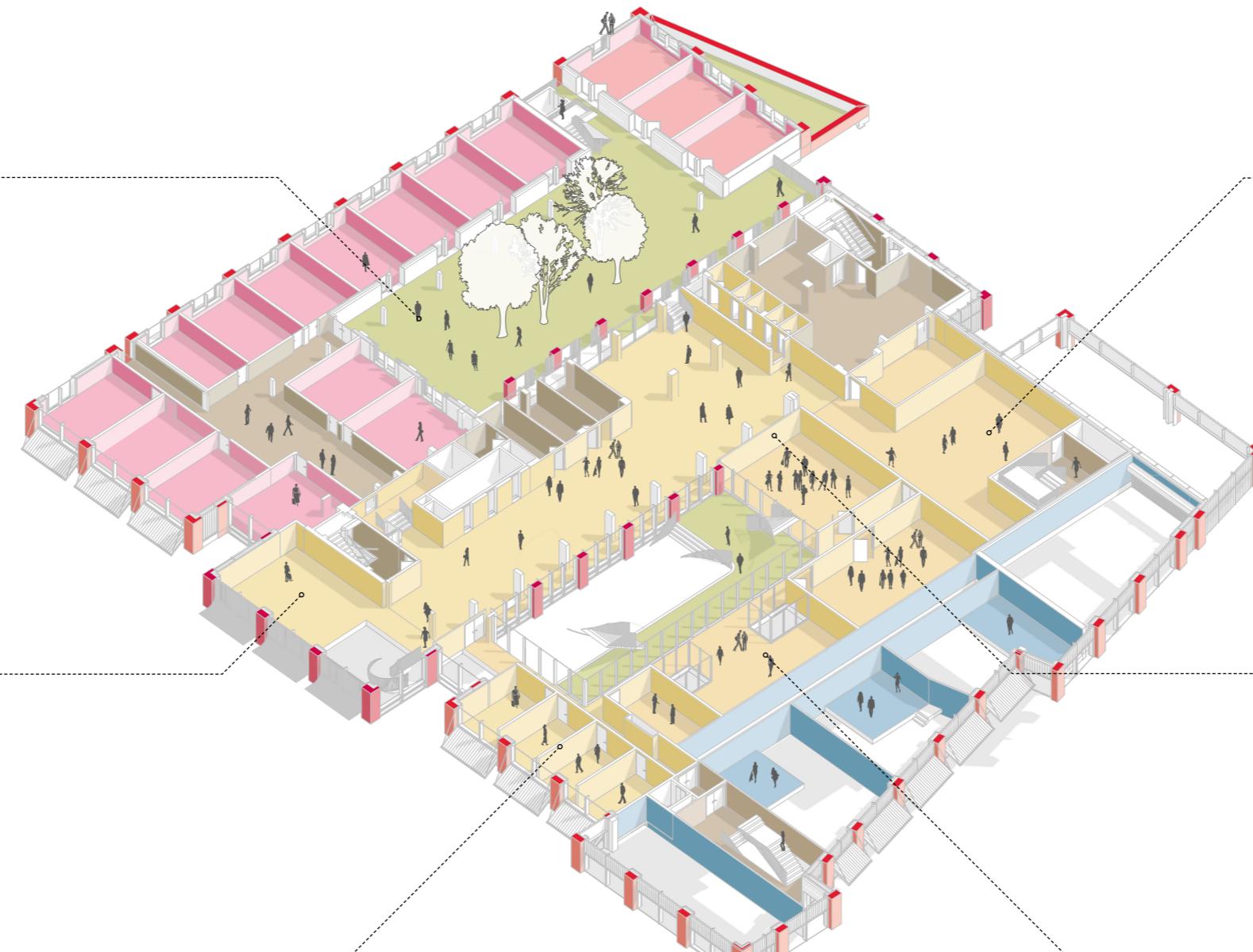
Lounge

Understanding the needs of hotel users, a range of spaces allow guests to work and enjoy their time.



Artist Studios

Dedicated space to support local artists embedded in the building.



1st Floor
Hotel Amenity Space



Wellbeing

Gym + Sauna are provided for use by hotel guests.



Bar + Restaurant

Food + drink to be served throughout the day, all within a view of the external courtyards.



Event Space

Flexible spaces allow for a variety of events to be curated within the building. For both internal and external visitors.

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4.3.6 Courtyards

West Courtyard

The new 'C' Blocks comprise of dual aspect Hotel rooms, giving guests windows facing away from the site, and windows facing internally to the new courtyards.

Rather than dark enclosed corridors, the new hotel rooms are accessed via external Galleries, providing views into the courtyard, and spaces to dwell.

The benefits of green planting will be harnessed across the courtyard and up the galleries, improving air quality, and creating a natural environment.



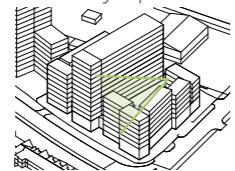
Galleries

Providing external access to each of the hotel rooms, the galleries are further activated with spaces to dwell, and landscaping allowed to flourish up the framework.



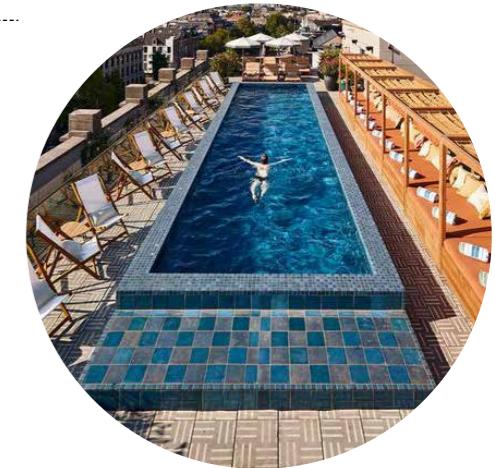
Western Courtyard

Amenity Space



A Compact Park

The 2nd floor courtyard will become a gathering place for all in the building. A mixture of soft and hard landscaping will create areas to relax, to meet a friend, or to host events.



Pool

An external pool and hot tub area creates a focus for the courtyard. Guests are invited to relax and enjoy the courtyard's climate.

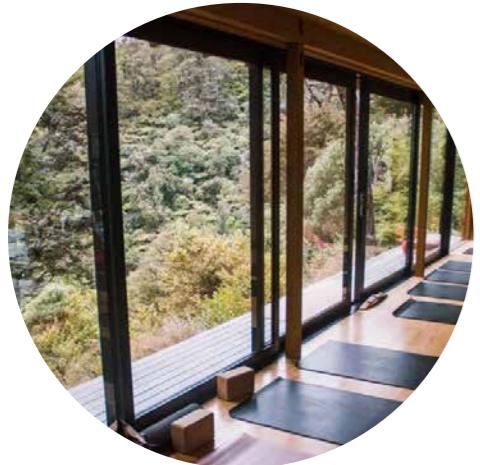
4.3 Layout

4.3.6 Courtyards

East Courtyard

A calmer, tranquil courtyard is created to the east of the proposal. Hotel guests will have a view out of their rooms into the green courtyard below.

The second floor amenity pavilion provides an opportunity for activities and events to take place with a view out into the gardens below.

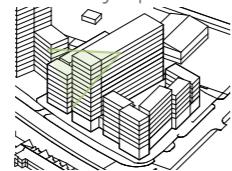


The Pavilion

An amenity pavilion, providing a flexible curatable space overlooking the garden below.



**Eastern Courtyard
Amenity Space**



Galleries

A calm material palette becomes the framework for landscaping to spread up the building.



A Tranquil Garden

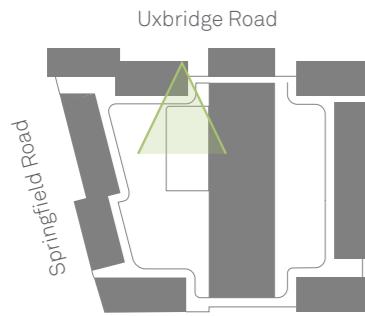
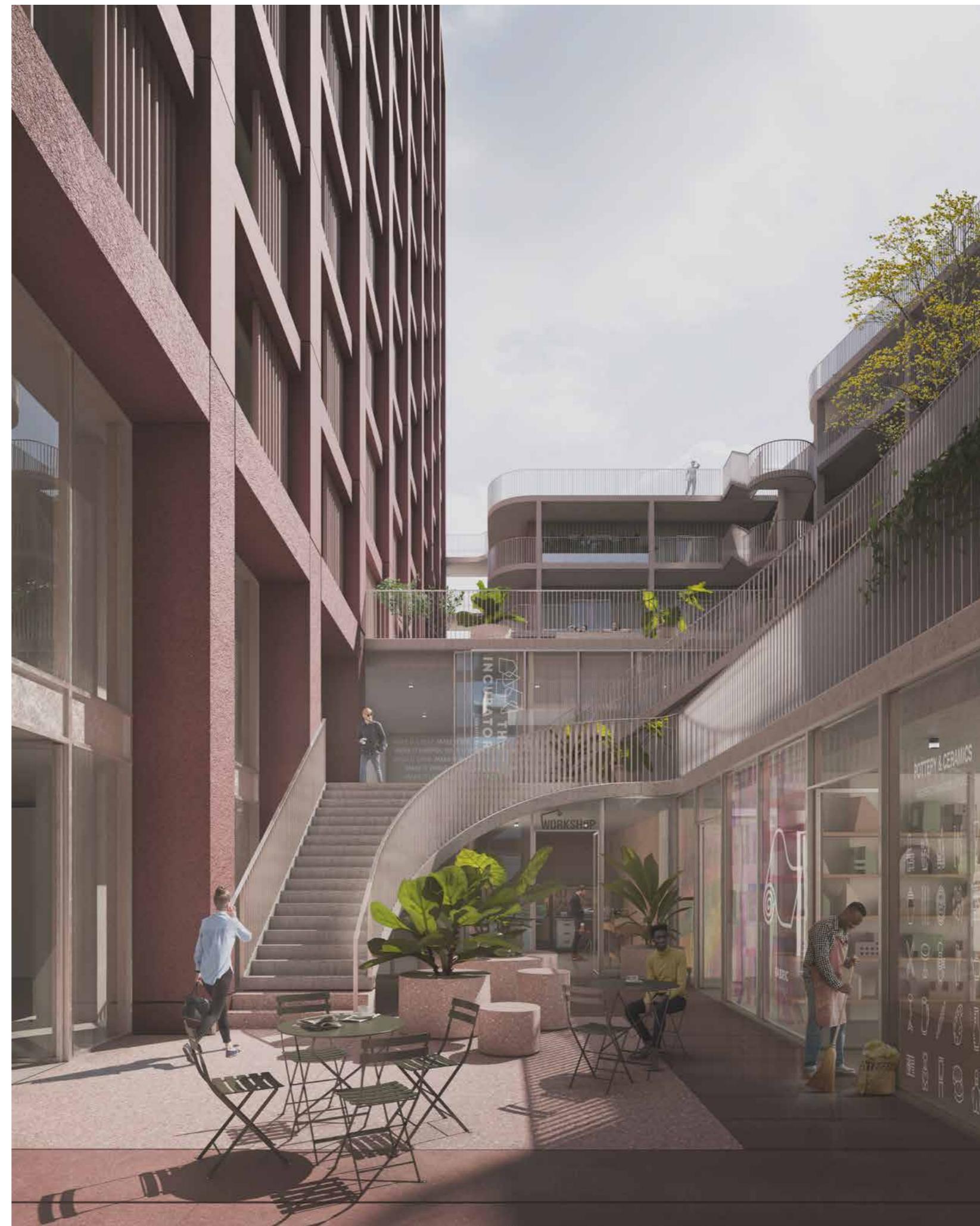
Letting nature flourish, a peaceful garden provides hotel guests with an opportunity to relax.

4.3 Layout

4.3.6 Courtyards

Central Courtyard

Visible from the street, the Central Courtyard links the Hotel and Incubator with an external space within the West Courtyard. A glazed facade provides views into the different building uses, and as the stairs step up to the upper floors, the courtyard steps back, creating a terraced arrangement.



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4.3.7 Area Schedule

Existing and Proposed

The adjacent table outlines the existing, demolished and proposed area schedule for the scheme.

Area in m ²	
Total existing GIA	9,885
Total to be demolished GIA	1,211
Total proposed development GIA	20,372
Total proposed C1-use GIA	19,054
Total proposed E(g)-use GIA	1,318

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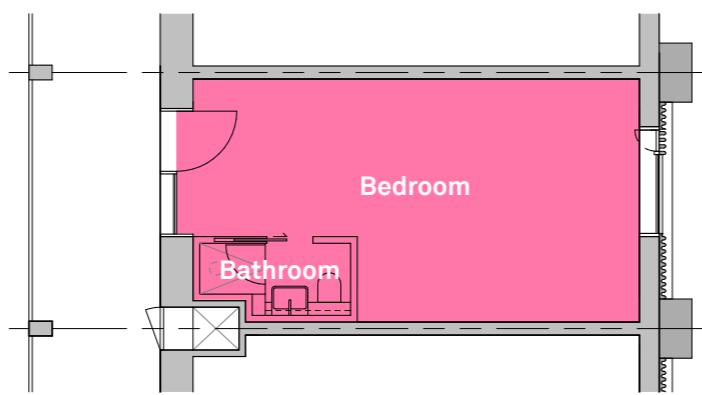
4.3.8 Typical Hotel Rooms

Room Type Layouts

All room type layouts on this page, and the following, are for approval.

The room layouts are based on advice from our hotel advisors CBRE who have confirmed that a range of room types including rooms with separate suite areas for guests to relax and work are the most appropriate for the corporate travel market the scheme is targeting. Furthermore, having a range of options and flexibility on room types will allow the scheme to respond to changing market conditions in the long term.

5 Room types have been created for the proposed scheme. These layouts provide a range for guests to choose from, dependent on their needs.



Small Room

18-25m²

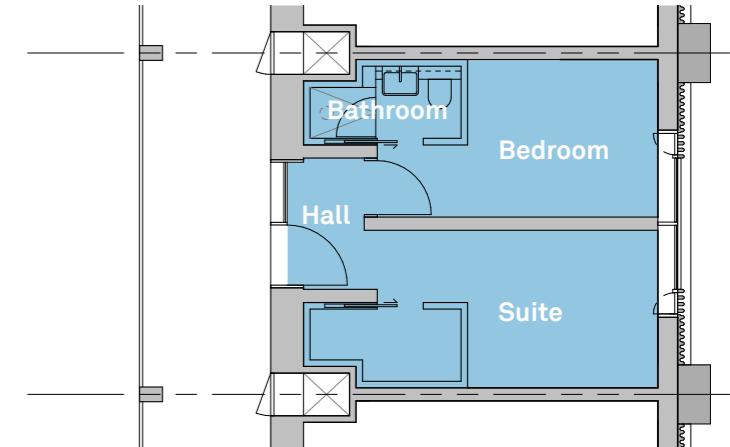
Throughout the proposal there are a handful of Small rooms.



Medium Room

27m²

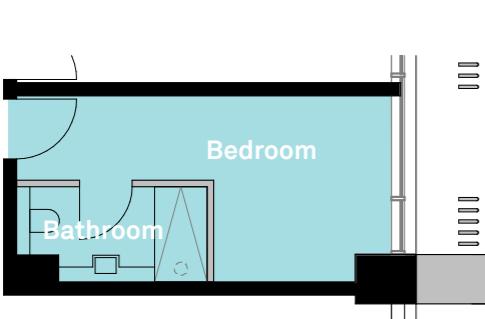
The medium room has a shorter depth to the Standard Room, but still provides a bedroom and bathroom configuration.



Medium Deluxe Suite

27m²

Flexibility to the layout has been designed in to allow for a possible alternative Suite layout, providing an additional room for guests.



Central Small Room

15-17m²

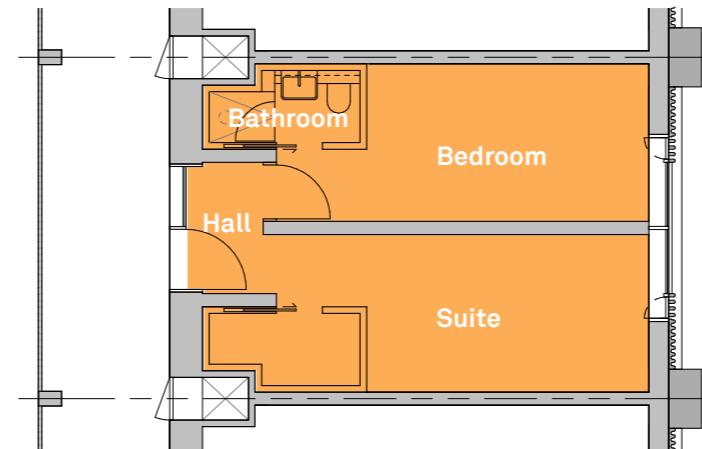
Located on the ground floor and first floor these rooms provide an individual bedroom and bathroom within the existing building.



Standard Room

34m²

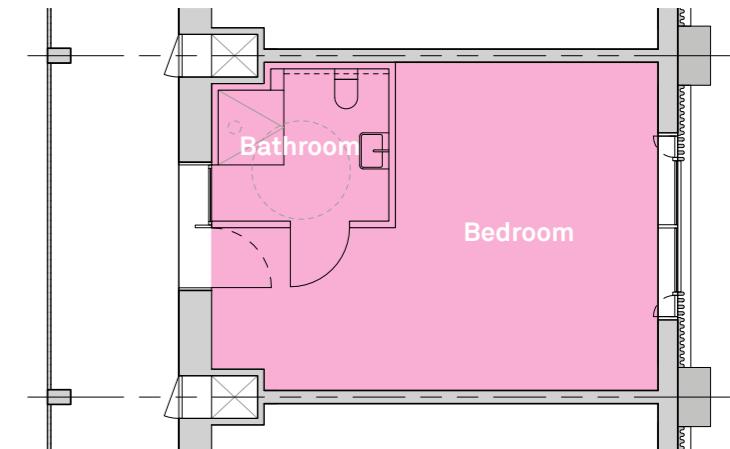
The most common room layout, this layout provides a welcoming room for hotel guests.



Standard Deluxe Suite

34m²

Similar to the Medium Room, the Standard can also be reconfigured to a Suite layout.



Accessible Room

34m²

Allowance has been given to Accessible rooms, compliant to BS8300-2:2018) within the proposal.

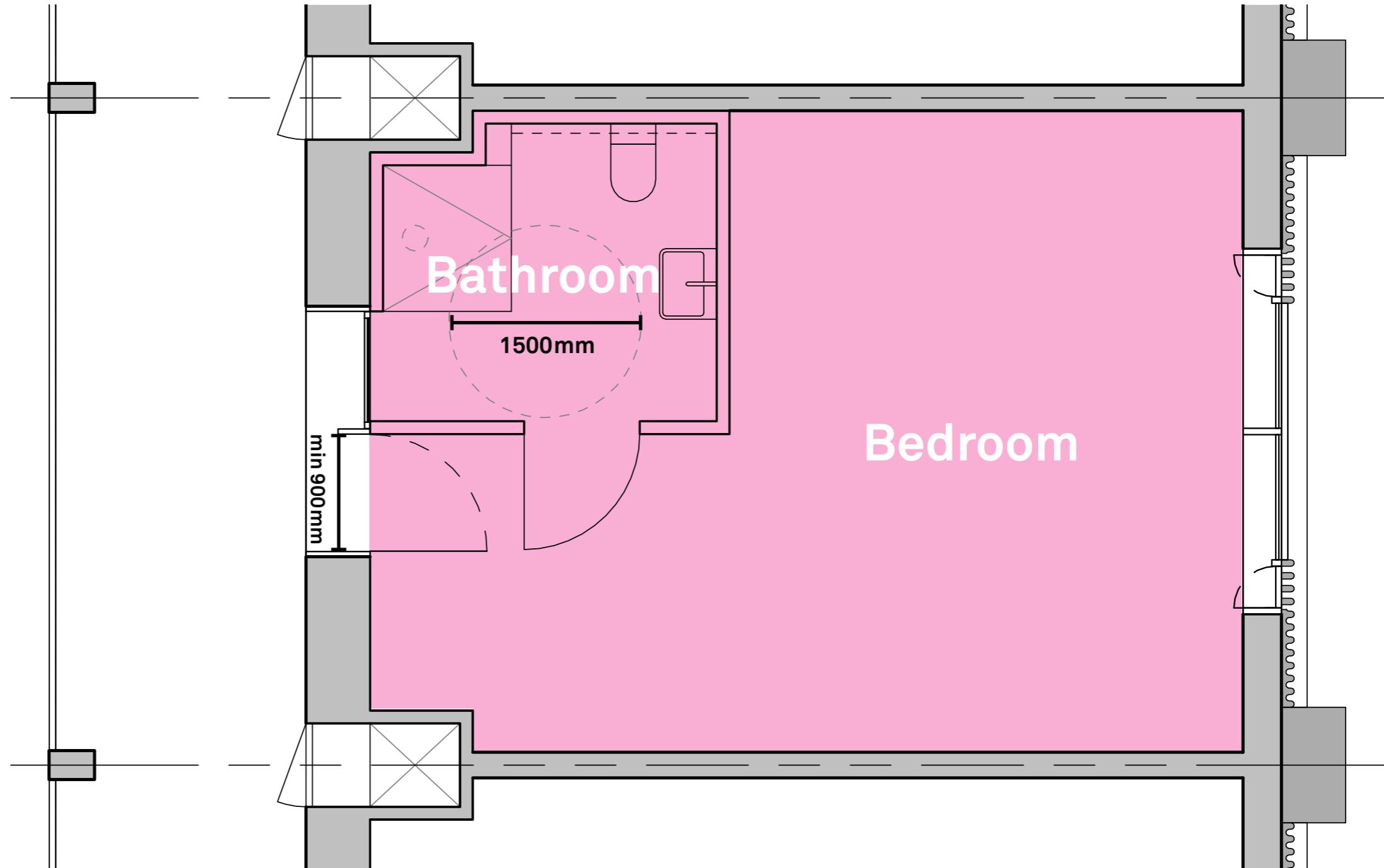
4.3 Layout

4.3.8 Typical Hotel Rooms

Accessible Rooms

A total of 9% of proposed hotel rooms are Accessible. The adjacent diagram, demonstrates an indicative typical accessible room layout based on BS8300-2:2018 .

Further information on access to and around the proposed building can be found in Chapter 6, where details on entrances, vertical lift transport, fire refuges and more is located.



4.3 Layout

4.3.9 New Access to Hotel Rooms

The Galleries

Wrapping round the internal face of the new 'C' Blocks, the Galleries provide level access to each floor. Guests will have a direct access to their rooms through a number of vertical circulation routes, but the looped design allows for greater freedom in exploring the hotel, and accessing amenity throughout.

Amenity space is coupled with the proposed Galleries. Roof amenity to the upper floors gives guests chance to relax and look out across the city. Planting and seating are provided across each floor to increase the site's biodiversity, and give guests direct access to external space from their rooms.

Moving up the Galleries, a number of moments are made by extending the galleries width, creating an opportunity for a larger gathering space, or for the operators to curate further amenity space.

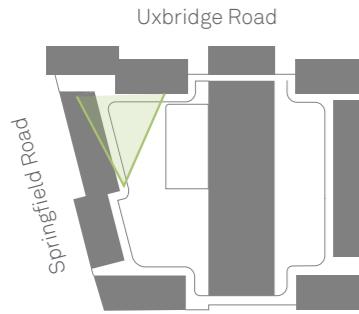




Image
Detail view of the
West Courtyard
galleries, providing
access to the Hotel
Rooms

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