

27 Uxbridge Road

Planning Application

Design and Access Statement

January 2023

Note:

All images are indicative only unless specifically marked for approval.

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Executive Summary

Executive Summary

Strategic Vision

This Design and Access Statement has been prepared as part of a planning application to re-clad an existing hotel building, to enhance its fire safety and energy efficiency performance in accordance with current regulations.

Using the existing building, the proposal at 27 Uxbridge Road will create an innovative new lifestyle hotel, with the aspiration to support nearby adjacent industrial land-uses and business and provide jobs for local people.

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



Executive Summary

The proposal

This proposal comprises re-cladding the retained existing hotel building, to enhance its fire safety and energy efficiency performance in accordance with current regulations.

The existing massing and floorspace provision will be retained, as summarised on the right:

Existing

0.57ha

Site Area

170

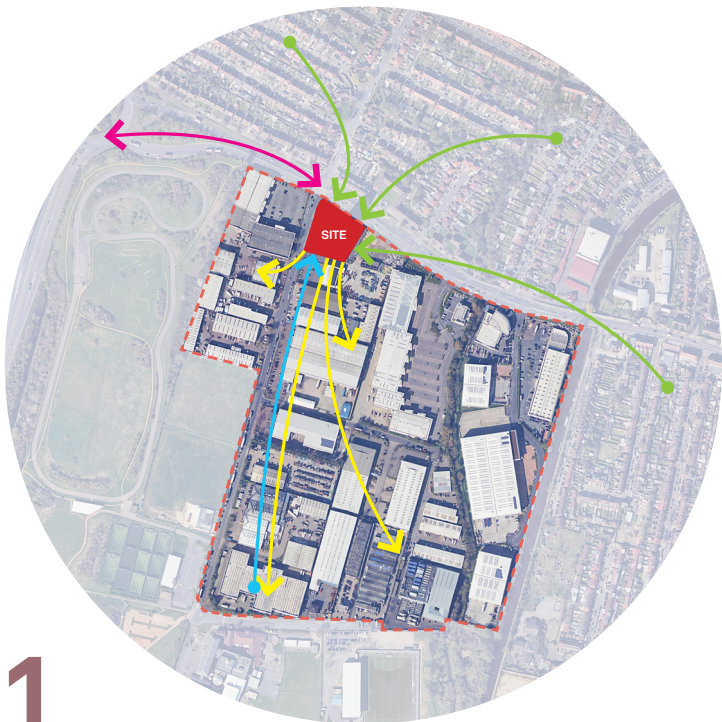
Hotel Keys + meeting rooms + gym

13

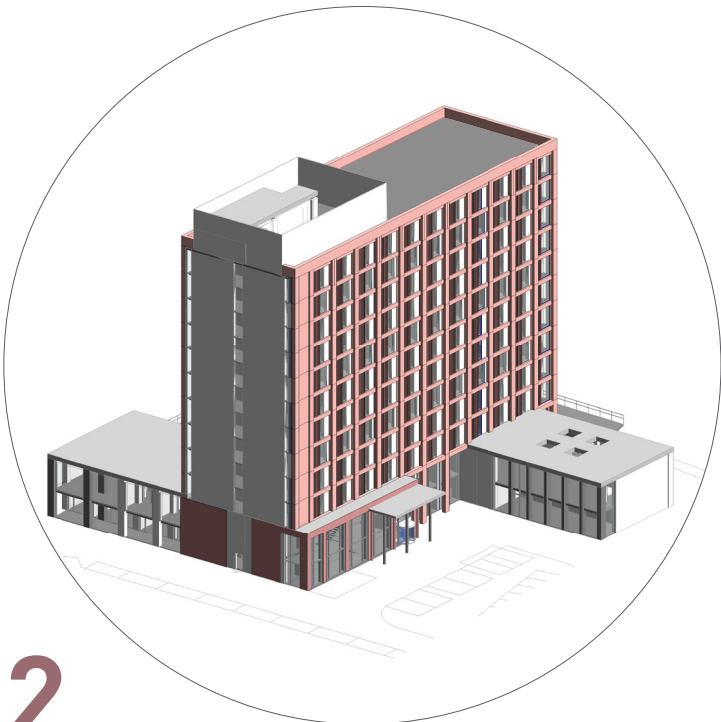
Storeys (including roof plant floor)

9,885m²

Gross Internal Area



1
Support the local community and SIL



2
Reclad the existing central block for fire safety

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

STOCKDALE

Planning Consultant

DP9



Townscape Consultant

The Townscape Consultancy



Commercial Strategy Consultant

Andrew Sissons Consulting



Community Engagement

BECG

becg

Landscape Designer

BD Landscape Architects



Sustainability Consultant

Love Design Studio

**LOVE
DESIGN
STUDIO**

Daylight Consultant

Point 2



MEP Engineer

Woodcote Power Consulting

WPC

Structural Engineer

Engineeria



Fire Consultant

One Stop Fire



Transport Consultant

Caneparo Associates



Peckham Levels (Make Shift), London

2.3 Brief

27 Uxbridge Road

This proposal comprises re-cladding the retained existing hotel building, to enhance its fire safety and energy efficiency performance in accordance with current regulations. The brief below details the key aims the proposal will deliver:

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 new hotel to support local businesses. The proposal 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.
- Deliver an innovative and dynamic specialist hotel model that will provide accommodation for workers and entrepreneurs 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 ensure 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.



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Site and Context

3.1 Existing Site

3.1.1 Location

Address

27 Uxbridge Rd
Hayes
London
UB4 0JN

Location

Situated within the London Borough of Hillingdon, the site, currently a Hyatt Hotel, is located on the corner of Uxbridge Road and Springfield Road.

The Grand Union Canal, which forms the boundary between LBH and the London Borough of Ealing, runs to the east of the site.

To the west the A312 runs North to South, with the newly opened Elizabeth Line found running East to West to the south of the site. Southall and Hayes+ Harlington stations are the nearest rail stations, and Heathrow Airport can be found south of the site.

