

3.1 Existing Site

3.1.1 Location



















Overview

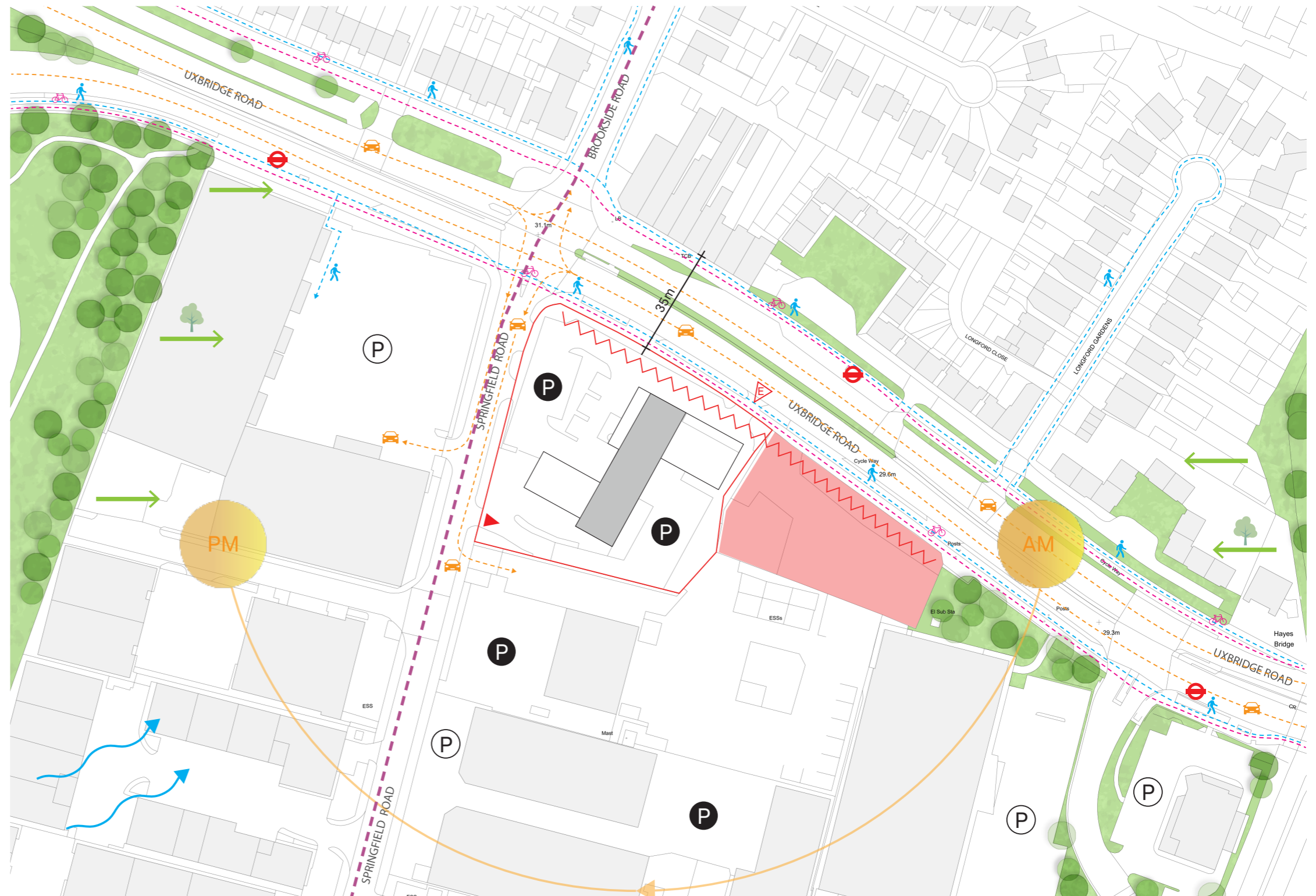
Sitting on a North East / South West Axis, the existing building sits in the middle of the site, two storey wings are found to the NE and SW corners, with the remaining site filled with car parking provision.

To the north of the site is Uxbridge Road. A busy 4 lane road has a dedicated cycle lane to the southern edge, providing a connection to the nearby Minet Country Park. Pedestrian footpaths are provided around the entirety of the North and West sides of the site.

Springfield Road to the West leads only to the industrial estate, the Hayes & Yeading United Football Club and Guru Nanak Sikh Academy Gurdwara, with a constant flow of traffic.

Key

-  Pedestrian Routes
-  Cycle Routes
-  Vehicular Routes
-  Bus Stops
-  Green Swathes
-  Public Parking
-  Private Parking
-  Access Route
-  Emergency Access
-  Predominant Noise
-  Prevailing Wind
-  Sun
-  Neighbouring Buildings
-  Greenery
-  Site Boundary
-  Apart-Hotel Site
-  Existing Footprint
-  Gas Pipe



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3.1.2 Context Photos

The Immediate Context

The surrounding area to the site is a mixture of roads, hard surfaces, different building types, waterways and some green planting. The south of the site is predominantly made up of 2 storey metal clad industrial warehouses/retail parks. A combination of 2 and 3 storey housing spreads to the north of Uxbridge Road.

Although a busy road, the combination of retail outlets, and small commercial units to the base of housing, the site is seen as part of a small local centre.

The existing building (photos on the next page) was refurbished in the mid 2010s, converting from an Office in to a Hotel. The curtain wall facade adopts a stepping rhythm to the windows, with solid aluminium metal infill panels in between.

