

6.13 Design Statement

1. Amount

The proposed extent of the new proposals are below:

A new 31 room hotel.
A new banqueting function in the existing cinema hall.
Restoration works to the Listed building including the main entrance.
New entrance structure to the south of the main hall.

3. Layout and concept of the proposals

The conceptual narrative for the proposal has been developed through various iterations with the client, brief and the approach to the site and context. This has produced a site specific series of spaces that sit comfortably on the site, and respond to the orientation, Listed Building and context.

As Architects we have been involved with a careful study of the original fabric, spaces and finishes. This has been through a close analysis of the spaces, history and current condition of the building, we have carried out two series of watching briefs when debris and elements of the old nightclub materials and elements were removed. As part of this process we have been able to record and discover original areas, elements of the Listed building. These have been recorded in previous submissions and are summarized in the previous sections of the DAS.

The peeling back of layers fabric to uncover the original has resulted in an accurate and detailed set of drawings and photographic studies that inform the new design, whilst also providing clues to the uses, and key spaces of the original building. The conceptual starting points for the new hotel building and associated designs all start from the original research and buildings concepts,

The new hotel sits on an empty and underused area of the site to the west of the listed building. The layout and massing have been carefully design to sit comfortably in the context and to compliment the cinema building. The hotel has a ground floor entrance lobby that is accessed from the front of the site via steps and a platform lift. A central stair rises through the building from the lobby with a staggered arrangement of rooms around it. The articulated and staggered nature of the plan provides a sculpted appearance and a scalloped design that references the plaster work in the existing cinema.

A new glazed space and canopy elevation links the new stone hotel elements and the existing brick cinema. This provides a clear delineation between new and old but also allows the retained western brick wall to become an archive of the old building that can be viewed from the new hotel circulation. Various new penetrations will be made into the western brick wall to create access into a lift and staircase core within the old gym spaces and new break out spaces for the hotel use. A large roof light above will continue the glazed link concept. The gym spaces will be incorporated into the new hotel and will accommodate hotel rooms and BOH functions as well as allowing access to view the existing cinema music rooms as a museum type piece.

The new hotel will be built from high quality materials that take reference from precedent studies and the existing cinema. Stone, terrazzo and tile all form an articulated facade that has depth and profiled sections to provide shadow, pattern and rhythm along the elevations. The scalloped nature in plan also provides a rich facade with depth of materiality and structure. Windows and reveals will be in metal that will reference the existing building metal work and glazing patterns.

As part of the overall scheme and application, the existing hall will be changed to a banqueting facility with new kitchen spaces in the of the existing gym area. This will bring the old building back to life and a viable use. Furthermore the front entrance and hall from the high road will also be refurbished and the main stair opened up to reflect the original arrangement. New replacement heritage windows and decorations are also proposed as part of a general refurbishment project.

4. Scale and massing

The proposed new hotel development sits comfortably in the context and against the existing Listed building.

Following the pre-application feedback we have removed the roof top structure and so the new hotel is now not higher than the original building. The new elements of the hotel also sit well in the town scape and the staggered and scalloped nature of the design provide an articulated massing with depth. In addition the new building elements are set back from the main facade with an open lobby/concierge/lounger at ground floor, glazed link and a landscaped garden to the western edge that separates the new from the public path and adjoining buildings.

5. Access

The access to the new proposals will be via the Chimes car park, and the existing high street access road which will lead into a stepped pedestrian access to the hotel reception. Parking and drop off spaces will be possible in front of the hotel alongside a wheelchair lift for accessible access.

Deliveries and servicing will be possible from the corner of the new proposals where a part of the old gym space has been changed to BOH use at ground floor. A new access path will link the existing access at the rear of Cumbrian way. This new landscaped path will run to the rear entrance of the hotel and into the glazed link and lobby. The link to Cumbrian way allows for another location for taxi, bus and car drop off when visitors are arriving by car and bus in numbers. Cycle stands will be available at the front of the site. The Uxbridge tube station is also very close to the site.

Please refer to the transport statement for more details.

6.14 Design Statement

6. Landscaping

The approach to the landscaping for the proposal is integral to the overall design, the new spaces allow for the following areas of landscaping enhancement and landscape creation. The current site and scheme has very little in the way of green space and landscaping.

1. Sedum roofs:

The roof of the hotel will be a green sedum.

2. Landscaping to the western edge:

The hotel will have a landscaped buffer between the facade and the side alley that runs down to the high street, this will increase bio diversity but also soften a harsh edge to the site.

3. Hard landscaping to the southern areas

We are proposing new area of stone and trees to the southern edge of the hotel building which will create a new public pathway and space that provide a more civic and welcome entrance to the new hotel and southern entrance at the side.



A mixture of hard ad soft landscaped areas around the building.



Flower beds to aid with bio diversity and to soften the boundaries.



Stone floor



Stone floor

6.15 Design Statement

7.Appearance and materiality

The new additions will use a range of sympathetic and natural materials that reflect the palette of the original Listed building. The materials are as below

1. Walls

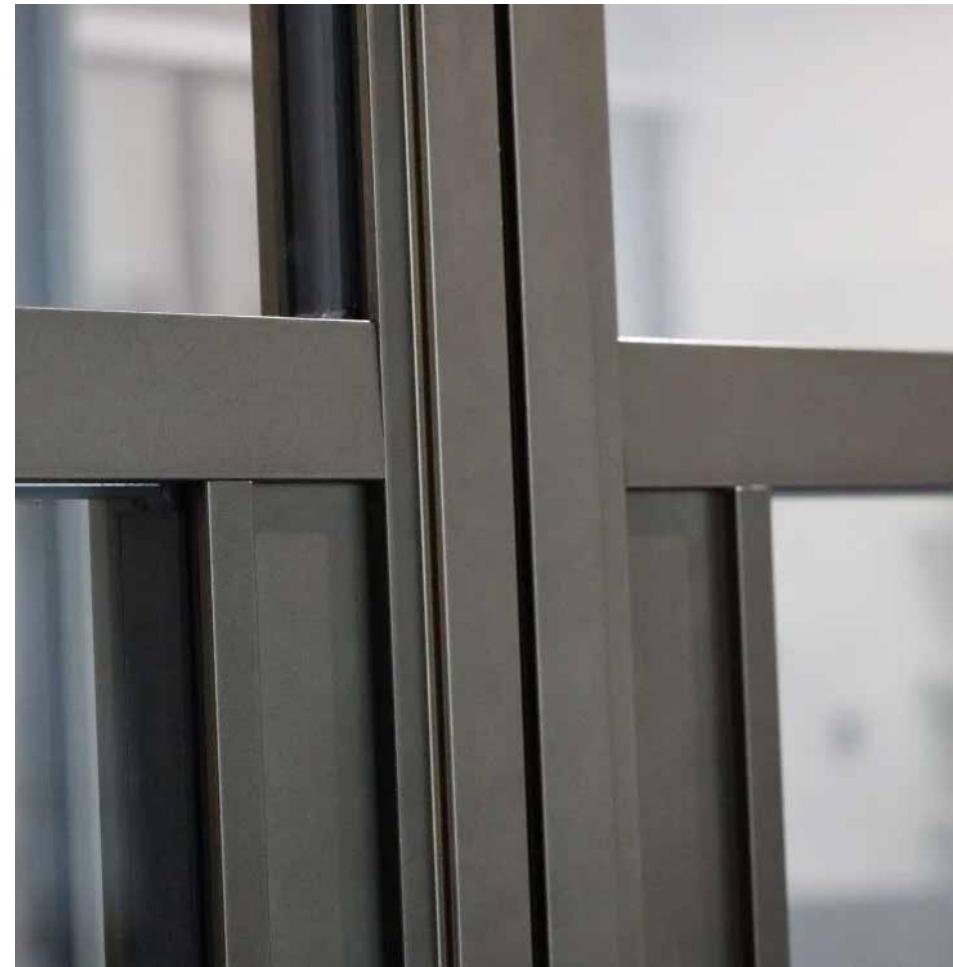
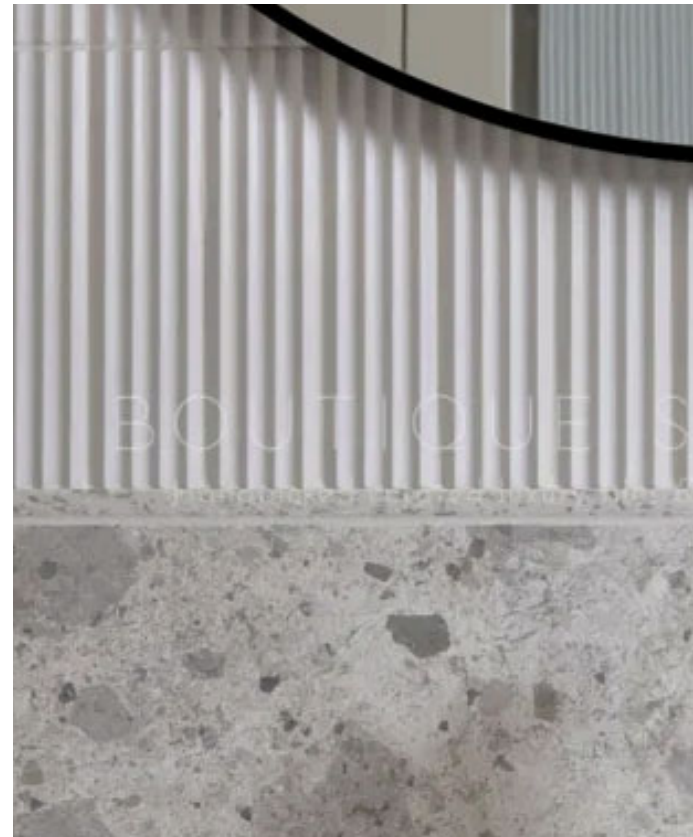
The walls of the new elements will be a mixture and a palette of stone, terrazzo and white render.

2. Roofs

The roofs to the hotel and link will be a mixture of glazed sections and sedum.

3. Windows and doors

The windows and doors will be metal to match.



6.16 Design Statement

7.Appearance and materiality

Materials key:

1. New tiled façades.
2. Fluted brick and stone features.
3. Fluted stone and terrazzo base.
4. Stone banding elements.
5. Metal framed glazing.
6. Metal railings.



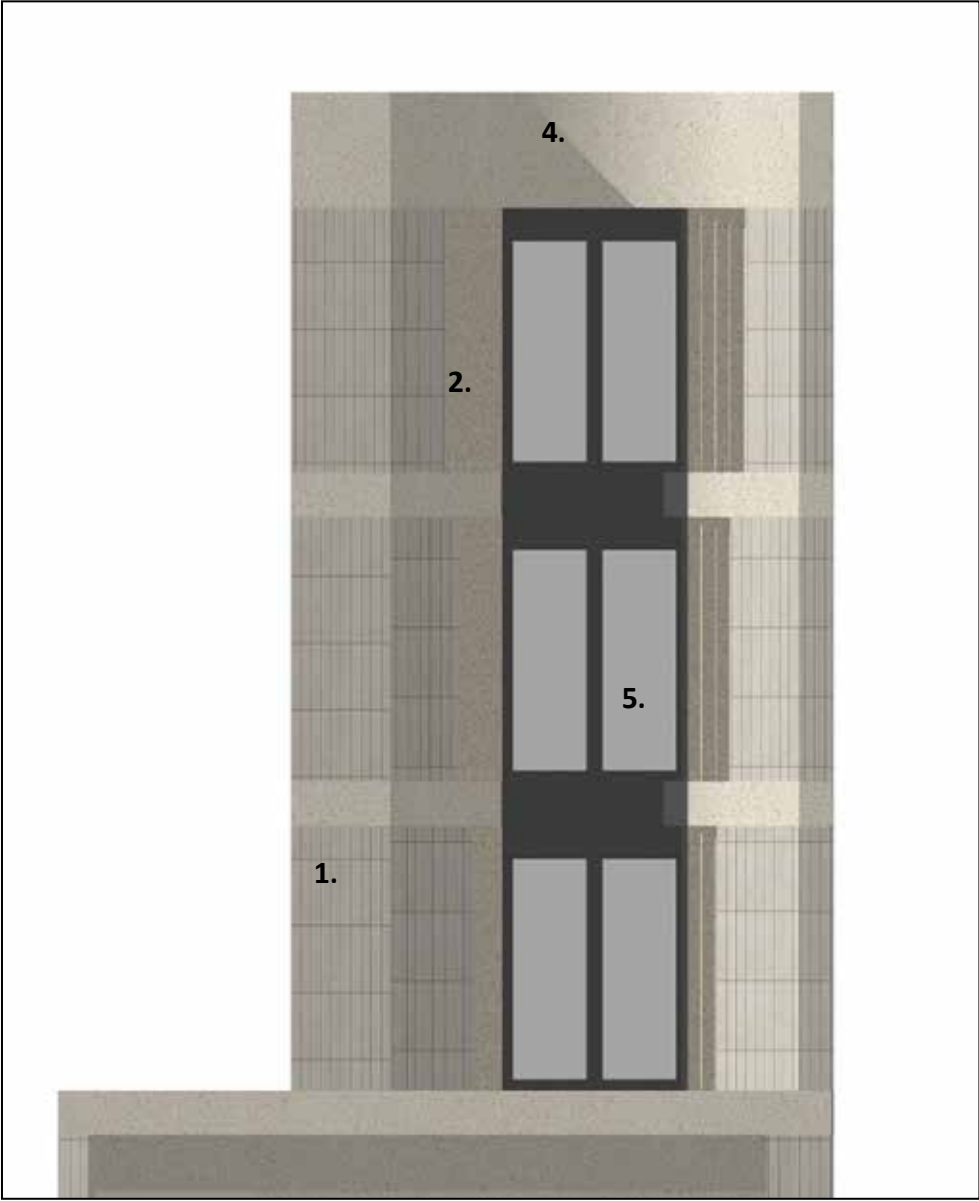
Elevation study between new and old.

6.17 Design Statement

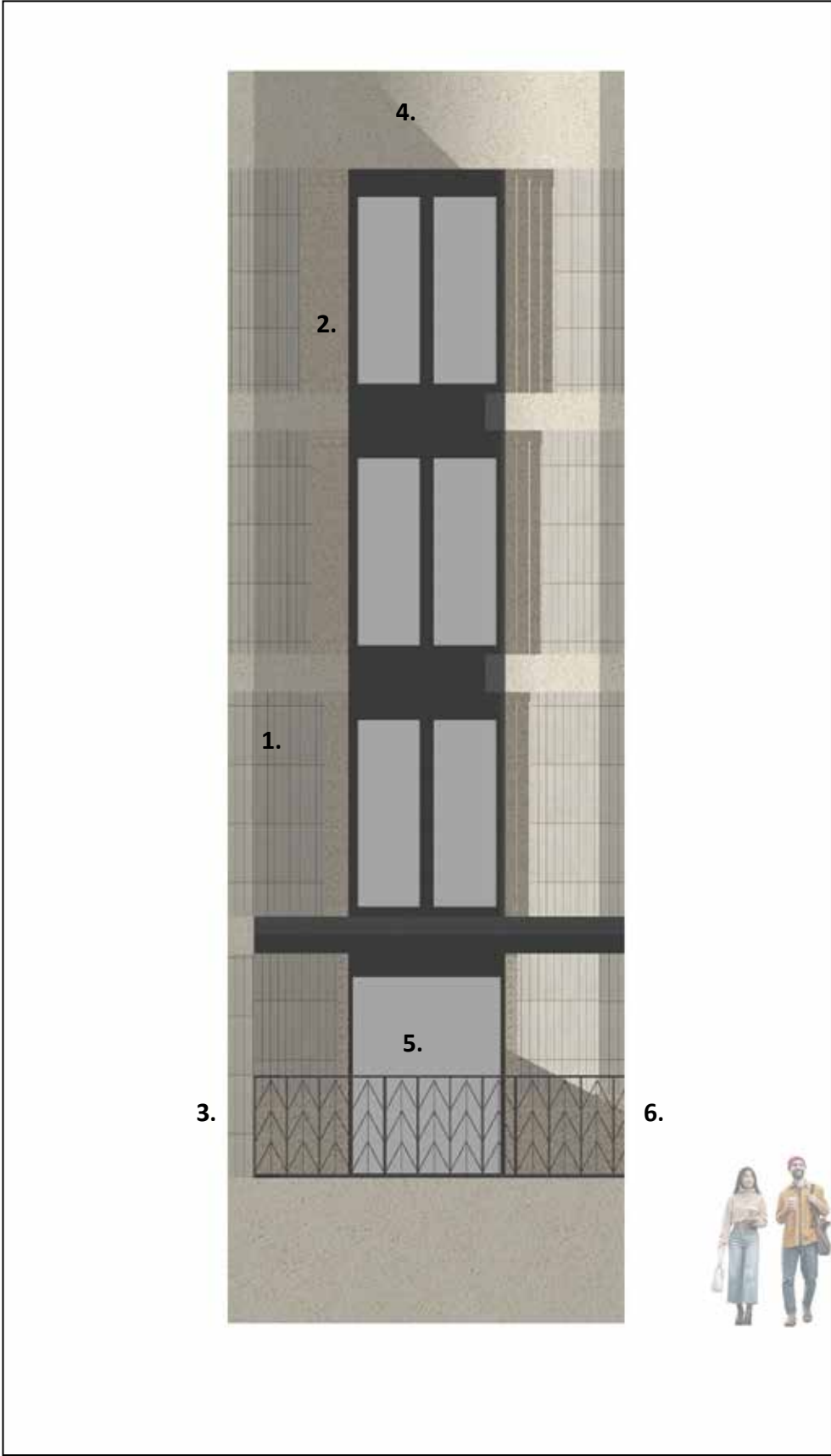
7.Appearance and materiality

Materials key:

- 1. New tiled façades.
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- 3. Fluted stone and terrazzo base.
- 4. Stone banding elements.
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- 6. Metal railings.



Elevation study of the end bay over the car parking entrance.



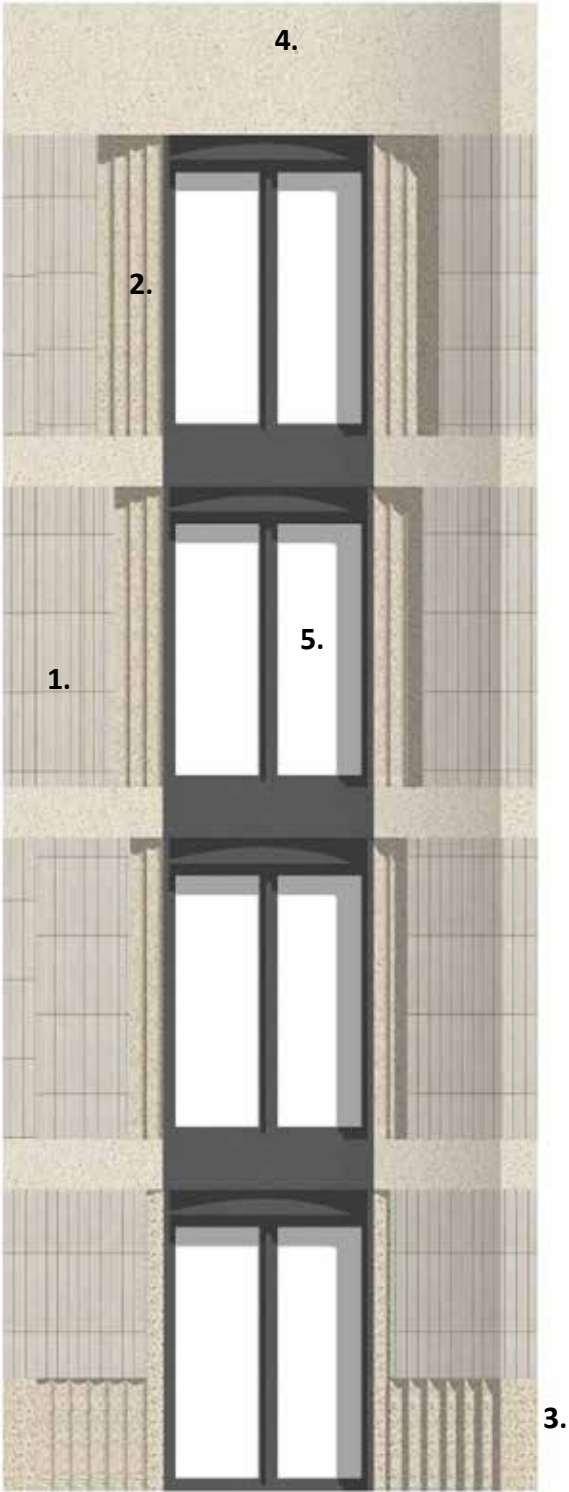
Elevation study of a typical western bay.

6.18 Design Statement

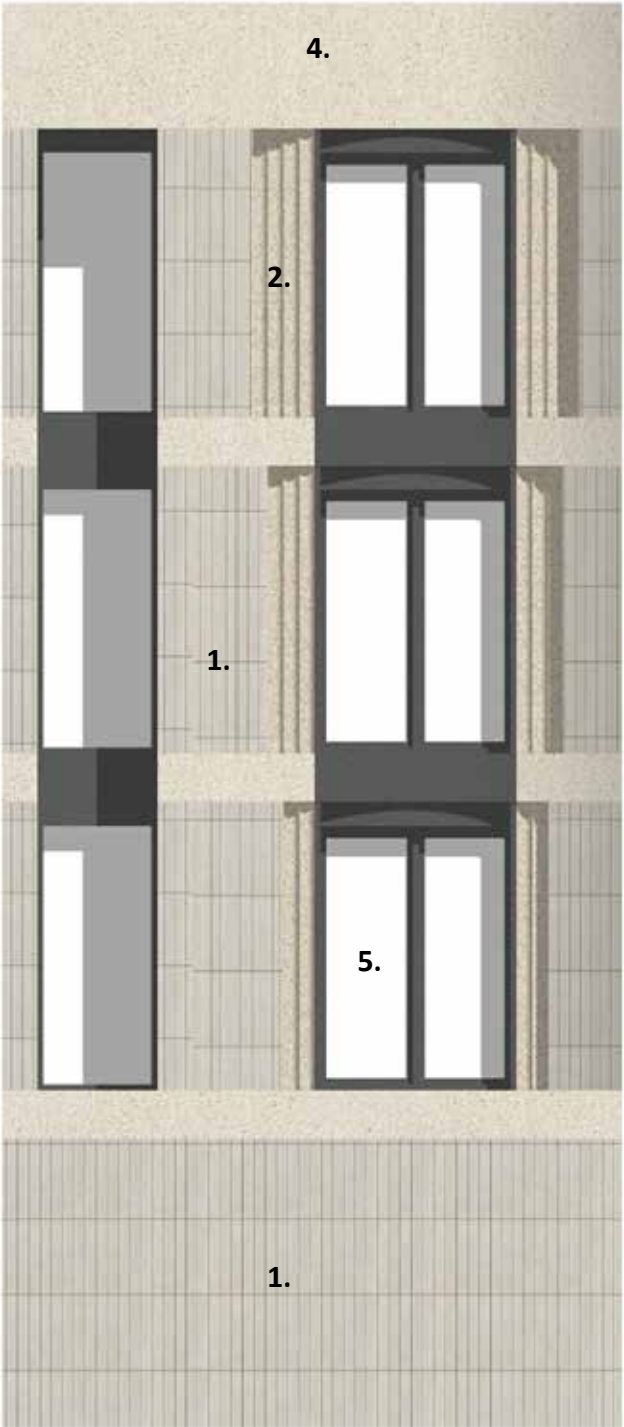
7.Appearance and materiality

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- 4. Stone banding elements.
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- 6. Metal railings.



Elevation study of a typical bay.



Elevation study of the western side.