TRAVELODGE

THE ARENA - STOCKLEY PARK

DESIGN & ACCESS STATEMENT

JWA Architects

CONTENTS

Views taken from Google Maps 2024

Stockley Business Park

The Arena, Stockley Business Park

1.0 INTRODUCTION

1.1 Overview

JWA Architects, acting on behalf of BBC Pension Fund for Travelodge, have prepared this Design and Access Statement for the conversion of a former public house and office space into additional hotel accommodation, including alterations to the building structure and landscaping. The proposal encompasses several key components:

- Conversion of the ground floor premises, previously a vacant public house, into a hotel with 51 new bedrooms and a guest restaurant located in the west wing.
- Addition of 7 new bedrooms within the existing Travelodge building, with the removal of the existing reception and bar cafe, referred to as the 'annex', part of the 2016 extension.
- Expansion of the building's footprint towards the west side.
- Establishment of a new entrance for the hotel reception.
- Relocation of the existing steel escape staircase.
- Replacement of the existing high-level patent glazing around the Rotunda to match.
- Relocate external bin store in car park

This Design and Access Statement aims to present a thorough evaluation of the site's constraints and opportunities in relation to the proposed plans. It adheres to the relevant standards and guidelines and should be reviewed alongside the drawings and reports submitted by other consultants as part of the planning application.

1.2 Site Location

The proposed development is situated within a well-established business park developed in the 1980s, offering local leisure, retail, and hotel services. Positioned to the north of the Business Park and south of a golf course, it serves as a focal point in the Stockley Park area, located between Hayes and West Drayton in the London Borough of Hillingdon. Notably, it is not within or adjacent to a conservation area.

The Arena seamlessly integrates into its landscaped surroundings, characterised by mature trees, shrubs, and lakes that enhance aesthetics and regulate groundwater levels. Stockley Park, renowned for its design excellence, spans 400 acres of mature parkland with 11 lakes and an 18-hole PGA Championship golf course. Hosting over 7,000 individuals, the park accommodates approximately 1.74 million square feet of top-tier office space, attracting renowned brands.

The site is visible from Bennetsfield Road, a key entry point into Stockley Park. Access to The Arena parking is via a service road directly connected to Bennetsfield Road, while pedestrian access from Bennetsfield Road to the south side of the Arena is provided through a dedicated pedestrian approach. The development area subject to this application is delineated by the red outline on the Site Location Plan.

1.3 Site Specifics

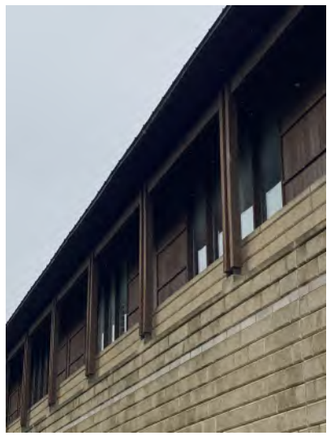
The current location lies within the green belt and comprises a mixed-use leisure and office development known as "The Arena." Serving as the leisure centre of Stockley Park. The application site occupies an under-utilised area of the Arena building between the existing Arena Quayside car park and a man-made lake. The northern boundary is partly defined by sloping terrain and the existing tree line, integral to the Stockley Park Golf Club, while to the south, a man-made lake contributes to the existing drainage strategy. The site's topography slopes gradually from north to south, converging towards the lake.

Octagonal spire from the lake

Octagonal spire from first floor roof

First floor roof facing east

Octagonal spire from pedestrian bridge



South elevation first floor

South elevation ground floor

Octagonal spire

Octagonal spire at ground floor

Octagonal spire interior

North elevation from car park

The Arena from Bennetsfeild Road

External walkway around octagonal at ground level

External walkway around octagonal at first floor level

Rotunda courtyard

2.0 CONTEXT

2.1 Existing Site Landscape

The central open rotunda, known as the 'piazza,' is the building's focal point and is surrounded by shops, cafe, the health club entrance, and a hotel. The new hotel entrance is west of the Piazza, visible from the car park on the north side.

The Arena building comprises three wings: the east wing for the health club, the north wing for the hotel, and the south/west wing of the former public house and offices. The site features sculpted soft landscaping to the east, with terraced hard landscaping to the west, including the car park. Trees provide screening, and the Arena is positioned north of the lake, with grassed areas to the east and west.

The existing car park includes parking for 185 vehicles, 12 accessible spaces, 8 cycle spaces, a motorcycle parking space, and four electric vehicle/charging spaces. Additionally, the hotel maintains its own eight cycle spaces in a secure arrangement.

The overall site area is 0.19 hectares.

2.2 Existing Entrance

Vehicle entry to the site is facilitated through the access road situated to the west, accessible from Bennetsfield Road. This access road is jointly utilised with the adjacent golf course to the site's north, and there are no planned modifications to this existing access route as part of this application. Pedestrian access, on the other hand, is provided via a bridge spanning the man-made lake located north of the roundabout connecting Bennetsfield Road and Roundwood Avenue.

2.3 Existing Area Character

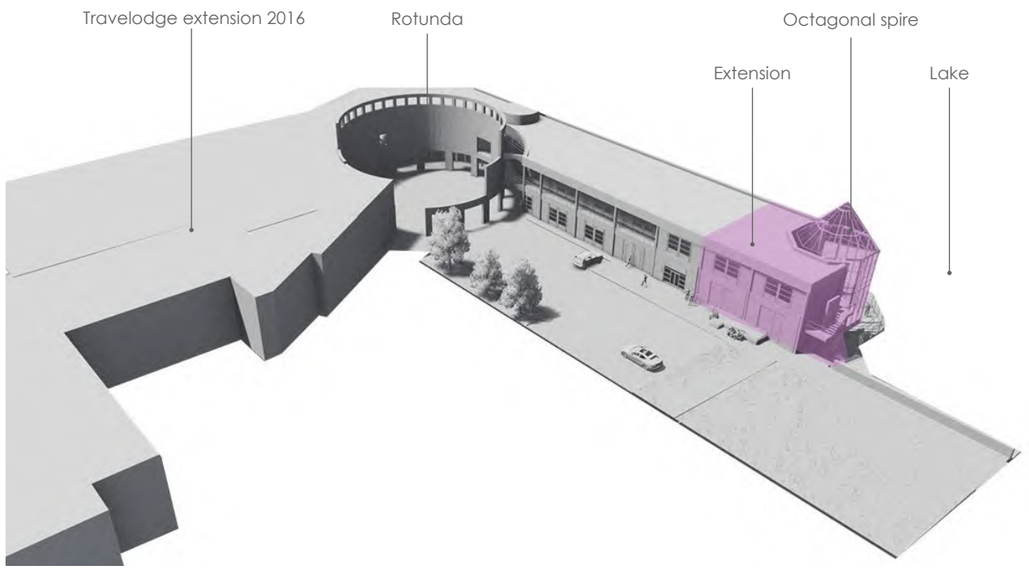
The nearby surroundings and overall townscape character surrounding the site showcase a varied mix of architectural styles, building materials, and functional purposes. The business park structures situated to the south of the site uphold a modern appearance, commonly characterised by sizable 2-3 storey buildings accompanied by extensive hard-surfaced parking areas. The majority of these buildings adhere to a modular design concept with sloped roofs, although there are a few outliers featuring flat roof architecture.

2.4 Existing Host Building

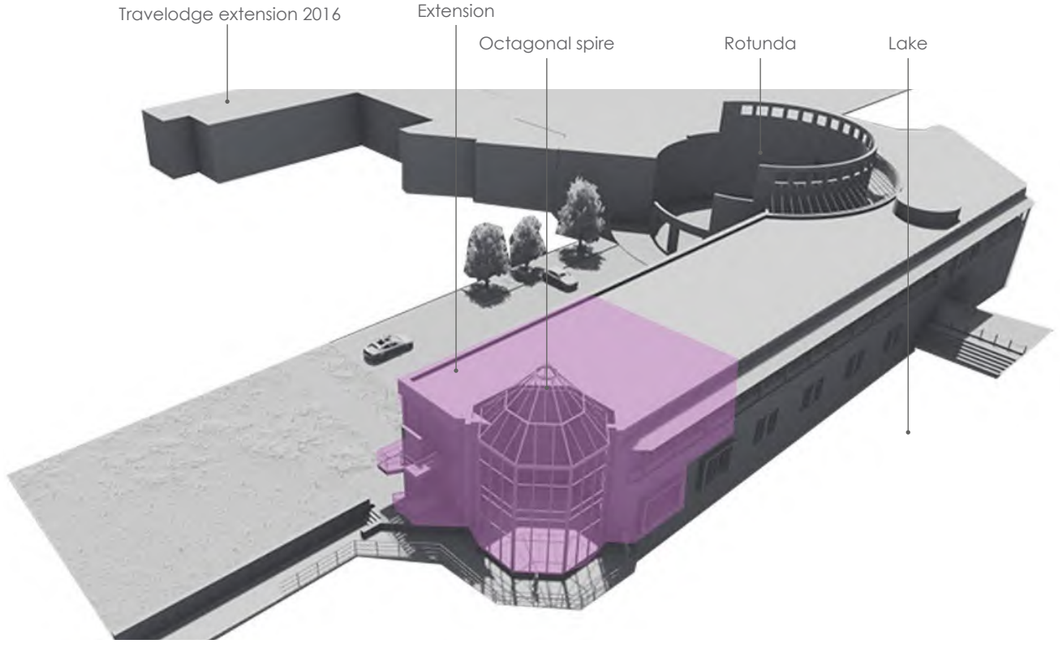
As previously mentioned, The Arena has two levels with a concrete frame and stone clad exterior walls, topped by flat roofs. Designed around a central circular courtyard, it previously housed office spaces on the first floor, accessible via a covered walkway.

Its robust construction seamlessly integrates into the landscape, giving off a fortress-like impression, especially when viewed from the southern aspect of the business park. Accessible only to pedestrians crossing a bridge over the lake, entry is through a substantial opening in the southern facade. This facade features large projecting windows on the ground floor, while the first floor has a partly timber facade with sizable full-height windows illuminating the office areas.

At the western end, there's a three-story octagonal spire, the tallest section of the structure. The northern facade features timber cladding with glazing and timber louvres at higher level.



Axonometric view facing south-east



Axonometric view facing north-east

3.0 PROPOSED DESIGN

3.1 Layout

The Arena building holds significance as a local landmark, being included on a designated list of buildings deemed of notable interest by the local authority within the borough. The proposed elevation treatment has been prioritised with utmost care and importance in this project. A 125 bed hotel scheme has previously been discussed with the local planning authority. In principle there was no objection to conversion/extension of the office to provide hotel accommodation.

The proposal incorporates plans to expand the former public house floor area on the western end of the footprint, along with relocating the external escape staircase and re-purposing first floor office areas within the original Arena building to accommodate 51 new hotel bedrooms and restaurant. Given the building's significance, meticulous attention has been paid to preserving its architectural integrity, with minimal alterations proposed to its exterior. The development proposals have been carefully considered to provide the optimal layout while working with the existing Arena building.

Efforts have been made to position the new bedrooms to limit external changes to the building's fabric. Existing windows are retained wherever possible, with replacements limited to sections of the timber cladding and window framework as necessary, offering the added benefit of improved thermal performance.

Of particular note are three projecting window bays on the ground floor of the southern elevation, facing the lake, which are currently in disrepair and lack adequate thermal insulation. These will be replaced with two new timber projecting window systems, the last to be replaced with a standard non-projecting window, maintaining consistency with the existing materials to ensure architectural coherence while also enhancing thermal efficiency. New window openings at ground level are proposed, aligning with glazing divisions at first floor.

3.2 Scale and Massing

The existing Arena building has a low-profile design, complemented by the surrounding ground features. The main lakeside facade is split into two sections on either side of the pedestrian bridge entrance. This proposal focuses on modifications to the west wing, characterised by its lower elevation and a maximum height of two stories, with a plant area situated above. Views of the car park and landscaped areas maintain a consistent two-story appearance, featuring prominent horizontal elements formed by continuous concrete spandrel panels at the first floor and roof level parapet upstands. The walls and glazed sections framed by these spandrel panels are constructed using full-height timber and dark stained glazing screens at ground and first-floor levels.

The proposal involves a small extension to accommodate the proposal on the south-west part of the building which will infill the remaining section of covered walkway and roof terrace linking to the octagonal spire. This part of the extension will match the rhythm and pattern of the existing building.

The octagonal spire, which is a striking feature of the existing building, will be retained. The Glass will be replaced to improve the thermal performance.

The external bin store area is to be relocated in the car park. This external bin store is screened with hedging and results in loss of car parking spaces.

Fig. 1a

Fig. 1b

Fig. 1c

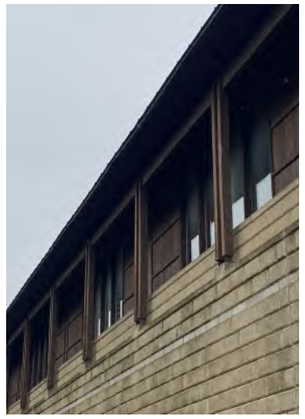


Fig. 2a

Fig. 2b

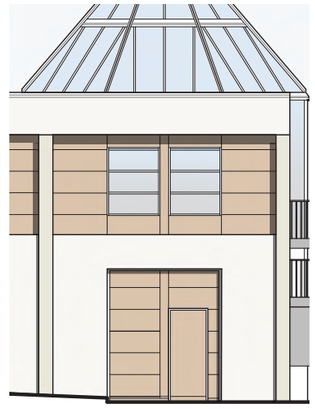


Fig. 4a

Fig. 3a

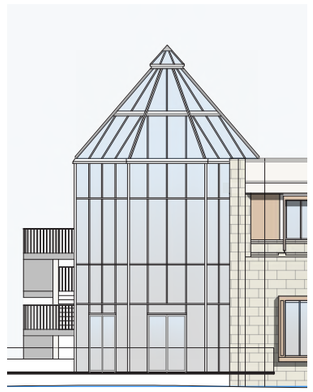


Fig. 3b

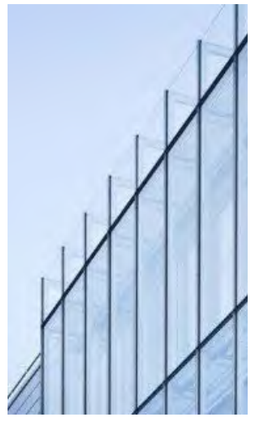


Fig. 3c

Fig. 5a

3.0 PROPOSED DESIGN

3.3 Appearance

As previously noted, great efforts have been made to minimize changes to the external structure. We have implemented a new glazing and cladding system for the south elevation at the first floor and the north elevation at both ground and first floors, referencing the existing fenestration patterns while enhancing thermal efficiency and fire resistance to current regulational standards.

The existing patent glazing surrounding the rotunda on the roof level has deteriorated and poses safety concerns. It is proposed to replace it with matching new glazing. The New glazing will enhance the thermal efficiency of the Octagonal Spire to meet the regulational standards.

The proposed scheme minimally impacts the existing soft landscaping surrounding the building, as the extension is situated within hard paved areas facing the car park. Consequently, the proposed additions maintain the prevailing horizontal aesthetic of the north facade of the south and west wings, thereby remaining subordinate to the existing structure and preserving the visual harmony of the original structure.

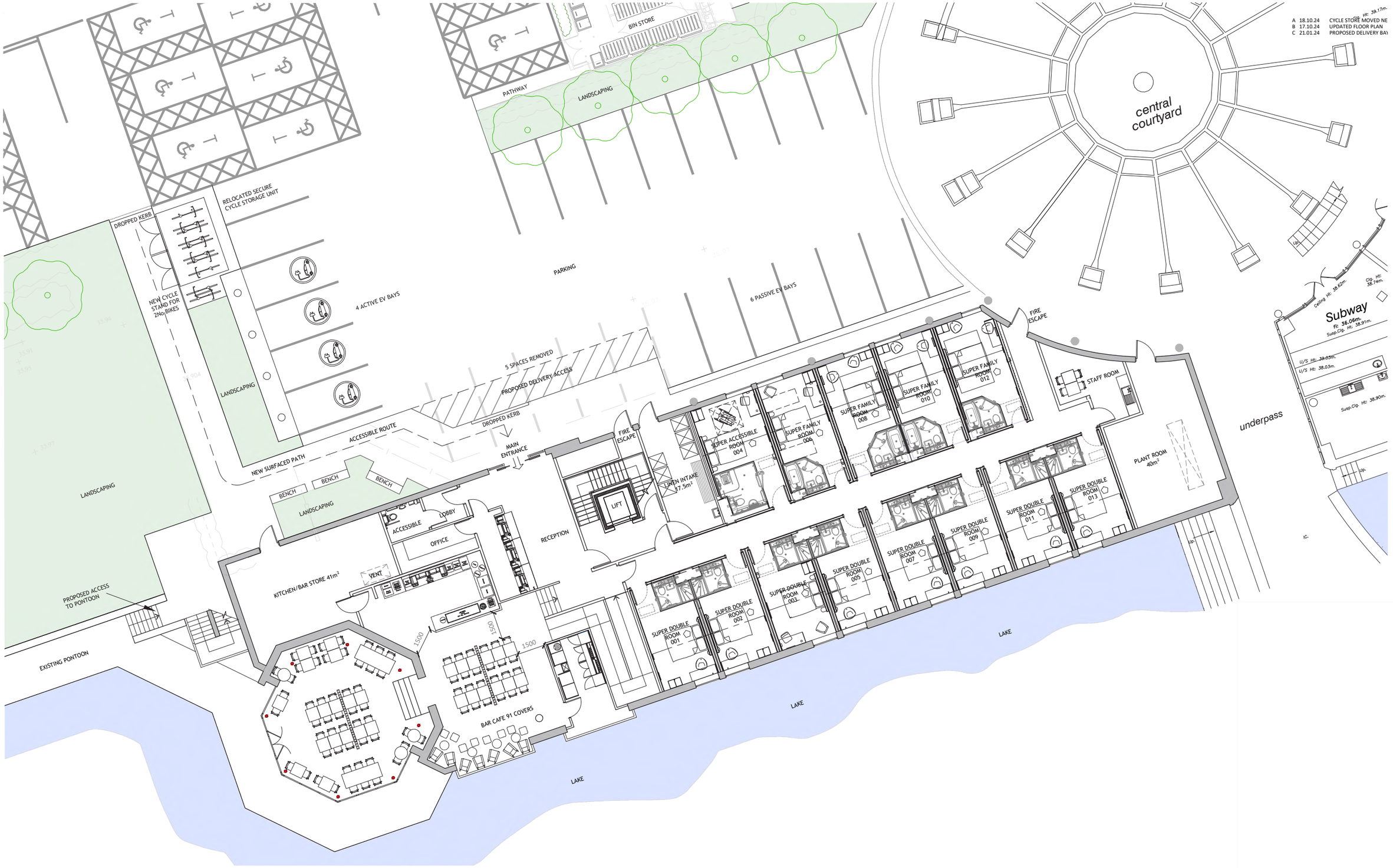
3.4 Proposed Materials

North Ground and First Floor glazing/cladding
Refer to figure 1a for a photograph of the existing tongue and groove timber glazing/cladding system used on the north elevation at ground and first floor. The proposed replacement of Synthetic Wood Panel cladding system to reference the existing colour and pattern as well as timber double glazed windows. A synthetic wood Panel has been chosen because of its low maintenance and durability properties. An example of a cladding system is shown in figure 1b and proposed elevation close up in figure 1c. Samples will be submitted for approval.

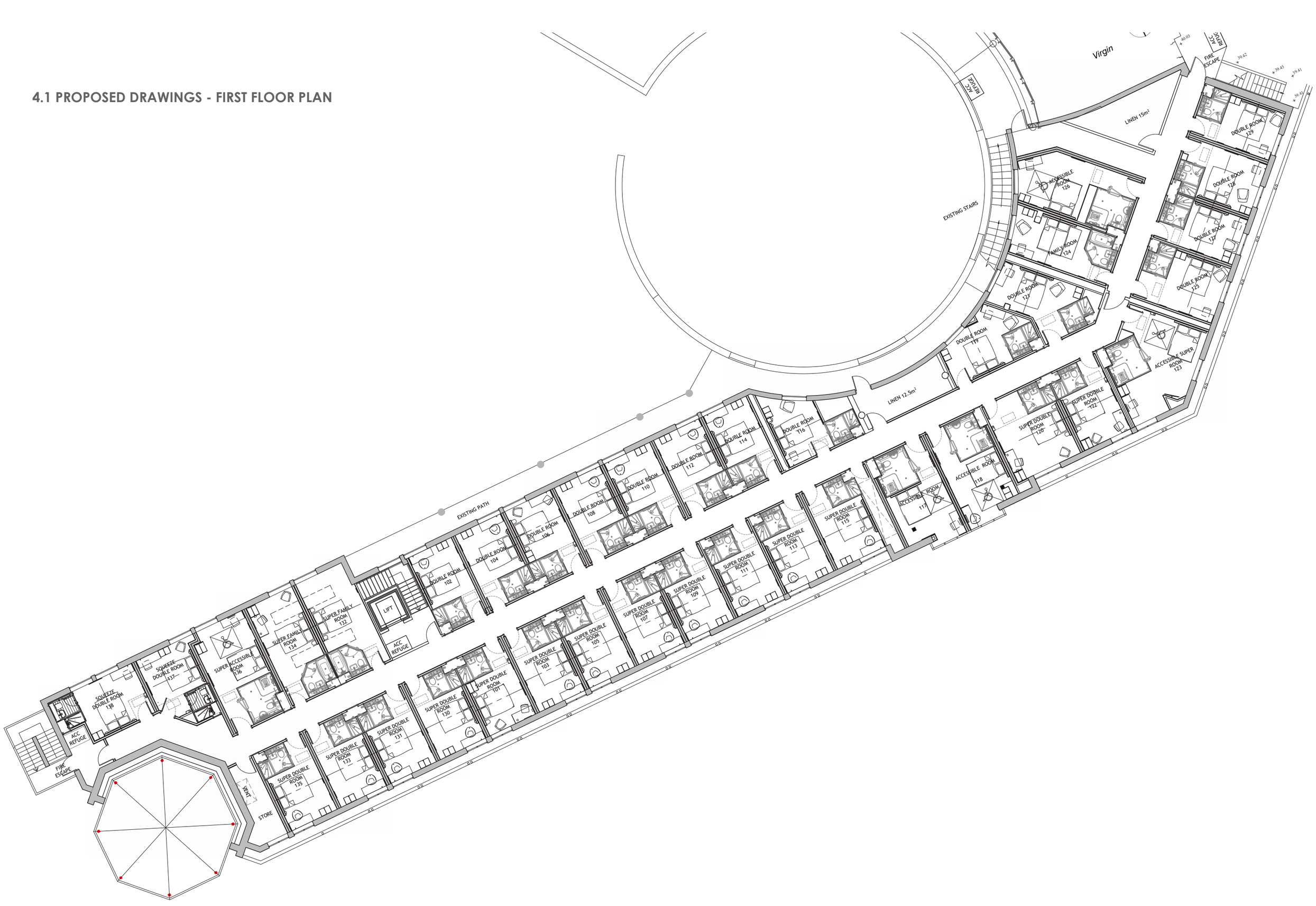
South First Floor glazing/cladding
Refer to figure 2a for photograph of existing glazing/cladding system as above on the south elevation at first floor. The replacement glazing/cladding will be the same Wood effect cladding to reference the existing colour palate and patterns as shown in proposed elevation in figure 2b.

New sections of external masonry wall
Fig 4a shows proposed elevation close-up of new cream render to match existing masonry blocks. Extension to the south will continue in same forticrete masonry blocks as shown in figure 5a. Existing area of external blockwork will be cleaned to enhance the appearance of the building further with some area of the concrete painted to match the new rendered section of the building.

4.0 PROPOSED DRAWINGS - GROUND FLOOR PLAN

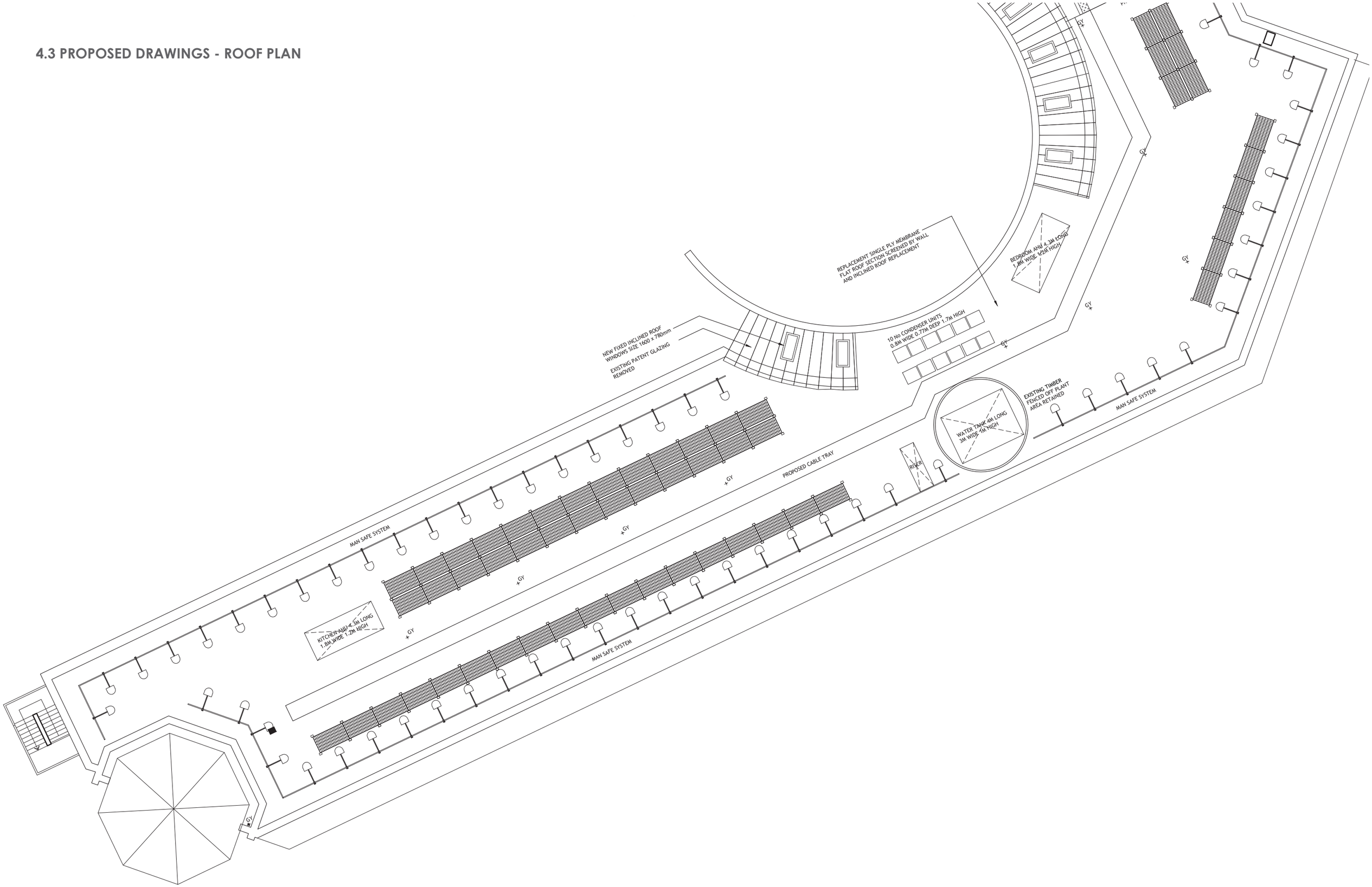


4.1 PROPOSED DRAWINGS - FIRST FLOOR PLAN



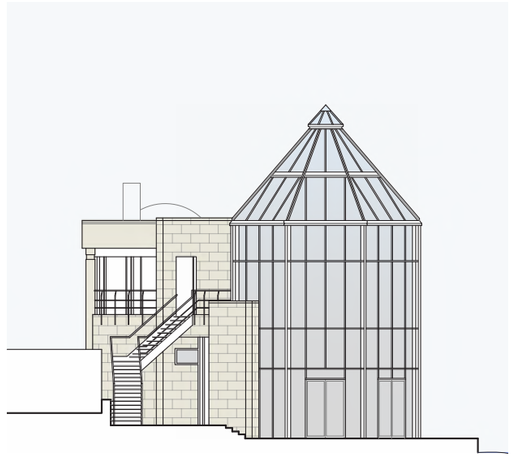
4.2 PROPOSED DRAWINGS - SECOND FLOOR PLAN - ANNEX

4.3 PROPOSED DRAWINGS - ROOF PLAN

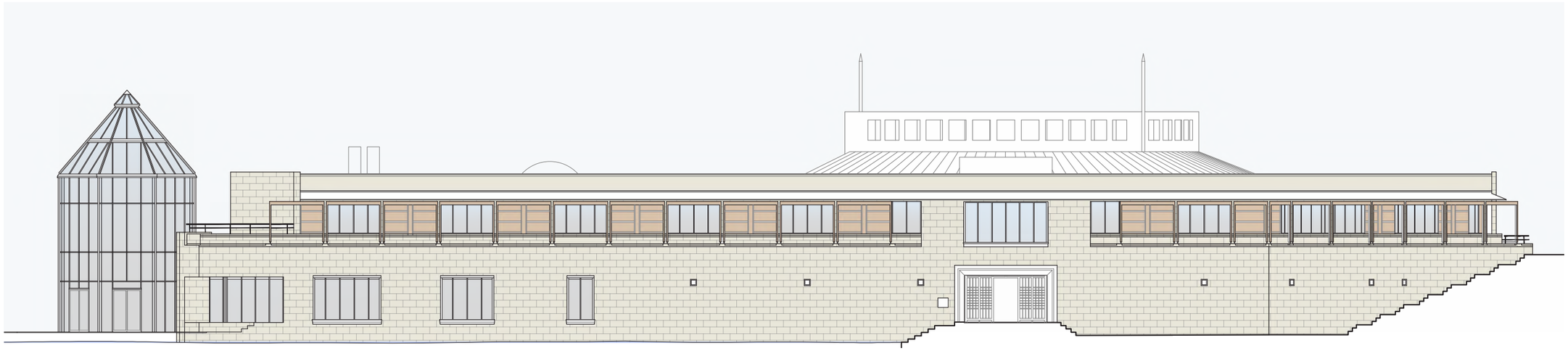


4.4 EXISTING DRAWINGS - ELEVATIONS

Existing South Elevation



Existing East Elevation

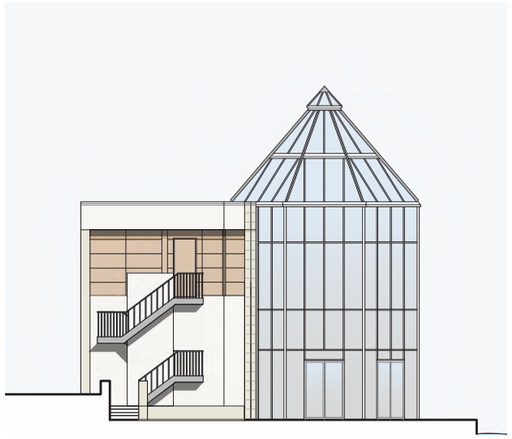


Existing North Elevation

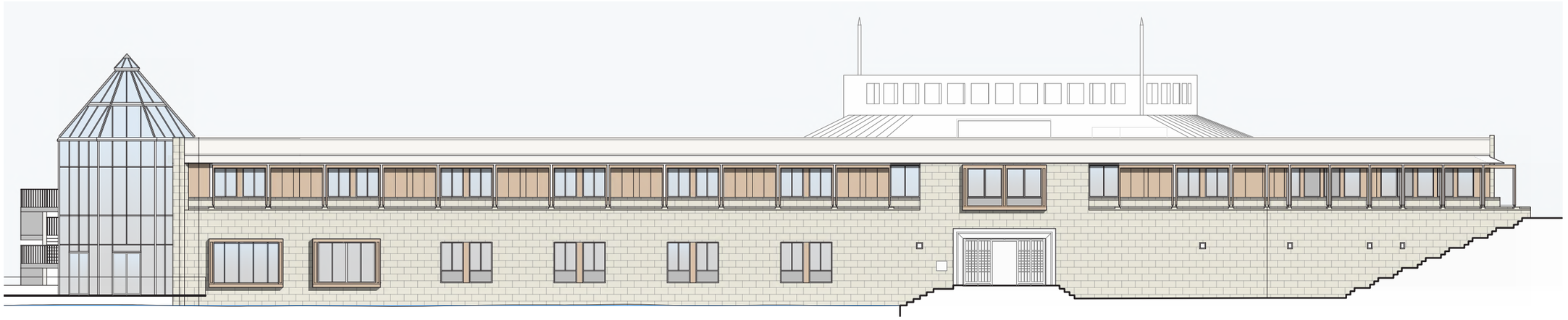
* Drawings not to scale

4.5 PROPOSED DRAWINGS - ELEVATIONS

Proposed South Elevation



Proposed East Elevation



Proposed North Elevation

* Drawings not to scale

5.0 EXISTING VIEWS

Facing South - View from the Arena Quayside car park

Facing south East - View From the Driveway leading into the site

Facing North East - view of the site from Bennetsfield Rd

Facing North - View of the site from Roundwood Avenue

Facing South - View from the Arena Quayside car park

5.2 PROPOSED VIEWS - VISUALISATIONS

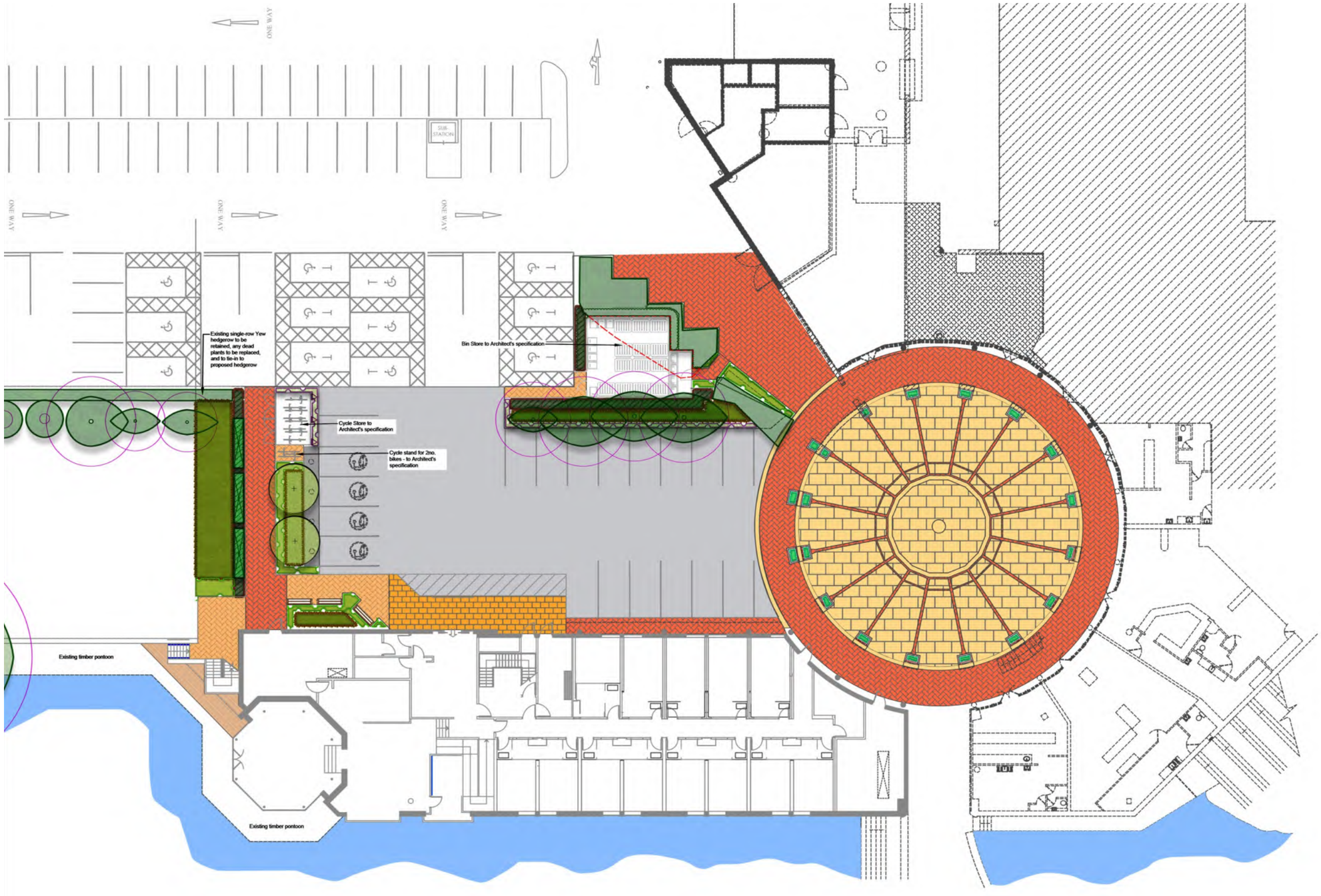
Facing south East - View From the Driveway leading into the site

Facing North East - view of the site from Bennetsfield Rd

5.4 PROPOSED VIEWS - VISUALISATIONS

Facing North - View of the site from Roundwood Avenue

6.0 - PROPOSED DRAWINGS - LANDSCAPEING (Refer to the Landscape partnership)



6.1 LANDSCAPE STATEMENT

The proposals for The Arena aim to enrich both biodiversity and user experience, creating a harmonious and engaging environment.

To the front of the building, proposed feature paving marks the entrance, providing a generous, welcoming space. A proposed block-paving footpath links the entrance to an existing footpath, providing an accessible route from the parking areas to the reception. Adjacent to the entrance, a proposed planting area with seating offers visitors a space to rest.

Along the western boundary, native shrubs have been introduced to provide additional habitats for wildlife and enhance biodiversity. Proposed pleached trees and a native hedgerow, adjacent to the existing footpath, filter views of the car park, whilst providing structure and bringing cohesion to the space.

A new cycle store is softened by climbing plants. To the west of the proposed EV charging points, two standard trees have been proposed with a native shrub planting area beneath to improve biodiversity, enhance the parking area's visual appeal, and provide some shading.

To the south of the proposed Bin Store, a proposed native hedgerow screens views of the Bin Store whilst providing structure to the planting areas. Proposed mixed native shrub planting beneath the existing pleached trees further enhances biodiversity.

A proposed footpath to the western edge of the proposed Bin Store improves accessibility for staff.

The existing 'Arena' courtyard, with its raised planters and existing paving, will be retained, preserving the character and function of the space.

7.0 ACCESS

7.1 Overview

Travelodge is committed to making its services as accessible as reasonably possible to disabled customers.

7.2 Vehicular

Access into the site remains unchanged from the existing arrangement and is predominantly level with no extreme changes in gradient.

The provision of car parking will be as per existing arrangements. Signage is provided at the entrance to the car park and then in the proximity of the accessible bays to indicate their location to a disabled guest.

Electric vehicle charging for 4 no. vehicles will be provided with 6 no. passive spaces for future development.

7.2 Entrance

The proposal comprises the installation of automatic bi-parting entrance doors which are designed to achieve a clear width of at least 1200mm in full accordance with best practice. These doors will be manifested with Travelodge standard decals and manifestation as part of the Travelodge direct order signage package. Access controls are designed to be at a height suitable for all. Travelodge require all entrances to comply with the requirements of the Approved Document to Part M of the Building Regulations (ADM) and BS8300:2009.

Where secondary egress points are employed it is confirmed that a means of “level” or ramped egress should be provided to each and every final exit to afford unassisted egress by a disabled person who is unable to manage steps to a place of safety.

7.3 Internal Circulation and Bedrooms

The car park is currently illuminated hence it is proposed to retain this in its current configuration.

7.4 Internal Circulation and Bedrooms

Internal doors to corridors and stairwells are designed with a clear width of at least 800mm, meeting BS8300 and ADM standards. Corridors maintain a minimum width of 1500mm. Travelodge color palette includes dark blue carpet against apricot white walls, ensuring contrast for visually impaired guests. Accessible bedrooms are larger with optimized furniture layouts for maneuvering space. Ensuite bathrooms feature “roll-in” shower units, meeting turning space requirements. This layout was tested and approved by an Access Group.

6 no. new accessible rooms will be provided as part of the scheme, being 10% of the new rooms proposed. A ramped access to the bar cafe will be installed for full access to the facilities along with an accessible W.C in the reception area.

8.0 SUSTAINABILITY

8.1 Refuse and Recycling Strategy

Provision has also been made for a new external bin and cycle storage within the car park area to provide a more central location for the collection and storage of waste and recycling that is suitable for all retail units within the Arena complex.

8.2 Sustainability

Our objective is to implement a development that aligns, to the greatest extent possible, with the best practices of sustainable development. The design of the project is tailored to actively contribute towards long-term goals of environmental conservation and efficient resource management.

Central to our sustainable approach is the design process, which plays a pivotal role in ensuring that upon completion, the environment reflects and supports sustainability principles. Throughout the construction of elements of new building envelope, we prioritise sourcing materials locally whenever feasible and suitable. This strategy helps minimize CO2 emissions associated with the transportation of materials over long distances. Moreover, we conscientiously consider the entire lifecycle of the building during its design and construction phases. We select materials and construction methods that facilitate the removal and recycling of materials during maintenance or at the conclusion of the building's lifespan.

Travelodge guidelines are to follow BREEAM Very Good criteria and target EPC Grade A for the final built envelope. This will ensure the building will continue its lifespan in its most sustainable way.

In accordance with contemporary construction standards, a Site Waste Management Plan will be put into action during the construction phase to oversee waste management processes. This includes reclaiming and reusing demolition materials on-site whenever feasible and disposing of others in a proper and secure manner. It's probable that certain materials utilized in the initial construction of the building are no longer deemed suitable for today's construction standards. In some instances, these materials may now pose environmental and health hazards and necessitate proper removal and handling procedures.