

DESIGN AND ACCESS STATEMENT

Prospect House, 97 Oxford Road, Uxbridge, UB8 1LU

1. CONTEXT

Prospect House is a large, multi-storey commercial office building located on Oxford Road in Uxbridge, positioned adjacent to the Grand Union Canal. The building forms part of a mixed commercial area and sits within a well-connected urban setting, with vehicular access from the road frontage and visual presence from both the street and canal-side.

The existing building is currently vacant and presents as inward-looking, with dated entrance arrangements and limited street presence. The architecture comprises a combination of brickwork facades and extensive glazed curtain walling, with a central entrance addressing the front forecourt. The surrounding external spaces are dominated by hardstanding, surface parking, and limited planting.

Existing site features include:

- A primary vehicular approach with security barriers and bollards
- Basement parking access
- Service areas including loading bay, bin store and plant
- Limited cycle parking provision
- External stairs and stepped access points
- Canal frontage to the rear with disabled access ramp

While the building is structurally sound and of good scale, the current presentation lacks clarity, identity, and visual quality appropriate to its location and market expectations.

2. EXISTING BUILDING

The existing building provides a large floorplate office arrangement arranged over multiple levels, with central cores including lifts and stairs.

Externally:

- Brick elevations with large areas of glazing containing countless failed banded manifestation details
- Dated entrance canopy, signage and barriers

- Poor quality forecourt with fragmented landscape treatment and outdated EV charging points
- Limited visual connection to the canal and tired disabled access ramp
- Derelict 4th floor roof terrace
- Basic offering for cyclist facilities fragmented around both the basement and varying ground floor external positions

The existing public realm is functional but lacks cohesion, with redundant elements such as barriers, bollards and outdated signage detracting from the building's arrival experience.



Figure 1. Front Façade and Approach



Figure 2. Building Entrance



Figure 3. Rear Disabled Access Ramp



Figure 4. Bike Storage Location 1

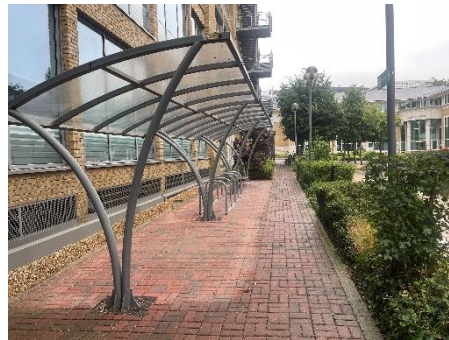


Figure 5. Bike Storage Location 2



Figure 6. Bike Storage Basement



Figure 7. 4th Floor Roof Terrace



Figure 9. 4th Failed Manifestation



Figure 9. Visitor Parking and EV Points

Internally:

- Vacant office floors and ground floor canteen
- Existing WC, shower and support facilities
- Existing service infrastructure and risers retained

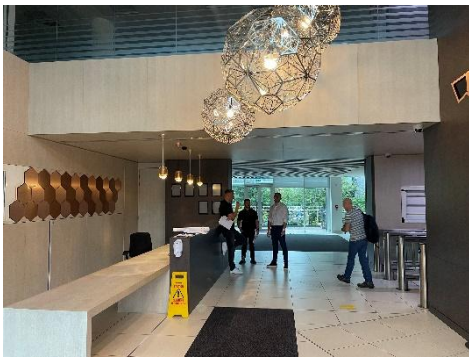


Figure 10. Reception

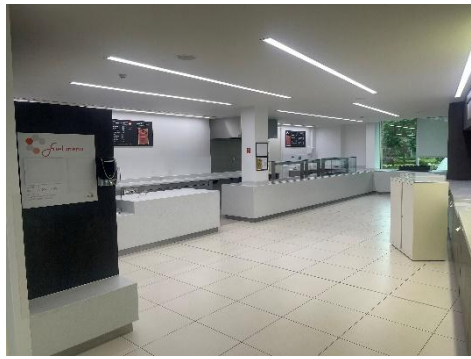


Figure 11. GF Canteen Servery



Figure 12. Vacant Office Floor



Figure 13. Shower

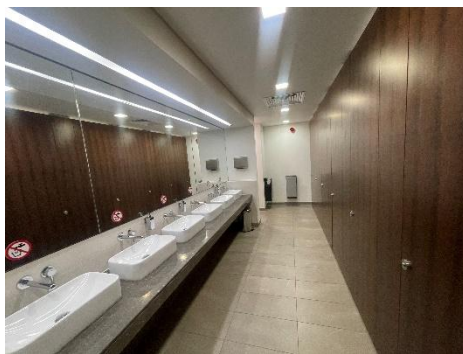


Figure 13. Core WC's

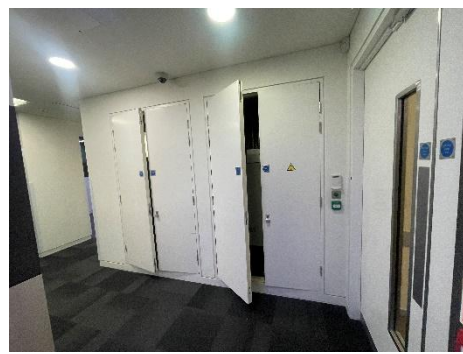


Figure 13. Risers & Infrastructure

3. PROPOSAL

The proposal seeks to comprehensively refurbish and reposition Prospect House as a high-quality office destination, improving both the building, its access, landscaping and external environment for enjoyment by future occupiers.

Key elements include:

External Works

- Redesign of the main entrance with a new glazed lobby, canopy and architectural surround

- Introduction of a clear brand identity, including new signage and illuminated totem markers at the entrance
- Refurbishment of facade elements, including film treatments for enhanced aesthetic and hiding failed banded manifestation elements
- Removal of existing barriers, bollards and redundant structures
- Introduction of feature elements such as a living wall and integrated signage

Landscaping and Public Realm

- Significant upgrade to the forecourt and external spaces
- New soft landscaping to improve visual quality and screen adjacent uses
- New planting beds and enhanced biodiversity
- Formation of new rear terrace area with disabled access lift and improved canal-side relationship retaining existing trees that sit within terrace footprint
- Installation of feature lighting and bollard lighting for wayfinding
- Retention of all existing trees

Cycle and Transport Improvements

- Substantial increase in cycle parking provision through new covered shelters
- Improved pedestrian access and circulation
- Retention of existing parking strategy with rebalanced layout

Upper Levels

- Enhancements to 4th floor terrace space including:
 - New layout, planting and enhanced screening
 - Seating pods

Accessibility Improvements

- Introduction of a new external DDA compliant lift to rear in place of the ramp
- Improved level access and entrance clarity

Overall, the proposal removes outdated elements and introduces a cohesive, contemporary design focused on identity, usability and landscape-led placemaking.

4. DESIGN

The design approach is to retain the strong underlying structure of the existing building while upgrading its appearance and usability through targeted interventions.

Architectural Approach

The building's existing composition of brick and glazing is maintained and enhanced. The introduction of new finishes and rationalised detailing creates a more consistent and contemporary appearance.

Key design principles:

- Simplification of facade elements
- Enhancement of the central entrance as a clear focal point honouring current buildings architectural 'goalpost' design features
- Integration of signage within the architecture for clear wayfinding
- Use of a restrained material palette aligned with the existing building

Entrance Strategy

The new entrance is designed as a prominent and legible point of arrival:

- Glazed lobby and canopy create transparency and presence with clear point of building entry
- Flanking totem signage establishes identity and wayfinding from street arrival
- Improved and considered lighting integration enhances visibility and safety

Landscape Strategy

Landscape is central to the design intent:

- Replacement of areas of hardstanding with planted areas
- Retention of all existing trees
- Use of additional shrubs and seasonal planting to soften the setting
- Screening of adjacent uses through planting and fencing
- Creation of a more welcoming arrival environment

Visual Impact

From the street and canal, the building will present a more high-quality and active frontage, with improved materials, planting and considered lighting contributing to a stronger sense of place.



Figure 14. Proposed external enhancements, signage and building approach



Figure 15. Proposed external landscaping and considered lighting integration



Figure 16. Proposed internal reception atrium



Figure 17. Proposed internal GF area



Figure 18. Proposed internal GF cafe



Figure 19. Proposed new rear terrace



Figure 20. Proposed refurbished 4th floor terrace works



Figure 21. Proposed enhanced internal end of trip facilities

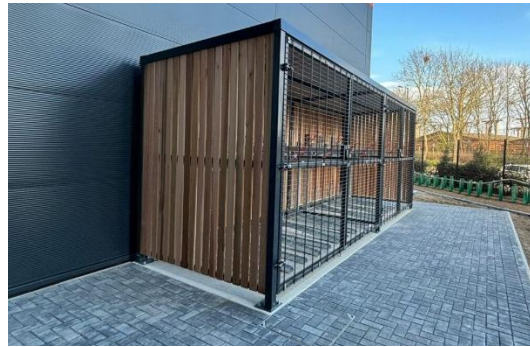


Figure 22. Reference images for proposed new external bike shelters

5. ACCESS

Pedestrian Access

Primary access remains from the front elevation via the main entrance. The proposals significantly improve legibility and usability through:

- Clear entrance hierarchy
- Removal of barriers
- Improved paving and routes

Inclusive Access

The scheme incorporates inclusive design measures:

- New DDA compliant lift serving level changes externally
- Step-free access to main entrance
- Accessible WC and shower facilities retained and enhanced
- Wide entrance arrangements

Cycle Access

Cycle provision is enhanced with new sheltered cycle parking distributed across the site, supporting sustainable travel.

Vehicular Access

Vehicular access remains as existing:

- Retained basement parking entrance
- Maintained loading and servicing arrangements

- Introduction of a defined drop-off zone

Servicing and Emergency Access

- Existing servicing strategy retained and rationalised
 - Fire appliance access maintained
 - Back-of-house functions remain operational and accessible
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6. CONCLUSION

The proposed refurbishment of Prospect House represents a comprehensive upgrade of an existing vacant office building. The scheme focuses on improving design quality, accessibility and external environment while retaining the building's core structure.

Key benefits include:

- Reuse and enhancement of an existing commercial asset
- Improved visual quality and identity
- Significant investment in landscaping and public realm
- Better accessibility and inclusive design
- Enhanced sustainability through reuse and active travel measures

The proposal will support reoccupation of the building, strengthen the local employment offer, and improve the overall character of the area, in line with the objectives of the London Borough of Hillingdon.