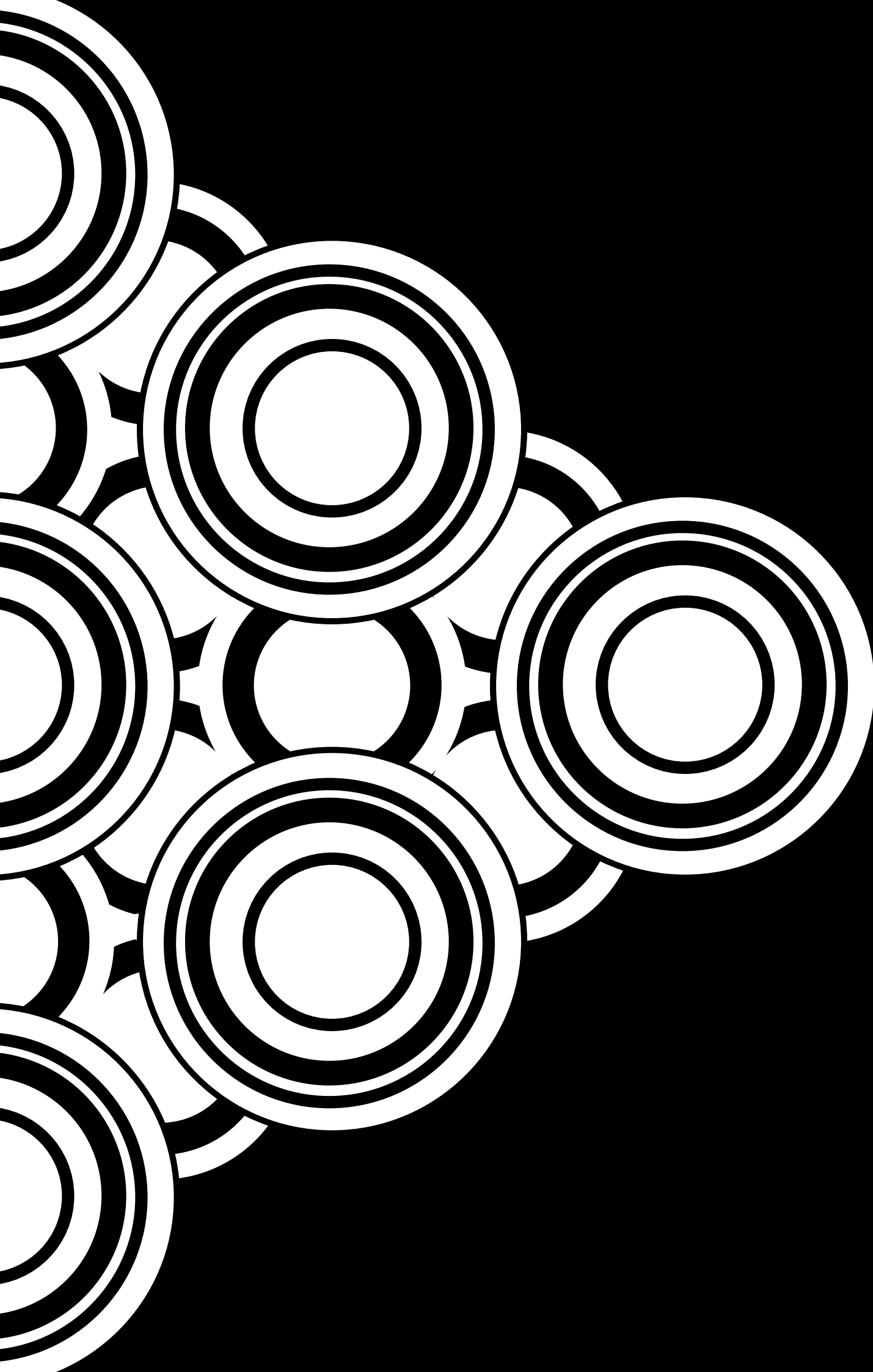


THE POWERHOUSE

DESIGN AND ACCESS STATEMENT

FEBRUARY 2015



DESIGN TEAM

DEVELOPER
CATHEDRAL GROUP PLC

ARCHITECT
STUDIO EGRET WEST LTD

LANDSCAPE ARCHITECT
STUDIO EGRET WEST LTD

PLANNING CONSULTANT
NATHANIEL LICHFIELD & PARTNERS

QUANTITY SURVEYOR
CHRISTOPHER SMITH ASSOCIATES LLP

STRUCTURAL ENGINEER
ALAN BAXTER & ASSOCIATES LLP

SUSTAINABILITY AND BUILDING SERVICES CONSULTANT
MTT LTD

TRANSPORT CONSULTANTS
ALAN BAXTER & ASSOCIATES LLP

ACOUSTIC ENGINEER
MTT LTD

ECOLOGIST
MEREBROOK

ACCESSIBILITY CONSULTANTS
BURO HAPPOLD LTD

FIRE CONSULTANT
BURO HAPPOLD LTD

BUILDING CONTROL CONSULTANT
BUTLER & YOUNG

CONTENTS

1.0	INTRODUCTION	
1.1	Project Description	
1.2	Application Site	
1.3	Statutory Consultees	
2.0	ASSESSMENT	
2.1	Location and Context	
2.2	Planning Context	
2.3	Building Context	
	2.3.1 Conservation Area	
	2.3.2 Locally Listed Buildings	
2.4	Existing Building	
	2.4.1 History	
	2.4.2 Original Building	
	2.4.3 Historic Evolution	
	2.4.4 Current Status	
3.0	INVOLVEMENT AND EVOLUTION	
3.1	The Illustrative Scheme	
3.2	Design Evolution	
	3.2.1 Pre-application Meeting 01	
	3.2.2 Pre-application Meeting 02	
	3.2.3 Pre-application Meeting 03	
3.3	Secure by Design	
3.4	Parameter Plans Revision	
	3.4.1 Parameter Plan 04	
	3.4.2 Parameter Plan 05	
	3.4.3 Parameter Plan 10	
4.0	THE PROPOSAL	
4.1	Ground level Experience	
	4.1.1 Active Frontage	
4.2	Interior Space	
	4.2.1 Main Hall	
	4.2.2 Exposed Flues Ductwork	
	4.2.3 Cafe	
4.3	Appearance and Materiality	
	4.3.1 New Build	
	4.3.1.1 Appearance and Tonality	
	4.3.1.2 Louvres	
	4.3.1.3 Cladding Detail	
	4.3.1.4 Lettering and Lighting	
	4.3.2 Refurbishment and Retain Works	
	4.3.2.1 Retained Details	
	4.3.2.2 Replaced Elements	
	4.3.2.3 Schedule of Repair Works	
	4.3.3 Materials Board	
4.4	Use and Amount	
	4.4.1 Area Schedule	
4.5	Parking and Servicing	
4.6	Building Maintenance Strategy	
	4.6.1 Window Cleaning	
	4.6.2 Facade Maintenance	
	4.6.3 Internal Maintenance	
5.0	LANDSCAPE	
5.1	Existing Site Conditions and Existing Trees	
5.2	Ground Level Landscape and Public Realm	
	5.2.1 Design Evolution	
5.3	The Groove	
5.4	Blyth Road Frontage	
5.5	Planting	
5.6	Powerhouse Lane	
5.7	Lighting & CCTV	
5.8	Landscape Management	
6.0	ACCESS	
6.1	Policy and Principles	
6.2	Landscape	
6.3	Access and Circulation	
	6.3.1 Vehicular	
	6.3.2 Parking	
	6.3.3 Pedestrian	
	6.3.4 Cycle	
	6.3.5 Transport	
	6.3.6 Blue and Brown Badge	
	6.3.7 Electric Charging	
	6.3.8 Car Club	
6.4	Within Architecture	
7.0	SUSTAINABILITY	
7.1	Energy Efficiency	
7.2	Water Management	
7.3	Biodiversity and Natural Habitats	
7.4	Sustainable Construction, Materials and Impact	
7.5	Sustainable Lifestyles	
8.0	SUPPORTING DOCUMENTS	



INTRODUCTION

TO BE READ WITH REFERENCE TO THE CONSENTED *OLD VINYL FACTORY PLANNING SUMMARY*, THE *OLD VINYL FACTORY PLANNING STATEMENT*, THE *OLD VINYL FACTORY DEVELOPMENT SPECIFICATION*, THE *OLD VINYL FACTORY DESIGN AND ACCESS STATEMENT*, AND THE *OLD VINYL FACTORY PARAMETER PLANS*.

1.0

INTRODUCTION

1.1

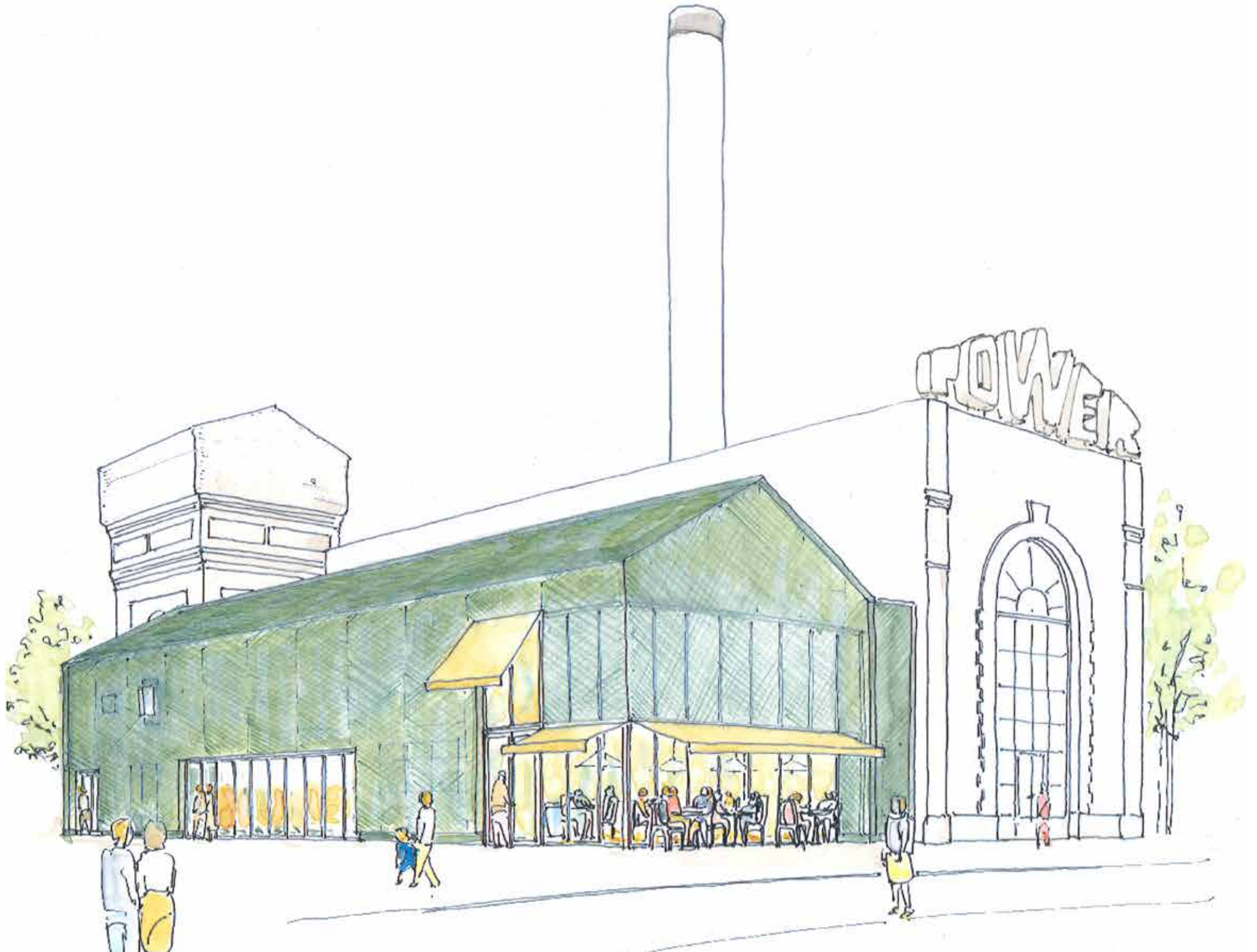
PROJECT DESCRIPTION

The Powerhouse is part of the Fourth Phase of the Old Vinyl Factory Masterplan, a special place with an incredible architectural, cultural and industrial history in Hayes, west London that was home to record labels EMI and His Master's Voice. The Powerhouse was once the engine of the EMI factory, providing the energy needs of this large manufacturing plant.

As a celebration of the Powerhouse's historical role as an energy provider, the new site wide energy centre is located back in this building. By introducing a new extension on its south side to take in all the plant requirements, the main hall becomes finally available for public use, which will now play a key role in the cultural life of The Old Vinyl Factory.

The new extension, with large openings to The Groove, exposes the contemporary machinery, in a celebration of the spirit of the machine and the provision of power. The corner between The Groove and The Powerhouse Lane, a particularly important meeting point within the site, for its visibility, openness and orientation, houses a brand new cafe that activates the Powerhouse.

The main hall lends itself to becoming an events space for music and other productions, or a buoyant restaurant, making the most of its fine detailing and grandiose internal space.



Right: Illustrative sketch showing the Powerhouse



1.2 APPLICATION SITE

The proposed site occupies a 0.29 hectare plot along Blyth Road and within the Old Vinyl Factory masterplan which was approved in April 2013 (ref. 59872/APP/2012/1838 and ref 59872/APP/2012/1840). The Powerhouse represents phase four of the consented masterplan.

1.3 STATUTORY CONSULTEES

Proposals for the development of the site have been the subject of on-going discussions with LB Hillingdon officers (from outline scheme review to landscape, secure by design, and energy consultations). This statement has been prepared following extensive consultation with LB Hillingdon.

Left: Aerial Photo of the Old Vinyl Factory Masterplan site with the Powerhouse Application Site highlighted.



ASSESSMENT

TO BE READ WITH REFERENCE TO THE CONSENTED *OLD VINYL FACTORY PLANNING SUMMARY*, THE *OLD VINYL FACTORY PLANNING STATEMENT*, THE *OLD VINYL FACTORY DEVELOPMENT SPECIFICATION*, THE *OLD VINYL FACTORY DESIGN AND ACCESS STATEMENT*, AND THE *OLD VINYL FACTORY PARAMETER PLANS*.

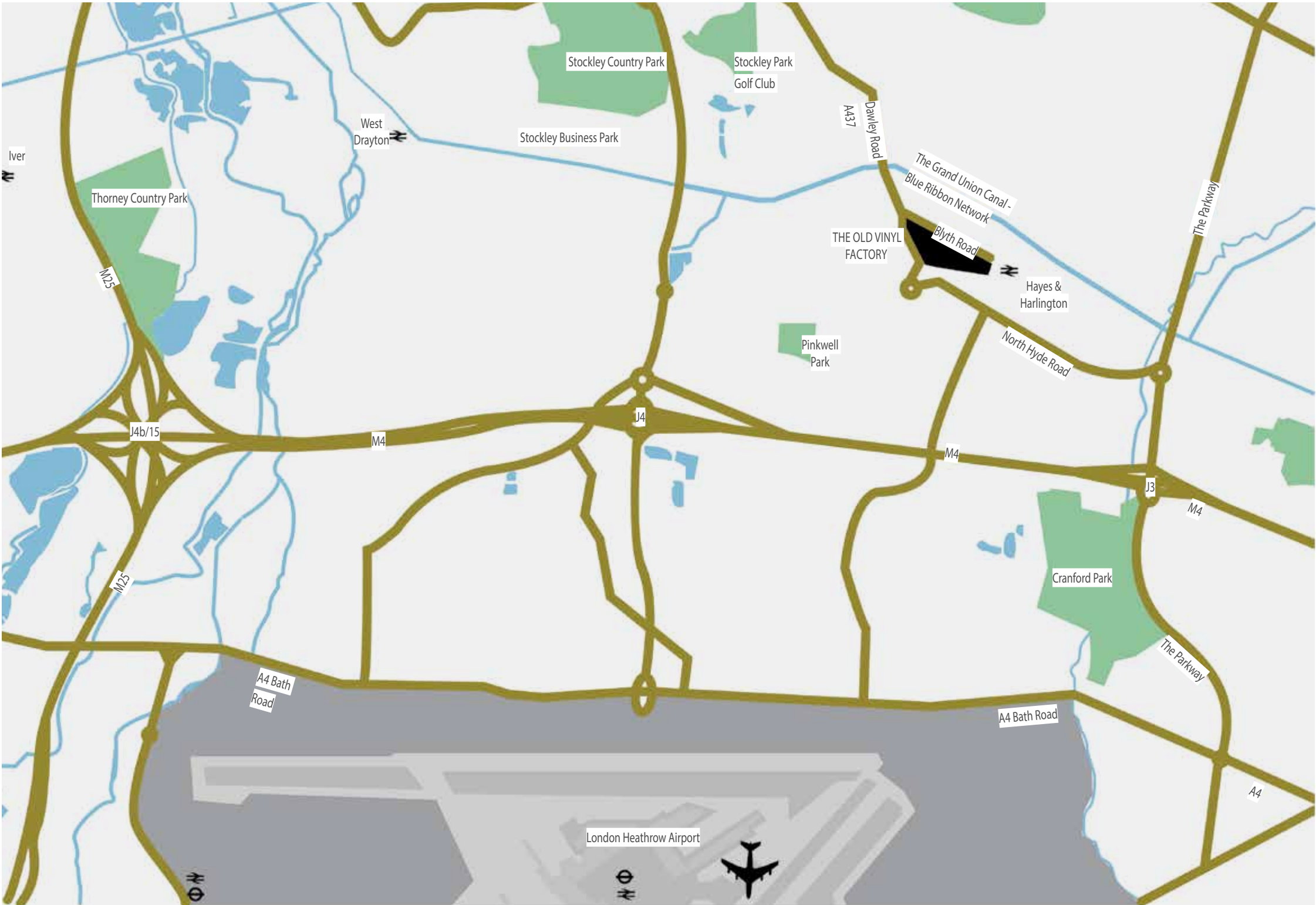
2.0

ASSESSMENT

2.1

LOCATION AND CONTEXT

To be read with reference to the consented *Old Vinyl Factory Outline Planning Design and Access Statement* Section 1.9 and 2.1.



Right: Figure taken from the *Old Vinyl Factory Outline Planning Design and Access* that shows the Old Vinyl Factory Masterplan within Greater London.



Left: Figure taken from the *Old Vinyl Factory Outline Planning Design and Access* that shows the relationship between the Old Vinyl Factory Masterplan site and its surroundings.

2.0

ASSESSMENT

2.2

PLANNING CONTEXT

To be read with reference to the consented *Old Vinyl Factory Outline Planning Design and Access Statement* Section 1.11 which outlines planning history pre-dating the consented outline planning application.

The current Reserved Matters Application of the Powerhouse is subject to the consented documents included within the *Old Vinyl Factory Outline Planning Design and Access Statement* Chapter 13 and 14.

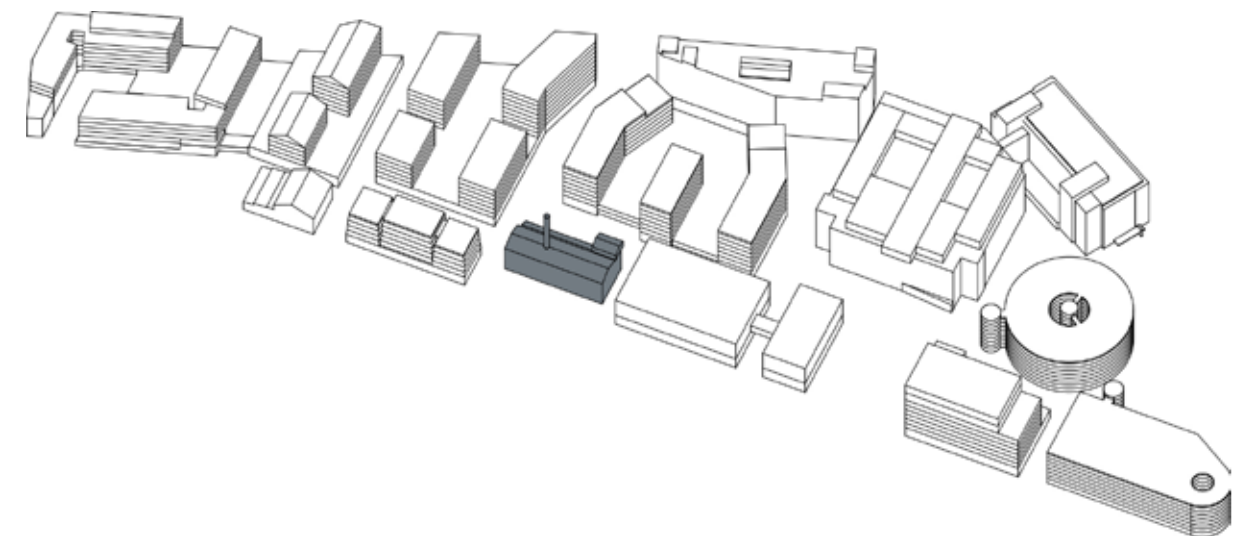
This section presents the consented Parameter Plans submitted with the *Old Vinyl Factory Outline Planning Application* or subsequently amended and agreed with the Council, as follows:

- P_0001 Rev 00 Planning Application Boundary
- P_0002 Rev 00 Existing Ground Levels
- P_0003 Rev 00 Existing Buildings to be Retained, Demolished or Altered
- P_0004 Rev 02 Proposed Minimum and Maximum Plot Extents and Heights
- P_0005 Rev 03 Proposed Lower Level Uses
- P_0006 Rev 01 Proposed Upper Level Uses
- P_0007 Rev 01 Proposed Ground Levels
- P_0008 Rev 02 Proposed Enclosed car park extent at ground level
- P_0009 Rev 01 Proposed Enclosed car park extent above ground level
- P_0010 Rev 01 Proposed Critical Distances
- P_0011 Rev 01 Proposed Range of Building Heights
- P_0012 Rev 02 Proposed Ground Level Landscape and Open Space Plan
- P_0013 Rev 01 Proposed Podium and Roof Landscape and Open Space Plan
- P_0014 Rev 01 Tree Removal Plan
- P_0015 Rev D Access Circulation and Streets

Any revision to these parameter plans is presented in the Non Material Amendment submitted with this Design and Access Statement, and briefly presented in Section 3.0 of this document.

Right: Masterplan Massing Model with The Powerhouse highlighted.

On the other page: Computer Generated Image of the Illustrative Old Vinyl Factory Masterplan.



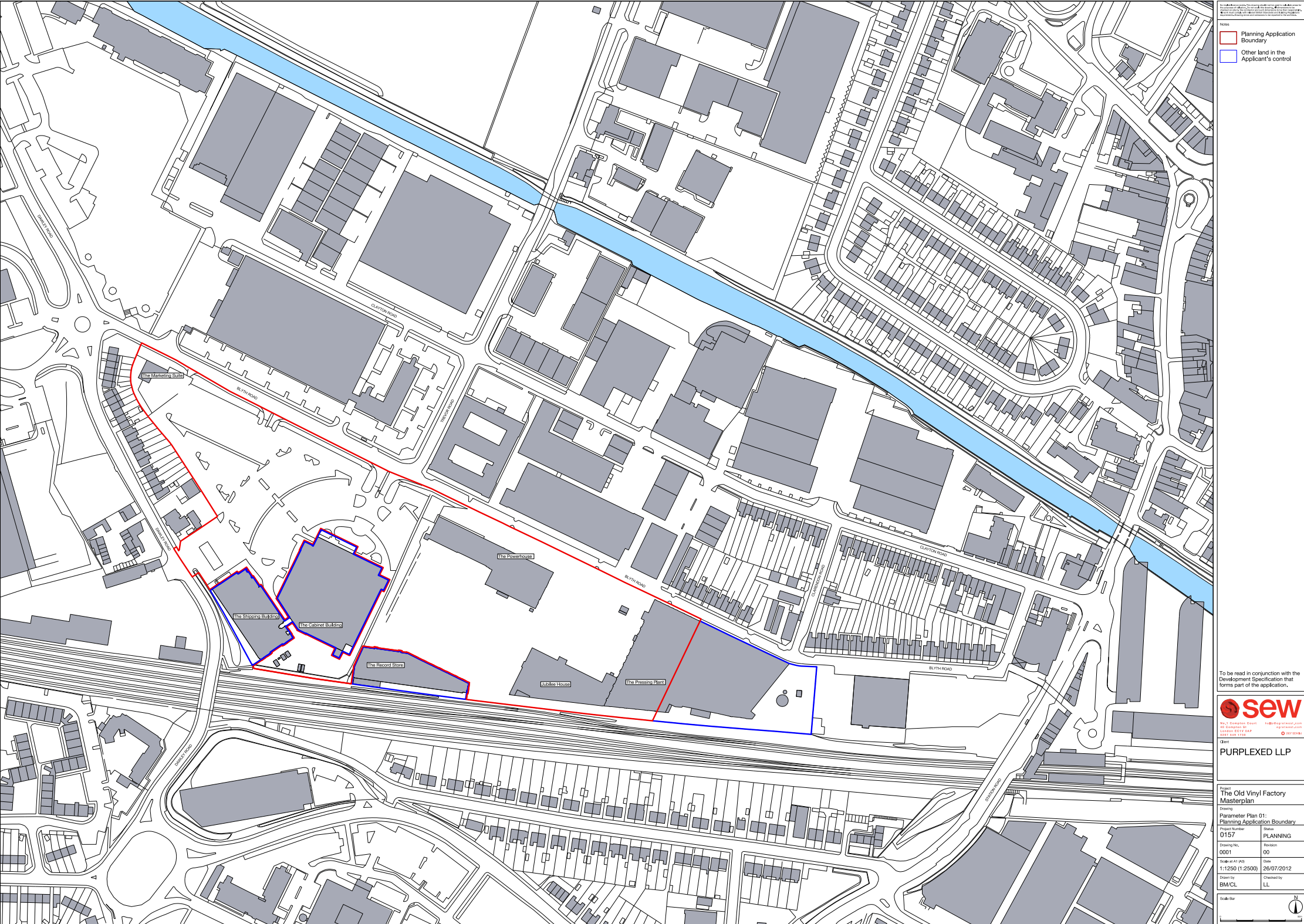


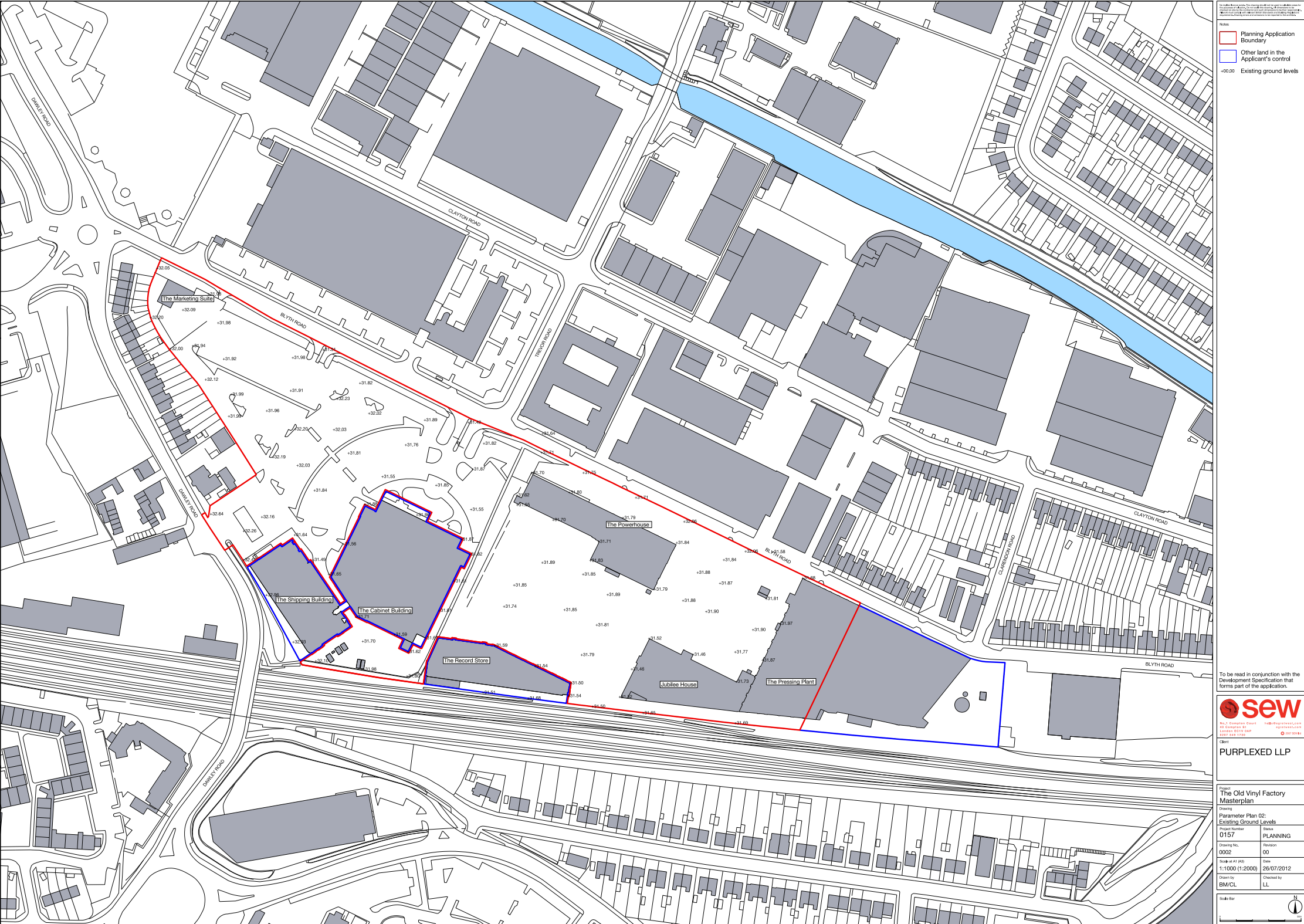
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ASSESSMENT

Parameter Plan 01:
Planning Application Boundary.

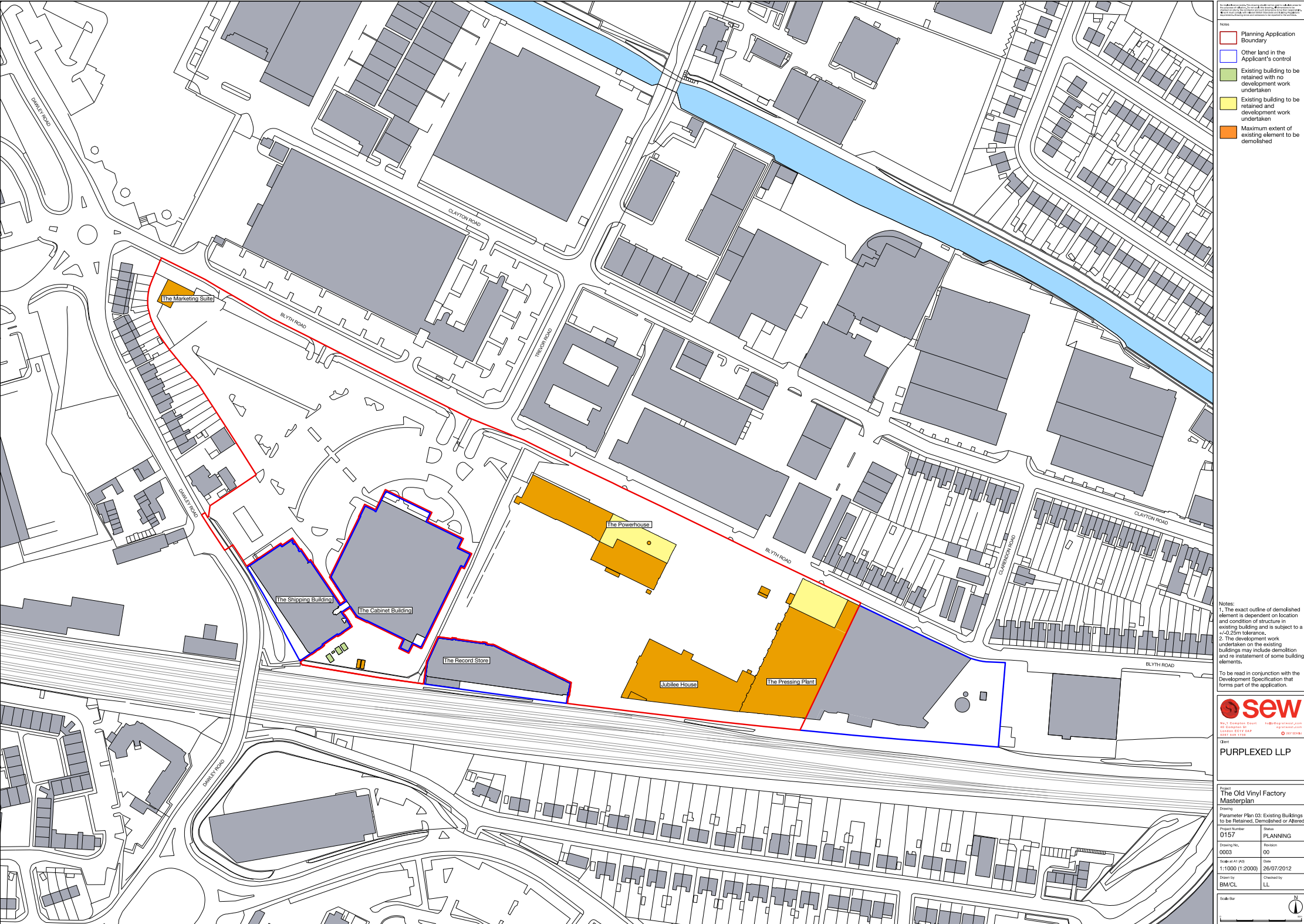
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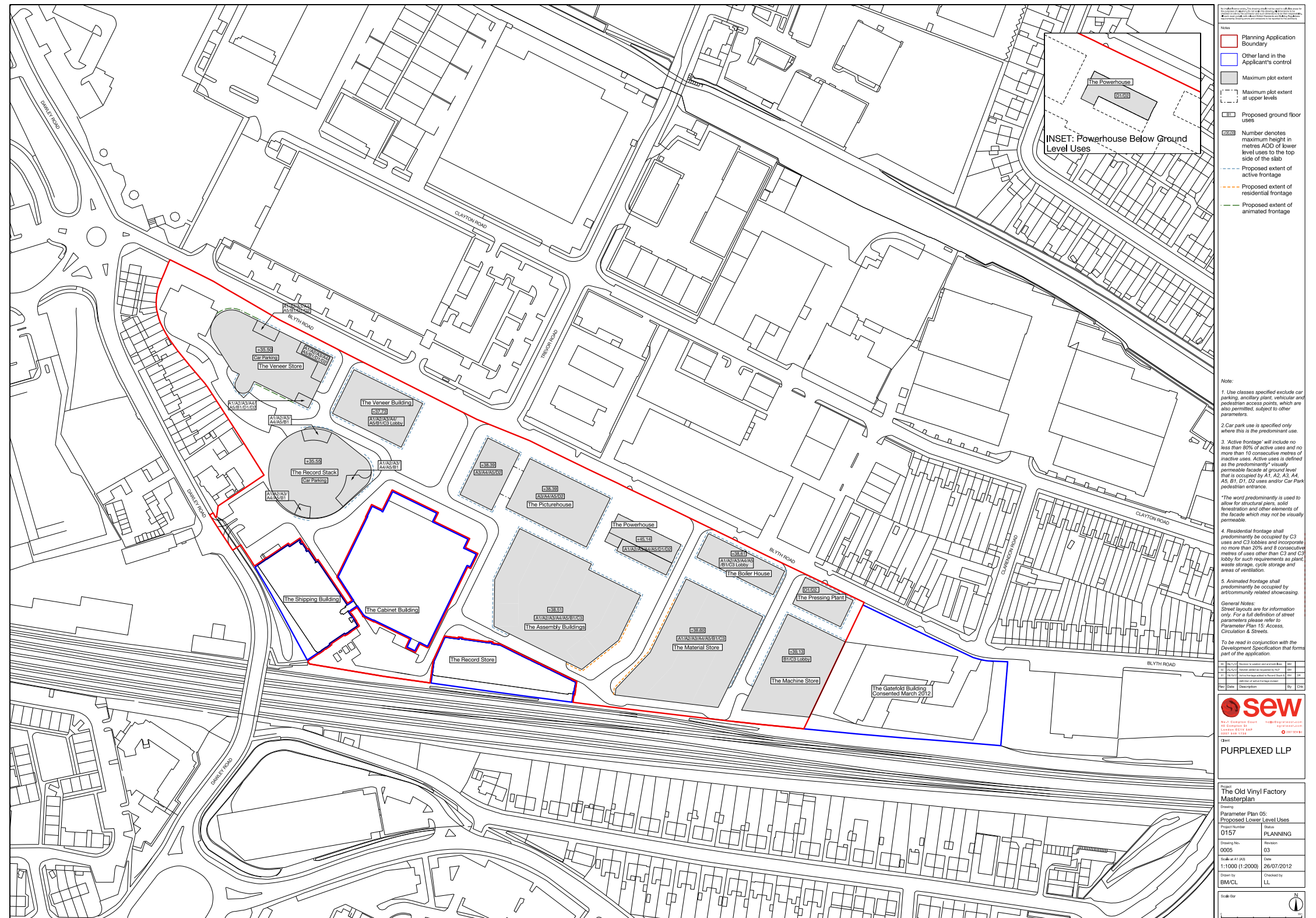
ASSESSMENT



Parameter Plan 03:
Existing Buildings to be Retained, Demolished or Altered.

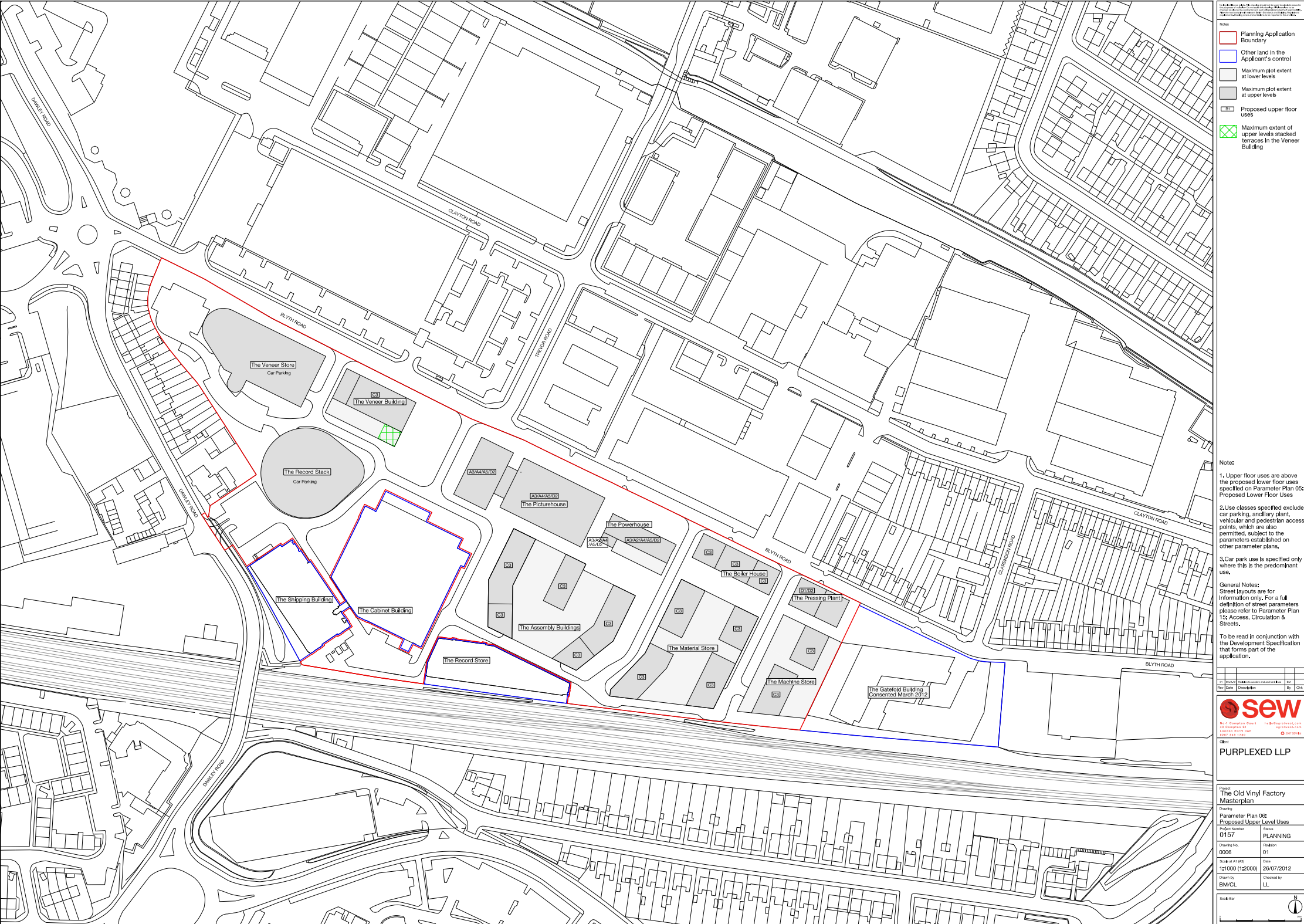
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2.0 ASSESSMENT

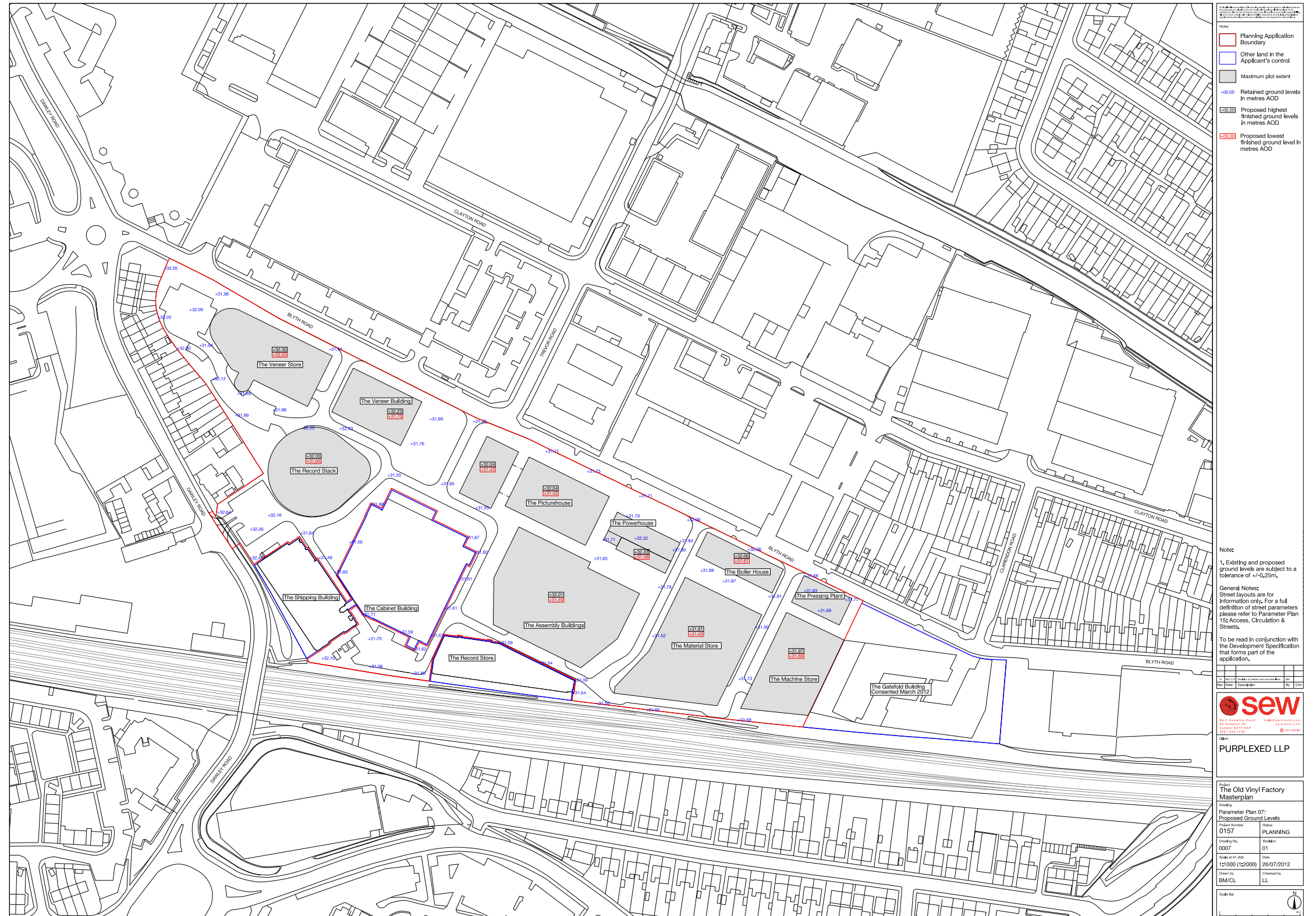


Parameter Plan 05:
Proposed Lower Level Uses.

Not to scale.

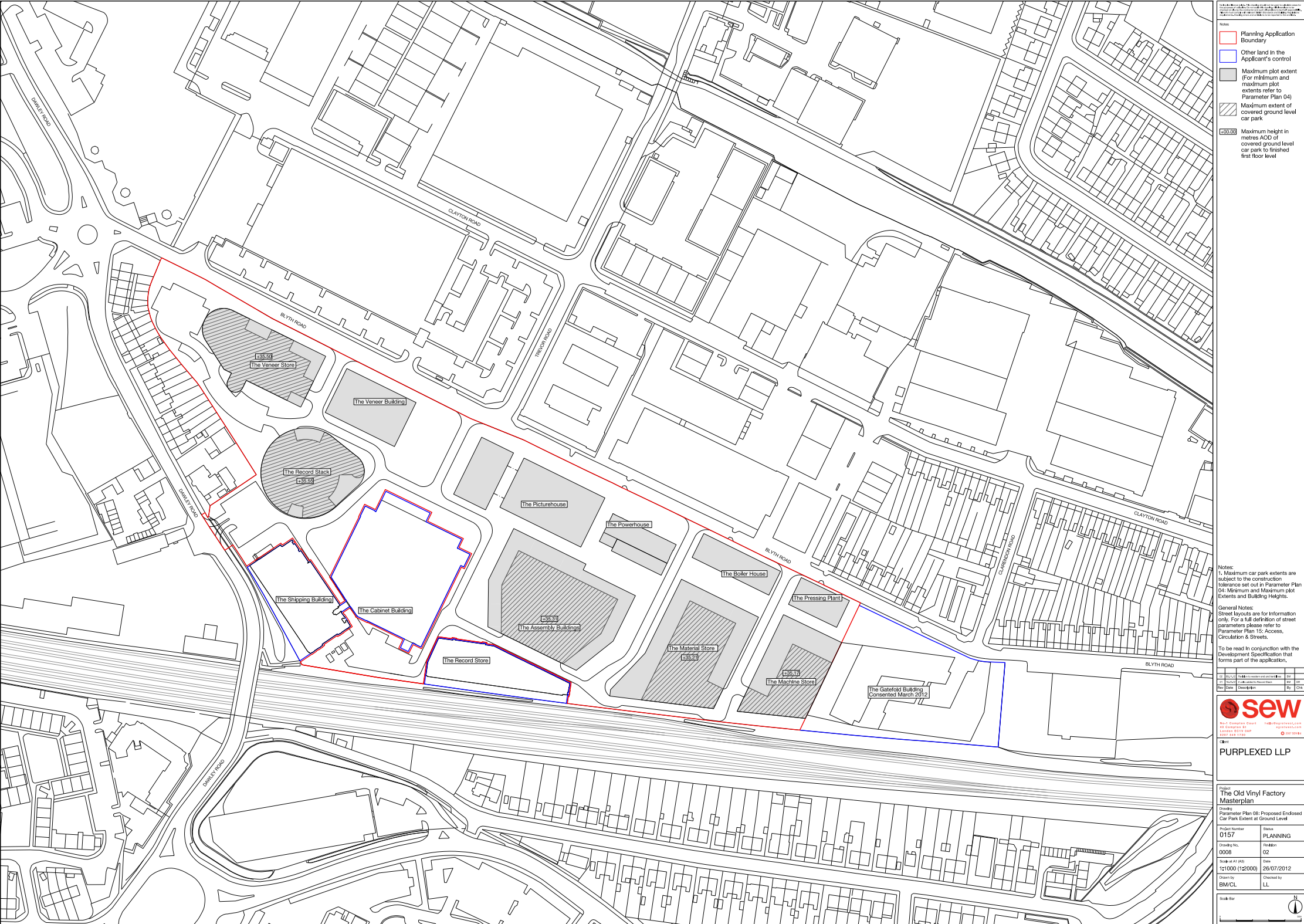


2.0 ASSESSMENT



Parameter Plan 07:
Proposed Ground Levels.

Not to scale.



Parameter Plan 08:
Proposed Enclosed Car Park Extent at
Ground Level.

Not to scale.