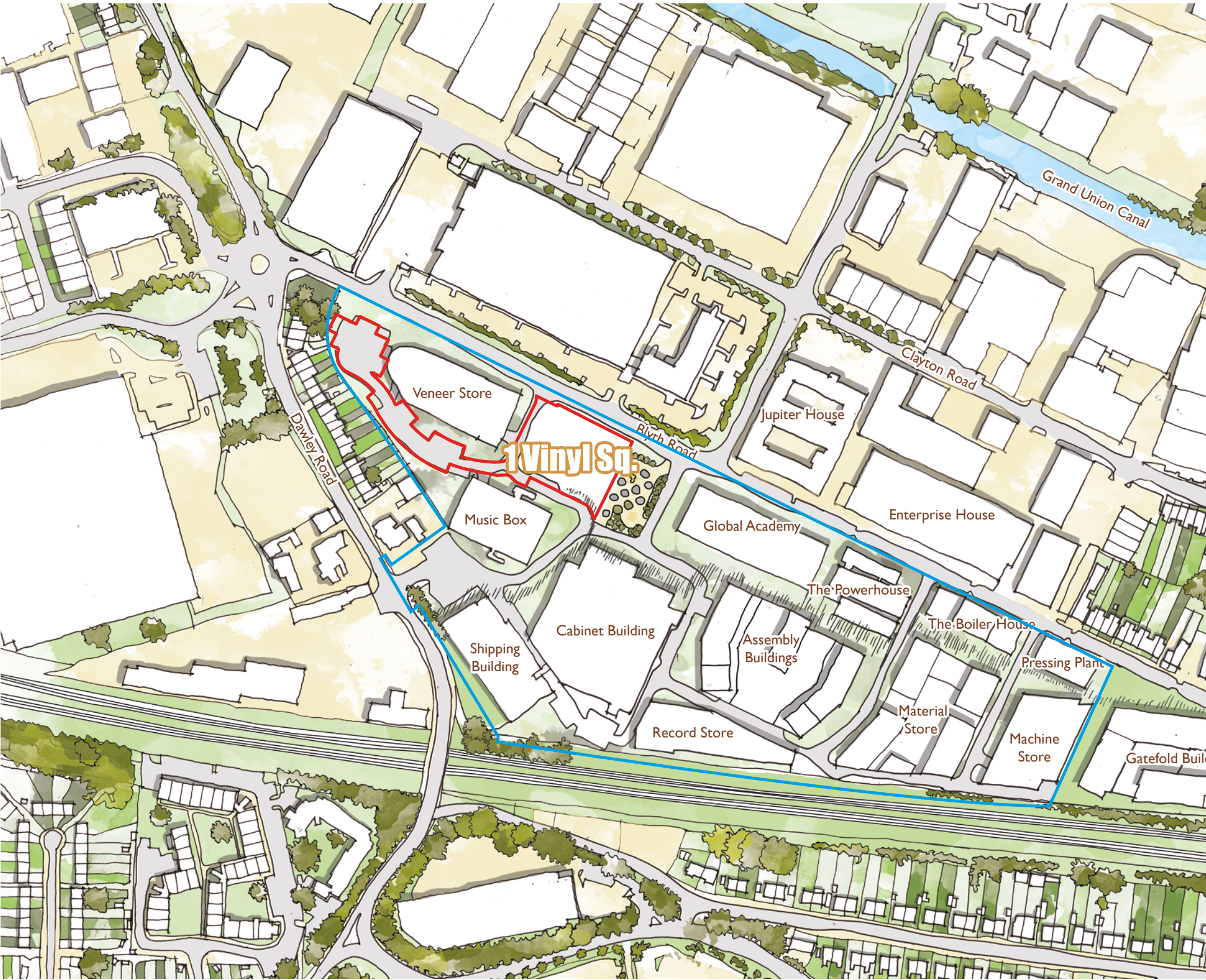


The Old Vinyl Factory Masterplan

VISION



Context plan

The Old Vinyl Factory Masterplan

VISION

Vision

The masterplan for the mixed-use redevelopment of the Old Vinyl Factory (TOVF) was approved in 2013. The aim was to create a new residential-led mixed-use neighbourhood to bring life back to what had been a largely vacant site for many years.

Formerly home to EMI's headquarters, the site offered a collection of Art Deco buildings around which a masterplan was developed to bring life and community back to this once-vibrant part of Hayes. A mixture of new commercial uses and much-needed housing was stitched together by pedestrian-friendly routes and welcoming public spaces, which have opened the site up to the wider community.

The largest and most significant of these public spaces is Vinyl Square, the main arrival space within The Old Vinyl Factory. This destination space will combine high-quality planting, playspace and a strong narrative relating to the history of the site.

1 Vinyl Square sits immediately to the west of the public square and forms the last residential-led phase of the masterplan. It is the tallest building within the masterplan and will act as a marker building for Vinyl Square and the wider The Old Vinyl Factory development.

-  Site
-  The Old Vinyl Factory Site



The Old Vinyl Factory Masterplan

THE MASTERPLAN TODAY

Before the first stages of masterplanning were even complete, changes were taking place at The Old Vinyl Factory with the creation of a new canteen within the Shipping Building. Since the outline application was approved in 2013, the masterplan vision has taken shape, with many of the buildings now complete, or under construction.

Existing Buildings:

Shipping Building

Currently occupied as an office building. Locally listed.

Cabinet Building

Office building. Currently vacant and part refurbished.

Record Store

Recently renovated office building. Locally listed



Record Store



CGI of the Assembly Buildings



The Boiler House



Music Box



Shipping Building



Nipper the Dog sculpture

The Old Vinyl Factory Masterplan

THE MASTERPLAN TODAY



The Pantry in the Shipping Building



Global Academy



Pressing Plant with Machine Store beyond



CGI of The Powerhouse



The Groove between the Material Store and The Boiler House



Material Store

Phase 1: The Boiler House

Residential building with commercial at ground level. Constructed and occupied.

Phase 2: Material Store

Residential building with commercial at ground level. Constructed and occupied.

Phase 3a: UTC

College owned by Global Academy and occupied as a college.

Phase 3b: Assembly Buildings

Residential building with commercial at ground level. Construction expected to start late 2019.

Phase 4: The Powerhouse

Energy centre and café constructed and in operation. Recent resolution for approval for BI use and extension of original building.

Phase 5: Music Box

Multi storey car park. Constructed and in use (parking for Shipping Building and Record Store).

Phase 6: Machine Store & Pressing Plant

Approval for residential building with commercial at ground level. Pressing Plant approval for cinema and restaurants. Phase currently under construction.

Phase 7: Veneer Building (subject to this application)

Now called 1 Vinyl Square.

Phase 8: Veneer Store

Multi storey car park. Surrounding surface car park has been implemented and will provide the car parking for 1 Vinyl Square. Multi storey car park yet to be constructed.