



BAKERS HOUSE

25 Bakers Road, Uxbridge, UB81JY

15th November 2019



The island site
managed by LIM

Bakers House

KEY

- Application boundary (ground floor level and above)
- Additional area, basement only, where the car parking will be refurbished (ground floor and above unaffected)
- Other land in the applications ownership

Planning

SITE PLAN

The Bakers House office building is currently subject to a planning application for change of use into a new– build hotel. The GLA and Hillingdon officers have requested changes to the design proposals.

On 12th February 2019, on behalf of LaSalle Investment Management ('LIM'), Montagu Evans submitted a detailed planning application to Hillingdon Council for the demolition of the existing office building at 25-30 Bakers Road ('Bakers House') and its replacement with a new hotel. The proposed hotel forms one part of an island site owned by HSBC Bank Pension Trusts UK Ltd, which has been managed by LIM for more than 25 years.

On 7th June 2019, and in receipt of comments on the scheme from the GLA, LIM's team met with Hillingdon's planning, transport and conservation/design officers and agreed several key design adjustments. As a result of this, further revisions to the proposals have been made, including revisions to all internal layouts, and the building's massing, fenestration and cladding.

This Addendum Design Statement describes in detail all the architectural changes made.



The 12th February application scheme sought a disparate massing and rich mix of materials, but requests to simplify the scheme and make other small adjustments have been received.

The aim of the application scheme was to provide a new addition to the town centre that breaks its massing into individual blocks using different types of cladding, and optimises its use of active frontages onto Bakers Road. A two-storey podium block fronting Bakers Road was complemented by a set-back block for the bedrooms, and a projecting room on the front elevation was proposed to highlight the front entrance. Unlike the existing building, care was taken to ensure the new hotel massing would avoid bridging over Cocks Yard, an important pedestrian thoroughfare.

Although the entire hotel is a new-build proposal, it will be constructed over the existing basement car park and be designed to ensure that retail tenants in the remainder of the island site facing the High Street can remain trading, using the existing retail service yard in the centre of the site. This added significant constraints, of which the application scheme took account.

Hillingdon's officers and the GLA are supportive of the scheme, but have suggested the following amendments:

- *Massing* – that the existing varying heights and protrusions would benefit greatly from a simpler built form.
- *Cladding* – that the scheme limits the palette of materials used, and avoids the use of render.
- *Fenestration* – that the scheme introduces windows on blank gable elevations, provides further definition of the façade detailing (including window reveals), and removes unsightly ventilation outlets.
- *Security* – that the scheme should avoid creating 'hidden' corners on Cocks Yard, which might encourage

anti-social behaviour.

- *Highways* – that the scheme should introduce improved kerb alignments for vehicles exiting the site.
- *Parking* – that disabled spaces in the car park need to be closer to the hotel lobby.
- *Accessibility* – that at least 10% of rooms need to be wheelchair accessible.
- *Roof plant* – that the scheme should remove visual clutter at roof level.

This addendum report describes how the scheme proposals have been changed to meet all these requirements.



The Revised Scheme: Massing

The revised scheme significantly alters the proposed massing, reduces the materials palette, and makes a number of small scale adjustments.

Significant changes are proposed to the scheme to respond to the comments raised. The previously proposed projecting rooms on the front elevation have been removed from the scheme altogether, so that the front (Bakers Road) elevation now only contains two components – the two-storey street podium, and the set-back block above this. The result is a significantly simpler building and greater emphasis between the two elements.

We have maintained the idea of creating two different heights facing Cocks Yard, as we think this considerably helps the massing of the building on the south-east side.

In order to maintain the critical room numbers needed for the hotel operator, we have included an additional room at the rear of the building (first floor level) in the recess between the Bakers Road and Cocks Yard blocks. We have very slightly adjusted the width of the rear block (where it overlooks the service yard) and have re-planned the hotel layout internally so that the previously projecting room is now incorporated within the main envelope.







The Revised Scheme: Cladding and Materials

Three previously proposed colours of brickwork have been reduced to two, giving the revised scheme a lighter materiality.

The application scheme proposed three colours of brick – a mix of buff and red bricks for the main hotel room block, and a third, grey, brick for the podium. The red bricks ensured that the Cocks Yard elevation was visually defined as two buildings, and the secondary stair on the northern elevation was treated similarly.

The rear elevation was proposed to be faced in a more economic finish – through coloured render - partly because it was concealed from most viewpoints.

Our revised scheme now omits the red brick and render altogether, and limits the proposed palette of materials to the grey and buff bricks. The buff brick now extends around and across the rear elevation, so that even though sight of this is limited to one view from the High Street, a consistent quality of finish is still evident.

The idea of visually separating the Cocks Yard elevation into two different buildings using different heights and materials is still pursued, but again only using the grey and buff bricks.







The Revised Scheme: Fenestration and Window Detailing

New windows have been introduced into previously blank gable walls, and the treatment of the window openings is explained in further detail.

We have now introduced windows on the previously blank north elevation to light the secondary stair. These provide greater interest in views from Belmont Road. If the remainder of the Belmont Road retail block were to be developed (see 'Anticipating Further Development' on page 56 of the original DAS), these new windows would be blanked off. Our clients have retained the right, within their legal agreement with the hotel operator, to impose this.

Similar 'gable' windows have been introduced on the south-east elevation, where they help light the desk area of the new corner room.

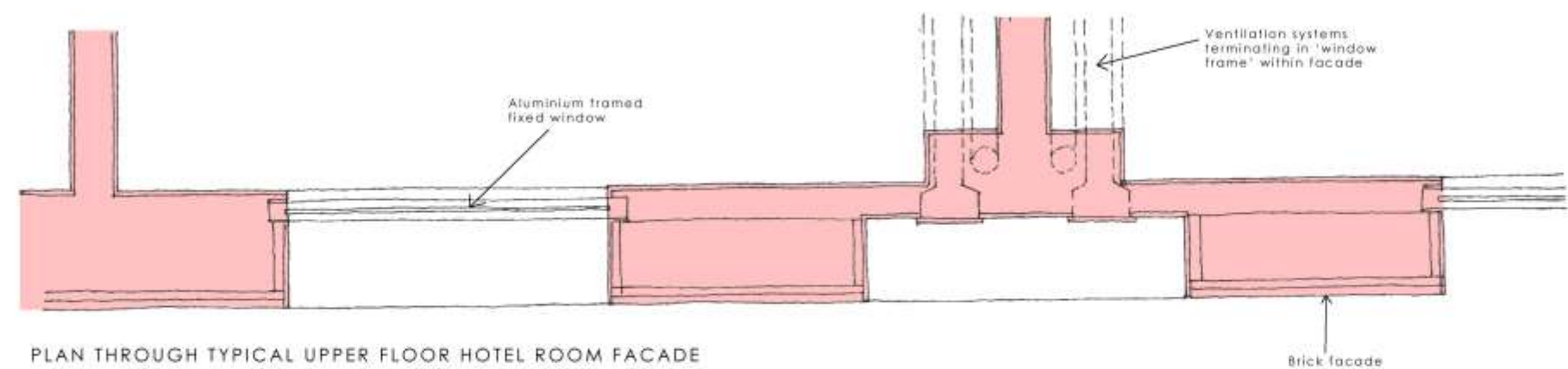
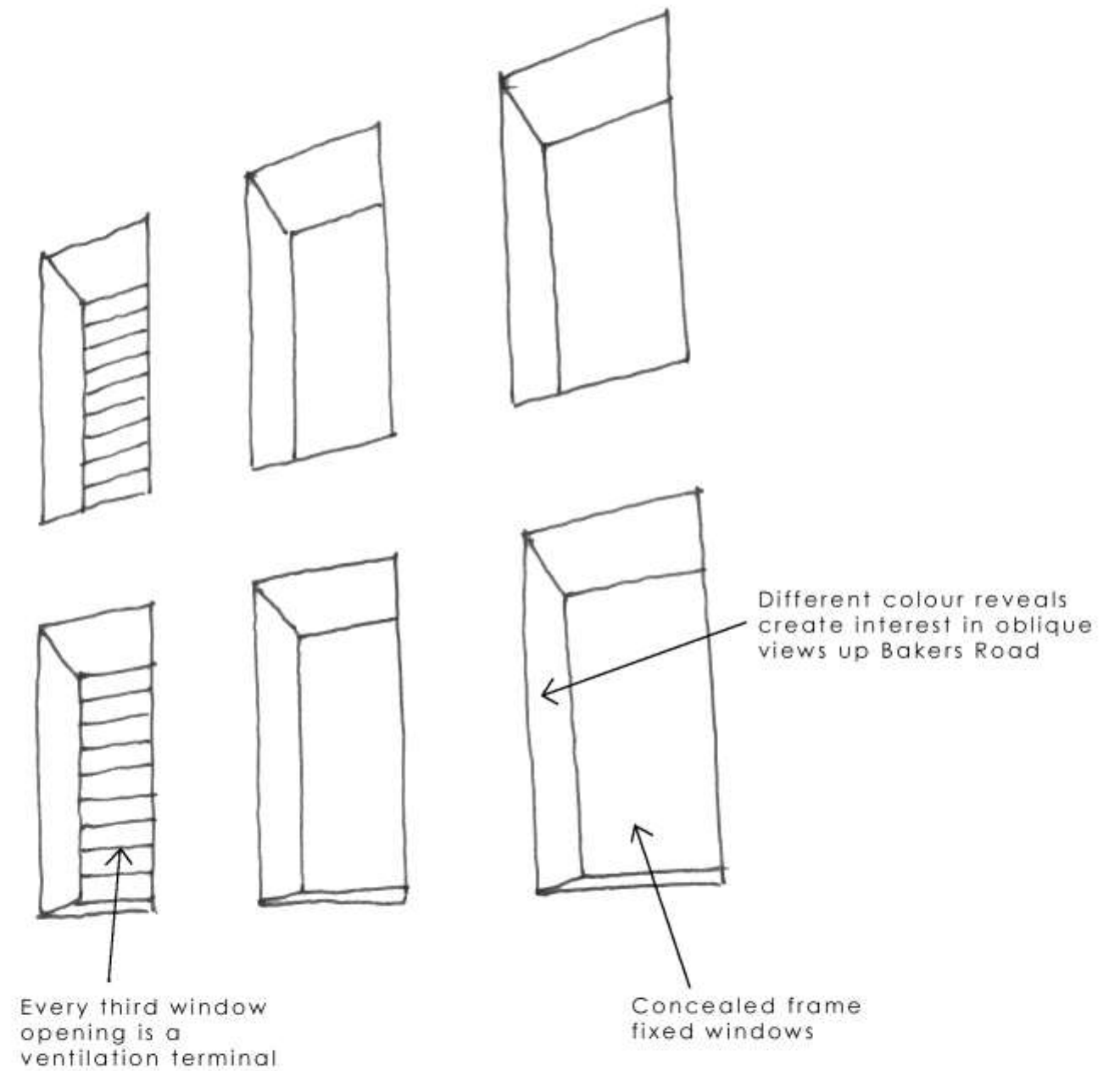
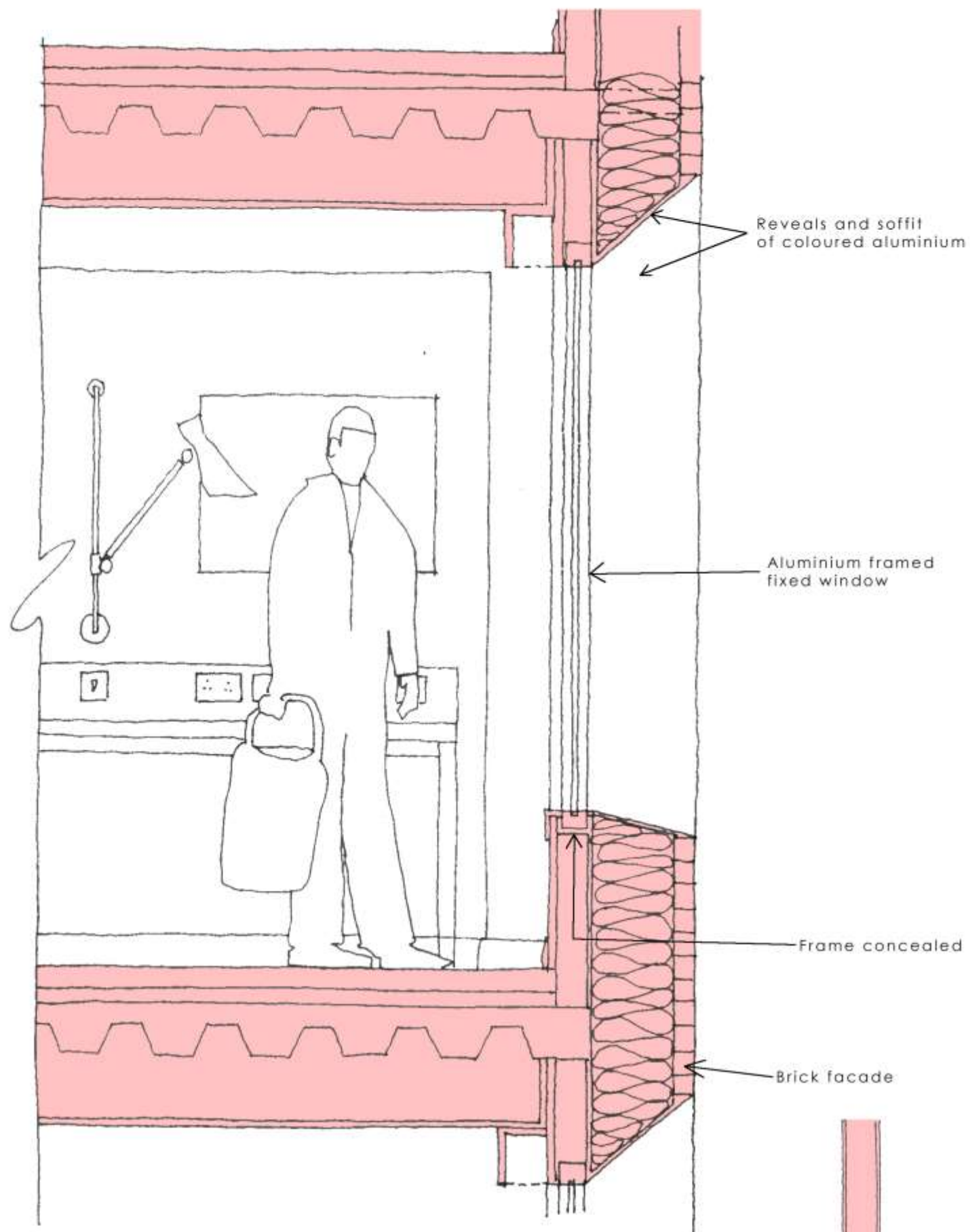
Removing the projecting bay on the front elevation has required us to consider how we treat the resulting elevation. Our proposal is to continue the regular window opening grid that existed for most of the elevation, and to ensure that the revised internal room planning can work within that grid.

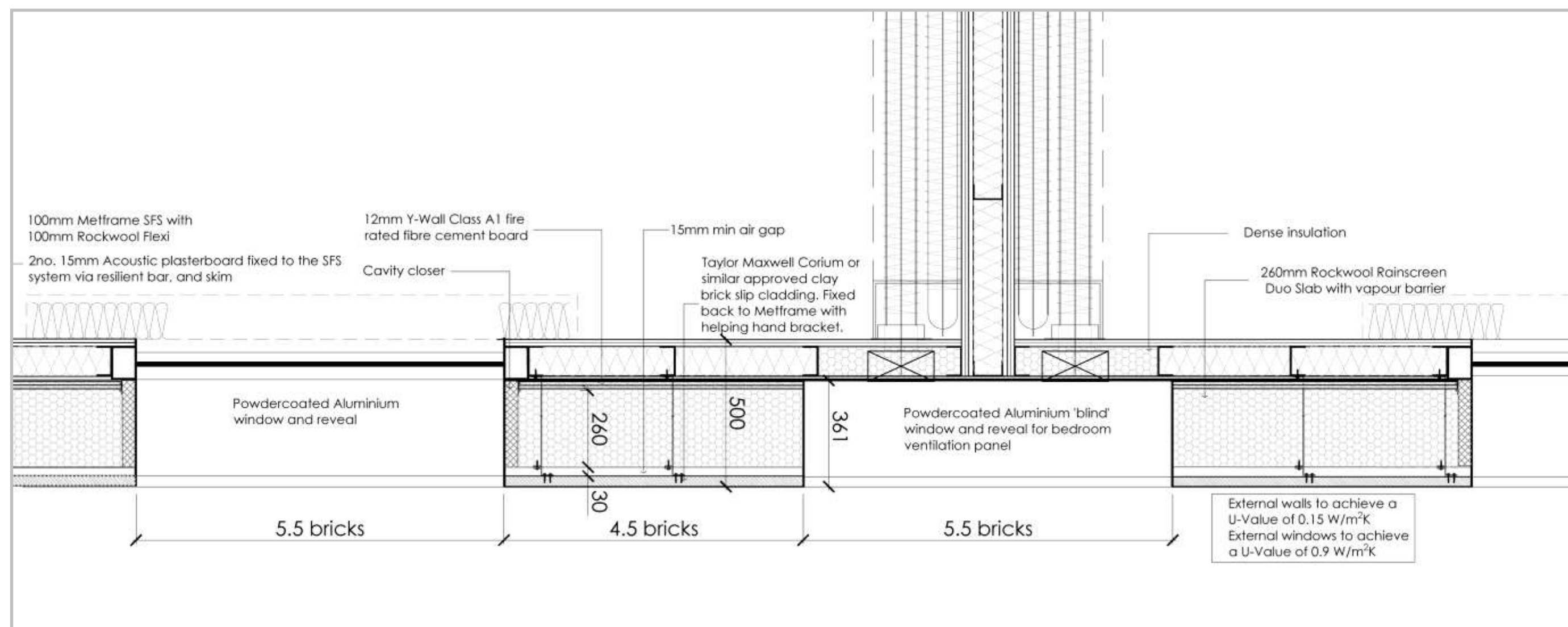
At ground floor level in the original application, Cocks Yard was mostly faced up with a solid brick wall and an escape door from the internal fire staircase. The revised scheme introduces more transparency by extending a wide staircase window down to ground floor level. Further fenestration at ground floor is difficult, but the ground floor is not tall, and bedroom windows from first to seventh floors (incl.) provide the necessary vitality and surveillance needed over this part of the pedestrian link.

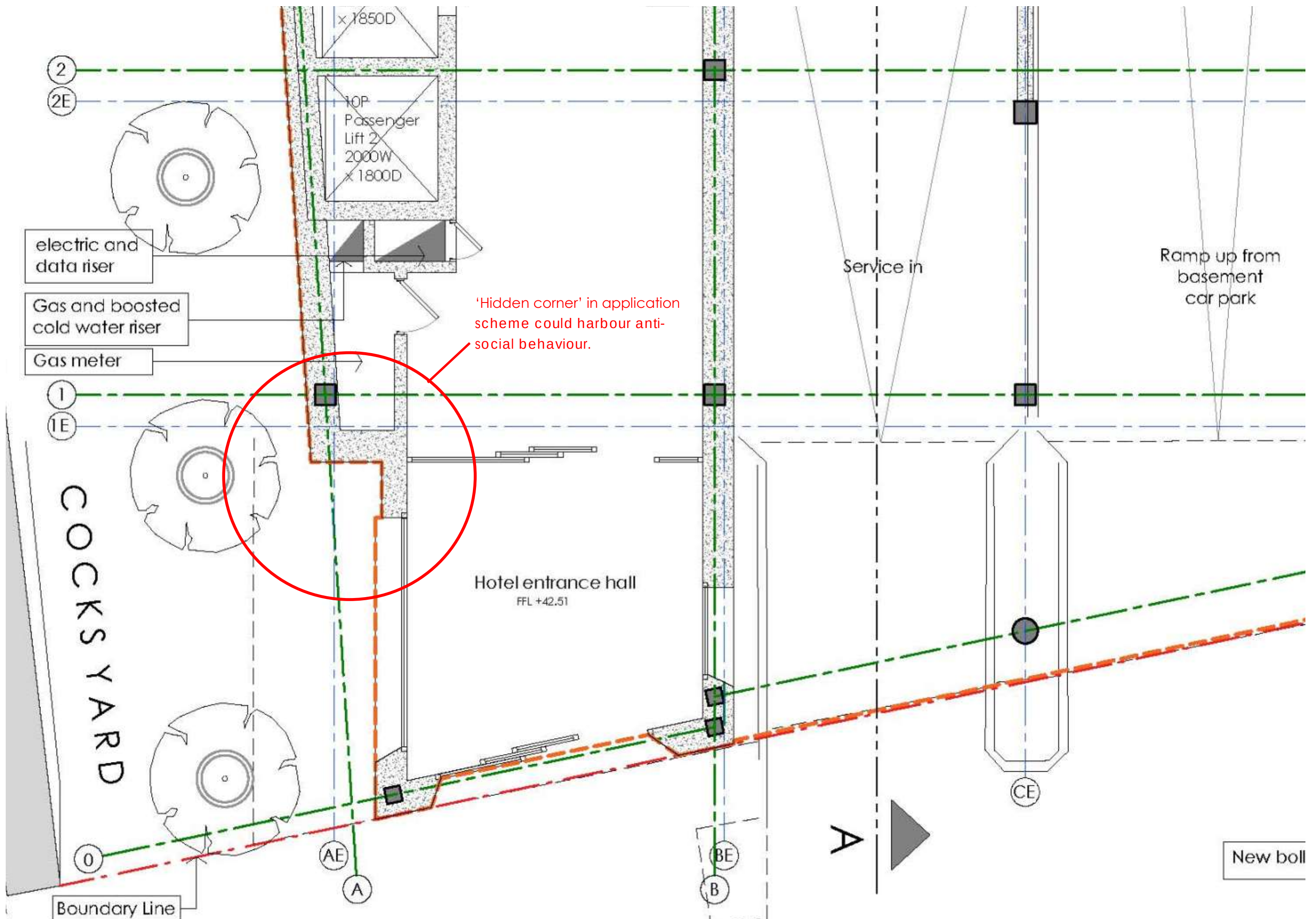
Our original application DAS describes (on page 59) how the Bakers Road elevation windows will be fitted with splayed aluminium panelled reveals, so that the

size of the window openings is exaggerated and a consistent, elegant, brick grid can be introduced. The aluminium panels would be finished in a variety of colours that introduce important visual interest in oblique views up and down Bakers Road. We think this adds a layer of considerable interest and quality to the building.

Within that façade, we propose to incorporate 'blind windows' that help introduce the necessary ventilation extract vents sensitively. These vents would be concealed behind an aluminium louvre system that replaces the window in these 'blind' openings, but would be coloured and fitted with splayed reveals to match the remainder of the elevation. The rear and Cocks Yard elevations would be treated more simply, without splayed reveals and with expressed extract vents coloured to match the surrounding brickwork.

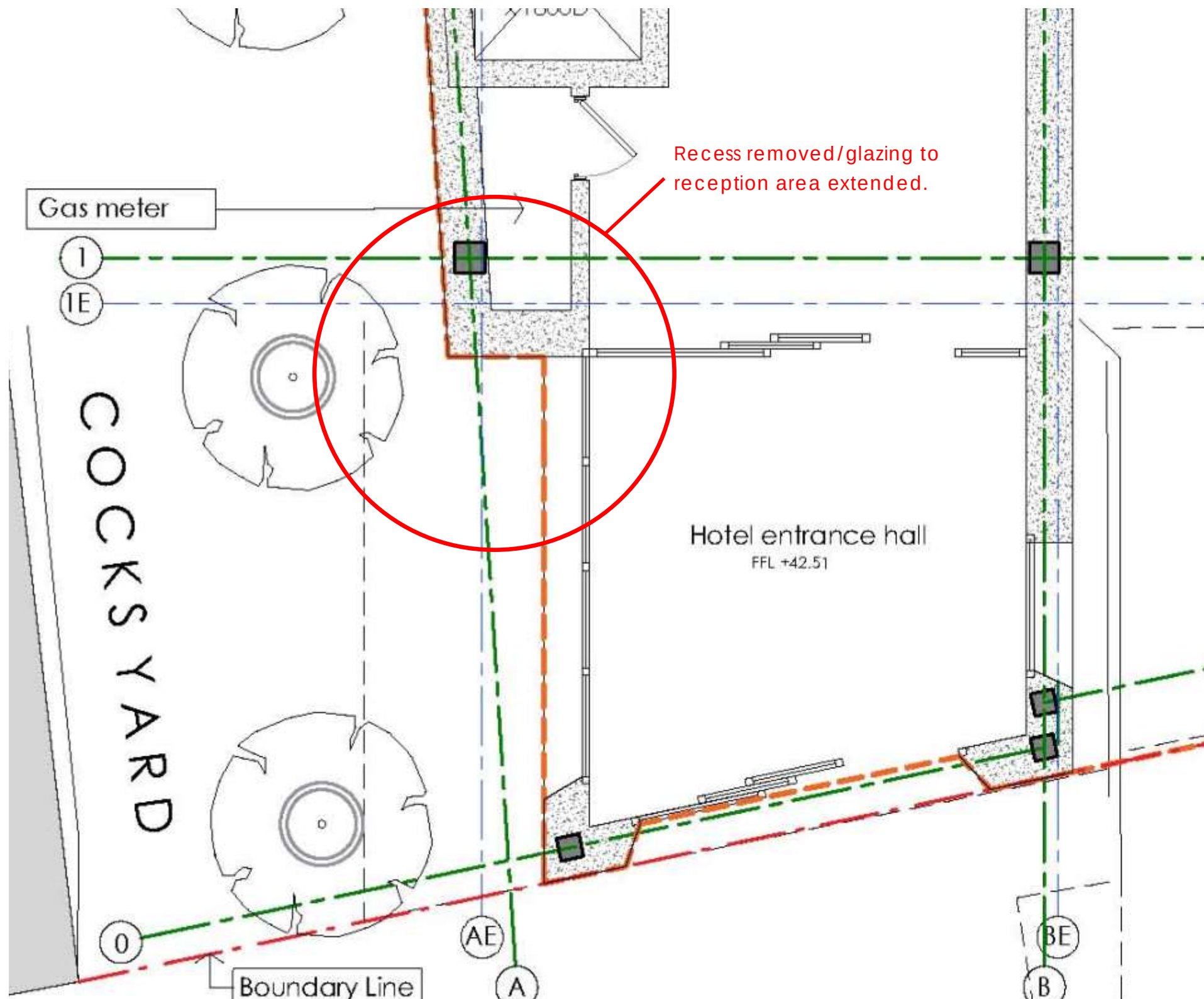




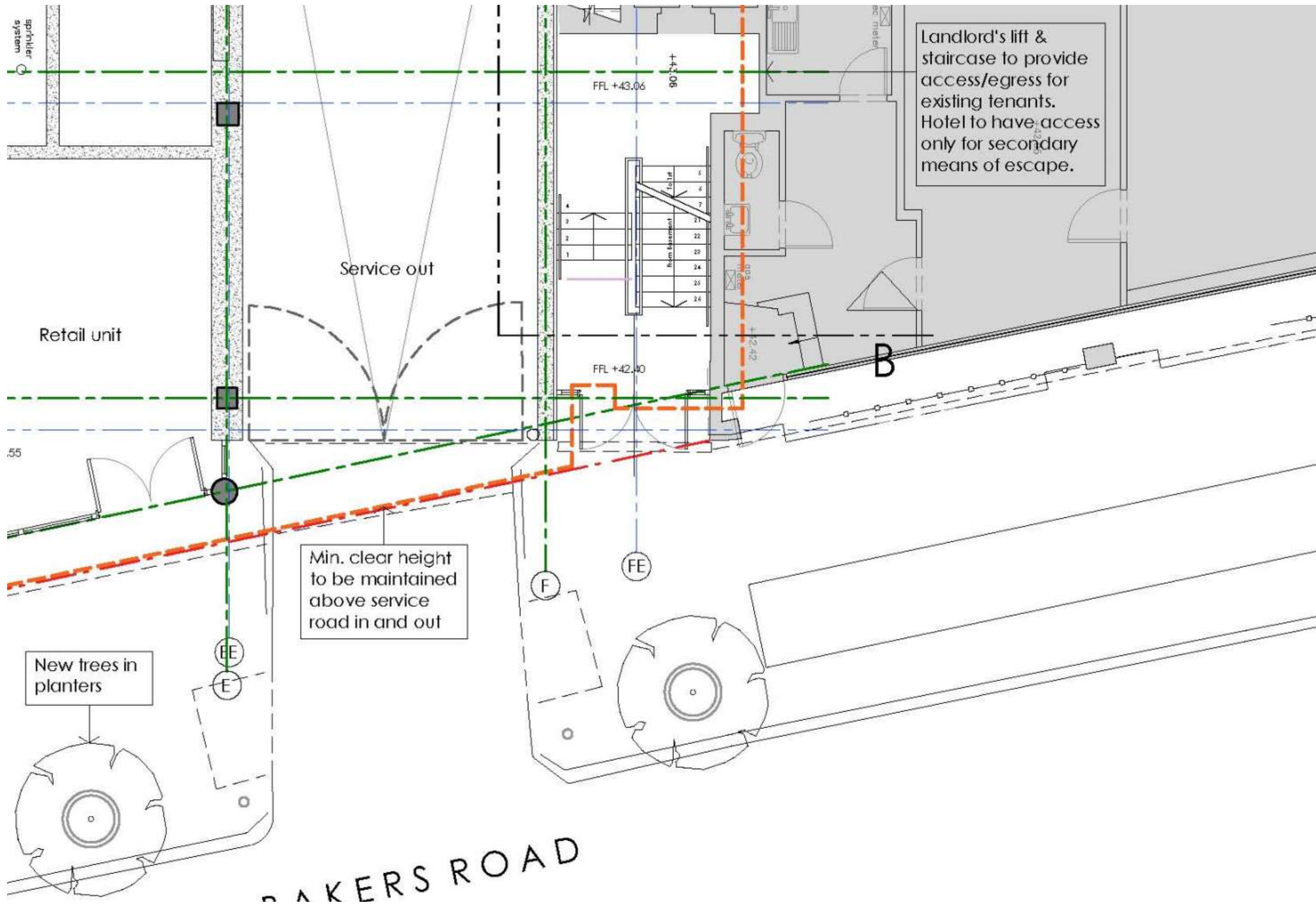


The Revised Scheme: Security

Changes have been made to the scheme to improve the security at ground floor level.

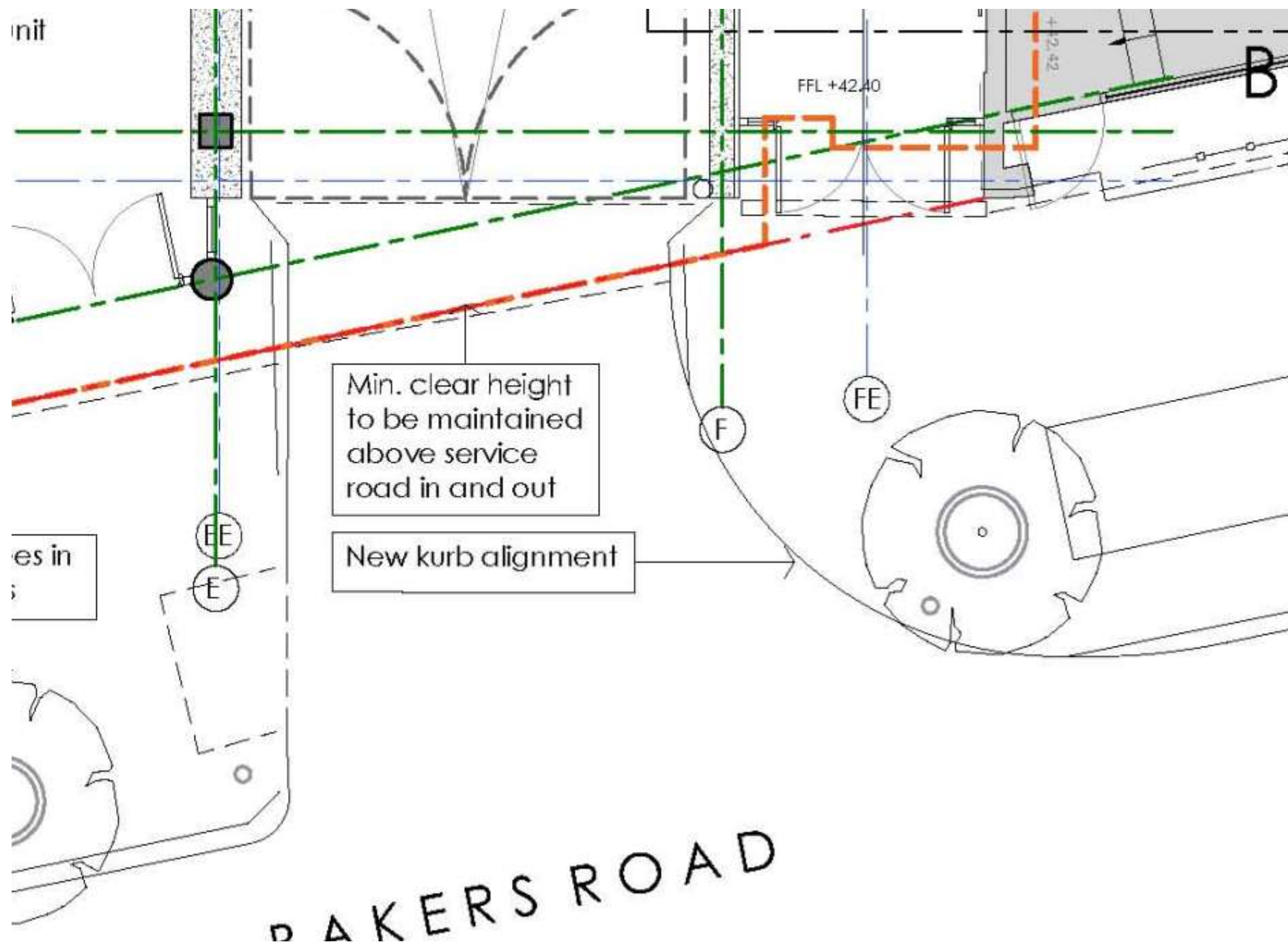


Concerns have been expressed that at the northern end of Cocks Yard, the original application scheme introduced a 'hidden' corner where anti-social behaviour might prevail. Our revised scheme overcomes this by enlarging the proposed glazing onto the hotel reception area at this point.



The Revised Scheme: Highways and Parking

The kerb on Bakers Road has been altered to ease the path of vehicles leaving the site.

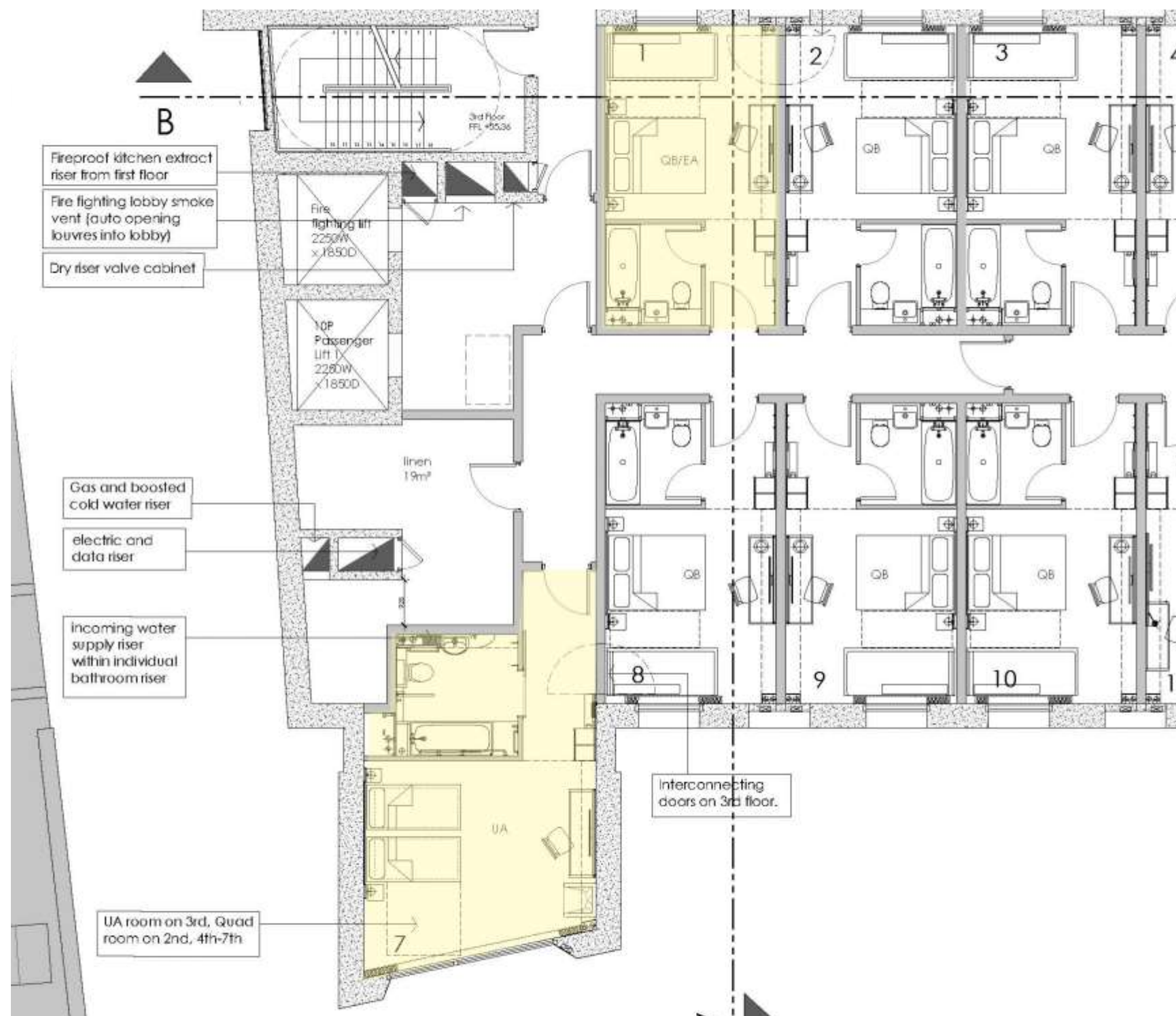


The revised scheme eases the kerb line at the exit point from the ground floor service yard, to meet comments raised by Hillingdon's highways engineers.

Changes have also been made at basement level, where an additional disabled parking space has been added (space number 9) in lieu of two existing standard spaces (originally numbers 10 and 11), and the proposed hotel parking has been adjusted to provide 2 alternative standard spaces for the hotel elsewhere in lieu of those lost.

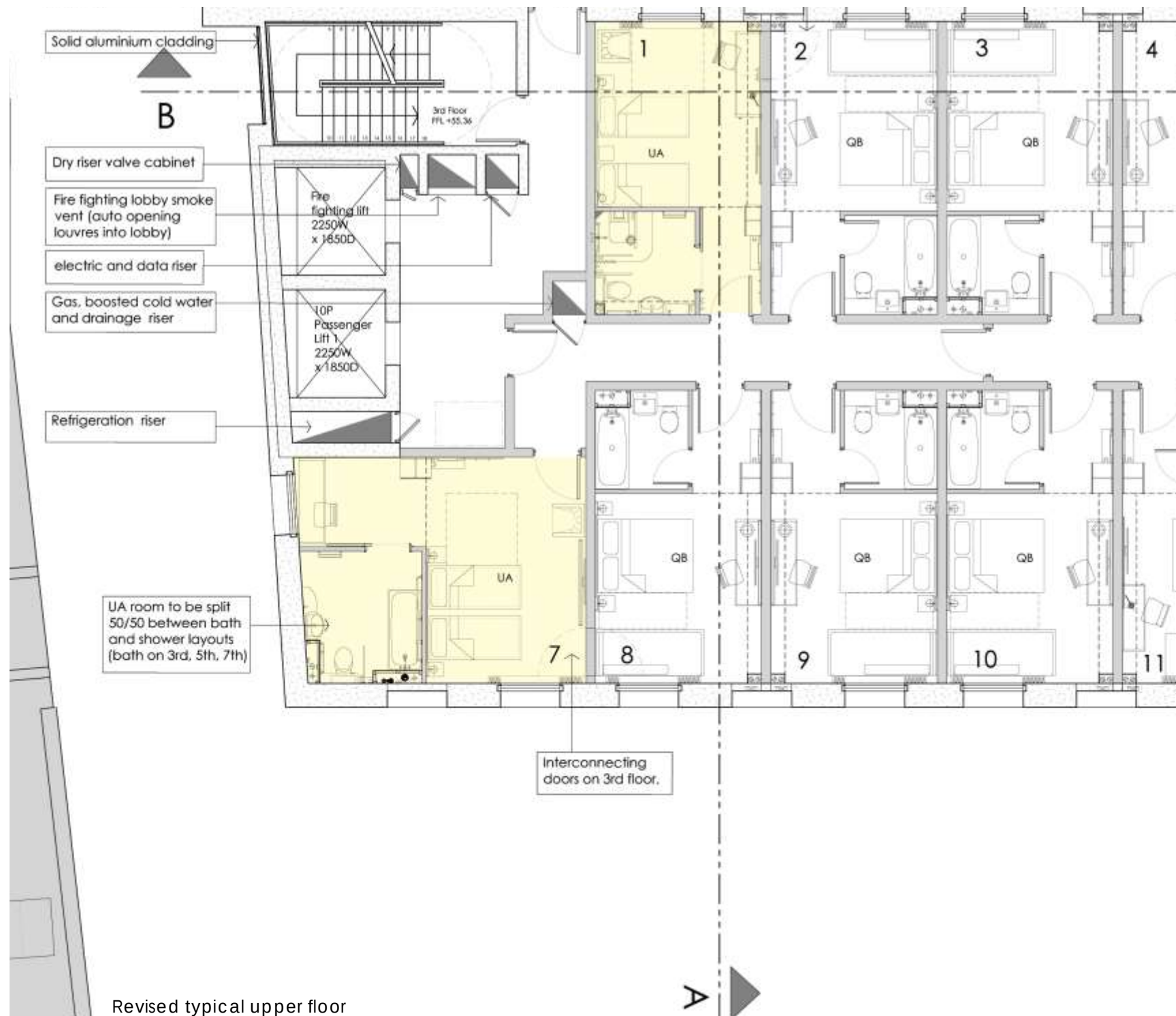






The Revised Scheme: Accessibility

10% of all rooms in the revised scheme will be wheelchair accessible.



The application scheme was probably confusing, since it labelled 5% of the rooms as 'EA' types – which is the notation applied to those rooms that are capable of easy conversion to wheelchair accessible types.

We have now adjusted the proposals so that the 'EA' type is removed and replaced with 'UA' type rooms, denoting full accessibility. There are 14 of these rooms in the scheme, i.e. 10%.

Revised typical upper floor



The Revised Scheme: Roof Plant

The proposed roof plan is limited and well concealed.



The original application scheme proposes to hide all roof plant within rooftop screens and enclosures. The only element which cannot be hidden is the boiler flue and air extract louvres, as both these need to exhaust to open air.

However, the ducts are of limited size and are set well back from the elevations. They cannot be seen in views from around the site, and in longer distance views the reflective nature of the materials will help reduce its impact against the sky.



Conclusions and Future Development Options

The revised hotel design in a simpler, more confident proposal that positively responds to consultation feedback. It also ensures that any future development on the remainder of the island site is unconstrained.

The revised scheme makes significant alterations to the original application design, in response to GLA and Hillingdon planning, transport and conservation/design officers' comments. The revised scheme now has a more refined massing, a more confident materiality, and has overcome specific detailed design concerns (accessibility, security, and highways) through careful reconsideration of its plan and elevational form.

The 12th February application DAS illustrated how the new hotel might become the first phase of further development on the site, and how the hotel might sit alongside a second phase that developed new accommodation above the retail units. The revised hotel proposals outlined within this addendum do not frustrate that further ambition, and indeed do much to make help promote the wider scheme.



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