

DESIGN AND ACCESS STATEMENT

BAKERS HOUSE

25 Bakers Road, Uxbridge, UB81JY

14th December 2018

LaSalle INVESTMENT MANAGEMENT®

GAUNT FRANCIS
Architects



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Plan showing site location

Introduction

Bakers House is a small office building forming part of a large self-contained "island site" in the centre of Uxbridge.

The entire island site has been owned by HSBC Bank Pension Trust UK Ltd ('HSBC') for many years and managed by LaSalle Investment Management ('LIM'). The island block is predominately in retail use (at ground and first floors, with a small component of office and residential use at second) , and most locals will know it best for WH Smith and a series of other retail traders facing the High Street. The office building (Bakers House) is located at the 'rear' of the block, and hovers over the entrance to the retail service yard and the basement car park. The last commercial tenant terminated its lease on 23 June 2013. Other than a temporary letting, as detailed in the Planning Statement, the premises have been vacant since then. This illustrates the quality of the premises from an occupational perspective. It is a wasting asset.

For the past few years LIM have considered various plans for the refurbishment and conversion of the existing office building, but all 'upgrading' options have failed to produce a viable proposal. A complete redevelopment has proved the only deliverable option. Several new uses have been tested in this scenario, including larger footprint contemporary offices and private residential. Hotel use has proved the one option that is suitable and viable for this part of the island site.

This Design & Access Statement describes the new hotel proposals. It has been prepared by Gaunt Francis Architects ('GFA') on behalf of LIM, and supports a detailed planning application being submitted to Hillingdon by Montagu Evans Planning Consultants. It is intended to give a clear and logical description of the proposal, and how it will benefit the site, surrounding areas, and Uxbridge as a whole.

About Us

Gaunt Francis Architects is a creative commercial design studio that equates business acumen and technical excellence with design creativity. Formed in 1997, the practice has delivered award-winning projects throughout the UK and abroad, from its offices in London and Cardiff. It celebrates collaborative working and has no single designer or design style, but rather a collective enterprise that values collective endeavour.

The practice has an enviable reputation and track record in its four key work sectors – working, caring, living and learning. We strive for environmentally responsible, cost-efficient, beautiful places and buildings, passionately believing that good design will always create value.

Client and Project Team

LIM is one of the world's leading investment managers. They build long-term and trusted relationships with property owners and have managed the Uxbridge site for more than 25 years.

LIM have appointed the following team for this project:

- Bourne Wood Partnership
  Project Manager and Cost Consultant
- Gaunt Francis Architects
  Architect and Lead Designer
- Montagu Evans LLP
  Planning Consultant
- TTP
  Transport Consultants
- JPP consulting Ltd
  Structure and Geo-Technical, Drainage
- Applied Energy
  MEP Design and Energy Strategy
- Redmore
  Air Quality
- Davies Architects
  Landscape
- Right of Light Consulting
  Daylighting
- Trenton
  Fire Engineering
- Lexicon
  Approved Inspector
- Seaxburgh
  Community Consultation

View of the rear elevation of Bakers House, and the central island site service yard.



Vision and Client Brief

The vision is to redevelop Bakers House to improve the value of the entire island site, and give Uxbridge a new use that will contribute to the prosperity of the town centre.

The High Street retail units all command good rents and all are in reasonable condition, and although the High Street and Belmont Road buildings are not architecturally fine examples of their type, there is no sound financial or estate reasoning to get rid of these parts of the island site.

It is the Bakers Road office building that provides the opportunity for change. The vision is to completely replace this with a new development that improves the value of the island site, helps continue the upgrading of Bakers Road, improves Cocks Yard as a pedestrian thoroughfare, and gives Uxbridge a new use that will contribute to the prosperity of the town centre.

The proposed new building is a hotel, developed with Whitbread under their Premier Inn brand. The client brief requires that, to be sustainable financially, this hotel needs to be c. 140 rooms and with ancillary food & beverage offering. It requires 50 car spaces and will be a 3* grading. The Premier Inn brand is well-known and its interiors will be strictly controlled to meet brand standards. The exterior is far more flexible, though constrained by budgets. The ambition is to create a new well-mannered building using traditional materials that complements many of the recent new developments in this area.


Gazette House: Retail units at ground and first floors with office space at 2nd floor.
Bakers House
Zone ENDS
LIFE FINDS A WAY
IN CINEMAS JUNE 6
JURASSIC WORLD
Acton 427

The Site Location

The site its in the heart of commercial Uxbridge– home to Canon EMEA, Xerox, Coca Cola Europe, and other major employers– and adjacent to the key shopping area.

The existing office building forms part of an island block constructed as a single development in the 1960s, and contained by three roads – High Street, Belmont Road and Bakers Road. A pedestrian Right of Way ('Cocks Yard') forms the fourth side. The Bakers Road building is on the northern side of this block. The island block contains:

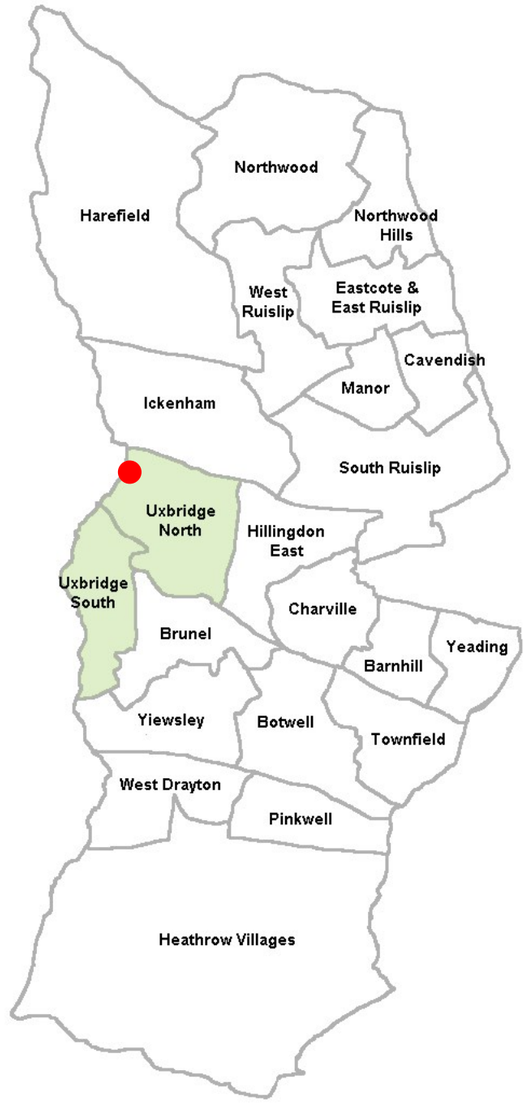
- Retail use at ground, first and part second floors on High Street and Belmont Road.
- Office use at second floor on Belmont Road.
- Residential use (5 small ASTs) at second floor on High Street.
- The Bakers House office building at ground, first and second floors on Bakers Road.

Although Cocks Yard is a public highway, it is entirely owned by HSBC, bar a small element of flying freehold ownership at the junction with High Street. At present the existing office building straddles Cocks Yard at its junction with Bakers Road.

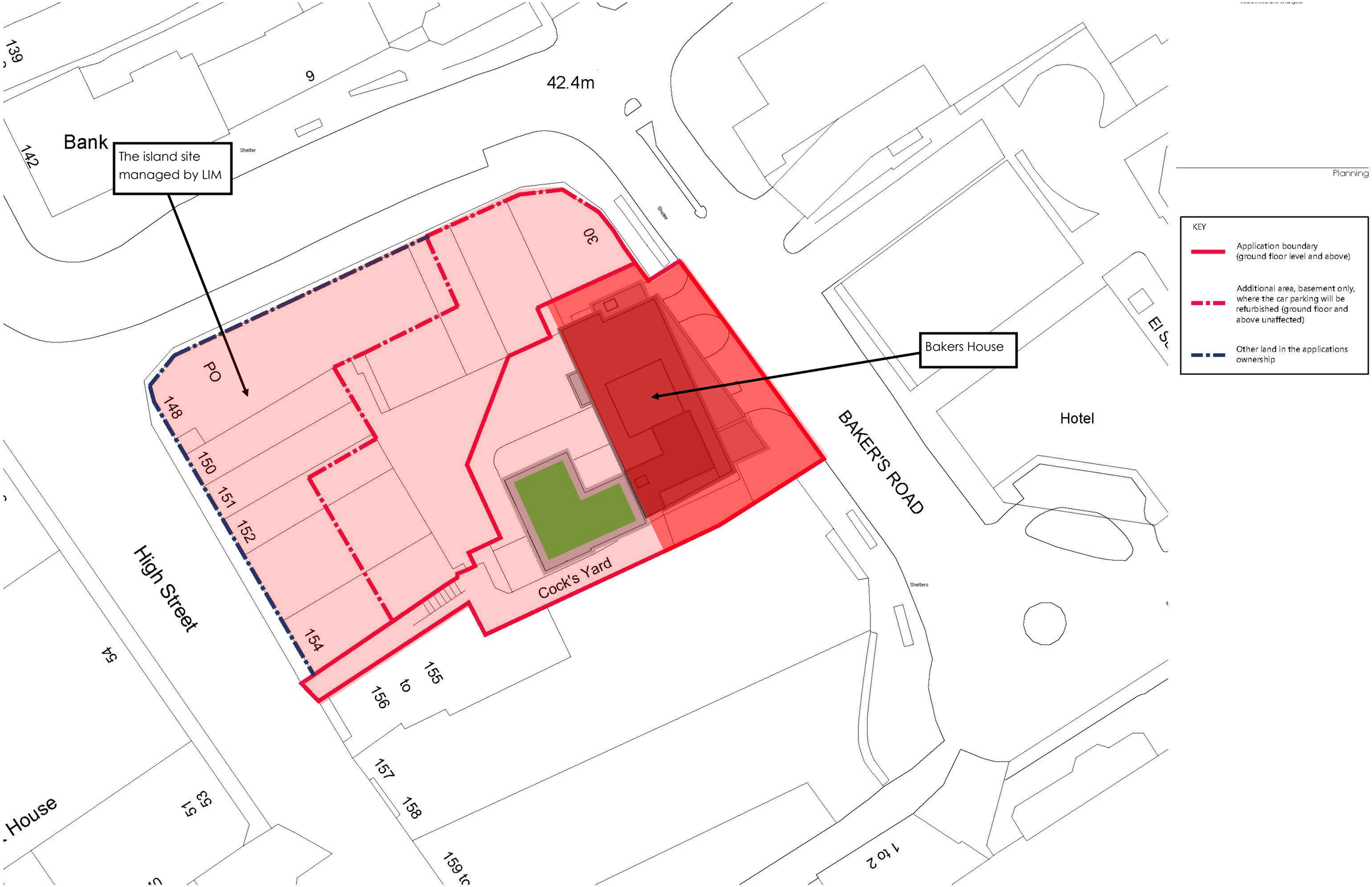
Bakers Road is a very accessible site, centrally located within urban Uxbridge. The main bus station is situated only 70m further east on Bakers Road, and provides services towards West Drayton, Hounslow and Heathrow; London's major airport is only 8km away. Bus stops also exist immediately outside the site. The London Underground station is also only 65m away (on the Metropolitan line) with direct connection into the West End and City of London (45 mins to Baker Street station). There is a taxi rank outside the tube station.

Bakers Road provides all vehicular access into the service yard that serves the High Street retailers (in this block). A two-way ramp serving the basement car park also has its access point between the service yard entrances on Bakers Road.

The existing office building has its front door off a paved forecourt onto Bakers Road. A secondary escape staircase for the office building, further west, also exits onto Bakers Road, though this stair doubles up as a primary access for the existing second floor office space that sits above the WHSmith demise. A sign above this door ('Gazette House') remains from its last tenant.



London Borough of Hillingdon


Bank
The island site managed by LIM
Shelter
42.4m
9
139
142
30
PO
148
150
151
152
154
155
156
to
157
158
159 to
Cock's Yard
Bakers House
BAKER'S ROAD
Hotel
Shelters
High Street
54
53
51
House
1 to 2
Planning
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

SITE PLAN


The Xerox European HQ
The Pavilions Shopping Centre
Bakers House Site
Uxbridge Underground Station


k Building
Belmont House Offices
Coca-Cola European HQ
Travelodge
General Mills

The Site: Historical Development

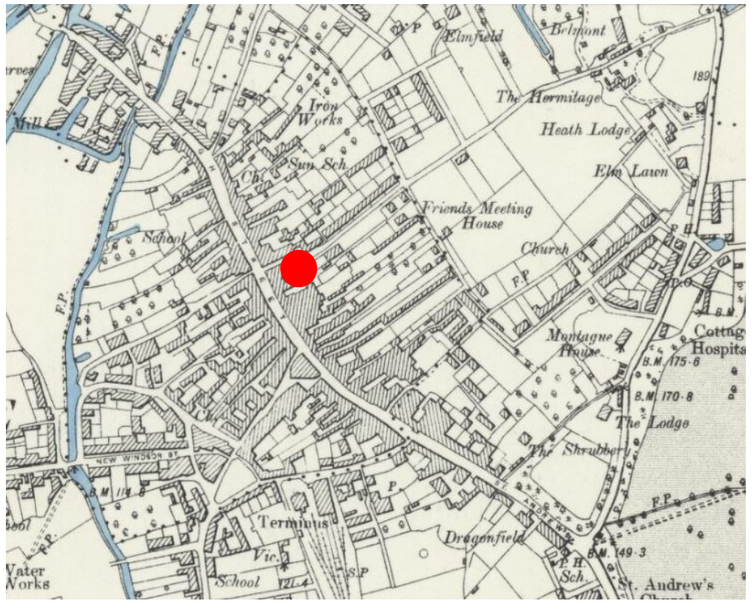
The name ‘Uxbridge’ most likely means the ‘bridge belonging to the Wixan’, a Saxon tribe whose territorial boundary was a bridge over the River Colne.

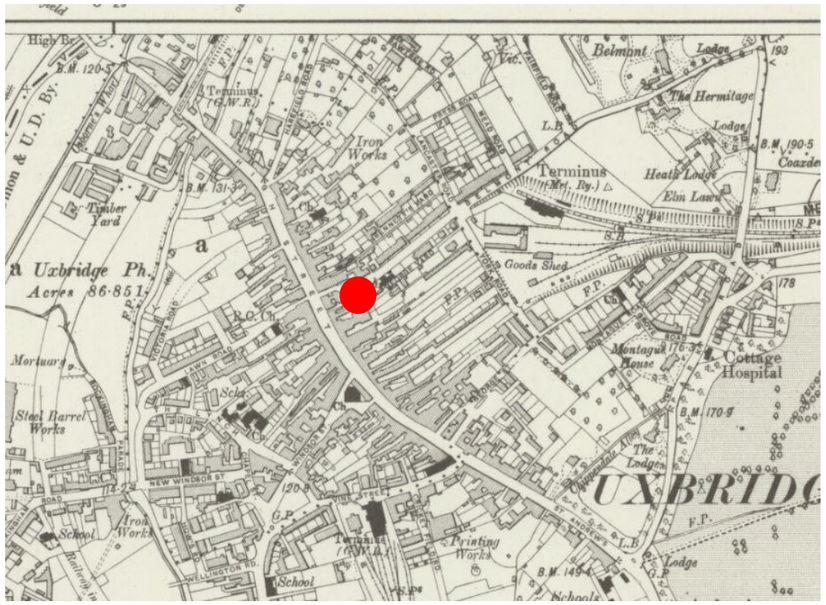
Historically, Uxbridge was located on the important road that connected Oxford with London and grew into a market town during the 11th century. Uxbridge became the most important corn market for Middlesex and South Buckinghamshire until the 19th century, with 13 mills along its nearby rivers, the Colne and the Frays.

The coaching trade was critically important to Uxbridge throughout the 18th century. Towards the end of the century, up to forty coaches a day passed through the town, and there were over fifty inns and alehouses to cater for the traffic, and four breweries to supply them. The town was so congested, that in 1785 the High Street was widened and improved. The coach trade declined rapidly though, after the opening of the Great Western Railway in Drayton in 1838.

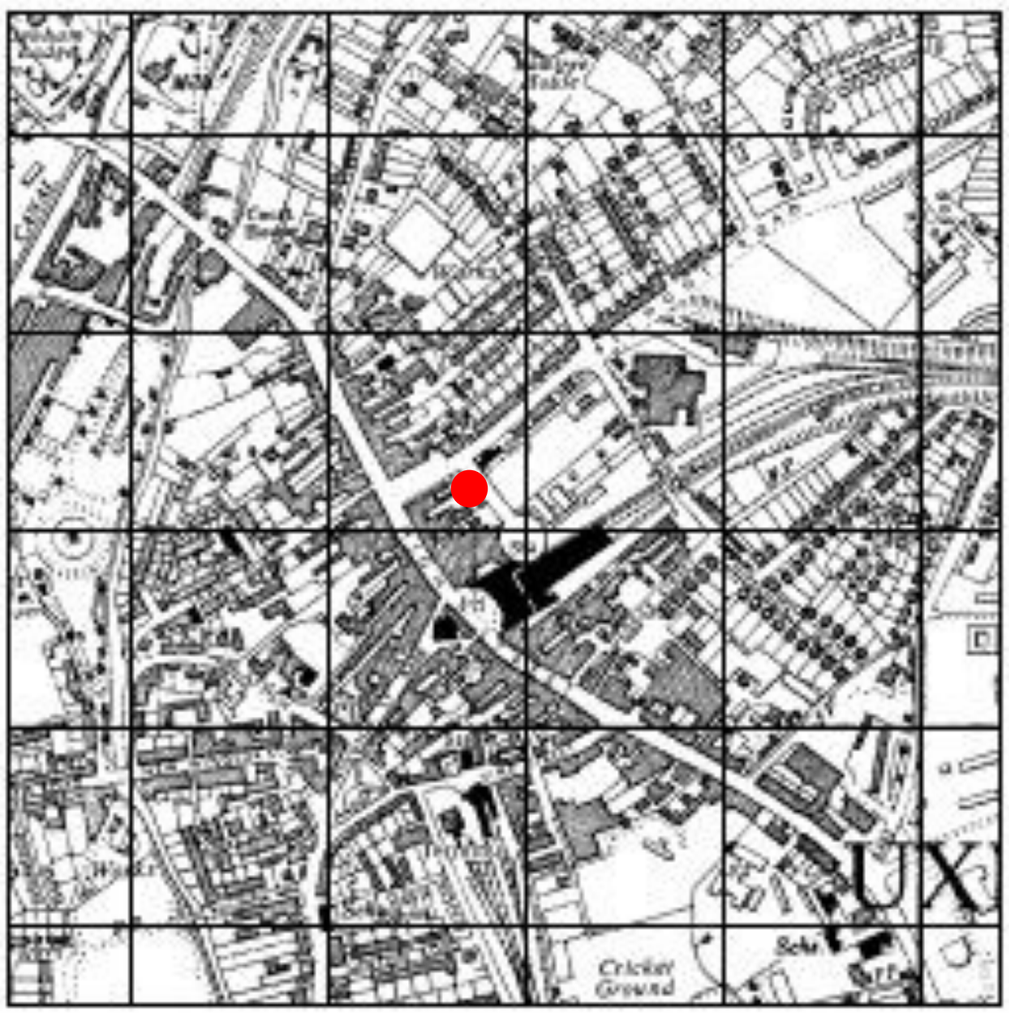
During the 19th century, the significance of the corn market declined and was replaced with other industries, including some large steel works which were located close to the Bakers Road site, such as Albert Iron Works and the Uxbridge Iron Works.

In 1904, Uxbridge was connected to the London underground network and it has since then experienced a revival. In the early 2000s, Bakers Road and the bus station were totally remodelled, with a Travelodge replacing the old Colham House government offices.











Top row, left to right: 1897, 1913 and 1938

Bottom row, left to right: 1960 and 1990

The Site: Existing Built Form and Uses

Bakers House is an existing three storey office (B1) building, set orthogonally to Belmont Road, so that it leaves an open triangular space at the Bakers Road frontage.

The existing building has been vacant for many years and the entrance is currently boarded up.

The main reception area is at ground floor level, but all office space is contained at first and second floors. The building hovers over various vehicular and pedestrian thoroughfares at ground level, including the northern end of Cocks Yard, giving that walkway an oppressive, unwelcoming entrance. A very large plant room exists at third floor level.

The building is very functional and adopts a modernist horizontal form, without the elegance that makes the best examples of that era stand out. It is finished in a dark brown/purple brick, and has a flat roof and dark anodised windows.

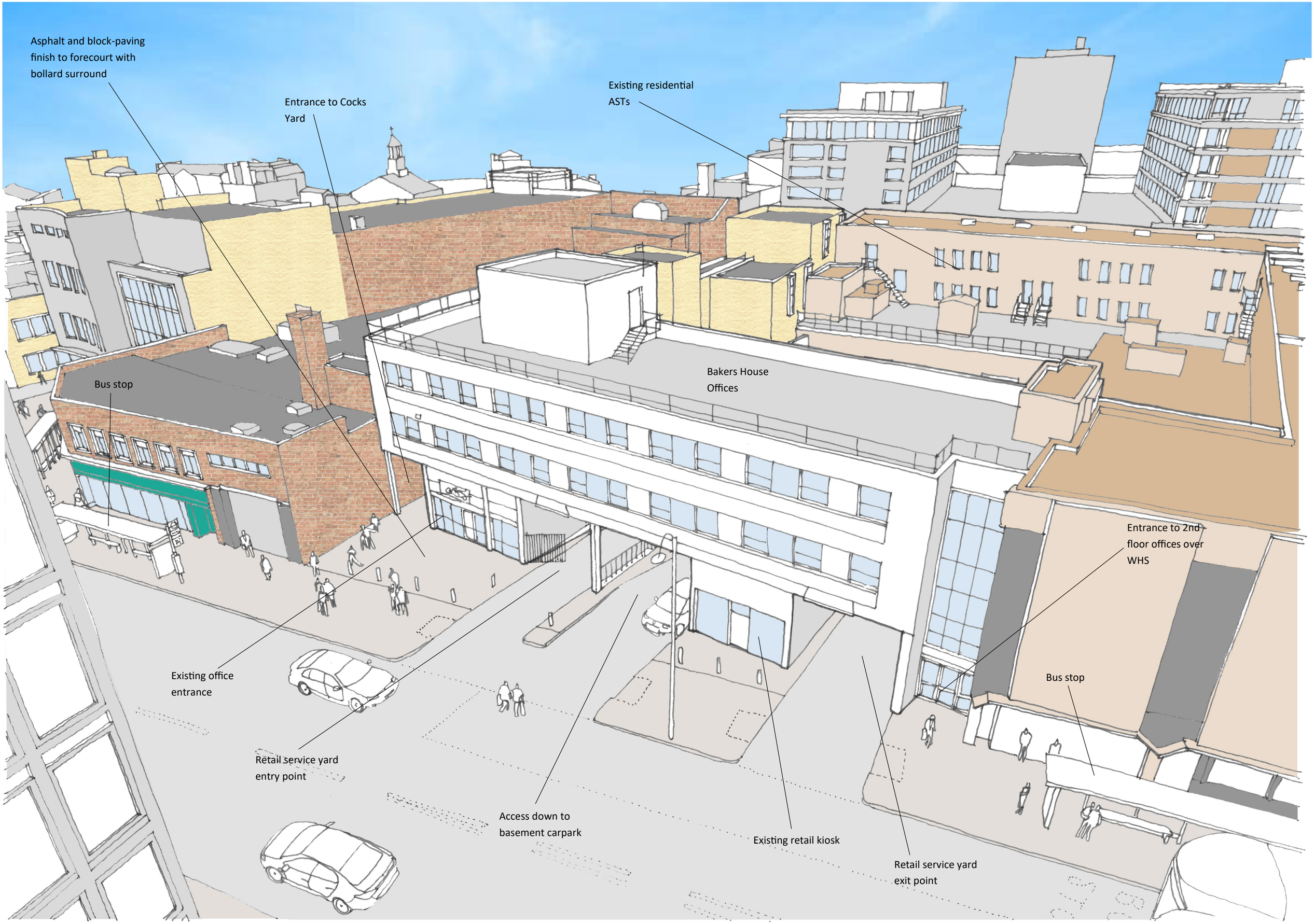
At ground floor, between the service yard egress and the car park ramp, is a small retail kiosk. This has had many tenants over the last few years. The current tenant is a private gym.

The basement car park extends under the entire island site. It is currently leased to a private company who have chosen to operate it as a public car park. Staircases provide access up to the High Street, though there is no disabled access and the stair enclosures are unsightly.

The existing office building is architecturally poor and its forecourt is uninviting. Its dominance of the northern end of Cocks Yard helps make that pedestrian route unfriendly and potentially hostile at night.



View looking north up Cocks Yard, under the soffit of Bakers House


Asphalt and block-paving finish to forecourt with bollard surround
Entrance to Cocks Yard
Existing residential ASTs
Bakers House Offices
Bus stop
Entrance to 2nd floor offices over WHS
Bus stop
Existing office entrance
Retail service yard entry point
Access down to basement carpark
Existing retail kiosk
Retail service yard exit point

The Site: Constraints

Two conservation areas sit close by, though the site is not included in either.

The existing building is not listed, and whilst there are a few listed buildings close to the site, none of them are adjacent.

Bakers Road is a busy thoroughfare. There are several bus stops immediately outside the site which must remain in place.

Five residential ASTs exist above the High Street wing.

All existing retail tenants need to remain in occupation during construction and when the new hotel is developed. In addition, all retailers have rights across the central service yard, which the new hotel cannot compromise.

An electric sub-station exists on the boundary between Cocks Yard and the service yard. It is expected that this will serve more than the LIM property. We are investigating the route of all cables that enter and leave the station, but many may travel along Cocks Yard.

KEY

- Listed Buildings
- Conservation Area

(see separate Heritage Statement prepared by Montague Evans LLP)

The Site: Opportunities

Continuing the Area Upgrade
The new development can build on the improvement already commenced by the new projects at the western end of Bakers Road, and the potential upgrade of Bakers Road through BID funding.

Bakers Road Frontage
The new building can engage better with the street if its frontage was brought forward to the back of pavement and the hotel main entrance was fully glazed and double height.

Closing off Service Yard
The new development might usefully visually close off views from Bakers Road into the retail service yard.

Use
A thriving and different new use will help enliven the whole area. This will not be a speculative project awaiting a future tenant. The operator for the new hotel is known and will commence trading as soon as construction completes.

Cocks Yard
Especially its dour northern end – can be transformed by some limited landscaping and by removing the existing overhanging building. Tree roof pits cannot be incorporated in Cocks Yard as there is a basement car park below it, but soft landscaping can be accommodated and new finishes.

The Site: Movement and Infrastructure

Bakers Road is a busy pedestrian and vehicular thoroughfare, and Cocks Yard is used as a short-cut to the bus station.

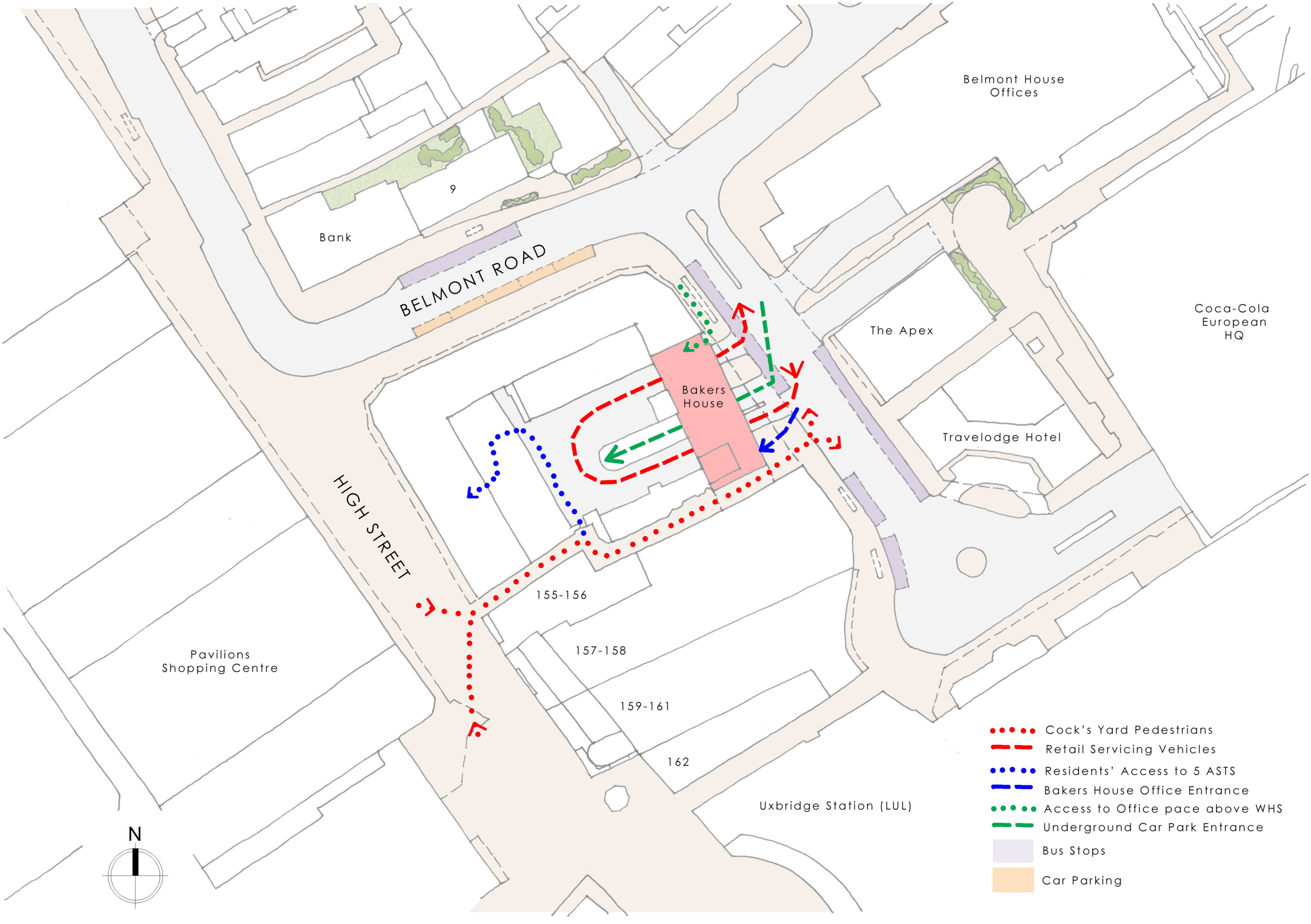
Bakers Road is a busy vehicular route, taking buses to and from the Uxbridge bus station and service vehicles into and out of the various commercial developments, including into the retail service yard below Bakers House.

Car drivers use Bakers Road to access the underground car park below Bakers House.

Pedestrians use Cocks Yard, most likely as a short cut from the High Street to the bus station, and possibly to the Underground station. The small take-away on Cocks Yard is popular, though most customers access it from the southern end rather than the north.

Pedestrians walking from Belmont Road will use Bakers Road as a direct access to the bus station/Underground, and for some tenants (residential and commercial), Bakers Road is their home and/or place of work. There is also an existing hotel (Travelodge) close to the bus station.

Several key utilities exist in or around the site, including services to and from the electricity sub-station and a foul drain crossing the forecourt in front of the existing office entrance.


Belmont House
Offices
9
Bank
BELMONT ROAD
The Apex
Coca-Cola
European
HQ
Bakers
House
Travelodge Hotel
HIGH STREET
155-156
157-158
159-161
162
Pavilions
Shopping Centre
Uxbridge Station (LUL)
N
Cock's Yard Pedestrians
Retail Servicing Vehicles
Residents' Access to 5 ASTS
Bakers House Office Entrance
Access to Office pace above WHS
Underground Car Park Entrance
Bus Stops
Car Parking

The Site: Surrounding Context

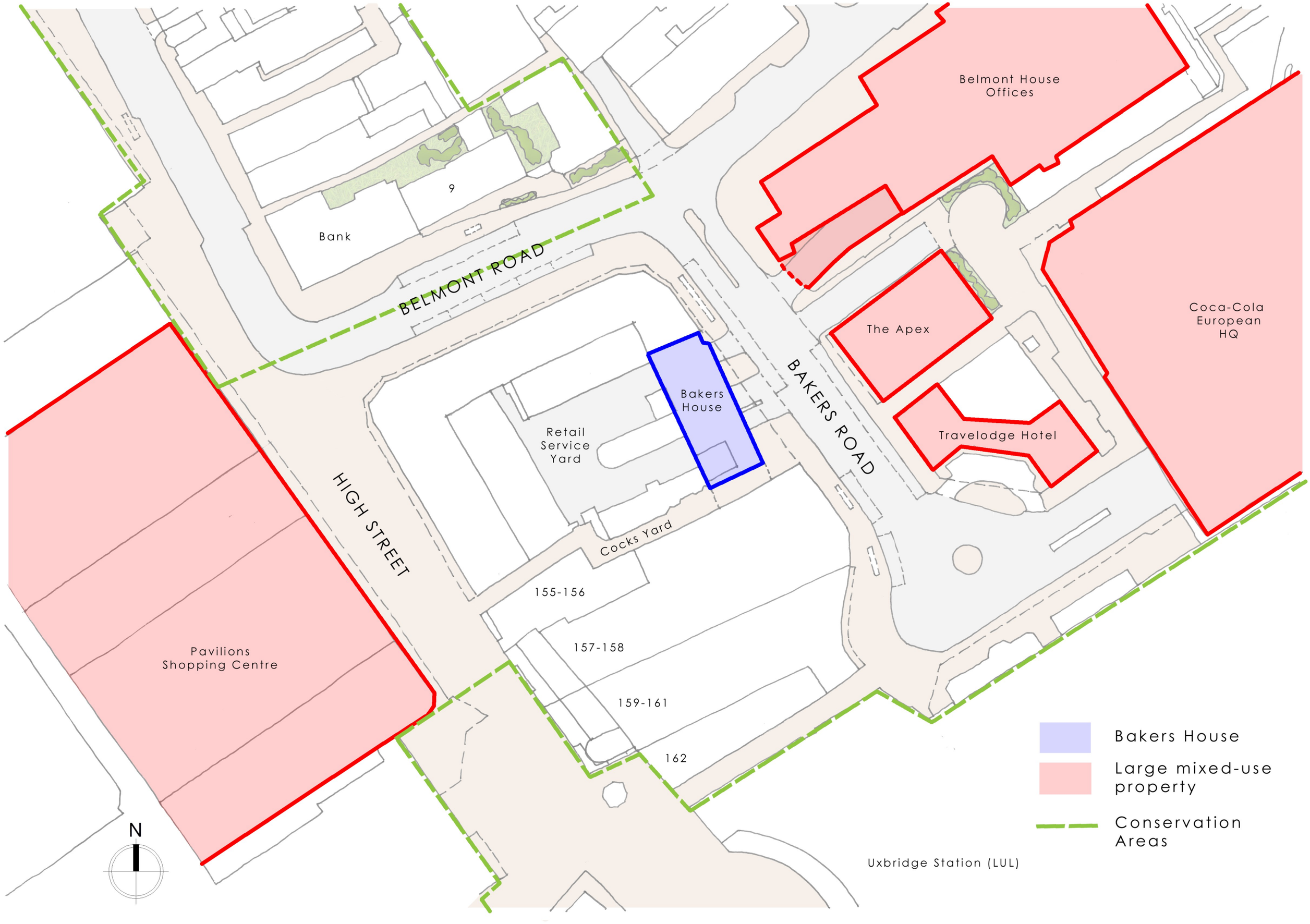
Bakers Road is clearly a commercial place with a mix of modern, tall buildings.

The northern side of Bakers Road contains a series of large, mixed-use properties:

- The Belmont House building at the junction with Belmont Road, rises 5 storeys above ground level. It is a recent addition to the street.
- The Apex Building, Bakers Road is also a new addition. This building rises 9 storeys above ground and comprises a mix of private residential on its upper floors and restaurant use at ground.
- The Travelodge hotel at the eastern end of Bakers Road is 9 storeys high.
- Enterprise House building sits above the bus station and is the equivalent of 10 storeys high.

The south side of Bakers Road is a disparate mix of two and three storey buildings, most of which form the 'back' of their more important frontages facing High Street. Our client's property is no different.

The High Street further west, and Windsor Road to the south/east are reasonably consistent Conservation Areas characterised by Georgian and Victorian plot widths, massing and architecture, but Bakers Road is different. The road is reasonably wide with narrow pavements, and many of the older buildings, including Bakers House, display a horizontality borne out of their modernist origins. It is clearly a commercial place with a mix of modern buildings.


Belmont House Offices
Coca-Cola European HQ
The Apex
Travelodge Hotel
Bakers House
Retail Service Yard
Bank
9
BELMONT ROAD
BAKERS ROAD
HIGH STREET
Cocks Yard
155-156
157-158
159-161
162
Pavilions Shopping Centre
Uxbridge Station (LUL)
N
Bakers House
Large mixed-use property
Conservation Areas

Design Evolution: Initial Ideas and Later Iterations

A number of alternatives were explored before the massing and form of the proposed hotel was finalised.

In February 2013, GFA submitted proposals to Hillingdon for a large office building on the site, though the boundary of that site extended to include the retail units on Belmont Road, north of WHSmith. Hillingdon had concerns about the scale of the development onto Belmont Road, and by the time the scheme evolved, the Thames Valley office market had imploded.

A second iteration considered whether private residential, in the form of PRS, might prove deliverable. The PRS market is relatively untried in the UK and relies on a critical mass of units to underpin investor interest and support management facilities. In order to accommodate this, GFA proposed a complete redevelopment of the entre island site and a tall building on the north-east corner opposite the Travelodge hotel. Despite support from Hillingdon to the principle, they were concerned about the height of the tall building (18 storeys) and LIM failed to secure investor support given the numerous risks and the favourable returns from the existing retail units.

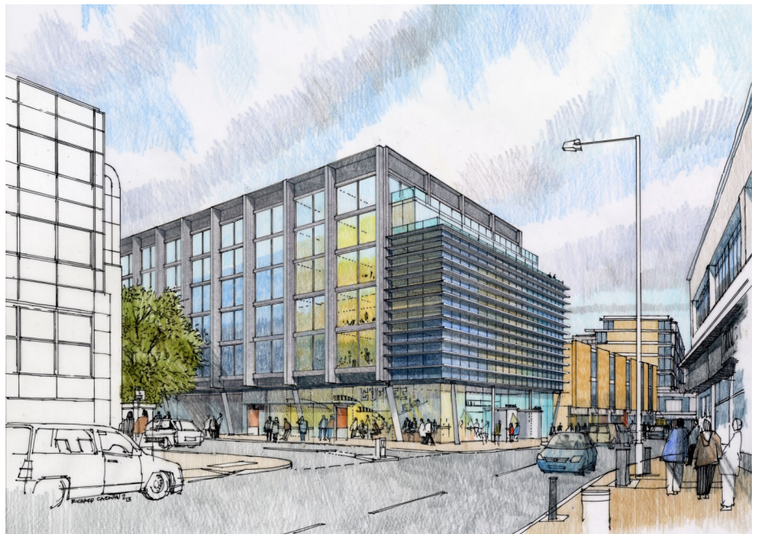
The emerging hotel brief meant that a number of Hillingdon's previous concerns could be erased immediately:

- The Belmont Road frontage could be retained, so avoiding the need for a large building on that street.
- The operator requirements and robust brief removed the need to speculate on size and specification.
- The hotel could be concentrated on the site of the existing office building and so retail tenants' rights over the service yard could be retained.

On 28 March 2017, GFA submitted a pre-application proposal for the new hotel. Hillingdon's response supported the proposal in principle and supported the proposal to demolish the existing office building, but raised concerns about the height and massing of the new building. They also recommended, inter-alia, that the ground floor frontage incorporate as much glazing as possible. They welcomed the glazed first floor restaurant, but acknowledged that whilst the industrial heritage of the site might generate a narrative for its external form, they preferred the use of traditional brick and stone.

As a result GFA amended the scheme:

- Two entire floors were removed from the height of the building. The hotel's minimum room requirement was solved by a new rear wing.
- The dark metal cladding previously proposed was substituted with an all brick façade.
- The ground floor frontage (and in particular, the hotel entrance) was reconsidered, so that it offers as much glazing as possible.
- The hotel room glazing was reconsidered to provide greater interest to the front elevation.
- Gates were added to close off the retail service yard.
- Soft landscaping was introduced.





Above: Proposed office development February 2013
Below: Proposed PRS development 5th June 2015



Top Left: Proposed elevation included with the Pre-App submission to Hillingdon in September 2017. The building was to be eleven storeys above street level. Its materiality reflected the site's origins as the Albion Iron Works.

Bottom Left, Centre and Right: Various materials and options for fenestration were included in a design brochure submitted to Hillingdon in December 2017. At this stage we had started to consider more traditional materials (brick, timber and terracotta).







The Proposed Scheme

A new frontage for Bakers Road with an exciting first floor restaurant that will bring vitality to the street scene.

The scheme envisages a new-build hotel of 140 bedrooms, arranged over basement, ground and nine upper floors. The new building is pulled back from its existing boundary on the east side of Cocks Yard, so that the public right of way has a significantly better northern entrance. The main entrance to the hotel is located adjacent to Cocks Yard, and is fully glazed. The first floor is devoted entirely to food and beverage, alongside check-in facilities and back-of-house areas, and has a fully glazed façade so that diners can look out over Bakers Road. A separate self-contained retail unit is also located at ground floor to help animate the Bakers Road frontage. All servicing to the new building will be carried out from within the site's central service yard.

External materials on the Bakers Road and Cocks Yard frontages will be facing brick (two colours) with coloured aluminium windows. Feature columns at ground floor will be coloured. 50 car spaces for the hotel will be located in the basement car park, accessed by the existing ramp off Bakers Road.

Key elements of the proposal:

- A new block fronting Bakers Road that helps maximise the street frontage with active uses, including the new hotel reception area and a small separate retail unit.
- All development over Cocks Yard avoided, so helping to significantly improve the northern entrance to Cocks Yard.
- A more vertically fashioned design, avoiding the dour horizontality of the existing building.
- A food and beverage offering in the hotel, but not a significant one that might compromise similar establishments in the town centre (only breakfasts and lunch).
- Soft landscaping introduced where none presently exists.
- The existing central retail service yard hidden from view.
- The boarded up retail units on Cocks Yard removed and a new building to replace them.
- New public realm treatment to Cocks Yard and the hotel frontage.





Planning

NB.
All proposed plans are subject to:
- Planning
- Engineers coordination (some plant areas, risers, etc. may alter)
- Rights of light.

PARKING TYPES KEY

- 50 — Premier Inn Allocated Standard Parking Space
- M/C — Premier Inn Allocated Motorcycle Parking Space
- 10 — Premier Inn Allocated Electrical Charging Parking Space
- BYC — Premier Inn Allocated Bycicle Parking Space
- DIS — Disabled Parking Space

BASEMENT - Car Park

Planning

NB.
All proposed plans are subject to:
- Planning
- Engineers coordination (some plant areas, risers, etc. may alter)
- Rights of light.

PARKING TYPES KEY

8	Premier Inn Allocated Standard Parking Space
M/C	Premier Inn Allocated Motorcycle Parking Space
12	Premier Inn Allocated Electrical Charging Parking Space
BYC	Premier Inn Allocated Bycicle Parking Space
DIS	Disabled Parking Space

New building line above ground

Existing Plant

New Attenuation Tank

emulsion paint finish to basement walls only

GIA BF-01
136.4 m²
GEA BF-01
160.6 m²

GIA BF-02
11.9 m²
GEA BF-02
14.7 m²

GIA BF-03
12.0 m²
GEA BF-03
16.6 m²

Landlord's use

New column line

FFL +37.85

FFL +37.82

Hotel Lift Lobby

10P Passenger Lift 2 2000W x 1800D

smoke curtain

Hotel Plant Area - sizing TBC

Hotel Plant Area - sizing TBC

lift pit overhead

NOTE:
This exit needs to function as controlled and disabled access to first floor hotel reception as well as escape from public car park in the event of a fire.

BYC

BASEMENT - Hotel Lobby

Sub Station

New building line over

Bin store
FFL +41.43

+41.43

1:15 ramp

+41.34

Vent

+41.32

Communal bin area - not for hotel use

Service yard

+42.31

Linen

New building line over

Comms

Archive

A

New ramp subject to landlord's lease confirmation

1200

1:10 ramp

1:10 ramp

600

1200

2406

+41.81

+41.28

1:12 ramp

FFL +41.36

Hotel servicing area

New building line over

Means of escape door only

Gym Basement

hydraulic platform lift (p6 lift pit)

lift pump room

+42.31

B

FFL +42.31

FFL +42.51

Fire fighting lift 2250W x 1850D

Dry riser valve cabinet

Plant
FFL +41.75

Hotel bins

10P Passenger Lift 1 2250W x 1850D

Fire fighting lobby smoke vent (auto opening louvres into lobby)

10P Passenger Lift 2 2000W x 1800D

Landlord's lift & staircase to provide access/egress for existing tenants. Hotel to have access only for secondary means of escape.

FFL +43.06

electric and data riser

Gas and boosted cold water riser

Gas meter

Service in

Ramp up from basement car park

Retail unit

Service out

B

FFL +42.40

FFL +42.55

Hotel entrance hall
FFL +42.51

Min. clear height to be maintained above service road in and out

New trees in planters

COCKS YARD

New bollards

BAKERS ROAD

Boundary Line

Female WC

Male WC

Male WC

Female WC

Disabled WC

Plaza Hut

kitchen

food prep area

counter

GROUND FLOOR

FIRST FLOOR - Restaurant

SECOND FLOOR - Hotel

Interconnecting doors on 2nd - 5th Floor

Interconnecting doors on 2nd Floor

UA room to be split 50/50 between bath and shower layouts. (Shower on 2nd, 4th 6th)

Solid aluminium cladding

Fireproof kitchen extract riser from first floor

Fire fighting lobby smoke vent (auto opening louvres into lobby)

Dry riser valve cabinet

Gas and boosted cold water riser

electric and data riser

incoming water supply riser within individual bathroom riser

UA room on 3rd, Quad room on 2nd, 4th-7th

power assisted door on hold-open

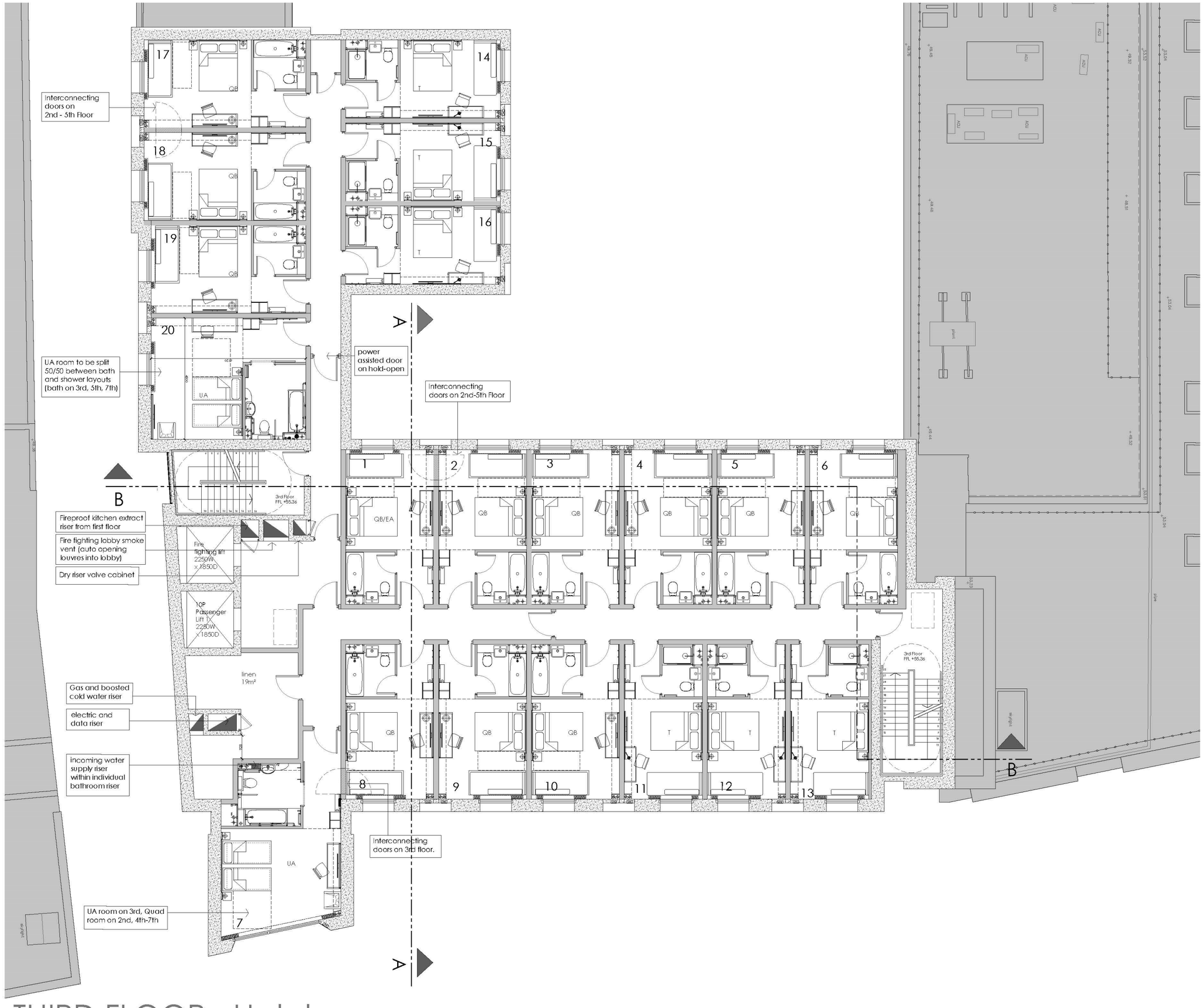
Interconnecting doors on 2nd-5th Floor

Concealed access doors for roof terrace maintenance

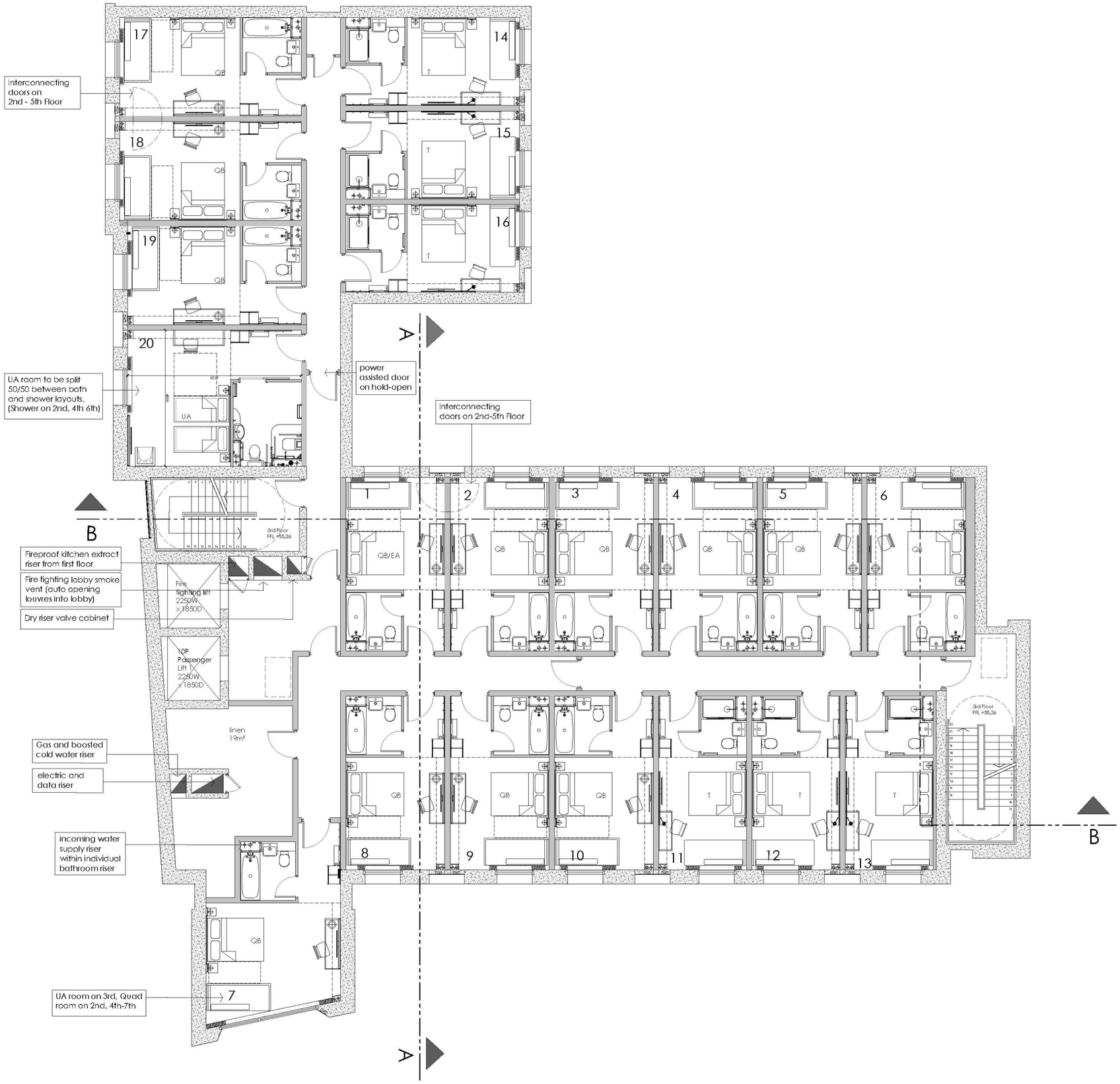
Landlord's lift & staircase to provide access/egress for existing tenants. Hotel to have access only for secondary means of escape.

FIRST TO SECOND FLOOR

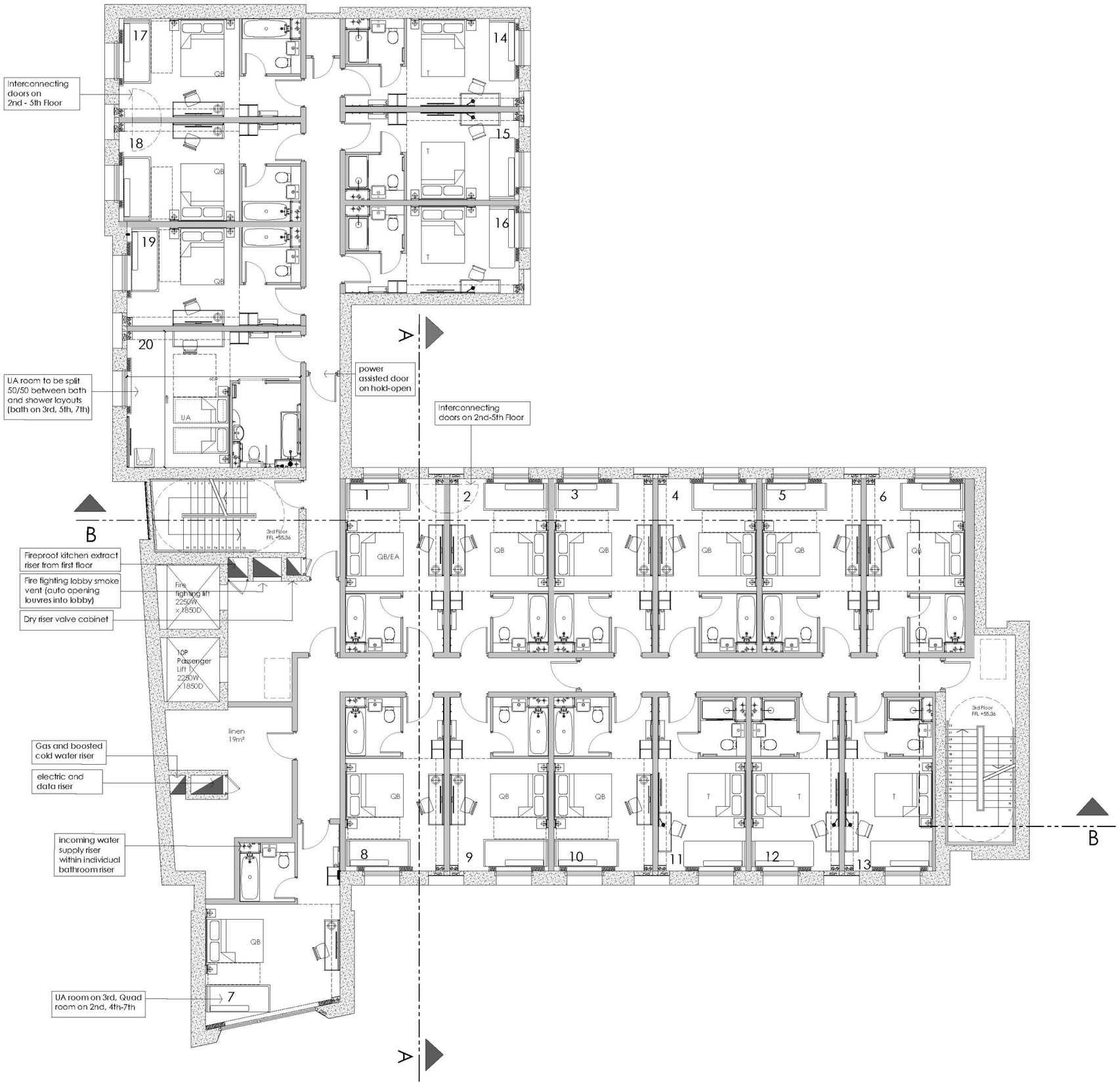
FOOD BANK



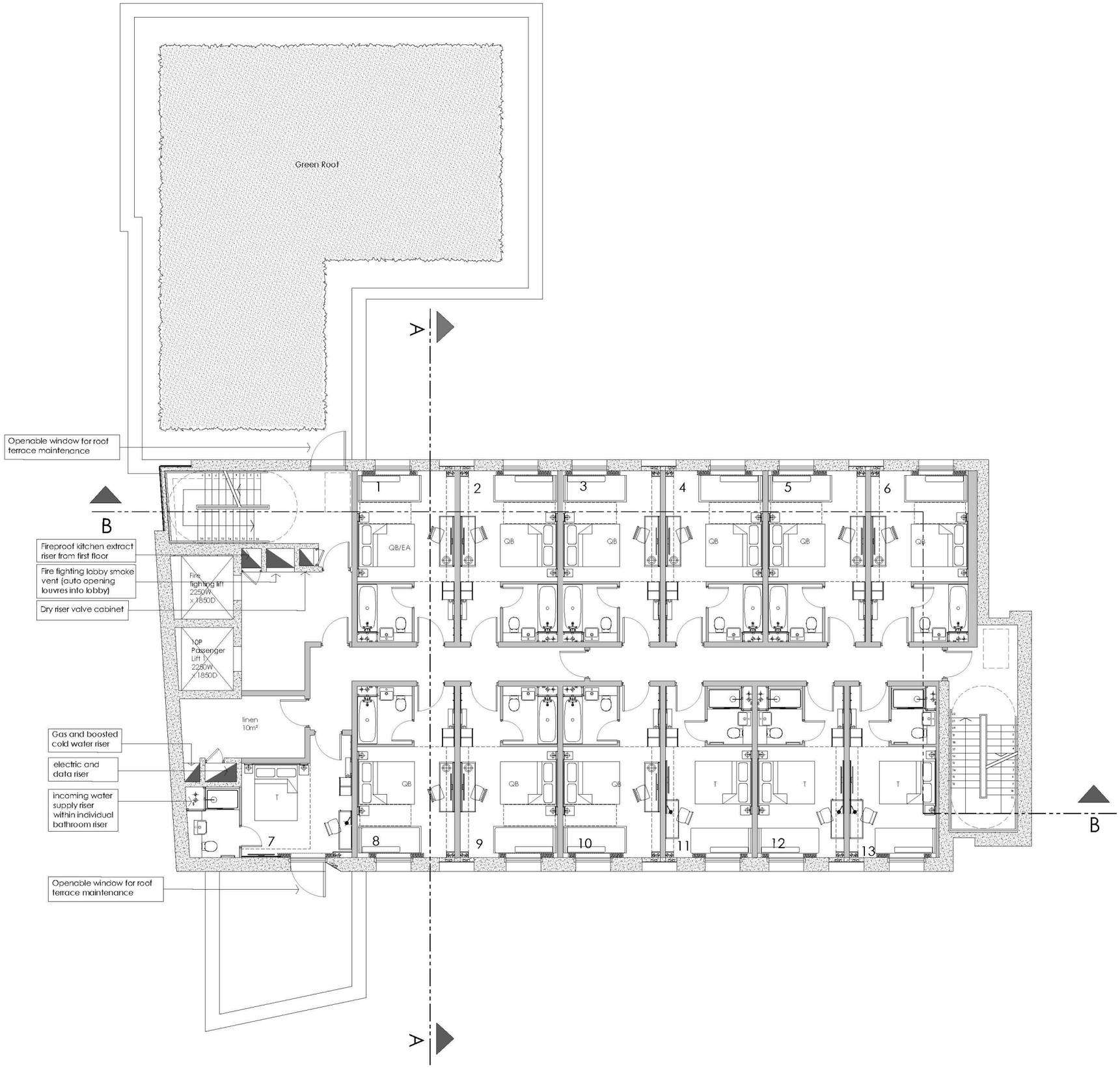
THIRD FLOOR - Hotel



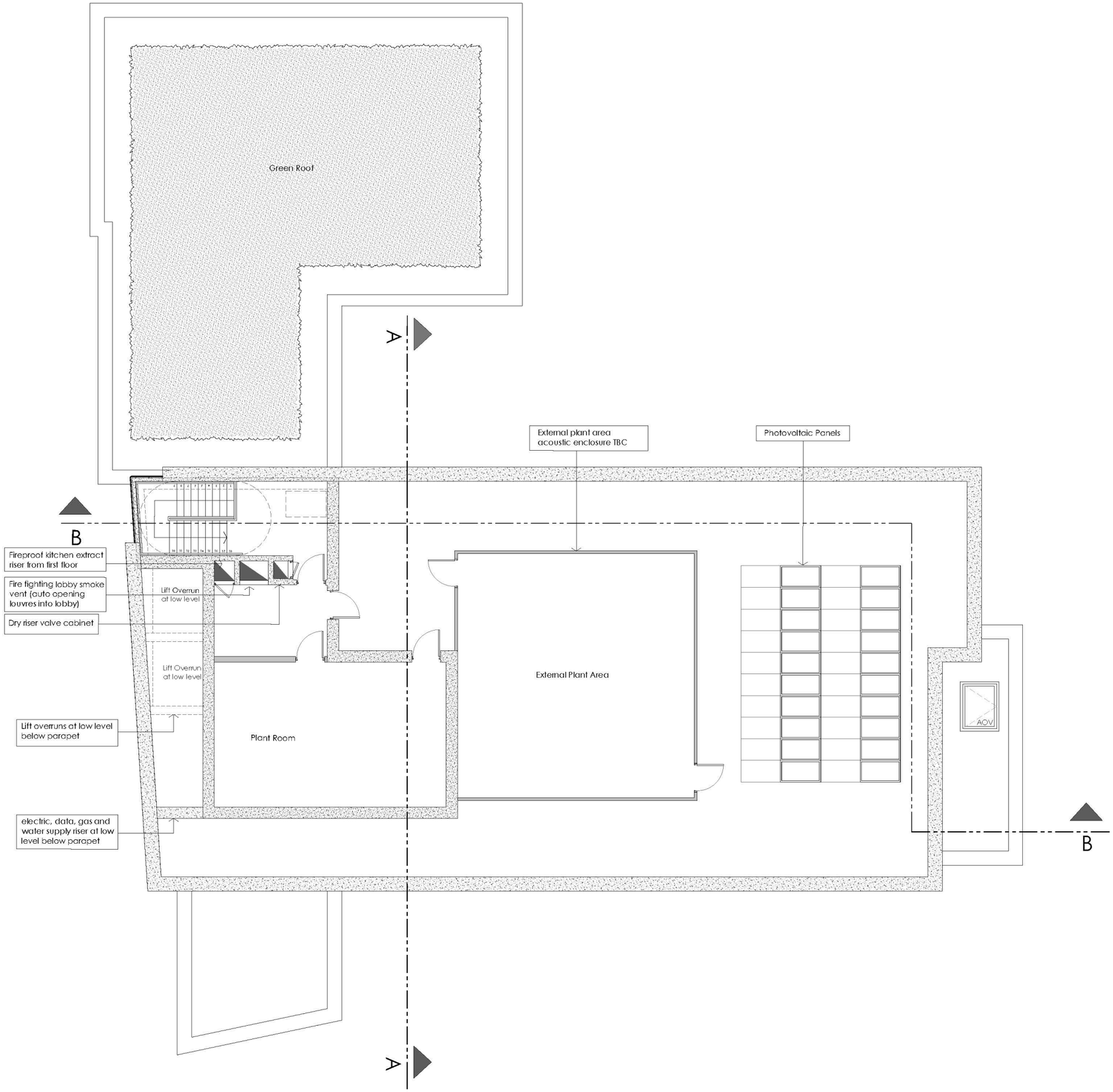
FOURTH & SIXTH FLOOR - Hotel



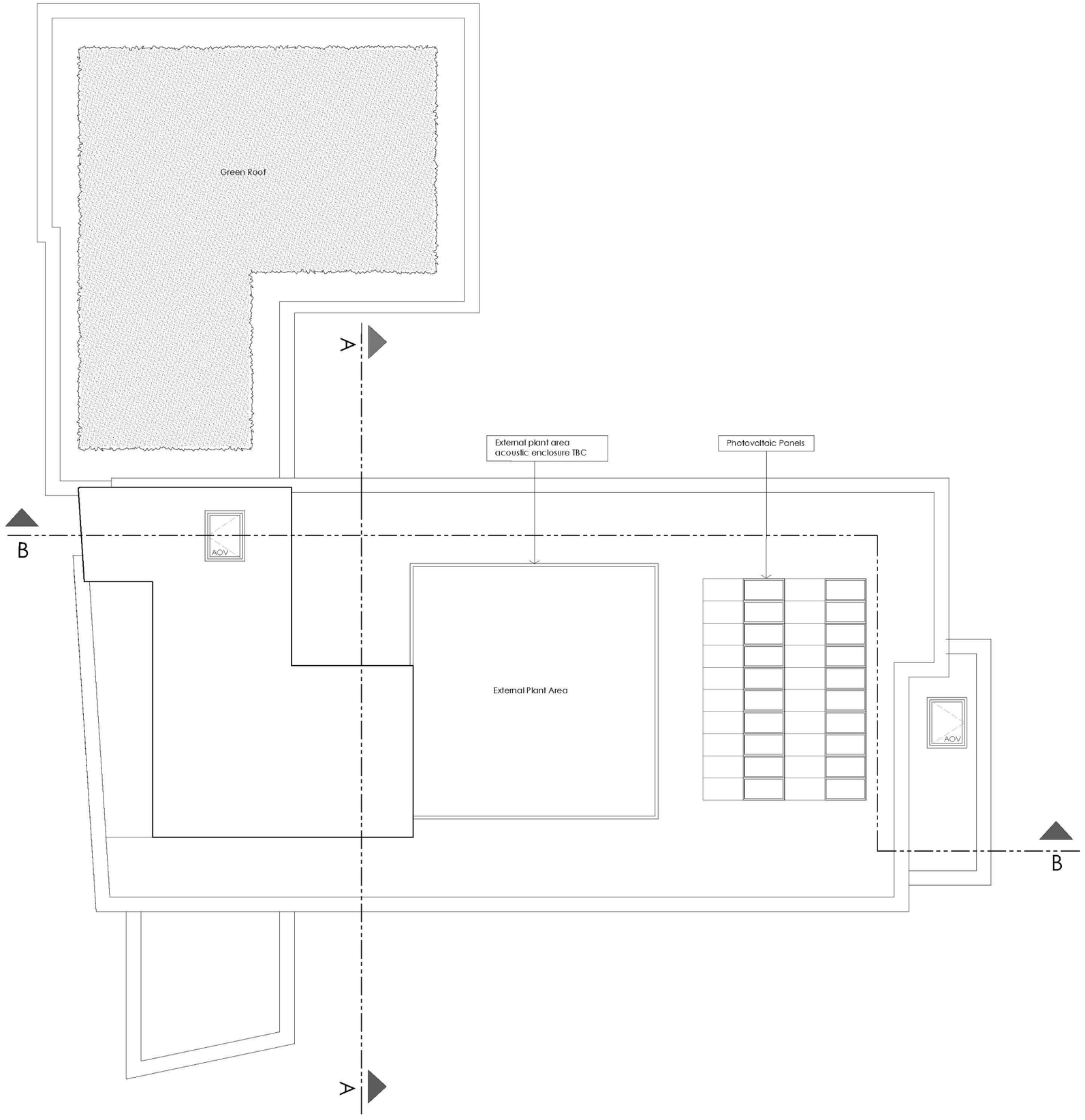
FIFTH & SEVENTH FLOOR - Hotel



EIGHTH FLOOR - Hotel



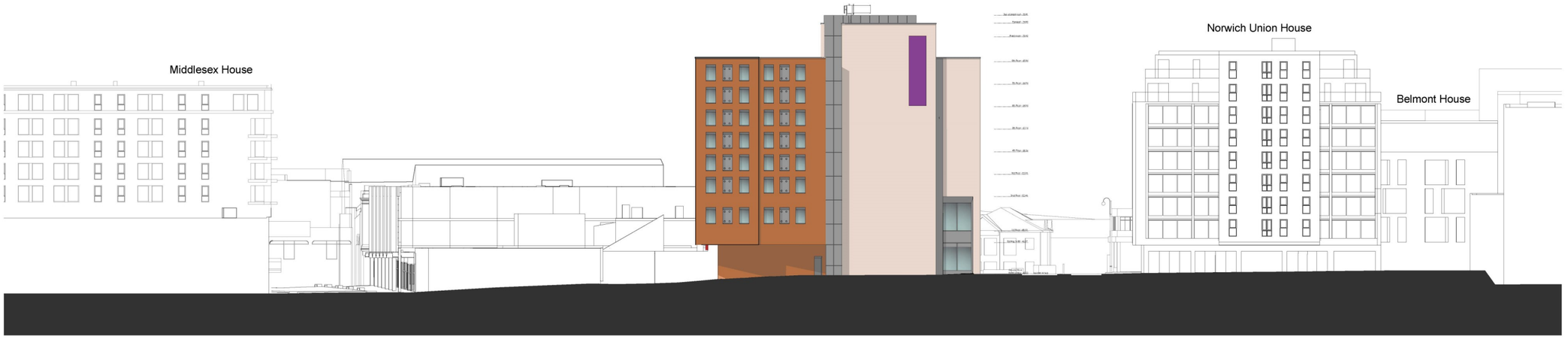
NINTH FLOOR - Plant Room



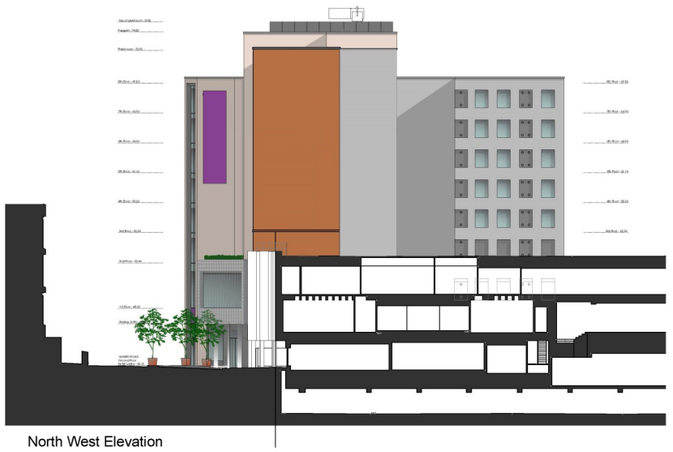
TENTH FLOOR - Roof



Section D-D on Bakers Road



Section E-E on Cocks Yard



North West Elevation



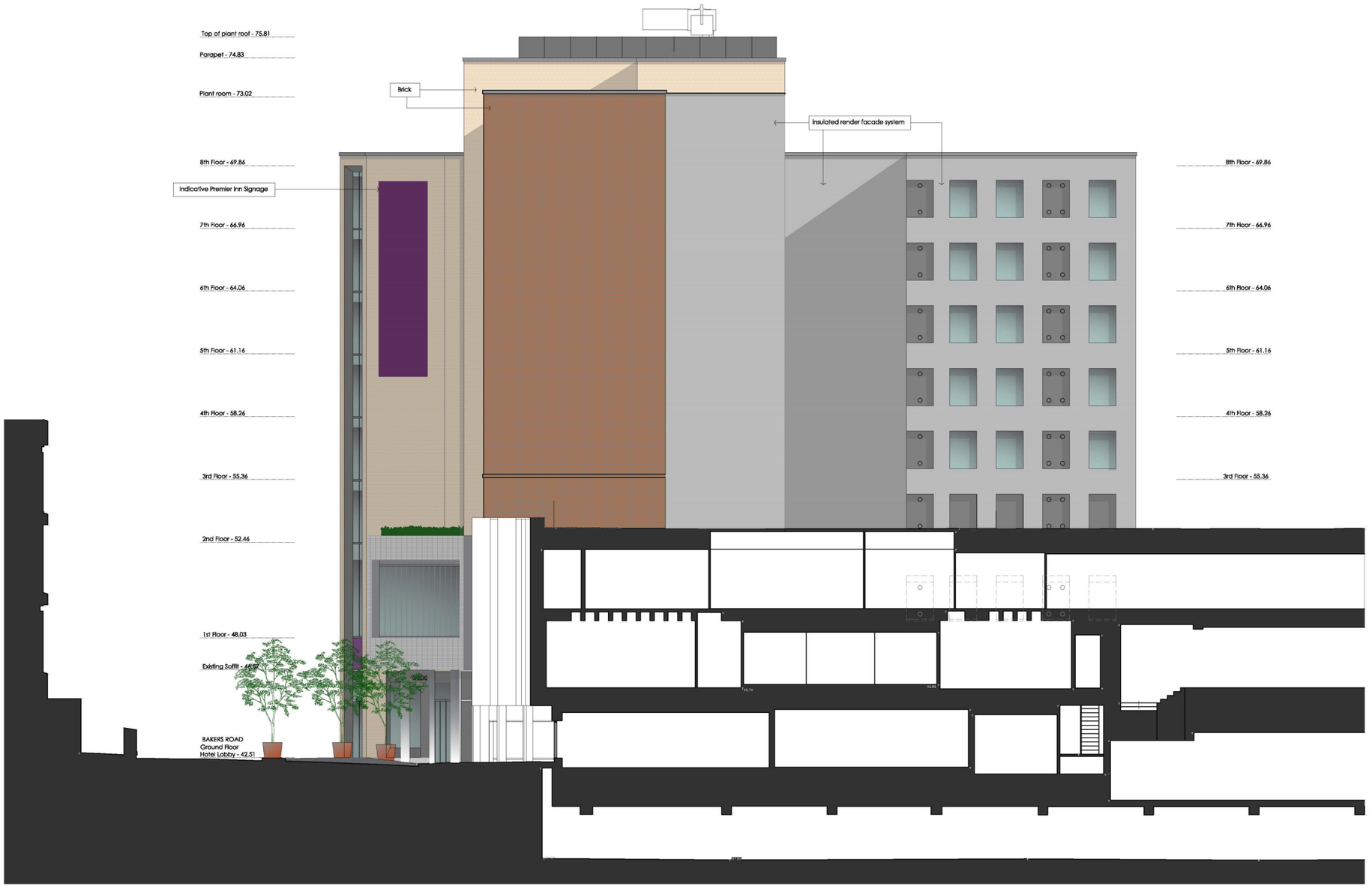
South West Service Yard Elevation



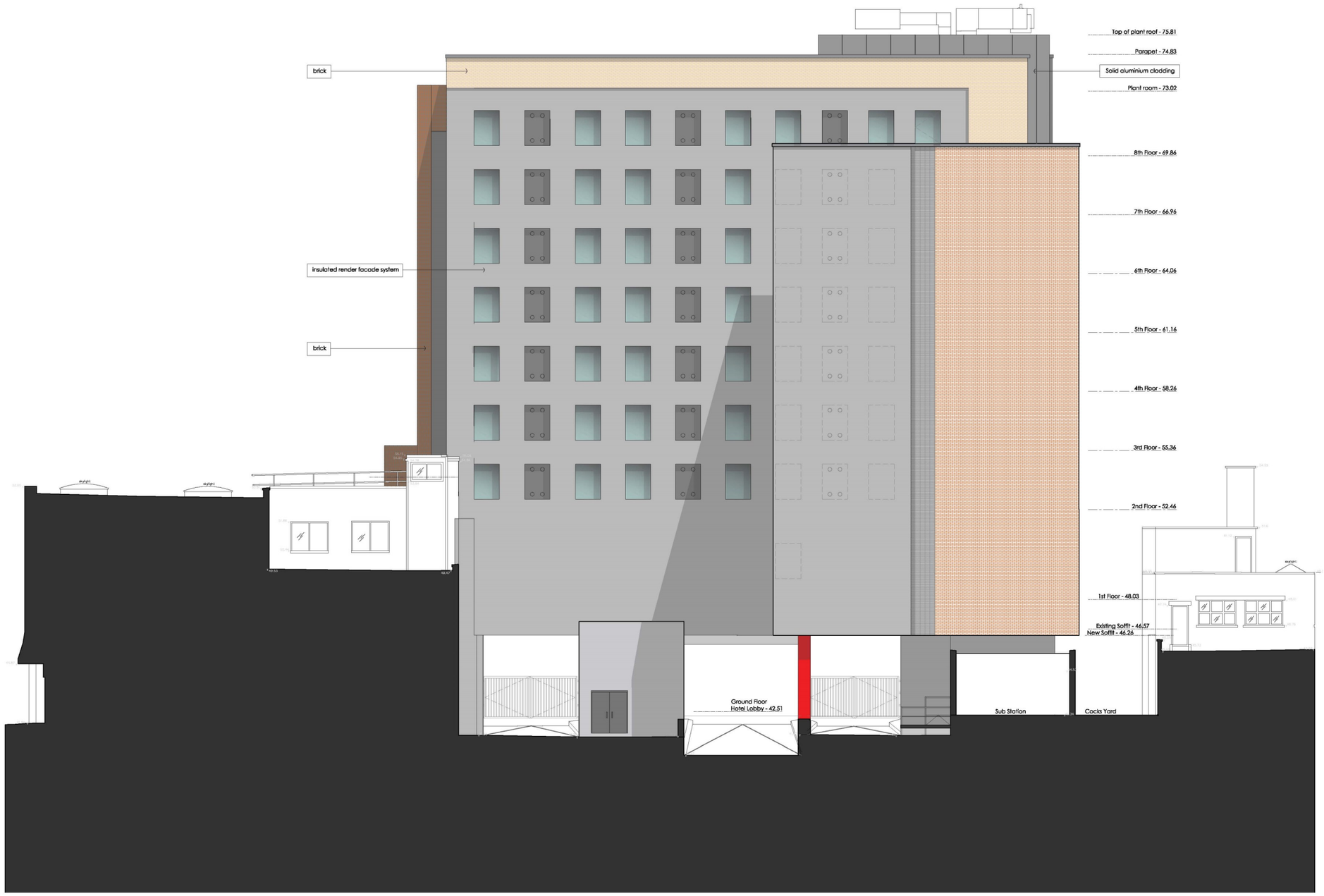
NW, SW & LONG SECTION ELEVATIONS - D-D, E-E



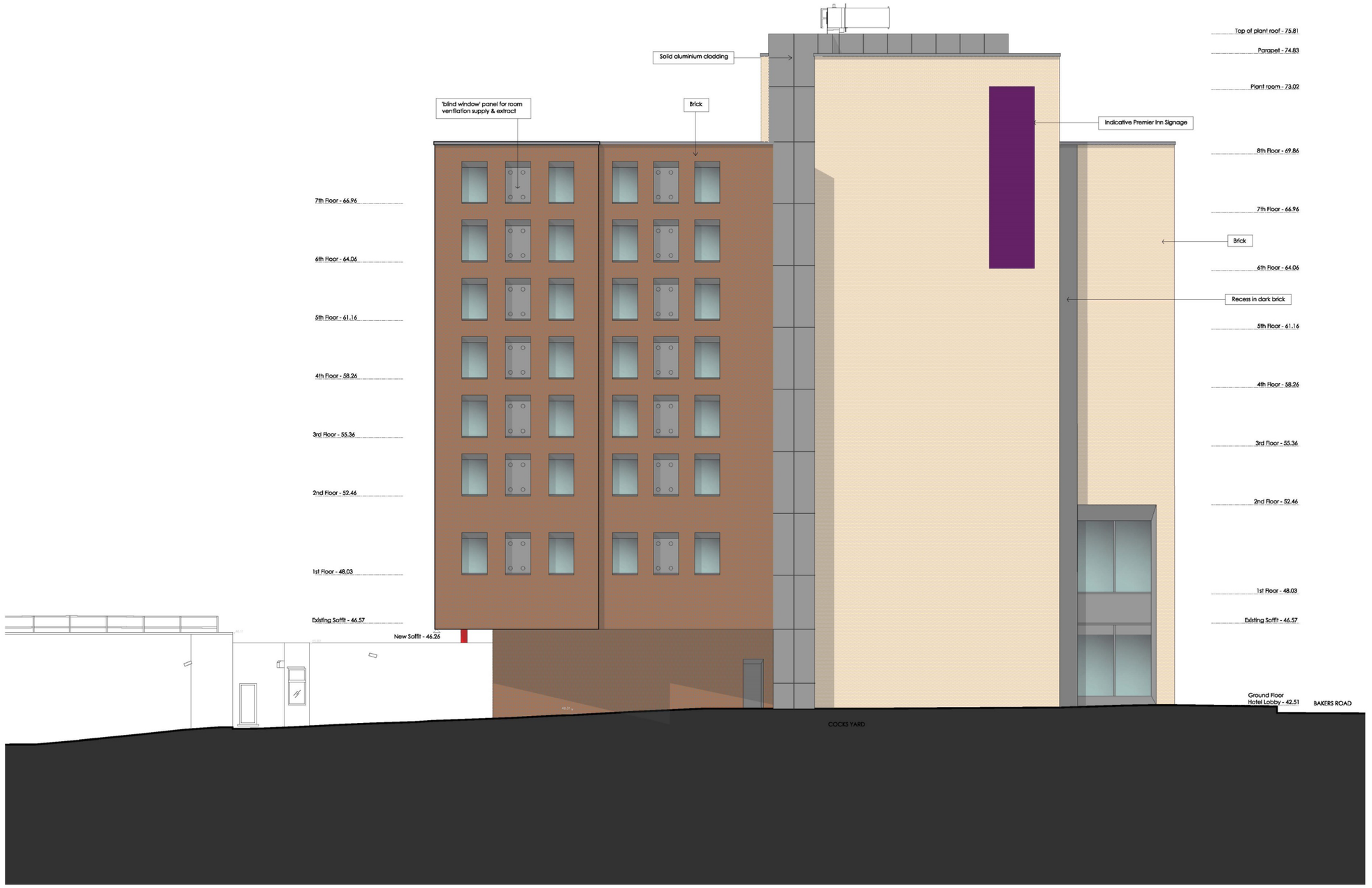
BAKERS ROAD ELEVATION



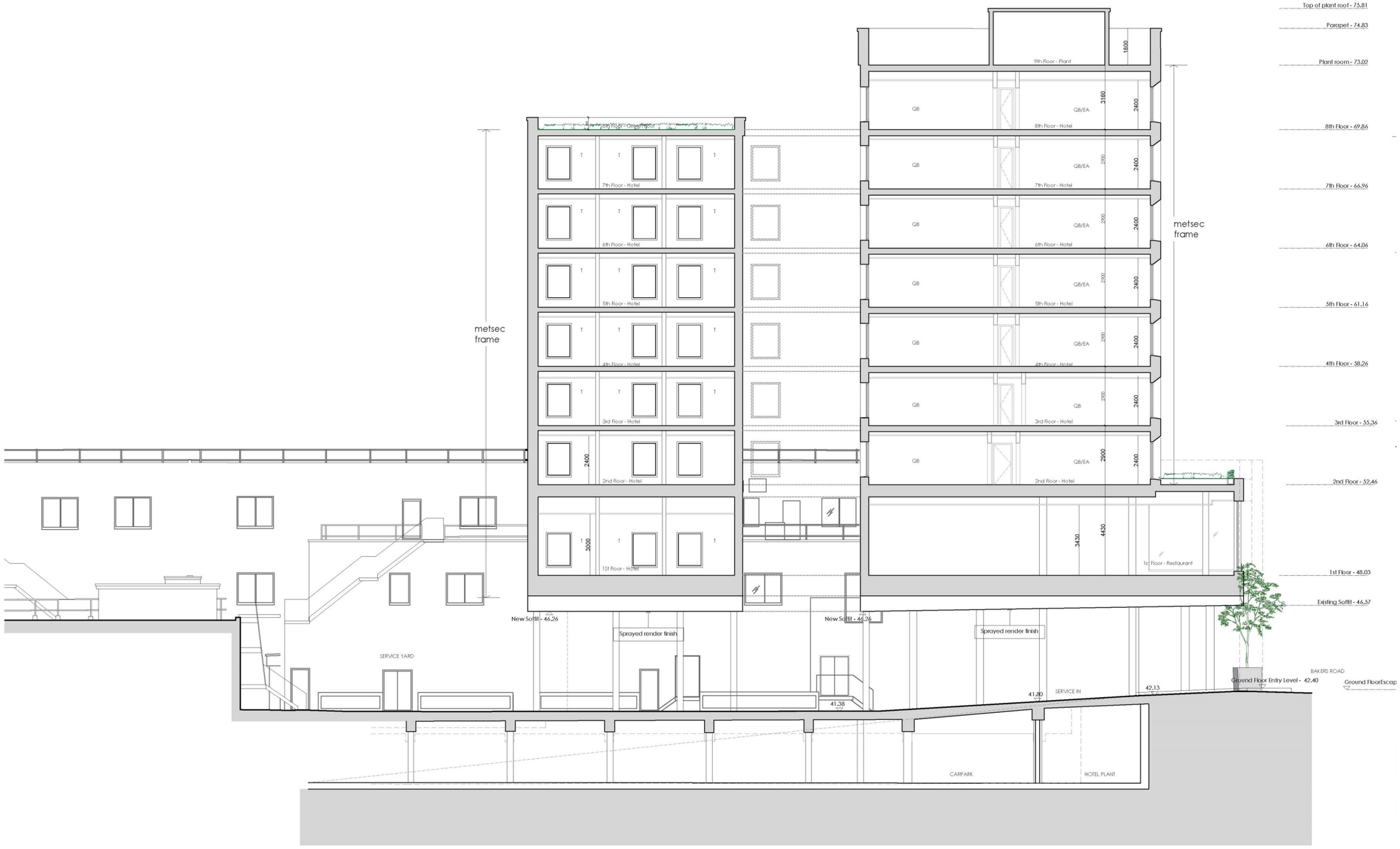
NORTH WEST ELEVATION



SERVICE YARD / SOUTH WEST ELEVATION



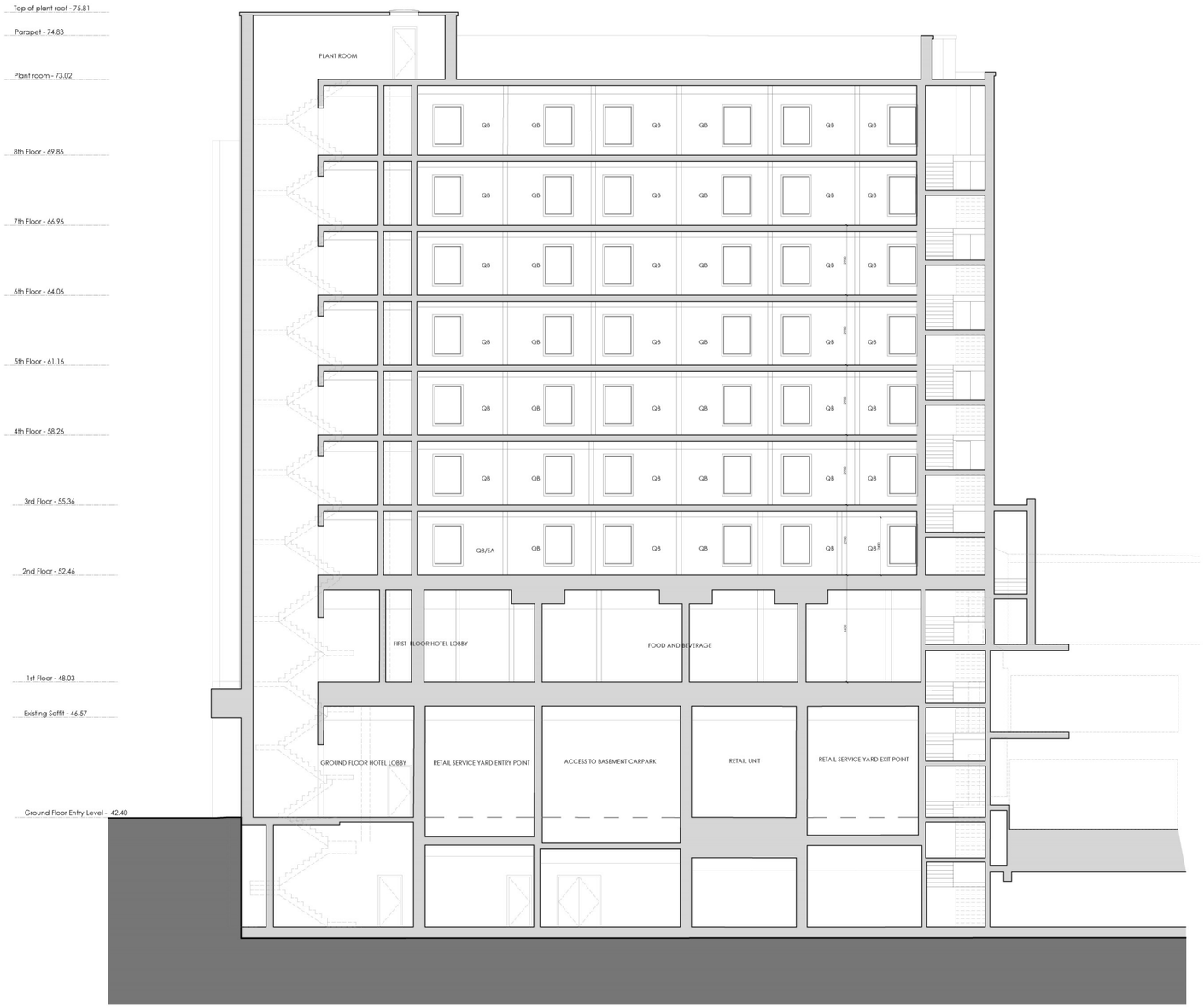
COCKS YARD / SOUTH EAST ELEVATION



SCALE 1:100

SECTION A-A

Typical Floor Plan NTS - Section Location


Top of plant roof - 75.81
Parapet - 74.83
Plant room - 73.02
8th Floor - 69.86
7th Floor - 66.96
6th Floor - 64.06
5th Floor - 61.16
4th Floor - 58.26
3rd Floor - 55.36
2nd Floor - 52.46
1st Floor - 48.03
Existing Soffit - 46.57
Ground Floor Entry Level - 42.40
PLANT ROOM
QB
QB/EA
FIRST FLOOR HOTEL LOBBY
FOOD AND BEVERAGE
GROUND FLOOR HOTEL LOBBY
RETAIL SERVICE YARD ENTRY POINT
ACCESS TO BASEMENT CARPARK
RETAIL UNIT
RETAIL SERVICE YARD EXIT POINT

SECTION B-B

The Proposed Scheme: Relationship to Surrounding Buildings

The proposed scheme respects the overlooking distances, daylighting, and amenity of all surrounding properties.

Daylighting

Particular care has been taken while developing the proposal to retain adequate levels of daylighting to all surrounding properties, particularly residential uses, and our clients have instructed Right of Light Consulting to test and advise on this. Our proposed scheme is based on their advice.

Overlooking

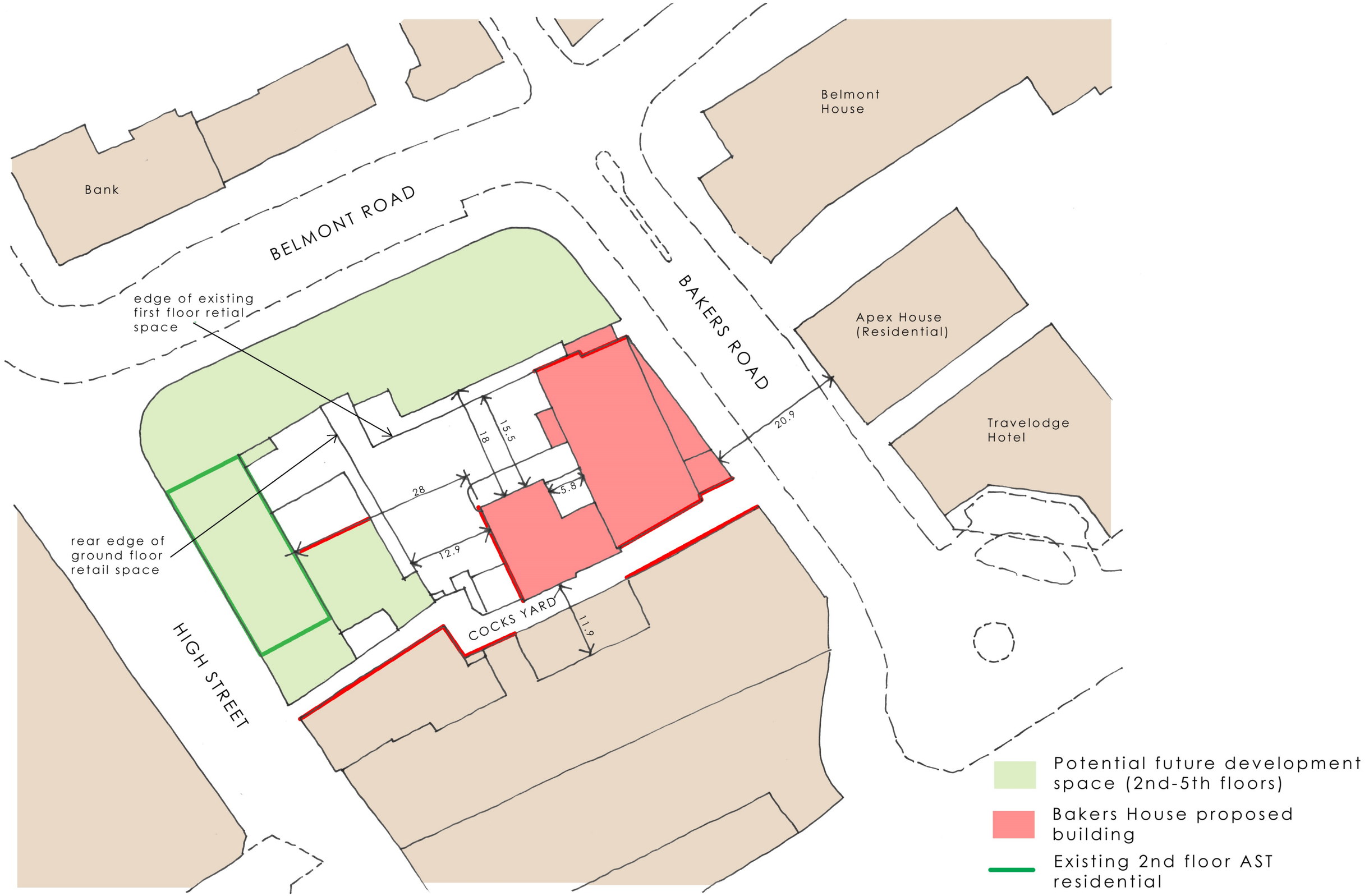
Three particular conditions were tested – (1) the distance between the new hotel windows and the existing AST residential unit windows at second floor in the High Street wing; (2) the distance between the Cocks Yard hotel windows and the existing first floor windows in the retail building east of Cocks Yard, and; (3) the distance between the new hotel windows and any future development that might be constructed above the Belmont Road retail/office wing.

It was assumed that window to window distances between properties north and south of Bakers Road would be acceptable (given the existing building lines) and that distances between proposed hotel room windows and blank walls would not be an issue. The proposed scheme was adjusted so that it met acceptable distances in all these situations, noting that Hillingdon's draft 2016 guidance (DMDPD) applies strictly to 'overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces' and not residential to hotels.

Amenity

As the proposed scheme is entirely in hotel use, no amenity space (external recreation) for occupiers is required. The tests then are whether the proposed scheme causes a diminution of any existing residential amenity enjoyed by neighbours, either where existing external recreation space is interrupted or reduced, or where an existing sense of openness/enclosure might be compromised.

It was assumed that this test would not apply to commercial space. Our tests showed that the only potential impact was on the existing ASTs at second floor over the High Street retail areas, but those residential units were converted out of former retail space, have no external amenity space, and their principal form of daylight is also existing roof windows. They also have windows looking north towards the new hotel rear wing, but these are so small that any sense of increased enclosure would be de minimus.


Bank
BELMONT ROAD
Belmont
House
BAKERS ROAD
Apex House
(Residential)
Travelodge
Hotel
edge of existing
first floor retial
space
rear edge of
ground floor
retail space
HIGH STREET
COCKS YARD
18
15.5
28
5.8
12.9
20.9
11.9
Potential future development space (2nd-5th floors)
Bakers House proposed building
Existing 2nd floor AST residential
Blank walls
Distances between opposing windows

The Proposed Scheme: Scale, Massing and Townscape

Bakers Road is characterised by a mix of building heights.

The tallest buildings in Bakers Road are at the eastern end, and they tend to be smaller at the Belmont Road end of the street. However, the massing of the buildings is generally consistent – all have regular top floors with little in the way of offsets.

The proposed scheme follows a similar pattern. Having reviewed its height after the pre-app discussion with Hillingdon, the building is now two storeys lower, and is generally commensurate with the heights of other buildings in the street. This is the commercial heart of Uxbridge, and tall buildings exist.

Tall buildings do not only exist in Bakers Road. The Pavilions shopping centre, south of the site, has a series of tall residential blocks which are very dominant in the town centre.

Hillingdon have previously asked whether the skyline/ roofscape of the proposed hotel can be modelled, but there are practical problems in achieving that for a hotel building of this size with escape staircases at each end, and where each floorplate, irrespective of its size, needs two escape staircases. Reducing the amount of rooms for the top floor has the knock-on impact of moving one escape stair for the topmost storey, and that makes planning the penultimate floor very inefficient.

Furthermore, the visual impact of a reduced floorplate for the topmost storey would be almost indecipherable from street level, which is the true test. No other buildings in the street adopt this form of rooftop massing. Notwithstanding that, we have included a degree of rooftop modelling, by reducing the height of the projecting wing looking over Bakers Road. That has a much more immediate impact on pedestrians as it viewed obliquely.

We have tested the impact of the proposed development from key views around the town centre. Accurate 'verified views' by specialist CGI companies are shown within the Townscape & Visual Impact Assessment included with the detailed planning application. Within this DAS we have included GFA 'in-house' renderings which have been assembled using topographical and measured survey data for each of the viewpoints. In our view, the impact for each viewpoint is acceptable in townscape terms and there is no detrimental impact on the Conservation Area or on any listed buildings.

The more important and immediately significant improvement in massing is the change to the north end of Cocks Yard. The proposed scheme no longer builds over this thoroughfare, and the improved daylight and sense of openness should ensure it is better used.


The Apex
(9 storeys)
Enterprise House
(equivalent of 10 storeys)
Harman House (11 storeys)
Belmont House
(5-6 storeys)
Travelodge
(9 storeys)
Proposed New Hotel
(9 Storeys)

The Proposed Scheme: Access and Movement

The proposed hotel will be fully accessible internally and will be comfortably approached on foot or by car.

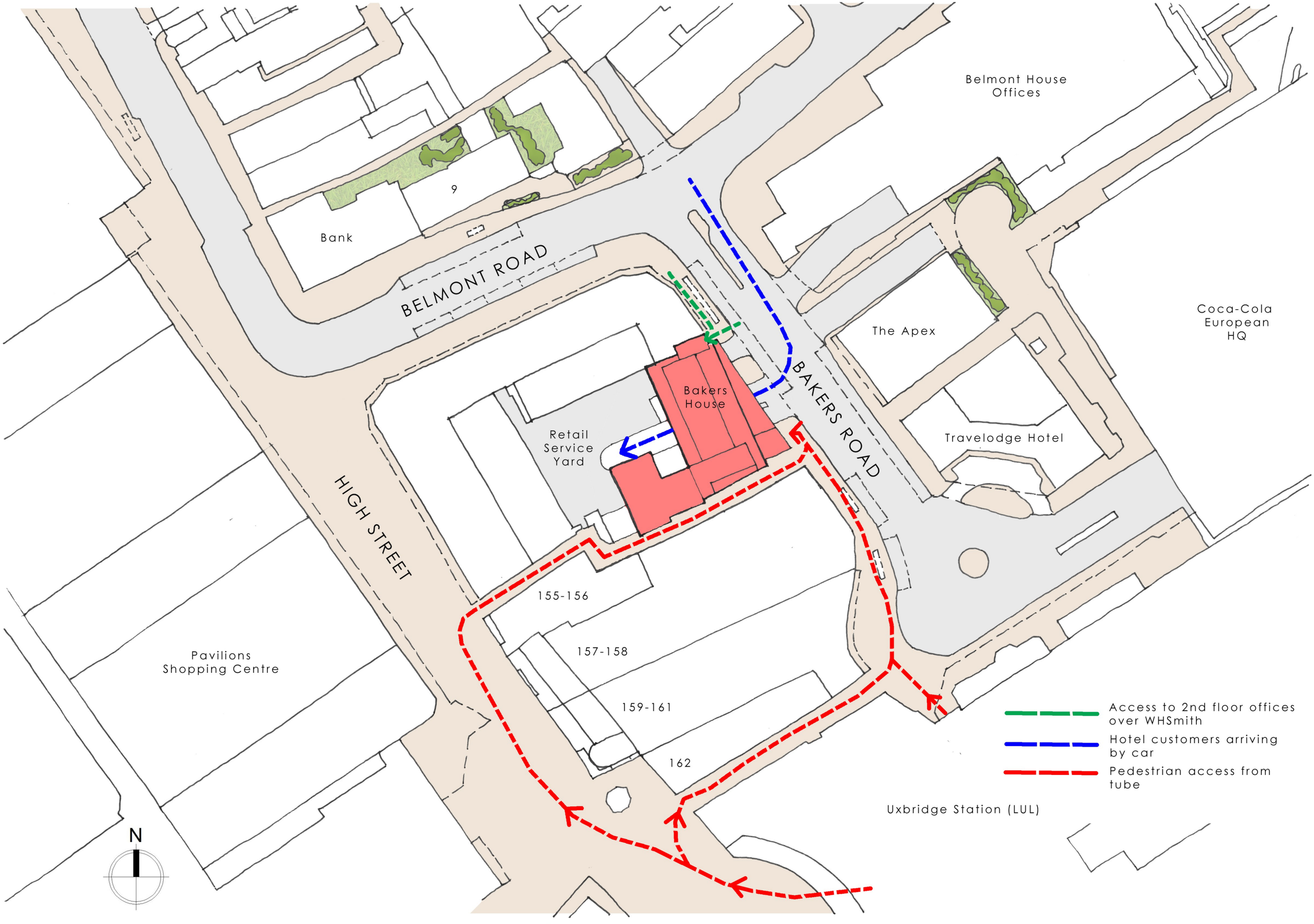
Customers to the hotel are most likely to be arriving by public transport (i.e. by foot) or by car. Those arriving by Underground may exit the tube station onto the High Street, and so from there will need to make their way round to Bakers Road, probably via Cocks Yard, (or by the narrow High Street side road depending on signage). However, there is a direct access into Bakers Road from the Underground station for those who spot it or have interrogated social media.

The main hotel entrance will be at grade with Bakers Road, and lifts within the entrance hall (Part M compliant) will take customers up to the hotel reception at first floor. The main external doors (ground and basement) will be fitted with AV access control for those just arriving, and can be key fob operated for customers already checked in.

Customers arriving by car will use the dedicated ramp accessed off Bakers Road to take them down into a parking space in the basement (50 spaces allocated to the hotel incl. 10% DDA compliant) from where they can make their way into the main lift at that level, and up to reception at first floor. This lift will not travel above first floor, protecting security to other hotel users.

Servicing of the hotel will be via the main central retail servicing yard. Linen drop and collection will be trolleyed via a ramp from the dedicated linen store at the back of the ground floor. Refuse for the hotel is stored in a separate bin store at the rear of the ground floor retail unit.

Internally, all the hotel room floors will be level, with colour differentiation to doors frames, etc. to aid partially sighted. Induction loops will be fitted to reception desks and lifts will announce floors and door openings. The scheme will include 8 UA rooms (universal access) one on each level close to the lifts, which have space for wheelchair use and which are fitted with accessible bathrooms and alarms, etc.


Belmont House
Offices
9
Bank
BELMONT ROAD
Coca-Cola
European
HQ
The Apex
BAKERS ROAD
Bakers
House
Retail
Service
Yard
Travelodge Hotel
HIGH STREET
155-156
157-158
159-161
162
Pavilions
Shopping Centre
N
Access to 2nd floor offices over WHSmith
Hotel customers arriving by car
Pedestrian access from tube
Uxbridge Station (LUL)

The Proposed Scheme: Materials

The main part of the Bakers Road Façade will be brick, using a light buff colour and the same colour mortar pointed flush. The 'rear' wing of the building, facing Cocks Yard, will be constructed in a contrasting brick.

The feature first floor restaurant glazing will be emphasised in a dark blue engineering brick (similar colour mortar). We are considering three alternative finishes for this brick (glazed, satin and matt) so that an interesting texture is provided.

The rest of the main façade on Bakers Road will be in a softer toned light coloured brick. We are considering finishing the entire soffit below the first floor slab with insulted render.

The rear wing of the building, facing Cocks Yard, will use a contrasting dark red brick and a strip of aluminium cladding, helping to reduce the bulk of the scheme from Bakers Road, and to respond to the more intimate scale of the public walkway.

Windows will be of PCC aluminium and all will be fixed shut to meet Whitbread's acoustic spec. We are testing two options for the frames:

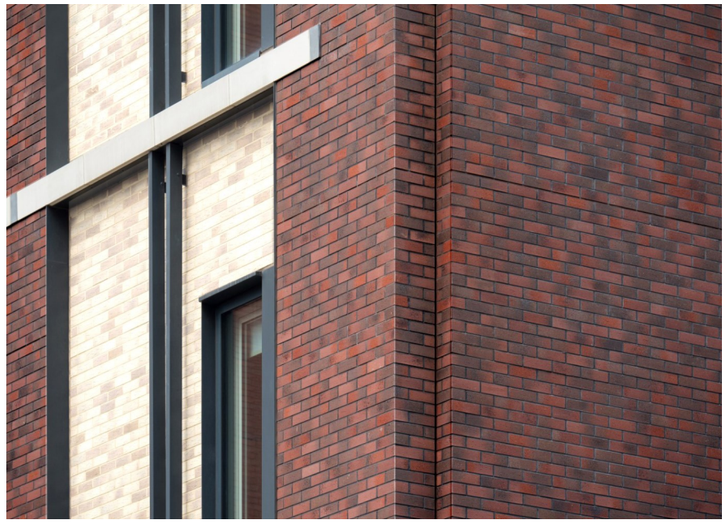
- Hidden frames set behind brickwork reveals.
- Expressed aluminium reveals.

The rear elevations are finished in through-coloured render.

Columns supporting the first floor restaurant will be finished in a bright red colour. This might be a painted finish or some form of applied cladding.

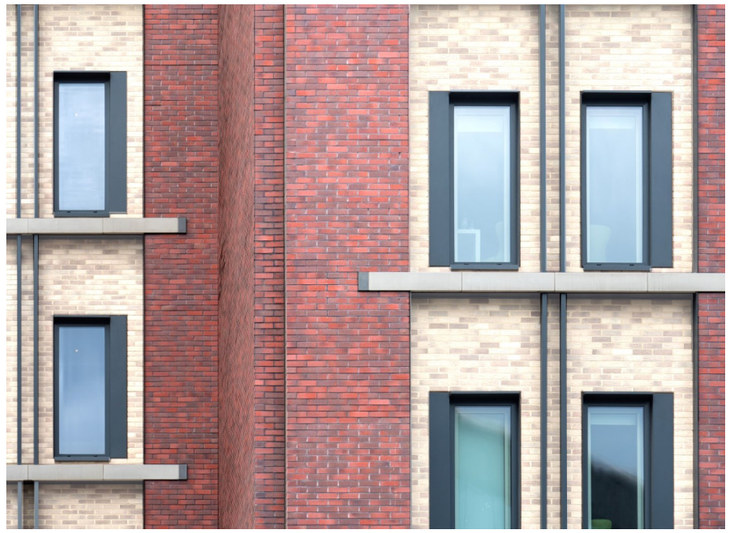

92100
92100

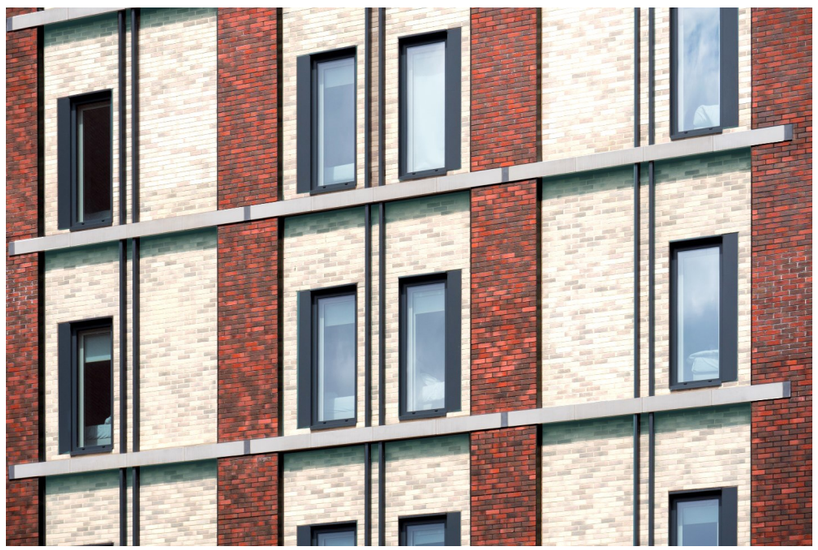
















The Proposed Scheme: Sustainability and Environmental Design

Applied Energy Ltd. have prepared an energy strategy report for the new hotel which takes account of guidance given in national, regional and local policies, including The London Plan 2016, and the London Borough of Hillingdon's planning requirements.

Building Energy Modelling

The proposed building has been thermally modelled using EDSL TAS dynamic simulation modelling software. This model has been produced to determine the annual energy demands and quantify the reductions in energy use and CO_2 emissions as a result of energy efficiency improvements.

The outputs from the software allow gas and electrical consumption and related CO_2 emissions to be calculated. The building's performance was then measured for compliance against the targeted reduction in CO_2 emissions.

Demand Reduction – 'Be Lean'

The team's primary design aim has been to reduce energy requirements through energy efficiency measures and good practice sustainable building services. This has resulted in an improvement in the building's energy performance, over and above the minimum levels stipulated within Part L of the Building Regulations. A number of factors have contributed to this:

a) Improved Building Fabric Performance in excess of Part L2A of the Building Regulations.

b) Use of ASHP for space heating.

c) Use of ASHP for space cooling.

d) Use of high efficiency gas fired water heaters with low NOx emissions for domestic hot water.

e) Incorporation of heat recovery with all guestroom and front of house ventilation equipment.

f) Use of LED and low energy compact fluorescent lighting with annual and/or manual switching.

g) Energy Saving Key Card switches within each guestroom to minimise energy wastage when rooms are unoccupied.

h) Water saving techniques will be incorporated to help reduce site consumption.

i) A Building Energy Management System will be installed to monitor, control and sequence key mechanical and electrical plant to help drive out energy savings through effective control strategies.

De-Centralised Energy – 'Be Clean'

Consideration has been given to the use of decentralised energy such as:

a) Connections to be allowed for within the building services systems for any potential future district heating schemes.

b) Use of gas fired CHP to provide the hotel's base domestic hot water demand and generate electricity to offset that taken from the grid.

Renewable and LZC Technologies – 'Be Green'

The viability of potential on site Low or Zero (LZC) technologies available were assessed for use in this development. The use of ASHP for space heating is considered as a renewable energy source as they extract thermal energy from the surrounding air. Solar Photovoltaic panels will be installed on the flat roof of the building, to generate electricity, and offset energy that would have been taken from the grid.

Conclusions

The investigation of CO_2 emissions savings involved the analysis and simulation of Energy Efficiency Measures, CHP, ASHP and Solar PV.

The table below summarises the predicted CO_2 emissions for the development for each stage of the assessment. The following energy efficiency measures are therefore proposed to reduce energy demand for the building:

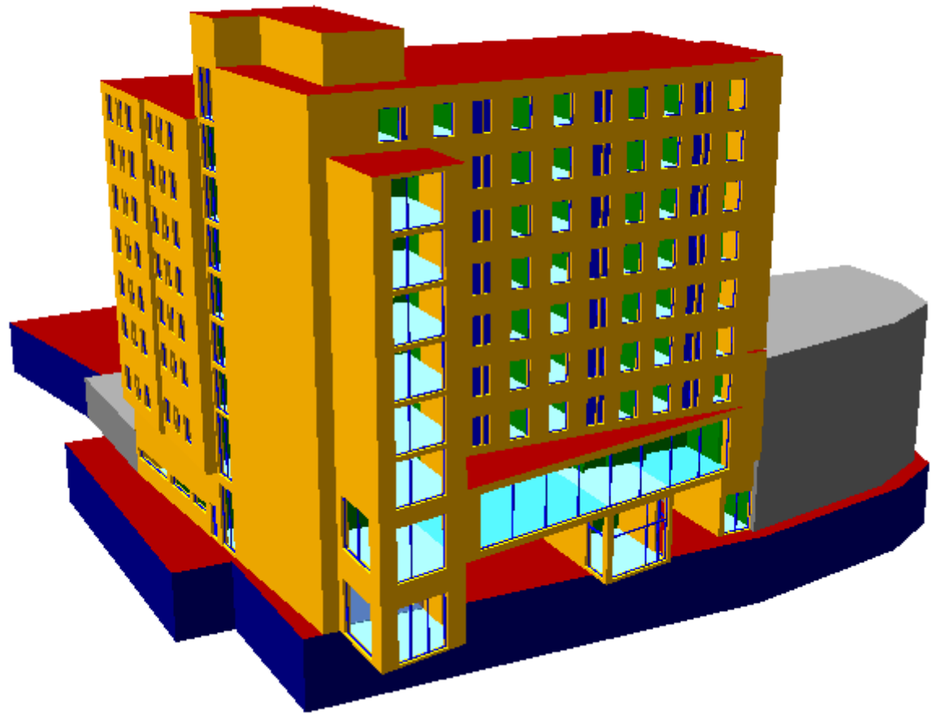
- High efficiency ASHP.
- Energy efficient lighting.
- Heat recovery ventilation to the guest bedrooms.
- Heat Recovery ventilation to the public areas.
- Improved services distribution.
- Inclusion of variable speed drives on pumps and fans.
- Water saving technologies.

The above energy efficiency measures are predicted to provide a 10.3% reduction in CO_2 emissions over the TER. It was deemed that inclusion of CHP was the most suitable

solution to provide decentralised energy for the hotel. The onsite electricity generated and 'free heat' obtained from the CHP will provide a proportion of domestic hot water demand for the hotel which will reduce CO_2 emissions. The CHP helped the development achieve an estimated overall 30.2% reduction in CO_2 over the TER.

Solar PV was the only suitable renewable technology to be used in conjunction with ASHPs and CHP and it is proposed that a small array is installed on the south facing flat roof, subject to planning approval. The inclusion of solar PV reduced CO2 emissions, and resulted in an estimated final total reduction of 38.7% against the 2013 baseline target emissions.

The estimated total reduction in CO2 emissions exceeds policy 5.2 of the London Plan 2016 by achieving over 35% against the 2013 baseline target emissions rate. Furthermore, with Hillingdon Council's own built environment policy calls for: "the reductions in carbon dioxide emission to be in line with the London Plan targets", it is deemed that the energy strategy also satisfies Hillingdon Council's energy target.



Building thermal model

Bakers House	CO_2 Emissions ($kgCO_2/m^2$)	CO_2 Emissions Savings (%)
2013 Baseline Target Emissions Rate (TER)	66.2	-
Proposed scheme after energy efficiency	59.4	10.3%
Proposed scheme after CHP	46.2	30.2%
Proposed scheme after Renewables	40.6	38.7%

The Proposed Scheme: Landscaping

Soft landscaping comprising semi-mature, clear stem trees in architectural pots, underplanted with aromatic prostrate plants, located along the street frontage.

The footprint of the new building and the aim of maximising its frontage, means there is little scope for soft landscaping, and the extent of the basement car park means there are no options for mature tree planting in the ground.

However, high quality new paving is proposed to the pavement in front of the building and to Cocks Yard reflecting the design rationale and materials for the proposed High Street enhancement works.

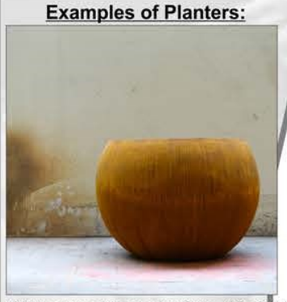
Soft landscaping, comprising semi-mature, clear stem trees (such as Acer Griseum, or multi-stem Betula Utilis 'Greyswood Ghost') in architectural pots underplanted with aromatic prostrate plants, located along the street frontage, retaining natural surveillance down Cocks Yard and Bakers Road.

Sedum roofs have a wide range of benefits, particularly within an urban environment. As well as proving an attractive and long lasting alternative to conventional roofing, they provide highly beneficial habitat opportunities for birds and insects, and improve air quality.

The sustainable benefits include a significant reduction in the surface run off of rainfall (a mechanism for SUDS) as well as reducing the heat created from urban environments. Green Roofs can also reduce the need for air conditioning in summer, and provide a degree of insulation in winter.



Examples of Planters:



Globe Tree Planter by Streetlife (1600mm diameter x 730mm or 1100mm high) Corten Steel



Globe Tree Planter by Streetlife (1600mm diameter x 730mm or 1100mm high) Corten Steel



Rio Planter (1000mm diameter x 900mm high) Fibreglass



Size Planter by Artform (1610mm diameter x 973mm or 1173mm high) Corten Steel



Multi-stem Betula utilis jacquemontii in planters

Proposed parapet wall/corten steel planter to flat roof

Roof terrace accessed from rooms on 2nd floor

Demarcation studs within paving denoting transition between public and private space

Cocks Yard

Bakers Road



Artificial Buxus hedge



Artificial Buxus hedge



Granite paving

0m 2m 10m

Example of nearby streetscape:



Coca-Cola, Uxbridge



Charter Place, Uxbridge

The Proposed Scheme: Anticipating Future Development

LIM have investigated whether further development across parts of the island site might beneficially expand on the hotel proposals described in this DAS.

The proposed new hotel development will leave the remainder of the LIM island site as it is, i.e. the retail units and office space facing Belmont Road, the retail space and AST residential facing the High Street, the retail service yard, and the remaining components on Cocks Yard (outside the demise of the hotel).

However, LIM have investigated whether further development across these parts of the island site might beneficially expand on the hotel proposals described in this DAS. Structural engineering advice so far received suggests that, subject to testing on site, it seems possible to construct a further two floors above the existing High Street and Belmont Road wings of the building. GFA have used this advice to suggest an envelope for new development. Whilst this does not form part of the proposed hotel planning application, the details are included here to explain how the proposed hotel will not jeopardise this later proposal, should it come forward.

It seems possible to construct 5,200m^2 (GIA) above the Belmont Road and High Street wings of the island site. The existing poor quality AST residential units at second floor would be subsumed into this design, and their very poor quality access would be terminated in favour of new entrances off Bakers Road, Belmont Road and Cocks Yard. A new façade would be developed facing the High Street and Belmont Road using extensive new glazing, and the existing unloved solid granite panels and retail canopy would be replaced by a new cladding system (tbc). The increased height of these elevations would positively contribute to both Belmont Road and the High Street, not just architecturally but also in providing additional surveillance. The hotel would remain as is proposed in this DAS and would not be impacted by these proposals. No uses for the new space have yet been decided.

LIM are working further on this and it has not yet been decided when or whether it can be submitted to Hillingdon for planning.





The Proposed Scheme: Detailed Design

The proposed scheme seeks to limit the palette of materials to a high quality brick with aluminium windows but the details of all openings will be important.

Cladding

Brick cladding is proposed to the main elevations. Two colours of brick are proposed – one for the main Bakers Road façade and a second brick for the Cocks Yard rear wing. They will use a light, lime content mortar with flush pointing. The reveals to the windows will be in coloured metal, in three colours, that will give the building some life in oblique views up and down the street. Window frames will be concealed within their reveals, so that the brick opening is crisp and simple.

Glazing

The main feature glazing to the first floor restaurant will use full height glazed panels and polysulphide joints. This glazing faces north-east, so will be advantageously aligned to avoid passive solar gain, and no external shading will be required. All glazing used will be clear and non-tinted.

Hotel Main Entrance Hall

Although this will not be manned, it will be a colourful space using high quality materials. It is likely to contain furniture and planting, and accent lighting, rather than flooding the hall with bright ceiling downlighters.

Service Yard Gates

These are likely to be of metal, more solid than void, with textured finish. An example of a similar type is illustrated.

Rear Elevation

This will use a 'Sto' white render.

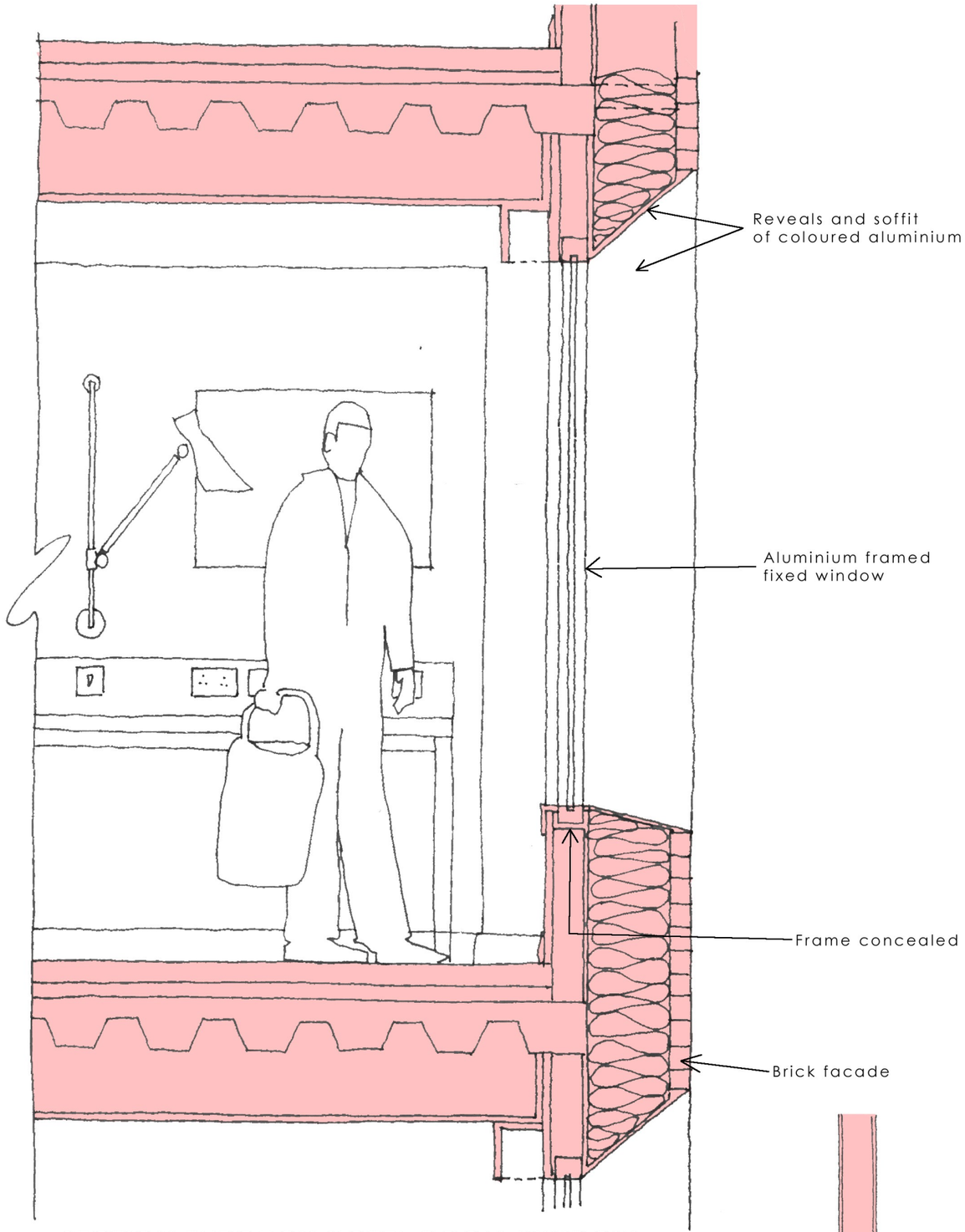
Evacuation of Disabled People

In order to facilitate safe evacuation of disabled people from the hotel, a separate stand-alone dedicated disabled refuge communication system is to be provided to link each disabled refuge area to a central panel, located within the meet & greet comms tower, in reception. At each refuge position there is to be a 2-way radio speaker which, during emergency situations is to provide direct voice contact to the central panel located in reception. This will alert hotel management that someone requires assistance to exit the building from these locations.

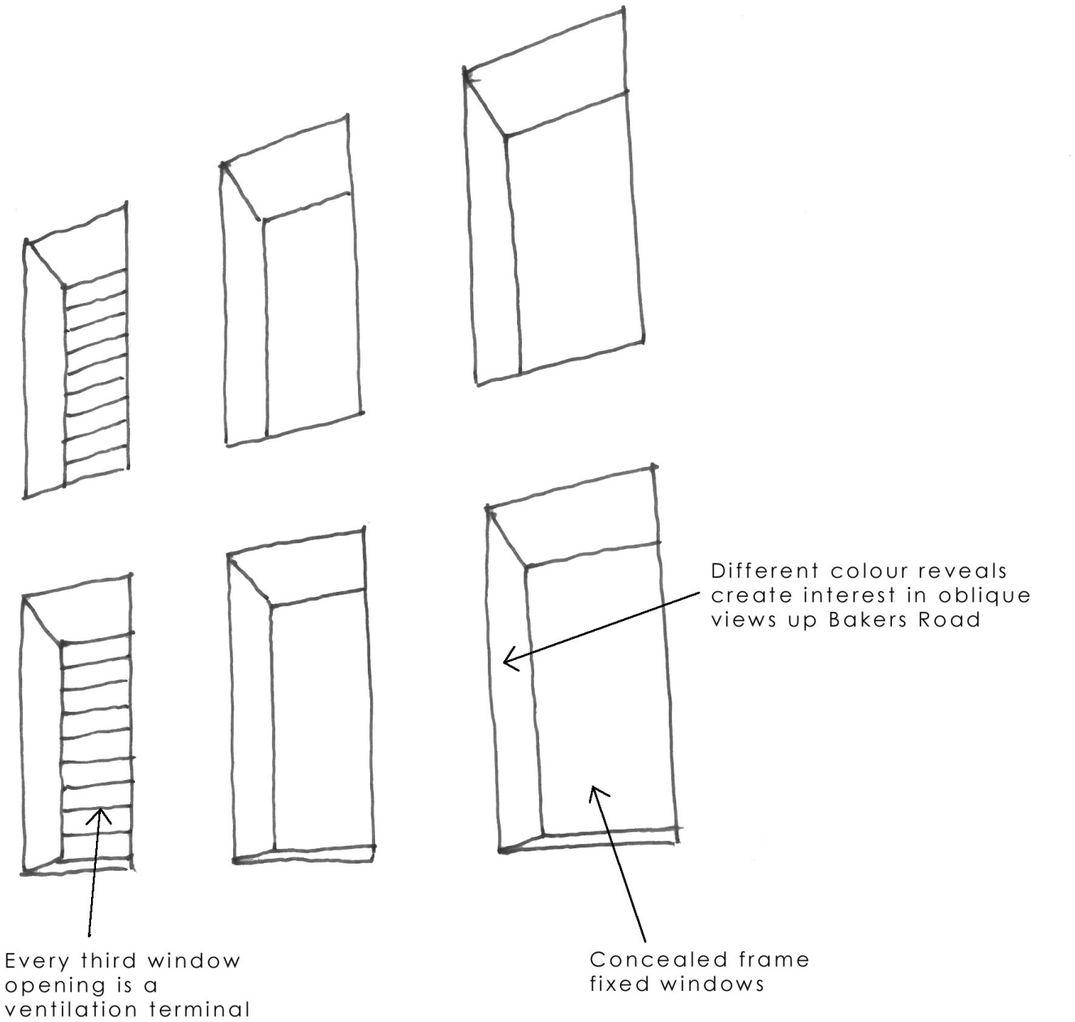
A Protec system shall be installed or similar and approved.

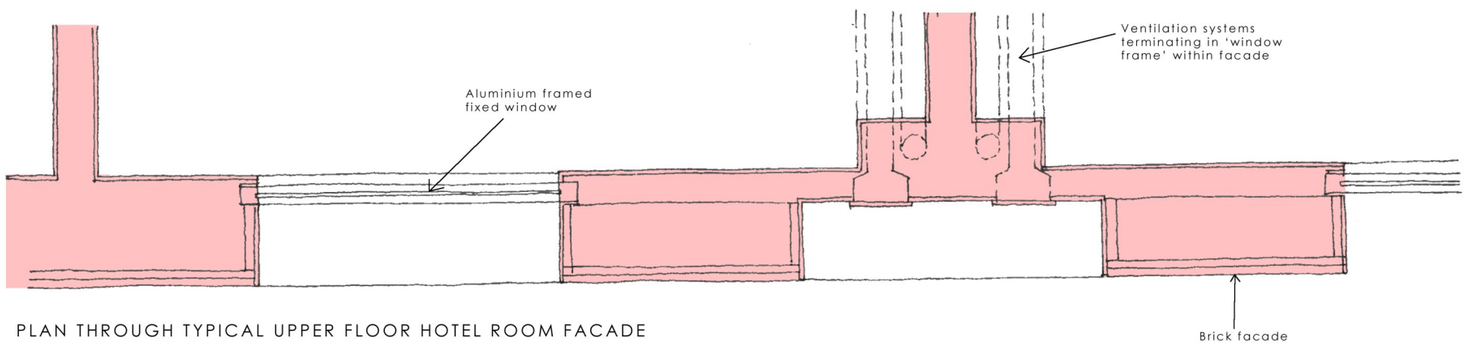
An example of the type of gates to be used to close off the service yards





SECTION THROUGH HOTEL ROOM WINDOW





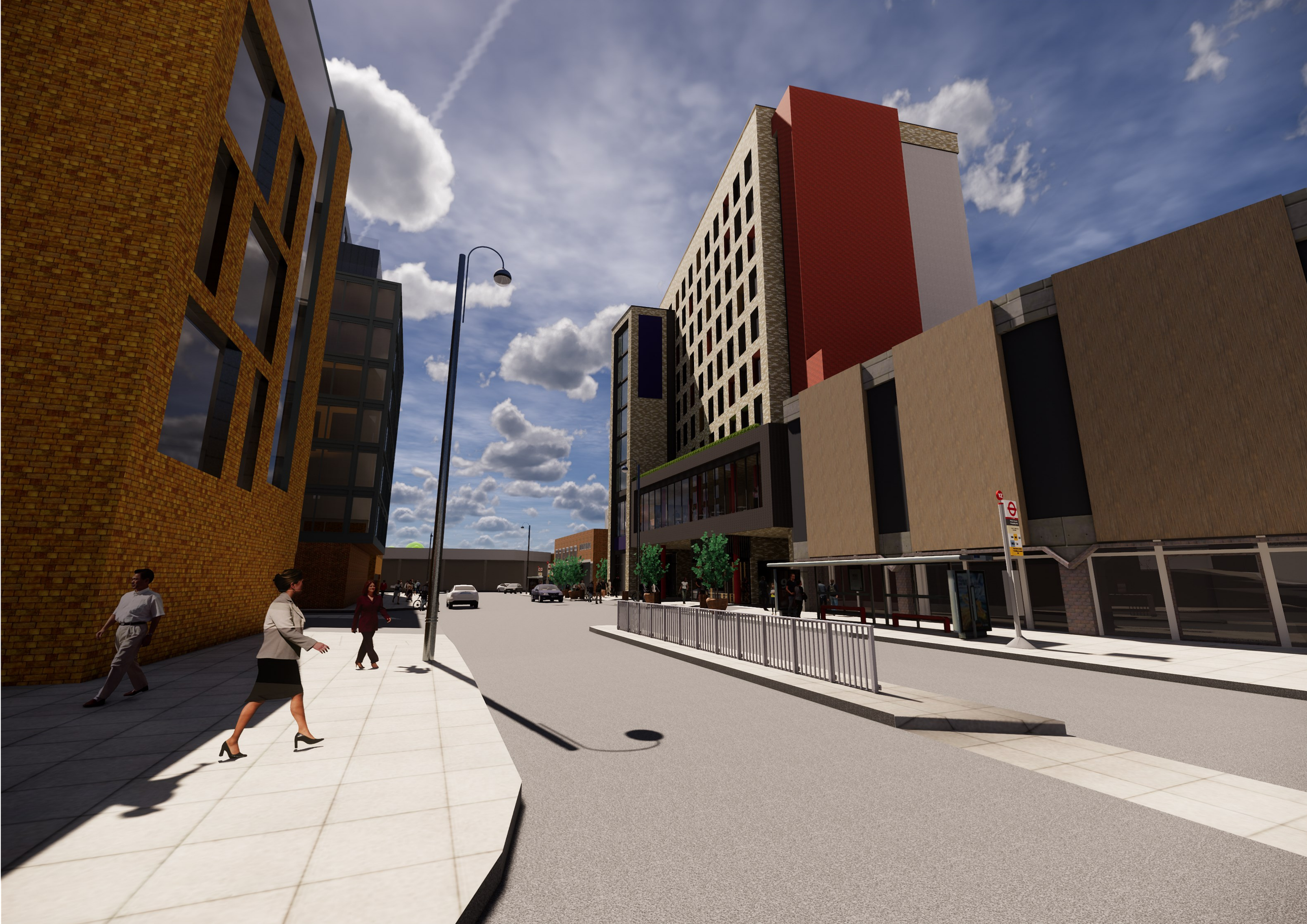
PLAN THROUGH TYPICAL UPPER FLOOR HOTEL ROOM FACADE

Summary and Benefits

The proposal has several key benefits that make it both compelling and deliverable.

- The proposed use is compatible with, and will help ensure the continued prosperity of its town centre location without compromising existing F&B outlets.
- The new building will replace an existing unloved vacant office with a contemporary design whose materiality is better suited to its location, and which will continue the recent improvements made to Bakers Road.
- Unlike the existing building, the main entrance will be highly glazed and will be brought forward to the street edge rather than being set back behind a shadowed forecourt.
- Cocks Yard will be opened up at its northern end, and landscaped, making it a more inviting thoroughfare.
- The retail service yard will be shut off from view with new gates.
- The existing second floor office space above WHSmith will be provided with an improved main entrance.
- The new first floor restaurant will offer an exciting, highly glazed active frontage to the street.





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