

AXIOM
ARCHITECTS

LONDON UXBRIDGE PREMIER INN EXTENSION

DESIGN AND ACCESS STATEMENT

December 2025



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1 INTRODUCTION

The purpose of this design and access statement is to provide comprehensive support for the application seeking approval for a proposed 36-bedroom extension and a part restaurant conversion to provide an additional 4 bedrooms at the existing Premier Inn site on Riverside Way in Uxbridge.

The original hotel was built in 2015 and is an established business providing quality affordable accommodation that not only provides a high quality guest experience, but also benefits the local economy.

In response to the growing demand for accommodation, this statement carefully assesses the current state of the site and outlines the proposed development in detail. It aims to shed light on how the expansion will not only address the need for more rooms, but also enhance the functionality of the existing facilities. The extension has been designed to stitch seamlessly with the existing hotel, using the same materials, proportions and by reflecting the existing hotel's overall form.

Given the Premier Inn's integral role in supporting the local economy and tourism sector, the necessity for additional rooms is apparent. By facilitating this expansion, Premier Inn endeavours to continue its mission of providing valuable accommodation services that benefit both the community and the broader economy.



2 SITE & CONTEXT

2.1 Site Overview

The London Uxbridge Premier Inn is situated on an industrial estate to the South West of Uxbridge. The hotel is just a 20 minute walk from the town centre, located off of Riverside Way, which crosses the River Colne.

Uxbridge, a suburb to the West of London, serves as a significant retail and commercial centre. It is also considered a university town, housing Brunel University London and Buckinghamshire New University. The area is well-connected to central London, making it popular with commuters. Uxbridge tube station is the Western terminus of the Metropolitan and Piccadilly lines.

The existing Premier Inn currently offers a total of 80 bedrooms, served by an adjacent restaurant. The site offers 116 parking spaces, including 8 accessible bays. Additionally, the site features a bicycle shelter, demonstrating the hotel's commitment to accommodating various transportation preferences of its guests.



Restaurant



View from Car Park



Premier Inn Hotel Entrance

3 EXISTING SITE & BUILDING

3.1 Existing Site

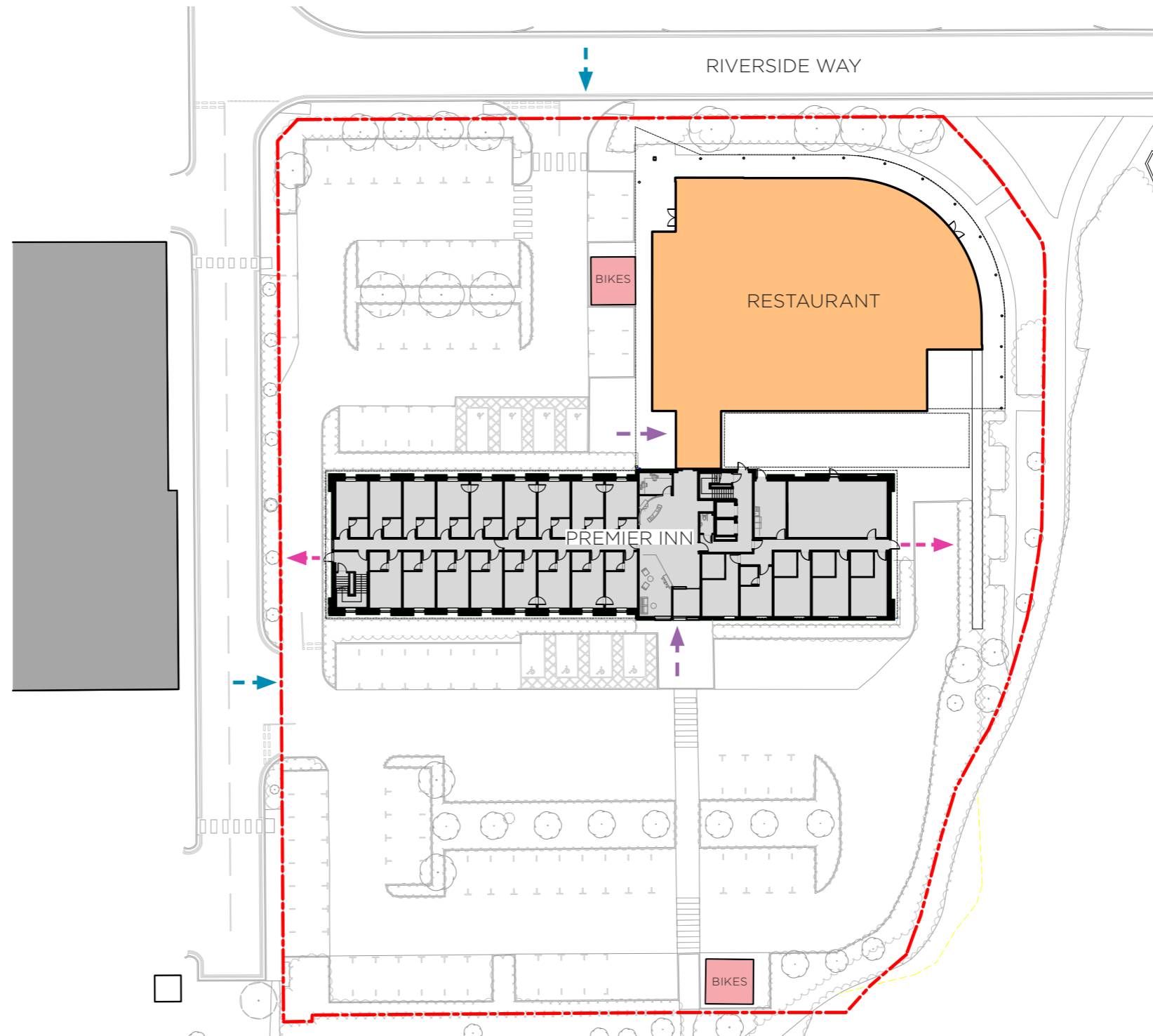
The Premier Inn site is primarily accessed via Riverside Way, with both vehicular and pedestrian entry points sharing the same access routes. This arrangement provides a straightforward and easily identifiable entrance for all visitors, whether arriving by car or on foot.

Accessible parking spaces are located to the Centre of the site, near the main entry. This placement ensures that guests with mobility requirements have convenient access to the hotel facilities.

The existing hotel structure features two entry points, one to the south and one adjacent to the restaurant, facilitating easy access and efficient circulation for guests and staff alike. This multi-entry design contributes to the overall functionality and guest experience of the current Premier Inn.

Key

- Site Boundary
- Restaurant
- Premier Inn
- Hotel Entrance
- Site Entry
- Fire Escape Exit
- Bicycle Shelter



Existing Site Plan - NTS

3 EXISTING SITE & BUILDING

3.2 Existing Fabric

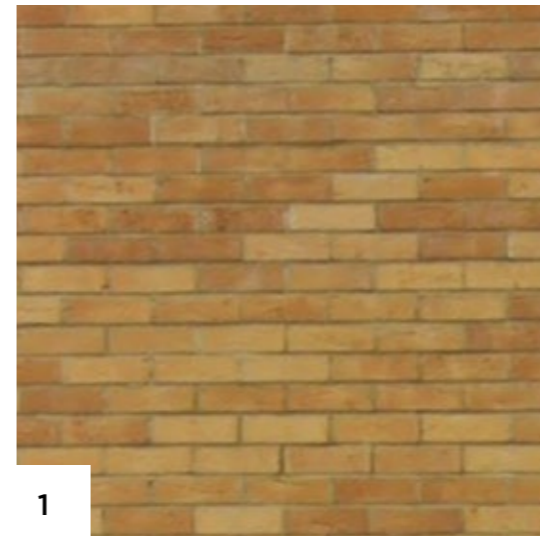
The existing hotel and restaurant both feature a multi yellow brickwork with natural coloured mortar. The hotel incorporates composite metal cladding panels from the ground floor to the top of the building, which are laid horizontally, and an aluminium framed curtain walling system with glass spandrel panels to conceal the slab structure. The combination of the the metal cladding with the curtain walling system and the brickwork creates a building facade with a strong vertical pattern presence.

The existing hotel's flat roof finishes off with a polyester powder-coated metal fascia.

The combination of materials and design elements in the existing buildings embodies the Premier Inn brand whilst integrating with the surrounding architectural context.

Key

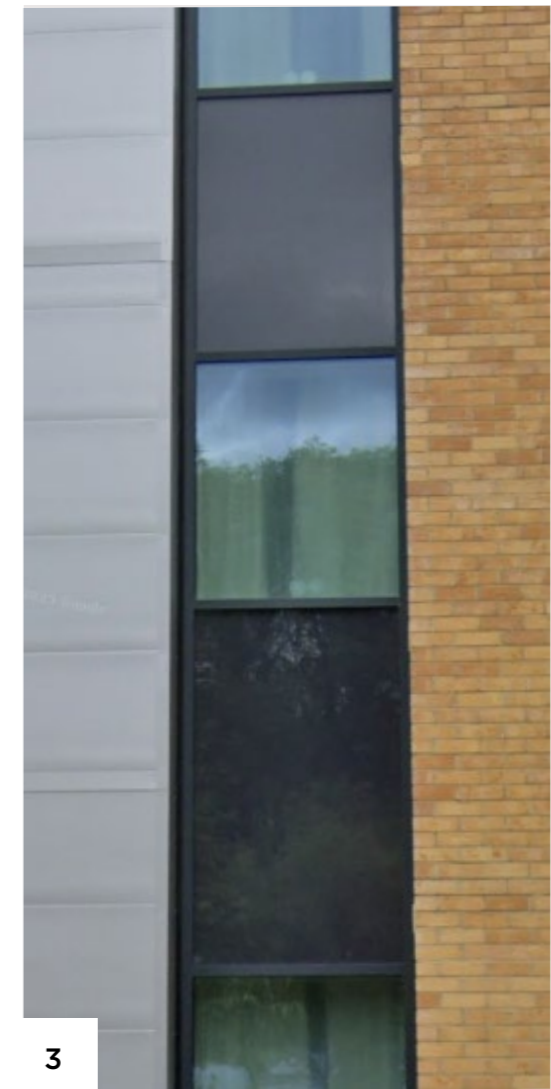
- 1. Multi yellow brickwork with natural coloured mortar
- 2. Composite metal cladding panels - RAL 9006
- 3. Aluminium framed curtain walling system - RAL 7016



1



2



3

4 PREVIOUS PROPOSAL



Previous Proposal

The previous proposal centred on demolition and relocation of the existing restaurant into a new extension to the south. It also explored the integration of enhanced hard and soft landscaping, prioritising low-maintenance and native vegetation. This approach aimed to create a vibrant garden setting with feature-coloured raised planting beds, forming a defined pedestrian approach, complemented by lighting and safe crossing points.

COUNCIL FEEDBACK:

- 1 Increase the building mass into the northern car park.
- 2 View of hotel from Riverside Way entrance
- Activated frontage to Riverside Way



Council Feedback

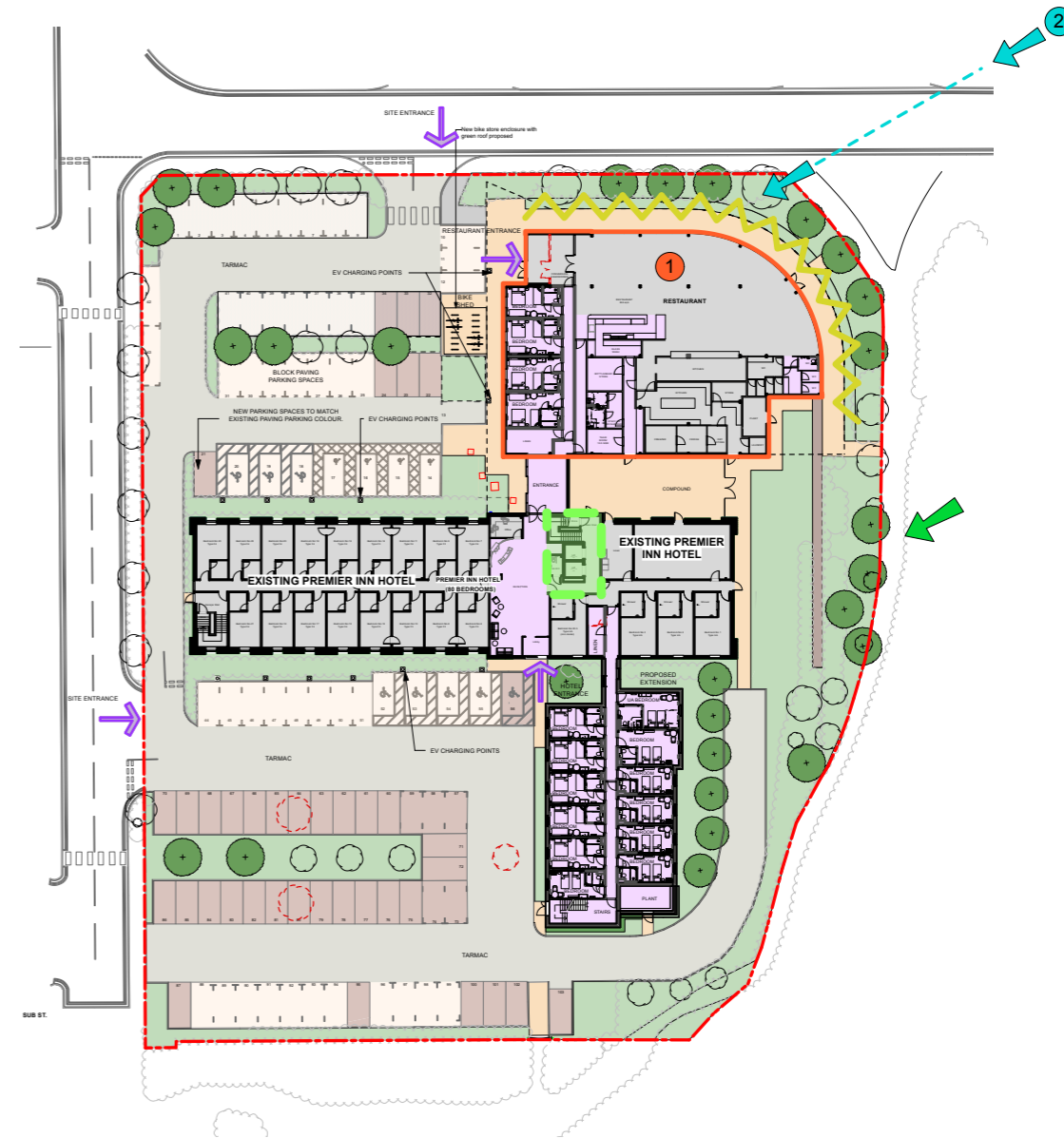
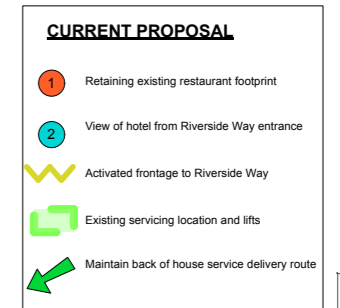
The Local Planning Authority reviewed and provided feedback on the previous proposal, as illustrated diagrammatically on the site plan above. The Council expressed a preference for increased built form along the northern part of the site to establish a more active frontage onto Riverside Way and to strengthen the visual connection when approaching the hotel entrance.

4 DESIGN DEVELOPMENT



Design Development

The subsequent design proposal explored the introduction of a new, interconnected restaurant at the northern corner of the site, increasing built mass along the northern part of the site to enhance engagement with Riverside Way. However, the necessary back-of-house areas were positioned on the prominent northern corner, which reduced the ability to achieve a fully active frontage in this location.



Current Proposal

To maximise the potential of the site, the current proposal converts the existing restaurant into four new guest bedrooms and introduces a new restaurant to maintain an active frontage along Riverside Way. A three-storey extension is also proposed to the south of the site, which will connect to the existing hotel via a link corridor.

5 ACCESS STRATEGY


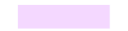



5.1 Site Layout

The proposal is to provide additional accommodation through the conversion of the existing restaurant into four new guest bedrooms, alongside the introduction of a new restaurant. The existing kitchen will be retained to support the operation of the new restaurant.

In addition, a 36-bedroom extension is proposed to the south of the site. This development presents an opportunity to enhance the overall landscaping, with the car park reconfigured to provide 103 parking spaces, including 12 accessible bays.

The hotel reception will remain in its current location, with the main entrances positioned to serve both the northern and southern parts of the site. The existing delivery route will also be retained to support the operational requirements of both the hotel and the restaurant.

Key

	Site Boundary
	Proposed Building
	Existing Building
	Cycle Parking
	Fire Escape Exit
105	Car Parking Spaces
12	Accessible Car Parking Spaces



Proposed Site Plan - NTS

5 ACCESS STRATEGY

5.2 Site Access

The existing site access arrangements will remain largely unchanged, maintaining continuity and familiarity for returning guests and staff. The proposal makes more efficient use of the former restaurant by reconfiguring the space to accommodate a new restaurant alongside four additional guest bedrooms and a linen room.

5.3 Building Access

The new rear extension will be accessed via the existing main entrance on the south elevation, as well as a new entrance on the west elevation that provides a direct link to the reception area. The reception will serve as a central hub, interconnecting both the restaurant, the existing hotel and the proposed extension.

Key

- - - Site Boundary
- - - Pedestrian Access
- - - Car Access
- - - Hotel Entry
- - - Site Entry
- - - Deliveries



Proposed Site Plan - NTS

6 DESIGN APPROACH

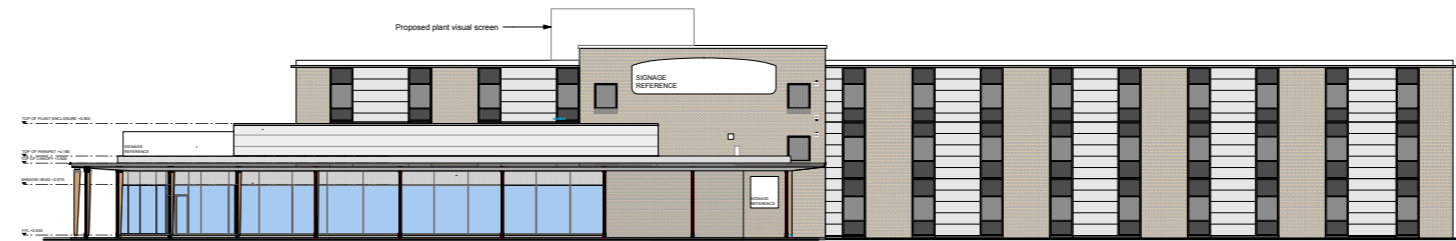
6.1 Design and Appearance

The proposed extension maintains a visual connection with the existing buildings, employing a similar colour palette and textures to the existing hotel, ensuring a cohesive overall appearance.

The upper levels follow the vertical pattern of the existing hotel, conservating the combination of the composite metal cladding panels, the aluminium framed curtain walling system with glass spandrel panels and the yellow brickwork.

The extension is capped with a flat roof, incorporating a polyester powder-coated metal fascia that aligns in height with the existing hotel roofline.

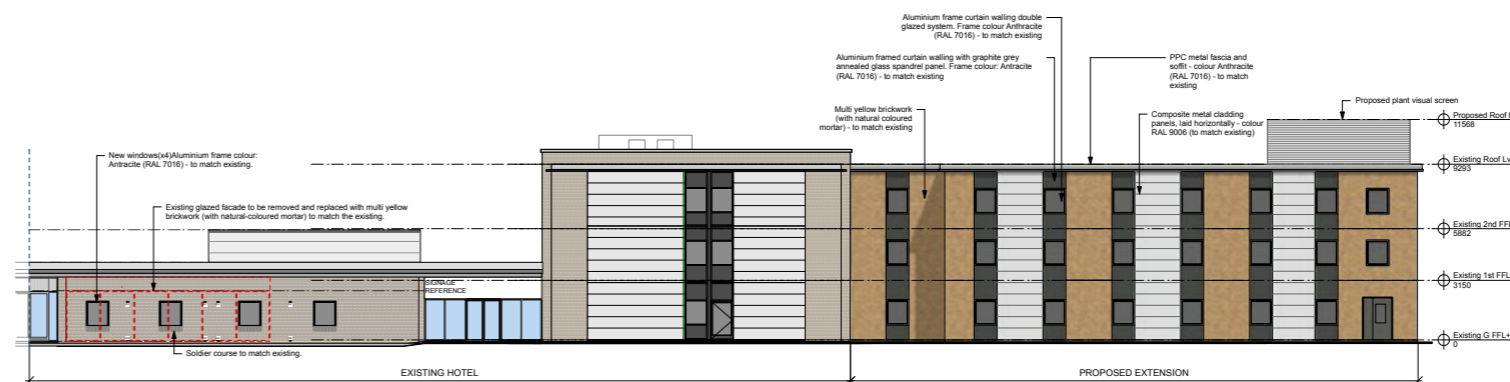
The restaurant elevation fronting Riverside Way will remain fully glazed, reinforcing an active and engaging street frontage.



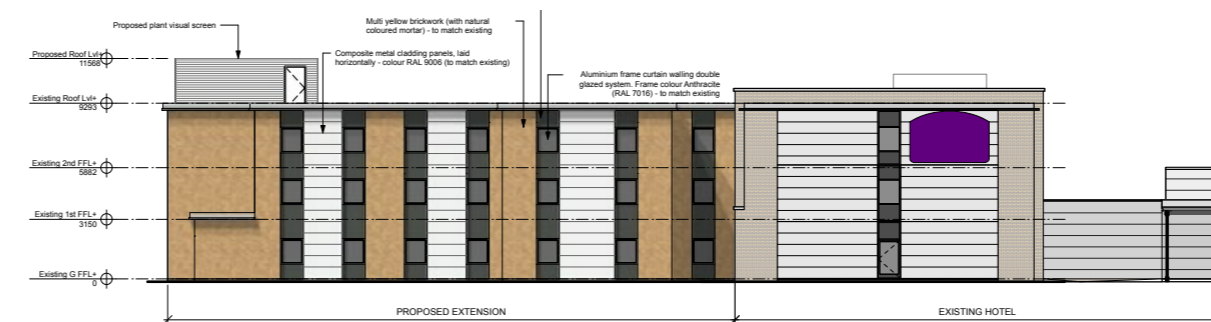
1 Proposed North Elevation



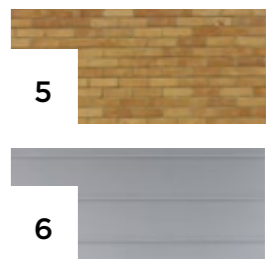
2 Proposed South Elevation



3 Proposed West Elevation



4 Proposed East Elevation



Pictured

1. North Elevation of the Proposed Building
2. South Elevation of the Proposed Building
3. East Elevation of the Proposed Building
4. West Elevation of the Proposed Building
5. Multi yellow brickwork
6. Composite metal cladding

7 ARTISTIC RENDER



Existing view from Riverside Way West Entrance



Proposed view from Riverside Way West Entrance

8 CONCLUSION

The proposed extension to the London Uxbridge Premier Inn represents a thoughtful and pragmatic response to the growing demand for quality accommodation in the area.

By increasing the room count from 80 to 117 bedrooms, this development significantly enhances the hotel's capacity to serve visitors to the Uxbridge area.

The seamless integration of the new building with the existing hotel is achieved by key decisions made during the design process. The same pallet of materials are used throughout. Composite metal cladding panels and brickwork are arranged in a matching rhythm. The glazing proportions to the proposed extension, are taken from the existing hotel.

The extension also matches the general form of the existing hotel. Three stories continue throughout existing and proposed and flat roofs have been implemented, just as the existing hotel building.

There will be a total of 103 car parking spaces, including 12 UA spaces to meet the hotel users' needs.

In conclusion, the proposed development respects its context, enhances the site's functionality, and positions the hotel to better serve the needs of visitors to Uxbridge for years to come.



Proposed view from Southern car park

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