

# LONDON UXBRIDGE PREMIER INN EXTENSION

## DESIGN AND ACCESS STATEMENT

SEPTEMBER 2024



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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 72-bedroom extension at the existing Premier Inn site on Riverside Way in Uxbridge.

Recognised as a cornerstone of the local hospitality scene, this Premier Inn has long been esteemed for its commitment to offering quality, affordable accommodation that not only satisfies its patrons but also contributes positively to the surrounding business ecosystem.

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 patrons.



Restaurant



View from Car Park



Premier Inn Hotel Entrance

### 3 EXISTING SITE & BUILDING

#### 3.1 Existing Site

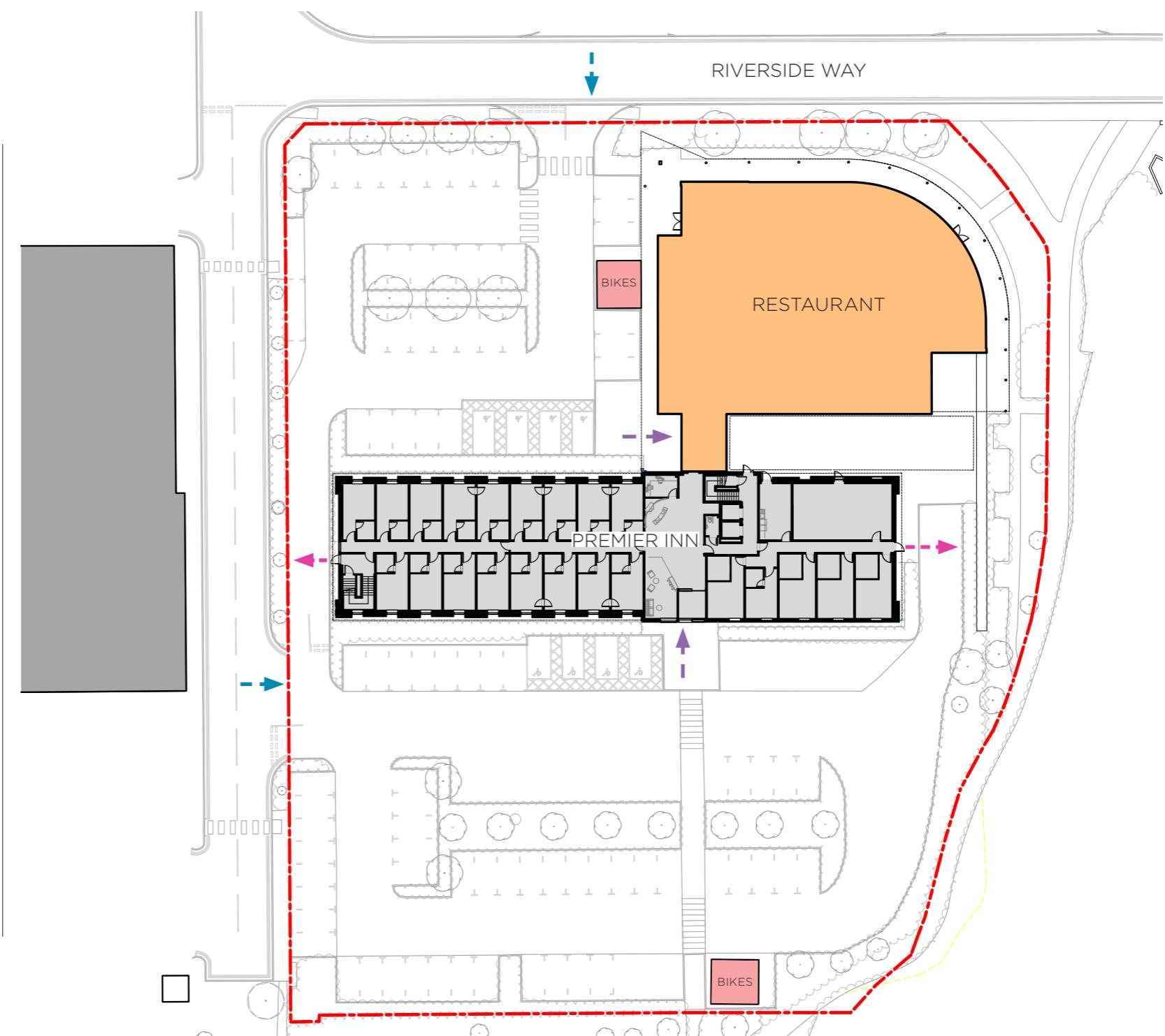
The Premier Inn site is primarily accessed via Riverside Way, with both vehicular and pedestrian entry points sharing the same access routes. This arrangement provides a straightforward and easily identifiable entrance for all visitors, whether arriving by car or on foot.

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

<span style="color: red;">—</span>	Site Boundary
<span style="color: orange;">■</span>	Restaurant
<span style="color: grey;">■</span>	Premier Inn
<span style="color: purple;">—&gt;</span>	Hotel Entrance
<span style="color: cyan;">—&gt;</span>	Site Entry
<span style="color: magenta;">—&gt;</span>	Fire Escape Exit
<span style="color: red;">■</span>	Bicycle Shelter



Existing Site Plan - NTS

3

## EXISTING SITE & BUILDING

### 3.2 Existing Fabric

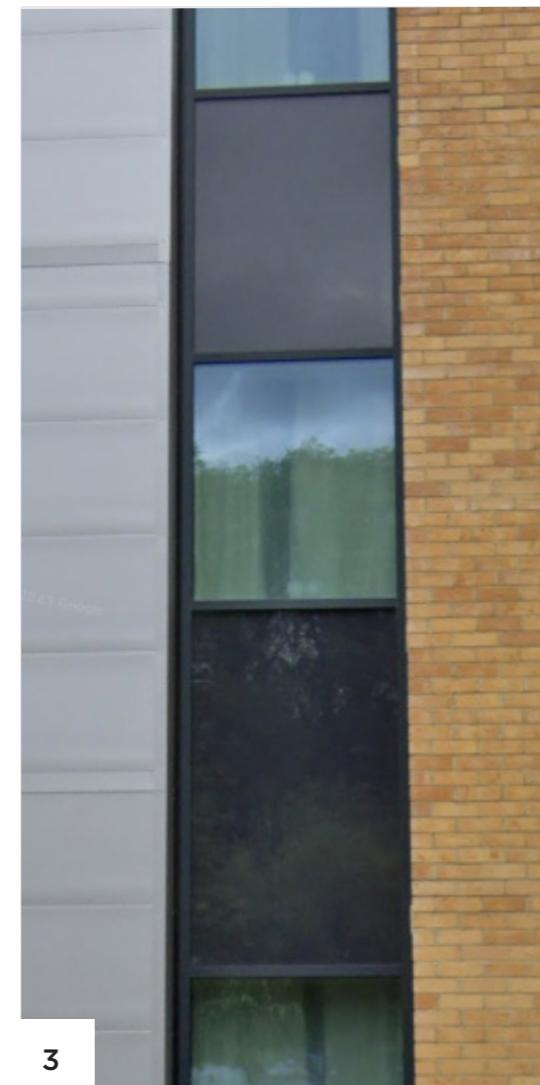
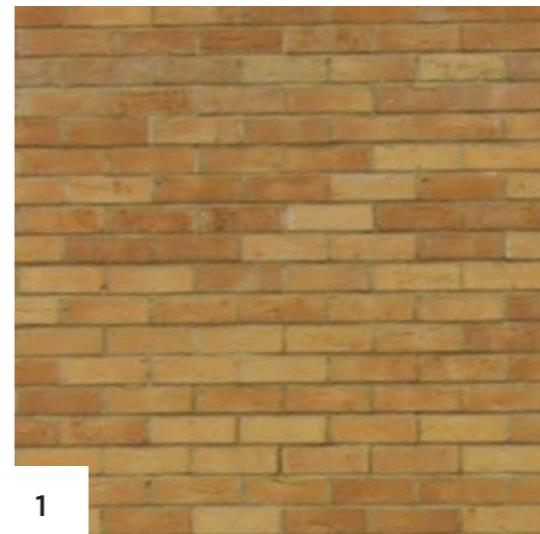
The existing hotel and restaurant both feature a multi yellow brickwork with natural coloured mortar. The hotel incorporates composite metal cladding panels from the ground floor to the top of the building, which are laid horizontally, and an aluminium framed curtain walling system with glass spandrel 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 restaurant's roof is characterized by its large projections and light slope creating a more dynamic entrance.

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



# 4 ACCESS STRATEGY

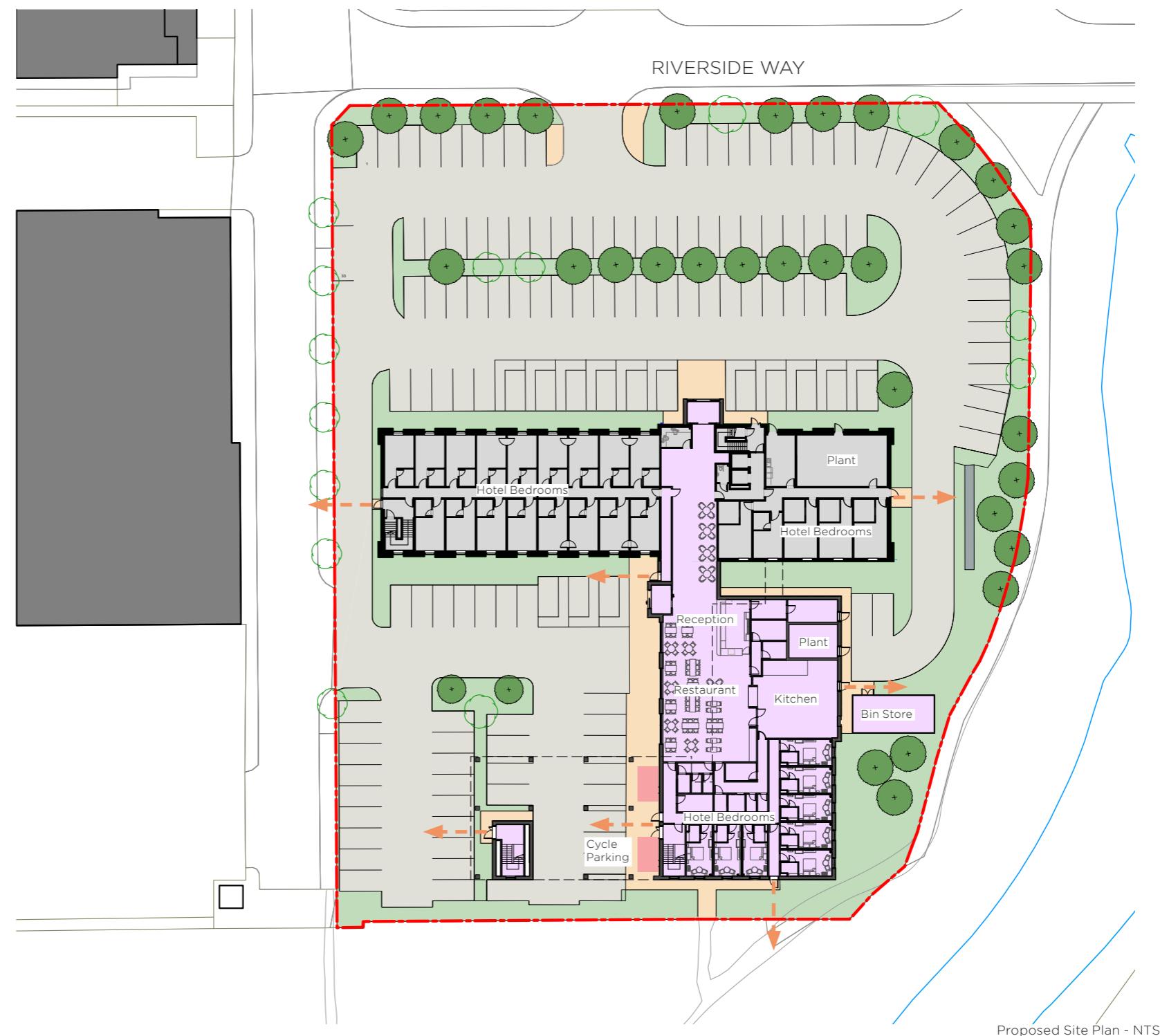
## 4.1 Site Layout

The proposed rear extension is designed to improve the accessibility to the building while keeping the guest's privacy, creating a more prominent entrance to the northern facade and conserving a rear entrance with a direct connection to the new restaurant. This strategic design resolution allows for efficient use of the existing space while maximising the potential for additional accommodation. A key feature of the new design is the integration of the restaurant and hotel buildings into one cohesive structure.

The existing restaurant footprint will be transformed with new landscaping and parking areas, to provide additional space to the guests. This redesign aims to enhance the site's amenities and provide an improved outdoor space for guests. The new landscaping also presents an opportunity to potentially enhance the site's ecological value.

### Key

	Site Boundary
	Proposed Building
	Existing Building
	Cycle Parking
	Fire Escape Exit
139	Car Parks
14	Accessible Car Parks



## 4

# ACCESS STRATEGY

## 4.2 Site Access

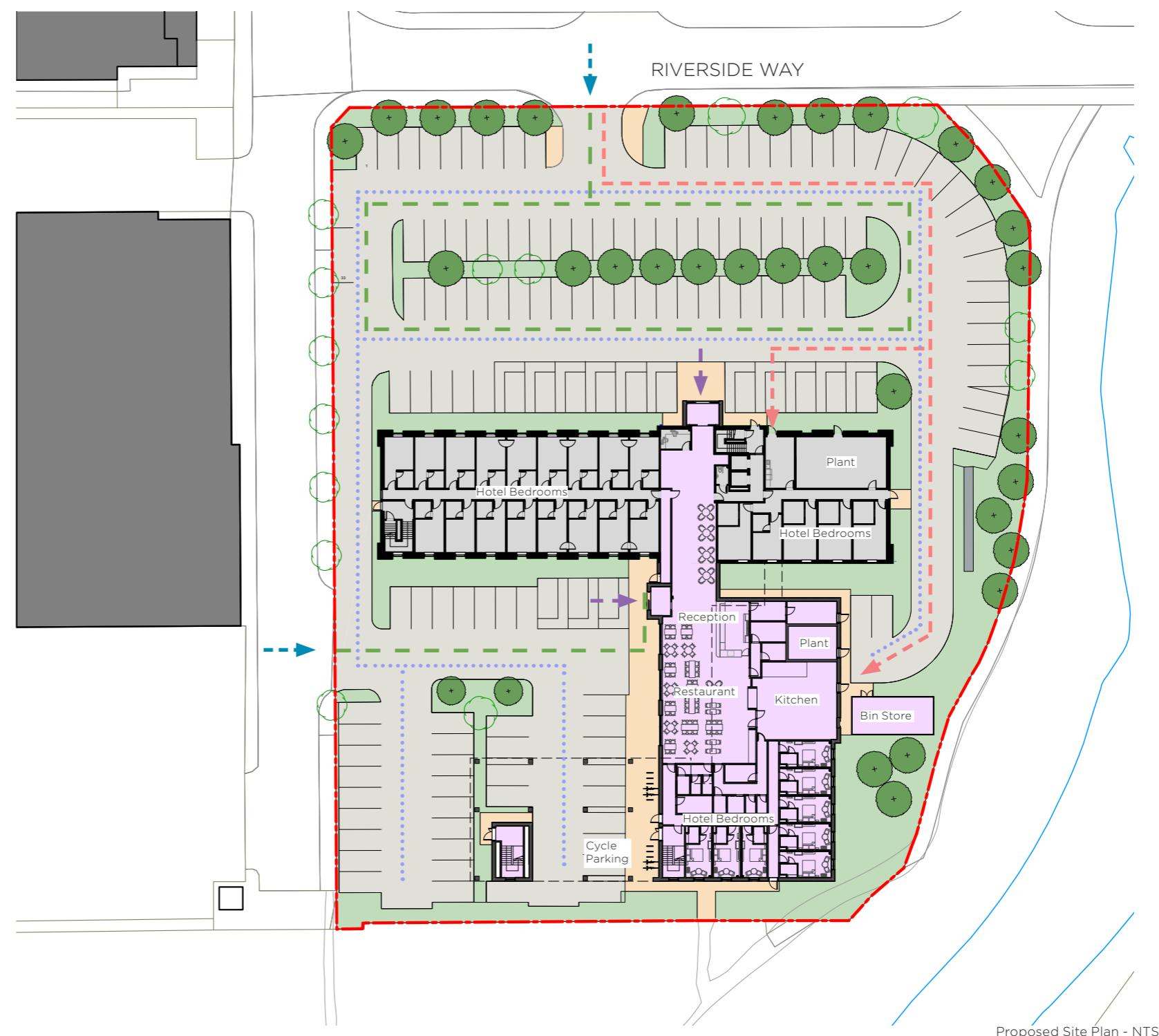
The existing site access arrangements will remain relatively unchanged, ensuring continuity and familiarity for returning guests and staff. The new restaurant, to be incorporated within the building core, will have a large capacity suitable for such a busy site and will provide smooth access for guests.

## 4.3 Building Access

The new rear extension will incorporate a new building entrance to the core of the building, improving the accessibility to the restaurant and new bedrooms. It will also feature fire escapes to all faces, ensuring compliance with safety regulations and providing multiple egress points in case of emergency. These access points are designed to integrate seamlessly with the existing building's layout and the site's overall circulation patterns.

### Key

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



## 5

# DESIGN APPROACH

## 5.1 Design and Appearance

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

A key feature of the extension is the relocation of the new restaurant within the building premises, creating a canopy roof on the ground floor with larger windows to the landscaping.

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

The proposed extension coronates with a flat roof with a polyester powder-coated metal fascia up to the same height as the existing hotel.

The north facade incorporates an inviting new entrance made of yellow brickwork and enhanced by a curtain wall glazing. The combination of these elements results in a building that respects the existing aesthetic of the Premier Inn's architectural language.



### Pictured

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



## 7 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 150 bedrooms, this development significantly enhances the hotel's capacity to serve visitors to the Uxbridge area.

The demolition and relocation of the existing restaurant to within the heart of the extended hotel, creates a more cohesive guest experience, whilst also improving operational efficiency.

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.

Overall parking spaces have been increased from 116 to 139 meet the needs of patrons.

An extensive landscaping scheme is also proposed to increase green space and tree planting on the site.

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.



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