REVISION G 30/8/23

This report is re-submitted as part of a new Planning and Listed Building Consent application for works at the Six Bells Ruislip. The report is identical to that submitted for the consented applications 14387/APP/2020?4126 & 4127 and is intended as a new application to extend the time in which the works can be started as the pandemic and subsequent economic circumstances have prevented the start of the construction phase of the project. All materials are identical to the original applications and no revisions or alterations have been made.

Design Access & Planning Statement

The Six Bells
Duck Hill Road
Ruislip
HA4 7TP

12th December 2020

This report is submitted in support of a Planning and Listed Building Consent re-submission for an extension and other works to provide a restaurant and 8 overnight accommodation rooms. It follows on from previous approvals 14387/APP/2018/1383&14387/APP/ 2018/1383. And a more recent refusal 14387/APP/2020/2775 & 14387/APP/2020/2776

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Executive Summary

This Design and Access Statement has been prepared to understand the implications of the proposal to revise the form of the extension (previously approved 14387/APP/2018/1383 & 14387/APP/2018/1383) at the Six Bells. The proposals call for provide 10 overnight B & B style accommodation bedrooms within the roof space of the previously approved "barn" type structure. The appellant considers that this revised and resubmitted proposal developed n liaison with Planning officers is acceptable in planning terms because:

i) Fundamentally these revised proposals will ensure the continued preservation of a Statutorily Listed Building that was derelict before mid 2018 and will close is a new business model is not applied

ii) The principle of this type of development on the Six Bells site, is established by the October 2018 Approval.

iii) A building of a similar form and scale to the Current proposals was agreed and encouraged by the Council's Conservation Officer in 2018

iv) The eventual reduced size of the approved scheme over the submitted scheme was at the instigation of the applicants not the Council. The Local Planning Authority were happy to support the larger scheme originally submitted.

v) The design of this revised (December 2020) current scheme will at the very least "preserve" the character of the listed building and will not case "substantial harm" but in reality it will enhance the building and the site and its potential to self preserve.

vi) The" Very Special Circumstances" have been established by the 2018 approval (described in the officer's report) are still extant within the uncompleted approved scheme and this revised scheme.

vii) Development within the Green Belt is permitted even without "very special circumstances". It is the volume, scale and use classes that are controlled and whether other volumes existed on the site. (They did)

viii) There were a number of existing volumes on the site, now demolished, that were in a less sensitive location to the current proposals.

ix) In built form terms, the current proposals call for a relatively small increase in volume over the submitted scheme certainly small enough for "very special circumstances" to apply.

x) Development in green belt is considered to increase intensity. The issue is that the intensity of use on the site is insufficient to sustain a business.

xi) The openness of the green belt is moot the site is enclose in a wood within a wood

.xii) The current development would result in significant Community Benefits, including the preservation of community assets and increased potential and ongoing secure employment for locals

1.0 PRECEPT

1.1 Background and chronology

1.1.1 This report is submitted in support of a re submitted proposal to increase the size of a previously permitted "Barn" type extension to enable the provision of 8 Bed and Breakfast type bedrooms for overnight accommodation. The Grade II listed Six Bells has had a very difficult recent history and the planning process has become very complex and somewhat dislocated. It is very important that the chronology and rational for the development of the proposal for the site are understood. This is a new application and a re-submission of the refused applications from 23rd November 2020; 14387/APP/2020/2775 and 14387/APP/2020/2776 the proposals have been developed from the same drivers and financial pressures that initiated the October 2018 approved scheme and the November 2020 refused scheme. The following paragraphs are essential in understanding the reasons for this application and the reasons why these proposals are essential for the long term preservation and survival as a public house of the Six Bells.

As Found Condition January 2018

1.1.2 Before the approved application was submitted and the present applicants took possession of the Six Bells, the building was derelict, flooded, vandalised and surrounded by unauthorised structures and landscape features. It was by Historic England (English Heritage) definition, if not by registration, a *"Listed Building at Risk"*. It was in *"very Bad"* condition it was *"vacant"* with some signs of previous squatting and drug use. Parts of the building were *"vulnerable"* in particular; the floor over the cellar was in immediate risk of collapse. Overall, the building was in Historic England terms a *"Priority A"* in *"Immediate risk of further rapid deterioration or loss of fabric with no solution agreed"*. The Local Authority had not issued any enforcement notices at the time.

Ownership.

1.1..3 The present owners (applicant) took possession of the Six Bells in June 2018, after may years of the building being vacant and have been striving to preserve the building and make the Six Bells a successful self sustaining business ever since. This re-application is part of the development process.

Consultation with the Local Authority

1.1.4 Prior to taking possession of the building in June 2018 the applicant appointed a consultant to help with design and liaison with the Local Authority, Hillingdon Council. Vernon Smith and Associates then produced a concept scheme for discussion with Hillingdon Council's then Conservation Officer Charmian Baker (a very experienced Local Authority historic buildings officer about to retire at the time of our meeting). The applicant, consultant and Conservation Officer met at the Council's offices for a very helpful and productive meeting after which the applicant received the following email:

During the discussion the applicant a very experienced local restaurateur with many years in the hospitality industry, explained that the scale of the building proposed was necessary to deliver the necessary number of covers to enable the public house to be sustainable business particularly in light of the significant initial extra expense incurred through the restoration of the listed elements of the house.
These were 20% more than the repair of non listed fabric. Ms Baker understood the problem and in helping to get the Six Bells restored and self sustaining sent the following response on the 29th March 2018 to the applicant's consultant. (The original email can be provided upon request)

Dear Mark,

Firstly, thank you for the drawings. As promised I have been on site to assess the likely impact of the proposed new restaurant barn on the listed building.
As mentioned in my previous e-mail, I am satisfied that the proposed barn is of a design and a roof pitch which would appear traditional and in keeping with this complex of buildings. The eaves would be of comparable height, the external finish would harmonise very satisfactorily, and the bulk of the building would only really be apparent in views of the building from Ducks Hill Road when approaching from the north. In my view, this would be acceptable. I am also of the view that a restaurant use would be very suitable for this listed building, would enable the retention of its existing outbuildings, would lead to a great enhancement of this site and, very importantly, one which should have a sustainable future.

Secondly, thank you for your letter. There are no issues at all with working on the toilet and kitchen areas, as these parts of the complex are modern and of no internal interest. For the works to the bar, in the 18th century part of the listed building, I would usually ask for a plan of the proposed works and a site visit to determine to what extent the original fabric would be affected. However, this being my last day in this job, I cannot do this myself. Could I ask you to submit a plan of this area and leave this work until my successor is in post from 9th April?

Meanwhile, you could submit the listed building consent and planning permission for the site, with Heritage Statement.

With kind regards,

Charmian

Post Consultation Submissions April 2018

1.1.5 Following on from the consultation meeting and the email above, the applicant instructed Vernon Smith and Associates to submit planning and listed building consent applications for a scheme identical to that discussed at the meeting. These applications were validated on the 13th April 2018.

Essentially, in relation to the approved scheme, this new re-submission has two fundamental drivers. Firstly, the need to provide 8 overnight B&B type accommodation (use class C1). Secondly, a larger building than was approved later on that year on the 18th October 2018 would be necessary raising scale, form and massing issues in relation to the listed building. However, the application process was further complicated by amendments forced on the applicant following the expensive restoration of the listed elements of the Six Bells. This is explained in detail in 1.1.1.5 below. The red dimensions shown on the

drawings are not part of the original drawings they are just added for clarity.

Chronology of form, massing and scale of the "Barn" extension

1.1..6 The originally submitted proposed "Barn" structure had to be revised because the budget for this element of the work had to be seriously reduced as the estimates for repairs to listed structures was revised up as survey and work commenced. The application process and the nature of the revisions is described below

Initial Consultation with Conservation Officer Proposal (March 2018)

i) The drawings discussed at the pre-application meeting at Hillingdon Council Offices with Charmian Baker showed a "Barn" type building on drawing VSA18/03 – 007 that was 22.0m long x 9.00m wide giving a net floor area of 180m^2 The email in 1.1.1.3 above arrived a few days after the meeting. (See drawing below)

Initial application proposal (April 2018)

ii) Following the pre-application meeting an application was submitted that showed on the same drawing VSA18/03 – 007 that the "Barn" extension would be 22.0m long x 9.00m wide giving a net floor area of 180m^2 over as single storey. (See drawing below)

Revision A to original Application (June 2018)

iii) With the agreement of the Conservation Officer, urgent repair works were carried out in parallel with the application process; as restoration commenced the estimated costs of these repairs significantly overran. This required a complete review of the project costs. It was decided that for the whole project to be achievable and affordable, the size of the extension would unfortunately have to be reduced.

It should be noted that this reduction was initiated by the applicant and at no point during the application process had the Council requested a reduction in the floor plan. The reduction was required purely on

financial grounds. However, to date the approved scheme has not yet been built out as it will not provide the returns necessary to save the Six Bells.

The review of finances led to the applicant submitting a revised scheme in which a smaller floor plan was proposed. As part of the revised submission a new drawings VSA18/03 – 007A illustrated that the "Barn" extension would now be 19.0m long x 6.50m wide giving a net floor area of 112.5m^2 over a single storey. (See drawing below)

The revised drawing VSA18/03 – 007A, has been included in the approval and is listed in the decision notice as the approved drawings and is also part of Condition 3.

1.2 Revisions to scheme 2020

1.2.1 The realisation of the project and the approved scheme has taken time and significant expenditure to reach the point at which it can be found on site. As required the listed Six Bells public house was restored first prior to any extension, as is good practice in conservation, the extension has not been built and the approved scheme is not yet completed. Over the last two to three years however, it has become apparent that the extension is not enough to deliver a self sustaining business.

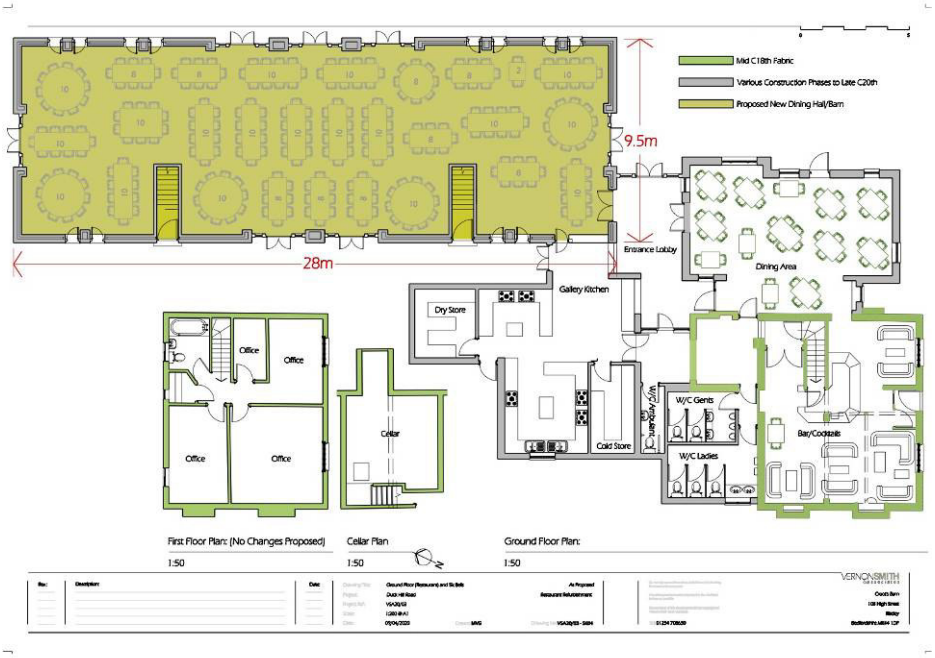
An additional extension to provide extra dining facilities will help but in itself, is insufficient to provide reliable cash turnover to sustain a hospitality business on the site. Even before the present pandemic, it was nationally recognised and accepted that public houses were closing in large numbers every day. Indeed, many Local Authorities were and are finding it difficult to resist the numerous applications to turn public houses (A4) into residences (C3); a possible future for the Six Bells? Although the Covid 19 pandemic is seen by some as an excuse for almost everything, the reality is that it will seriously impact upon the viability of all hospitality businesses within the UK for the foreseeable future.

The applicants are experienced local businessmen and have many years in the hospitality industry and do not see a future for the Six Bells, if

further investment cannot be attracted into the project. As it stands there are many restaurants closing daily. Food and drink are not enough to ensure sufficient cash flow. To this end a new pre-application consultation was submitted to Hillingdon Council Planning Department on the proposal to include 4 no. 2 bed apartments over the restaurant within the roof space. These flats would provide a consistent regular income on which to underpin the ongoing operation of the Six Bells.

Pre-application submission (April 2020)

1.2.1.1 The revised scheme proposed for the site, included a second story within the "Barn" for the 4 new flats and to enable the flats to comply with the Nationally Described Space Standards 2015 (NDSS) the 'Barn" had to increase in size. The pre-application submission included a plan drawing VSA20/03 – SK04 that showed a footprint of 28m long by 9.5m wide giving a ground floor net area of 235m^2. The upper floor provided for 4 no. 50m^2 units giving a net area on the first floor of 200m^2 (please see drawing below)



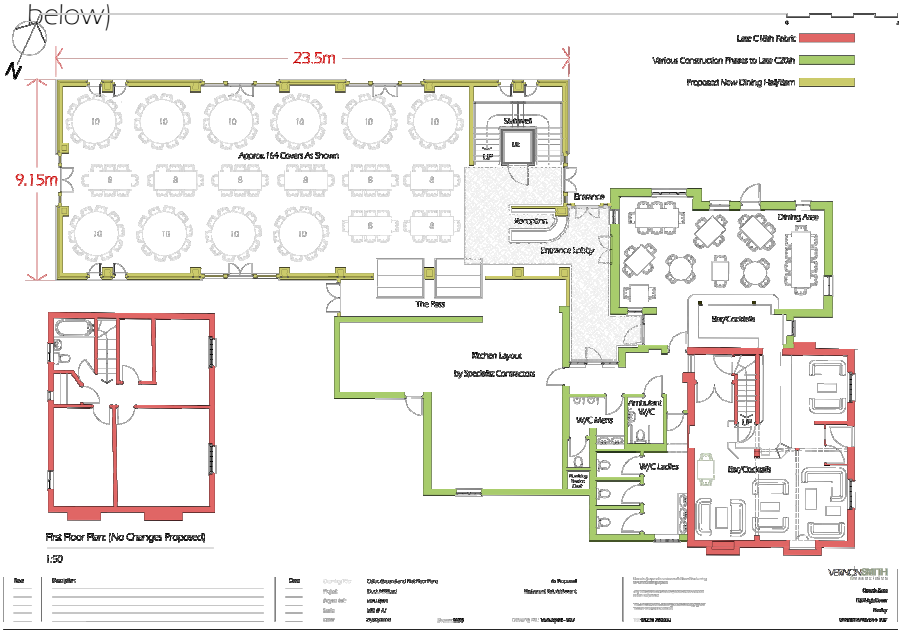
Post Pre-application response September 2020

1.2.1.2 Following a video conference meeting, the Council's planning officers indicated that the proposal would not be acceptable and would be refused because of the increase in size and the proposals to construct 4 new homes (Residential C3) within the "Green Belt". These points were understood but the applicant fervently suggested that to do nothing was not an option. However, the four unit housing scheme was abandoned.

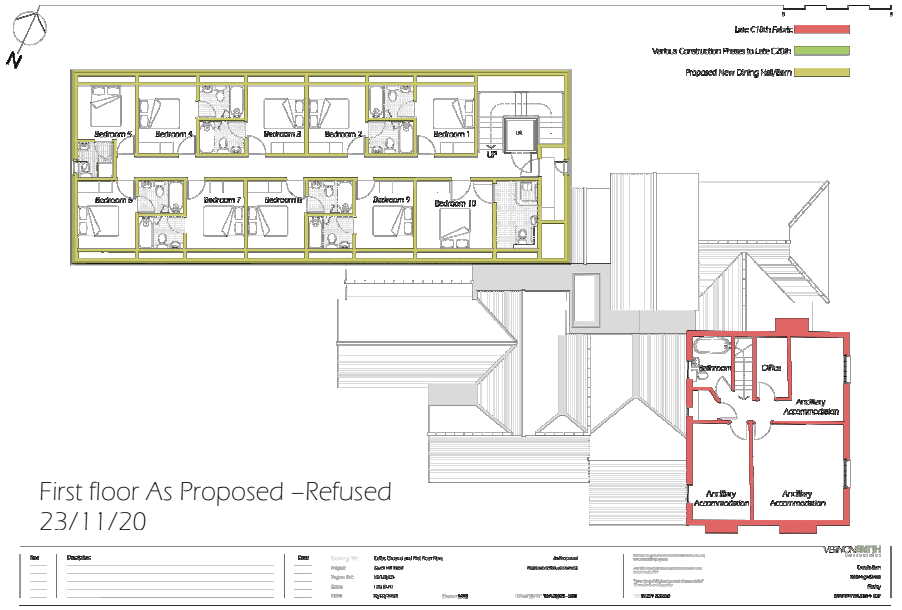
Refused Post pre-application submission (September 2020)

1.2.1.3 Since the pre-application meeting the applicant instructed Vernon Smith & Associates to produce a more appropriate option to secure the future of the Six Bells. The revised scheme submitted in September 2020 proposed 10 Bed and Breakfast type overnight rooms (use class C1), an historic function at the Six Bells and a more sensitive addition to the (A4 use class) public House. The new plan form has been reduced back to almost the original submission dimensions to reduce impact upon the listed building. The revised "Barn" dimensions were 23.5m long x 9.15m wide, giving a net floor area of 200m^2 .The first floor bedrooms

represented a total net area of 173m^2 These applications were subsequently refused on the 23rd November 2020 (Please see drawings below)



Ground Floor As Proposed - Refused 23/11/20



First floor As Proposed –Refused 23/11/20

This current re-submission (December 2020)

1.2.1.4 Following the most recent refusal, the applicant has been in negotiations with the applicant and the agent to understand the scale, form and massing of the proposed barn extension that would be acceptable for the Six Bells public House site. After a number of test designs for a revised barn form the following fundamental constraints were agreed:

i) The ridge height has been reduced to no more than 7.75m closer to the permitted scheme from April 2018 reducing the roof pitch from 50° to 36°

ii) The number of proposed bedrooms ahs been reduced by 2 to 8.

iii) The length of the Barn extension has been reduced by 3.0m to 20.5m
See application drawing's VSA20/11 - 007 & VSA20/11 – 009. The outline of the Approved 2018 barn extension has been superimposed on the drawings accompanying this new re-submission.

1.3 Summary

1.3.1 Following the most recent pre-application discussions this new scheme submitted, call for a Barn extension 1.0m lower, and 3.0m shorter and the level of accommodation has been reduced to 8 new Bedrooms. The width of the Barn remains the same as the scheme refused in November 2020

1.4 Format and Methodology

1.4.1 The document has been structured and developed in line with the guidance produced by CABE (Design Council) and follows the format recommended in their publication *"Design and access statements, How to write, read and use them" 2006.* The report should also be read in conjunction with the Heritage Impact Statement and other reports and drawings also submitted with this application. Throughout this report the site will be referred to as the Six Bells.

1.5 Site Location

1.5.1 Located off Duck Hill Road on the northern outskirts of Ruislip, the Six Bells is a grade II listed building. It sits in a very generous plot with vehicular and pedestrian access off Duck Hill Road. The public house is in very close proximity to Ruislip Lido (reservoir) and will contribute to the facilities in an area that is well provided for in terms of public assets

Location Map: Six Bells © Historic England/ Ordnance Survey

1.3 Site Context

Built Environment: General

1.3.1 The Six Bells sits in a very green curtilage, mostly of scrub grass, shrubs and quite a dense tree cover. The building is at the extreme North end of the High Street at the beginning of Duck Hill Road. It is not a particularly historic setting flanked by C20th speculative housing and a group of large industrial units that are now a garden centre to the East across Duck Hill Road.

Historic Pre April 2018 Aerial View from the East © Bing Maps

Built Environment: Site

1.3.2 The Six Bells has a very generous plot that has developed over many years with a number of small outbuildings and other enclosures that show variously on the subsequent editions of the Ordnance Survey maps. The present situation as illustrated on the VSA20 11 – 001 site plan showing the public house sitting in a building complex that includes the now obscured remains of the early rear outshut and the series of further additions from the early and late C20th. The site is also blighted by a range of rather strangely designed "concession" style lightweight buildings and structures. It is assumed that these buildings have developed in the last ten years but are now seriously dilapidated and compromise the setting of the Six Bells.

1.3.3 The broader site was overgrown but views from Bing maps thought to be no more than 5 years old indicate that the car park provides for a capacity of 30 cars and survives beneath recent vegetation. The car parking is completely surrounded by a very large grassed area and a substantial cover of mature and semi mature trees. (Please see tree survey attached to this application)

1.4 Natural Environment

1.4.1 The site borders an area of natural borough-wide importance but is not a part of it. The curtilage land was neglected for a number of years but now constitutes a pleasant setting for put door eating. The site has the potential for rich biodiversity but as the current proposals do not require the expansion of hard standing areas nor any immediate removal of trees the natural environment should be relatively undisturbed. The scrub ground cover of the car parking has been removed and the parking area re commissioned. Otherwise, large areas of the soft landscape will be returned to natural cover as the unauthorised outdoor lightweight function structures have been taken away.

1.5 Access

1.5.1 Historically the site has been accessed off Duck Hill Road both by pedestrians and vehicles. The present car park for the public house is serviced via this original now broadened and gated access. At present the front door to the public house is not often used but pedestrian access can also be provided directly off the public pavement. There are no other formal access gates or routes into the site. The present layout of the car park provides for 30 cars and it is not proposed to increase the area of hard standing and parking to encourage customers to arrive by public transport. There are a number of bus routes that run along Duck Hill Road and Ruislip Railway station is a 20 minute walk away.

2.0 PLANNING

2.1 Background and History

2.1.1 The site has had a number of alterations and additions over the years since its listing in 1972, not least an insensitive internal refurbishment thought to have been carried out in the late 1990's. However, no record of an application to erect the external function structures was found and as unauthorised works they were be removed as part of the proposed Six Bells restoration works.

2.1.2 Site history is difficult to establish as data is not available for the 1970s and 1980's on the Council's Website, Prior to the current planning submissions implemented in 2018. The as found condition as the Six Bells demonstrated a number of phases of development and these are identified in the colour codes on the "as existing" and "as proposed" submission plans. A detailed description of the recent planning chronology can be found in 1.1 and 1.2 above. The build chronology is approximately as follows:

2.1.2.1 The public house itself is C.1800 with some simple but typical brick detailing that supports its provenance.

2.1.2.2 There are a number of interventions in the rear outshut that suggest some simple lean to extension to the rear later in the C19th, now the entrance to the north bar they are lost within the later C1980's construction.

2.1.2.3 The two rear projecting extensions that now house the kitchen were constructed come time in the very late 1970,s and 1980's they are of brick construction with a slate roof covering they are reasonably detailed in that they do not cause "substantial harm" to the character of the listed building and are and integral part of the proposed scheme.

There is no record available of application or permissions for these works but they appear too sophisticated to be unauthorised work.

2.1.2.4 between the mid 1980's and 2018 when the present owner took possession there were many insidious alterations that culminated in a large concession type building selling food and providing entertainment as shown on VSA20/11 – 001. There is no record available of applications or approvals for these independent buildings. However, as found on site they were poorly constructed and appeared to be unauthorised.

2.2 The Approved Scheme

2.2.1 The current approval, issued on the 18 October 2018, was for an extension with a footprint of 19m x 6.5m a significant reduction in the footprint of the building that was originally submitted at 22m x 19m. However, this reduction was instigated by the need to reduce build costs and the revised plans submitted whilst the application was being processed; these changes were at the applicant's initiative. The Council were prepared to approve the original foot print agreed through the original pre-application process (Please see 1.1.1.3 above).

2.2.2 The applicant was aware of the Green Belt designation of the site and also the statutory listed status of the Six Bells. The as found condition of the listed building and its role within the local community meant that the planning case officer was convinced of the "Special Circumstances" and that a permission was necessary for the Six Bells to be rescued and restored as an operational public house.

2.2.3 The officers report explained the special circumstances as follows:

"The proposed use will not change from the authorised use. However, the whole site is located within the Green Belt. The main policy issues in relation to this development are considered to be the impact on the heritage asset, the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt."

This current application now calls for the addition of 8 rather than the refused 10 overnight bed and Breakfast rooms, this new but complimentary use is required to underpin the sustainability of the existing business.

"The applicant sets out 'very special circumstances' to justify such development. These relate primarily to the restoration of a deteriorating listed building, and enabling the long term viability for any business run within it. Officers consider that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore

very special circumstances weighing in favour of the proposal exist in the case of the proposed development."

Despite the comments from officers during the pre-application meeting, the applicant considers that the very special circumstances still apply. Quite correctly the applicant has carried out the restorations to the listed fabric first and only some temporary hard standing resurfacing work has been carried out to tidy up the land at the site of the extension has been commenced.

Therefore, logically and in planning law, the 2018 proposal is still live in that a material start was made to the permitted scheme and the approved extension can be built. This new application is then a proposal to increase the footprint of the permitted extension and introduce 8 C1 rooms. The reasons for these revisions are still as described by the case officer in 2018 in his paragraph above.

"Given that the proposal involves a building in an area of the site that has been previously developed, that the car park layout / external arrangements will remain unchanged, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt."

After post refusal (23/11/2020) negotiations with officers of the planning department, the applicant is now seeking a building closer to but still larger than the approved scheme 7.75m max height and 20.5m max length an 8 rooms.

"Overall, it is considered that the proposals will not pose significant harm to the character and setting of the Six Bells or the setting of other nearby assets. Crucially, it is considered that the proposals will help rehabilitate a deteriorating heritage asset and secure its preservation for many years to come."

2.3 National Planning Policy

Sustainable Development: General

2.3.1 The Heritage Impact Assessment accompanying the application deals with the implications of the National Planning Policy Framework 2019 (NPPF) Section 12. *Conserving and Enhancing the Historic Environment*. The rest of the non historic environment policies relevant to these proposals within the NPPF, will be dealt with in this section of the report. It has been assumed that the proposed development is "sustainable" because of the need to rehabilitate a Listed Building at Risk and the reinstatement of a community facility. This means (NPPF) Para 7.0 of the developments Economic, Social, and Environmental roles are satisfied, In line with the principles and spirit of Para 14.0 of the NPPF. The rest of the specific polices outlined in the NPPF are not re-quoted here but are addressed as follows:

Para. 8

2.3.1.1 As a direct result of re-opening and returning the Six Bells in its original use the principles of Para. 8 can be satisfied. That is, that jobs will be created, A community asset will be preserved and as the previous approval substantiated there will be less than significant harm to the historic and natural environments.

a) As a direct result of re-opening and returning the Six Bells to full viable operation, it will be able to contribute to the economic vibrancy of this part of Ruislip as the Lido attracts a large number of out of town visitors to the area. The greater capacity and overnight accommodation at the Six Bells will improve the hospitably infrastructure in this part of Ruislip

The invigorated larger capacity Six Bells will require more staff and at present variously employs up to 20 people and the applicant considers the potential to employ between 15 and 20 more.

b) The extended historic "Community Asset" that will be the Six Bells, will not only support the community through employment but through well designed increased accommodation that will help to preserve the cultural and social well being of Ruislip.

c) History is not a fixed entity and change in the historic environment is inevitable, however appropriately designed alteration can help to preserve the important role that the Six Bells performs, at the same time as preserving the character of the historic environment of Ruislip. The current proposals development on previously built elements of the site will help preserve the natural environment and will enable a sustainable business

6.0 Building a Strong Competitive Economy Para. 80

2.3.2 A revitalised Six Bells with the wherewithal to financially self preserve and create a place of dependable long tern employment is essential to the economy of Ruislip and the wider area. As the policy recognises, great weight should be placed on enabling local economic growth especially within the development of local businesses. This requirement is even more important with the advent of a 20% decline in the economy following the fallout from the Pandemic.

11 Making effective use of Land Para. 117 -119

2.3.3 The area of the site at the Six Bells that is proposed for development is previously built on land and will enable the broadening of the uses on the site. The uses proposed are mutually beneficial and appropriate to this semi rural site. The proposals quite definitely respond positively to this section of the NPPF.

12. Achieving well-designed places Para. 117 -119

2.3.4 There are two approaches to the development of a site that includes a listed building. A well designed contemporary extension is a more modest and theoretically more honest way to extend a building. However, most planning officers and indeed neighbours are not sympathetic to contemporary intervention. At the Six Bells the interpretation of historic form scale and massing have been adopted to introduce a "Barn" like structure to reduce the impact upon the simple architecture pf the Public House. The previous approval has identified that the Local Authority consider the approach acceptable on this site. Indeed the large Tithe type barn is a common and celebrated from in Hillingdon.

13. Protecting Green Belt Land. Para.117 -119

2.3.5 The site is within the greenbelt and although predominantly wooded has large areas of previously developed land particularly in close proximity to the existing building complex. The approved application identified that the special circumstances that would allow some development within the site had been established and the applicant now asserts that the circumstances then identified are still current and applicable to the current application which would enable the building of the approved barn.

Para 144

a) The proposed revised scheme would not compromise the "openness" of the Green Belt any further than the approved scheme, as the site within its own heavily treed plot that in turn sits within a very dense wood and as the Conservation Officer pointed out in her pre-application response email the "Barn" "sits well back in the plot".

Para 145

A number of building types would be unexpected and indeed "inappropriate" within the Green Belt but a "Barn" is perhaps the most "appropriate" form in the rural and semi rural landscape, regardless of circumstances. The applicant considers that the special circumstances taken from NPPF paragraph 145 below recommend the proposed revised scheme for the Six Bells.

b) The principle of a "barn" structure in this Green belt location has been established and approved; it is now the question of size and additional use that needs to be addressed by this new resubmitted application. The revised proposal is not only necessary to help preserve the Six Bells for the long term, it will help to expand the hospitality offer from the A4 public house through the complimentary and "appropriate' Hotel C1 use. The now revised increase in volume that this represents will have no further impact upon the "openness" of the Green Belt than the already approved scheme.

c) Extensions to buildings within the Breen Belt are common within the specific constraints of the NPPF and Local policy. The barn originally agreed with the conservation officer, was larger than the public house but this is appropriate and to be expected in the Open countryside. Barns are "proportionately" bigger than farmhouses and this difference is relative scale is appropriate and normal for rural landscape and the Green Belt.

d) If the existing permission were to be built out leading to a Barn structure of 19m length the pre-application design submitted to the Council would indeed be materially larger than the approved building. However the applicant suggests that the new revised scheme that requires a revised Barn length of only 1.5m longer would not be "materially" larger.

g) Although the Six Bells site is heavily treed, it has large areas of pre built land on which the revised "Barn" form is proposed to sit. The site has experienced many constructions and demolitions as the area adjacent to the public house is mostly scrub and hard standing. The Revised scheme will still sit on this previously built space and as discussed above not have materially large volume that the previously approved building.

15. Conserving & Enhancing the Natural Environment Para's 174 - 183

2.3.6 All proposals for development on the site at the Six Bells have been for work on "Brownfield" and previously built land. Strategically, this reduces the pressure on "Greenfield" but most importantly it allows the natural landscape of the Six Bells setting to remain largely undisturbed. The only intervention into green space is through the increase in parking spaces to accommodate the Bed and Breakfast guests. These will be provided where encroachment into the green areas is at the minimum necessary and low dig protective mat systems will be used to respect tree root protection areas. This way, it is expected that few existing habitats will be disturbed and the opportunity to enhance the natural environment with extra planting will be taken.

NPPF Section12.0 Conserving & Enhancing the Historic Environment

2.3.7 Impact upon the "character", "value", and 'significance' of the historic environment has been addressed in the Heritage Impact Assessment attached to this application.

2.4 Local Planning Policy

Local Plan Part 2 (Adopted: January 2020) Development Management Policies: 2.0: Economy

2.4.1 This new application for work at the Six Bells is based upon the need for a larger building to accommodate the proposed Bed and Breakfast accommodation. That is the revised scheme calls for a bigger building 1.5m longer and 2.65m wider to accommodate the new bedrooms at first floor in the "Barn" structure. The local policy framework that was satisfied by the 2018 submission is still extant subject to some minor revisions in wording and structure of the Local Plan part 2 in January 2020.

Policy DME 4: Visitor Attractions

2.4.2 Historically, the Six Bells has been an important part of local facilities servicing the needs of residents and visitors to the recreation spaces, Lido and garden centre. However, the facilities and restricted operational environment have reduced the long term viability of the business at the public house. This problem has become significantly worse as new pressures on the hospitality industry grow from the pandemic. The present proposals call for an expansion of the existing previously approved capacity to ensure long term success of the new business. The resulting larger restaurant will provide for the local community and visitors and improving North Ruislip's hospitality offer. The new overnight accommodation will provide for visitors from outside the community and car parking will be expanded to facilitate this.

Policy DME 4: Visitor Attractions

2.4.3 If the proposed scheme is approved it will enable the Six Bells to become a"Destination asset" and at the same time provide for interaction between resident and other visitors with a valuable historic asset. There is a Bus top within 12m of the front door to the six Bells and the proposals and parking provision will be extended. The permitted scheme will enhance the existing offer from the Six Bells.

Policy DME 5: Hotels and Visitor Accommodation

2.4.3 At a local level in this part of Ruislip overnight accommodation is sparse and an increase in availability can only be positive for this part of North Ruislip. The impacts on neighbour's amenity of the revised scheme will not be significantly more than that of the approved extension.

Policy DME 6: Accessible Hotels and Visitor Accommodation

2.4.4 As part of the new offer at the Six Bells the overnight accommodation of now 8 bedrooms will include one Accessible room to meet the specific design standards of Document M of the building regulations and the DDA 1995.

Development Management Policies: 5.0 Historic and the Built Environment

Policy DMHB 1: Heritage Assets

2.4.5 Policy DMHB 1 Historic Assets and DMHB 2 Listed Building policies in general with regard to the Six Bells are discussed at length in the Heritage Impact Statement submitted with this application.

Policy DMHB 11 A: Design of New Development

2.4.6 A) In developing the design for the "Barn" type structure special attention has been given to harmonising the proposed extension with the prevailing architecture of the Six Bells. In detail the following mitigations have been adopted:

The site is atypical of the local suburban grain and local C20th precedents cannot be used for the development of the scheme. .

There is no established contextual building line in relation to the street. The proposed barn has been located to sit back from the public house to allow it to predominate when viewed from Duck Hill Road.

The architectural composition has been derived form the precedents that can be found in and on rural barns through out this part of Middlesex. Materiality and detailing have been developed from these precedents and the precedents found on site.

The proposals will not interfere with an established view into or out of the site, or another view independent of the site. Indeed, views into the site have been significantly improved over the rather derelict setting as found in 2018.

The Six Bells is relatively isolated and screened by a heavy tree cover, so the works will not unduly impact upon other open spaces.

The current proposals are a development of the original submission design formulated in liaison with the Conservation Officer at that time, from Hillingdon Council and have been design to minimise harm to the listed building.

i) The materials palette will be as specified in the approved 2018 scheme. The plinth will be in handmade brick, elevations which will be clad in a black painted larch or similar boarding to match the local Hillingdon vernacular for agricultural buildings.

ii) The interior is the smallest possible space to allow the min number of rooms that will substantiate the long term preservation of the Six Bells through a consistent income.

iii) A significant programme of planting and a landscape improvement to reduce hard standing will be submitted as a part of a conditioned landscape scheme.

B) The proposals will not impact upon the existing amenity enjoyed by neighbours; the scheme will adhere to the requirement of "Building Research Establishment Bulletin 209 in terms of daylight and sunlight.

C) A new extension on the site as shown on the attached application drawings will not prevent the development of any other site within it context.

D) An existing collection service is established for the removal of waste and recycling from the site and the extra capacity will be absorbed into this commercially provided service.

Policy DMHB 14: Trees and Landscape.

2.4.7 Accompanying this application for the revision of the extension will be a full and professionally executed tree survey. The conditions of trees is also indicated and proposals for replanting for Category C, U and or dying Ash is provided within the tree survey and protection report submitted with this application. The construction works will be sufficiently distant from the established trees to comply with the guidance and provisions of BS 5387 Trees and Construction

Development Management Policies: 5.0 Environmental Protection & Enhancement

Policy DMEI 4: The Green Belt

2.4.8 The previous approval for has indicated that a development of the type proposed is acceptable and provides for the special circumstances that enable the scheme that will preserve the future of the listed Six Bells. National strategic implications are discussed in 2.2.5 above but the local policy requirements are addressed below:

A) The previous permission for the site established that the approved scheme was and still is appropriate in planning terms and in design character and form terms. Apart from some of the subtle and simple fenestration changes this revised scheme is exactly the same apart from proposing a building 1.5 m longer and 2.65m wider; to accommodate the Bed and breakfast function.

It is the applicant contention that the relatively small increase in volume and the introduction of the overnight accommodation does not change those special circumstances as they are concerned with new built volume and form, not use class or minor changes to footprint dimensions.

B) As a proposal that sits within a heavily wooded site which itself is within a very large Metropolitan Wood; the site itself is not open. This means any new built form of a sympathetic and relative scale will not impact upon the "open" nature of this part of the Green Belt because the character of the local green belt is closed and narrow not at all "open".

i) The proposed bar extension is no taller than the public house and that is "appropriate" in terms of the relative historic uses of the buildings to make the "Barn" structure smaller would create a very strange relationship.

The footprint of the Barn structure is commensurate with footprints of historic barn buildings

Eaves height is of a 4.1m single storey scale has been advised by planning officers. Therefore, a reduced pitch of 36^{o} has had to be adopted.

Overall, the scale of the building is undeniably larger than the Six Bells but that is appropriate for the relationship between a barn and a public house the building type was originally for storage.

ii) If the percentage of developed land to undeveloped land is calculated the whole site is $5145m^2$ of which $250m^2$ is the built form of the Six Bells complex as existing or 4.8%. The as approved scheme represented a built form of $123m^2$ = $250m^2$ = $373m^2$ or 7.24% The current as proposed scheme proposes a new built footprint of $88m^2$ + $250m^2$ = $438m^2$ or 8.5 %.

The difference between the approved scheme footprint of $373m^2$ or 7.24% and the as proposed current scheme $461m^2$ 8.9% equates to an increase of 1.26% a relatively low increase in percentage built form.

iii) Building footprints are concentrated into the South East corner of the site adjacent to the fringe of Ruislip suburbia both the approved proposals and the current proposals, perpetuate this arrangement.

iv) Site layout is determined by developing an appropriate proximity with the listed building and a connection with a glazed structure to maintain a feeling of separation. However the operational requirements of running a restaurant and a bed and breakfast service have also been considered.

v) The traditional design and use of local natural materials will help connect and ingratiate the revised building into the character of the local area.

Policy DMEI 4: Biodiversity Protection and Enhancement

2.4.9 Current proposals for the Six Bells require that the extension is located in area of previously developed lad over existing concrete hard standing and cleared waste ground. The proposed new footprint will sit within this Brownfield area and will not threaten any species of flora or fauna or have the potential to harm established habitats. The site does not have any nationally registered or locally designated geological or biological features or areas.

At present the dense tree cover prevents a flourishing ground cover and the land is bare and compacted. The Landscape scheme initially shown very simply on the site plan VSA20/11 – 006, will include some planting of shade tolerant low shrubs and other specimens to preserve and improve the biological diversity of the site.

Policy DMEI 9: Management of Flood Risk

2.4.10 Consultation with the Environment Agency flood risk maps indicates that the Six Bells site is within a flood Risk 1 area. The site is only 5145m so this means a flood risk assessment for the site is not required.

Flood Risk Map for HA4 7TP © Environment Agency

Policy DMT 5: Pedestrians and Cyclists

2.4.11 Cycle Parking is provided for 10 cycles at the Six Bells although Appendix C table I, does not indicate the requirement for A4 uses. There are already 32 car parking spaces serving the public house and a further 10 spaces will be provide using a no dig permeable protective mat system. 4 spaces 10% will be converted to Accessible parking Please see VSA20/03 – 006.

3.0 ACCESS & ACCESSIBILITY

3.1 Access & Servicing

Vehicular Site Access

3.1.1 The site will be serviced from the original entrance on Duck Hill Road (Please see VSA20/11 - 006). It already provides for two way traffic and vision spays will not alter as a result of the extension works. The entrance provides access not only for customers but for large vehicle deliveries. Accessible parking spaces are provided as close to the principle entrance as the existing condition allows.

3.1.2 A designated screened bin store exists on the site but will be relocated adjacent to the car park. The present arrangement for waste management and recycling will be expanded to provide for the extra capacity generated by the restaurant facilities and the overnight accommodation. (Please see VSA20/11 – 006).

3.2 Access for All

Pedestrian Site Access

3.2. 1 Pedestrian Access to the listed building is via the existing front door of the listed public house however there is a small threshold so ramps can be provided as necessary. From the car park, all routes through into the proposed new entrance lobby and into the proposed new restaurant area will have flush thresholds where access to the listed elements of the building complex is required ramps will be provided as required., however the existing doors are historically standard 2'6" or 762mm.

3.2. 2 Public Transport via a scheduled bus route at Reservoir Road is 12m to the South of the front door of the Six Bells. Ruislip underground station is 2.3Km South in the town centre as it the West Ruislip overland station. However the bus route connects directly to them.

4.0 DESIGN

4.1 Land Use

Proposed Use

4.1.1 This current application comprises revisions to the form and composition of the approved scheme. The current proposals call for 8 no. new overnight Bed and Breakfast accommodation rooms which subsequently require a relatively small increase in the footprint of the permitted "Barn" extension. The Public House Use Class A4 is long established for the site. The new proposals call for the inclusion of 8 new rooms of C1 use class.

Setting

4.1.2 The setting of the site and the historic assets that sit adjacent has been dealt with at great length in the Heritage Impact Assessment. Overall, the site setting will be defined by the retention and enhancement of as much of the natural landscape on the site as possible.

4.2 Development Quantum

4.2.1 The development quantum is very important to the assessment of the application in terms of the role of the approved scheme which proved that special circumstances existed allowing for minor development within the Green Belt. This section will deal with the form, scale and massing for three iterations to the development of this new current application. The approved scheme, October 2018, The recently refused scheme November 2020, and this current new scheme December 2020

Initial Application Scheme 2018

4.2.1.1 Development proposals for this site were initiated by the new owners that took possession of the site in June 2018 and as part of the scheme development a pre-application consultation was carried out with the Council's Conservation officer. Full details of the circumstances are explained in 1.1 above. The initial pre-application scheme for the Barn like extension was which subsequently developed into the application scheme and was as follows:

Length:	22.0m
Width:	9.0m
Height:	8.7m at ridge
Eaves height	2.95m
Net Floor Area:	180m^2
Gross Volume: 1166m^3	

Applicant Initiated Reduction of Application Scheme: As Approved 2018

4.2.1.2 Because of substantially increases restoration costs, the budget for the extension had to be significantly reduced revising the area of extension to create a smaller space. The revises scheme that was eventually approved in October 2018 was reduced to:

Length:	19.0m
Width:	6.5m
Height:	7.15m at ridge
Eaves height	2.95m
Net Floor Area:	114.5m^2
Gross Volume: 627m^3	

Application November 2020 As Refused

4.2.1.4 A review of the viability of the public house led to the need for further income generation from the site and a new application for a larger "Barn" structure was submitted in September and refused in November.

Length:	23.5m
Width:	9.15m
Height:	8.7m at ridge
Eaves height	2.95m
Net Floor Area:	204.0m^2 + 173.0m^2 (first floor) = 377.0m^2
Gross Volume: 1280m^3	

This Current application December 2020

4.2.1.4 Following a post refusal discussion with planning officers, the scale and form of the following 'Barn" was agreed and it was recommended that a new application be submitted.

Length:	20.5m
Width:	9.15m
Height:	7.75m at ridge
Eaves height	4.1m
Net Floor Area:	170.0m^2 +152.0m^2 (first floor) = 322.0m^2
Gross Volume:	1111m

Outbuilding found on site as of June 2018

4.2.1.5 When the Applicant took possession of the site there were a number of C 20th outbuildings on the site it has not been possible to establish whether they were authorised or not but they were immediately to the southwest of the listed complex. Because of their poor state they were demolished as part of the delivery of a high quality scheme. They were variously constructed in brick and timber frame and represented a built footprint of 180m^2 However, The dual pitched outhouses between the flat roofed sections were 100m

Outbuilding One		Outbuilding Two	
Length:	17.0m	Length	6.6m
Width:	4.8.0m	Width:	2.80m
Height:	4.8 m at ridge	Height:	3.80 at ridge
Eaves height	2.4m	Eaves height	2.4m
Net Floor Area:	77.5m^2	Net Floor Area:	16.6m^2
Gross Volume:	293m^3	Gross Volume:	57m^3

The total floor are of the out buildings was 93.5m2 and not including the flat roofed areas the total building volume was 350m^3 Assuming that the buildings were unauthorised they were never the subject of an enforcement notice, even though they were within the curtilage of a listed building and within the green belt. The applicant asserts that the new proposals although still within the Green Belt are a significant improvement on the as found situation in 2018 both in terms of the setting of the listed building and the openness of the green belt.

4.3 Site Layout & Arrangement

Basic Principles

4.3.1 The proposed site layout is shown on VSA20 11 – 006, the layout is driven by the need to visually separate the new mass of the "Barn" form the organically extended historic footprint of the Six Bells. The new barn will be set back form the original building and will connect to the main complex via a glazed link.

Dimensions

4.3.2 The new re submitted extension will measure 20.5m x 9.15 m and will be two storeys with first floor for overnight accommodation. Ground to first floor eaves is 4.1m with pitched roof of 36°

Privacy and Outlook: General

4.3.2 The separated nature of the new building 25m from the nearest house and obscured by the existing late C20th extension means that there are no development management issues in terms of privacy and outlook for immediate neighbours and in particular those on the close immediately to the south.

4.4 Scale and Form

Site Topography

4.4.1 Overall, the site is relatively flat with a very shallow fall from the road to the eastern boundary; which also reduces the negative implications for privacy and or overlooking. There are no proposals to change the existing grade levels on the site other than to enable access

Building: Height

4.4.3 The new re-submission extension (Barn) will be the same height as the ridge line of the Six Bells. It will be set back form the historic core of the building into the site. The building will be of nominal storey and a half construction with a height of 4.1m from ground to eaves, the recommended reduced new pitch angle of 36°

Perceived Scale

4.4.4 The scale and form of the barn has been composed to be kept at the minimum possible whist still generating a credible historic building design and providing the number of covers and bedrooms required for a viable self sustaining business.

4.5 Landscape

Existing Landscape

4.5.1 The site is characterised by its natural landscape which will be cut back to reveal the hard landscaping that survives on the site. There will be no physical changes to the grassed and tree covered areas except for the no dig new car parking spaces.

Proposed Landscape

4.5.2 The strategy for landscape design will be to retain as much of the existing landscape as possible. Hard landscaping will be kept to the existing where possible and to a minimum and where new, specified to allow permeability and biodiversity.

4.6 Design Appearance and Style

Architectural Style

4.6.1 As the Heritage Statement has identified, the design of the extension is based upon the form, scale massing and architectural detail of barns that can be found in the local and broader Middlesex countryside including the Great Barn in Ruislip 1.5 Km to the south.

Design Development

4.6.3 The elevational treatment has been developed from a number of the precedents that can be found in the area but have not been slavishly copied from them. The form details and materials have been developed from the findings of the Heritage Impact Statement which indicates that to mitigate "harm" an agrarian approach to the architecture was required, with historic detailing and materials derived from the stylistic precedents and actual materials found locally.

4.6.3.1 The Elevations - Elevations have been composed to replicate the simple horizontal boarded finish found on most barns in the area. Fenestration is achieved through the simple glazing in the "cart/threshing openings and some smaller simple single light windows.

4.6.3.2 Fenestration - The windows will be manufactured from a heavy section timber frame with either wooden or metal opening lights and or doors

4.6.3.3 The Roof – The roof pitch following advice from planning officers is now 36°.

4.6.3.4 Architectural Detail - The detail is kept simple by using mainly timber jointing and exposed rafter feet to underpin the rural style

4.6.3.5 Materials - The materials are reflective of those found in the locality namely stained timber and plain clay tile over a simple vernacular hand made brick

5.0 SUMMARY & CONCLUSION

5.1 Summary

General Planning Principles

5.1.1 The current proposals have been developed following a thorough scrutiny of their intended context and the subsequent impact they may have on the historic environment of Rusilip and the Six Bells. However , the Heritage Impact Assessment provides a much more detailed analysis of context and how the design has been derived form that context The Heritage Impact Assessment and this Design and Access Statement have then presented the mitigation and design approach that will assimilate this sensitive re submitted intervention into the existing building complex of the Six Bells.

Economic Pressure

5.1.2 The need for the extra income stream to support the ongoing operation of the six Bells has come about because of the already parlous state of the hospitality industry. The rather bleak future for public houses and restaurants has been thrown into further doubt by the extra pressures that the pandemic represents. If the Six Bells is to survive for the long term extra income to ensure regular cash flow is essential if the pub is not to close.

The extra income stream will help to preserve this historically important pubic house for the long term. The Six Bells is revered by the local community as support for the refused application attested. It serves and its loss would be a blow to the hospitality offer in the immediate locality.

The Six Bells offer a slice of the countryside to the suburban town dwellers of Ruislip in very close proximity. The Six Bells is also inextricably linked with the local community because it is owned by locals who employ locals whose jobs are precious to them. The current proposals will help preserve the listed building retain valuable jobs and enable the creation of more jobs for locals. A closed Six Bells is a problem that the Local authority would not wish to address and would be aware of the investments in the historic fabric to date.

5.2 Design and Environmental Impact

Design

5.2.1 The new re submitted "Barn" design is the result of negotiations with planning officers at Hillingdon Council and to some extent still reflects the proportions, details, and forms of C.18th and C.19th agricultural buildings that established character of this part of Hillingdon. The drawings that illustrate the design of the building show the extra detail that a development in an historic environment requires. It is considered that in line with national and local policy requirements the proposals do at least preserve but actually enhance the setting and the character of Six Bells and its immediate locality

Historic Environment

5.2.2 If there is any perceived "harm' to the Six Bells and the immediate historic environment it is not "substantial" and the benefits that the scheme delivers in enabling the Six Bells to preserve itself mitigate for this. The reopening of the public house has contributed to a more cohesive local community and improves the hospitality offer of this busy area.

Green Belt

5.2.3 The applicant understands the implications of the Green Belt designation that the land in which the Six Bells sits. The applicant accepts the potential for harm to the "openness" and rural character that inappropriate development may represent. However, the applicant asserts that the sensitive design of proposals and the precedent set by the October 2018 approval means that special circumstances have been established and indeed remain in place.

The development of the approved scheme has led to the removal of 93.5m2 of buildings within the centre of the curtilage and the re-ordering of the site to concentrate development close to the built boundary. The impact of the extra overnight accommodation bedrooms on the Green Belt is accepted but the impact or "harm" on the Green Belt following the completion of this current application would be significantly less than the as found condition or indeed a return to the as found condition if the public house were to close.

5.2 Conclusion

5.2.1 It is considered that the physical communal and planning benefits that arise from these proposals do not only mitigate for any perceived impact of the proposed development on the public house and its environment but deliver tangible planning and community benefits

5.2.2 Overall, the applicant feels that the proposals comply with both Planning and Historic Environment Policy and deliver a historically sensitive well designed building. In turn this will enable a sustainable, efficient business operation that will contribute to the long term conservation of a locally valued statutorily listed building. In short the Applicant would recommend the scheme to Hillingdon Borough Council for the following reasons:

i) There is not doubt that if another income stream is not found for the Six Bells it will close in the near future.

ii) This current scheme will allow the business it accommodates to be sustainable, therefore preserving the previously at risk listed building well into the future.

iii) A completed scheme would ensure that a valued and historic local Community Asset would be preserved and remain open.

iv) Quality of the built and historic and natural environment will be preserved and enhanced when compared to the as found conditions on the site

v) The design of the current application is such that it will preserve the character of the listed building and the setting of the Six Bells.

vi) The increased space required by this current re-submission over and above the approved scheme is relatively small, making the proposed works more comparable to the 2018 pre-application scheme that the Council supported.

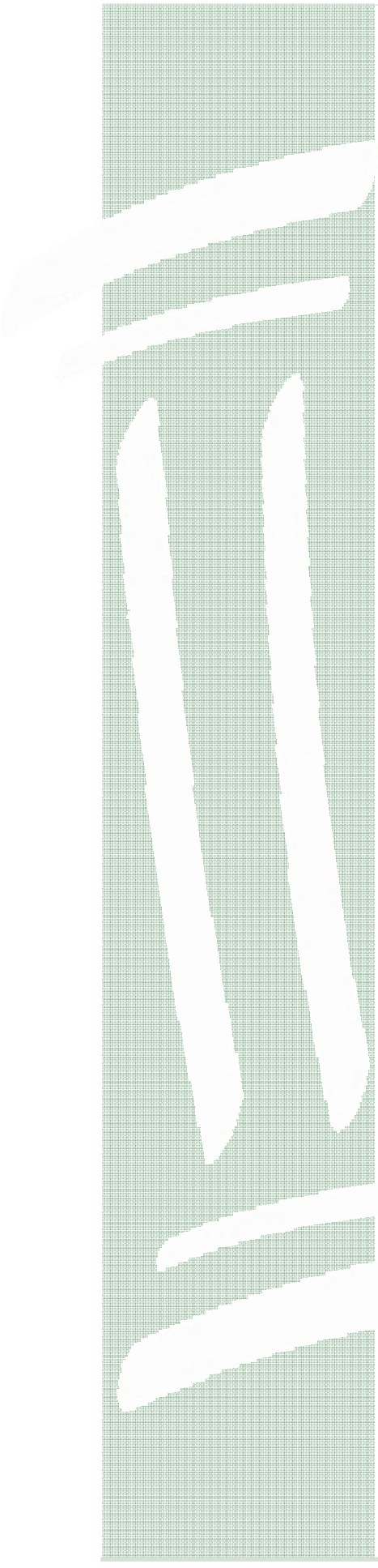
vii) The proposed bedrooms are not an extra development volume over and above the 2018 pre-application submission they are within the previously supported roof space volume.

viii) A fully restored Six Bells will improve the hospitality offer in this part of Ruislip, encouraging visitors to the area both for food and drink and accommodation which is underprovided for in the immediate area.

ix) Preservation of the listed building and the business will ensure the preservation of the jobs already provided by the Six Bells.

x) The completion of the approved scheme will generate further jobs to service the accommodation element of the new build.

Overall, the applicant asserts that the proposals are 99% policy compliant. Green Belt policies are intended to protect character. Ironically, a completed scheme would do this much better than the numerical application of floor space and volume constraints and significantly better than the as found situation, or worse a vacant Six Bells.



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