

DESIGN AND ACCESS STATEMENT

EDEN LOUNGE SHISHA BAR

298, WEST END RD, RUISLIP, HA4 6LS.

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DATE: 01.05.2024

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INTRODUCTION

1. Nature of the Heritage Asset

The Bell Inn, located at 298 West End Road, Ruislip, HA4 6LS, is a locally listed building in the London Borough of Hillingdon. It is a substantial two storey structure dating back to the 1930s. The ground floor is constructed in brick, while the upper floor features render and tile hanging. Noteworthy architectural elements include a large gable frontage with mock timber frame braces and barge boarding, as well as an Elizabethan-style half-timber gable to the corner.

2. Form and Materials of the Heritage Asset

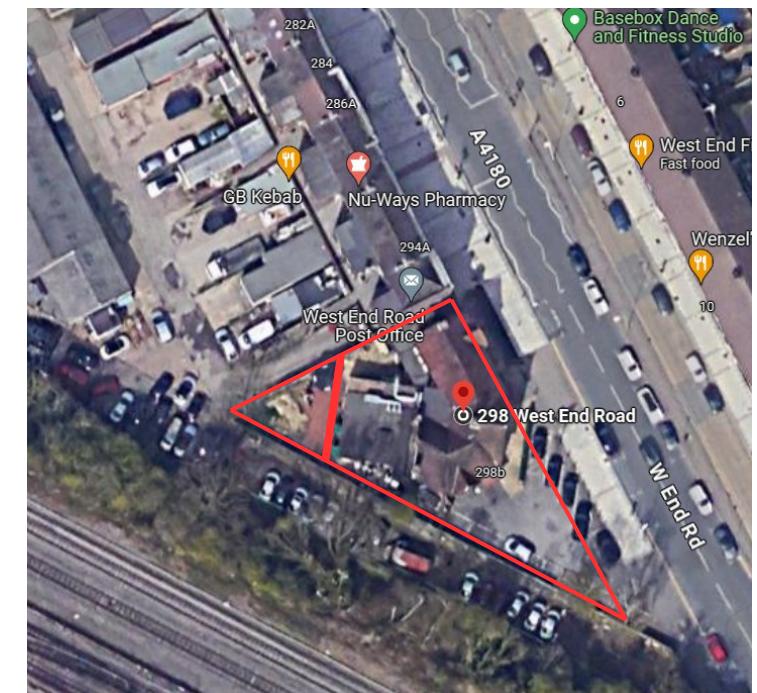
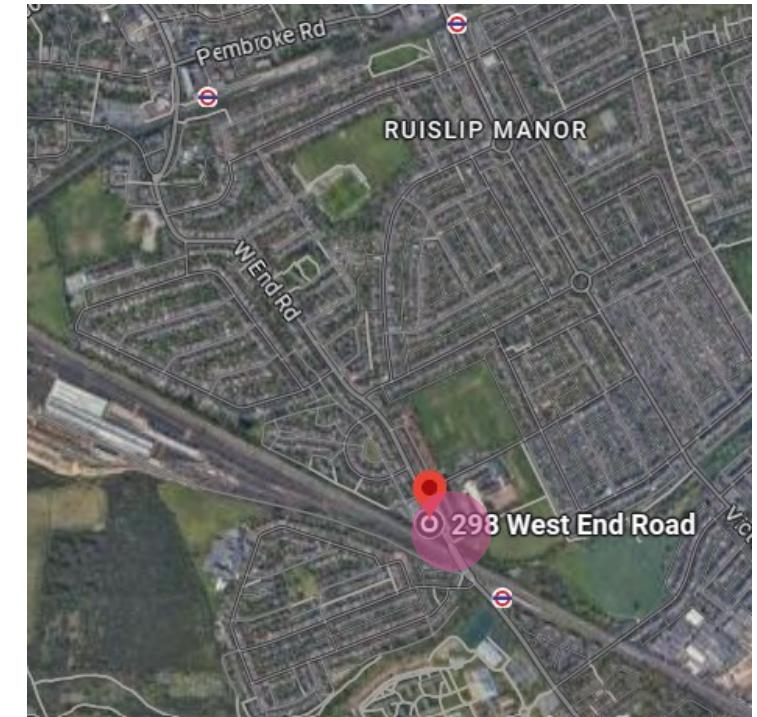
The site is characterized by its 1930s architectural design, with a strong presence in the townscape. The materials used, including brick, render, tile hanging, and timber frame elements, contribute to the building's unique appearance. The large gable frontage and mock timber frame details make it stand out, fitting seamlessly into the surrounding area. Nearby, there may be other historical buildings that complement the heritage value of The Bell Inn.

3. Significance of the Heritage Asset

The Bell Inn holds significance due to its architectural features from the 1930s, including the distinct Elizabethan-style half-timber gable. Its contribution to the local character and its role as a key landmark in the townscape enhance its historical value. The combination of materials, design, and age makes it a special heritage asset, contributing to the cultural and historical fabric of the area.

4. Proposed Works

The proposed works involve the retention of a wooden rear extension, initiated by the client under the belief that timber frame extensions fall under permitted development regulations. This extension, built with a timber frame structure, includes a canopy covering approximately 45% of the existing backyard area. It is essential to note that there are no structural changes or alterations to the facade of The Bell Inn. All proposed changes are confined to the backyard, ensuring they are not visible from the high street. Safety measures, such as fire exits, have been incorporated into the design. The scale, height, construction, and materials of the extension align with the existing heritage of The Bell Inn.



ASSESSMENT

2.1 Contextual Issues:

2.1.1 Location:

298, WEST END RD, RUISLIP, HA4 6LS.

Eastings: 510036

Nothings: 186050

2.1.2 Current Use:

The site is currently used as a restaurant . Proposal for extension at the rear side for shisha lounge.

2.1.3 Site Characteristics:

The site is a heritage site with parking on the front side facing the road.

2.1.4 Site Approach:

The site is approached from the West End Road. The entry to the rear side shisha lounge is from the parking lot rear side.

2.1.5 Scale, Height and Massing:

It is a substantial two storey structure dating back to the 1930s. The ground floor is constructed in brick, while the upper floor features render and tile hanging.

2.1.6 Appearance, Details and Materials:

The Bell Inn holds significance due to its architectural features from the 1930s, including the distinct Elizabethan-style half-timber gable. Its contribution to the local character and its role as a key landmark in the townscape enhance its historical value. The combination of materials, design, and age makes it a special heritage asset, contributing to the cultural and historical fabric of the area. The materials used, including brick, render, tile hanging, and timber frame elements, contribute to the building's unique appearance.

2.2 Topography/ Orientation:

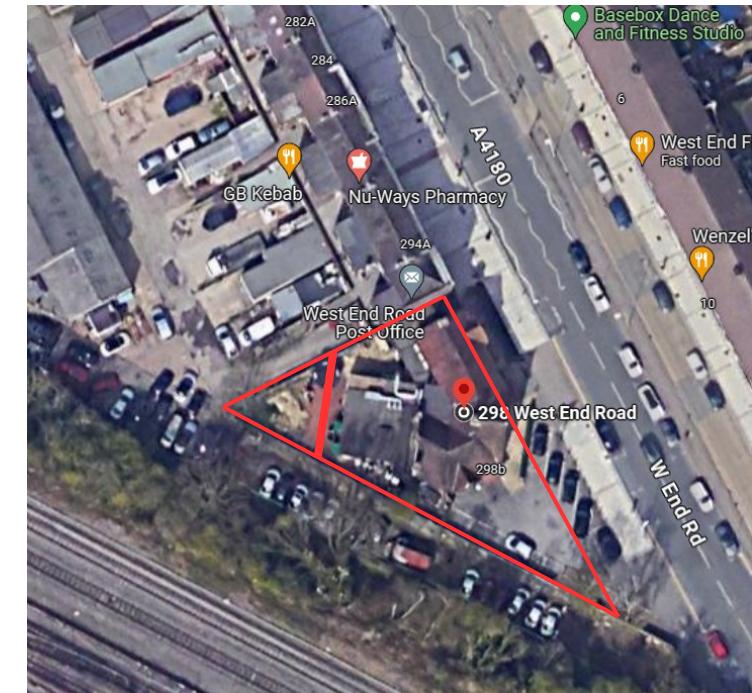
The existing building is oriented in the north east direction.

2.2.2 Trees:

The site does not have any trees inside proposed shisha lounge area. There are mature trees outside the site and in the parking lot.

2.2.3 Flood Risk Assessment:

A 'Negligible' result is given where there is no identified flood risk affecting the property, based on the flood data sources assessed, and no further action is required. However a Flood Risk assessment is submitted with this application.



EVALUATION/ SITE ASSESSMENT

3.1 Site Assessment:

3.1.1 Location:

298, WEST END RD, RUISLIP, HA4 6LS.

The site is oriented towards North East.

The entry to the rear proposed shisha lounge is from the side.

The sun direction, vegetation and parking is as marked in the drawing.

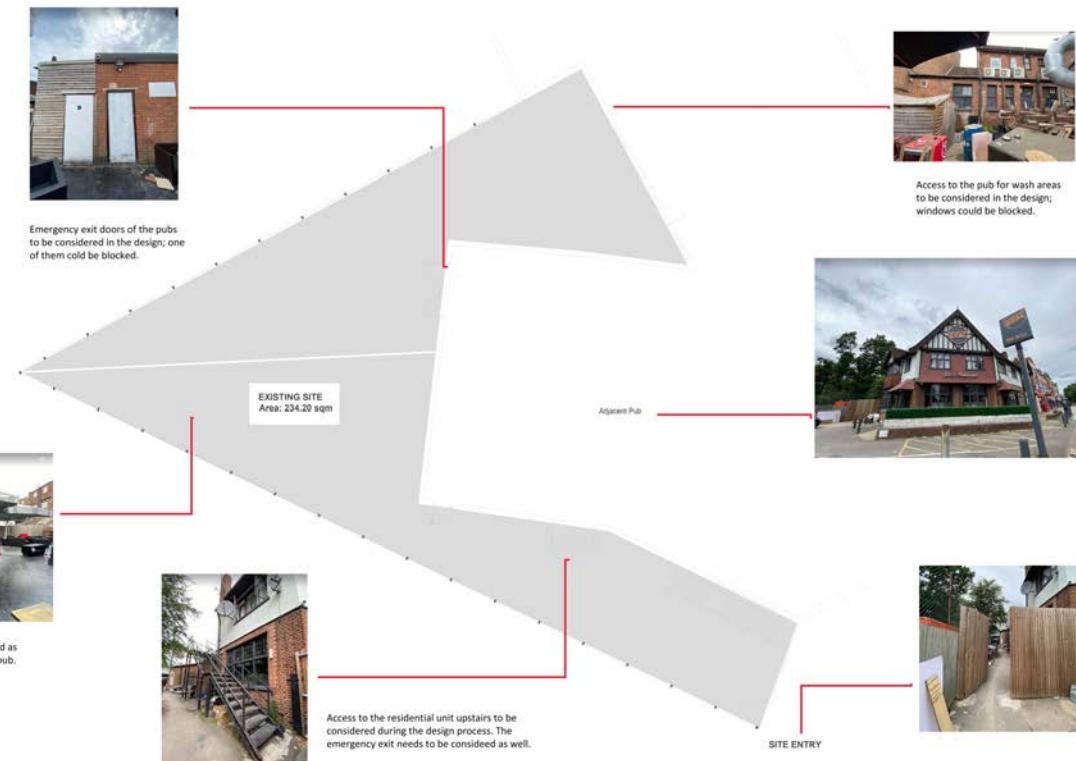
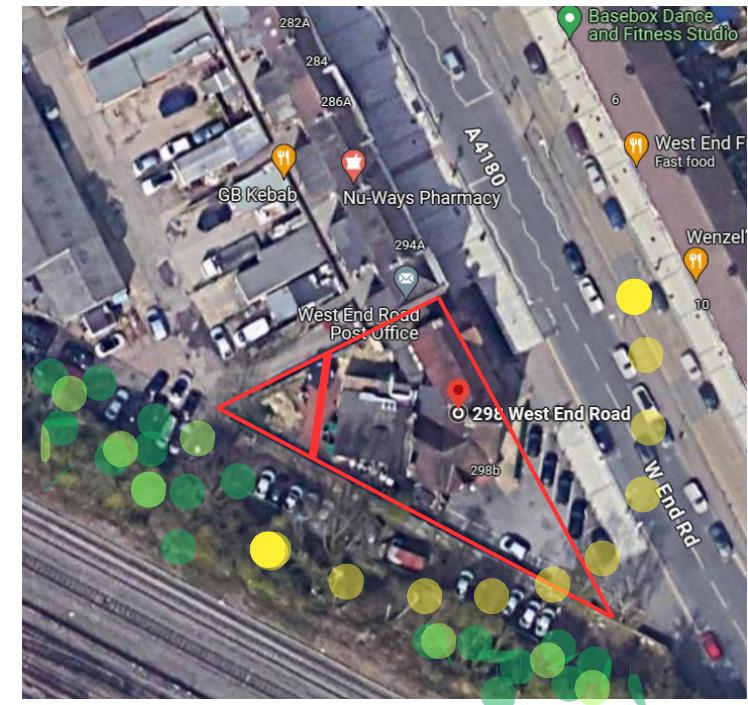
Site is on West end road in Ruislip.

3.2 Key Design Parameters:

The adjacent picture shows the design restrictions which are found in site.

#The proposed extension is on the rear side of hence the restaurants entry, fire exists, parking, kitchen entry are marked in the drawing which acts as a major design restriction parameter for design.

This extension, built with a timber frame structure, includes a canopy covering approximately 36% of the existing backyard area. It is essential to note that there are no structural changes or alterations to the facade of The Bell Inn. All proposed changes are confined to the backyard, ensuring they are not visible from the high street. Safety measures, such as fire exits, have been incorporated into the design



DESIGN

4.1 Seating Capacity:

The shisha lounge is proposed for seating capacity of 46 people.

5.1 Layout:

The layout is designed in such a way that 64% of the shisha lounge is open. The shisha lounge is constructed with timber frames fire rated canopy roof. All the seating area in the center of the rear side and 1.5 m of all sides are open to walkway passage all around the lounge for safety purposes.

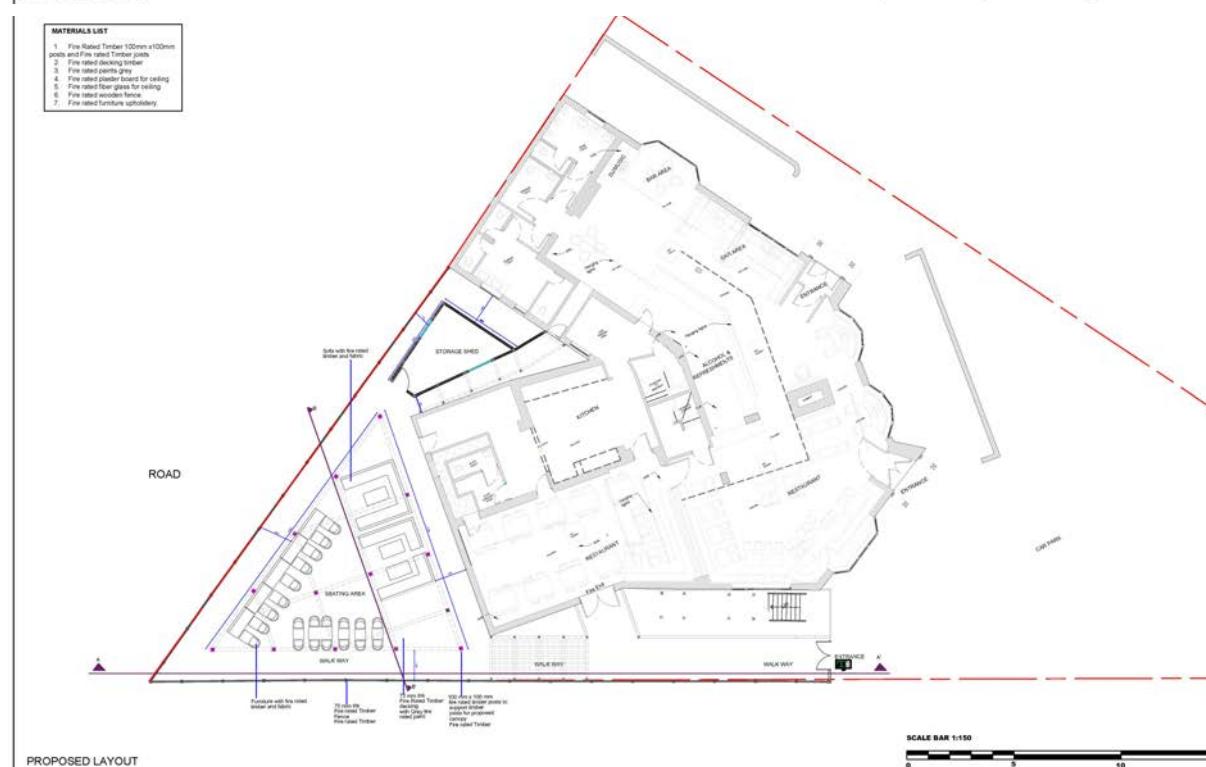
The lounge is designed with no wall except fire rated plaster board over the seating area.

The entrance passage has artificial plants on one side and wooden cladding on the other side.

The rear side of the lounge has a shed where shisha materials are stored.

5.2 Lighting:

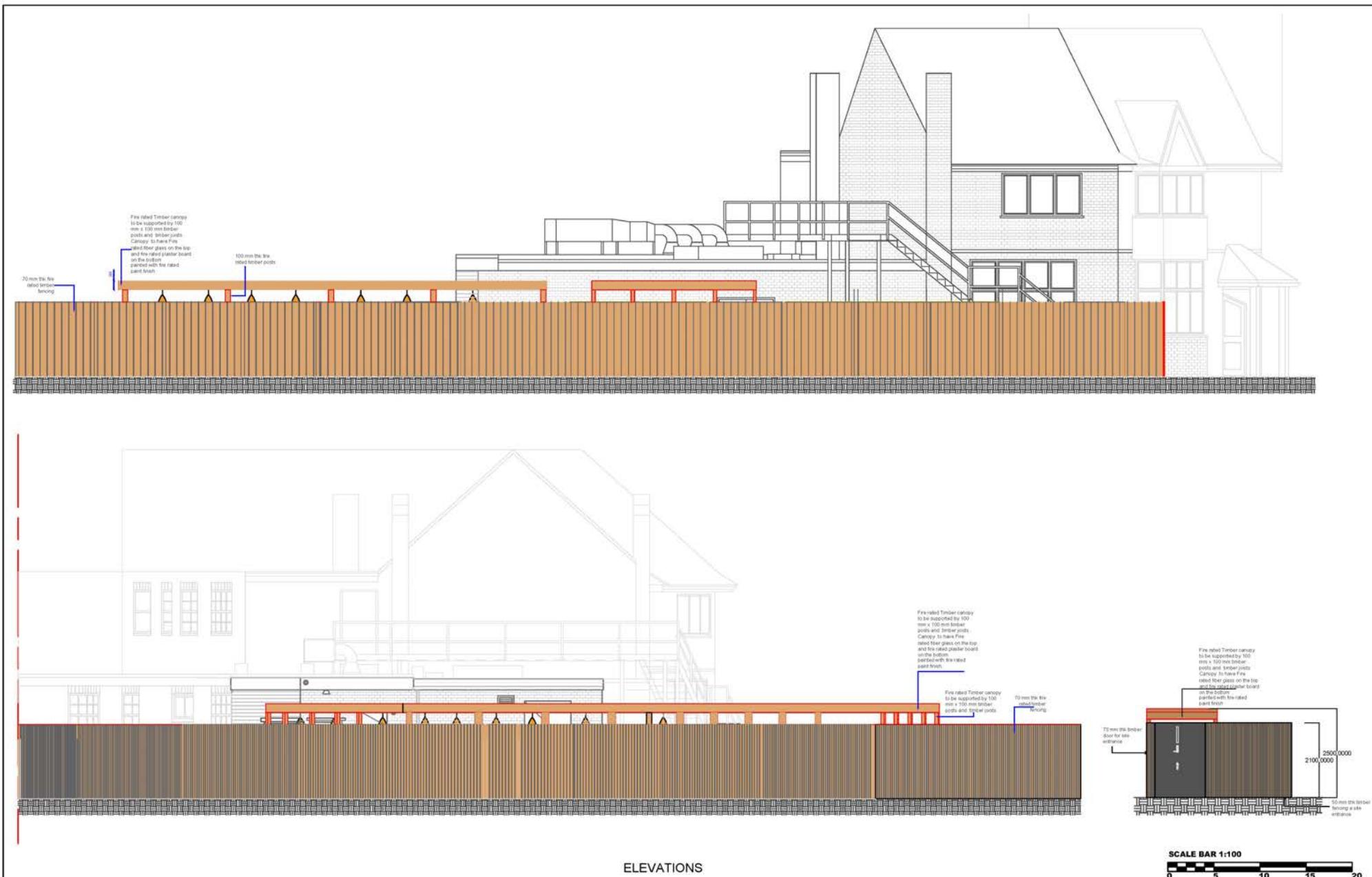
Lighting is designed with hanging pendent lights.



DESIGN

5.3 External finishes:

The external fencing is wooden material



DESIGN

5.4 Internal Material finishes:

The interior is predominantly open from all the sides with low level wall wooden wall to define the seating area.

Flooring is fire rated wooden flooring material.

1. Fire Rated Timber 100mm x100mm posts and Fire rated Timber joists
2. Fire rated decking timber
3. Fire rated paints grey
4. Fire rated plaster board for ceiling
5. Fire rated fiber glass for ceiling
6. Fire rated wooden fence.
7. Fire rated furniture upholstery.

