



DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

HMC - HAYES MUSLIM CENTRE
THE PROPOSED CHANGE OF USE TO CLASS F1 PLACE OF WORSHIP & COMMUNITY
CENTRE FROM PREVIOUS SUI GENERIS USE AS THE ANGEL PUBLIC HOUSE
AT 697 UXBRIDGE ROAD, HAYES, UB4 8HX

OCTOBER 2021

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From
Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

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PART I – DESIGN & PLANNING STATEMENT

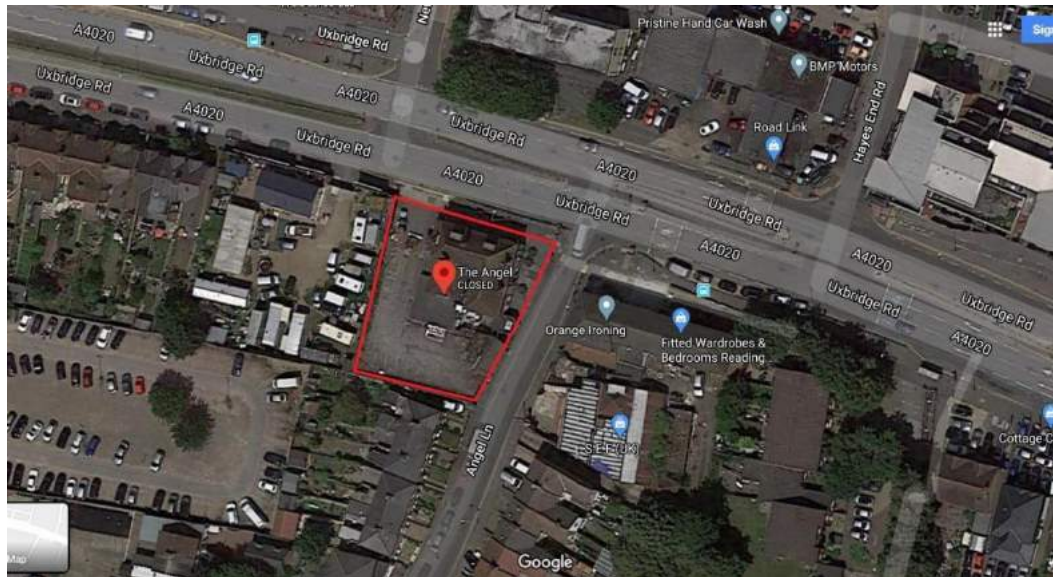
1.0 BACKGROUND INFORMATION

This Statement is part of Hayes Muslim Centre's (HMC) submission for a Change of Use of an existing Grade II listed premises that has remained empty now for over 12 months, formerly operating as the Angel Public House. Due to the changing demographic HMC's congregation continue to increase and the need for a satellite Centre has become paramount. HMC have been trying for almost thirty years to find additional premises.

There has been a well-documented struggle over the years to locate suitable land in Hayes Town or surrounding areas despite actively working with the Council and estate agents to identify a suitable site. The needs of the community in dealing with social, welfare and educational issues have been increasing, with the community approaching the centre for help, support and advice on issues such as housing, benefits, health, etc.

In November 2018, discussions and negotiations took place with the vendor for the application site. Finally, on the 14th January 2019, contracts were completed and HMC officially received the keys for the site.

A planning application was submitted for the application site on the 5th of June 2019 and subsequently withdrawn on the 17th of October 2019, on the basis additional information was pending but not received.



Aerial View of Site

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This document is to be read in conjunction with the following Architects Drawings and documentation as follows:

786_HMC_SU_050_SITE LOCATION PLAN
786_HMC_SU_100_EXISTING SITE PLAN
786_HMC_SU_101_EXISTING BASEMENT, GROUND & FIRST FLOOR PLANS
786_HMC_SU_102_EXISTING SECOND FLOOR & ROOF PLAN
786_HMC_SU_103_EXISTING ELEVATIONS & SECTIONS
786_HMC_SU_104_EXISTING 3D VIEWS
786_HMC_SU_105_EXISTING 3D CUT VIEWS
786_HMC_SU_106_3D SITE PLAN
786_HMC_PP_200_PROPOSED BASEMENT, GROUND & FIRST FLOOR PLANS
786_HMC_PP_201_PROPOSED SECOND FLOOR & ROOF PLAN
786_HMC_PP_202_PROPOSED ELEVATIONS & SECTIONS
786_HMC_PP_203_PROPOSED 3D VIEWS
786_HMC_PP_204_PROPOSED 3D CUT VIEWS
786_HMC_PP_210_PROPOSED SITE PLAN

- **The Heritage Statement** produced by Squire Heritage Consulting.
- **Outline Scope & Schedule of Heritage Works** produced by Atelier | U W A Architects in close collaboration with Squire Heritage Consulting.
- **Transport Statement, Travel Plan and TRICS Technical note** produced by TPS Consultants.

Please refer to **Appendix C** of this **DAS** and the **Appendix** within the **Heritage Statement** produced by Squire Heritage Consulting.

The Schedule of Heritage Works document is a 'live' document to be updated in-line with further inspection, discussions and engagement with the LPA's Conservation & Planning officers.

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1.1 THE APPLICANT'S SITE PROPOSAL

The proposal put before The London Borough of Hillingdon Planning Department is for the Change of Use of one form of social infrastructure and replacement with another to ensure continued community benefit – namely the proposed Change of Use to F1 Mosque & Community Centre to be known as the Angel Muslim Centre (AMC), that is to replace the previous Sui Generis Use of the premises, as the former Angel Public House.

Notwithstanding the previous community use the Listed building has suffered from neglect and in part insensitive subdivision and the application of contemporary utilitarian features and materials by previous owners.

A visual record identifying the same is covered elsewhere within this DAS. This neglect has been compounded by the fact the premises have remained empty for over 12 months and further water ingress and damage has occurred since and as further documented within this DAS and separately within the Heritage Statement.

The proposed works would involve the following development processes:

1.1a RESTORATION WORKS

Whilst it is proposed the external fabric shall remain largely untouched, the refurbishment & preservation scope of works that form part of HMC's proposals for the AMC will involve the following:

- Renewal of crittall windows
- Renewal of all lead flashings where defective
- Replacement of loose, cracked or missing tiles, like for like
- Cleaning out of all gutters and ensuring adequate falls and renewal of gutters where required, like for like
- Cleaning out of rainwater down pipes and renewal where required, like for like.
- Rubbing down / renewal of timber window and door frames and mastic pointing to minimise air infiltration – buff / red colour to match brickwork
- Restoration works to internal masonry finishes
- Resrota
- Heating grille
- Wainscot panelling

1.1b OUTBUILDINGS

- Restoration of the existing outbuilding currently in a dilapidated state of disrepair
- Including storage areas
- Ladies toilet area

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1.1c REMEDIAL WORKS

- Remedial secondary glazing to ensure higher levels of thermal comfort within rooms whilst preserving the original fenestration patterns of window openings to the external facades
- Remedial works to external car park surfacing and road markings
- New gas fired central heating
- New wiring
- New plumbing

1.1d REMOVAL & REPLACEMENT WORKS

- Removal of contemporary corrugated polycarbonate roof canopy, including timber framing and posts
- Removal of contemporary plywood doors and contemporary cheap ironmongery fittings
- Replacement with 4 panel doors
- Careful removal of fixed seating to function room
- Removal of temporary security hoardings

An initial appraisal of the scope, schedule of heritage work & outline specification, for discussion and engagement with the conservation & planning case officer of The London Borough of Hillingdon, will be found in **Appendix C**.

1.2 THE APPLICANT & ORGANISATION

HMC is a local grass roots organisation set up by members of the local community back in the 1980's, and is known as the Islamic Education and Cultural Society.

They operate as a registered charity (charity No. 291986 – 'Islamic Education and Cultural Society') from No. 3 Pump Lane, Hayes UB3 3NB and have been serving local community needs within Hillingdon for the last 40 years providing essential facilities for under-represented members of the diverse, multi-ethnic, local Muslim community.

Services such as education, health & wellbeing, including spiritual wellbeing are delivered in a holistic manner and are tailored to meet the needs of community groups & individuals.

As a well-established, Voluntary Sector Organisation and service provider: Out-reach work thru engagement with the wider community forms an important part of ensuring services are delivered in a joined up and sustainable manner with other specialist service providers.

The range of services and projected attendance figures are covered further within this DAS under **section 2.0 below entitled 'Range Of Activities, Numbers & Hours of Use'**

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Organisation Profile

Charity Reg No: 291986

Trustees:

Obaidur Rehman Siddiqui

Tahir Yusaf Awan

Sheikh Mahmood

Employees: 20 paid staff

Volunteers: There are some 20 volunteers

1.3 THE APPLICANT HAS BEEN LOOKING FOR AN ALTERNATIVE LOCAL CENTRE OVER A PERIOD OF YEARS

Other properties have come to HMC's attention but were either in the wrong location or on lease terms. The applicant had been searching for premises in the same locality as the application site, an area identified by them and as demonstrated within this DAS that does not have facilities serving the BAME communities that HMC represent.

Link House at 1200 Uxbridge Road Hayes UB4 8JD:

Before The Angel, the applicant became aware of Link House at 1200 Uxbridge Road Hayes UB4 8JD (opposite The Angel Pub). It was occupied by a firm of Solicitors and was on sale for £2.5M for residential development under permitted development. However, the bidding was withdrawn as senior partners had received a substantial offer by a developer. It was in the same locality as the application site, an area as demonstrated within this DAS that does not have facilities serving the BAME communities that HMC represent.

RMC House, North Hyde Gardens, Hayes UB3 4Q7:

The applicant became aware of RMC House, North Hyde Gardens, Hayes, UB3 4Q7. This was on sale for 2.5M on lease terms and located in South Hayes. This was not deemed suitable as it wasn't a Freehold and located in the South Hayes which is already served by our current facility.

Woodside Day Centre, Uxbridge Road UB4:

We also became aware of Woodside Day Centre during early summer 2018. This was on Uxbridge Road and vacant premises owned by Hillingdon Council. Enquires revealed that it was earmarked for development by the Council and not for sale.

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1.4 WIDER COMMUNITY ENGAGEMENT & OUT REACH WORK UNDERTAKEN BY HMC

HMC as a local, charitable organisation, have been actively engaging with the local community over a number of years in the various ways noted below. **Such is the strength of that engagement, dedication and commitment of their staff and team of volunteers that their work in building cohesive communities has been recognised nationally.**

In 2018 they won a British Beacons Mosque Award for their work with the vulnerable and elderly.

HMC wins British Beacon Mosque Awards 2018



Hayes Muslim Centre Wins Best Elderly Service at 2018 British Beacon Mosque Awards 2018.



They wish to extend that help and support to the local community within the Botwell Ward at the AMC.

The broad range of services HMC run, including their own programmes or those delivered, jointly with other local, community organisations are listed below. It will be seen that the applicant is also involved in outreach work.

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- A** HMC actively participate and support the national initiative 'Visit My Mosque'
- B** School visits
- C** HMC regularly holds Community Engagement Consultation events
- D** Immigration Advice Surgeries
- E** Attestation and Advocacy services for the Community
- F** MP - Drop in Surgery
- G** Careers Workshop & Advice
- H** Adult Learning Classes
- I** Over 55 Club
- J** HMC organise Youth Sports Activities
- K** HMC regularly organise Youth Social Responsibility & Good Citizen Workshops - Including Youth Interfaith and Engagement
- L** Carers support
- M** Fostering
- N** Orphan Sponsorship
- O** Disability Awareness
- P** Cancer awareness
- Q** Basic Life Support and CPD training
- R** NHS Health Check ups
- S** Coffee mornings
- T** Mina Bazaar / Bric a Brac / Food fairs
- U** HMC works closely with local charities to raise awareness and funds
- V** HMC holds workshops with HMC's key partners, including the Police

The programmes and facilities to be provided at the Angel are those noted above and considered in more detail in **Appendix A**. This represents a snapshot of the vision HMC have for the proposed new centre and the method of engagement with the various communities served.

They broadly fall in to the following categories:

1.5 HMC OPERATE AN OPEN DOOR POLICY, WHERE ALL ARE WELCOME

HMC will do this by breaking down stereotypes and encouraging understanding, through engagement and dialogue. HMC are committed to promoting peace and harmony amongst the various communities that live and work within Hillingdon. HMC are members of the interfaith forum in Hillingdon and assist in interfaith events and activities. They have opened their doors to local school visits.

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EARLY INTERVENTION AS A SAFETY NET

It is noted that a lot of the projected growth in Hillingdon is centered around the young and the elderly, both vulnerable groups. This places a greater demand on social care, education and health.

HMC's proposals as a community led service provider recognizes the importance of early intervention programme's and strategies relating to social, educational and spiritual welfare, including Health & Fitness and Health Awareness programmes.

1.6 HMC ARE COMMITTED TO PROVIDING JOINED-UP SERVICES

Working in a Holistic manner with other service providers, charities and stakeholders to facilitate access to specialist services for the most vulnerable in the communities they work with, particularly those users who might otherwise not be reachable because of cultural barriers and vulnerabilities, including language barriers.

In relation to outreach work

HMC work with the Chaplin at Feltham and Wormwood Scrubs prisons. HMC also conduct visits to the local hospitals to visit the sick.

1.7 MP SURGERY & ADVOCACY SERVICES

The Management Committee of HMC has facilitated regular MP Surgeries and contact for those constituents living within Hillingdon. This service is by appointment. Attestation and Advocacy services for the Community include: free legal advice surgery from a local firm of solicitors; councilors surgeries; attestation of documents; help with application forms; immigration advice.

1.8 GRANT MAKING POLICIES THAT ARE INCLUSIVE

The charity provides aid to UK registered charitable institutions which are involved in the support of education, childcare, healthcare and other charitable purposes both within the UK and worldwide emergency relief for the poor, including building water wells in third world countries. HMC support the local charity DASH & Hillingdon Hospital.

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1.9 VOLUNTEERING, YOUTH WORK INCLUDING CITIZENSHIP

HMC are also heavily supported by numerous volunteers based in the local community from all walks of life, age and gender and provide training for the same.

EVIDENCE OF THE PROGRAMMES NOTED, ARE TO BE FOUND IN **APPENDIX A** TO THIS DAS.

2.0 RANGE OF ACTIVITIES, NUMBERS & HOURS OF USE

To enable HMC to deliver their services in a more 'sustainable' and efficient manner, they are looking to have dedicated premises with at least 4 to 5 separate functional spaces, to accommodate the community programmes they are proposing.

2.1 THE PROPOSED CHANGE OF USE F1 CENTRE WILL COMPRISE THE FOLLOWING FACILITIES

- Weekends Kids Classes
- Health & Fitness Classes
- Educational events
- Language classes
- Prayer facilities for Men & Women
- Interfaith work: community meetings, including with other faith groups to foster community cohesion
- Foodbank
- Elderly peoples club
- Knit & Knatter
- Drop in surgery: GP / dietician / legal / counselling / baby clinic
- Kitchen
- Disabled compliant toilets

2.2 USES & COMMUNITY ACTIVITIES

Interfaith:

- Fostering multi-cultural dialogue through arranging talks with invited speakers, Metropolitan Police, Church etc.
- Soup Kitchen.
- Charity begins at home events: Raising money for local Charities

Language classes

- English, Mother tongue, Arabic

Supplementary classes

- Homework club and tuition classes relating to school coursework / National Curriculum: Key stages

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Employment training

Producing a CV, interview and personal skills training

Out reach work

Home visits to those in need of support and linking service providers with hard to reach end users in the community.

Counselling

Family/health/ relationships, linked to health and existing providers in the borough / legal

Health education and fitness

Anti-smoking / diabetes -linked with health providers, fitness classes

Support for women's groups

Meeting, education, training, health & fitness, counselling and advice

Elderly Peoples Club

-Lunch

-Meeting events

2.3 INTENDED USAGE FOR THE WEEK - GENERAL COMMUNITY ACTIVITIES

GENERAL OPENING HOURS (9am until 11pm)

<u>Activity</u>	<u>Numbers Attending</u>	<u>Duration</u>
Mon- Friday Children's Classes	60-80	5pm-7pm
Monday Men's Study Circle	15-20	6pm-9pm
Tuesday Women's Study Circle	15-20	10am-12
Mon- Friday Drop in Surgery Health & Fitness	20-30	9am-2pm 9am-12 (Fri)
Mon-Friday Counselling Knit & Knatter	20-25	3pm-5pm

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Tuesday Elderly peoples Lunch club / meeting Outreach	15-20	1pm-3pm
Tuesday& Wed Adult Classes Language Classes	20-25	10am-12
Wednesday Guest speakers	50+	8pm -10pm
Thursday Sisters circle	25	7pm-10pm
Friday Interfaith / Community meetings	30-40	2pm-4pm
Saturday / Sunday Homework club Youth club Tutoring / training Mentoring	50+ (each day)	10am-11pm (Sat) 10am-10pm (Sun)

Please Note: There Are No Wedding Functions / Amplified Music / Live Music Events Etc.

2.4 INTENDED USAGE FOR THE WEEK - PRAYER ACTIVITIES

GENERAL OPENING HOURS (varies up to 11.30pm)

Prayer Times	Duration (Mon-Sun)	Attendance
Dawn (Fajr) Prayer	10minutes (time varies)	15
Mid-day (Zuhr) Prayer	15minutes (1:30pm)	50-85
Mid-Afternoon (Asr) Prayer	10minutes (time varies)	60-85
Sunset (Maghrib) Prayer	20minutes (time varies)	60-85

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Evening (Isha) Prayer	25minutes (time varies)	75+
Friday (Jummah) Prayer	60minutes (1to 2pm)	220+ (based on the equivalent floor area at HMC)

It is to be noted that overall numbers need to be discounted based on existing users at the centre attending other uses and breaking off for prayers.

3.0 ESTABLISHING A NEED FOR THE APPLICANT'S PROPOSALS

3.1 DEMOGRAPHIC CHANGE & THE NEED FOR CULTURALLY INCLUSIVE SOCIAL INFRASTRUCTURE

The Conclusion of the Demographic Profile and at times exponential Change, as noted above, provide material evidence in support of the applicant's proposal for culturally sensitive social infrastructure. The salient points can be summarised as follows:

- **The population growth within Hillingdon exceeds the London average**
- **The population is young, with a high percentage of children 0-15yrs**
- **There is a substantial rise in Ethnic Minorities and Diversity since the 2001 census statistics were recorded**
- **There is a higher percentage of Muslims (including specifically from the Asian sub-continent), in the application Ward of Botwell - when compared with the Hillingdon average.**
- **When compared with the 2011 census figures, followers of the Muslim faith in Botwell, have experienced the largest percentage increase in numbers.**

-Botwell is a ward within the London Borough of Hillingdon and includes areas of Hayes End, where the application site is located, as well as: Dawley, Yeading, Hayes Town, Wood End, Wood End Green, Stockley Park and Harlington.

The following data is taken from the Botwell Ward profile-2019 - it is to be noted that these figure are based on the last census of 2011 – some 9 years ago, so the current demographic changes are likely to be even more acute.

Population Growth - is greater in Hillingdon when compared with the London average:

"the borough's population in 2017 has increased by approximately 10.9% (from 273,936 to 303,870); by comparison London's population has increased by 8.5%."

Requirements for social infrastructure of the community type proposed by HMC go hand in hand with the drive for growth.

Age - there is a high proportion of youngsters and those of working age:

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21.7% of the borough population is under 16, 6.1% over 75 and 72.1% aged 16-74 (this is defined as working age).

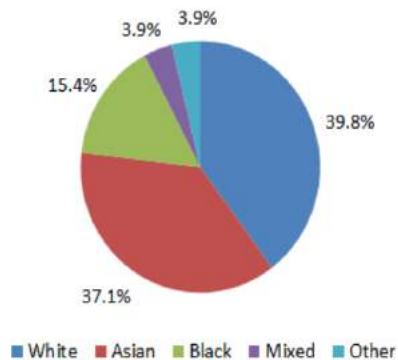
The Botwell ward is even higher, with 25.4% of residents under the age of 16.

Changes in Ethnicity - the BAME community continues to grow exponentially:

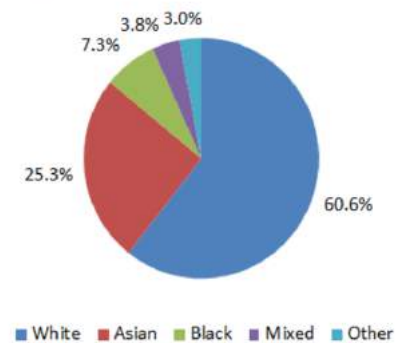
*Hillingdon's White British population decreased from 73% in the 2001 Census to 52% in the 2011 Census; **Hillingdon's BAME population increased from 27% to 48% in the same period.** Current data (from the Greater London Authority 2015 Round Trend-based Ethnic Group Population Projections) shows that Hillingdon's White British population in 2017 is 43% and the BAME population is 57%.*

There is a higher percentage of Muslims (including specifically from the Asian sub-continent), in the application Ward of Botwell – when compared with the Hillingdon average:

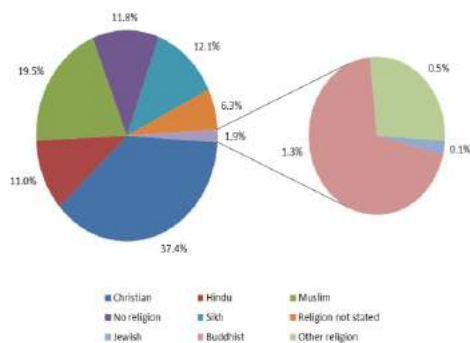
Botwell, Ethnic makeup 2011:



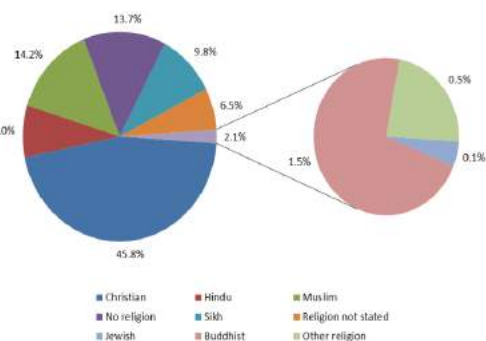
Hillingdon, Ethnic makeup 2011:



Botwell, Religion 2011:

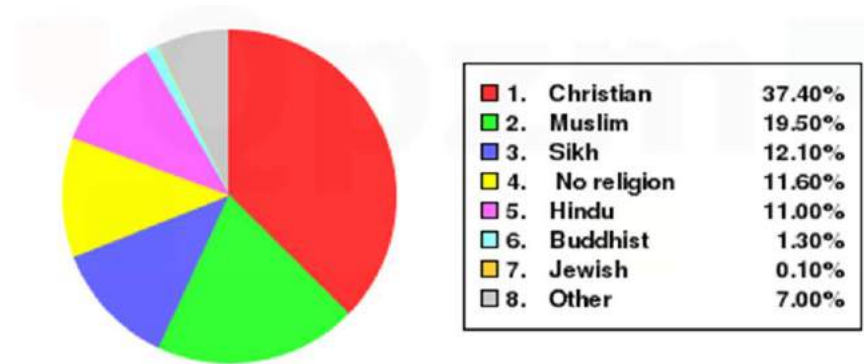


Hillingdon, Religion 2011:



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Religion and changes in the Demographics - compared with the 2011 census figures, followers of the Muslim faith have experienced the largest percentage increase:



The religious make up of Botwell is 37.4% Christian, 19.5% Muslim, 12.1% Sikh, 11.6% No religion, 11.0% Hindu, 1.3% Buddhist, 0.1% Jewish.

Extracted from:

<http://botwell.localstats.co.uk/censusdemographics/england/london/hillingdon/botwell>

The following figures / tables are extracted from the **London Data Stores Botwell Ward profile** and suggest slightly higher figures where noted above. **It is to be noted that these figure are based on the last census of 2011 – some 9 years ago so the current demographic changes and social issues are likely to be even more acute.**

<https://londondatastore-upload.s3.amazonaws.com/instant-atlas/ward-profiles-html/atlas.html>

Measure	Ward	Borough	London
DEMOGRAPHY			
% All Children aged 0-15 - 2015	26.5	21.1	20.0
% BAME - 2011	60.2	39.4	40.2
% Not Born in UK - 2011	42.7	30.0	36.7
% English is First Language of no one in household - 2011	17.9	9.8	12.9

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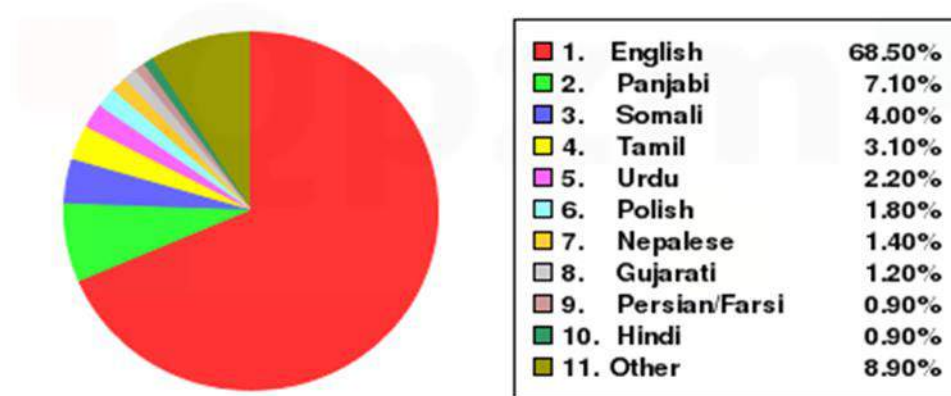
Percentage of English is first language of no one in household - 2011:

The application ward percentage is 17.9%, almost double the borough average, which is 9.8%, whilst the London average is 12.9%.

HMC's proposals include English language classes for all. The applicant has a recognised track record of delivering the same at their Pump Lane centre.

The info-graphic and breakdown below is taken from:

<http://botwell.localstats.co.uk/censusdemographics/england/london/hillingdon/botwell>



68.5% of people living in Botwell speak English. The other top languages spoken are 7.1% **Punjabi**, 4.0% **Somali**, 3.1% **Tamil**, 2.2% **Urdu**, 1.8% Polish, 1.4% Nepalese, 1.2% **Gujarati**, 0.9% Persian/Farsi, 0.9% **Hindi**.

HMC as a VSO work on a daily basis with most of these migrant communities (highlighted in bold).

From the applicant's experience, the lack of English Language skills is a serious communication barrier and thus impediment to:

- **Employment** opportunities
- **Skills Training** opportunities
- **Accessing services**

Percentage not born in the UK - 2011:

The application ward percentage is 42.7%, the borough average is far less, at 30%, whilst the London average is 36.7%.

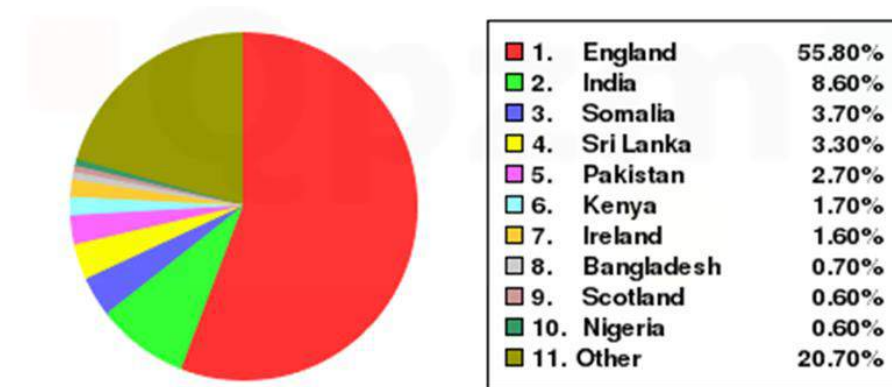
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HMC's proposals include Citizenship and Social Responsibility classes. The applicant has a recognised track record of delivering the same at their Pump Lane centre.

The info-graphic and breakdown below is taken from:

<http://botwell.localstats.co.uk/censusdemographics/england/london/hillingdon/botwell>



55.8% of people living in Botwell were born in England. Other top answers for country of birth were 8.6% **India**, 3.7% **Somalia**, 3.3% **Sri Lanka**, 2.7% **Pakistan**, 1.7% **Kenya**, 1.6% **Ireland**, 0.7% **Bangladesh**, 0.6% **Scotland**, 0.6% **Nigeria**.

HMC as a VSO work on a daily basis with most of these migrant communities (highlighted in bold).

In relation to Social Deprivation - within the application ward:

Measure	Ward	Borough	London
DEPRIVATION			
% dependent children (0-18) in out-of-work households - 2014	18.1	13.8	16.3
% of households with no adults in employment with dependent children - 2011	9.3	5.3	5.7
% of lone parents not in employment - 2011	52.5	45.0	47.8
(ID2010) - Rank of average score (within London) - 2010	233	401	n/a
(ID2010) % of LSOAs in worst 50% nationally - 2010	100.0	57.1	66.7

<https://londondatastore-upload.s3.amazonaws.com/instant-atlas/ward-profiles.html/atlas.html>

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

% of LSOAs in worst 50% nationally- 2010: The application ward percentage is 100%, the borough average is far less, at 57.1%, whilst the London average is 66.7%.

% of households with no adults in employment with dependent children - 2011: The application ward percentage is 9.3%, the borough average is far less, at 5.3%, whilst the London average is 5.7%.

In relation to Education- within the application ward:

Measure	Ward	Borough	London
▼ EDUCATION			
Average GCSE capped point scores - 2014	312	323	324
Unauthorised Absence in All Schools (%) - 2013	1.2	1.0	1.1
% with no qualifications - 2011	24.0	19.1	17.6
% with Level 4 qualifications and above - 2011	21.4	28.0	37.7
A-Level Average Point Score Per Student - 2013/14	678	702	690
A-Level Average Point Score Per Entry; 2013/14	207	211	211

<https://londondatastore-upload.s3.amazonaws.com/instant-atlas/ward-profiles.html/atlas.html>

-Percentage of individuals with no qualifications – 2011: is higher within the ward (24%) compared with the borough (19.1%) and London wide (17.6%)

-Percentage of individuals with level 4 qualifications and above - 2011: is lower within the ward (21.4%) compared with the borough [28 %] and notably lower than London wide (37.7%)

HMC's proposals include homework club, education classes and skills training. In addition, the applicant provides and delivers social and spiritual welfare facilities and programmes. The applicant has a recognised track record or providing / delivering the same at their Pump Lane centre.

4.0 FORMING LINKS WITH OTHER SERVICE PROVIDERS WITHIN THE WIDER COMMUNITY TO ENSURE HOLISTIC SERVICES AND COHESIVE COMMUNITIES

HMC are committed to providing joined-up services: working in a Holistic manner with other service providers and stakeholders to facilitate access to specialist services for the most vulnerable in the communities they work with, particularly those users who might otherwise not be reachable.

Please refer to the section of this DAS entitled '**Wider Community Engagement & Out Reach Work Undertaken by HMC**'.

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Please also refer to the **Appendix A** of this DAS.

5.0 TACKLING SOCIAL EXCLUSION & DESIGNING OUT CRIME

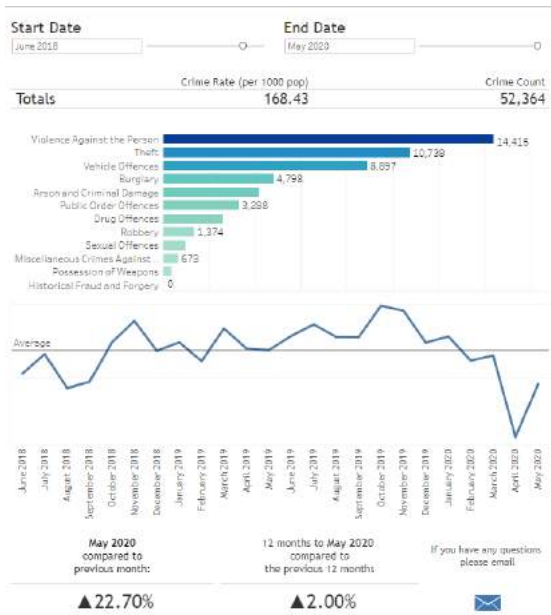
The new centre will be a participative centre, for people at risk of social exclusion, allowing them to acquire both workplace and interpersonal skills in a sociable, non-judgemental environment, one that is safe & inclusive.

Measure	Ward	Borough	London	England
COMMUNITY SAFETY				
Crime rate - 2014/15	96.5	67.2	83.3	66.9
Violence against the person rate - 2014/15	31.2	24.2	23.4	13.4
Deliberate Fires per 1,000 population - 2014	1.2	0.7	0.5	n/a

<https://londondatastore-upload.s3.amazonaws.com/instant-atlas/ward-profiles.html/atlas.html>

Based on latest figures; crime is generally above average within Hillingdon compared to the London average and since May of 2020 it is on the rise.

<https://www.met.police.uk/sd/stats-and-data/met/crime-data-dashboard/>



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

The proposed redevelopment of the application site can make a positive contribution to reducing crime by means of:

- Regeneration of dead frontage -improved surveillance.
- Improving the street scene.
- Regular use.
- All manual gates to have the following security features:
 - Have all bolts burred over to prevent being undone.
 - Have hinges welded to prevent lifting.
 - Have a ground clearance of less than 50mm.
- All entry doors to have 2 – way electronic door intercom link to the Reception /admin office.
- Laminated security glass is to be installed as secondary glazing.
- All external areas are to be well lit. Energy efficient, long life luminaires are to be used to minimise maintenance.
- Pedestrian Access points onto the site are to be legible from the public pavement and well lit.
- All accessible rooms to be provided with appropriate movement detection.

6.0 SITE CONTEXT APPRAISAL - GENERAL

The Angel Public House is Grade II Listed. It was re-built in 1926 and designed by Thomas Henry Nowell Parr for Fullers Brewery. Nowell Parr was an established Public House architect of his time and the Angel is considered a fine example of his work, in the restrained, Art & Crafts influenced tradition. With a number of interior details preserved, including the off-sales compartment, manager's office and central bar area with openable doors, a rare feature within the front panelling.

Prior to that, the application site formed part of the historic hamlet of Hayes End on the old main route from London to Oxford, it was thought it once stood on the site of a Coaching Inn and in 1926 was subsequently re-designed and re-built as an inter-war Public House.

Today the site falls within the Botwell Ward of the London Borough of Hillingdon, at Hayes End and falls outside of any Conservation Area. The nearest Conservation Area is Hayes Village which is some 0.6 miles distant from the application site, within the Townfield Ward.

The application site is on the corner of Angel Lane (east of the site, which runs S.West) & the A4020 Uxbridge Road, a busy 'A' road (north of the site, which runs east west). The A4020 is a main arterial route into West London linking Shepherd's Bush at it easterly most end all the way to Uxbridge in the westward direction, passing thru Hayes and Hillingdon on-route.

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

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The Land uses within the vicinity of the site on the Uxbridge Road are mixed use retail shops, arranged in a series of parades with bedsits and small offices above, A3 & A5 eateries and takeaway establishments, off-licenses and betting shops, chemists but also none retail uses such as:

a-Hayes Police Station

b-Hayes End Methodist Church

c-The Wishing Well Public House

d-Hayes End Library

e-A Petrol Station & MOT Garage.

f-New build flats [largely 3 to 4 storey height] and more traditional 2 storey Victorian and Edwardian terraced and semi-detached properties.

he application site is some 800 meters distant from the western boundary of the designated Minor Town Centre, Uxbridge Road, Hayes.

The main residential Land uses are largely on the side roads running off the main Uxbridge Road. They are largely traditional Victorian and Edwardian terraced and semi-detached properties.

7.0 SITE CONTEXT APPRAISAL – PUBLIC TRANSPORT AND SUSTAINABLE ACCESS

7.1 THE PTAL RATING FOR THE APPLICATION SITE

The PTAL for the application site is moderate at 2, however part of the catchment area, encompasses a PTAL 3 rating.



You can click anywhere on the map to change the selected location.

PTAL output for Base Year
2

UB4 8HX
Uxbridge Rd, Hayes UB4 8HX, UK
Easting: **508705**, Northing: **181861**

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

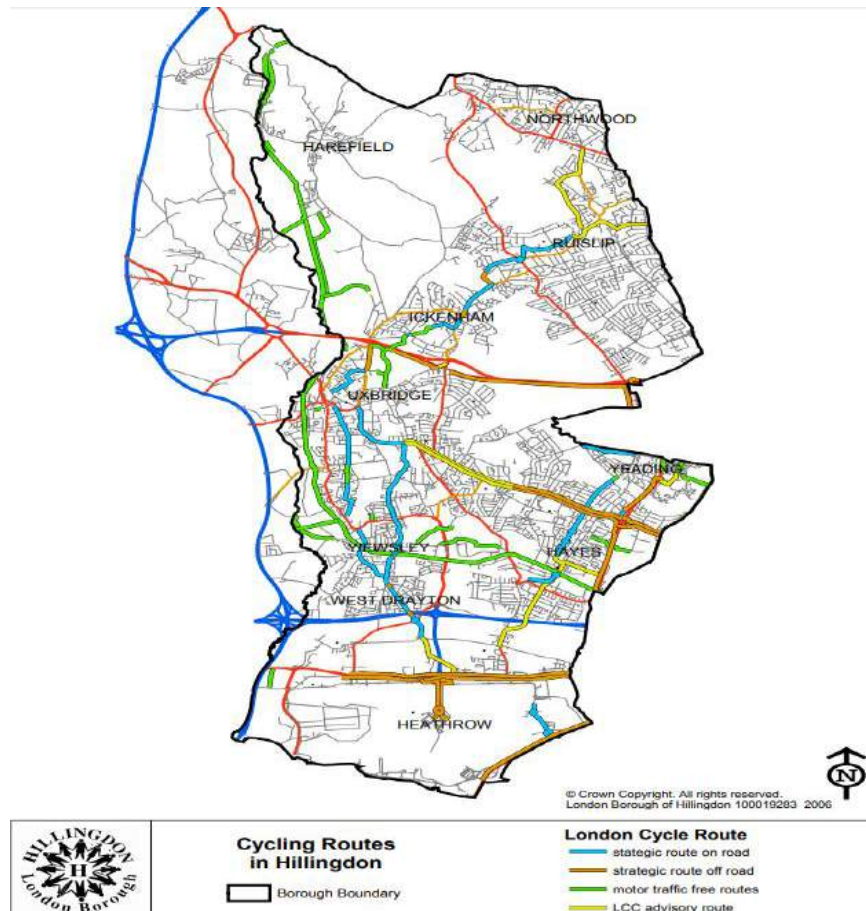
7.2 BUS ROUTES

Calculation data											
Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI	
Bus	HAYES POLICE STATION	H98	111.96	7.5	1.4	6	7.4	4.05	0.5	2.03	
Bus	HAYES POLICE STATION	427	111.96	7.5	1.4	6	7.4	4.05	1	4.05	
Bus	HAYES POLICE STATION	607	111.96	6	1.4	7	8.4	3.57	0.5	1.79	
Bus	HEMENS RD UXBRIDGE RD	U7	422.43	2	5.28	17	22.28	1.35	0.5	0.67	
Total Grid Cell AI:										8.54	

-There are some 4 bus routes from and to the application site.

-The nearest bus stop is at Hayes Police Station 1.4 minutes walking distance from the application site, 3 separate routes operate from here, namely H98, 427 & 607.

7.3 CYCLING

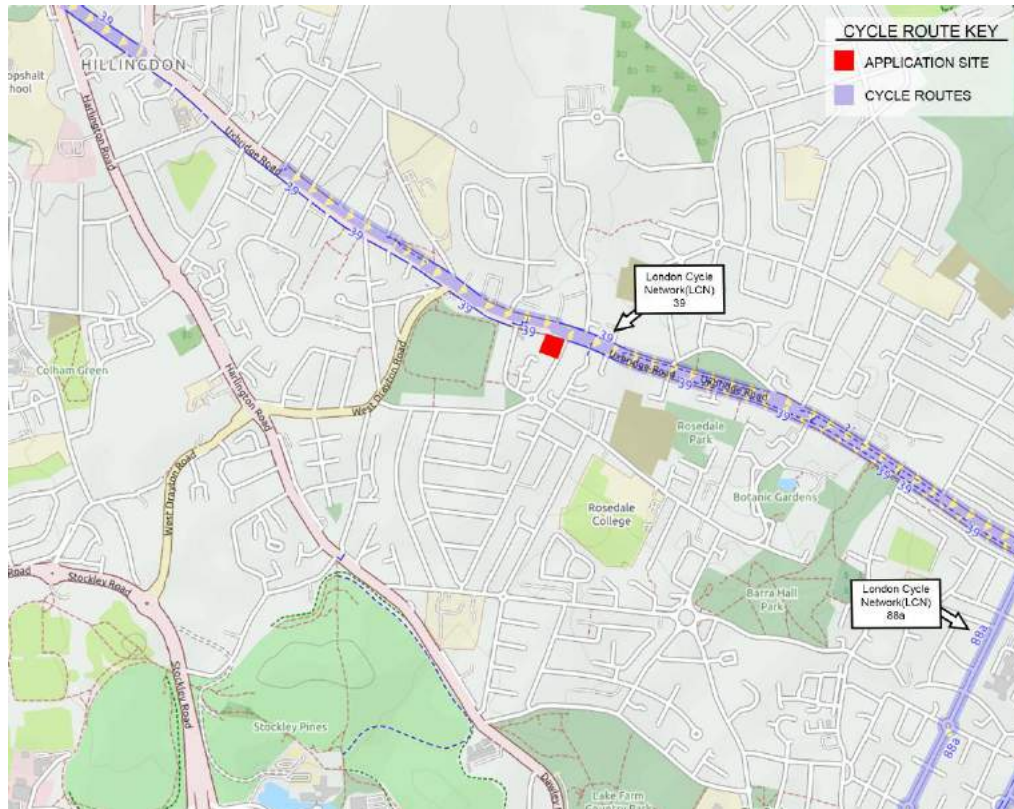


HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

The applicant's proposal allows for 10 secured cycle parking bays within the external demise of the premises.

The applicant's proposal will allow for a shower room facility.



It will be seen that there are cycle routes intersecting the application site, as part of the London Cycle Network [LCN], including:

LCN Route 39

-This is on-road from the A4020 Uxbridge Road, running east –west with dedicated cycle lanes.

LCN Route 88a

-This is an on-road route, running north (Shakespeare Avenue) - south (Central Avenue). It connects Northolt Park / Yeading to Heathrow.

-**Dr Bike, Free cycle repair workshops** for all residents of Hillingdon.

<https://archive.hillingdon.gov.uk/drbike>

-**Free cycle training** is available for all residents of Hillingdon, for over 16's and adults.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

"4 hours training with an approved trainer which can be booked at convenient times for you. The lessons can be tailored to an individuals level of riding, whether you are a complete beginner or looking to regain some confidence."

<https://archive.hillingdon.gov.uk/cycle>

There are a number of established cycle routes linking up Hillingdon with the London wide cycle network and scenic routes beyond, these include:

Hillingdon – Windsor loop from West Ruislip
Hillingdon cycle circuit Loop from Yeading
Kiln Lane Loop from Hillingdon
Windsor great Park – Windsor Castle Loop from Hillingdon
Central London – Swains Lane Loop from Rayners Lane
Chiswick / Hammersmith Loop from Rayners Lane
David Brough cycle trail -

Cycling Facilities within Hillingdon

Minet cycle track –Hillingdon Cycle Circuit, Minet Country Park, Springfield Road, Hayes, UB4 0LP:

Hillingdon cycle circuit is a purpose built track of full road width, just under a mile long. Hillingdon is the only road circuit in West London and is home to a thriving cycling community of which the Slipstreamers are a part. Numerous cycle racing events take place at the circuit throughout the year including National Championships.

Lake Farm BMX - The BMX track in Lake Farm Park is public, free, and open for use at all times except during club events.

The Closes & Mulberry Park - Free localised cycling circuits. The circuits are to facilitate novice cyclists, especially very young children, to learn cycling in a safe secluded environment.

The circuits are purpose built tracks close to primary schools.

Bike shops within reach of the application site include:

- 1. J R Bikes** (1 min cycle distance from The Angel)
1258 Uxbridge Road, Hayes, UB4 8JF
- 2. Sports Direct** (9 min cycle distance from The Angel)
Unit 4, Lombardy Retail Park, Coldharbour Ln, Hayes UB3 3EX
- 3. Halfords Hayes** (12 min cycle distance from The Angel)
Unit 2, Hayes Bridge Retail Park, 1-3 Uxbridge Rd, Hayes UB4 0RH

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

4. J R Bikes (15 min cycle distance from The Angel)
16 Jollys Lane, Hayes UB4 9NS

7.4 TRAINS

Hayes & Harlington Station is some 1.8 miles from the application site and is served by the H98 Bus.

It is 10 miles, 71 chains down the line from London Paddington and is situated between Southall and West Drayton, which it serves along with Royal Oak & Ealing Broadway

The following network improvements to the service are being planned:

Crossrail, together with Network Rail and Transport for London (TfL), are working on Hayes & Harlington station to prepare for the start of the Elizabeth line services, with a fleet of new trains.

- An improved ticket hall with new ticket gates and office
- New customer information screens and signage
- 200+ metre long platforms
- Accessible by lifts
- Step-free from platform to street
- A train every 5 minutes at peak times in central London
- Walk-through carriages
- Space for 1,500 people
- Air-conditioning
- CCTV, WiFi and live travel information
- Environmentally efficient

7.5 WALKING & PUBLIC REALM

Pedestrian infrastructure around the application site includes:

- Wide pavements with dropped kerbs and tactile paving, each side of the Uxbridge Road.
- 2 Signal Crossings, one very close to the application site, the other nearby at Hayes Police Station.
- Pedestrian Barriers along the full width of the main frontage onto the Uxbridge Road.

Walk Hillingdon – is a local healthy walks programme, run by Hillingdon council. The initiative provides free walks designed to improve health and wellbeing outcomes

<https://archive.hillingdon.gov.uk/ledwalks>

The application site is close to attractive, high quality and historic public realm space, open green space and parkland, all are an important part of the local character and townscape no doubt but they are also an important resource for HMC's community engagement & recreational & educational programmes - including:

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-**Batchworth Heath** -taking in Bishops Wood, Bishops Wood Country Park, Wellingrove House, Grand Union canal

-**Burnham Beeches** – taking in Findon House, lord Mayor Drive, Kiln Wood, Littleworth Common, Park Lane.

-**Hillingdon Trail** – taking in Yeading Brook, Southall gasworks, Ten acre wood, Gutteridge wood and meadows, Ickenham marsh, St. Giles Church.

-**Hayes Towpath** - <https://archive.hillingdon.gov.uk/article/8717/Hayes-Towpath>

-**Hayes to Rickmansworth** - Grand Union Canal route

There are numerous other scenic and educational walks and additional cycle rides:

https://www.walkingforhealth.org.uk/sites/default/files/12654_Explore_Hillingdon_July_-_Sep_2017_Online.pdf

<https://www.mapmywalk.com/gb/hayes-eng/>

<https://archive.hillingdon.gov.uk/walking>

8.0 TRAVEL QUESTIONNAIRE AND SURVEYS – BASED ON FRIDAY PRAYER ATTENDANCE AND MODE OF TRAVEL AT HMC, PUMP LANE

Travel surveys were carried out during lockdown to establish how HMC were performing in relation to catchment and sustainable travel as a model for operations at the Angel Site.

The questionnaire and survey results are as below, there were 169 respondents.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

A map of the Hayes area in London, showing the catchment area of the Hayes Muslim Centre. The catchment area is defined by a light blue circle with a 1-mile radius, centered on the Hayes Muslim Centre (marked with a blue pin). The map displays various roads, including the A406, A205, and A206, and several water bodies. Numerous colored dots are scattered across the map, representing different transport modes and their frequency of use. A legend at the bottom explains the symbols and colors used.

Symbol/Color	Category	Count
Blue pin	Hayes Muslim Centre	1
Light blue circle	1 Mile Radius	1
Purple dot	Walk	68
Green dot	Car Driver	53
Dark grey dot	Car Passenger	4
Black dot	Motorcycle	2
Yellow dot	Bus	31
Red dot	Cycle	1
Red dot with white center	>1 Use of Transport	10

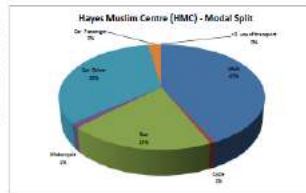
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HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

133	U81 2G4	WALK	Friday Jumu'ah
134	U81 2G4	Car driver	Friday Jumu'ah
135	U81 2G4	WALK	Friday Jumu'ah
136	U81 2G4	Car driver	Friday Jumu'ah
137	U81 2G4	Car driver	Friday Jumu'ah
138	U81 2G4	Car driver	Friday Jumu'ah
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199	U81 2G4	Car driver	Friday Jumu'ah
200	U81 2G4	Car driver	Friday Jumu'ah

Motorcycle	1%
WALK	43%
Cycle	1%
Bus	19%
Car Driver	33%
Car Passenger	3%
>1 use of transport	0%



Travel Survey

Hayes Muslim Centre, 3 Pump Lane, Hayes Town, London, UB3 3NB

A travel survey is being undertaken so we can understand your travel patterns. Therefore, we would appreciate you taking a few minutes to answer some questions.

What is your usual main mode of travel to/from the Hayes Muslim Centre? Main mode means the mode which you travel furthest on during your journey.

- | | |
|---|---|
| ☐ Walk | ☐ Car driver |
| ☐ Cycle | ☐ Car passenger |
| ☐ Tube/Underground | ☐ Taxi |
| ☐ Train | ☐ Scooter / motorcycle (below 125cc) |
| ☐ Bus | ☐ Motorcycle (above 125cc) |
| ☐ Other (please specify) | |

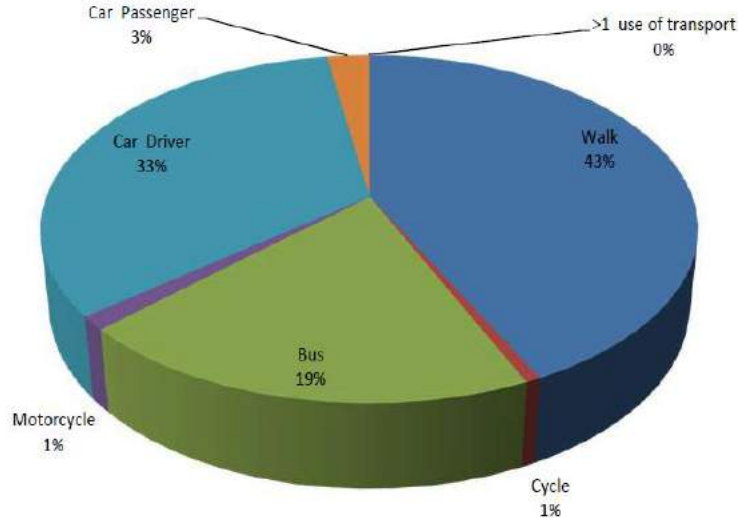
What is your home postcode?

If you usually travel to the mosque from somewhere other than your home (e.g. travelling from work for Friday prayers), what is the postcode of the place from which you usually travel?

What event / activity are you currently attending at the centre?

- | | |
|--|---|
| ☐ Friday Jumu'ah | ☐ Drop-in / General Advice Surgery |
| ☐ Other Prayer Session | ☐ Over 55 Club |
| ☐ Adults Learning Classes | ☐ Coffee Mornings |
| ☐ Children's Classes | ☐ Youth Activities |
| ☐ Talk/Conference | ☐ Other (please specify) |

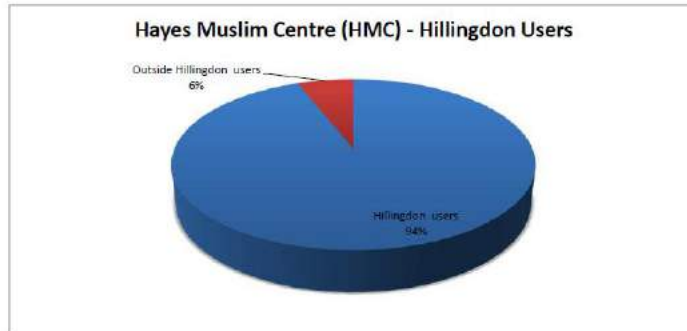
Hayes Muslim Centre (HMC) - Modal Split



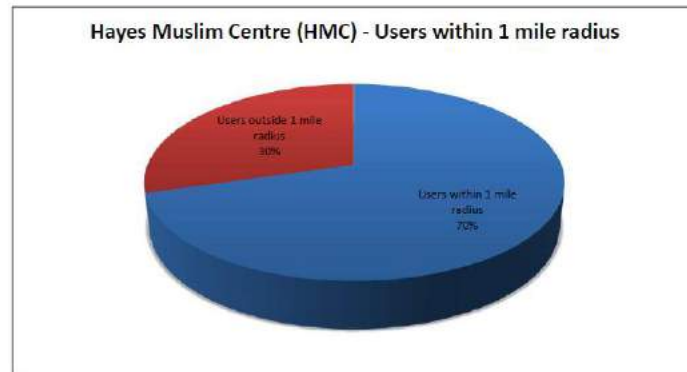
HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Hillingdon Users	
Hillingdon users	159
Outside Hillingdon users	10



Hillingdon users within 1 mile radius	
Users within 1 mile radius	119
Users outside 1 mile radius	50



9.0 SITE CONTEXT APPRAISAL - SITE STRENGTHS & WEAKNESSES

Site Strengths

9.1 USE OF THE ANGEL AS SOCIAL INFRASTRUCTURE

- the site has reasonable accessibility in relation to public transport infrastructure, with a PTAL rating of 2 and a catchment area that encompasses a PTAL 3 rating.
- there is on-site space for cycle parking and disabled / service vehicle parking.
- the premises served as a Public House, a recognised form of social infrastructure (albeit of the Sui Generis Use class), serving a particular community clientele.
- the applicant's proposals are also a recognised form of social infrastructure, albeit of the F1 Use Class. As demonstrated and documented within this DAS, HMC as the applicant have a track record [recognised at national level] of delivering a very broad range of, spiritual, social & educational community benefits to a diverse range of BAME, ethnic communities.
- The Historical record and plan form clearly demonstrates that there is a cross over between the previous use and that proposed, namely the premises, provides multi-function rooms hired out to community groups.

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

- In addition, the Masons room was used as a meeting room hired out to the Local Masonic Lodge and others.
- In addition to that the premises served the community as a local old peoples Luncheon venue as recognised and listed on Hillingdon Councils website for such establishments.
- the Angel also hosted fundraising and social events in support of local charities
- clearly the continuation of community benefit preserves the Historical Use of the Angel in this regard.
- the historical record notes that the alteration works carried out on the application were for the purpose of increasing the community benefit by providing improved ancillary facilities for women, along with an enlarged community function room / luncheon room facilities. To realise the expansion of these facilities, extension works were carried out on two separate occasions. Please refer to the separate section within this DAS entitled **'INCREMENTAL ALTERATIONS AND ADDITIONS THAT HAVE BEEN MADE TO THE PLAN FORM - WITH TIMELINE AND SCOPE AS OUTLINED BELOW:'**, where this is considered in more detail.
- the plan form and previous use, allows for good sized rooms for public assembly use with minimal alterations.

9.2 SPECIFIC EXAMPLES OF THE COMMUNITY FUNCTION OF THE ANGEL

Function room for hire:



Old Peoples Luncheon Club:

Hayes and Harlington Older People's Wellbeing Dining Centre

Open: Wednesdays 11.30am to 2pm

Location: Angel Pub Function Rooms, 697 Uxbridge Road, Hayes UB4 8HX

Phone: 020 3375 1243

All welcome. A two-course home-cooked hot meal served at 1pm. Tea, coffee, biscuits and newspapers on arrival.

<https://archive.hillingdon.gov.uk/diningcentres>

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

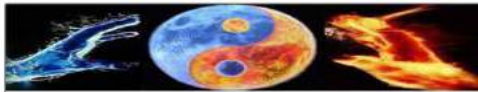
The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

The Angel Hosting And Supporting Local Charities:

- sponsors Hayes Angels Football team
- supports the local branch of the MS Society

The Angel Public House Hosting Hayes Alternative Health Expo:

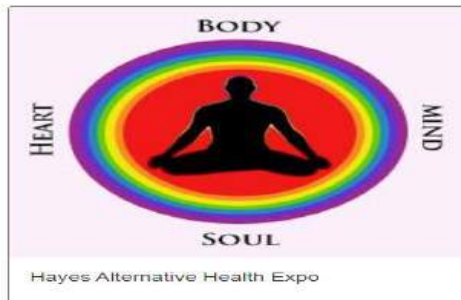
A gathering of experienced healing practitioners sharing their knowledge and meeting new people.



Hayes Alternative Health Expo's cover photo



Alternative and Holistic Expo.
There will be a range of Psychics with many abilities...
Such as Tarot Reading, Crystal divination and much more...
There will also be healers of many types including ourselves, we will be doing 2 person healing and Qi/Chi Empowerment's plus Spinal diagnosis, basic therapy, Shun Dao massage, hand Reflexology, Accupressure, Reiki and Qi healing (predates Reiki)...
Starts 6pm till 10.30pm
Free entry



Angel Pub, 697 Uxbridge Road
Hayes
UB4 8HX

<http://www.findglocal.com/GB/Hayes/1587433354851699/Hayes-Alternative-Health-Expo>

Site Weaknesses:

- whilst the building is structurally sound, it has remained empty for over a year and a half. The ensuing environment, in its unheated state, is both damp and corrosive.
- there are signs of water ingress thru the external fabric of the building, this is causing damage to the internal finishes.
- there are extensive pigeon droppings; mould; fungal growth and spores that have settled on surface finishes. This is not only causing surface damage but there are also serious environmental and Health & Safety concerns for rectification and disposal of these bio-hazards.
- the internal fabric is deteriorating at a rapid pace.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

- the M&E services are arranged in a haphazard fashion and are not compliant with current regulations, the heating and wiring systems will need renewing.
- there are scant signs of insulation to roof spaces and voids
- there are modest signs of wet rot
- contemporary additions mainly in the form of polycarbonate roof coverings, exposed wiring including barbed wire are visually jarring and detracts from the importance of the listed building and as such is a negative contributor within its historic context and application site setting.

All the above have been covered in some detail elsewhere within this DAS and as consolidated within the separate document entitled '**SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATION**'. The latter document was produced in close collaboration with the applicants Heritage consultant, Squire Heritage Consulting.

10.0 SITE CONTEXT APPRAISAL – IN RELATION TO THE CONTINUED USE OF THE PREMISES AS A PUBLIC HOUSE AND IT'S VIABILITY

A once thriving Grade II listed Pub, the Angel closed its doors on 26th of September 2018, due to dying trade & local nightlife.

<https://www.prideviewgroup.com/listing/vacant-pub-hayes-greater-london/>

Reasons for its closure appeared in an article in the 'My London News' (dated 11/07/2019):

Commenting at the time of the sale of The Angel at Hayes, a spokesperson for Fuller, Smith & Turner, said: "The Angel at Hayes has been a Fuller's pub for over 150 years, so this has not been an easy decision.

"Fuller's has nearly 200 tenanted pubs and going forwards, we will be looking to help our tenants to open, develop and promote pubs that deliver the distinctive Fuller's experience, including freshly cooked food, customers expect when they see the Fuller's name.

"As part of that plan there are a number of sites, including The Angel, that we feel no longer fit with our future vision and that, as a result, were earmarked for sale.

"We do realise that this isn't going to make us popular with the regulars at The Angel, but sometimes we have to make some tough decisions to allow us to invest in other parts of our estate.

<https://www.mylondon.news/news/west-london-news/plans-turn-angel-pub-hayes-16565406>

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Activities:

- hosting live music
- karaoke
- live sky sport
- film night
- events venue: bingo, comedy night, jazz night
- beer festival

Facilities:

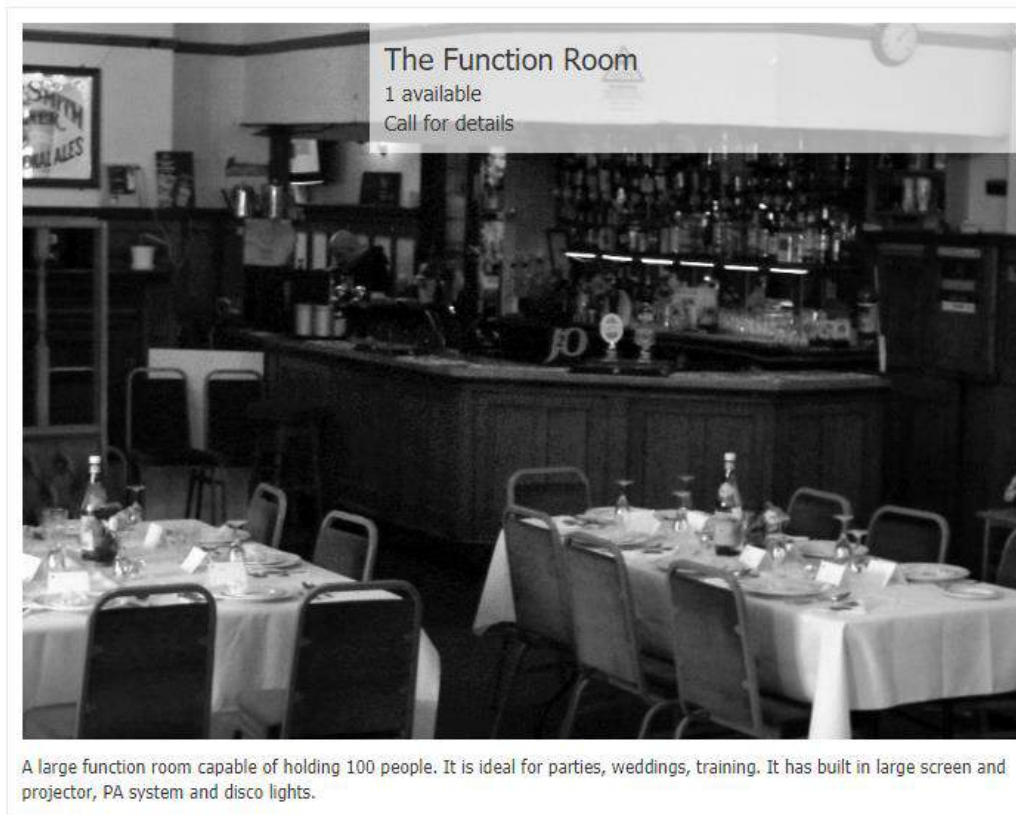
- Function room for hire
- Beer garden
- 3 Bars (+ back bar for functions)
- Recreation area with pool table, darts, games machines and juke box
- Kitchen serving Pub meals, including Sunday Carvery
- external smoking area
- parking
- dog friendly

Opening times:

- | | |
|--------------------|------------------------|
| Monday – Thursday: | 10am until 11 pm |
| Friday: | 10am until 12 midnight |
| Saturday: | 10am until 12 midnight |
| Sunday: | 11am until 11 pm |

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Function room for hire:



Hayes and Harlington Older People's Wellbeing Dining Centre

Open: Wednesdays 11.30am to 2pm

Location: Angel Pub Function Rooms, 697 Uxbridge Road, Hayes UB4 8HX

Phone: 020 3375 1243

All welcome. A two-course home-cooked hot meal served at 1pm. Tea, coffee, biscuits and newspapers on arrival.

<https://archive.hillingdon.gov.uk/diningcentres>

- sponsors Hayes Angels Football team
- supports the local branch of the MS Society

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

10.1 The Viability Test:

The new use planning use classes 2020 mean the Angel has now changed from A4 use to Sui Generis. The previous revision to the Use Class Order May 2017 sanctions as it does, an automatic expansion of use from A4 to A3 (Food & Drink -Café / Restaurant provision) – without requiring Planning Permission, whilst at the same time removing permitted development rights from a Change of Use away from an A4 Public House to other uses. Planning permission must now be sought in all such instances.

A4 Drinking establishments	Public houses, wine bars or other drinking establishments	Permitted change to or from a use falling "within Class A4 with a use falling within Class A3" ("drinking establishments with expanded food provision")
--------------------------------------	---	---

In an increasing number of cases Publicans have been forced to diversify to stay viable - such that a number of such establishments fall within the A3 (Food and Drink) Use Class as much if not more than the strictly A4 (Public House) Use Class, where the primary use is that of a Drinking Establishment.

The viability of Public Houses in general has been in decline as noted below:

A recent audit identified a loss of 1,220 pubs since 2001 in London alone – an average of 81 closures a year.

The Angel is a case in point, it was put on the open market with an agent specialising in the commercial market with strong links to Nation-wide corporate operators, despite this no potential buyers came forward to Secure and Sustain the A4 Planning Use of The Angel.

The premises have previously been on the market for well over a year, prior to HMC, as the applicant purchasing the site.

There are a number of reasons for this along the lines noted by the then proprietor of The George in the article above but also as noted below.

There are likely to be a number of reasons for this including:

-The number of other, A4 drinking establishments within a reasonable distance of the application site, please refer to the sub-section below, entitled '**LOCATION OF OTHER A4 PUBLIC HOUSE ESTABLISHMENTS WITHIN THE VICINITY OF THE APPLICATION SITE and within a sustainable walking distance of 1 mile radius of the application site**'.

- The economic downturn

Almost half of all beer is now sold in off licences and supermarket chains as beer drinkers seek to avoid tax rises. In just six years there has been a 30% collapse in the volume of beer sold in pubs as more than 7,000 pubs have closed forever.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Beer supports over 1 million jobs; generates over £21 billion in taxes and is vital to the survival of pubs. Despite this unfair beer duty hikes are forcing the beer sector to shrink.
(Extracted from information supplied by CAMRA Campaign for Real Ale)

-Cheaper Super-Market alcohol, the buying power of supermarkets means that duty increases are seldom passed onto the off-trade, where year on year sales have been increasing over time, coupled with changes in leisure patterns with more people opting for home entertainment (a move exacerbated by the smoking ban), and the impact on price of successive increases in beer duty.

-heavy taxation of a pint pulled in a pub equates to two-thirds of the cost of that pint.

-one third of pubs are 'tied' to a brewery or pub company, they have to buy from their 'pubco' and pay them rent. Publicans argue that this system is unfair and makes it less viable to earn a profit.

-70% of all alcohol is now consumed at home.

-The increased number of outlets for off-sales.

-The Smoking Ban

-Government measures imposed to restrict the rise in anti-social binge drinking, especially amongst young adults and teenagers. Along with general governmental concerns about alcohol related harm and its social impact.

Based on information supplied by Fleurets relating to the sale of Public Houses, the alternative use market remains buoyant driven by sustainable demand, broken down as follows:

-54% of all Pubs sold by Fleurets in 2011 were for alternative uses away from A4 use (up from 50% in 2010).

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

11.0 LOCATION OF OTHER SUI GENERIS PUBLIC HOUSE ESTABLISHMENTS WITHIN THE VICINITY OF THE APPLICATION SITE AND WITHIN A SUSTAINABLE WALKING DISTANCE OF 1 MILE RADIUS OF THE APPLICATION SITE

There is no shortage of provision elsewhere.

We have identified the following 6 No.A4/Sui Generis establishments to be within walking access of the application site, and 1 mile radius:

-The Wishing Well (1250-1256 Uxbridge Rd, Hayes UB4 8JF)

-The Carpenters Arms (1370 Uxbridge Rd, Hayes UB4 8JJ)

-Ye Olde Crowne (1090 Uxbridge Rd, Hayes UB4 0RJ)

-The Adam & Eve (830 Uxbridge Road, Hayes, UB4 0RR)

-The Brook House (240 Kingshill Ave, Hayes UB4 8BZ)

-The Hut Pub (2 Old Orchard Cl, Uxbridge UB8 3LH)

As social infrastructure, the applicant's proposal has multiple community benefits in contrast to the retention of a Single A4/Sui Generis Land Use type of social infrastructure.

The evidence base demonstrates that there is no shortage of A4/Sui Generis Land Use within a sustainable walking distance of 1 mile radius of the application site, all with a very similar offering of activities and facilities, to one another, as noted above.

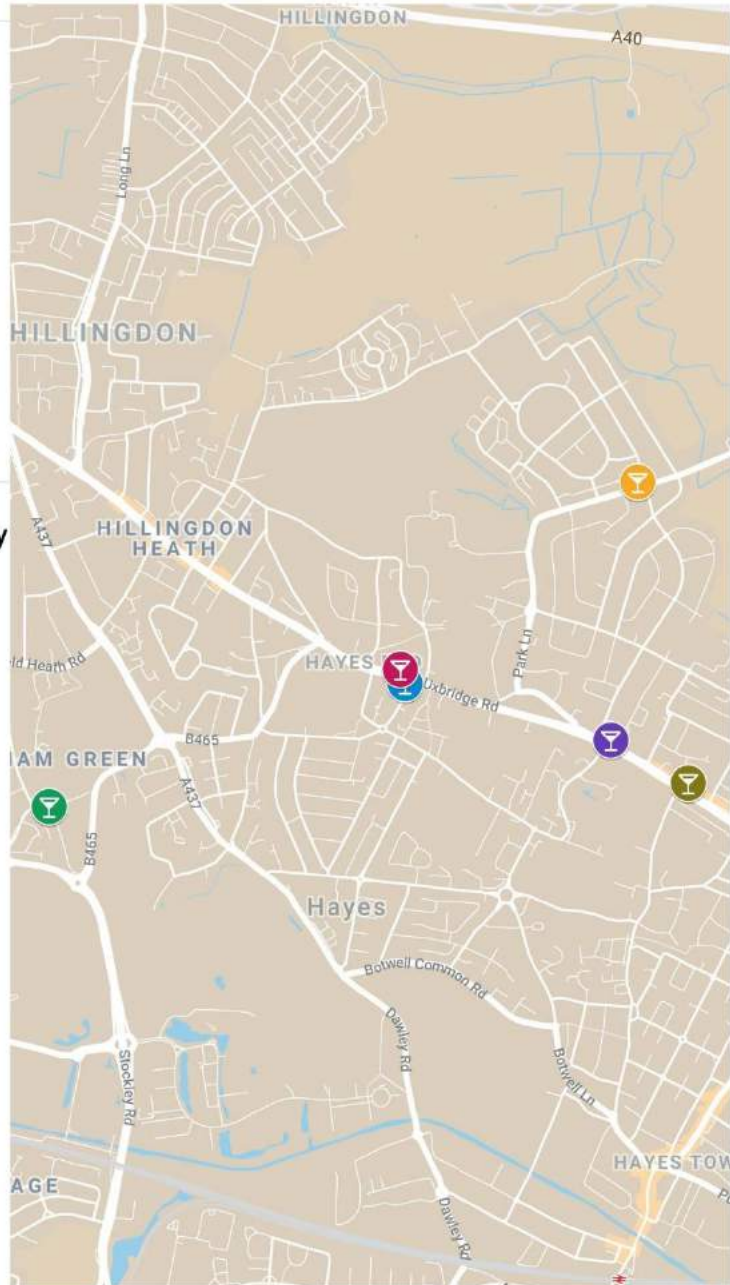
The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Pubs around The Angel

Existing Pubs

-  **The Angel (Existing site)**
697 Uxbridge Road, Hayes, UB4 8HX
-  **The Adam & Eve**
830 Uxbridge Road, Hayes, UB4 8RR
(0.7 miles = 15min walking distance)
-  **Ye Olde Crowne**
1090 Uxbridge Rd, Hayes UB4 8RJ
(0.5 miles = 10min walking distance)
-  **The Wellington Well**
1250-1256 Uxbridge Rd, Hayes UB4 8JF
(150 ft = 1min walking distance)
-  **The Brook House**
240 Kinghill Ave, Hayes UB4 8BZ
(1 mile = 18min walking distance)
-  **The Hut Pub**
2 Old Orchard Ct, Uxbridge UB8 3LH
(1 mile = 18min walking distance)

Existing Pubs (public houses)
located around close proximity
to The Angel



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Furthermore as noted a number of such establishments fall within the A (Food and Drink) Use Class as much if not more than the strictly A4/Sui Generis (Public House Use Class where the primary use is that of a drinking establishment).

The Wishing Well (1250-1256 Uxbridge Rd, Hayes UB4 8JF)



Distance from site: 190 ft = 1 minutes walking distance

Site Context:

Activities:

- Live music / sporting event
- Outdoor seating
- Quiz night
- Karaoke / DJ nights
- Christmas get togethers
- Breakfast meeting
- Hen nights

Facilitates:

- Patio Garden
- Wheelchair accessible entrance
- Street parking
- Private function hire
- Late License

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Opening Hours:

Monday-Thursday: 11am – 12am

Friday-Saturday: 11am – 1am

Sunday: 11am-12am

Website: www.wishingwellhayes.com

Ye Olde Crowne (1090 Uxbridge Rd, Hayes UB4 0RJ)



Distance from site: 0.5 miles = 10 minutes walking distance

Site context:

Public house located on the main road, surrounded by other commercial outlets.

Activates:

- Live music / sporting event
- Outdoor seating
- Functions
- Quiz night
- Karaoke night
- Thursday Darts

Facilities:

- Beer Garden
- Wheelchair accessible entrance
- Parking
- Private Hire

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Opening hours:

Monday-Thursday: 11am – 11pm

Friday-Saturday: 11am – 1am

Sunday: 12pm-11pm

Website: <https://yeoldecrownehayespub.co.uk/#home>

The Adam & Eve (830 Uxbridge Road, Hayes, UB4 0RR)

-Existing Pub with



Distance from site: 0.7 miles = 15 minutes walking distance

Site context:

Public house located on the main road, surrounded by other commercial outlets.

Activities:

- Live music,
- Outdoor seating,
- Functions,
- Bar games / quizzes

Facilities:

- Full Bar
- Outdoor smoking area
- Outdoor
- Kitchen
- Open Lounge
- Street parking

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Opening hours:

Sunday-Thursday: 11am – 11pm

Friday - Saturday: 11 am – 12am

Website: <https://adamandevahayes.business.site/>

The Brook House (240 Kingshill Ave, Hayes UB4 8BZ)

-Newly refurbished pub



Distance from site: 1 miles = 18 minutes walking distance

Site Context:

Activities:

- Live music / sporting event
- Outdoor seating
- Quiz night
- Karaoke / Disco nights
- Pool table

Facilities:

- Beer Garden
- Wheelchair accessible entrance
- Parking
- Private function hire

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Opening hours:

Monday-Thursday: 10am – 11pm

Friday-Saturday: 10am – 1am

Sunday: 10pm-12pm

Website: <https://www.facebook.com/BrookhousePubHayes/>

The Hut Pub (2 Old Orchard Cl, Uxbridge UB8 3LH)

- Family run pub managed with over 16 years.
- Pub has won many awards.



Distance from site: 1 mile = 18 minutes walking distance

Activities:

- Live music / sporting event
- Outdoor seating
- Quiz night
- Karaoke / DJ nights
- Pool table
- Large beer garden

Facilitates:

- Full bar and restaurant
- Patio Garden
- Wheelchair accessible entrance
- Off street On-site parking
- Private function hire

Opening Hours:

Sunday-Thursday: 12pm – 11am

Friday-Saturday: 12pm – 12am

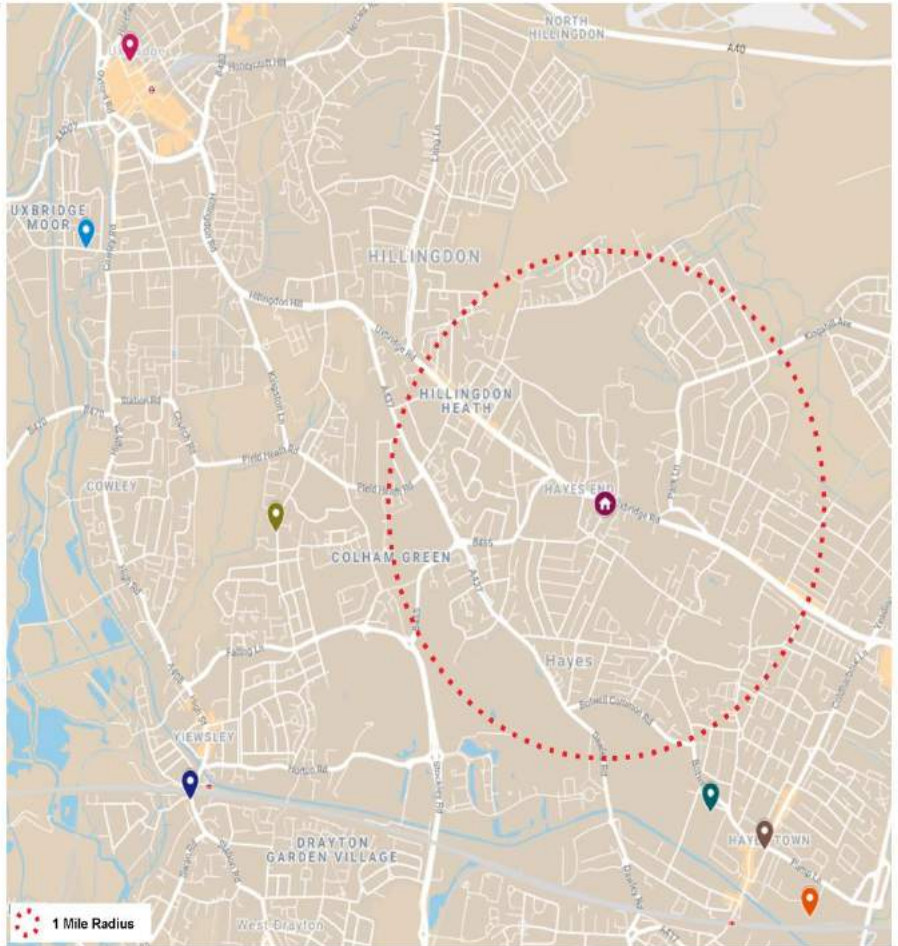
Website: www.thehutpub.com

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

12.0 LOCATION OF OTHER F1 ISLAMIC CENTRE ESTABLISHMENTS WITHIN THE VICINITY OF THE APPLICATION SITE AND WITHIN A SUSTAINABLE WALKING DISTANCE OF 1 MILE RADIUS OF THE APPLICATION SITE

Existing Mosques in Hillingdon

-  **The Angel [Application Site]**
697 Uxbridge Road, UB4 8HX
-  **Eyup Sultan Mosque**
1 Redford Way, Uxbridge, UB3 1AQ
Ward: Uxbridge North ward of the Uxbridge & South Ruislip Constituency
Distance: 2.9 miles [57 min walking distance from The Angel]
-  **Uxbridge Mosque**
4-5 Cowley Mill Road, Uxbridge, UB8 2QB
Ward: Uxbridge South Ruislip ward of the Uxbridge & South Constituency
Distance: 2.5 miles [51 min walking distance from The Angel]
-  **Baitul Amn Mosque**
Royal Lane, Uxbridge, UB8 3QU
Ward: Brunel ward of the Uxbridge & South Ruislip constituency
Distance: 1.8 miles [37 min walking distance from The Angel]
-  **West Drayton Central Mosque**
1 Colham Mill Road, Yiewsley, UB7 7AD
Ward: West Drayton ward of the Hayes and Harlington constituency
Distance: 2.5 miles [50 min walking distance from The Angel]
-  **Quba Masjid Hayes**
Golden Crescent, Hayes, UB3 1AQ
Ward: Botwell ward of the Hayes and Harlington constituency
Distance: 1.4 miles [28 min walking distance from The Angel]
-  **Hayes Central Mosque**
3 Pump Lane, Hayes Town, UB3 3NB
Ward: Botwell ward of the Hayes and Harlington constituency
Distance: 1.5 miles [32 min walking distance from The Angel]
-  **Hillingdon Borough Central Mosque**
Unit 1, Johnson Industrial Estate, Silverdale Road, Hayes, UB3 3BA
Ward: Townfield ward of the Hayes and Harlington constituency
Distance: 2.1 miles [42 min walking distance from The Angel]



It will be noted from the above catchment area map that there is no F1 provision for the Muslim Community within a 1 mile radius of the application site.

Indeed there is only 1 other Islamic Centre within the Botwell Ward serving its own catchment area, some 28minutes walking distance from The Angel.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

13.0 COMPARATIVE IMPACT ASSESSMENT BETWEEN SUI GENERIS USE AS A PUBLIC HOUSE & PROPOSED F1 USE OF THE APPLICATION SITE - IN RELATION TO ADJACENT LAND USES

Operating as a Public House	Operating as a F1 Centre – improvement to noise impact and neighbours amenity
Outside beer garden & seating -Definite sound break out & harm to neighbours amenity -Definite noise impact.	-No outside activities proposed -There is an improvement to neighbour's amenity / less noise impact -no assembly use of external space is proposed.
Late License 12.00 midnight Operates at Un-sociable – noise sensitive hours	-12.00 midnight Is Way beyond operating hours proposed by HMC -There is an improvement in neighbours amenity / less noise impact as the hours of proposed use of the premises by the applicant are likely to be subject to regulation and HMC accepts this
Amplified music / amplified speaking (DJ) / Karaoke / Live bands / Comedy clubs/ Private parties / Hire	-No such noise generative uses proposed by the applicant – no music, singing or dancing -No amplified sound proposed
It is not clear if there was a limit to the maximum number of covers / users at the premises and if these were subject to licensing regulation	-The applicant is aware that the number of users for certain types of F1 uses such as Friday Prayer are likely to be subject to regulation and accepts the same
Servicing lorries coming and going to meet servicing requirements of a public house including refuse& organic waste	-No servicing lorries required, much lighter servicing needs and refuse production for F1 community use
No cycle provision allowed for on-site	Improvements to sustainable access -Provision of secure cycle parking and shower facility. -Shower facility proposed -along with locker spaces
No evidence of acoustic upgrading to the building fabric, sound break out likely	Proposed Acoustic (along with therma) Upgrading as Improvement to building fabric by means of proposed internal secondary glazing Also some improvements to limit sound break out will be provided thru general sound and weather

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

	stripping / draught sealing to internal /external openings
Strong possibility of Anti-social behaviour/ rowdy behaviour / assault / property damage / smashed bottles / cans being thrown about or left in harm's way. Cars revving / drink driving. Burden on support services	None anticipated from F1 Use
Lack of disabled toilet facility	Provision of a disabled toilet and building adaptations as reasonable adjustments to the existing building

14.0 SITE CONTEXT APPRAISAL - IN RELATION TO THE LISTED BUILDING STATUS, HERITAGE ASSET AND THE ON-GOING DECLINE OF ITS FABRIC

This is to be read in conjunction with HMC's Planning Policy Statement Section & Heritage Statement in relation to the applicant's proposals.

The proposal has limited impact on the setting of locally and nationally listed assets or local townscape as HMC's proposals are largely confined to a Change of Use Class, planning application.

However, HMC's proposal seeks to protect and preserve the site's heritage asset in a positive way and to stop the documented decline of the fabric:

-by way of ensuring its continued use as Community Social Infrastructure

-by way of Repair and Refurbishment of the existing building fabric both internally and externally where it has fallen into disrepair and neglect.

-A detailed heritage assessment is contained within the separate Heritage Statement compiled by Squire Heritage Consulting.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

14.1 SECURING THE SUSTAINABLE FUTURE OF THE ANGEL AS A HERITAGE ASSET, THRU CHANGE OF USE

By scanning photographs of the Angel over the years, it is clear that the building is deteriorating and suffering neglect, both internally and externally.

The Angel in 2017 - front elevation to Uxbridge Road.



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

The Angel in December 2019 – front elevation to Uxbridge Road: The vibrancy of a maintained building and planting and its contribution to the street scene has gone - the feral pigeons have moved in.



The signage is deteriorating; the planter boxes have become nesting spots for pigeons.



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



The external fabric is being impacted by the corrosive droppings, this is considered in more detail in the sections below, including health and safety implications and protocols to be followed for their removal.



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

The Angel in 2017 – corner elevation site car park with Uxbridge Road



The Angel in December 2019: Critall windows to function room, facing car park extension, (seen in the photo above), in a dilapidated state.



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

When a historic building such as the Angel falls into a dis-used state, the level of dilapidation and decay, accelerates due to the ensuing corrosive environmental conditions.

-regular use in relation to drainage and standing water in pipework / security risk / vandalism

-adequate heating

-adequate ventilation

-regular inspection and maintenance: The historic building should be regularly inspected and maintained. This is important to avoid damage from blocked drainage and lack of ventilation, particularly when boarded up and not in use.

This form of decay and thus damage is avoidable and counter-intuitive to the principles of the conservation and preservation of the Angel as an historic asset.

The speed of deterioration of the interior surfaces, includes not only the carpet and soft furnishings but the fungal spores have settled and are spreading on concealed wood cabinet surfaces around the bar. Please note the dates at the times of inspection for each photo below and the rapid decline between inspection intervals

12/12/19



26/04/20



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

12/12/19



26/04/20



12/12/19



26/04/20



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From
Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

12/12/19



24/02/20



The fungal spores have settled and are spreading on concealed wood cabinet surfaces around the bar

24/02/20



24/02/20



14.2 SUSTAINABLE DEVELOPMENT AND THE NPPF (NATIONAL PLANNING POLICY FRAMEWORK) - IN SUPPORT OF HMC'S CHANGE OF USE PROPOSAL

In contrast: HMC's Change of Use application is linked to and enables the conservation and preservation of the building, safeguarding its intrinsic historic value and significance in perpetuity. This approach of finding an alternative use for an empty listed building, that in the case of the Angel, has remained empty for over several months is enshrined within the principles and definition of sustainable development

The Brundtland definition: *"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."*

To ensure the planning and development objectives of sustainability are met, the NPPF (National Planning Policy Framework) applies three interconnected indicators to ensure any development proposal has sustainability gains within each of them, namely in relation to:

a) an economic objective – (including):

- land use and type to support growth,
- identifying and coordinating the provision of infrastructure;

b) a social objective – (including):

- to support strong, vibrant and healthy communities,
- with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

c) an environmental objective – (including):

- to contribute to protecting and enhancing our natural, built and historic environment;
- including making effective use of land,
- helping to improve biodiversity, using natural resources prudently.

Objective **c)** is considered as part of the Heritage Impact Assessment for the proposed Change of Use within this DAS and within the separate Heritage statement. Objective **a)** & **b)** are covered in more detail under the separate Planning Statement.

The principles of Conservation and Preservation and the methodologies to achieve this (as outlined below), are principles of sustainability as they involve the re-use of an existing asset. Listed buildings, apart from their significance and value, have in their construction a tremendous amount of embodied energy. Re-use and adaptation, ensures the carbon foot print associated with change is kept to a minimum.

Conservation of heritage assets is one of the twelve core planning principles within the NPPF. It states in Paragraph 17, as one of its core principles, that *'Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'*

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Section 12 of the NPPF deals specifically with conserving and enhancing the historic environment, with the emphasis being placed on conserving and enhancing the significance of heritage assets, Paragraph 126 indicates that local planning authorities should consider:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness;

Sustainable development and The London Plan 2016 – in support of HMC's Change of Use proposal:

The London Plan is: *the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.*

The London Plan now takes the year 2036 as its formal end date (the 2011 version of the London Plan looked forward to 2031).

The policies relevant to heritage and development issues, that are material to HMC's Change of Use proposal for the Angel, are outlined below:

Policy 7.8: Heritage Assets and Archaeology

Strategic:

- *London's heritage assets and historic environment, including listed buildings..... should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

Planning Decisions:

- *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Policy 7.9: Heritage-Led Regeneration

Strategic:

- *Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.*

Planning decisions:

- *The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should*

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

The submission of this planning application and listed building consent on behalf of HMC has allowed us to identify the scale and nature of that neglect and at times insensitive, interventions (carried out over the years), that detract from the setting of the Listed Building. This applies not only to the external setting and external fabric but also to the interior period features.

We have worked closely with HMC's Heritage consultant to formulate a detailed schedule of work quantifying not only the items that need to be addressed but also the nature of restoration and conservation repairs to be adopted, and to ensure their justification and compliance from a heritage perspective.

A scoping document has been produced, entitled 'Scope of Heritage Works Schedule', it is a separate document as part of a Conservation Management plan, included within the Heritage Statement and has been informed by the analysis provided therein and as outlined within this section of the DAS. The Scope of Heritage Works Schedule is to be seen as a 'live', working document to be agreed, amended, refined and expanded thru engagement with the LPA and their Conservation officer.

The Methodologies to be adopted for Conservation and Preservation at the Angel are broadly as follows:

- a) **Retain** historic fabric and features of architectural or historic interest in situ.
- b) **Repair** all damaged historic fabric or features, rather than replace them.
- c) **Reinstate** missing architectural features where there is clear evidence of their original appearance.

Underlying all of the above, is the principal of minimal intervention to secure the heritage asset and also its longevity, particularly in relation to external repairs to the building fabric. Any Change of Use application will also involve

d) **Adaptation & Alteration** we acknowledge and seek to adopt the principle of reversibility where new elements are overlaid or contoured around original features and mouldings, so they can be removed in the future, leaving the original fabric intact.

e) **Maintenance:** regular maintenance is all the more important with Listed Buildings that have remained empty over a period of time, as noted at the Angel, that degradation of the building fabric accelerates when the environmental conditions change from occupied + heated + ventilated to un-occupied + unheated + unventilated (with sections boarded up).

The degradation can be considered short term if the matters are addressed as noted and regular maintenance carried out.

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The traditional fabric whilst standing the test of time far better than most modern materials will need renewal where cumulative damage has occurred, often over decades. If this type of longer-term damage is not addressed thru regular maintenance then more embodied energy is required to rectify the damage later on in the life cycle, with more invasive procedures required, clearly this is not desirable and should be avoided.

The most effective means of putting a maintenance strategy into practice at the Angel, to avoid the above, is through a maintenance plan. Maintenance at the Angel will protect areas susceptible to damage from:

- Rain
- Ground water
- Vegetation growth: lichen, moss, fungal spores
- Freeze-thaw weather conditions
- Rapid saturation and drying out
- Pigeon guano
- Blocked rainwater goods and drainage systems
- Missing sections of roofing
- Structural sections vulnerable to exposure and wet rot
- Damaged Crittall windows
- Open masonry joints
- Poorly ventilated and un-heated spaces.

The recommendations and guidelines of BS 7913:2013 – ‘Guide to the Conservation of Historic Buildings’ have been followed in our analysis and assessments.

All interventions shall be recorded to facilitate future understanding. Information gathered about the historic building during the planning and implementation of change shall likewise be recorded and made available for use by others.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

15.0 SIGNIFICANCE & VALUE OF THE LISTED BUILDING ASSET

The historical record shows that there was an earlier variant of the Public House on the application site, dating from the mid eighteenth century, known as the Angel Inn (a coaching inn). The front elevation had sash windows projecting from a central bay, with a hipped, slate roof over and projecting canopy above the main entrance.



Angel Inn, Hayes, Middlesex - early 1900s with licensee J D Carruthers



Angel Inn, Hayes End, High road - early 1900s

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In 1926

The public house was re-built on the site of the original by a renowned pub architect, T. H. Nowell Parr, for Fullers brewery, a Chiswick based brewery founded in 1845. Between 1918 and 1939 breweries rebuilt thousands of pubs.

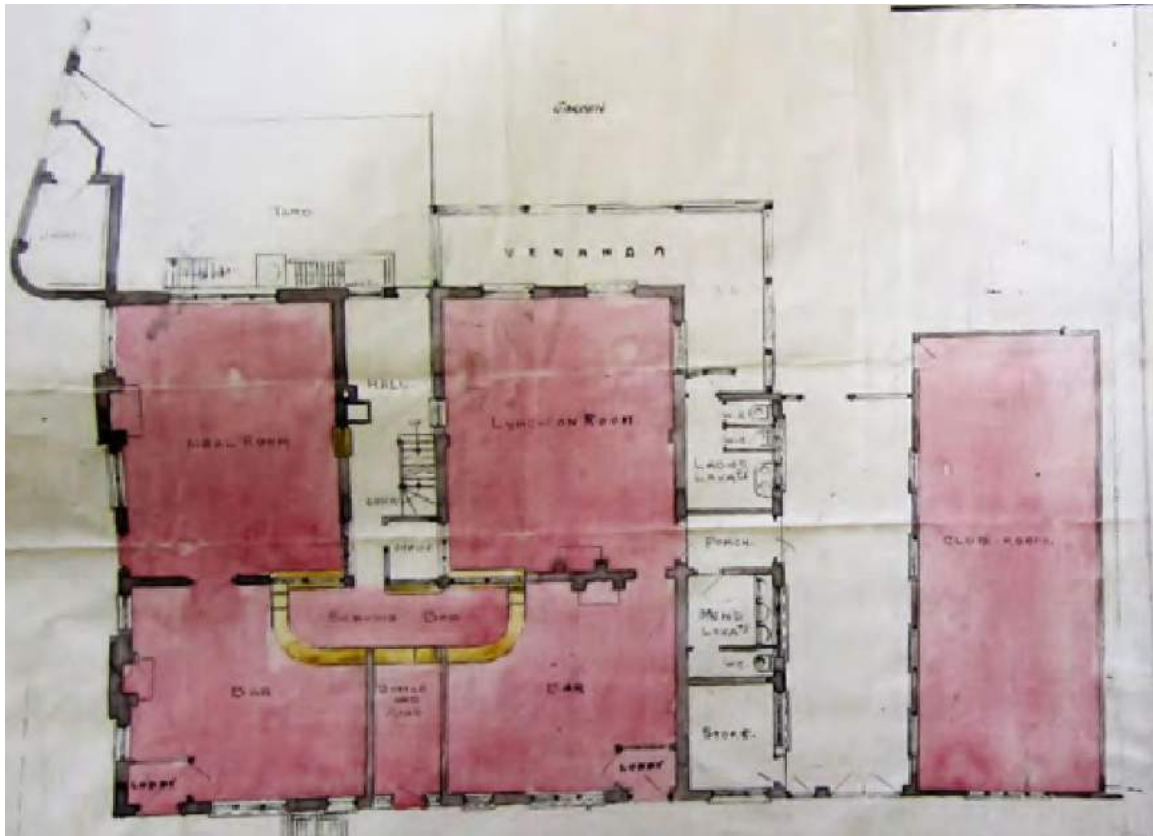
Exterior:

The pub is fashioned in the Neo-Georgian style. The massing height is of 2 main storeys (ground and first floor) with attic accommodation as a loft floor. There is also a part basement. There is a walled service yard to the rear and verandah.

The primary roofs are intersecting and steeply pitched the roof coverings are single camber, plain clay tiles, including clay hip tiles and valley tiles. There is a flat roof dormer to the rear and 2 pitched dormers with gable features to the main elevation overlooking the Uxbridge road.

The historical record shows that there was at one time, a prominent single storey, detached club room with flank windows overlooking the main building and to the front aspect. To the left of the club room was a gated access serving the rear and porch entrance to the main building.

The Plan Form:



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From
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On the ground floor:

Bars and Function Rooms

-The plan form is symmetrical with smaller bars to the front and larger function rooms to the rear.

-Its surviving 1930's interior, consists of 4 function rooms, a saloon bar (to the right on the above plan), a public bar to the left with an off sales compartment between the two. It will be noted from the plan form that there are separate points of ingress to the above function spaces, both flank bars have glazed entrance lobbies **and there is no direct east-west circulation link between any of them, so they function as separate compartments that can only be accessed by going out of the building and back in thru the neighbouring entrance door to the front aspect (overlooking Uxbridge road).**

-To the rear of the public bar, on the left, is the former meal room (now another bar).

-To the rear of the saloon bar, on the right is a luncheon / function room. Whilst there is circulation access north - south (as can be seen from the original plan), **again there is no access east-west, so the former meal room (now another bar) is a separate compartment to the luncheon / function room, with no communication between them.**

-the additional function rooms do have their own external points of ingress

The inter-war plan form of compartmentation of separate function, rooms and spaces, in this way, was considered to be appealing to a more gentlemanly and refined clientele, including women.

Ancillary servicing facilities

-the central core on plan, is the servicing area and includes:

-the lower half of the dumb-waiter, serving the meal room and luncheon room to the rear;

-manager's office;

-central, curved bar counter that serves all function rooms;

-the hallway / circulation corridor serves the basement and stairway to the upper levels.

-there are gent's toilets to the rear of the meal room as a single storey addition that at one time, was only accessible externally from Angel Lane.

-there are further toilets to the right flank built as single storey structures and a lean-to.

On the first floor:

-there was a Mason's Room used by the local Masonic Lodge at the time, the Royal Antediluvian Order of Buffaloes and the Freemasons

-the former Kitchen, Scullery & Larder

-the upper half of the dumb-waiter

-private accommodation

On the second floor:

-further private accommodation

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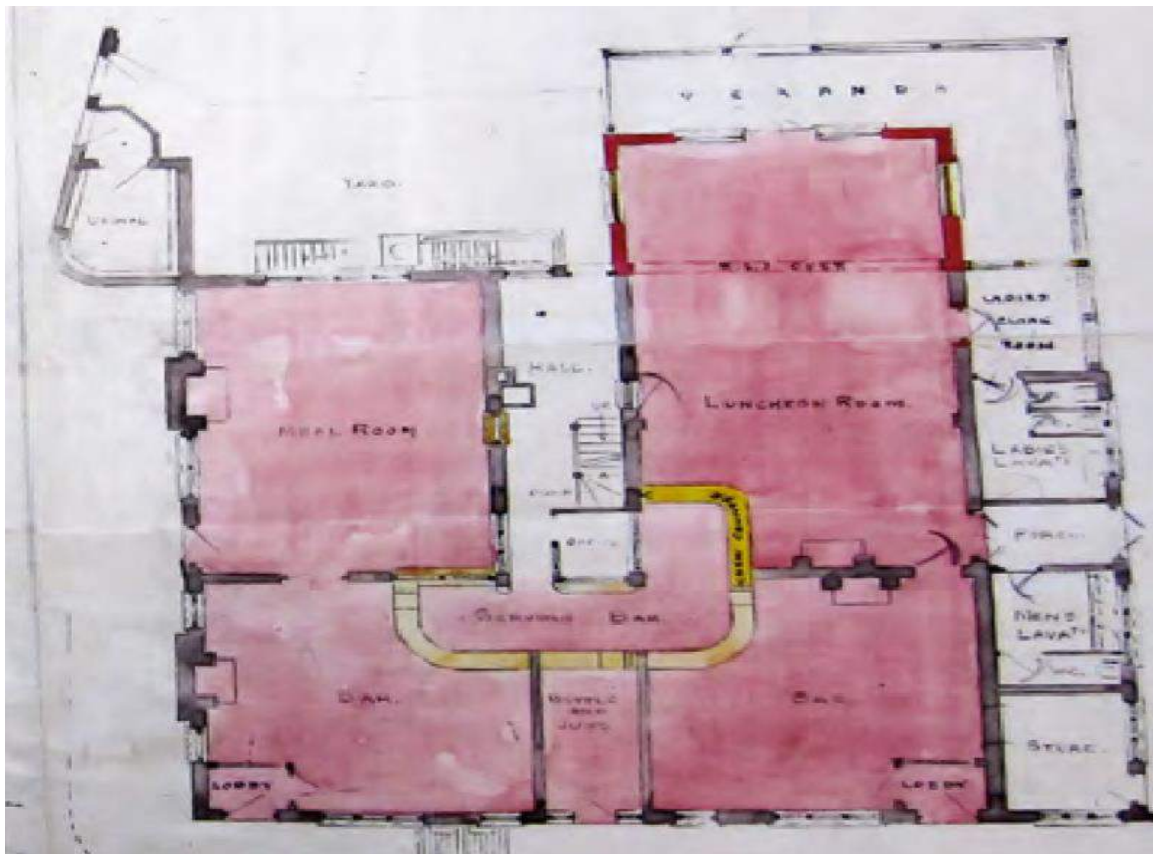
15.1 INCREMENTAL ALTERATIONS AND ADDITIONS THAT HAVE BEEN MADE TO THE PLAN FORM - WITH TIMELINE AND SCOPE AS OUTLINED BELOW

19th August 1935:

Alterations and extension to the pub were proposed, approved and completed in 1937. Since Nowell Parr had passed away in 1933, it is not clear which architect oversaw the works, possibly his son John Parr who continued to run his father's firm under the name Nowell Parr and Son.

The nature of the alterations carried out can be clearly seen from the surviving plans:

- the Public House was extended, with the former verandah incorporated into the luncheon room and a new verandah constructed beyond that, the latter having direct access from the rear of the luncheon room for the first time
- the central, curved bar counter was extended into the luncheon room
- a ladies parlour room was added to the ladies toilets



In 1970:

Further extension and alteration works were carried out, these include the following:

- 1 Internal door access to the gent's urinals and flat roofing over, incorporating a lantern type skylight.
- 2 Construction of a single storey extension to house the ladies toilets to the rear of the meal room.

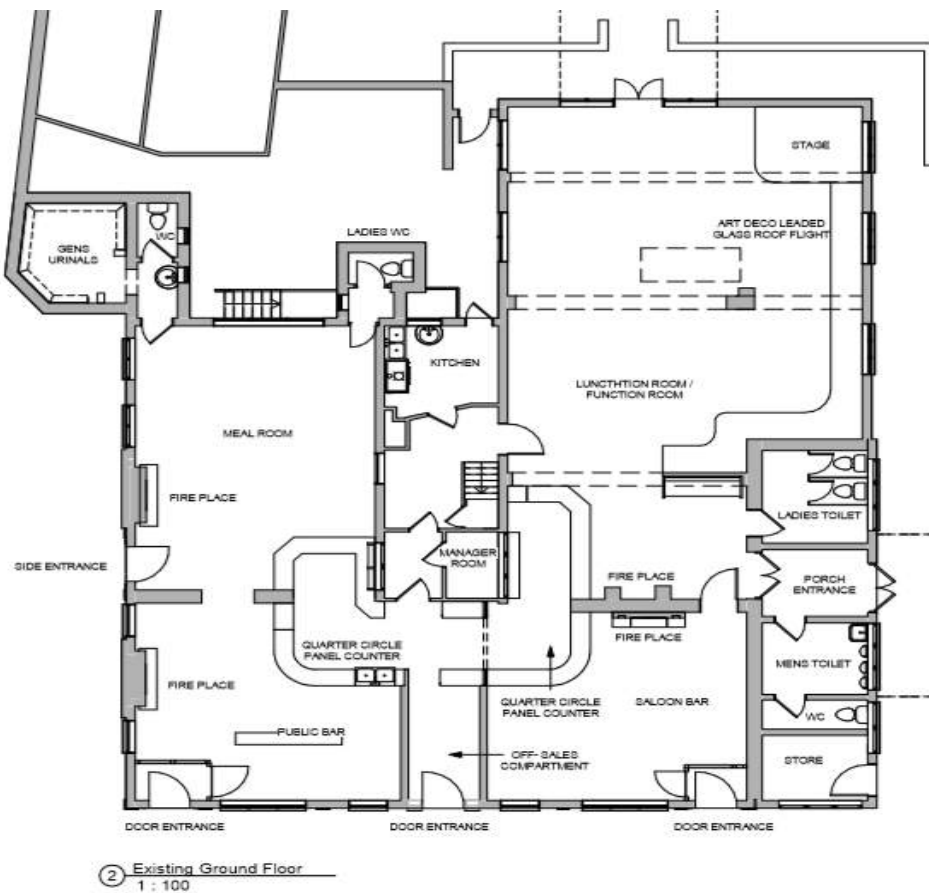
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3 Further single storey extensions and alterations works beyond those carried out in 1935: were again carried out upon the foot print of the new verandah for a second time, once again incorporating the latter within the foot print of the luncheon / function room. This time the right flank of the verandah was incorporated within the extension works, resulting in a wider luncheon room. This was facilitated, in part, by the removal of part of the ladies washroom facilities.

4 The rear access to the hall was converted to a ground floor kitchen, presumably serving meals to all ground floor function rooms.

5 It is not clear when the substantial club house (out-building to the right flank) was demolished. It is assumed this would have been carried out to make way for the expansion of the car park and to meet demand from the extra covers / punters these extension works were designed to draw-in.



13th February 2015:

It was listed by Historic England for its well preserved features including, the off-sales compartment and manager's office.

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15.2 IMPACTS FROM THE PROPOSED F1 CHANGE OF USE ON THE HISTORIC PLAN FORM & SIGNIFICANCE

HMC's proposals for the F1 Change of Use require building adaptations and alterations.

It is clear from the historic plan form and alterations over the years that there are elements of the interior features that have been obscured by later addition or alteration.

It is relevant to note the actual Listing description makes reference to the same. There are certain elements of the fabric of the Angel noted in the Listing, as either not original, or not of special architectural / historic interest– as follows:

A '(The pub sign and bracket*, carriage lamps*, fascias* and awnings* are not original, and are not of special interest.)'

B 'On the west side, facing the yard, is a hip-roofed lean-to containing bottle store and toilets; its right-hand portion, originally an open verandah, was rebuilt c.1970 as a flat-roofed extension* (not of special interest).'

C 'Beyond is the PUBLIC BAR, again with its glazed entrance lobby, curved counter with hinged doors (the canopy* above is an insertion of c.1970 and is not of special interest).'

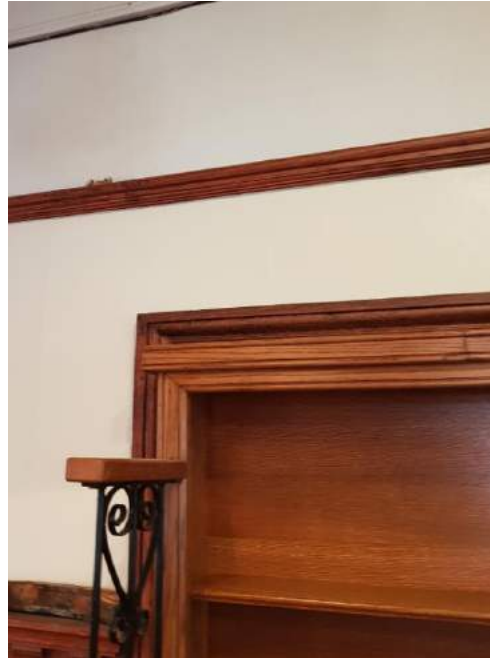
D 'The MEAL ROOM to the south has a blocked fireplace and a service hatch, also blocked, in the west wall. (The bar counter* and canopy* here are insertions of c.1970 and are not of special interest).'



-with reference to the above photos: The applicant's proposal is to form a new door link between the meal room and the function room. The latter has a door the former does not, but it does have a service hatch linked to the dumb waiter and existing kitchen at first floor level.

-THIS ADDRESSES ONE OF THE LIMITATIONS OF THE PLAN FORM AS NOTED ELSEWHERE WITHIN THIS DAS (lack of direct links between the bars / function room spaces).

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-with reference to the above photos: The applicant's proposal is to remove the 1970's bar to the meal room.

-it will be seen from the photograph on the right the 1970's wall panelling is concealing the original feature architrave and historic opening.

E 'The MASONS' ROOM, on the first floor, has an Art Deco ceramic fireplace as well as various items of furniture (moveable and hence not included in the listing) relating to its former Masonic use.'

F ' Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the above mentioned features (the pub sign and bracket, carriage lamps, fascias and awnings on the main elevation, the canopy in the public bar, the canopy and counter in the meal room and the c.1970 extension to the luncheon room) are not of special architectural or historic interest.'*

The above alterations and exclusions are material when adjudging the applicant's proposals and impacts on the Angel, which as noted above and from the comparative proposed and existing plans are quite modest.

PART II - ACCESSIBILITY

16.0 UNDERLYING PHILOSOPHY

HMC are committed to ensuring that the facilities it provides, uses and manages afford all users of the Centre the opportunity to maximise their individual abilities and enjoy safe and, wherever possible, independent participation.

16.1 LEGISLATION & TECHNICAL GUIDANCE

The following legislation and good practice guidance on accessibility has been relied upon:

- BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people),
- The Equality Act 2010
- The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact)
- BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

Other good practice guidance to be considered will include:

- The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society)
- The Code for Lighting 2001 (Society of Light and Lighting - CIBSE)
- The ODPM (Planning and Access for Disabled People)
- DRC Codes of Practice
- The Access Directory (DPTAC)
- Inclusive Projects (DPTAC)

16.2 BUILDING MEASURES TO BE IMPLEMENTED AT THE HMC SITE

EXTERNAL:

EntranceDoor Thresholds – Level access to be provided.

Pedestrian Routes & Signage -There are no new ramps, external steps on site.

Lighting & Pedestrian Routes – External lights will be provided to define entrances / boundaries, including security lights to the rear. Bulkhead light fittings to be provided to external walls to double up as emergency escape light fittings. Layout and details to be confirmed.

INTERNAL:

Doors & Glazing – Door furniture access heights and vision panels to comply with access requirements. 900mm+ clear opening. Fire doors to be held open by alarm linked devices. Glazed screens to have 2 tone manifestations to meet the requirements of BS. 8300: 2001.

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Disabled Toilet

The proposed disabled toilet/s to be in compliance with BS 8300:2001 and the guidance identified in the Approved Document to Part M (2004).

- Min size: complies with req. of 2.2 X 1.5m
- Door: lightweight, outwardly opening min.clear width 1000mm with minimum pressure self-closure. Door handle to be grip able type with return on handle to door face. With kickplate and large inner turn button & outside release. All offset heights of sanitary suite to comply with BS & Part M.
- Emergency Alarm cord to be fitted
- Blended water supply
- Signage with wheelchair symbol to be provided

Fire & Means of Escape – Wheel chair refuge points to be identified and to have clear signage in accordance with BS 5588 (a code of practice for means of escape for disabled people). Means of escape signage to be illuminated and alarm systems to be both visual as well as audible in compliance with the above noted legislation.

Provision to be made at Ground floor level, for any facility or programme that is otherwise not accessible at 1st floor level.

PART III - SUSTAINABILITY

Buildings are responsible for 50 % of all carbon emissions in the UK, one of the prime objectives in any strategy for sustainable energy use must be to minimise carbon dioxide emissions by improving energy efficiency of heat producing appliances, building materials and minimising demand.

17.0 ENERGY EFFICIENCY MEASURES APPLIED TO BUILDING ELEMENTS AT THE HMC SITE

- high standards of insulation
- high standards of air-tightness
- high efficiency lighting
- high efficiency water conservation fittings

17.1 INSTALLATION OF HIGH STANDARDS OF AIR-TIGHTNESS

Air entrainment or leaky building syndrome accounts for 20 % of heat loss through the building fabric and is symptomatic not only of Listed Buildings but also of much of the pre and post war building stock. Mitigation measures to be adopted would include:

- Extensive draught sealing of the existing fabric, gaps around windows doors, floors etc.
- The use of energy rated 'K' glass, internal secondary glazing is to be specified.

17.2 INSTALLATION OF ENERGY EFFICIENT LIGHTING

Lighting accounts for around half of the electricity used in community buildings. Lighting costs can be reduced by up to 75% by replacing standard lightbulbs with energy saving LED bulbs.

- energy efficient lighting to be installed to minimise energy use, LED fittings use 75% less electricity and have a longer life span.

17.3 WATER CONSERVATION MEASURES

In an average domestic household an individual will use approx. 150 litres of water per person per day. All this water will be to drinking water quality standards, even though most will be used for flushing toilets (33% of annual water consumption), watering gardens, washing cars /clothes (source: Anglian Water 1992).

- All WC's will have low volume 3-5 litres dual flush cisterns.
- All taps with Hans Groehe Spray Heads to restrict water use, all others taps with conventional fittings will have water saving flow restrictors. Spray taps save 80% on water consumption and energy usage compared to conventional taps without bolt on flow restrictors.

CONCLUSION

The submitted full planning application and associated documentation provide comprehensive support for the proposed development. This Design and Access Statement has demonstrated how the proposal is based upon a thoughtful process informed by thorough technical site assessment and analysis of the needs for the proposed F1 community centre.

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

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APPENDIX A

EXAMPLES OF PROGRAMMES RUN BY HMC, FOSTERING COMMUNITY ENGAGEMENT & COMMUNITY COHESION

HMC actively participate and support the national initiative: 'Visit My Mosque' open days where they open their doors to members of the Public.

Including Iftar with the Mayor of Hillingdon and wider community



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Visits by the Mayor and local Councillors



Iftar with the mayor and wider local community



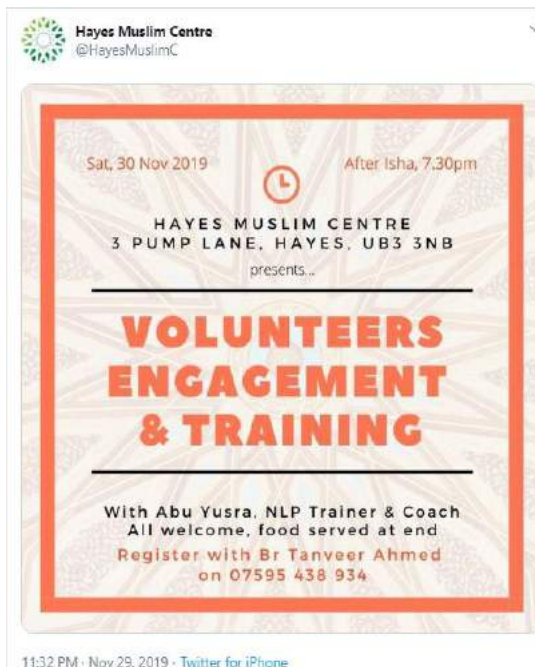
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HMC regularly hold Community Engagement Consultation events to ensure service delivery is meeting and responding to community demands in a sustainable manner



Want to VOLUNTEER at the HMC? -
hayesmuslimcentre.org.uk/updates/would-...



11:32 PM · Nov 29, 2019 · Twitter for iPhone



Relationship Education in schools 2020 -
hayesmuslimcentre.org.uk/event/relation...



9:41 AM · Apr 8, 2019 · HMC_Website

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

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Careers Workshop & Advice

Adult Learning Classes

Over 55 Club



MENS ONLY SWIMMING

EVERY FRIDAY 8pm to 9:30 pm
HESTON LEISURE CENTRE
(TW5 0LW, NEXT TO HESTON LIBRARY)

ADULTS from £5.80 INCLUDES USE OF SAUNA
Offer – 5 sessions for £29 or £7.25 per session

UNDER 16'S and SENIORS from £3.30
Offer – 5 sessions for £16.60 or 4.15 per session

Please see website for further details :
<https://sites.google.com/site/hestonmensonlyswimming/>
Shahid 07957 320 520
shahid.uk@gmail.com



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HMC organise Youth Sports Activities including Football, Table Tennis, Cricket and Cycling events - participants are from all faiths and none.



4:19 PM · Jan 18, 2019 · HMC_Website



4:29 PM · Nov 25, 2018 · HMC_Website



3:43 PM · Oct 22, 2018 · HMC_Website



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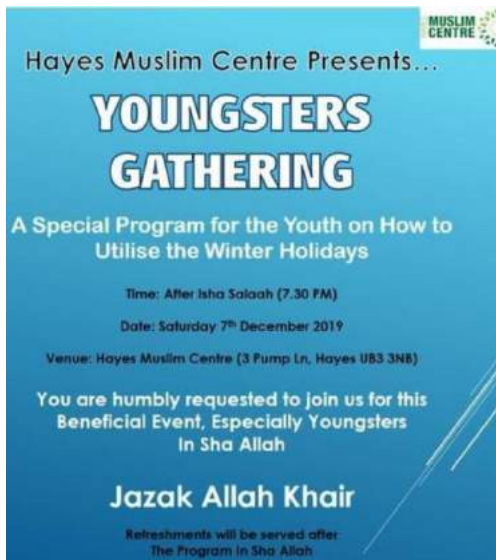
✓ In Celebration of England Winning The Cricket World Cup, Hayes / Angel Muslim Centre hold inaugural 7 A Side Cricket Tournament.



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HMC regularly organise Youth Social Responsibility & Good Citizen Workshops - Including Youth Interfaith and Engagement.



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Cycle workshop and bike ride

Bike health checks
Maintenance classes
Off road cycle skills training
Bike ride

All welcome



HAYES MUSLIM CENTRE BIKE RIDE



Dear Brothers and Sisters, we would like to invite you to come and join us this Sunday for a cycle ride with trained instructors.

Please meet at Hayes Muslim Centre, 3 Pump Lane Hayes, UB3 3NB

SUNDAY 7TH AUG. 10AM - 1PM

EVERY SUNDAY SAME TIME

For more details please contact brother Ali on 07944 976270

Orphan Sponsorship

HMC sponsor 15 to 20 Orphans on a yearly roll over basis.

Disability Awareness

DASH is a local charity, providing vital support and events for people with Disabilities in Hillingdon and is supported by HMC who have sought to raise awareness of the local charity and it's commitment to ensuring full participation in daily life of those with any form of disability.

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Come and join us for a day of fun and games and help us to raise money for your local disability charity DASH

BOWLS TABLE TENNIS

plus 1 to 1 advice from your DASH team

Learn how DASH provides advice, support and activities that allow disabled people to take control of their lives and become more independent, confident and part of the community.



Cancer awareness & NHS Health Check-ups



Hayes Muslim Centre
@HayesMuslimC

Bowel Cancer Awareness -
hayesmuslimcentre.org.uk/event/bowel-ca...



Bowel Cancer Awareness

Friday the 30th November at 11:30 - 14:30

Do you have any questions about bowel cancer, the screening programmes or treatments?

If you are between aged 55 and 74 you may have received an invitation for a bowel scope appointment or a home testing kit, which may have left you confused.

If so, then speak to the Health Promotion Team from St. Mark's hospital, who will be at Hayes Muslim Centre from 11:30 - 14:30 on 30th November. Come and speak to us about:

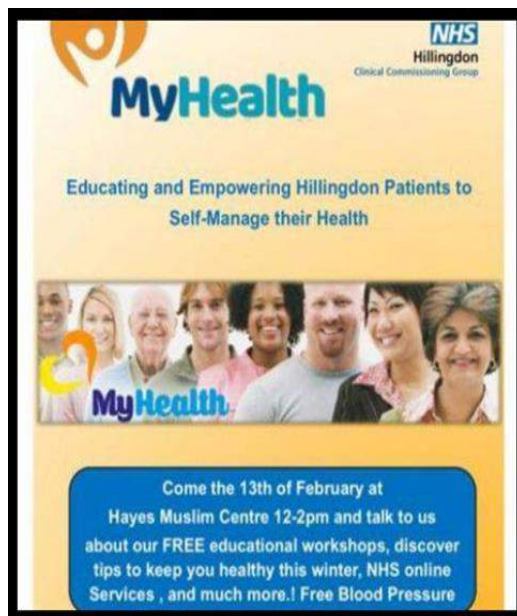
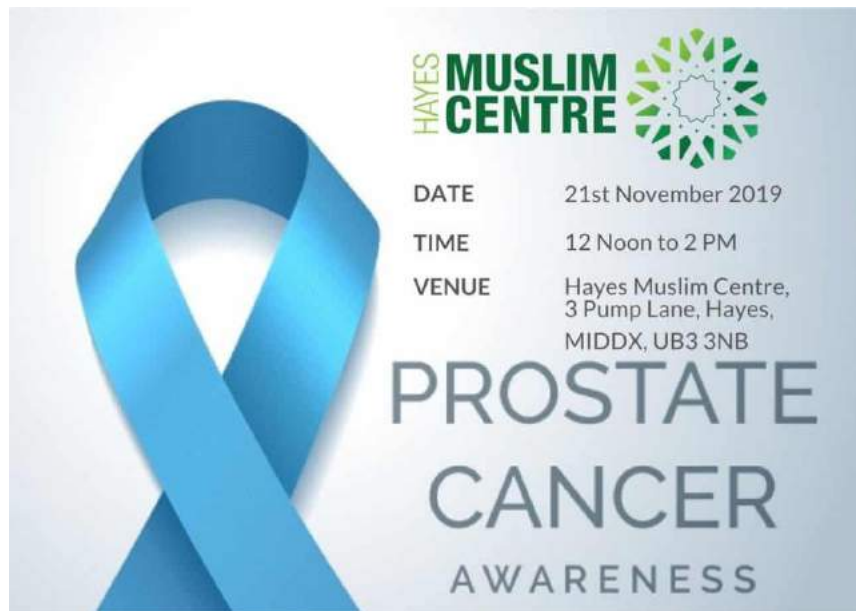
- The risks and symptoms of bowel cancer
- The benefits of screening
- How to complete the home testing kit
- Upcoming changes to the bowel cancer screening programmes


London North West
University Healthcare
NHS Trust

3:32 PM · Oct 22, 2018 · [HMC_Website](#)

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Mayor's Information Sheet

Your kind co-operation in returning this form as early as possible to the Mayor's Parlour, at the address overleaf would be much appreciated.

Cllr David Yarrow
The Worshipful the Mayor of Hillingdon
2019/20

1	Name of function:	Brain Tumour awareness session
2	Venue (full address):	Hayes Muslim centre, 3 Pump lane, Hayes, Midix, UB3 3NB
3	Date of function:	9 th OCTOBER 2019

Basic Life Support and CPD training by a branch of the British Medical Association.
Over 50 participants benefited and were given certificates.

Hayes Muslim Centre
@HayesMuslimC

BLS Life Support Course -
hayesmuslimcentre.org.uk/event/bls-life...

BRITISH ISLAMIC MEDICAL ASSOCIATION

BE A LIFESAVER LEARN CPR AT YOUR LOCAL MASJID

Completely FREE!
Certificates provided
Open to men & women

Hayes Muslim Centre
Pump Lane
Hayes
UB3 3NB

SATURDAY 29TH SEPTEMBER 2018
2PM (AFTER DHUHR SALAAH)

Also learn about the Recovery Position and Choking.
Taking place at over 60 mosques in more than 25 cities across the UK!
For further information and details on other participating mosques, please visit:
britishima.org/lifesavers18 or email: lifesavers@britishima.org

#BRITISHIMA

MUSLIM CENTRE

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Coffee mornings



Sisters Coffee Morning -
hayesmuslimcentre.org.uk/updates/sister...



Sisters Coffee Morning -
hayesmuslimcentre.org.uk/sisters-coffee...



Mum's Event

Are you concerned about your child becoming involved in anti-social behaviour or crime? If you are, *you are not alone.*

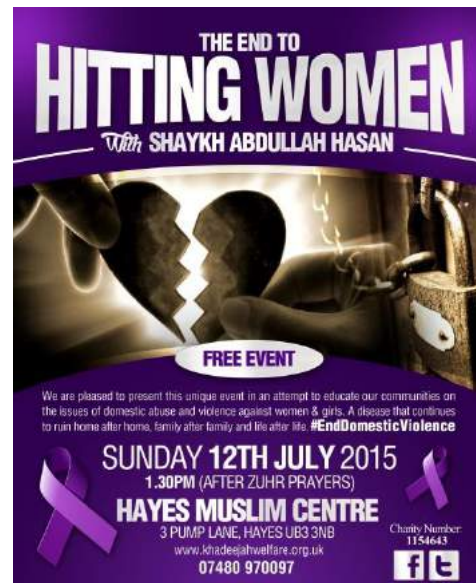
The Hayes Muslim Centre invite's you to come along to an informal drop-in session where various professional women will be available for advice.

PLEASE POP ALONG IF YOU CAN

Wednesday 17th January 2018

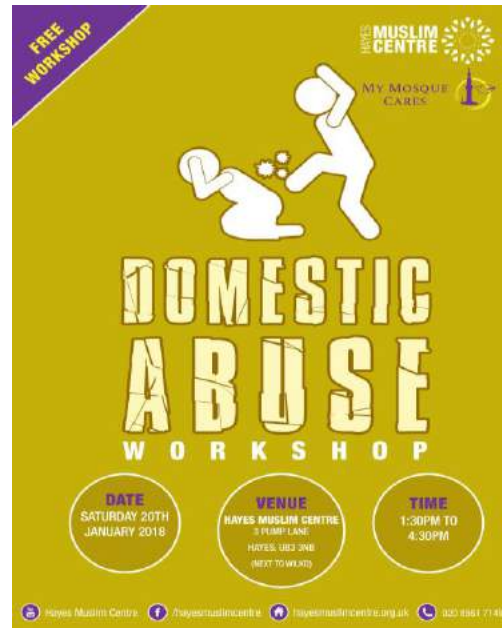
10am - 12pm

Hayes Muslim Centre, Pump Lane



HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



Mina Bazzare/ Bric a Brac / Food fairs



Weekly Updates & ALERT : We need urgent help to raise £590,000 by 30th November. Read More: - mailchi.mp/e6599185d617/w...



11:44 AM - Oct 11, 2019 - Mailchimp



Hayes Muslim Centre invites you and all of your family to our Food Fayre Event tomorrow (25th Sep) from 9:30am to 3pm.

Everyone is invited to bring one dish to contribute towards the fundraising efforts for Angel Muslim Centre - mailchi.mp/125ac6181899/f...



6:52 PM - Sep 24, 2019 - Mailchimp

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



HMC works closely with local charities to raise awareness and funds

E.g. Cancer Research UK & Fundraising for Hillingdon Hospital Charity, Dash Fundraising Events.



3:11 PM - Nov 10, 2018 - HMC_Website



10:19 PM - Oct 24, 2018 - HMC_Website

Fundraising for Hillingdon Hospital – at Hayes Muslim Centre



Fundraising for DASH – supported by the Hayes Muslim Centre

Come and join us for a day of fun and games and help us to raise money for your local disability charity DASH

BOWLS

TABLE TENNIS

plus 1 to 1 advice from your DASH team

Learn how DASH provides advice, support and activities that allow disabled people to take control of their lives and become more independent, confident and part of the community.

A photograph of a person in a wheelchair playing table tennis. The person is wearing a blue shirt and is in the middle of a stroke. A red ball is visible on the table. The background shows a table tennis table and a yellow banner.

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

HMC continues to hold workshops with HMC's key partners

E.g. Counter terrorism, mosque security, etc. Workshops continue to be arranged in partnership with Met Police, Hillingdon Council and other faith associates in this area.



Hayes Muslim Centre
@HayesMuslimC

Police surgeries - hayesmuslimcentre.org.uk/police-surgeri...



Hayes Muslim Centre
@HayesMuslimC

National pre Ramadan security training -
hayesmuslimcentre.org.uk/event/national...



NATIONAL PRE RAMADAN MOSQUE SECURITY TRAINING 30TH APRIL 2019

HAYES
MUSLIM
CENTRE



3 PUMP LANE, HAYES
MUSLIM CENTRE, , UB3 3NB
7.00-8.30PM



Mosque Security
Training | Support | Protect

Food and Refreshments to
be served

National Partners



FOR MOSQUE SECURITY ADVICE, TIPS, RESOURCES AND
TRAINING VISIT:
WWW.MOSQUESECURITY.COM / 01494 416 202

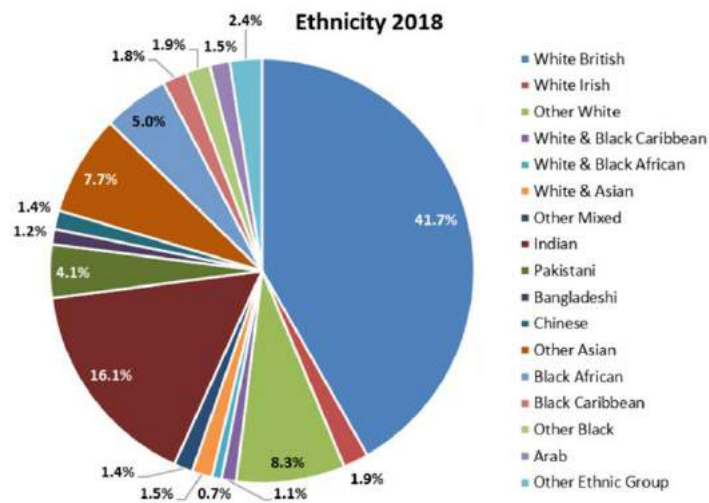
3:45 PM · Apr 24, 2019 · HMC_Website

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

APPENDIX B

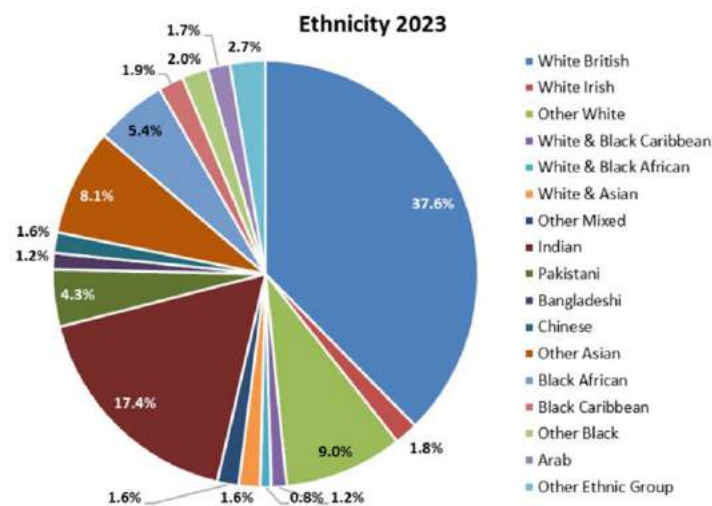
JOINT STRATEGIC NEED ASSESSMENT (JSNA) ETHNIC GROUPS AND TRENDS IN ETHNICITY 2018

According to the Greater London Authority in 2018, in Hillingdon 41.7% of the population are White British, 8.3% are White Other **and 50% are from Black & Minority Ethnic groups**. The following graphs show the current ethnic group percentages in Hillingdon and the projected percentages in 2023 (all ages):



(source: GLA Ethnic Group Projections, 2016 based, published November 2017).

Predicted Ethnicity in 2023:



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

-The population estimates for Hillingdon suggest that BAME groups are increasing as a proportion of the population, with the corresponding reduction in the White ethnic groups.

From the above: **It is noted that the BAME community is expected to increase relative to all other ethnic groups (from 2018 to 2023).**

The 2011 Census is still the current source of ethnicity data at ward level.

Ethnic group	Size of Hillingdon population	Hillingdon	London	England
White British	143,000	52%	45%	80%
White Other	23,000	8.4%	15%	6.0%
All Mixed	10,000	3.8%	5.0%	2.3%
All Asian	69,000	25%	18%	7.8%
All Black	20,000	7.3%	13%	3.5%
All Other	8,000	3.0%	3.0%	1.0%

Source: Census 2011, table KS201

The Historic figures from the 2011 Census shows that back then **the size of the BAME community was around 35% within Hillingdon compared to the higher figure now.**

Population Numbers 2018 and 2023

Ethnic group	2018	2023	Hillingdon 2018	London 2018
White British	129,360	122,200	41.7%	39.4%
White Other	31,640	35,200	10.2%	17.4%
Mixed	15,010	17,070	4.8%	5.6%
Asian	94,420	106,050	30.5%	20.1%
Black	27,130	30,320	8.8%	13.3%
Other	12,340	14,330	4.0%	3.9%
Total	309,900	325,140		

Source: GLA, Ethnic Group Projections 2016

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

-From the timeframe of the 2018 stats to the projected growth figures for 2023: The BAME cohort is projected to increase by approx.17,000.

-**There is more of an Asian ethnic mix within Hillingdon** than the London average.

-From the timeframe of the 2011 census to the projected growth figures for 2023: **the Asian population is predicted to grow from 69,000 to 106,050 a percentage increase of almost 53%**

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

APPENDIX C

OUTLINE SCHEDULE OF HERITAGE WORKS & CONSERVATION METHODS TO BE ADOPTED

Please also refer to the tabulated version of this schedule within the Heritage Consultants Statement

Remove contemporary corrugated polycarbonate roof canopy, including timber framing and posts. The retention of such a utilitarian, contemporary feature is visually jarring and detracts from the importance of the listed building and as such is a negative contributor within its historic context and setting.



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Remove contemporary corrugated metal sheeting forming roof canopy to first floor external means of escape, including timber framing and posts. The retention of such a utilitarian, contemporary feature is visually jarring and detracts from the importance of the listed building and as such is a negative contributor within its historic context and setting.

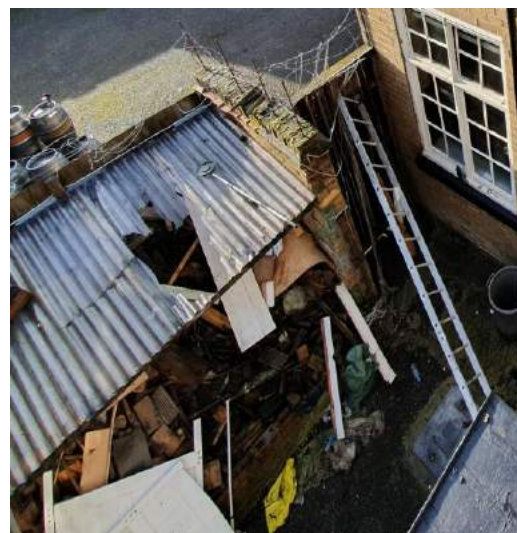
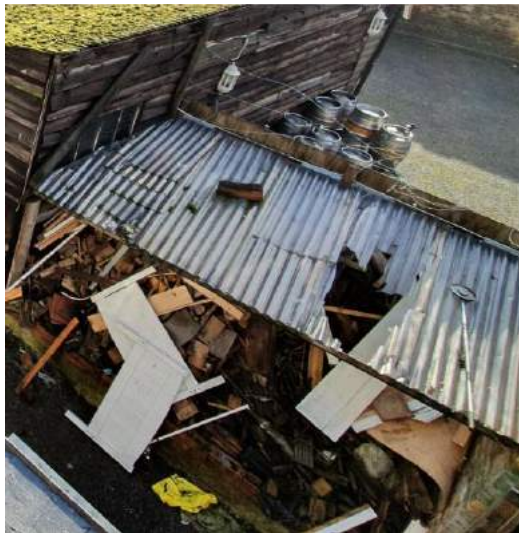


The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Remove barbed, security wire and external wiring attached to the brick facades. The retention of such a utilitarian, contemporary feature is visually jarring and detracts from the importance of the listed building and as such is a negative contributor within its historic context and setting.



Removal of polycarbonate cover and timbers to courtyard area, ensuring retention of brick wall and close boarded timber fencing enclosure. The retention of such a utilitarian, contemporary feature is visually jarring and detracts from the importance of the listed building and as such is a negative contributor within its historic context and setting. The timbers shall be salvaged for recycling.



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Retention and Restoration and wooden fencing and timber cladding to out-building. The timbers are showing clear signs of weathering such a process are the result of a complex combination of light, moisture, heat, and mechanical forces, causing physical and chemical changes to the surface of the wood.



Exposure to sunlight, particularly to the south facing facades has simply served to accelerate UV, photochemical degradation of the wood surface as can be clearly seen in the uneven fading from yellow / brown to the more advanced and eventual complete silvering of the timber. This colour change is due to the degraded lignin being washed out of the wood by moisture. The fibres that remain on the wood surface are high in cellulose content, are whitish to grey in colour.

Preferred method of conservation: apply a penetrating stain to restore the natural appearance of the wood, both grain and texture.

Apply a pigmented penetrating stain to protect the existing close boarded fencing from moisture and UV such as Sansin SDF™ formulated with oils, resins and nano pigments to penetrate the wood. Low in VOC and allows the wood to 'breathe'

Final finish for boundary fencing:

-penetrating pigment stain type shall be: SANSIN SDF NATURALS



AZTEC 1133

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

- *Wash the entire surface with a pressure washer using a wide-angle tip (so as not to damage the substrate) & only clean water*
- *Sand machined or planed surfaces using a plate sander or an orbital sander with 60 grit sandpaper. Follow by power washing (500 PSI), vacuum or compressed air for proper cleaning.*
- *Whilst still wet, apply bio-degradable wood cleaner / brightener: type Net-Trol by Owatrol. Vertical timbers shall be worked from bottom up to avoid streaking*
- *Apply penetrating stain finish as noted as 2 No. coats allowing 24 hours drying time between coats*

Final finish for outbuildings:

- Penetrating pigment stain type shall be: SANSIN SDF EXTERIOR SOLID HIDE



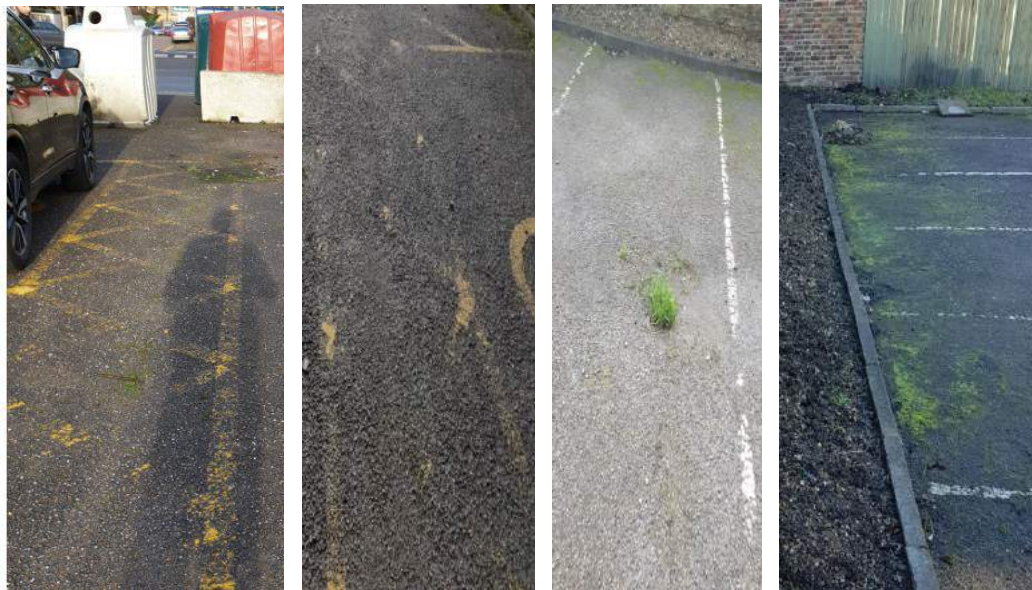
- *Wash the entire surface with a pressure washer using a wide-angle tip (so as not to damage the substrate) & only clean water.*
- *Sand machined or planed surfaces using a plate sander or an orbital sander with 60 grit sandpaper. Follow by power washing (500 PSI), vacuum or compressed air for proper cleaning. Allow to dry.*
- *Apply penetrating stain finish as noted as 2 No, coats allowing 24 hours drying time between coats*

Retention and Restoration of the tarmac hard-standing to the car park:

The existing tarmac surface is showing signs of weathering:

- Uneven pitted surface damage with loose aggregate chippings
- Minor pot holes and service trenches
- Moss, weeds and algae growth
- Car park markings worn

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

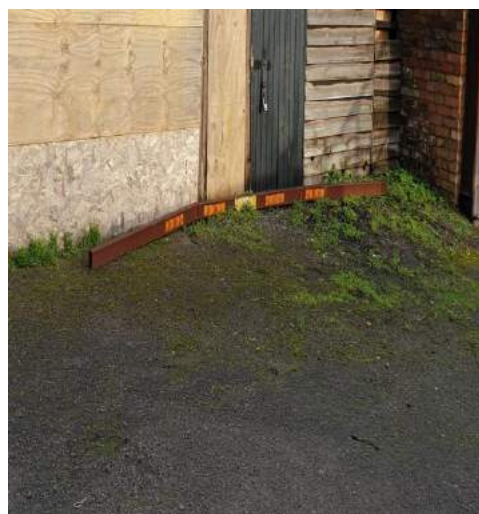


Moss, Lichen & Algae growth:

The worn, rough surface within tarmac has many pits, that has accelerated not only water retention, but also the growth of moss, lichen and algae. The pits provide perfect 'hidden' areas for the moss lichen and algae spores to slowly grow as they hold moisture and protect the growing plant from daily impact, such as car tyres and shoes.

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The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



Many of the commercially available products are actually unsuitable for treating tarmac because they often contain acidic ingredients or other harsh chemicals which can further damage the structure of the tarmac. This is not the case with LICHENITE is a Water Based Moss, Lichen & Algae Biocidal.

- Use a wire broom brush to pick up all loose debris
- Lightly jet wash complete area, allow to fully dry prior to application of water based biocidal.
- Use non-wire broom brush to pick up remaining debris
- Apply LICHENITE Water Based Moss, Lichen & Algae Biocidal
<https://www.mgcltd.co.uk/lichenite/>
- Or Similar Approved Water Based Biocidal Under C.O.P.R 1986 By H.S.E.

Apply Strictly In Accordance With Manufacturers Recommendations In 2 No. Coats.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From
Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

- Apply liberally with low pressure spray.***
- Allow to react for 72 hours. Remove all dead organic growths by brushing with a stiff bristle broom – not wire.***
- Apply second coat to kill any remaining moss/ lichen / algae spores that may have been missed during the initial treatment.***
- Do not apply in wet weather, frost or hot sunshine.***

Weed removal:

It is important to understand the growth and removal of weeds is quite different to that of moss etc. weeds grow and feed very differently to moss, lichen etc.

A contact herbicide is the preferred option, as they are non-selective and non-residual and work simply by scorching off weed foliage. This makes the ready-to-use formulations ideal for controlling annual weeds and perennial weed seedlings growing in between garden plants.

- Spray sufficiently to wet the plants without excessive run-off or drift, but thoroughly wet the stems, buds and the underside as well as the upper surface of the leaves.***
- Apply acetic acid based weed killer -Ecofective Weed Blast (RTU) by Sipcam Home & Garden Ltd or similar approved eco-friendly contact herbicide***
- Apply on a dry, still day when rain or strong winds are not expected. Apply at no more than 100ml/m2.***

Repairs to Minor Pot Holes And Service Trenches and indentations within Macadam:

-Cut back to atleast 100mm beyond the surface indentation / missing wearing course / sub-base. Use a dust-suppressed, hand held power cut-off saw to ensure a clean right angle cut edge.

-Use proprietary Cold Pour Jointing compound & repair macadam

-Suitable products for repair macadam include:

-EVERBUILD QUICK MAC INSTANT TARMACADAM TARMAC REPAIR 25KG QMAC25

-ULTRACRETE PERMANENT POTHOLE REPAIR

-Suitable products for Cold Pour Jointing compound include:

-EVERBUILD QUICK MAC COLD JOINT SEALER

-ULTRACRETE JOINT SEALER & TACK COAT SPRAY

-The vertical edges of the hole shall be primed with the Cold Pour, which may be poured on from a can or tar bucket, or 'painted' on with a brush. (Jointing compound ensures water is kept out of the joint and prevent it getting beneath the surfacing, where the freeze-thaw cycle could cause repair failure).

-The hole should then be filled to about ¾ depth with the repair macadam and compacted down with a vibrating plate, small roller, a punnel or a lump hammer. A second layer should be placed immediately and again compacted so that the new surface is flush level with the remaining original surfacing.

-Once the hole has been filled, the joint between the repair and the existing surfacing should be sealed with more Cold Pour, capping the joint and thereby preventing water ingress.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Restoration Of Macadam Wearing Surface Finish:

-Ensure surface is power washed and dry. Allow a minimum of 3-4 clear, dry days before sealing. Before coating, sweep area and remove any loose stones. Make sure product is thoroughly stirred and mixed with no sediment present.

-Apply a proprietary Macadam Sealcoat with a long-handled squeegee as 2 No. coats, binder bonds to the existing tarmacadam.

-Leave 2-4 hours between coats

-Suitable product includes:

TARMASEAL TARMAC RESTORER (colour black) bitumen based resin restorer.

Restoration Of Car Park Bay Markings & Signage:

-Road Markings To Comply With:

BS EN 1871: 2000 : Road marking materials - Physical properties

The Contractor Is To Note : Retro-Reflectivity Levels In The Range 200 – 500 MILLE-CANDELAS/LUX/METRE SQ. are the required performance standard to be achieved for these works.

Paint Applied Road Markings Will Not Be Accepted In The Execution Of Any Part Of These Contract Works. The Following Materials Are Acceptable:

Cold Plastic MMA (Methyl Methacrylate) As A Two Component Resin.

-High Build Variant To Be Used.

& Thermoplastics

Where Thermoplastic Materials Are To Be Used For Road Markings - All Such Materials Are To Comply With:

BS 3262 : Hot-applied thermoplastic road markings,

And To Be Class 'A' Material As Defined By Parts 1 - TO - 3 Of BS 3262.

Where Yellow Warning Markings Are To Be Used - In All Such Cases The Standard Yellow Colour To Be BS 381C (LEMON).

Durability:

the total wear index, at any position in the works, shall not exceed 30 when assessed in accordance with ANNEX G Of BS EN 1824:1998 "ROAD MARKING MATERIALS - ROAD TRIALS".

Traffic Signage (Painted On "White Lines") To Comply With

-Traffic Signs Manual 5, Road Markings

-The Traffic Signs Regulations And General Directions, 2002.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Skid Resistance Of Road Markings To Comply With:

Skid Resistance Value (SRV) OF 55 (As Assessed By The Pendulum Test Of BS EN 13036-4 : 2003).

Weathering damage to external brickwork facade:

-Restoration and replacement to existing Rainwater and down pipes: There is evidence of moss impeding storm water disposal in the way of taking root within the rainwater gutters and water overspill damaging the external fabric of the Angel, this matter shall be addressed separately as part of a detailed inspection and subsequent overhaul of all damaged / missing rainwater goods



-Algae / lichen growth:

Example of blocked and warped gutters leading to water over-spill. The thin UPVC plastic guttering easily bends, warps or snaps at the brackets due to the extra weight of water sodden moss.

-Water has overflowed the gutter and soaked into the brick wall at lower level. Splash back onto the wall face has contributed to the weather staining.



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

Apply LICHENITE Water Based Masonary Biocidal <https://www.mgcltd.co.uk/lichenite/>

– Or Similar Approved Water Based Biocidal Under C.O.P.R 1986 By H.S.E. LICHENITE Is Cleared For Use As A Masonry Biocide. HSE NO. 3936. Apply Strictly In Accordance With Manufacturers Recommendations In 2 No. Coats.

Weathering damage to external brick boundary wall:

Repointing:

The existing brick boundary wall has been constructed in Flemish bond using mainly lime mortar, however elements of repair have been carried out with cement mortar.

Whilst Lime mortars for lime pointing are generally softer and more porous compared to mixes using cement, they do allow moisture to evaporate from the joints more freely than cement based mortars. This can help to lower moisture levels in the wall and reduce the build-up of soluble salts, therefore reducing potential damage or 'spalling' of the brickwork.



The boundary walls are quite exposed to the elements and are showing signs of algae / lichen growth, this should first be removed as noted elsewhere with a water based biocidal Apply LICHENITE Water Based Masonary Biocidal.

In this damp, frost prone, exposed situations it may be appropriate to add a pozzolan (cementitious replacement), to a lime putty mortar to increase its compressive strength and frost resistance. The pozzolan will slowly begin to add a little extra compressive strength to the mortar after a few days.

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Preparation –Lime mortar shall not be used below temperatures of 5 °C (41 °F) and shall be protected from freezing subject to the time of year the works are carried out:

Carefully Rake Out Friable Loose Mortar / Cement Mortar With Non Mechanical Hand Tool To Approx. Depth Of 10mm (deeper if required to get back to sound mortar)

-The use of a plugging chisel ensures that the bricks aren't forced apart.

-The back of the joint should be roughly square in profile.

-Clear Away Dust With Bristle Brush

-Wet Joint With Water Spray (To Encourage Mortar To Carbonate)

-Apply Lime Mortar (Using Sharp Sand) To Smooth & Stiff Consistency, Pressed Into Clean And Damp Joint

-When The Mortar Has Begun To Set 'Green Hard' (from a few hours to a few days) scrape off excess mortar and bring back to flush profile

-Finish the joint by hitting it with a stiff bristle brush to ensure the mortar is forced to the back of the joint thus compacting it to offset any future shrinkage

Damaged / Missing Brickwork to Boundary Wall:

Weather damage to the brickwork resulting from a combination of soft brick, moisture retention and the freeze thaw cycle of the years is in evidence, as spalling brickwork.

Imperial brick:

-This shall be replaced and stitched in using lime mortar as noted elsewhere

-colour matched to an approved sample

Weathering damage to external metalwork:

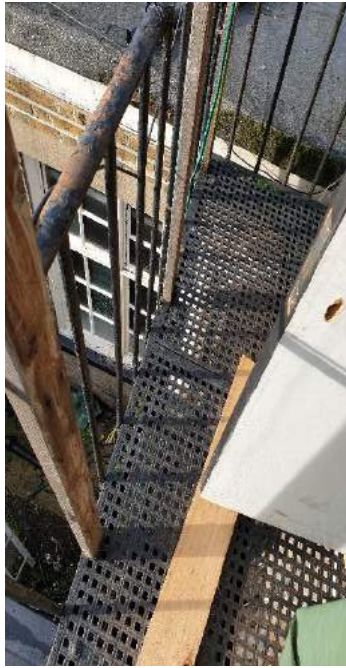
The existing elements of external metalwork are showing signs of weathering degradation at differing stages - primarily to the paint finish. This varies from delamination of the topcoat, exposing primer / in other instances the metal substrate is damaged and rust has set in. The Scope of the conservation works allows for the retention of all metalwork elements and stabilising the surface to prevent further degradation to the substrate and application of primer and topcoat finish to the following components:

-The external metal stairs: railings, handrail, posts

-Lightwell metal guarding and cat-ladder

-Metal posts to external gates to

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



Preparation of substrate – all works shall be done in-situ:

- Remove the flaking paint and rust by a combination of wire brush arbor tool set connected to rotary drill,
- Use 150 grit emery sanding cloth to obtain a smooth level surface finish follow with a finer grit emery cloth.

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-Before the final sanding fill any holes with a proprietary fine surface filler such as MANGERS or E-TECH ULTRA FINE SURFACE DETAILING FILLER and repeat sanding

-Wipe the surface with Naphtha or a similar solvent cleaner to remove fine particles left by the sanding, as well as any remaining grease and dirt.

-For hard to remove build up, allow for pickling acid (2-5%) Phosphoric Acid or proprietary equivalent and repeat steps noted above.

-Apply rust resistant primer: such as Rust-Oleum 3369/3380 Combi Primer & Anti-Corrosion basecoat.

-Apply topcoat: such as Rust-Oleum 7500 Alkythane single pack high performance, anti-corrosion topcoat for metal. Colour satin black.

Weathering damage to corrugated metal fence panels to south-west boundary:

The corrugated sheet metal fencing is a contemporary feature defining the site demise along its west flank and is showing signs of rust weather degradation to the topcoat.



Preparation of substrate –shall follow a similar restoration methodology to the conservation metalwork:

-Remove all vestiges of rust by use of light wire brushing.

-Due to the thin gauge of the sheet metal, mechanical tools shall not be used.

-Use 150 grit emery sanding block to obtain a smooth level surface finish.

The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

-Wipe the surface with Naphtha or a similar solvent cleaner to remove residual particles left by the sanding, as well as any remaining grease and dirt.

-Apply rust resistant primer: such as Rust-Oleum 3369/3380 Combi Primer & Anti-Corrosion basecoat

-Apply topcoat: such as Rust-Oleum 7500 Alkythane single pack high performance, anti-corrosion topcoat for metal.

-Colour: RAL colour shall compliment adjacent London Multi-stock brick boundary wall to approved sample TBC

We feel the existing olive-green colour is visually jarring as a backdrop to the listed building and a complimentary brickwork colour is more appropriate.

Roof Leadwork – Conservation Performance Compliance Subject To Condition Survey

The main lead flashings and linings to the Angel are at roof interfaces as identified below and shall be the subject of a detailed condition survey inspection & report to establish the detailed scope of work:

- Flat roof (built up felt membrane) abutment with main brick elevation, wall face.
- Hipped (tiled) roof abutment with main brick elevation, wall face.
- Hipped (tiled) roof abutment with brick chimney stack.
- Flat roof dormer interface with hipped (tiled) roof.
- Lead lined gable coping and side cheeks to roof dormers to front elevation.
- Projecting cornice capping and abutment with main brick elevation, wall face.
- Roof lantern skylight, above gent's toilets. Flashing to upstand.
- Leadwork soakers to parapet gutter as part of renovation work to gutter lining and pitched roof where plain clay tiles missing.
- Flashing collars around service penetrations penetrating pitched roofs and flat roofs.



The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.



Performance compliance – refer to **Appendix A** for detailed NBS performance specification:

-Standard: To BS 6915 and latest edition of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Association.

-All leadwork to be in accordance with Lead Sheet Association recommended details

-Rolled to BS EN 12588

-Code 5 replacement to be used for: abutment gutter linings; parapet gutter linings; flat roof lead sheeting; lead weathering copings; ridge / hip rolls to lead roofing

-Code 5 /6 replacement to be used for: projecting lead capping's to projecting string cornice and features

-Code 4 replacement to be used for: Step flashings; back gutter & back gutter cover flashing to chimney stack / roof interface;

-Code 3 replacement to be used for: Lead Soakers

Underlay: needle punched non-woven polyester geotextile underlay weight: 220 G/SQM by British Lead Mills or Equal Approved.

Marine plywood substrate / decking: to BS EN 636, min. 18 mm thicknesses

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Failure of flashings to Dormer Windows:



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Pitched roof tiling - Generally:

EXISTING CONSTRUCTION:

Roof covering: -Single camber double lap clay roof tiles.

Valleys: valley tiles, traditionally held in position by adjacent courses without the need for lead soakers

Hips: Arris hip clay tiles to main primary roofs, single storey lean to- laid more like a bonnet hip [possibly as a result of mis-match between arris hip tile angle (as specified) and roof pitch

Substrate: existing battens on sarking boards with minor gaps allowing for ventilation

Battens: - Size: 50 x 50 nominal: To match existing only where existing batten are found to be defective, currently there is no evidence suggesting replacement is required. - Fixing: To match existing

Pitch: as existing – approximately 40 degrees

Moss growth:

There are a number of environmental factors that exacerbate the prevalence of moss growth on roofs, to which clay roofs are particularly susceptible, over time, if the moss is not removed.

-These include a surprising negative effect of less acid rain, Moss thrives in an alkali Ph environment, as the air has become less acidic (less pollution) in the last 20+ years, this has facilitated the growth of Moss.



Chances are that back in the 1980s, acid rain would have been high on everyone's list of environmental concerns. But what exactly is acid rain and is it something we should still be concerned about?

A report published today by the Acid Waters Monitoring Network (AWMN) shows that UK policies put into place some 20 years ago to reduce acidifying pollution have been successful and as a result waters in the UK are now beginning to recover.

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<https://www.gov.uk/government/news/acid-rain-20-years-on>

-A separate, but inter-related factor is the lack of heating and stack ventilation (warm air rises), this means the roof tiling is remaining saturated for longer and along with the feral pigeon droppings is acting an accelerated environment for algae, lichen and moss spores.

-Single camber clay tiles sit flatter than double camber tiles and as such water is not entirely directed away for the joint interface between tiles quite as well. The growth of moss on the joint line would appear to be evidence of the same, exacerbated by the un-occupied / un-heated premises.



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If this matter is not addressed then there is a risk overtime of the persistently wet, moss covered clay tiles at the Angel becoming delaminated thru the freeze / thaw cycle of moss water retention. The tiles need to be able to dry out, this will not happen whilst the moss is still there.

There is further evidence of moss impeding storm water disposal in the way of taking root within the rainwater gutters and water overspill damaging the external fabric of the Angel, this matter is addressed separately as part of a detailed inspection and subsequent overhaul of all damaged / missing rainwater goods.



Examples of blocked and warped gutters leading to water over-spill. The thin UPVC plastic guttering easily bends, warps or snaps at the brackets due to the extra weight of water sodden moss.

HMC - THE ANGEL: DESIGN, ACCESS, SUSTAINABILITY & PLANNING STATEMENT

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Preparation of substrate – all works shall be done in-situ:

- Remove the flaking**
- Tiles Missing / damaged**

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- Scope: Carefully inspect entire area of clay tile roofing. Where there is clear evidence of remedial repair works required, the restoration and conservation principles for the remedial works shall comply with the following:

Existing tiling:

-Carefully remove tiles, battens, etc. the minimum necessary to carry out repairs, ensuring minimum disturbance of adjacent tiles.

-All existing clay tiles shall be retained; refixed where loose; and only replaced where missing / cracked replacement shall be like for like in relation to the following set criteria.

Standards: All tiling and roofing to be completed in accordance with BS 5534, the Code of Practice for Slating and Tiling, manufacture and tolerances to comply with BS EN 1304 or BS EN 490

Clay tiles:

-Shape: single camber, plain clay tile.

-Material: Etruria Marl.

-Colour: to match existing to approved sample

-Finish: smoothfaced / sandfaced to match existing and to approved sample.

Sizes:

To coordinate with existing

-standard tile: 265 x 165mm

-eave tile: 215 x 165mm

- Size:

- Head-lap (minimum): To coordinate with existing 65mm minimum

- Gauge (maximum): To coordinate with existing 100mm maximum

- Fixing: Every fifth row with two nails each slate. Gauge to coordinate with existing

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Special fixing requirements: *At eaves and top edges, two courses of tiles (consisting of under-eaves courses and first full course at eaves, last full course and tops course at top edges) shall be must be fixed with 2 nails.*

Accessories: *coordinate with surrounding leadwork as identified elsewhere within this scheduled in outline and as required in detail by the proposed NBS work section H71 for The Angel.*

Battens:

- *Standards: The timber species shall comply with type A or type B as specified in BS 5534 and shall be preservative treated*
- *Size: 50 x 50 nominal: To match existing only where existing batten are found to be defective, currently there is no evidence suggesting replacement is required.*
- *Fixing: To match existing*

Tile Fixing:

- *Lay each course to a half lap bond with tails aligned and joints slightly open.*
- *Use tile and a half tiles at ends of courses to maintain bond and ensure that cut tiles are as large as possible.*
- *Fix tiles as specified in the Type(s) of Tiling clause(s). In all cases fix perimeter tiles. At verges, abutments and each side of valleys and hips twice nail the end tile in every course. At eaves and top edges, twice nail two courses of tiles or clip as appropriate.*
- *Nail tiles where specified using tile manufacturer's recommended nails or, if none, aluminium nails to BS 1202: Part 3, size as recommended by tile manufacturer.*

Local And General Fixing Areas, *as referred to in the Type(s) of Tiling clause(s), are defined as follows:*

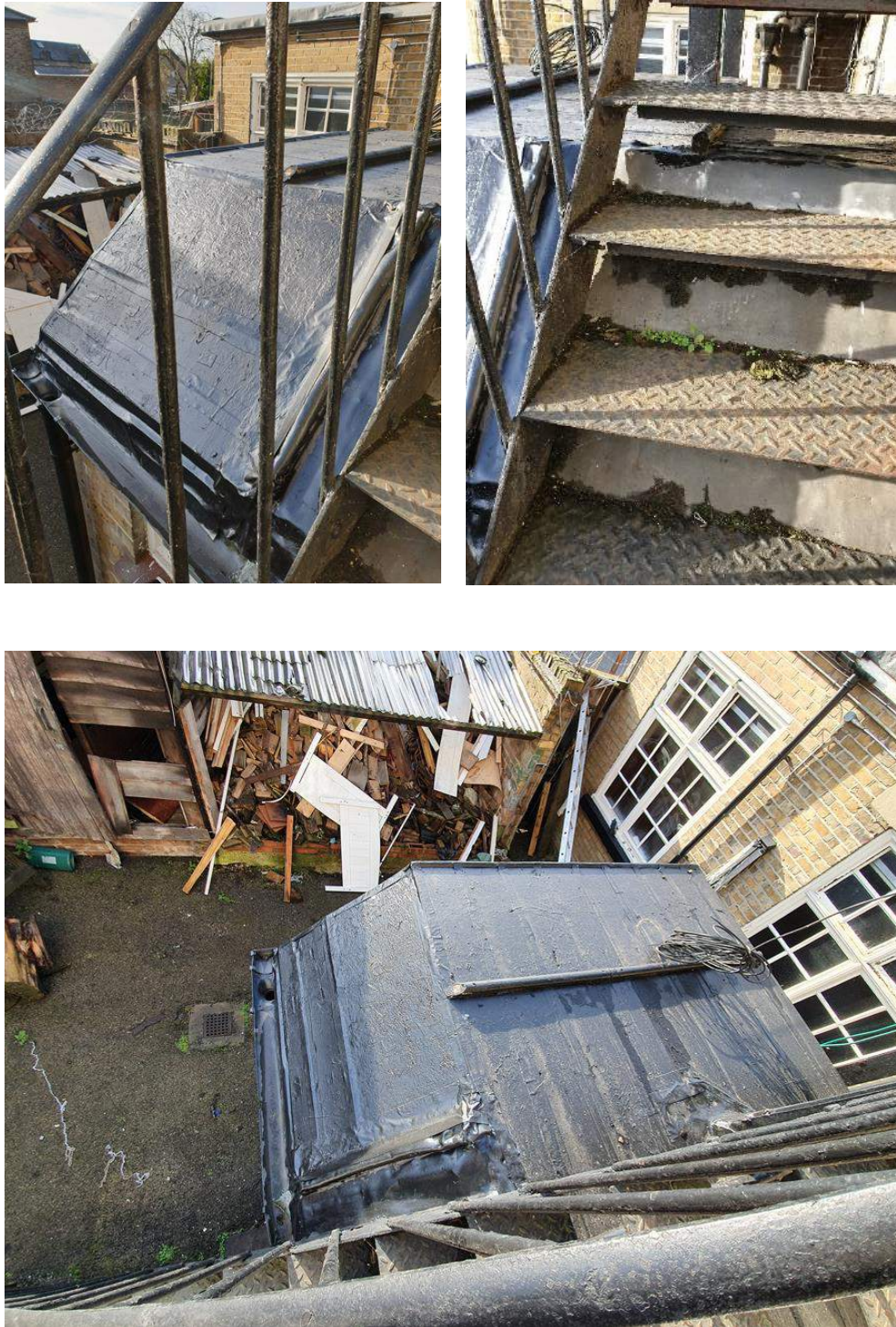
- *Local areas: The bands of tiling around all edges or obstructions of each plane of the roof. The dimension of each such band is to be calculated in accordance with BS 5534: Part 1, Section 3.*
- *General areas: The remaining areas of roof tiling.*

Restoration works to temporary roof coverings to pitched roof above ladies toilet.



It is clear from a preliminary examination that patch repairs have been carried out and instigated over a period of time (including those carried out by the previous owners), using the following incongruous and incompatible materials:

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-The existing roof has been decked over with OSB sheathing along with sections of close boarded timber.

-Existing interfaces of different timber substrates have had patch repairs carried out, partly in felt and partly in flash-band.

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-The whole has been painted over in several coats of bituminous roof paint.

Despite the above it can be seen that elements of the existing roof were lead-lined as evidenced from the few remaining timber lead roll profiles. Most of the lead, except for abutment flashings has been stripped back.

The interface of the external means of escape stairs and the mono-pitched roof section directly below is problematic for the following design, construction and installation reasons:

-at a certain stair flight elevation: There is no maintenance gap between the undercarriage of the metal stairs /stringers and the roof finish.

-as such it is not entirely free draining with signs of water absorption around algae and moss spores

-again, there are signs of patch repairs as evidenced by the cementitious / polymer coatings applied over lead flashings, between consecutive treads

-these installation issues are problematic for the long term as roof maintenance cannot be carried out in any meaningful manner

Remedial Works Required:

It will be necessary to remove the straight flight of external metal stairs (and set aside) to allow access to the mono-pitch roof under.

The preferred solution to the issues noted above would be to reset the pitch of the external stair flight, form an adequate clear gap beneath undercarriage and retain the geometry of the mono-pitch enclosure above the ladies toilet and washroom. The latter being part of the fabric of the premises.

The existing roof needs to be stripped back and the following audit carried out including photographic report to inform and add to this schedule of work, which is a 'live', working document:

-all electrical services shall first be isolated and stripped out where damaged

-Investigation of the condition of the primary roof structure (flat roof joists, common rafters, eaves boards, ceiling linings etc.), in terms of structural integrity, wet rot and other types of 'lignicolous' fungal attack

-investigation of the condition and integrity of existing lead abutment flashings to establish scope of replacement / re-use.

The scope of replacement works, linings and coverings shall be informed by the above; the intent is to reinstate the historic finishes, including lead roll sheet roof coverings.

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Performance compliance:

Feral Pigeon (*Columbia Livia*) droppings and nesting:

Feral pigeons fall into the general category of 'pest bird' species, all of which are listed on schedule 2 part 2 of the Wildlife & Countryside Act 1981, and they are therefore exempt from the protection offered by the Act.

Pigeon droppings can cause physical damage to buildings, particularly disused listed buildings. If not addressed at the earliest on-set, this can seriously contribute to the decline of the buildings fabric and add significantly to the cost of remedial renovation works. Its acidic nature (Uric acid) is largely the product of the organisms that live on and in the excrement that causes the damage.



Quite aside from this, there are public health issues from the droppings themselves and the method of removal must follow health & safety guidelines and codes of practice.

-Evidence that Pigeons are nesting in planting boxes

The external detailing of the neo-Georgian facades of the Angel provides numerous ledges, balconies, planter boxes at first floor levels with protective overhangs from the eaves soffit. The planter boxes particularly to the front elevation are being extensively used by the pigeons.

This has resulted in the defacing of the Angel signage, quite apart from the visual impact, the uric acid in the pigeon excretions are likely to cause long-term paint surface and substrate damage if not addressed. This corrosive effect can last beyond the removal stage, early remediation is essential.

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The droppings break down into acidic substances that lower the pH of soils that destroy alkaline loving plants whilst at the same time encouraging the growth of weeds.



-Evidence of Pigeons on the roof

Pigeons are capable of lifting loose roof coverings, tiles and battens to gain entry into the roof voids.

The applicant has sought to address leaks thru the roof and the subsequent water damage caused which is in evidence internally.

Water ingress can significantly damage the structure by providing the ideal environmental conditions for the growth and proliferation of wood rotting fungi. Wood boring insects are attracted to this damp, rotting environment, leading to substantial further decay.

-Evidence of Pigeon droppings and feathers accumulating in gutters & downpipes

The applicant has been advised they will need to address this as part of the remediation and maintenance regime noted in the schedule of works.

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-Health & Safety concerns

When dried-out bird droppings are disturbed, a cloud of airborne dust carries micro-organisms into the lungs leading to respiratory difficulties.

This is but one of the health hazards when dealing with such droppings, it is important to understand and thus respect the serious risk to health when actioning disposal procedures.

Pigeon droppings are an ideal environment for fungus, parasitic worms and bacterial growth and carry the risk of respiratory, viral and parasitic infections. There are 7 known transmittal diseases to humans, the most commonly transmitted pathogens are:

- Histoplasmosis** - The symptoms are usually flu like and particularly severe for those with a weakened immune system.
- Candidiasis** – thrush type risks. It can also affect skin, respiratory system, intestines, and urogenital tract.
- Cryptococcosis** - This fungal infection can affect your lungs and nervous system.
- Psittacosis** - contracted from breathing in the dust from dried droppings, respiratory infection.
- Encephalitis** – indirect risk via mosquitoes biting a human and passing the pigeon virus on. Encephalitis is actually a sudden inflammation of the brain and can be quite dangerous.
- Salmonellosis** - dust from the droppings can contain Salmonella and spread in many different ways.
- E.Coli** – some E-Coli bacteria are pathogenic. Illnesses include diarrhea, urinary tract infections, pneumonia, and respiratory illness.

The following health & safety protocols shall be strictly adhered to:

- The Management of Health and Safety at Work Regulations 1992, Regulation 3***
- The Personal Protective Equipment at Work Regulations 1992 (SI1992/2932)***
- The Control of Substances Hazardous to Health Regulations 1994***

No smoking, eating, or drinking is allowed in the work area

- Wear a respiratory mask to avoid inhaling fungus spores and bacteria. Wear an appropriate NIOSH-approved respirator that can filter particles as small as 0.3 microns; personnel must be medically cleared and fit-tested in order to wear respiratory protection.***
- Wear protective gloves and cover clothing and shoes.***
- due to the health hazards associated with the droppings a 2 pronged approach is to be taken:***
- neutralise the droppings***
- use degreaser to facilitate the removal***

A]-spray the droppings to neutralise and keep spores from becoming airborne with PX ORNIKILL DISINFECTANT or similar approved, this kills the harmful bacteria in pigeon droppings.

B]-spray the droppings a second time with an alkaline degreaser GUANAWAY or similar approved to expedite removal.

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Once treated as above, remove with soft bristle brush and light action with a plastic scraper.

-Place the droppings into a double plastic bag and seal the bag tightly before disposal.

- Special vacuums are utilised with proper HEPA filtration and suction.

Green mould on carpets

There has been a rapid decline in the surface structure of the carpets, due to the extensive spread of mould spores within the moist and unheated interior.



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The following health & safety protocols shall be strictly adhered to:

- The Management of Health and Safety at Work Regulations 1992, Regulation 3*
- The Personal Protective Equipment at Work Regulations 1992 (SI1992/2932)*
- The Control of Substances Hazardous to Health Regulations 1994*

-green mold can be tackled with fungicide. Experts also recommend using a vacuum with a HEPA filter to suction in the mould spores. The HEPA filter prevents mould spores from bursting into the open air and contaminating other areas of the property.

Many experts recommend setting up negative pressure in the work area to make sure mould spores don't spread to other areas.

EVIDENCE OF DECLINE IN RELATION TO THE EXTERNAL FABRIC:

Crittall Windows

It was the pioneering technology of Sir Henry Bessemer, who first innovated a factory process for mass producing cheap mild steel in the 1850s.

The main manufacturer of the time was Crittall Windows Ltd. (The origins of Crittall Windows Ltd go back to 1849; however, it was not until 1884 that the company began to manufacture metal windows).

The decorative coating appears to be of a traditional oil based gloss system that has in places deteriorated, embrittled, lost adhesion, cracked or peeled. This is especially noticeable on lower horizontal components, e.g. cills.

The window frames inspected featured linseed oil putty in a face glazing situation. The putty has become hard and embrittled with many cracks at 90° across the putty fillet. In some areas the putty is loose and trapping moisture. The putty fillet has, in places, especially lower horizontal glazing lines, lost adhesion and fallen out. Paint adhesion to putty is reduced and bare areas

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have allowed the exposure of the metal and subsequent rusting. Internal glazing lines may allow moisture ingress and again there is evidence of rusting.

Crittall windows:



Certain works can be done in-situ:

- All ground floor Opening Casements shall first be inspected and checked to ensure they are free of grit, dirt, insects and paint flakes
- remove deleterious material and strip back layers of paint finish using an eco-friendly paint stripper such as Plascon RemovAll
- scrape / wire brush remaining areas of paint off
- sand bare metal frames with 120 grit emery cloth

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-apply rust resistant primer such as Rust-Oleum 3369/3380 Combi Primer & Anti-Corrosion basecoat

-allow for a fine finish filler to fill any imperfections over the primer / substrate such as Mangers

-apply topcoat: apply a high performance water-based pure acrylic enamel (will not yellow over time) such as Dulux Aquanamel / Berger Water Based Enamel

-re-putty to the extent required using metal casement rapid set putty such as Phoenix rapid set 2-part glazing putty by Hodgson sealants.

Apply putty to rebate and insert setting blocks. Place pane on setting blocks, centralise, press into putty to give a back bedding of 1 – 2mm throughout and secure pane mechanically i.e. with metal sprigs or clips. Location blocks should be used in side hung opening windows to hold the glass in place. Apply further fronting putty and knife at an angle finishing about 2 mm below the sightline. Brush putty with soft brush to seal to glass. Knife off back bedding, sloping away from glass. The maximum fillet size to allow correct setting is 15mm high x 25mm wide. The minimum fillet size is 8mm high x 10mm wide.

Maintenance Regime:

- Hinges and pivots shall be lightly lubricated on an annual basis to ensure their smooth operation

-Weatherseals shall be inspected to ensure unfettered operation

-Putty, mastic, etc. shall be inspected on an annual basis

Repair of weathered timber frames and sub-sills to Crittall windows:



-where frames and sub-sills show clear signs of water and weather damage and wet rot has not set in such frames shall be retained and restored:

-Using a paint scraper, remove the paint from the window sill where there is water damage

-Sand the wood with a fine-grit sandpaper. Remove any splinters and rough or peeling paint until the damaged sill is smooth. Wipe down the sill with a damp rag to remove the sanding dust.

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SUITABLE EPOXY SYSTEM FOR THE REPAIRS - the REPAIR CARE system:

This is a sustainable solvent free, epoxy resin timber repair system that is specified by professional conservators working on in-situ repairs on heritage assets.

Usage: For timber repairs where the surface finish is to be re-painted: The resin based repair system is flexible enough to accommodate a degree of movement, whilst at the same time being non-shrink and anti-slump.

Product for 5 to 50mm depth of timber repairs:

DRY FIX 4 (wood stabiliser) AND DRY FLEX 4 (epoxy resin filler) Product description: the wood stabiliser primers penetrate deep into the fibres of the wood ensuring that DRY FLEX® bonds permanently. Once cured, DRY FLEX® can be sanded, painted, planed and drilled.

-Apply 2-part epoxy sealer and filler low VOCs

-Brush the epoxy primer onto the windowsill with a narrow paintbrush. Apply a thin, even coat and allow it to dry for 10 minutes.

-Mix equal amounts epoxy filler and activator / follow label directions for correct mixing ratios. Smooth the filler over the sill with a narrow putty knife, forcing it into any cracks or gaps. Scrape the excess filler off the sill with the putty knife to create a smooth, level surface. Allow the filler to dry until hard.

-Sand the sill with the fine-grit sandpaper to get rid of any irregularities in the filler. Wipe the dust from the sill with a damp rag.

-Apply external acrylic wood primer

-apply topcoat: apply a high performance water-based pure acrylic enamel (will not yellow over time) such as Dulux Aquanamel / Berger Water Based Enamel.

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Restoration of Crittall windows and timber frames and sub-sill where boarded over

Extent of works can only be determined on the removal of temporary black painted, OSB (Oriented Strand Board), sheet coverings:

-Restoration and preservation methods to be adopted shall follow those noted above.



Repairs in relation to the Existing Timber Sash & Casement Windows:



The nature of the repairs:

- internal timber surface repairs to the sash window frames, substrate and paint finish, including casement windows to the second floor
 - mechanical & maintenance repairs to ensure the smooth operation of the sash pulleys, hinges, chords etc.
 - minor external timber surface repairs to the first floor and second floor window frames, substrate and paint finish.
 - improvements in relation to health & safety
 - improvements in relation to thermal comfort
 - internal timber surface repairs to the sash window frames, substrate and paint finish, including casement windows to the second floor.
- Open joints are apparent especially on lower sections of timber joinery, e.g. sash joints, mullion/cill intersections, style/rail joints, and around previous splice repairs. Effective sealing will reduce the incidence of future in-situ decay and assist the durability of the paint system.

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-minor external timber surface repairs to the first floor and second floor window frames, substrate and paint finish.

We base the following assessment on extensive photographic evidence but without the benefit of closer inspection via ladder / scaffolding access to the first floor timber windows and second floor dormer windows:

-first floor windows: generally in good condition but remedial paint repairs required where the timber sub-cills are showing signs of weathering, mainly peeling / splintered paint finish. There is evidence of pigeon droppings on the stone cills, remedial conservation works are covered elsewhere.

-second floor dormer windows: Open joints are apparent especially on lower sections of timber joinery, including timber sub-cills more extensive repairs are required here.

-improvements in relation to health & safety, statutory compliance Since the premises are to be used as a F1 community centre, by amongst others, younger children and youths, it is imperative that opening restrictors are placed on all openable window types.

Please refer to the prelim schedule of works for the proposed installation of the least intrusive type of fixings.

-improvements in relation to thermal comfort Installation of secondary glazing is proposed. Research has shown heat losses by conduction and radiation through a window as a whole can be reduced by over 60% by using secondary glazing with a low emissivity (Low-E) coating facing the outside.

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The other advantage of secondary glazing is that it boosts the sound reduction values and hence acoustic performance of the window assembly more so than double glazing (approx. 12 decibel sound reduction based on a typical 100mm air gap).

Outline spec:

- secondary glazing to be set back 100mm from main glazing
- shall be in low-emissivity glass (Pilkington's low E / Pilkington K glass, soft coated, or similar approved)
- frames to secondary glazing shall be polyester powder coated to match window frames.
- shall be part demountable for summer purge ventilation



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The method of filling open joints, sealing and strengthening repairs to the frame shall be carried out in-situ using the proprietary 2-part epoxy resin repair system outlined below, namely the REPAIR CARE system. This is a sustainable solvent free, epoxy resin timber repair system that is specified by professional conservators working on in-situ repairs on heritage assets.

Usage: *For timber repairs where the surface finish is to be re-painted:*

-Filling and sealing of construction joints and holes, splits and shakes

-Open joints are apparent especially on movable sections of timber joinery, joints, mullion / cill intersections, style / rail joints

-Effective sealing will assist the structural integrity of the joinery section and durability of the paint system against future cracking and flaking off. The resin based repair system is flexible enough to accommodate a degree of movement, whilst at the same time being non-shrink and anti-slump.

Product for 5 to 50mm depth of timber repairs:

DRY FIX 4 (wood stabiliser) AND DRY FLEX 4 (epoxy resin filler)

Product description: *the wood stabiliser primers penetrate deep into the fibres of the wood ensuring that DRY FLEX® bonds permanently. Once cured, DRY FLEX® can be sanded, painted, planed and drilled.*

Preparation of Substrate:

Remove any existing residual paint defects: such as brittle, cracked / flaking paint

-Remove any dirt and grease with a light sugar soap wipe-down and allow to fully dry

-lightly sand the frame with a medium grade (P120-180) sandpaper block – to remove any surface protrusions and provide an even substrate level

-wipe of any residual sanding dust

Prime with DRY FIX

Apply DRY FLEX

Shape and finish repair

Sand and fine finish repairs as above but with fine grit sand paper block

-wipe of any residual sanding dust with a Naptha rag and Hoover up all remaining dust so the working area is completely free of the same

Apply paint Primer and apply topcoat (sand between coats)

Primer & Topcoat: *shall be a Breathable Micro-Porous wood paint: EARTHBORN EGGSHELL NO.17 is a durable, washable and scuff resistant environmentally friendly paint suitable for interior woodwork. It has a silk finish and a unique formulation that is totally oil and acrylic free, containing virtually no VOCs. Or HOLKHAM; DULUX equivalent and approved.*

Product for 0 to 6mm depth of timber repairs:

DRY FLEX SF (epoxy resin, fine surface filler)

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Product description: the system does not rely on a primer, the DRY FLEX SF ® bonds permanently. Once cured, DRY FLEX® can be sanded, painted, planed and drilled.

Preparation of Substrate:

Remove any existing residual paint defects: such as brittle, cracked / flaking paint

-Remove any dirt and grease with a light sugar soap wipe-down and allow to fully dry

-lightly sand the frame with a medium grade (P120-180) sandpaper block – to remove any surface protrusions and provide an even substrate level

-wipe of any residual sanding dust

Apply DRY FLEX SF

Shape and finish repair

Sand and fine finish repairs as above but with fine grit sand paper block

-wipe of any residual sanding dust with a Naptha rag and Hoover up all remaining dust so the working area is completely free of the same

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Conservation Works to the Manager's Office:

The restoration and conservation works shall involve the following elements:

-Removal of the contemporary shelving that has been fixed across both the fixed glazed screen and cashiers. The retention of such inappropriately located shelving both undermines and detracts from the original period features as listed.



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-Removal of inappropriate electrical fixings, including switch plates



-Remedial filling in and making good to all holes left by removal of fixings for the above in timber mullions and transoms, and gaps between timber sections

-Replacement of sheet glass where missing

-Sanding and re-painting allowing for removal of overpainting spills

REPAIR CARE is a sustainable solvent free, epoxy resin timber repair system that is specified by professional conservators working on in-situ repairs on heritage assets.

Usage: For timber repairs where the surface finish is to be re-painted:

- filling and sealing of construction joints and holes, splits and shakes Open joints are apparent especially on movable sections of timber joinery, joints, mullion / cill intersections, style / rail joints

Effective sealing will assist the structural integrity of the joinery section and durability of the paint system against future cracking and flaking off. The resin based repair system is flexible enough to accommodate a degree of movement, whilst at the same time being non-shrink and anti-slump.

Product for 0 to 6mm depth of timber repairs:

DRY FLEX SF (epoxy resin, fine surface filler)

Product description: the system does not rely on a primer, the DRY FLEX SF ® bonds permanently. Once cured, DRY FLEX® can be sanded, painted, planed and drilled.

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Preparation of Substrate:

Remove any existing residual paint defects: such as brittle, cracked / flaking paint

-Remove any dirt and grease with a light sugar soap wipe-down and allow to fully dry

-lightly sand the frame with a medium grade (P120-180) sandpaper block – to remove any surface protrusions and provide an even substrate level

-wipe of any residual sanding dust

Apply DRY FLEX SF

Shape and finish repair

Sand and fine finish repairs as above but with fine grit sand paper block

-wipe of any residual sanding dust with a Naptha rag and Hoover up all remaining dust so the working area is completely free of the same

Apply paint Primer and apply topcoat (sand between coats)

Primer & Topcoat: shall be a Breathable Micro-Porous wood paint: EARTHBORN EGGSHELL NO.17 is a durable, washable and scuff resistant environmentally friendly paint suitable for interior woodwork. It has a silk finish and a unique formulation that is totally oil and acrylic free, containing virtually no VOCs. Or HOLKHAM; DULUX equivalent and approved.

Conservation Works to the Off Sales Compartment:

The restoration and conservation works shall involve the following elements:

-Removal of the contemporary shelving that has been fixed on both wall faces above dado rail height. The retention of such inappropriate and redundant DIY shelving, undermines and detracts from the original period features as listed.



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-Removal of exposed pipe work and services, including, surface mounted plastic sockets, switch plates, plastic conduit, redundant wiring, pipework, pumps & controls.



-Remedial, conservation works to the Crittall windows, shall include: rubbing down, repainting.



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Conservation methods to be adopted:

- All ground floor Opening Casements shall first be inspected and checked to ensure they are free of grit, dirt, insects and paint flakes
- remove deleterious material and strip back layers of paint finish using an eco-friendly paint stripper such as Plascon RemovAll
- scrape / wire brush remaining areas of paint off
- sand bare metal frames with 120 grit emery cloth
- apply rust resistant primer such as Rust-Oleum 3369/3380 Combi Primer & Anti-Corrosion basecoat
- allow for a fine finish filler to fill any imperfections over the primer / substrate such as Mangers
- apply topcoat: apply a high performance water-based pure acrylic enamel (will not yellow over time) such as Dulux Aquanamel / Berger Water Based Enamel

Maintenance Regime:

- Hinges and pivots shall be lightly lubricated on an annual basis to ensure their smooth operation
- Weatherseals shall be inspected to ensure unfettered operation
- Putty, mastic, etc. shall be inspected on an annual basis

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Remedial, conservation works to the painted timber windows sills, shall include:



- remove deleterious material and strip back layers of paint finish using an eco-friendly paint stripper such as Plascon RemovAll*
- scrape / wire brush remaining areas of paint off*
- sand timber sills and frame with a medium grade (P120-180) sandpaper block – to remove any surface protrusions and provide an even substrate level*
- wipe of any residual sanding dust with a Naptha rag and Hoover up all remaining dust so the working area is completely free of the same*
- allow for a fine finish filler to fill any imperfections over the primer / substrate such as Mangers*

-Apply paint Primer and apply topcoat (sand between coats)

Primer & Topcoat: shall be a Breathable Micro-Porous wood paint: EARTHBORN EGGSHELL NO.17 is a durable, washable and scuff resistant environmentally friendly paint suitable for interior woodwork. It has a silk finish and a unique formulation that is totally oil and acrylic free, containing virtually no VOCs. Or HOLKHAM; DULUX equivalent and approved.

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Remedial, conservation works to the painted timber panel door, shall include: on it is internal face



- epoxy filling cracks, splits...etc. as noted elsewhere
- sanding and priming as noted elsewhere
- breathable top topcoat as noted elsewhere
- renewal of door threshold, weather stripping and concrete surface with epoxy concrete patch repair and epoxy concrete paint finish

Remedial work to the wainscot panelling shall include:



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- removal of timber cross members, that are remnants of a later crude fixing
- epoxy filling cracks, holes...etc. as noted elsewhere
- sanding and priming as noted elsewhere
- application of breathable top topcoat as noted elsewhere

Retention and Accentuation of feature dado rails and mouldings – these have been painted over with white emulsion and is in contrast to the gentleman's bar and dining areas where such mouldings are standout features in contrasting colour



The general theme at the Angel is that the raised vertical stiles (*muntins*) and horizontal rails, including wainscot cap and dado rail are all colour / graining matched with door architraves, framing and mouldings – the same is proposed for the off-sales compartment

WAINSCOT PANELLING:

In relation to the Function Room:

The wainscot panelling is used extensively to half height within the function room, the exception being either side of the external means of escape double doors where it is reduced to one third wall height.

The panelling is thin, flat panel (rather than bevelled) held between raised vertical stiles (*muntins*) and horizontal rails. As one would expect, the top rail, is finished with a wainscot cap. At skirting level there is a baseboard and baseboard cap.

The decorative finishing to the Wainscot panelling appears to be an applied shellac resin that has subsequently been sealed with a wax polish. It is generally in good condition, however as noted elsewhere, there are signs of moisture ingress delaminating the shellac finish in isolated areas.

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Scope of Conservation and Restoration Works within the Function Room:

- it is proposed to remove the upholstered bench seating which in large part is in a state of disrepair
- it is proposed to remove the timber spindle, backing screen, the framing elements shall likewise be carefully removed – all timbers to be retained on-site as spare hardwood for in-fill work



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-removal and replacement of existing contemporary radiators, the type, height, size and colour of the existing panel radiators are inappropriate. Visually such fixtures should be subservient to, rather than detract from the period features, in this case the wainscot panelling behind the radiators.



The renovation works will, in part, involve overhaul of the existing M&E services, including heating and wiring so as to be compliant with current statutory regulations and codes of practice.

The retention of the existing, utilitarian radiators and heating pipework will void any warranties (likely to be rust contaminated and furred up inside) in relation to new boilers and equipment. We see this as an opportunity to adopt a more sympathetic and visually appropriate, specification for heating appliances.

More appropriate radiators are low-level cast iron type, these can be provided in virtually any RAL colour to blend in with the backing wall. Pillar fixings shall be back to floor and not through wainscot panelling.



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This approach shall be adopted for any new radiators where the backing structure is wainscot panelling such and the saloon and gentleman's bar

Method -in relation to removing the bench seating:

-due to the direct fixing of the bench seating back to the wainscot panelling the top rail and projecting sill shall in the first instance be retained and protected throughout, subject to further investigation as noted.

-a sample section of the carcassing and seating, below projecting sill level shall be removed to establish the condition of the backing wall and all existing panel fixings if any.

-no further works shall be carried out until the architect, heritage consultant have carried out a site inspection with the conservation officer and agreed the scope of all elements to be retained that run behind the fixed bench seating

-beyond that: any item removed shall not compromise the integrity of fixing of the wainscot panelling above /behind it.

Method -in relation to removing the timber backing screen:

-the timber elements shall be salvaged and set aside for re-use as dowel pegs and timber infill repairs noted elsewhere

-i.e. where such repairs are reliant on the natural timber grain and substrate being exposed, use well-seasoned timber which as closely matches the line, grain (number of growth rings) and density of the existing timber where conservation repairs are required.

Method -in relation to removing the panel radiators from the wainscot walls:

-due to the direct fixing of the radiators back thru the wainscot panelling: an existing radiator shall be detached from all connecting pipework and unhooked from the wall support bracket. In the first instance, a single radiator shall be removed.

-no further works shall be carried out until the architect & heritage consultant have carried out a site inspection and agreed a schedule of works.

-beyond that: any item removed shall not compromise the integrity of fixing of the wainscot panelling above /behind it.

-all holes shall be made good with dowel pegs from the timber elements salvaged as noted above.

-all fixings shall be pillar type fixings back to floor and not through wainscot panelling.

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In relation to the Saloon Bar, Gentleman's Bar & Dining Room:

The wainscot panelling takes on a much simpler visual form, where the infill panels are simply painted plaster as part of the backing wall. In contrast to the function room, the applied decorative finishes rather than expressing the timber grain of the stiles, horizontal rails and cappings, hides them beneath graining / an opaque paint finish.

Part of the top rail / wainscot capping includes a dentil moulding feature. On the whole these elements are in good condition, with minor infill repairs required. Paint graining has been covered elsewhere.



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Retention and restoration of the perimeter heating element and grille to the Saloon Bar

The perimeter heating element of the function room is assumed to be non-operational, with the fin plates showing clear signs of mechanical damage. The perforated, horizontal timber grille covering the heating pipework is damaged and has largely broken away, the enclosure itself is in good condition.



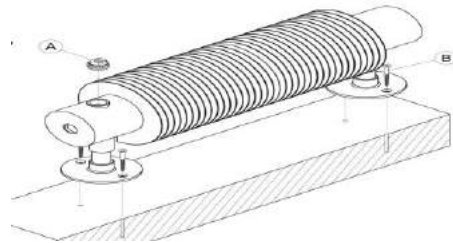
The Proposed Change of Use to Class F1 Place of Worship & Community Centre From Previous Sui Generis Use as The Angel Public House At: 697 Uxbridge Road, Hayes, UB4 8HX.

The scope of the conservation and restoration works proposed include:

Retention of the perimeter floor heating

-allowing for preparation to receive new heating pipework and perforated cover

Replacement of the heating pipework – with a new heating fin.



Replacement of the damaged perforated grill cover.

-The existing cover is not a rigid cover and thus unable to resist basic impact loads. A replacement metal cover of at least 4 to 5mm cross sectional gauge and of matching geometric design, is more appropriate for this purpose. The metal plate shall be primed and powder coated to match the internal décor.

Floor Tiles to Lobby Access

The plain terracotta clay tiles are square edged laid out in a diamond geometric pattern and poorly maintained, with layers of laitance clearly in evidence.



Method of conservation and restoration:

- a light chemical clean is proposed using an alkali based cleaner (with biodegradable surfactants) specifically tailored for unglazed tiled floors such as STONETECH'S KLENZALL to emulsify and dissolve dirt, grease and grim or LITHOFIN KF TILE RESTORER

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-follow the detailed instruction of the manufacturer, however the following conservation and restoration principles shall be applied: start off with the lowest concentration specified. If necessary, the strength of the solution can be increased. Work in with a hand held scrubbing pad. Clean relatively small areas at a time and when each area has been well scrubbed, rinse several times with clean water and mop as dry as possible. Once the whole floor has been treated, repeat if necessary.

-There are also Health and Safety issues to consider. As a general rule, good ventilation of the area is necessary, both to avoid build-up of chemical fumes and to ensure prompt drying.

-once fully cleaned the floor shall be sealed with an acrylic sealer / polish such as LITHOFIN MULTISEAL or similar approved

Doors - Conservation & Restoration Replacement



The existing internal doors are rectangular flat 4-panelled with flush ogee mouldings

Conservation & Restoration methods:

- epoxy filling cracks, splits holes etc. as noted elsewhere
- sanding and priming as noted elsewhere
- breathable topcoat as noted elsewhere
- handle knobs, to be re-instated to match existing, where missing

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Door replacement:



The original doors have been replaced with utilitarian, flush plywood doors that do not respect or seek to preserve the original interior.

-These doors shall be replaced with painted panelled doors to match the original configuration, and preserve the design intent as noted above. They shall be half hour fire rated. All sizes shall be bespoke, to fit pre-existing openings, allowing for architraves to match existing.



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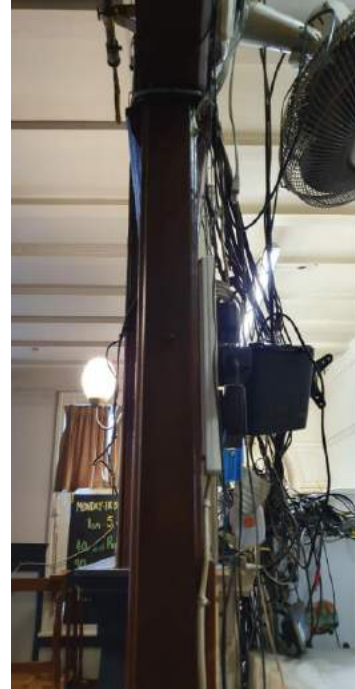


Stripping Out of Services and Inappropriate Conduit & Fixtures



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EVIDENCE OF DECLINE IN RELATION TO THE INTERNAL FABRIC:

Evidence of Condensation damage and mould growth:

The internal environment of the Angel in its disused state is a damp, un-heated environment, such that the external will be wetter and warmer than the internal.

The need to fully secure the building envelope in its disused state is in itself a contributory factor.

Such an environment is corrosive, particularly for a Listed Building: Any sources of moisture into the internal environment may result in moisture-laden air being cooled to below its dew point at relatively cool surfaces or within relatively cool materials within the building structures; resulting in net condensation and the accumulation of liquid water causing localised damp conditions.

As clearly evidenced at the Angel, this localised accumulation of moisture (as a result of condensation) is resulting in a number of damp-related problems, including the decay and damage of its internal building fabric.

-Green mould on carpets - whilst the existing carpet is not to be retained there has been an alarming growth of green mould over a period of only 2 months between site survey inspections.

The spores are creating a toxic environment particularly in relation to the future refurbishment works involving the proposed removal of the carpet, where there is a risk of further contamination spread if not contained. Green moulds, like *Aspergillus*, can spur the onset of pneumonia and lung inflammation, particularly in those individuals with a weakened immune system. The spore can lead to chronic allergies and asthma in healthy individuals.

-Water saturation on impervious lino materials around the bar – there is clear evidence of extreme RH saturation and condensation. Whilst the lino is impervious the water precipitation is leaching into the surrounding timbers



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-Mould growth and fungi spores on Furniture - whilst the existing. The saloon bar is a poorly ventilated, almost stagnant space so the build - up of such spores is hardly surprising, probably a combination of airborne and surface mould growth. Organic materials in the rubber pipework are most likely acting as nutrients for such mould growth.



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-early signs of timber decay – discolouration, blistering and peeling off of applied lacquers and graining due to condensation. It is most evident at the base of the timber panelling where in contact with a persistently damp floor /wall surface. There is clear evidence of mould growth over the saturated timber.



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Method in relation to removing mould spores and restoring timber finishes:

The following health & safety protocols shall be strictly adhered to:

- The Management of Health and Safety at Work Regulations 1992, Regulation 3*
- The Personal Protective Equipment at Work Regulations 1992 (SI1992/2932)*
- The Control of Substances Hazardous to Health Regulations 1994*

No smoking, eating, or drinking is allowed in the work area.

-Wear a respiratory mask to avoid inhaling fungus spores and bacteria. Wear an appropriate NIOSH-approved respirator that can filter particles as small as 0.3 microns; personnel must be medically cleared and fit-tested in order to wear respiratory protection.

-Wear protective gloves and cover clothing and shoes.

As noted above, our assessment is that the environmental conditions are the main contributory factor to the proliferation of spores on internal surfaces, the remedial solution needs to be gentle and least invasive with mild detergent rather than harsh chemicals as the preferred option.

-use a vacuum with a HEPA filter to suction-in any loose mould spores, along with dirt and debris. The HEPA filter prevents mould spores from bursting into the open air and contaminating other areas of the Angel.

-dispose of the vacuum bag into a double plastic bag and seal the bag tightly before disposal. All stages of emptying and disposal shall take place outside the building, away from points of re-entry.

The following procedure shall apply to the inside of the service doors to the bar top – where the timber is not lacquered

A]-prepare a mild cleaning solution—a simple mixture of dishwashing detergent and warm water. Dip a soft-bristled scrub brush into the soapy water, then gently go over the mould exposed area.

B]-If mould remains fill a spray bottle with vinegar, spritz the mould exposed area and then let the vinegar sit for 1 hour. Once enough time has elapsed, proceed to wipe down the wood with a clean, damp towel. Inspect the wood wipe the wood down with a rag.

C]-when completely dry, lightly sand surface with a fine grit sanding block, vacuum well to remove all dust. Then apply naphtha with a lint-free rag to remove any fine residue / particles trapped within the grain.

D]-apply a deep penetrating oil - Dark Tung Oil is preferred. This shall be first thinned making the Tung Oil easier to apply, faster to dry, and will improve penetration. To thin the oil, combine it with equal parts Citrus Solvent, mineral spirits, or Odorless Mineral Spirits before application. Apply the oil liberally with a lint-free rag, allow 40 mins between coats. Allow 2 to 4 coats to completely saturate the wood cells, this point is reached when the wood will not absorb any more oil.

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E]-remove any unabsorbed oil from the surface, with a lint-free rag. Allow the oil to start curing, after 10 days review and repeat step D] if required.

The following procedure shall apply to the outside side cheeks of the bar top and wainscot panelling – where the timber is lacquered.

Steps A], B] & C], as outlined above shall be adopted. It appears a shellac lacquer has been applied with a final wax seal coat that has worn away.

The following methods shall be adopted

-apply shellac pound cut (the term refers to the consistency of the shellac) The most common type is a 4-pound cut. Shellac must usually be thinned or cut with denatured alcohol before application, as directed by the manufacturer.

-apply with a lint-free cloth / fine brush, spreading it evenly along the grain to cover the entire surface

-allow 4 hours drying time When the shellac is completely dry, lightly sand the surface with grade 7/0 open-coat sandpaper on a padded sanding block. Clean the sanded surface thoroughly with a tack cloth, and then apply a second coat of shellac, as above. Let the shellac dry for four hours; then repeat, sanding and cleaning the surface, to apply a third coat. Buff the finish with fine steel wool between coats Requirements for any additional coats of shellac shall be confirmed on-site

-allow final coat to cure for a min. 48 hours, then apply Briwax or National Trust Furniture Wax, buff in accordance with manufacturer's instructions.

Restoration of Facing Brickwork to Fireplaces

The brick fireplaces to the saloon bar, at ground floor and to the function room (adjacent to the kitchen) at first floor have been painted over with a vinyl gloss paint, including the brick hearth.



The brickwork and pointing are in good condition
There is a firebox opening but no grating or fire back
The fireplace to the saloon bar has a decorative dentil course feature as part of the mantel.

Conservation methods to be adopted:

-we feel stripping back the paint to expose the natural brickwork and cleaning the same into the fire box is a more appropriate form of retaining and subtly enhancing this interior feature.

-remove any deleterious material by wiping surface with a sugar soap solution using a sponge, rinse with warm water and leave to dry

-strip back existing paint finish using an eco-friendly paint stripper such as PLASCON REMOVALL, a High Performance Coatings Remover, this is a water-based paint remover that is biodegradable, and both user and environmentally friendly.

-scrape / wire brush any remaining areas of paint off

-lightly etch the brickwork surface using Micro-abrasive cleaning methods, apart from being far less invasive on the masonry substrate than traditional sandblasting, (due to the media used and the lower pressures involved), there other advantage is collection and encapsulation of the media form part of the abrasive gun delivery system, resulting in a dustless environment.

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-Typical environmentally inert / non-toxic abrasives used, include Garnet / Sodium Bicarbonate / Glass beads / Stone grit

Internal timber repairs to joinery:



Sample timber shall match wood species & moisture content (to avoid differential movement) Use well, seasoned timber which as closely matches the line, grain (number of growth rings) and density of the existing timber as possible.

Grain: width and direction to match existing

Quality control: reject any timber which has hairline cracks and compression shakes, sap wood and large or dead knots.

Fixings for spliced repairs: Use fixings such as timber pegs/dowels, or nonferrous screws/pins to link splice repairs to the window, as well as glue. This will ensure that the splice will remain tightly fixed.

Use well-seasoned timber which as closely matches the line, grain (number of growth rings) and density of the existing timber as possible. Use fixings such as timber pegs/dowels, or nonferrous screws/pins to link splice repairs to the window, as well as glue. This will ensure that the splice will remain tightly fixed.

Applied finishes – showing signs of aging

The fire place finishes and timber panelling are that of a decorative paint grain affect. At a time when softwood was almost always painted, the principal aim of graining was not only to provide pattern and richness to an interior, but to give an impression that a more expensive timber had been employed.

The Angel applied finishes include a mix of the imitative paint graining and the more traditional use of plain solid colours to decorate the interior woodwork and panelling.

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This has clearly been adopted as a contemporary finish in the Angel as can be seen from the photos below, where electrical conduit and wiring (overlapping architraves) have received a graining makeover.



Conservation methods to be adopted:

Notwithstanding the contemporary elements of graining applied at the Angel, the Conservation and Preservation approach to be adopted will simply ensure a visual restoration of the current graining where timber mouldings and panelling are missing, these shall be reinstated like for like in terms of section profiles and wood graining.



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The use of graining waned after the First World War, not least because the technique is so labour-intensive, and the rise of Modernism sealed its fate.

However, its more contemporary use at the Angel may hide earlier layers of the art. Any investigative work to reveal these earlier layers is likely to involve paint stripping which of itself is likely to damage more historic layers and so is inappropriate on this occasion.

Poorly Applied Paint Finishes, Particularly Around Windows / Glazing:



The clumsy manner in which paint coatings have been applied in certain areas, presumably as part of previous redecoration works over the years, detracts from the period features and listed interior.

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Conservation methods to be adopted:

- sugar soap and scraper to be used to remove over painting
- epoxy filling cracks, splits holes...etc, where required and as noted elsewhere
- sanding and priming as noted elsewhere
- breathable topcoat to be applied as noted elsewhere
- all window ironmongery fittings shall be, eased, lubricated and left in working order

REPAIR CARE Reference Information Only:

REPAIR CARE is a sustainable solvent free, epoxy resin timber repair system that is specified by professional conservators working on in-situ repairs on heritage assets.

Usage: For timber repairs where the surface finish is to be re-painted:- filling and sealing of construction joints and holes, splits and shakes.

Open joints are apparent especially on movable sections of timber joinery, joints, mullion / cill intersections, style / rail joints. Effective sealing will assist the structural integrity of the joinery section and durability of the paint system against future cracking and flaking off. The resin based repair system is flexible enough to accommodate a degree of movement, whilst at the same time being non-shrink and anti-slump.

Product for 5 to 50mm depth of timber repairs:

DRY FIX 4 [wood stabiliser] AND DRY FLEX 4 [epoxy resin filler]

Product description: the wood stabiliser primers penetrate deep into the fibres of the wood ensuring that DRY FLEX® bonds permanently. Once cured, DRY FLEX® can be sanded, painted, planed and drilled.

Preparation of Substrate:

- Remove any existing residual paint defects: such as brittle, cracked / flaking paint
- Remove any dirt and grease with a light sugar soap wipe-down and allow to fully dry
- Lightly sand the frame with a medium grade (P120-180) sandpaper block – to remove any surface protrusions and provide an even substrate level
- Wipe of any residual sanding dust
- Prime with DRY FIX
- Apply DRY FLEX
- Shape and finish repair
- Sand and fine finish repairs as above but with fine grit sand paper block
- Wipe of any residual sanding dust with a Naptha rag and Hoover up all remaining dust so the working area is completely free of the same

Apply paint Primer and apply topcoat (sand between coats)

Primer & Topcoat: shall be a Breathable Micro-Porous wood paint: EARTH BORN EGGSHELL NO.17 is a durable, washable and scuff resistant environmentally friendly paint suitable for interior woodwork. It has a silk finish and a unique formulation that is totally oil and acrylic free, containing virtually no VOCs. Or HOLKHAM; DULUX equivalent and approved.

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Product for 0 to 6mm depth of timber repairs:

DRY FLEX SF [epoxy resin, fine surface filler]

Product description: the system does not rely on a primer, the DRY FLEX SF ® bonds permanently. Once cured, DRY FLEX® can be sanded, painted, planed and drilled.

Preparation of Substrate:

-Remove any existing residual paint defects: such as brittle, cracked / flaking paint

-Remove any dirt and grease with a light sugar soap wipe-down and allow to fully dry

-lightly sand the frame with a medium grade (P120-180) sandpaper block – to remove any surface protrusions and provide an even substrate level

-wipe of any residual sanding dust

Apply DRY FLEX SF

Shape and finish repair

Sand and fine finish repairs as above but with fine grit sand paper block

-wipe of any residual sanding dust with a Naptha rag and Hoover up all remaining dust so the working area is completely free of the same

Apply paint Primer and apply topcoat [sand between coats]

Primer & Topcoat- unless specified otherwise: shall be a Breathable Micro-Porous wood paint: EARTHBORN EGGSHELL NO.17 is a durable, washable and scuff resistant environmentally friendly paint suitable for interior woodwork. It has a silk finish and a unique formulation that is totally oil and acrylic free, containing virtually no VOCs or HOKHAM; DULUX equivalent and approved.

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APPENDIX D

PRE-APP FEEDBACK FROM COUNCIL AND ATELIER UWA RESPONSE:

ITEM 10 – Page 6 and 7

In relation to the Removal of Algae / Lichen: It is understood that in the first instance, works will be limited to gentle removal of the same by use of water and phosphor bronze wire brush. Should there be any stubborn elements requiring further removal this will be expedited by a non-biocidal environmentally safe Masonry cleaner such as:

BuildKleen – Which is non-biocidal, non-acidic and non-bleach. It is certified as 'Food Safe'

<https://acute.uk.com/non-acid-brick-cleaner/>

Lichenite will not be used as previously proposed.

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Subject to planning approval the applicant will look into the use of permeable (SUDS compliant) surfacing materials such as Bound Gravel and Resin Bonded aggregates.

<https://dcmsurfaces.com/bound-gravel/>

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Alternative product proposed and used on other listed premises:

Manufacturer:

Ty Mawr Lime LTD

Units 5 & 12, Brecon Enterprise Park,

Brecon,

Powys LD3 8BT, UK.

<https://www.lime.org.uk/products/paints-oils-waxes/our-brands/nanophossurfapore.html>

-Product reference: **SurfaPore M.**

HIGHWAYS FEEDBACK:

In relation to Page 10, the development provides 11 car parking spaces on site with 10 cycle parking spaces. 3 of the car parking bays allow for electric charging spaces and 2 provide disabled parking bays. Furthermore, a motor cycle anchor point has been allowed for.

Following the Pre-App Feedback a follow-up TRICS Technical Note was produced and submitted to Hillingdon Council alongside the Transport Statement and Travel Plan.