

Planning Statement

Riverside Hotel, Trout Road, Yiewsley, UB7 7RT

Proposal: Change of use from C1 Hotels to Sui Generis (Hostel providing 'no significant element of care') and conversion of C3 Dwelling house to 8 x 1 person bedsits.

October 2020

Towers Associates

Harefield Oil Terminal

Harvil Road

Harefield

UB9 6JL

Introduction:

The applicant (Registered Charity – Trinity and Simon Charman) have applied for Change of use from C1 Hotels to Sui Generis (Hostel providing 'no significant element of care') and conversion of C3 Dwelling house to 8 x 1 person bedsits.

Site and Surroundings:

The site is an existing brown-field site located within Greenbelt land with an established use. Due to this being a simple change of use application from Hotel to Hostel with no element of new building work, there will no impact on the Greenbelt land. The work will not be ground penetrating and thus a contamination survey has been deemed not necessary.

Due to the close proximity to the River Frays there is an element of Flood Risk at the site, however there is a raised kerb flood defence around the site and as can be seen in Hydro-Logic's flood report there are further suggestions to mitigate flood risk.

We propose to submit a further application for a footbridge to site for use of the residents and emergency personal to further prepare for the event of a flood. The bridge is proposed to provide access from the site to the town via the recreation ground. Please see bridge application for further detail.

The site is situated on Trout Road; the sites along this road have mixed uses, such as Lizard's Fishing Pond and a Waste Transfer Centre.

The site is currently a hotel complex, comprising of four main buildings including a laundry, a two-storey 'T-Shaped' building containing hotel rooms, one block containing; bar, kitchen and function rooms on the ground floor with hotel rooms on the first floor, and the original dwelling house which has been previously converted into six hotel rooms and a small office.

The Design Component:

In this proposal, we aim to create a sustainable hostel complex to suit Trinity's goal to provide a stepping-stone to support people back into work and accommodation that is more permanent. We have created hostel rooms to allow for independent living space for those supported by Trinity's services.

We propose to do minimal changes to the existing buildings to best utilise the space to support as many people as possible, whilst overall maximum occupancy is reduced from 30 double rooms (including a few family rooms) to 41 single rooms.

Block One, the former Dwelling house, currently consists of nine hotels rooms (and has done for over ten years), with a separate lounge, kitchen and utility space. We are proposing to turn this into eight bedsits with en-suite shower-rooms.

The 'T-shaped' two storey building (referred to as Block 2 for the purpose of this application) currently has six bedsits with en-suites on the ground floor with two adjoining W/Cs. On the first floor, there are four existing rooms with en-suites. We propose to keep the rooms as existing with minimal internal alterations for this application.

We have proposed that the building that currently houses the bar and function rooms (Block 3) will consist of twelve ground floor bedsits with en-suites and ten existing rooms with en-suites on the first floor.

The existing laundry (Block 3) we propose no change.

In a later application we propose to install Solar PV panels, to provide energy saving measures and make the development greener overall. Please see separate solar PV Application for more detail.

Room Accommodation Size/Schedule

Block 1					
Ground Floor	Width	Length		Actual Area (Sqm)	
Room R1	4.61	6.07		25.03	
Room R2	5.29	7.00		38.41	
Room R3	3.95	7.00		25.03	
Room R4	4.11	6.03		25.15	
Room R5	3.70	5.77		21.35	
Room R6	4.09	5.84		23.87	
Room R7	6.60	3.02		21.07	
Room R8	3.70	5.77		21.35	
Total area	201.26	Total Number of Rooms	8	Average Room Area	25.16

Block 2					
Grd Flr	Width	Length		Actual Area (SqM)	
Room 1	4.74	6.02		28.52	
Room 2	5.68	4.89		27.86	
Room 3	3.60	5.33		25.03	
Room 4	3.70	5.33		25.15	
Room 5	4.38	5.33		23.33	
Room 6	5.42	5.33		28.89	
Room 7	3.60	5.33		19.19	
Room 8	3.70	5.33		21.07	
Room 9	4.38	5.33		23.33	
Room 10	5.42	5.33		28.89	
Total area:	251.25	Number of Rooms:	10	Average Room Area	25.13

Block 3					
1st floor	Width	Length		Actual Area (SqM)	
Room 11	3.77	5		18.85	
Room 12	3.77	5		18.85	
Room 14	3.11	5.14		18.6494	
Room 15	4.68	5.05		21.5184	
Room 16	3.07	5.05		15.5035	
Room 17	3.15	5.05		15.9075	
Room 18	3.15	4.98		15.687	
Room 19	3.14	4.98		15.6372	
Room 20	3.04	4.98		15.1392	
Room 21	3.07	4.98		15.2886	
Room 22	3.05	4.98		15.189	
Total Area	186.2198	Number of Rooms	11	Average Room Average	16.92907

Block 3					
Grd Flr	Width	Length		Actual Area (SqM)	
Room G1	3.78	6.86		25.9308	
Room G2	3.92	6.86		26.8912	
Room G3	2.9	7.85		22.765	
Room G4	2.9	7.85		22.765	
Room G5	2.9	7.85		22.765	
Room G6	2.85	7.77		22.1445	
Room G7	2.85	7.77		22.1445	
Room G8	4	5.21		20.84	
Room G9	4	5.25		21	
Room G10	4.17	5.05		21.0585	
Room G11	2.85	8.06		22.971	
Room G12	2.85	8.06		22.971	
Total Area	274.2465	Number of Rooms	12	Average Room Average	22.85388

Planning Considerations:

The energy use will remain the same as existing on the site. In fact, energy usage should improve due to the solar panel scheme that will be submitted in January, the suppliers anticipated this will supply up to 50% of the sites usage.

The air quality is unlikely to be affected as stated the change as the occupancy of the site is reducing overall thus no extra traffic to the area.

In regards to fire safety, Fire alarm systems will be linked to 24/7 monitoring sites to respond should a fire alarm activation occur, we have discussed the development with Tony Oloyede the Head of Building Control. We will ensure the development will comply with all fire requirements as set out in the latest Building Regulations advice. The footbridge application proposed will also assist in the Fire Evacuation plan as the Park is due to the land rising up higher than the Hotel plot.

The number of rooms at first floor is small. The rooms are distributed over four blocks. The majority of the rooms being on ground floor level also have the benefit of being easily accessible. The development will also need to pass Building Regulations in regards to accessibility before the scheme can be implemented.

The noise affecting the site will be no different to that affecting the current hotel and therefore we did not believe this warranted a noise assessment prior to application.

The Access Component:

We do not propose any change to current access. There are currently 21 parking spaces on site and we do not propose to change this.

The majority of residents are not expected to have cars, thus we have not submitted a parking allocation plan. There is estimated to be less than 1 in 10 occupants who are car owners. However, we will mark out three visitors' spaces, one space for delivery vehicles, and one maintenance space.

One standard 13A charge point will be placed in a suitable place on the site plan.

There are no permanent staff on site thus; staff parking is also not marked.

We will add a cycle store (which will provide 40 cycle spaces) to the site to encourage those residing in the site to use greener and more methods of transportation, further details of this will be shown on plan.

Transport and traffic generation from the site will reduce also due to the reduced occupation and

Refuse and Recycling Collection Store:

We are not proposing to make any changes to the current refuse collection. This will be located near the entrance gate. We anticipate 3 no. waste bins and 5 no. recycling bins, all 1000ltr wheely bins.

Conclusion:

We believe that our proposal is appropriate for the site and will provide a safe and secure hostel site for those being supported by Trinity. We have liaised with the Planning and Housing Department at Hillingdon Council to reach a scheme acceptable to all. We trust this is acceptable but at any point of the application there are any queries, please do not hesitate to get in touch.

Points of Contact:

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