

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').

October 2020

Towers Associates

Harefield Oil Terminal

Harvil Road

Harefield

UB9 6JL

Introduction:

The applicant (Registered Charity - Trinity) have applied for Change of use from C1 Hotels to Sui Generis (Hostel providing 'no significant element of care')

Site and Surroundings:

The site is an existing brown-field site located within Greenbelt land with an established use.

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 has been a hotel complex for more than 20 years, 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 previously been converted into hotel rooms and a small office.

Due to the close proximity of the Frays River, 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 a recreation ground with established access safe to West Drayton town. Please see separate bridge application for further detail.

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 the exterior of the buildings to best utilise the space to support as many people as possible within the existing buildings.

Block 1: The former Dwelling house, currently consists of nine hotel rooms with shared bathrooms, with a separate lounge, kitchen and utility space. We are proposing to turn this into eight bedsits with en-suite shower-rooms.

Block 2: The 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.

Block 3: 'Rectangular-shaped' two storey building, We have proposed that the building that currently houses the bar and function rooms will consist of twelve ground floor bedsits with en-suites and ten existing rooms with en-suites on the first floor.

Block 4: The existing laundry block, we propose no changes to this building

Energy conservation:

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

The Access Component:

We do not propose any change to current access to the site. There are currently 21 parking spaces on site and we do not propose to change this. There is no specific light good parking spaces, However there plenty of space on site if required for the loading and unloading of light good vehicles this will be an infrequently event. We will add a cycle store to the site to encourage those residing in the site to use greener methods of transportation, further details of this will be shown on plan.

Refuse and Recycling Collection Store:

We are not proposing to make any changes to the current refuse collection. This will be located within a Timber fenced enclosure 1.7m High, near the entrance gate. We proposed 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 Department at Hillingdon Council to reach this scheme. We trust this is acceptable, if you wish to raise any point about the application or if there are any queries, please do not hesitate to contact us.

Points of Contact:

Agent:

Towers Associates

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