
FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD, HAYES. UB3 2LW

PLANNING STATEMENT

REDEVELOPMENT OF EXISTING HOTEL
WITH PART CHANGE OF USE TO GROUND FLOOR FOR CAFÉ (USE A3)

DECEMBER 2021





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1. Introduction

1.1 This Planning Statement has been prepared by Townscape on behalf of Fountain House Hotel (the ‘applicant’). It supports a full application for planning permission for the redevelopment of the existing Hotel. The application proposes creating an updated hotel with extensions together with ground floor café and integrated small George Orwell exhibition. This report sets out the background to the proposed development, the relevant provisions of local and national planning policy, and an assessment of the compatibility of the proposals with those policies, including a summary of the technical reports that also support this application.

1.2 In addition to this Planning Statement, the required forms and plans, this planning application is also supported by the following documents:

- Plans and Design and Access Statement prepared by PTP Architects
- Transport Statement prepared by Modal Highway Consultants
- Heritage Statement prepared by Townscape
- Tree Survey by SJA Trees
- Arboricultural Impact Assessment by SJA Trees
- Noise Assessment by Professional Consult
- Air Quality report by Gem Air Quality
- Archaeological desk top assessment by Oakford Archaeology
- Fire Safety Statement – Fire Safety in Order

In the remainder of this section we provide an overview of the application site and its surroundings, a summary of its planning history, and an introduction to the proposed development.

1.3 The Application Site and its Surroundings – The application site comprises the Fountain House Hotel. It is situated within the village centre at Hayes, at the cross roads of Church road and St Mary’s Road. The hotel sits at the front of the site albeit slightly set back, with its principal elevation overlooking the cross road and its return running down St Mary’s Road. It comprises a double fronted, two-storey building dating from 1904 formed in an H plan form with front elevation and two small wings forming a return, finished in brick work and render and with a pitched, tile roof. The property comprises of a hotel with 29 ensuite rooms. The site area extends to 0.26

acres. The vehicle access to the rear car park and servicing area is located to the rear of the building accessed off St Mary's road.

- 1.4 The original building has been subject to a number of extensions and alterations. To the rear are two wings mostly original in design but severely altered, which return deeper into the site. One of the wings forms a boundary to the neighbouring commercial yard in which a large linear formed extension comprising of hotel rooms dating from 1970/80's. Additional flat roof infill structures and later ancillary buildings also feature. A small central garden area and car parking provides for the central element of the site.
- 1.5 Surrounding the development site, development is mixed in character with a commercial coach yard and nursing home forming the boundary and other properties are residential. Neighbouring properties albeit commercial in their use are constructed of brick and predominantly 2 storey to no more than 3 some with attic/roof conversions. Beyond this are a number of other commercial and community facilities within the village heart. Other areas adjacent to the site is a church hall and residential suburban housing. A number of mature trees exist along the pavement along St Marys' and the hotel boundary is formed a low brick walls. Immediate neighbouring buildings' are a coach park and a nursing home which has closed down
- 1.6 Planning History
- There is little very recent planning history relating to the hotel building itself. However, a number of recent applications have been made for signage in 2016. I have provided a screen shot of historical applications as detailed on Hillingdon Council Planning Portal.

7772/ADV/2016/18	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Installation of 1 non-illuminated freestanding sign	18-02-16	Approval
7772/ADV/2015/1	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Installation of 1 non-illuminated freestanding sign	08-01-15	Refusal (P)
7772/N/88/0116	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Erect of a 2-storey extension to existing hotel to provide 5 bedrooms & double garage	22-09-88	Approval
7772/M/87/3106	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Installation of an illuminated projecting box sign	24-08-87	Refusal (P)
7772/L/86/1840	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Erection of double garage and covered parking for three vehicles.	10-10-86	Refusal (P)
7772/K/85/2024	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Extension/Alterations to Hotel (P) of 115 sq.m.	16-12-85	Refusal (P)
7772/J/84/0322	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Extension/Alterations to Hotel (P) of 44 sq.m.	01-03-84	Approval
7772/H/83/1308	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Details in compliance with 07772/811372(P)	06-09-83	Approval
7772/F/81/1372	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Erection of a 2 storey rear extension of 300 sq.m.	17-08-81	Approval
7772/E/80/2258	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Extension/Alterations to Hotel (P) of 50 sq.m.	29-12-80	Approval
7772/D/79/0059	FOUNTAIN HOUSE HOTEL, 116-118 CHURCH ROAD HAYES	Extension/Alterations to Hotel (P) of 51 sq.m.	15-01-79	Approval

1.7 Pre-Application Advice

As is encouraged by paragraph 39 of the National Planning Policy Framework (NPPF), the applicant has sought pre-application advice from the Council. The Council's written advice was received in October 2021 and considered the proposed works based upon an initial draft scheme as presented.

1.8 The Council advised that the proposed principle of development would be acceptable but based upon the submitted draft plans, the conclusion was that it couldn't be supported due to impact upon the NDHA. The pre-application response has prompted a design rethink in terms of the treatment of the building, preserving those elements of more significance than others, whilst ensuring the applicant still provides for a modern accessible, boutique hotel. In this respect the pre-application was helpful and constructive.

1.9 The advice went on to state that the hotel is considered to be a non-designated heritage asset which contributes to the character and appearance of the Hayes Village Conservation Area. Much of the building's significance is derived from its historical association with the renowned author George Orwell as such its retention is welcomed but any alteration or extension should be sympathetic and acknowledge the prominent position of the building with the Conservation Area.

1.10 Proposed Development

The proposed development is described as follows:

The proposed development seeks full planning permission for the extension up to the north boundary and construction of 2 story purpose built accommodation units with basement for storage, staff break room, and admin office with the outdoor amenity space, refuse areas, cycle storage and supporting plant room facilities. In addition, a small café C3 use

1.11 As such, it envisages a redevelopment of the application site to provide a new, high quality boutique hotel for the village of Hayes, associated car parking and servicing facilities, and new café and a George Orwell exhibition.

- The Church Road elevational treatment, will preserve the impressive original double gable design, together with the single-storey feature entrances, along with their tiled roofs. At present, the inappropriate arrangement whereby the flank South wall is rendered and painted, is vastly improved by the use of facing brickwork to match the Church Road West elevation. A low-key open porch roof will have tiling to match the West elevation. The existing windows on this South elevation are rearranged to provide a more balanced appearance and their actual design can be conditioned.
- SOUTH-WEST ELEVATIONS - The St. Mary's Road treatment for the (original) main front building maintains the simple gable and tiled roofs to the (original) rear extensions. The inappropriate fenestration and pipework have been removed.
- By forming a new two-storey addition set from along the street boundary, the hotel private terrace is "contained" in a gentle way, whilst still maintaining the fully-planted site boundary treatment. This new building is modest in scale – matching the existing rear built form and will provide an elegant boundary, being built in brickwork to match the main Church Road elevation and having a tiled mansard roof, which continues the feature tiled pitched roof of the adjoining rear buildings. Importantly, this new building allows the hotel gardens to be more private.
- In the rear part of the site on this South-West boundary, the existing hipped roof to the South-East block, which currently provides a very blank unattractive render to the street view, is being improved with the introduction of modern bay windows on the South-West, South-East and North-West elevations. The render colour will be changed (as indicated in the rendered views) to make this existing building more integrated with the surrounding established built form. This will greatly benefit the street scene, providing interest and improved fabric.

- COURTYARD/GARDEN AREA - The courtyard bedrooms will be provided with a covered walkway and balustrading with single column supports overlooking the garden and providing safe and weather-protected access to all rooms accessed from the garden. The lounge bar elevation will be full-height glazed sliding doors with part-glazed pitched roof – so as to provide good connection and aspect to this private terrace area.
- The form of the main Church Road building is maintained with its pitched tiled roofs to the rear extensions over the existing painted brick walls. The pitched roofs to the North-East and South-East blocks will be overhauled and maintained as existing.
- The garden will have simple planting to maximise the open space for residents enjoyment.
- NORTH-EAST BOUNDARY - This boundary adjoins an existing coach/bus yard (means of access is from Church Road). Flat roof extensions are proposed to the rear buildings adjoining this boundary so as to achieve satisfactory room sizes. In all cases, the existing tiled roofs are being maintained and overhauled. A fire escape path runs for the full length of the boundary, allowing access to either end of the site.
- Currently, windows overlook this boundary and windows will be included in the new brick walls. Full-height glazing will be provided to the fire escape staircases and escape doors.
- The boundary fencing will be repaired or renewed as required. The offices, staff room, luggage and laundry facilities will be provided in the new basement to the new two-storey extension, which has small, light walk to South and North.

2. Relevant Planning Policy

2.1 In this section we provide a summary of relevant planning policy. This includes the provisions of the National Planning Policy Framework and the development plan for Hillingdon which comprises the Hillingdon Local Plan Part 2 Development Management Policies (adopted 202) and the London Plan 2021. We also consider the Hayes Village Conservation Area Appraisal, 2015.

2.2 National Planning Policy Framework

A revised version of the National Planning Policy Framework (NPPF) was published by the Government 2021. Presumption in Favour of Sustainable Development - Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which is at the heart of national policy. For decision-making, paragraph 11 says that this means approving development proposals that accord with the development plan without delay and, where there are no relevant development plan policies or those policies are out-of-date, granting planning permission unless the application of Framework policies that protect areas or assets of particular importance provide a clear reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole. I do not list all relevant policies as extracts from the NPPF only those that I believe are of primary importance in the determination of the application.

- 2.3 Promoting Healthy and Safe Communities Section 8 of the NPPF relates to the promotion of healthy and safe communities. Paragraph 92 of the NPPF encourages planning policies and decisions to:

‘Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments’.

Additionally, the NPPF also states that local planning authorities should ensure that communities benefit from the sustainable growth and modernisation of shops, facilities and services to ensure that their day-to-day needs are met.

- 2.4 Conserving and Enhancing the Historic Environment - Section 16 of the NPPF addresses the historic environment, Para 194 states that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. This should be proportionate to the asset’s significance. Para 197 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- the desirability of new development making a positive contribution to

local character and distinctiveness.

- 2.5 The NPPF states that where proposed development will lead to substantial harm or the total loss of significance of a heritage asset then consent should usually be refused. Paragraph 202 goes on to say that where proposals would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal. In terms of non-designated heritage assets, paragraph 203 states that when weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm and the significance of the asset.
- 2.6 Paragraph 206 of the NPPF goes on to say that local planning authorities should look for opportunities for new developments within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favorably.

2.7 Hillingdon Local Plan

The Local Plan Part 2 was adopted in January 2020. The part 2 forms the basis for decision making in providing guidance on development policies. It sets out a number of spatial objectives for the Borough over the plan period. We consider the relevant local planning policies below, with reference to the main sections of the Local Plan. I only list those policies deemed to be of primary concern in the determination of this application.

General Development Policies

- DME5 – Hotels and Visitor accommodation – (London Plan Policy 4.5): London's visitor infrastructure sets a London-wide target to achieve an additional 40,000 bedrooms by 2036 and a borough-wide target for Hillingdon to deliver 3,800 new bedrooms over the same period. In addition to hotel rooms these targets can be met through other forms of visitor accommodation, such as guest houses, bed and breakfast accommodation and extensions to appropriately located public houses.
- Hotel growth will be encouraged in Uxbridge and Hayes. These areas are identified and designated in the Site Allocations and Designations document. In accordance with national planning policy, hotel development of an appropriate scale will also be acceptable in other town centres, subject to the provisions of other policies in this Plan.
- The Council will support a range of visitor accommodation, conference and related uses in accessible sustainable locations, as defined in the Site Allocations and Designations document, subject to:

- i) A high standard of building and site design, including landscaping and placement of signage that makes a positive contribution to local amenity and the streetscape;
 - ii) Provision of an accessible layout and rooms in accordance with Policy DME 6: Accessible Hotels and Visitor Accommodation; and
 - iii) No adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion.
- DME6 – Accessible Hotels and visitor accommodation
 - A) In order to ensure that inclusive access has been incorporated into the proposal from the onset, the Council will require:
 - i) all proposals to meet the requirements of the Accessible Hillingdon SPD;
 - ii) a Design and Access Statement to be submitted with the planning application; and
 - iii) For proposals of ten rooms or more, an Accessibility Management Plan should be submitted with the planning application.
 - B) For proposals of 10 rooms or more, the Council will require 10% of hotel rooms to meet wheelchair accessibility standards. In particular, accessible rooms should:
 - i) be located along accessible routes, close to lifts on upper floors and close to the reception on the ground floor;
 - ii) be situated so that they have equal access to views enjoyed from standard bedrooms; and
 - iii) provide appropriate facilities for a wide range of disabilities.

DMHB11 – Design of new development

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:
 - i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
 - ii) ensuring the use of high quality building materials and finishes;
 - iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
 - iv) protecting features of positive value within and adjacent to the site, including the

safeguarding of heritage assets, designated and un-designated, and their settings; and
v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

2.8 Summary – The accompanying design and access statement and plans, outline the design of the proposal development. The application as submitted meets all the aims and objectives of the in force planning policies in relation to hotel and visitor accommodation and the proposed development will by virtue of its modernisation become fully accessible.

In addition, the proposed redesign of the hotel corresponds with policies relating to new development. The scale, form, mass, material use, impact on neighbouring properties, plot size, roof scape and streetscape etc. are all addressed and designed to ensure that the overall appearance of the building is maintained but also enhanced through the sympathetic design.

2.9 Heritage Planning Policy, including Locally Listed Buildings and Conservation Areas

- DMHB3 – Locally listed buildings - The impact of proposals affecting heritage assets, both designated and non-designated, will be assessed having regard to the guidance contained within the NPPF, emerging and adopted supplementary planning documents, character appraisals and Management Plans and other relevant documents. Architectural design considerations will include proportion, scale, height, massing, bulk, alignment, articulation, materials, the impact on the integrity of the historic fabric, floor plans, architectural features and relationship with the wider setting. The desirability of increasing understanding and interpretation of and public access to heritage assets will also be taken into consideration.

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a

proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

- DMHB4 – Conservation areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

2.10 In this section we consider the impact of the proposed development and its compliance with relevant heritage based planning policy. We firstly provide a more detailed description of the proposed works, before providing a summary of the proposals impacts on the Hayes Village Conservation Area and the amenities of future occupiers and neighbouring residents. This section should be read in conjunction with the Design and Access Statement that has been prepared by PTP Architects, the Heritage Statement prepared by Townscape and the Archeological desk based assessment.

2.11 At the outset, we note that the current proposals seek to redevelop the site of the Hotel in a comprehensive manner. It is considered that this approach will maximise the opportunities presented by the site, enabling the introduction of a new updated accommodation to the existing building with suitable access, car parking and servicing facilities, and to create a more complementary and symbiotic relationship

between the Hotel and the proposed redevelopment.

- 2.12 Fountain House Hotel - The Fountain House Hotel dates from 1904 and was built originally as a pair of houses but converted to a school called The Hawthorns. It is recognised as a non-designated heritage asset by the Council, being a prominent building within the Hayes Village Conservation Area. The application proposes the retention of the original school house building
- 2.13 Impacts on the Historic Environment - The application site is located within the Hayes Village Conservation Area and the existing building is considered to be a non-designated heritage asset. These circumstances have been taken into account in the design of the proposed development and are considered further in the Heritage Statement that has been prepared by Townscape.
- 2.14 The Heritage Statement notes that the Hotel is recognised as a non-designated heritage asset within the Hayes Village Conservation Area. The existing building is afforded a medium level of significance with principal features of interest including:
- Front elevation of medium significance and remaining elevations of low significance due to level of alterations.
 - Window openings and surviving original windows to principal front elevation of medium/low significance.
 - Remainder to the building low significance.
- 2.15 It is noted that although the building has experienced a significant degree of internal and external alterations, its external appearance remains positive in particular to its front elevation and continues to make an important contribution to the Conservation Area. The Heritage Statement finds that it warrants its significance as a non-designated heritage asset only.
- 2.16 In terms of the proposed development, the Heritage Statement considers the demolition/replacement/alterations of the existing rear structures as proposed to be acceptable given that they are ancillary to the main building, are of poor quality, in poor condition, later in their design and have experienced a degree of alteration that negates their retention. The proposed replacement and alteration will not lead to any adverse impact on the non-designated heritage asset or the Conservation Area.
- 2.17 The Heritage Statement finds that the proposed works will not result in a significant dilution of design or introduce design that is considered to be incongruous. The design of the new extensions is found to be well considered and drawn from a sympathetic understanding of the wider context and its character.
- 2.18 In terms of the requirements of the NPPF, the Heritage Statement finds that the proposed development would have neutral to slight benefit. It is evident that the

proposed development would not significantly alter the contribution of the Hotel to the character of the Hayes Village Conservation Area.

- 2.19 The NPPF requires if found, less than substantial harm to be weighed against the public benefits of the proposal including its optimum use. The Heritage Statement finds that the proposed works to the Hotel will result in 'neutral to slight benefit. Whilst public benefits are not therefore needed to be demonstrated, for the avoidance of doubt, the public benefits of the proposal which are to be afforded great weight are outlined as follows. The proposals are therefore considered to accord with the heritage policies of the Local Plan.

Public benefits are outlined as follows;

- Enhanced hotel offering in Hayes to provide for economic stimulus/activity via overnight stays.
- Retention of the building and an enhancement to its overall appearance and aesthetic.
- Improved appearance of the building, strengthening and enhancing its visual landmark position, its boundaries and in doing so enhancing the conservation area.
- Provision of a coffee shop which will be publicly open and fully accessible, thus providing a public and social benefit in Hayes Village.
- A small George Orwell museum, supported by the Orwell Society, which reinforces the link between Hayes village, the building itself and George Orwell and actually provides for a direct link to the author and his history.
- Design which is correct, contextually responsive, enhances the appearance of the conservation area and reinforces the importance of local heritage buildings in Hayes Village.
- The proposed works can result in a greater appreciation to heritage buildings by way of increased numbers of people staying within the building.
- The proposal will provide for a fully accessible and inclusive hotel.
- The building will be thermally upgraded and alterations constructed to high environmental standards. The incorporation of energy reducing services will help reduce energy needs and carbon emissions.
- The development proposals whilst reducing the number of guest rooms will also reduce parking spaces, therefore a reduction in traffic movements and encourage guests to use sustainable means of transport.

Summary – The overall design and expression of the proposed works are heritage led and a full understanding of the building, its significance and that of the conservation area has been fully understood. The accompanying heritage assessment and Archeological desk top assessment, together provides for a significant understanding of the development, site, the proposed development and the resulting impact. The heritage statement concludes that works will be slight positive.

3. Impacts on amenities & other matters

3.1 Archaeology

DMHB7 – Archaeological Priority Areas/zones. An Archaeological Priority Area (APA) is an area, designated by the Council to protect buried archaeological remains from the adverse effects of development. All applications in APAs are referred to the Greater London Archaeological Advisory Service (GLAAS) which is part of Historic England's London office.

3.2 The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

3.3 **Summary** - This desk-based assessment has identified a low potential for prehistoric, Romano-British or medieval finds or features within the site. There is a low potential for the presence of medieval and early post-medieval agricultural remains. The site has been heavily disturbed by successive phases of 20th century development and is considered to have low potential to contain surviving archaeological remains. Given the level of modern disturbance across the site and the low potential for surviving archaeological remains, it is considered unlikely that the Greater London Archaeological Advisory Service (GLAAS) would require further archaeological work.

3.4 **Air Quality** - DMEI14- Air Quality Hillingdon declared an Air Quality Management Area in September 2003 which covers the Borough from the Chiltern-Marylebone railway line southwards. Following on from this, an Air Quality Action Plan was approved by the Council in 2004. In conjunction with other bodies, this aims to put in place measures to reduce air pollutant emissions and improve local air quality.

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

i) be at least “air quality neutral”;

ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and

iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

3.5 **Summary** - Careful consideration has been given to the impacts of the proposed

development on the amenities of existing residents and future occupiers of the application site. The application is supported by an Air Quality Assessment that has been prepared by Gem Air Quality and which considers the impact of the proposed hotel on existing neighbouring properties, and the impacts of the proposed construction of the proposed works. The proposed development will generate 48 daily vehicle movements. This is below the threshold for a full impact assessment. Furthermore, the hotel does not represent relevant exposure to the annual mean air quality objectives meaning an air quality exposure assessment has not been undertaken. As such, the remainder of this air quality Assessment has focused on the impacts during construction and the air quality neutral assessment.

The air quality report concludes that during the construction phase of the proposed works to include demolition, earthworks, construction and track out will result in Low Risk.

Transport emissions will be low risk

Building emissions, the proposed development will be low and meets the air quality neutral requirements and no mitigation is required. Based on the submitted air quality assessment, the proposed development will avoid significant air quality issues or concerns and comply with national and local planning policies.

- 3.6 Noise Assessment** - A noise assessment is submitted supporting the application authored by Professional Consult. The Noise Assessment demonstrates that, with regards to road traffic noise, average noise levels at the Development fall below the internal and external noise criteria levels without the need for any specific noise mitigation. With regards to maximum noise levels during the night-time period, any bedroom window within 40m of Church Road with full or partial line of sight will require alternative ventilation.

This Assessment has shown that, with regards to commercial noise, that the internal noise level criteria can be achieved in all habitable rooms except for any bedroom located on the north east façade of Block B, which exceeds the criteria by +3.7dB. This is below the exceedance caused by road traffic, therefore any mitigation measures used to protect against road traffic noise will also mitigate commercial sound.

Should the recommended noise mitigation measures be implemented in order to control noise levels as identified, then the sound climate which future occupiers of the Development will be exposed to will accord with the No observed Adverse effect level as detailed in the PPG and as such, noise should not be deemed to be a determining factor in the granting of planning permission for the site.

- 3.7 Summary** - Subject to appropriate planning conditions, the development could proceed without the likelihood of noise from subsequent operations giving rise to

significant adverse impacts. Fixed plant equipment can be designed so that recommended noise levels are achieved at the nearest noise-sensitive properties. Based on a thorough assessment against objective standards, the proposed development will avoid significant noise impacts and comply with paragraph 180 of the NPPF.

3.8 Highways and Accessibility - DMT1 – Managing Transport Impacts - Transport Assessments/Statements will be required so that transport impacts of development proposals can be properly identified and addressed. Traffic modelling may be required to demonstrate that the proposed development does not have an impact on road safety and the flow of traffic. Impacts on the local and wider environment should be assessed including impacts on amenity, air quality and noise. Developers should also ensure that they have taken full account of the needs of all users, including disabled people.

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

3.9 Summary - The overall proposal is for refurbishment, alterations and extensions to the existing hotel. The number of guest bedrooms will be reduced from 29 to 28 rooms, whilst the parking capacity will be reduced from 9 to 8 spaces. By virtue of fewer bedrooms the development will therefore generate fewer trips. By extension, the overall impact on the highway network is at least no worse than the existing situation with the potential for reduced impact, which accords with the positive ethos of the NPPF. Therefore, the development should be approved on highway grounds.

The application is supported by a Transport Statement (TS) that has been prepared by Modal Highway Consultants. This has examined, amongst other things, the accessibility of the application site, the suitability of the proposed access arrangements, highway safety conditions in the vicinity of the application site, the likely trip generation associated with the proposed development and the suitability of the proposed parking facilities. The proposed development site is located on a bus route with 4 services providing 16 buses per hour. All buses connect with other services and modes.

The proposed development will provide a number of Electric Vehicle charging points and safe secure cycle parking/storage. In addition, the Fountain House Hotel will encourage guests to travel by sustainable transport modes where possible.

- 3.10 Arboriculture** - The application is supported by an Arboricultural implications reports authored by SJA Trees, Arboricultural Planning Consultants. This report and its appendices reflect the scope of our instructions and complies with the recommendations of British Standard BS 5837:2012, Trees in relation to design, demolition and construction – Recommendations ('BS 5837'). This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5) and those which might incur root damage that might threaten their viability (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

The assessment of the impacts of the proposals on the existing trees concludes that no mature, veteran or ancient trees, no category 'A' or 'B' trees, and no trees of high townscape or amenity value are to be removed. None of the main arboriculture features of the site are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the overall arboriculture character of the site and will not have an adverse impact on the arboriculture character and appearance of the local landscape or the conservation area.

The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

Subject to implementation of the measures recommended on the Tree Protection Plan and set out at Appendix 1, no significant or long-term damage to their root systems or

rooting environments will occur as a result of the incursions into RPAs within the proposal. As the proposed development will not result in the removal of trees which are of merit or of townscape or amenity value, it complies with Policies DMHB 14 and DMHD 3 of the London Borough of Hillingdon Local Plan.

3.11 Summary -On the basis of the assessment, we conclude that the arboriculture impact of this scheme is of negligible magnitude, as defined according to the categories set out in Table 1 of this report.

4. Conclusions

4.1 This Planning Statement has been prepared on behalf of Fountain House Hotel and supports a full application for planning permission in respect of the redevelopment of the site. The proposed works involve, selected demolitions to parts of the rear of the hotel, erection of new extensions, reordering of existing space, new basement area, courtyard improvements and ensuring the hotel is fully accessible. In addition, a new café is proposed within the existing building together with a small George Orwell exhibition space.

4.2 This Statement demonstrates that the proposed development will be acceptable in principle. The introduction of a refreshed boutique hotel will support the vitality and viability of the village centre at Hayes, improve visitor choice and encourage a greater understanding to the historic nature of Hayes

4.3 Given the location of the application site, within the Hayes Village Conservation Area, careful consideration has been given to the design of the proposed development. Works will be taken to make good the principal elevation of the Hotel where required including the erection of the 'George Orwell Plaque'. The existing rear extensions, which are of lower significance to the front elevation given its design and extent of alterations, will be removed and replaced by a new extensions of a sympathetic style and that will be constructed with high quality materials.

4.4 The proposed development has been designed in a style that is sympathetic to the main building. As with the proposed extensions it is intended to make a positive contribution to the character and appearance of the Conservation Area. As such, it is evident that the proposals will have less than substantial impacts on heritage assets, will include works to preserve a non-designated heritage asset and provide significant public benefits that will clearly outweigh any harm.

4.5 The planning application is supported by a suite of documents to include, air quality, archaeology, heritage, transport, noise, and arboricultural that have considered the impacts of the proposed development on relevant technical, amenity and environmental issues. This is in accordance with the Council's requirements as set out within its pre- application advice. The findings of these investigations confirm that the

proposed development will not have any unacceptable impacts.

- 4.6 It has therefore been demonstrated that the proposed development complies with the aims and objectives and relevant policies of the development plan for Hillingdon, together with the requirements of the NPPF and the London Plan, and we commend this planning application to the Council.

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Director

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