

DESIGN AND ACCESS STATEMENT

FOUNTAIN HOTEL

CHURCH ROAD

HAYES

LONDON UB3 2LW

PTP ARCHITECTS LONDON LTD

WALMER COURTYARD

225 WALMER ROAD

HOLLAND PARK

LONDON W11 4EY

1 December 2021

SECTION 1

BACKGROUND INFORMATION

1.1 HAYS VILLAGE CONSERVATION AREA:

- 1.1.1 The Fountain Hotel lies within the Hayes Village Conservation Area was first designated in 1970 by the London Borough of Hillingdon.

1.2 LOCATION:

- 1.2.1 The Hayes Village Conservation Area is in the South-East of the London Borough of Hillingdon. It is bounded to the North by the Uxbridge Road (A4020) and to the South by Freemans Lane. Church Road, an old North-South route, runs through the East of the Conservation Area, which is bounded to the West by Botwell Lane, Wood End Green Road and Wood End/Grange Road. The topography of the area is fairly flat. Characteristic features include old field boundaries, walls and hedges.
- 1.2.2 The Conservation Area is surrounded by predominantly low rise residential areas, mostly developed following WWI.
- 1.2.3 Commercial properties occur mainly along the Southern part of Church Road and some community buildings (for example) Dr Triplett's School, the Village Hall, the Beck Theatre and Barra Hall. There is an existing coach park adjoining the site to the North.
- 1.2.4 The old village core, around the Southern part of Church Road, is tightly developed. Elsewhere the building layout is less dense and provides a lower level of enclosure to the street scene.
- 1.2.5 The majority of the properties have more varied elevations, which contribute to the diversity of built form within the area.
- 1.2.6 Most buildings are of two storeys and this is an important feature and characteristic in terms of the appearance of the Conservation Area.

1.3 CHURCH ROAD:

- 1.3.1 The appearance of Church Road between Hemmen Lane and St Mary's Road has changed little over the last century, and its meandering route provides ever changing views. The varied roof forms and chimneys are prominent features. The greenery, which is generally such a dominant feature of the Conservation Area, is absent in this area because most of the buildings adjoin the footway and have no front gardens.
- 1.3.2 Set back from the road, the Fountain House Hotel in Church Road is a local landmark in views looking East along Freeman's Lane. It also acts as a gateway feature at the entrance to the Conservation Area from the South. It has a plaque to George Orwell.
- 1.3.3 Many of the buildings have now been converted to residential uses, these shopfronts make an important contribution to their character and provide evidence of former commercial uses within the village centre

1.4 THE FOUNTAIN HOUSE HOTEL - RETAINED EXISTING BUILDING:

- 1.4.1 The existing façade and general form will be retained. The current hotel function will remain unaltered. The Applicants plan to contemporise and reinvigorate this existing hotel and bring the accommodation up to current design and safety standards. As a result, the number of bedrooms has decreased. The aim is to create a small boutique hotel with an improved pedestrian entrance on the South elevation but otherwise to maintain the vehicular parking and pavement crossovers as existing.



- 1.4.2 A new café is proposed at ground floor which would be open to the community too and could actually become a new meeting place for the locals.
- 1.4.3 The building fabric has been neglected over the years, and there are material repairs required, not just cosmetic ones. The refurbishment works are deemed to be necessary. All works to the building will be of a high standard with internal subdivisions and small and discreet extensions in order to bring the available room sizes up to the current standards.
- 1.4.4 The building is set back from the street frontage, with off-street parking areas. This relationship will be improved with new planting and landscape design forming an important part of the streetscape of the area.



1.4.5 Careful consideration has been given to the extension parts of the development, which follow and reflect the height and scale of the existing buildings. The bulk of the building remains very similar to the existing. The few parts which are being proposed to be extended, and the small two-storey addition facing South to Church/Mosque site are part of contemporising and upgrading the existing accommodation so as to achieve the current standards.

1.4.6 A marginal decrease in number of parking spaces is proposed given the constraints and size of the site and as required for a building use of this nature. The numbers of parking spaces therefore remains small (currently 9 spaces and proposed at 8 spaces).

- 1.4.7 In order to achieve disability standards, accommodation is now provided at ground floor level close to the disabled parking facilities (adjoining the North boundary).
- 1.4.8 The improvements to the internal entrance design will significantly improve the relationship of the building for the hotel residents by creating the new improved access and sense of welcoming will be introduced.
- 1.4.9 The external areas of the hotel are in very poor condition and poorly maintained. This local area will benefit from work to upgrade the hotel aesthetically and improve both its appearance and use.
- 1.4.10 We are listing below a few of the main design issues requiring improvement.
1. All open external spaces at both ground and first floor levels will need to be revamped, as they are visible and at the moment are in very poor condition.
 2. There has been a significant number of unsympathetic alterations to buildings which need to be remedied.
 3. There have been many poorly carried out repairs using inappropriate materials and methods
 4. All external decorations require repair and renewal.
 5. The installation of inappropriately sited satellite dishes and TV aerials will be addressed.
 6. The loss of traditional boundary treatments and soft landscaping within planted gardens will be remedied.
 7. Painted metal railings and fencing will be incorporated into the scheme.
- 1.4.11 Generally, the quality and condition of the extremal areas and landscaping is in poor condition too with damaged ground materials, replaced in non-traditional and non-matching materials. Overall, there is a clutter of often poor quality and uncoordinated items such as signage, fencing and fenestrations.

1.5 SITE ACCESS & SECURITY:

- 1.5.1 The site is accessed off Church Road and St Mary's Road. Good vision splays can be achieved in both directions. The existing access gates will be retained to suit the planned arrangement as shown on the proposed drawings.

1.6 TREES:

- 1.6.1 There are no significant trees within the site. The trees surrounding the property will not be detrimentally affected by the works, as confirmed by the arboricultural report attached to this application.

1.7 SERVICES, ENERGY & SUSTAINABILITY:

- 1.7.1 The development will use existing services where possible and where new energy requirements are sought, these will be incorporated within the proposed development to minimise their impact. The design seeks to maximise the retention and use of the existing structure, main walls and roof – an approach which is highly sustainable.

1.8 WASTE & RECYCLING:

- 1.8.1 Waste will be dealt with and managed internally. A third-party waste management company will collect waste regularly – adequate access is provided at the rear of the site to allow off-street collection.

1.9 ECOLOGY:

- 1.9.1 The site has minimal ecological potential due to its area being already developed and covered with hard surfacing and buildings, and general lack of flora and fauna.

1.10 SUMMARY:

- 1.10.1 The proposal utilises the existing structure and the aim is to upgrade and contemporise the available accommodation and services to current standards, which will in turn, provide socio-economic benefits to Hillingdon London Borough Council and the wider area.

SECTION TWO

ARCHITECT'S STATEMENT and DESIGN APPROACH

The brief for this building is to upgrade all the accommodation to meet with 21st Century accommodation standards for small boutique hotels and to cater for full disabled access and accommodation. In addition, the intention is to provide an indoor coffee house for local public use.

The buildings are in a dire state, both internally and externally and, if the hotel function is to be viable, upgrading works are essential.

In considering how to achieve this objective, whilst at the same time respecting the local listing status, the external form and scale of the original main Church Road building has been maintained, both in terms of external materials and primary structure elements. Obviously, total refurbishment and rearrangement internally has been necessary, together with extensions and improvements to the rear existing buildings. The height and general roofscape has been maintained and the very poor single-storey infill on the North boundary have all been removed and replaced with appropriate new extensions.

2.0 SURROUNDING BUILDING CONTEXT





2.1 NORTH-WEST ELEVATION

2.1.1 The Church Road elevational treatment has preserved the impressive original double gable design, together with the single-storey feature entrances, along with their tiled roofs.

2.1.2 At present, the ugly and 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.

2.1.3 See as-existing and comparative as-proposed images below.



As Existing



As-Proposed

2.2 SOUTH-WEST ELEVATIONS

2.2.1 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 extremely messy and inappropriate fenestration and pipework have been removed.

2.2.2 By forming a new two-storey addition set back from 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 and secure. See as-proposed 3D view below.



As Existing



As Proposed

2.2.3 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 will be improved with course banding and the colour will be changed (as indicated in the rendered views below) to make this existing building more integrated with the surrounding established built form.



As Existing



As Proposed

- 2.2.4 This will greatly benefit the street scene, providing interest and improved fabric to the present, rather ugly building.

2.3 COURTYARD/GARDEN AREA

- 2.3.1 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 doors with part-glazed pitched roof – so as to provide good connection and aspect to this private terrace area.
- 2.3.2 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.
- 2.3.3 The garden will have simple planting to maximise the open space for residents' enjoyment.

2.4 NORTH-EAST BOUNDARY

- 2.4.1 This boundary adjoins an existing coach/bus yard (means of access is from Church Road).
- 2.4.2 Flat roof extensions are proposed to the rear buildings adjoining this boundary so as to achieve satisfactory room sizes. In all cases, the existing pitched 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.

2.4.3 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.

2.4.4 The boundary fencing will be repaired or renewed as required.

2.4.5 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.

2.5 BUILDING USE

2.5.1 The current hotel has 29 bedroom suites plus lounge/bar, kitchen, dining room, offices, reception, laundry and stores. There are nine parking spaces.

2.5.2 The proposed arrangements provide 28 bedroom suites, lounge/bar, kitchen, dining room/café, reception, stores, plant room, staff room and laundry. There are eight car parking spaces plus loading bay and separate disabled parking facility.

2.6 SURROUNDING BUILDINGS

2.6.1 The effect of the proposals in respect to day-lighting, overlooking, sense of enclosure or use are not affected by the proposed works.

2.6.2 Attached to this application, a Sunlight & Daylight Analysis report has been provided for reference.

2.7 GEORGE ORWELL - HERITAGE

2.7.1 A designed area is included in the hotel entrance foyer for display and storage of George Orwell books, and the George Orwell Society have offered their support and guidance to this proposal.

SECTION THREE

RESPONSE TO PRE-PLANNING ADVICE DATED 11 OCTOBER 2021

3.1 PRINCIPLE OF DEVELOPMENT (Pages 3/4)

- 3.3.1 Although “the pre-app proposal would normally be acceptable in principle”, the last paragraph says that the proposals fail to preserve the character and appearance from a conservation point of view.
- 3.3.2 In response to the L.A.’s comments, the scheme has been redesigned to maintain the external form of the “original” front Church Road building such that, from a street perspective, the existing situation is maintained. This is illustrated by the 3D images comparing existing photos to proposed arrangements.

3.2 DESIGN

3.2 POLICY DMHB 3

- 3.2.1 The existing buildings and pitched roofs are being retained, some minor improvements are included in the proposals, which will retain the significance, appearance and character of the locally listed building.
- 3.2.2 A Heritage statement is included in the application, addressing the impact of the proposals and impact on the locally-listed building.
- 3.2.3 There is no replacement of the existing buildings included in the proposals.

POLICY DMHB 4

- 3.2.4 The new development, including alterations and extensions to the existing buildings, are designed to enhance the character of the area and make a positive contribution to the local environment as follows:

- (a) The South flank wall – the main Church Road front building to have render removed and original brickwork restored.
- (b) Also on the South flank, to provide a traditional open porch with tiled roof to match existing roofs.
- (c) To make adjustments to windows and renew with brick arches and traditional boxed sashes to match existing West elevation treatment.
- (d) To introduce a new two-storey building set well back from the street boundary with matching brickwork and tiled roofing.
- (e) To introduce first floor extensions to the rearmost (at East end) building and to introduce colour to external rendering so as to better integrate the building with the local environment.

3.2.5 The existing Church Road signage to be maintained.

3.2.6 The scheme avoids any loss of buildings or historic street patterns.

3.2.7 The existing, very untidy and unkept rear garden area is to be enclosed, paved and planted, so as to make it more usable, private and secure for the hotel occupants. The front garden areas are to be paved and landscaped to provide a more elegant and attractive feature in support of the locally-listed building.

POLICY DMHB 11

3.2.8 The Local Plan requirements stated have been respected, as can be seen from the detailed drawings and the fact that the existing built form is being retained and enhanced in scale and harmony.

3.2.9 The impact of the two-storey extension along the North boundary will be greatly minimised due to the retention of the existing trees along this boundary. There will be no overlooking since the new windows will only service bathrooms.

3.2.10 The adjoining property to the North boundary is a coach park, which has no sunlight or daylight requirements or restrictions.

- 3.2.11 Provisions for external storage space for general, recycling and organic waste are provided in a screened area adjoining the electrical sub-station (as shown on the drawings) and provision is made for refuse collection vehicles as indicated also on the drawings.

POLICY DMHB 12

- 3.2.12 Cycle storage in paved areas have been included in the proposals – easily accessible along the South boundary, as indicated on the drawings.

3.3 BACKGROUND/SIGNIFICANCE

- 3.3.1 The locally-listed description for the existing arrangement externally is being maintained and improved as described in item 3.2.4 above.

- 3.3.2 The detracting lean-to timber structures along the North-East boundary are to be removed completely, as indicated on the drawings.

The complete length of the North-East boundary is to be a paved “means of escape” access path as shown.

- 3.3.3 The boundary walls, with metal railings to the Church Road and St Mary’s Road frontages are to be maintained and embellished with low bush planters.

The vehicular access arrangements and crossovers are to be maintained as existing.

3.4 ASSESSMENT – IMPACT AND HARM

- 3.4.1 As a result of the L.A. assessment of the pre-app proposals, no fundamental alterations are now proposed for the “original” Church Road locally listed building.

- 3.4.2 The external wall and roof fabric are being maintained in these new proposals, as can be seen from the drawings. The L.A. concerns in respect to extensions to the 19th Century locally listed building have been addressed and it is only along the rear Northern boundary where extensions are now proposed – partly replacing the lean-to structures (see item 3.3.2 above).

- 3.4.3 The proposed two-storey new building along the St. Mary’s Road frontage has been well set back from the site boundary to maintain an adequate gap as per L.A. requirements.

- 3.4.4 The established trees in the pavement along St. Mary's Road will be protected from damage during the works, and the arboriculturalist report attached to this application illustrates that the proposed basement construction will not cause any long-term harm to the growth of the tree.

3.5 SITE LANDSCAPING AND BOUNDARY TREATMENTS

- 3.5.1 As can be seen from the drawings, the off-street parking and crossovers are being maintained in the existing area of parking.
- One new element is the provision of disabled access parking, which is proposed alongside the existing coach park entrance, so as to allow direct access between the allotted space and the ground floor accommodation provided.
- 3.5.2 The loading bay is now located using the existing crossover adjoining the electrical sub-station at the East end of the site as per the L.A. advices.

3.6 HARM

- 3.6.1 This redesigned scheme avoids significant impact on the 19th Century locally listed building. The improvements noted in item 3.2.4 above will preserve and enhance the character and appearance of the building.
- 3.6.2 By adapting the rear 20th Century buildings, maintaining their pitched roofs and undertaking aesthetic improvements will also both preserve and enhance the character and appearance of the conservation area.
- 3.6.3 The introduction of the small new build element not only ensures economic viability for the proposals, but is introduced in such a way to achieve a material and form in harmony with the retained elements and also benefits the function of the hotel by making the central paved courtyard private and better connected to all the surrounding rooms.

3.7 AMENITY – POLICY DMHB 11

3.7.1 As can be seen from the amenity sunlight and daylight report attached to this application, there is no adverse impact to adjoining properties or their open spaces.

3.8 HIGHWAYS

3.8.1 The L.A. response to the pre-application proposal is understood and in the full application proposals it is now intended to retain the existing parking arrangement that has been in use for many years.

3.8.2 The only 'new' parking space is for the disabled parking which will provide immediate access to the disabled accommodation. It is intended that the existing crossover for the coaches serving the adjoining property will be increased in width by 2.25 metres and the brick paved front garden area will allow adequate space for turning so that the disabled driver can drive out forwards into Church Road.



As Existing

The boundary to the adjoining drive and to the street boundary will be sliding painted metal gates to the height and style of the existing metal railing to the boundaries.

3.8.3 Since there is to be no 'new' parking facilities (with the exception of the disabled access and parking) and, further, since the hotel accommodation will be 28 rooms compared with the current accommodation of 29 rooms, the application will only include seeking permission for the new disabled portion.

3.8.4 As part of the overall development, the applicant will be installing 2 No. electric vehicle charging points, each with 2 No. leads.

3.9 ACCESSIBILITY

London Plan Policy D5, D12 and E10

3.9.1 Taking into account the L.A. pre-app advice, the proposed design has been developed to accord with the above requirements.

- (a) The café at ground floor will be accessible to all customers including those who use a wheelchair – level access will be provided at external door openings.
- (b) Disabled WC facilities will be provided at G.F. level adjoining the café area.
- (c) One disabled bedroom with ensuite bathroom is provided at ground floor level in accordance with Fig. 52 & BS 8300-1 : 2018 Figure 30.
- (d) Means of escape to safe external space will be via the room external entry door.

3.9.2 – Equality Act 2010

All ground floor access ways for staff and residents will avoid steps, including at door openings. Where possible, doors to common areas routes will be provided with magnetic electronic self-closing mechanisms so as for all or most door routes to be open, except in the case of a fire alarm being activated.

3.10 AIR QUALITY

3.10.1 In response to the L.A. pre app advice, a specialist report will be included with the full planning application to illustrate how the policies referred to will be addressed.

3.11 CRIME PREVENTION

3.11.1 Advice from the Metropolitan Police will be sought in accordance with the recommendations given in the L.A. pre-app advice.

3.11.2 As can be seen from the design drawings, specific provision is made, both for cycle storage and for refuse enclosures. Both areas will be provided with CCTV 24 hour security coverage, along with all other common areas. This will allow the hotel staff to have both evidence and live information on activities in and around all common parts of the hotel premises.

3.12 COMMUNITY INFRASTRUCTURE LEVY (CIL)

3.12.1 The new additional floor area is __200__ sq.m. and therefore the fees payable for both the Mayoral CIL and the Hillingdon Community Infrastructure levy will amount to £__20,000__ (Mayoral £60 p/sqm + £40 p/sqm Hillingdon Community Infrastructure Levy).