

DESIGN AND ACCESS STATEMENT

ROSEMAY HOTEL

(FORMER FOUNTAIN HOTEL)

CHURCH ROAD

HAYES

LONDON UB3 2LW

PTP ARCHITECTS LONDON LTD

WALMER COURTYARD

225 WALMER ROAD

HOLLAND PARK

LONDON W11 4EY

NOVEMBER 2025

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1 INTRODUCTION

1.1 Project Background

This document supports the planning application for the proposed expansion of the Rosemay Hotel (formerly Fountain House Hotel) and should be read in conjunction with the Planning Statement prepared by RIDE.

The proposal builds on previously approved schemes (Planning Application Ref. 7772/APP/2021/4495 and subsequent approved drawings under Planning Application Ref. 7772/APP/2023/623) and involves a second-floor extension to the north and east wings of the building adding five rooms: two staff accommodation rooms, one single guest room, one small conference room, and one meeting room.

The proposal has been carefully designed within the existing roof profile to ensure it remains sympathetic and proportionate, without affecting the original form or layout of the locally listed elements of the building, respecting the architectural and historic character of the site.



Rosemay Hotel (previously Fountain House Hotel)

2. SITE AND CONTEXT

2.1 Hays Village Conservation Area

The Rosemay Hotel lies within the Hayes Village Conservation Area, first designated in 1970 by the London Borough of Hillingdon. The Conservation Area is situated in the South-East of the Borough and is bounded to the North by the Uxbridge Road (A4020) and to the South by Freemans Lane.

2.2 Site Location

The Hotel is located on Church Road, an historic North-South route running through the eastern part of the Conservation Area, bounded to the West by Botwell Lane, Wood End Green Road and Wood End/Grange Road. The topography is generally flat, with characteristic features including old field boundaries, walls and hedges.

Set back from the road, the Rosemay Hotel is a local landmark in views East along Freeman's Lane and serves as a gateway feature at the southern entrance to the Conservation Area. The building also features a plaque dedicated to George Orwell. The hotel is near Heathrow Airport, making it a convenient location for visitors. The surrounding area is predominantly low-rise residential, largely developed after WWI.



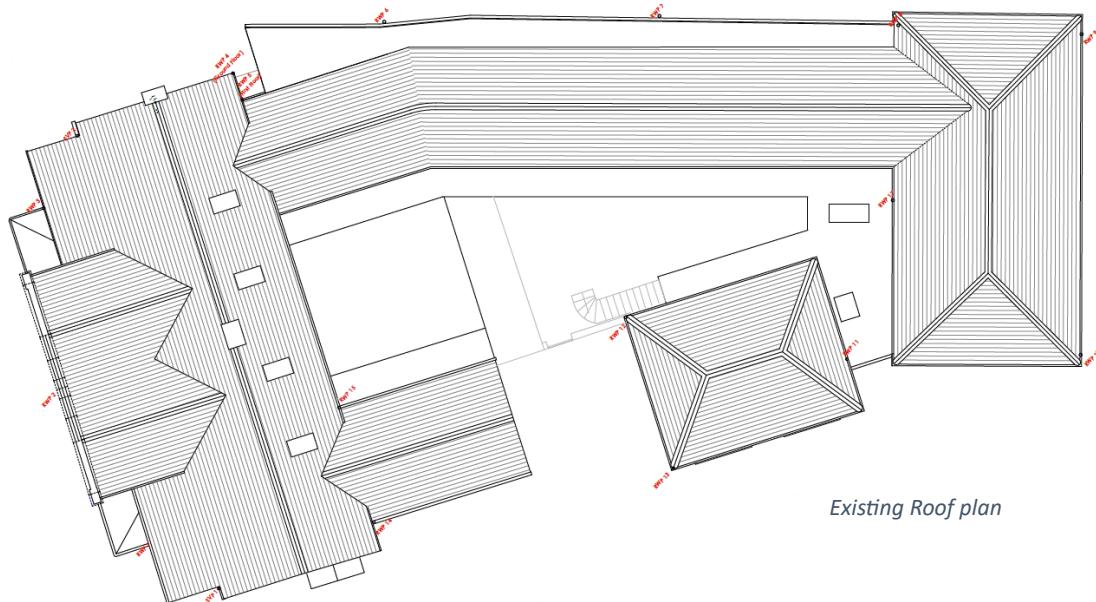
Rosemay Hotel (Front façade after refurbishment)

3. DESIGN PROPOSAL

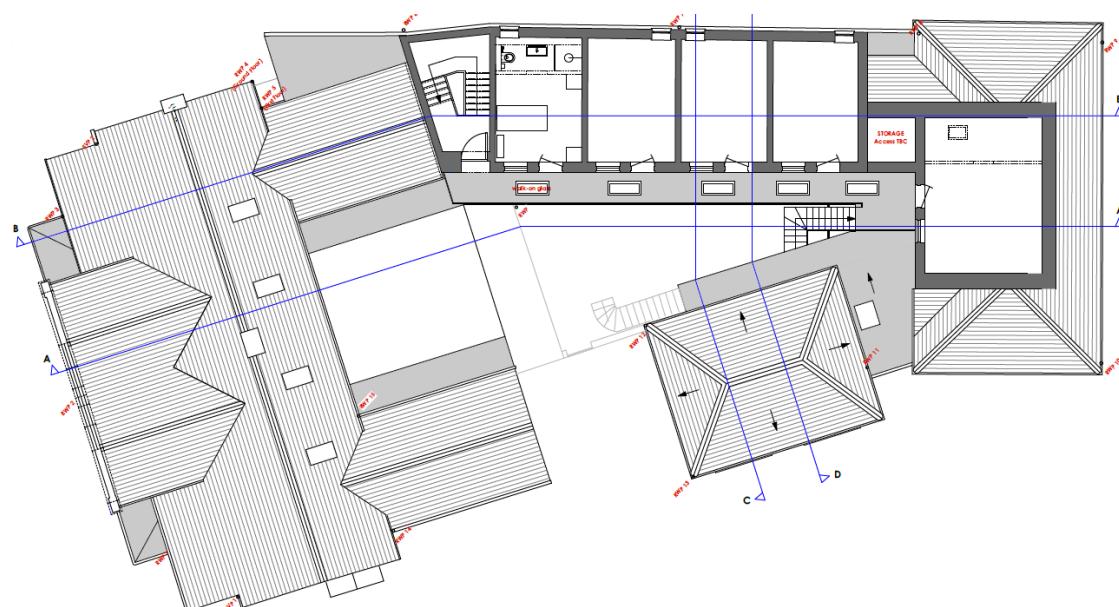
3.1 Internal Elevations

The five additional rooms will be located above the approved built scheme (Planning Application Ref. 7772/APP/2023/623) and follow the same design principles.

The existing internal staircase, which currently leads to the external gallery providing access to the first-floor bedrooms, will be extended to the new second-floor level and the existing flat roof above the first-floor gallery will be converted into the future access gallery serving the new rooms.



Existing Roof plan



Proposed Second floor

The new gallery will feature a series of small pitched dormers, each serving as access to an individual room, and windows combining vertical and sloping elements. Walk-on glass rooflights along the gallery floor will allow natural light to reach the first-floor level below, as per current arrangement. All window sills will be positioned a minimum of 1.1m above floor level to comply with Building Regulations.

The extension will not exceed the existing retained surrounding roof ridge height, with the upper part featuring a modest pitched roof design. Both new walls and roofs will be clad in roof tiles, matching the materials and tones of the existing to ensure harmonious integration with the building and to reflect the surrounding historic roofscape. The intention is to reuse the existing rooftiles within the new construction.



VIEW 1 AS EXISTING - PHOTO

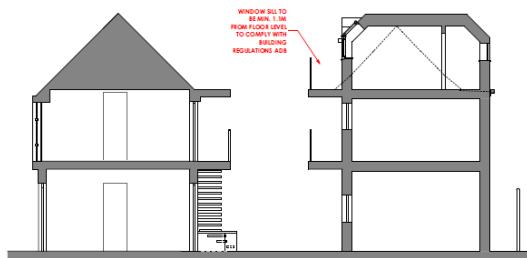
VIEW 1 AS PROPOSED - 3D sketch



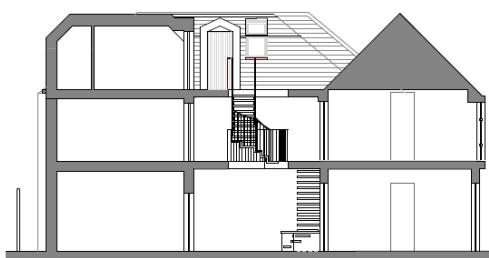
SECTION A



PROPOSED SECTION A



PROPOSED SECTION C



PROPOSED SECTION D

3.2 West, South and East Elevations

Works will be concentrated at the rear (north side) and left (east side) of the building, so as to ensure that the locally listed elements are retained and respected.

The external form and scale of the original Church Road frontage (West Elevation) will remain unchanged.

On the St Mary's Road frontage, the eastern part of the extension is set back from the main roofline, with the new pitched roof aligned to the existing slope, so the south elevation character is preserved and the addition is minimally visible.

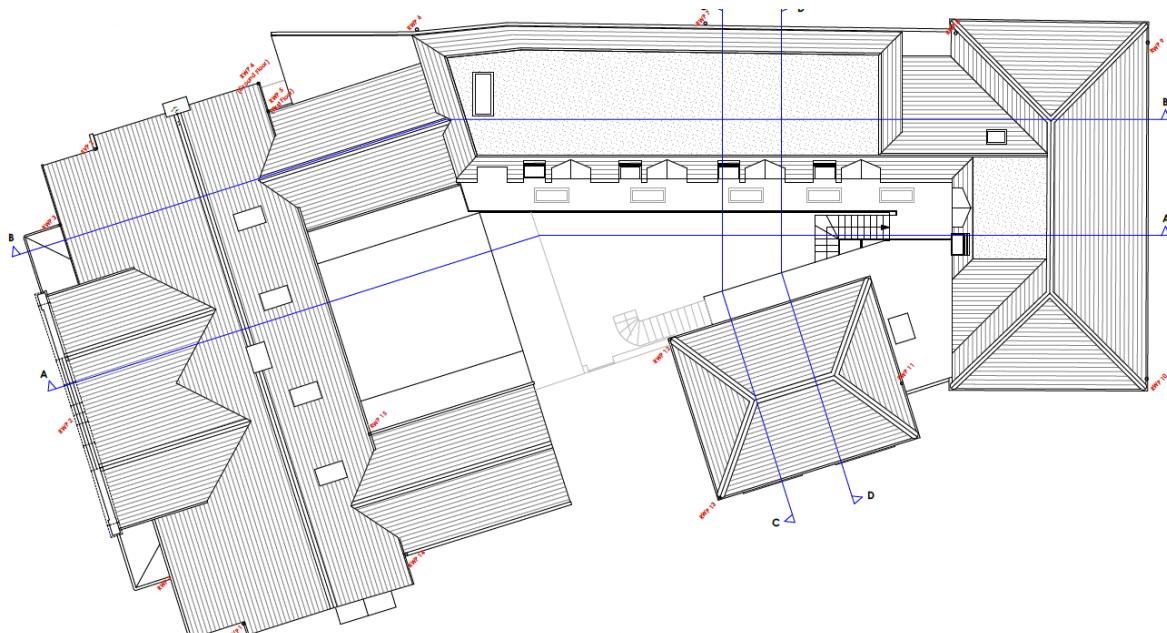
The East elevation will not be affected, as the extension will be developed entirely within the internal side of the east wing.



VIEW 2 AS EXISTING - PHOTO



VIEW 2 AS PROPOSED - 3D sketch



Proposed Roof Plan

3.3 North Elevation and Townscape

The proposal maintains the low-rise character of the surrounding residential area, with no increase in height.

At the rear of the site (north boundary), a car park separates the extension from neighbouring buildings placing them at a considerable distance from the hotel. The wall facing this side contains only small windows and will be clad in roof tiles, helping the extension to integrate visually within the roofline.

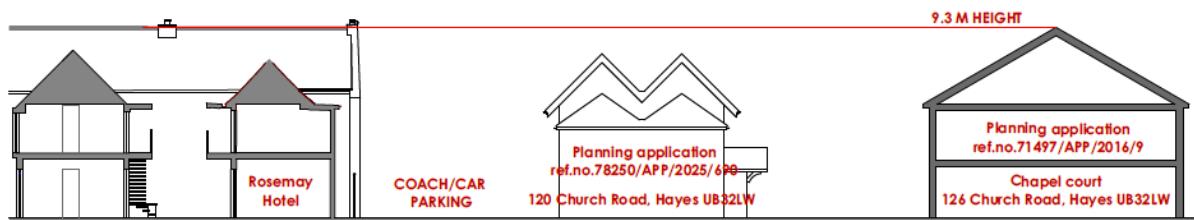
The proposed extension will be comparable in height or lower than nearby buildings, including Chapel Court at 126 Church Road which shares the same height as the hotel's main frontage. The design ensures the development remains visually discreet and sympathetic to the surrounding townscape.



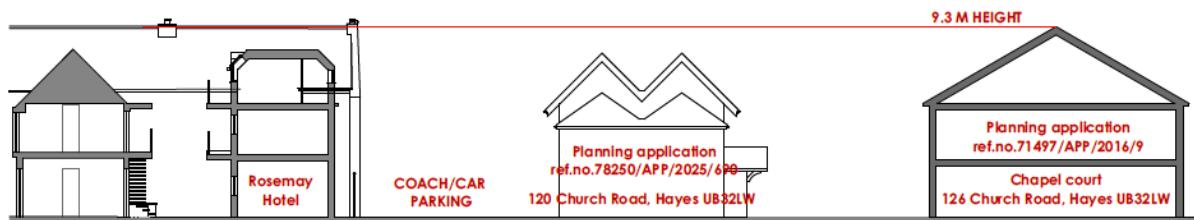
EXISTING SITE NORTH ELEVATION (SECTION XX)



PROPOSED SITE NORTH ELEVATION (SECTION XX)



EXISTING SITE SECTION YY



PROPOSED SITE SECTION YY

4. ACCESS

Access to the new second-floor level will be provided via the existing internal staircase, extended to the upper floor. In addition, a new external metal staircase will provide an alternative means of escape, replicating the design and function of the existing external staircase.

5. SUMMARY

The proposed scheme introduces a small-scale addition providing five new rooms. The design respects the locally listed status of the Rosemay Hotel and sits within the existing roof profile, ensuring the building's architectural character, scale, and form are preserved. Materials and detailing have been chosen to harmonise with the existing structure and reflect the surrounding historic context.

The extension improves the hotel's accommodation and operational facilities while remaining visually unobtrusive, maintaining the low-rise character of the area, and supporting the sustainable use and long-term preservation of the building within the Hayes Village Conservation Area.