
Design and Access Statement

In support of a full planning application to the London Borough of Hounslow

For the conversion of the property from its current office use to a 59 room budget hotel involving the erection of a full third floor and part (set back) fourth floor extension as well as part front extension.

at Coomb House, 7 St. John's Road, Isleworth TW7 6NH

prepared for **Coomb Business Centre Limited**

Produced by



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1.0 INTRODUCTION

This statement is prepared in support of a Full Planning Application for the conversion of the property from its current use to a budget hotel. This will involve erection of a full third floor and part (set back) fourth floor extension as well as part front extension to match the fourth floor. This will provide 59 rooms with en-suite shower room with associated parking and landscaping.

This statement is prepared on behalf of the applicant, Coomb Business Centre Ltd. who is the freehold owner of this property, by RDP Architects Limited 42 Bell Road Hounslow Middlesex TW3 3PB.

This statement should be read in conjunction with the following drawings and illustrations provided in support of this application:

828/RDP/P01: Proposed Site Plan, Plans & Street Elevation

828/RDP/P02: Existing Floor Plans

828/RDP/P03: Existing Elevations

828/RDP/P04: Proposed Site Plan & Street Elevations

828/RDP/P05: Proposed GF,FF,SF & TF Plans

828/RDP/P06: Proposed 4th Floor/Terrace & Roof Plan

828/RDP/P07: Proposed Elevations

828/RDP/LS01: Landscape Plan

828/RDP/V01 –V03, 3D Views

This Design and Access Statement should be read in conjunction with the following documents which accompany the application:

Transport Statement – by Transport & Traffic Consultancy (contact - Mr Chris Veasy)

Green Travel Plan - by Transport & Traffic Consultancy (contact - Mr Chris Veasy)

Air Quality Report– by REC Ltd (Resource & Environmental Consultants Ltd (contact - Jethro Redmore)

Marketing Statement – by Vokins (contact – John Vokins)

Sequential Test & Need statement - by PDA Associates (contact – Paul Dickinson)

Energy & Sustainability Statements – by Vital property Solutions (contact – Martin Gibbons)

Refuse Statement – by RDP Architects Ltd

Sustainable Drainage Statement – by RDP Architects Ltd

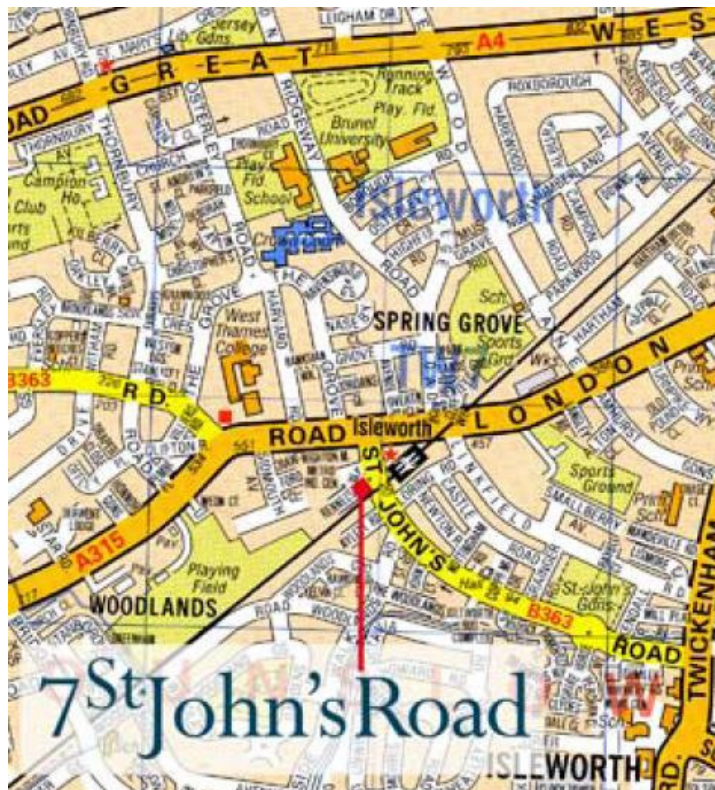
2.0 THE SITE & PROPERTY

The building/site known as Coomb House at 7 St John's Road, Isleworth TW7 6NH is located on the west side of St John's Road close to the junction with London Road. Coomb House is a purpose built three storey building providing a total of 1245m² of office accommodation over the three floors, with suites available ranging in size from 25m² to 390m². The building is not listed and is not in a conservation area.

The site is bordered to the east by St John's Road (B363), to the north and west by Rennels Way and to the south by a national rail line connecting Isleworth with central London and Surrey. St John's Road runs north – south and provides a connection

between the A315 London Road and Twickenham Road. The M4 motorway (junction 4) is situated approximately 2 miles to the north of the site. The M3 & M25 motorways are approximately 4 miles away via the A316.

Surrounding land uses include light industrial units; residential properties; office accommodation; a stretch of convenience stores approximately 50m to the south of Coomb House (including estate agents, dry cleaners, hairdressers and mini supermarkets) and additional stores (including a larger local supermarket) and restaurants, Post Office and two banks located by the junction of St John's Road with London Road. West Middlesex University Hospital is situated approximately half a mile to the east of the site.



3.0 THE PROPOSAL

The application is for conversion of the property from its current use to a budget hotel. This will involve erection of a full third floor and part (set back) fourth floor extension as well as part front extension to match the fourth floor. This will provide 59 rooms with en-suite shower room. Each room will have a Gross Internal Floor Area (GIFA) of 20 sqm. The ground floor will accommodate reception, bar, lounge, breakfast area, kitchen etc. There will be space for six undercroft parking, bike stand store and refuse area and 6 on rear courtyard.

4.0 PROPOSED SCHEDULE OF ACCOMMODATION

Ground Floor –	Front/back of the house activity	GIFA = 520.00 sqm
First Floor –	16 Guest Bed Rooms	GIFA = 515.00 sqm
Second Floor –	16 Guest Bed Rooms	GIFA = 495.00 sqm
Third Floor --	16 Guest Bed Rooms	GIFA = 495.00 sqm
Fourth Floor –	11 Guest Bed Rooms	GIFA = 374.00 sqm
TOTAL		GIFA=2399.00 sqm

5.0 APPEARANCE

The existing appearance of the building is a 70's built mix of facing brick and curtain walling appropriate at the time for offices. This type of building is not energy efficient any more. The plant is dated and current maintenance costs & utility costs reflect this. Since the proposed function of the building is different, the appearance of the proposed building reflects that.

Our proposal is to retain the structure and change the envelope, retaining some existing brickwork and upgrading them with better insulation to current standards. The new envelope with new windows with projected louvre effect will create an interesting elevation reflecting the building's use as a hotel.

The external finishes will be facing bricks and render with corporate colours. The current layout of the building is staggered and the extension will follow the same pattern and thus break up the bulk. Please see further information in this matter under section 12.0 Planning Assessment -12. 2 Design Layout & Appearance)

6.0 ACCESS AND MOBILITY

The site is well located with easy reach of all public transport. The site has a PTAL rating of 3.

Isleworth British Rail Station connecting to Waterloo is only a minute walk from the site. There are number of buses running on London Road which is two minutes away from the site. These buses travel to a variety of destinations including Chiswick, Brentford, Richmond, White City (Westfield), Sunbury, Hounslow Town Centre and night buses to Heathrow Airport.

The cycle superhighway 9 runs along the A315 (London Road) from Chiswick into Hounslow Town Centre. As per the Borough's Transport Objectives paper, Isleworth & Brentford have been designated as the Borough cycling hub.

The front entrance to the hotel is provided with a gentle ramp accessible for all and useful for carrying luggage. All floors are served by a lift. There are 5 rooms designed for the use of disabled persons.

The Council's parking standards state that one car parking space should be provided for every five room. 12 on-site parking spaces are provided, including a space for disabled person. Secured bike stand for 5 bikes has been provided.

Vehicular access to the parking provision is via Rennels Way, which as mentioned above borders the site to the north and west.

A new scheme called Airtrack Lite connecting Waterloo trains straight to Heathrow via Isleworth British Rail Station has been proposed and possibly could be running by 2015. The scheme has been included in the tender documents for the Great Western Rail Franchise. The latest rail figures available for entrance and exits for Isleworth BR for the year 2010/11 were 15% up from the previous year.

A Traffic Assessment Report along with a Travel Plan by Transport & Traffic Consultancy is being submitted with this application

7.0 IMPACT ON LIVING CONDITIONS AT NEIGHBOURING PROPERTIES

To the south of the site is the railway line/ railway over bridge and mature trees and there are no properties that would be overlooked. The railway tracks are approx 6 metres above the existing ground level of the site. To the east is St Johns Road and the Alley Walk to the Isleworth station. There are no houses to the east. To the south across Rennels Way is the Bike Shop with living accommodation above. To the west is the Metro Centre consisting of all light industrial units. As such this development will have no impact on the neighbouring buildings.

8.0 OPPORTUNITIES

This location for a hotel has a high potential for success due to a growing market associated with Heathrow Airport, headquarters of multinational companies like SKB and Sky, the nearby West Middlesex Hospital and the Twickenham Rugby Stadium which will be hosting the Rugby World Cup in late 2015 as well as major concerts and conventions throughout the year. Isleworth Crown Court has been recently expanded. Richmond is 2.5 miles away, Kew Gardens 3 miles and Hampton Court 5 miles away. All destinations are accessible via public transport. The Thames Walkway paths pass through Syon Park.

The development will provide an opportunity for sustainable employment that is well served by public transport, providing easy access to and from the site. The proposed hotel would also look to develop working partnerships with West Thames College to offer experience and employment to students studying travel & tourism and hospitality related courses.

The development would also support the local retail businesses, which are very supportive of seeing the office block developed. This would generate commercial vitality to the area. In addition, the hotel would also look towards sourcing goods and services from local suppliers.

The hotel development will create numerous job opportunities directly and create an infrastructure for indirect employment during construction and in the long term to the hotel industry.

9.0 DEMAND AND NEED ASSESSMENT

As stated above, there is a growing market and thus there is a need for a budget type hotel in this area. There are no budget chain hotels within the area. The nearest hotels are

1. Waldorf Astoria in Syon Park which is a five star luxury hotel approximately 2.5 miles from the site.
2. Marriott in Twickenham which is a four star luxury hotel approximately 2.5 miles from the site.
3. Osterley Park Hotel on A4 which is approximately 1.5 miles from the site

All 3 hotels offer conference, banqueting and wedding reception facilities. The proposed hotel would benefit from the demand for overnight stays from the budget traveller.

The applicant has been approached by the Intercontinental Hotel Group expressing their interest to lease the building and operate as Holiday Inn Express and by Choice Hotels Europe expressing their interest to lease the building and operate as Comfort Hotel. Travel lodge have a requirement also in Isleworth. Please see attached their letters in the Appendix in this respect.

As suggested at the pre application advice stage the applicant has engaged Paul Dickinson Associates who has produced a Sequential Test & Need Assessment, which is submitted along with this application.

10.0 MARKETING REPORT

The vacant office spaces has been marketed since 2007 but has been little success. A full marketing report by the marketing agent Vokins is being submitted with this application.

11.0 SUSTAINABILITY

A Sustainability Checklist, Sustainability & Low Carbon Energy Statement, & Onsite Renewable Energy Statement will be submitted with this application.

More efficient use of land

The location and design of this site allows for a sustainable development. The site is located in an established mixed use area well within the existing community.

The proposal makes effective use of land by reusing land that is previously developed brownfield land (policy 17, NPPF 27/3/2012).

Sustainable design and construction

The development will incorporate a comprehensive approach towards a sustainable development as detailed below:

- 100% of the proposed development contained within the existing building
- Good location for easy access to local transport and shopping facilities
- Cycle stand provides secure storage for bikes for the staff

- Density reflects the urban context of the site making good use of the site
- There will be on site provision for recycling facilities
- Building materials to be sustainable sourced timber and other building components
- All elements of the external envelope shall be upgraded to achieve an average Heat Loss Perimeter (HLP) as calculated under SAP 2005, Approved document part L1. U value would be above current regulations to achieve 20-27% energy performance standards
 - Reuse of demolished materials on site for aggregates etc where possible
 - Use of recycled material from locally sourced where possible
 - Use of eco label white goods
 - Use of low emission gas boilers
 - Use of energy efficiency light fittings throughout

12.0 PLANNING ASSESSMENT

The following planning issues were identified in the pre-application advice dated 5 February 2013. (Hounslow Council Reference No PRE000000835).

12.1 Principle of development

Acceptability of change of use from office to hotel:

To satisfy Policy EP4 (Change of Use from Offices (Outside Town Centres and Key Existing Office Locations) in the Council's EDPD (Employment Development Plan Document), we are providing evidence of marketing for at least one year. Please see Section 9.0 of this statement and the attached Marketing Report by Vokings. To address recommendations in the Council's ELR (Employment Land Review 2011),

Justification of proposed hotel use:

The pre-application advice asks for a sequential test to satisfy the NPPF (National Planning Policy Framework) and EDPD (Employment Development Plan Document), as well as the ELR 2011 (Employment Land Review) and London Plan Policy 4.5 (London's visitor infrastructure). Please see attached Sequential Test Report in response to this. In addition, Sections 7.0 (Opportunities) and 8.0 (Demand and Need Assessment) of this statement address the key issues raised in the pre-planning advice of a) need for hotel use in this location and b) positive impact on the local economy. The issue of c) sustainability in terms of traffic and transport is addressed in Section 5.0 (Access and Mobility).

12.2 Design, Layout and Appearance

The NPPF (National Planning Policy Framework), UDP Policy ENV-B.1.1 and UDP SPG (Supplementary Planning Guidance) Section 1.0 all require high quality design and sensitivity to the local environment, character and history while not excluding innovation design. In addition, although the site does not itself lie within a Conservation Area, its proximity to Spring Grove Conservation Area and Woodlands Grove Conservation Area, necessitate consideration of impact of any views of the hotel from these areas.

The following amendments have been made to the scheme submitted for pre-planning advice in order to address the concerns raised in the pre-planning advice:

Impact of front extension of site on street scene:

The existing building is set back 9.5 metres into the site from St Johns Road. The scheme submitted for pre-planning advice had a front extension of 6.4 metres from this original building line, which was not acceptable as it was felt that it had a cramped and overbearing impact on the street scene. Therefore to address this, the scheme being submitted for planning has a front extension of 3.9 metres. This is now in keeping with the building line established to the north and the curve of the road.

Façade treatment

In order to better suit the character of the area and the visual quality of the street scene, the existing dark reflective glazing has been removed and replaced with matching bricks to the original building and render to the new build. New aluminium frame double glazed windows of a smaller size than the previous curtain walling has been introduced to give a balanced appearance between the solid and void. The colours of new materials have also been suggested to be of low profile rather than contrasting colours. High quality materials have been employed viz. Please see additional information in Section 4 (Appearance) of this statement.

Building form and height

The building has been increased in height from the existing 3 storeys (10.42metres high) at the front facing St. John's Road to the proposed 4 storeys (13.98 metres high) and at the rear from 14.42 to 17.60 metres. This was acceptable in the pre-planning advice. In addition, the increased setback from St Johns Road (4.0 metres) and the setback from the front elevation of the fourth floor (8.9 metres) reduces the bulk and widens the view from the Conservation Areas.

The hotel entrance has now been emphasized by a full height glass atrium. An open to sky glazed atrium has been retained to bring light and air into the interior of the building and improve the environment around the corridors leading to the hotel bedrooms on all four residential floors.

The fact that the reception is located so that it can be easily accessed from the car park and rear of the building was welcomed in the pre-application advice. Disabled accessible rooms have now been relocated so that they are nearer from the lift cores.

A Landscaping Plan is provided showing new planting in the front setback area and rear of the site. The two existing trees on the north west corner of the site have been retained. Please see drawing no 828/RDP/LS01.

12.3 Neighbours' living conditions

The pre-application advice did not consider the development to have any harmful impact on the neighbours' living conditions. The impact of the development in respect of privacy and outlook on the flats above the commercial units to the north along St Johns Road has been assessed. As the building is sited by the roads on three sides and railway track on one side therefore all the neighbouring buildings are

at a considerable distance to have any detrimental affect in terms of overlooking, shadowing and noise etc. Parking has been provided on site in compliance with the Council's parking standards, therefore there will be no impact on additional parking on the neighbourhood. Please refer to Transport and Green Travel Plan reports.

Details of the ventilation system for the kitchen are shown in drawing no 828/RDP/P05 & P07 (South Elevation). It is accepted that as the ventilation is on the south elevation, it is screened from the adjoining properties.

Please also see Section 7.0 of this statement (Impact on Living Conditions at Neighbours' Properties).

12.4 Highways and Parking

To meet the requirements in the NPPF (National Planning Policy Framework) of extent to which a) location of the site can utilize sustainable transport modes, b) safe and suitable access for all people can be provided and c) there is scope for transport network improvements to limit the impact of the development, a Transport Assessment is submitted with this application.

The site has a PTAL (Public Transport Accessibility Level) rating of 3. The Transport Assessment addresses the issue of trip generation to the site and concludes that there is therefore no transport or environmental reason why the development should not be permitted. Please refer to Transport report for detail assessment.

The development satisfies UDP Policy T1.4 (Car and Cycle Parking and Servicing Facilities for Developments) as laid in the Council standards in Appendix 3. For the 59 rooms proposed, on the basis of minimum 1space per 5 bedrooms (11.8 spaces) and maximum 1 space per 2 bedrooms (29.5 spaces), the development provides 12 car parking spaces. Of these 3 are for disabled persons which is above the 10% disabled provision required. In addition, there is also provision for 5 bicycle parking spaces.

The paved rear court provides adequate space for drop off for taxis and service vehicles. Please see tracking plan in drawing no 828/RDP/P04.

The pre-application advice has asked for a Travel Plan as the parking provision is near the minimum. Therefore in addition to the Transport Assessment, a Travel Plan is also provided.

12.5 Waste and Recycling

The development provides for 8 x 100 Eurobins located on the rear south west corner of the site where it is easily accessed by refuse vehicles. Please see drawing no 828/RDP/P04 and 828/RDP/P05. A Waste Management Statement is being submitted with this application.

12.6 Contamination

As discussed at pre-app that this would be dealt under a condition
The pre-application advice states that the site has a history of industrial uses and in the future an assessment of land contamination may be required. However it states that at the planning stage, a contamination report is not required and therefore this is not being submitted with this planning application.

12.7 Sustainability

The development is rendered sustainable by having a sustainable location close to public transport, reusing a brownfield site and adopting sustainable design and construction measures. Please see Section 10.0 of this statement (Sustainability). A detailed Energy Assessment is provided to show that the development satisfies London Plan Policy 5.2 (Minimising carbon dioxide emissions) by meeting target for carbon dioxide emissions reduction within the framework of the energy hierarchy. An Energy & Sustainability Report is being submitted with this application.

12.8 Planning Obligations

The applicant is prepared to make reasonable planning contributions to satisfy Planning Obligations as required and agreed with Hounslow Council. It is understood from the pre-planning advice that the Council may seek contributions toward Townscape/public realm, Green Travel Plan, Employment initiatives, Public Transport.

Consideration needs to be given to employment initiatives client will be agreeing with West Thames College & that the proposed use will generate no greater traffic than the current use in mitigation of employment & public transport contributions.

12.9 Community Infrastructure Levy

The applicant is prepared to contribute as required for the Community Infrastructure Levy. However, at the meeting it was discussed that there is a possibility of receiving a discount for existing floor space was discussed.

In order to receive a discount the applicant is demonstrate that the building contained a continuous lawful use for at least six months in the 12 months prior to the development being permitted. Please see attached schedule of occupancy in the appendix.

13.0 COMMUNITY CONSULTATION

An exhibition was arranged at the Coomb House on Thursday the 23rd May 2013 evening where neighbours were invited to come and look at the proposal drawings and give their comments. Letters of invitations were delivered to the following addresses:

List 1: (Same side from left to right)
Jaggi & Co. Aegis House. 491 London Road. TW7 4DA
1 Floriston Villas. St. Johns Road. TW7 6NB
2 Floriston Villas. St. Johns Road. TW7 6NB

1a St. Johns Road. TW7 6NB
1 St. Johns Road. TW7 6NB
Moores Cycles. 3-5 St. Johns Road. TW7 6NB
St. Johns Super Store. 11-13 St. Johns Road. TW7 6NB
Flats 1-5, Above 11-13 St. Johns Road. TW7 6NB
Coffee Rapido. 15 St. Johns Road. TW7 6NB

List 2 (opposite to left)

2 St Johns Road. TW7 6NN
2a St Johns Road. TW7 6NN
4 St Johns Road. TW7 6NN
4a St Johns Road. TW7 6NN
6 St Johns Road. TW7 6NN
6a St Johns Road. TW7 6NN
8 St Johns Road. TW7 6NN
8a St Johns Road. TW7 6NN
10 St Johns Road. TW7 6NN
12 St Johns Road. TW7 6NN
12a St Johns Road. TW7 6NN
14b St Johns Road. TW7 6NN
Bridge Dental Practice. 14 St Johns Road. TW7 6NN

List 3 (behind & rear)

Rear of 3-5 St Johns Road. Isleworth. TW7 6NA
Customs Clearance Ltd. Unit 1 & 2, The Metro Centre. Rennells Way. TW7 6NJ
Unit 3, The Metro Centre. Rennells Way. TW7 6NJ

We attach a copy of the invitation letter. Please see appendix. The following residents attended the community consultation evening. They were Ms Sally Maslin of 29 Unwin Road, Mr Akhil Chaudhry of 491 London road and Mr Keith Night and Mr Patrick McMohan representing St Johns Resident Association (address not provided). A comments form was handed out for their comments. Only one resident, Mr Akhil Chaudhry, returned the form, a copy of which is attached.

14.0 CONCLUSION

The proposed scheme exploits the development potential of this vacant office building to provide a viable hotel development.

The qualities of the proposal are summarised below:

- Responds to the quality of its context;
- Provides a flexible use of an underused building in Isleworth town centre through facilitating a budget hotel with an identified demand;
- Makes use of a sustainable location close to public transport and town centre facilities;
- Enables a building form that responds to the constraints of the site;
- Conserves and enhances the street scene; and
- Provides an efficient use of a brownfield site.
- Maintains employment use.

LIMITATIONS

This statement and design scheme are prepared for our clients Coomb Business Centre Ltd. It is provided for the stated purpose and sole use of our client. It is confidential to the client and his/her professional advisers. Neither the whole, nor any part of this report, or any reference to it may be made available to any third party. It has been prepared with skill, care and diligence reasonably to be accepted of a competent Architect's practice, but accepts no responsibility whatsoever to any other person than the client. Any such person relies upon the report at his /her own risk.

Neither the whole nor any part of this report nor any reference thereto may be included in any published document, circular or statement nor published in any way without the architect's written approval of the form and context in which it may appear. The design remains the copyright of the architect and cannot be reproduced or used without our permission.

In making our enquiry the following assumptions have been made unless otherwise stated. It is assumed that the site is not subject to any unusual or especially onerous restrictions, encumbrances, covenants that may be found in the title deeds. No account has been taken in respect of soil condition, landfill, contamination etc.

Appendices

- 1 Location Plan 1:1250 Photograph of the Site & Surroundings
- 2 Photograph of the Site & Surroundings
- 3 Letter of interest from Choice Hotels Europe & Intercontinental Hotel Group
- 4 Public consultation letter & Photographs
- 5 Schedule of Occupancy
- 6 Drawings 828/RDP/P01 – P07,LS01 & V01-3 all A1 size drawings are attached separately



Appendix 1



Appendix 2



SITE & SURROUNDING BUILDINGS

PROJECT: 7 ST. JOHNS ROAD, ISLEWORTH		© COPY RIGHT RESERVED This drawing must not be re-issued, loaned or reproduced in whole or part without written permission of Rahman Design Practice. 42 Bell Road Hounslow Tel/Ans: 020 8570 2846 Fax: 020 8570 2747		 RDP ARCHITECTS <small>DESIGNING FOR DIVERSITY</small>
DRAWING TITLE: SITE & SURROUNDING BUILDINGS		FORMAT: A4	DATE: 17.12.2012	
SCALE: NTS		DRAWING No. APPENDIX 2		

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Gurdeep S Sandhu
Coomb House
7 St John's Road
Isleworth
Middlesex
TW7 6NH

8th November 2012

Dear Gurdeep

Coomb House, Isleworth

On behalf of IHG plc, I would like to confirm our support for your plans to convert Coomb House, Isleworth to the Holiday Inn Express brand.

Our experience of the market in Greater London would indicate that an IHG branded hotel in this location should perform well with a good occupancy and a healthy average daily rate. The information I have received from our design architect who has reviewed the plans is that with some modifications, the building could suit hotel use, without too much in the way of structural work needed to meet the Holiday Inn Express brand standards.

There should be no impact issues with any of our existing hotels of the same brand as the two nearest properties are in Hammersmith and Heathrow on the Slough side. They both perform exceptionally well with good occupancy and rate on an annual basis.

All franchise applications are subject to contract and the appropriate committee approval.

Please let me know if I can be of further help.

Yours sincerely

Richard Arman
Development Director UK & Ireland



Mr. Sandhu,
Coomb Business Centre Ltd
Coomb House
7 St Johns Road
Isleworth
Middlesex
TW7 6NH

19 September 2012

Dear Mr. Sandhu,

Ref: Hotel development proposal – Coomb House, 7 St Johns Road. Isleworth

I refer to our recent conversation regarding your proposed hotel development at the above site, and would like to thank you for your interest in working with Choice Hotels in the future.

The development sounds very exciting, and I can confirm that should the required permissions be granted to progress with the conversion, we would be more than happy to propose our Comfort brand for the hotel in line with our discussions. I would suggest the Comfort Hotel Twickenham (Isleworth) to be an appropriate title, however we can discuss this detail in due course.

We are confident that through the additional sales and marketing support we can offer you, along with the global distribution associated to our hotel brands, we can make a significant impact on your ADR, GRR and consequently net profit, and ensure at least parity with your competitor set in the area.

I trust this clarifies our position, but if you have any further questions please feel free to contact me directly.

Kind regards

Simon

Simon Bullough
Franchise Development Manager
Choice Hotels Europe

Choice Hotels Europe, 2nd Floor, 67-74 Saffron Hill, London, EC1N 8QX
Switchboard: +44(0)20 7061 9600 Fax: +44(0)20 7061 901



16 May 2013

The occupants/owner

Dear Sir / Madam

**Proposed Re-development of
Coomb House, 7 St John's Road, Isleworth TW7 6NH**

A proposal for redevelopment of the above premises is being prepared for a planning application to Hounslow Borough Council in the near future.

The application is for conversion of the property from its current use to a budget hotel. This will involve erection of a full third floor and part (set back) fourth floor extension as well as part front extension to match the fourth floor. This will provide 59 rooms with en-suite shower room. The ground floor will accommodate breakfast/restaurant etc., which will be available for all local residents to use.

The applicant is keen to involve the community neighbouring the site in this process. Accordingly, we the Architects are arranging a public viewing of the scheme for your comments and observations. These will be considered and incorporated in the design proposal if possible.

We welcome your presence from 7.00 - 8.00 pm on Thursday the 23rd May at Coomb House, 7 St John's Road, Isleworth TW7 6NH

Refreshments will be served.

Yours sincerely

RDP Architects Limited

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PHOTOGRAPHS OF COMMUNITY CONSULTATION

Coomb House, 7 St John's Road, Isleworth Conversion Proposal

23 May 2013 – Neighbourhood Consultation

Location - Coomb House, 7 St John's Road, Isleworth

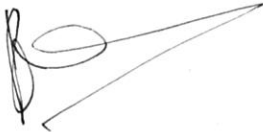
Name Akhil Chaudhry

Address Aegis House 491 London Rd TW7 4DD

Please write your comments below

Very impressive proposal, will cheer up an otherwise dull building & introduce activity to the area.

Look forward to the opening
Hope other local businesses & residents will support this vibrant proposal



Schedule of Leases

Relating To:

Coomb House, St Johns Road, Isleworth, Middlesex, TW7 6NH

1.	MET POLICE AUTHORITY 10 NOVEMBER 2005	SUITE 0.1 (Ground Floor)
2.	PARTS IT DIRECT LTD 24 TH JUNE 2013	SUITE 1.1 (FIRST FLOOR)
3.	WERNICK HIRE 1 ST AUGUST 2008	SUITE 1.2 (FIRST FLOOR)
4.	AMAR GUR 1 ST SEPTEMBER 2012	SUITE 1.3 (FIRST FLOOR)
5.	SUE RYDER 19 TH NOVEMBER 2012	SUITE 1.4 (FIRST FLOOR)
6.	AFFINITY TRAVEL 18 TH NOVEMBER 2011	SUITE 1.5 (FIRST FLOOR)
7.	ENARA 1 ST NOVEMBER 2013	SUITE 1.6 (FIRST FLOOR)
8.	QUEST TRAVEL 29 TH SEPTEMBER 2012	SUITE 1.7 (FIRST FLOOR)
9.	NISHKAM SCHOOL TRUST 7 TH APRIL 2013	ENTIRE 2 ND FLOOR