

An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class O

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Hayes Park North
Address line 1	Hayes Park
Address line 2	Hayes End Road
Address line 3	Hayes
Town/city	Hayes
Postcode	UB4 8EE

Description of site location must be completed if postcode is not known:

Easting (x)	508911
Northing (y)	182579

Description

Hayes Park North is the northern most office building located within the grounds of Hayes Business Park.

2. Applicant Details

Title	
First name	
Surname	C/O Agent
Company name	Universities Superannuation Scheme Limited
Address line 1	C/O Agent
Address line 2	Iceni Projects
Address line 3	

2. Applicant Details

Town/city

Country

Postcode

EC1N 8FN

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Miss

First name

Ashleigh

Surname

Cook

Company name

Iceni Projects

Address line 1

Iceni Projects

Address line 2

Da Vinci House

Address line 3

44 Saffron Hill

Town/city

London

Country

Postcode

EC1N 8FN

Primary number

Secondary number

Fax number

Email

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))?

☒ Yes ☐ No

Is any part of the land, site or building:

☐ Yes ☒ No

- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposed development seeks to convert the office use on all three floors into a total of 64 residential units comprising 6 x studios, 33 x one-bedroom, 19 x two-bedroom and 6 x three-bedroom

5. Description of Proposed Works, Impacts and Risks

apartments.

The new apartments will also be accompanied by 68 cycle parking spaces located within the existing basement and 76 car parking spaces located in the existing area of car parking to the west of the building. Refuse and recycling storage is located at in the basement.

A Daylight, Sunlight and Overshadowing Assessment has been prepared by Icení Projects. This concludes that the habitable rooms of the proposed conversion of HPN will achieve good levels of daylight and sunlight and as such meet the relevant local authority planning policy. Further details can be found within the submitted Daylight, Sunlight and Overshadowing Assessment prepared by Icení Projects.

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

64

Please provide details of any transport and highways impacts and how these will be mitigated:

The Transport Note prepared by Icení Projects assesses the transport and highways impacts of the proposed change of use. This concludes that the proposed change of use to residential would generate a lower number of vehicle trips compared to the existing office use and as such the proposed development would have a lower impact than the existing use of the Site on the surrounding transport infrastructure and existing highway network. The note states that the Site is conveniently located for residents of the proposed scheme to take advantage of public transport facilities and local amenities, whilst providing an appropriate level of car parking, cycle parking and EVCPs, relative to Hillingdon's standards. As such, the Transport note concludes that the change of use from office to residential will be compatible with and supportive of regional and local transport policies and would not give rise to any adverse transport impact. Further details can be found within the submitted Transport Note as prepared by Icení Projects.

Please provide details of any contamination risks and how these will be mitigated:

Avison Young have prepared a Phase 1 Environmental Due Diligence report in respect of the whole Hayes Park Business Park, including of HPN. This report concludes that there was no visual evidence of significant ground contamination and / or hazardous processes on any part of the site. Further details can be found within the Phase 1 Environmental Report as prepared by Avison Young.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

A review of the Environment Agency (EA) flood mapping has found that the site is located in Flood Zone 1, indicating that it is at very low risk from tidal and fluvial flooding. The Phase 1 Environmental Report prepared by Avison Young verifies this low risk of flooding, and also notes that there are no known issues with surface water flooding. Further details can be found within the Phase 1 Environmental Report prepared by Avison Young.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

Finch Consulting have prepared a Noise Impact Assessment in respect of HPN. Following a site visit and noise survey, the report concludes that whilst the other office buildings at Hayes Park Central and South are currently unoccupied, it is more likely than not that the conversion of the HON building to residential will not impose unreasonable restrictions on the operation of the other office buildings.

Further details can be found within the submitted Noise Report as prepared by Finch Consulting.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	AGL153495
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☒ Yes ☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

9797-3006-0494-0600-4595

7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should

7. Vehicle Parking

include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	76	76	0
Cycle Spaces	0	68	68

8. Occupation Status

Please indicate the occupation status of the office in question

☐ Vacant ☐ Partially vacant
☒ Occupied

9. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☐ Yes ☒ No

10. Superseded consents

Does this proposal supersede any existing consent(s)?

☐ Yes ☒ No

11. Development Dates

When are the building works expected to commence?

Month

May

Year

2022

When are the building works expected to be complete?

Month

May

Year

2023

12. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

☒ Yes ☐ No

Please enter the scheme name

Hayes Park North

Developer Information

Has a lead developer been assigned?

☐ Yes ☒ No

13. Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☒ Yes ☐ No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

13. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	6	Market for Sale	45	2	1	Yes					
Flat, Apartment or Maisonette	33	Market for Sale	50	2	1	Yes					
Flat, Apartment or Maisonette	9	Market for Sale	75	3	2	Yes					
Flat, Apartment or Maisonette	4	Market for Sale	84	3	2	Yes					
Flat, Apartment or Maisonette	6	Market for Sale	126	3	2	Yes					
Flat, Apartment or Maisonette	6	Market for Sale	103	4	3	Yes					

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?

Private

Total number of residential units proposed

64

Total residential GIA (Gross Internal Floor Area) gained

4305

14. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
B1(a) - Office (other than A2)	6924	6924	0
Total	6924	6924	0

15. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? ☒ Yes ☐ No

16. Utilities

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

16. Utilities

Is a fire suppression system proposed?

☐ Yes ☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes ☒ No

17. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

☐ Yes ☒ No

Heat pumps

Will the proposal provide any heat pumps?

☐ Yes ☒ No

Solar energy

Does the proposal include solar energy of any kind?

☐ Yes ☒ No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☐ Yes ☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

18. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

01/06/2021