bernard murray design
architect
BERNARD MURRAY DESIGN LTD, 78 BRIDGE ROAD, UXBRIDGE, MIDDLESEX, UB8 2QW

Planning Statement

for a

Proposed change of use of
First floor residential unit to a 9-Bedroom
House of Multiple Occupancy including
proposed replacement windows
(Re-submission)

at

Adam & Eve Public House

830 Uxbridge Road, Hayes UB4 0RR

BMD/1136 **January 2021**

Telephone: 01895 813583 Email: bmurraydesign@yahoo.co.uk
Mobile: 07958 471714 Website: bmurraydesign.co.uk

Introduction

The application site is currently in use as a public house falling within use class A4 of The Town and Country Planning (Use Classes) Order 1987 (as amended) with basement store and ancillary residential units at first floor.

The building is currently vacant at ground and first floor levels and refurbishment work has commenced on the first floor to bring the property up to current building regulations.

Planning Application Ref: 1078/APP/2020/2919 for the proposed change of use of the first-floor residential unit to a 10-Bedroom House of Multiple Occupancy was refused on 20 November 2020.

This Planning Statement has been prepared to accompany a new Planning Application for the proposed change of use of the first-floor residential unit to a 9-Bedroom House of Multiple Occupancy including proposed replacement windows.

Existing Use

The front part of the site comprises of a 2 storey plus basement detached building, known as the Adam & Eve Public House (PH). The inter war property has had more recent additions constructed to the rear.

The site is located within Uxbridge Road Hayes Minor Town Centre, which includes properties along the north side of Uxbridge Road from just west of Lansbury Drive to Wimborne Road and also includes the Lombardy Retail Park.

The site is also considered to be a secondary shopping area.

The site is located with Hayes Village Conservation Area. The majority of the Conservation Area comprises of land to the south of Uxbridge Road, the Conservation Area then extends across Uxbridge Road at Church Road to include the subject site, No. 832 - 834 and Adam House. The Conservation Area was extended in 2015 to include all three sites.

The original public house is locally listed.

The building is set back from Uxbridge Road and a seating area for users of the pub is provided fronting Uxbridge Road.

The basement comprises of a beer cellar and general storage.

At ground floor level is a public house with a trading area at the front and a further trading area/ function room at the rear and WCs.

The first floor comprises of eight bedrooms used as staff and rented accommodation, an office and ancillary space.

The rear car park is currently occupied by a car sales business but was previously used by the public house and is accessed from Uxbridge Road.

Proposed Use

The proposed use of the first floor will be as a 9-Bedroom House of Multiple Occupation (C4)

The previous planning decision referred to the National Space Standards with regards to room sizes however, further discussions with the case officer has confirmed that the Minimum Standards for Houses in Multiple Occupation as set out by the London Borough of Hillingdon would be acceptable.

The rooms sizes shall therefore comply with the Minimum Standards for Houses in Multiple Occupation as set out by the London Borough of Hillingdon

The proposed HMO shall have a total internal floor area of **230m²**

The new HMO would have 7no. double bedrooms each exceeding the minimum **10.2m²** to allow for 2no. occupants per room.

There shall be 1no. single occupancy room of **8.6sqm** and 1no. smaller bedroom of **5.5m²** which will comply for a child under 10 years of age.

The maximum number of tenants has been reduced from 18 to 16.

There shall be 7 en-suite showers rooms and a shared WC and Shower for the remaining 2 bedrooms.

There shall be 23sqm of shared kitchen / dining area at the rear of the property.

The previous planning decision referred to the fact that the application failed to demonstrate that sufficient kitchen facilities would be provided for the 18 residents.

A new kitchen design has been prepared by Howdens and accompanies this planning application.

The layout of the kitchen units and appliances would provide sufficient kitchen facilities for the reduced number of 16 tenants.

The previous planning decision referred to the fact that the HMO would not be served by a communal room of more than 10 square metres in addition to the kitchen.

The previous bedroom 6 adjacent the kitchen has now been allocated as a shared communal room of more than 10 square metres to address this previous reason for refusal.

The previous planning decision considered that a noise assessment would be required to demonstrate that suitable mitigation measures could be provided, if required, to ensure that the future occupants of the HMO would enjoy suitable living conditions.

A noise assessment has been prepared by Syntegra Consulting which concluded that, through careful consideration of the building envelope and internal sound insulation, the proposed development should avoid future residents being exposed to harmful levels of noise.

The previous planning decision referred to the fact that no outdoor amenity space as proposed on the site for use by the residents.

The council requires a minimum of 15 square metres of private usable amenity space per habitable room excluding those used for communal living purposes.

An area of 150sqm to the side / rear of the building has now been allocated for use by the 16 tenants.

A new acoustic timber fence will shield the communal area from the Uxbridge Road.

The public Meadow open ground on the opposite side of the Uxbridge Road is also in close walking distance for use by the tenants.

8no. car parking spaces shall be allocated for the HMO in the rear car park.

The subject site has a Public Transport Accessibility Level Score (PTAL) of 3 on a range of 0 (worst) to 6b (best).

A number of bus routes serve the site which stop at bus stops along Uxbridge Road, within 150 metres of the site.

Hayes and Harlington Rail Station, served by Heathrow Connect and GWR trains, is located a 1.4 mile walk (2.2 km) south of the subject site.

The closest underground station is Uxbridge located a 3.4 mile walk (5.5 km) north west along Uxbridge Road, served by the Metropolitan Line and Piccadilly Line.

Secure bin and bike stores shall be provided on site for use by the residents.

It is proposed that as part of the planning application the existing front windows shall be replaced by windows with better acoustic performance.

The existing windows are white PVCu and not original and in need of modernisation and repair.

The replacement windows would match the existing in style and appearance.

Image 1 Existing Front Elevation

Image 2 Existing PVCu Windows

Image 3 Existing PVCu Windows