
DESIGN & ACCESS STATEMENT

For the change of from Sui Generis (bingo hall) to a
banqueting hall at
468-480 Uxbridge Road
Hillingdon
UB4 0SD

May 2023



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1. INTRODUCTION

- 1.1 This statement is submitted in good faith as an accurate and representative statement in support of this application. The proposal to which this statement relates is prepared by Lotus Plans to support a planning application to Hillingdon Council, for the change of use from Sui Generis to a banqueting hall at 468-480 Uxbridge Road, Hillingdon UB4 0SD.

2. SITE DESCRIPTION

- 2.1 The site is a former cine-theatre house built in 1939. It is locally listed due to its traditional features in the classical style especially at the front and remain as the only purpose-built cine theatre in Hayes.
- 2.2 It was used a cinema until 1967 and was then modified to be used as a bingo hall. The building has been well maintained as a social club since.
- 2.3 The building is a key landmark and contributes to the character of the area. It also benefits from its own parking area.



Plan view of the site



Street view of the site



Street view of the site

3. PLANNING HISTORY

- 3.1 No planning history

4. THE PROPOSAL

- 4.1 The use of the building as a bingo hall ceased in February 2023. The applicant is looking to convert the current use of the building into a banqueting hall for large events and weddings.
- 4.2 The ground floor will function as a secondary hall for hire, with its own existing kitchen.
- 4.5 The rest of the existing internal configuration of the building will be retained.

5. SITE OPPORTUNITIES

- 5.1 The success of this proposal could realise several opportunities which are listed as below: -
- Enable the commercial sector to contribute positively towards the achievement of local employment objectives
 - Delivery of an appropriate commercial addition
 - Maxime the potential of an underused site
 - Reinstate a key landmark building into the local area.

6. DESIGN

- 6.1 The applicant is looking to convert the current use of the building into a banqueting hall for large events and weddings.
- 6.2 To maximise the capacity of the building, the current mezzanine floor is proposed to be extended to the end of the building and will be used as a banqueting hall for hire.
- 6.3 The latter will also have its own kitchen, provided by a new extension to the rear of the building.

- 6.4 The ground floor will function as a secondary hall for hire, with its own existing kitchen.
- 6.5 The rest of the existing internal configuration of the building will be retained, with some changes to the mezzanine level to allow for a welcome area and a bridal changing room.
- 6.6 There are no changes to the external features of the building. The current bingo signage will be removed and replaced accordingly. There will be two new uplighters to the front façade, and a rear first floor/mezzanine level extension.
- 6.7 The existing car park and disabled spaces will be retained and provides ample space for future users of the building during events.
- 6.8 The rest of the internal building will be retained and refurbished to suit the proposed use.

7. POLICY CONTEXT

NATIONAL POLICY

- 7.1 Paragraph 14 of the NPPF states at the heart of the National Planning Policy Framework that there is a presumption in favour for **sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:
 - approving development proposals that accord with the development plan without delay.Where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless:
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

LOCAL POLICY

- 7.2 The site falls within the Hayes Town Centre. Policy DMTC1 states that: -

The Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that:

 - i) adequate width and depth of floorspace has been provided for the town centre uses; and*
 - ii) appropriate servicing arrangements have been provided.*

B) Residential use of ground floor premises in primary and secondary
- 7.3 Given the strategic location of the site and the intended use, the proposal is compliant with the above policies.

8. ACCESS

- 8.1 Access will remain as the existing condition, with an additional entrance formed in the central area of the front façade.
- 8.2 The existing fire exits will be retained throughout the building.

9. PARKING

- 9.1 The site benefits from a large car parking space at the rear, and disabled spaces to the side access of the building. These will be retained.

10. EMPLOYMENT AND OPERATIONAL HOURS

- 10.1 The proposal will look to employ 4 staff on a full-time basis, and 10 staff on a part time basis.
- 10.2 The hours of operation of the site will be 10am to 2:00am seven days a week.

11. CONCLUSION

- 11.1 The proposal is located into a Local Town centre and is therefore compliant with the Council's development policies.
- 11.2 The proposal provides an attractive and positive interaction to a landmark building.
- 11.3 By identifying the opportunity of delivering more employment that enhances the existing area, we feel positive that the proposal merits Planning approval.
- 11.4 Given the above points we respectfully request the Council approve this application.

We look forward to the Council's comments.
LOTUS PLANS

